

Fiaz, Omar

401 Wilbraham Road, Chorlton, Manchester, M21 0UT | November 2025



Environmental Standards Statement

Fiaz, Omar

Proposed Detached Dwelling and Outbuilding at
401 Wibraham Road, Chorlton, Manchester, M21 0UT

November 2025

Prepared by LMP Architects

www.lmparchitects.co.uk

Introduction

The following details for the proposed new build detached dwelling and outbuilding will be implemented throughout construction to ensure a high level of Fabric Energy Efficiency whilst keeping CO₂ emissions to a minimum.

A Full Design SAP Calculation will also be provided at a later stage demonstrating compliance with Building Regulations Part L: Conservation of Fuel & Power – Volume 1 (Dwellings).

Cavity Walls

To be insulated with 100mm Celotex CW4000 Cavity insulation or similar approved to suit 150mm cavity leaving 50mm clear ventilated air gap.

Floor Slab

To be insulated with minimum 150mm PIR insulation (Celotex XR4000 or similar approved) with underfloor heating pipes in the screed.

Main Roof

Flat Ceiling

To be insulated with a minimum of 450mm Knauf Loft Roll 44 insulation between and over the joists with plasterboard and skim to the underside of the joists.

Sloping Ceiling

To be insulated with 100mm Celotex GA4000 between the timber rafters, which are to be underdrawn with 72.5mm Celotex PL4000 insulated plasterboard with a skim finish.

Windows/Patio Doors

Highly efficient double glazing to be installed with U-Value of 1.2 W/m²K or lower

Solid Doors

Composite/Insulated external doors 1.0 W/m²K

Thermal Bridging

Recognised Construction Details to be followed to reduce the effects of thermal bridging and avoidable heat loss. If appropriate details cannot be provided, then a bespoke 2Dpsi calculation would be required.

Air Permeability

Efforts made to ensure air leakage is kept to a minimum, so a low air tightness figure is demonstrated at the As Built Stage – Design Target TBC alongside SAP Calculation.

Ventilation

Mechanical Extract Ventilation provided in kitchen and all bathrooms.

Lighting

100% low energy lighting to be fitted throughout the dwelling. Full lighting schedule to be provided on completion.

Main Heating

Main heating to be provided by Air Source Heat Pump – Make and Model TBC

Renewables

Possible Solar PV System to be installed - TBC

The SAP Calculation (Standard Assessment Procedure) will demonstrate compliance with Approved Document Part L1 2023 Building Regulations by demonstrating that the DER (Dwelling Emission Rate) is lower than the TER (Target Emission Rate). The SAP Calculation will be carried out using the latest SAP10 software.

The following 3 targets must be met:

DER < TER – Dwelling Emission Rate < Target Emission Rate

DPER < TPER – Dwelling Primary Energy Rate < Target Primary Energy Rate

DFEE < TFEE – Dwelling Fabric Energy Efficiency < Target Fabric Energy Efficiency

Summary

Overall, the intention is to build highly efficient new build dwelling where the aim will be to provide a new home that produces low levels of CO₂ emissions and achieve a high EPC rating above the national average. Following the approach outlined within this statement is also designed to reduce energy wastage and ensure energy bills are reduced.