

4.0 Architectural Design

4.18 Stakeholder Engagement

3. Privacy & Overlooking mitigation

Proposed Southern Upper Levels: Da Vinci Side

Similarly, the Da Vinci upper floors experience overlooking from the existing NCP car park and offices.

Existing



- Currently nothing obstructs the view from the NCP car park to Da Vinci House

Proposed



- A landscaped 'buffer' offers improved privacy from existing condition.
- Tall planting is proposed to ensure it obstructs views.

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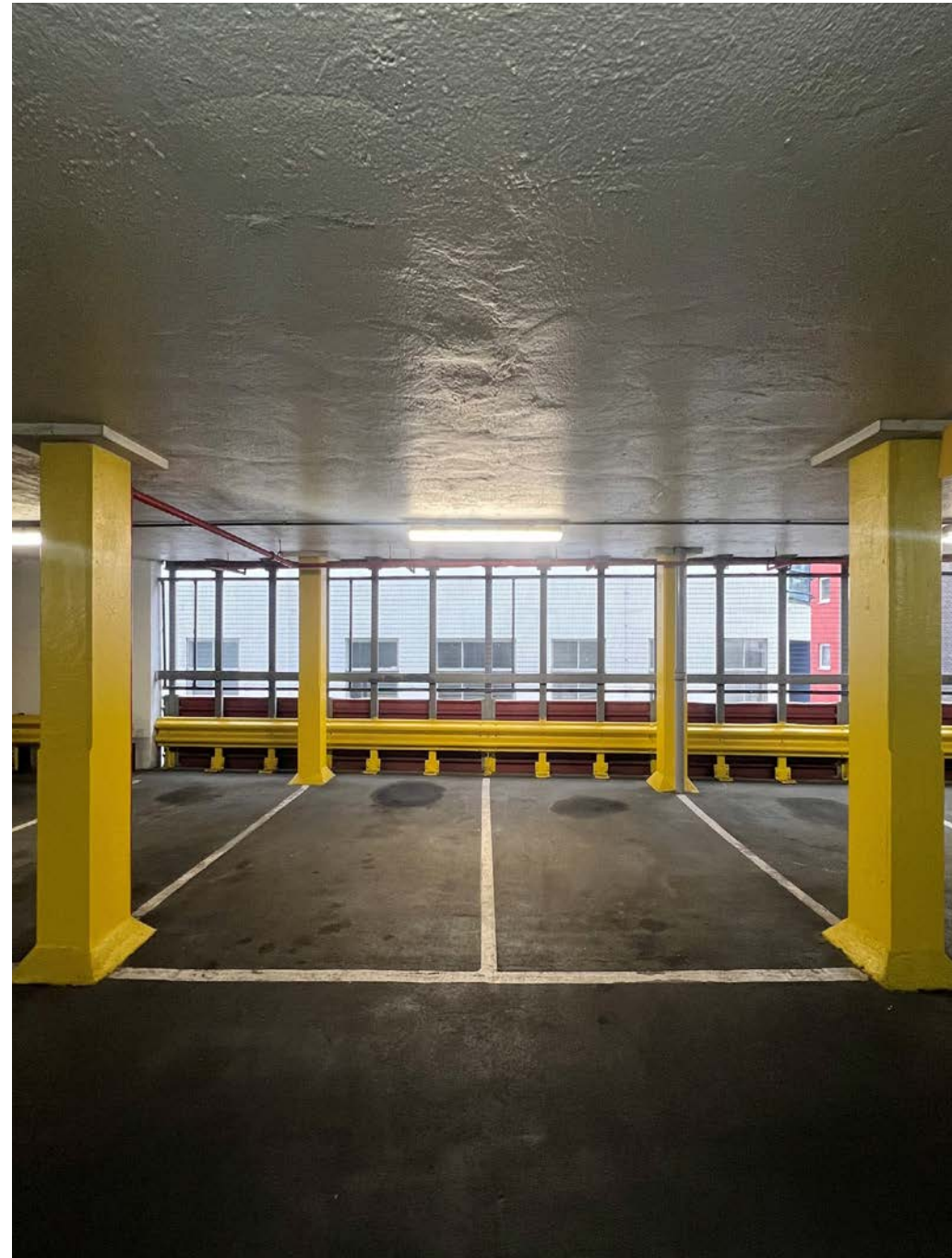
4.18 Stakeholder Engagement

