

Office Second Floor Plan Comparison

- 1. Plant relocated to external terrace, inclusive of plant screening
- 2. Number of WCs increased

The plant room location has been carefully considered to minimise any potential noise impact on the adjacent properties, and it's proposed location prevents tenant occupation to the north element of the terrace and reduces the potential occupation by 50%.

The plant screen is proposed as interlocking T&G larch timber boards of circa 20mm thick on horizontal battens on structural columns fixed to the structural floor beams. The species & board thickness selected will achieve the minimum 10kg/m² highlighted in the acoustic requirements. The door to the plant area is proposed to be concealed with rebated jambs to maintain a continuous & imperforate barrier. Further information on the plant screen specification can be found on page 26.

Office plant located on the 2nd floor terrace within 2.5m high acoustic screens:

- Rooftop AHU with intake and exhaust attenuated to NR45 (53dBA) Lp at 1 metre. (Should be achievable with attenuators c. 1800mm long)
- AHU condenser with a noise output of 60dB LpA -at 1 metre (+5dB rating correction)
- 2.5 metres high plant screens are to be installed around the second-floor terrace. These screens are solid, imperforate and achieve a minimum surface mass of 10kg/m².

The rating levels predicted at the nearest noise-sensitive receivers range between to 14dB below and 4dB above the prevailing background noise levels. It can therefore be concluded that the revised plant layout would satisfy Camden's minimum Amber Noise Criteria for plant.

