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CLARION HOUSING GROUP

Former Peacock Centre & Land at Pipewell Avenue

DN0385

Outline Energy & Sustainability Statement

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Document Revision History			Ref	DNO385 Peacock Centre & Pipewell Avenue	
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Executive Summary

Couch Perry Wilkes (CPW) have produced an outline Energy & Sustainability Statement for the Former Peacock Centre & Land at Pipewell Avenue development in Gorton, Greater Manchester.

This report demonstrates how the Proposed Development aligns with Manchester planning policies and considers industry-standard sustainability benchmarks. The findings show that the proposed development has implemented a robust and comprehensive sustainability strategy and aligns with the relevant national, regional and local planning policies and guidance.

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1.0 Introduction

This Outline Energy & Sustainability Statement has been prepared by CPW to accompany the detailed planning application being submitted by the applicant, Clarion Housing Association Limited and Clarion Housing Property Development Services Limited for the Former Peacock Centre and Land at Pipewell Avenue development. The full planning application is for the erection of 75 dwellings (Use Class C3), including a 25-unit apartment building and 27 dwellings on the Peacock Centre Site, and 23 dwellings on the Pipewell Avenue Site, with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections.

The statement sets out the approach to achieving the energy, carbon and low-carbon heat requirements defined under Places for Everyone (PfE). It also reflects the direction of travel set by the Future Homes Standard, which will require significant reductions in energy demand, high-efficiency building fabric, and low-carbon heating.

1.1 Project Overview

- Project name: **Peacock Centre & Pipewell Avenue**
- Site address: **Peacock Centre, Peacock Close, Manchester, M18 8AX**
- Client: **Clarion Housing Association Limited and Clarion Housing Property Development Services Limited**
- Scale (minor, major, large major): **Major**
- Development type (residential/non-residential/mixed): **100% Affordable housing**



Peacock Centre & Pipewell Avenue Site Plan

The Peacock Centre site has a mixture of apartments and housing whilst the Pipewell Avenue site has houses only as highlighted on the proposed site plans below.



Peacock Centre



Pipewell Avenue

1.2 Purpose of the Energy and Sustainability Statement

This statement has been prepared to demonstrate how the development complies with:

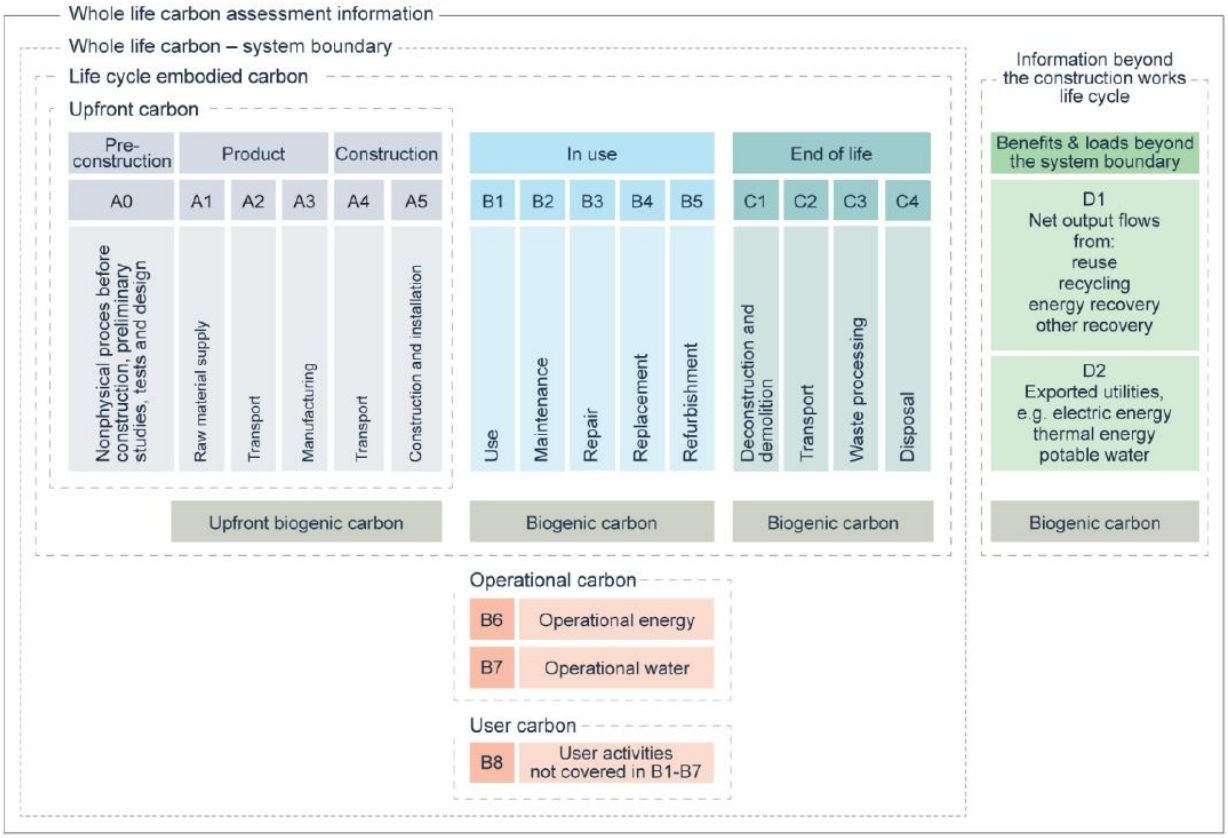
- PfE Policy JP-S2: Carbon & Energy (Net Zero operational carbon; lifecycle carbon assessment; overheating reduction)
- PfE Policy JP-S3: Low Carbon Heat (fossil-fuel free & connection expectations in Heat Network Opportunity Areas)
- GMCA Net Zero operational requirements (fabric efficiency, EUI, fossil-fuel free, PV, offsets as last resort)
- TANZ requirements where applicable (≤35 kWh/m²/yr EUI)

