

Centro, Camden : 5th Floor External Terrace Extension Noise Statement

Introduction

This document provides a statement setting out the acoustic implications of extending the existing 5th floor roof terrace at Centro 1, 39 Plender Street, London NW1. The proposal is to extend the external terrace at 5th floor level on the north-western elevation by about 2m over the existing 4th floor roof.

Assessment

The proposed location of the extended terrace is shown in Figure 1.

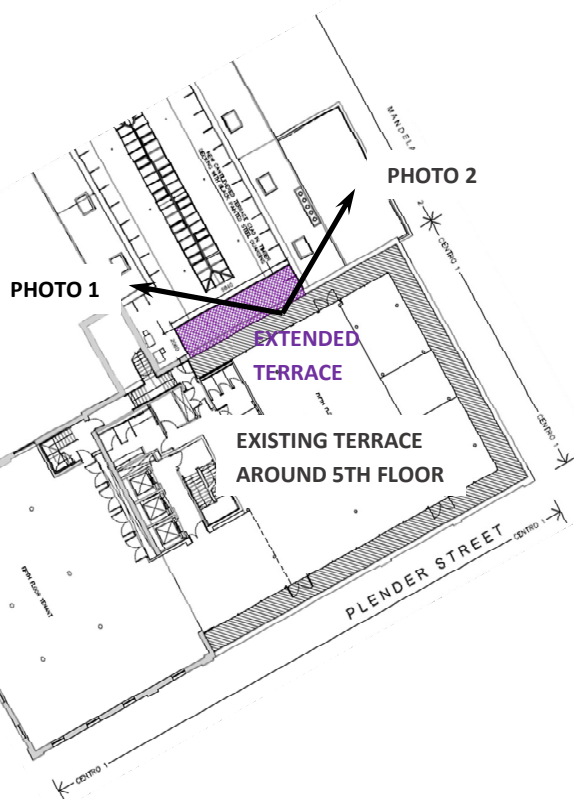


Figure 1. Plan of 5th floor showing the existing and the proposed extended terrace

In assessing whether there is likely to be any increased noise impact as a result of extending the terrace, there are a number of considerations:

- changes to the proposed usage;
- changes to the hours of use; and
- increases in the line of sight for noise sensitive neighbours.

The proposed usage and the hours of usage are not anticipated to change. As the area of terrace has increased there is the capacity for there to be more users but this in itself does not mean the level of noise from the activity on the terrace will be any greater than currently experienced.

When considering any increased line of sight for neighbouring noise sensitive properties to the terrace, one has to consider where any such noise sensitive properties might be. There are residential properties in Mandela Street and Camden Street either side of Centro 1. Those in Mandela Street are some 70m to the north of the junction with Plender Street, away from Centro 1. There are residential properties on both sides of Camden Street. The rear of the residential properties in College Place to the north east of the site (behind Mandela Street) also face Centro 1.

Photographs 1 and 2, taken from the existing terrace and identified on Figure 1, provide a good indication of the extent to which these properties are exposed to the existing terrace and will be exposed to the extended terrace. Figure 2 shows a bird's eye view of the site and gives a further indication of the differences in height between the neighbouring properties and the extended and existing terrace.



Photograph 1. View towards Camden Street showing upper floor windows of properties on the western side of Camden Street. Those on the eastern side are fully screened by the roofline.



Photograph 2. View toward Mandela Street showing the upper floors of the neighbouring commercial properties on Mandela Street and the backs of the properties in College Place.



Figure 2. Bird's eye view showing relative heights of neighbouring buildings

Image reproduced with the courtesy of Google Maps

All of the immediately neighbouring buildings are below the height of the 5th floor terrace. The nearest potentially noise sensitive neighbours are on College Place some 20m from the terrace and at least two storeys below.

Given the various angles of view, it is considered that the increased exposure of any of these neighbours to the extended terrace is very limited given they have a very limited view already.

Conclusions

A qualitative assessment of the potential for increased noise impact as a result of the extension of the 5th floor terrace at Centro 1 has been undertaken. There is no proposed change to the intended use of the terrace or its hours of use. It is therefore concluded that only if a significant change in the direct line of sight to noise sensitive neighbours occurs, is there any real risk of an increase in noise impact.

A review of the number and location of noise sensitive neighbours who have direct line of sight of the terrace suggests extending the terrace will have very little impact on the number of such neighbours who have the potential to be affected by the proposal.

It is concluded that the risk of increased noise disturbance as a result of the terrace extension is therefore negligible.