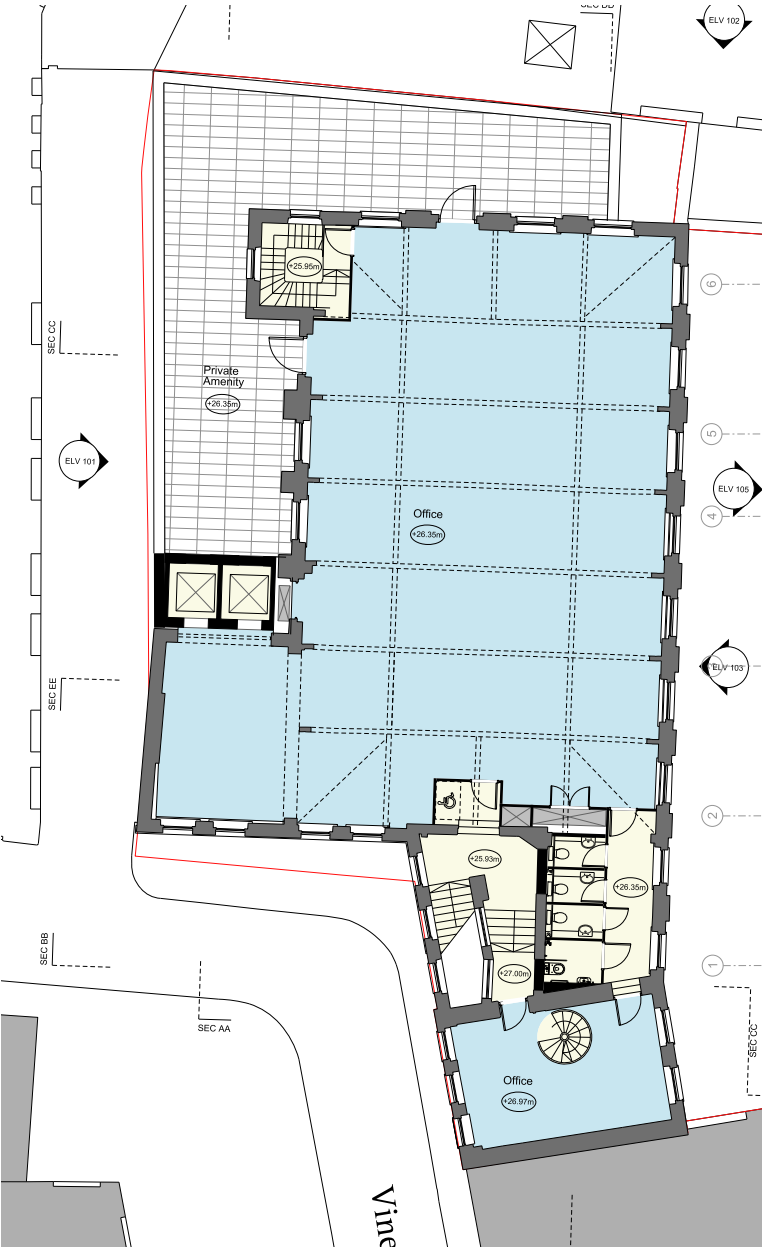


Fig. 50 Consented Second Floor Plan

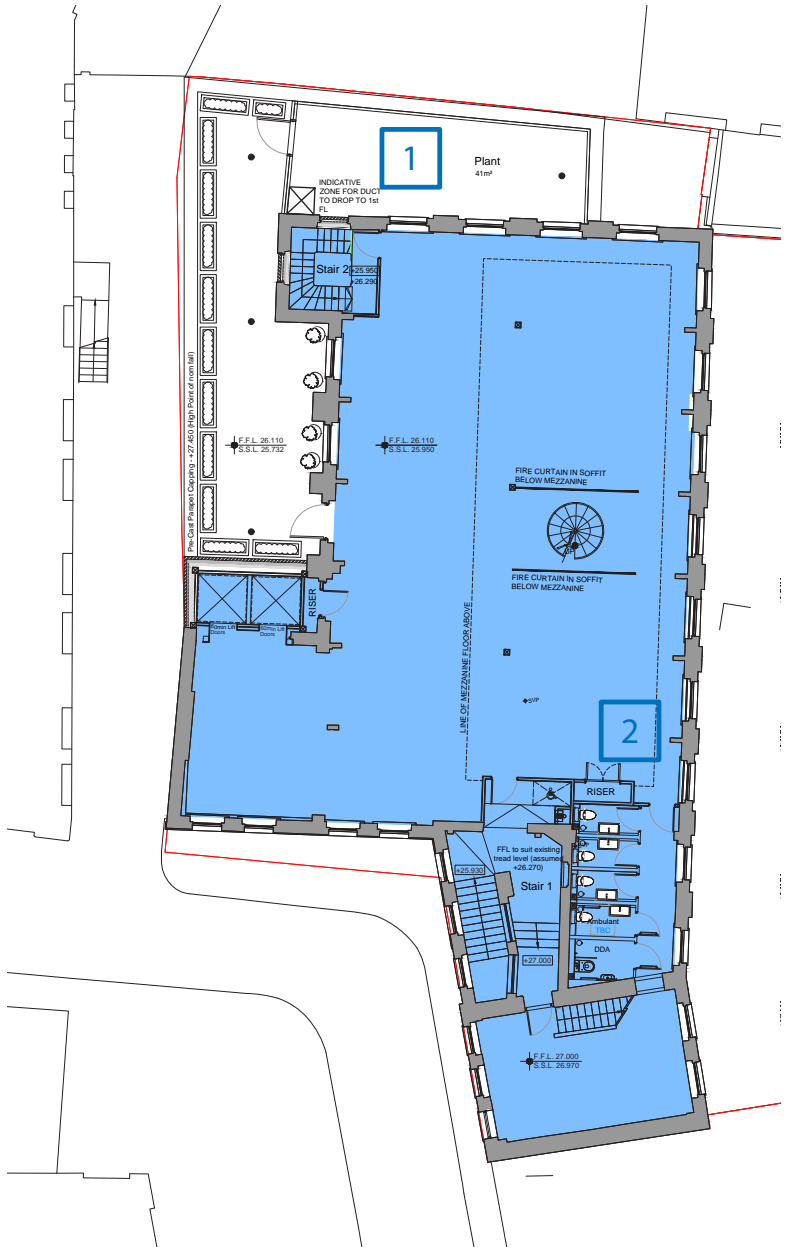


Fig. 51 Proposed Second Floor Plan



Office Second Floor Mezzanine Plan Comparison

Consented plan from S96A

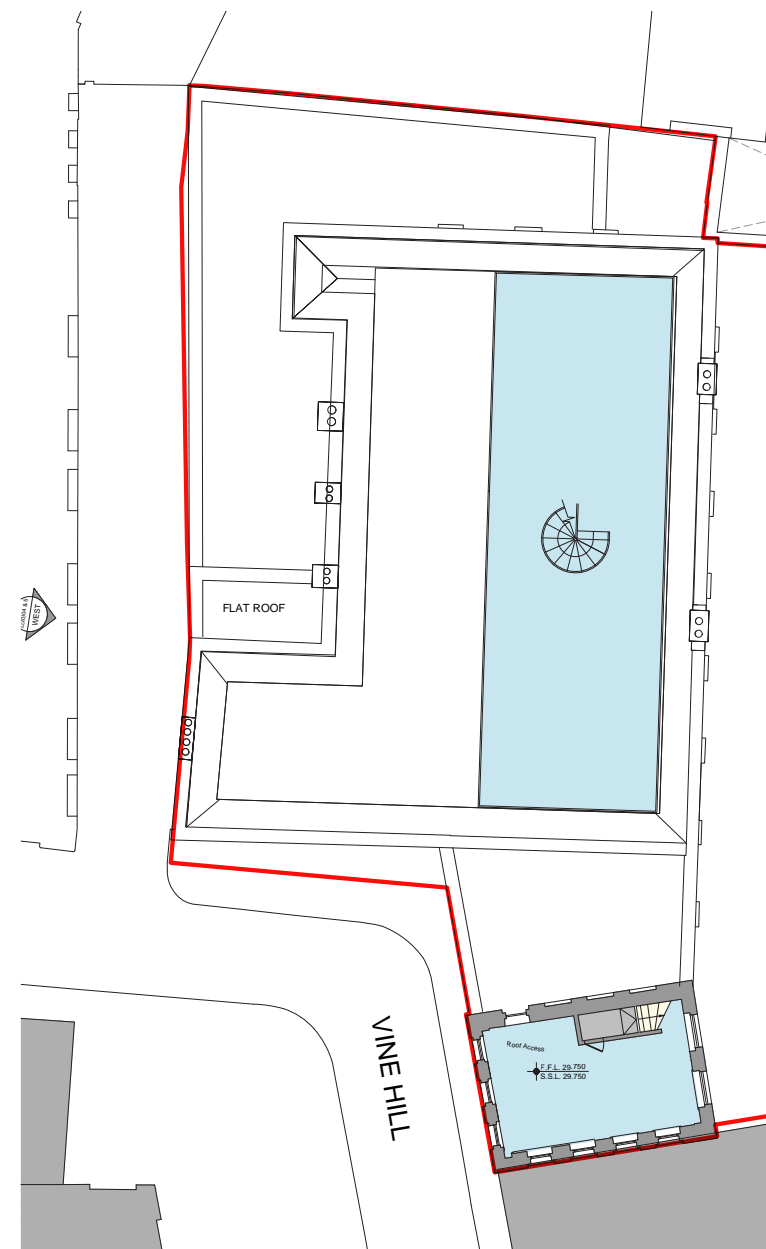


Fig. 52 Consented Second Floor Mezzanine Plan

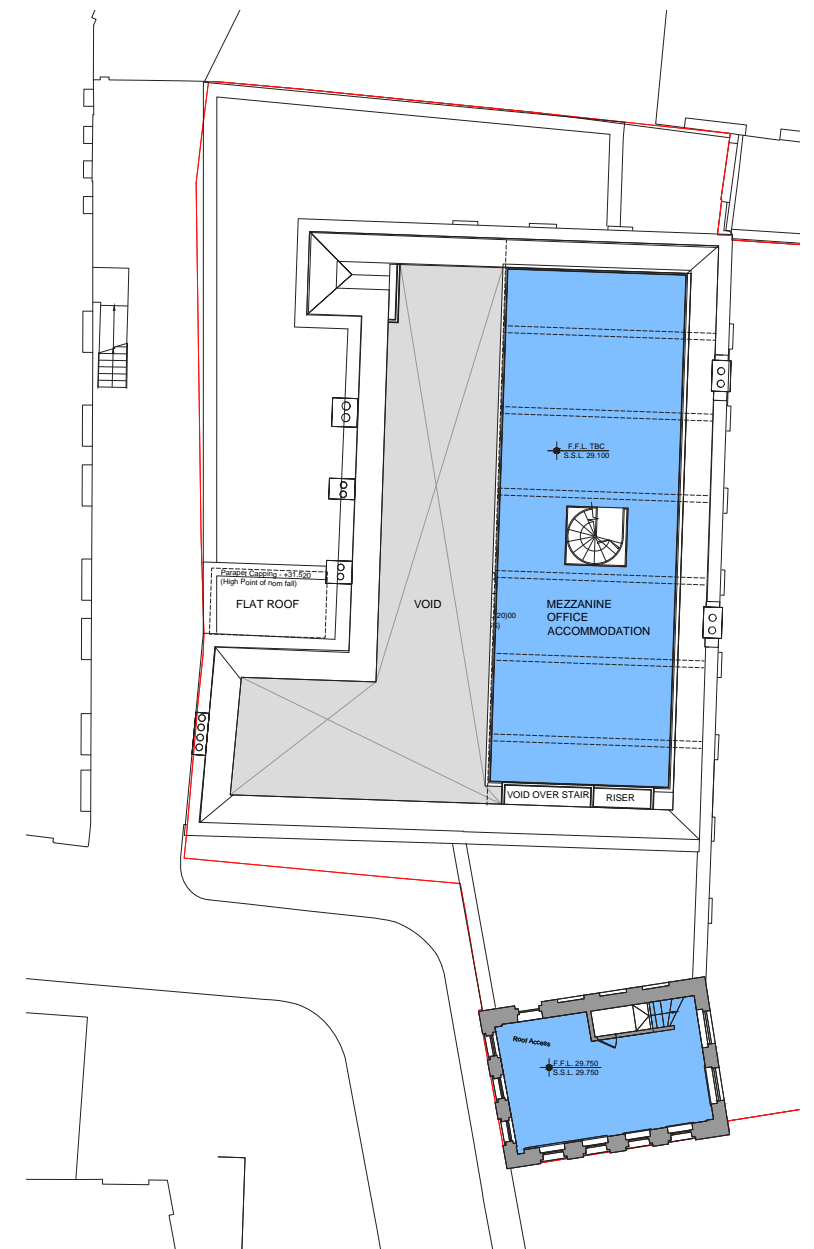


