

Hi Connie,

Please kindly see our hierarchy statement for the application at 2-6 Leeke Street below.

*This statement has been prepared in support of the proposal to install a heat pump system comprising of 5 external condenser units at 2-6 Leeke Street. The condensers will not be visible from street level as indicated in the street visibility sections provided as part of the planning application thus limiting the visual impact to the surrounding built environment within the conservation area.*

*The 5no. condenser units indicated in application 2024/4526/P are proposed as an energy efficient solution to improve the internal environment of the existing building at 2-6 Leeke Street. The proposed works are small scale, as the proposed installation area of the roof mounted condenser units is less than 25sqm. The proposal for this site is not associated with a comprehensive refurbishment scheme and active cooling is a justifiable solution.*

*Due to the nature of the existing envelope and the site being in a conservation area, there is a limited scope for improvement of the cooling hierarchy of this building as there is a fixed 12.5 % glazed surface area ratio to the external façade for passive ventilation. Additionally, this proposal is for an office space adjacent to a busy central hub and main road, the use of passive ventilation would provide an unfavourable working environment for the occupiers both from noise pollution and air pollution. To reduce heat gain, the building will be fitted with LED lighting and low energy appliances.*

*Free cooling or night cooling would not be suitable for this site as the windows and doors cannot be left open overnight for security reasons (expensive computer equipment stored in the office overnight, private client and employee information such as drawings and documents stored on-site, etc.)*

*The existing gas boiler is to be replaced with a lower carbon electric heat pump complemented with a mechanical ventilation heat recovery system which will optimise the energy efficiency of the building. As per Policy CC1, this proposal provides a sensitive energy efficient improvement to the existing building.*

*This system will have an on/off control at room level to allow manual management of the system where heating and cooling is no longer desirable as per Approved Document L. Furthermore, the proposed retention of the existing ceiling heights and thermal mass will contribute to the heat management within the building as per The London Plan.*

*As the existing building envelope is to be retained within its context, there is no viability for new green infrastructure: green and blue roofs and green walls as per the Policy SI 4 of The London Plan and Policy CC2 of the Local Camden Plan. The proposal seeks to improve the existing condition of the building without impacting the existing structural integrity of 2-6 Leeke Street. The orientation and thermal performance of the external envelope shall not be altered due to the limited scope of works.*

*To summarise, the proposal at 2-6 Leeke Street is to replace the existing gas fired heating system with an electric heat pump and ventilation system that will improve the internal environmental condition for occupiers and also reduce emissions and energy use. The windows within the office spaces, the existing height of the ceilings and the thermal mass of the building will be retained.*