P L A N N I N G S U B - C O M M I T T E E

Wednesday 6 April 2022
at 6.30pm Council Chamber, Hackney Town Hall

The live stream can be viewed here:
https://youtu.be/GFdwVCVUXAA
In case any technical issues arise with the main livestream please use this alternative link:
https://youtu.be/WiTABM6g_Fg

Members of the Planning Sub-Committee:

Councillor Brian Bell, Councillor Ajay Chauhan, Councillor Humaira Garasia, Councillor Katie Hanson (Vice Chair), Councillor Clare Joseph, Councillor Michael Levy, Councillor Steve Race, Councillor Vincent Stops (Chair) and Councillor Sarah Young.

Substitute Planning Sub-Committee Members:
Councillor Anna Lynch, Councillor M Can Ozsen, Councillor Benzion Papier, Councillor Clare Potter and two majority group vacancies.

Mark Carroll
Chief Executive
Published: 29 March 2022

Contact: Gareth Sykes,
Governance Officer
Email:governance@hackney.gov.uk
www.hackney.gov.uk

Planning Sub-Committee
Wednesday 6 April 2022,6:30PM
Agenda

1 **Apologies for Absence**

2 **Declarations of Interest**

3 **To consider any proposal/questions referred to the Sub-Committee by the Council's Monitoring Officer**

4 **Minutes of the Previous Meeting** (Pages 9 - 26)

- 10 March 2022 meeting;
- 28 February 2022 meeting;
- 2 February 2022 meeting.

5 **2017/3511: 49 – 50 Eagle Wharf, London, N1 7ED** (Pages 27 - 36)

6 **2021/2341: 3 Mandeville Street, Hackney, London, E5 0DH** (Pages 37 - 92)

7 **2021/2790: 118 Curtain Road, Hackney, London EC2A 3PJ** (Pages 93 - 256)

8 **Delegated decisions document** (Pages 257 - 266)

9 **Any Other Business items**

10 **Dates of next meeting:**

27 April 2022.

Public Attendance

The Town Hall is not presently open to the general public, and there is limited capacity within the meeting rooms. However, the High Court has ruled that where meetings are required to be 'open to the public' or 'held in public' then members of the public are entitled to have access by way of physical attendance at the meeting. The Council will need to ensure that access by the public is in line with any Covid-19 restrictions that may be in force from time to time and also in line with public health advice.

Those members of the public who wish to observe a meeting are still encouraged to make use of the live-stream facility in the first instance. You can find the link on the agenda front sheet.

Members of the public who would ordinarily attend a meeting to ask a question, make a deputation or present a petition will be able to attend if they wish. They may also let the relevant committee support officer know that they would like the Chair of the meeting to ask the question, make the deputation or present the petition on their behalf (in line with current Constitutional arrangements).

In the case of the Planning Sub-Committee, those wishing to make representations at the meeting should attend in person where possible.

Regardless of why a member of the public wishes to attend a meeting, they will need to advise the relevant committee support officer of their intention in advance of the meeting date. You can find contact details for the committee support officer on the agenda front page. This is to support track and trace. The committee support officer will be able to confirm whether the proposed attendance can be accommodated with the room capacities that exist to ensure that the meeting is covid-secure.

As there will be a maximum capacity in each meeting room, priority will be given to those who are attending to participate in a meeting rather than observe.

Members of the public who are attending a meeting for a specific purpose, rather than general observation, are encouraged to leave the meeting at the end of the item for which they are present. This is particularly important in the case of the Planning Sub-Committee, as it may have a number of items on the agenda involving public representation.

Before attending the meeting

The public, staff and councillors are asked to review the information below as this is important in minimising the risk for everyone.

If you are experiencing covid symptoms, you should follow government guidance. Under no circumstances should you attend a meeting if you are experiencing covid symptoms.

Anyone experiencing symptoms of Coronavirus is eligible to book a swab test to find out if they have the virus. You can register for a test after checking your symptoms through the NHS website. If you do not have access to the internet, or have difficulty with the digital portals, you are able to call the 119 service to book a test.

If you're an essential worker and you are experiencing Coronavirus symptoms, you can apply for priority testing through GOV.UK by following the guidance for essential workers. You can also get tested through this route if you have symptoms of coronavirus and live with an essential worker.

Availability of home testing in the case of people with symptoms is limited, so please use testing centres where you can.

Even if you are not experiencing covid symptoms, you are requested to take an asymptomatic test (lateral flow test) in the 24 hours before attending the meeting.

You can do so by visiting any lateral flow test centre; details of the rapid testing sites in Hackney can be found here. Alternatively, you can obtain home testing kits from pharmacies or order them here.

You must not attend a lateral flow test site if you have Coronavirus symptoms; rather you must book a test appointment at your nearest walk-through or drive-through centre.

Lateral flow tests take around 30 minutes to deliver a result, so please factor the time it will take to administer the test and then wait for the result when deciding when to take the test.

If your lateral flow test returns a positive result then you must follow Government guidance; self-isolate and make arrangements for a PCR test. Under no circumstances should you attend the meeting.

Attending the Town Hall for meetings

To make our buildings Covid-safe, it is very important that you observe the rules and guidance on social distancing, one-way systems, hand washing, and the wearing of masks (unless you are exempt from doing so). You must follow all the signage and measures that have been put in place. They are there to keep you and others safe.

To minimise risk, we ask that Councillors arrive fifteen minutes before the meeting starts and leave the meeting room immediately after the meeting has concluded. The public will be invited into the room five minutes before the meeting starts.

Members of the public will be permitted to enter the building via the front entrance of the Town Hall no earlier than ten minutes before the meeting is scheduled to start. They will be required to sign in and have their temperature checked as they enter the building. Security will direct them to the Chamber or Committee Room as appropriate.

Seats will be allocated, and people must remain in the seat that has been allocated to them.

Refreshments will not be provided, so it is recommended that you bring a bottle of water with you.

RIGHTS OF PRESS AND PUBLIC TO REPORT ON MEETINGS

Where a meeting of the Council and its committees are open to the public, the press and public are welcome to report on meetings of the Council and its committees, through any audio, visual or written methods and may use digital and social media providing they do not disturb the conduct of the meeting and providing that the person reporting or providing the commentary is present at the meeting.

Those wishing to film, photograph or audio record a meeting are asked to notify the Council's Monitoring Officer by noon on the day of the meeting, if possible, or any time prior to the start of the meeting or notify the Chair at the start of the meeting.

The Monitoring Officer, or the Chair of the meeting, may designate a set area from which all recording must take place at a meeting.

The Council will endeavour to provide reasonable space and seating to view, hear and record the meeting. If those intending to record a meeting require any other reasonable facilities, notice should be given to the Monitoring Officer in advance of the meeting and will only be provided if practicable to do so.

The Chair shall have discretion to regulate the behaviour of all those present recording a meeting in the interests of the efficient conduct of the meeting. Anyone acting in a disruptive manner may be required by the Chair to cease recording or may be excluded from the meeting.

Disruptive behaviour may include: moving from any designated recording area; causing excessive noise; intrusive lighting; interrupting the meeting; or filming members of the public who have asked not to be filmed.

All those visually recording a meeting are requested to only focus on recording councillors, officers and the public who are directly involved in the conduct of the meeting. The Chair of the meeting will ask any members of the public present if they have objections to being visually recorded. Those visually recording a meeting are asked to respect the wishes of those who do not wish to be filmed or photographed. Failure by someone recording a meeting to respect the wishes of those who do not wish to be filmed and photographed may result in the Chair instructing them to cease recording or in their exclusion from the meeting.

If a meeting passes a motion to exclude the press and public then in order to consider confidential or exempt information, all recording must cease and all recording equipment must be removed from the meeting. The press and public are not permitted to use any means which might enable them to see or hear the

proceedings whilst they are excluded from a meeting and confidential or exempt information is under consideration.

Providing oral commentary during a meeting is not permitted.

ADVICE TO MEMBERS ON DECLARING INTERESTS

Hackney Council's Code of Conduct applies to all Members of the Council, the Mayor and co-opted Members.

This note is intended to provide general guidance for Members on declaring interests. However, you may need to obtain specific advice on whether you have an interest in a particular matter. If you need advice, you can contact:

- Director of Legal, Governance and Electoral Services
- the Legal Adviser to the committee; or
- Governance Services.

If at all possible, you should try to identify any potential interest you may have before the meeting so that you and the person you ask for advice can fully consider all the circumstances before reaching a conclusion on what action you should take.

You will have a disclosable pecuniary interest in a matter if it:

i. relates to an interest that you have already registered in Parts A and C of the Register of Pecuniary Interests of you or your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner;

ii. relates to an interest that should be registered in Parts A and C of the Register of Pecuniary Interests of your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner, but you have not yet done so; or

iii. affects your well-being or financial position or that of your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner.

If you have a disclosable pecuniary interest in an item on the agenda you must:

i. Declare the existence and nature of the interest (in relation to the relevant agenda item) as soon as it becomes apparent to you (subject to the rules regarding sensitive interests).

ii. You must leave the meeting when the item in which you have an interest is being discussed. You cannot stay in the meeting whilst discussion of the item takes place and you cannot vote on the matter. In addition, you must not seek to improperly influence the decision.

iii. If you have, however, obtained dispensation from the Monitoring Officer or Standards Committee you may remain in the meeting and participate in the meeting. If dispensation has been granted it will stipulate the extent of your involvement, such as whether you can only be present to make representations, provide evidence or whether you are able to fully participate and vote on the matter in which you have a pecuniary interest.

Do you have any other non-pecuniary interest on any matter on the agenda which is being considered at the meeting?

You will have 'other non-pecuniary interest' in a matter if:

i. It relates to an external body that you have been appointed to as a Member or in another capacity; or

ii. It relates to an organisation or individual which you have actively engaged in supporting.

If you have other non-pecuniary interest in an item on the agenda you must:

i. Declare the existence and nature of the interest (in relation to the relevant agenda item) as soon as it becomes apparent to you.

ii. You may remain in the meeting, participate in any discussion or vote provided that contractual, financial, consent, permission or licence matters are not under consideration relating to the item in which you have an interest.

iii. If you have an interest in a contractual, financial, consent, permission or licence matter under consideration, you must leave the meeting unless you have obtained a dispensation from the Monitoring Officer or Standards Committee. You cannot stay in the meeting whilst discussion of the item takes place and you cannot vote on the matter. In addition, you must not seek to improperly influence the decision. Where members of the public are allowed to make representations, or to give evidence or answer questions about the matter you may, with the permission of the meeting, speak on a matter then leave the meeting. Once you have finished making your representation, you must leave the meeting whilst the matter is being discussed.

iv. If you have been granted dispensation, in accordance with the Council's dispensation procedure you may remain in the meeting. If dispensation has been granted it will stipulate the extent of your involvement, such as whether you can only be present to make representations, provide evidence or whether you are able to fully participate and vote on the matter in which you have a non pecuniary interest.

Further Information

Advice can be obtained from Dawn Carter-McDonald, Director of Legal, Governance and Electoral Servicesvia email dawn.carter-mcdonald@hackney.gov.uk

Introduction

The majority of planning applications for extensions to a home, new shop fronts, advertisements and similar minor developments are decided by Planning Officers. The Planning Sub-Committee generally makes the decisions on larger planning applications that:

- may have a significant impact on the local community; and
- are recommended for approval by the Planning Officer.

Planning Sub-Committee members use these meetings to make sure they have all the information they need and hear both sides before making a decision.

The Planning Sub-Committee

The Planning Sub-Committee is made up of Councillors from all political parties. One of the Councillors is the Planning Sub-Committee Chair. When making decisions the Planning Sub-Committee will always be:

- open about how they came to a decision,
- fair when making a decision, and
- impartial by not favouring one side over another.

All Planning Sub-Committee members will keep an open mind regarding planning applications.

The meetings are necessarily formal because the Chair and members want to listen to everyone and have the chance to ask questions so that they can fully understand the issues.

Those speaking, either for or against a planning application, are generally given five minutes to explain their concerns/why they believe the application has merit. If there is more than one person for or against a planning application the five minutes is to be divided between all the persons wishing to speak or a spokesperson is to be nominated to speak on behalf of those persons. The Chair will help groups speaking on the same item to coordinate their presentations.

How the Meeting Works

The Planning Sub-Committee will normally consider agenda items in turn. If there are a lot of people for an item the Chair might change the order of the agenda items to consider an item earlier.

At the beginning of each meeting the Chair will explain how the meeting works and what can and cannot be taken into account by Planning Sub-committee members when making decisions. The procedure followed at each meeting is set out below:

- The Chair welcomes attendees to the meeting and explains the procedure the meeting will follow,
- Apologies received,
- Members declare any interests in an item on the agenda,
- Minutes of previous Planning Sub-committees are considered/approved,

• The Planning Sub-committee will consider any proposal/questions referred to the
Sub-committee by the Council's monitoring officer,
•The Chair asks the Planning Officer to introduce their report/recommendation to the Planning Sub-Committee. The Planning Officer will also inform Planning Sub-committee members of any relevant additional information received after the report was published,
• Registered objectors are given the opportunity to speak for up to five minutes,
• Registered supporters and the applicant are given the opportunity to speak for up to five minutes,
• Councillors who have registered to speak to object or in support are given the opportunity to speak for up to five minutes. The registered objectors or supporters, as the case may be, will be given the opportunity to speak for a further five minutes in such circumstances to ensure equal time is given to all parties,
● Where the applicant is a Councillor they must leave the meeting after the Planning
Sub-committee members have asked them any questions of clarification/discussions regarding
an agenda item have been completed so that members can consider and vote on the recommendation relating to the Councillor's planning application.
● Planning Sub-committee members can ask questions of objectors and supporters or their agents and ask Council officers for further clarification before considering a Planning Officer's recommendation,

Where Planning Sub-committee members have concerns regarding a planning application that cannot be addressed to their satisfaction when considering the application, the members can resolve to defer determining the planning application until such time as their concerns can be addressed,

● The recommendation, including any supplementary planning conditions/obligations or recommendations proposed during the consideration of an item by the Planning Sub-Committee members, is put to a vote. Where an equal number of votes is cast for and against a recommendation, the Chair has a casting vote.

Decisions

Decisions of the Planning Sub-Committee relating to planning applications shall be based on:

• National planning policies set out by Government,
• Regional strategy, the London Plan, set out by the Greater London Authority,
• Development plan documents, such as the Core Strategy, Development Management
Local Plan etc., and
• Other 'material planning considerations' such as the planning history of a site.

Non-planning considerations are not relevant to the Planning Sub-committee's decision making and should be disregarded by the Sub-Committee.

Speaking at the Meeting

If you have submitted a written representation to the Council in respect of a planning application you, your nominated agent or any local Councillor can register to speak at the meeting at which the application is considered by the Planning Sub-Committee.Any person registering to speak should contact governance@hackney.gov.uk by 4.00pm on the working day before the meeting. Speakers can seek to introduce a maximum of two photographs or other illustrative material that depicts a fair impression of the relevant site at the meeting if this will aid them in making their representations. However, such material will only be allowed if it has been submitted to the Governance Officer by 4.00 pm on the working day before the meeting and its inclusion is agreed to by all parties attending the meeting on this particular matter. In all cases, the Chair of the Sub-Committee will retain their discretion to refuse the use of such illustrative material.

Hackney

DRAFT MINUTES OF THE PLANNING SUB-COMMITTEE HELD ON Thursday, 10 March 2022 6:30pm

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:
https://youtu.be/7uakO3MQGp4

ALTERNATIVE LIVESTREAM LINK OF MEETING:
https://youtu.be/MNBvtyuVWeY

Chair:	**Councillor Vincent Stops**
Councillors in attendance:	**Councillor Brian Bell, Councillor Katie Hanson (Vice Chair), Councillor Clare Joseph, Councillor Steve Race and Councillor Sarah Young.**
Apologies:	**Councillor Ajay Chauhan, Councillor Humaira Garasis and Councillor Michael Levy**
Officers in attendance:	**Natalie Broughton, Head of Planning and Building Control** **Robert Brew, Major Applications Team Leader** **James Carney, Property Services Surveyor** **Barry Coughlan, Major Projects Planner (Development Manager)** **Luciana Grave, Deputy Conservation Urban Design and Sustainability Team Leader** **Mario Kahraman, ICT Support** **Matt Payne, Conservation Urban Design and Sustainability Deputy Manager** **Qasim Shafi, Principal Transportation Planner** **Andrew Spragg, Team Leader - Governance** **Gareth Sykes, Governance Officer** **Christine Stephenson, Legal Officer** **Timothy Walder, Principal Conservation and Design Officer**

1. Apologies for absence

1.1 Apologies for absence were received from Cllr Chauhan, Cllr Garasia and Cllr Levy.

2. Declarations of interest

2.1 The Sub-Committee members declared an interest in that, prior to the meeting, they had

received various correspondence from interested parties objecting to the application at agenda item 5. Cllr Young declared an interest in that she personally knew one of the objectors who had written to the Sub-Committee. The Legal Officer stated that if the Cllr was satisfied that they had not predetermined the application at agenda item 5, had not come to a conclusion and had not discussed with the objector what they knew and that they kept an open mind, then it was up to the Cllr to decide on whether to participate in the meeting. The Cllr was content to continue to participate in the meeting.

3. Proposals/questions referred to the Sub-Committee by the Council's Monitoring Officer

3.1 There were no proposals/questions referred by the Council's Monitoring Officer to the Sub-Committee.

4. Minutes of the previous meeting

4.1 There were no minutes submitted for consideration at the meeting.

5. 2017/3511: 49 – 50 Eagle Wharf, London, N1 7ED

5.1 PROPOSAL:Partial demolition of existing buildings, retention of 3 storey building and former industrial chimney and redevelopment of the site to provide a mixed use scheme comprising blocks of 2 to 7 storeys and accommodating 5,591 sqm of commercial floorspace (Use Class Eg[i]) at basement, ground, first, second, third, fourth and fifth floor level, 50 residential units at part first, part second, third, fourth, fifth and sixth floor levels (comprising 23 x 1 bed, 17 x 2 bed, 8 x 3 bed, 2 x 4 bed) as well as 127 sqm café floorspace (Use Class E[b]) at ground floor level, landscaped communal gardens, pedestrian link route to the Regents Canal and other associated works.

5.2 POST SUBMISSION REVISIONS: The application has been amended since last presented to committee in 2019. The amendments comprise minor reductions in commercial floor area in order to address updated cycle parking and sustainability standards. Relevant supporting information was also updated to reflect the current policy context and additional viability information has been published online. A re-consultation exercise was undertaken on 29/10/2021 and a further re-consultation exercise undertaken on 07/02/2022 following a further reduction in commercial floorspace to accommodate increased waste storage and the submission of additional information relating to sustainability and fire safety. It is noted that a minor amendment was made on 01/03/2022 to the submitted Fire Statement which added two additional images to the statement. The amended statement has been published online. Given the extent and nature of this change, it is not considered necessary to undertake a further re-consultation.

5.3 The Planning Service's Major Projects Planner introduced the application report as published. During the course of the presentation reference was made to the published addendum and a number of amendments made to the published report. These amendments included the Planning Service receiving 17 additional objections and receiving a further letter of objection from Iceni Projects Limited, the planning consultants representing the existing occupier on site Holborn Studios. There were also a number of clarifications and corrections to the published report at paragraphs 1.4, 1.5, 3.12.5, 4.7,

5.3.5, 5.3.7, 5.3.14, 5.3.15, 5.2.23. 6.2.2 and 8.2. A new condition, 9.1.51, was also added.

5.4 The Sub-Committee heard from representatives for the objectors who raised concerns about the proposals not meeting several planning policies.

5.5 The Sub-Committee heard from the applicant who spoke of the history of the scheme and its benefits to the local area.

5.6 During the discussion phase of the Sub-Committee meeting a number of points were raised including the following:

- The application report recognised the cultural use and value of the existing Holborn Studios. However, officers considered that the application could not be reasonably refused on the grounds that the replacement commercial space was not suitable for the particular operational requirements of a specific occupant;
- Solicitor letters relating to Tenant Compensation Costs and sustainability consultant RPS' Review of Sustainability, had been listed as background papers in the report and were available for inspection on request. Other documents had been published and consulted on, including: Hackney Property Services' Summary Viability Report, Savills Financial Viability Assessment, Savills Viability summary report, and Strettons' Viability Assessment ;
- On the Principle of Development, the application report had stated that in terms of commercial floorspace in this location Local Plan Policy LP27 seeks a target of 60% subject to viability. The viability of the proposals had been assessed and the proposal was considered to provide the maximum economically feasible amount of commercial floorspace;
- The affordable workspace provision had changed and was now 11.5% of office floorspace at 60% of market rental levels. The provision exceeded current planning policy and was providing office floorspace in perpetuity;
- The Council's Planning Service had tested the proposals for viability and they had been found to just about break even with the surplus going to an offsite housing contribution. The reduction in the contribution from £757,076 to £157,823 was due to a reassessment of the viability of the proposed scheme due to the passage of time and the inclusion of some additional costs/contributions since the scheme was last assessed;
- On the issue of the London Plan and protecting an existing site for cultural use, the proposals would see an improvement in the standard of the employment space, as well as improvement in sustainability standards. A reprovision of floorspace was being proposed which could accommodate a similar cultural use;
- The proposed floorspace would be kept within the proposed use class through the planning permission. The layout of the space was designed to be flexible enough to appeal and accommodate studio spaces;
- Reference was made to a letter from the Greater London Authority (GLA)'s Cultural at Risk Team submitted on the day of the Sub-Committee meeting. This stated that the Culture at Risk Team position was that the development risks a loss of cultural infrastructure.The letter was circulated to the Sub-Committee for their consideration;
- The Sub-Committee noted that in some instances some cultural uses could be protected through a use class by imposing particular use classes e.g. subsections

of use class F which covered, for example, public libraries and museums;

- The application report acknowledged that the basement level did not have natural light. Typically studios, such as photographic and music ones, which the proposed basement level was designed for, did not require natural light. The space had been designed with minimal structural columns and its height had also been increased and it was designed for multiple uses;
- The independent appraisal of the proposed scheme targeted a profit margin of 20% on cost. Which also reflected a return on the Gross Development Value (GDV) of 16.36%. The profit generated by the scheme was generally in keeping with accepted schemes of similar risk profiles across London;
- On the matter of biodiversity, the proposals would result in the site being set back from the canal, an additional area of courtyard space, as well as providing green roofs. There was also proposed planting across the site, except in the historic areas, the inclusion of climbers and the creation of permeable paving;
- With regard to the policy regarding low cost floor space, the proposals were providing the maximum commercial floorspace based on the site constraints in place. On this basis the 11.5% affordable workspace offer was considered acceptable and satisfied the part of the London Plan policy regarding low cost workspace;
- On design and heritage, a detailed assessment had been made of this locally listed site in the Regents Canal Conservation Area in 2015, with more recent visits to check that there was no change, which had concluded that the older and more significant buildings on the site and the chimney should be retained. Some other areas of the existing site were more recent in date or had been heavily altered and were considered less significant. The application report recognised that some harm would be caused by the demolition of those buildings but it was concluded that their loss was outweighed by the overall public benefits of the scheme. The proposed scheme would remove the ad hoc work that been undertaken over the years around the chimney allowing it to standalone;
- The height of the proposed scheme was typical of buildings in the area. Massing and height had been previously accepted by the Sub-Committee;
- The design of the site had been considered previously by the Sub-Committee and by the Design Review Panel (DRP);
- The Sub-Committee's previous decision on the scheme was a material planning consideration and should be taken into account along with the information presented at the current Sub-Committee meeting;
- It was acknowledged in the application report that not all of the proposed accommodation was dual aspect but given the orientation of the site the provision of outlook and daylight, it was considered acceptable by the Council;
- An assessment had also been undertaken in relation to concerns over overheating within the proposed single aspect units and it was concluded that these units were policy compliant. The application report also acknowledged that the mix of the proposed units was not entirely policy compliant (only 20% of the units were family size). However, in light of the constraints of the site and the overall provision of the scheme to optimise housing supply, the units mix was deemed to be acceptable by the Council. The units mix had been previously accepted by the Sub-Committee;
- The application report acknowledged that the proposals had fallen short of the Local Plan policies LP48 and LP50, however, due to the constraints of the site, its

location next to the canal and the quality of the existing open space, the provision of the open space proposed was considered acceptable by the Council. The proposals had also been assessed for child friendly space provision and they were considered to be of a high standard;

- The proposed scheme's massing and impact on privacy remained unchanged from when the application was last considered;
- All the floors were accessible by lifts and stairs. On the top floors there were duplex units which could be accessed from the floor below;
- A Fire Statement had been submitted and was considered acceptable by the Council in terms of relevant provisions for fire safety;
- The Sub-Committee noted that they could come to a different decision from those that had been made previously at Sub-Committee, however with their decision going to appeal they would have to explain their reasons for taking a different decision to what had been made before. Members were reminded that, following the previous Judicial Review decision, officers had ensured that all information was published on the Hackney Council's website;
- The Council's Head of Planning and Building Control explained that in planning there was a principle of consistency in decisions; any change in the decision by the Sub-Committee needed to be based on changes in material circumstances since the last time the Sub-Committee made a decision on the application;
- There have been enhancements made to the proposed landscaping scheme in order to address new standards relating to urban greening and biodiversity (LP48 and London Plan policy G5). These changes had been considered to be acceptable by the Council;
- Details on the maintenance of green roofs was included as part of the condition;
- Since the application was last considered, the types of cycle parking available had changed. As a result the preference was for single sheffield cycle stands on site and the impact of the cycle storage had been previously discussed and the maximum level had been reached without negatively impacting on the affordable workspace;
- On energy and sustainability, the application report had concluded that the existing building did not have a high level of sustainability. The proposed scheme would be built to modern sustainability standards and in addition, as part of the Construction Management Plan (CMP) condition, would include a provision of a Site Waste Management Plan to ensure any waste materials were reused;
- On other planning considerations, the Sub-Committee noted that the calculation for carbon offsetting had changed. A higher value had been attributed to the amount that was to be paid per ton which had led to a higher contribution;
- The Sub-Committee recognised that the previous decision that it had made was material and not binding. They also acknowledged that recent changes in planning policy had meant that some aspects of the proposals did not meet certain planning policy targets. These Sub-Committee members had concluded that a case had not been made for the benefits of the scheme;
- The Chair of the Sub-Committee was of the view that the application had been considered several times in the past and that if the other Sub-Committee members were minded to vote against the application now it may be lost at the appeal stage;
- Those Sub-Committee members who were minded to vote against the recommendation explained that they were doing so on the grounds of concerns

about the protection of the existing cultural use of the site, the quality of the new accommodation proposed and the scheme failing to meet planning policy targets on employment floorspace, the family housing mix and the play/outdoor space.

The Planning Sub-Committee members voted on the following recommendation:

To approve conditional planning permission subject to conditions and legal agreement.

Vote
For: Cllr Stops.
Against: Cllr Bell, Cllr Hanson, Cllr Joseph, Cllr Race and Cllr Young.
Abstentions: None.

Cllr Hanson proposed a motion, seconded by Cllr Joseph, that the Planning Sub-Committee was minded to refuse the planning application.

The Sub-Committee agreed that a report, prepared by Planning Service officers and outlining the Sub-Committee's reasons for refusing the application as detailed above, would be submitted to the next Planning Sub-Committee meeting, on the 6 April 2022, for consideration and the Sub-Committee's vote.

6. Delegated Decisions

6.1 The Sub-Committee noted the document.

RESOLVED: to note the delegated decisions document.

7 Any Other Business

7.1 There were no other business items for consideration at the meeting.

8. Dates of next Planning Sub-Committee meetings

8.1 The Sub-Committee noted the following meeting dates:

2022

6 April and 27 April.

END OF THE MEETING

Duration of the meeting: 6:30pm - 9:25pm

Chair for the meeting: Cllr Vincent Stops

Contact:
Gareth Sykes, Governance Officer
gareth.sykes@hackney.gov.uk

DRAFT MINUTES OF THE PLANNING SUB-COMMITTEE HELD ON MONDAY, 28 FEBRUARY 2022 6:30pm

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:
https://youtu.be/JK54RgYeZtc

ALTERNATIVE LIVESTREAM LINK OF MEETING:
https://youtu.be/rjb1HdQQi00

Chair:	**Councillor Vincent Stops**
Councillors in attendance:	**Councillor Katie Hanson (Vice Chair), Councillor Humaira Garasia, Councillor Anna Lynch (substitute) and Councillor Sarah Young**
Observing:	**Councillor Clare Joseph**
Apologies:	**Councillor Brian Bell, Councillor Ajay Chauhan, Councillor Michael Levy, Councillor Race and Councillor Sarah Young**
Officers in attendance:	**Nick Bovaird, Senior Planner, Major Projects** **Robert Brew, Major Applications Team Leader** **Joe Croft, Senior Transport Planner (Development Control)** **Luciana Grave, Deputy Conservation Urban Design and Sustainability Team Leader** **Mario Kahraman, ICT Support** **Hayley Miller, Britannia Phase 2b Project Director** **Matt Payne, Conservation Urban Design and Sustainability Deputy Manager** **Qasim Shafi, Principal Transportation Planner** **Gareth Sykes, Governance Service Officer** **John Tsang, Development Management and Enforcement Manager, Planning Service** **Ian Williams, Group Director, Finance and Corporate Resources** **Sam Woodhead, Legal Officer**

1. Apologies for absence

1.1 Apologies for absence were received from Cllr Bell, Cllr Chauhan, Cllr Levy, Cllr Race and Cllr Young.

1.2 As Cllr Joseph had joined the meeting remotely she would not be counted as being present for the purposes of the Local Government Act 1972, and could not vote on any item under consideration.

2. Declarations of interest

2.1 There were no declarations of interest.

3. Proposals/questions referred to the Sub-Committee by the Council's Monitoring Officer

3.1 There were no proposals/questions referred by the Council's Monitoring Officer to the Sub-Committee.

4. Minutes of the previous meeting

4.1 The minutes of the previous meeting, held on 12 January 2022, were agreed as an accurate record of those meetings' proceedings subject to one amendment:

Page 13, seventh bullet point: to be amended from provision to decision.

RESOLVED: the minutes of the previous meeting, held on 12 January 2022, subject to amendment, were agreed as an accurate record of those meetings' proceedings.

5. 2021/3335: Britannia Leisure Centre (including car park and hard courts) adjacent to Hyde Road and Pitfield Street N15 JU; land on the corner of Penn Street and Bridport Place; and other land within Gopsall Street, Northport Street and Shoreditch Park (including, but not limited to, Grange Street).

5.1 PROPOSAL: Application for the approval of reserved matters in relation to hybrid planning permission 2018/0926 (as amended by planning permission 2019/3836) for the appearance, layout and landscaping for Plots H3/H4/H5/H6 comprising the construction of four buildings, ranging from 4 to 25 storeys in height, providing 387 residential units with private communal residential landscaped gardens, commercial space (Use Class E), as well as associated plant, cycle storage, refuse provision, other residential ancillary space and public realm improvements. This application has been submitted pursuant to conditions 30 (Energy, Sustainability and Overheating), 36 (Appearance, Layout and Landscape), 42 (Conformity statement), 43 (Sunlight and Daylight), 44 (Marketing Strategy), 45 (Wind Mitigation) and 46 (Carbon Assessment).

5.2 POST SUBMISSION REVISIONS: None.

5.3 The Planning Service's Senior Planner, Major Projects, introduced the application as set out in the published papers. During the course of the officer's presentation reference was made to the addendum and a number of amendments to the application report including the following:

- The development description would be amended to include condition 38;

- In the Site Context section paragraph 1.1 would replace a reference to Northfield Street with a correct reference to Northport Street;
- In paragraph 4.7.3 (Waste Consultee response) a reference to Northpolt Street would be replaced by a reference to Northport Street;
- In paragraph 6.6.6 the figure of 193 Sheffield Stands would be amended to read 157 cycle stands;
- Paragraphs 6.7.1 to 6.7.5 would be deleted and replaced by paragraph 6.7.1;
- The approved condition 46 of the outline permission would be added to the recommended conditions, now as condition 34;
- Paragraph 6.1.2 would be amended to remove reference to condition 46 (Carbon Assessment);
- Paragraph 8.1 would be amended to remove reference to condition 46 and include conditions 42 (conformity statement, in line with the development description and the assessment within the officer's report) and condition 38;
- The applicants had clarified that all necessary demolition work had taken place. As such the Construction Management Plan condition, under paragraph 8.1.6, would be amended to remove all references to demolition;
- Following advice from the Building Control department, condition 28 would be amended so that a consultation was also carried out with the London Fire Brigade;
- Condition 8.1.30 (Accessibility) would have its reason changed.

5.4 Two local residents spoke in objection to the application highlighting a number of concerns. These centred on how the proposals no longer reflected Hackney Council's original objective to provide good quality housing to meet housing needs in the borough. This in turn had undermined the Council's ability to comply with a Unilateral Undertaking to provide a minimum number of affordable residential units on site. There were also concerns raised about the amount of dust and noise that would be generated during the construction phase and also how the scale of the proposals did not fit in with the character of the area.

5.5 Local ward Cllr Robert Chapman spoke in support of the application, giving a brief overview of the scheme and its benefits to the local community.

5.6 During the discussion phase of the meeting a number of points were raised including the following:

- The issue of scale of phase 2b had already been decided. The presumption was that the Planning Sub-Committee had accepted it previously and it would be accepting it at the February 2022 meeting;
- On Unilateral Undertaking, Hackney Council would at some future point have to reconsider the issue and deliver on it;
- The application required parts of buildings H1 and H2 to be built on land currently occupied by the rear of the school playground adjacent to the site. The details of this work were agreed under the previous hybrid application in 2018;
- On the layout issues, the proposed apartments did adhere to nationally recognised technical housing standards. The Planning Service were of the view that the accommodation was acceptable and of a good quality;
- The Council allowed for open plan kitchens in all types of housing;
- The proposed accommodation was all designated for private sale;

- Hackney Council's Building Control Team were satisfied that the proposals met fire safety standards. There was also a condition in place that stated that later (stage 4) drawings would contain fire safety details;
- The architect explained that the intention was for the scheme to always be 'tenure blind'. The H1 and H2 buildings' internal layouts had open plan kitchens. In some of the three bedroom apartments there was a separation between the kitchen and dining areas. The Council's commercial advisor, JAL, had recommended this type of layout;
- The Chair of the Sub-Committee recommended that in the referral section of the application report there should be added a statement clarifying that the application was a Hackney Council scheme;
- The Sub-Committee noted that the colour of the brickwork would be a creamy colour and would match the buff white brick colour used on the adjacent school. Details on the materials would return to a future Planning Sub-Committee meeting for Members' consideration;
- Cycle parking was agreed previously; there was no cycling storage area in the basement of the site because it was not within the parameters of the scheme and could not be fitted on site. The Sub-Committee noted that for the proposed scheme the Council had sought to mix the quantum of the cycle parking with the quality of the provision. In the previous hybrid application there had been in-flat vertical cycle stores but since then the applicant had moved away to more horizontal spacing and in the ground and mezzanine floors more Sheffield Cycle stands had been provided along with some semi-vertical cycle stands;
- The Sub-Committee acknowledged that in terms of the cycle storage areas the Council had to work within the existing parameters of the layout of the site;
- Cycle storage on site was a challenging issue in terms of the quantum of the cycling provision because of those elements agreed under the previous hybrid application. The Council had reached a solution and the constraints of the site had been offset with steps to secure a contribution towards securing the quantum of the cycle storage in the wider area. The Council had also agreed with the applicant an enhanced cycle parking monitoring process to ensure that any over-utilisation was resolved quickly;
- The Travel Plan would include an enhanced monitoring function to monitor the cycle storage areas and from that it would be determined whether Closed Circuit Television (CCTV) needed to be installed;
- The Applicant confirmed that they would produce a cycle plan, which would include details on future residents' access to the cycle storage areas. The Council's Senior Planner suggested that the existing cycle storage condition could possibly be amended to include the installation of CCTV. The applicant agreed to this amendment. This amendment would be subject to approval of details. As installation of CCTV was considered to be part of the scheme's layout it was agreed that it would be a reserved matter;
- The Sub-Committee noted that there was no change to the Pre Commencement conditions brought over from the previous 2018 application.

Vote:

For: Cllr Garasia, Cllr Hanson, Cllr Lynch and Cllr Stops.
Against: None.
Abstentions: None.

RESOLVED: reserved matters approved subject to conditions and the discharge of conditions.

6. Delegated Decisions

6.1 The Sub-Committee noted the document.

RESOLVED: to note the delegated decisions document.

7. Any Other Business

7.1 There were no other business items for consideration at the meeting.

8. Dates of next Planning Sub-Committee meetings

8.1 The Sub-Committee noted the following meeting dates:

2022

10 March, 6 April and 27 April.

END OF THE MEETING

Duration of the meeting: 6:30pm - 7:30pm

Chair for the meeting: Cllr Vincent Stops

Contact:
Gareth Sykes
Governance Officer
gareth.sykes@hackney.gov.uk

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DRAFT MINUTES OF THE PLANNING SUB-COMMITTEE HELD ON WEDNESDAY, 2 FEBRUARY 2022 6:30pm

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:
https://youtu.be/kSP9ia-3Vek

ALTERNATIVE LIVESTREAM LINK OF MEETING:
https://youtu.be/JE9qUhOM_5w

Chair:	**Councillor Vincent Stops**
Councillors in attendance:	**Councillor Brian Bell, Councillor Katie Hanson (Vice Chair), Councillor Clare Joseph, Councillor Clare Potter (substitute) and Councillor Sarah Young**
Apologies:	**Councillor Ajay Chauhan, Councillor Humaira Garasia, Councillor Michael Levy and Councillor Race**
Officers in attendance:	**Ola Akinbinu, Contract Delivery Manager, Capital Projects Team** **Gareth Barnett, Team Leader South, Planning Service** **Nick Bovaird, Senior Planner, Major Projects** **Robert Brew, Major Applications Team Leader** **Natalie Broughton, Head of Planning and Building Control** **Graham Callam, Growth Manager, Planning Service** **James Carney, Viability Officer** **James Clark, Planning Officer** **Luciana Grave, Conservation, Urban, Design and Sustainability Manager** **Mario Kahraman, ICT Support** **Qasim Shafi, Principal Transportation Planner** **Christine Stephenson, Planning Lawyer** **Gareth Sykes, Governance Service Officer** **Jacqueline Thompson, Project Manager Property and Asset Management Neighbourhoods and Housing** **John Tsang, Development Management and Enforcement Manager, Planning Service** **Timothy Walder, Principal Conservation and Design Officer**

1. Apologies for absence

1.1 Apologies for absence were received from Cllr Chauhan, Cllr Garasia, Cllr Levy and Cllr Race.

2. Declarations of interest

2.1 There were no declarations of interest.

3. Proposals/questions referred to the Sub-Committee by the Council's Monitoring Officer

3.1 There were no proposals/questions referred by the Council's Monitoring Officer to the Sub-Committee.

4. Minutes of the previous meeting

4.1 The minutes of the previous meeting, held on 28 July 2021, were agreed as an accurate record of those meetings' proceedings.

RESOLVED: the minutes of the previous meeting, held on 28 July 2021, were agreed as an accurate record of those meetings' proceedings.

Prior to the commencement of the meeting, at the request of the Chair of the Planning Sub-Committee, the agenda order was changed with the 1-10 Purcell Street application taken first and then the Haggerston Baths application second.

