

Our Ref: 6573/AJW

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Dear Lauren

PHASE 2, KIDDERPORE AVENUE, LONDON NW3 7SU PLANNING CONDITIONS 27 & 29

We write to assist with the discharge of Planning Conditions 27 & 29 for the above development site with reference to Camden Borough Council's Decision document ref: 2013/0685/P dated 13 September 2013.

Planning Conditions

Planning Condition 27 states;

"Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

For each of the octave bands of centre frequencies 63Hz-8kHz inclusive, noise levels from all plant/equipment (measured in LAeq) when in operation shall at all times add not more than 1 decibel to the existing background noise level LA90, expressed in dB(A), in the same octave band as measured 1 metre external to sensitive facades."

Planning Condition 29 states:

"Before the relevant part of each Phase commences details of a vibration mitigation scheme to protect the residential properties against vibration (including transportation sources and building services plant) shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation and remain in place for the lifetime of the development."

Reason: To safeguard the amenities of occupiers of the proposed use in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.



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Noise Surveying & Criteria

Environmental noise surveying around the Phase 1 development site has already been undertaken at the planning stage and the results of the surveying are detailed in RBA Acoustics' *External Building Fabric Assessment Report 6015/EBF* dated 31 March 2014. Automated measurements were undertaken over a 24 hour period. The minimum background noise levels measured are stated within Table 6015/T5 in Section 3.3. Based upon these data, suitable plant noise emission criteria (Table 6015/T6) have been developed in line with the Local Authority's standard requirements, all as set out in Section 5.0 of the aforementioned Report. Plant noise emissions from any future plant installations will be designed to ensure compliance with these criteria stated in Table 6015/T6.

This exercise has now been repeated for Phase 2 with additional surveying locations relevant to the Phase 2 blocks – please see RBA Acoustics' *External Building Fabric Assessment Report 6573/EBF* dated 22 May 2015. The minimum background noise levels measured are stated within Table 6573/T3 in Section 3.3. Based upon these data, suitable plant noise emission criteria (Table 6573/T4) have been developed in line with the Local Authority's standard requirements, all as set out in Section 4.0 of the aforementioned Report. Plant noise emissions from any future plant installations will be designed to ensure compliance with these criteria stated in Table 6573/T4.

Plant Noise Assessment

The design and specification of the items of plant proposed at the development are still a “work in progress”, at the time of writing, and are yet to be finalised. It is therefore not possible to carry out the full plant noise assessment as of yet. However, to offer some comfort, we outline the process that will be adopted as soon as practicably possible following the final selections of the plant.

Further to our similar letter for Phase 1 dated 11 March 2015, most of the plant for Phase 2 has now moved in to the Phase 1 energy centre and so will be addressed by the full Plant Noise Assessment Report currently being finalised. Any other items of plant in Phase 2 will be addressed in a separate report, if required. Currently the proposed items are not known.

When available, manufacturer's noise data for all items of plant will be sourced and used to assess the likely levels of atmospheric noise transfer to the nearest noise sensitive property(s) to ensure they are in line with the project criteria (as discussed above). If deemed necessary, suitable noise mitigation measures will be suggested such that the project criteria can be achieved.

In addition, potential internal noise transfer to the residential units of the development (i.e. through the slabs and walls, etc.) will also be assessed to ensure the future occupants are protected against any noise nuisance.

A report will be prepared referring to the results of the noise survey and setting of the plant noise emission criteria and the report will also detail the assessment of noise transfer from the proposed items of plant.

Vibration Mitigation

The entire re-development is for residential usage only, i.e. there are no commercial units proposed. The buildings are also not physically attached to any neighbouring buildings. We therefore confirm that no vibration will be transferred to or from adjacent buildings. The only vibration creating items will be the mechanical services plant and we confirm all plant will be fixed on suitable anti-vibration mounts to ensure no vibration is transmitted to the residential flats of the development – specifications for such mounts to be confirmed in our full Plant Noise Assessment (PNA) report to be finalised and issued once plant selections have been confirmed.

With regard to potential vibration from transportation sources, this is typically of more concern when the site is located near to railway lines or an underground line is beneath the site. Neither of these is true for the development site under consideration. This only leaves local road traffic along the surrounding road networks (mainly Finchley Road). The road conditions around the site are generally good and there are no traffic calming techniques (i.e. speed humps) along any of the surrounding roads. Based upon extensive experience, it is our opinion that *potential* vibration from local road traffic will not be an issue. Traffic along the roads is sufficiently distant enough from the structures to not be of concern in the slightest. This is highly unlikely to even be perceptible, let alone a nuisance, within the buildings. The buildings are generally formed in a cast in-situ full density concrete frame or of masonry construction, which are much less prone to vibration excitement than a lightweight (timber or metal) frame.

General Information

The above detailed matters have previously been discussed with Camden's Mario Houska (EHO) with regards to another project (11-13 St Pancras Way : App. No. 2011/1586/P) back in January 2012. A similar document to the above was also submitted in November 2014 as part of the 79 Camden Road development for Barratt London. We therefore assume the above should be sufficient for discharge of Planning Condition 29 and partial discharge of Planning Condition 27, with the full PNA Report to follow.

We trust the above to be clear and of assistance. If you have any queries, however, please do not hesitate to contact the undersigned.

Yours sincerely,
For RBA Acoustics

A handwritten signature in black ink, appearing to read 'A.J. Wyatt', with a long horizontal stroke extending to the right.

Alex J Wyatt