Fig. 53 Proposed Second Floor Mezzanine Plan



Office 'Tower' Floor Plan Comparison

1. Floor omitted to form double height space

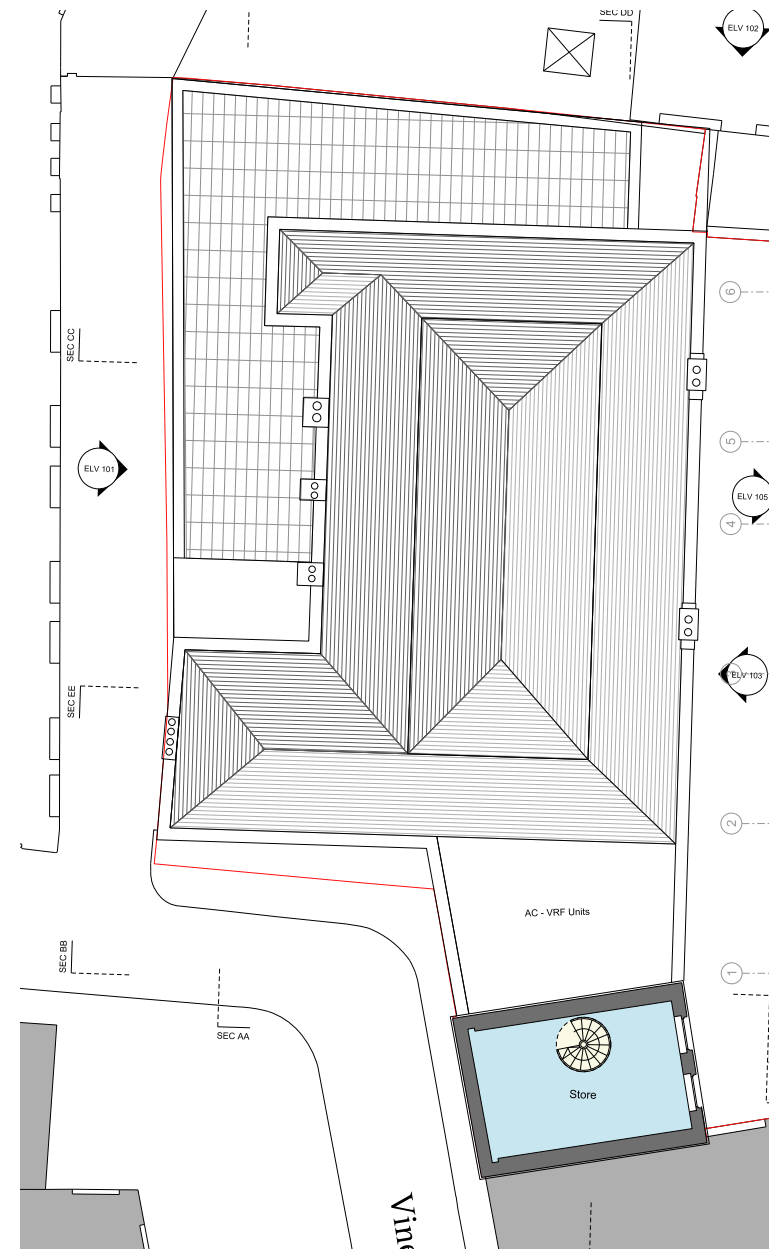


Fig. 54 Consented Tower Floor Plan

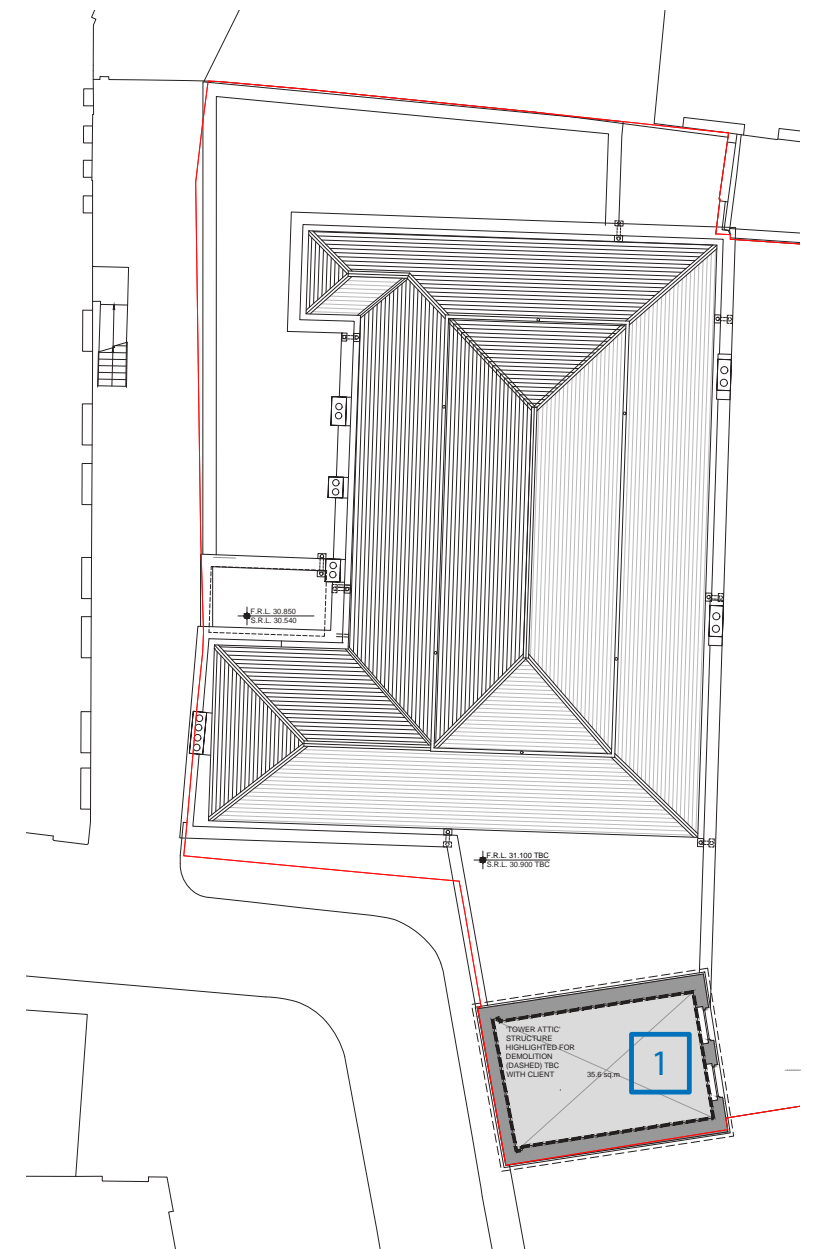


Fig. 55 Proposed Ground Floor Plan



Office West Elevation | Comparison



Fig. 56 Consented West Elevation



Fig. 57 Proposed West Elevation

Office North Elevation | Comparison



Fig. 58 Consented West Elevation



Fig. 59 Proposed West Elevation

Terrace Plant Screen

In order to conceal the plant equipment at the terrace and provide sufficient acoustic attenuation to neighbouring properties, it is proposed to provide timber screening to the extent of the plant area.

A charred larch has been selected in order to provide a soft, natural finish to complement the terrace planting. The choice of a charred, silver / grey finish is also sympathetic to the overall palette of buff brick, red brick & pastel concrete of both the existing and new-build elements.

