



Bennett Street

Post Construction Review Statement

January 2026



1.0 Introduction:

This statement has been prepared by L&F Solutions Ltd on behalf of Kellen Homes Ltd in support of the post construction phase of the development at Bennett Street.

1.1 References:

Manchester Core Strategy (2012) - Policies SP1, T1-T3, EN4-EN7 and DM1

National Planning Policy Framework 2021 - strengthens the emphasis on sustainable development and requires new developments to secure the highest viable resource and energy efficiency and reduction in emissions by considering Governments and other national standards

The Guide to Development in Manchester SPD (2007)

Development Design Energy Report

2.0 Statement – Overall Site Considerations

The design and ultimate construction of the Bennett Street development has sought to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

Built on the former Olympic Freight Depot on Bennett Street, Manchester, Kellen Homes has provided a high quality development of 272 homes on a 13 Acre Brownfield site.

Situated half a mile away from Manchester Piccadilly train station, it ensures excellent transportation links for all residents. Designated cycle and pedestrian routes go further to ensure the provision of sustainable travel options.

As set out in the Design Statement, Bennett Street has completely embraced The National Planning Policy Framework¹ (NPPF) social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

The new accessible Community Centre for the local people with disabled parking has made a positive contribution to the health and wellbeing of all residents.

All houses benefit from a private garden and 0.82 acres of public green space has been created to ensure the enhancement of the character of the local area.

The development consists of 2, 3 and 4 bedroom homes ensuring needs can be met across a vast range of family requirements.

2.1 Statement – Construction Quality

The construction specification of every home has included high levels of insulation to the ground floor, external walls and roof spaces.

The thermal blocks used throughout this development are made of a sustainable material which has a high recycled content and excellent insulation and acoustic absorption properties. Sound insulation tests have been undertaken and passed on representative basis on adjoining properties (Semi-detached, terraced and apartments).

Best practice design for energy efficiency encouraging a ‘fabric first’ approach, whereby the energy efficiency of the building fabric is prioritised before other technological solutions has led the dwelling design across the site. The energy hierarchy, as set out in the design statement has been adhered to throughout the construction of the dwellings on Bennett Street.

The enhanced fabric specification has been applied to all houses and apartments.

	Part L1A Limiting Fabric Parameters	Proposed Fabric Specification
External Wall U-Value	0.26 W/m ² K	0.19 W/m ² K
Plane Roof U-Value	0.18 W/m ² K	0.11 W/m ² K
Ground Floor U-Value	0.18 W/m ² K	0.12/0.13 W/m ² K
Window U-Value	1.6 W/m ² K	1.4 W/m ² K
Door U-Value	1.6 W/m ² K	1.2 W/m ² K
Air Permeability	8 m ³ /h.m ² at 50pa	5.01 m ³ /h.m ² at 50pa
Renewable Technology	As Designed	Photovoltaic Panels

Each dwelling was subject to an individual air tightness test to CIBSE/ATTMA standards and an As Built SAP calculation to ensure they met the standards set out in The Manchester Core Strategy and The National Planning Policy Framework 2021. All dwellings achieved a SAP Rating of B and above.

Ventilation has been supplied by high performance Positive Input Ventilation systems with additional mechanical ventilation in wet rooms where required.

Highly efficient space and hot water heating systems have been installed, accompanied by thermostatic controls, zoned heating and programmers where possible to ensure that heating is optimally controlled to use the least amount of energy

Energy efficient lamps have been installed in every light fitting. Each entrance is illuminated with an energy efficient external light,

Sufficient glazing has been provided to the principal living rooms of each dwelling to ensure sufficient natural lighting, thus reducing the energy consumed in artificially lighting the room. Part O overheating calculations have been undertaken to ensure compliance and ensure the comfort of the residents.

Photo Voltaic Panels have been installed on each dwelling where appropriate, optimising orientation to gain maximum benefit.

3.0 Conclusion:

Kellen Homes have sought to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework, which all emphasise sustainable development, energy efficiency and reduction in carbon emissions.

These measures have been at the core of the construction of the Bennett Street Development with each dwelling on the development benefitting from built-in energy reduction measures, high quality fabric construction and renewable energy ensuring compliance with Manchester City Council's vision whilst also ensuring the comfort and wellbeing of its residents.