Separately Clarion Housing Group operate company-wide policies for developments including the following key targets for energy strategies:

- Compliance with Future Homes Standard 2025 based on available consultation documents
- Minimum EPC B (minimum EPC 81 and average EPC 86)
- Fossil fuel free developments

2.0 Embodied Carbon

In the UK, the framework for appraising the environmental impacts of the built environment is provided by BS EN 15978: 2011: (Sustainability of construction works — Assessment of environmental performance of buildings - Calculation method). It sets out the principles and calculation method for whole life assessment of the environmental impacts from built projects based on life-cycle assessment. In terms of establishing the carbon footprint, the study follows the 'module approach' as shown below for the Building Life-Cycle Assessment 'Cradle-to-Grave' over a 60-year life cycle.

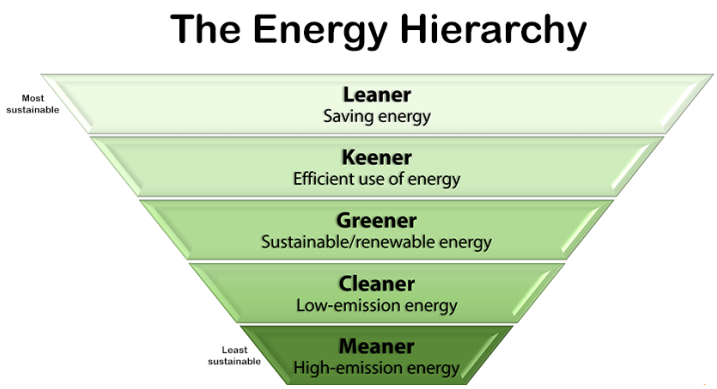


Building and Infrastructure lifecycle stages and information models from RICS

An embodied carbon assessment has been carried out by Greengage and will accompany the application.

3.0 Energy Hierarchy Approach

The Energy & Carbon Statement follows the **GMCA Energy Hierarchy**:



1. **Minimise energy demand**
2. **Maximise energy efficiency**
3. **Use renewable energy**
4. **Use low carbon energy**
5. **Other energy sources (last)**

For each hierarchy step, the project's approach is summarised below.

3.1 Step 1 — Minimising Energy Demand

Fabric Performance

In line with the Energy Hierarchy Approach, the first target is to look at the fabric performance and make improvements to the fabric efficiencies. The current U values of the apartments and houses are an improvement on the Building Regulations notional values. The targets are also equal or better than the proposed HEMs notional targets for 2026 AD'L' of the building regulations.

The following U-values are proposed and utilised within the SAP calcs (shown against the 2026 HEMs notional values for reference):

	Houses	Apartments	Part L 2026 HEMs Notional U Values
External Wall U-value	0.15	0.15	0.15
Roof U-value	0.1	0.09	0.11
Floor U-value	0.1	0.1	0.11
Window U-value	1.2	1.2	(Based on window size – likely triple glazing)
Window g-value	0.55	0.55	-
Air Permeability	3.00	2.00	3.00
Form Factor	2	2	

Thermal Bridging

With the increased importance of fabric performance under Building Regulations Part-L 2021 and further improvements under Part L 2026, this also brings greater weight to focusing on the thermal bridging elements of the building. Once the level of insulation in a building is improved to a high level, there is greater potential for heat to be lost at the junctions of insulation or building elements. This means that the junctions of each element are required to be further improved upon to reduce the heat loss at these junctions. Higher thermal performance has been applied to each junction, taken from previous experience and Psi values achieved.

Natural Ventilation & Mechanical Ventilation Heat Recovery (MVHR)

The site has been assessed acoustically, thermally and energy performance criteria, and following the results of each assessment, natural ventilation will not be adequate to meet the required targets. Therefore, Mechanical Ventilation Heat Recovery (MVHR) is proposed to all dwellings.

Each dwelling has a dedicated utility cupboard which houses the hot water cylinder, electrical consumer unit and routers, and the central MVHR ventilation unit. An MVHR is installed in both the apartments and house types to reduce the energy consumption and increase the efficiencies of the dwellings.

The MVHR is also a requirement to the apartments on the North, East and Western elevations due to acoustic issues from the road and local commercial industry. The exact dBA reduction is not yet known but will be reviewed and where required attenuation will be applied to the ventilation system to ensure compliance with Building Regulation, local authority requirements and client internal noise criteria.

In each dwelling the MVHR will operate continuously to provide background ventilation to all living areas whilst extracting stale air from bathrooms / en-suites and kitchens. The system will enter boost mode on activation of the bathroom / en-suite lighting and humidistat as well as the trickle/boost switch on the kitchen grid switch. The system will then revert to trickle mode when these switches are turned off.

The MVHR will also be utilised for overheating where required. Where required the unit will have a setting for increased ventilation rates to aid with ensuring the internal conditions meet the requirements of Part O. In some instances, the MVHR unit will be complete with a cooling module where increased ventilation rates are insufficient or exceeds the duties of the MVHR unit. (Overheating and the mitigation proposals are detailed in Section 4 of the report).

