TOTTENHAM MEWS, LONDON W1T 4AF

STAGE 4 ACOUSTIC REPORT

14 March 2023

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1.0 INTRODUCTION

Aran Acoustics have been commissioned to carry out an acoustic design review for the mixed-use development at Tottenham Mews, London. The scheme includes the construction of a 6-storey building with part commercial units at basement and ground floor levels and residential flats on the ground and upper floor levels.

In line with the Employers Requirements, the scheme is designed to achieve a 5 dB improvement above the sound insulation performance criteria within Approved Document E (ADE) '*Resistance to the passage of sound*' of the Building Regulations. This adds a safety tolerance to the design along with providing a more robust development.

This report has been prepared to provide advice regarding the acoustic requirements to achieve compliance with Approved Document E (ADE) and the Employers Requirements and should be read in conjunction with the latest Architectural drawings.

Approved Document E regulations impose a 'reasonable' standard of acoustic performance, in the following areas:

- Sound insulation between and to residences (Requirement E1)
- Sound insulation between rooms within the same residence (Requirement E2)
- Control of reverberation in common areas (Requirement E3)

For further information on the above regulations, please see Section 2.0.

As such it is considered that ADE requirements will affect the following elements of the design, which are covered by this report:

- Wall and floor constructions between residential flats
- Wall and floor constructions between residential flats and communal areas
- Wall and floor constructions between residential and non-residential spaces
- Junction details and façade requirements to meet required on-site sound insulation levels
- Service penetrations & recessed fittings
- Surface finishes in common areas and other parts of the building

1.1 Technical Introduction

Sound insulation between rooms can affect the intended use of a space, depending on the noise activity, noise sensitivity and privacy requirement. The acoustic performance of the separating walls and floors is not only a function of their construction. It is critical to ensure that the performance of these elements is not breached by the passage of sound through junction details or the passage of sound through the building structure. Figure 2.1 below indicates the direct path and some of the potential flanking paths between rooms.

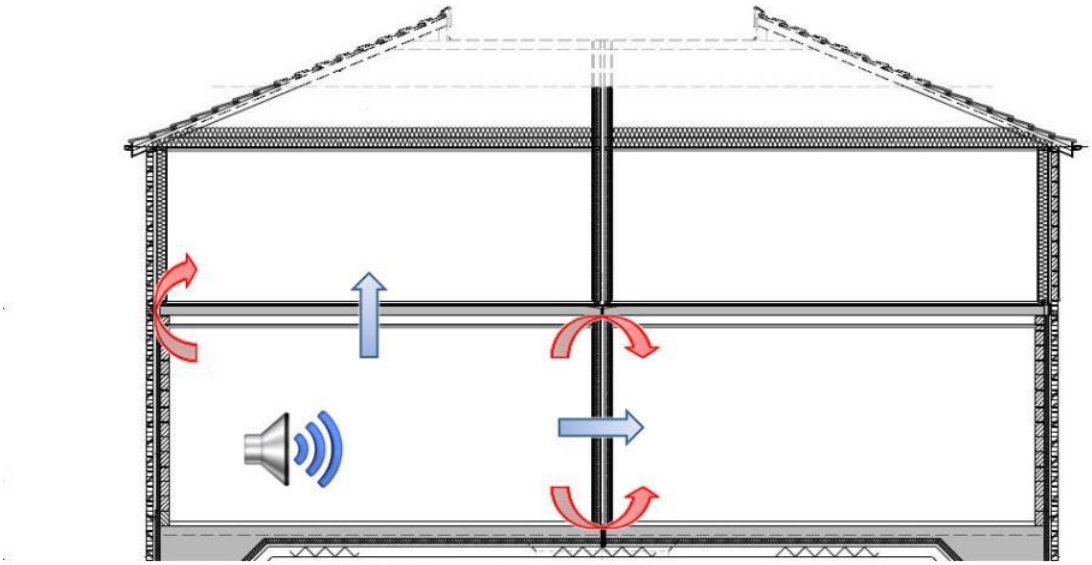


Figure 1.1 - Sound transmission paths between rooms

Blue arrows indicate the direct sound path through the separating element; Red arrows indicate potential flanking paths around the separating element.

It is therefore important to note that the sound insulation between two spaces in not only dependent upon the construction of the separating wall or floor, but all levels of separation provided by the building structure and critically the sound insulation across details.

2.0 APPROVED DOCUMENT E REQUIREMENTS

Building Regulations 2000 Approved Document E, 2010 – Resistance to the passage of sound (ADE) requires that acoustic performance standards be complied with when refurbishing or developing a new residential building. The regulations relating to acoustics are listed below:

- Requirement E1 – Protection against sound from other parts of the building and adjoining buildings
- Requirement E2 – Protection against sound within a dwelling.
- Requirement E3 – Reverberation in the common, internal parts of buildings containing flats or rooms for residential purposes

Approved Document E therefore contains three requirements which apply to this building, a summary of which can be found below.

2.1 Separating Walls and Floor between Flats

Table 0.1a of ADE 2010 provides the performance standards for dwelling-houses and flats.

Table 0.1a: Dwelling-houses and flats – performance standards for separating walls, separating floors, and stairs that have a separating function.		
	Airborne sound insulation $D_{nT,w}+C_{tr}$ dB (Minimum Values)	Impact sound insulation $L'_{nT,w}$ dB (Maximum Values)
Purpose built dwelling-houses and flats		
Walls	45	-
Floors and stairs	45	62

Table 2.1 - ADE 2010 performance standard (Table 0.1a)

2.1.1 Compliance with Regulation E1

The performance standards in Table 2.1 apply to walls and floors separating residential flats within the development. To demonstrate compliance with respect to Regulation E1, a programme of pre-completion testing should be undertaken. Approved Document E states that at least one set of tests per 10 dwellings (10%) in a group or sub-group should be undertaken. Where applicable, one set of tests would comprise of 6 individual sound insulation tests (2 airborne wall tests, 2 airborne floor tests and 2 impact floor tests).

Aran Acoustics would advise carrying out early testing once the first set of flats become available to ensure the wall and floor construction achieve the sound insulation performance standards. Further wall and floor testing should be carried out in sample rooms on each floor level to ensure the standard of construction is maintained throughout the build.

The sound insulation testing should be carried out in accordance with the procedure described in Annex B of Approved Document E along with BS EN 140 'Acoustics – Measurement of Sound Insulation in Buildings and of Building Elements'.

2.2 Requirement E2 – Protection against sound within a dwelling-house, flat

The requirement (E2) states:

"Dwelling-houses, flats and rooms for residential purposes shall be designed and constructed in such a way that:-

a) Internal walls between a bedroom or a room containing a water closet, and other rooms;
and
b) Internal floors provide reasonable resistance to sound."

Section 0, clause 0.9 of ADE 2003, states that the normal way of satisfying the requirement is to provide internal walls and floors with a laboratory performance of 40dB R_w however does not require on site testing.

Section 0, clause 0.9 of ADE 2003, states that the normal way of satisfying the requirement E2 will be to use constructions for new internal walls and floors that provide the laboratory sound insulation values set out in Table 2. The following table shows the performance standards for internal wall within the development.

Table 2: Laboratory values for new internal walls and floors within dwelling-houses, flats and rooms for residential purposes, whether purpose built or formed by material change of use.

	Airborne sound insulation R_w dB (Minimum Values)
Walls	40
Floors and Stairs	40

Table 2.2 - ADE 2003 performance standards for internal walls

ADE 2003 states that the Requirement E2 does not apply to:

a) an internal wall which contains a door;
b) an internal wall which separates an en-suite toilet from the associated bedroom.

2.2.1 Compliance with Regulation E2

In accordance with 'Regulation E2', internal walls within residential flats that does not contain a door is required to achieve 40 dB R_w without the need for on-site testing.

Wall constructions are provided in sub-section 4.4 to achieve compliance with this regulation.

2.3 Requirement E3 – Reverberation in the common internal parts of buildings containing flats or rooms for residential purposes

The requirement (E3) states:

"The common internal parts of buildings which contain flats or rooms for residential purposes shall be designed and constructed in such a way as to prevent more reverberation around the common parts than is reasonable."

Section 0, clause 0.11 of ADE 2003 states that the normal way of satisfying the requirement is to comply with the requirements set out in Section 7 of ADE 2003. Section 7 of ADE provides two design approaches, which are as follows:

Method A: Cover a specified area with an absorber of an appropriate class that has been rated according to BS EN ISO 11654:1997 Acoustics – Sound absorbers for use in buildings – Rating of sound absorption.

Method B: Determine the minimum amount of absorptive material using a calculation procedure in octave bands. Method B is intended only for corridors, hallways and entrance halls as it is not well suited to stairwells.

2.3.1 Compliance with Regulation E3

Requirement E3 applies to corridors, stairwells, elevator lobbies and entrance halls which provide access into residential flats. Acoustic absorption should be provided in these areas in order to control reverberation. For further details, see Section 9.0 of this report.

3.0 SOUND INSULATION PERFORMANCE - WALLS

The development is be designed to achieve +5 dB above the sound insulation performance requirements of Approved Document E (ADE).

3.1 Approved Document E – Airborne Sound Insulation for Walls

ADE performance standards, specified as $D_{nT,w} + C_{tr}$ relate to the on-site sound insulation values. For design purposes however, these values must be translated into known sound insulation properties of the various components making up partition walls and floors, so that appropriate constructions can be determined. The sound insulation of various construction elements is normally measured and rated in acoustic test laboratories, and quoted in terms of the sound reduction index, R_w.

Using a minimum sensible design tolerance, we calculate that the following laboratory measure of sound insulation is required for separating walls between residential flats:

Sound Insulation Performance	ADE Requirement $D_{nT,w} + C_{tr}$	Design Tolerance	Laboratory Tested Value $R_w + C_{tr}$
Separating Walls	45 dB	+5 dB	**56 dB**

Table 3.1 - Sound insulation performance requirements for separating walls

This is the minimum performance to achieve + 5 dB above ADE requirements. Note that the performance targets given for $R_w + C_{tr}$ are not equivalent to an R_w value normally published in product literature. The C_{tr} correction for a heavy mass wall construction is typically -3 to -5dB, and -5 to -10dB for lightweight constructions. The exact C_{tr} correction will vary for different constructions mainly depending on their low frequency performance.

3.2 Walls between Flats and Corridors

ADE states that walls to common corridors and stairwells should be built to the same standards as the separating walls. The requirement with respect to corridor walls is provided below:

'The separating walls described in this section should be used between corridors and rooms in flats, in order to control flanking transmission and to provide the required sound insulation. However, it is likely that the sound insulation will be reduced by the presence of a door.'

In effect, this states that walls adjacent to corridors should have the same sound insulation performance as between residential rooms. It is considered that these walls should be built to achieve a similar standard of sound insulation as party walls between flats.

3.3 Walls between Stair Cores/Lift Areas and Flats

Separating walls between residential rooms and Stair Cores/Lift Shafts will need to achieve a minimum on-site sound insulation performance of 45 dB $D_{nT,w} + C_{tr}$ to comply with Regulation E1. It is considered that these walls should be built to achieve a similar standard of sound insulation as party walls between flats.

3.4 Internal Walls within Flats

In accordance with 'Regulation E2', internal walls within a flat for residential purposes that does not contain a door is required to achieve 40 dB R_w without the need for on-site testing.

Separating Element	Design Tolerance	Laboratory Tested Value R_w
Internal Walls	5 dB	45 dB

Table 3.2 - Sound insulation performance requirements for Internal walls

This requirement would not apply to walls between bedrooms and en-suite bathrooms or corridors containing a door. To maintain a reasonable standard of privacy within flats it is advised that all internal walls separating rooms are built to achieve a minimum of 40 dB R_w.

3.5 Entrance Doors to Flats

To maintain a reasonable level of sound insulation between residential flats and circulation spaces, ADE advises that the sound insulation of the door achieves 29 dB R_w (measured according to BS EN ISO 140-3:1995 and rated according to BS EN ISO 717-1:1997). To achieve this level of sound insulation, these doors should have a good perimeter sealing, a threshold where practical and a mass greater than 25 kg/m^2.

It is expected that these will be procured as proprietary door and frame assemblies for which acoustic performance certification would be required from the manufacturer. The acoustic requirement can only be achieved if the doors are installed correctly with all seals properly commissioned and continuous.