5. 2021/3009:1-10 Purcell Street, Hackney, London, N1 6RD

5.1 PROPOSAL: Replacement of existing windows, doors and panelling.

5.2 POST SUBMISSION REVISIONS: None

5.3 The Planning Officer introduced the application as set out in the published papers.

5.4 No persons were registered to speak in objection to the application. Representatives for the applicant, Hackney Council, were present to answer any questions.

5.5 During the discussion phase of the application the following point was raised:

- The applicant had considered using timber but compared to Unplasticized Polyvinyl Chloride (UPVC) it was more costly to maintain long-term.

Vote:

For: Cllr Bell, Cllr Hanson, Cllr Joseph, Cllr Potter, Cllr Stops and Cllr Young.
Against: None.
Abstentions: None.

RESOLVED: planning permission was granted subject to conditions.

6. 2021/2491 and 2021/2495: **Haggerston Baths, Whiston Road, London, E2 8BN**

6.1 PROPOSAL: Part demolition of the western extension and erection of part three, five and six storey (plus basement and lightwell) extension; demolition of external stair and two-storey side/rear element on eastern elevation and erection of two storey (plus basement) extension and external alterations and refurbishment to provide office floorspace (Use Class E(g)), flexible events space in the former pool hall (Sui Generis), standalone community hall (Use Class F2(b), gym (Use Class E(d)) and retail (Use Class E(a)).

6.2 POST SUBMISSION REVISIONS:

- Finalisation of viability information;
- Submission of draft Operational Management Plan, draft Fire Strategy, Flood Risk Assessment, amended BREEAM pre-assessment, amended Daylight and Sunlight Report, a new East/West Section drawing and Design and Access Statement Addendum.

A 14 day consultation had taken place with neighbours subsequent to the receipt of the revisions.

6.3 The Planning Service's Senior Planner, Major Projects, introduced the application as set out in the published papers. During the course of his presentation reference was made to the addendum and a number of amendments to the application report were made including the following:

- Amendments to paragraphs 6.11 and 6.2.13; following a further 16 objections being received and the applicant providing further details on the use of the employment floorspace, respectively;
- Paragraphs 6.4.41 and 6.4.42 were deleted as they referred to a different scheme;
- Paragraphs 6.4.3 and 6.4.46 were amended to refer to sections of legislation and specific paragraphs of the National Planning Policy Framework (NPPF)
- Paragraph 6.6.17 was deleted and paragraph 6.6.18 was amended to refer to 36 visitor cycle spaces on Swimmers Lane;
- Following comments from independent advisors, in respect of the energy and sustainability of the scheme, an additional condition was recommended and condition 8.1.13 was amended;
- Following a review of the Fire Strategy information by the Council's Building Control Officer, an additional condition was recommended;
- Paragraph 8.13 was amended;
- Following further discussions with the Council's Drainage Team, condition 8.1.20 was amended;
- Following clarification from the Council's Environmental Protection Team, condition 8.1.39 was deleted.

6.4 The Planning Sub-Committee heard from a representative for the residents of London Mills and Basin Mills apartments. They expressed a number of concerns about the impact of the proposals on daylight/sunlight and the character of the area, as well as on traffic and parking.

6.5 The representative for the applicant gave a brief overview of the benefits of the proposals and how it would bring the site back into public use.

6.6 During the discussion phase of the application the following points were raised:

- The proposed site and the adjacent London Mills and Basin Mills apartments were not parallel to one another. They were approximately 13 to 15 metres apart;
- The Senior Planner confirmed that the proposals would not exactly mirror the adjacent apartments because the boundary was different for each building. The impact of the proposals on residents in the apartments was exacerbated by the presence of balconies on the apartment building. Where on the building there were no balconies then the Vertical Sky Component (VSC) measurement was found to be within acceptable levels for an inner London location;
- The Planning Service had concluded that the benefits of the scheme outweighed any harm caused. There were huge benefits in restoring the site, some of which was currently in a poor state. The scheme would also bring the site back into public use with, for example, the installation of a community space;
- The existing 'sawtooth' roofed 1953 element to the north west of the site would be demolished;
- Discussions on the impact of the scheme on the amenities for the London Mills and Basin Mills apartments were separate from any discussion on the viability of the scheme. The Senior Planner reiterated that the daylight/sunlight impact of the proposals and the outlook of the proposed scheme were found to be acceptable;
- The Senior Planner had considered that the harm caused to the significance of the listed building by the height of the sixth floor in the proposed scheme was less than substantial and was outweighed by the public benefits of the scheme including the restoration of the existing listed building. It was recognised that the restoration of the retained parts of the listed building involved significant costs and the information provided by the applicant showed that the scheme would not be viable without the sixth floor. The Viability Officer added that in order for the scheme to be viable then the sixth floor had to be included;
- The proposed design for the new office building to the west of the site was based on an integrated "one building" approach with the listed building. The design was deliberately a muted industrial approach in order not to compete with highly decorated main facades of the listed building;
- The Senior Planner confirmed that a condition was included in the application report which would provide further details on the installation of the Air Source Heat Pumps (ASHPs) at the next stage of the planning process. The architect explained that in relation to the ASHPs and the Building Research Establishment's Environmental Assessment Method (BREEAM) guidance because it was a listed building with a new element a bespoke assessment was required. The new element was separate from the existing building so the fabric of that building could be upgraded significantly compared to the heritage elements of the site. The heritage elements would be upgraded as best as possible without causing harm to the significance of the listed building. The ASHPs would be located in a fully enclosed plant room on the fifth floor;
- The applicant would consider post-occupancy tests as part of an amendment

to condition 8.1.13;

- The Planning Service was satisfied with the details of the materials. A condition was in place for the details to return to a future Planning Sub-Committee meeting for consideration. The Planning Sub-Committee agreed that details on signage and external lighting would be included as part of the materials condition;
- The three boilers and the other basement plant were being removed from the site to remove asbestos contamination. Parts of one of the boilers, one of the water heaters, one of the economisers, panels from the rooftop water tank and cast iron columns were being relocated into the new building, following cleaning and restoration, and this would be managed by condition.
- The Chair of the Planning Sub-Committee recommended that some of the £194,633 allocated for the communal offset should be spent on widening the public footpath at the front of the site. The Council's Principal Transportation Planner had previously recommended that funds should be allocated to widen the footpath. The Planning Service would examine how the best to achieve a widening of the footpath;
- Cross laminated timber would be used as part of the materials in the scheme;
- There was a condition in place requiring the submission of a draft Operational Management Plan (OMP) at the next stage of the planning process and it would include a guarantee of public access on at least five days per week for at least the hours between 9:00am and 6:00pm. Part of the draft OMP would also include details of a flexible events space, for sui generis use, as well as including details stating that the public could use the cafe toilets without having to purchase items from the cafe. The Planning Sub-Committee agreed that the Operational Management Plan would come back to a future meeting for Members' consideration;
- The Planning Sub-Committee noted that the application included discounted, not affordable work space. This was because of the scheme did not reach the 40% threshold in the Local Plan;
- The Senior Planner would amend condition 8.1.12 so that it would state that the applicant would make the best endeavours to undertake a series of post occupancy tests on site.

Vote

For: Cllr Bell, Cllr Hanson, Cllr Joseph, Cllr Potter and Cllr Young.
Against: None.
Abstentions: None.

7. Delegated Decisions

7.1 The Sub-Committee noted the document.

RESOLVED, that the delegated decisions document be noted.

8. Any Other Business

8.1 The Chair of the Planning Sub-Committee had arranged a planning tour for the Sub-Committee across the borough on the 22 April 2022.

9. Dates of next Planning Sub-Committee meetings

9.1 The Sub-Committee noted the following meeting dates:

2022

3 March (to be confirmed)*, 6 April and 27 April.

*After the meeting it was agreed the 3 March 2022 meeting would be rescheduled for 28 February 2022 and an additional meeting would take place on 10 March 2022.

END OF THE MEETING

Duration of the meeting: 6:30pm - 7.55pm.

Chair for the meeting: Cllr Vincent Stops

Contact:
Gareth Sykes
Governance Services Officer
gareth.sykes@hackney.gov.uk

Hackney **Planning Sub-Committee – 10/03/2022**

ADDRESS: 49 – 50 Eagle Wharf, London, N1 7ED	
APPLICATION NUMBER: 2017/3511	
WARD: Hoxton West Ward	**REPORT AUTHOR:** Barry Coughlan

DRAWING NUMBERS: EAG-P103-S2-P0; EAG-P105-S2-P0; EAG-P106-S2-P0; EAG-P107-S2-P0; EAG-P100-S2-P0; EAG-P101-S2-P0; EAG-P102-S2-P0; EAG-P104-S2-P0; EAG-P108-S2-P0; EAG-P109-S2-P0 EAG-P122-S2-P0; EAG-P118-S2-P0; EAG-P110-S2-P3; EAG-P111-S2-P10; EAG-P112-S2-P5; EAG-P113-S2-P4; EAG-P114-S2-P4; EAG-P115-S2-P4; EAG-P116-S2-P5; EAG-P117-S2-P1; EAG-P122-S2-P0; EAG-P220-S2-P4; EAG 4 -P221-S2-P4; EAG-P222-S2-P4; EAG 4 -P223-S2-P4; EAG 5 -P224-S2-P6; AG-P225-S2-P2; EAG-P226-S2-P5; EAG-P600-S2-P0 **DOCUMENTS:** Design and Access Statement; Air Quality Assessment, Air Quality Neutral Assessment; Archaeological Assessment; Daylight and Sunlight Assessment; Desk Study Report May 2021; Drainage Report; Preliminary Ecological Appraisal; Landscape and Ecological Management Plan; Health Impact Checklist; Employment Floorspace Viability Report; Energy Statement Jan 2022; Heritage Statement; Noise Impact Assessment; Statement of Community Involvement; Sustainability Statement Jan 2021; Transport Assessment; Framework Travel Plan; Ventilation Statement; Child Friendly Impact Assessment (Oct 2021); GN40-Guidance-note-01_04_2021; Fire Statement March 2021; Viability Assessment (Savills) dated Nov 2020; EWR Letter RICS Guidance (Viability Letter from	**VALID DATE:** 10/10/2017

Savills Sept 2021); Urban Greening Factor Calculation Feb 2022; SAP Calculations; EWR Viability Note (Savills) Feb 2022; Area Schedule dated 03/02/2022	
APPLICANT: GHL (Eagle Wharf Road) Ltd. % Agent	**AGENT:** Montagu Evans 5 Bolton Street London W1J 8BA
PROPOSAL: Partial demolition of existing buildings, retention of 3 storey building and former industrial chimney and redevelopment of the site to provide a mixed use scheme comprising blocks of 2 to 7 storeys and accommodating 5,591 sqm of commercial floorspace (Use Class Eg[i]) at basement, ground, first, second, third, fourth and fifth floor level, 50 residential units at part first, part second, third, fourth, fifth and sixth floor levels (comprising 23 x 1 bed, 17 x 2 bed, 8 x 3 bed, 2 x 4 bed) as well as 127 sqm café floorspace (Use Class E[b]) at ground floor level, landscaped communal gardens, pedestrian link route to the Regents Canal and other associated works.	
POST SUBMISSION REVISIONS: n/a	

RECOMMENDATION SUMMARY: Approve reasons for refusal

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	**Yes**
Substantial level of objections received	
Council's own application	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	**Yes**

ANALYSIS INFORMATION

ZONING DESIGNATION:	(Yes)	(No)

CPZ	X (Zone F)	
Conservation Area	X (Regents Canal)	
Listed Building (Statutory)		X
Listed Building (Local)	X	
POA	X (Wenlock)	

LAND USE DETAILS:	Use Class	Use Description	Floorspace (GIA)
Existing	E(g)[i]	Office	4,784
	E(b)	Food and drink	251
Proposed	E(g)[i]	Business	5,591
	A3	Food and Drink	127
	C3	Residential units	4,623

RESIDENTIAL USE DETAILS:	Residential Type	No of Bedrooms per Unit				
		1	2	3	4	5+
Existing	0	0	0	0	0	0
Proposed	Flats	23	17	8	2	0
	Dwellings	0	0	0	0	0
	Studio	0	0	0	0	0
Totals	**(Total = 50)**	**23**	**17**	**8**	**2**	

Overall Residential Unit Totals:	Market	Intermediate	Social	Total
Existing	0	0	0	0
Proposed	50	0	0	50

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	10 (informal)	0	20 (informal)
Proposed	0	3	228

CASE OFFICERS REPORT

1.1 Following the decision of members to refuse the application for planning permission, the below sets out the recommended reasons for refusal:

1.1.1 Loss of existing cultural use

The proposed development would result in the loss of the existing photographic studio use, which is considered to be a cultural facility in use by creative industries, contrary to the objectives of policy HC5 (Supporting London's culture and creative industries) of the London Plan 2021, and policy LP10 (Arts, Culture and Entertainment Facilities) of the Hackney Local Plan 2020. The loss of the existing facility is not outweighed by the potential benefits of the proposed development which is not considered to deliver any significant wider planning benefits for the community.

1.1.2 Quality of proposed residential accommodation

The quality of the proposed residential accommodation is considered to be unsatisfactory, as evidenced by such features as an unacceptably high proportion of single aspect flats, and a shortfall in the provision of family housing, communal open space and children's play space. This is considered to be contrary to the objectives of policy D6 (Housing quality and standards) of the London Plan 2021, and policies LP14 (Dwelling Size Mix) and LP17 (Housing Design) of the Hackney Local Plan 2020, and contrary to the guidance in Hackney's Child-Friendly Places Supplementary Planning Document 2021

1.1.3 Loss of Heritage Asset

The proposal would result in the excessive loss of elements of the historic buildings on the site, which are locally listed and therefore constitute a NonDesignated Heritage Asset within the Regents Canal Conservation Area, a designated heritage asset This proposed loss of significance to the Non-Designated Heritage Assets is not considered to be outweighed by the the wider planning benefits of the scheme and is therefore contrary to the objectives of Policy HC1 (Heritage conservation and growth) of the London Plan 2021, and Policy LP4 (Non Designated Heritage Assets) of the Hackney Local Plan 2020. This proposed loss of significance to the Designated Heritage Asset is considered to be less than substantial harm in terms of the NPPF Para 202 test and is not considered to be outweighed by the public benefits of the proposals which are therefore contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to the objectives of Policy HC1 (Heritage conservation and growth) of the London Plan 2021, and Policy LP3 (Designated Heritage Assets) of the Hackney Local Plan 2020.

1.1.4 Land use concerns

The proposal fails to meet the target of 60% employment floorspace in the Wenlock Priority Office Area contrary to the objectives of policy LP27 (Protecting and Promoting Office Floorspace in the Borough). At the same time the proposed

development would deliver affordable workspace in excess of the 10% required by policy LP29 (Affordable Workspace and Low Cost Employment Floorspace) of the Hackney Local Plan 2020, whilst also failing to make any significant affordable housing contribution as sought by policy LP13 (Affordable Housing) of the Hackney Local Plan 2020. As such, the proposed development is considered to provide an unsatisfactory balance of land uses that is not outweighed by the potential benefits of the scheme.

Informatives

1.2 The following should be attached as an informative to ensure that these issues are considered by an Inspector in the event of an appeal being lodged:

In addition to the above reasons for refusal, the proposed development has the potential to result in harm to interests of acknowledged importance but that harm could be mitigated by the use of planning conditions or planning obligations. Potentially harmful matters that could be mitigated by the use of suitably worded planning conditions:

1. Quality of external facing materials;
2. Design quality of facades, windows, doors, ground floor entrances, balconies and balustrades, and signage;
3. Quality of brickwork colour, texture, facebond and pointing;
4. Harm to any existing bird and bat habitats;
5. Loss of any existing archaeological remains;
6. Loss of historic fabric without recording in accordance with NPPF guidance;
7. Provision of visual privacy screens on some balconies and obscured glazing to some windows to prevent a significant loss of visual privacy from overlooking;
8. An undue loss of amenity and disruption from construction works that could be prevented by a suitable Demolition & Construction Management Plan and Construction Logistics Plan;
9. Drainage Strategy and details of a Sustainable Urban Drainage System to prevent local flooding with review completed prior to occupation;
10. Design and construction methodology to prevent ground and below ground structures having a prejudicial impact on Crossrail 2;
11. Piling Method Statement to prevent damage to underground water utilities;
12. Quality of landscaping scheme;
13. Flood resilient construction methodology to prevent local flooding during construction;
14. Potential harm to health arising from any land contamination that may be present;
15. Use of Secured by Design methods to protect community safety;

16. Ensuring biodiversity enhancements by securing design details of biodiverse roofs;
17. Protection of local climate by requiring wind micro-climate assessment with suitable mitigation measures;
18. Enhancing the public realm by the provision of suitable public art;
19. Protection of community safety by the provision of suitable CCTV facilities;
20. Details of play space facility to ensure the safety for users;
21. Mitigation of potential harmful impact of the single aspect of unit B16 by the provision of a suitable rooflight above the shared kitchen/living/dining area;
22. Promotion of sustainable transport forms by the provision of 102 residential cycle parking spaces and 126 employment cycle parking spaces of a suitable design;
23. Provision of 3 blue badge parking spaces with electric vehicle charging points on site to ensure adequate accessibility;
24. Securing a suitable refuse and recycling strategy to prevent pollution and harmful impacts on public hygiene;
25. Delivery & Servicing Management Plan to prevent harmful transport and amenity impacts;
26. Protection of local air quality through an Air Quality Management Plan;
27. Prevention of noise pollution by limiting noise levels from any plant and machinery;
28. Protection of public safety and local amenity through a Site Management Plan to control restaurant opening hours, control external illumination, cleaning and maintenance regime for publicly accessible areas, and any other similar measures;
29. To ensure adequate sustainability measures requiring proof of meeting BREEAM excellent rating;
30. Ensuring delivery of energy sustainability measures by requiring air permeability testing, confirmation of PV and ASHP installation;
31. Details of restaurant ventilation and extract details to ensure protection of amenity;
32. Provision of adequate noise insulation and requiring internal noise level testing of flats to ensure adequate amenity;
33. Provision of adequate energy monitoring information to ensure compliance with the GLA ‘be seen’ criteria;
34. Provision of flats B03, B07, B14, B18 and B20 as wheelchair units to ensure adequate accessibility;
35. Restriction of use of employment space to prevent permitted changes of use to non-employment uses.

1.3 Potentially harmful matters that could be mitigated by the use of suitably worded planning obligations:

1. Travel Plan with monitoring fee to ensure proportion of sustainable means of transport;
2. Car-free housing and employment space to prevent parking congestion;
3. Car club membership for future residents to discourage private car ownership;
4. Construction plan and Delivery & Servicing plan monitoring fees to ensure compliance;
5. Provision of public access to courtyard in perpetuity;
6. Contribution of £109,028 to necessary highway works in vicinity of the site to facilitate safe and adequate pedestrian access;
7. Contribution of £25,000 to Canals & Rivers Trust to mitigate impacts on the adjoining canal;
8. Schedule of repair and maintenance of chimney to ensure protection of the heritage asset;
9. Affordable housing contribution of £157,823 with early and late stage review mechanisms for the FVA with specific reference to tenant compensation costs and ground rents;
10. Carbon off-setting contribution of £132,915 to mitigate shortfall in sustainability targets;
11. Employment and skills plan, Employment and Training contribution of £214,452, use of apprenticeships and local labour;
12. Membership of Considerate Constructors scheme;
13. Provision of 643m2 affordable workspace at no more than 60% of local market rates in perpetuity to be operated in accordance with an affordable workspace statement;
14. Payment of legal and monitoring fees of £14,940.

2. RECOMMENDATION

RECOMMENDATION A:

That the above reasons for refusal and suggested informatives be approved by members for inclusion on the decision notice.

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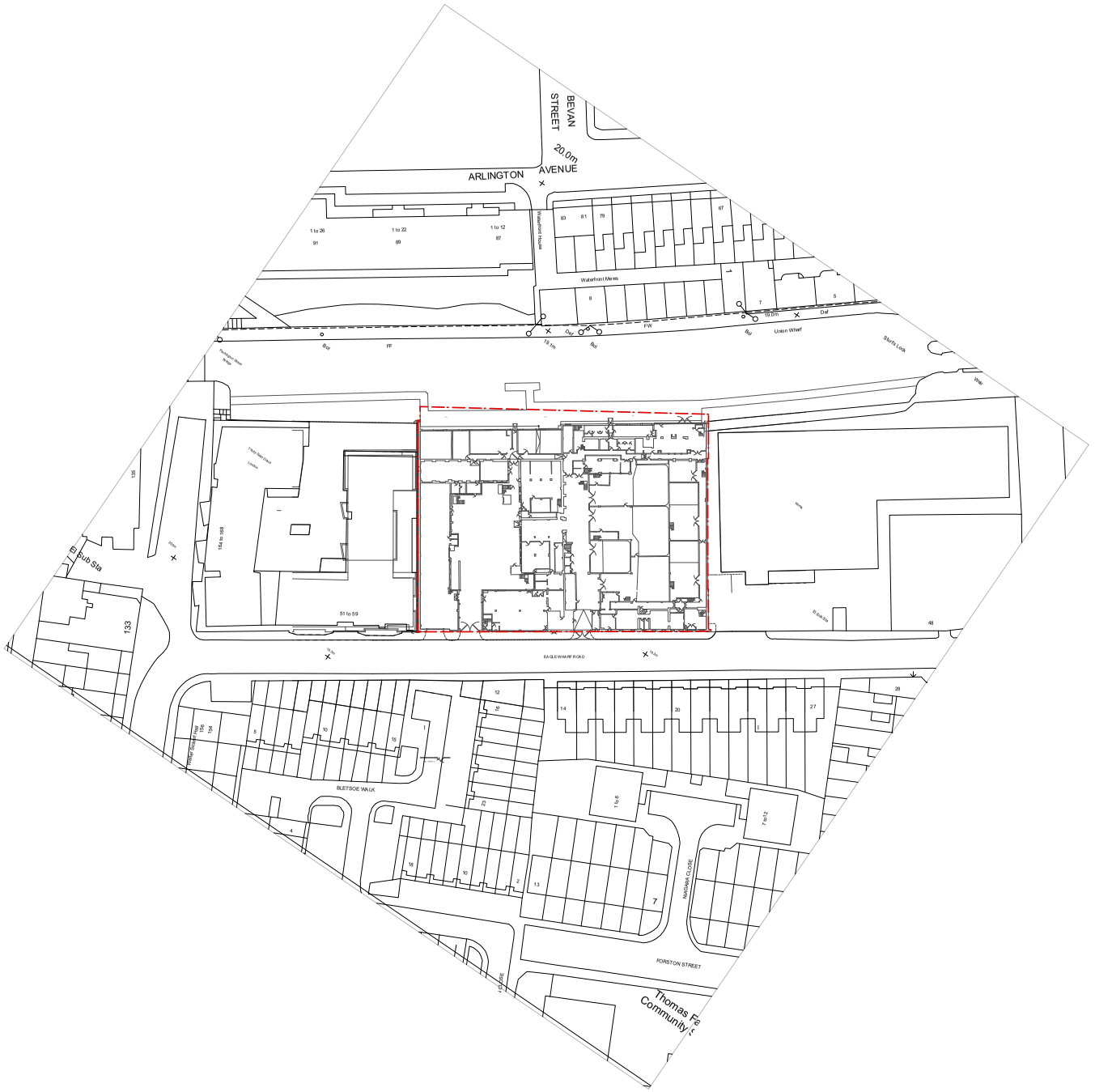

Specific Notes

Legend

Key

Site Boundary Line
49-50 Eagle Wharf Road

Rev	Comment	By	Date

stephen davy | architects
peter smith

Fanshaw House, Fanshaw Street, London N1 6HX
Tel: 020 7739 2020 Fax: 0207 739 2121
E-mail: sdpsa@davysmitharchitects.co.uk
Website: www.davysmitharchitects.co.uk

Client
GHL (Eagle Wharf) Ltd
28 Manchester Street
London
W1U 7LF

Project
49-50 Eagle Wharf Road

Drawing Title
Existing Location Plan

Job No.	Drawn By	Scale
1725	WG	1:500 @ A1
Date	Checked By	
Aug 2017		

Drawing No. EAG-P103-S2-P0 Revision -

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ADDRESSES: 3 Mandeville Street, Hackney, London, E5 0DH	
WARD: Kings Park	**REPORT AUTHOR:** Barry Coughlan
APPLICATION NUMBERS: 2021/2341 **DRAWING NUMBERS:** 0001 P02, 0002 P02, 0100 P02, 0101 P02, 0102 P02, 0200 P02, 0201 P02, 0202 P02, 1000 P02, 1001 P02, 1002 P02, 1003 P02, 1004 P02, 1005 P02, 1006 P02, 1007 P02, 1008 P02.1, 1009 P02.1, 1200 P02.1, 1201 P02, 1202 P02.1, 1251 P02, 1252 P02, 1300 P02, 1305 P02.1, 2000 P02, 2001 P02, 2002 P02, 2003 P02, 2004 P02, 2005 P02, 2006 P02, 777-FH-RP-02-Urban-Greening-Factor, 777-FH-XX-01-DP-L-101 P4, **DOCUMENTS:** Adjusted Roof Cores Doc Jan 2022, Fire Strategy Statement 19.07.2021, EA Response Oct 2021, Fire Statement Form, Planning Statement July 2021, Design and Access Statement July 2021, Financial Viability Assessment July 2021, Landscaping Proposal July 2021, Affordable Housing Statement July 2021, Flood Risk Assessment & Drainage Strategy Report July 2021, Transport Assessment July 2021, Travel Plan July 2021, Daylight/Sunlight Assessment July 2021, Statement of Community Involvement July 2021, Energy Strategy and Sustainability Report July 2021, Biodiversity Survey July 2021, Land Contamination Assessment July 2021, Tree Survey July 2021, Arboricultural Impact Assessment July 2021, Air Quality Assessment July 2021	**VALID DATE:** 02/08/2021
APPLICANT: Pocket Living	**AGENT:** CMA Planning

PROPOSAL: Demolition of existing building and erection of an 8 storey mixed-use building comprising commercial and/or community floorspace (use classes E/F2) and 46 residential units with associated cycle parking and refuse and recycling facilities
RECOMMENDATION SUMMARY: Approve conditional planning permission subject to conditions and legal agreement.
POST-SUBMISSION AMENDMENTS: There have been minor design amendments at roof level post-submission in order to address officer feedback. Some additional information has also been submitted in relation to fire safety and urban greening factor. The extent of the changes and additional information is such that it is not considered to warrant a re-consultation. The information is available to view on the Council's website at the time of report publication.

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	**Yes**
Substantial level of objections received	
Council's own application	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	

ANALYSIS INFORMATION

ZONING DESIGNATION:	(Yes)	(No)
CPZ	X	
Conservation Area		X
Listed Building (Statutory)		X
Listed Building (Local)		X
Local Shopping Centre		X
CAZ		X
PEA		X

EXISTING LAND USE DETAILS

LAND USE	**USE DESCRIPTION**	**GIA (SQM)**
E	Doctors Surgery	416
TOTAL		**416**

PROPOSED AMENDED LAND USE DETAILS FOR THE MAIN APPLICATION

LAND USE	USE DESCRIPTION	GIA (SQM)
C3	Residential	1,895
E/F2	Flexible/Community Use	103
TOTAL		**3,836**

RESIDENTIAL MIX:

Unit size	No. of units	Overall provision (%)
1 Bed 1 Person	43	93%
2 Bed	3	7%
Total	**46**	**100%**

TENURE MIX:

Tenure	Unit Size	No of units	Proportion
Discounted Market Sale	1 bed 1 person	43	
	2 bed	0	
	3 bed +	0	
	Total	**43**	**93%**
Market Sale	1 bed 2p	0	
	2 beds 4p	3	
	3 beds 5p	0	
	Total	**3**	**7%**
Total		**46**	**100%**

PARKING DETAILS:

	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	4	0	0
Proposed	0	0	64

CASE OFFICER'S REPORT

1. SITE AND CONTEXT

1.1 The site lies at the junction of Rushmore Road and Mandeville Street and is currently occupied by the vacant Sorsby Health Centre. The health centre is part one and part two storey building. Access to the building is currently via Rushmore Road. Vehicular access for servicing and refuse collection is via an unnamed road to the north. There is currently car parking space on the site in front of the health centre on Mandeville Street. There are 2 large street trees outside the health centre on Rushmore Road.

1.2 The surrounding area is characterised by high density residential development, predominantly post war housing of between 2 and 8 storeys. Directly to the west, adjoining the rear of the health centre, is the 7-storey Wharfedale Court. The 6-storey Kirkstead Court fronting Mandeville Street is to the north, and the 3-storey Ladybower Court along with the locally listed former Glyn Arms pub (vacant) lie to the south. On the opposite side of Mandeville Street, to the east, are three storey residential properties. There are primary schools in the surrounding area and local amenities including shops and a post office on Rushmore Road. The River Lea and Hackney Marshes are nearby to the east and Millfields Park to the north west.

1.3 The site is not located within a conservation area, a Priority Employment Area or a Town Centre.

2. CONSERVATION IMPLICATIONS

2.1 The site is not located within a Conservation Area. The nearest Conservation Area is the Lea Bridge Conservation Area which is approx. 400m to the north west. The nearest listed building is Mandeville Primary School 150m to the north. The adjacent former Glyn Arms is locally listed.

3. HISTORY

3.1 Application No: 2012/3115
Decision Date: 03/05/13
Decision Status: Granted
Development Description: Erection of single storey ground floor side extension and external alterations, including new entrance canopy and signage with matching new powder coated window surrounds; extension of existing parapet by 300mm with retrofit roof insulation and new roof and provision of 6 new bicycle stands.

3.2 Application No: 2003/2184
Decision Date: 13/01/04
Decision Status: Granted

Development Description: Erection of roof extensions at first floor level and re-organisation of exciting internal layout of health centre at ground and first floor levels; four car parking spaces to be retained as existing.

3.3 Application No: 2003/1026
Decision Date: N/A
Decision Status: Withdrawn
Development Description: Erection of roof extensions at first floor level, and re-organization of existing internal layout of health centre at ground and first floor levels together with 2 new car parking spaces.

4. CONSULTATIONS

4.1 Date initial statutory consultation period started: 27/08/2021

4.2 Date Statutory Consultation Period ended: 01/10/2021

4.3 Site Notices were placed near the sites and a notice was placed in the local press

4.4 Neighbours

4.4.1 In addition to site and press notices, 187 notification letters were sent to nearby occupiers notifying them of the application. In response to these consultations a total of 57 supports have been received from nearby occupiers/interested parties.

4.4.2 The grounds of support can be summarised as follows:

- Housing in the borough is unaffordable to key workers. The discounted homes will help more people to put down roots in the borough and would price c.14,000 key workers in Hackney into homeownership.

The principles raised in the responses above are considered to have been addressed within the main body of the report unless otherwise noted.

4.5 Local Groups / Other Consultees

Hackney Society

4.5.1 Whilst broadly supportive of the tenure concept, we are anxious that, as a rule, such tenure proposals are exceptional and do not inflate property prices by creating smaller units that are unsuitable for those residents who eventually live there. We take comfort from the developer's experience and commitment to mitigating those risks and their commitment to do so in perpetuity. The LPA should, however, continue to consider if there are other innovative measures (such as covenants and agreements) that might further protect the purpose of these homes in the long term, and make it clear that tenures of this type should be the exception and not the norm. As to design,

unless it is very well detailed, and built to a very high standard, the building runs the risk of being both bland and poor quality. In particular the ground floor design would benefit from a clearer design dialogue with the pub rather than its other neighbours, and a more defined entrance.

Hackney Swifts

4.5.2 We welcome the proactive inclusion of green roofs, bat boxes and insect habitat as shown in the Landscape Proposal Details section 4.5 Ecological Enhancements. We request that planting is a biodiverse type in accordance with the Hackney Local Plan, and that further detail is provided to show the measures are in an appropriate location, e.g. bat boxes in a sunny location.

Three sparrows boxes are shown on the three new trees which on the GA Plan are stated as "TBC subject to underground service scan", and anyway there is very little value for sparrow boxes in immature trees which will provide little cover, and are a short term measure - not in line with the LP47 policy D measure for building mounted nest and/ or roost spaces.

As this building is in area where swifts (on the RSPB amber list due to rapidly declining numbers) are currently nesting and will potentially nest, we therefore request that a significant number of integrated swift nestbox bricks or boxes, reflecting the relatively large size of the development in this location, are installed near roof level, which would provide an aesthetically acceptable and zero maintenance way to provide a long-term resource to protect this species and ensure a gain for local biodiversity, in line with Hackney Council's guidance on this issue (Biodiversity Action Plan and Local Plan), and NPPF 2019.

Metropolitan Police Designing Out Crime Team

4.5.3 No response received.

4.6 Statutory Consultees

Thames Water

4.6.1 No objection subject to informatives

Fire Brigade

4.6.2 No response received.

Environment Agency

4.6.3 Following the submission of additional information, no objections made.

Health and Safety Executive

4.6.4 Following the submission of additional information, no objections made.

4.7 Council Departments

Environmental Services

Air Quality

4.7.1 No objections subject to conditions.

Noise Pollution

4.7.2 No objection subject to conditions.

Traffic and Transportation

4.7.3 No objection subject to conditions and the securing of contributions/obligations by way of legal agreement (detailed further below).

Drainage

4.7.4 No objections subject to conditions.

Waste Management

4.7.5 No objections subject to conditions.

Building Control

4.7.7 No objections in relation to Fire Safety..

5 Relevant Planning Policy

5.1 Local Plan LP33 (2020)

LP1 Design Quality and Local Character
LP2 Development and Amenity
LP4 Non Designated Heritage Assets
LP6 Archaeology
LP8 Social and Community Infrastructure
LP9 Health and Wellbeing
LP11 Utilities and Digital Connectivity Infrastructure
LP12 Meeting Housing Needs and Locations for New Homes
LP13 Affordable Housing
LP14 Dwelling Size Mix
LP17 Housing Design
LP24 Preventing the Loss of Housing
LP31 Local Jobs, Skills and Training
LP41 Liveable Neighbourhoods

LP42 Walking and Cycling
LP43 Transport and Development
LP44 Public Transport and Infrastructure
LP45 Parking and Car Free Development
LP46 Protection and Enhancement of Green Infrastructure
LP47 Biodiversity and Sites of Importance of Nature Conservation
LP48 New Open Space
LP50 Play Space
LP51 Tree Management and Landscaping
LP53 Water and Flooding
LP54 Overheating and Adapting to Climate Change
LP55 Mitigating Climate Change
LP56 Decentralised Energy Networks
LP57 Waste
LP58 Improving the Environment - Pollution

5.2 London Plan (2021)

GG1 Building strong and inclusive communities
GG2 Making the best use of land
GG3 Creating a healthy city
GG4 Delivering the homes Londoners need
GG5 Growing a good economy
SD10 Strategic and local regeneration
D1 London's form, character and capacity for growth
D2 Infrastructure requirements for sustainable densities
D3 Optimising site capacity through the design-led approach
D4 Delivering good design
D5 Inclusive design
D6 Housing quality and standards
D7 Accessible housing
D8 Public realm
D12 Fire safety
D14 Noise
H1 Increasing housing supply
H2 Small sites
H4 Delivering affordable housing
H5 Threshold approach to applications
H8 Affordable housing tenure
H10 Housing size mix
S1 Developing London's social infrastructure
S4 Play and informal recreation
E11 Skills and opportunities for all
HC1 Heritage conservation and growth
G1 Green infrastructure
G4 Open space
G5 Urban greening
G6 Biodiversity and access to nature
G7 Trees and woodlands

SI 1 Improving air quality
SI 2 Minimising greenhouse gas emissions
SI 3 Energy infrastructure
SI 4 Managing heat risk
SI 5 Water infrastructure
SI 6 Digital connectivity infrastructure
SI 7 Reducing waste and supporting the circular economy
SI 8 Waste capacity and net waste self-sufficiency
SI 13 Sustainable drainage
T1 Strategic approach to transport
T2 Healthy Streets
T3 Transport capacity, connectivity and safeguarding
T4 Assessing and mitigating transport impacts
T5 Cycling
T6 Car parking
T6.1 Residential parking
T7 Deliveries, servicing and construction
T9 Funding transport infrastructure through planning

5.3 Strategic Policy Guidance

Accessible London: achieving an inclusive environment SPG
The Control of Dust and Emissions during Construction
Character and Context
Use of Planning Obligations in the funding of Crossrail and the Mayoral Infrastructure Levy
Play and Informal Recreation SPG
Planning for Equality and Diversity in London
GLA Housing SPG
Affordable Housing and Viability SPG
Social Infrastructure SPG
The Mayor's Transport Strategy
Planning and Access for Disabled People: a good practice guide (ODPM)
Mayor's Climate Change Adaptation Strategy
Mayor's Climate Change Mitigation and Energy Strategy
Hackney S106 Planning Contributions SPD
Hackney Public Realm SPD
Hackney Sustainable Design and Construction SPD
Hackney Child Friendly SPD

5.4 National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

6.0 COMMENT

Description of Proposal

6.0.1 The proposal is to demolish the existing building and erect an 8 storey mixed-use development comprising a flexible/community use at ground floor level and 46 residential units along with associated cycle parking and refuse storage.

6.0.2 The proposed building would be seven storeys in height on its principal elevations with a set back eighth storey. The core would be expressed vertically on the northern elevation and rises to provide access to the communal roof terrace. The roof level is to be landscaped and would include pergola structures along with some roof plant. The plan form of the building is roughly rectangular in shape with a chamfered edge on the corner of Rushmore Road and Mandeville Street.

6.03 The existing building on site is the former Sorsby Medical Centre which is currently vacant but comprises 416sqm of Use Class E(e) floorspace. The proposed development would provide 103sqm of flexible Class E/F2 (Commercial, Business and Service/Local Community and Learning) floorspace at ground floor level. The ground floor would also accommodate access to the residential floors above, cycle and waste storage along with a substation and plant. An active frontage would be provided to the flexible unit at ground floor level.

6.0.3 The proposal would provide 46 units of residential accommodation on the upper floors of the building, 43 of which would be 1 bed, 1 person dwellings at first to sixth floor level with 3 x 2 bedroom units provided at seventh floor level. The 1 bed, 1 person units are to be provided as ‘pocket units’ which are discounted market sale units targeted towards key workers living in the borough. The three 2 bed units are to be provided for market sale.

Considerations

The principal material planning considerations relevant to this application are as follows:

6.1 Principle of Land Use;
6.2 Design, Appearance and impact upon Heritage Assets;
6.3 Standard of Residential Accommodation;
6.4 Traffic and Transportation;
6.5 Energy and Carbon Emissions;
6.6 Environmental Impact upon Nearby Occupiers;
6.7 Trees, Landscape and Biodiversity;
6.8 Other Planning Matters;
6.9 Community Infrastructure Levy/Legal Agreement

Each of these considerations is discussed in turn below.

6.1 The Principle of the Land Use

Loss of Healthcare Facility

6.1.1 The proposal seeks to demolish the Sorsby Health Centre and provide a flexible Class E/F2 use at the ground floor with residential above. The existing building comprises 416sqm of Use Class E(e) (health centre) space and the proposal is to provide 103sqm of flexible Class E/F2 (Commercial, Business and Service/Local Community and Learning) floorspace

6.1.2 Policy LP8 seeks to protect existing social and community facilities such as health centres, stating that their loss will only be permitted where either a replacement facility is provided or 'it has been demonstrated, as evidenced by at least a year of active marketing, that the facility is no longer required in its current use and it has been demonstrated that it is not suitable and viable for any other forms of social infrastructure for which there is a defined need in the locality, or for which there is a current or future need identified in the Infrastructure Needs Assessment and Delivery Plan' (LP8 part Dii).

