

Energy & Sustainability Statement. One Piccadilly Gardens, Manchester.

This statement is in association with the proposed redevelopment and refurbishment of One Piccadilly Gardens, Manchester. The scope of works is the reception expansion, new roof amenity space and general internal refurbishments.

MEP Design Approach

The project will incorporate the latest fully electric technologies, high-efficiency systems, and mechanical heat recovery strategies to minimize energy consumption while delivering market-leading facilities for building occupants. This approach supports the property's ongoing net zero journey. Domestic hot water will also be generated electrically.

Lighting systems will be fully dimmable and controllable to prevent excessive use and ensure suitable internal light levels tailored to different environments. Where appropriate, daylight dimming and presence detection systems will be installed, alongside scene-setting controls. Façade lighting will include photocell controls to operate based on ambient light levels, with curfews restricting operation to designated hours.

Additional electrical vehicle charging points shall be installed within the car park to promote use of electric vehicles for both building tenants and operations team.

Photovoltaic panels are planned for the roof to offset building electricity use and reduce local network demand. Initial assessments estimate an annual potential output of approximately 150,000 kWh (subject to further development), with limited export expected due to high on-site electrical loads.

The MEP design will fully comply with Building Regulations Part L.

Sustainability Approach

Sustainability is a core focus of this project, with careful consideration of materials, energy consumption, and subsequent embodied carbon. An embodied carbon assessment is underway to guide material and equipment selection.

The project aims to achieve at least a BREEAM Very Good certification. A qualified BREEAM assessor has been appointed to support the design team in establishing a clear strategy to achieve this rating during both the design and post-construction phases.

Air Quality

An air quality assessment has been conducted as the site lies within the Greater Manchester Combined Authority (GMCA) Air Quality Management Area (AQMA). The assessment indicates all Air Quality Objectives (AQOs) are expected to be met post-construction. Since no additional combustion sources are planned, no further detailed assessment during design is anticipated.

During construction, dust and ambient fine particulate matter impacts will be mitigated through a dust management plan to minimize residual effects.

Acoustics

The project's impact on background noise levels in the surrounding area is expected to be minimal given the high level of activity in this central area of the City Centre. The roof terrace will provide an external amenity space. To comply with Manchester City Council (MCC) requirements, entertainment noise must be controlled to 5 dB below the typical background noise level (LA90) in each octave band at the nearest sensitive receptor. Further acoustic input will be required during later design stages to select appropriate equipment and limitations on output as may be required to comply with this guidance.

The external terrace is not expected to include amplified music or sound, ensuring compliance with MCC noise requirements.