3. Privacy & Overlooking mitigation

Proposed Northern Lower Levels: Ziggurat Side

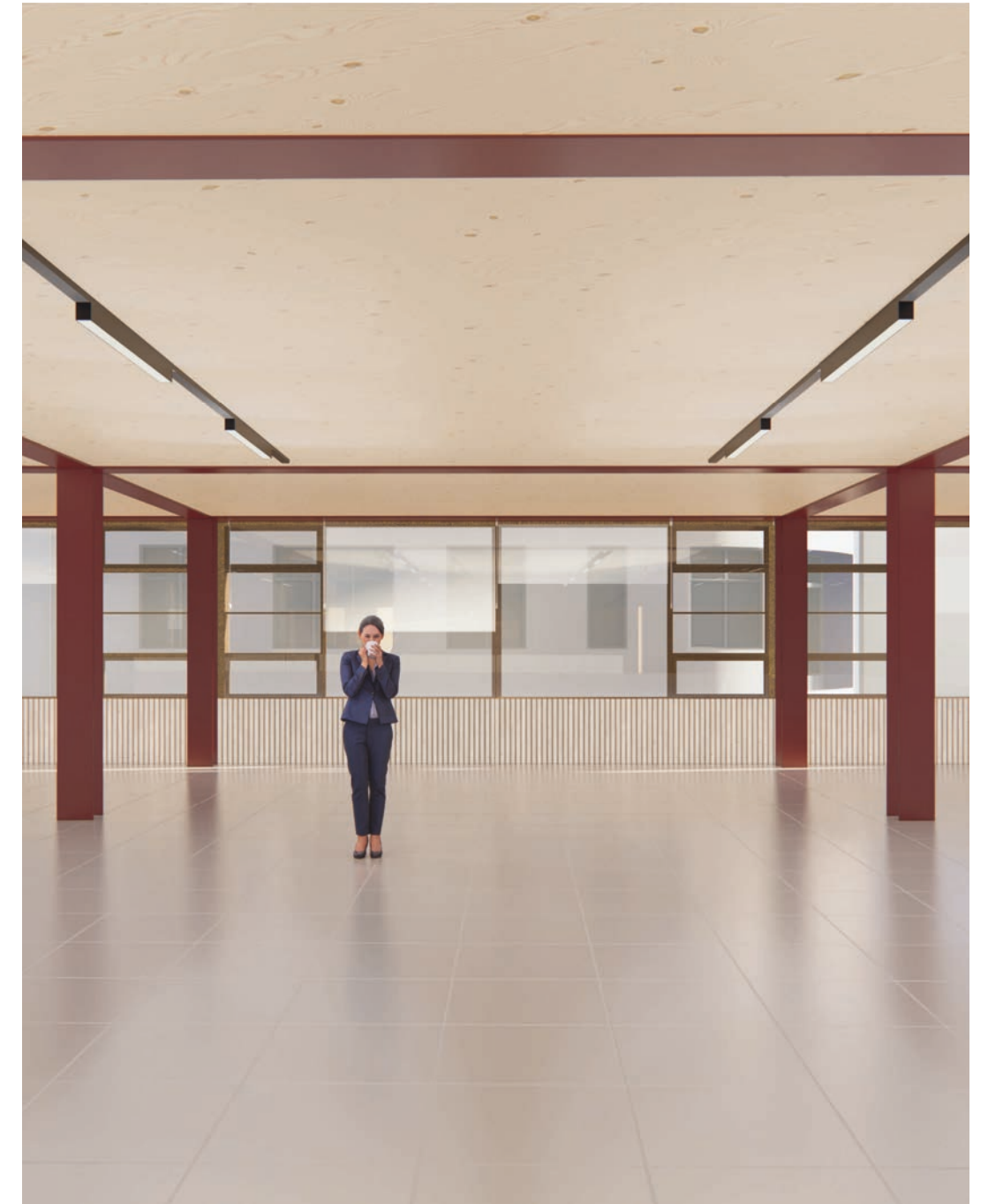
The Ziggurat Building lower floors currently experience overlooking from the existing NCP car park. The car park operates 24/7, which means residents experience overlooking by daily and 'unpredictable' number of visitors, including evenings and weekends.