6.1.3 The submission documents include evidence which seeks to demonstrate that the GP surgery is no longer required. This includes a letter from the CIty and Hackney Client Commissioning Group which states that the Lower Clapton Group Practice, who previously ran the GP practice, ceased to provide services from the site in June 2019 and that the health centre has been vacant since then. The reason for vacating the site was primarily that the premises, which were built in the 1970s, were no longer considered suitable for the ongoing provision of high quality primary care and needed significant refurbishment and updating to meet current NHS building guidance.

6.1.4 The City and Hackney CCG marketed the site for eight months as part of an open procurement exercise but was unable to find an alternative provider and subsequently disposed of the site. All former patients have since registered with different local practices, of which there are a number in the locality including the Lower Clapton Health Centre and Kingsmead Health Centre, amongst others. It is therefore accepted by the Council that the Sorsby health centre is no longer required.

6.1.5 Further to demonstrating that the former use is no longer required, Policy LP8 (part Dii) requires consideration of the provision of an alternative community use for which there is a defined need in the locality. The application submission includes an assessment of nearby social infrastructure uses which concludes that there are 21 facilities within a 1.5m radius of the site. This includes 7 health and fitness centres, 6 community halls and 10 nurseries, many of which are located within close proximity to the site.

6.1.6 Whilst this demonstrates that there is a significant provision of social infrastructure uses locally, consultation with the Council's Area Regeneration Team has found that many local community hall facilities are in poor condition

and in need of investment. As such, while there is not necessarily a need for the reprovision of a social infrastructure use upon the site, it is considered appropriate that the proposal should make a contribution towards social infrastructure in the area. This would help offset the loss of social infrastructure arising from the proposal and provide much needed investment to existing local community facilities.

6.1.7 Through negotiation with the applicant and Area Regeneration officers, a figure of £100,000 has been arrived at which it is recommended be secured by legal agreement. This figure is considered appropriate in terms of providing a meaningful contribution towards improvements in social infrastructure locally and proportionate in terms of mitigating the loss of social infrastructure (given that the health care centre use is no longer needed and the extent of alternative social infrastructure uses in the area).

6.1.8 Notwithstanding the above, the proposal would provide 103sqm of space on site that could accommodate a social infrastructure use with Class E or Class F which encompass Health Centre, Nursery and community hall uses as well as office or retail uses. A condition is recommended requiring the submission of a marketing strategy for this space in order to help ensure it becomes occupied and provides the site with an active frontage, and also to ensure that marketing includes potential social infrastructure occupiers.

6.1.9 Based on the lack of need for a health centre use, the proposed use being able to accomodate an alternative social infrastructure use and the provision of £100,000 toward the improvement of existing social infrastructure uses in the area, the loss of the social infrastructure floor space that would arise from the proposal is considered acceptable.

Principle of Residential Use

6.1.10 Local Plan policy LP12 supports the supply of residential uses as part of development proposals and sets a target for the delivery of 1,330 homes per year for the life of the plan. Part C of the policy also states that infill housing development and innovative approaches to housing delivery on small sites will be supported subject to meeting other development plan policies. London Plan policy H1 also promotes housing supply, including on public-owned sites.

6.1.11 The proposal would provide 46 units of residential accommodation within a predominantly residential area. The proposal would also represent infill development which optimises housing delivery on brownfield land. As such, the principle of a residential use at the development sites is considered acceptable and is supported by the above-mentioned policies.

6.1.12 London Plan policy D3 promotes the optimisation of site capacity through a site-specific, design-led approach. This includes a consideration of transport connectivity, local character and built form and the appropriateness of location and design in terms of preserving amenity. The proposal is considered to be of a design, massing and location that would optimise site capacity (discussed in

further detail below). The proposal is therefore considered acceptable in terms of the density of residential units proposed.

Affordable Housing Policy

6.1.13 London Plan policy H4 sets a strategic target of 50% of units within new developments to be provided as genuinely affordable housing. Policy H5 sets a threshold level where development providing more than 35% of units as affordable housing are not required to provide a viability assessment as part of the 'Fast Track' approach. Part D of the policy states that developments which provide 75 per cent or more affordable housing may follow the Fast Track Route where the tenure mix is acceptable to the borough or the Mayor where relevant.

6.1.14 Local Plan policy LP13 seeks a minimum of 50% of housing within development schemes with 10 units or more to be delivered on site as genuinely affordable housing. Affordable housing should be provided with a tenure split of 60% Social Rent/London Affordable Rent and 40% Hackney/London Living Rent or London Shared Ownership or other genuinely affordable Products that the Council considers appropriate. Schemes which meet or exceed these thresholds do not require a viability assessment. Other affordable housing tenure to those outlined in B1.iv will be permitted where it can be demonstrated to be genuinely affordable relative to local ward level incomes.

Pocket Living

6.1.15 The applicant is Pocket Living. The Pocket Living model provides 1 bed 1 person (studio) units as a discounted market sale product where homes are for sale at 80% of local market prices. The homes all exceed the minimum space standards for 1 bed 1 person (studio) units set out in the Nationally Described Space Standards but are below that required of 1 bed 2 person dwellings. The discount is applied against a valuation of the open market value of the units based on a comparison with recently sold, new-build 1 bedroom units in the local area, which would include larger 1 bed 2 person units.

6.1.16 Pocket Living units are eligible to purchasers who are first time buyers who either live or work in the borough and who earn a moderate income which is below the Mayor of London's income for affordable housing. The Mayor's current income threshold for discounted market sale homes is currently set at £90K as set out in the GLA's latest AMR. The Pocket model requires the discount to be passed on to future purchasers, ensuring that the units remain for discounted market sale in perpetuity. The model has support from the GLA's Housing Team which provides a revolving loan facility to the developer in order to deliver a portfolio of Pocket Living homes across the city.

6.1.17 There are two other Pocket Living schemes in Hackney - one at Marcon Place (planning ref 2013/0125) and one at Rosina Street (planning ref 2014/2591) .

The principle of this type of accommodation has therefore been acceptable in Hackney previously as it has been acknowledged to provide a useful contribution to the overall housing offer in the borough, meeting the needs of 'middle income' earners who earn above the income thresholds for social housing, but not enough to purchase a market home.

Tenure

6.1.18 The proposal is for 43 of the 46 homes to be provided for sale at 80% of market value and 3 homes to be provided at market value. Homes for sale at 80% of market value would constitute Affordable Housing as per the definition at Annex 2 of the NPPF:

> *'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:*
> *c) Discounted market sales housing: that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

6.1.19 However, whilst Pocket Homes would comply with the NPPF definition of affordable housing, given that market values in this part of Hackney are already high, a 20% discount against these values is not considered to represent genuinely affordable housing as per LP33 policy LP13.

6.1.20 Hackney's definition of genuinely affordable housing comprises a mix of Social / London Affordable Rent and Hackney / London Living Rent or London Shared Ownership at the levels outlined at 6.1.14 above. It is based on Hackney's Housing Need Assessment which shows that the borough has an overwhelming need for additional social rented, family sized homes. It is noted that part 1iii of policy LP13 does allow some flexibility, stating that other types of affordable housing tenures will be considered if they can be demonstrated to be 'genuinely' affordable housing. However, in this case the discounted market sale units are not considered to be genuinely affordable for the reason set out above. Moreover, the proposal would not provide a tenure mix which complies with that set out in LP13.

Pocket vs Conventional Affordable Housing

6.1.21 Given that relevant local plan policy has changed since the last pocket schemes in the borough were considered acceptable by the Council, with the emphasis now put on genuine affordability at a local level, a viability exercise has been undertaken in order to ascertain whether the scheme should be supported in comparison with a more conventional affordable housing offer on the site.

6.1.22 An alternative scenario has been modelled which considers a scheme with the

same massing/floorspace but with a policy-compliant housing size mix. The alternative scheme would provide 33 units within the same building envelope, as opposed to the 46 to be provided on site in the pocket offer, but with one third of units provided as three bedroom, family-sized units. Given the constraints of the site, where accommodating a second core within the floor plan would not be feasible without adversely harming the deliverability of the scheme, the alternative scenario tested the extent of on site shared ownership units that could be provided or the amount of any payment in lieu of on-site affordable housing rather than the provision of a policy compliant tenure split which included on site social rented units.

6.1.23 The assessment showed that a conventional scheme would not provide any affordable housing units on site and would, in fact, run a deficit of £500,000 (and therefore could also not provide a contribution toward off-site affordable housing).

6.1.24 Although the pocket units would not constitute 'genuinely' affordable housing as defined in Hackney's Local Plan, they still represent a form of affordable housing as per the NPPF definition. The units are also targeted towards key workers and, given the size of the units, would be affordable to those who earn between £42,000-£90,000 rather than just those who are at the upper end of GLA's eligibility bracket, as is often the case. On this basis, the delivery of 43 discounted market sale units on site is considered preferable to the delivery of no on-site affordable housing.

6.1.25 It should be noted that the Council's Housing Regeneration Team have previously explored the acquisition of the site with a view to redevelopment as residential. Due the constraints of the site and the strategic objective to provide policy compliant on-site affordable housing as part of the Council's home building programme, the acquisition of the site was not pursued as it was not deemed economically feasible. It is understood that a number of Registered Social Housing Providers were also approached to redevelop the site but did not pursue its acquisition. This gives further support to the principle of providing 'pocket' units on site as the smaller unit sizes allow the delivery of a scheme with a substantial on-site provision of affordable housing, albeit in a tenure that is not deemed genuinely affordable.

6.1.26 Based on the above, the principle of providing discounted market sale 'pocket' units on this site can be supported and would represent a better outcome than a more conventional housing scheme in terms of housing affordability.

Financial Viability Assessment

6.1.27 Whilst the principle of providing Pocket units on site can be supported, the scheme would still not be fully policy compliant in relation to Local Plan policy LP12 in terms of genuine affordability and the proposed tenure type. The proposal also includes the provision of 3 market sale units (9% per habitable room), rather than being comprised solely of Pocket units. As such, the financial viability of the proposal must be assessed to determine whether the

maximum reasonable amount of affordable housing has been provided.

6.1.28 The viability assessment initially submitted by the applicant showed a considerable deficit but stated that the scheme was still being brought forward as it was part of a portfolio approach across the city with certain delivery targets needing to be met in order to satisfy GLA funding requirements.

6.1.29 The Council's surveyor considered the information submitted and identified a number of areas of disagreement including, but not limited to, the approach used in relation to benchmark land value, the costs of construction and the level of profit to be applied to the pocket units, alongside matters such as professional fees and the length of the projected sales period. Based on the Council's initial assessment the scheme produced a surplus which could be allocated to off-site affordable housing.

6.1.30 Following extensive negotiation, agreement has been reached on a number of key viability inputs including construction costs. However, a number of areas of disagreement remain, most notably in relation to the profit to be applied to the pocket units.

6.1.31 It is the applicant's position that the risk profile of the pocket units is such that they should have a profit level of 17.5% on Gross Development Value. Ordinarily, affordable housing products have a profit level in the region of 6% on GDV to reflect the reduced risk of providing a tenure type that would either be purchased by a registered social housing provider early in the construction process or sold/let at a discounted market rate. The 17.5% profit proposed by the applicant is more commonly associated with market sale units which generally have profit levels that range between 15-20%.

6.1.32 It is the position of the Council's surveyor that a reduced profit level should be applied to the pocket units to reflect the fact that they are provided at a discount to market levels and would therefore be in higher demand than market sale units and also that they benefit from a favourable funding arrangement from the GLA. An alternative profit level of 10% has been proposed which is based on an analysis of schemes delivered elsewhere by Pocket and reflects the fact that, while the units may be riskier than a typical affordable product, they are certainly less risky than market sale.

6.1.33 Notwithstanding the application of a 10% profit level on the pocket units, along with a Benchmark Land Value which does not apply a premium to the Existing Use Value of the site, the assessment undertaken by the Council's surveyor now produces a small deficit of £4,851. This is principally due to the distance between respective Quantity Surveyors on construction costs being reduced significantly.

6.1.34 The applicant maintains that a higher profit level should be applied to the pocket units and, based on the assumptions within their most recent appraisal, claim that the scheme runs a deficit of c£800,000. However, given that the scheme runs a deficit in both scenarios, it is considered to have been

acceptably demonstrated that the maximum reasonable amount of affordable housing has been provided.

Housing Mix

6.1.35 Local Plan policy LP14 states that the preferred dwelling mix in the social rented/London affordable rent tenure is 30-34% 1 bed units, 30-34% two bed and 33-36% as 3+ bed. For the intermediate tenure, the preferred mix is for 15-25% of units to be 3+ bed, with a higher proportion of 2 bed than 1 beds. The preferred mix for market sale units is 33% 3+ bed, also with a higher proportion of 2 bed than 1 beds.

6.1.36 The Pocket Living model is aimed primarily at single occupiers, which is the reason for the high proportion of one-bed units. Whilst the proposed dwelling size mix does not comply with policy, part C of policy LP14 states that variations to the preferred dwelling size mix may be permitted if this can be justified based on the tenures and type of housing proposed, site location, area's characteristics, design constraints, scheme viability and the ability of potential occupiers to afford the homes proposed.

6.1.37 The application submission includes an assessment of existing household sizes in the area surrounding the site. This shows that the number of family sized dwellings is considerably higher in the Kings Park Ward than the borough average (71% of units as opposed to an average of 47% in the borough). The number of one bedroom dwellings is also lower than the London average (8% as opposed to 10% in London).

6.1.38 An analysis of the need for one bedroom one person units has also been undertaken which takes into account the affordability of such units for first time buyers, the eligibility criteria which will favour key workers in the Hackney area and the need for key worker housing in this area which is located close to Homerton Hospital and a number of schools.

6.1.39 Overall, and based on the assessment above in relation to the delivery of a conventional scheme on the site and the fact that the units would be provided at a discount against market value, the proposed housing mix is considered to be acceptable in relation to LP14.

6.2 Design, Appearance and Impact upon Heritage Assets

Context

6.2.1 The scheme has been through a series of design workshops and improvements were sought in the form of a greater separation gap from the adjacent Wharfedale Court, along with revisions to the rooftop pavilion to reduce its prominence. The provision of 2 residential lifts was also secured instead of the originally proposed single lift. Given the low sensitivity of the area in townscape and heritage terms and the general acceptability of the scheme's design at the pre-application stage, the proposal was not seen by

the Design Review Panel.

Demolition

6.2.2 The existing part single, part two storey brick building is a former doctor's surgery, which dates from the 1970s and is contemporary with the residential blocks to the north and west. The building is of no particular architectural merit and poorly defines the corner. There are no objections to the building's demolition.

Scale, Height & Massing

6.2.3 The height of buildings immediately north and west of the site is in the range of 6 - 7 storeys, whilst the scale to the south and east is lower at 2 - 4 storeys. The proposed building, at 7 storeys with a setback eighth floor, is considered to be an appropriate response to the site that is in keeping with the height of buildings within this block. The 7 storey massing lines through with the adjacent Wharfedale Court to the west and maintains an appropriate separation gap, whilst the top floor provides a crown to the building that defines its corner position. The scale change with lower buildings to the south and east is considered acceptable and similar changes in scale are already common within the area. The proposed massing strategy is therefore considered to be appropriate for the site and is supported.

Architecture, Elevations & Materials

6.2.4 The architecture is solid and contemporary with rational, well ordered facades. The building comprises a defined ground floor in brown brick with a lighter red brick to the upper floors. The top floor is well setback in a lighter, buff brick with a celebratory, rooftop pavilion that incorporates attractive, arched openings. The fenestration is simple and well ordered with light green frames to the residential floors and a darker green to the ground floor openings, which references the green tiles of the adjacent former pub. The palette of materials is considered to be high quality and in keeping with the local context. Details of materials, including samples will be secured by condition.

Impact on Heritage Assets

6.2.5 There are two heritage assets within the immediate vicinity of the site and the impact of the proposals on the setting of these assets has been assessed accordingly:

1 Mandeville Street (Former Glyn Arms PH) - Locally Listed

6.2.6 This building is a non-designated heritage asset and is located immediately south of the site. The building is a two-storey, late Victorian former pub with an attractive glazed green tile frontage. The setting of this pub has changed considerably since it was first built and today comprises mainly post-war development within the range of 3 - 7 storeys. This includes the existing 7

storey Wharfedale Court, which is located approximately 20m to the north west of the asset.

6.2.7 The proposed building will be separated by around 8 metres at its closest point and this is considered to cause some harm to the building's setting. However, this harm is assessed as being 'less than substantial' and given the presence of similar height buildings within the vicinity, this harm is at the lower end of the scale. Consideration has been given to paragraph 202 of the NPPF and the harm is considered to be considerably outweighed by the overall enhancement that this high quality scheme brings to a rundown corner site, along with the provision of additional housing which assists in meeting local need. The proposal is therefore considered to satisfy the NPPF test.

Mandeville Primary School - Grade II Listed

6.2.8 This building is a 3 storey, Victorian school, which is located approximately 125 metres north of the site. Given the considerable separation distance and presence of intervening buildings, no harm has been identified to the setting of this asset.

Internal Layouts

6.2.9 The scheme includes a well-defined entrance on Rushmore Street along with a generous lobby and access to 2 residential lifts. On the upper residential floors, units are dual aspect where possible. There are a total of 7 north facing units, which have a separation of at least 8 metres with the block to the north and partly overlook an open courtyard. They are also shallow in plan to allow for light penetration. All units are designed to the Pocket Homes model, which exceed the national standards and are considered to provide an acceptable standard of accommodation. All 2 bedroom homes have access to a private amenity space

Conclusion

6.2.10 These proposals represent a significant enhancement to a rundown corner site. The scale and massing is consistent with existing buildings within the context and the top floor creates a crown that defines the corner well. The architecture is solid and contemporary with well ordered facades and complementary materials that are in keeping with the local context. Whilst some harm is identified to the setting of the former pub to the south (locally listed), this is considered to be 'less than substantial' and at the lower end of the scale. The proposals provide an acceptable standard of accommodation, a high quality landscaped roof terrace and also ensure that existing street trees are retained. The low level harm identified is considerably outweighed by the public benefits that will arise from the overall enhancement of this rundown site along with the provision of housing, thereby satisfying the test in paragraph 202 of the NPPF. The proposals are considered to be acceptable in design and heritage terms, subject to appropriate conditions.

6.3 Standard of Residential Accommodation

6.3.1 The Mayor of London's Housing SPG provides guidance on the standards for all new residential development within London. Local Plan policy LP17 states that new housing in Hackney should comply with the London Plan and Mayor's Housing SPG. This includes criteria such as minimum space standards and access to private amenity space.

6.3.2 All the units within the proposed development meet the minimum size standards set out in the Mayor's Housing SPG and the Nationally Described Space Standards for 1b1p units and 2b3p units respectively. The 1b1p units are designed to the Pocket Homes model, which are considered to provide an acceptable standard of accommodation for the particular housing need they aim to satisfy. All 2 bedroom homes have access to a private amenity space.

6.3.3 The scheme includes a well-defined entrance on Rushmore Street along with a generous lobby and access to 2 residential lifts. On the upper residential floors, units are dual aspect where possible. There are a total of 7 north facing units, which have a separation of at least 8 metres with the block to the north and partly overlook an open courtyard. They are also shallow in plan to allow for light penetration.

6.3.4 The submitted Daylight/Sunlight report indicates that all of the units within the development will receive a BRE compliant level of internal daylight. 88% of the rooms meet recommended sunlight levels. The four rooms that fall below the standard are north facing and are provided with a secondary aspect to the south. Overall access to daylight/sunlight and outlook are considered to be of an acceptable quality.

6.4 Traffic and Transportation

Surrounding Highways and Transport Network

6.4.1 The applicant has submitted a Transport Statement (TS) as part of the application which has been carefully reviewed. The TS outlines that the site is located on the northwest corner of the junction between Mandeville Street and Rushmore Road.

6.4.2 Mandeville Street is a two-way carriageway which operates in broadly in a north/south orientation between Millfields Road to the north and Daubeney Road to the south. Rushmore Road lies in a broadly east/west orientation providing access to the retail and residential units situated adjacent to the site.

6.4.3 The site is located within Parking Zone N[1]. There are marked parking spaces on Mandeville Street which are resident permit holder only where restrictions apply Monday – Friday, between 07.30am – 6:30pm.

6.4.4 The Public Transport Accessibility Level (PTAL) of the site is rated as 1b (on a

[1] https://hackney.gov.uk/parking-zones

scale of 1-6b, where 6b is the most accessible). Homerton Station is located 1.4km south of the site which provides access to the London Overground network. There are bus stops on Mandeville Street within a 1-minute walk,These stops are served by bus route 242 (and N242) which provides routes between Homerton and Aldgate.

6.4.5 As the TS outlines, the application site is in relatively close proximity to a number of fixed Car Club bays. These are located on Glynn Road, Chelmer Road and Essex Wharf.

Trip Generation

6.4.6 The applicant has provided traffic generation data as part of the TS. This outlines that it has not been possible to undertake a travel survey at the existing site as the building is currently not in use.

6.4.7 Trip Generation data for the existing site has been generated by using the Trip Rate Information Computer System (TRICS). This provides comparable transport data from similar land uses to estimate a total number of trips. For the existing land use, between 07:00 - 19:00 hours, 287 two-way trips are estimated across all modes of transport (consisting of 143 arrivals and 144 departures).

6.4.8 For the application site, between 07:00 - 19:00 hours, 327 two-way trips are estimated across all modes of transport (consisting of 148 arrivals and 179 departures). The TS does not include a section that outlines the net trip generation increase. Based on these figures, the application site is assumed to represent a net increase of 40 trips between 07:00 - 19:00 hours.

6.4.9 The TS includes data from the 2011 Census to predict the trip distribution by mode of transport for trips to work. This outlines that the majority of trips will be made by sustainable modes of transport. The applicant has revised down the number of trips via private cars. In the Census data this was shown to be 19%. The applicant has revised this figure to 2% owing to the car free development.

6.4.10 The submitted traffic generation assessment predicts a relatively small increase in the overall trips to and from the application site. It is important to note that a number of assumptions and adjustments have been made to the trip generation data that may underestimate the overall number of private vehicle trips.

6.4.11 The use of the 2011 Census to show the modal split for the application site is relatively outdated. The data is focused on trips to work - rather than car ownership or use per se. Additionally, the data may underestimate the recent decrease in public transport patronage that can be attributed to the Covid-19 pandemic. These factors highlight the importance of implementing a well managed travel plan to reduce private vehicle use and dependency (see below).

Car Parking

6.4.12 The scheme is proposed to be car-free which is supported by the London Plan and LP33. This states that to reduce car usage and promote active travel, all new developments in the borough must be car-free (see policy LP45 for further details).

6.4.13 As outlined above, the application site is located within Parking Zone N. The operational hours of the Parking Zone are Monday to Friday between 07:30 to 6:30pm.

6.4.14 A CPZ exclusion to restrict parking permits being issued is recommended for all users of the proposed site (except those with a blue badge). This should be done in the shape of a condition, secured via a legal agreement.

Blue Badge Spaces

6.4.15 LP33 states that disabled parking should be provided in accordance with the London Plan[2]. The London Plan states that all developments irrespective of their size must provide at least one disabled parking space.

6.4.16 The TS outlines that the closest disabled parking spaces are located on Mandeville Street and Pedro Street. The applicant has proposed the installation of 2 on street Blue Badge parking bays. One of the bays is proposed to be installed with an active Electric Vehicle Charging Point (EVCP). The other is proposed to have a passive connection for an EVCP to be installed if required (see below).

6.4.17 The provision of EVCP infrastructure is supported by the Council. Local Plan policy LP45 states that contributions will be required for on-street provision of electric vehicle and other low emission vehicle infrastructure.

6.4.18 As the provision is proposed on the public highway, a contribution is sought for the installation of 1 active EVCP and a passive connection for the other charging bay.

6.4.19 Owing to the importance of providing policy compliant, accessible disabled car parking spaces, the funded conversion of 2 disabled parking bays prior to occupation is supported. This will ensure that residents, employees or visitors are not discouraged or discriminated against when considering the application site as a place to work, reside or visit in Hackney.

6.4.20 The spaces should be located as close as possible to the entrance areas as possible. This should be under 50 metres. The use of the public highway may be deemed appropriate for the parking bay(s) to be installed, subject to discussions with the Council's Parking Services team.

[2] https://hackney.gov.uk/lp33

6.4.21 A Parking Design and Management Plan should be submitted prior to occupation and approved by the Council indicating how the car parking will be designed and managed, with reference to Transport for London guidance on parking management and parking design. A contribution of £6,500 is also required to be secured via s106 legal agreement for the installation of a single electric vehicle charging point for the disabled parking provision.

Cycle Parking

6.4.22 Hackney Policies LP41, LP42 and LP43 in LP33 highlight the importance of new developments making sufficient provisions to facilitate and encourage movements by sustainable transport means. Local Plan 2033 policy LP42 requires that cycle parking shall be secure, accessible, convenient, and weatherproof and will include an adequate level of parking suitable for accessible cycles, tricycles and cargo bikes. Two-tier cycle parking is generally not supported.

6.4.23 Local Plan policy requires that 1 cycle parking space is required per dwelling up to 45sqm, while for dwellings above 45 sqm, 2 cycle parking spaces should be provided, with 1 additional visitor space per 10 bed spaces.

6.4.24 Based on these policy requirements, 63 Cycle Parking spaces are required for the residential aspect of the scheme. The application proposes a total of 64 spaces. 62 of these spaces are proposed within the building and 2 spaces are proposed outside the building within the redline boundary.

6.4.25 The TS outlines that 75% of cycle parking spaces are proposed as two-tier racks, 20% as Sheffield Stands with standard spacing and 5% of Sheffield stands with wider spacing in accordance with the London Cycle Design Standards (LCDS).

6.4.26 Two-tier cycle parking is generally not supported owing to the policies outlined above. Any element of two-tier cycle parking will be required to meet the minimum space and quality requirements, including: a minimum aisle width of 2500mm beyond the lowered frame is required to allow cycles to be turned and loaded. An overall aisle width of 3500mm should ideally be provided where there are racks on either side of the aisle, though this may limit the density advantages of two tier stands. The minimum height requirement is 2600mm. Two tier stands should be provided with mechanisms that help lifting such as springs or gas struts. It is essential that side bars or similar be incorporated in the design on both the lower and upper tiers to allow the frame and at least one wheel to be secured. It is recommended that further details in relation to cycle parking be secured by condition.

6.4.27 The Cycle Parking design should include consideration of the personal security of those accessing the compound, including lighting, CCTV and visibility in the compound. Additional detail relating to security measures and deterrents including controlled access and CCTV provision are required by condition.

Electrically Vehicle Charging Points

6.4.28 Although a car-free development is recommended/ supported, it is recognised that there may be some need for occasional vehicle use. To encourage occupants to travel by sustainable modes, a contribution towards the introduction of an Electric Vehicle Car Club (EVCC) is sought. The estimated cost of this is £10,000.

6.4.29 Car club membership and driving credit should be offered to all residents of the development. This would discourage the use of private vehicles on occasions when the use of a vehicle cannot be avoided. All future residents should be provided with the equivalent of £60 free members and or driving credit to a registered car club provider. A contribution of £10,000 is also required to be secured via s106 legal agreement to install an electric vehicle charger to facilitate an electric car club in close proximity to the development site.

Travel Plan

6.4.30 A Framework Travel Plan Statement has been submitted as part of this application. A full Travel Plan will be required to establish a long-term management strategy that encourages sustainable and active travel[3]. The Travel Plan is required to include SMART targets that are: specific, measurable, achievable, realistic and time bound.

6.4.31 The Travel Plan should be reviewed and monitored annually for at least 5 years in consultation with Council Officers and an appointed Travel Plan Coordinator (TPC). Reviews should evaluate the plan and ensure that the targets are appropriate to encourage sustainable transport uptake. New interim targets should be set and correspond to our Transport Strategy and LP33.

6.4.32 The full Travel Plan will be required to be produced and implemented on occupation of the development. This will be secured through the s106 legal agreement inclusive of financial contribution towards the monitoring of the Travel Plan of £2,000.

Construction Logistics Plan

6.4.33 Given the nature and location of the proposed development a Construction Logistics Plan (CLP) is required to mitigate the negative impact on the surrounding highway network. To effectively monitor the final CLP the base fee of £8,750 is recommended to be secured via the s106 legal agreement.

Urban Realm, s278 Highway works and S106

6.4.34 In accordance with Local Plan policies, new developments and their

[3] https://hackney.gov.uk/travel-plan-for-new-developments

associated transport systems should contribute towards transforming Hackney's places and streets into one of the most attractive and liveable neighbourhoods in London (see Local Plan 33 policies LP41 - 45 for further details).

6.4.35 Developments are required to manage demand through the introduction of measures to prioritise the needs of pedestrians, cyclists and public transport users. Highways works, transport mitigation measures and other S106 transport mitigation measures may be sought based on the final application and transport state. The estimated cost of the s278 highway works in this case is £37,792 which it is recommended be secured in the legal agreement.

6.5 Energy and Carbon Emissions

6.5.1 LP33 policy LP55 Mitigating Climate Change, and London Plan policies SI2, SI3 and SI4 require all new developments to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability. Policy LP55 states that all residential development should meet a zero carbon emissions rate and that non-residential developments must achieve the BREEAM 'Excellent' rating (or an equivalent rating under any other system which may replace it) and where possible achieve the maximum number of water credits, and must be built to be zero-carbon. Where it can be robustly demonstrated that it is not possible to reduce CO2 emissions on-site by the specified levels, carbon off-setting payments will be required and secured via legal agreement.

Energy Assessment

6.5.2 The energy statement has presented the strategies adopted to minimise greenhouse gas emissions to comply with London and Hackney planning policies. The energy hierarchy has successfully been applied and the development achieves a 57% reduction beyond Part L1A 2013. This is above the current target of achieving 35% reductions beyond baseline Part L, but falls behind the 'zero carbon' target of Hackney local and London plans. Both plans also indicate that domestic buildings should aim to achieve 10% CO_2 emission reductions over the baseline model at the 'be lean' stage alone. The assessment predicts a saving of 9% beyond part L baseline at the 'be lean' stage, which is considered acceptable.

6.5.3 Any shortfall to the net zero carbon policy is to be offset off-site through a cash-in-lieu contribution. The price per tonne CO_2 to offset contributions is £95 as per the Planning Contributions SPD. Therefore for a total regulated carbon emissions of circa 15.91 tonnes of CO_2 per annum there is an expected contribution of £45,343 to be made to the Council's Carbon Offset Fund.

6.5.4 The energy assessment indicates that the development is not located near any existing district heat network. However, future proofing of access to DHN is to be provided to allow the opportunity to connect to a near-by compatible

heat network, should one become available in the near future. It is recommended that this be secured by condition.

Sustainability assessment

6.5.5 The sustainability assessment submitted is comprehensive and addresses various spheres of sustainable development. The proposals within are acceptable and promote sustainable strategies and solutions that satisfy national and local policies. Specific measures include natural ventilation with openable windows in dual or triple aspect dwellings, sustainable urban drainage, rain water harvesting, a car free development, encouraging active travel, the re-use of existing materials where feasible and embracing the circular economy principles.

6.5.6 The development proposes some enhancements of the green infrastructure. Site proposals contribute to a positive net gain in biodiversity. The Urban Greening Factor, estimated at 0.41, exceeds the local plan requirement of 0.4 for domestic development.

6.5.7 Although policy LP55 requires a BREEAM excellent rating for non-domestic uses, given the size of the commercial unit in this case, a BREEAM excellent rating is not considered to be required.

6.5.8 Based on the above, and subject to further conditions in relation to Air Permeability, Living Roof, plant noise and materials, the proposal is considered acceptable in terms of sustainability.

6.6 Amenity of Nearby Occupiers

Daylight/Sunlight

6.6.1 A daylight/sunlight assessment has been submitted in line with the methodology set out in the BRE report “Site Layout Planning for Daylight and Sunlight – A Good Practice Guide (2011)”.

6.6.2 When assessing daylight to existing properties, the primary methods of measurement are vertical sky component (VSC); and No Sky Line (NSL).

6.6.3 The BRE Report sets out two guidelines for vertical sky component:

a) If the vertical sky component at the centre of the existing window exceeds 27% with the new development in place, then enough sky light should still be reaching the existing window
b) If the vertical sky component within the new development is both less than 27% and less than 0.8 times its former value, then the reduction in daylight will appear noticeable to the occupants and more of the room will appear more dimly lit

6.6.4 The BRE Report also gives guidance on the distribution of light in existing buildings, based on the areas of the working plane which can receive direct

skylight before and after. If this area is reduced to less than 0.8 times its value before, then the distribution of light in the room is likely to be adversely affected, and more of the room will appear poorly lit. This is referred to as the No Sky Line (NSL) analysis.

6.6.5 For sunlight, the primary method of measurement is annual probable sunlight hours (APSH) to windows of main habitable rooms of neighbouring properties that face within 90˚ of due south. If a point at the centre of a window can receive more than one quarter of APSH, including at least 5% of APSH in the winter months, then the room should still receive enough sunlight. If these percentages are not met and the reduction in APSH is more than 20% of its former value, then the loss of sunlight will be noticeable.

6.6.6 For shadow assessment, the requirement is that a garden or amenity area with a requirement for sunlight should have at least 50% of its area receiving 2 hours of sunlight on 21 March.

6.6.7 It is important to note that the BRE guidelines are generally based on a suburban rather than inner urban model and acknowledge that a higher degree of obstruction may be unavoidable in densely developed or historic areas. As such, some flexibility against BRE standards is appropriate, as suggested in paragraph 1.6 of the BRE guidance.

6.6.8 Based on the methodology set out in BRE guidance a number of properties have been identified for assessment. These have been grouped together in the analysis into frontages, as set out below:

- Wharfedale Court
- Kirkstead Court
- Sunnyhill Close
- 40-68 Mandeville Street
- The Glyn Arms Pub (Upper floors)

Wharfedale Court

6.6.9 All of the habitable rooms assessed for VSC and NRL at this property comply with BRE guidance. There are three windows located on the eastern elevation which currently overlook the roof of the medical centre and would be impacted by the development. However, these windows all serve circulation space within units with their principal aspects to the north and south. The proposed development has been set back from the east elevation of Wharfedale COurt and upper levels in order to provide a ‘lightwell’ to these windows thereby allowing them to maintain some natural light. There are no units within this block which would be affected in terms of loss of sunlight. Overall, the impact of the proposal upon the daylight/sunlight at this building is considered to be within acceptable limits.

Kirkstead Court

6.6.10 There are no windows/rooms in the block which require assessment for daylight or sunlight as per BRE guidance. The only windows which face the site and would be affected by the development serve communal stairs so do not require assessment.

Sunnyhill Close

6.6.11 Three of the windows assessed at this property fall short of BRE guidance with a reduction in VSC of 40%, 30% and 26% respectively compared to the existing situation. The 40% transgression is at ground floor level within a room with a second window which maintains a good level of daylight and passes BRE guidance in terms of daylight distribution. The other two transgressions are at first floor level and are more marginal while also still meeting BRE guidance in terms of daylight distribution. All of the windows will meet BRE guidance in relation to sunlight. Overall, the impact of the proposal upon the daylight/sunlight at this building is considered to be within acceptable limits.

40-68 Mandeville Street

6.6.12 All of the windows assessed at this building fully comply with BRE guidance in terms of daylight and sunlight.

The Glyn Arms

6.6.13 4 of the windows assessed for VSC at this building experience reductions in excess of BRE guidance. Two of these windows serve living spaces with a second window and the mean VSC for the room complies with BRE guidance. The other two windows serve kitchens/bathrooms. In each case the retained VSC levels are above 15 which is considered reasonable in an urban area. All rooms assessed pass the relevant tests for daylight distribution and sunlight. Overall, the impact of the proposal upon the daylight/sunlight at this building is considered to be within acceptable limits.

Privacy and Sense of Enclosure

6.6.14 The relationship between the proposed development and the residential windows of adjacent residential units is considered to be such that there would not be an unacceptable impact upon privacy or an increased sense of enclosure. Those windows most affected are separated from the site by a highway where some degree of direct overlooking is expected. The massing is similar to that at other nearby blocks and the distances between buildings is such that there would not be an unacceptable overbearing impact.

Amenity impact during construction

6.6.15 Whilst it is noted that some nearby residential windows are in close proximity to the site and would be affected by amenity impacts of construction, the impact would be temporary and must be considered alongside the long term benefits of the scheme. As such, the impacts would not be such that this

would warrant a refusal of the application. It is recommended that a condition be attached requiring the submission of a Demolition Construction Management Plan in order to ensure that the environmental impacts of construction are effectively mitigated. Subject to such a condition, which would also cover construction logistics, the impact of the construction of the proposed development upon neighbouring occupiers is considered likely to be within acceptable limits.

Noise and Disturbance

6.6.16 The likely noise impact from the proposed use,including the roof terrace, are considered to be limited and would not create an unacceptable noise impact. In terms of the noise from plant associated with the use, it is recommended that a condition be attached requiring noise from plant to not exceed background noise.

6.7 Trees, Landscaping and Biodiversity

Trees, Landscaping and Open Space

6.7.1 Residents have access to 228sqm of communal open space at rooftop level, which will have high quality planting, seating areas and views across to Hackney Marshes. The roof terrace planting meets the 0.4 Urban Greening Factor Target and full details of landscaping and planting will be secured by condition.

6.7.2 Whilst this space is of a high quality, based the formula in Local Plan policy LP48 and the likely residential yield of the development (which has been adjusted to reflect the 1 bed 1 person nature of the units), a development of this size should provide 728sqm of open space. As such, the shortfall should be offset with a contribution towards open space in the local area. Based on the formula in LP48 this contribution would be £57,385 and should be secured by legal agreement.

6.7.3 At ground level, two trees are located to the south of the site. These are a Tree of Heaven, which is classed as C2 (low quality) and a Norway Maple, which is B2 (moderate quality). The Arboricultural Impact Assessment and Method Statement sets out that these trees can be retained and includes details of the protection needed, which will be secured by condition.

6.7.4 In relation to play space, Local Plan policy LP50 requires on-site provision in developments with a child yield of 10 or more. In this case, due to the high number of 1 bed 1 person units on site, the child yield would be 3.1. There is therefore no need to provide on-site child play space.

Biodiversity

6.7.5 The site is considered to have negligible potential to support protected species and to generally be of low ecological value. A condition is

recommended requiring the installation of bat and bird boxes as part of the development in order to enhance ecology at the site. Subject to such a condition, the proposal is considered acceptable in terms of biodiversity.

6.8 Other Planning Matters

Waste

6.8.1 The proposed development is considered capable of providing adequate storage of waste, subject to a condition requiring further details.

Land and Air Pollution

6.8.2 The council's Land Pollution officer has raised no concern with the proposal subject to conditions.

6.8.3 The submitted Air Quality Assessment has been assessed and is considered to be acceptable.

Floor Risk/Drainage

6.8.4 The Council's Drainage Officer has raised no objection subject to conditions in relation to Sustainable Urban Drainage and Drainage Management. Thames Water have also raised no objection to the proposal subject to informatives. It is noted that the Environment Agency initially raised an objection to the proposal in relation to flood risk but this has since been withdrawn following the submission of additional information by the applicant.

