

Response to consultation on Conversion of Grafton Centre into Labs

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We're supportive of the proposal to convert shops to lab space, increasing permeability across the site, and retaining/repurposing existing structures. However, we'd like to see it become an exemplar low carbon site.

As part of the redevelopment we suggest in addition:

- High standards of insulation and airtightness incorporated as part of the refurbishment. The current buildings are likely to have quite poor standards
- You should commission a thorough professional study to look at the options for net zero carbon heating. Bouygues have done some good work for the councils. <https://www.bouygues.com/en/> For example space heating by heat pumps (not gas boilers) Consider whether these could be ground source, rather than air source, or possibly from a heat network.. You should also give consideration to installing an ambient heat network (so heat removed from refrigerated labs on one unit could be put into the network and then used as a heat source for heat pumps heating another unit) These networks can be very efficient.
- Solar PV installed on all possible roof space, together with battery storage. Labs are heavy users of electricity, so this will be a vital part of decarbonisation. Low cost, low carbon electricity will also be welcomed by the future occupiers/tenants/owners of the buildings
- Secure storage and charging facilities for bikes and e-bikes (with reduced space for cars)
- Retain facilities household and food shopping, as well as cafes. These will be useful for both employees and local residents

These "low carbon" measures should all be very attractive when you come to marketing the units to their future occupiers

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