

Sustainability Statement for Planning

Client: Dragonfly Contracts Ltd

Architects: MGMA Architects Ltd

Site: Blackfriars House, Manchester

Proposals: Extension of existing building at eighth floor level

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Report Details:

Assessor	Checked	Date	Job
Allan Jones	Peter Kinsella	22-07-22	Rev0

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1 - Introduction

This Sustainability Statement has been prepared in support of the planning application for the proposed rooftop extension to Blackfriars House, Manchester

2 - Planning Policies

Manchester City Council

The MCC Core strategy sets out to promote Sustainable Development through a number of policies:

Policy EN 4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:

- All development must follow the principle of the Energy Hierarchy, being designed:
 - to reduce the need for energy through design features that provide passive heating, natural lighting and cooling
 - to reduce the need for energy through energy efficient features such as improved insulation and glazing
 - to meet residual energy requirements through the use of low or zero carbon energy generating technologies
- Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.
- Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.
- Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.
- The use of building materials with low embodied carbon in new development and refurbishment schemes.

The proposed development will seek to follow the energy hierarchy, take advantage of low carbon technology.

Policy EN 5 Strategic Areas for low and zero carbon decentralised energy infrastructure

The proposals are for the extension of an existing building at roof level and as such there is no scope for connection to energy networks.

Policy EN 6 Target Framework for CO2 reductions from low or zero carbon energy supplies

This policy requires non-domestic developments over 1000m² to achieve CO2 reductions of 15% over Part L 2010. The development is below the size threshold for the policy and is not required to submit an energy statement. Design will still include elements which contribute to greater energy efficiency and reduced CO2 emissions.

3 - Existing and Proposed Development

The site is located adjacent to the River Irwell at the corner of Blackfriars Street and Parsonage in Manchester City Centre (see Figure 1). The site is occupied by an existing eight-storey stone façade commercial building.

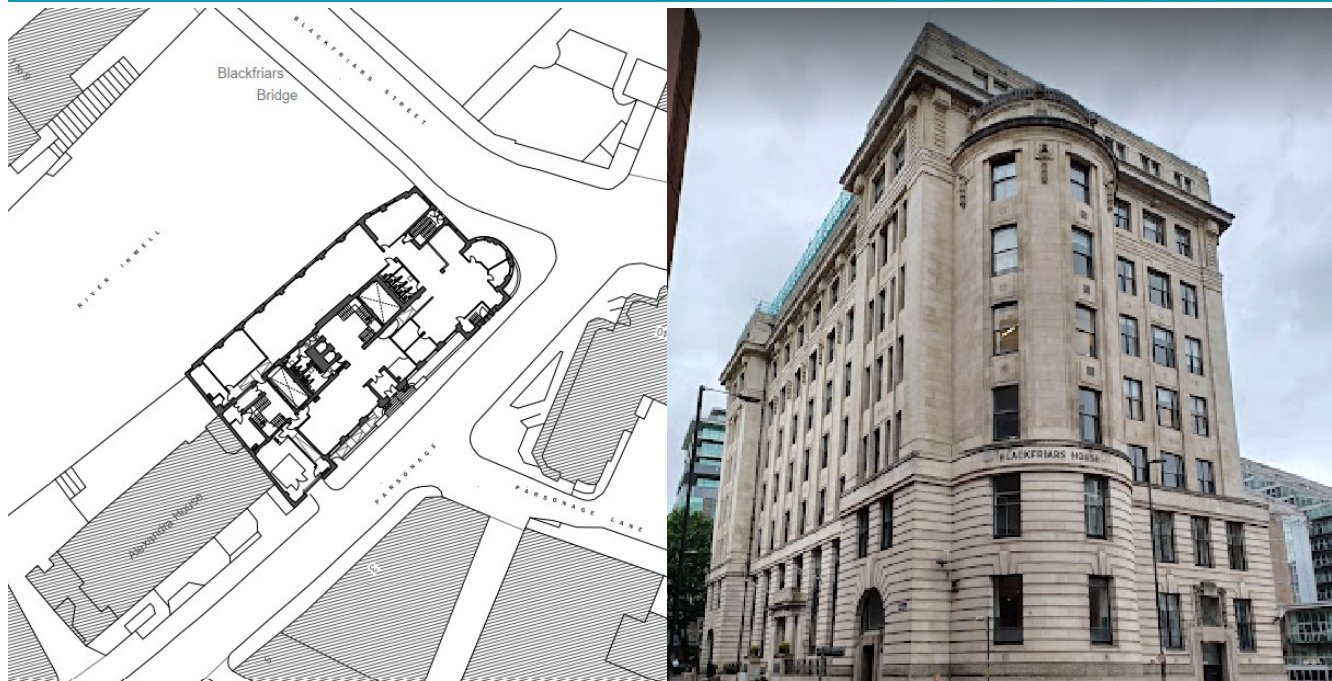


Figure 1: Site Location

Proposals are for the extension of the building at eighth floor level, which is predominantly roof space at present. The extension will be 268 square metres to provide a commercial unit. It will be highly glazed to the south-east elevation with additional roof glazing units.

4 – Sustainability in Design

Scope	Compliance
Thermal specification	The thermal specification in accordance with Approved Document Part L2B includes: Rainscreen wall – U-value 0.28 Curtain wall – U-value 1.8 Roof - U-value 0.18 Doors - U-value 1.8
Maximise use of passive energy	The highly glazed nature of the extension will make use of passive solar energy and reduce the heating demand. The development will also reduce the heat loss roof area of the existing building.
Low carbon technology	The proposed HVAC will incorporate air source heat pump technology delivering conditioned air via fan coil units. A 95% recycled wood polymer decking is specified for the outdoor amenity space.
Decking materials	A sustainably sourced, 95% recycled wood polymer decking is specified for the outdoor amenity space, with a 'carbon negative' status for production. The material is also harder wearing and less maintenance intensive than standard timber decking.

Low energy LED lighting	Lighting specification will be determined as part of category B works but is to incorporate high efficiency LED systems with appropriate controls and timers to ensure efficient operation.
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