Fire Safety

6.8.5 The Fire Strategy that has been submitted with the application has been assessed by the Council's Building Control Team and no objection has been raised. The concerns raised by the Health and Safety executive when the application was initially consulted on have now been addressed following the submission of additional information in relation to fire safety.

6.9 Legal Agreement and Community Infrastructure

Legal Agreement

6.9.1 Details of likely contributions and other planning obligations have been prepared in line with the Council's SPD on Planning Contributions (2020), and the relevant regulations (Community Infrastructure Levy Regulations 2010) and the resulting level of contributions and Heads of Terms for the legal agreement are detailed at Recommendation B below.

6.9.2 A contribution of £100,000 should be secured in order to fund improvements to social infrastructure uses in the surrounding area.

6.9.3 An obligation requiring the provision of 43 residential units as discounted market sale units in perpetuity. The homes are only available to people who do not own a home and in the first instance live and/or work in the borough and have a household income below the mayoral income threshold for Intermediate Housing. The homes are to be sold at a discount of 20% below local market value.

6.9.4 A contribution of £37,791 towards Highways Works, as set out in the transport section above, should be secured. A car club contribution is also required for credit equalling a minimum monetary value of £60 per new residential unit made available, to the first occupant of each new residential unit, as a contribution towards their car club membership fee and/ or driving credit. An electric charging point contribution of £6,500 is also required along with an electric vehicle car club contribution of £10,000. A CPZ exclusion to restrict parking permits for users of the building is also recommended. A requirement to submit a Travel Plan should also be secured alongside a £2,000 monitoring fee. A Construction Management Plan monitoring fee of £8,750 is also sought.

6.9.5 In addition, the legal agreement should include measures regarding apprentices and local labour during construction and a commitment to carry out all works in keeping with the National Considerate Contractor Scheme as per the requirements of the Planning Contributions SPD for a development of this size and nature. The proposal also qualifies for contributions towards training and support for local employment during the construction and end use phases of the development. Based on the formula set out in the Planning Contributions SPD, the Ways into Work contribution for the development would be £12,123.

6.9.6 The legal agreement should include a contribution of £57,385 towards improvements to open space within the area.

6.6.7 The legal agreement should also include a contribution towards the Council's Carbon Offsetting Fund (£45,343) to offset the shortfall in carbon emissions savings against London Plan targets.

Community Infrastructure Levy

6.9.7 The Mayor of London has introduced Community Infrastructure Levy to assist with the funding of Crossrail (MCIL 2). In the case of developments within the London Borough of Hackney, CIL for residential floorspace is chargeable at a rate of £60 per square metre. Hackney CIL is applicable to this development, at a rate of £25 per square metre of residential floorspace in this location (Zone B).

6.9.8 The proposed development would create a net additional floorspace of 5,726sqm. As such, the development is liable for both Local CIL and Mayoral CIL for the net increase in gross internal floorspace proposed. The Hackney and Mayoral CIL liability for the development are calculated below in line with Regulation 40 of the CIL Regulations 2010 (as amended). Please note

Indexation, based on BCIS data published 'from time to time' by the Royal Institute of Chartered Surveyors (RICS), is subject to change; any changed indexation figure will lead to a change to the CIL chargeable amount meaning a new Liability Notice, indicating the changed chargeable amount, will be issued.

LBH CIL

2,505.24sqm x £25 (Residential) = £80,767.39

Total = £80,767.39

Mayoral CIL

2,594sqm x £60 (Residential) = £157,050

Total = £157,050.63

6.10 Equalities Considerations

6.10.1 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

6.10.2 Having regard to the duty set out in the Equality Act 2010, it is considered that the development proposals do not raise any equality issues.

7 Conclusion

7.1 The proposal complies with pertinent policies in the Hackney Local Plan (2020) and the London Plan (2021), and the granting of full planning permission is recommended subject to conditions and the completion of a legal agreement.

8. RECOMMENDATIONS

Recommendation A

8.1.1 That Full Planning Permission for application 2021/2341 be approved subject to the following conditions:

8.1.2 SCB0 – Development in accordance with plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

8.1.3 SCB1 - Commencement within three years

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

8.1.4 Details to be approved

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works on site (excluding demolition works). The development shall not be carried out otherwise than in accordance with the details thus approved.

a) Samples of all external materials including samples of windows and doors.
b) Technical detail drawings (scaled 1:5, 1:10 and 1:20) of walls and features, showing all joints and interface of materials, including doors and windows, sills, walls, balconies, balustrades, and parapets.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the visual amenity of the area.

8.1.5 Sustainability - Green Roof

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

a) Full specifications and a detailed management and maintenance plan of the blue/biodiverse roof with a minimum substrate depth of 80mm, not including the vegetative mat.

REASON: In order to ensure that the development is adequately sustainable and to enhance biodiversity at the site.

8.1.6 Future Proofing Connections

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

a) Full detailed specification and layout of the communal heat pump network, confirming the location of the connection points to allow the possibility of connecting the development to a future district heating network

REASON: To ensure the development meets the sustainability requirements of the London Plan.

8.1.7 Air Permeability Testing

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

a) A full air permeability test report confirming the development has achieved an average air permeability of 3 $m^3/h/m^2$ at 50pa for domestic component.
b) A full air permeability test report confirming the development has achieved an average air permeability of 5 $m^3/h/m^2$ at 50pa for non-domestic component.

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.8 Energy Monitoring Information

In order to demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan, the legal Owner shall at all times and all in all respects comply with the energy monitoring requirements set out in points a, b and c below. In the case of non-compliance the legal Owner shall upon written notice from the Local Planning Authority immediately take all steps reasonably required to remedy non-compliance.

a) Within four weeks of planning permission being issued by the Local Planning Authority, the Owner is required to submit to the GLA accurate

and verified estimates of the 'be seen' energy performance indicators, as outlined in Chapter 3 'Planning stage' of the GLA 'Be seen' energy monitoring guidance document, for the consented development. This should be submitted to the GLA's monitoring portal in accordance with the 'Be seen' energy monitoring guidance.

b) Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new legal owner, if applicable), the legal Owner is required to provide updated accurate and verified estimates of the 'be seen' energy performance indicators for each reportable unit of the development, as per the methodology outlined in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance. All data and supporting evidence should be uploaded to the GLA's monitoring portal. The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.

c) Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA's monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document for at least five years.

In the event that the in-use evidence submitted shows that the as-built performance estimates have not been or are not being met, the legal Owner must use reasonable endeavours to investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'be seen' spreadsheet. Where measures are identified, which it would be reasonably practicable to implement, an action plan comprising such measures should be prepared and agreed with the Local Planning Authority and be implemented by the legal Owner as soon as reasonably practicable.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan

8.1.9 Construction Materials

Prior to the commencement of the relevant phase of construction, full details of insulation and refrigerant materials to have, where feasible, a low or zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP), shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.10 No new pipes and plumbing

No new plumbing, pipes, soil stacks, flues, vents, grilles, security alarms or ductwork shall be fixed on the external faces of the building unless as otherwise shown on the drawings hereby approved or otherwise approved in writing by the local planning authority.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

8.1.11 Contaminated Land: Pre-Commencement

No development except demolition to ground level shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a survey of the extent, scale and nature of contamination; the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient monuments.

REASON: To protect human health, water resources, property and the wider environment from harm and pollution resulting from land contamination.

8.1.12 Contaminated Land: Pre-Commencement

No development except demolition to ground level shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part II of the Environmental Protection Act 1990 in relation to its intended use.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination

8.1.13 Contaminated Land: Implementation of Remediation Scheme

The approved remediation scheme shall be carried out [and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority] before the development [or relevant phase of development] is occupied.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

8.1.14 Reporting unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the site investigation, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of the approved remediation scheme. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with the implementation of the remediation scheme.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination

8.1.15 Waste Strategy

Prior to the occupation of the development hereby approved, full details of the arrangements for storage for refuse and recycling areas, including details of doors to storage chambers, details of locking arrangements, details of ventilation and details of the management arrangements and proposed collection points for residential waste and food waste prior to collection, to facilitate collection of waste, shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented prior to the occupation of the development and shall thereafter be retained.

REASON: To protect the amenity of future residents, to ensure that there is adequate provision for the hygienic and convenient storage of refuse and recycling and to ensure that the drag distances for refuse are appropriate each collection day.

8.1.16 Restriction of noise from plant and equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB (A) below the pre-existing background level as determined by BS4142 -"Method of rating industrial noise affecting mixed residential and industrial areas".

REASON: To safeguard the amenity of nearby premises and the area generally

8.1.17 Cycle Parking

Notwithstanding the details shown on the plans and documents hereby approved, prior to the commencement of above ground works, details of secure bicycle storage facilities in respect of 64 cycle parking spaces, including layout, stand type and spacing (including a minimum aisle width of 2500mm beyond the lowered frame where two tier storage is proposed), shall be submitted to and approved in writing by the Local Planning Authority. This should include a provision of accessible cycle parking in line with the minimum policy requirements of policy LP42. Such details as are approved shall be implemented prior to the occupation of the development and shall thereafter be retained.

REASON: To ensure that adequate provision for the safe and secure storage of bicycles is made for occupants and visitors.

8.1.18 Demolition Management Plan

Before any works associated with the application hereby approved begin, a detailed Demolition Management Plan, including CLOCS monitoring covering all phases of the development and the matters set out below shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details and the approved measures shall be maintained throughout the entire demolition and construction period.

This shall include (but not limited to);

a. Details of measures to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition phase);

a. Details setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to:
   - details of dust mitigation measures during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete);
   - the location of any mobile plant machinery;

- details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means; and,
- details of measures to handle contaminants such as asbestos;
- Site Waste Management details

c. Compliance with NRMM regulations.

REASON: To avoid hazard and obstruction being caused to the Regents Canal, adjacent development, users of the public highway, in the interest of public safety and amenity and to mitigate the environmental impacts of the construction of the development.

8.1.19 Construction Management Plan

Before any works associated with the application hereby approved begin, a detailed Construction Management Plan, including CLOCS monitoring covering all phases of the development and the matters set out below shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details and the approved measures shall be maintained throughout the entire construction period.

This shall include (but not limited to);

b. Details of measures to include details of noise control measures and measures to preserve air quality (including a risk assessment of the construction phase);

c. Details setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to:
   - details of dust mitigation measures during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete);
   - the location of any mobile plant machinery;
   - details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means; and,
   - details of measures to handle contaminants such as asbestos;
   - Site Waste Management details

d. Compliance with NRMM regulations.

REASON: To avoid hazard and obstruction being caused to the Regents Canal, adjacent development, users of the public highway, in the interest of public safety and amenity and to mitigate the environmental impacts of the construction of the development.

8.1.20 Demolition Logistics Plan

Prior to the commencement of the development, a Demolition Logistics Plan to include the following; the demolition programme/ timescales; the number/ frequency and size of construction vehicles; construction traffic route; location

of deliveries; pedestrian and vehicular access arrangements; and, any temporary road/ footway closures during the demolition period; to be prepared in line with TfL CLP guidance and in consultation with adjacent development shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with these details as approved and shall be maintained throughout the entire demolition and construction period.

REASON: To avoid hazard and obstruction being caused to adjacent development, users of the public highway and in the interest of public safety and amenity.

8.1.21 Construction Logistics Plan

Prior to the commencement of the development, a Construction Logistics Plan to include the following; the demolition programme/ timescales; the number/ frequency and size of construction vehicles; construction traffic route; location of deliveries; pedestrian and vehicular access arrangements; and, any temporary road/ footway closures during the construction period; to be prepared in line with TfL CLP guidance and in consultation with adjacent development shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with these details as approved and shall be maintained throughout the entire demolition and construction period.

REASON: To avoid hazard and obstruction being caused to adjacent development, users of the public highway and in the interest of public safety and amenity.

8.1.22 Ecological Enhancements

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

a) Details for the installation of nesting boxes/bricks for small birds and bats.

REASON: In order to improve the ecology and biodiversity of the site.

8.1.23 Secure by Design

The proposed development, hereby approved shall achieve Secure by Design accreditation, prior to occupation of the development

REASON: To ensure satisfactory accommodation standards and safeguard against potential crime and anti-social behaviour.

8.1.24 Roof plant

No roof plant (including all external enclosures, machinery and other installations) other than any shown on the drawings hereby approved shall be placed upon or attached to the roof unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

8.1.25 Sustainable Drainage I

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved.

a) A scheme for the provision and implementation of flood resilient and resistant construction details to a height of 300mm above the predicted flood level (6.490mAOD) for the site against flood risk shall be submitted to and agreed, in writing with the LPA in consultation with the LLFA prior to the construction of the measures. The scheme shall be carried out in its entirety before the site is occupied and; constructed and completed in accordance with the approved plans in line with 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (Department for Communities and Local Government, 2007) and current best practices where applicable

REASON: In order to provide an adequate provision for Sustainable Urban Drainage.

8.1.26 Sustainable Drainage II

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved.

a) Full detailed specification of the sustainable drainage system supported by appropriate calculations, construction details, drainage layout and a site-specific management and maintenance plan have been provided. Details shall include but are not limited to the proposed green roof (with a substrate depth of at least 80mm not including vegetative mats), rainwater harvesting units, attenuation tank and the flow control system, which shall be submitted and approved by the LPA in consultation with the LLFA. Surface water from the site shall be managed according to the proposal referred to in the Flood Risk Assessment and Drainage Strategy report

(Ref: 2484 Revision 2 dated 7th July 2021) and the overall site peak discharge rate is restricted to 2 l/s.

REASON: In order to provide an adequate provision for Sustainable Urban Drainage.

8.1.27 Sustainable Drainage III

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved.

a) As-built drawings and evidence showing the floor levels within the proposed development will be set at no lower than the existing ground levels. The minimum finish floor level for the residential lobby at no lower than 6.490mAOD and other FFLs are set at no lower than 6.410mAOD but should never be lower than the existing ground levels.
b) A Flood Warning and Evacuation Plan (FEP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a) a flood evacuation plan for the building; b) a copy of the literature to be distributed/displayed about the EA flood warning/alerts registration and personal flood action plan. The approved FEP and literature shall be relayed to all users at the site and shall be implemented for the lifetime of the development. The FEP shall be reviewed at intervals not exceeding 3 years, and will form part of the Health & Safety Register maintained by the building owner/management company.

REASON: In order to provide an adequate provision for Sustainable Urban Drainage.

8.1.28 Landscaping and Public Realm Design

Prior to commencement of the development (excluding works of demolition and site clearance), a detailed hard and soft landscaping scheme illustrated on detailed drawings, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: hard landscaping material details, all trees and other planting showing location, species, type of stock, numbers of trees/plants, and areas to be seeded, turfed or left as a natural/biodiverse zone. All landscaping in accordance with the scheme, when approved, shall be carried out prior to the occupation of the development or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To enhance the character, appearance and ecology of the development and contribution to green infrastructure.

8.1.29 Internal Noise Levels

Internal Noise Levels: All residential premises shall be designed in accordance with BS 8233:2014 “Guidance on sound insulation and noise reduction for buildings” to attain the following internal noise levels:

Activity	*Location*	*07.00 to 23.00*	*23.00 to 07.00*
Resting	Living room	35 dB LAeq 16hour	None
Dining	Dining area	40 dB LAeq 16hour	None
Sleeping	Bedroom	35 dB LAeq 16hour	30 dB LAeq 8hour

Before commencement of the use hereby permitted a test on a typical home shall be carried out prior to the discharge of this condition to show the standard of sound insulation required shall be met and the results submitted to the Environmental Protection Team for approval.

REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess environmental noise.

8.1.30 Accessibility

Ten percent of the residential units hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (3) 'wheelchair user dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter. All other dwellings within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (2) 'accessible and adaptable dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter.

REASON: To assist in meeting the Local Development Framework Core Strategy objective of reducing carbon emissions.

8.1.31 Fire Strategy

The development must be carried out in full accordance with the approved fire strategy that complies with all aspects of Part B Fire Safety under schedule 1 (Requirements) of the Building Regulations 2010 (as amended) and should be maintained thereafter. Due consideration should be given in particular to the means of escape, safe evacuation for disabled persons and access for the fire brigade appliances. This is to ensure that appropriate fire safety measures are in place for people in and around the building and access for the fire brigade. Should any subsequent changes be required to the approved fire strategy to ensure compliance, a revised fire strategy would need to be submitted and approved by the Local Planning Authority

REASON: To ensure that the measures outlined to mitigate the risks of fire remain part of the development as constructed.

8.1.32 Car Park Design and Management Plan

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- A Car Park Design and Management Plan which identifies potential spaces in the local area that could be converted to blue badge spaces

REASON: In order to ensure that there is an adequate provision of disabled persons car parking spaces.

8.1.33 Piling Method Statement

No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement."

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure.

8.1.34 Flexible Use Marketing Strategy

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- A Marketing Strategy for the flexible Class E/F2 space (prepared in accordance with the guidance set out at Appendix 1 of Hackney's Local Plan) which includes details of an initial 6 month marketing period which focuses solely upon Social Infrastructure uses.

REASON: In order to ensure that the non-residential space will be occupied and to promote the occupation of the space to social infrastructure users.

8.2. Recommendation B

8.2.1 That the above recommendations be subject to a legal agreement in order to secure the following matters to the satisfaction to the satisfaction of Head of Planning and Interim Director of Legal Services

Social Infrastructure Contribution

- A contribution of £100,000 should be secured in order to fund the improvements to social infrastructure in the local area.

Affordable Housing

- An obligation requiring the provision of 43 residential units as discounted market sale units in perpetuity. The homes are only available to people who do not own a home and in the first instance live and/or work in the borough and have a household income below the mayoral income threshold for Intermediate Housing. The homes are to be sold at a discount of 20% below local market value.

Highways and Transportation

- £37,791 towards Highways Works.
- Car Free development
- A car club contribution equalling a minimum monetary value of £60 per new residential unit
- Electric vehicle car club contribution of £10,000
- Electric charging point contribution of £6,500
- A Construction Management Plan (CLOCS) monitoring fee of £8,750 is also sought.
- Travel Plan

Ways into Work Contribution

- A ways into work contribution of £12,123 payable prior to the implementation of the development.

Employment, Skills and Construction

- Employment and Skills Plan to be submitted and approved prior to implementation;
- Active programme for recruiting and retaining apprentices and as a minimum take on at least one apprentice per £2 million of construction contract value and provide the Council with written information documenting that programme within seven days of a written request from the Council;
- Commitment to the Council's local labour and construction initiatives (30% on site employment) in compliance with an Employment and Skills Plan.
- Quarterly Labour returns through 5 year period
- A support fee of £1,500 per apprentice placement in order to cover;

pre-employment, recruitment process, post-employment mentoring and support; and

- If the length of the build/project does not allow for an apprenticeship placement, and it can be demonstrated that all reasonable endeavours have been undertaken to deliver the apprenticeship, a £7,000 fee per apprentice will be payable to allow for the creation of alternative training opportunities elsewhere in the borough.
- Considerate Constructor Scheme – the applicant to carry out all works in keeping with the National Considerate Constructor Scheme.

Carbon Offsetting

- Contribution of £45,343 towards the Council's Carbon Offsetting Fund.

Open Space

- Contribution of £57,385 towards the Council's Carbon Offsetting Fund.

Costs

- Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed deed, payable prior to completion of the deed.

- S106 Monitoring costs payable prior to completion of the legal deed.

8.3 Recommendation C

8.3.1 The Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Team Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to the recommended conditions and/or Heads of Terms of the legal agreement as set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee)

9 INFORMATIVES

In addition the following informatives should be added:

SI.2 Work Affecting Public Highway
SI.3 Sanitary, Ventilation and Drainage Arrangements
SI.6 Control of Pollution (Clean Air, Noise, etc.)
SI.25 Disabled Person's Provisions
SI.27 Fire Precautions Act
SI.28 Refuse Storage and Disposal Arrangements
SI.34 Landscaping
SI.45 The Construction (Design & Management) Regulations 1994

SI.48 Soundproofing

NSI Prior consent for construction from the Local Authority.

NSI A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at http://www.thameswater.co.uk/business/9993.htm or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200..

NSI With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

NSI We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:“A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water’s Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.”

NSI It is therefore recommended that flood resilience and/or resistance constructions are used for the basement to reduce the risk of groundwater ingress. Refer to the guidance document 'Improving the Flood Performance of New Buildings Flood Resilient Construction, 2007' by Department for Communities and Local Government for further guidance

NSI Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Signed…… Date……

ALED RICHARDS – DIRECTOR – PUBLIC REALM, NEIGHBOURHOODS AND HOUSING

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website. Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies Other background papers referred to in this report are available for inspection upon request to the officer named in this section. All documents that are material to the preparation of this report are referenced in the report.	1 Hillman Street London E8 1FB	Barry Coughlan 1 Hillman Street London E8 1FB Tel: 02083567939

2021/2341 - 3 Mandeville Street - Site Photos

Front Elevation

South down Rushmore Road

West from Sunnyhill Close

South down Mandeville St

View from courtyard to rear of Kirkstead House

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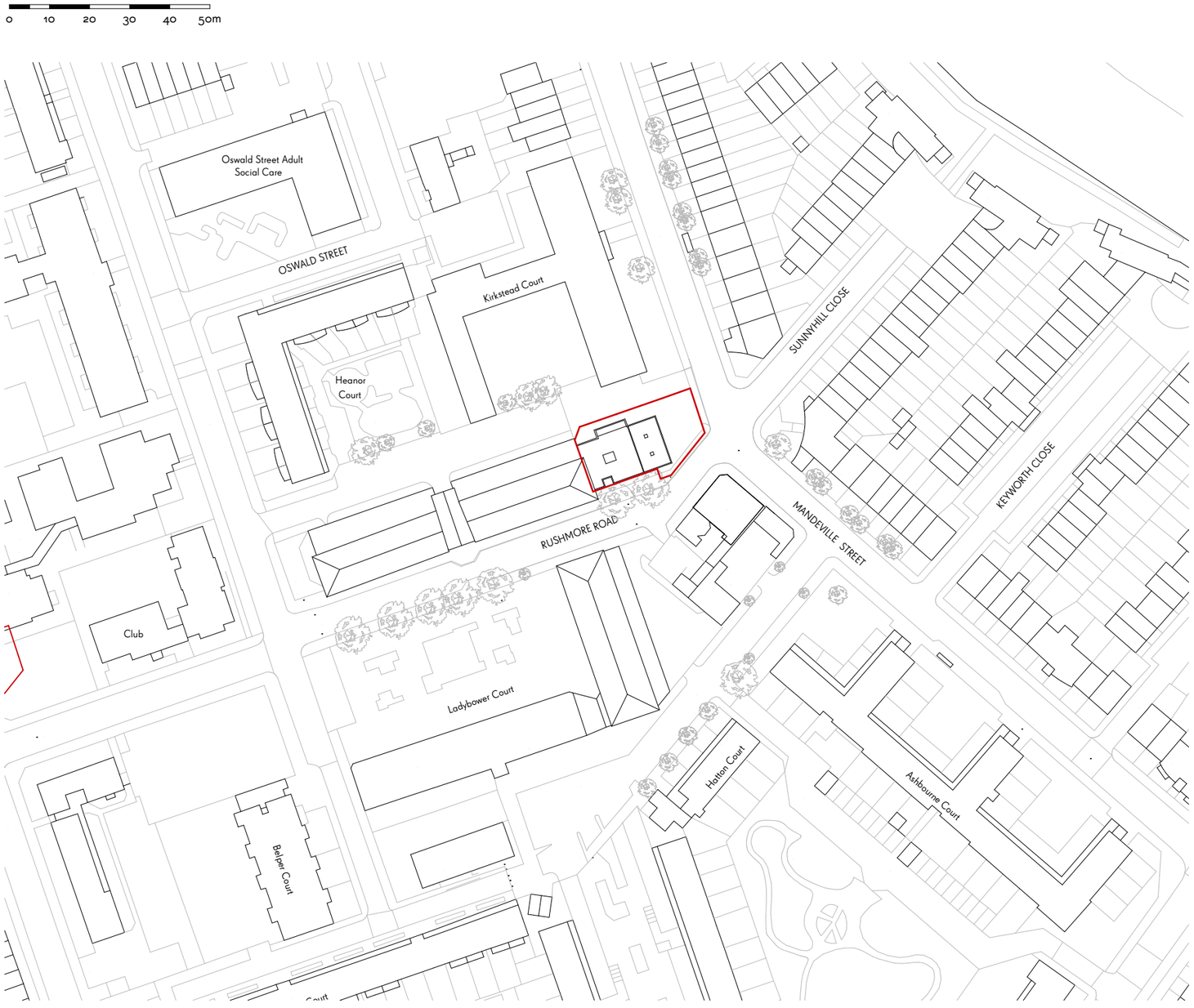

1 Site Plan Existing
1:1250

NOTES

Site boundary

PLANNING

Status	Suitability description	Number	
S4	**Planning**		
Revision	Revision description	Role	
P02	**Submission**	Type	
Job	Mandeville Street	Level	
Title	Site Plan (Existing)	Volume	
Date	22/07/2021	Originator	
Scale	1:1250 @ A3	Project	
Drawn	WTA		
Client	Pocket Living		

1_656-WTA-XX-00-DR-A-0001

WAUGH THISTLETON ARCHITECTS
77 LEONARD STREET LONDON EC2A 4QS
+44(0) 2076135727 WAUGHTHISTLETON.COM

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Hackney **Planning Sub-Committee – 06/04/2022**

ADDRESS: 118 Curtain Road, Hackney, London EC2A 3PJ	
APPLICATION NUMBERS: 2021/2790	
WARD: Hoxton East and Shoreditch	**REPORT AUTHOR:** Barry Coughlan
DOCUMENTS: Demolition and Construction Management Plan Sept 2021 Acoustic Report March 2022	**VALID DATE:** 09/09/2021
APPLICANT: Curtain Road Properties Limited C/O Agent	**AGENT:** CMA Planning 113 The Timberyard Drysdale Street London N1 6ND
PROPOSAL: Submission of details pursuant to condition 15 (demolition and construction management plan) attached to planning permission 2018/0363.	
POST SUBMISSION REVISIONS: Additional documents have been submitted which include further noise and vibration survey details.	

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	**Yes**
Substantial level of objections received	
Council's own application	

Other (in accordance with the Planning Sub-Committee Terms of Reference)	**Yes**

RECOMMENDATION SUMMARY:

Approve details

ANALYSIS INFORMATION

ZONING DESIGNATION:	(Yes)	(No)
CPZ	X	
Conservation Area	X	
Listed Building (Statutory)		X
Listed Building (Local)		X
POA	X	
CAZ	X	

EXISTING LAND USE DETAILS

LAND USE	USE DESCRIPTION	GEA (SQM)
B8	Storage and Distribution	2,312
TOTAL		**2,312**

PROPOSED AMENDED LAND USE DETAILS FOR THE MAIN APPLICATION

USE (SQM)	USE DESCRIPTION	GIA (SQM)
B1	Office	4,784
TOTAL		**4,784**

PARKING DETAILS:

	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	0	0	0
Proposed	0	0	100

CASE OFFICER'S REPORT

1. SITE AND CONTEXT

1.1 The site is a part one, part two, part three-storey over-basement building located on the eastern side of Curtain Road. The three-storey element is situated on the site's Curtain Road frontage with the part one, part two storey element situated to the building's rear. The site is bounded by Dereham Street to the south (a private road) and by 120-124 Curtain Road to the north (partly including the courtyard serving 120-124 Curtain Road. The site has a lawful B8 use (storage and distribution).

1.2 The surrounding area is mixed in character with a number of retail or bar/restaurant uses at ground floor level and office and/or residential uses on the floors above. The complex of buildings immediately to the north of the site (120-124 Curtain Road) are in use as a bar and restaurant at part ground floor and basement level and a music studio, editing suites and office space at ground and first floor level. The buildings to the south and east are in office or mixed office/residential use. To the west the buildings are in mixed retail/office/residential use.

1.3 The prevailing building heights are 3-8 storeys. Consent has recently been granted at the site to the south for a part six, part seven storey office building (2014/4147 – this consent lapsed on 01/12/2018). Consent has also recently been granted for a part five, part six storey office building at the site to the east, 74 Rivington Street (2016/3432)

1.4 Old Street Station and Shoreditch High Street station are located approximately 10 minutes away from the site by foot. There are a number of bus routes on Old Street to the north and on Shoreditch High Street to the east. The site has a PTAL rating of 6b which is 'Excellent' accessibility as defined by TfL.

1.5 The site is located within the South Shoreditch Conservation Area. The site is also located in a Priority Employment Area (PEA), the City Fringe Opportunity Area and the Central Activities Zone.

2. CONSERVATION IMPLICATIONS

2.1 The site is located within a conservation area but does not contain a listed building. 134-146 Curtain Road and 128 & 132 Curtain Road to the north are Grade II listed. The buildings immediately to the north of the site on either side of Curtain Road are designated as Buildings of Townscape Merit in the South Shoreditch Conservation Area Appraisal.

3. HISTORY

3.1 2018/0363 - Change of use from storage and distribution (Use Class B8) to offices (Use Class B1), including the conversion and extension of the building with the erection of three additional storeys to provide B1 office floorspace, together with the provision of associated secure cycle parking facilities and refuse and recycling storage. Granted 24/05/2020

3.2 2019/4172 - Change of use from storage and distribution (Use Class B8) to offices (Use Class B1). Granted 24/02/2020 but permission quashed following an application for Judicial Review.

3.3 2020/3775 - Change of use from storage and distribution (Use Class B8) to offices (Use Class E(g)). Granted 11/03/2021

4. CONSULTATION

4.1 Site Notice: No. Public consultation is not statutorily required for Approval of Details applications.

4.2 Press Advert: No. Public consultation is not statutorily required for Approval of Details applications.

4.3 **Neighbour Consultation**

4.3.1 Given that the applications are for Approval of Details, no neighbour consultation is statutorily required. However, the occupant of the adjacent property, the Strongroom Studios, have been notified of the application and liaison between the applicant and the Strongroom has allowed testing to be undertaken within the Strongroom Studios. The Strongroom were also notified by the Council when additional information to support the application was submitted and have been given an opportunity to make further representations.

4.3.2 The representations made by the Strongroom to date can be summarised as follows:

- The condition in question imposed limits arrived at with the consensus of the consultants working for the applicant, the Strongroom and the Council;
- The limits in the condition are absolute and must not be breached
- The committee asked for the application to discharge the condition to be brought back to them, signalling their view on its importance
- The initial submission made to the council to discharge the submission should have been rejected out of hand.
- Works carried out in November 2021 exceeded the limits in the condition (OFFICER COMMENT: These works were separate to those consented under the subject planning permission).

- The assessment undertaken by the applicant ignores one of the criteria in the condition (NR15 Leg 15 min).
- The Strongroom's consultant's assessment of the testing data shows that this limit would be breached.
- The testing has shown that there is a high risk that the NR 15 limit will be exceeded.
- The assessment presented by the applicant is misleading and flawed.
- The Council therefore cannot lawfully discharge the condition.

The matters raised above are considered to have been addressed in the report below unless otherwise stated above.

4.4 **Other Council Departments**

Transport

4.4.1 No objections (further details below).

Environmental Protection

4.4.2 No objections (further details below).

Air Pollution Officer

4.4.3 No objections.

4.5 **Statutory Consultees**

TfL

4.5.1 No objections.

5. POLICIES

5.1 The following details the adopted policies of relevance to the determination of the application:

5.2 **Hackney Local Plan (2020)**

LP2	Development and Amenity
LP42	Walking and Cycling
LP43	Transport and Development
LP44	Public Transport and Infrastructure
LP45	Parking and Car Free Development

5.3 **London Plan (2021)**

6.3 Assessing effects of development on transport

7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

5.4 **National Planning Policies**

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

6. COMMENT

6.1 This application relates to condition 15 attached to planning permission 2018/0363 which members requested come back to committee when an application to discharge is submitted. The development description of 2018/0363 is as follows:

Change of use from storage and distribution (Use Class B8) to offices (Use Class B1), including the conversion and extension of the building with the erection of three additional storeys to provide B1 office floorspace, together with the provision of associated secure cycle parking facilities and refuse and recycling storage.

6.2 The above application does not comprise the full demolition of the building but rather its renovation and the erection of a substantial roof extension.

6.3 Condition 15 attached to planning permission 2018/0363 states:

Notwithstanding the documents hereby approved, no development shall take place until a detailed Demolition and Construction Management Plan covering the matters set out below only has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the details and measures approved as part of the demolition and construction management plan, which shall be maintained throughout the entire construction period. The plan must include:

a) A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase); The statement must also include:

i. Details as to how the construction of the development can be carried out without exceeding the following noise and vibration levels at a location (or locations) to be agreed by the Local Planning Authority: 1. NR 15 Leq,15min; 2. 25 dB LAmax; 3. 0.5 mm/s PPV.
ii. Details of on-site testing which demonstrates that the construction of the development can be carried out without exceeding the noise and vibration levels set out at part i above.
iii. Details of noise and vibration monitoring to be carried out in accordance with the methodology set out in the Acoustic Report by

Bureau Veritas dated November 2018. This monitoring data must be made available to the Local Authority when it is requested.
iv. A liaison strategy between the applicant and adjacent businesses and property occupiers including a commitment to liaise with neighbours when particularly noisy periods of construction are likely to occur.

b) A Dust Management Plan to control dust emissions during demolition and construction;

c) Details of compliance with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for Non-Road Mobile Machinery' (NRMM) in relation to Only Non Road Mobile Machinery or used at the development site during the demolition and construction process along with details that all NRMM are entered on the Non Road Mobile Machinery online register at https://nrmm.london/usernrmm/register before being operated. Where NRMM, which does not comply with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for NRMM', is present on site all development work will stop until it has been removed from site.

d) A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete), the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means.

e) Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements (including turning provision if applicable); construction traffic routing; details of parking suspensions (if required) for the duration of construction.

REASON: To avoid hazard and obstruction being caused to users of the public highway, in the interest of public safety and amenity, in order to prevent the construction of the development having an unacceptable environmental impact upon neighbouring properties and to protect air quality, human health and to contribute to National Air Quality Objectives.

6.4 The condition requires the submission of a Demolition and Construction Management Plan to include a strategy for the mitigation of the environmental impacts of the construction as well as the transport and logistics impacts. In this case the condition also includes specific measures in relation to the mitigation of noise and vibration impacts upon adjacent properties.

Noise and Vibration

6.5 The proposal site is located on Curtain Road which is a mixed area with a number of residential and commercial uses as well as a thriving night time economy. The building immediately adjoining the subject site to the north is occupied by Strongroom Music Studios. When the application to redevelop the site was heard at committee in 2019, the Strongroom initially submitted an objection to the proposal on the basis that the noise and vibration from construction would have an adverse impact upon the operation of their business. Following liaison between the Strongrooms acoustic consultant, the applicant's acoustic consultant and a consultant working on behalf of the Council, specific noise and vibration limits were agreed which Strongroom considered would provide a sufficient safeguard to the continuing operation of their business. The applicant agreed to these limits and the Strongroom withdrew their substantive objection to the proposal on this basis.

6.6 The wording of the specific part of the condition related to noise and vibration requires the submission of details, including testing at a location to be agreed by the Council, which show how construction can be carried out without exceeding the agreed noise and vibration levels, alongside details of monitoring and liaison. The relevant wording is repeated below for clarity:

> *i. Details as to how the construction of the development can be carried out without exceeding the following noise and vibration levels at a location (or locations) to be agreed by the Local Planning Authority:*
>
> *1. NR 15 Leq,15min;*
> *2. 25 dB LAmax;*
> *3. 0.5 mm/s PPV.*
>
> *ii. Details of on-site testing which demonstrates that the construction of the development can be carried out without exceeding the noise and vibration levels set out at part i above.*
>
> *iii. Details of noise and vibration monitoring to be carried out in accordance with the methodology set out in the Acoustic Report by Bureau Veritas dated November 2018. This monitoring data must be made available to the Local Authority when it is requested.*
>
> *iv. A liaison strategy between the applicant and adjacent businesses and property occupiers including a commitment to liaise with neighbours when particularly noisy periods of construction are likely to occur.*

6.7 The applicant has submitted a Demolition and Construction Management Plan in order to address the above which includes an appendix with an

assessment of noise and vibration. The document puts forward details of how the construction of the development could be carried out so as to meet the thresholds above (part i) and details of the testing to demonstrate this (part ii) along with monitoring details (part iii) and a liaison strategy (part iv). The testing reported in the initial submission was undertaken on site at 118 Curtain Road only. Additional testing of the same methodology was subsequently undertaken within the Strongroom Studios.

6.8 The DCMP, appendix and subsequent supporting information submitted by the applicant state that the testing results show that the development can be carried out in accordance with the relevant noise and vibration limits in the condition. The testing results showed:

a. that the relevant criteria at part i)3 above (*0.5 mm/s PPV* which deals with vibration) can be met in all cases. This is not disputed by the Strongroom.
b. The testing also found that the criteria at part i)2 (*25 dB LAmax* which deals with noise) would be exceeded in the existing background condition - i.e. even when construction works related to the planning permission were not being undertaken. This is accepted by the Strongroom who do not object to discharge of the condition in relation to the limit at part i)2.

6.9 In relation to the testing of the levels set at part i) 1, the analysis presented by the applicant shows that it would be possible to undertake 3 of the 5 activities tested without exceeding *NR 15 Leq,15min.* The remaining two activities, which relate to percussive breaking of concrete/masonry and the breaking of the roof slab, are likely to exceed *NR 15 Leq,15min.* However, alternative methods have been proposed (a saw cutting construction technique) which the measured noise and vibration data shows can be undertaken without exceeding the limits in the condition. In relation to saw cutting and stitch (core) drilling, it is noted that the data shows some exceedance in relation to the method of fixing machinery to a track as part of these activities (rather than during the operation of the machinery itself). Testing of an alternative method of fixing was undertaken (fixing the track by handheld core drilling) at the request of the Council's Environmental Protection Officer which has shown that this can be undertaken without exceeding the limits in the condition.

6.10 The analysis of part i) 1 presented by the applicant's consultant is contested by the acoustic consultant representing the Strongroom. It is their position that the data has been calculated incorrectly and that a fairer interpretation shows the *NR 15 Leq,15min* limit would be exceeded in the majority of cases. It is also stated that even where the limits are met, it would be only marginally so and the cumulative impact of multiple works at the same time would likely result in the limits being exceeded. Their report notes that the alternative method of fixing machinery should be

tested rather than an assumption on its impact made (this has since been undertaken as mentioned above).

6.11 It is the view of the Council's Environmental Protection Officer that the relevant testing necessary to discharge the condition has been carried out. The comments of the acoustic consultant working on behalf of the Strongroom have been taken into consideration but it is considered that the manner in which the analysis in relation to *NR 15 Leq,15min* has been presented in the application submission is sound. The data is considered to show that the relevant criteria can be met, in accordance with the requirements of the condition. Whilst it is acknowledged that there may be exceedances, that does not mean that the limit cannot not be met as no amount of noise mitigation can guarantee non exceedances.

