

Chan, Mark

From: Sophie King
Sent: 10 August 2020 17:04
To: Chan, Mark
Subject: RE: Spectrum House - 2020/2612/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Mark,

Further to my email, please see below the Applicant's commentary on the rationale behind the condenser layout on site.

The quantum of units is generated by the configuration of the building which is segregated into a number of small units to support smaller businesses and their need for small flexible space.

Westbrook Properties acquired the building between 2017 and 2018. The units have undergone historic refurbishment during which the cooling was provided (we understand from the previous owners (Workspace) that this occurred in 2012, approximately 8 years ago). At this time, the units were also provided with upgraded services to provide energy efficient lighting and services. The nature of the refurbishment works did not give opportunity to capitalise on orientation, shading or other fundamentals such as improving floor to ceiling heights.

The use of natural ventilation has been retained with openable windows to all units. While replacement of existing parts of the building envelope was considered it was not considered possible due to the knock on effect it would have had on structural load on the existing building which in part is of lightweight construction. Equally the improvement of the building envelope would only have obtained minor improvements not sufficient to negate the need for comfort cooling.

Therefore owing to the existing building constraints (both at the time of installing the AC units and subsequently) it has been found that the existing arrangement represents the optimum layout on site to accommodate the needs of the building. Of note there is an expectation on the part of prospective tenants that the building enjoys optimum cooling and heating solutions. The age of the building requires some mechanical heating and cooling solutions in order for the space to be practically capable of being occupied and thus let.

I trust the above is clear, but please do not hesitate to contact me if there are any further questions on this issue.

Kind Regards,
Sophie

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