

Environmental Standards Statement

Project: 18 Kenyon Lane, Manchester, M40 9JQ

1. Introduction

This Environmental Standards Statement has been prepared to discharge the planning condition requiring details of measures to achieve energy efficiency within the approved development at 18 Kenyon Lane, Manchester.

The proposed development involves the refurbishment and reconfiguration of an existing building to provide flexible Class E commercial space. The approach prioritises improving the energy performance of the existing structure through fabric-first principles and efficient building services.

2. Energy Efficiency Strategy

The development adopts a **fabric-first approach**, ensuring that energy demand is reduced before considering energy generation.

2.1 Building Fabric Improvements

- Installation of **insulated plasterboard lining** to internal walls to improve thermal performance.
- Upgrading of external walls where feasible to reduce heat loss.
- Roof insulation to be improved in line with current Building Regulations.
- Replacement of existing glazing with **high-performance double-glazed units**.
- Installation of **thermally efficient doors**, including double-glazed entrance doors.

These measures will significantly reduce heat loss and improve overall building envelope performance.

3. Heating and Hot Water

- Installation of **energy-efficient electric heating systems** (e.g. panel heaters or equivalent low-energy systems).
- Use of **programmable thermostatic controls** to ensure efficient operation and minimise energy waste.
- Hot water systems to utilise **modern, energy-efficient units** with insulated storage where applicable.

4. Lighting and Electrical Efficiency

- All lighting to be **LED fittings** throughout the development.
- Use of **motion sensors and timers** in low-use areas such as toilets and storage spaces.
- Energy-efficient appliances to be specified where applicable.

5. Ventilation

- Provision of **natural ventilation** where possible through operable windows.
- Mechanical extract ventilation systems to be **energy-efficient and compliant with current standards**, particularly in kitchen and toilet areas.

6. Water Efficiency

- Installation of **low-flow sanitary fittings** including taps and dual-flush WCs.
- Efficient water management to reduce overall consumption.

7. Materials and Sustainability

- Reuse of the existing building structure to minimise embodied carbon.
- New materials to be sourced responsibly where possible.
- Durable, low-maintenance materials specified to extend lifecycle performance.

8. Waste Management

- Provision of an **enclosed bin storage area** as shown on the proposed plans.
- Facilities to support recycling in line with local authority requirements.

9. Compliance with Building Regulations

All works will be carried out in accordance with:

- **Approved Document L (Conservation of Fuel and Power)**
- Other relevant Building Regulations

The development will achieve improved energy performance compared to the existing building.

10. Conclusion

The proposed development incorporates a range of energy efficiency measures focusing on:

- Enhanced building fabric
- Efficient heating and lighting systems
- Sustainable reuse of the existing structure

These measures will ensure the development operates efficiently and sustainably, in accordance with the requirements of the Local Planning Authority.