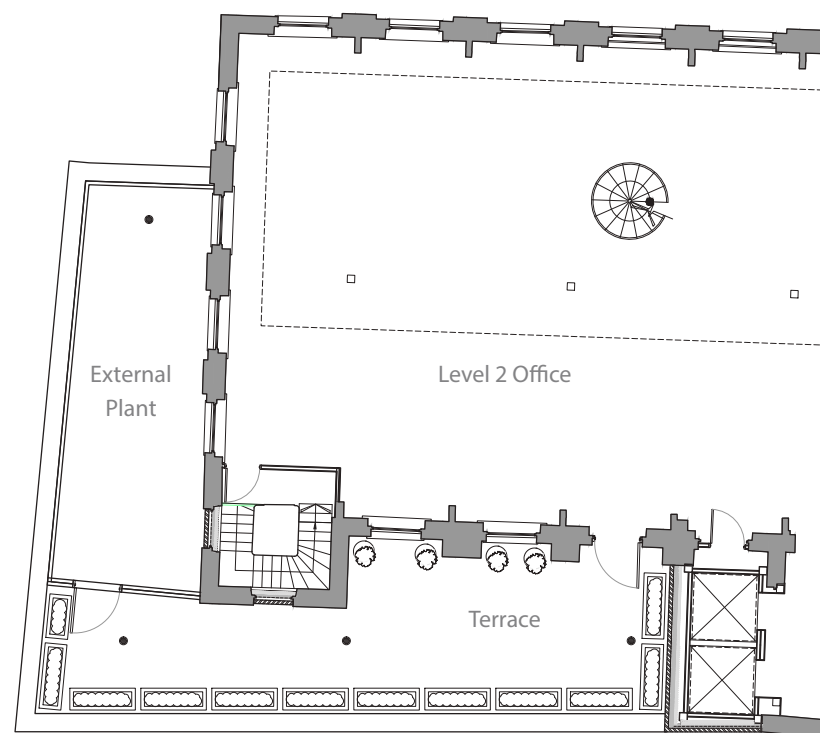
Specification

Slim-line vertical PFC / UC support posts with horizontal battens supporting, vertically laid, charred larch (brushed & oiled) tongue & groove cladding.

Minimum 10kg/m² density to meet acoustic performance requirements as defined by the Acoustician.

Secret fix door hinges + mechanical lock to operator's specification.

Fig. 60 Second Level Terrace Plan



ABOVE: Fig 61. Close-up elevations of plant enclosure
BELOW LEFT: Fig 62. Precedent image against red brick
BELOW CENTRE: Fig 63. Tongue & Groove detail
BELOW LEFT: Fig 64. Precedent image against buff brick & grey roof



