

Dear Edward,

**Re: Planning applications: UCL, 1-19 Torrington Place, W1.
Ref: 2024/3389/P and 2024/3390/P**

I recently submitted a letter (on behalf of Gordon Mansions Residents Association) with my comments/ objections, concerning these two planning applications. The applications are for both replacement and new condenser units on various roofs at 1-19 Torrington Place.

I would like to add further comments to my letter, concerning:

(a). the location of where the noise readings were taken for the condensers for "Level 2 Roof"; and
(b).ask that consideration be given to installing these condensers for "Level 2 Roof" at the western end

of the roof, so that they are well away from our residential flats, (instead of being installed at the eastern end, next to the flats).

The condensers I am particularly concerned about are the proposed new condensers which are going to be installed on "Level 2 Roof". "Level 2 Roof" is the roof to the 2-storey low podium block which fronts Torrington Place and joins the first Gordon Mansions block. This "Level 2 Roof" is at the window cill level of the Second Floor of Gordon Mansions.

I should also declare a personal interest, in that my flat is at First Floor, at the party wall of 1-19 Torrington Place and thus next to this "Level 2 Roof".

The proposed new condensers are to be placed at the eastern end of the Roof; i.e. next to and very close to the Gordon Mansions flats; and will not be at high level above the flats. Thus I am concerned about likely noise in practice from these condensers, regardless of mitigation.

Also, Torrington Place has a "canyon" effect in terms of noise, so that noise is enhanced, bounces around, and is reflected off the buildings - a phenomena that residents of Torrington Place have commented on over the years.

I am particularly concerned about where the existing noise readings were taken. I now reckon that the noise monitor was placed at the **western** end (i.e. near the Tottenham Court Road junction) of the low podium block; **instead of at the quieter eastern end** where the proposed condensers are going to be installed. These noise readings set the noise levels for the proposed condensers.

Because the noise monitor appears to have been placed **at the western end**, it will have picked up noise from Tottenham Court Road, and thus make it appear that the background noise level appears to be higher than it is, for our quieter/Eastern part of Torrington Place.

My contact with UCL about building works is Naomi Newton-Fisher, Deputy Director of Faculty Estates, UCL - I tried ringing her yesterday about this issue, but her mobile was switched off for leaving messages.

Thus, instead I have sent her an email, **a copy of which is below**.

In the circumstances, I also wrote an email to Adnitt Acoustics, who wrote the Acoustic Report. I have received a reply this morning from Robert Adnitt saying, understandably, that he needs to first inform his client about my request.

I also attach **below a copy of my email to Adnitt Acoustics**.

I hope you are to give time for these further considerations before you complete your Report.

Kind regards,

Clive Henderson,
Chair, Gordon Mansions Residents Association.

----- Forwarded message -----

From: Clive Henderson

To: Newton-Fisher, Naomi

Sent: Tuesday 24 September 2024 at 20:05:07 BST

Subject: Re: UCL 1-19 Torrington Place - planning applications Camden refs. 2024/3389/P and 2024/3390/P

Naomi Newton-Fisher,
Deputy Director,
Faculty Estates,
University College London.

Dear Naomi,

Re: UCL 1-19 Torrington Place - proposed condenser units on various roofs: planning applications Camden refs. 2024/3389/P and 2024/3390/P

I tried telephoning you today about these UCL planning applications, but your mobile said that it was switched off, and so I could not leave a message.

I have been looking at UCL's planning applications for both the proposed replacement condenser units and the new condenser units etc on the various roofs, in order to make comments/representations to Camden Planning.

I am particularly concerned about **the proposal for new condenser units on the "Level 2 Roof" at the eastern end of this roof**, and thus next to and very close to the party wall with our residential flats.

"Level 2 Roof" is the roof of the low 2-storey podium block which runs the length of the no. 1-19 Torrington Place building. This roof is at a relatively low level, and is at the window sill level of the Second Floor of our 8-storey block of flats. Thus I am concerned that, because these new condenser units will be located at such a low-level roof, as well as being so close to our flats, they are likely to cause noise nuisance in practice, despite any mitigation in theory.

I am especially concerned about the Acoustic Report, because it is not at all clear where the existing noise readings were taken - it would seem that the noise monitor was placed at the **western** end (i.e. near the Tottenham Court Road junction) of the low podium block; **instead of at the quieter eastern end** where the proposed condensers are going to be installed. These noise readings set the noise levels for the proposed condensers.

Because the noise monitor appears to have been placed **at the western end**, it will have picked up noise from Tottenham Court Road, and thus make it appear that the background noise level appears to be higher than it is, for our quieter/Eastern part of Torrington Place.

Today I telephoned the acoustic consultant/Adnitt Acoustics to clarify the situation. As Robert Adnitt was out, his office asked me to send him an email. For your information/interest, I have **enclosed my email below**, and am awaiting Robert Adnitt's reply.

I also tried contacting Rivington Street Studio/the architects for the scheme. I wanted to ask them about the noise monitor; as well as asking them about considering placing

these new condenser units at the western end of Level 2 Roof, so that they are well away from the residential flats. I was not able to get through to their office - when I dialed their number (which is both on their drawings and on their website), a message came up each time saying that that "... the number dialed is not recognised" !

Thus, I spoke with Ben Gibbs at Gerald Eve's, UCL's planning consultant, to see who I could contact. He tells me that UCL are using an external contract manager for these proposals and planning applications.

Would it be possible for me to discuss the proposals with someone, with regard to the "Level 2 Roof" condensers ? And to see, also, if they could be placed at the western end of the roof, and thus well away from our (and other) residential flats.

I should say that, although others are dealing with the proposed Student Management Plan, the noise from the students gathering outside 1-19 Torrington Place has been bad all day, every day this week. Partly because the large external entrance recess (with its hard surfaces) acts like an acoustic chamber, the noise from the groups of students hanging sounds like a continuous children's echoing playground all day, every day. The students do not realise that this area is not the university area, but is a part of Fitzrovia with a long-term substantial residential community.

Kind regards,

Clive

Clive Henderson