Existing



- 24/7 occupation
- Safety issues on overlooking. Current condition allows for car park visitors to look directly towards Ziggurat apartments. Currently a metal mesh screen does little to obstruct the view from the NCP car park to the Ziggurat building

Proposed



- Reduced occupation from 24/7 to working hours

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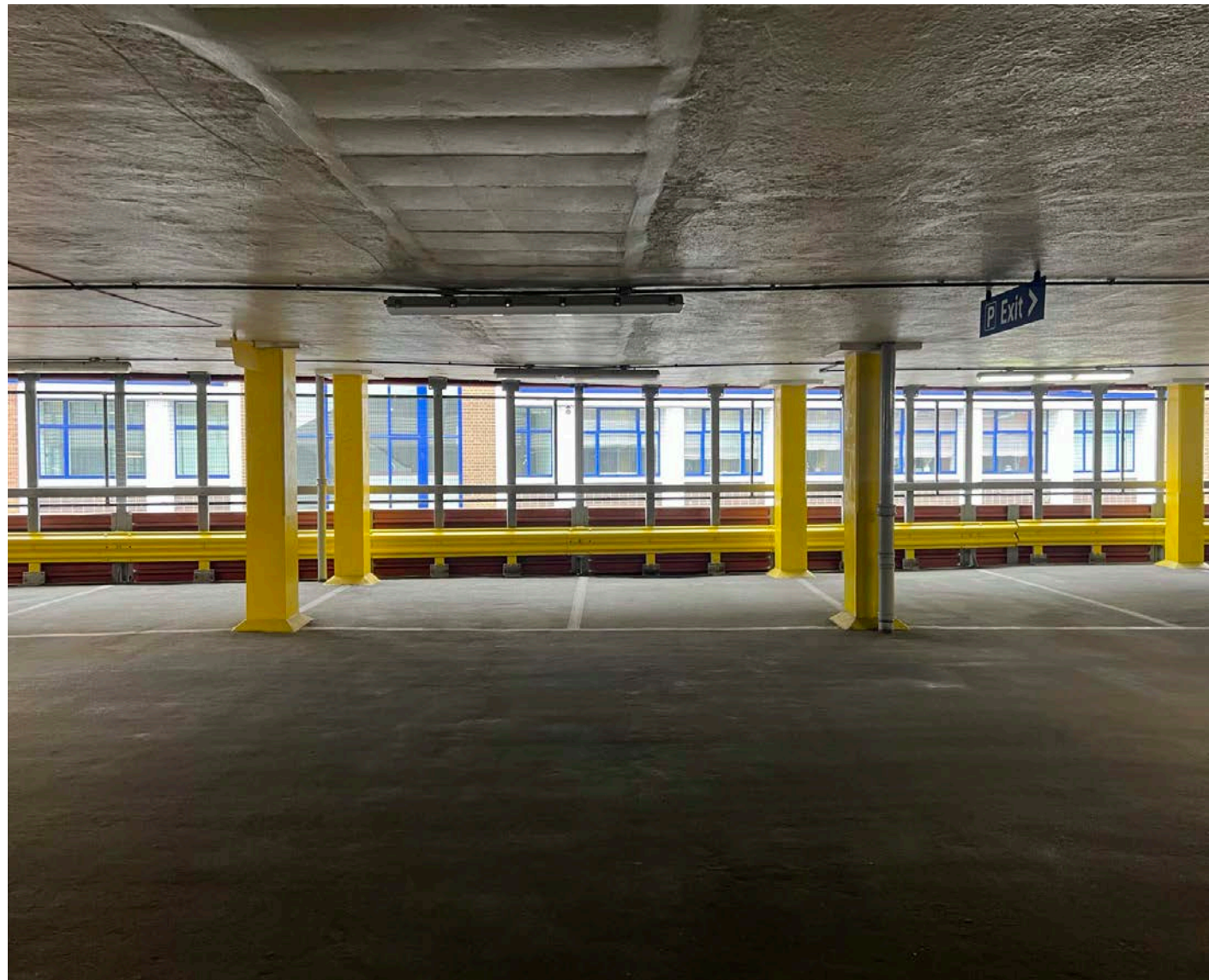
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3. Privacy & Overlooking mitigation

Proposed Southern Lower Levels: Da Vinci Side

Similarly, the Da Vinci House lower floors experience overlooking from the existing NCP car park.