Office West Elevation | Comparison

1. New glazed door included forming final escape from stair core
2. Plant screen added

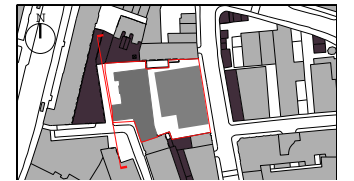


Fig. 65 Consented West Elevation

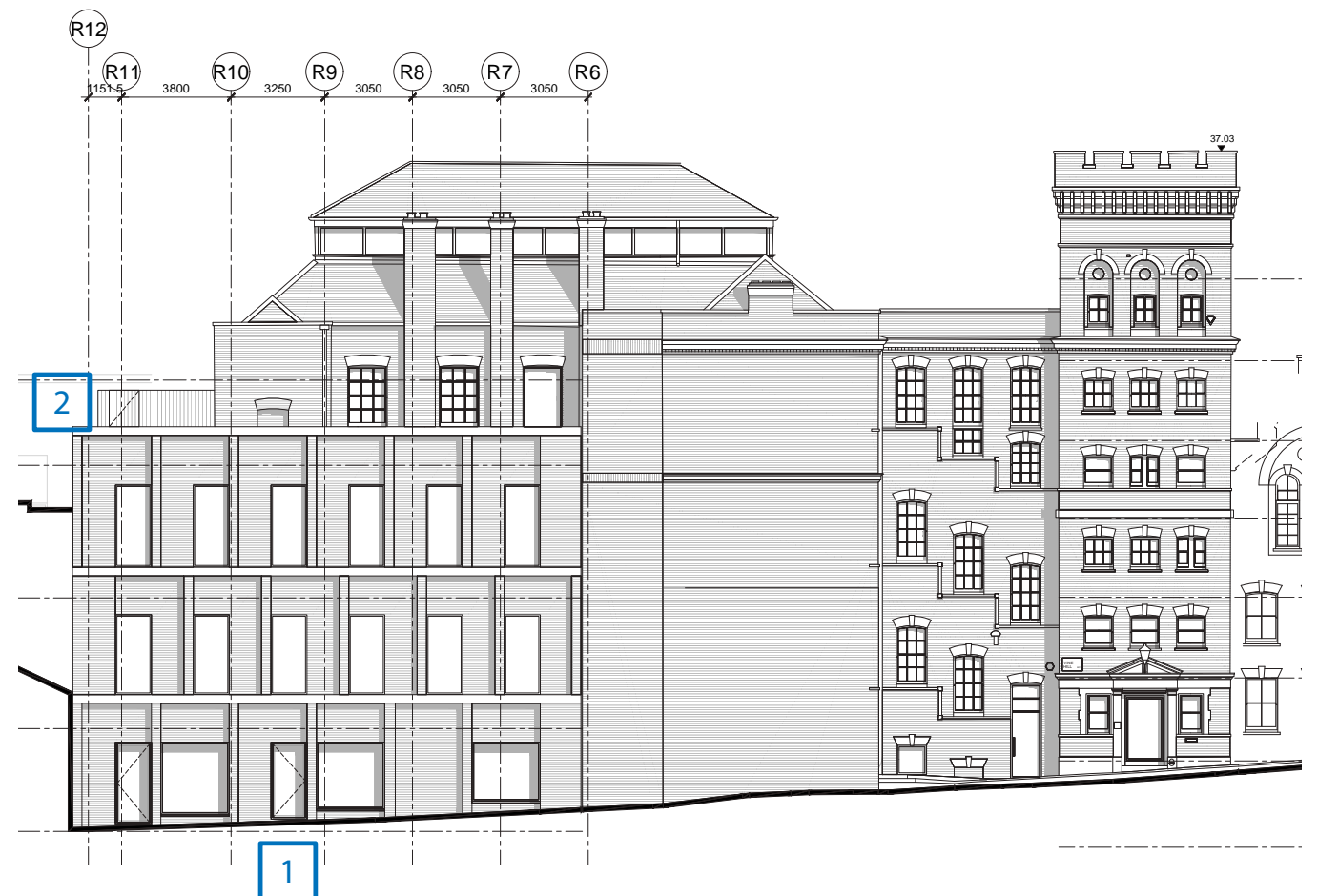


Fig. 66 Proposed West Elevation

Office North Elevation | Comparison

1. Plant screen added

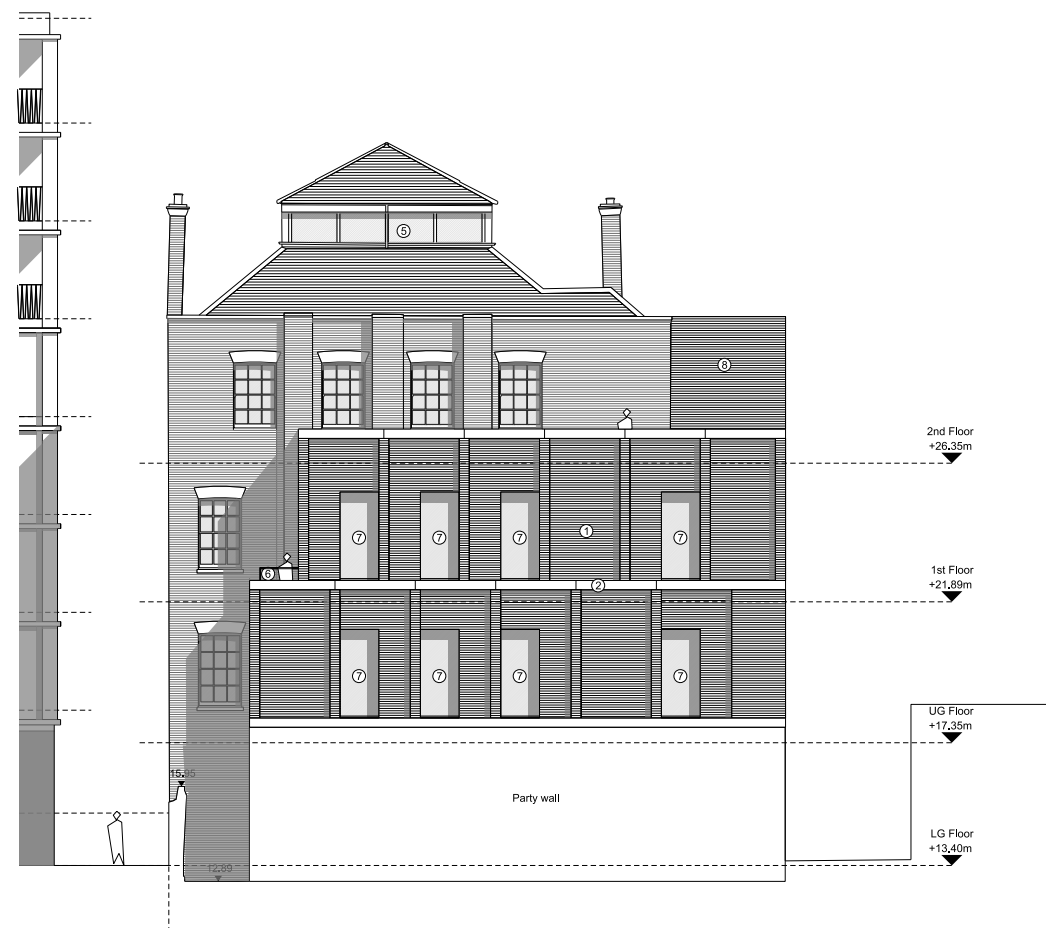