4.0 WALL CONSTRUCTIONS REVIEW

The following section provides a review of the internal wall constructions based on the current construction drawings and specifications.

4.1 Main Separating Walls

The following table provides an overview of proposed wall constructions and estimated acoustic performance. A marked up set of floor plans is provided in Appendix A. Please refer to the latest architectural drawings for all final wall construction specifications.

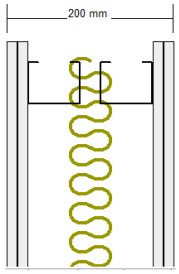
Wall Ref	Plan view	Construction Specification	Acoustic Rating
PW_01		• 2 layers of 12.5mm SoundBoard • Twin Metal Studs – not braced • Minimum 190mm Cavity • 50mm Mineral Wool (min density ≥10 kg/m^3) • 2 layers of 12.5mm SoundBoard	56 dB $R_w + C_{tr}$

Table 4.1 – Main separating wall constructions

Note: A plywood layer may be added to the inside of the stud wall build up for fixing purposes. Twin stud wall must not be cross braced. Use acoustic ties where absolutely necessary.

4.2 Staircore/Liftshaft Walls

The following wall construction specifications are provided for staircore and liftshaft walls next to residential flats:

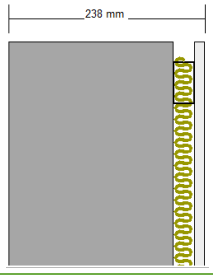
Wall Ref	Plan view	Construction Specification	Acoustic Rating
PW_02		• 200mm RC (min density ≥2300 kg/m^3) • 25mm Wall Lining Channel • 25mm Mineral Wool (min density ≥10 kg/m^3) • 1 layer of 12.5mm WallBoard	56 dB $R_w + C_{tr}$

Table 4.2 – Staircore/Liftshaft wall constructions

Note: Wall linings are only necessary for sections of walls next to habitable rooms, i.e. living rooms and bedrooms.

Air cavity and mineral wool insulation can be increased if necessary for thermal or other requirements.

4.3 Internal Walls – Houses and Apartments

Approved Document E requires internal walls to achieve a minimum sound insulation performance of 40 dB R_w. The following wall construction is specified for internal walls and includes a 5 dB design tolerance.

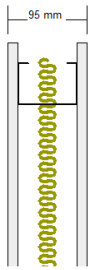
Wall Ref	Plan view	Construction Specification	Acoustic Rating
IW_01		• 1 layer of 12.5mm SoundBoard • 70mm Metal Stud • 25mm Mineral Wool (density >10 kg/m^3) • 1 layer of 12.5mm SoundBoard	45 dB R_w*

Table 4.3 – Internal wall constructions

* Performance to be verified partition manufacturer via laboratory test certificate. 12.5mm Wallboards do not achieve +5 dB performance requirements however may be used for internal walls containing a door.

Note: Certain partitions can use a MoistureBoard lining depending on room conditions. It is considered for toilets and bathrooms where high humidity is expected that a MoistureBoard lining may be more appropriate on the bathroom side.

4.4 MVHR Cupboards

Noise break-out from MVHR Cupboards will largely be dictated by the cupboard doors. It is recommended that doors with an appropriate level of acoustic performance are selected such that MVHR noise is attenuated.

MVHR units typically produce a noise level of approximately 45 dBA, meaning that doors to MVHR cupboards should meet a minimum acoustic performance of 21 dB Rw. It is seen that this can be achieved with a standard 30 minute fire door, with good seals.

It is recommended that all SVPs within dwellings are boxed in with a minimum of 2 layers of plasterboard with a minimum mass of 10 Kg/m^2 per board. 25mm Rockwool insulation should be provided within the boxing.

4.5 Material Specifications

The construction specifications provided above and resultant sound insulation performance are very much dependent on the mass per unit area (kg/m^2) or density (kg/m^3) of the materials used along with workmanship on site. In order to maintain the acoustic performance, care should be taken to ensure that the materials used within the wall systems are a similar specification to the materials used in our calculations.

5.0 RESIDENTIAL FLOOR CONSTRUCTION

The following section provides a review of the sound insulation performance requirements for separating floors between residential flats.

5.1 Sound Insulation Performance – Floors

Using a minimum sensible design tolerance, we calculate that the following laboratory measure of sound insulation is required for separating floors between residential flats:

Separating Element	ADE On-site Requirement $D_{nT,w} + C_{tr}$	Laboratory Tested Value $R_w + C_{tr}$
Party Floor between Flats	50 dB	**57 dB**

Table 5.1 - Sound insulation performance requirements for separating floors

5.2 Residential Floor Construction

It is understood separating floors between flats are based on a 250mm reinforced concrete slab with underfloor heating system installed over. The following floor constructions specification is provided.

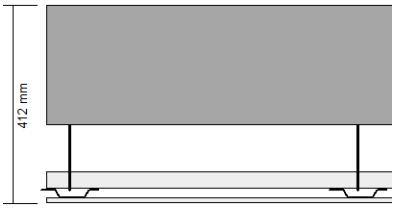
Floor Ref	Section view	Construction Specification	Acoustic Rating
PF_01		• 250mm RC Slab • Suspended Metal Frame • Minimum 150mm Ceiling Cavity • 1 layer of 12.5mm WallBoard	**59 dB $R_w + C_{tr}$**

Table 5.2 - Separating floor construction

Calculations show that the floor construction achieves an approximate airborne sound insulation performance of 59 dB $R_w + C_{tr}$ which meets the minimum performance target.

Note: Any screed layer must not be continuous between flats. Party walls should be built off the structural floor slab and isolated from the screed using an insulation strip.

Any areas where the ceiling cavity needs to be reduced to less than 125mm should incorporate 25mm mineral wool insulation within the ceiling void.

5.3 Impact Sound Insulation

Using the minimum sensible design tolerance we calculate that the following laboratory measure of impact sound insulation is required for separating floors:

Separating Element	ADE On-site Requirement $L_{nT,w}$	Laboratory Tested Value $L_{n,w}$
Party Floor between Flats	≤ 57 dB	**≤ 52 dB**

Table 5.3 - Impact Performance Requirement

To prevent impact sound transmission, a resilient layer must be installed either above or below the floor screed. The resilient layer should provide a weighted reduction in impact sound pressure level of no less than **18 dB ΔL_w**.

Note: Care should be taken to ensure hard floor finishes such as engineered timber or tile are isolated from perimeter walls using a flanking strip or soft joint.

6.0 COMMERCIAL FLOOR CONSTRUCTION

It is understood separating floors between the basement and ground floor commercial units along with Level 01 residential flats are based on a 250mm reinforced concrete slab. Calculations show that the proposed floor structure will provide an approximate sound reduction of 62 dB R_w.

Floor Ref	Section view	Construction Specification	Acoustic Rating
CF_01		• 250mm RC Slab	**62 dB R_w**

Table 6.1 – Separating commercial floor construction

Based on a typical noise level of 75 dBA within an office unit and a sound reduction performance of 62 dB R_w provided by the floor it is seen that noise levels within the residential flats above would be approximately 13 dBA. This is comfortably below BS8233: 2014 recommended guidelines of 35 dBA during the day time period for residential rooms.

6.1 Acoustic Clause for Tenancy

An operational noise limit of 75 dB $L_{Aeq,10mins}$ is quite reasonable for A1 commercial use and should generally be achieved. It is however advised that an operational noise limit clause is placed within the Tenancy Agreement. The following wording (or similar) should be placed within the clause:

Internal Noise Limits

Prior to the unit being used for commercial purposes, where operational noise is expected to exceed 75 dB L_{Aeq} in any 10-minute period, or if music is to be played in the unit at levels above 75 dB $L_{Aeq,T}$, or with particularly high levels of bass content, the tenant shall undertake a detailed sound insulation assessment, carried out by a suitably qualified person, to establish whether additional sound insulation treatment is required in the fit-out of the commercial unit to protect the amenity of adjacent noise sensitive premises. If this is required, the tenant shall submit their proposed scheme to the Landlord for approval. Such treatments may include additional acoustic ceilings, wall liners and lobbied entrance doors and anti-vibration treatments for any mechanical plant. Any costs associated with the design and implementation of any required works shall be covered by the tenant and must be implemented prior to the unit being used.

7.0 FAÇADE CONSTRUCTION DETAILS

The following section provides a review of the external envelope constructions to meet the following internal noise level targets as set out in the acoustic report submitted for Planning.

Habitable Space	Time Period	Noise Level Target
Sleeping (night)	23:00 – 07:00 hours	30 dB $L_{Aeq\ 8hr}$ / 45 dB L_{AFmax}
Resting / Sleeping (day)	07:00 – 23:00 hours	35 dB $L_{Aeq\ 16hr}$

Table 7.1 - Internal noise level targets

7.1 External Wall Construction

To provide a reasonable standard of sound insulation all external walls to habitable rooms should be built to achieve a minimum sound reduction of 50 dB R_w.

The main external wall constructions vary between brick/block cavity, Zinc cladding or Curtain Walling. The following table provides an overview of the main external wall constructions and estimated acoustic performance.

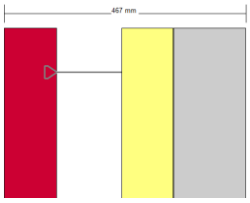
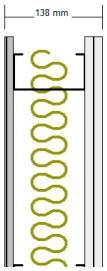
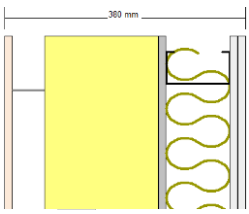
Wall Ref	Plan view	Construction Specification	Acoustic Rating
EW_01		• 100mm Brick (density >1600 kg/m^3) • 225mm Cavity • 100mm Thermal Insulation • Lightweight Block (density >570 kg/m^3)	**52 dB R_w**
EW_02		• Zinc Membrane • 10mm Cement Board (density >1275 kg/m^3) • 100mm SFS Frame • 50mm Mineral Wool (density >10 kg/m^3) • 2 layers of 12.5mm WallBoard	**56 dB R_w**
EW_03		• 13mm Cladding • 50mm Cavity • 180mm Thermal Insulation • 12mm CementBoard • 100mm Mineral Wool (density >10 kg/m^3) • 2 layers of 12.5mm WallBoard	**52 dB R_w**

Table 7.2 – Sound Insulation Performance of External Walls

7.2 Terrace

The upper floor contains a terrace with residential rooms below. The terrace is formed from 250mm reinforced concrete slab.

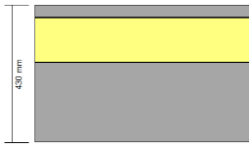
Floor Ref	Section view	Construction Specification	Acoustic Rating
EF_01		• 40mm Concrete Paving Slabs • 140mm Insulation Layer • 250mm Reinforced Concrete Slab	**61 dB R_w**

Table 7.3 – Sound Insulation Performance of Terrace Construction

Calculations show that the terrace construction will achieve an approximate sound insulation performance of 61 dB R_w which is considered sufficient to prevent excess noise ingress from external noise sources.

Note: Floor finish on terrace must be suitably isolated from the structural slab to prevent impact noise transmission to residential rooms below. This can be in the form of 3 - 5mm resilient layer added below the insulation layer and provide a weighted reduction in impact sound pressure level of no less than **16 dB ΔL_w**.

7.3 Flat Roof

The flat roof construction is based on a zinc outer membrane over structural timbers incorporating rigid insulation and plasterboard ceilings below.

To improve the sound insulation performance it is advised that the ceiling is installed using 2 layers of 12.5mm SoundBlock plasterboard to achieve an approximate sound insulation performance of 50 dB R_w.

Floor Ref	Section view	Construction Specification	Acoustic Rating
EF_01		• Zinc Cladding • 200mm Thermal Insulation • 12mm Cement Board • 150mm Joists • 50mm Mineral Wool (density >10 kg/m^3) • 2 layers of 12.5mm SoundBlock	**50 dB R_w**

Table 7.4 – Sound Insulation Performance of Roof Construction

7.4 Glazing Specification

Glazing calculations were carried out based on noise data contained within the Hann Tucker acoustic report submitted as part of the planning application (Ref: 27931/ADS1.Rev1) dated 12 November 2020 along with a follow up noise survey of plant noise levels associated with Middlesex House to the west of site on 08 June 2023.

