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Date: 02/02/2016

Our Ref: 9020 Rev 1

Planning - Development Control
Camden Council
5 Pancras Square
Camden Town Hall
Judd Street
London
WC1H 8ND
FAO: Mr Charles Thuaire

Dear Sirs

RE: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING APPLICATION FOR TWO AIR HANDLING UNIT

1 MABLEDON PLACE, LONDON, WC1H 9AX

Dalton Warner Davis LLP are instructed by The Doctors Laboratory (TDL) to submit an application on their behalf to obtain consent at1 Mabledon Place, London, WC1H 9AJ (the premises) for:

"Two air handling units and associated access ladder on the level 6 roof of 1 Mabledon Place, London, WC1H 9AJ".

This application comprises of this Covering Letter and the following documents:

- Application Form and Certificates
- Site Location Plan ref. DWD/01
- Existing Plans: 1012_P20_P06 Rev A; 1012_P20_E03 Rev E; 1012_P20_E01 Rev F; 1012_P20_S02 Rev B (Plans approved under planning permission reference 2011/4653/P and associated applications including 2013/3522/P)
- Proposed Plans: 1MP-A-SBA-SK-06-Z00-20160127-EL01; 1MP-A-SBA-SK-Z00-20151216-EL01; 1MP-A-SBA-SK-Z00-20151216-EL02; 1MP-A-SBA-SK-Z00-20151216-EL03; 1MP-A-SBA-SK-06-Z00-20160202-EL01
- Noise Assessment prepared by Sandy Brown
- CIL Additional Information Form
- Application Fee - £770

Background

Planning permission was granted in December 2011 for the following development (ref 2011/4653/P):

"Extensions and alterations to existing office block to include 13,116 sqm of Class B1a and 182 sqm of Classes A1/A2/A3, as follows: reconfigured basement floors to reduce carparking from 46 to 9 spaces; relocated and enlarged commercial unit at ground floor for flexible use within Classes A1/A2/A3; demolition of conference hall at rear and replacement by 2 new floors of offices; extension of 3rd and 4th floors of annex and addition of 5th floor on annex for offices with external terraces and green roofs on 3rd and 6th floor levels; replacement of 10th floor plantroom on tower by new offices; reconfigured and relocated roof plant; associated external alterations and replacement fenestration including new canopy and forecourt at ground floor, new windows at 10th floor and new halo canopy at rooftop of tower."

Development commenced in October 2013. When planning permission was granted, there was no tenant for the building and as such consent was obtained for a general officer user.

TDL have subsequently leased the entire building, which will be used as The Doctors Laboratory's (TDL) UK Headquarters and by Health Services Laboratories (HSL).

TDL, established in 1987, is a medically-led laboratory and is the largest independent provider of clinical laboratory diagnostic services in the UK. TDL provides pathology services to both the independent healthcare sector as well as the NHS through its network of 20 laboratories throughout the UK. TDL occupies a number of buildings in London and provides clinical services to approximately 60% of the Harley Street market.

HSL is a pathology joint venture between TDL, UCLH (University College London Hospitals NHS Foundation Trust) and the Royal Free (The Royal Free London NHS Foundation Trust). 1 Mabledon Place will support the medical institutions in the locality and in North London including UCLH, Royal Free and North Middlesex Hospital.

Planning Application

This application seeks to obtain planning permission for two Air Handling Units (AHU) on the Level 6 roof and associated ducting, screening and an access ladder, to provide servicing access to the AHUs.

The air handling units are required by HSL/ TDL to allow their business to operate within 1 Mabledon Place.

Plant equipment has been consented on the roof of the building, under two Discharge of Condition applications connected to planning permission reference 2011/4653/P. Due to the equipment already consented on the roof, there is not space to accommodate the two required air handling units.

As such, the design team have considered the feasibility of locating the AHUs elsewhere and the Level 6 terrace is considered the most suitable location for these units, as there is adequate space to accommodate them and internal ducting can be used to connect the AHUs to the relevant floor within 1 Mabledon Place.

The submitted proposed plans detail the proposed AHUs, ducting, screening and ladder. Within the screening there will be two AHUs positioned on top of each other and ducting leading from the AHUs into the building.

The Notes on the submitted proposed plans provide additional specification information, including the screening specification. The screening will comprise of horizontal acoustic louvres in graphite grey. A brochure extract detailing the proposed screening is provided at Appendix 1.

The AHUs will be located on part of the Level 6 Green Roof, as approved under planning permission reference 2011/4653/P. Although a small amount of Green Roof will be removed on Level 6, the Green Roof consented elsewhere on Level 6 and on other Levels at 1 Mabledon Place will remain.

AHU 1 is 5,555 mm wide x 1,650 mm depth x 1,100 mm height and AHU 2 is 5,555 mm wide x 1,650 mm depth x 1,200 mm height. The AHUs are located on top of each other. The screening enclosure footprint is 7,850mm wide x 4,425 mm depth. The height of the screening is 2,800 mm.

