

ACOUSTIC DESIGN NOTE

Ref: 20125/001/pc

Date: 01 June 2020



PROJECT: 51 - 53 Hatton Garden

SUBJECT: Plant Noise Planning Statement

- 1.0 This design note has been prepared to accompany an application seeking full planning permission for development proposals at 51-53 Hatton Garden, which includes replacing the existing rooftop plant.
- 2.0 The Local Planning Authority is the London Borough of Camden who typically require an assessment of noise from new mechanical services plant with regard to relevant limiting criteria for a new application. Guidelines on appropriate noise limiting criteria are set out under Camden policy DP28 Noise and Vibration. The guidance here indicates that mechanical services noise arising from new plant installations should be limited to a level that is below the existing background noise level at the nearest noise sensitive properties with respect to the application site. This means that a noise survey would normally need to be completed to determine the prevailing background noise level and inform the noise limiting criteria.
- 3.0 Current 'Lockdown' measures associated with mitigating the effect of Coronavirus in the UK have had a dramatic influence on normal daily activities occurring within London. This means that noise producing activities such as transportation movements, pedestrians and mechanical service operation are either reduced or absent when compared to normal conditions. Hence, background noise levels occurring during the current period are unlikely to be representative of typical conditions.
- 4.0 On this basis it is suggested that the application for new mechanical services plant be subject to conditional planning permission. Under these circumstances an assessment of plant noise impact and the required measures to satisfy Local Authority policy can still be completed; however, this would allow a valid background noise survey to take place when prevailing background noise conditions are more likely to be representative of the typical environment.
- 5.0 In considering this, the following should be taken into account.
 - The existing plant is located on the rooftop of 51-53 Hatton Garden, some of which dates from the 1970s and is unlikely to have been subject to the more rigorous noise criteria set by the Local Authority
 - The new replacement plant will be modern and can be designed with noise control measures in place 'as one' rather than the more ad-hoc plant massing that has previously occurred
 - The new replacement plant will consolidate the functions of existing plant and will be located behind a screen on the top of an existing plant room and lift overrun. The proposed screen can be designed to reduce noise impact.

- The plant will serve the office accommodation and will be largely restricted to daytime, weekday operation. 24-hour operation will be restricted to one small unit serving a computer comms room.

6.0 In summary it is considered that the replacement of mechanical services plant represents an opportunity to reduce the impact of noise from its operation on the surrounding area.

Report Ends