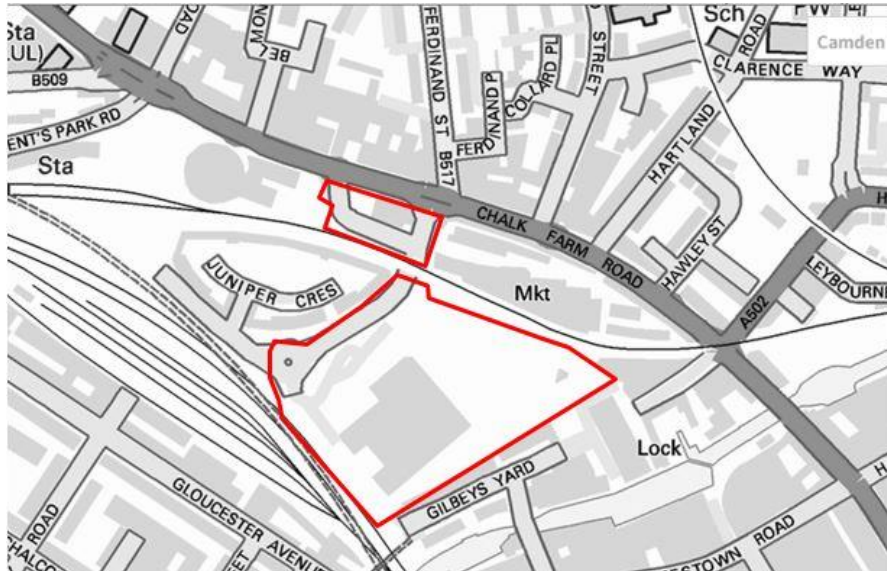


SAFeway STORES LIMITED & BDW TRADING LIMITED

**CAMDEN MORRISONS, LONDON
NW1 8AA**



NOISE ASSESSMENT ADDENDUM

**REPORT REFERENCE NO. 160630-15
PROJECT NO. 160630
OCTOBER 2017**

**CAMDEN MORRISONS, LONDON
NW1 8AA**

NOISE ASSESSMENT ADDENDUM

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DOCUMENT CONTROL SHEET

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	DRAFT	JS	MNR	SJH	04-10-17
-	FINAL	JS	MNR	SJH	11-10-17

1.0 INTRODUCTION

- 1.1 Ardent Consulting Engineers (ACE) has been appointed by Safeway Stores Ltd & BDW Trading Ltd to advise the noise impact issues relating the proposed redevelopment of the Camden Goods Yard (London Borough of Camden [LBC] ref: 2017/3847/P).
- 1.2 This Noise Impact Assessment (NIA) Addendum seeks to address comments raised by LBC in respect of noise issues relating to the proposals

2.0 NOISE SURVEYS: LOCAL ENTERTAINMENT VENUES

- 2.1 the Noise and Vibration Assessment were undertaken in accordance with the requirements of BS 7445: 1991. These took place between the 6th July 2016 at 12 noon and ended on the 13th July 2016 at 6am. These surveys covered continuous periods of 24 hours for this week and data received was continuous with no breaks or faults to the recording method.
- 2.2 The scope and locations of the surveys were issued to LBC's Environmental Health Officer on 1 June 2016 for comment and approval. Confirmation was provided back from Maya Rhodes from the Environmental Health team on the 28th September 2016, which confirmed that the chosen methodology to measure the ambient noise and vibration was satisfactory. On this basis, the chosen methodology of the noise survey is considered acceptable.
- 2.3 To further consider the impact of nearby entertainment venues, a number of these have been specifically highlighted, including Proud Camden, Camden Market, the Roundhouse to name a few. The locations of these venues in relation to the survey locations and site are shown at **Appendix A**.
- 2.4 The Nearby Events Table, shown at **Appendix A** demonstrates the events that took place at these nearby venues during the survey period, including the timings. The table shows that a number of events took place at each venue across the survey week, some of which up to the early hours of the morning. The busiest day of the week was during the Saturday 9th July, where a number of events took place at each venue across the day, during the evening and into the early hours of the morning.

3.0 PRIVATE AND PUBLIC AMENITY SPACE CRITERIA

- 3.1 Guidance on the recommended levels is given in the World Health Organisation (WHO) *Guidelines for Community Noise*. This document states:

"To protect the majority of people from being seriously annoyed during the daytime, the outdoor sound level from steady, continuous noise should not exceed 55 dB LAeq on balconies, terraces and in outdoor living areas. To protect the majority of people from being moderately annoyed during the daytime, the outdoor sound level should not exceed 50 dB LAeq."

