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**PROJECT NAME**

38 Portland Street

**DATE**

26/3/2024

**ASSESSOR**

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# SUSTAINABILITY STATEMENT



# Sustainability Statement

**Project:** 5328KJ - 2024.01 SAP (38 Portland Street - Crossman Group)

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### Executive Summary

This Sustainability Statement has been compiled to demonstrate compliance with the following Bristol City Council Policies from the Development Framework Core Strategy:

- BCS13 – Climate Change
- BCS14 – Sustainable Energy
- BCS15 – Sustainable Design and Construction
- BCS16 – Flood Risk and Water Management

The proposal is for the conversion of Christchurch Studios, 38 Portland Street, Clifton, Bristol BS8 4JB from a recording studio to 6 flats and 3 maisonettes keeping the 2 lower levels as office space.



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### Climate Change and Sustainable Energy

#### Energy Efficiency

The thermal elements and fenestration have been designed to meet and exceed the standards set out in Approved Document L1. Well specified thermal elements with low U-values help to reduce energy demand and improve comfort levels within the property, while new, highly efficient systems will be installed to provide heating, hot water and ventilation to the building.

For more information, including details on the specification of the thermal elements and services, please refer to the Energy Strategy.

#### Decentralized, Renewable and Low-carbon Energy Supply Systems

Air source heat pumps whether individual or communal are the best option for this development. The performance of the units have been selected to be conservative whilst being reflective of products available on the market. Additionally, the heat pumps will also provide hot water heating via cylinders fed from the heat pumps. This will allow space and hot water heating to the apartments to be provided year-round without requiring an additional 'top up' heating system. The use of air source heat pumps will need to be confirmed by survey before installation.

For more information, please refer to the Energy Strategy.

#### Site Layout and Design - Resilience to Climate Change

The building has been designed such that cross ventilation is possible from the west-side to the east-side through openable windows. This will help to reduce the need for mechanical ventilation now and in the case of a potentially warmer future climate.

Furthermore, overheating can be avoided by using appropriate internal shading such as blinds and curtains and external shading.

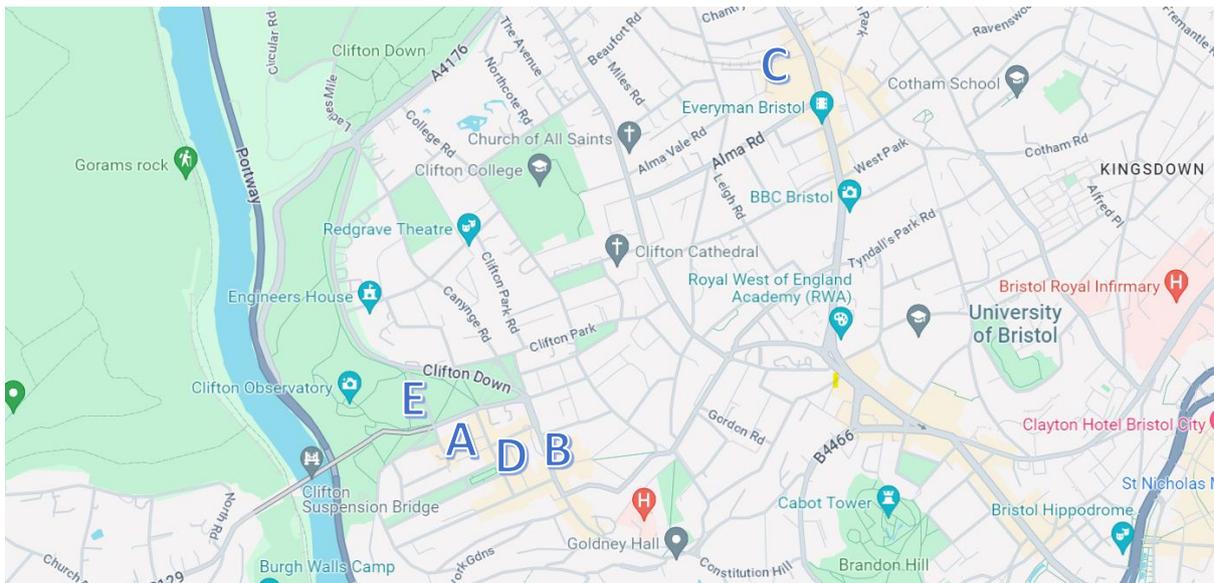
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### Encouraging Greener Transport Use

