

CHICHESTER HOUSE, 279 -281 HIGH HOLBORN, LONDON  
SUPPLEMENTARY STATEMENT (LIFE TIME HOMES STANDARDS)

November 2007

2007/3976/P

DAVID BONNETT  
ASSOCIATES

studio one 32 INDIGO MEWS  
CARYSFORT ROAD  
LONDON N16 9AE  
tel 020 7275 0065  
fax 020 7275 9035  
e-mail info@davidbonnett.co.uk  
www davidbonnett.co.uk

access consultancy  
research and design



DAVID BONNETT ASSOCIATES  
access consultancy research and design

tel: 020 7275 0065  
fax: 020 7275 9035

### **PURPOSE OF DOCUMENT**

This statement has been prepared to confirm that the individual flat proposals contained within the planning application for Chichester House meet Life Time Homes standards (LTHs). It is supplementary to the overall Access Statement that accompanies the planning submission.

David Bonnett Associates (DBA) were appointed in February 2007 to act as Access Consultants for the development and have monitored and guided the architects to achieve appropriate layouts that will satisfy the 16 Criteria as defined within the GLA policies : *Supplementary Planning Guidance (2004) : Accessible London: Achieving an inclusive environment. Appendix 5* and the LB Camden policies relating to their list for Life Time Homes standards.

The plans submitted meet the 16 criteria as follows:

1. Car parking – not applicable.
2. Distance from car park – not applicable but setting down is immediately outside, level and direct.
3. Approach – level and direct.
4. Entrances – level, covered and illuminated.
5. Communal stairs – meet Part M with the additional of a Part M compliant lift (thus exceeding LTH standards)
6. All doors and hallways exceed LTH standards.
7. Each flat has fully accessible wheelchair space within the living/dining areas and adequate space within other areas such as kitchen and bedrooms.
8. All living areas are at entry level. The exception is the duplex flat at level 4. Here the lift provides alternative entry level access at level 5, with the opportunity to convert the bedroom space to living space at level 4, so there is level access to the bathroom.
9. The Level 4 duplex has a lift connection – therefore this requirement is not applicable.
10. The toilet is Part M compliant and all bathrooms exceed this requirement – the bath can be converted into a shower space to provide a side access to the toilet as well as an accessible shower.
11. Walls will be robust for future fixings.
12. Stair lift - not applicable.

13. Each flat has a simple route between the bedroom and bathroom for the future provision of a hoist, with the building structure within the ceiling intended to be capable for appropriate hoist fixings.
14. Each bathroom has its door opening out in order to optimise internal manoeuvring space, with easy access to the wash basin, toilet, bath and future shower.
15. Living room glazing will be designed to meet the 800 mm maximum height requirement.
16. Switches, sockets and other controls will be designed to be operated from a height of between 450 mm to 1200 mm from floor level.

### **CONCLUSION:**

The individual flat layouts exceed LTH standards. They have been discussed with the LB Camden access officer who is satisfied by the proposals in principle.

As the scheme design is developed there is an audit process in place that will continue to monitor the design to check that these standards are maintained through construction to completion.