Noise ingress calculations have been carried out for both living areas during the daytime period and bedrooms at night. Based on measured noise levels, calculations show glazing to habitable rooms should match or exceed the SRI values within Table 7.5.

	Octave Band Centre Frequency, dB						
Rooms Description	**125 Hz**	**250 Hz**	**500 Hz**	**1.0 K Hz**	**2.0 K Hz**	**4.0 K Hz**	**R_w**
West Elevation – GF	29	25	36	46	45	52	**39**
West Elevation – 1F	30	25	35	43	40	54	**36**
West Elevation – 2F	27	21	29	40	39	43	**34**
All other habitable rooms	23	18	26	38	44	38	**31**

Table 7.5 – Minimum SRI for double glazing to habitable room

To achieve the SRI values in Table 7.5 above the following example glazing specification is provided:

Example Glazing Specifications	Acoustic Performance, R_w
6mm Glass / 12mm Air Cavity / 8.8mm Acoustic Glass	**39**
4mm Glass / 12mm Air Cavity / 8mm Glass	**36**
4mm Glass / 12mm Air Cavity / 6mm Glass	**34**
4mm Glass / 12mm Air Cavity / 4mm Glass	**31**

Table 7.6 – Example Glazing Specifications

The SRI values in Table 7.5 above are based on a sealed double glazed system. The overall performance of the units is not only dependent on the glazing configuration. Window seals should be fitted correctly with no air gaps and the frame been fully sealed into the aperture when closed.

Verification should be provided by the glazing supplier to ensure the glazing achieves the sound insulation performance values in Tables 7.4 above.

7.5 Ventilation

It is generally accepted that a partially open window provides 10 – 15 dB attenuation from external noise sources. Where external noise levels are 15 dB higher than the internal noise target, openable windows should generally be avoided for background ventilation purposes.

Approved Document F of the Building Regulations requires purge ventilation to be provided for occupants to quickly clear smoke and other air pollutants. The opening of windows is considered acceptable for purge ventilation as any increase of internal noise levels would be temporary. The opening off windows for summer time cooling will require further investigation.

Based on the measured results it is seen that external noise levels slightly exceed BS8233 criteria for openable windows therefore alternative means of background ventilation should be provided. It is understood that background ventilation will be provided through an MVHR system without the need for openable windows.

8.0 CONSTRUCTION DETAILS

Junction details are not currently available therefore the following details are provided for general guidance. These details may be updated as the project progresses therefore should be read in conjunction with the latest set of architectural drawings and details.

8.1 Separating Wall Head Details

Separating walls are to be built up to the underside of the concrete soffit and fully sealed. Where an allowance for slab deflection is required the following detail is advised.

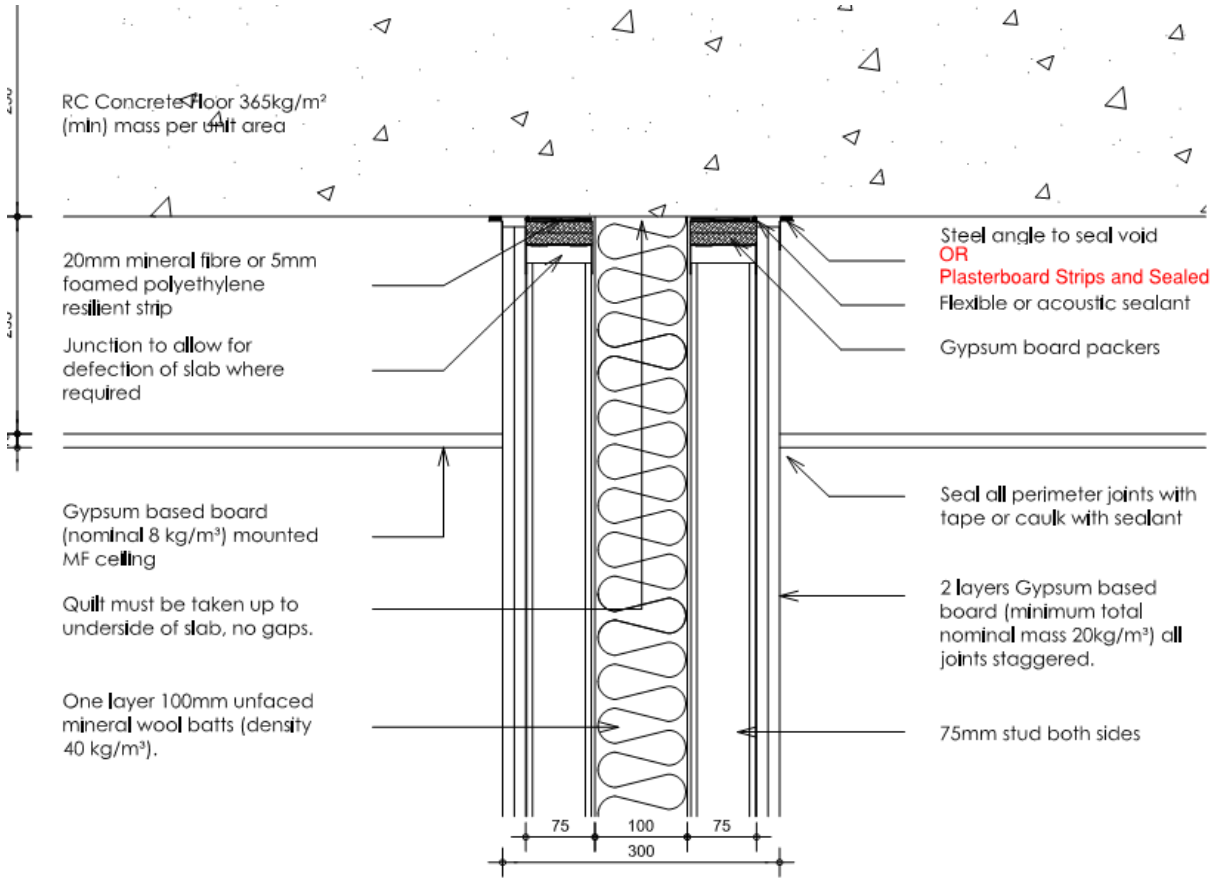


Figure 8.1 - Separating Wall Head Junction

Construction Notes: No air paths should exist across the head of party walls. An alternative to the above details is to replace the steel angle with strip of plasterboard fixed to the soffit and sealed to the wallboard using flexible sealant.

8.2 Separating Wall Base Detail

To prevent the transfer of sound through the base of separating walls the following detail is advised.

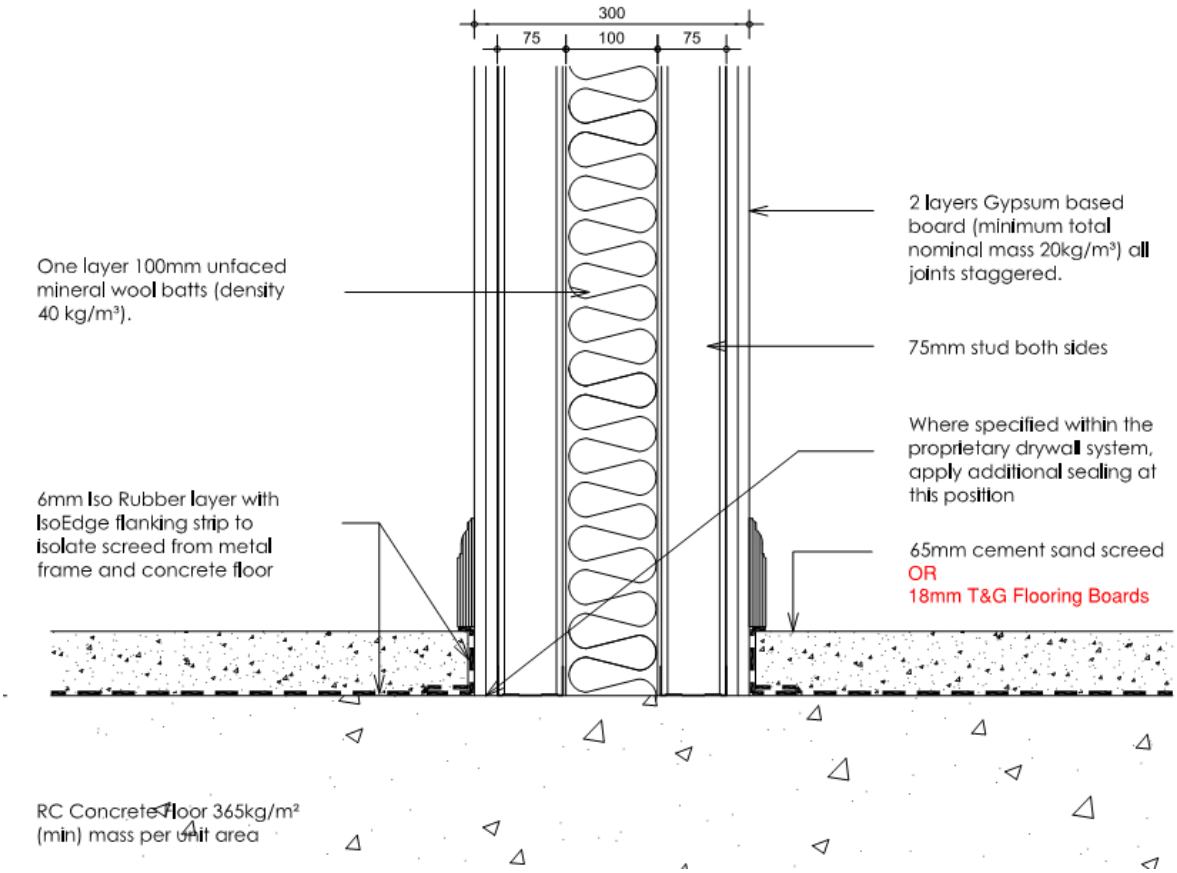


Figure 8.2 - Separating Wall Base Junction

Construction Notes: The 65mm sand cement screed can be replaced with 18mm T&G Flooring boards. The 18mm floating floor should be isolated from separating walls using a 5mm flanking strip.

Seal all air gaps at the base of the plasterboards prior to installation of floating floors.

8.3 Separating Wall Junction Detail

To avoid flanking through corridor wall junctions the following detail is advised.

