ENVIRONMENTAL STANDARDS STATEMENT

Planning Application: 144475/FO/2025

Site: Land adjacent to 40 Cambrian Street, Manchester, M40 7EG

Proposal: Erection of 1 No. detached dwelling

Prepared for planning validation purposes.

Prepared by: Architek BDC Ltd

Date: 03.03.2026

1. Introduction

This Environmental Standards Statement has been prepared in support of the above planning application in response to Manchester City Council's validation requirements.

The purpose of this statement is to demonstrate how the proposed development will incorporate appropriate energy efficiency and sustainability measures in accordance with:

- Manchester Core Strategy Policies SP1 and DM1
- National Planning Policy Framework (NPPF)
- Building Regulations Approved Document Part L (Conservation of Fuel and Power)
- Approved Document Part F (Ventilation)
- Approved Document Part G (Water Efficiency)
- Approved Document Part O (Overheating)

This statement relates specifically to Planning Application 144475/FO/2025.

2. Development Overview

The proposal comprises the construction of a single detached residential dwelling (Use Class C3).

The dwelling has been designed to minimise environmental impact through enhanced thermal performance, efficient building services, and responsible material selection, while providing a high-quality living environment.

3. Energy efficiency and Fabric Performance

The building envelope will be designed to meet or exceed the requirements of current Building Regulations Part L.

Measures will include:

- High-performance insulated external cavity walls
- Insulated ground floor construction
- Insulated roof construction
- High-performance double-glazed windows and external doors (minimum 6/12/6 glazing specification in accordance with the approved acoustic report)
- Airtight construction detailing to reduce uncontrolled heat loss

Target U-values for all building elements will comply with or improve upon Building Regulation standards to reduce space heating demand.

4. Heating Strategy and Carbon Reduction

The dwelling will incorporate a modern, high-efficiency heating system compliant with current Building Regulations, together with:

- Zoned space heating controls
- Programmable room thermostat
- Efficient domestic hot water provision

These measures will reduce operational energy consumption and associated carbon emissions.

5. Ventilation and Overheating

Ventilation will be designed in accordance with Approved Document Part F and Approved Document Part O.

The dwelling will include:

- Background ventilation via acoustic trickle ventilators (as recommended within the approved acoustic assessment)
- Adequate purge ventilation through opening windows
- Measures to limit overheating, including appropriate glazing design and opening sizes

This approach ensures acceptable internal air quality while maintaining thermal efficiency and mitigating overheating risk.

6. Lighting and Electrical Efficiency

Energy efficiency will be further supported through:

- 100% low-energy LED lighting throughout
- Energy-efficient appliances (minimum A-rated or equivalent)
- Efficient electrical fittings and controls

7. Water Efficiency

The dwelling will be designed to comply with Building Regulations Part G, achieving a target internal water consumption not exceeding 125 litres per person per day.

Water-saving measures will include:

- Dual-flush WCs
- Low-flow taps and shower fittings
- Water-efficient appliances

8. Materials and Construction

Where practicable, materials will be responsibly sourced and selected for durability and performance

During construction:

- Waste will be managed by licensed waste carriers

- Materials will be segregated to maximise recycling
- Best practice construction methods will be adopted to minimise environmental impact

9. Conclusion

The proposed development incorporates a range of energy efficiency and sustainability measures including enhanced fabric performance, efficient glazing, modern heating systems, acoustic ventilation, water-saving fittings and low-energy lighting.

It is considered that the proposal satisfies the objectives of Manchester Core Strategy Policies SP1 and DM1, the National Planning Policy Framework, and relevant Building Regulations.

This statement has been prepared by a suitably qualified individual and relates specifically to Planning Application 144475/FO/2025.

Declaration

This Environmental Standards Statement has been prepared by: Architek BDC Ltd