

# **4D PLANNING™**

Chartered Town Planners & Architectural Technicians

## **SUSTAINABLE DESIGN STATEMENT**

Install external and roof-top plant and equipment and all associated works.

**Property Address:** 147-149 Wardour Street, W1F 8WD.

**November 2023**

## **1.0 INTRODUCTION**

**1.1** This Sustainable Design Statement is submitted on behalf of the applicant in respect of a planning application to install external and roof-top plant and equipment and all associated works.

**1.2** This Statement provides commentary on how the design has positively addressed the sustainable design principles set out in Policy 38D and related policies of the City Plan 2019-2040.

## **2.0 SUSTAINABLE DESIGN MEASURES**

### **Use of High-Quality Durable Materials and Detail:**

The heritage setting of the premises have influenced proposed works. The plant would be sited where there would be no visual impact to the public realm.

### **Providing Flexible, High Quality Floorspace:**

The use is an example of commercial floor space adapting to an alternative use.

### **Optimising Resource and Water Efficiency:**

No new building footprint is being created and no ground disturbance works are necessary.

### **Enabling the Incorporation of, or Connection to, Future Services or Facilities:**

The existing building is fully serviced and the proposed unit can readily connect to such services.

### **Minimising the Need for Plant and Machinery:**

Any plant / equipment / servicing needs can be housed within the building and appropriately screened. The plant and equipment proposed is essential for the use of the premises.

### **Urban Greening:**

Not applicable.

**Energy:**

All efforts will be made to ensure that internal equipment will have high energy efficiency ratings.

**Heritage:**

It is not considered there would be any adverse impacts arising from the proposal in respect of heritage. Heritage matters are discussed in the accompanying Design & Access / Planning / Heritage Statement.

**Breem assessment:**

The development is not of a scale to require BREEAM standards.

**Suds Strategy:**

Not applicable.

**3.0 CONCLUSION**

**3.1** It is considered the proposed development meets the requirements of Policy 38D of the Westminster Local Plan. It represents sustainable development and is responsive to likely risks and consequences of climate change.