

05 June 2023

Decon PM Ltd  
3<sup>rd</sup> Floor,  
68-69 St Martins Lane,  
London,  
WC2N 4JS

For the attention of Mr. Alex Chapman

Re: STS0870 – Ottolenghi, 32-34, Rossllyn Hill, London, NW3 1NH – External Condensers

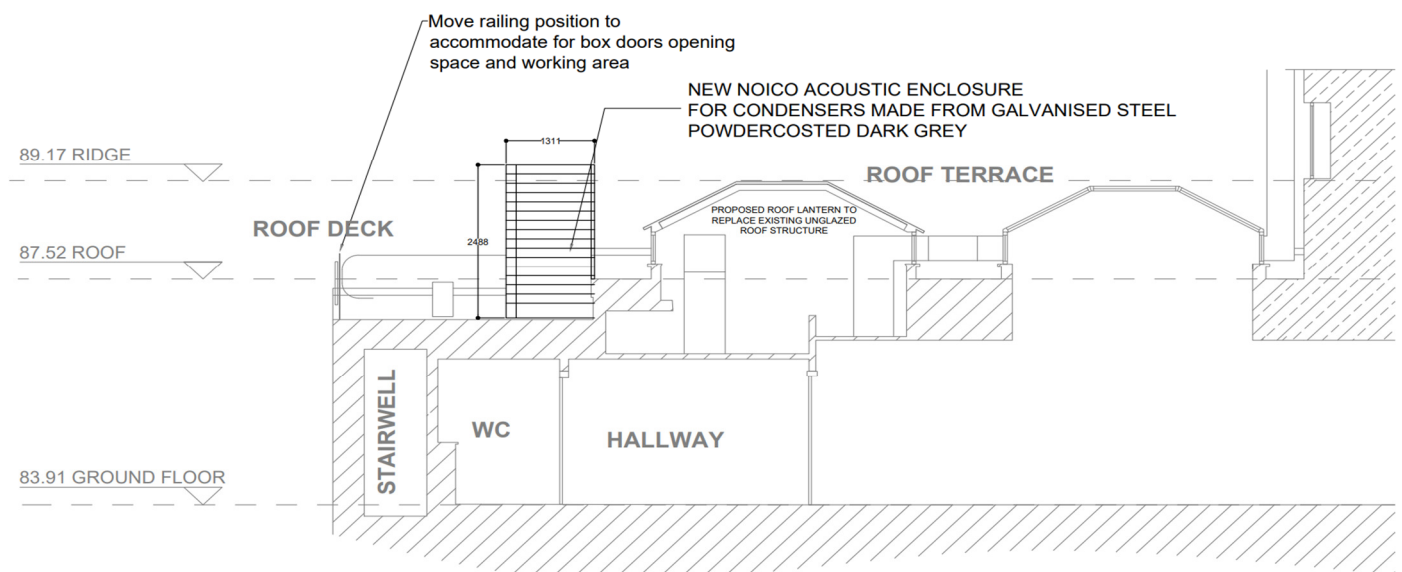
The reasoning behind the need to have a total of 5 external condensers is as follows:

The three Samsung ac condenser units, REF CU1, CU2 and CU3 are providing the necessary cooling and heating demands for the front of house customer areas. These units have also been retained from the previous tenant who used the same ground floor space for their customer area. The ground floor area measures approximately 130m<sup>2</sup>. The cooling load for a restaurant is based on 220 watts per m<sup>2</sup> floor area, therefore this equates to a cooling load of 28.6kW. The three Samsung ac condensers provide a cooling load of 30kW which is suitable for the size of this restaurant.

The single Danfoss condenser, ref CU4 is required to serve the walk in coldroom in the kitchen. This unit has also been retained from the previous tenant.

The single Daikin ac condenser unit, ref CU5 is providing cooling to the kitchen space that will allow a more comfortable working environment for the kitchen staff when the kitchen is in operation. The basement kitchen area measures approximately 40m<sup>2</sup>. To provide an element of spot cooling for kitchen staff the cooling load is based on 300 watts per m<sup>2</sup> floor area, therefore this equates to a cooling load of 12kW. The single Daikin ac condenser provides a cooling load of 12.5kW.

Due to the layout of the roof with it having two pitched roof light sections and minimal flat roof space, there is only one suitable location to site the condensers whilst at the same time having the correct amount of space to house them within the required acoustic enclosure which is needed to ensure that any mechanical plant noise is minimised in accordance with the Acoustic Assessment submitted with the current planning application (ref: 2022/5249/P). The proposal is supported by the Council's Pollution Control Officer's memorandum to the Planning Officer dated 11 May 2023.



Kind regards



Craig Ballantyne  
Director  
Spiritus Technical Services Ltd



**Spiritus**  
Technical Services Ltd