The colour of the ladder and screening will be graphite grey (RAL 7024). Details of this colour are provided at Appendix 2. This colour has been selected to match the existing balustrades to terraces, access gates, metal louvres, frame and architraves of external doors, cladding flashings and other fixtures and fittings across the site.

Adopted Camden Development Plan policy DP24 and Draft Policy D1, of the emerging Local Plan, highlights that the Council will require development to be of the highest standard of design. The policies states that development should consider character, setting, context and the quality of materials to be used. Emerging draft policy D1 also states that the council will require design to carefully integrate building service equipment. The AHUs have been positioned so as to minimise visual impact from surrounding roads. The AHUs have been set back from both the Flaxman Terrace and Euston Road frontage and screening has been used to minimise the visibility of the AHUs and associated ladder from Euston Road.

Adopted Camden Development Plan policy DP28 and Draft Policy A4 of the emerging Local Plan states that the Council will not grant planning permission for development likely to generate noise pollution. DP28 states that the Council will only grant permission for plant or machinery if it can be operated without causing harm to amenity and does not exceed their noise thresholds. The submitted noise assessment, prepared by Sandy Brown, confirms that the AHUs will meet the noise emission design criterion specified by Camden and will not result in any noise impact to surrounding residents and occupiers.

The screening proposed around the AHUs and associated ducting is not required to be acoustic screening, as it meets Camden's noise criteria without this and the noise assessment does not suggest that there is a need for it. However, the applicant and their design team have proposed acoustic screening in order to shield noise from the plant to users of the terrace.

Conclusion

This application seeks planning consent for two AHUs and ducting within screening and an associated ladder on the Level 6 roof terrace of 1 Mabldeon Place, to enable the future occupier, TDL, to operate within the building.

The AHUs have been positioned and screened to minimise the visual impact from surrounding roads and the submitted noise report demonstrates that the AHUs will meet Camden's requirements in relation to noise. As such, it is requested that the Council grant planning consent.

If you have any queries please contact Nick Fennell (nf@dwdllp.com/ 02073322104) or Emma Penson (ep@dwdllp.com/ 02073322115) of this office.

Yours faithfully

Dalton Warner Davis LLP

Dalton Warner Davis LLP

APPENDIX 1 – ACOUSTIC SCREENING BROCHURE

Louvre

Screening & Ventilation

Architectural Solutions - Louvre

Acoustic Louvre

INTRODUCTION

As part of the Colt Universal Louvre range, Colt can provide acoustic louvre panels for mounting behind the louvre.

Plant room openings, cooling towers, condenser plant etc., will produce sound pressure levels which may exceed existing or required noise criteria at prescribed distances from the building. Colt is able to provide attenuation for the Colt Universal Louvre System that will meet the most stringent criteria.

If a single bank of elements does not provide the required noise control, a double bank may be specified. As an alternative, duct silencers may be selected to give the desired noise reduction.

To ensure the most economic solution, noise control must be considered at the earliest possible design stage. Retrofit installations can be significantly more expensive. If in doubt, please contact Colt International.

ACOUSTIC RANGE

There are two acoustic louvre models:

Type R

Optimum acoustic performance with normal pressure drop.

Type LP

Normal acoustic performance with minimum pressure drop.

MATERIAL

The outer casing shall be of no less than 1.2mm galvanised mild steel sheet. The acoustic louvre blades shall be of aerofoil configuration formed from 0.7mm perforated galvanised mild steel sheet on the inner surface and 0.7mm galvanised mild steel sheet externally.