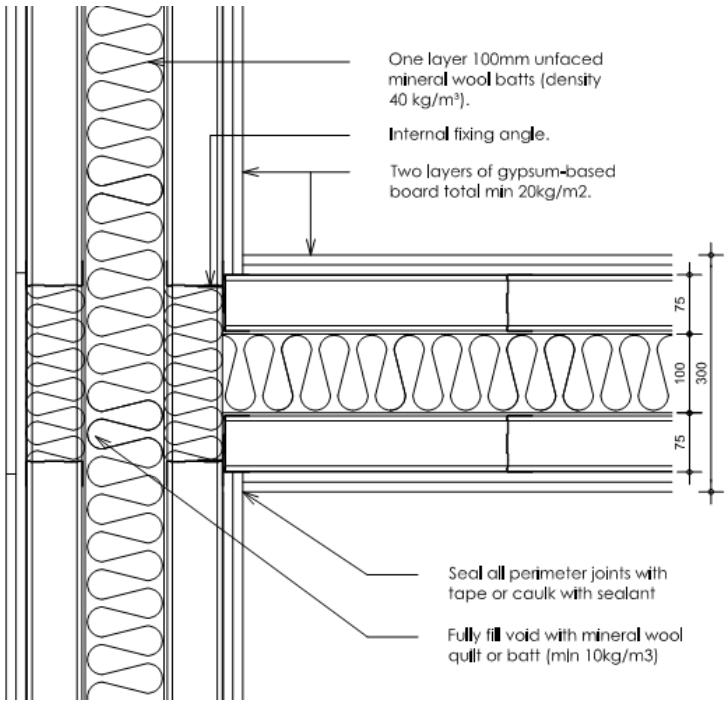
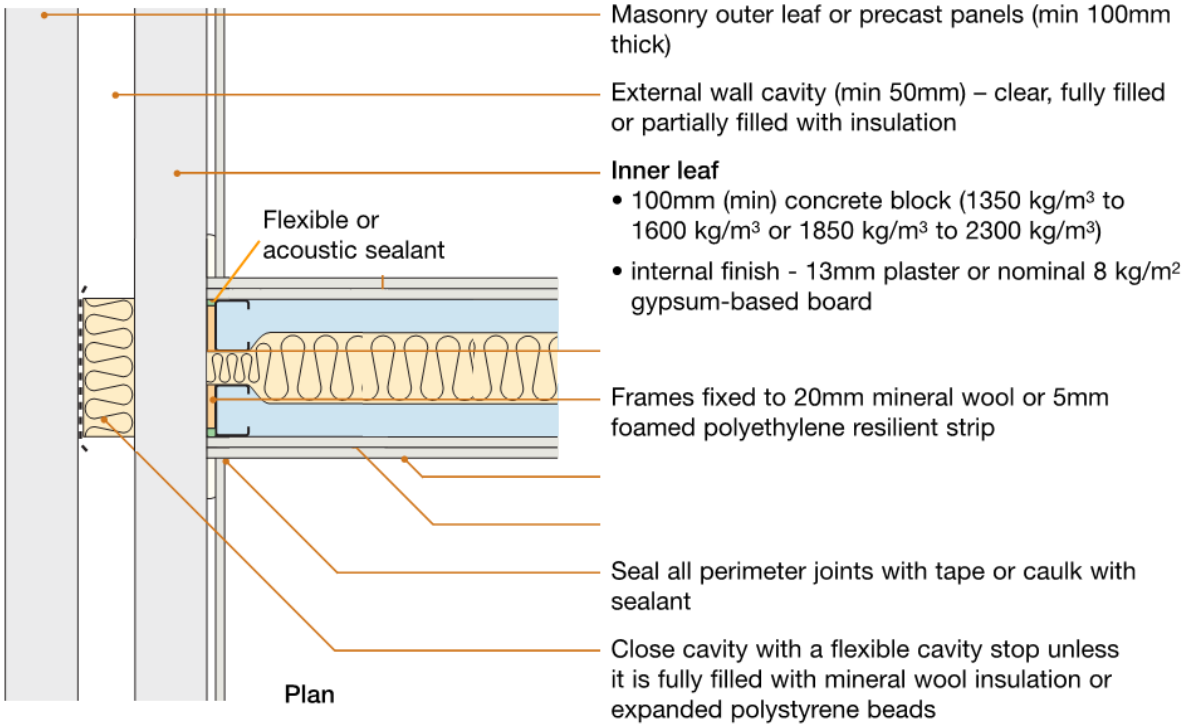


Figure 8.3 – Separating Floor to External Wall Junction

8.4 Separating Wall to External Wall Details



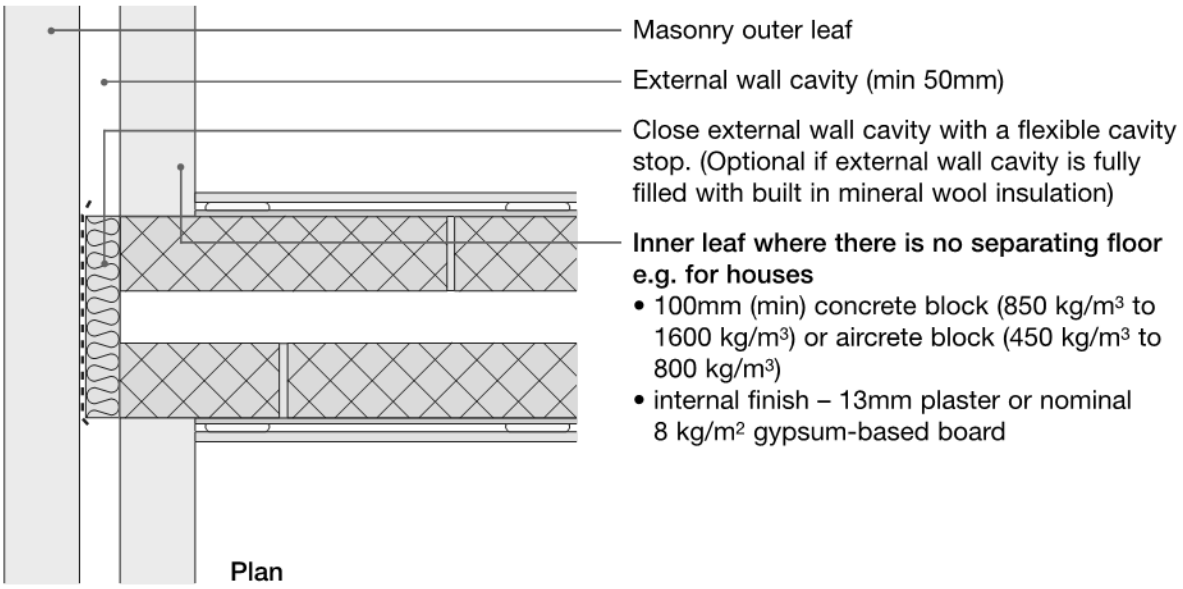


Figure 8.4 – Separating Wall to External Wall Junctions

8.5 Internal Wall to Separating Wall Junction

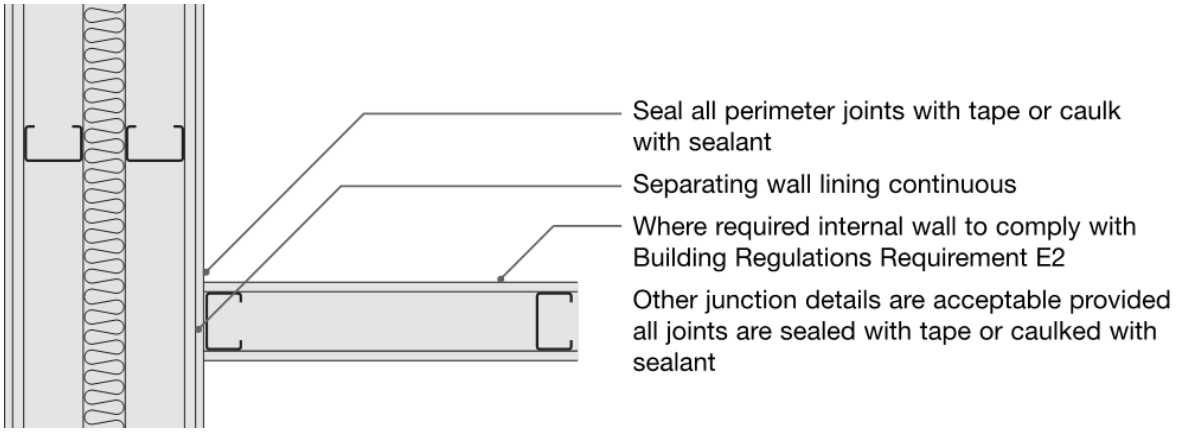


Figure 8.5 – Internal Wall to Separating Wall Junction

8.6 Separating Walls containing Services

Services such as fresh water pipes should not penetrate party walls between Flats. Party walls containing services should be battened out using a timber batten or metal stud to form a service void as shown in the following figure.

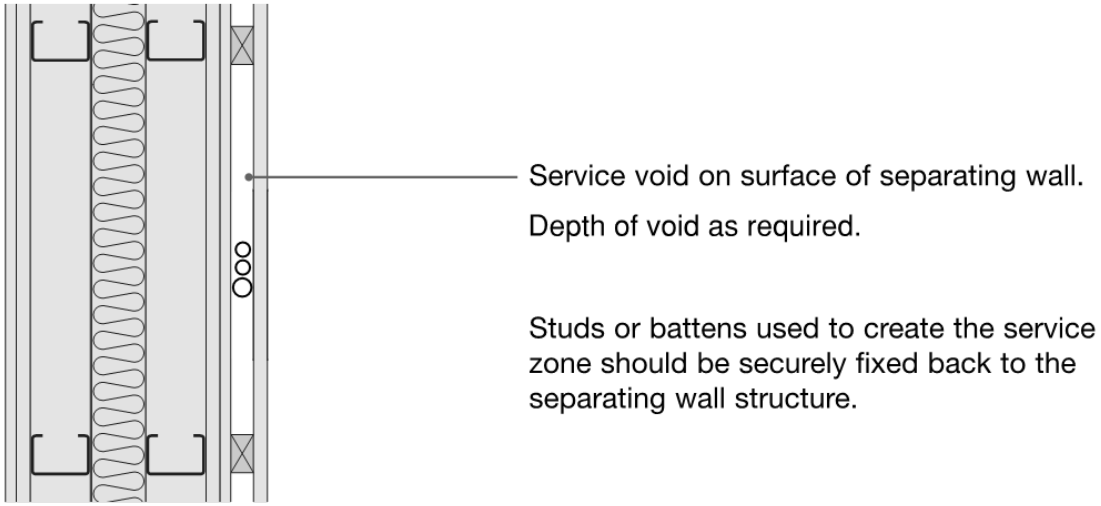


Figure 8.6 - Separating walls containing service voids

9.0 SERVICE PENETRATIONS & RECESSED FITTINGS

Care must be taken to not compromise the sound insulation of party walls and floors with service penetrations. The following section provides typical service penetration details.

9.1 Penetrations through Floors

Figure 8.1 below show the principles that should be used for the penetration detail for any pipes running vertically through separating floors.

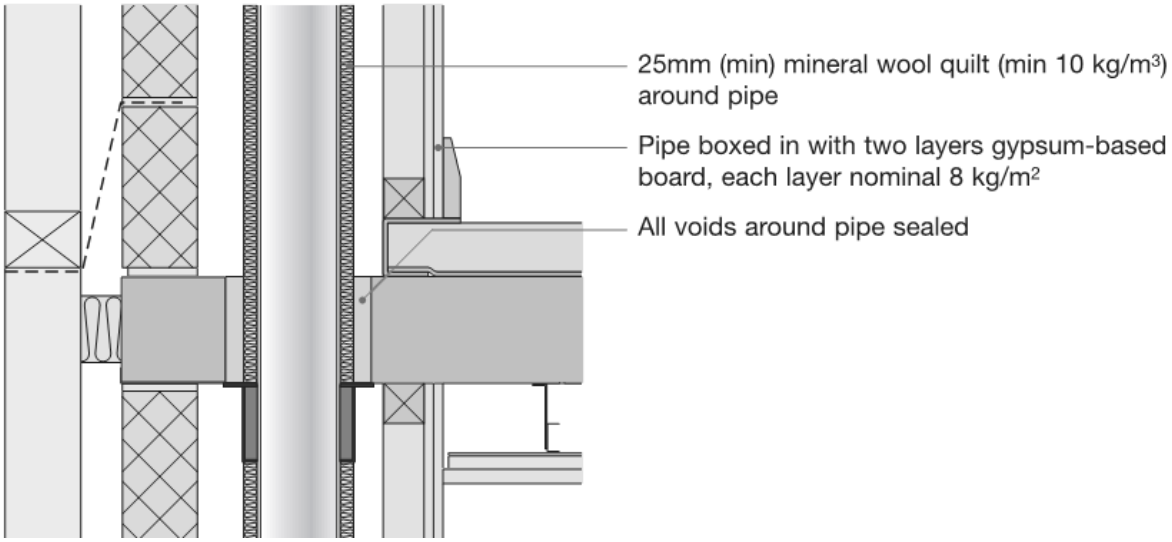


Figure 7.1 - Pipe penetration through floor slab

All waste and RWP pipes should be boxed out using 2 x 12.5mm SoundBloc on independent frames. Pipes should be fully lagged with 50mm insulation. Frames should be built from floor to ceiling and must not be continuous through the floor slab.

9.2 Wall Penetrations

Ductwork and other service penetrations must not reduce the sound insulation. The best principle is to avoid holes being cut through critical separating walls altogether and ensure that all services enter the room via a corridor and do not pass directly from room to room. If absolutely required penetration details must follow what is stated for a high degree of sound insulation, presented in Figure 8.2. The detail is generic in nature for both lightweight and solid wall constructions.

