



Our Ref: HT:17152/ASK

11 December 2014

Anil Pallan
Rolfe Judd Architects

By email only at:
Anilp@rolfe-judd.co.uk

Dear Anil

**RE: 62-63 TOTTENHAM COURT ROAD &
1-7 GOODGE STREET, LONDON – PLANNING CONDITION 10**

Further to our ongoing correspondence we are pleased to confirm the following information.

We understand Planning Condition 10 states:

“Before the use commences sound insulation against airborne and impact sound between the proposed commercial uses and any adjoining residential accommodation shall be provided for the building in accordance with a scheme which has been submitted to and approved in writing by the Council. The use shall thereafter not be carried out other than in complete accordance with the approved scheme.”

We have reviewed the attached drawing 5315-T(20)DE17 and can confirm that the proposed floor detail separating retail and residential space, should be capable of achieving Building Regulations minimum sound insulation performance requirement E1.

It should be noted that Building Regulations states that a higher standard of sound insulation may be required between residential and non-residential space. In these situations the appropriate level of sound insulation will depend on the intended use of the non-domestic space and as such special advice may be needed. Therefore we would suggest that suitable wording is included in the tenant’s handbook to advise the future tenant of the acoustic performance of the separating floor, their plant noise requirements, and to put limits on noise break through to the residential space. Should the tenant wish to exceed these restrictions, then as part of their fit-out or by agreement with the landlord alternative separating floor constructions with higher acoustic performance should be considered.

We would be happy to help advise the acoustic wording for the handbook when necessary.

Yours sincerely
for HANN TUCKER ASSOCIATES

Adam Kershaw

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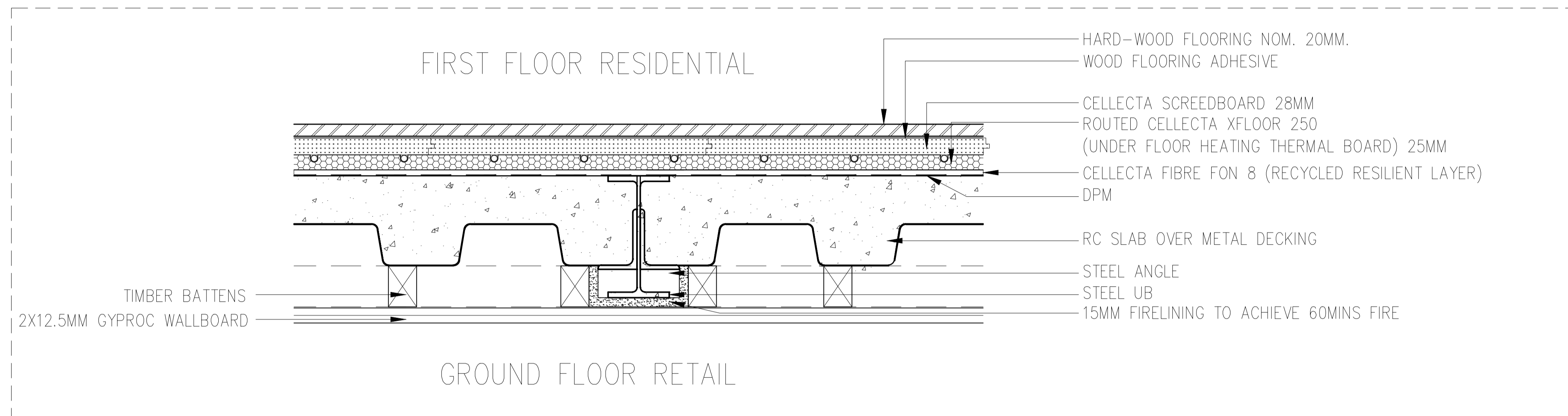
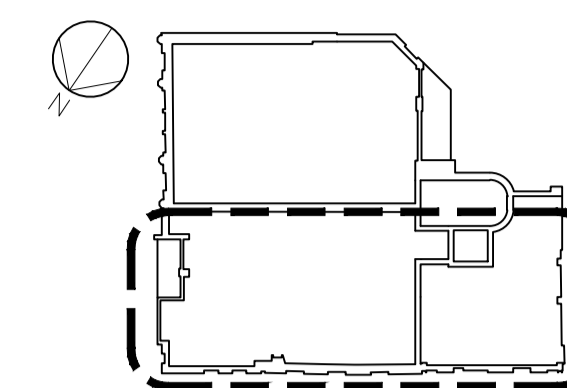
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- NOTES
- 1 The Contractor must check and confirm all dimensions
 - 2 All discrepancies must be reported and resolved by the Architect before works commence
 - 3 This drawing is not to be scaled
 - 4 All work and materials to be in accordance with current applicable Statutory Legislation and to comply with all relevant Codes of Practice and British Standards