**David Bonnett Associates November 2007**

2007/3976/P

31/10/07

		Octave Band Centre Frequency (Hz)								Single No.
		63	125	250	500	1000	2000	4000	8000	Rating
1	-----									
2	AF 01/10/2007 Chichester House Plant noise calcs. 07123									
3										
4	Minimum noise level at residential obtained from noise logging survey									
5	minimum noise level @ resi	61.0	54.0	52.0	47.0	45.0	41.0	34.0	25.0	La = 50.3
6										
7	Maximum noise level at residential is 5dB below background. Subtract 5dB									
8	from noise levels obtained from noise logging survey to give									
9	maximum noise @resi	56.0	49.0	47.0	42.0	40.0	36.0	29.0	20.0	La = 45.3
10										
11	4 proposed items of plant on roof + 2 items of future plant = 6 in total									
12	assume each piece of plant contributes the same noise level at the residential									
13	6 pieces of plant operating simultaneously results in a 8dB increase in SPL									
14	Therefore the SPL at the residential from each piece of plant must be 8dB									
15	lower than the maximum noise level allowed at the residential.									
16	maximum noise @resi from									
17	each piece of plant	48.0	41.0	39.0	34.0	32.0	28.0	21.0	12.0	La = 37.3
18										
19	Need to consider distance attenuation from each piece of plant. Calculate									
20	distance attenuation assuming point source propagation $20\log(r)$									
21	Calculate distance attenuation to residential on other side of Grt Turnstile									
22	dry air cooler 1 (r=20m)	26.0	26.0	26.0	26.0	26.0	26.0	26.0	26.0	
23	dry air cooler 2 (r=28m)	28.9	28.9	28.9	28.9	28.9	28.9	28.9	28.9	
24	AHU (r=24m)	27.6	27.6	27.6	27.6	27.6	27.6	27.6	27.6	
25	Landlord generator (r=18m)	25.1	25.1	25.1	25.1	25.1	25.1	25.1	25.1	
26	future generator (r=15m)	23.5	23.5	23.5	23.5	23.5	23.5	23.5	23.5	
27	future tenant plant (r=17m)	21.6	21.6	21.6	21.6	21.6	21.6	21.6	21.6	
28										
29	Considering only distance attenuation. Maximum allowable SPL at 1m from each									
30	piece of plant is maximum noise at resi from each piece of plant (line 17)									
31	plus distance from item of plant to residential (lines 22-27)									
32	dry air cooler 1	74.0	67.0	65.0	60.0	58.0	54.0	47.0	38.0	La = 63.3
33	dry air cooler 2	76.9	69.9	67.9	62.9	60.9	56.9	49.9	40.9	La = 66.2
34	ahu	75.6	68.6	66.6	61.6	59.6	55.6	48.6	39.6	La = 64.9
35	Landlord generator	73.1	66.1	64.1	59.1	57.1	53.1	46.1	37.1	La = 62.4
36	Future generator	71.5	64.5	62.5	57.5	55.5	51.5	44.5	35.5	La = 60.8
37	Future tenant plant	69.6	62.6	60.6	55.6	53.6	49.6	42.6	33.6	La = 58.9
38										
39	Consider the effects of an acoustic louvre. New limit at 1m for each item of									
40	plant at 1m is limit at 1m considering just distance atten (lines 32-37)									
41	plus attenuation provided by acoustic louvre (line 43)									
42										
43	152 mm IAC 'Slimshield'	6.0	6.0	8.0	10.0	14.0	18.0	16.0	15.0	
44										
45	dry air cooler 1	80.0	73.0	73.0	70.0	72.0	72.0	63.0	53.0	La = 76.8
46	dry air cooler 2	82.9	75.9	75.9	72.9	74.9	74.9	65.9	55.9	La = 79.7
47	ahu	81.6	74.6	74.6	71.6	73.6	73.6	64.6	54.6	La = 78.4
48	landlord gen	79.1	72.1	72.1	69.1	71.1	71.1	62.1	52.1	La = 75.9
49	future generator	77.5	70.5	70.5	67.5	69.5	69.5	60.5	50.5	La = 74.3
50	future tenant plant	75.6	68.6	68.6	65.6	67.6	67.6	58.6	48.6	La = 72.4
51										
52	Consider the effects of screening from the side of the building. Assume									
53	barrier provided by the side of the building results in a path difference									
54	of 0.024. This results in barrier attenuation using Maekawa's method as									
55	shown in line 60. Addition of attenuation due to screening and max SPL at 1m									
56	from each item of plant considering just distance attenuation (32-37)									
57	results in new maximum SPL at 1m from each piece of plant as shown									
58	in lines 62-67									
59										
60	Barrier atten (PD=0.024)	5.2	5.3	5.6	6.2	7.1	8.7	10.9	13.5	
61										
62	dry air cooler 1	79.2	72.3	70.6	66.2	65.1	62.7	57.9	51.5	La = 70.3
63	dry air cooler 2	82.1	75.2	73.5	69.1	68.0	65.6	60.8	54.4	La = 73.3
64	ahu	80.8	73.9	72.2	67.8	66.7	64.3	59.5	53.1	La = 71.9
65	landlord generator	78.3	71.4	69.7	65.3	64.2	61.8	57.0	50.6	La = 69.4
66	future generator	76.7	69.8	68.1	63.7	62.6	60.2	55.4	49.0	La = 67.8
67	future tenant plant	74.8	67.9	66.2	61.8	60.7	58.3	53.5	47.1	La = 65.9
68										
69										
70										
71										
72										
73										
74										
75										
76										
77										

contd...

2007/3976/P

		Octave Band Centre Frequency (Hz)								Single No.
		63	125	250	500	1000	2000	4000	8000	Rating
78	*****									
79	*****Summary*****									
80	*****									
81										
82	Minimum noise level measured during background noise survey LA90 50dB (5)									
83										
84	Noise from plant needs to be 5dB below background so maximum noise from									
85	plant to be 45 dBA at residential (9)									
86										
87	Be conservative, consider either distance attenuation & barrier attenuation									
88	from the side of the building OR distance attenuation and attenuation									
89	provided by the acoustic louvre. In reality, attenuation from both will apply									
90										
91	items of plant considering distance atten & screening from side of building									
92	result in following max SPL at 1m from plant									
93	ahu	80.8	73.9	72.2	67.8	66.7	64.3	59.5	53.1	La = 71.9
94	future generator	76.7	69.8	68.1	63.7	62.6	60.2	55.4	49.0	La = 67.8
95	future tenant plant	74.8	67.9	66.2	61.8	60.7	58.3	53.5	47.1	La = 65.9
96										
97	items of plant considering distance atten & acoustic louvre									
98	result in following max SPL at 1m from plant									
99	dry air cooler 1	80.0	73.0	73.0	70.0	72.0	72.0	63.0	53.0	La = 76.8
100	dry air cooler 2	82.9	75.9	75.9	72.9	74.9	74.9	65.9	55.9	La = 79.7
101	landlord generator	79.1	72.1	72.1	69.1	71.1	71.1	62.1	52.1	La = 75.9
102										
103	assume both dry air coolers benefit from the same amount of distance atten									
104	assume distance attenuation of the most easterly dry air cooler									
105	Therefore max SPL at 1m from each piece of plant is as follows									
106	dry air coolers (x2)	80.0	73.0	73.0	70.0	72.0	72.0	63.0	53.0	La = 76.8
107	landlord generator	79.1	72.1	72.1	69.1	71.1	71.1	62.1	52.1	La = 75.9
108	ahu	80.8	73.9	72.2	67.8	66.7	64.3	59.5	53.1	La = 71.9
109	future generator	76.7	69.8	68.1	63.7	62.6	60.2	55.4	49.0	La = 67.8
110	future tenant plant	74.8	67.9	66.2	61.8	60.7	58.3	53.5	47.1	La = 65.9
111										
112	*****									

File: 07123DS2 Created at: 11:36am 31/10/07 Last updated at: 12:59pm 31/10/07

2007/3976/P