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PROJECT NAME

57 Prince Street

DATE

3<sup>rd</sup> May 2024

ASSESSOR

# SUSTAINABILITY STATEMENT



# Sustainability Statement

**Project:** 5470KJ - 2024.04 SBEM (57 Prince Street - 3bd Architects)

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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 the top two storeys to a hotel at 57 Price Street, Bristol.



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### Climate Change and Sustainable Energy

#### Energy Efficiency

Well specified internal elements with low U-values will help to reduce energy demand and improve comfort levels within the proposed hotel, while new, highly efficient systems will be installed to provide heating, hot water and ventilation.

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

The proposal for this site is to install reversible heat pumps to supplement the proposed hotel with sufficient cooling, air conditioning and heating. Heat pumps are also possible to provide the hot water.

For more information, please refer to the Energy Strategy.

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### Encouraging Greener Transport Use

57 Prince Street ('A' on the map below) is situated an approximate 1-minute walk away from the nearest bus stops on Prince Street (B). These stops are well served with buses travelling towards Bristol City Centre and other nearby centres, including Bristol International Airport and Cribbs Causeway.

Bristol temple Meads Station is an estimated 5-minute cycle ride. This station receives regular trains which serves national travel.



Other amenities also within a convenient walking distance include shops (C), restaurants, and public parks (D).

The proximity of these amenities and the proposed facilities should discourage car journeys for potential guests of the proposed hotel. 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 former hostel to a three-star hotel, within the existing 3<sup>rd</sup> and 4<sup>th</sup> floors, so the concern of contributing to heating the urban environment is not significant.

Due to the existing building, the location and the nature of the development there is no scope to enhance biodiversity on this project.

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

It is proposed that reversible heat pumps will be installed during the refurbishment. Cross ventilation is not possible due to the nature of the proposed hotel. Internal shading such as blinds and curtains will be used to mitigate against the effects of overheating from the sun.

#### 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 any 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

57 Prince Street was originally built as a commercial use building but has since been converted into a hostel and is now proposed to be changed into a three-star hotel. Depending on the future needs of the local area, the building could be converted into a small number of larger flats or back into commercial space e.g. offices.



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### High Speed Internet Connectivity

High speed Broadband internet will be provided to the redeveloped hotel, 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:

### View broadband availability

Use of this checker is subject to [Ofcom's terms of use](#)

Please enter your postcode to see the broadband services that are present at your location, or click the button to enable the site to find your location

BS14QH

Change Location

57, PRINCE 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	17 Mbps	1 Mbps	
Superfast	--	--	
Ultrafast	1000 Mbps	220 Mbps	

**Networks in your area - [Openreach](#)**  
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.





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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 and by installing dual flush toilets.

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

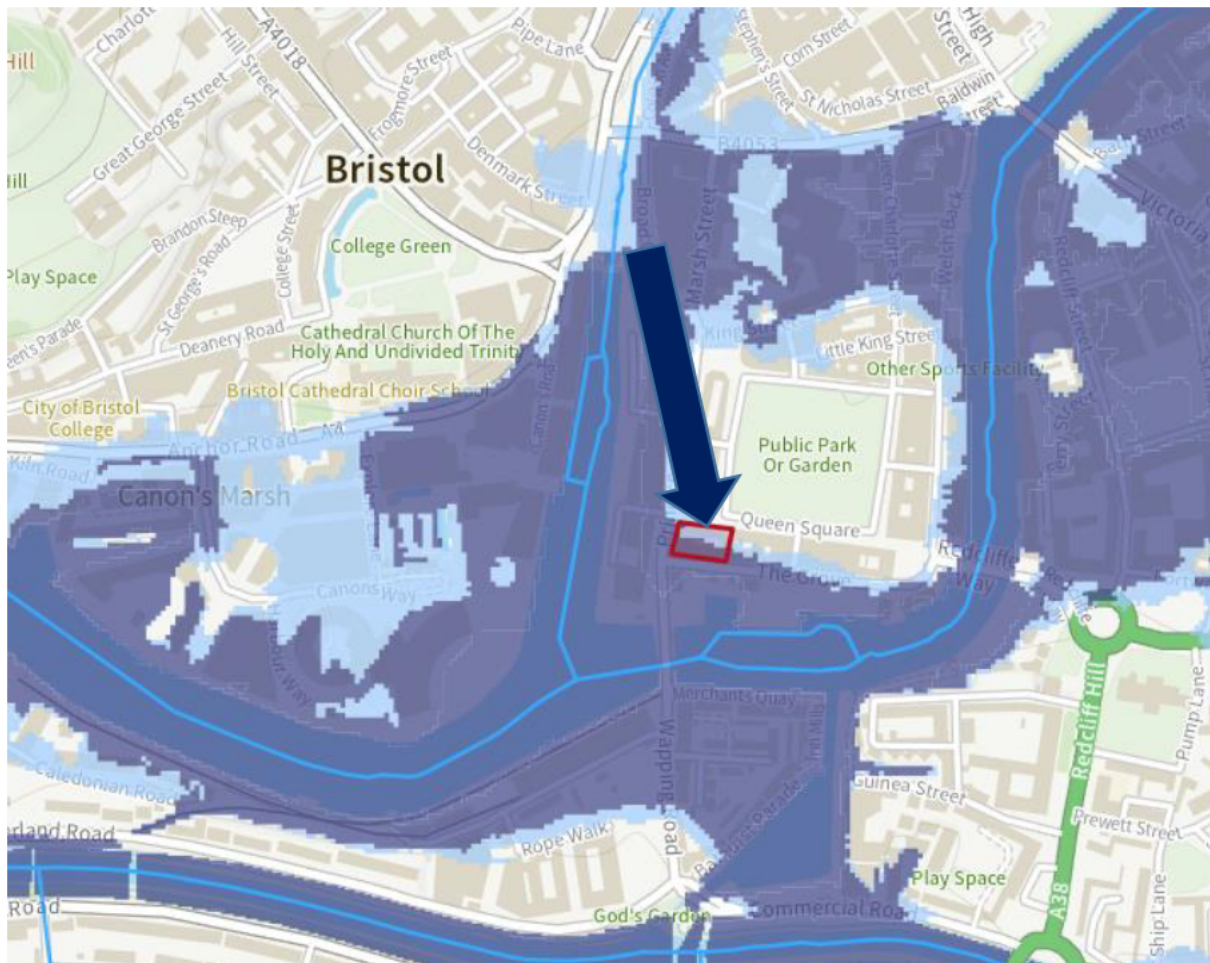
Internal Potable Water Fixing	Flow Rate / Capacity
Toilet	Dual Flush 6 and 4 litres
Basin Taps	6 litres / minute
Shower	10 litres / minute

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### Minimising Flood Risk

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



However, as the works are to refurbish and re-fit an existing structure on the 3<sup>rd</sup> and 4<sup>th</sup> floors, 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 renovations has been well designed to cope with and mitigate against the effects of climate change. The energy strategy proposes the installation of heat pumps to help offset some of the carbon dioxide emissions associated with the hotel, whilst the proximity of local amenities and public transport links should help to reduce car journeys associated with the re-development. Additionally, as the works are a renovation to an existing building, flood risk at the site will not be affected.

The likely impact on the local environment as a result of this proposed renovations 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](#)