



12 February 2021

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Dear Matthew,

RE: 25 Old Gloucester Street, WC1N 3AF

Thank you for sharing the proposed development with me.

As the climate changes and the population grows larger, consideration to re-use, rather than replace existing structures is essential. This principle is adopted by Camden's planning policy to help ensure Carbon lifecycle emissions implications have been considered for the proposed scheme.

The question of how to handle older buildings, whether it is most advantageous to demolish and rebuild - or to refurbish a specific building, is complicated, containing many parameters that need to be taken into consideration. The answer to the question depends on what aspects are treated and prioritised, whether it is the economic aspects, or what is most convenient for the intended use. I can see that this has been carefully considered by BHA and adopted as a guiding principle in the development of the application proposal, which retains and improves the greater part of the existing built structure on the application site.

Initial assessment has identified that the proportion of structure to be removed is no more than about a quarter of the total. The whole of the building up to the top of the ground floor will be retained, as will the whole of the frontage building and rear hall. The structure proposed for removal is limited to the single above ground floor of the modern central room, comprising roof slab, first floor slab and three walls from first floor level to roof.

The principal reason for removing this fabric is to facilitate the improvement of the existing community facility on the site, which is in a highly accessible location and for which there is a high local demand from residents. Retention of the modest amount of fabric to be removed would both severely constrain the amount and accessibility of the D1 accommodation on the site.

However, since most of the energy usage and CO2 emissions is connected to the building's operating stage, in this case a 60-year period, optimising the buildings design in order to lower its energy demand is of utmost importance. The addition of suitable thermal insulation to the internal surface of the external walls would give rise to a significant loss of D1 floor space and remove the beneficial thermal mass in the summer months resulting in more carbon loss for cooling. As more than 90% of the fabric to be removed will undoubtedly be locally recycled (as it would be far more expensive to landfill) the embodied carbon will continue to serve a useful purpose in the built environment.

The new building envelope constructed in its place will contribute to a vastly improved energy performance of the building and therefore lower carbon footprint moving forward whilst preserving and enhancing the Architecture from the street. As a whole, that will considerably outstrip the performance of the existing, even after enhancement, to a degree that will help ensure a net carbon reduction over the predicted 60-year lifecycle. Moreover the uplift in space of approximately 500m² on this central site will reduce the need for such space to be

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Initial Assessment to Planning**

provided in a potentially less sustainable location elsewhere, reducing carbon emissions from travel.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Todd'.

Philip Todd B.Eng (Hons) CEng MCIBSE, MIET, BREEAM AP, LCC
Managing Director

For and on behalf of BSE3D Ltd