

## **Sustainability Statement**

With reference to the planning and listed building consent reference 2011/2254/P and 2011/2256/L, Condition no 6.

### **Background**

25, 27 and 29 Sicilian Avenue were designed as three independent retail units and have been adapted at various stages of their life to suit tenant demand.

The consented proposal merges the three units into a single unit over ground and basement. The explanation for the reconfiguration is included in the Design & Access Statement which formed part of the planning and listed building applications. This document explains the basis for the 'base shell' that will be further adapted to suit a specific tenants needs. The generic shell provides the minimum facilities for the unit to 'stand-alone' and is not intended to be the final arrangement. For example, the heating and ventilation system is not installed – the tenant will decide whether to include air-conditioning, extract and ventilation to suit their operational requirements.

### **Heritage management**

How do proposals reflect the local heritage features?

The works to the three units are part of the larger scheme for the incremental refurbishment of the buildings on Sicilian Avenue. The purpose of the work is to restore the individual units, removing the accumulated fixtures, fittings, finishes, redundant services etc. The shop fronts are being restored as far as practicable back to their original condition, replacing damaged or missing elements and adapting to suit current security requirements.

A signage strategy has been developed to provide continuity and a level of quality of signage over the whole development and to identify a single source of manufacturer to help tenants obtain the best price for researched solutions.

How are external materials sympathetic to the character and appearance of the area?

The external materials have been selected to match existing finishes, all as previously approved by the planners and conservation officer for other unit refurbishments.

### **Secured by Design**

The Crime Prevention Officer was consulted at the initial stages of the refurbishment works. Anecdotal evidence was also used to develop the design of the 'generic' shell to allow the tenant to further adapt the unit. An example being to identify a security shutter that could be incorporated that would meet the design objectives of the conservation officers whilst satisfying the tenant requirements. CCTV has also been introduced to help monitor the Avenue and the type of tenant targeted will increase the activity in the avenue over a longer period during the day, all creating a safer environment.

### **Travel and Transport**

No additional space is being created by the works. A single business instead of two former businesses will operate which will reduce the number of deliveries and collections required to the unit. No parking is available on site although secure cycle parking is included within the service yard at the rear of the building.

### **Energy Efficiency**

The unit includes gas and electrical supplies – but there is no heating or ventilation system included as part of the 'base shell'. The tenant will make their own Planning and Building Regulation submissions which will include their own Sustainability Statement.

### **Pollution Control**

The base shell works comprise of minimal works including creating openings between units – with demolition of internal walls; specialist damp-proofing works and refurbishment of existing timber suspended floors.

### **Waste Management**

The waste handling by the tenant will have to conform to the overall site management requirements. The tenant will be required to submit details of their recycling and refuse management for approval by the landlord.

### **Water Management**

A single wc will be installed as part of the base shell works. The sanitaryware has been specified to include a low water volume wc and tap.

### **Biodiversity and Open Space**

The proposed works do not have an impact on biodiversity and make no change to the exterior environment.

### **Issues/Revisions**

\_00 17 October 2011 Issued