Existing



- 24/7 occupation
- Safety issues on overlooking. Current condition allows for car park visitors to look directly towards Da Vinci apartments. Currently a metal mesh screen does little to obstruct the view from the NCP car park to Da Vinci House.

Proposed



- Reduced occupation from 24/7 to working hours

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4. Limitations of plant move explanation & noise mitigation






Rooftop plant locations and extent of plant enclosure have been considered.

Where possible, plant has been located within the basement. All other plant requires proximity to open air.

The proposed acoustic plant enclosure will comply with International, national and local policy, as well as building regulations for both normal plant noise levels and emergency plant noise levels.

An Acoustic Report has been prepared by specialist acoustic consultants Sandy Brown, and will be submitted with the planning application. This Report sets out detailed survey work that has been undertaken to determine the maximum plant noise levels that would be acceptable to accord with the Council's established noise limits and mitigate any disturbance to surrounding amenity. Planning conditions will ultimately be added to the planning permission, once granted, to ensure that these levels are not exceeded, the details of which will be submitted to and approved by the Council in writing.

Key:

-  Air Source Heat Pumps
-  Air Handling Unit
-  Chillers
-  Back-up Generator
-  Acoustic Plant Enclosure



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5. Light pollution mitigation

Light Pollution from light spillage of the proposed development will be mitigated and will improve significantly on the existing condition.

The existing building has no conditions on the use of lights, which currently remain on for 24 hours for security and H&S purposes.

The proposed development will provide a managed approach with light pollution mitigation measures, including PIR (passive infrared) sensors, and controls on the use of light within certain hours. These measures will be secured via conditions attached to the planning permission.



Existing Car Park

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6. Waste strategy mitigation

Existing Condition

The existing Site has waste collections from the rear onto Saffron Street.

The proposed development will remove the existing dark rear access onto Saffron Street, which can accumulate rubbish. The proposal will introduce a new at grade access creating a flush and consistent footway frontage along Saffron Street, removing dark corners and areas which could accumulate rubbish.

For further detail, refer to the next page.



Existing condition showing accumulation of rubbish



Existing building waste collection point

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6. Waste strategy mitigation

Proposed

A refuse store is located at Ground Floor Level, accessed internally from the main core and externally from Saffron Street. The refuse store will serve all building users excluding the Ground Floor Cafe. The refuse store will be lockable and not visible from Saffron Street, with access provided via a ramp to street level.

The café refuse store will be located within the café floorspace in a back of house area, accessible via the main entrance to the café located on the St. Cross Street frontage in the southwest corner of the site.

All waste collection will occur on-street using the appropriate on-street facilities (single yellow line kerbside on Saffron Street and double yellow line kerbside with single blips on Saffron Hill for the cafe/restaurant) during the controlled hours. Waste collection vehicles can stop within 10m of the building entrances to ensure that drag distances are minimised.

The Site Management Team (SMT) will enter into a private waste collection regime owing to the commercial premises available on-site, as such, the elected collection teams will be made aware of the

location of the waste stores in relation to the location at which vehicles will stop. The SMT will be responsible for ensuring that waste is stored appropriately and, subsequently, made available in good time prior to collection, for the office and cafe waste stores. They will therefore be able to assist with the transfer of bins to/from the waste collection vehicle along with the collection operatives.

Owing to the use of private waste collection teams, the SMT will seek to ensure waste collections are undertaken by electric refuse collection vehicles, so as to reduce potential for noise and air pollution associated with the running of engines

All waste management will have to comply with Environmental Protection Act 1990 and The Waste (England and Wales) (Amendment) Regulations 2014 Space for additional unique waste containers provided (e.g. battery bins).