The MVHR units have the following performance criteria:

Standard & Cool Flow MVHR unit

	Thermal Efficiency %	SFP (W/l/s)
K+1	93	0.56
K+2	93	0.53
K+3	93	0.56
K+4	92	0.62
K+5	91	0.72
K+6	91	0.84
K+7	90	1.01

Resulting Space Heating Demand (SHD)

The GMCA Places for Everyone (PfE) document highlights space heating demand targets and improvements to onsite energy usage. The current targets for developments under construction from 2025 onwards are as follows:

- Apartments - 15 kWh/m²/yr
- Houses - 20 kWh/m²/yr

All dwellings achieve the relevant targets and, in most instances, better these targets significantly.

3.2 Step 2 — Maximising Energy Efficiency

The Energy Use Intensity is a measurement of the combined regulated and unregulated energy consumption of each dwelling within the thermal line of each building. Regulated energy includes systems such as space heating/cooling, domestic hot water, mechanical ventilation and lighting. Unregulated energy is the energy used by plug in equipment such as TVs, kettles, ovens etc.

Individual calculations are carried out to determine the EUI for each dwelling. The EUI is noted in the GMCA Net Zero document and is targeted at < 35 **kWh/m²GIA/yr.**

The dwellings are currently proposed to achieve an EUI of:

Apartments - maximum 35 **kWh/m²GIA/yr**
Houses - maximum 35 **kWh/m²GIA/yr**

These results are within the recommended maximum as highlighted in the GMCA Net Zero documentation and TANZ requirements.

Heating System Efficiency

In line with the GMCA, PfE and Clarion requirements the development will be fossil fuel free and rely solely on electricity to provide heating and hot water.

Summary of the low-carbon heating system:

Houses

Individual ASHP

- The houses will have an individual air source heat pump (ASHP) system which will provide space heating and hot water to each dwelling. The system will be complete with an external condenser unit located at the rear of the property within the enclosed private garden. The condensers will be linked to the house heating system and hot water cylinder and controlled locally via localised controls.
- The water cylinders will be complete with electric element to provide sterilisation, and pipework shall be insulated throughout.
- Thermostatic mixing valves will be provided to limit the hot water temperatures at required points within the dwellings and distribution is to be insulated throughout in accordance with Building Regulations.
- Thermostatic Radiator Valves shall be applied to all radiators except the radiator within the living room which will be controlled via a local wall mounted thermostat and control.

Apartments

Hot water heat pump & direct electric

- The apartments are provided with hot water cylinders complete with internal heat pump system. The heat pump (condenser and evaporator) is positioned within an enclosure on the top of the cylinder. The unit is provided with a fresh air intake and warm air exhaust. These ducts terminate to the external elevation of each apartment, terminating to a slot louver located to the underside of the window reveal.
- The water cylinders will be complete with electric element to provide sterilisation, and pipework shall be insulated throughout.
- Thermostatic mixing valves will be provided to limit the hot water temperatures at required points within the dwellings and distribution is to be insulated throughout in accordance with Building Regulations.

- The heating to the apartments will be provide via local electric panel heaters. The panel heaters will be wall mounted and controlled both locally (onboard controller) and centrally via a Wi-Fi control HUB based system

Guidance: avoid fossil fuels and gas networks; ensure 45°C flow temp; consider refrigerant GWP <677 (R32)

3.3 Step 3 — On-Site Renewable Energy Generation

PV Maximisation Strategy

The PV Installation to each house is to be equivalent to 40% of the associated ground floor area. Panels will be mounted on the roof orientation that gives maximum generation.

The total PV Installation to the apartment block is to be equivalent to 40% of the total ground floor area and is distributed into the landlords system for general lighting and power. Excess generation will be distributed back into the network.

The PV system to the apartment block will be set back from the surrounding parapet wall and will be mounted in a concertina array to prevent shading.

All PV Panels will be high efficiency monocrystalline with optimisers/microinverters where feasible.

Energy Balance Statement

	Peacock Houses	Pipewell Houses	Flats
Total Energy Demand (kWh/yr)	44,129	34,354	57,715
Predicted on site generation (kWh/yr)	123,299	94,341	55,850
Net Zero Balanced Achieved	Yes	Yes	Yes
% Balance	279%	275%	97%

3.4 Step 4 — Use of Low Carbon Energy (Fossil Fuel Free)

It is confirmed that this project will not have any gas connection or fossil fuel-based district heat system. Both the houses and apartments will be electrically supplied for all heating and hot water systems via the usage of dedicated air source heat pump equipment.

3.5 Step 5 — Other Energy Sources (Only if Required)

It is anticipated that no other energy sources are utilised on the project other than those previously mentioned in this report as they were deemed to be non-viable from both a site location, cost consideration and preference based on the efficiency of the solution.