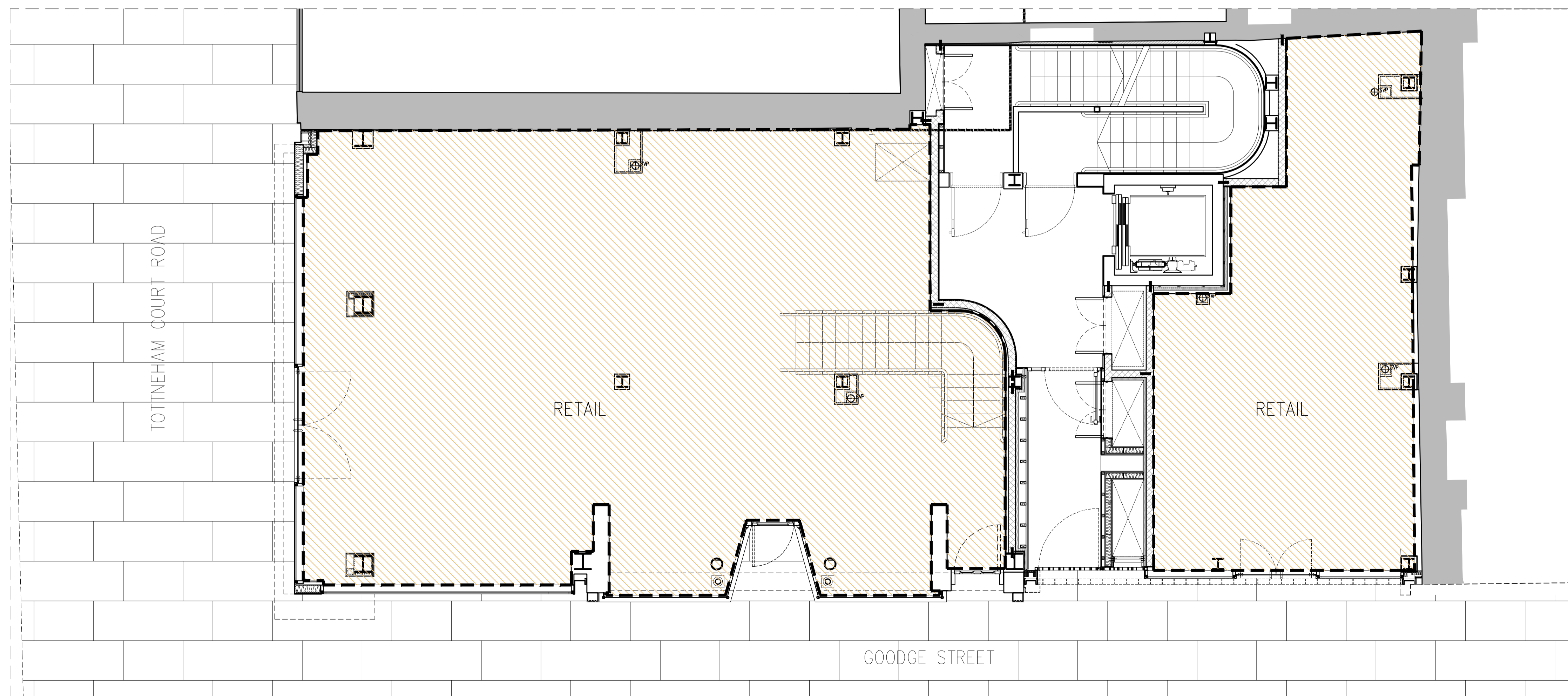
KEY PLAN



Material Key



① FLOOR BUILD TO COMPLY WITH BUILDING REGULATIONS
SCALE: 1:5 (A1)



② RETAIL PLAN GROUND LEVEL
SCALE: 1:50 (A1)

Issued for Planning 28/11/14
Rev Date

Rolfe Judd

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Client
Goodge Street (Tottenham Court Rd)
LLP

Project
62-63 Tottenham Court Road
1-7 Goodge Street

Drawing
TCR / Goodge Street
Retail to Residential floor build up

Scale Date Status
1:20 (A1) Nov14 Planning

Job Number Drawing Number Revision
5315 T(20) DE17 -

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This scale is 10cm in length when printed at the size indicated in the title block