Key:

- Cafe Refuse Store
- Commercial Refuse Store
- Route to Refuse Store from Cafe
- Route for Cafe Refuse to on-street collection
- // // // // Cafe Refuse on-street collection
- Route to Refuse Store from Core
- Route for Commercial Refuse to on-street collection
- // // // // Commercial Refuse on-street collection



Ground Floor Plan

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7. Daylight Sunlight

Engagement with the residents' appointed surveyor to present the proposals and establish a clear understanding of daylight sunlight as opposed to visual amenity. In reference to BRE Guidance, the impact of the proposals is considered to be within acceptable limits for the Ziggurat Building and Da Vinci House, as assessed by Point 2 surveyors.

For further information, please refer to the Daylight & Sunlight Assessment by Point 2.



Ziggurat Building



Da Vinci House

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8. Construction Management Information

Working Hours

The site's operating hours will be as per Camden Council's standard working hours and subject to approval of a construction management plan by condition.

- 08:00 – 18:00 hrs Monday to Friday
- 08:00 – 13:00 hrs Saturday
- No work on Sunday and Public Holidays

Any works required to take place outside of these hours will be agreed with Camden Council in advance.

Site Traffic

It will be confirmed that all deliveries / vehicles will access the Site via the following route:

Clerkenwell Road – Hatton Gardens – Greville Street – Kirby Street – St Cross Street / Loading Bay

Vehicles will exit the loading area via the following route:

Loading Bay / St Cross Street – Farringdon Road

All vehicle loading / unloading will take place from a construction loading bay on St Cross Street, to be provided adjacent to the Site, requiring the removal of an existing motorcycle parking bay from on-street. Vehicles will only access and egress this loading bay in a forward gear. all vehicle activity is proposed to be along the southern boundary of the Site to reduce interference with neighbouring properties to the north, as well as seeking to utilise wider local routing to prevent the blocking of the highway by construction vehicles.

