

From: Daniella Marrocco
Sent: 21 February 2019 18:05
To: Hazelton, Laura
Cc: James Armitage-Hobbs
Subject: RE: Symes Mews - 2018/5173/NEW

Hi Laura,

Please see below responses, relating to each of the outstanding Energy/Sustainability items in turn.

BREEAM Pre-Assessment

Please find attached a BREEAM Pre-Assessment report, prepared by HPF, which sets out that the proposals can achieve a likely current rating of Pass and potential rating of Good.

Overheating

The Energy Statement, prepared by Hurley Palmer Flatt, assesses the overheating and cooling energy demand of the building. By virtue of the majority of the occupied space remaining as naturally ventilated cooling has been minimised in-line with hierarchy intent. The application is for a change of use only and as such there is little scope to improve the existing internal conditions other than the limited cooling being proposed.

Apart from the selected window replacements, the building's existing fabric is being retained as much as possible. The building is of typical brick/block construction, which has an inherently good level of time-lag allowing summer heat to be absorbed during the day and released in the evening. One of the main office spaces has a double height ceiling which promotes stratification allowing the heat to rise beyond the occupied zone encouraging a cooling working environment and further mitigating the need for artificial cooling. The building has openable windows which are to be retained; this allows passive ventilation and will help keep the office spaces cooler during the mid-seasons and summer period. The openable windows mitigate the need for mechanical cooling, which will be limited only to areas where it is required. The assessment undertaken and reported finds that all spaces except one of the open office spaces pass Criterion 3, shown in the BRUKL. The open office space fails by a very small percentage (0.7%) and this could be mitigated through the use of occupancy blinds.

Air Quality

Construction Phase

The application seeks a change of use only and there will be very little construction taking place other than minor internal alterations to facilitate the conversion of the existing art gallery to office space. The proposed conversion works will generate very little construction traffic and will not generate any significant dust emissions as no demolition will be taking place. Of the minimal dust create through construction measures these will be mitigated through on-site dust control measures e.g. damping down where applicable. As such we consider the proposed works would have a negligible impact on existing air quality as a result of construction traffic.

Operational Phase

The proposed development does not provide any car parking spaces and is located in a sustainable location in close proximity to Mornington Crescent and Camden High Street underground stations and bus routes along Camden High Street, and the provision of cycle parking spaces on-site will encourage sustainable transport methods.

The proposed office development is expected to generate 3no. deliveries per day, as set out in the Transport Statement prepared by TTP Consulting, which is considered to result in a negligible impact on the local highway and in terms of impact on local air quality due to number and deliveries typically being by post, online order and office supplies that will likely already be in the area and part of a multiple drop-off schedule.

As such, during the operational phase the proposed development is considered to have negligible impact on existing air quality as a result of road traffic exhaust emissions.

Conclusion

The application is for a change of use only, with minimal internal alterations to facilitate the conversion to office. As such, air quality impacts from construction is predicted to be negligible. There are no car parking spaces proposed as part of the development and the number and type of delivery trips generated by the office are expected to be minimal. As such, air quality impacts from operational phase is predicted to be negligible.

We will provide you with a response on Affordable Workspace tomorrow.

Kind regards,
Dani

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