4.0 Overheating Risk Reduction

4.1 Elements submission for Planning Condition Discharges

The model has been built within IES Virtual Environment to provide a dynamic simulation of the factors which have been incorporated for compliance with Part O of the building regulations. This means that the geometry, and inputs for the systems have been included as per the proposed MEP design. As part of this, simulations with just natural ventilation and overheating mitigation factors using opening windows have been explored in an initial simulation. Since the building does not achieve compliance with natural ventilation and window openings only, a mechanical system has been reviewed and proposed. Further simulations with just the mechanical ventilation boosting to a set flow rate has not shown compliance with Part O for a number of apartments. As such a final measure of introducing peak-lop cooling has been sought. Peak Lop Cooling to the apartments on the North, East and West elevations of the apartment block to combat the overheating risk in these spaces has been proposed as part of the design. Peak Lop Cooling operates on the following basis:

- Ambient Temperature within the room is less than 24, but greater than 21, the Peak Lop cooling setting is assigned to be tempering air to 17.8°C.
- If the Ambient Temperature within the room is greater than 24 but less than 25, the peak lop cooling setting is assigned to be tempering air to 18.4°C
- If the Ambient Temperature within the room is greater than 25, but less than 26, the peak lop cooling setting is assigned to be tempering air to 19.1°C, else if it's greater than 26 the peak lop cooling setting is tempering air to 19.8°C.
- The air flow rate is split evenly based on the floor area ratios as per the Part F requirements, where this is greater than the minimum requirements of the minimum extract ventilation rates as designated in Part F.

Due to the apartment building being in an acoustically sensitive area (located on a busy 'A' road and a commercial business opposite), windows have been designated as open or closed depending on the acoustic assessment. The below sketches of the apartments and houses show the elevations and their designated opening areas based on the maximum percentage of the floor area permittable by the acoustic assessment. This varies based on the coloured markup, as follows;



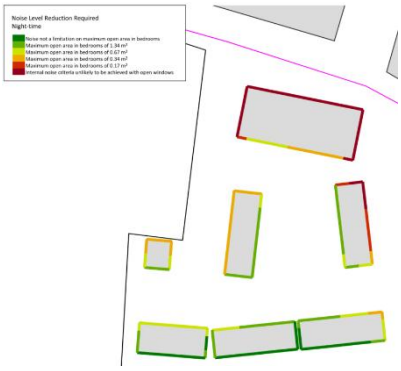
Daytime

Red areas –

red areas are to be shut during daytime hours (07:00 – 23:00).

Green areas –

windows open fully through the daytime for any period of time



Nighttime

Red areas –

windows closed fully

Orange areas –

windows open throughout the night to a maximum of 0.34m2

Green areas –

windows open throughout the night to 0.67m2 for any period of time.

As part of the above openable windows strategy, the appropriate windows which were allowed to be designated as openable were left as openable by their respective percentages/areas, and the simulation was then undertaken in conjunction with the opening windows, boosted ventilation rates from the MVHR and peak-lop cooling for spaces where these two measures were not adequate to control the internal temperature of these spaces to be in line with the Part O Requirements.

4.2 Introduction

This report provides a summary of a preliminary overheating assessment of the proposed development and details the results against the now regulatory Approved Document O.

A temperature analysis has been undertaken by dynamic simulation using thermal modelling software (VE IES) in accordance with CIBSE AM11.

In order to assess the performance of the building, internal temperatures were measured against the Approved Document O criteria's 1 & 2.

4.3 Part-O Compliance

The way people experience temperature is subjective; it can depend on what they're doing, how they're dressed, their health and fitness, and whether they are male or female. CIBSE's technical memorandum 59 aims to address the complex way buildings respond to external temperatures and present the industry with a standardised methodology to assess overheating risk in homes. Approved Document O makes reference to TM59 but additionally introduces a number of limitations on the methodology that must be incorporated to be compliant with Approved document O, this addendum has been conducted to ensure these limitations have been allowed for – one primary consideration has been acoustic criteria to dwellings this can be found covered in Section 7.

a. The Methodology

Homes that are predominantly naturally ventilated, including homes that have background mechanical ventilation with heat recovery (MVHR), with good opportunities for natural ventilation in the summer should assess overheating using the adaptive method based on CIBSE TM52 (2013).

b. The Criteria

In accordance with section 4.2 (for homes predominantly naturally ventilated) of Approved Document O the assessment criteria is as follows:

Compliance is based on passing both of the following two criteria:

(a) For living rooms, kitchens and bedrooms: the number of hours during which DT is greater than or equal to one degree (K) during the period May to September inclusive shall not be more than 3 percent of occupied hours. (CIBSE TM52 Criterion 1: Hours of exceedance).

(b) For bedrooms only: to guarantee comfort during the sleeping hours the operative temperature in the bedroom from 10 pm to 7 am shall not exceed 26 °C for more than 1% of annual hours. (Note: 1% of the annual hours between 22:00 and 07:00 for bedrooms is 32 hours, so 33 or more hours above 26 °C will be recorded as a fail).

Both (a) and (b) above must be passed for all relevant rooms to achieve Part O compliance.

4.4 Locations Assessed

The thermal modelling analysis has been carried out for all Bedrooms and Kitchen/Living areas in all apartments and a selection of house types. The analysis therefore considers the following areas:

- Bedrooms and kitchen/living spaces in all orientations are included in the analysis.