The proposed routing arrangement is illustrated in **Figure 3** below

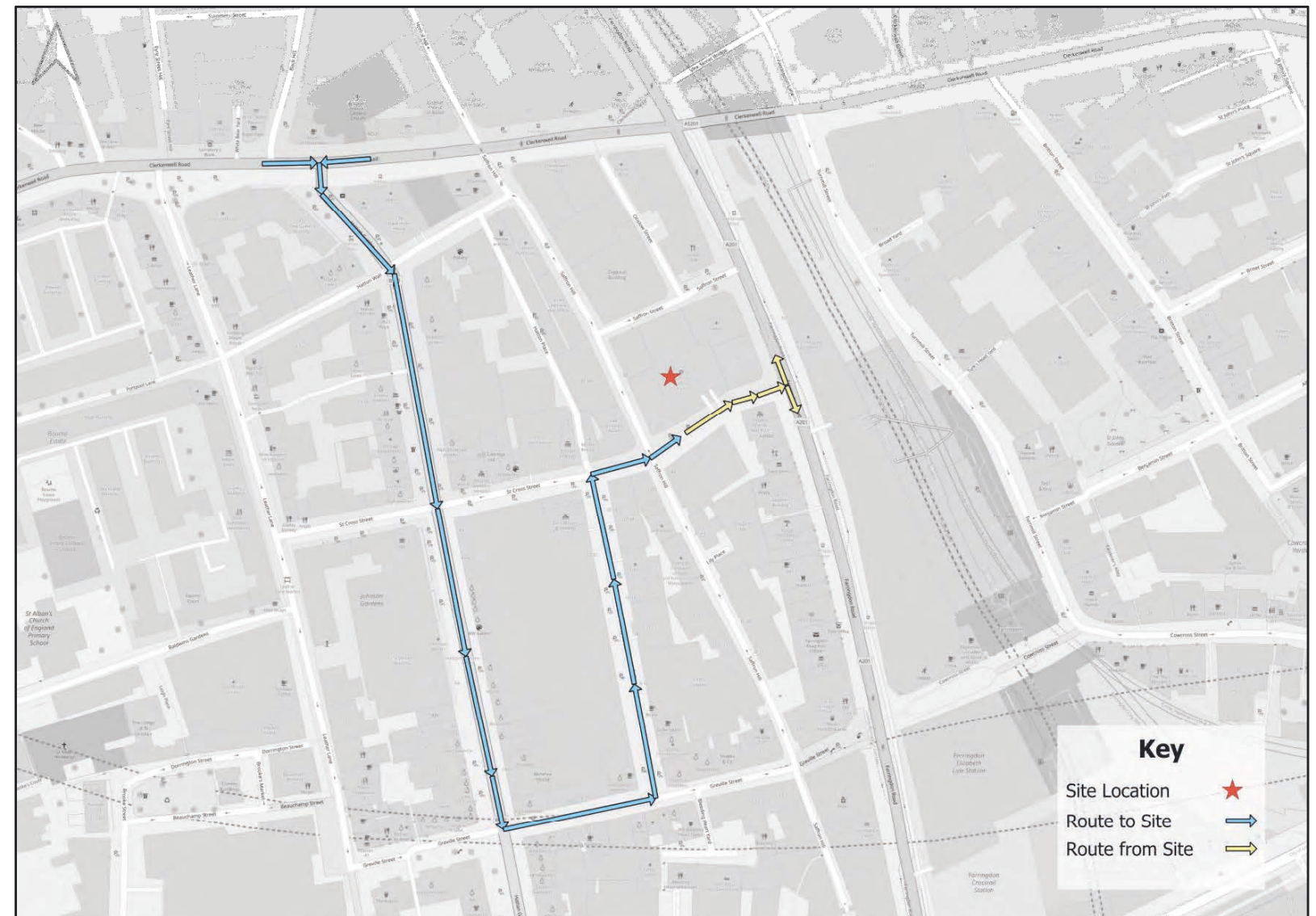


Figure 3: Proposed Routing Arrangement

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Construction Management Noise and Dust Mitigation

Noise

Best Practicable Means (BPM) of noise control will be applied during construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors arising from construction activities. The Contractor's environmental team will undertake a noise assessment as part of the Construction Noise and Vibration Report, to predict noise levels at adjoining properties. This noise assessment will be carried out in accordance with BS5228-1: 2009+A1: 2014 "Code of Practice for noise and vibration on construction and open sites". This assessment allows the Contractors to select the most appropriate tools, methodology and controls to minimise disruptions of buildings at close proximity of the adjacent structures (sensitive receptors) and in particular live and occupied premises during the enabling, piling and excavation periods.

Dust

The Contractors will, as far as reasonably practical, seek to control and limit emissions to the atmosphere in terms of gaseous and particulate pollutants from tools and equipment used on site and dust from construction activities.

The Site hoarding that will be installed is expected to prevent the vast majority of dust from reaching the public highway. Measures for dust suppression will be investigated as required including water spray techniques and best practice, including regular road sweeping.

During scaffolding periods at demolition and sub/superstructure phases, scaffolding will be equipped with netting to further reduce potential for dust pollution and to dampen noise pollution from the Site.

Monitoring

Monitoring stations will be established in agreed locations to monitor noise and dust in key locations. The contractor will develop an emergency action plan in accordance with Camden Requirements. Camden shall be given access to all noise readings if required as soon as they become available

Construction Working Group

We intend to set up a Construction Working Group to discuss details of the construction of the proposed developments, with representatives from the properties, to include:

- Ziggurat Building
- Alan House
- Da Vinci House

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Programme Clarification

- Q1 2024 Target Planning Submission
- Q2 2024 Stakeholder Continued Engagement
- Q3 2024 Planning Committee
- Q3 2024 S106 Determination & Full Planning Permission
- Q4 2024 Construction Working Group
- Q2/3 2025 Site Enabling Works & Demolition
- Q1 2026 Construction Commencement
- Q4 2028 Completion



Streetview CGI : View from Corner of St. Cross Street and Saffron Hill

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Residents Meeting 02 07 March 2024

The second meeting included residents from Alan House only. Concerns raised included daylight sunlight, waste management, and construction management, which are addressed in the previous pages.

Additional queries included the request for additional views towards Saffron Hill and concerns regarding overlooking from adjoining terraces. The following pages included information produced following the meeting to address these.