Fig. 67 Consented North Elevation

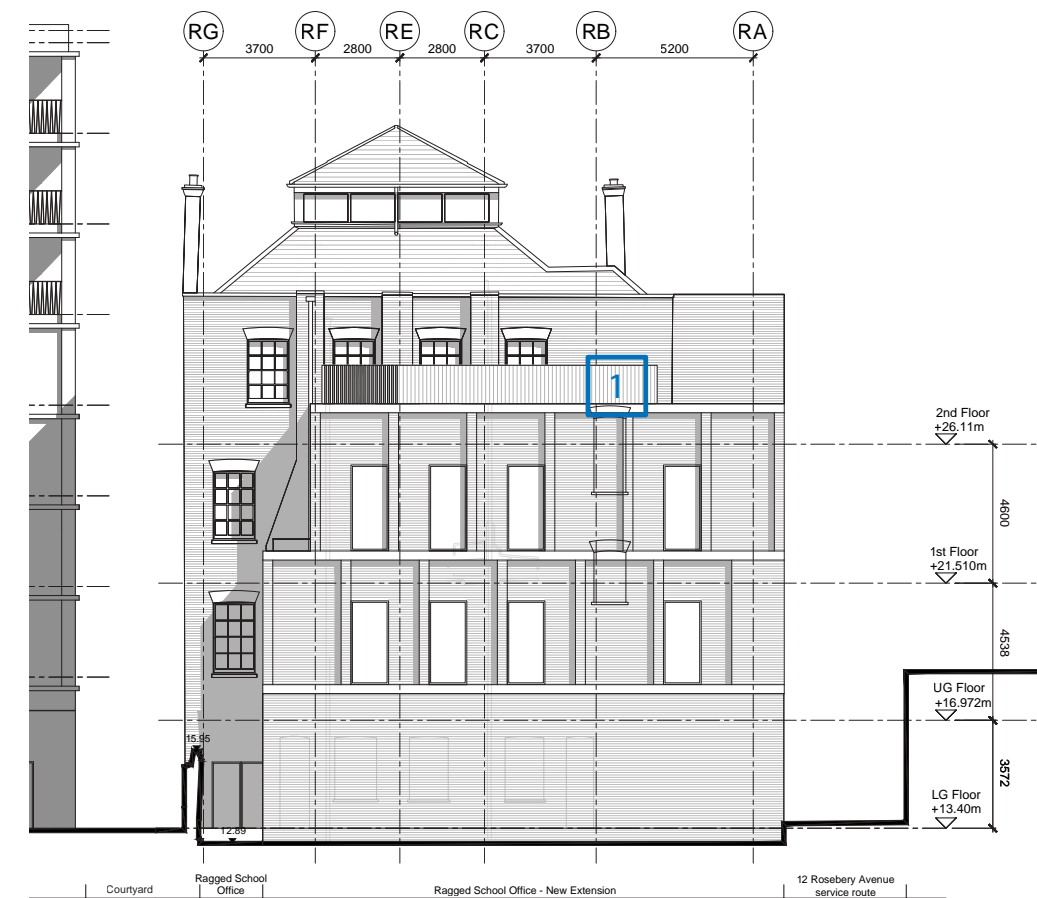


Fig. 68 Proposed North Elevation

Office East Elevation | Comparison

1. Plant screen added
2. Existing openings to Lower Ground & Upper Ground Tower rooms retained

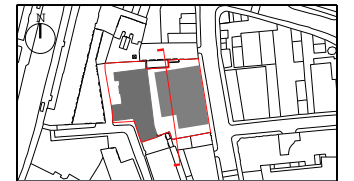


Fig. 69 Consented East Elevation



Fig. 70 Proposed East Elevation



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