6.12 In the event that an exceedance does occur, the applicant will need to take necessary action to rectify the situation. To this end, the approach for monitoring data levels during construction is considered to be sound and will allow for effective monitoring of the relevant noise and vibration levels. The submitted liaison strategy is also considered to be acceptable and would facilitate effective communication between the applicant and affected neighbours. It is noted that Strongroom Studios have not objected to either of these aspects of the condition.

6.13 Overall, the details submitted in relation to noise and vibration are considered to be acceptable and sufficient to discharge the condition. The fact that testing has shown that one of the noise limits proposed by the Strongroom would be breached even in the existing background condition (i.e. with no construction works taking place) should also be noted, as should the studio's location within a busy inner urban area where the existing sound insulation within the studios does not appear to prevent the *25 dB LAmax* levels being exceeded in relation to background noise.

Transport/Construction Logistics

6.14 The details submitted in relation to the transport impacts of the proposal have been assessed by the Council's Transport Team and are considered acceptable. Clarification was sought in relation to the impact upon Dereham Street but this has been provided and is considered acceptable.

6.15 Given that the site is located upon a TfL highway (Curtain Road), TfL have been consulted. TfL have confirmed that they have no objections to the discharge of the condition.

Other Planning Matters

6.16 The details submitted have been assessed in relation to all other relevant planning matters. This includes an assessment of air pollution and the submitted dust mitigation plan by the Council's Air Quality Officer who has found the details acceptable. The details submitted in relation to site

waste have also been assessed and are considered acceptable to discharge this part of the condition.

7. CONCLUSION

7.1.1 The details submitted are considered sufficient and acceptable to discharge the condition. As such, it is recommended that condition 15 (Demolition and Construction Management Plan) attached to planning permission 2018/0363 be discharged.

8. RECOMMENDATION

RECOMMENDATION A:

That the details submitted to discharge 15 (Construction Management Plan) attached to planning permission 2018/0363 should be approved.

9. INFORMATIVES

No informatives necessary.

Signed……. Date…….

ALED RICHARDS – DIRECTOR, PUBLIC REALM

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1. 2. 3.	Submission documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website. Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies Other background papers referred to in	Barry Coughlan Planning Officer Ext. 7939	1 Hillman Street, Hackney, E8 1FB

	this report are available for inspection upon request to the officer named in this section.		

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2021/2790 - 118 Curtain Road - SIte Photos

Front elevation

Looking south down Curtain Road (Strongroom Studios to left of photo)

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Curtain Road Properties Ltd

Supplementary Pre-Commencement Noise & Vibration Testing - 118 Curtain Road & 120-124 Curtain Road

Acoustic Report

11666526 v3 – March 2022

Move Forward with Confidence

Document Control Sheet

Identification	
Client	Curtain Road Properties Ltd
Document Title	Supplementary Pre-Commencement Noise & Vibration Testing - 118 Curtain Road & 120-124 Curtain Road
Bureau Veritas Ref No.	11666526 v3

Contact Details	
Company Name	Bureau Veritas UK Limited
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Configuration				
Version	**Date**	**Author**	**Reason for Issue/Summary of Changes**	**Status**
1	14/01/22	C Scott	Issued to client	Superseded
2	01/03/22	C Scott	Sections 1.7 and 5.9 amended. Appendix 5 added.	Superseded
3	11/03/22	C Scott	Sections 1.7, 5.9, 7.3 and 7.4 amended.	Live

	Name	Job Title	Signature
Prepared By	Craig Scott BEng (Hons) MIOA	Business Unit Manager – Acoustics & Vibration	
Reviewed By	Rocco Giudice BSc (Hons) MIOA, PgDip	Principal Consultant	

Contents

1 Executive Summary

1.1 Curtain Road Properties Ltd has appointed BV to undertake an assessment of potential noise and vibration associated with the construction works to be undertaken for a conversion of an existing warehouse at 118 Curtain Road, Shoreditch, into an office. The key aim of the assessment is to determine the impact of construction activities on music studios contained within 120-124 Curtain Road in context of Condition 15(a) of Hackney Borough Council Decision Notice (ref: 2018/03663) dated 24th May 2019.

The noise and vibration survey and assessment has been undertaken on the operational activities of construction equipment, in line with the Noise and Vibration Testing Statement (ref: 6479815/cs/L02, 22nd June 2021, included in Appendix 2) related to Condition 15(a)(ii) contained within Hackney Borough Council Decision Notice (ref: 2018/03663) dated 24th May 2019. The Decision Notice details the following as part of Condition 15 for the production of a Demolition and Construction Management Plan prior to the commencement of works connected to the planning consent:

"i. Details as to how the construction of the development can be carried out without exceeding the following noise and vibration levels at a location (or locations) to be agreed by the Local Planning Authority: 1. NR 15 Leq,15min; 2. 25 dB LAmax; 3. 0.5 mm/s PPV."

"ii. Details of on-site testing which demonstrates that the construction of the development can be carried out without exceeding the noise and vibration levels set out at part i above."

1.2 This report is with specific regard to limbs (i) and (ii) listed above and is supplementary to our report dated August 2021 in respect of levels of structure-borne noise and vibration transmission tested and monitored at 118 Curtain Road on 14th and 15th July.

1.3 A project design team exercise, led by Skidmore Owings and Merrill (SOM) Structural Engineers, explored the likely demolition and construction techniques and activities required to develop 118 Curtain Road. This exercise has been undertaken in collaboration with the noise and vibration consultants at Bureau Veritas.

1.4 The construction activities considered to induce highest levels of structure-borne noise and vibration transmission have been tested and monitored within Studios 1, 2 and 6 of 120-124 Curtain Road (monitoring equipment placed at locations agreed in advance with Vanguardia, acoustic consultants acting on behalf of the Strongroom Studio at 120-124 Curtain Road) and a summary of the outcome is contained in the table below. Monitoring was carried out on 20th and 21st of December 2021 (attended and witnessed by Vanguardia).

Tested Activity	Compliance with NR 15 $L_{eq,15mins}$ (noise) possible?	Compliance with 0.5 mm/s PPV (vibration) possible?	Alternative Techniques?
Column coring for strengthening	Yes	Yes	Not required
Saw cutting of concrete slab	Yes	Yes	Not required (see paragraph 1.7)
Stitch (core) drilling to concrete slab	Yes	Yes	Not required (see paragraph 1.7)
Percussive breaking of concrete	Likely to exceed	Yes	Required (see paragraph 1.6)
Breaking (munching) of roof slab	Likely to exceed	Yes	Required (see paragraph 1.6)

1.5 It may be observed there is the absence of assessment against 25 dB L_{Amax}, a further limit defined in Condition 15(a)(i). The measured noise levels provided an inconclusive data set, with the limit being exceeded by background conditions in all tests whether the construction test activity was present or not. Therefore, the only reasonable conclusion that can be reached is that the limits would be exceeded whether construction works are present or not. The assessment has therefore focussed on compliance with NR 15 $L_{eq,15mins}$, as this is a time-weighted average and therefore should provide a more conclusive, meaningful and accurate outcome. This is further discussed in paragraphs 6.5 and 6.6 of the report.

Alternative Techniques

1.6 The detailed assessment of measurements of construction activities have shown that it is heavy impact construction activities such as percussive breaking and breaking (munching) of the roof which will likely exceed the NR 15 $L_{eq,15min}$ limit as defined in Condition 15(a)(i). It is therefore necessary to consider alternative techniques that could be used to complete construction works that avoid the use of these specific techniques, whilst mitigating the impact as best as practicable. They are addressed in turn as follows:

- **Percussive Breaking**
    - Use of the percussive breaking methodology is a highly efficient construction technique for the rapid removal of concrete/masonry such as the upstands located at the rear of 118 Curtain Road existing loading bay. An alternative technique for the removal of these masonry upstands is to saw cut into small sections and remove from site for breaking elsewhere. This would require the use of the saw cutting construction technique; measured noise (and vibration) data has shown this technique can meet the NR 15 $L_{eq,15mins}$ (noise) and 0.5 mm/s PPV (vibration) limits, as defined in Condition 15(a)(i).
- **Breaking (munching) of Roof Slab**
    - Use of the Brokk to break (munch) the roof slab is a highly efficient construction technique for removal of the concrete roof section to the rear parts of 118 Curtain Road. An alternative technique for the removal of the roof is to saw cut into small sections and remove from site for breaking elsewhere. This would require the use of the saw cutting construction technique; measured noise (and vibration) data has shown this technique can meet the NR 15 $L_{eq,15mins}$ (noise) and 0.5 mm/s PPV (vibration) limits, as defined in Condition 15(a)(i).

1.7 With respect to saw cutting and stitch (core) drilling, whilst the detailed assessment has shown these activities are expected to meet the NR 15 $L_{eq,\ 15mins}$ and 0.5 mm/s PPV limits as defined in Condition 15(a)(i), this is dependent on the right techniques being adopted. Where tracks as the type seen in image A3.5, Appendix 3 (for the saw) or frames (for stitch) are required and are anchored to the slab or masonry construction. During tests conducted in Dec'21 the temporary anchor points (holes) were formed through the use of percussive drilling, which has an impact similar to that of percussive breaking then the NR 15 $L_{eq,\ 15mins}$ shall likely be exceeded (albeit for very short periods of time as the work to secure the tracks is an enabling activity). The specialist demolition contractor has advised that alternative techniques are available to form the temporary anchor points (holes) through the use of (handheld) core drilling, which do not require percussive drilling and therefore these should be adopted. Additional testing has been carried out to confirm that this technique generates noise levels that do not exceed those generated by Stitch core drilling; an activity that has been tested and shown that it can meet the limits contained in Condition 15(a)(i). This is discussed further in paragraphs 5.9, 7.3 and 7.4 of the report.

Cumulative Impacts

1.8 The outcome of the measurements and subsequent assessment of impacts has shown that there are construction and demolition techniques commonly adopted within the construction industry that are expected to meet the limits defined in Condition 15(a)(i). However, should some of these activities be undertaken simultaneously, there is a risk of exceeding limits within the most sensitive parts of 120-124 Curtain Road. Nonetheless, it should be noted that noise and vibration monitoring will be carried out in accordance with an agreed Demolition and Construction Management Plan in order to provide live monitoring and should limits be exceeded, activities can be ceased until a suitable alternative approach can be implemented.

2 Introduction

2.1 Curtain Road Properties Ltd has appointed BV to undertake an assessment of potential noise and vibration associated with the construction works to be undertaken for a conversion of an existing warehouse at 118 Curtain Road, Shoreditch, into an office. The key aim of this assessment is to determine the impact of construction activities on music studios contained within 120-124 Curtain Road in context of Condition 15(a) of Hackney Borough Council Decision Notice (ref: 2018/03663) dated 24th May 2019.

2.2 This report has taken into consideration the following aspects:

- On-site noise and vibration survey within 118 Curtain Road and 120-124 Curtain Road;
- Assessment of operational activities of the construction equipment required in order to complete the proposed conversion works;
- Analysis of the measured data from agreed studios within 120-124 Curtain Road against limits contained within Condition 15(a);
- Alternative techniques have been identified based on measured noise and vibration levels for activities where a breach of limits contained in Condition 15(a) is possible;
- Noise management plan during works that includes the description of the proposed noise and vibration monitoring is attached to this report.

2.3 This report sets out to address the recommendations for the control of the noise and vibration levels during the construction activities, to satisfy the conditions stated within Condition 15 of the HBC Decision Notice.

2.4 The construction site is bounded by Curtain Road on the west, by Dereham Street on the south, by a new-build office development on the east and by existing restaurant/bar and recording studio commercial activities on the north. As per site conditions, the nearest sensitive receptors are localised on the north side, where the Condition 15 of the HBC Decision Notice are mainly focused. Note, noise and vibration limits are also defined within the CMP that would apply to those neighbours not directly adjoining and are consistent with construction noise and vibration limits generally adopted for construction and demolition works.

120-124 Curtain Road

2.5 120-124 Curtain Road is occupied by Strongrooms which contains a number of music and recording studios and a bar and restaurant. Studios 1, 2 and 6 (formally Studio 11) are located on the party wall that separates 118 Curtain Road from 120-124 Curtain Road. Under license agreement dated 3rd December 2021 (see Appendix 3) access was granted to Studios 1, 2 and 6 from December 20th to 24th inclusive, from 8am to 2pm daily, in order to be able to complete noise and vibration monitoring on operational activities of construction equipment. Noise and vibration monitoring was witnessed throughout by Vanguardia, acoustic consultants representing Strongrooms.

2.6 The acoustic terminology used in this report is explained in Appendix One.

3 Assessment Criteria

3.1 The basis of this assessment are the noise and vibration limits defined in Condition 15(a) contained within Hackney Borough Council Decision Notice (ref: 2018/03663) dated 24th May 2019.

Condition 15(a)(ii) contained within Hackney Borough Council Decision Notice (ref: 2018/03663) dated 24th May 2019

3.2 The Statement related to planning application approval reference 2018/0363 at 118 Curtain Road, London EC2A 3PJ, within the London Borough of Hackney, seeks to address Condition 15(a) to the following:

"i. Details as to how the construction of the development can be carried out without exceeding the following noise and vibration levels at a location (or locations) to be agreed by the Local Planning Authority: 1. NR 15 Leq,15min; 2. 25 dB LAmax; 3. 0.5 mm/s PPV."

"ii. Details of on-site testing which demonstrates that the construction of the development can be carried out without exceeding the noise and vibration levels set out at part i above."

"iii. Details of noise and vibration monitoring to be carried out in accordance with the methodology set out in the Acoustic Report by Bureau Veritas dated November 2018. This monitoring data must be made available to the Local Authority when it is requested.

"iv. A liaison strategy between the applicant and adjacent businesses and property occupiers including a commitment to liaise with neighbours when particularly noisy periods of construction are likely to occur.

3.3 CRP instructed its professional team to identify and review the demolition and construction activities which will likely be required to develop 118 Curtain Road. The objective of this exercise was to inform which phases and activities of the development are likely to have the greatest potential noise and vibration impact, highlighting these for further review. The team sought to:

- Investigate the design in order to identify the key demolition and construction activities
- Define these activities with regard to location, duration, likely equipment/methodology
- Explore the potential noise and vibration impact of each activity
- Identify the activities for on-site testing and define their monitoring strategy

3.4 The project design team has explored the likely demolition and construction techniques and activities required to develop 118 Curtain Road. This exercise was led by Skidmore Owings and Merrill (SOM), Structural Engineers for the project, in collaboration with wider design team members, and noise and vibration experts, Bureau Veritas. Further input has also been sought and obtained from a number of contractors and specialists to help verify the assumptions made and provide additional comment and expertise. The critical construction activities are identified as below, along with the relative anticipated potential noise and vibration generated:

Construction Activity		Predicted Noise/Vibration Generated
		Very Low / Low / Medium / High / Very High
Roof Demolition		
Localised Floorslab and Wall Demolition		
Removal of Windows		
Soft Strip of Existing Removal of partitions, doors, finishes, redundant M&E equipment, fixtures and fittings etc.		
Column Strengthening:	> Core holes for any necessary steel bracing	
	> Insert any required steel columns/beams	
	> Any localised scabbling and concrete repair (mortaring/concrete grouting)	
New floors steel Frame Construction		
New Floorslab Construction		
Installation of Windows		
Internal Fit-out Installation of partitions, doors, M&E equipment, finishes etc.		

Fig 1.0

3.5 The matrix above suggests that it is the view of the project professional team that the activities with most potential for noise and vibration are those through the demolition and facilitating works phase, notably; the demolition of the roof slab, localised demolition of the floor slabs, and coring holes through existing columns for any necessary steel braces to be fitted for column strengthening. It should be noted however, that what this exercise did not attempt to forecast was the actual noise and vibration levels on receptors, the purpose of this exercise was to identify what practical tests would be necessary to undertake in order to obtain empirical data on the noise and vibration generated and the impact this may have on receptors. This report is the output from those practical tests.

4 Noise and Vibration Testing Methodology

4.1 In accordance with the construction techniques and activities required to develop 118 Curtain Road explored as part of a project design team exercise led by Skidmore Owings and Merrill (SOM) Structural Engineers, the following activities have been selected for the on-site tests as the most representative to induce highest levels of structure-borne noise and vibration transmission:

- Column coring for strengthening;
- Saw cutting of concrete slab;
- Stitch (core) drilling to concrete slab;
- Percussive breaking of concrete;
- Breaking (munching) roof slab.

4.2 Short term measurements (generally less than 60 seconds) were considered enough to determine if the stipulated limits in Condition 15(a)(i) are achievable within the music studios of Strongrooms. This was discussed with Vanguardia in advance of on-site testing and could be revised on-site if required. However, it was found this maximum measurement period was sufficient in order to obtain adequate data sets.

4.3 Table 4.1 below sets out the construction activities that were monitored within each of the Studios:

Table 4.1

Activity	Studio 1	Studio 2	Studio 6
Column coring for strengthening	--	✓	✓
Saw cutting of concrete slab	✓	--	✓
Stitch (core) drilling to concrete slab	✓	✓	✓
Percussive breaking of concrete	✓	✓	✓
Breaking (munching) of roof slab	✓	✓	✓

4.4 In order to provide a complete and consistent picture of noise and vibration monitoring, this was carried out within 118 Curtain Road and 120-124 Curtain Road simultaneously for each test. Within 118 Curtain Road, the noise and vibration monitors were placed at the source location (as close as was safely possible but typically at around 1m). Within studios, noise and vibration monitors were placed around 2m to 3m from edge of the studio along the party wall line, discussed with Vanguardia in order that locations were agreeable.

4.5 Furthermore, background noise and vibration measurements were undertaken within each of the studios in order to determine prevailing conditions in the absence of construction activities.

4.6 Monitoring equipment was set up to record in-line with Condition 15(a). In respect of vibration levels, Peak Particle Velocity (PPV) in mm/s was monitored. In respect of noise monitoring, overall A-weighted L_{eq} and L_{max} sound pressure levels along with linear octave band sound pressure levels were recorded. The noise survey was performed with the meters' time averaging constant set to 'Fast'.

4.7 The instrumentation used to measure noise and vibration during the survey is listed in Tables 4.2. All the instrumentation is controlled within the Bureau Veritas ISO 9001 accredited management system and has been verified to traceable standards within the last 2 years. A calibration check was performed on the sound level meters before and after use and no drift in calibration was noted.

Table 4.2: Attended survey instrumentation details

Item	Type	Serial number
RION Sound Level Meter	NL 52	01054193
RION Sound Level Meter	NK 52	01054194
Instantel Vibration Monitor	Minimate Plus	BE9533
Benstone Vibration Analyser	Impaq Elite	7000035

4.8 The construction equipment used during the tests are listed in Table 4.3.

Table 4.3: Attended construction equipment details

Item	Type	System pressure	Max Noise Level
Hydraulic breaker	Brokk 90	16.5 MPa	L_W 86 dB(A)
Diamond (Stitch) core drilling system	Hilti DD350	6 bar (max)	L_p 95 dB(A)
Percussive Breaker	Hilti TE-1000AVR	-	L_p 85 dB(A)
Diamond Blade Floor Saw	Tyrolit Hydrostress	-	L_W 96 dB(A)

4.9 Photos of test equipment are included in Appendix Three.

5 Measured Noise and Vibration Levels

5.1 Attended noise and vibration measurements were undertaken on 20th and 21st of December 2021. The outcomes have set out for each studio in turn, reflecting the relevant construction activity.

Studio 1

5.2 Tables 5.1 to 5.4 below summarise the measured noise levels within Studio 1 and 118 Curtain Road.

Table 5.1: Saw Cutting of Concrete Slab (test date 20/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	71	70	71	77	89	94	102	99	105
	L_{max} – Source	77	76	76	80	93	100	109	106	112
Studio 1	L_{eq} - Receive	44	30	24	17	18	13	13	14	24
	L_{eq} - Background	37	24	22	17	22	16	15	15	25
	L_{max} - Receive	49	36	34	23	26	17	18	18	30
	L_{max} - Background	40	42	38	32	40	27	24	18	40

Table 5.2: Stitch (core) Drilling of Concrete Slab (test date 20/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	56	68	75	78	82	88	92	92	97
	L_{max} – Source	64	75	84	83	86	92	97	97	101
Studio 1	L_{eq} - Receive	31	25	23	18	21	17	16	16	25
	L_{eq} - Background	37	24	22	17	22	16	15	15	25
	L_{max} - Receive	38	41	42	33	39	27	26	22	40
	L_{max} - Background	40	42	38	32	40	27	24	18	40

Table 5.3: Percussive Breaking of Concrete (test date 20/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	72	75	85	85	87	89	92	106	105
	L_{max} – Source	81	81	92	91	90	93	97	113	112
Studio 1	L_{eq} - Receive	35	36	39	35	29	20	15	15	36
	L_{eq} - Background	37	24	22	17	22	16	15	15	25
	L_{max} - Receive	40	41	43	39	33	25	27	23	40
	L_{max} - Background	40	42	38	32	40	27	24	18	40

Table 5.4: Breaking (munching) of Roof Slab (test date 21/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	79	76	79	85	86	86	84	80	92
	L_{max} – Source	92	89	90	100	103	101	98	93	106
Studio 1	L_{eq} - Receive	43	47	32	22	18	14	14	13	33
	L_{eq} - Background	25	25	23	18	16	20	17	14	25
	L_{max} - Receive	53	63	46	34	38	24	28	21	47
	L_{max} - Background	37	46	44	44	39	40	33	25	46

5.3 Table 5.5 below presents the outcome of vibration monitoring within Studio 1 and 118 Curtain Road.

Table 5.5: Vibration monitoring – Studio 1

Location	Measurement	Construction Activity (date)			
		Saw Cutting (20/12/21)	Stitch Drilling (20/12/21)	Percussive Breaking (20/12/21)	Breaking of Roof (21/12/21)
118	PPV - Source	0.4 mm/s	0.7 mm/s	1.5 mm/s	7.9 mm/s
Studio 1	PPV - Receive	0.04 mm/s	0.04 mm/s	0.04 mm/s	0.08 mm/s
	PPV - Background	0.03 mm/s	0.03 mm/s	0.03 mm/s	0.05 mm/s

Studio 2

5.4 Tables 5.6 to 5.9 below summarise the measured noise levels within Studio 2 and 118 Curtain Road. Note, noise (and vibration) measurements were undertaken within the small vocal/piano booth to the side of the main editing suite. Initially measurements were attempted to be undertaken within the main editing suite, however background noise was heavily influenced by HVAC and reflective measurement of construction activities was not achievable. Within the vocal/piano booth however, HVAC noise was not present.

Table 5.6: Column Coring (test date 20/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	65	71	78	78	81	82	83	81	89
	L_{max} – Source	75	76	84	82	84	85	85	84	90
Studio 2 (booth)	L_{eq} - Receive	32	29	26	17	18	17	14	15	25
	L_{eq} - Background	29	31	21	16	19	14	13	13	22
	L_{max} - Receive	42	36	33	42	46	37	32	29	47
	L_{max} - Background	37	41	39	30	38	25	24	17	38

Table 5.7: Stitch (core) Drilling of Concrete Slab (test date 20/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	64	69	67	73	79	86	86	84	91
	L_{max} – Source	78	80	77	78	83	89	91	89	95
Studio 2 (booth)	L_{eq} - Receive	36	34	23	16	18	16	14	13	24
	L_{eq} - Background	29	31	21	16	19	14	13	13	22
	L_{max} - Receive	47	43	33	27	35	31	28	17	36
	L_{max} - Background	37	41	39	30	38	25	24	17	38

Table 5.8: Percussive Breaking of Concrete (test date 20/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	72	75	85	85	87	89	92	106	105
	L_{max} – Source	81	81	92	91	90	93	97	113	112
Studio 2 (booth)	L_{eq} - Receive	40	39	44	29	30	23	19	16	36
	L_{eq} - Background	29	31	21	16	19	14	13	13	22
	L_{max} - Receive	46	44	49	34	39	26	23	18	42
	L_{max} - Background	40	42	38	32	40	27	24	18	40

Table 5.9: Breaking (munching) of Roof Slab (test date 21/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	79	76	79	85	86	86	84	80	92
	L_{max} – Source	92	89	90	100	103	101	98	93	106
Studio 2 (booth)	L_{eq} - Receive	33	29	24	20	18	16	17	16	25
	L_{eq} - Background	33	23	21	17	19	15	15	15	23
	L_{max} - Receive	40	44	40	36	37	25	33	31	39
	L_{max} - Background	38	38	38	30	36	23	18	18	36

5.5 Table 5.10 below presents the outcome of vibration monitoring within Studio 2 and 118 Curtain Road.

Table 5.10: Vibration monitoring – Studio 2 (booth)

Location	Measurement	Construction Activity (date)			
		Column Coring (20/12/21)	Stitch Drilling (20/12/21)	Percussive Breaking (20/12/21)	Breaking of Roof (21/12/21)
118	PPV - Source	0.4 mm/s	0.7 mm/s	1.5 mm/s	7.9 mm/s
Studio 2 (booth)	PPV - Receive	0.05 mm/s	0.05 mm/s	0.5 mm/s	0.07 mm/s
	PPV - Background	0.03 mm/s	0.03 mm/s	0.03 mm/s	0.05 mm/s

Studio 6

5.6 Tables 5.11 to 5.15 below summarise the measured noise levels within Studio 6 and 118 Curtain Road.

Table 5.11: Column Coring (test date 20/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	65	71	78	78	81	82	83	81	89
	L_{max} – Source	75	76	84	82	84	85	85	84	90
Studio 6	L_{eq} - Receive	33	30	27	18	19	18	15	16	26
	L_{eq} - Background	29	25	25	20	17	16	16	15	24
	L_{max} - Receive	40	35	31	40	44	35	30	27	45
	L_{max} - Background	37	40	38	35	30	28	28	26	35

Table 5.12: Saw Cutting of Concrete Slab (test date 20/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	71	70	71	77	89	94	102	99	105
	L_{max} – Source	77	76	76	80	93	100	109	106	112
Studio 6	L_{eq} - Receive	33	25	23	22	20	18	17	16	26
	L_{eq} - Background	29	25	25	20	17	16	16	15	24
	L_{max} - Receive	48	41	38	36	32	29	31	30	37
	L_{max} - Background	37	40	38	35	30	28	28	26	35

Table 5.13: Stitch (core) Drilling of Concrete Slab (test date 20/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	64	69	67	73	79	86	86	84	91
	L_{max} – Source	78	80	77	78	83	89	91	89	95
Studio 6	L_{eq} - Receive	30	30	25	19	21	18	18	16	26
	L_{eq} - Background	29	25	25	20	17	16	16	15	24
	L_{max} - Receive	37	39	41	35	41	28	33	29	42
	L_{max} - Background	37	40	38	35	30	28	28	26	35

Table 5.14: Percussive Breaking of Concrete (test date 20/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	72	75	85	85	87	89	92	106	105
	L_{max} – Source	81	81	92	91	90	93	97	113	112
Studio 6	L_{eq} - Receive	42	49	37	28	19	17	15	14	34
	L_{eq} - Background	29	25	25	20	17	16	16	15	24
	L_{max} - Receive	46	50	39	30	30	28	21	19	36
	L_{max} - Background	37	40	38	35	30	28	28	26	35

Table 5.15: Breaking (munching) of Roof Slab (test date 21/12/21)

Location	Measurement	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
118	L_{eq} - Source	79	76	79	85	86	86	84	80	92
	L_{max} – Source	92	89	90	100	103	101	98	93	106
Studio 6	L_{eq} - Receive	49	34	29	33	20	20	17	15	32
	L_{eq} - Background	38	25	27	22	14	14	13	14	24
	L_{max} - Receive	63	52	47	49	42	46	30	24	45
	L_{max} - Background	47	35	39	34	24	29	22	15	33

5.7 Table 5.16 below presents the outcome of vibration monitoring within Studio 6 and 118 Curtain Road.

Table 5.16: Vibration monitoring – Studio 6

Location	Measurement	Construction Activity (date)				
		Column Coring (20/12/21)	Saw Cutting (20/12/21)	Stitch Drilling (20/12/21)	Percussive Breaking (20/12/21)	Breaking of Roof (21/12/21)
118	PPV - Source	0.4 mm/s	0.4 mm/s	0.7 mm/s	1.5 mm/s	7.9 mm/s
Studio 6	PPV - Receive	0.04 mm/s	0.04 mm/s	0.05 mm/s	0.04 mm/s	0.2 mm/s
	PPV - Background	0.03 mm/s	0.03 mm/s	0.03 mm/s	0.03 mm/s	0.05 mm/s

Subjective Observations

5.8 In addition to the objective noise and vibration measurements and results presented in Tables 5.1 to 5.16, subjective observations were noted during the measurements. With respect to noise, these are summarised in Table 5.17 below in context of the following commonly used 'audibility' definitions:

- 'Not audible' – activity not audible above prevailing background conditions;
- 'Just audible' – activity just audible above prevailing background conditions;
- 'Audible' – activity audible above prevailing background conditions.

Table 5.17: Subjective Observations

Activity	Studio 1	Studio 2	Studio 6
Column coring for strengthening	*	Not/Just audible	Not/Just audible
Saw cutting of concrete slab	Not/Just audible	*	Not/just audible
Stitch (core) drilling to concrete slab	Just audible	Just audible	Just audible
Percussive breaking of concrete	Audible	Audible	Audible
Breaking (munching) of roof slab	Audible	Audible	Audible

*Column coring and saw cutting tests not undertaken for Studio 1 and Studio 2 respectively as the same tests had returned consistent outcome in other studios and therefore data set considered sufficient.

5.9 There is further clarification required in relation to the subjective observations of the saw cutting and stitch (core) drilling activities shown in Table 5.17. These are provided below:

- Saw cutting – in order to mount the track for the saw, the tests conducted in Dec'21 involved percussive drilling to the slab in order to provide temporary anchor points (holes) for mechanical fixing anchors (refer to highlighted part of page 4 of the contractors Method Statement included at Appendix 5 of this report). When percussive drilling was being undertaken, this was audible. Therefore, the subjective observations in Table 5.17 refer only to the saw cutting activity, and not the mounting of the track to the slab. In dialogue with the contractors undertaking the works they advised there are other means by which the anchor points (holes) for the track anchors can be formed that does not involve percussive drilling, through the use of (handheld) core drilling;

- Stitch (core) Drilling – very similar to the description for saw cutting. In order to mount the frame to undertake stitch (core) drilling, the tests conducted in Dec'21 involved percussive drilling to the slab in order to provide temporary anchor points (holes) for mechanical fixing anchors (refer to highlighted part of page 6 of the contractors Method Statement included at Appendix 5 of this report). When percussive drilling was being undertaken, this was audible. Therefore, the subjective observations in Table 5.17 refer only to the stitch (core) drilling activity, and not the mounting of the frame to the slab. In dialogue with the contractors undertaking the works they advised there are other means by which the frame can be mounted that does not involve percussive drilling, through the use of (handheld) core drilling.

5.10 With respect to vibration, this was not observed during the majority of measurements and only detected occasionally during percussive works and roof slab breaking. Observations are supported by measured data presented in Tables 5.5, 5.10 and 5.16.

6 Assessment

6.1 This section assesses the outcome of the noise and vibration measurements against the limits as defined in Condition 15(a)(i):

"i. Details as to how the construction of the development can be carried out without exceeding the following noise and vibration levels at a location (or locations) to be agreed by the Local Planning Authority: 1. NR 15 Leq,15min; 2. 25 dB LAmax; 3. 0.5 mm/s PPV."

NR 15 $L_{eq,15min}$

6.2 With respect to showing compliance with the NR 15 $L_{eq,15min}$ limit, it is important to consider noise levels measured of construction activities against the prevailing background noise level within the Studios. There are a number of construction activities where noise levels, as provided in Section 5 of this report, are similar to prevailing background noise levels and as such these will have some influence on the noise levels measured for given activities. It is therefore necessary to logarithmically correct for the influence of background noise levels accordingly.

6.3 Where measured noise levels of a given activity exceed those of the prevailing background, the prevailing background should be logarithmically subtracted from the activity noise. However, in some instances, where the prevailing background is the same as or exceeds the measured noise level of an activity, it would be reasonable to assume that the activity noise level is at least 10 dB below the background and therefore has no influence on the prevailing background. This approach will be adopted in assessing measured activity noise levels against the NR 15 $L_{eq,15min}$ criteria.

6.4 Note also, whilst the noise limit refers to a 15 minute time period, the short term noise measurements of activities (once correct for prevailing background where required) are expected to be representative of a 15 minute period, once time-weighted. Table 6.1 below sets out the NR 15 L_{eq} criteria to be satisfied.

Table 6.1: NR 15 L_{eq}

Octave Band Noise Levels (dB)							
63Hz	**125Hz**	**250Hz**	**500Hz**	**1kHz**	**2kHz**	**4kHz**	**8kHz**
47	35	26	20	15	12	9	8

25 dB L_{Amax}

6.5 With respect to L_{Amax} criteria, the measured noise levels provided an inconclusive data set. As will be noted from the measured activity and prevailing background noise levels, none meet the criteria in its quoted form – and this includes background noise levels in the absence of construction activity. Unlike assessment against NR 15 L_{eq}, it is not considered appropriate to logarithmically subtract background L_{Amax} levels from those measured with construction activities present, as that would make the incorrect assumption that the background L_{Amax} is consistent contributor to the L_{Amax} noise levels with construction activities present. It was evident during monitoring within studios, measurements of L_{Amax} were being influenced by even the slightest of movement or breathing of individuals, resulting in the limit being exceeded.

6.6 Therefore, based on the measured data and observations during monitoring, the only reasonable conclusion that can be reached is that the limits would be exceeded whether construction works are present or not (particularly when an individual is present within a given studio). As such (and discussed on the day of testing with Vanguardia), focus has been placed on assessing against NR 15 $L_{eq,15min}$ criteria as this is a time-weighted average and therefore should provide a more conclusive, meaningful and accurate outcome.

0.5 mm/s PPV

6.7 Vibration monitoring equipment was set up to monitor directly against the limit and unlike noise, there was no influence on monitored vibration from background prevailing conditions.

6.8 Therefore, the assessment of measured noise and vibration levels will focus on compliance with NR 15 $L_{eq,15min}$ (noise) and 0.5 mm/s PPV (vibration).

RAG Scale for Assessment

6.9 In order to help better visually understand the outcome of the assessments, a RAG scale has been adopted as follows:

- GREEN: Construction activity noise and vibration levels have been found to meet NR 15 $L_{eq,15mins}$ and 0.5 mm/s PPV;
- AMBER: Construction activity noise and vibration levels have been found to marginally exceed NR 15 L_{eq} by up to 3 dB and 0.5 mm/s PPV by up to 0.05 mm/s. These are considered to be within reasonable margin for error accounting for equipment accuracy (for example, the NL-52 noise meter categorised used for noise monitoring has an accuracy of ± 1.5 dB) and calculation technique, but acknowledges an excess was recorded during the respective monitoring period;
- RED: Construction activity noise and vibration levels have been found to exceed NR 15 $L_{eq,15mins}$ by in excess of 3 dB and exceed 0.5 mm/s PPV by greater than 0.05 mm/s and would be therefore generally expected to exceed the limits.

Studio 1

6.10 Tables 6.2 to 6.5 assess measured construction activity noise levels against NR 15 L_{eq}.

Table 6.2: Saw Cutting of Concrete Slab

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	44	30	24	17	18	13	13	14
L_{eq} - Background	37	24	22	17	22	16	15	15
L_{eq} – Receive (corrected)	43	29	20	7	12	6	5	5
NR 15	47	35	26	20	15	12	9	8
Outcome	-4	-6	-6	-13	-3	-6	-4	-3

Table 6.3: Stitch (core) Drilling of Concrete Slab

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	31	25	23	18	21	17	16	17
L_{eq} - Background	37	24	22	17	22	16	15	15
L_{eq} – Receive (corrected)	25	18	16	11	12	10	9	9
NR 15	47	35	26	20	15	12	9	8
Outcome	-22	-17	-10	-9	-3	-2	0	1

Table 6.4: Percussive Breaking of Concrete

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	35	36	39	35	29	20	15	15
L_{eq} - Background	37	24	22	17	22	16	15	15
L_{eq} – Receive (corrected)	29	36	39	35	28	18	5	5
NR 15	47	35	26	20	15	12	9	8
Outcome	-19	1	13	15	13	6	-4	-3

Table 6.5: Breaking (munching) of Roof Slab

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	43	47	32	22	18	14	14	13
L_{eq} - Background	25	25	23	18	16	20	17	14
L_{eq} – Receive (corrected)	43	47	31	20	14	10	7	4
NR 15	47	35	26	20	15	12	9	8
Outcome	-4	12	5	0	-1	-2	-2	-4

6.11 Table 6.6 below compares measured vibration levels within Studio 1 against 0.5 mm/s PPV criteria.

Table 6.6: Vibration – Studio 1

	Construction Activity			
	Saw Cutting	Stitch Drilling	Percussive Breaking	Breaking of Roof
PPV - Receive	0.04 mm/s	0.04 mm/s	0.04 mm/s	0.08 mm/s

6.12 Tables 6.2 to 6.5 highlight that the construction activities that are expected to exceed NR 15 $L_{eq,15mins}$ within Studio 1 are percussive breaking and breaking (munching) of the roof slab. With respect to vibration, the 0.5 mm/s PPV limit is expected to be met for all activities.

Studio 2 (booth)

6.13 Tables 6.7 to 6.10 assess measured construction activity noise levels against NR 15 L_{eq}.

Table 6.7: Column Coring

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	32	29	26	17	18	17	14	15
L_{eq} - Background	29	31	21	16	19	14	13	13
L_{eq} – Receive (corrected)	29	21	24	10	9	14	7	11
NR 15	47	35	26	20	15	12	9	8
Outcome	-18	-14	-2	-10	-6	2	-2	3

Table 6.8: Stitch (core) Drilling of Concrete Slab

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	36	34	23	16	18	16	14	13
L_{eq} - Background	29	31	21	16	19	14	13	13
L_{eq} – Receive (corrected)	35	21	19	6	9	12	7	3
NR 15	47	35	26	20	15	12	9	8
Outcome	-12	-14	-7	-14	-6	0	-2	-5

Table 6.9: Percussive Breaking of Concrete

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	40	39	44	29	30	23	19	16
L_{eq} - Background	29	31	21	16	19	14	13	13
L_{eq} – Receive (corrected)	40	38	44	29	30	22	18	13
NR 15	47	35	26	20	15	12	9	8
Outcome	-7	3	18	9	15	10	9	5

Table 6.10: Breaking (munching) of Roof Slab

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	33	29	24	20	18	16	17	16
L_{eq} - Background	33	23	21	17	19	15	15	15
L_{eq} – Receive (corrected)	23	28	21	17	9	9	13	9
NR 15	47	35	26	20	15	12	9	8
Outcome	-24	-7	-5	-3	-6	-3	4	1

6.14 Table 6.11 below compares measured vibration levels within Studio 1 against 0.5 mm/s PPV criteria.

Table 6.11: Vibration – Studio 2 (booth)

	Construction Activity			
	Column Coring	Stitch Drilling	Percussive Breaking	Breaking of Roof
PPV - Receive	0.05 mm/s	0.05 mm/s	0.5 mm/s	0.07 mm/s

6.15 Tables 6.7 to 6.10 highlight that the construction activities that are expected to exceed NR 15 $L_{eq,15mins}$ within Studio 2 are percussive breaking and breaking (munching) of the roof slab. With respect to vibration, the 0.5 mm/s PPV limit is expected to be met for all activities.