38 Portland St, Clifton, Bristol, BS8 4JB ('A' on the map below) is situated an approximate 4-minute walk away from the nearest bus stops on Clifton Down Road (B). These stops are well served with buses travelling towards Bristol City Centre and other nearby centres. These stops also receive regular buses to Bristol Temple Meads which serves national travel.

Clifton Down Train Station (C) is approximately 1 mile away. There is also a Sainsbury's supermarket in this area.



Other amenities also within a convenient distance include shops & restaurants (D), and public parks (E) all within a 5 minute walk.

The proximity of these amenities and the proposed facilities should discourage car journeys for potential future residents. This should help to reduce emissions and congestion associated with motorised transport.



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### Sustainable Design and Construction

#### Green Infrastructure and Biodiversity Enhancement

This development is a conversion of a commercial site to a mixed-use site so the concern of contributing to heating the urban environment is not significant.

There is little scope to enhance biodiversity on this project, however, there will be no loss in biodiversity on the site as the footprint of the building will be unchanged.

#### Avoiding Responses to Climate Impacts that Lead to Increases in Energy Use and CO<sub>2</sub> Emissions

There are no proposals to include artificial cooling as part of these works. Cross ventilation and appropriate internal shading such as blinds and curtains will be used to mitigate against the effects of overheating from the sun.

Although well specified, the thermal envelope is not designed so as to require mechanical ventilation and cooling.

#### Waste and Recycling - During Construction

A Site Waste Management Plan (SWMP) will be developed for this project. Waste groups to be monitored will be identified and targets set in order to identify how waste will be reduced, diverted from landfill, reused or recycled wherever possible. If waste is unavoidable, it will be disposed of responsibly.



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### Waste and Recycling - In Operation

Adequate waste and recycling storage will be developed from the existing provision to cater for this change in use for the building.

Both the internal and external provision will comply with the Bristol City Council recycling and waste collection requirements, ensuring that recyclables and waste can be separated before collection.

### Building Materials - Type, Life Cycle and Source

All materials specified for the new construction will be at least 'B' rated or higher under the BRE's Green Guide to Specification, in-line with guidance in the Climate Change and Sustainability Practice Note. This will ensure that construction is more sustainable and environmentally friendly.

Where feasible, the most local suppliers of materials will be selected to minimise the environmental impact of transportation. Only suppliers with a certified chain of custody showing responsible sourcing will be used to source materials, including ensuring that 100% of timber is legally sourced.

### Site Layout and Design - Flexibility and Adaptability

38 Portland St, Clifton, Bristol, BS8 4JB is formally in use as recording studio. The proposal is for it to be partly converted into 6 flats and 3 maisonettes. Depending on the future needs of the local area, there is scope for the building to be adapted again as desired. For example, a greater or lesser number of dwellings could be created or additional office space developed.



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### High Speed Internet Connectivity

High speed Broadband internet will be provided to each property, as extended from the existing provision to the surrounding area. This will have to be confirmed by a survey prior to installation but the broadband checker from Ofcom indicates the following:

BS84JB

[Change Location](#)

CHRISTCHURCH STUDIOS, 38, PORTLAND STREET

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information.](#)

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	13 Mbps	1 Mbps	✓
Superfast	--	--	✗
Ultrafast	1000 Mbps	220 Mbps	✓

**Networks in your area - [Openreach](#), [Virgin Media](#)**  
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.



You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.

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### Flood Risk and Water Management

#### Water Conservation Measures

Internal potable water will be conserved by installing flow restrictors to taps and showers, installing dual flush toilets and a low-capacity bath.

