

sustainable development

Regenerating town and city centres with open street, energy efficient schemes that fulfil the needs of the local population is inherently a more sustainable form of development.

Centros has completed nine such retail-led town centre regeneration projects in the last ten years. All are operational and contribute to the ongoing life of the towns they have been built in. A number of these projects have also retained and restored listed buildings and one even involved moving a Grade 2 listed building to enhance its setting.

We work with our Local Authority and retail partners to provide sustainable developments which minimise environmental impact and we have developed a particular interest in:

- waste
- energy efficiency
- water efficiency
- the use of sustainable materials

We are also working with our design partners to look at:

- renewable energy sources and their application in mixed-use developments
- waste segregation and use of bio-degradable packaging for deliveries.
- BREEAM and energy performance certificate rating criteria to ensure we achieve the best possible rating with meaningful actions.

Centros is fully committed to the sustainability agenda and we are continually moving forward in the way we design, develop and deliver our new buildings. By careful consideration of the materials we use and adopting innovative working methods, we are always looking to enhance the communities within which we develop.

Examples of initiatives being followed on our current schemes in Bury St Edmunds and Portsmouth include:

arc, Bury St Edmunds

- We found that the best solution for providing heating and cooling to the 500-seat public auditorium in the centre of the scheme was the use of ground water heat pumps. This installation is now in place and will come into use on the opening of the development in 2009.
- Extensive use of sustainable materials such as timber for cladding of the buildings is a major feature of arc. We have worked with TRADA and timber suppliers to ensure the timber is left to weather naturally, thus preventing the need for chemical stains to treat the cladding every five to seven years.



arc, Bury St Edmunds: extensive use of sustainable materials plus geothermal heating and cooling



Northern Quarter, Portsmouth: use of green roof technology, centralised heating and cooling plant, re-cycled and sustainable materials, plus reduced vehicle movements and local workforce training

Northern Quarter, Portsmouth

- Our Portsmouth scheme is using green roof technology to enhance the urban environment for residential dwellings and to provide a medium for grey water harvesting and usage. This work is being carried out in conjunction with one of our retail partners, John Lewis Partnership.
- A centralised heating and cooling plant is also being installed to provide facilities for incoming retail tenants, thus eliminating the need for each tenant to provide its own chillers and package plant. This will ensure that much less energy is used by the development overall.
- We are looking closely at the servicing facilities and considering all of the available alternatives to reduce vehicle movements, such as consolidation centres and the use of electric vehicles to transport goods from the centre to the retailers.
- The main contractor on Portsmouth will be required to re-cycle 80% of the demolition materials for use either on the site or in off-site construction.
- Materials will be screened to ensure they are sourced from ethical and sustainable sources.
- A provision for training and local employment will be included in the contract to provide a local sustainable employment market for construction workers.