- 3.2 Further guidance is provided in BS 8233: 2014 *Guidance on sound insulation and noise reduction for buildings*, which states the following with regards to external amenity spaces:

'For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq,T, with an upper guideline value of 55 dB LAeq,T which would be acceptable in noisier environments. However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.

Other locations, such as balconies, roof gardens and terraces, are also important in residential buildings where normal external amenity space might be limited or not available, i.e. in flats, apartment blocks, etc. In

these locations, specification of noise limits is not necessarily appropriate. Small balconies may be included for uses such as drying washing or growing pot plants, and noise limits should not be necessary for these uses. However, the general guidance on noise in amenity space is still appropriate for larger balconies, roof gardens and terraces, which might be intended to be used for relaxation. In high-noise areas, consideration should be given to protecting these areas by screening or building design to achieve the lowest practicable levels. Achieving levels of 55 dB $L_{Aeq,T}$ or less might not be possible at the outer edge of these areas, but should be achievable in some areas of the space.'

4.0 EXTERNAL NOISE LEVELS

- 4.1 There are balconies on most façades across the development, and recommended external noise levels, as stated in **Chapter 3**, are likely to be exceeded on some balconies during some periods, generally during daytime hours. The Balcony Noise Level Plan at **Appendix B** indicates which facades exceed these guidelines. As shown on this plan, some of the balconies facing north east and south west exceed the recommended external levels. The majority of balconies facing north west, south east and towards the centre of the development should meet the recommended external levels.
- 4.2 It is understood that winter gardens may be installed on some balconies. Winter gardens formed of nominal glazing would be expected to attenuate external levels to within the recommended external noise levels, as stated in **Chapter 3**.
- 4.3 Across the majority of blocks there are public amenity areas which are shielded by the development, for example in the centre courtyard area of Block F, and these are likely to achieve lower ambient noise levels than the outer balconies. This will give residents a quieter option for outdoor amenity space if required.
- 4.4 Therefore, with reference to BS 8233: 2014 guidelines, stated in **Chapter 3**, although guideline external noise levels may be exceeded on some of the balconies of the development, this may be deemed acceptable considering the urban location and as residents have access to quieter external areas.
- 4.5 LBC have referred in recent comments to the use of their amended Local Plan and the 5db/10db tonal assessment, and its full frequency replacement. This type of assessment is borne out of BS4142, which relates to the assessment of industrial/commercial uses of the

scheme. Normally this type of assessment takes place as part of the discharge of conditions and detailed design, and the specifics of the development, façade design and specifications need to be assessed as part of the process. Therefore, we would anticipate that this type of assessment could be undertaken as part of a suitable worded planning condition.

5.0 SUMMARY AND CONCLUSIONS

- 2.1 This NIA Addendum has been produced to address the outstanding noise concerns raised by LBC in respect of the proposed redevelopment of Camden Goods Yard (LBC planning ref: 2017/3847/P).
- 2.2 Based on the additional information outlined within this addendum, it is considered that LBC now have sufficient information to allay the outstanding noises concerns. As such, it is considered that there should no longer be any reasons for LBC object to the proposals on noise ground, subject to suitably worded planning conditions.

Appendix A
Venue Location and Activity Information

	Camden Market	Proud Camden (02:30 close)	The Roundhouse			The Camden Assembly Pub	Spiritual Caipirinha Bar (00:00 Close)	The Monarch
			Sackler Space	Clore Studio	Main Space			
6th July 2016			Elvis Costello & The Imposters (Concert) 19:00					
7th July 2016							Tom Ollendorff, Blanche Ellis (Jazz) 20:30	
8th July 2016		90's Jam - Hip Hop, House, Garage & Terrace Party (Club Night) 22:00-02:30	How did Reggae Influence Punk? (Live Music & Talk) 19:30					
9th July 2016	North Yard Summer Jam (Outdoor Music Event) 11:00-21:00	Touch the Sky: Janeen Beanz 22:00-02:30	Polo/Foundation (Sticky & Scott Garcia) (Club Night) 22:00-02:30	Punk Poetry & Discussion 13:00-17:00	Youth Man (Live Music) 17:00		Kevin Davy White, William Poyer, Jack B Paterson (Live Music)	
10th July 2016			She-Punks: Women in Punk (Live Music) 12:00-14:00	Acoustic Punk Songwriting Workshop 14:00-16:00			The Northern Heights, Max Jones, Ned Roberts, Winston Skeritt (Live Music)	
11th July 2016								
12th July 2016							Open Mic (every Tuesday)	
13th July 2016		Proud Presents- Picture Palace, Antiques & Croft 19:00					Jack Paterson, Leo Dogliani, Richard Spence 20:30	

Appendix B
Balcony Plan



Balcony Noise Level Plan

Indicative plan indicating where guideline external noise levels are exceeded