The following schedule provides a suggested specification which has been proven to exceed building regulations requirements for water conservation (Regulation 36 Compliance).

Table 1 - Water Consumption

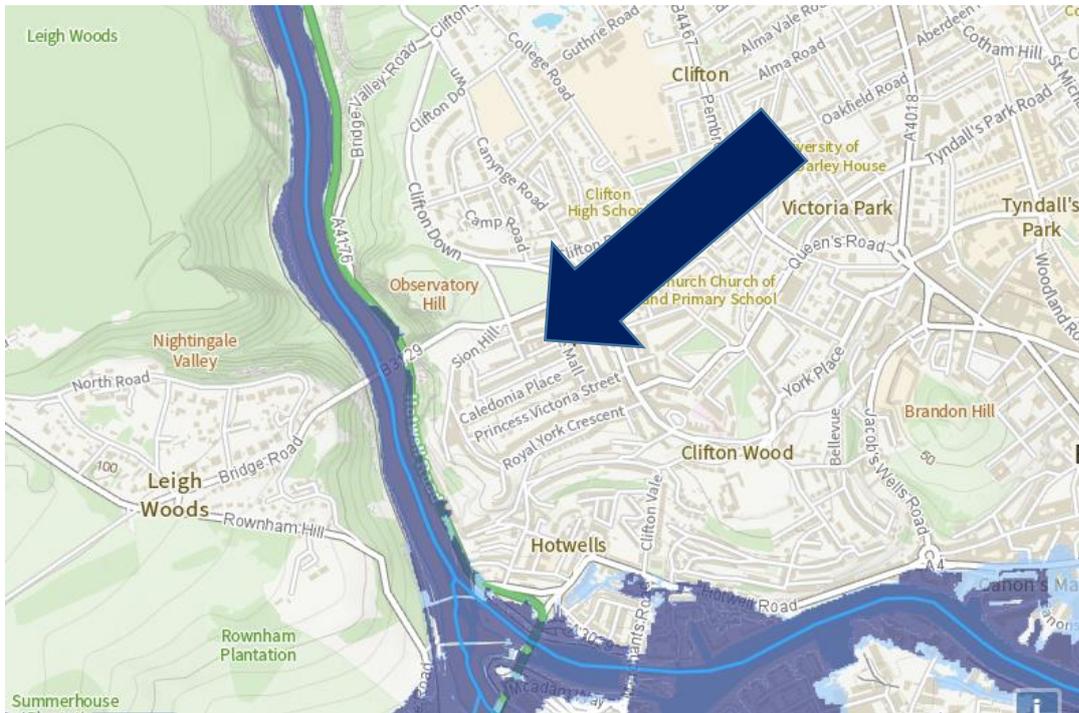
Internal Potable Water Fixing	Flow Rate / Capacity
Toilet	Dual Flush 6 and 4 litres
Basin Taps	6 litres / minute
Bath	180 litres (capacity to overflow)
Shower	10 litres / minute
Kitchen Taps	8 litres / minute

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### Minimising Flood Risk

The site lies within Flood Zone 1, according to the government's Flood Map for Planning, as shown below (Flood Zones 2 and 3 would be marked in blue).



As the works will build on existing structures and hardstanding, there is unlikely to be any impact on the flood risk of this site. There will be no increase in hardstanding as a result of these works.



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### Summary

This proposed development has been well designed to cope with and mitigate against the effects of climate change. The energy strategy proposes the installation of air source heat pumps to help reduce the carbon dioxide emissions associated with the building, whilst the proximity of local amenities and public transport links should help to reduce car journeys associated with the development. Additionally, as the works are wholly contained in the existing building structure, flood risk at the site will not be affected.

The likely impact on the local environment as a result of this proposed conversion works will be minimal.

### References

[Approved Document L2B](#)

[Bristol City Strategic Flood Risk Assessment](#)

[SWMP – WRAP](#)

[Green Guide to Specification](#)

[Climate Change and Sustainability Practice Note](#)

[Bristol City Council Recycling and Waste Collection Requirements](#)