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Sent: 03 July 2020 11:47
To: Sild, Thomas
Subject: 41-45 Neal Street - Plant - LPA Ref. 2020/2003/P

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Good Morning Thomas,

Further to our recent discussions – please see the below statement relating to Policy CC2 (Adapting to Climate Change).

Specifically, as you have stated, Policy CC2 will require development to be resilient to climate change. All development should adopt appropriate climate change adaptation measures such as: d) measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

I note that the policy intention seems to relate solely to “any development involving 5 or more residential units or 500 sqm or more of any additional floor space” of which then needs to be justified within a Sustainability Statement. In addition, it is highlighted that the London Plan’s ‘cooling hierarchy’ (Policy 5.9 Overheating and Cooling) refers specifically to ‘major’ developments only. Notwithstanding this, we provide you with the following information below set against the Major’s ‘Cooling Hierarchy’:

- *Minimise internal heat generation through energy efficient design;*
 - *This application is for AC only and does not propose any external alterations to the existing building. Notwithstanding this, the building is currently being refurbished under ‘BREEAM Refurbishment Non-residential’ criteria to provide for a completed environmental and energy efficient rating / level of ‘very good’.*
- *Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls;*
 - *The building is existing and located within a conservation area. Therefore limited opportunity exists for external alterations to the fabric of the building. The AC is also for the existing ground floor retail units and will provide both cooling and heating (eg. requiring no need for central heating).*
- *Manage the heat within the building through exposed internal thermal mass and high ceilings;*
 - *The building is existing and therefore does not allow alterations to ceiling voids or heights.*
- *Passive ventilation;*
 - *The AC relates to the ground and basement shop unit which does not include any openable windows (such is restricted by Camden). Only the door remains openable which would be down to individual tenants but present possible security concerns or impact to resident amenity such as shop music escaping from the building easily.*
- *Mechanical ventilation; and*
 - *Mechanical ventilation would not provide prospective tenants with the cooling or heating as required.*
- *Active cooling*
 - *Active cooling has been considered using AC units to the rear of the building. The proposed AC units would represent the smallest, most efficient units for the space.*

I trust the above is sufficient, however please don’t hesitate to contact me should you wish to discuss the above.

Kind regards

Rupert

Rupert Litherland

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