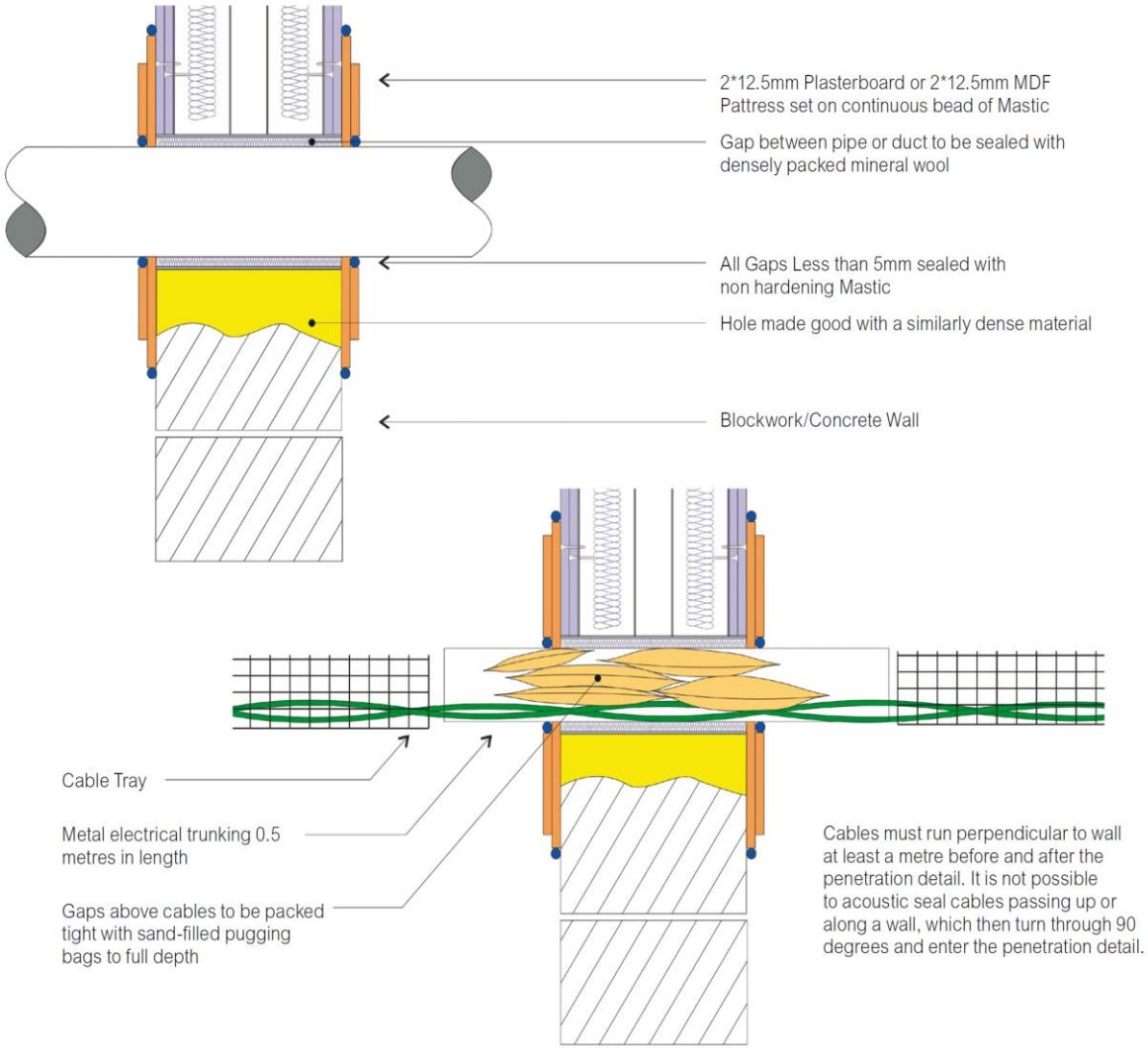


Figure 7.2 - Example wall penetrations detail

Small penetrations will be acceptable for standard offices and other non-sensitive spaces to enable services to pass from room to room, provided that all penetrations are sealed to an approved detail. Note that a detail using lightweight foam for fire stopping purposes may not be acceptable where acoustic requirements are critical.

When sealing electrical cables, the cables must run perpendicular to wall at least half a metre before and after the wall penetration as shown in the following figure.

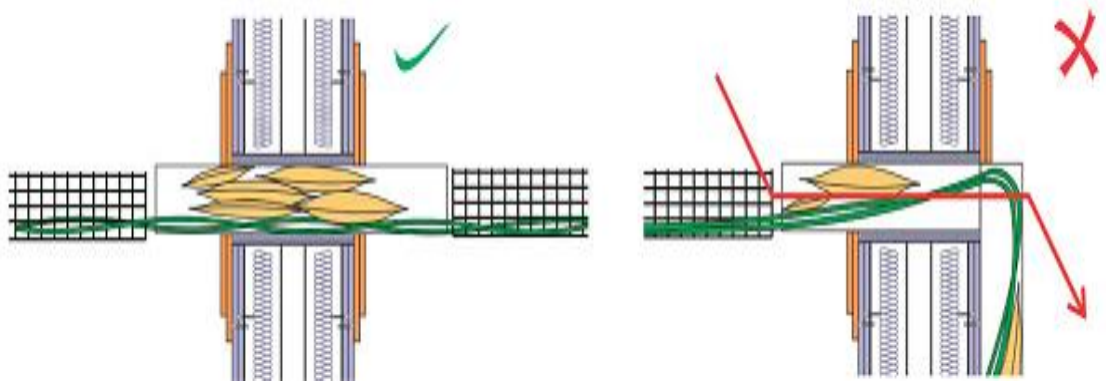


Figure 7.3 - Cable tray penetration details

If ducts such as for supply or return air, link two spaces, cross talk attenuators will be required and are to be specified by the M&E Engineer in order to not degrade the performance of the partition. Cross talk attenuators are required to straddle partitions as shown in the left hand image. There is a risk of sound entering the duct-work and beaching the performance of the partition in the right hand image.

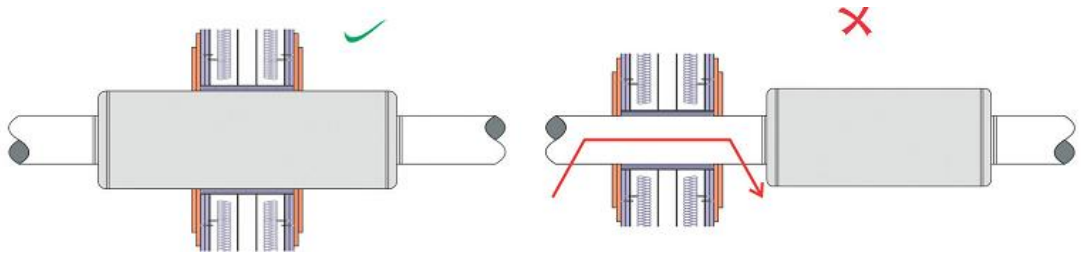


Figure 7.4 - Crosstalk attenuator penetration detail

9.3 Recessed Sockets / Switches

Wherever possible, recessing sockets or switches in party walls should be avoided as this presents the risk of degrading the partitions performance. Where this is unavoidable, the following detail should be used.

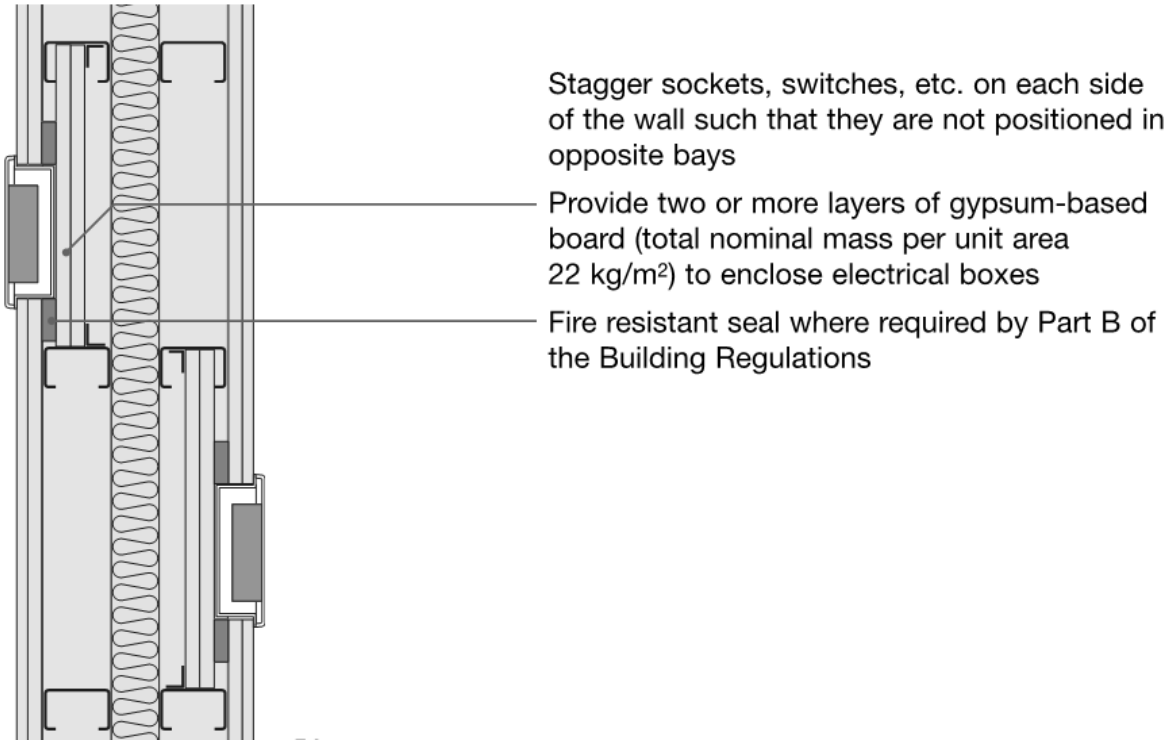


Figure 9.5 - Recessed Sockets / Switches in Party Walls

It is possible to apply a proprietary back-box directly behind the plasterboard lining or use acoustic inserts. Suitable products are available from Astroflame, Aico and SRS to name a few. An illustration of this type of product is shown below.

Figure 9.6 - Proprietary Back Box

10.0 CONTROL OF REVERBERATION IN COMMON PARTS

Reverberation time (RT) is defined as the time it takes for sound to decay by 60 dB after an abrupt termination. It is an important factor which needs to be considered with care. A high reverberation time will make a room sound loud, harsh and noise sources can transfer to adjacent spaces if not controlled. The reverberation time is linked to the volume of the space and the acoustic characteristics of its walls, floor and ceiling.

10.1 Reverberation Control in Common Areas

Circulation routes and stair cores are classified as common spaces, and as such acoustic absorption should be provided in these areas in order to control reverberation to meet the requirements of ADE Requirement E3.

Areas of acoustic absorption will be required in stair cores by means of using absorbent mineral fibre ceiling/wall tiles, perforated plasterboard or thick pile carpet flooring. Generally an area equivalent to the floor area must be installed using class C absorption. The absorptive material should be equally distributed between all floor levels. It will normally be convenient to cover the underside of intermediate landings, the underside of the other landings, and the ceiling area on the top floor.

In the absence of carpet, it is recommended that, in order to comply with Requirement E3, a suspended ceiling of Class C absorption or better be installed. This could be a proprietary suspended tile or perforated plasterboard system with an absorbent backing.

A Class C absorber is one which has an overall weighted absorption coefficient (αw) of between 0.60 and 0.75. Typically, British Gypsum's Gyptone (perforated plasterboard) systems fall into Class C depending on the pattern of perforation. Most acoustic suspended ceilings would fall into Classes A to C.

The use of carpets in internal corridors is sufficient to control the reverberation time and transfer of noise between corridors and bedrooms and minimise impact noise from footfall. See section 3.3 for more details of how to comply with this requirement.

11.0 BUILDING SERVICES NOISE LEVELS

11.1 Mechanical Services NR Levels

The following table provides guidance on the upper limits for indoor noise levels from building services:

Room	Intrusion Noise Level, L_{eq}
Bedrooms	NR 25
Living Rooms	NR 30

Table 8.2 - Building Services Noise Limits

Building services noise must not contain air discreet or distinguishable noise characteristics which make attract attention. It is seen as the responsibility of the M&E engineer to ensure that the upper limits for Building Services noise is not exceeded such that it may cause complaints from future end users.