Further Resident Concerns Alan House

- 1. View required towards Saffron Hill**
- 2. Privacy & Overlooking on West terraces**
- 3. Daylight Sunlight impact to Alan House**

Applicant Response

- 1. Existing vs. Proposed view provided**
- 2. Review of relationship of terraces**
- 3. None of the Alan House windows face towards the Site (either facing north onto Saffron Street or west onto Saffron Hill) and therefore Alan House will not experience any daylight/sunlight effects.**

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1. Existing vs. Proposed views towards Saffron Hill

Existing



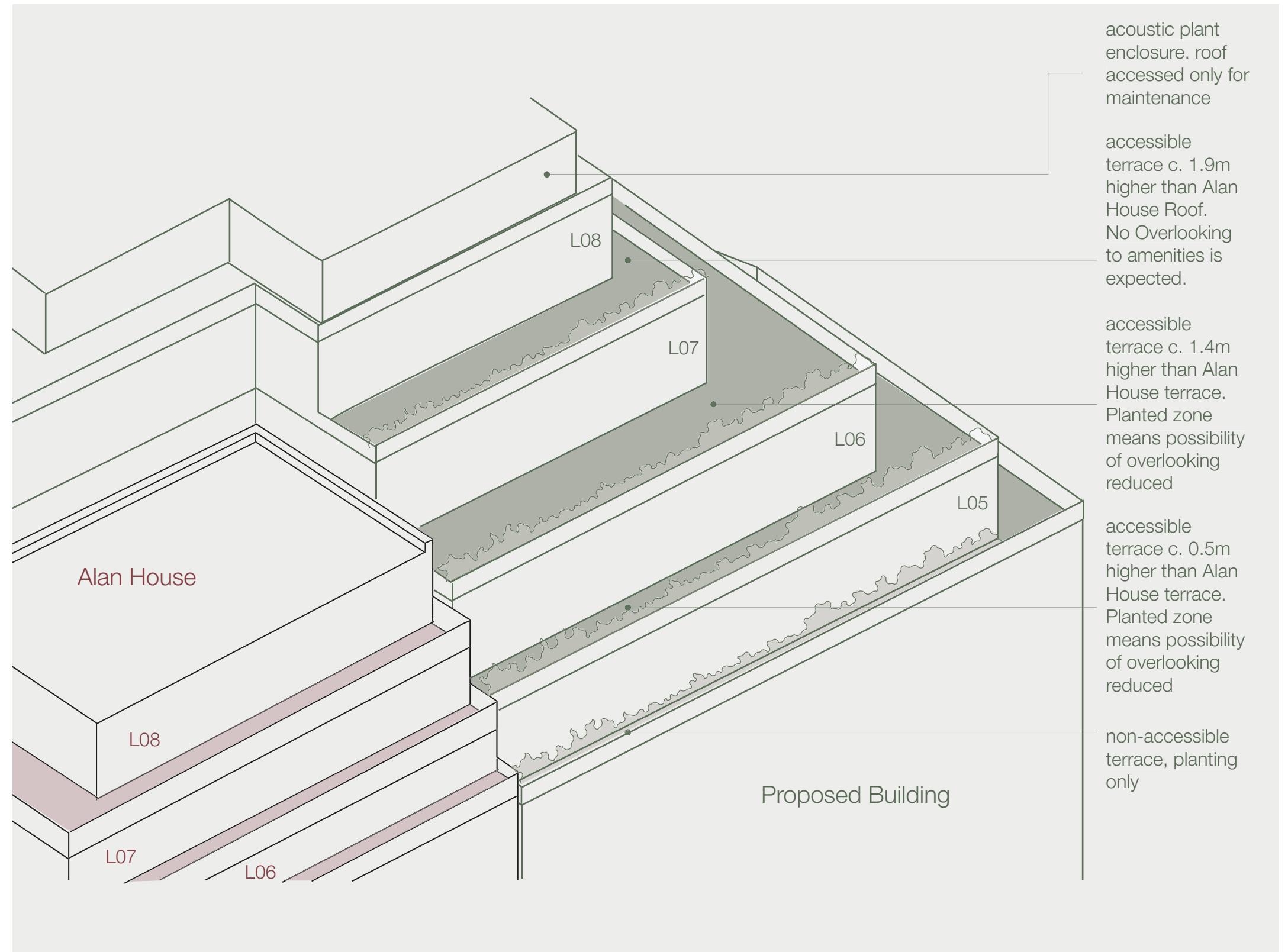
Proposed



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2. Review of relationship of terraces



Diagrammatic Axonometric View of West Facades

Key:

- accessible Alan House terraces
- accessible Proposed Development terraces

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