

18th January 2018

FAO Seonaid Carr
Case Officer
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Dear Ms Carr

Regents Park Estate, London, NW1 – Discharge of Condition 8

Please find enclosed a discharge of condition planning application for Condition 8, relating to the existing planning permission ref: 2015/3076/P for the Regent's Park Estate, London, NW1.

Please find enclosed, within this cover letter, our revised acoustic details which include advice received from Sol acoustics to achieve 10dB improvement over Building Regulations for walls, floors and ceilings. Kindly read the description below in conjunction with appended drawings and email confirmation from Arc Fire Stop:

- External walls – Please see attached drawing 35.45 with a fire barrier detail showing a cavity fire stop material - with a spec of 100kg/m³ density to prevent flanking sound penetrating through the cavity in external walls. Also, see attached email from Arc Fire stop solutions which confirms the fire barrier material spec is 100kg/m³.
 - Further for sound insulation purposes, the external wall will be lined with 15mm Soundbloc dry lining as per advice from (Sol acoustics), our acoustic consultant to achieve 10db improvement over Building Regulations for walls. See attached drawing 15.04, which shows **plasterboard type15**. This type of wall construction is detailed on drawing 35.04 which has a note stating: for units at ground floor and first floor levels wall type PB-15 to have internal layer of wall board substituted for **15mm Gyproc Soudbloc**. See screenshot of this note below.

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NOTE:

- Moisture Resistant plasterboard to be to 'room' side of wall.
- For units at ground floor and first floor levels wall types PB-15 to have the internal layer of Wallboard substituted for 15mm Gyproc Soundbloc
- At window reveals, two layers of plasterboard to be used and top layer shall be the same as the one used in the associated room.
- Due to the large number of wall lining variation only the widely used types had been specified. List of the buildups shall be read in conjunction with detail drawings of internal areas and structural connections.
- For kitchen units only splash back area, wall units and shelving is being supported by plywood pattering between studs.

- Party floor between pub and flat - Please see attached drawing 35.45 which shows a floor build-up of a 250mm cast in situ solid concrete floor with a 10mm thick acoustic resilient layer and a 65mm screed. This is in line with advice given by our acoustic consultant to achieve 10dB improvement over Building Regulations for floors.
- Party ceiling between pub and flat – Please see attached drawing 35.45. It shows a 240mm Rockwool white tissue faced insulation on the underside of the slab, which will be provided for both acoustic and thermal insulation. This is over and above the 50mm specification advised by our acoustic consultant. In addition, we have shown that a future fit out contractor in the pub should use a single layer of 15mm Soundbloc on an MDF ceiling system. Again, this is better than the minimum 12.5mm spec advised by our acoustic consultant, Sol acoustics.

We believe the proposed details demonstrate compliance with the planning and acoustic requirements of this project and provide a better than the minimum insulation over Building Regulations for party floors, ceilings and external walls. Please find appended the following drawing numbers:

- TVP-IW-XX-ZZ-DR-A-35.45
- TVP-IW-XX-ZZ-DR-A-15.04
- TVP-IW-XX-ZZ-DR-A-35.04

In respect of the above application, the following documents have been submitted via the Planning Portal (under reference no: PP-06679900):

- Cover Letter (this document);
- Planning drawings:
 - TVP-IW-XX-ZZ-DR-A-35.45
 - TVP-IW-XX-ZZ-DR-A-15.04
 - TVP-IW-XX-ZZ-DR-A-35.04
- Arc Fire Stop Solutions email;

- Planning application fee of £97.00 (will follow under separate cover).

We look forward to receiving confirmation that the application has been validated. However, should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully
For Tibbalds Planning and Urban Design

A handwritten signature in black ink, appearing to read 'Senan Seaton Kelly', with a stylized flourish at the end.

Senan Seaton Kelly
Planner

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