Please refer to Section 4.4.1– for Floorplans for reference

4.4.1 Apartment & House Type Floorplan References



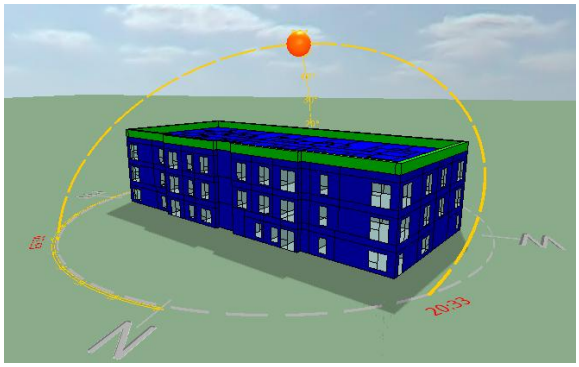
Block 10 Ground Floor
(Apartment References)



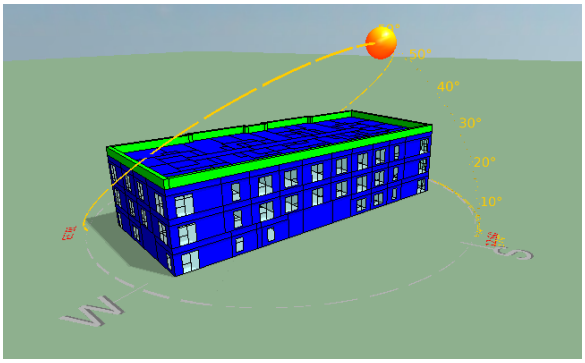
Block 10 1st Floor
(Apartment References)



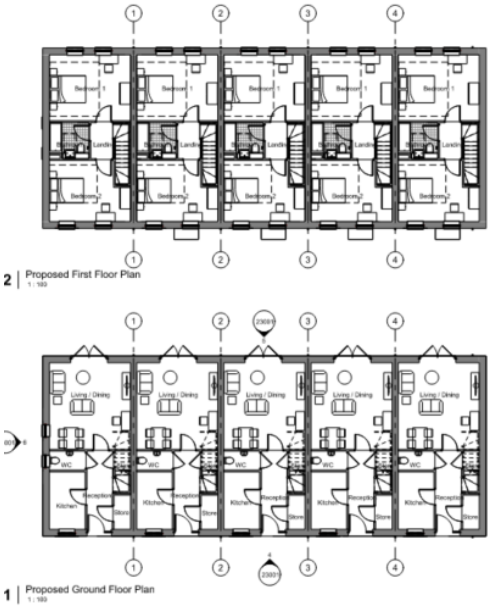
Block 10 2nd Floor
(Apartment References)



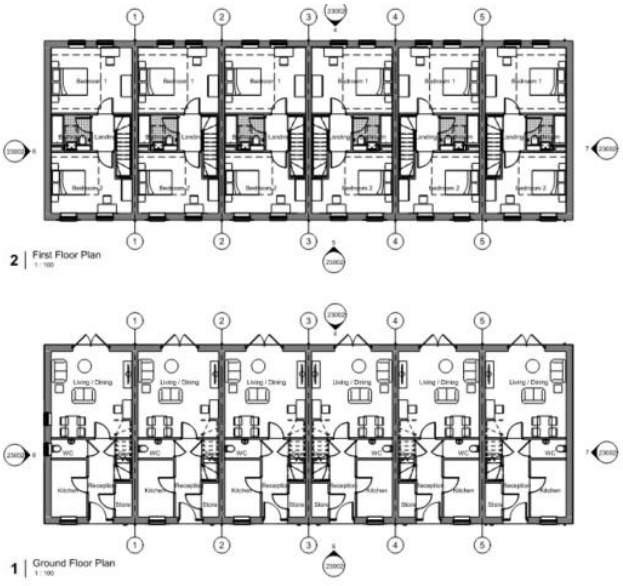
Apartment Block
North Elevation



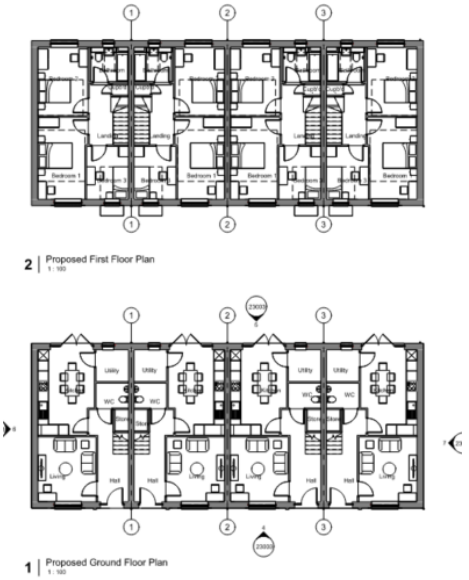
Apartment Block
South Elevation



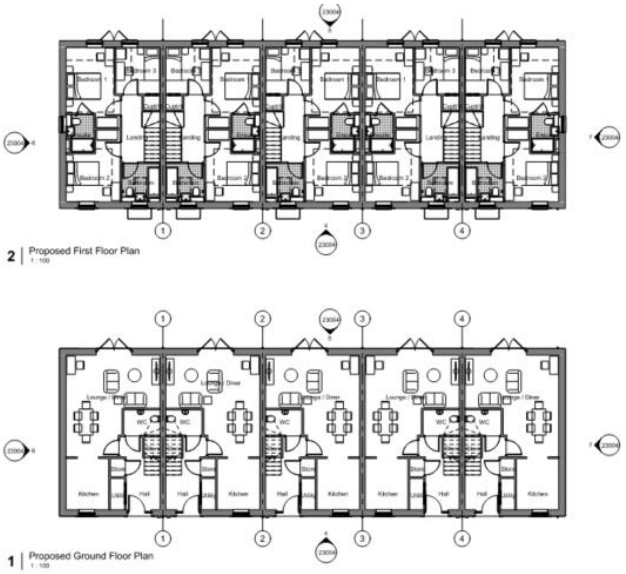
Block 1
(House type References)