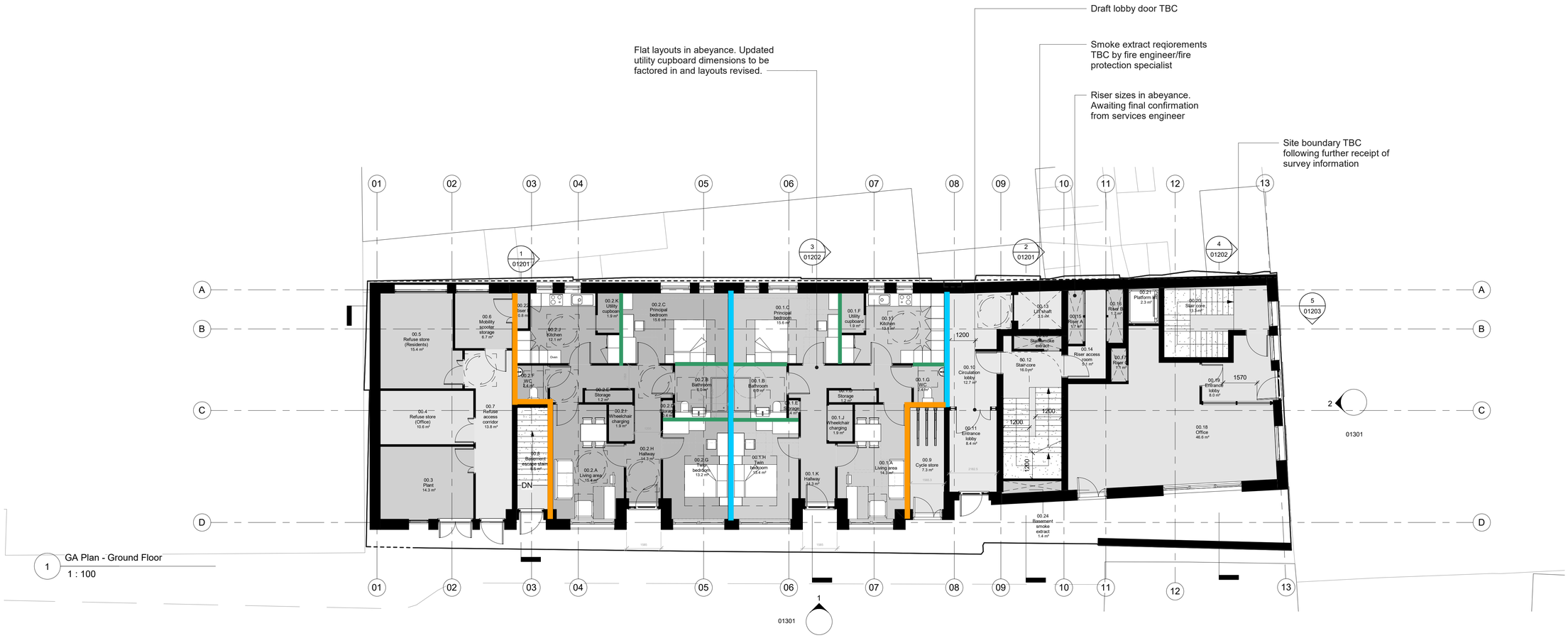
Waste and water pipes must be treated to ensure maximum noise level breakout are controlled to 5dB below the corresponding building services noise level for the room through which it passes. Please see Section 9.0 for further details on waste/water pipe treatments.

11.2 Vibration

Attention should be given to the installation of all plant and equipment to ensure there is no transmission of excessive tactile and audible frequency vibration to the adjacent areas, due to the operation of machinery or equipment and/or its connection to pipe work, duct work or conduits.

APPENDIX A – MARKED UP FLOOR PLANS

Separating Element	Acoustic Rating
Stud Partition Wall	56 dB $R_w + C_{tr}$
Masonry Wall	56 dB $R_w + C_{tr}$
Internal Wall	45 dB R_w



1 GA Plan - Ground Floor
1 : 100

02 - 00 - Room Schedule		
Room Number	Room Type	Actual Area
Circulation		
00.7	Refuse access corridor	13.8 m²
00.8	Basement escape stairs	6.5 m²
00.10	Circulation lobby	12.7 m²
00.11	Entrance lobby	8.4 m²
00.12	Stair core	16.0 m²
00.13	Lift shaft	3.5 m²
00.14	Riser access room	5.1 m²
		66.0 m²
Communal		
00.5	Refuse store (Residents)	15.4 m²
00.6	Mobility scooter storage	6.7 m²
		22.1 m²
Flat 00.1 (2b4p)		
00.1.A	Living area	14.3 m²
00.1.B	Bathroom	6.0 m²
00.1.C	Principal bedroom	15.6 m²
00.1.D	Storage	1.2 m²
00.1.E	Storage	0.4 m²
00.1.F	Utility cupboard	1.9 m²
00.1.G	WC	2.4 m²
00.1.H	Twin bedroom	13.4 m²
00.1.I	Kitchen	13.1 m²
00.1.J	Wheelchair charging	1.9 m²
00.1.K	Hallway	14.3 m²
		84.4 m²
Flat 00.2 (2b4p)		
00.2.A	Living area	15.4 m²
00.2.B	Bathroom	6.0 m²
00.2.C	Principal bedroom	15.6 m²
00.2.D	Storage	0.4 m²
00.2.E	Storage	1.2 m²
00.2.F	WC	2.4 m²
00.2.G	Twin bedroom	13.2 m²
00.2.H	Hallway	14.3 m²
00.2.I	Wheelchair charging	1.9 m²
00.2.J	Kitchen	12.1 m²
00.2.K	Utility cupboard	1.9 m²
		84.4 m²
Office		
00.4	Refuse store (Office)	10.6 m²
00.9	Cycle store	7.3 m²
00.18	Office	46.6 m²
00.19	Entrance lobby	8.0 m²
00.20	Stair core	13.3 m²
00.21	Platform lift	2.3 m²
		88.0 m²
Plant		
00.3	Plant	14.3 m²
00.15	Riser A	1.7 m²
00.16	Riser B	1.7 m²
00.17	Riser C	1.1 m²
00.22	Riser D	0.8 m²
00.23	Stair smoke extract	1.3 m²
00.24	Basement smoke extract	1.4 m²
		22.4 m²
Grand total: 44		367.2 m²

All structural information in abeyance. Awaiting structural engineer's drawings. Refer to strucural engineer's information for notional locations of structural elements.

Internal layouts currently in development with consultant team and to be confirmed.

Building extents subject to receipt of additional survey information.

Revisions

Rev. no.	Date	Description
P01.1	09/02/2023	GA Plans Initial Studies
P01.2	20/02/2023	Preliminary GA information
P01.3	10/03/2023	Preliminary GFL & BFL layouts

1:100 0m 1m 2m 5m

WIP

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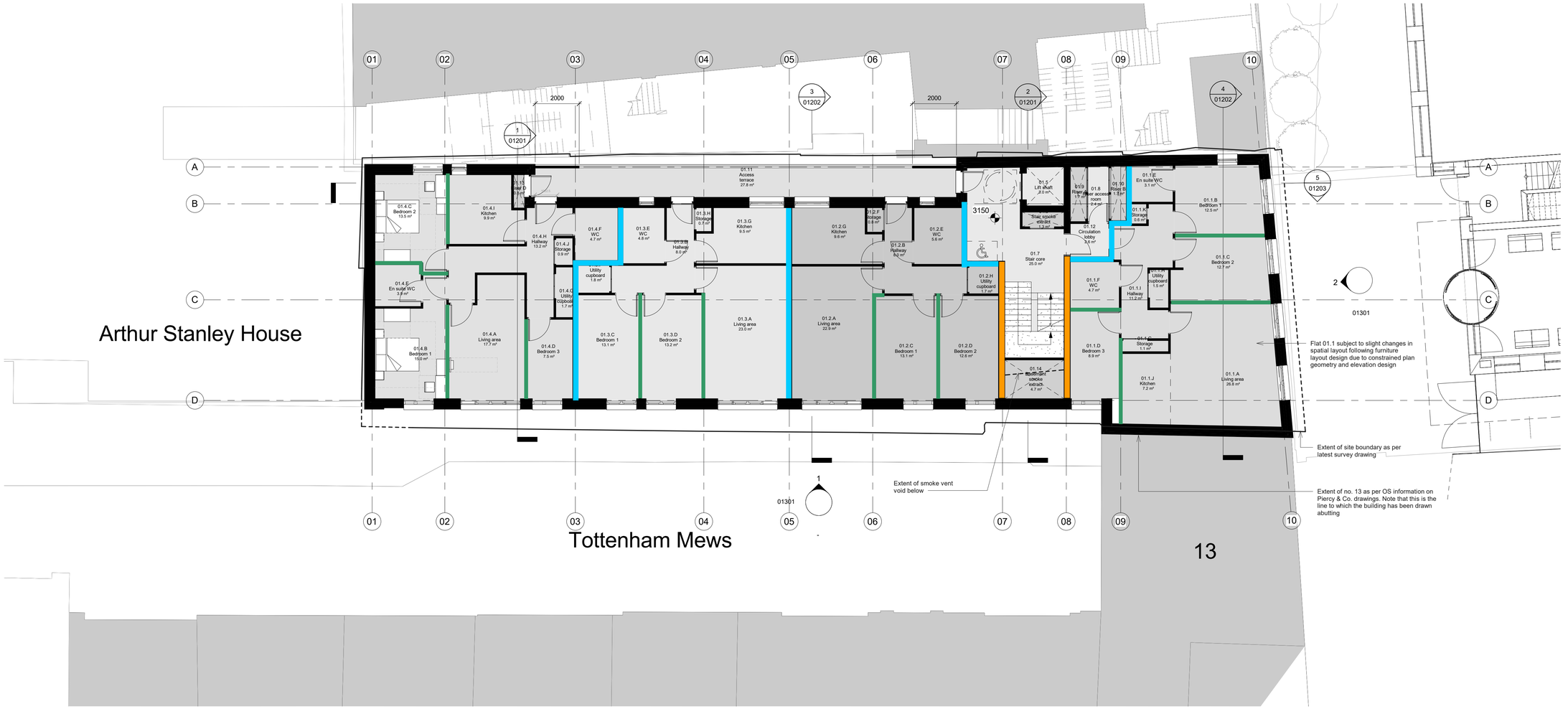
Drawing Number	Rev.	Status
2960-CVA-TM-00-DR-A-01102	P01.3	S0

14-19 Tottenham Mews

GA Ground Floor Plan

Drawn by:	MS	Checked by:	RC	Date:
Scale:	1 : 100	Size:	A1	10/03/2023

Separating Element	Acoustic Rating
Stud Partition Wall	56 dB $R_w + C_{tr}$
Masonry Wall	56 dB $R_w + C_{tr}$
Internal Wall	45 dB R_w



1 GA Plan - First Floor
1 : 100

02 - 01 - Room Schedule

Room Number	Room Type	Actual Area
Circulation		
01.5	Lift shaft	3.0 m²
01.7	Stair core	25.0 m²
01.8	Riser access room	2.4 m²
01.12	Circulation lobby	2.6 m²
		32.9 m²
External communal		
01.11	Access terrace	27.8 m²
		27.8 m²
Flat 01.1 (3b5p)		
01.1.A	Living area	26.8 m²
01.1.B	Bedroom 1	12.5 m²
01.1.C	Bedroom 2	12.7 m²
01.1.D	Bedroom 3	8.9 m²
01.1.E	En suite WC	3.1 m²
01.1.F	WC	4.7 m²
01.1.G	Storage	1.1 m²
01.1.H	Utility cupboard	1.5 m²
01.1.I	Hallway	11.2 m²
01.1.J	Kitchen	7.2 m²
01.1.K	Storage	0.6 m²
		90.1 m²
Flat 01.2 (2b4p)		
01.2.A	Living area	22.9 m²
01.2.B	Hallway	8.0 m²
01.2.C	Bedroom 1	13.1 m²
01.2.D	Bedroom 2	12.6 m²
01.2.E	WC	5.6 m²
01.2.F	Storage	0.8 m²
01.2.G	Kitchen	9.6 m²
01.2.H	Utility cupboard	1.7 m²
		74.1 m²
Flat 01.3 (2b4p)		
01.3.A	Living area	23.0 m²
01.3.B	Hallway	8.0 m²
01.3.C	Bedroom 1	13.1 m²
01.3.D	Bedroom 2	13.2 m²
01.3.E	WC	4.8 m²
01.3.F	Utility cupboard	1.8 m²
01.3.G	Kitchen	9.5 m²
01.3.H	Storage	0.7 m²
		74.1 m²
Flat 01.4 (3b5p)		
01.4.A	Living area	17.7 m²
01.4.B	Bedroom 1	15.0 m²
01.4.C	Bedroom 2	13.5 m²
01.4.D	Bedroom 3	7.5 m²
01.4.E	En suite WC	3.9 m²
01.4.F	WC	4.7 m²
01.4.G	Utility cupboard	1.7 m²
01.4.H	Hallway	13.2 m²
01.4.I	Kitchen	9.9 m²
01.4.J	Storage	0.9 m²
		88.1 m²
Plant		
01.6	Stair smoke extract	1.3 m²
01.9	Riser A	1.7 m²
01.10	Riser B	1.7 m²
01.13	Riser D	0.8 m²
01.14	Basement smoke extract	4.7 m²
		10.2 m²
Grand total: 47		397.3 m²

Structural information shown in red on this drawing are for information and coordination purposes only and are subject to change. Refer to strucural engineer's information for latest structural information.