Studio 6

6.16 Tables 6.12 to 6.16 assess measured construction activity noise levels against NR 15 L_{eq}.

Table 6.12: Column Coring

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	33	30	27	18	19	18	15	16
L_{eq} - Background	29	25	25	20	17	16	16	15
L_{eq} – Receive (corrected)	31	28	23	10	15	14	6	9
NR 15	47	35	26	20	15	12	9	8
Outcome	-16	-7	-3	-10	0	2	-3	1

Table 6.13: Saw Cutting of Concrete Slab

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	33	25	23	22	20	18	17	16
L_{eq} - Background	29	25	25	20	17	16	16	15
L_{eq} – Receive (corrected)	31	15	15	18	17	14	10	9
NR 15	47	35	26	20	15	12	9	8
Outcome	-16	-20	-11	-2	2	2	1	1

Table 6.14: Stitch (core) Drilling of Concrete Slab

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	30	30	25	19	21	18	18	16
L_{eq} - Background	29	25	25	20	17	16	16	15
L_{eq} – Receive (corrected)	23	28	15	10	17	14	10	9
NR 15	47	35	26	20	15	12	9	8
Outcome	-24	-7	-11	-10	2	2	1	1

Table 6.15: Percussive Breaking of Concrete

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	42	49	37	28	19	17	15	14
L_{eq} - Background	29	25	25	20	17	16	16	15
L_{eq} – Receive (corrected)	42	49	37	27	15	10	6	5
NR 15	47	35	26	20	15	12	9	8
Outcome	-5	14	11	7	0	-2	-2	-3

Table 6.16: Breaking (munching) of Roof Slab

	Octave Band Noise Levels (dB)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
L_{eq} - Receive	49	34	29	33	20	20	17	15
L_{eq} - Background	38	25	27	22	14	14	13	14
L_{eq} – Receive (corrected)	49	33	25	33	19	19	15	8
NR 15	47	35	26	20	15	12	9	8
Outcome	2	-2	-1	13	4	7	6	0

6.17 Table 6.17 below compares measured vibration levels within Studio 1 against 0.5 mm/s PPV criteria.

Table 6.17: Vibration – Studio 6

	Construction Activity				
	Column Coring	Saw Cutting	Stitch Drilling	Percussive Breaking	Breaking of Roof
PPV - Receive	0.04 mm/s	0.04 mm/s	0.05 mm/s	0.04 mm/s	0.2 mm/s

6.18 Tables 6.12 to 6.16 highlight that the construction activities that are expected to exceed NR 15 $L_{eq,15mins}$ within Studio 6 are percussive breaking and breaking (munching) of the roof slab. With respect to vibration, the 0.5 mm/s PPV limit is expected to be met for all activities.

Summary of Outcomes

6.19 In reviewing the assessments detailed in Tables 6.2 to 6.17 there is a consistent theme, heavy impact activities such as percussive breaking and breaking (munching) of the roof slab have been shown to generate noise levels that would be expected to exceed NR 15 $L_{eq,15mins}$ and thus the limit defined in Condition 15(a)(i). Vibration has been shown to not be an issue in context of the limit defined in Condition 15(a)(i).

6.20 The objective assessments set out in Tables 6.2 to 6.17 broadly align to subjective observations discussed in paragraphs 5.8 to 5.10.

6.21 It is therefore necessary to consider alternative techniques that could be adopted to replace percussive breaking and breaking (munching) of the roof slab such that satisfying the limit is achievable.

7 Recommendations and Mitigation

Alternative Techniques

7.1 The detailed assessment of measurements of construction activities within Studios 1, 2 and 6 have shown that it is heavy impact construction activities such as percussive breaking and breaking (munching) of the roof which will likely exceed the NR 15 $L_{eq,15min}$ limit as defined in Condition 15(a)(i). It is therefore necessary to consider alternative techniques that could be used to complete construction works that avoid the use of these specific techniques, whilst mitigating the impact as best as practicable. They are addressed in turn as follows:

- **Percussive Breaking**
    - Use of percussive breaking is a highly efficient construction technique for the rapid removal of concrete/masonry upstands located to the rear of the existing loading bay of 118 Curtain Road. It would therefore be expected that Studio 2 will be subject to the greatest impact from this activity, and that is reflected in measured noise levels (although percussive breaking was measurable in Studios 1 and 6 also).
    - An alternative technique for the removal of these masonry upstands is to saw cut into small sections and remove from site for breaking elsewhere. This would require the use of the saw cutting construction technique; measured noise (and vibration) data has shown this technique can meet the NR 15 $L_{eq,15mins}$ (noise) and 0.5 mm/s PPV (vibration) limits, as defined in Condition 15(a)(i).
- **Breaking (munching) of Roof Slab**
    - Use of the Brokk to break (munch) the roof slab is a highly efficient construction technique for removal of the roof section to the rear parts of 118 Curtain Road. It is therefore expected that Studio 6 would be subject to the greatest impact as it is closest in proximity and that is reflected in measured noise levels. Roof slab breaking was also measurable in Studio 1 and Studio 2, but the greater separating distances from the location of the breaking resulted in lower measured levels, notably Studio 2.
    - An alternative technique for the removal of the roof is to saw cut into small sections and remove from site for breaking elsewhere. This would require the use of the saw cutting construction technique; measured noise (and vibration) data has shown this technique can meet the NR 15 $L_{eq,15mins}$ (noise) and 0.5 mm/s PPV (vibration) limits, as defined in Condition 15(a)(i).
- **'Drill and Burst'**
    - 'Drill and Burst' is a technique that also been considered as alternative technique breaking masonry in-situ. This technique involves drilling a number of small holes, around 25 mm in diameter, and forcing water at a high pressure through the masonry until it breaks. It can then be removed from site. It is an effective low noise and vibration technique.
    - In order for 'Drill and Burst' to be utilised however, it requires concrete/masonry constructions that are at least 300 mm thick. Upon further investigation of the concrete/masonry constructions where this technique could be considered – the masonry upstands and roof slab, neither were found to be in excess of 200 mm thick and therefore 'Drill and Burst' would not be a valid technique.

Saw Cutting and Stitch (core) Drilling

7.2 Whilst the detailed assessment has shown these activities are expected to meet the NR 15 $L_{eq, 15mins}$ and 0.5 mm/s PPV limits as defined in Condition 15(a)(i), this is dependent on the right techniques being adopted. As discussed in paragraph 5.9, it is essential that where tracks (for the saw) or frames (for stitch) are required, these are not anchored to the slab or masonry construction in anchor points (holes) that are formed through the use of percussive drilling, which has an impact similar to that of percussive breaking.

7.3 It is therefore necessary to establish an alternative technique for forming the temporary anchor points (holes) and this is discussed in Paragraph 5.9. In order to verify that the use of a handheld core drill is an acceptable alternative means to form the anchor points (holes) for anchoring the track (saw cutting) and frame (stitch core drilling) additional noise tests were undertaken on 10 March'22. These consisted of noise measurements in close proximity to the handheld core drill (1m) and then comparison of measured noise levels with those previously measured close to stitch core drilling (see picture A4.10 of Appendix Four). Measurements were carried out at ground and first floor level. Table 7.1 below summarises the results;

Table 7.1: Stitch (core) Drilling of Concrete Slab (test date 20/12/21)

Tool	Measurement @ 1m	Octave Band Noise Levels (dB)								
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A
Handheld Core Drill	L_{eq} - Ground	55	62	63	69	79	84	77	71	87
	L_{eq} – First	56	58	61	69	79	83	76	71	86
Stitch Core Drill	L_{eq} - Ground	56	68	75	78	82	88	92	92	97
	L_{eq} - First	64	69	67	73	79	86	86	84	91

7.4 Table 7.1 confirms that handheld core drilling, used to form the temporary anchor points (holes) to anchor the track or frame, generates noise levels (at source) that do not exceed those measured for stitch core drilling. Given that it has been established stitch core drilling can meet the NR 15 L_{eq} limit as defined in Condition 15 (a)(i), then it is reasonable to consider and conclude handheld core drilling can also satisfy this limit.

Construction Noise and Vibration Monitoring

7.5 The control of the noise and vibration levels can be achieved by monitoring the construction activity on site, especially for those activities producing high noise levels and PPV (mm/s) for vibration. In order to have a control of the vibration and noise levels during the construction activities, the monitoring stations would be installed at appropriate locations for unattended survey.

7.6 Procedure regarding the calibration will follow the techniques traceable to national standards. The monitoring service should include weekly visits to the stations for downloading, swapping out of batteries and general maintenance. The monitoring stations will be capable of being accessed remotely to view live noise levels and download electronically. Alerts in forms of email and text message should be sent to the consultant managing the equipment and to relevant site personnel, such as the site manager, when the levels of noise and/or vibration exceed the triggers set to the monitors, and construction works should then cease until a suitable method can be identified to continue the task until an alternative methodology can be identified to continue the task and minimise disruption on adjacent businesses and property occupiers. The equipment would be installed and monitored by a fully qualified acoustic consultant using appropriate grade sound level meter(s) and seismic monitoring (vibration) systems at strategic measurement locations.

Cumulative Impacts

7.7 The assessment has focussed on the individual impacts of each activity in context of Condition 15(a)(i), however it is important to consider the cumulative impact of two or more activities, should they coincide.

7.8 The outcome of the measurements and subsequent assessment of construction activities has shown that there are construction and demolition techniques commonly adopted within the construction industry that meet the limits defined in Condition 15(a)(i). However, should some of these activities be undertaken simultaneously, there is a risk of exceeding limits within the most sensitive parts of 120-124 Curtain Road. Nonetheless, it should be noted that noise and vibration monitoring will be carried out in accordance with an agreed Demolition and Construction Management Plan in order to provide live monitoring and should limits be exceeded, activities can be ceased until a suitable alternative approach can be implemented.

Appendix One – Glossary of Acoustic Terminology

Decibel (dB) Sound levels from any source can be measured in frequency bands in order to provide detailed information about the spectral content of the noise i.e. whether is it high pitched, low pitched or with no distinct tonal character. These measurements are usually undertaken in octave or 1/3 octave frequency bands. If these values are logarithmically summed a single dB figure is obtained. This is usually not very helpful as it simply describes the total amount of acoustic energy measured and does not take any account of the ear's ability to hear certain frequencies more readily than others.

dBA Instead, the dBA figure is used, as this is found to relate better to the loudness of the sound heard. The dBA figure is obtained by subtracting an appropriate correction, which represents the variation in the ear's ability to hear different frequencies, from the individual octave or 1/3 octave band values, before logarithmically summing them. As a result the single dB(A) value provides a good representation of how loud a sound is.

NR The Noise Rating (NR) curves are a series of internationally agreed spectra of equal perceived loudness. They are the recognised method of expressing noise from continuous building services plant in buildings.

L_{max} The Lmax is the highest short-term noise level sample that occurred during a measurement period. When the 'fast' time weighting is used (i.e. L_{Fmax}), the sample time is 125 milliseconds.

RT The Reverberation Time (RT) is the length of time in seconds it would take for a sound to decay by 60 dB and is it therefore a measure of the 'echo' within a room. The reverberation time is often referred to as the T_{60} however it is often impractical to measure such a 60 dB noise level decay and so the reverberation time is often based on the T_{20} and T_{30} which related to the decay over 20 dB and 30 dB normalised to a decay of 60 dB. Measurements of the reverberation time are usually undertaken in accordance with BS EN 354.

D The sound insulation performance of a construction is a function of the difference in noise level either side of the construction in the presence of a loud noise source to one side. D, is therefore simply the level difference between the two rooms of interest.

D_{nT} The standardised level difference. D is corrected to allow for the reverberation time in the receiving room. Measurements are made in accordance with BS EN ISO 140-4.

$D_{nT,w}$ The weighted standardised level difference. A single value of the DnT derived from the third octave values using the method described in BS EN ISO 717-1.

R R is the *sound reduction index* of a material or construction measured under laboratory conditions in accordance with BS EN ISO 140-3. R takes account of the area of the construction under test as well as the absorption in the receiving room. Taking these into account allows the R for different constructions to be compared on a like for like basis.

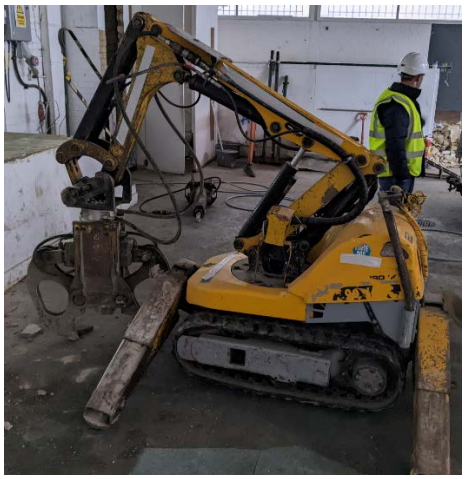
R_w R_w is the weighted sound reduction index determined using the above measurement procedure, but weighted in accordance with the procedures set down in BS EN ISO 717-1. Partitioning and building board manufacturers commonly use this index to describe the inherent sound insulation performance of their products.

Appendix Two – Noise and Vibration Testing Statement (ref: 6479815/cs/L02, 22nd June 2021

Appendix Three – License Agreement

Appendix Four – Photos of Construction Equipment

A4.1: Brokk 90 – Hydraulic Breaker



A4.2: Column Coring

A4.3: Stitch (core) Drill and Floor Saw

A4.4: Hilti Percussive Breaker

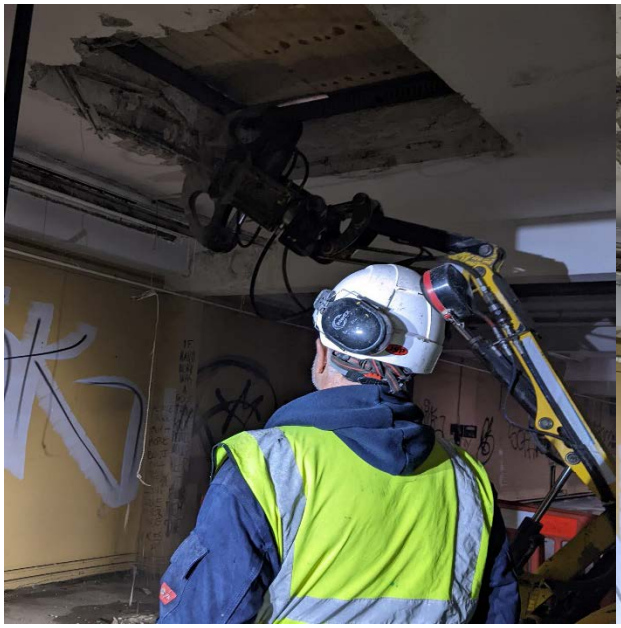
A4.5: Floor Saw Track

A4.6: Floor Cutting (Ground Floor)

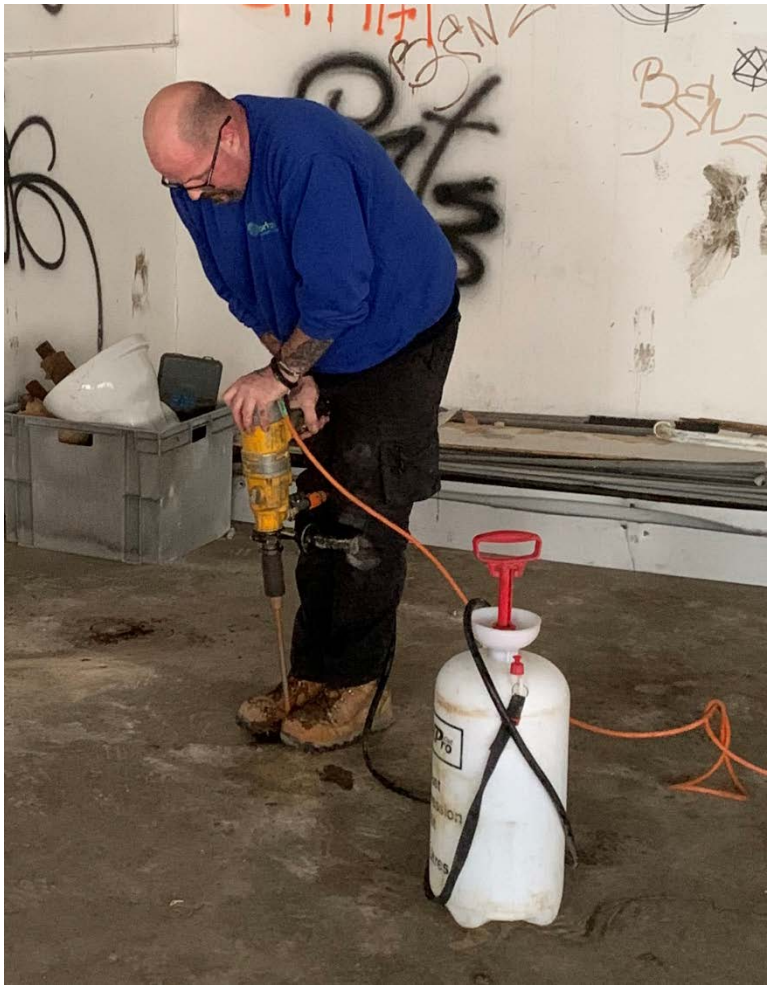
A4.7: Stitch (core) Drilling – Ground Floor

A4.8: Stitch (core) Drilling – First Floor

A4.9: Brokk 90 – Slab breaking, First Floor Roof



A4.10: Handheld Core Drill – creating temporary bolt holes



Appendix Five – Salter Demolition Task Method Statement for 118 Curtain Road Noise Assessment Trials (Dec'21)

3 - Sequence and Method of Work:

Track Sawing

- Prior to any works commencing on site, Salter Demolition shall ensure that all live services in the works area have been removed and made safe.

- Prior to works commencing and If required Salter Demolition shall install suitable 110v task lighting to enable the works.

- Salter Demolition shall also consult the asbestos surveys to ensure that Track Sawing work takes place in areas not affect by any identified ACM's.

- Salter Demolition/Client shall inform the concrete cutting operatives of the area they want noise readings carried out on.
These should be clearly defined and if necessary have been marked out in waterproof marker or paint having made sure the areas are safe from any or all "Live Services"

- The concrete cutting team will then set up their small light weight 415v diamond track mounted saw cutting system, this is done by securing the track rail to the structure at two points both with a mechanical M12 fixing anchor the track saw head is then clamped to the track. The diamond tipped saw blade is then bolted to the saw head with a safety guard system fitted around the blade, power and water are then connected to the machine, and thus the assembly is completed.

- Chapter 8 barriers fitted with acoustic barriers will then be positioned around the immediate track saw location to form exclusion zones.

- On completion of the sawing assembly the operative can then proceed to cut into the slab by way of sinking the blade into the structure to the desired depth. It is proposed a cut to a depth of approximately 50mm is performed as the head is then moved along the length of the track. Once it has reached the end of the track the blade is then sunken a further 50mm and the head moved back along the track, this is repeated forward & backwards continually sinking the blade until a noise reading has been achieved.

- Once the task is done the area of works are cleaned up by using the wet vac as with all good housekeeping. They shall then move their plant to the next location reset up and complete another noise reading.

Core Drilling

Prior to any works commencing on site, Salter Demolition shall ensure that all live services in the works area have been removed and made safe.

- Prior to works commencing and if required Salter Demolition shall install suitable 110v task lighting to enable the core drilling works trial area.

- Salter Demolition shall also consult the asbestos surveys to ensure that Core Drilling takes place in areas not affect by any identified ACM's.

- Salter Demolition shall inform the Core Drilling operatives of the floor slab, walls or columns they want noise readings carried out on. These should be clearly defined by having been marked out in waterproof marker or paint having made sure the areas are safe from any or all "Live Services". Ferro Scanning of all columns/walls/slabs to be cored will take place initially to ensure re-bar contained is identified in order that the core can be positioned to miss the re-bar.

- The Core Drilling operatives will then set up their small light weight 110v diamond drill rig, where required by the noise consultant, to the structure. This is done by anchoring the rig by means of an M12 mechanical fixing, to this the drill motor is clamped complete with core bit, power and water are the connected thus the drilling assembly is complete. (Handheld Core Drill Rig may also be used if short duration works only.)

- On completion of the drilling assembly the operative can then proceed to cut through the structure in increments of 25mm at a time slowly cutting through until the required noise reading has been achieved.

- Once the task is done the area of works are cleaned up by using the wet vac as with all good housekeeping.

- They shall then move their equipment to the next location and repeat the same process.

118 CURTAIN ROAD

Demolition and Construction Management Plan

Condition 15 (Planning ref: 2018/0363)

09 September 2021

Contents

1 Document Details

Project name	118 Curtain Road
Project address	118 Curtain Road, Hackney, London, EC2A 3PJ
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Revision	Date	Purpose	Amendment	Updated by	Initial
01	09/08/21	Draft for review		Lee Prpa	LP
02	09/08/21	Final for submission	Various	Lee Prpa	LP

1.1 Introduction and Objectives of Development and Construction Management Plan (CMP)

This CMP is in response to Condition 15 of Planning Permission **2018/0363** to avoid hazard and obstruction being caused to users of the public highway, in the interest of public safety and amenity, in order to prevent the construction of the development having an unacceptable environmental impact upon neighbouring properties and to protect air quality, human health and to contribute to National Air Quality Objectives.

[The development shall be carried out in accordance with the details and measures as part of this demolition and construction management plan, which shall be maintained throughout the entire construction period.]

Location:

118 Curtain Road

Hackney

London EC2A 3PJ

This detailed Construction Management Plan has been produced by Creative Property UK LLP.

1.2 Declaration

Construction work shall not commence until the Client and London Borough of Hackney LBH are satisfied that this CMP has been satisfactorily developed – and written confirmation of its acceptance has been received.

1.3 Circulation

Revision	Issued to:	Name & Role	Office Location & Contact Details
02.	Client: Curtain Road Properties Limited	n/a	c/o Creative Property UK LLP 5th Floor Edison House 223-231 Old Marylebone Road London NW1 5QT
02.	Bureau Veritas	Project Consultant	
02.	CMA Planning	Project Consultant	
02	London Borough of Hackney	Local Authority	

2 Project Details

2.1 Brief Description of Project

The site is located within the London Borough of Hackney. The site is bordered by Curtain Road to the west and Dereham Street (also referred to as Dereham Place) to the south. The Strongrooms bar, restaurant and recording studios are located to the north of the site at 120-124 Curtain Road, and The Office Group's office development project is located on the eastern boundary at 74 Rivington Street, which is currently under construction.

The site currently consists of a part 3, part 2 storey building with a single level of basement spanning the footprint of the site. The development consists of change of use from storage and distribution (Use Class B8) to offices (Use Class B1) including the conversion and extension of the building with the erection of three additional storeys to provide B1 office floorspace, together with the provision of associated secure cycle parking facilities and refuse and recycling storage.

The outline scope of works to which this plans relates consists of the following:

- Removal of residual asbestos remaining present on implementation of the consented Development, partial demolition of the existing building, including roof demolition, partial south façade demolition and localised internal slab demolition to create risers and new lift core
- UKPN Substation upgrade and installation of primary services
- Coring of existing columns and bracing with steel plates
- Erection of new column frame structure and supports

- Formation of new concrete lift core (inc. overrun) and setting in/casting of new floor slabs to all levels
- Installation of external wall system/rainscreen clad to envelope and localised cladding of existing walls
- Installation of flat roof and terracing
- Internal office fit out to CAT B standard
- External landscaping and planting to terraces
- Finishing and decoration

2.2 Project Programme Dates

Planned commencement Date: January 2022

Target Completion Date: January 2024

3 Project Targets

3.1 Common Targets

To complete the project works:

- On time.
- To specification.
- Within budget.
- To prevent the construction of the development having an unacceptable environmental impact upon neighbouring properties and to protect air quality and human health
- To ensure that all relevant legislation is complied with.
- Target Zero accidents, incidents, defects, environmental incidents.

3.2 Project Specific Targets (including health, safety, quality, and environment)

- 100% CSCS Cards for operatives
- Safe and secure site
- On time, on budget and defect free
- To achieve a BREEAM rating of Excellent
- To achieve a considerate constructor, score of 40 or over.

4 Project Team Details and Organisation

4.1 Professional Team Chart

Role	Company	Contact Address	Telephone No.
Client	Curtain Road Properties Limited	c/o Creative Property UK LLP, 5th Floor, Edison House, 223-231 Old Marylebone Road, London NW1 5QT	020 7535 2222
Development Manager / Client Representative	Creative Property UK LLP	Creative Property UK LLP, 5th Floor, Edison House, 223-231 Old Marylebone Road, London NW1 5QT	020 7535 2222
Principal Contractor / Main Contractor	tbc	tbc	tbc
Architect, Lead Designer & Principal Designer	Adjaye Associates	Ground & first floor, Edison House, 223-231 Old Marylebone Road, London NW1 5QT	020 7258 6140
Civil & Structural Engineer	Skidmore, Owings & Merrill (SOM)	The Broadgate Tower, 20 Primrose St, London EC2A 2EW	020 7798 1000
MEP Engineer (including BREEAM & Sustainability)	Scotch Partners	90 High Holborn, London WC1V 6BH	020 3544 5400
Cost Manager	Gleeds	95 New Cavendish St, London W1W 6XF	0207 631 7000
Planning Consultant	CMA Planning	Timber yard, Drysdale St, London N1 6ND	020 7749 7686
Party Wall Surveyor	GIA Surveyors	The Whitehouse, Belvedere Rd, London SE1 8GA	020 7202 1400
Transport Consultant	Transport Planning Practice	TPP House, 129 Low Lane,Horsforth, Leeds, LS18 5PX	0113 205 0080
Noise & Vibration Consultant Fire Engineer Approved Inspector	Bureau Veritas	66 Prescot St, London E1 8HG	020 7661 0700
Utilities Consultant	Noveus	Suite D Orwell House, The Strand, Wherstead, Ipswich IP2 8NJ	01473 602222

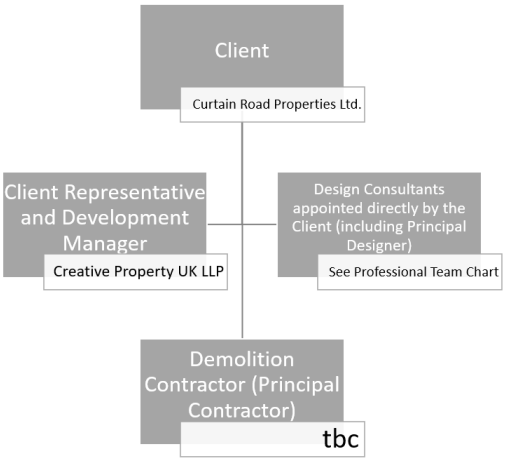
4.2 Main Contract / Principal Contractor Team

To be populated once appointed.

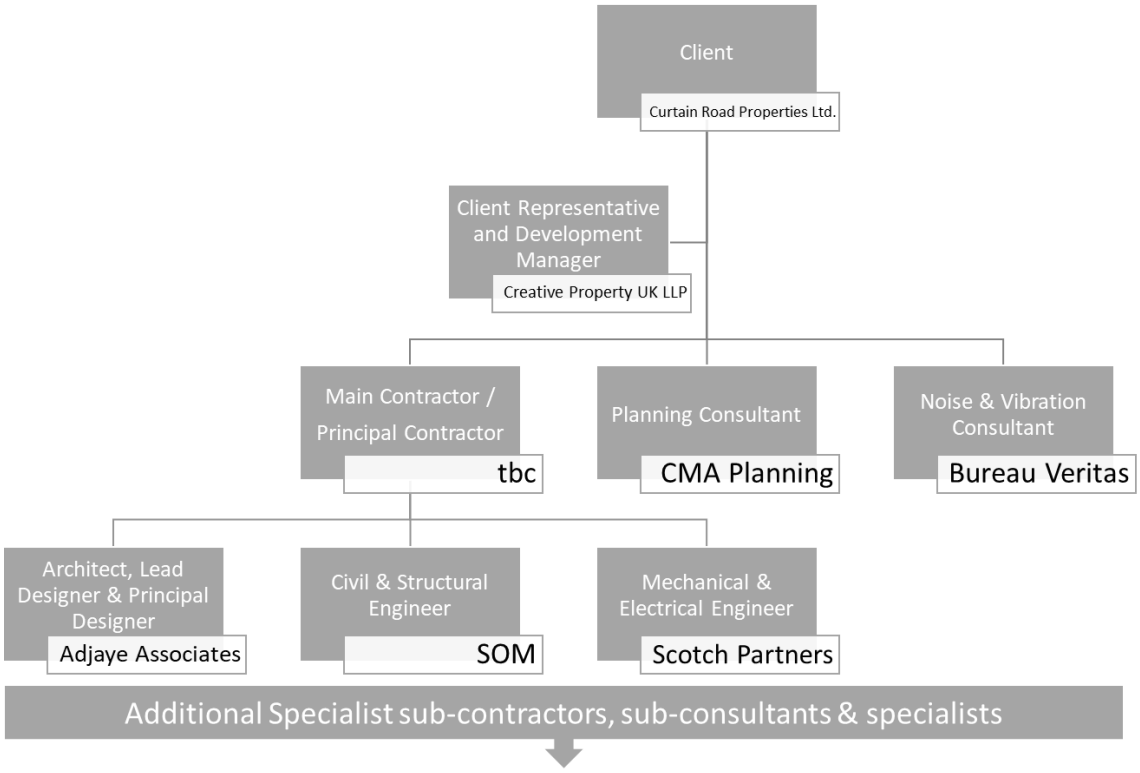
Role	Company	Contact Address	Telephone No.

4.3 Anticipated Project Structure

4.3.1 Demolition Phase



4.3.2 Construction Phase



4.3.3 Roles and Responsibilities of the Principal / Main Contractor's Project Team

This must be used as a check list throughout the various stages of the project.

Key:

- Client/Clients Representative (Client)
- Principal Designer (PD)
- Principal/Main Contractor (PC)

Actions / responsibilities – General	**Role**
Read and comply with the Principal / Main Contractor's Health and Safety policy and Company management system.	All
Actions / responsibilities – pre-construction	
Organise / chair project start up meeting.	Client
Obtain any tender Health & Safety information such as pre-construction information pack. Prepare and maintain the Construction phase plan.	PC / PD
Identify significant hazards and read the relevant sections within the Company management system. Obtain from the HSQ&E advisor guidance and advice as required.	PC / PD
Once complete, issue the Construction phase plan to project team and all contractors.	PC / PD
Prepare a site logistics plan and transport and traffic management plan.	PC
Obtain and display a copy of the F10 addition notification from the Client Representative / notify other authorities as required.	PC
Hazardous waste notification to Environmental Agency.	PC
Obtain and display a copy of the Health and Safety policy statement.	PC
Obtain and display the current insurance certificate.	PC
Contact the service authorities and establish the location of existing services.	PC / PD
Prepare a project directory.	PC / PD
Notify third parties e.g. adjacent projects, neighbouring houses, schools, businesses, etc. where necessary.	PC
Plan and arrange site welfare facilities.	PC
Plan and arrange temporary services and electrics.	PC
Check that the temporary site building(s) comply with the requirements of the code of practice for fire prevention on construction sites.	PC
Ensure a comprehensive fire risk assessment is carried out.	PC
If the project is over £3m, ensure a fire detection system is installed within the project offices.	PC
Review and complete project environmental aspects and impacts form.	PC / PD
Complete environmental checklist.	PC / PD
Complete a site waste management plan.	PC
Actions / responsibilities – Procurement	
Ensure that all subcontractors that are put onto the tender list are competent, they have a good Health and Safety record and have passed the pre-qualification procedure and that they have carried out similar work to the project.	PC
Arrange post-tender meetings with all potential subcontractors to discuss Health and Safety considerations	PC
Ensure Health and Safety compliance forms part of the successful subcontractor's contract	PC

Conduct all subcontract pre-start meetings	PC
Supply the appointed subcontractors with a copy of the project Construction phase plan, site rules, meeting agenda's and schedule of meeting dates	PC
Actions / responsibilities – Health & safety planning	
Obtain Designers risk assessments were appropriate and issue to the subcontractors.	PC
Display emergency telephone numbers on the site notice boards.	PC
Ensure subcontractors have produced method statements and risk assessments prior to any work starting.	PC
Ensure all subcontractor method statements and risk assessments are reviewed before work starts and any lifting requirements are passed onto the Appointed Person for review.	PC
Ensure all operatives, staff and members of the professional team attend the project inductions	PC
Ensure all subcontractors have identified hazardous substances and issued the associated COSHH assessment and material data sheets.	PC
Review all COSHH assessments.	PC
Ensure areas have been allocated for material storage and that precautions and measures are in place for the storage of any hazardous materials.	PC
Ensure adequate PPE is available for visitors.	PC
Actions / responsibilities – Health & safety planning	
Ensure major incident plan has been communicated to staff and preventive actions implemented.	PC
Ensure transport and traffic management plan implemented and communicated to staff.	PC
Ensure lifting operations are planned, controlled & supervised at all times. That a project lifting procedure is compiled maintained and reviewed.	PC
Ensure that daily co-ordination and weekly review lifting team meetings are held and recorded.	PC
Maintain construction programme and ensure subcontractors are working to the latest programme.	PC
Actions / responsibilities – supervision and co-ordination	
Ensure all risk assessments, method statements and COSHH assessments are communicated by the subcontractors to their operatives.	PC
Issue requirements for weekly toolbox talks to subcontractors.	PC
Implement red, yellow, and green card system.	PC
Implement and maintain monthly subcontractor performance league table.	PC
Organise, attend and manage meetings as appropriate.	PC
Carry out daily inspections and review subcontract compliance with method statements and risk assessments	PC
Where necessary, issue improvement / prohibition notices to subcontractors.	PC

Actions / responsibilities – inspections / records / audits	
Ensure welfare facilities are maintained to the required standard.	PC
Obtain and maintain up to date plant registers from all subcontractors.	PC
Maintain an up-to-date register of operative training certificates.	PC
Maintain and keep up to date the construction phase plan, transport plan, traffic management and major incident plan.	PC
Maintain an up-to-date accident book.	PC
Complete the company accident report form(s) in the event of a reportable incident.	PC
Investigate reportable accidents/incidents.	PC
Ensure an F2508 is completed and submitted to the HSE for all reportable accidents/incidents.	PC
Notify the HSQ&E department of all reportable accidents/incidents and near misses.	PC
Carry out daily inspections of the site boundary and hoardings.	PC
Carry out daily inspections of all work areas.	PC
Carry out weekly fire safety checks and inspections.	PC
Ensure inspections are carried out on scaffolding: • every 7 days • before use • after any modification / alteration • after any event that could have affected its stability	PC
Ensure all mobile towers have a 'Scaff Tag', recorded on a plant register and that they are inspected: • every 7 days. • before use, including after and adjustment. • after any event that could have affected stability.	PC
Ensure all hoists and lifts are recorded on a plant register and inspected: • before first use and visual daily check. • weekly by operator. • every 6 months by manufacturer / installer. • in accordance with manufacturers recommendations.	PC
Ensure that all lifting equipment is identified and recorded onto the project lifting plan and that inspections are carried out on all lifting equipment and accessories i.e. cranes, slings, chains, eye bolts etc. in line with the lifting procedure and project lifting plan.	PC
Carry out and record weekly site safety inspections.	PC
Carry out inspections on excavations daily prior to work, and after any event that could have affected stability.	PC
Inspect confined spaces prior to any works ensure all plant is recorded onto a plant register and that it is inspected before use and in accordance with manufacturers recommendations and planned maintenance schedule.	PC
Ensure all electrical equipment is PAT tested and inspected before use and every 3	PC

months.	
Carry out safety inspections/system checks on the site conditions.	PC
Carry out Health and Safety system audits on the implementation of the Company management. system	PC
Report Health & Safety performance to the client within the project reports and client meetings.	PC
Provide the Principal Designer/Client Representative with the relevant documentation required for the H&S file.	PC
Chair the project four weekly Health, Safety & Environmental review meeting.	PC
Attend the project four weekly Health, Safety & Environment review meeting.	PC / PD

Roles and responsibilities of the Client

Throughout the project the client will be responsible for:

- ensuring that suitable arrangements are made to manage the project safely.
- ensuring that Designers and Contractors are promptly supplied with information relevant to their purposes.
- ensuring that the Principal Contractor is informed of the minimum time to be allowed for planning and preparation before construction commences.
- Appointing a Principal Designer and a Principal Contractor
- Ensure that construction does not commence before a construction phase plan is in place.

Roles and responsibilities of the Design Team

The design team will be responsible for:

- not commencing work on a project unless the Client is aware of his duties.
- avoiding risk to construction workers, cleaners, maintenance workers, and anyone affected by their activities, together with anyone using the structure if it is designed as a workplace.
- eliminating hazards, and reducing the risk from remaining hazards, giving priority to collective measures
- providing sufficient information regarding the design to assist the client, the Principal Designer, other designers, and contractors.
- not carrying out design (other than initial design) for a notifiable project unless a Principal Designer has been appointed.
- providing information regarding a notifiable design promptly so that the health and safety file may be prepared and issued on completion of the project.
- ensuring that the design considers the requirements of the Workplace Health, Safety Welfare Regulation 1992

Roles and responsibilities of the Principal Designer

Principal Designer is responsible for:

- Advising and assisting the client and coordinating and liaising with both the designers and the principal contractor.
- Ensuring that the information required from the client is obtained and issued. However, the Principal Designer will not be required to prepare a formal pre-construction health and safety plan. Information required from the client, designers and others must be included in the package issued to the principal contractor (pre-construction information pack)
- Preparing the health and safety file and passing it on to the client at the end of the construction phase.

Roles and responsibilities of the Principal Contractor
Principal Contractor is responsible for: • Must not commence work unless they have been provided with the name of the principal designer • Principal contractors must ensure that every contractor is informed of the minimum time provided for planning and preparing before they commence construction works. • The principal contractor must ensure that every construction worker is provided with suitable site induction training. • The principal contractor must ensure that his employees have been provided with the necessary information and training, and that other contractors have complied with a similar duty. • The principal contractor is responsible for planning, managing, and monitoring the construction works, and for ensuring that the other contractors carry out their duties. • The principal contractor is responsible for giving access to the relevant parts of the construction phase plan to the other contractors, and for consulting with those contractors before finalising the relevant parts of the plan • The principal contractor is required to identify to each contractor the information required for the health and safety file, and to ensure that the information is promptly provided to the coordinator.

5 Project establishment – offices, welfare, storage & security

5.1 Site Welfare Provision and Arrangements

For the construction works welfare facilities shall be located within the basement of the site and project offices on the ground floor, please refer to Existing Site Plans at Appendix A for context. An access to the welfare facilities will be provided via the entrance on Dereham Place (western door), whilst the rear site entrance on Dereham Place (eastern door) will be used as an emergency exit. There will be an operative at the entrance doors to control access in and out of the welfare facility/site office at all times whilst the site is operational.

The facilities provided will consist of:

- Site office/office space
- A meeting room/First Aid room/ induction room
- A drying room complete with benches and lockers for personal items
- An adequately sized canteen, with provision boiling water, heating food, and refrigerator
- Toilets and shower facilities (male and female) which will allow operatives to leave work in a clean condition and prevent passing of construction dust to the home environment
- Temporary lighting, emergency lighting and temporary fire detection

The facilities will have dedicated cleaning staff to ensure they are maintained safe and clean throughout the course of the Project.