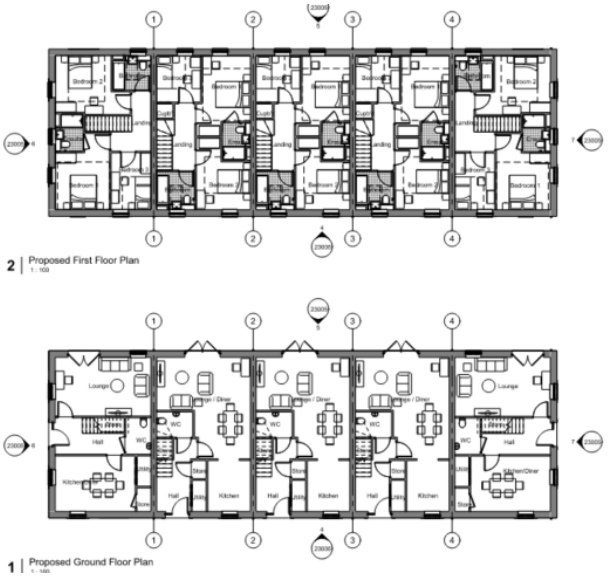
Block 2
(House type References)



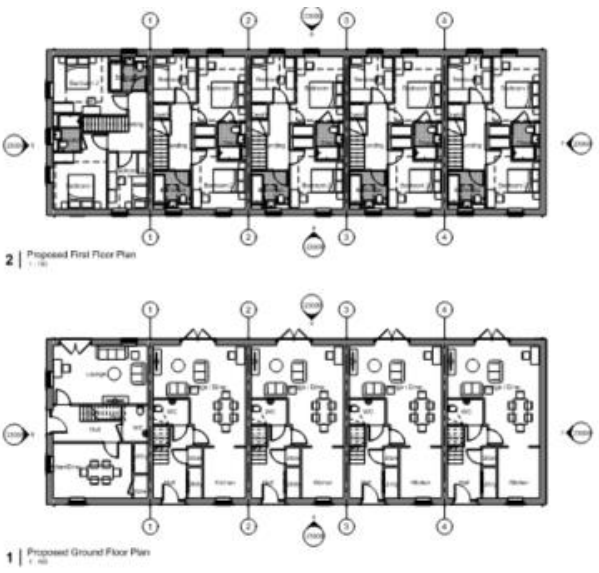
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(House type References)



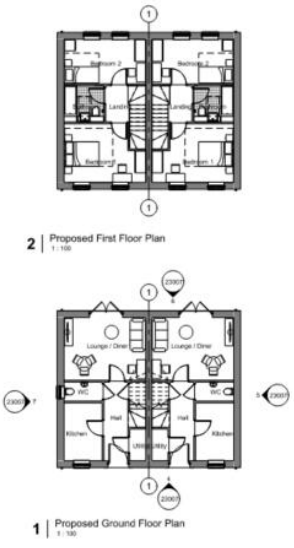
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(House type References)



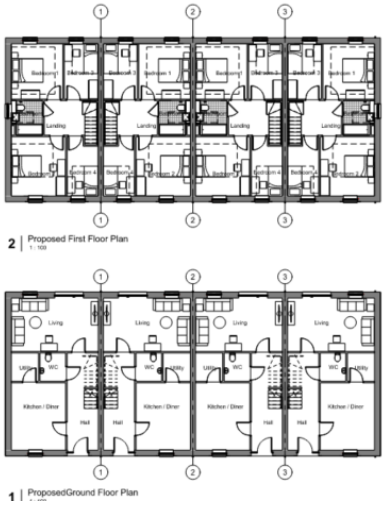
Block 4b
(House type References)



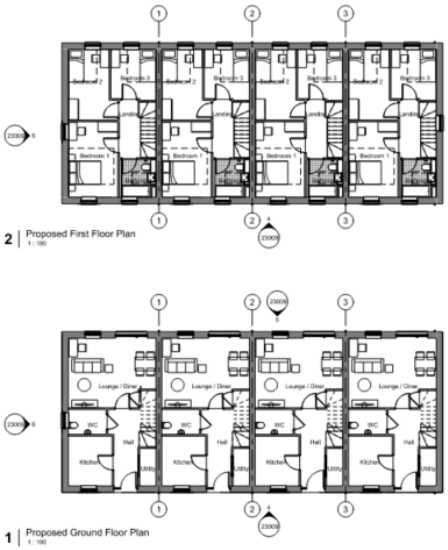
Block 4c
(House type References)



Block 5
(House type References)



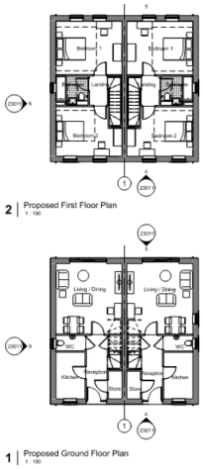
Block 7
(House type References)



Block 8
(House type References)



Block 9
(House type References)



Block 11
(House type References)

4.5 Simulation Input Data

The results provided are based on the output of a complex, dynamic thermal model that takes into account the following criteria:

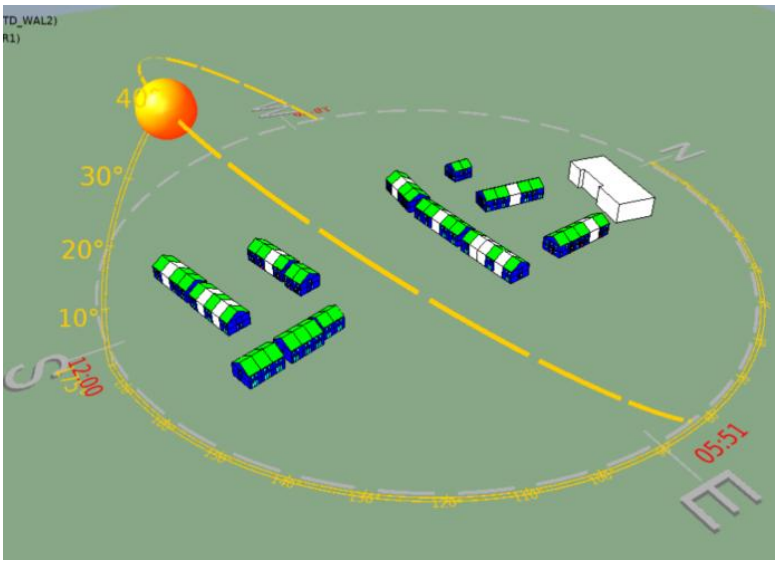
- Building orientation, geometry and fabric.
- Climate data.
- Internal gains, occupancy and usage profiles.

The output from the model is only as accurate as the input of the variables associated with this criterion. The following calculations were based on design loads, where assumptions have had to be made these are based on CIBSE guidelines, with the input information scheduled below. The information gathered and assumptions made should be considered when reviewing the report results and recommendations. It is important that all parties understand and accept the various input criteria as these drive the conclusions and recommendations of this study.

It must also be understood that the results provided are the subject of a theoretical computer simulation and actual results / performance will be influenced by variables that cannot be controlled within the design model. CPW cannot therefore reasonably be responsible for times when the internal temperatures exceed the predictions of the model due to these factors.

There are several factors that could cause internal temperatures to exceed theoretical predictions that cannot be controlled by the design model: -

- Climate change.
- Extreme weather conditions.
- Increase in equipment / lighting.
- Incorrect operation of building systems (window operation).
- Increase / change in occupancy profiles.
- Deterioration of building fabric elements.



Peacock & Pipewell
Sun Path

4.6 Ventilation Strategy



The ventilation and MEP strategy has adjusted from earlier stages within the project to allow for the following conditions:

Apartments:

- Ventilation boost rates up to 80l/s to assist with ventilation boost purges.
- Inclusion of heat-lop cooling module within the MVHR build up for a number of apartments which still require additional measures to meet Part O Compliance.
- Openable windows where allowable in line with the acoustic recommendations and requirements.

Houses:



- Ventilation boost rates are generally standard Part F values but up to 90l/s in one dwelling to assist with overheating
- Openable windows where allowable in line with the acoustic recommendations and requirements.

Utilising the above strategies in tandem with each other for both apartments and houses, a compliant scheme has been simulated and incorporated into the proposed designs for the development.

4.7 Design Measures to Consider

- <u>Orientation & room layout to reduce risk:</u>
  Although due to the site parameters and site efficiencies in regard to maximising plots all dwellings have a Southerly, Easterly or Westerly facing roof pitch orientation to maximise solar efficiencies from the natural sun path. Consideration has also been given to reducing windowsill heights and/or window widths and the omission of windows on certain elevations to reduce the effect of solar gains.

- <u>External shading (brise soleil, balconies, shutters):</u>
  To aid in solar shading, windows have been set back from the face of the elevation. This provides a level of solar shading during the daily sun path throughout the year.

- <u>Natural ventilation provision & acoustic constraints management:</u>
  Due to proximity of the busy Gorton Lane and local commercial sites, the impact of these on the acoustics for the dwellings is significant. The results of the Part O overheating assessments are that the windows on certain elevations of the apartment block are required to be modelled closed fully during occupancy or with restricted opening to some elevations. These measures will ensure that the occupant has the option to open or close the windows if so desired and that with windows closed or restricted, still achieve a compliant ambient internal temperature at all times of day or night whilst achieving the acoustic requirements.

- Avoidance of mechanical cooling (unless unavoidable);
  Due to the proximity of the busy Gorton Lane and local commercial units and the noise from these areas, peak lop cooling was introduced to achieve the required internal acoustic targets. This said, the whole site has been modelled and the apartments that could not achieve part O compliance via ventilation alone are the only dwellings with peal lop cooling.

5.0 In-Use Performance Measurement

It is recommended that the EUI is measured post completion using data from all metering in order to compare against the design figures. The developer and dwelling owner is to commit to in-use monitoring in order to improve the buildings performance after occupancy.

6.0 Summary of Compliance

The success of the Net Zero Carbon design can be measured in policy JP-S2 through a series of metrics and Key Performance Indicators (KPI's). These Metrics and KPI's provide an indication of how the design has influenced the performance of the dwellings.

The site is classed as a MAJOR development. The KPI's as noted under the relevant heading within the below table with the exception of the use of cooling are currently achieved.

(The cooling element is required due to the surrounding acoustic issues and the requirement for closed windows on a number of apartments on the North elevation as noted in section 4 below).