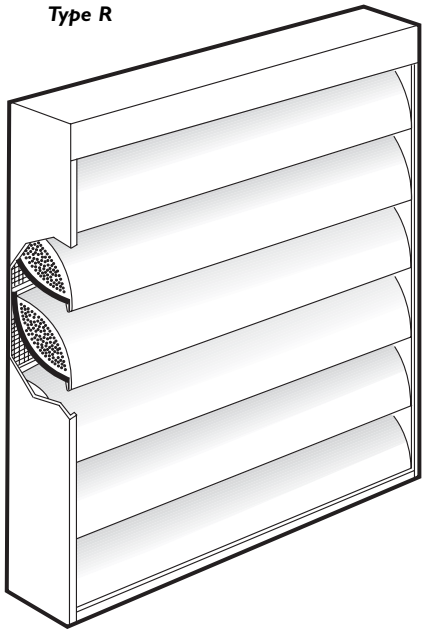
Modules

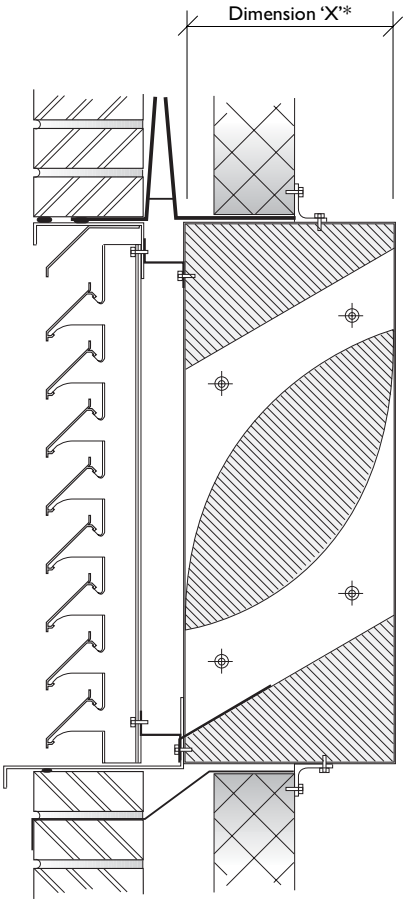
Acoustic louvre banks over 1220mm wide and/or 3660mm high will normally be supplied as two or more modules for site assembly.

Infill

The infill shall be in organic mineral wool or glass fibre of 47kg/m^3 density and packed under not less than 5% compression to eliminate voids due to settlement. The infill shall be inert, as well as vermin, rot and moisture proof.

Type R

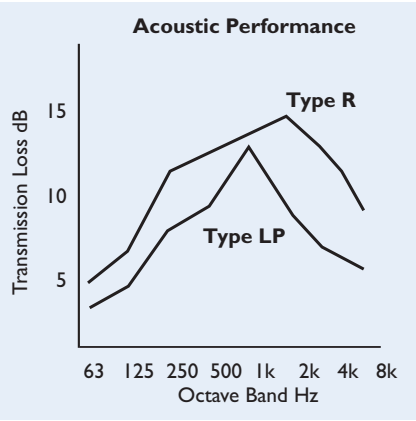


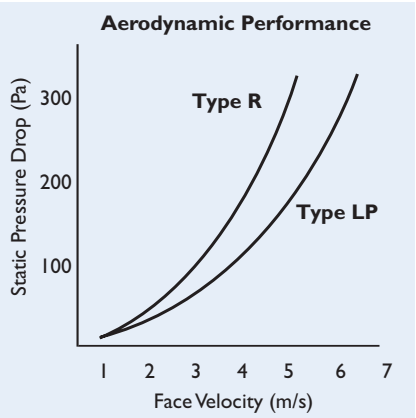


Vertical section through Colt 'E' Series ESC 75 pitch louvre panel with acoustic module into brickwork opening.

** Dimension 'X' is a minimum of 300mm or greater depending on the acoustic performance requirements.*

PERFORMANCE





ACOUSTIC PERFORMANCE

Octave Band Centre Frequency, Hz	1 63	2 125	3 250	4 500	5 1k	6 2k	7 4k	8 8k
Model R	5	7	11	12	13	14	12	9
Model LP	4	5	8	9	12	9	7	8

AERODYNAMIC PERFORMANCE

Acoustic Louvre Model	Aerodynamic Coefficient (cv)	Pressure Loss (ζ)
Model R	0.24	17.3
Model LP	0.29	11.5

DIMENSIONS

Acoustic Louvre Model	Module Width (mm)	Module Height (mm)
Model R	610, 914 or 1219	305 to 3653 in 305mm increments
Model LP	610, 914 or 1219	356 to 3556 in 356mm increments

TERMINOLOGY

Weather Louvre

A device intended to allow the passage of inlet or exhaust air while minimising the ingress of rain (HEVAC).

Acoustic Louvre

Specially designed louvres to reduce the transmission of noise to or from a building or enclosure and may be used in conjunction with other weather louvres (HEVAC).

Free Area

The minimum area through which air can pass. Determined by multiplying the sum of the minimum distance between intermediate blades, top blade, head and bottom blade and cill by the minimum distance between jambs (AMCA).

In performance terms Free Area is a wholly meaningless measure.

Measured Free Area

A term used to indicate the open area between frame members with the louvre blades removed and used with the aerodynamic co-efficient (Cv) to calculate the aerodynamic free area and thus the pressure drop through a louvre. This is now sometimes referred to as the "core area".

Aerodynamic Area

The product of measured free area and the aerodynamic coefficient. Equal to the total area of a theoretically perfect opening. This value is used for the calculation of the pressure drop.

COLT SERVICE

Part of the Colt Group of companies, Colt Service offers a comprehensive range of maintenance packages incorporating the maintenance and repair of all building services equipment including non Colt products.

Colt Service provide a 24 hour, 365 day emergency cover as standard.

MAINTENANCE

Colt Louvre Systems are designed to be virtually maintenance free, although regular cleaning of the louvres with a mild detergent is recommended. For obvious reasons, abrasive cleaning agents and wire brushes must not be used.

CPD MEMBER
Construction CPD Certification Service

NBS Plus

"People feel better in Colt conditions"

Colt International 75 1931 - 2006

Architectural Solutions
Climate Control
Smoke Control
Service and Maintenance

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APPENDIX 2 - SCREENING AND LADDER – COLOUR

RAL 7024 – GRAPHITE GREY