

# File Note

# ARUP

13 Fitzroy Street  
London  
W1T 4BQ  
United Kingdom  
www.arup.com

t +44 20 7636 1531  
d +44 20 775

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Project title    **Central St Giles**

Job number

266265

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cc

File reference

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Prepared by    **Joe Marino, Yaiza Gonzalez, David Gilpin**

Date

10 August 2020

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Subject        **Sustainability Statement Addendum**

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## 1        Introduction

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A series of upgrade works are planned for the Central St Giles development to improve the office facilities. These relate primarily to providing increased provision for cyclists to reflect the rising numbers of building users cycling to the building. The initial phase of work intends to upgrade the basement level of the building and consists of:

- Increased provision of cycle storage facilities to reflect an increase in cycling by building occupants.
- Increases provision of shower facilities, including refurbishment of existing shower facilities.
- Relocation and upgrade of FM office.
- Heating plant upgrade involving:
  - Removal of installed biomass boilers.
  - Increased gas boiler capacity, including recommissioning of existing accumulator tank.
  - Increased DHW calorifier capacity.
  - Use of water to water heat pumps to recover waste heat from the cooling system for use in the heating system

Some of these proposed changes will require a deed of variation to amend the Eight Schedule of the S106 Agreement, which relates to the Sustainability Plan. Specifically, the proposed design will require alterations to the following sections:

- Section 4 - Renewable Energy
- Section 5 - Water Conservation

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## 2 Renewable Energy

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Section 4 of the Sustainability Plan contained within the Eight Schedule of the S016 Agreement states the following:

*“To implement a renewable energy strategy through the use of wood pellet fired boilers with the following proviso’s:-*

- *That a proven supply chain is available.*
- *That an economic supply is available.*
- *That the technology is proven and robust.*

*The boilers will serve the heating requirements for the Offices and Affordable housing and hot water for both Affordable and Private Housing.”*

The amended wording is suggested as follows:

*“To implement a renewable energy strategy through the use of water source heat pumps to recover waste heat from the cooling system with the following proviso’s:-*

- *That operation is economically feasible.*
- *That the technology is proven and robust.*

*The water source heat pumps will supplement the gas boilers to serve the heating and hot water requirements for the Offices, Affordable and Private Housing.”*

Further details are provided in the Energy Statement Addendum.

## 3 Water Conservation

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It should be noted that the proposed shower facility upgrades will involve the specification of low flow fittings. This is in line with original water conservation measures, which prioritised low flow fittings, and will ensure that efficiency will be maintained during the shower facility upgrade.

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### DOCUMENT CHECKING (not mandatory for File Note)

	Prepared by	Checked by	Approved by
Name	Joe Marino		
Signature			