5.2 Project Security Arrangements

Security of the site is very important and ongoing liaison between the Principal/Main Contractor, the client team, Transport for London (TfL) and LBH will be crucial to ensure that the robust access / egress process is effective throughout the project's lifespan.

The security needs are considered for the project at the planning stage and reviewed throughout the contract. Special attention is made to deter access by children and to protect the members of the public. All visitors will be directed to the project office from where access into the construction area will be controlled.

As noted within Section 7.3 of this plan, initial discussions with TfL have been undertaken with regards to site layout, security/safety and traffic management, the principles of which have been accepted and discussions will be on-going, and all necessary agreements/licenses shall be obtained prior to the commencement of the works.

5.2.1 Security arrangements for the project boundary

All hoarding lines will be sufficiently illuminated. All hoarding lines with potential vehicular impact will be fronted with red and white painted baulk timbers on the ground. All scaffolding will be clad in Monoflex sheeting.

Site delivery points will be marshalled by trained and competent banksmen to prevent unauthorised access. All entry points/gates will remain locked when not in use. For specific hoarding arrangements please see Site Traffic Considerations at section 7.3.

5.2.2 Security arrangements for compound, offices, store areas

There shall be a Logistics Manager employed who will work alongside the site security arrangements and the Construction Manager to set up and maintain compound, office, and storage facilities.

5.2.3 Security arrangements for the plant and equipment

All plant and equipment will be securely stored away by the various specialist trade contractors within the site and/or within lockable storage containers and tool chests.

5.2.4 The security systems and devices

A computerised access control system is to be implemented to provide the security pass control for access/egress into the construction site. A biometric operating turnstile system will be in place at the pedestrian entrance to the site during the construction phase. All gates will remain locked when not in use, and gates will be manned by a trained and competent worker.

To gain access into the welfare compound, all new site operatives will contact the Site Manager and be promoted to share information that includes name, company, purpose of visit and date/time of arrival, this shall be stored within the Site Visitor Book. Following this, every worker shall undertake their project induction and complete a security application form (including capturing biometric data if necessary). All non-construction worker visitors will be escorted round site with a trained operative of appropriate level at all times.

5.2.5 Subcontractors' security responsibilities

All subcontractors will ensure that their workforce is checked prior to carrying out any works on site. These checks will include eligibility to work in the UK and their competency. Further safety training checks will be carried out by the Principal/Main Contractor before allowing entry to the site utilising the CITB website.

All subcontractors will ensure that all their offices, storage and workshop areas are securely locked up when not in use, clean and tidy.

5.2.6 Security measures to protect workforce and public

Public protection will be provided through the implementation and operation of the traffic management considerations. Secure public protection hoardings will be erected around the perimeter of the site and provided with temporary lighting where necessary. For details on hoarding arrangements please see Section 7.3 (Site Traffic Considerations).

Protecting the workforce and the public is paramount, therefore permanent traffic marshals will be employed to manage and oversee all vehicles movements to and from site. A permanent marshal will be placed at the site entrance at Curtain Road to monitor all deliveries and all personnel, operatives and record all visitors entering/exiting the site via the pedestrian entrance on Dereham Place.

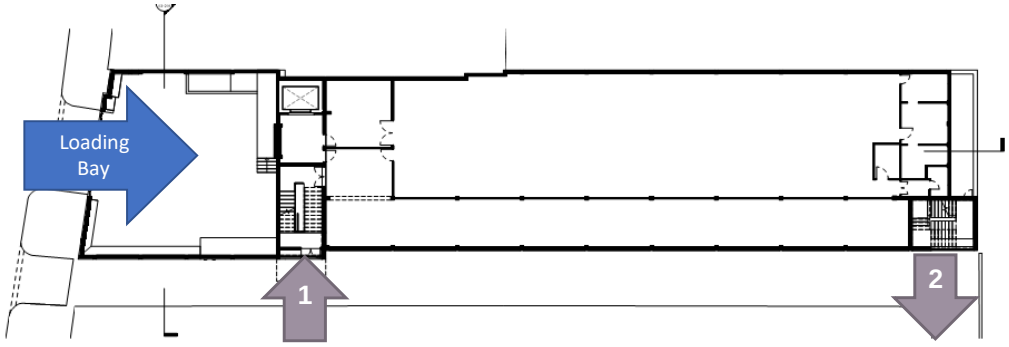
Contact details for the key staff, such as Site Manager and liaisons will be displayed at the site entrances and appropriate hoarding locations to deal with any enquires or matters of site security.

6 Project Method Statements

The following construction method statements cover all phases of the development. The necessary measures and controls for noise and air quality preservation are detailed in the proceeding section and relevant Risk Assessment at Appendix B.

6.1 Demolition Construction Method

During the initial project stages the front internal loading bay on Curtain Road will be used for the removal of materials. Dereham Place entrances will be utilised as the main pedestrian entrance (1) and the rear door as an emergency exit (2).



At an early stage a gantry will be formed on Curtain Road outside the building frontage, accessible from first floor level. During the hard-demolition phase materials will then be taken to first floor level and deposited to wait and load lorries from first floor level. Further details can be found at Section 7.3.

A general-purpose access scaffold will be erected around the outside of the building, enclosed in a fire-resistant reinforced plastic sheeting, to enable the deconstruction works to be carried out safely. This scaffold will be boarded at all levels.

Localised slab demolitions will occur, primarily making an opening at level 1 for the new lift shaft, and other minor openings for services risers. Once this is formed the roof will be demolished and the debris will be moved through the internal slab opening to ground level, from there demolition debris will be transported to the front lobby space and removed via Curtain Road.

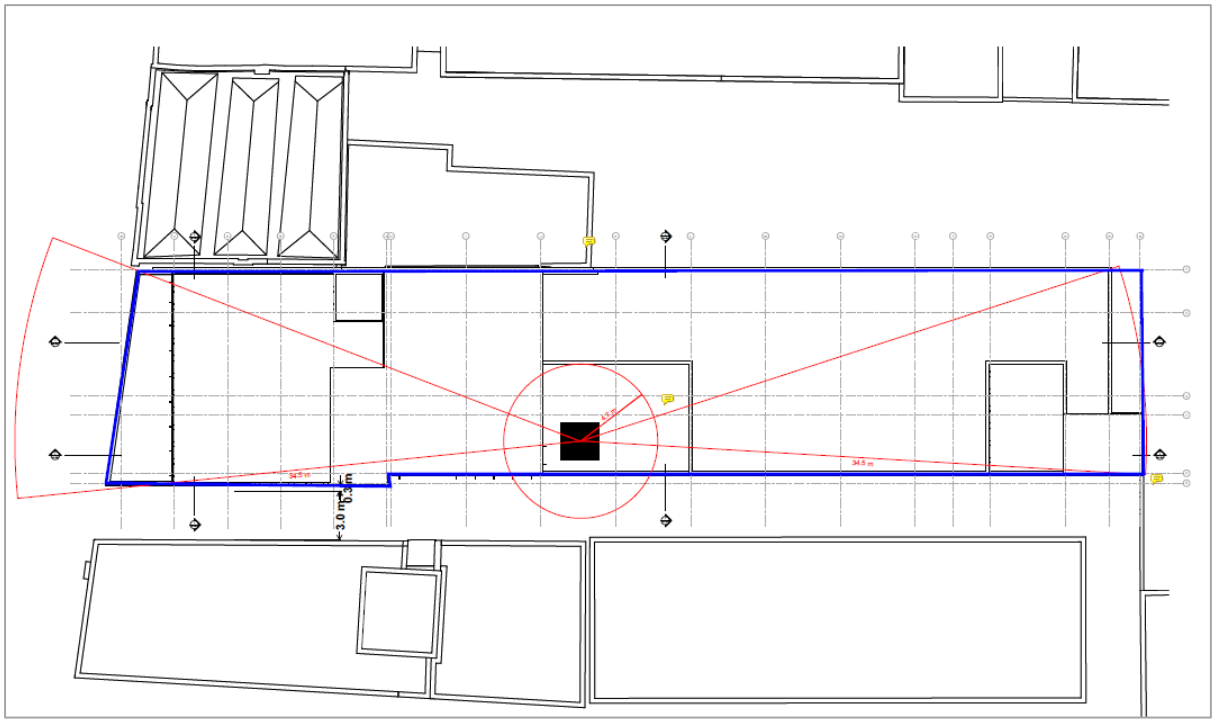
6.2 Superstructure and Fit-out Construction Method

The existing concrete columns will be strengthened, by bracing with external steel plates/ties to provide lateral stability to support the additional structure weight. 40mm holes will be cored through each column of which will provide the lateral support and fixing for the steel plates.

The supports for the new 3 storey frame will be connected to the capping of the existing frame structure after the new 2nd/3rd floor slab has been formed. As much of the structure as reasonably possible will be designed, constructed, and machined off-site, arriving in kit form.

Lorries will be loaded/offloaded within the loading area located outside the site entrance on Curtain Road.. A scaffold gantry with a pedestrian walkway underneath will be erected on Curtain Road. Further details can be found at Section 7.3.

A bottom-up construction method is proposed utilising lightweight panelised systems craned into place using an articulated tower crane. The image below shows an indicative crane location.



6.3 Envelope Construction Method

The Principal/Main Contractor will develop the envelope sequence to ensure that the building is watertight as soon as possible. Where necessary, using several different types of cladding and different methods of install for each element. On completion of each phase of the structure the cladding works will commence utilising the scaffold erected.

The roof is an insulated felt membrane system. This will be completed from roof level using the scaffold as protection to the perimeter of the building. These works will be fed using the tower crane.

A hoist will be located at ground floor level to assist the erection of the structure loading out of facing materials and also preloading of fit out materials. This hoist will be removed once the internal lifts are complete and loading out will be within the internal confines of the building.

6.4 Fit-out Methodology

The office fit-out phase will commence with first-fix of mechanical and electrical equipment, and installation of primary plant. From there, non-loadbearing office partitions and containment will be installed, followed by second fix mechanical equipment. Finally, fixtures and fittings will be constructed, second fix electrical and architectural finishes/decoration.

The Principal/Main Contractor will works its way out of the building so as to safeguard and maintain all finishes for a snag-free product.

6.5 External Street Works

Risk Assessments and Method Statements will be prepared prior to works commencing and the sequence and method agreed with the London Borough of Hackney and TfL prior to commencement. All Contractors employed will be licenced by LBH and employ competent operatives as required by the New Roads and Streetworks Act and will be supervised by the Principal/Main Contractor's suitably qualified management team.

7 Arrangements for Managing and Controlling Specific Project Risks

7.1 Noise & Vibration Control Measures and Measures to Preserve Air Quality

7.1.1 Noise and Vibration Thresholds and Control Measures

The control of noise and vibration levels associated with construction activities will be undertaken through two approaches. Firstly, through design (both operational and physical measures); and, secondly through specific noise and vibration mitigation measures (from good construction practice). All measures shall be implemented by the Principal/Main Contractor.

7.1.1.1 Construction Noise Thresholds

The proposed noise emission limits for construction activities undertaken within the site are presented in the table below. There will be no construction works undertaken during the evenings, night-time periods, on Saturday afternoons, Sundays or on public holidays. In exceptional circumstances, should works be required to continue beyond the agreed construction working hours, this would be agreed in advance with LBH Environmental Health Department/Officer.

Table 01: Construction Noise Thresholds

Period		Construction Noise Threshold (free-field)
Day of Week	Time of Day (T)	dB $L_{Aeq,T}$
Monday - Friday	08.00 – 18.00	75
Saturday	08.00 – 13.00	75

The proposed construction noise thresholds are consistent with those typical of construction sites in urban areas. Where measured noise levels exceed the construction noise limits outlined above, the Principal/Main Contractor will investigate the cause of the exceedance and take appropriate measures, following the Noise and Vibration Exceedance Protocol at Appendix C. Please note the threshold limits are external noise levels.

In context of airborne noise within the music studios at 120-124 Curtain Road from the construction activities, an external noise threshold of 75 dB $L_{Aeq,T}$ should be broadly be consistent with the unoccupied noise limit of NR 15 L_{eq} (it is duly acknowledged this is frequency dependent) within studios as outlined in planning Condition 15 part (a)(i).

7.1.1.2 Construction Vibration Thresholds

The construction vibration action level provided in the table below relates to typical site construction activities and is based upon guidance provided in BS 5228-2:2009+A1:2014. Note that a lower limit of 0.5 mm/s PPV has been recommended, consistent with proposed limits attached to the planning consent at condition 15 part (a)(i).

Table: Vibration Action Level

Construction Activity	Vibration Level (mm/s PPV)	Effect
All Activities	0.5	It is likely that vibration of this level will be barely perceptible but may still cause complaint. However, can often be tolerated if prior warning and explanation is provided as outlined in the liaison strategy at 7.1.3.
	15.0	Onset of possible cosmetic damage to residential or light commercial buildings.

In the event that a complaint of excessive vibration levels is received, additional vibration monitoring exercises will be undertaken at impacted sensitive receptors as required. If the levels of vibration recorded are determined to exceed those stated in the table above, the cause will be investigated, and the responsible activity ceased until appropriate mitigation measures have been applied to prevent adverse impact on neighbouring occupiers and property users, as per the Noise and Vibration Exceedance Protocol at Appendix C.

7.1.1.3 Construction Noise and Vibration Thresholds within 118 Curtain Road

Based on the results of the On-site Noise and Vibration Testing Report (Appendix D), it is recommended the following noise and vibration limits are not exceeded on the 118 Curtain Road-side of the party wall separating 118 Curtain Road and 120-124 Curtain Road, and monitoring equipment should be set up for the duration of the works. Should these limits be achieved, it is expected that noise and vibration limits as defined in Condition 15(a)(ii) will be satisfied within the recording studios contained at 120-124 Curtain Road.

- Vibration: 1 mm/s PPV;
- Noise: 100 dB L_{Aeq} (acknowledging that the specific criteria relates to NR 15, it is expected this will still be met for an overall noise level of 100 dB L_{Aeq} within 118 Curtain Road based on pre-commencement testing) and 110 dB L_{Amax}.

7.1.1.4 General Noise and Vibration Control Measures

The Principal/Main Contractor and all subcontractors will be required to follow standard, reasonable, techniques that aim to minimise noise and vibration disturbance as outlined in BS 5228-1:2009+A1:20141 and BS 5228-2:2009+A1:2014. This will include the following measures:

- Electrical items of plant will be used instead of diesel plant where possible, particularly in sensitive locations;
- Plant will be started up sequentially rather than all together;
- Loading/unloading activities will be located away from residential properties and shielded from those properties where practicable;
- Drop heights of materials will be minimised;
- Continuous noisy plant will be housed in acoustic enclosures, where practicable;
- Effective exhaust silencing and plant muffling equipment will be fitted and maintained in good working order;
- Static plant known to generate significant levels of vibration will be fitted with vibration dampening features;

- Each item of plant used will be carefully selected so as to comply with the noise limits quoted in the relevant European Commission Directive 2000/14/EC/United Kingdom Statutory Instrument 2001/1701;
- Consideration will be given to the recommendations set out in Annex B (Noise sources, remedies and their effectiveness) of Part 1 of BS 5228;
- Equipment will be well-maintained and where possible will be used in the mode of operation that minimises noise;
- Plant and equipment will be shut down when not in use;
- Semi-static equipment will be sited and orientated as far as is reasonably practicable away from occupied buildings and, where feasible, will be fitted with suitable enclosures;
- Mobile construction plant will be located, as far as is reasonably practicable, away from adjacent occupied buildings or as close as possible to noise barriers or site hoardings to provide additional screening from sensitive noise receptors;
- Materials will be handled in a manner that minimises noise;
- Vehicles will not wait or queue on the public highway;
- Reversing alarms will incorporate one of the following features where practicable: directional sounders, broadband signals, self-adjusting sounders, flashing warning lights. Alternative comparable systems may be used to minimise noise and nuisance from reversing alarms;
- All appropriate contractor personnel will be instructed on BPM measures to reduce noise and vibration as part of their induction training, and followed up by tool box talks;
- Noisy activities will be staggered in time and space where feasible;
- Only designated haul routes (on site) will be used;

7.1.1.5 Site Area

All construction work activities will be undertaken within the designated operational site boundaries; including areas designed to accommodate stockpiles and haul routes.

7.1.1.6 Reversing

The Principal/Main Contractor will manage the noise from any reversing alarms by means of the following:

- The site layout will be designed to limit and where reasonably practicable, avoid the need for the reversing of vehicles.
- A banksman will be utilised to avoid the use of reversing alarms.
- Reversing alarms incorporating one or more of the features listed below or any other comparable system will be used: highly directional sounders, broadband signals, self-adjusting output sounders, flashing warning lights.

7.1.1.7 Erection of Physical Barriers

Where deemed appropriate (through risk assessment), physical barriers will be erected around activities that are expected to generate particularly high noise levels to provide screening attenuation.

7.1.1.8 Heavy Goods Vehicle - Delivery Management

Normal HGV deliveries will be restricted to standard daytime construction working hours only thereby minimising the potential for disturbance to neighbouring residents.

7.1.1.9 Training

All site personnel will receive training appropriate to the nature of their roles and responsibility; the training will include specific information in relation to noise and vibration management. All staff will receive induction training that will incorporate environmental awareness training and specific training in relation to noise and vibration, if their work activities are assessed as being particularly noise/ vibration emission prone. On site toolbox training will enable site workers to understand how their actions will interact with the environment and potentially impact upon sensitive receptors near to their work areas.

7.1.2 Noise and Vibration Monitoring

The noise and vibration monitoring needs to give cognisance to agreed limits, and adhere to the following as minimum:

- All site monitoring equipment should be installed and monitored by a fully qualified acoustic consultant using appropriate grade sound level meter(s) and seismic monitoring (vibration) systems at the identified measurement locations;
- The sound level meter(s) would be calibrated before and after the survey period using techniques traceable to national standards. It is envisaged that the noise measurements will be undertaken using unattended noise monitoring stations at appropriate locations. It is recommended visits are made weekly to the stations to allow for downloading, swapping out of batteries and general maintenance. The monitoring stations will be capable of being accessed remotely to view live noise levels and download electronically. When and if limits are exceeded at monitoring locations (except for when a given studio is known to be in use and unrelated to construction works), an alert (including email and text message) should be sent to the consultant managing the equipment and to relevant site personnel, such as the site manager. Construction works should then cease until a suitable method can be identified to continue the task whilst satisfying proposed limits;
- Seismograph(s) (calibrated to a traceable standard by a UKAS-accredited laboratory) should be installed at the agreed locations. The seismographs will enabled to monitoring continuous vibration is terms of PPV, and be fitted with audible and visible alarms, which will trigger when the vibration limits are exceeded. The monitors should be visited weekly to download, swap out the batteries and provide some general maintenance, however, the monitors should be capable of being accessed remotely to view live data and download as necessary. When and if limits are exceeded at monitoring locations (except for when a given studio is known to be in use and unrelated to construction works), an alert (including email and text message) should be sent to the consultant managing the equipment and to relevant site personnel, such as the site manager. Construction works should then cease until a suitable method can be identified to continue the task whilst satisfying proposed limits.
- Noise and vibration monitoring will be carried out at those receptors who have the potential to experience disturbance during the construction phase. The On-site Noise and Vibration Testing Report at Appendix D shows that the business occupier at 120-124 Curtain Road shall require noise and vibration monitoring, which will be undertaken at the 118 Curtain Road-side of the Party Wall. Additional monitoring will be undertaken at appropriate site boundary locations for other sensitive receptors.

7.1.3 Liaison Strategy for Adjacent Businesses & Property Occupiers

The Principal/Main Contractor will be responsible for managing the interface between the project and the community in which the works are being undertaken. The following procedures will be implemented:

- Local residents and businesses will be informed of the commencement and likely duration of the construction work activities through a letter drop. The letter will include a contact telephone number which will be manned at all-times when work activities are being undertaken on site;
- If work activities have the potential to generate noise levels in excess of the Construction Noise Threshold levels at noted above, written agreement will be obtained from HBC and local residents/occupiers informed of the works at least 48 hours prior to works commencing;
- If 24-hour working is required as an engineering necessity, HBC will be notified in advance, including all measures to minimise disruption to local residents/occupiers, who will also be notified in advance. In the event of extended or 24 hour working required for health and safety reasons, i.e. cessation of work would leave an unsafe situation; HBC will be notified within 24 hours of the works being made safe. In such case, the processes and techniques will be reviewed to reduce the potential for re-occurrence;
- With respect to the adjacent business and property occupiers/users of 120-124 Curtain Road specifically, regular liaison between Principal/Main Contractor Site Management and the adjacent business / property occupier management will be undertaken in order to inform on construction progress, upcoming works and to create an open forum to be to discuss issues/impact on both parties. Scheduling of potentially high noise and vibration construction activities will take place in order to help minimise disturbance, therefore construction liaison will be essential.

7.1.4 Auditing and Reporting

Compliance with the requirements of this CMP and statutory legislation with regard to noise and vibration will be monitored through routine auditing and inspections. The schedule for auditing is outlined as follows.

- Daily checks to ensure working hours are being complied with and all mitigation measures outlined within the CMP are being complied with (to be undertaken by Principal/Main Contractor's Site Foreman)
- Weekly inspection (to be completed by Principal/Main Contractor) to ensure compliance with this CMP; review of complaints received etc.
- Construction noise or vibration complaints; to be investigated as per the requirements of this CMP by those identified with responsibilities. Complaints to be investigated as set out previously in this document.

7.2 Dust Management Plan to Control Dust and Fume Emissions

Works will be planned carefully so that all reasonable and practicable steps are taken to minimise dust and fumes during construction works. The Principal/Main Contractor will ensure that controls are integrated into the planning of all activities, any activities likely to give rise to dust and/or fumes and their control measures are identified within CPHSP and RAMS submitted by the Trade Contractors. The following primary considerations will be given to control dust and fumes on site:

- Where possible, the construction activities will be planned to eliminate harmful dust and fumes.
- If elimination is not possible, harmful dust and fumes will be controlled so that they are not breathed in by anyone.
- The Principal/Main Contractor will incorporate dust and fumes management procedures into site set up and logistics plan (site speed limits, wheel wash, location of canteen bins, skips and toilets, covering of vehicles, skips etc.
- Where possible, machinery, fuel, chemical storage, and dust generating activities will be located away from the site boundaries and sensitive receptors. Barriers may need to be erected.

- Regular servicing on all fans and filters will be undertaken to ensure they are properly maintained.
- Where possible, tools and plant will be fitted with dust extraction, collection devices and water suppressant – if these are available.
- It may be necessary for site operatives to wear RPE to protect them from effects of dust and fumes. This will be identified by task specific RAMS.
- Hard standing areas will be provided for vehicles and waste storage. These will be regularly inspected and cleaned to ensure that dust and construction dirt is not spread into public domain.
- Where possible, cutting grinding and sawing will be avoided by using prefabricated materials.
- Plant and equipment will comply with relevant emissions limits and will be regularly maintained and switched off when not in use.
- Where possible, vehicles, plant and equipment will be fitted with exhaust filtration systems to prevent fumes.
- The Principal/Main Contractor will ensure that toilets are situated away from receptors and maintained regularly.
- A dedicated Dust Management Plan can be found at Appendix E.

7.3 Traffic Management Considerations

The traffic management plan has been developed so that the project may be carried out without risk of personal injury, damage to plant / vehicles, properties and site and local users. This plan covers both procedures inside the site boundary and procedures within the highway.

This plan will be brought to the attention of those concerned and a copy readily displayed on site. The control measures identified in this plan will be effectively implemented, monitored and reviewed regularly. Any alteration to working practices will be evaluated and incorporated into this plan and the review date recorded.

Key project challenges have been considered with a view of limiting impact on highways as far a feasible and limiting where possible deliveries. The construction logistics and traffic management procedures noted below have already been discussed with TfL. These discussions are on-going however the principles of the key proposals have been acknowledged and agreed by TfL.

7.3.1 Considerations made in preparation of this plan include

A construction site must be organised in such a way that, so far as is reasonably practicable, pedestrians and vehicles can move without risks to health or safety. Highway traffic routes must be assessed and planned to optimise use, by putting in place appropriately sized vehicles to suit with steps to ensure safety. A traffic route will not be deemed satisfactory unless suitable and sufficient steps are taken to ensure that:

- Pedestrians or vehicles may use it without causing danger to the health or safety of persons near it
- Clearly designated unloading points to ensure pedestrian and vehicle segregation
- Any door or gate for pedestrians which leads onto a traffic route is sufficiently separated from that traffic route to enable pedestrians to see any approaching vehicle or plant from a place of safety

- There is sufficient separation between vehicles and pedestrians to ensure safety or, where this is not reasonable practicable:
  - Other means for the protection of pedestrians are provided
  - Effective arrangements are used for warning, any person liable to be crushed or trapped by any vehicle of its approach
- Any loading bay has at least one exit for the exclusive use of site personnel
- Each traffic route must be:
  - Indicated by suitable signs where necessary for reasons of health and safety
  - Regularly checked
  - Properly maintained
  - No vehicle is to be driven with the site unless, so far as is reasonably practicable, that the traffic route is free from obstruction and permits sufficient clearance
- A full assessment will be completed to evaluate traffic management proposals with the purpose to mitigate public pedestrian interface risks
- Provide “pedestrians only” areas within the site where possibly.
- Provide “construction vehicles only” area where only designated personnel can enter (loading bays).
- Provide where necessary trained ‘traffic marshals’.
- Provide safe pedestrian routes to and from work locations.
- Provide safe construction vehicle routes around the project.
- Location of cabins, welfare etc.
- Plan / drawing of access and egress to the project.
- Local routes/road systems including one-way schemes, car parking etc.
- Specific areas where the project will need to provide traffic control.
- Speed limits / height and width restrictions.
- Parking restrictions if necessary.
- Other local traffic characteristics: rail crossing, vehicular, cyclist and pedestrian flow.
- Mobilising / demobilising of plant.
- Deliveries to project / loading / storage areas.
- Vehicle route / area / turning / reversing.
- Signage.
- Temporary lighting.
- Vehicle maintenance / refuelling areas (with appropriate emergency / environmental considerations).
- Installation of Tower Crane including any associated road closure.
- Display project management contact details at site boundary.
- Vehicular (standard and emergency) and pedestrian access requirements.

7.3.2 Site Traffic Description

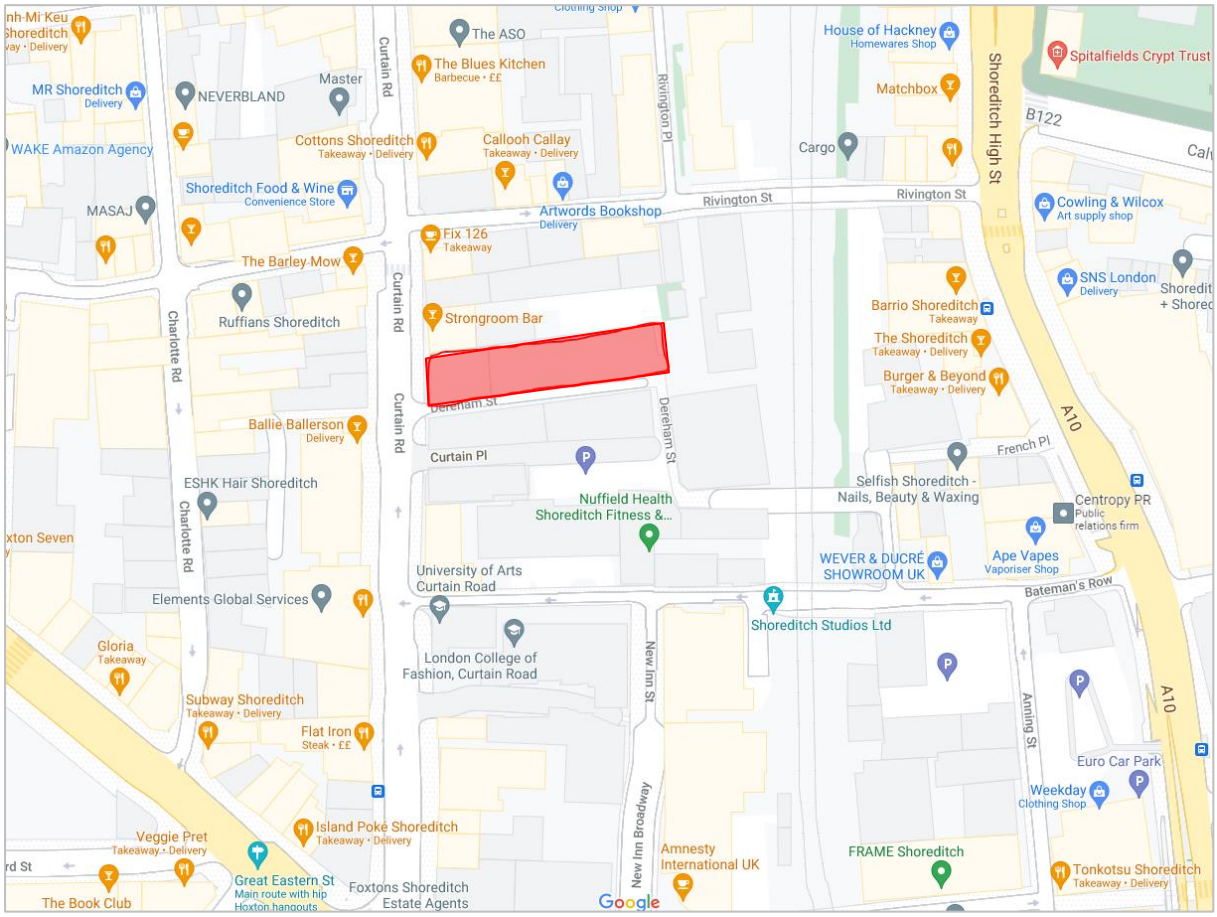
The site is located on Curtain Road and bounded by Dereham Place. The properties in the vicinity of the site are a mix of commercial, retail and residential, with the majority of cafes, restaurants, shops and public houses located on Curtain Road, Rivington Street, Shoreditch High Street and Old Street (A5201). As well as this, the site is well served by numerous public transport links via underground, rail stations and bus routes.

Currently, access to the site on foot is provided via Curtain Road and Dereham Street (via French Place leading to Shoredicth High Street).

Curtain Road is a one-way road running south to north, intersecting with Great Eastern Street and Old Street. Curtain Road varies in width from 2-3 lanes to accommodate two lanes of traffic, and bus stands/stops and parking/loading bays at various locations. Immediately outside the property the road width is at one of widest points, accommodating two lanes of traffic and parking/load bays either side. The road is a TFL red-route and has a speed limit of 30 mph.

Key
Site
Lane of traffic and direction
Existing loading bay
Existing site access and drop curb

To the south elevation Dereham Place is a unadopted road and serves as a public right of way leading from Curtain Road to Shoreditch High Street (via French Place). The road is regularly fly parked by numerous vehicles, usually tradesman working in the vicinity. The road is poorly lit at night and is prone to antisocial behaviour and thus the majority of pedestrian/bicycle travel between Curtain Road and Shoreditch High Street occurs via Bateman Row on the south or by Rivington Street to the north of the site.



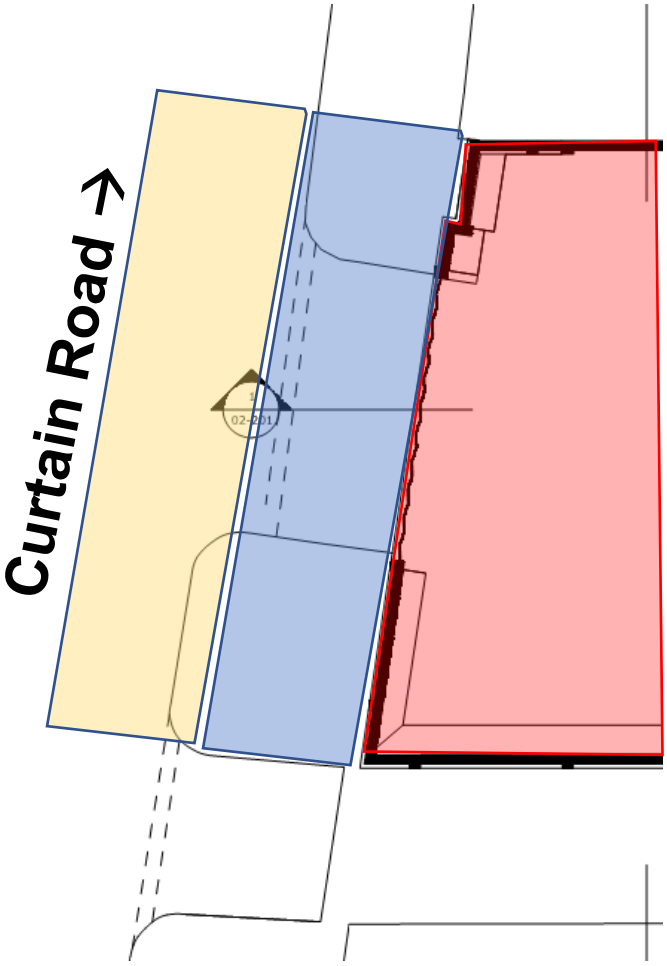
7.3.3 Site Perimeter, Hoarding Arrangements & Bay Suspensions

During the initial project stages the existing building's loading bay will be utilised for removing materials, with pedestrian access from the Dereham Street entrance. The perimeter existing building will be maintained as the site boundary.

As noted within the methodology section, for the partial demolition and main works a scaffold gantry (accessible from first floor level) with a pedestrian walkway underneath shall be erected on Curtain Road, suitably clad and illuminated. This would segregate pedestrians from construction operations. This would be erected either out of working hours or at weekends subject to further discussion/agreement with TfL.

All external site hoarding boundaries will be fully secured with a timber hoarding or Heras fencing, notably on the western elevation adjoining Curtain Road and the southern elevation (affronting Dereham Place).

The existing loading bay adjacent to the site would be suspended and a raised loading bay created to protect the section of the existing pavement and provide a suitable loading area for deliveries, therefore allowing vehicles to stand in front of the site for unloading safely.



Key
Site
Gantry
Suspended Loading Bay

On Curtain Road, the perimeter will include baulk timbers at the base of the hoarding line to protect the site boundary from potential vehicular impact from vehicles using Curtain Road. To the south, on Dereham Place further consultation will take place with LBH to determine if the hoarding will be erected so to ensure a minimum 1.5m clearance from the adjacent building line so as to maintain pedestrian access via this road can be maintained, or whether this road will be fully secured with a 2m timber hoarding or Heras fencing.

7.3.4 Access Arrangements

7.3.4.1 "Construction Vehicles Only" Site Access

"Construction vehicles only" site access double gates will be included in the hoarding line on the west elevation (Curtain Road). This will establish a single, secure and controlled point of vehicular entry into the site boundary, ensuring vehicles are admitted quickly and safely by traffic marshals. Dedicated traffic marshals will ensure the gates are kept secure at all times.

7.3.4.2 "Pedestrian Only" Access

"Pedestrians only" site access will be controlled via a single point of entry to the welfare area accessed from Dereham Place. A designated entrance will be formed through security fencing. During the construction phase the access will be secured, and a biometric turnstile

system will be utilised for all operatives and visitors to sign in, enter and exit the site directly from the welfare.

All pedestrian and vehicle routes will have appropriate signage and will be clearly designated in accordance with the HSE HSG144:2009 “The Safe Use of Vehicles on Construction Sites” guidance.

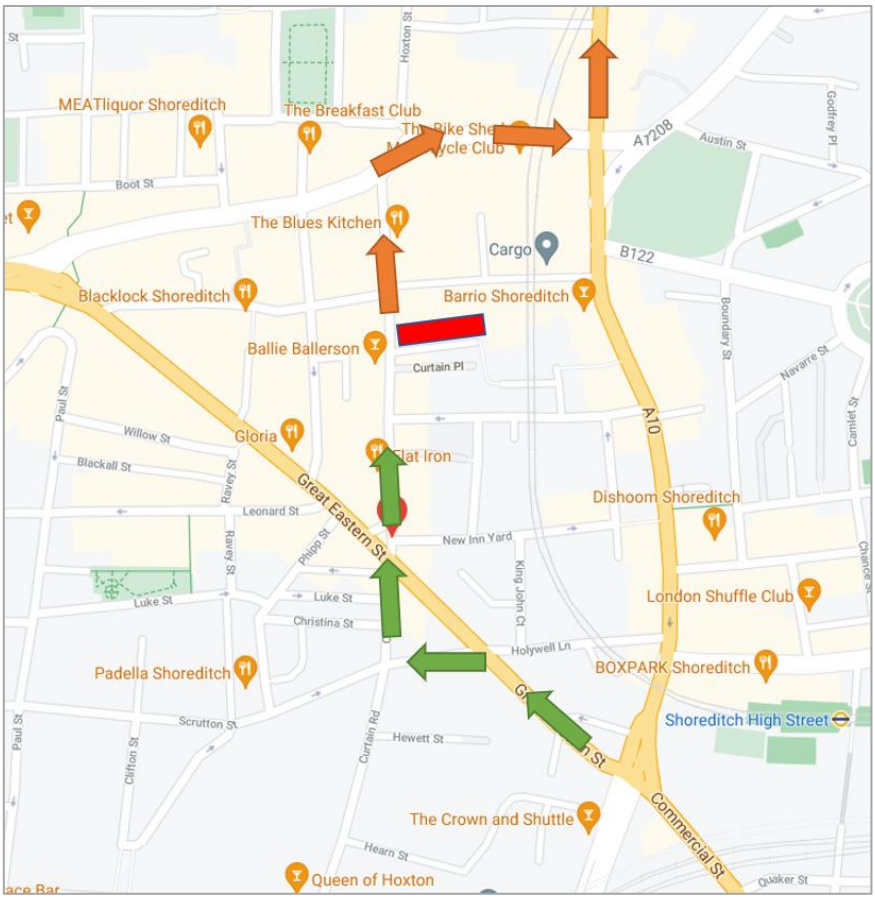
7.3.5 Construction Traffic Management and Routing

The arrangements for deliveries to the project including the specific requirements relating to Curtain Road will be communicated to all supplying subcontractors prior to awarding contracts.

A delivery management system will be used to record available time slots and to prevent multiple deliveries from arriving at once.

Weekday deliveries to avoid the peak hours of 8am to 9.30am and 4.30pm to 6.00pm will be prioritised wherever possible. Deliveries to site will be instructed to approach from the South via the A1202 Great Eastern Street which is part of the Transport for London Road Network (TLRN). Vehicles will then turn onto Holywell lane and then Curtain Road and proceed to the site’s unloading pit lane. The pit lane will be created using red and white demountable barriers which can be taken into the kerbside outside of working hours. The delivery lorry will then pull into the pit lane under instruction from the traffic marshals for unloading.

After unloading, the traffic marshal will supervise the delivery lorry whilst it exits the pit lane and re-joins the traffic in order to return to the A10 using Curtain Road, then turning left onto Old Street and right towards the A10. Delivery vehicles will generally be restricted to rigid body vehicles of approximately 10m in length. With longer 15m Articulated vehicles used for larger deliveries.



Generally, materials will be scheduled to arrive on site to suit the progression of the works. Upon arrival they will be checked for suitability and quality, and then they will be distributed directly to the point of use.

7.3.5.1 Location and details of deliveries

All vehicle deliveries will be via the loading bay on Curtain Road.

Demolition Phase: Approximately 3-4 vehicles per day, mainly wait-and-load of short duration.