The table below demonstrates the targets achieved in line with the KPI's as noted above:

Requirement	KPI	Project Result	Notes
Space Heating Demand	<15–20 kWh/m²/yr	< F=15 H=20	✓
EUI	<35 kWh/m²/yr (TANZ)	< 35	✓
Fossil Fuel Free	Yes	Yes	✓
PV Footprint	≥40% (residential metrics)	40%	✓
Upfront Embodied Carbon	≤500–600 $kgCO_2e/m^2$	H=505 F=398	✓
Overheating (Cooling Required?)	Pass TM52/Part O	Pass (With Partial Cooling)	✗/✓
Offset (if any)	Minimise first		✗

7.0 Conclusions

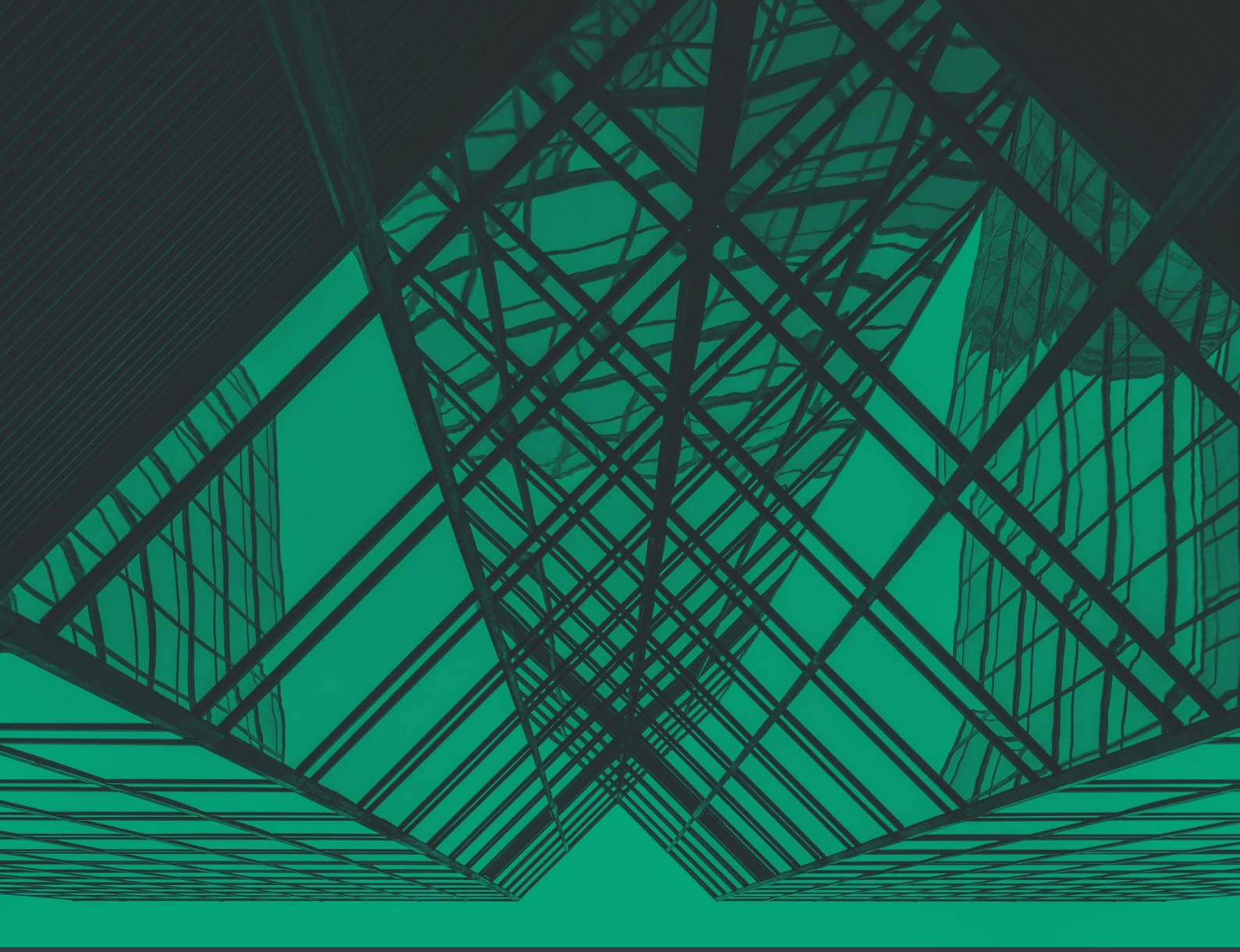
Net Zero operational carbon has been achieved through a robust application of the GMCA energy hierarchy, prioritising demand reduction, high fabric performance, efficient building services and maximised on-site renewable energy generation. Space heating demand has been reduced to lower than the required 15 kWh/m²/yr for apartments and 20 kWh/m²/yr for houses through enhanced fabric U-values, airtightness and the use of MVHR systems.

Dwellings are served by individual air source heat pumps, delivering fossil fuel free heating and hot water in line with PfE and the FHS.

Operational energy demand is fully offset by on-site photovoltaic generation, with PV arrays sized to 40% of ground floor area across both houses and apartment building. The predicted annual renewable generation significantly exceeds total regulated energy demand, resulting in a positive energy balance and confirmation that Net Zero operational carbon is achieved across the whole site.

The development meets or exceeds all relevant energy and carbon KPIs, including space heating demand, Energy Use Intensity (≤35 kWh/m²/yr), fossil fuel free operation, PV coverage and overheating compliance. No offsets are required, as carbon reductions have been delivered through fabric-first measures and on-site renewables rather than compensatory mechanisms.

Overall, the development demonstrates a policy-compliant, future-proofed approach to Net Zero operational carbon, delivering low-energy, affordable dwellings with strong environmental performance and long-term resilience.



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