

## Sustainability Statement

### 161-162 New Bond Street – 5<sup>th</sup> floor ‘Change of Use’

#### Context

The proposed new residential accommodation is to be realised within an existing building constructed in 2014 (behind façade retention). At the time of the original project the external envelope was completed inclusive of exterior walls, windows & doors. Services provision was put in place with power supplies, data, ventilation and drainage connections pre-installed. The space has subsequently remained a ‘grey box’ shell pending fitting out.

The proposed project to implement residential accommodation is therefore wholly internal.

#### LEED - Leadership in Energy and Environmental Design

The project will be subject to a LEED design process and performance assessment. The process targets the creation of energy efficient healthy environments and includes a wholistic approach to both the design and construction process.

#### Construction Process

The construction process will be subject to specific assessment for energy use, cleanliness, selection and recycling of materials.

**Materials** - Materials are to be selected on the basis of low carbon manufacture and the ability to be recycled. Natural materials are to be sourced from sustainable production suppliers with low carbon methods of installation (i.e. the avoidance of heat processes such as welding or brazing).

**Recycling** – All waste materials are to be categorised and process via a licenced recycling wasted processing contractor.

**Clean Air** – During construction an air filtration system will be in place to remove construction dust particles from the air.

#### Heating & Cooling

The heating and cooling provision is to be provided by electrical comfort cooling and heating systems. No natural gas will be utilised withing accommodation.

The heating and cooling strategy focuses on the prevention of heat loss and the avoidance of excessive heat gain through the external envelope.

External walls are existing but are to be internally lined with mineral insulation.

All glazing is double pane with air-gap insulation inclusive of opening doors. All glazing includes trickling ventilation windows/doors are openable to provide natural ventilation.

Sun-control blinds are to be installed to external glazing to reduce het gain from direct sunlight.

**Water Consumption**

All internal appliances (dishwashers, washing machines) are to be A+ graded for electrical efficiency and selected on the basis of water efficiency.

Flow rates on taps and shower heads are to be control via the specification of reduced flow fittings.

Water consumption for lavatories is to be split into twin flush units to vary the water consumption to purpose.

All water consumption will be metered.

**Electrical Appliances**

All electrical appliances are to be selected based on an A+ energy use rating or better.

**Metering**

Electrical metering is to be categorised in line with Part 'L' with real-time energy use information made available to the user.

**Planting**

External areas (terraces) are to include planters with rainwater recycling irrigation. No existing vegetation will be lost as part of the development.

**Future Use**

The fitting out of the interiors will include for easily demountable partitioning to allow for future redevelopment or reconfiguration of the spaces should the use requirements change.