All flat layouts in development and to be confirmed.

Revisions

Rev. no.	Date	Description
P01.1	09/02/2023	GA Plans Initial Studies
P01.2	20/02/2023	Preliminary GA information

1:100 0m 1m 2m 5m

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Drawing Number	Rev.	Status
2960-CVA-TM-01-DR-A-01103	P01.2	S0

14-19 Tottenham Mews

GA First Floor Plan

Drawn by:	MS	Checked by:	RC	Date:
Scale:	1 : 100	Size:	A1	20/02/2023

Separating Element	Acoustic Rating
Stud Partition Wall	56 dB $R_w + C_{tr}$
Masonry Wall	56 dB $R_w + C_{tr}$
Internal Wall	45 dB R_w

1 GA Plan - Second Floor
1 : 100

02 - 02 - Room Schedule

Room Number	Room Type	Actual Area
Circulation		
02.6	Lift shaft	3.0 m²
02.8	Stair core	25.0 m²
02.10	Riser access room	2.4 m²
02.12	Circulation Lobby	2.6 m²
		33.0 m²
External communal		
02.5	Access terrace	28.0 m²
		28.0 m²
Flat 02.1 (3b5p)		
02.1.A	WC	4.7 m²
02.1.B	Bedroom 3	8.9 m²
02.1.C	Kitchen	7.2 m²
02.1.D	Hallway	11.2 m²
02.1.E	En suite WC	3.1 m²
02.1.F	Bedroom 1	12.5 m²
02.1.G	Bedroom 2	12.7 m²
02.1.H	Utility cupboard	1.5 m²
02.1.I	Storage	1.1 m²
02.1.J	Living area	26.8 m²
02.1.K	Storage	0.6 m²
		90.1 m²
Flat 02.2 (2b4p)		
02.2.A	Kitchen	9.6 m²
02.2.B	Living area	22.9 m²
02.2.C	Bedroom 1	13.1 m²
02.2.D	Bedroom 2	0.8 m²
02.2.E	Hallway	8.0 m²
02.2.F	WC	5.5 m²
02.2.G	Utility cupboard	1.7 m²
02.2.H	Bedroom 2	12.6 m²
		74.1 m²
Flat 02.3 (2b4p)		
02.3.A	Utility cupboard	1.8 m²
02.3.B	Storage	0.8 m²
02.3.C	WC	4.8 m²
02.3.D	Hallway	8.0 m²
02.3.E	Bedroom 1	13.0 m²
02.3.F	Bedroom 2	13.1 m²
02.3.G	Kitchen	9.6 m²
02.3.H	Living area	22.9 m²
		74.0 m²
Flat 02.4 (3b5p)		
02.4.A	Bedroom 2	13.5 m²
02.4.B	Kitchen	9.9 m²
02.4.C	En suite WC	3.9 m²
02.4.D	Bedroom 2	15.0 m²
02.4.E	Living area	17.7 m²
02.4.F	WC	4.7 m²
02.4.G	Storage	0.9 m²
02.4.H	Hallway	13.2 m²
02.4.I	Bedroom 3	7.5 m²
02.4.J	Utility cupboard	1.7 m²
		88.1 m²
Plant		
02.7	Basement smoke extract	4.7 m²
02.9	Riser A	1.7 m²
02.11	Riser B	1.7 m²
02.13	Riser D	0.8 m²
02.14	Stair smoke extract	1.3 m²
		10.2 m²
Grand total: 47		397.5 m²

Structural information shown in red on this drawing are for information and coordination purposes only and are subject to change. Refer to strucural engineer's information for latest structural information.

All flat layouts in development and to be confirmed.

Revisions

Rev. no.	Date	Description
P01.1	09/02/2023	GA Plans Initial Studies
P01.2	20/02/2023	Preliminary GA information

1:100 0m 1m 2m 5m

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Drawing Number	Rev.	Status
2960-CVA-TM-02-DR-A-01104	P01.2	S0

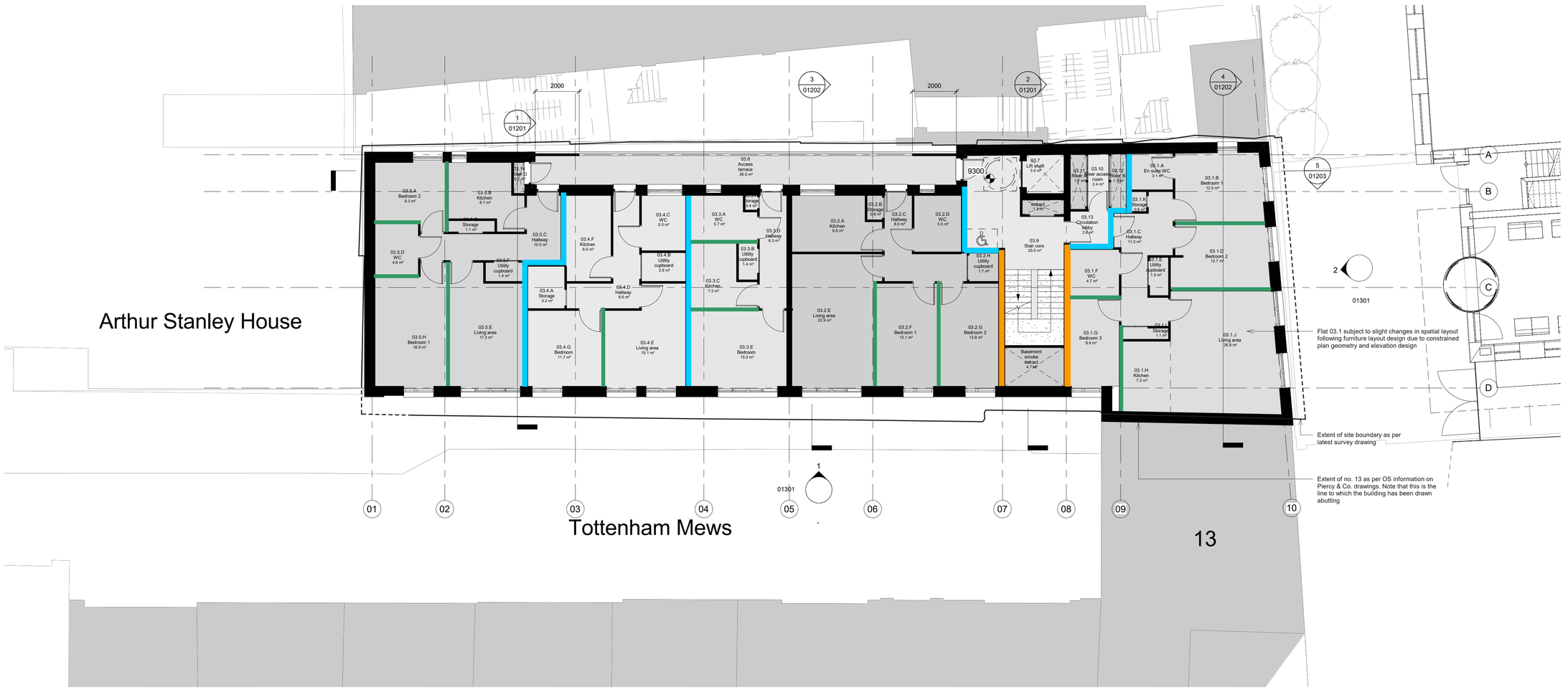
14-19 Tottenham Mews

GA Second Floor Plan

Drawn by:	MS	Checked by:	RC	Date:
Scale:	1 : 100	Size:	A1	20/02/2023

Separating Element	Acoustic Rating
Stud Partition Wall	56 dB $R_w + C_{tr}$
Masonry Wall	56 dB $R_w + C_{tr}$
Internal Wall	45 dB R_w

Plant



1 GA Plan - Third Floor
1 : 100

02 - 03 - Room Schedule

Room Number	Room Type	Actual Area
Circulation		
03.7	Lift shaft	3.0 m²
03.9	Stair core	25.0 m²
03.10	Riser access room	2.4 m²
03.13	Circulation lobby	2.6 m²
		32.9 m²
External communal		
03.6	Access terrace	28.0 m²
		28.0 m²
Flat 03.1 (3b5p)		
03.1.A	En suite WC	3.1 m²
03.1.B	Bedroom 1	12.5 m²
03.1.C	Hallway	11.2 m²
03.1.D	Bedroom 2	12.7 m²
03.1.E	Utility cupboard	1.5 m²
03.1.F	WC	4.7 m²
03.1.G	Bedroom 3	8.9 m²
03.1.H	Kitchen	7.2 m²
03.1.I	Storage	1.1 m²
03.1.J	Living area	26.8 m²
03.1.K	Storage	0.6 m²
		90.1 m²
Flat 03.2 (2b4p)		
03.2.A	Kitchen	9.6 m²
03.2.B	Storage	0.8 m²
03.2.C	Hallway	8.0 m²
03.2.D	WC	5.5 m²
03.2.E	Living area	22.9 m²
03.2.F	Bedroom 1	13.1 m²
03.2.G	Bedroom 2	12.6 m²
03.2.H	Utility cupboard	1.7 m²
		74.1 m²
Flat 03.3 (1b1p)		
03.3.A	WC	5.7 m²
03.3.B	Utility cupboard	1.4 m²
03.3.C	Kitchen	7.3 m²
03.3.D	Hallway	6.3 m²
03.3.E	Bedroom	15.0 m²
03.3.F	Storage	0.4 m²
		36.3 m²
Flat 03.4 (1b2p)		
03.4.A	Storage	3.2 m²
03.4.B	Utility cupboard	2.6 m²
03.4.C	WC	5.0 m²
03.4.D	Hallway	8.6 m²
03.4.E	Living area	15.1 m²
03.4.F	Kitchen	8.0 m²
03.4.G	Bedroom	11.7 m²
		54.2 m²
Flat 03.5 (2b3p)		
03.5.A	Bedroom 2	9.3 m²
03.5.B	Kitchen	8.7 m²
03.5.C	Hallway	10.5 m²
03.5.D	WC	4.6 m²
03.5.E	Living area	17.3 m²
03.5.F	Utility cupboard	1.4 m²
03.5.G	Storage	1.1 m²
03.5.H	Bedroom 1	16.9 m²
		69.7 m²
Plant		
03.8	Basement smoke extract	4.7 m²
03.11	Riser A	1.7 m²
03.12	Riser B	1.7 m²
03.14	Riser D	0.7 m²
03.15	Stair smoke extract	1.3 m²
		10.1 m²
Grand total: 50		395.5 m²

Structural information shown in red on this drawing are for information and coordination purposes only and are subject to change. Refer to strucural engineer's information for latest structural information.

All flat layouts in development and to be confirmed.

