

## ENVIRONMENTAL HEALTH SUPPORTING COMMUNITIES

<b>To:</b>	<i>Laura Dorbeck, Planning Officer, Development Management, 5 Pancras Square</i>
<b>From:</b>	<i>Edward Davis (Environmental Health Officer)</i>
<b>Date:</b>	29 December 2022
<b>Re:</b>	<b><i>West Kentish Town Estate Land bounded by Queens Crescent, Grafton Road, Althone Street, Rhyl Street, Weedington Road, Coity Road, Warden Road, Bassett Street and Allcroft Road London NW5</i></b>
<b>Proposal:</b>	<i>Request for scoping opinion under Regulation 15 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017, for proposed development involving the redevelopment of the West Kentish Town Estate to provide up to approximately 898 dwellings (with a mix of affordable and market housing) and ancillary commercial uses in buildings ranging from 4 to 14 storeys in a variety of different housing typologies including flats and maisonettes alongside new routes, open space, play space, hard and soft landscaping and other associated works. AMENDMENT - EIA Scoping Addendum received.</i>
<b>Reference:</b>	<b><i>Planning application ref. 2022/5281/P</i></b>
<b>Key Points:</b>	The proposals are <u><b>acceptable</b></u> in environmental health terms

### ENVIRONMENTAL HEALTH OBSERVATIONS

Any technical submission should be prepared by a person with appropriate acoustic qualifications and should be with full regard to all relevant guidance including BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound and policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Details should be submitted to the Council of the layout and internal arrangement within buildings. Details shall ensure that large family units are not situated above smaller units.

- Similar types of rooms in neighbouring dwellings are stacked above each other or adjoin each other.
- Halls are used as buffer zones between sensitive rooms and main entrances, staircases, lift shafts, service areas and other areas for communal use.

Unless plans show a suitable layout of rooms, enhanced sound insulation between unsuitably stacked/adjoined rooms/areas will be required.

No vibration should be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than  $0.4 \text{ m/s}^{(1.75)}$  16 hour day-time nor  $0.26 \text{ m/s}^{(1.75)}$  8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

All habitable rooms exposed to external transport noise in excess of 55 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 45 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] should be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night. The submitted scheme should ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows.

a scheme should be submitted to support a full application to provide that the maximum day time noise level in outdoor living areas exposed to external road traffic/rail noise shall not exceed 50 dBA Leq 16 hour [free field].

I would not have any objections to the scheme given that the submission is supported by sufficient technical information.

Regards

Edward Davis  
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