

Feedback Template

Site: Astor College, 99 Charlotte Street, London, W1T 4QB

Planning number: 2015/1139/P

Date: 10/11/16

Revision:

CMP and Appendices A-C: <https://portal-sharepoint.lbcamden.net/teams/IAG/CMPCommentsSheets/Astor%20College,%2099%20Charlotte%20St%20CMP%20and%20Appendices%20A-C.msg>

Appendices D- F: <https://portal-sharepoint.lbcamden.net/teams/IAG/CMPCommentsSheets/Astor%20College,%2099%20Charlotte%20St%20CMP%20and%20Appendices%20D-F.msg>

Appendices G-P (No K): [https://portal-sharepoint.lbcamden.net/teams/IAG/CMPCommentsSheets/Astor%20College,%2099%20Charlotte%20St%20CMP%20and%20Appendices%20G-P%20\(No%20K\).msg](https://portal-sharepoint.lbcamden.net/teams/IAG/CMPCommentsSheets/Astor%20College,%2099%20Charlotte%20St%20CMP%20and%20Appendices%20G-P%20(No%20K).msg)

Appendices Q-U: <https://portal-sharepoint.lbcamden.net/teams/IAG/CMPCommentsSheets/Astor%20College,%2099%20Charlotte%20St%20CMP%20and%20Appendices%20Q-U.msg>

Community Liaison	
Question	Comments

Transport: CLOCS	
Question	Comments

Acceptable from a CLOCS perspective.

Transport: Obs		
Question	Comments	GT – Response – 10/10/10 – J Devereux
	Q21b: Please confirm that delivery times will be restricted to Mon-Fri 9:30-4:00 and Sat 8-1.	Delivery Times will be Monday to Friday 09.30hrs – 16.00hrs and Saturday 08.00hrs – 13.00hrs.
	Q21d: Please also provide a top down scaled outline of the hoarding.	Outline of the Hoarding are now detailed on attached scaled drawings in Appendix A The drawings : Hoarding Plan - 01, Hoarding Elevation - 2, Hoarding Section - 3.
	Q21c: please provide Swept Path diagraph as requested.	Swept path diagram provided in Appendix I. Drawing reference number Drawing No 1 Rev 2 dated 6/10/16. We intend to deliver only small hire plant tools with vans and use a small Skip Lorry (6265 long) into the area marked up as 'Car Parking' off Charlotte street on Drawing 001 (attached). All larger vehicles will deliver in to Bedford Passage on the agreed delivery times 09.30 – 16.00 Mon to Fri and 08.00 – 13.00hrs Sat. In this way we will avoid blocking up Charlotte Street.

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Transport: Highways	
Question	Comments

Transport: Parking		
Question	Comments	GT Response
Q24	States parking suspensions not required - noted and no further comment - JSm	Noted comment

Environmental Health		
Question	Comments	GT Response
	<p>Dear Shahida/Rory,</p> <p>Re: Address: Astor College, 99 Charlotte Street, London, W1T 4QB</p> <p>These are my first comments to the CMP provided for the above development</p> <p><u>The development</u></p> <p><i>Development proposal – Refurbishment of existing student accommodation (Sui Generis) comprising 2 storey upper ground floor front extension, 8 storey rear extension and front central bay extended forward (from 1st to 6th floor) to provide 60 additional bedrooms, elevation alterations including overcladding, relocation of main</i></p>	

access, provision of ground floor café (Class A3) and pedestrianisation of Bedford Passage.

The environmental challenges that are likely to derive from this development are follows:

- Airborne noise from demolition
- structure borne noise from demolition
- Fumes
- Dust from demolition
- Dust from excavation and foundation works
- Noise from mechanical plant
- Noise from vehicles
- Noise from loading/removing spoilage

I'm happy to advice that the existing CMP demonstrates awareness of construction impacts, and provides mitigation measures which generally satisfy CMR's. However, in regard to the monitoring scheme, I recommend that the contractor adopts the following limits for noise and vibration.

Noise

Construction noise levels at the nearest sensitive façade should aim to be within a daily level of 75 **dB** (LAeq, 10hr) for airborne noise, and the first Action Level Trigger

Galliford Try on the nearest sensitive facades along Charlotte Street will aim to be within a daily level of 75 **dB** (LAeq, 10hr) for airborne noise, and the first Action Level Trigger of 78 dB (LAeq, 1hr) should be used to

of 78 dB (LAeq, 1hr) should be used to ensure daily levels are within the 75 dB (LAeq, 10hr) level.

Vibration

In the case of vibration, measured vibration levels shall be compared with the criteria in BS 5228: 2009 part 2 (i.e. 1mms⁻¹ PPV for potential disturbance in residential and using a suggested trigger criteria of 2mms⁻¹ for commercial). Lower limits must be agreed with the Council if there is a risk that vibration levels may interfere with vibration sensitive equipment or other vibration sensitive objects.

The contractor is advised that in the event of nuisance complaints, Camden Council reserves the right to review and revise recommended, or proposed noise limits to mitigate construction impact.

Mitigation

The following measures shall also be included to the CMP.

ensure daily levels are within the 75 dB (LAeq, 10hr) level.

The Astor College site is located with a commercial area therefore we will use the the suggested trigger criteria of commercial rating of 2mms⁻¹

GallifordTry are aware of Camden Council right to review and revise recommendations. However, GallifordTry would like the opportunity to discuss such changes with council before any revised recommendations.

GallifordTry will request that there sub-contractrs consider and implement this mitigation measure where its is paracticable.

	<ol style="list-style-type: none"> 1. Where practicable, acoustic blankets/screens shall be used around noisy plant. 2. For structure borne noise, incorporate 2hr on/off respite periods to reduce impact to nearby sensitive receptors. 3. Where possible the provisions of monarflex scaffold coverage 	<p>Structure Borne Noise (Noise that is carried via the structure of the building) - the 2hr on/off periods will be introduced when the levels of noise are reaching the limits described above.</p> <p>Galliford Try will incorporate monarflex where possible on the Charlotte Steet scaffolding.</p>
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Environmental Health: Sustainability	
Question	Comments