Revisions

Rev. no.	Date	Description
P01.1	09/02/2023	GA Plans Initial Studies
P01.2	20/02/2023	Preliminary GA information

1:100 0m 1m 2m 5m

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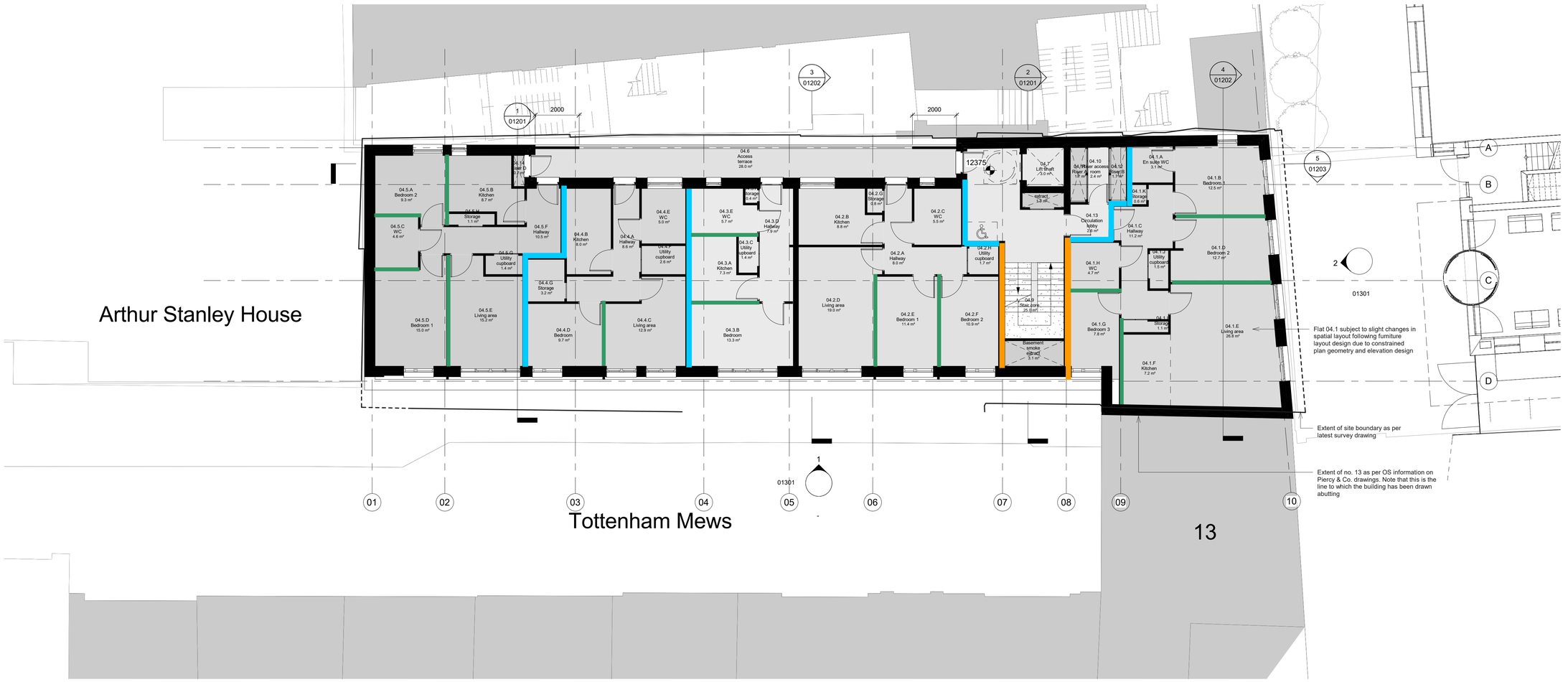
14-19 Tottenham Mews

GA Third Floor Plan

Drawn by:	MS	Checked by:	RC	Date:
Scale:	1 : 100	Size:	A1	20/02/2023

Separating Element	Acoustic Rating
Stud Partition Wall	56 dB $R_w + C_{tr}$
Masonry Wall	56 dB $R_w + C_{tr}$
Internal Wall	45 dB R_w

Plant



1 GA Plan - Fourth Floor
1 : 100

02 - 04 - Room Schedule

Room Number	Room Type	Actual Area
Circulation		
04.7	Lift shaft	3.0 m²
04.9	Stair core	25.0 m²
04.10	Riser access room	2.4 m²
04.13	Circulation lobby	2.6 m²
		32.9 m²
External communal		
04.6	Access terrace	28.0 m²
		28.0 m²
Flat 04.1 (3b5p)		
04.1.A	En suite WC	3.1 m²
04.1.B	Bedroom 1	12.5 m²
04.1.C	Hallway	11.2 m²
04.1.D	Bedroom 2	12.7 m²
04.1.E	Living area	26.8 m²
04.1.F	Kitchen	7.2 m²
04.1.G	Bedroom 3	7.8 m²
04.1.H	WC	4.7 m²
04.1.I	Storage	1.1 m²
04.1.J	Utility cupboard	1.5 m²
04.1.K	Storage	0.6 m²
		89.0 m²
Flat 04.2 (2b3p)		
04.2.A	Hallway	8.0 m²
04.2.B	Kitchen	8.8 m²
04.2.C	WC	5.5 m²
04.2.D	Living area	19.0 m²
04.2.E	Bedroom 1	11.4 m²
04.2.F	Bedroom 2	10.9 m²
04.2.G	Storage	0.8 m²
04.2.H	Utility cupboard	1.7 m²
		66.2 m²
Flat 04.3 (1b1p)		
04.3.A	Kitchen	7.3 m²
04.3.B	Bedroom	13.3 m²
04.3.C	Utility cupboard	1.4 m²
04.3.D	Hallway	7.9 m²
04.3.E	WC	5.7 m²
04.3.F	Storage	0.4 m²
		36.0 m²
Flat 04.4 (1b2p)		
04.4.A	Hallway	8.6 m²
04.4.B	Kitchen	8.0 m²
04.4.C	Living area	12.9 m²
04.4.D	Bedroom	9.7 m²
04.4.E	WC	5.0 m²
04.4.F	Utility cupboard	2.6 m²
04.4.G	Storage	3.2 m²
		49.9 m²
Flat 04.5 (2b3p)		
04.5.A	Bedroom 2	9.3 m²
04.5.B	Kitchen	8.7 m²
04.5.C	WC	4.6 m²
04.5.D	Bedroom 1	15.0 m²
04.5.E	Living area	15.2 m²
04.5.F	Hallway	10.5 m²
04.5.G	Utility cupboard	1.4 m²
04.5.H	Storage	1.1 m²
		65.7 m²
Plant		
04.8	Basement smoke extract	3.1 m²
04.11	Riser A	1.7 m²
04.12	Riser B	1.7 m²
04.14	Riser D	0.7 m²
04.15	Stair smoke extract	1.3 m²
		8.5 m²
Grand total: 50		376.3 m²

Structural information shown in red on this drawing are for information and coordination purposes only and are subject to change. Refer to strucural engineer's information for latest structural information.

All flat layouts in development and to be confirmed.

Revisions

Rev. no.	Date	Description
P01.1	09/02/2023	GA Plans Initial Studies
P01.2	20/02/2023	Preliminary GA information

1:100 0m 1m 2m 5m

WIP

COTTRELL & VERMEULEN ARCHITECTURE
1B Iliffe Street
London SE17 3LJ
0207 708 2567

Do not scale from this drawing
Confirm all dimensions on site

Drawing Number	Rev.	Status
2960-CVA-TM-04-DR-A-01106	P01.2	S0

14-19 Tottenham Mews

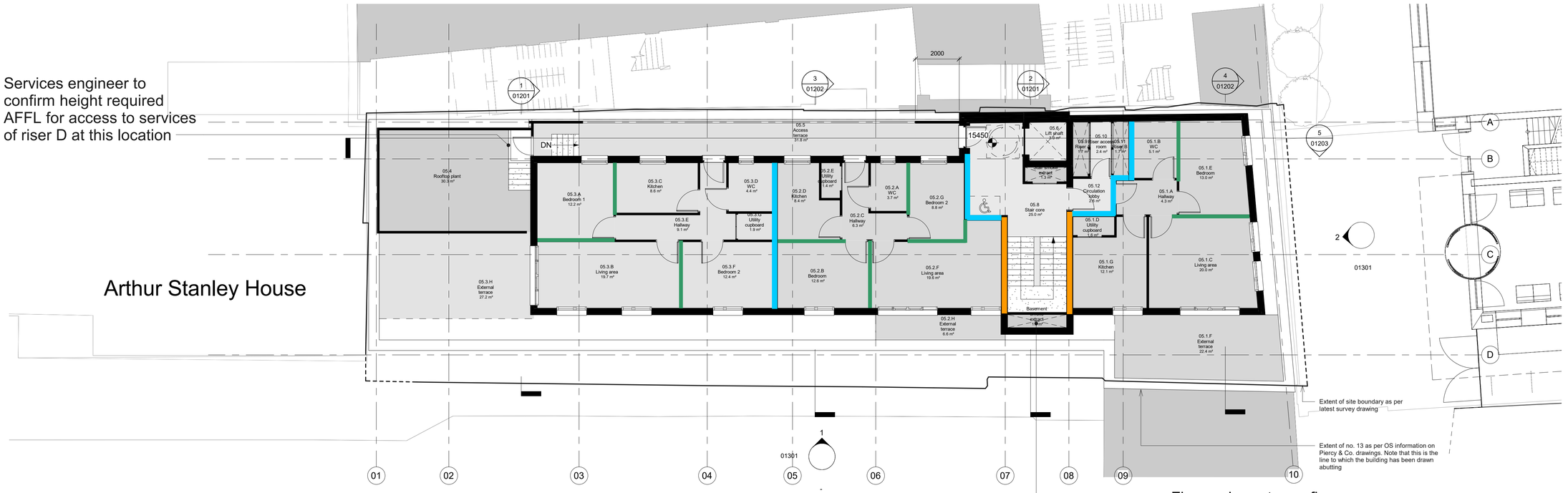
GA Fourth Floor Plan

Drawn by:	MS	Checked by:	RC	Date:
Scale:	1 : 100	Size:	A1	20/02/2023

Separating Element	Acoustic Rating
Stud Partition Wall	56 dB $R_w + C_{tr}$
Masonry Wall	56 dB $R_w + C_{tr}$
Internal Wall	45 dB R_w

Services engineer to confirm height required AFFL for access to services of riser D at this location

Arthur Stanley House



Fire engineer to confirm size requirements for basement smoke extract

1 GA Plan - Fifth Floor
1 : 100

02 - 05 - Room Schedule		
Room Number	Room Type	Actual Area
Circulation		
05.6	Lift shaft	3.0 m²
05.8	Stair core	25.0 m²
05.10	Riser access room	2.4 m²
05.12	Circulation lobby	2.6 m²
		32.9 m²
External communal		
05.5	Access terrace	31.8 m²
		31.8 m²
Flat 05.1 (1b2p)		
05.1.A	Hallway	4.3 m²
05.1.B	WC	5.1 m²
05.1.C	Living area	20.0 m²
05.1.D	Utility cupboard	1.6 m²
05.1.E	Bedroom	13.0 m²
05.1.F	External terrace	22.4 m²
05.1.G	Kitchen	12.1 m²
		78.5 m²
Flat 05.2 (2b3p)		
05.2.A	WC	3.7 m²
05.2.B	Bedroom	12.6 m²
05.2.C	Hallway	6.3 m²
05.2.D	Kitchen	8.4 m²
05.2.E	Utility cupboard	1.4 m²
05.2.F	Living area	19.6 m²
05.2.G	Bedroom 2	8.8 m²
05.2.H	External terrace	6.6 m²
		67.2 m²
Flat 05.3 (2b4p)		
05.3.A	Bedroom 1	12.2 m²
05.3.B	Living area	19.7 m²
05.3.C	Kitchen	8.6 m²
05.3.D	WC	4.4 m²
05.3.E	Hallway	9.1 m²
05.3.F	Bedroom 2	12.4 m²
05.3.G	Utility cupboard	1.9 m²
05.3.H	External terrace	27.2 m²
		95.5 m²
Plant		
05.4	Rooftop plant	30.3 m²
05.7	Basement smoke extract	1.6 m²
05.9	Riser A	1.7 m²
05.11	Riser B	1.7 m²
05.13	Stair smoke extract	1.3 m²
		36.6 m²
Grand total: 33		342.5 m²

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Revisions

Rev. no.	Date	Description
P01.1	09/02/2023	GA Plans Initial Studies
P01.2	20/02/2023	Preliminary GA information

1:100 0m 1m 2m 5m

WIP

COTTRELL & VERMEULEN ARCHITECTURE
1B Iliffe Street
London SE17 3LJ
0207 708 2567

Do not scale from this drawing
Confirm all dimensions on site

Drawing Number	Rev.	Status
2960-CVA-TM-05-DR-A-01107	P01.2	S0

14-19 Tottenham Mews

GA Fifth Floor Plan

Drawn by:	MS	Checked by:	RC	Date:
Scale:	1 : 100	Size:	A1	20/02/2023