

Our Ref: LCY13430/JNP

8<sup>th</sup> October 2018

Mr Alex Kim  
Asset Manager  
FabrixCapital  
14 Hanway Place  
London  
W1T 1HD

Dear Mr Kim

## **Symes Mews – MEP Services Energy Statement**

Please find below a high-level energy statement to support the proposed refurbishment and change of use of the Symes Mews property in Camden. This can be developed further as the design progresses.

The building refurbishment will make best use of available low energy technologies. This will include:

1. Replacing existing high energy discharge lighting with low energy LED lighting.
2. Providing adaptive lighting controls with day-lighting linking and presence/absence detection.
3. Replace existing electric radiant panel heating with modern efficient gas boiler systems.
4. Limit the use of mechanical cooling to only those areas where required.
5. Where installed, mechanical cooling to be as energy efficient as feasibly possible and controlled to minimise fuel demand.
6. Where building fabric is replaced (e.g. glazing) or augmented (e.g. insulation), consideration shall be given to optimising this to align with installed HVAC systems.
7. Energy metering to be installed to allow monitoring, and hence management and reduction of fuel demand.

Please contact me if you require any clarification or additional information.

Yours sincerely,



**Jason Pullen**  
**Associate Director**  
**Hurley Palmer Flatt**