

## Sustainable Design Statement – 53/54 GROSVENOR STREET

- Installation of 3 Nr roof mounted air condition condenser

**1. Site Address**

53-54 Grosvenor Street, London, W1K 3HU

**2. About your development. Please use our [interactive policies map](#) to find out what policy constraints listed below apply to your site:**

Is your site (identify all that are applicable)?	
In an <a href="#">Air Quality Focus Area</a> ?	<input type="checkbox"/>
In a <a href="#">Flood Risk Zones 2/3</a> (mainly Pimlico and Victoria areas and sites close to the River Thames)?	<input type="checkbox"/>
In a <a href="#">Surface Water Flood Risk Hotspot</a> <sup>1</sup> ?	<input type="checkbox"/>
In or next to a <a href="#">Site of Importance for Nature Conservation</a> <sup>1</sup> ?	<input type="checkbox"/>
A <a href="#">listed building</a> <sup>2</sup> or in a <a href="#">conservation area</a> <sup>3</sup> ?	<input checked="" type="checkbox"/>

**In each case where you have answered yes to any of the above, please provide details.**

Building is located with the Mayfair Conservation Area

**3. Materials and [Circular Economy](#)** Describe what materials you are using. In line with our policy, are you prioritising durable and high quality materials? Are you using low carbon healthy materials (i.e. low VOC emitting materials) and products made of natural materials?<sup>3</sup>

<sup>1</sup> The [Wildlife Assessment check](#) tool may help clarify whether your project needs expert ecological advice.

<sup>2</sup> You will also need a design and access/ [heritage statement](#) and should choose measures which are sensitive to historic significance and traditional fabric, following [Historic England advice](#).

<sup>3</sup> For advice on sustainable materials, see the Green Guide to Specification [www.bre.co.uk/greenguide](http://www.bre.co.uk/greenguide)

Could you reuse materials on site and reduce or recycle the waste that will be created as a result of your extension/ refurbishment project?<sup>4</sup>

The proposed Air conditioning equipment is manufactured by Toshiba who are a carbon neutral manufacturer and use the HFC refrigerant (R32) which does not destroy the ozone layer.

- 4. Optimising resources (energy and water)** City Plan policy requires development to optimise resource efficiency and minimise the need for plant and machinery, incorporating design for energy and water efficiency and following the principles of the [energy hierarchy](#). Please use the tables below to identify any measures incorporated and provide details and specification in the space below or attach product details to your statement, where relevant.

Energy Efficiency	Yes	No	N/a
Natural/ passive ventilation and design measures to reduce the need for mechanical plant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing and retained base build system supplies ventilation			
<a href="#">Mechanical ventilation with heat recovery</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing and retained base build system supplies ventilation			
Active cooling systems, i.e. Air Conditioning Unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Installation of new modern equipment for the floor will allow for a controllable environment which can offer a reduction in energy usage using a more efficient and modern equipment			
Draught-proofing <sup>5</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plant being supplied for tenant fitout, existing envelope of the building is not being altered			
Insulation <sup>6</sup> (for example to roofs, tanks, pipes, internal or external walls)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plant being supplied for tenant fitout, existing envelope of the building is not being altered			

<sup>5</sup> <https://energysavingtrust.org.uk/advice/draught-proofing/>

<sup>6</sup> <http://energysavingtrust.org.uk/energy-at-home/reducing-home-heat-loss/>

Repairs/ damp proofing work to improve energy efficiency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plant being supplied for tenant fitout, existing building is not being altered			
Secondary or high performance glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing secondary glazing being retained			
<a href="#">Renewable energy technologies</a> (e.g. photovoltaics, solar thermal panel, heat pump <sup>7</sup> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plant being supplied for tenant fitout, existing building is not being altered			
Smart meters <sup>8</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plant being supplied for tenant fitout, existing building is not being altered			
Energy efficient lighting or appliances <sup>9</sup>			
New LED lighting will be installed on the floors, however not part of planning application			
Other – please specify	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Click or tap here to enter text.			

<b>Water Efficiency</b>	<b>Yes</b>	<b>No</b>	<b>N/a</b>
Can you incorporate any water efficiency or management features (e.g. water efficient taps, shower heads, use of water efficient A or B rated appliances, rainwater harvesting, water meter)? Please specify below.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Not altering any water systems			

**5. Greening, biodiversity and climate resilience**

**Does your development involve the loss of an ecological feature or habitat, including a loss of a tree, garden or green space? Indicate if yes/no and provide details below-**

No

<sup>7</sup> <https://energysavingtrust.org.uk/advice/in-depth-guide-to-heat-pumps/>

<sup>8</sup> <https://energysavingtrust.org.uk/advice/guide-to-smart-meters/>

<sup>9</sup> <https://energysavingtrust.org.uk/energy-at-home/buying-energy-efficient-products/>

**Have you considered any of the following opportunities for greening and enhancing biodiversity? – where yes, please provide details in the space below.**

	Yes	No	N/a
A green or blue roof or green wall (please specify below whether extensive/intensive green roof or other)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plant being supplied for tenant fitout, existing building is not being altered			
Pond or rain garden <sup>10</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plant being supplied for tenant fitout, existing building is not being altered			
Other greening including green walls, tree planting, additional landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plant being supplied for tenant fitout, existing building is not being altered			
Wildlife enhancement features (such a bird/bat or insect boxes)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plant being supplied for tenant fitout, existing building is not being altered			
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Click or tap here to enter text.			

**Will your proposals result in a reduction or increase in hard surfacing? Will you use permeable materials and/or other measures for hard standings or parking areas to reduce surface water run-off and evaporation?**

No

- 6. Other – Please use this space to provide any further commentary on the proposed works, how they have incorporated sustainable design principles and set out any sustainability accreditation or standards you are pursuing, for example Enerphit, BREEAM or [LETI best practice standards](#). Where accreditations are being achieved, please provide any assessments with your statement.**

Not applicable as plant being supplied for tenant fitout, existing building is not being altered

<sup>10</sup> <https://www.susdrain.org/delivering-suds/using-suds/suds-components/infiltration/rain-gardens.html>