Ref: 8822-Condition11-01

4 April 2016
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Dear Conor,

RE: 8822: 45 HOLMES ROAD – CONDITION 11

1.0 PLANNING CONDITION 11

A development at the above address has been proposed and comprises several residential dwellings located over an existing B1 commercial space.

We understand that the London Borough of Camden require the following:

'Before first occupation of the residential units details of sound insulation between the commercial and residential units shall be provided for the building in accordance with a scheme to be first approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.'

2.0 CRITERIA

Approved Document E states that the following performance standards shall be achieved.

Dwellings-house and flats formed by material change of use - Floors and Stairs: $D_{nT,w}$ +Ctr 43 dB.

As the commercial space is B1 and as such should not generate any excessive noise, we recommend that this criterion is appropriate.

APPENDIX A

3.0 PROPOSED FLOOR BUILD-UP

It is understood that commercial units are B1 in use and are located beneath the proposed residential properties. The proposed separating floor construction is as per the drawing presented in Appendix A.

We have carried out predictions of airborne noise transmission of the separating floor construction. We have assumed that the existing and proposed blockwork wall is imperforate with a density of 1500 kg/m^3 as a minimum.

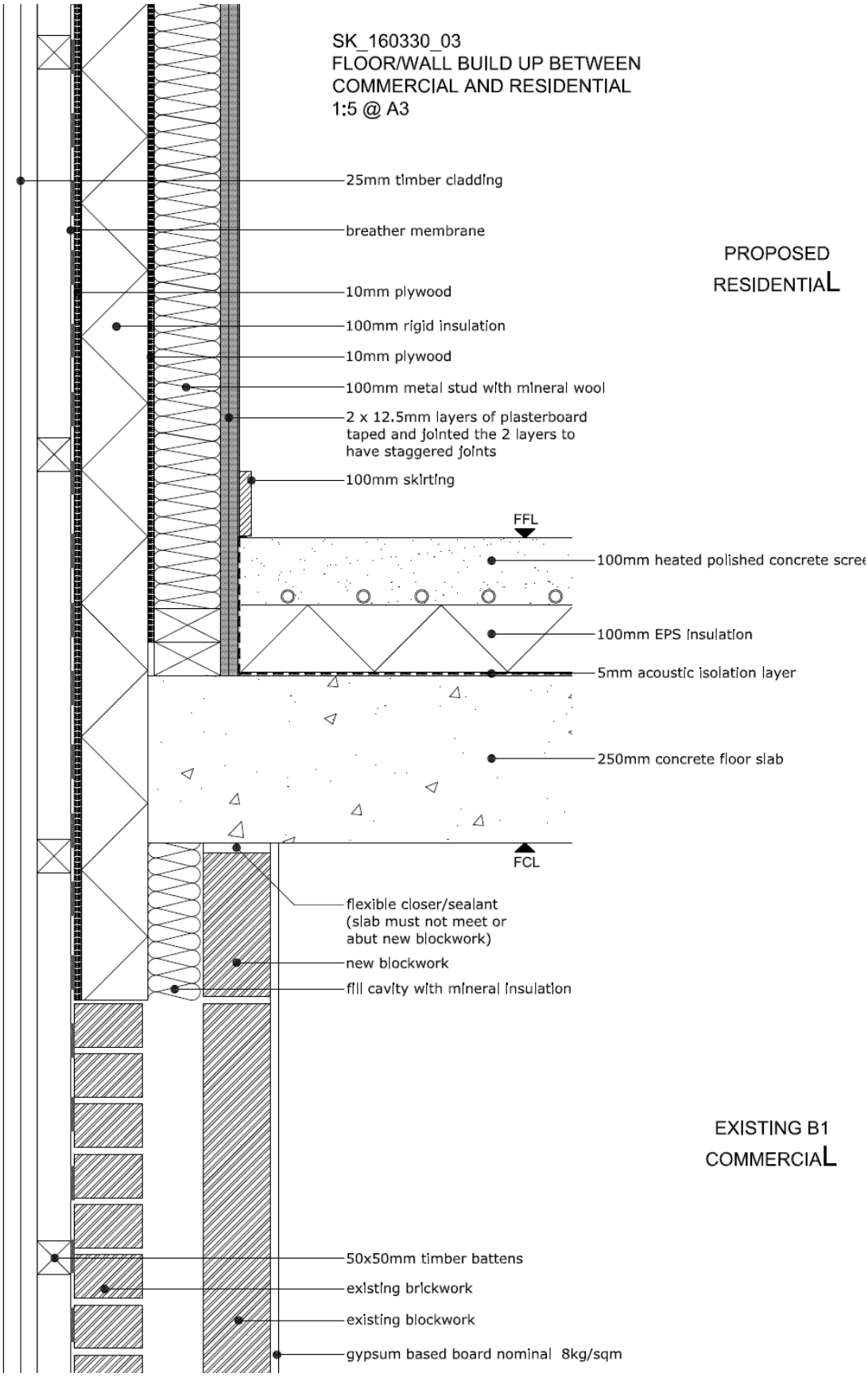
To derive the predicted performance, we have used previous test data for similar constructions, commercial sound insulation prediction software: Insul and our experience. We would expect the floor to achieve in excess of $D_{nT,w}$ +Ctr 55 dB. This value is significantly higher than the criteria stated in 2.0 and we would therefore deem it appropriate with regards to sound insulation.

For and on behalf of

Clement Acoustics

John Smethurst
BSc (Hons) MIOA
Principal Acoustic Consultant

APPENDIX A


SK_160330_03
FLOOR/WALL BUILD UP BETWEEN
COMMERCIAL AND RESIDENTIAL
1:5 @ A3
25mm timber cladding
breather membrane
PROPOSED
RESIDENTIAL
10mm plywood
100mm rigid insulation
10mm plywood
100mm metal stud with mineral wool
2 x 12.5mm layers of plasterboard
taped and jointed the 2 layers to
have staggered joints
100mm skirting
FFL
100mm heated polished concrete scree
100mm EPS Insulation
5mm acoustic isolation layer
250mm concrete floor slab
FCL
flexible closer/sealant
(slab must not meet or
abut new blockwork)
new blockwork
fill cavity with mineral insulation
EXISTING B1
COMMERCIAL
50x50mm timber battens
existing brickwork
existing blockwork
gypsum based board nominal 8kg/sqm