Construction Phase: Approximately 4 vehicles per day on the external loading bay which will be wait-and-load.

7.4 Storage of Materials (particularly hazardous materials) and Work Equipment

Materials will be stored in metal storage containers at the risk of the Trade Contractors. All hazardous materials will be stored in a designated area, with a spill kit and clear signage warning of the dangers. Any flammable substance storage areas shall be clearly located on the site fire plan and will be sited to minimise risk. Fuel Tanks will be bunded and spill kits will be provided for use by trained personnel.

7.5 Ecological Considerations

The removal of Virginia Creeper Parthenocissus sp. Will be undertaken at the property on the roof and northern façade.

A watching brief for nesting birds will be maintained throughout the construction period. Where nesting birds are observed all works in the immediate vicinity will cease with immediate effect. The project ecologist or the Principal/Main Contractor sustainability team will be contacted for advice.

7.6 Existing Statutory Services

The position of live services within the building will be ascertained and labelled and where excavation is required CAT scanning techniques will be carried out using trained operatives. All operatives working on site will be briefed on existing services.

Temporary structures such as hoarding and standing scaffolding will be coordinated with the statutory authorities to ensure they can maintain their assets.

7.7 Dealing with – water, electricity, and gas, including overhead power lines and temporary electrical installations

All electricians will have a minimum JIB Electricians Card (ECSCS).

All electrical installations shall be installed to BS7671 (formally the IEE Wiring Regulations) by experienced electricians holding relevant City & Guilds qualifications. A 300 Ampere Mains Distribution Unit (MDU) will be sited in the switch room in the basement and will be kept locked at all times.

Temporary electrics, water, data etc. to be run within the site to services site accommodation and floor plates. Safety lighting will be provided to hoarding in accordance with LBH requirements.

7.8 Preventing falls

Robust fixed scaffold handrails will be installed to voids and suitable edge protection will be installed to all edges. All working platforms will have ladder access, double guard rails and inside handrails and toe boards.

All working at height activities will be subject to the issue and approval of a detailed RAMS before any works commence. All work at height will be in full compliance with The Work at Height Regulations and will follow the hierarchy of controls.

7.9 Works with or near fragile materials

Any works involving fragile materials will be assessed in detail to ascertain and understand the methodology and sequence to be adopted. Robust scaffold handrails and signage will be in place during the works to prevent fall and damage. All voids shall be protected following the Principal/Main Contractor void protection procedure.

7.10 Control of lifting of operations

Any associated crane lifts will be controlled by a designated lifting supervisor and banksman. A robust lifting plan shall be developed and maintained throughout the project by a CPCS Appointed Person.

7.11 Maintenance of plant and equipment

Daily (visual), weekly, 6 monthly and annual checks will be carried out on all items of plant and equipment and logged to ensure that all is in good working order.

8 Environmental Management

8.1 Demolition and Construction Waste Management Plan

The identification and process relating to the projects waste production and management has been outlined in this Demolition and Construction Waste Management Plan.

The Client and Principal/Main Contractor will take all reasonable steps to ensure that – (a) all waste from the site is dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) regulations 1991; and (b) materials will be handled efficiently and waste managed appropriately.

The following waste management procedure will be implemented within the detailed Site Waste Management Plan (SWMP) completed before construction works commence and which will include the following:

- Project details
- Revision record
- the Principal/Main Contractor's site team waste responsibilities
- Waste disposal details
- Waste minimisation details listing what actions will be taken pre-contract or at design stage to minimise waste and actions on the project to apply the waste hierarchy
- Waste recycling targets for the project in line with the project's BREEAM requirements
- The types of waste to be generated. Details of each type of waste that is to be produced on the project must be recorded in this section with an estimation of the amount of waste we think will be produced. This also records how the waste is disposed of, who is removing it and where it is going to; plus, the associated Duty of Care documentation actual waste movements are to be updated during the project
- Site layout and waste arrangements which explains waste segregation who is removing different types of waste
- Post completion declaration

A draft template of the draft SWMP is contained at Appendix F.

The Principal/Main Contractor will:

- Estimate the type of wastes that will be generated on site during the execution of the project, and undertake dedicated Waste Workshops with designers and subcontractors if required
- Determine segregation potential and disposal routes for waste and identify waste contractors (from the Principal/Main Contractor's approved waste services suppliers list) and/or subcontractor carriers
- Obtain duty of care documentation from all waste contractors and/or subcontractor carriers and record in SWMP
- Ensure that relevant WAC testing is carried out and if required
- Ensure reporting requirements are included in subcontractor orders
- Include SIC codes on orders with waste contractors and/or subcontractor carriers
- Set up segregation of waste on site as far as reasonably practicably

- Register any required exemptions required for the Use, Treatment, Storage or Disposal of waste.
- Provide separate segregation for plasterboard/ gypsum waste and hazardous/special waste
- Obtain details of every removal of waste via a Waste Transfer Note (for Controlled Waste) or Consignment Note (for Hazardous or Special Waste)
- Ensure the SWMP maintained and reviewed

8.2 Contaminated Ground

There are no ground excavation works planned within the building, save for minor basement slab breaking. In the event that contamination is found at any time when carrying out the project it will be reported in writing within 7 days to the LBH and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, the development will be halted on that part of the site. An assessment will be undertaken in accordance with the requirements of the site investigation, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, will be submitted to and approved in writing by LBH in accordance with the requirements of the approved remediation scheme. The measures in the approved remediation scheme will then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report will be submitted to and approved in writing by the Local Planning Authority in accordance with the implementation of the remediation scheme prior to works continuing on the relevant part of the site.

8.3 Groundwater Control

It is envisaged that as not further excavation of the basement is occurring, groundwater control conditions are not a presumed risk and ground water is unlikely to be encountered within any limited main basement slab breaking out. Nevertheless, a watching brief by operatives will be maintained for any basement slab breaking out.

8.4 Water Discharge Agreements

Temporary discharge consent will be obtained for disposal of construction site run off water, having first passed through a settlement tank or filtration system, where appropriate.

Construction site domestic sewage will be directed to existing sewers with the appropriate consent from the controlling statutory body – Thames Water. Consent will be obtained from Thames Water to discharge trade effluent to public foul sewer. Toilet facilities provided are to be used at all times and any problems with the facilities will be reported to the Principal/Main Contractor. No waste or effluent will be discharged to public foul sewer unless consent has been obtained for the site.

8.5 Wildlife, habitat and Archaeological Protection

A preliminary ecological appraisal has been undertaken for the development by Wardell Armstrong and submitted as part of the planning application. Mitigation measures are outlined in the report in order to reduce the severity and magnitude of proposed works to an acceptable level for identified habitats and species. Ecological enhancements are recommended which will result in a net gain in biodiversity within the site and surrounding area. Enhancements will include planters with nectar-producing species, the installation of black redstart boxes and the installation of swift nest boxes.

It is considered within the report that there are no significant ecological constraints to the development. With appropriate mitigation measures and enhancements the ecological receptors identified in the

report would not be adversely affected by the development, and the biodiversity of the existing site (considered to be low) improved.

The requirements of the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation of Habitats and Species Regulations 2010 (as amended) and other relevant legislation and policy guidance in respect to species and habitat conservation shall be complied with. Due to the distance of designated sites from the Site and intervening habitats, no disturbance impacts are anticipated during this phase. No effects are predicted.

There will be no loss of adjacent habitats and damage to these habitats will be mitigated through standard construction control measures. These habitats may experience some disturbance during the construction phase from increases in noise, dust, and visual disturbance and this could deter animals from using these habitats during this phase of works. The effects will be temporary and limited to the areas immediately adjacent to the Site boundary. It is expected that any wildlife will return once works cease.

A watching brief for nesting birds will be maintained throughout the construction period. Where nesting birds are observed all works in the immediate vicinity will cease with immediate effect. The project ecologist or the Principal/Main Contractor's sustainability team will be contacted for advice.

8.6 Management of fuel (oil & diesel)

A designated holding area will be made available and controlled by the Logistics Manager / Gate man. COSHH store, secondary containment, spill kits, plant nappies/drip trays, emergency response plan in place and tested regularly, storage a minimum of 10m from a drain or watercourse.

Do not store tanks on the top of containers unless a suitable and sufficient risk assessment has been produced and reviewed by the HSQ&E Manager.

Tanks will be self-bunded with 110% capacity and lockable, and drip trays and bunded areas will be provided.

9 Community Engagement

The site is based close to the business district in the city of London in the area of Shoreditch. The local area is heavily populated with bars and restaurants. There are various residential, offices and other business uses near the project site which are situated on Curtain Road.

The following process will be adopted as part of the project community engagement approach.

9.1.1 Key Activities to be undertaken

- Newsletters – will be displayed on site hoarding.
- Site notice board
- Regular review meetings with neighbours.
- Feedback questionnaire and site suggestion box.
- Project weblink
- CCS – The project will be registered with the CCS scheme and the Principal/Main Contractor will be fully cooperative with this scheme during the course of the entire project.

Particular engagement/liaison will be undertaken with regards to noise and vibration impact as highlighted in section 7.1.3.

Appendix Contents

Appendix A

Existing Site Plans

General Notes:

Drawing to be read in conjunction with the specification and all relevant drawings.

Do not scale from this drawing.

Contractor to check all dimensions on site. Adjaye Associates to be advised of any discrepancies between this drawing and site conditions immediately.

Rev.	Date	Description

Status:
Planning
Rev.:
P

Client:
Curtain Road Properties Ltd

Project:
Curtain Road

Drawing Title:
Site Location Plan

Drawing No.:
CRD-AA-RF-MP-A-01-001

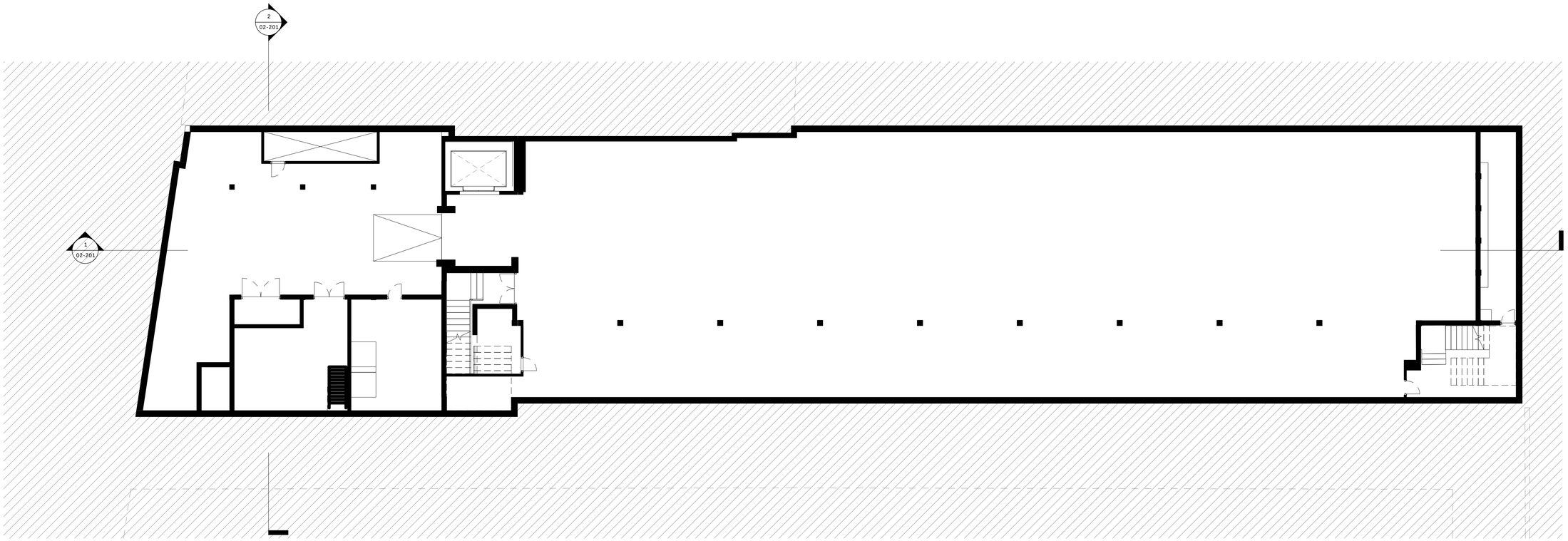
Scale: 1:1250@A3

Date: 31/01/2018

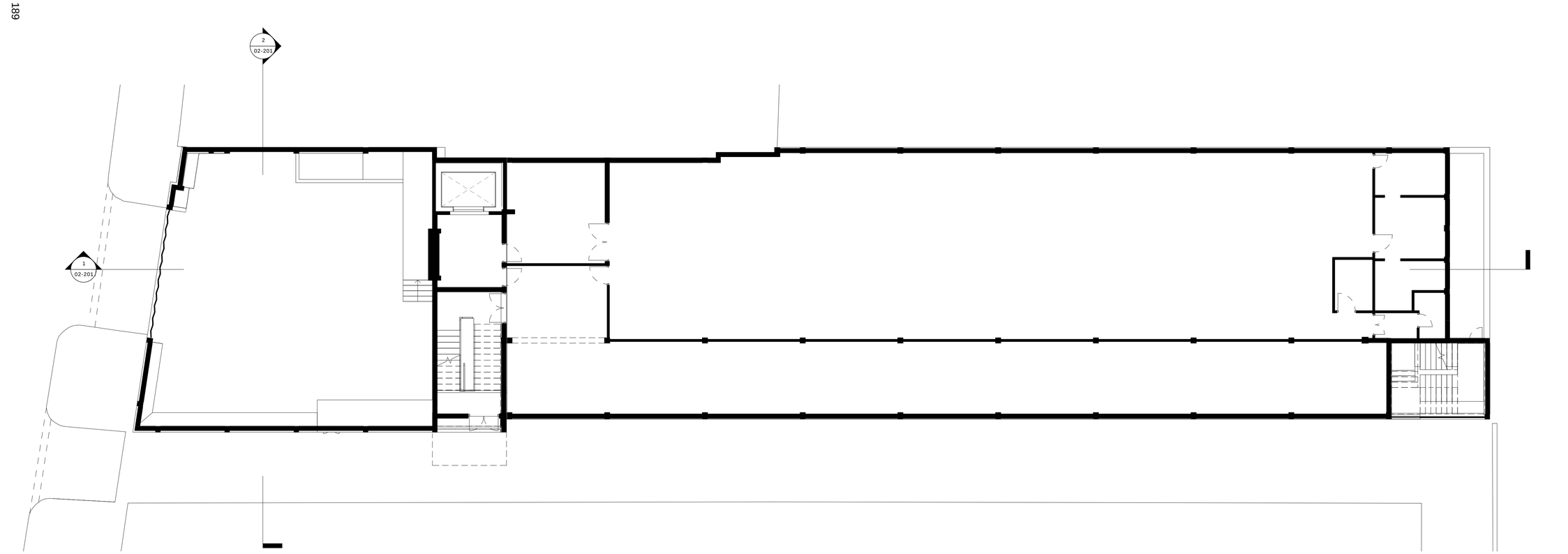
Drawn By: AL

Checked By: FC

Adjaye Associates
The Edison
223-231 Old Marylebone Road
London NW1 5QT
Phone: +44 (0)20 7258 6140
email: info@adjaye.com



1 Basement
1 : 100



2 Ground Floor Plan
1 : 100

0 5 10 m

General Notes:

Drawing to be read in conjunction with the specification and all relevant drawings.

Do not scale from this drawing.

Contractor to check all dimensions on site. Adjaye Associates to be advised of any discrepancies between this drawing and site conditions immediately.

Revision	Date	Description
P	18/01/31	Planning

Status: Planning

Rev.: P

Client: Curtain Road Properties Ltd

Project: Curtain Road

Drawing Title: Basement and Ground Floor

Drawing No.: CRD-AA-B1-00-MP-A-02-001

Scale: 1 : 100 @ A1

Drawn By: AL

Date: 18/01/31

Checked By: FC

Adjaye Associates

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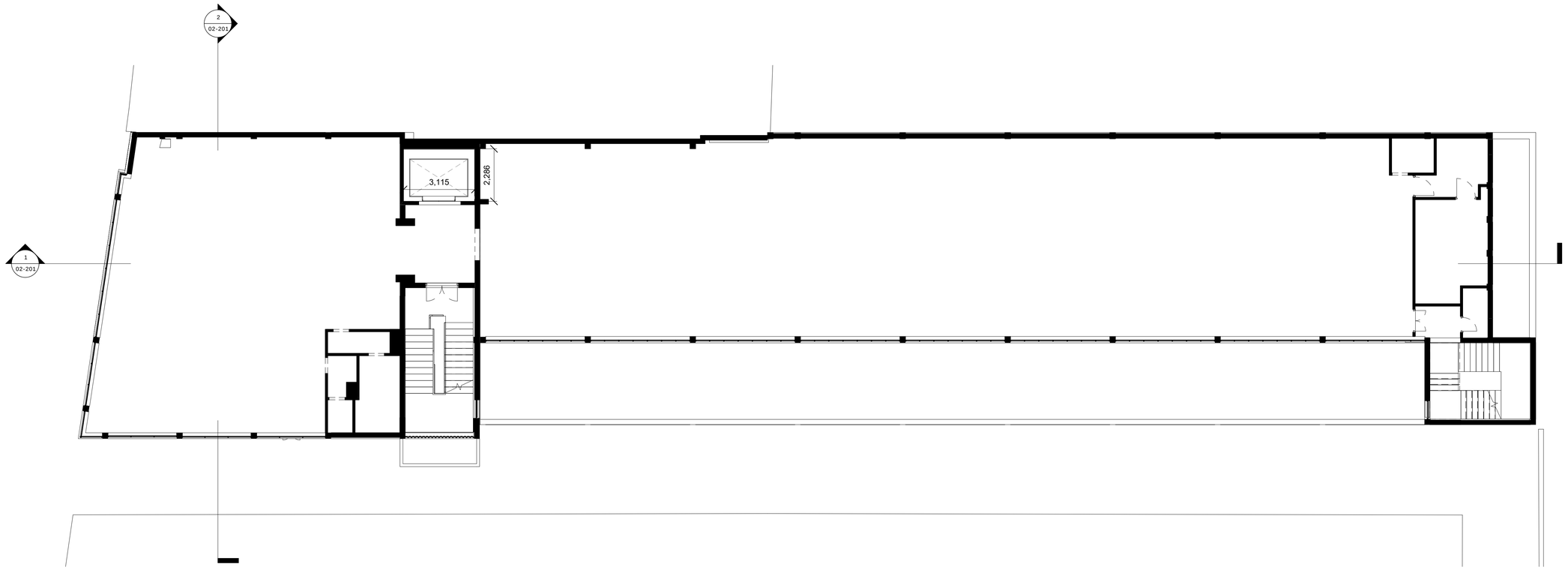
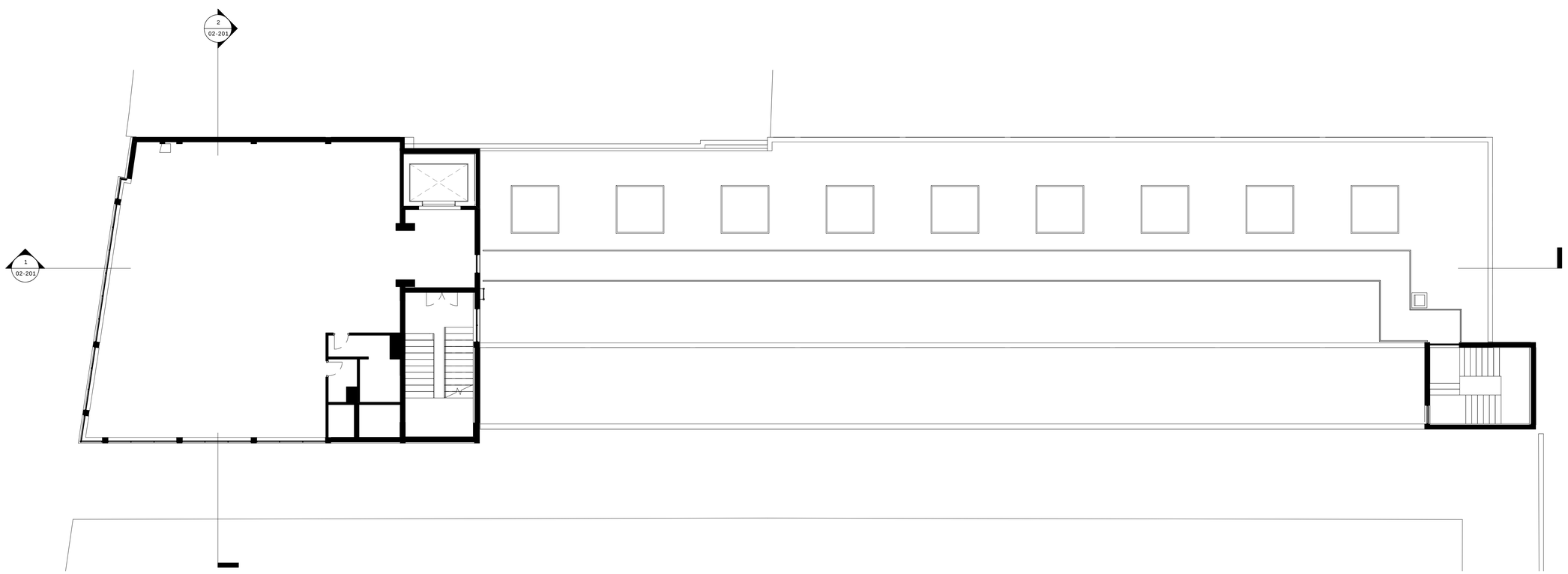


1 First Floor
1 : 100



2 Second Floor
1 : 100

0 5 10 m

General Notes:

Drawing to be read in conjunction with the specification and all relevant drawings.

Do not scale from this drawing.

Contractor to check all dimensions on site. Adjaye Associates to be advised of any discrepancies between this drawing and site conditions immediately.

Revision	Date	Description
P	18/01/31	Planning

Status: Planning

Rev.: P

Client: Curtain Road Properties Ltd

Project: Curtain Road

Drawing Title: First and Second Floor

Drawing No.: CRD-AA-01-02-MP-A-02-002

Scale: 1 : 100 @ A1

Drawn By: AL

Date: 18/01/31

Checked By: FC

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Appendix B

Environmental Risk Assessment

A Construction Environmental Risk Assessment has been created for 118 Curtain Road. This allows the Principal/Main Contractor to assess the likelihood of construction activities causing harm to the local environment. This includes the description of potential hazards and impacts and outlining precautions/control measures to reduce environmental risks during the construction phase.

Client: **Curtain Road Properties Ltd.**
Project: **118 Curtain Road**
Date: **19 August 2021**
Title: **Construction Envrionmental Risk Assessment**
Revision: **0**

Key				
Risk Impact Matrix				
Probability Score	High	50	75	100
	Medium	25	50	75
	Low	5	25	50
		Low	Medium	High
		Impact Score		

Ref. No.	Activity	X	Risk Description	Current Status	Owner	Probability (L, M, H)	Impact Severity (L, M, H)	Overall Risk	Mitigating Action	Residual Probability (L, M, H)	Residual Impact Severity (L, M, H)	Residual Risk Score
001	Contamination		Potential for pollution of water, groundwater and land from spillages. Potential prosecution and significant fines	Open	Principal Contractor	M	H	75	COSHH store, secondary containment, spill kits, plant nappies/drip trays, emergency response plan in place and tested regularly, storage a minimum of 10m from a drain or watercourse, bowsers will be locked.	L	M	25
002	Waste Disposal		Impacts related to disposal of waste to landfill (global warming, pollution of land and water, resource depletion, vermin). Potential prosecution and significant fines.	Open	Principal Contractor	M	M	50	SWMP, off-site manufacture, take-back of pallets, protection, cable drums, reuse of waste materials on site, engaging with/donation to charity, segregation, waste carriers/management licenses, transfer and consignment notes.	L	M	25
003	Waste Disposal		Pollution of land/water due to inappropriate storage (e.g. vandalism, damage to containers) (Emergency scenario).	Open	Principal Contractor	M	H	75	Secure site, COSHH store. Making sure storage area a minimum of 10m from a drain or watercourse, storage away from traffic routes.	L	M	25
004	Waste Disposal		Pollution of land/water due to inappropriate disposal via unlicensed contractors (Emergency scenario)	Open	Principal Contractor	M	H	75	Cross check of waste management contractor monthly report with waste transfer notes received, licenses and permits checked and in date, skips covered prior to leaving site, part E returned completed for consignment notes, correct classification of waste, chemical testing of soil, crush produced in line with Aggregate Quality Protocol.	L	H	50
005	Water or Energy Use		Resource depletion, global warming	Open	Principal Contractor	H	M	75	Energy efficient site set up, timers on heaters, PIRs, LED temporary lighting on temporary electrical connection, early connection to the grid.	M	M	50
006	Water or Energy Use		Depletion of water resources	Open	Principal Contractor	L	H	50	Water efficient site set up, trigger guns on hoses, recirculating wheel wash, water butts for damping down etc.	L	M	25
007	Water or Energy Use		Impacts related to a potential water leak (depletion of large volumes of water being wasted, damages to site and buildings), (emergency scenario)	Open	Principal Contractor	M	H	75	Drainage plan in place, warning signage / cordons placed around valves, pipes, joints which are linked to water tanks, appropriate leak detection, emergency plan in place and tested regularly.	L	M	25
008	Nuisance		Disturbance to the local community	Open	Principal Contractor	H	M	75	Agreed working hours understood, communicated and kept to, sensitive receptors identified and communicated with, noise/vibration and dust generating works identified, logistics plan to avoid disturbance, acoustic barriers in place where required, noise and vibration monitoring in place, EHO communicated with throughout.	L	M	25
009	Site run-off		Potential for exceeding limits set by Trade Effluent Consent, legal non compliance and impact on sewerage provider.	Open	Principal Contractor	M	M	50	Trade effluent consent and monitoring being undertaken by Principle Contractor, emergency plan in place and tested regularly.	L	L	5
010	Site run-off		Potential for pollution of surface waters, harm to aquatic ecosystem	Open	Principal Contractor	L	M	25	Disposal to foul drain only, drainage plan in place, emergency plan in place and tested regularly.	L	L	5
011	Material Use		Resource depletion, impacts associated with manufacturing and distribution (transport emissions, resource use, waste), global warming.	Open	Principal Contractor	H	M	75	Off-site manufacture maximised, FSC/PEFC timber, SWMP in place, over-ordering prevented, just in time deliveries, delivery management system in place.	L	M	25
012	Ecology		Disturbance to flora and fauna, damage to habitat, damage to Special Sites of Scientific Interest (SSSIs), Special Protection Area (SPAs), Special Area of Conservation (SACs), RAMSAR sites, Areas of Outstanding Natural Beauty, Local or National Nature Reserve etc.	Open	Principal Contractor	L	M	25	Ecology report in place and required control measures in place and monitored. Only ecology works are tree trimming- this will be done outside of nesting season. Workforce aware of ecological issues through TBTs, DABs and morning induction.	L	L	5
013	Chemical		Potential for Fgas (or other refrigerant) leaks - Damage to the ozone layer and global warming due to refrigerant leaks, infrequent maintenance, inappropriate refrigerant storage, handling and disposal.	Open	Principal Contractor	M	M	50	Compliance with f-gas registrations, planned preventative maintenance schedule in place for airconditioning, competent contractor employed, correct paperwork retained, disposal of any refrigerant in compliance with waste legislation i.e. hazardous waste consignment note, part E returned.	L	M	25
014	Asbestos		Release of asbestos fibres due to disturbance of asbestos - Air pollution and impact to human health due to release of asbestos fibres.	Open	Principal Contractor	M	H	75	Compliance with H&S requirements, disposal of asbestos in compliance with waste regulations i.e. hazardous waste consignment note, part E returned.	L	M	25
015	Achaeology & Heritage		Potential for damaging unforeseen finds during any excavation works (Emergency scenario)	Open	Principal Contractor	L	H	50	Adequate protection measures in place as specified in report, planning conditions, inspected regularly, emergency plan in place and tested, workforce aware through TBTs, DABs and morning induction.	L	L	5

Client: **Curtain Road Properties Ltd.**
Project: **118 Curtain Road**
Date: **19 August 2021**
Title: **Construction Envrionmental Risk Assessment**
Revision: **0**

Key				
Risk Impact Matrix				
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Ref. No.	Activity	X		Risk Description	Current Status	Owner	Probability (L, M, H)	Impact Severity (L, M, H)	Overall Risk	Mitigating Action	Residual Probability (L, M, H)	Residual Impact Severity (L, M, H)	Residual Risk Score
016	Travel			Emissions due to project related transport (e.g. transport to site of site staff/operatives, transport of construction materials) - Air pollution and global warming due to air emissions from vehicles	Open	Principal Contractor	M	M	50	Use of technology e.g. TEAMS/ZOOM for site related meetings, delivery booking system, just in time deliveries, use of public transport where possible.	L	L	5
017	Fire			Air emissions and threat to habitat and people due to fire onsite.	Open	Principal Contractor	M	L	25	H&S plans in place and tested, ordering of only those flammable materials in quantities needed, e.g. chemicals, fuel, regular removal of waste, drainage plan, permit system for hot works.	L	H	50
018	Flood			Potential for abnormal precipitations causing floods - Floods, damage to buildings, wildlife, and all surrounding environment, disruption to normal operations.	Open	Principal Contractor	M	M	50	Drainage plan in place, emergency plan in place and tested regularly. GOV.uk flood information service for the area is being checked regularly.	L	L	5

Appendix C

Noise and Vibration Exceedance Protocol

In the event of an exceedance of the noise and vibration limits (Action Levels) stipulated within this CMP, then the below procedure should be followed. Please note that all exceedances are to be recorded on a weekly report to be issued to the project team.

Step 1: Live continuous noise monitoring installed at the monitoring location(s) identified.

Step 2: Live email alerts set up to the Construction Manager and Environment Manager

Step 3: In the event that Action Levels are exceeded, the Environment Manager shall notify the site team to investigate. Site team to check the work areas and identify which activity is causing the exceedance.

Step 4: Once the cause of exceedance is identified, the Environment Manager is to stipulate further mitigation measures to be implemented and closely monitor works and noise/vibration outputs for a minimum of 30 minutes.

Step 5: If no further exceedances occur then the activity will continue, and all operatives involved in the activity shall be re-briefed with a toll-box talk on working methods.

Step 6: In the event that further exceedances occur, then the works will cease and alternative or mitigated techniques to reduce noise/vibration will be explored within discreet areas of the site for the activity causing the exceedance, and/or close liaison with the impacted receptor will be undertaken to advise of when this method of works can occur to minimise impact.

Appendix D

On-site Noise and Vibration Testing Report

Curtain Road Properties Ltd

Pre-Commencement Noise & Vibration Testing

118 Curtain Road

Acoustic Report

11666526 – August 2021

Move Forward with Confidence

Document Control Sheet

Identification	
Client	Curtain Road Properties Ltd
Document Title	Pre-Commencement Noise & Vibration Testing - 118 Curtain Road
Bureau Veritas Ref No.	11666526

Contact Details	
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Configuration				
Version	**Date**	**Author**	**Reason for Issue/Summary of Changes**	**Status**
1	10/08/21	A Bevilacqua	Draft for Client Review	Live

	Name	Job Title	Signature
Prepared By	A Bevilacqua MIOA	Senior Consultant	
Reviewed By	Craig Scott BEng (Hons) MIOA	Business Unit Manager – Acoustics & Vibration	

Contents

1 Executive Summary

1.1 Curtain Road Properties Ltd has appointed Bureau Veritas (BV) to identify and review the noise and vibration impact of demolition and construction activities which will likely be required to develop the 118 Curtain Road conversion project, located in Shoreditch.

The noise and vibration survey and assessment has been undertaken on the operational activities of construction equipment, in line with the Noise and Vibration Testing Statement (ref: 6479815/cs/L02, 22nd June 2021, included in Appendix 2) related to Condition 15(a)(ii) contained within Hackney Borough Council Decision Notice (ref: 2018/03663) dated 24th May 2019. The Decision Notice details the following as part of Condition 15 for the production of a Demolition and Construction Management Plan prior to the commencement of works connected to the planning consent: *"i. Details as to how the construction of the development can be carried out without exceeding the following noise and vibration levels at a location (or locations) to be agreed by the Local Planning Authority: 1. NR 15 Leq,15min; 2. 25 dB LAmax; 3. 0.5 mm/s PPV."*

"ii. Details of on-site testing which demonstrates that the construction of the development can be carried out without exceeding the noise and vibration levels set out at part i above."

1.2 The project design team exercise, led by Skidmore Owings and Merrill (SOM) Structural Engineers, explored the likely demolition and construction techniques and activities required to develop 118 Curtain Road. This exercise has been undertaken in collaboration with the noise and vibration consultants at Bureau Veritas. The construction activities considered representative to induce highest levels of structure-borne noise and vibration transmission have been tested and a summary of the outcome is provided below.

1.3 Specific adjacent business and property occupiers are not identified in Condition 15. Due to the shared party wall, inherently the adjacent business and property occupiers at 120-124 Curtain Road are likely to be most susceptible to noise and vibration and at various stages in this report we specifically refer to that neighbouring property. The impact on all adjacent business and property occupiers are considered in our conclusions and recommendations

1.4 The testing builds on the assumptions in Bureau Veritas November 2018 Acoustic Report (provided with the planning application) now proving our previous desk top exercise derived predictions were conservative predictions and therefore now providing demonstrable evidence that the construction of the development can be carried out (with construction industry normal mitigation measures) within the parameters and safeguards of Condition 15(a).

Column Coring

1.5 Based on the results summarised in Section 5, BV consider that any coring of columns as a construction activity can be undertaken during the phase of demolition and construction phase, as planned without restriction or further mitigation and are expected to meet the noise and vibration limits defined in Condition 15(a)(ii).

Saw Cutting of Structural Slab

1.6 Based on the outcome of the measurements detailed in Section 5, it is expected this construction activity can be undertaken without restriction at basement and ground floor level with limits of Condition 15(a)(ii) still expected to be achieved within music studios. At first floor level, measurements indicate increased levels of vibration and this indicates that saw cutting can be unrestricted up to 4m from the nearest studio. It is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or

mitigated techniques to reduce vibration may be required and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact.

Stitch Drilling of Structural Slab

1.7 Based on the outcome of the measurements detailed in Section 5, it is expected this construction activity can be undertaken without restriction at basement level and, as discussed, this is expected to translate to ground floor level, with limits of Condition 15(a)(ii) still expected to be achieved within music studios. At first floor level, measurements indicate increased levels of vibration and this indicates that stitch drilling the slab can be unrestricted up to 4m from the nearest studio. It is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or mitigated techniques to reduce vibration may be required and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact.

Brock Percussive Drilling the Structural Slab

1.8 Based on the outcome of the measurements detailed in Section 5, it is expected that brock percussive drilling the slab is an activity that will produce high levels of noise and vibration, and there is a significant risk that this demolition technique will exceed the limits defined in Condition 15(a)(ii) within the music studios. Given the nature of the equipment used and aim of the activity, it could prove challenging to provide effective mitigation, particularly in context of vibration. As such, it is recommended an alternative technique is identified that can achieve the same demolition outcome and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact.

Brock Munching on Structural Slab

1.9 Based on the outcome of the measurements detailed in Section 5 it is expected this construction activity can be unrestricted up to 4m from the nearest studio at roof level with limits of Condition 15(a)(ii) still expected to be achieved in respect of vibration. Within 4m, it is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or mitigated techniques to reduce vibration may be required and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact.

1.10 With respect to noise, if activities are to be undertaken as close as 4m to the nearest studio, there is a significant risk that noise limits as defined in Condition 15(a)(ii) could be exceeded. As such further mitigation measures such as acoustic screening would be required to reduce the noise impact, however this typically only reduces noise levels in the region of 10 dB, so there may still be some short fall to achieving criteria within the music studio, in which case an alternative technique may be considered and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact.

Cumulative Impacts

1.11 The outcome of the measurements and subsequent assessment of impacts has shown that there are construction and demolition techniques commonly adopted within the construction industry that are expected to meet the limits defined in Condition 15(a)(ii). However, should some of these activities be undertaken simultaneously, there is a risk of exceeding limits within the most sensitive parts of 120-124 Curtain Road. Nonetheless, it should be noted

that noise and vibration monitoring will be carried out in accordance with an agreed Demolition and Construction Management Plan in order to provide live monitoring and should limits be exceeded, activities can be ceased until a suitable alternative approach can be implemented.

2 Introduction

2.1 Curtain Road Properties Ltd has appointed BV to undertake an assessment of potential noise and vibration associated with the construction works to be undertaken for a conversion of an existing warehouse at 118 Curtain Road, Shoreditch, into an office.

2.2 To be in accordance with the Noise and Vibration Testing Statement related to Condition 15(a) contained within Hackney Borough Council Decision Notice (ref: 2018/03663) dated 24th May 2019, this report has taken into consideration the following aspects:

- Performance prediction of the wall construction based on the discussion between BV experts and the project design team exercise led by Skidmore Owings and Merrill (SOM) Structural Engineers;
- Methodology of the on-site survey related to both noise and vibration;
- Assessment of the noise and vibration levels into the warehouse during the operational activities of the construction equipment on the test samples;
- Analysis of the measured data and conclusions based on calculations and structure-borne transmissibility;
- Mitigation measures have been introduced based on the noise and vibration levels produced by the construction equipment and on the limits set by the criteria;
- Noise management plan during works that includes the description of the proposed noise and vibration monitoring is attached to this report.

2.3 This report sets out to address the recommendations for the control of the noise and vibration levels during the construction activities, to satisfy the conditions stated within Condition 15 of the HBC Decision Notice.

2.4 The construction site is bounded by Curtain Road on the west, by Dereham Street on the south, by an existing residential back garden on the east and by existing commercial activities on the north. As per site conditions, the nearest sensitive receptors are localised on the north side, where the Condition 15 of the HBC Decision Notice are mainly focused. Note, noise and vibration limits are also defined within the CMP that would apply to those neighbours not directly adjoining and are consistent with construction noise and vibration limits generally adopted for construction and demolition works.

2.5 The acoustic terminology used in this report is explained in Appendix One.

3 Assessment Criteria

3.1 The basis of this assessment are the noise and vibration limits defined in Condition 15(a) contained within Hackney Borough Council Decision Notice (ref: 2018/03663) dated 24th May 2019.

Condition 15(a)(ii) contained within Hackney Borough Council Decision Notice (ref: 2018/03663) dated 24th May 2019

3.2 The Statement related to planning application approval reference 2018/0363 at 118 Curtain Road, London EC2A 3PJ, within the London Borough of Hackney, seeks to address Condition 15(a) to the following:

"i. Details as to how the construction of the development can be carried out without exceeding the following noise and vibration levels at a location (or locations) to be agreed by the Local Planning Authority: 1. NR 15 Leq,15min; 2. 25 dB LAmax; 3. 0.5 mm/s PPV."

"ii. Details of on-site testing which demonstrates that the construction of the development can be carried out without exceeding the noise and vibration levels set out at part i above."

"iii. Details of noise and vibration monitoring to be carried out in accordance with the methodology set out in the Acoustic Report by Bureau Veritas dated November 2018. This monitoring data must be made available to the Local Authority when it is requested.

"iv. A liaison strategy between the applicant and adjacent businesses and property occupiers including a commitment to liaise with neighbours when particularly noisy periods of construction are likely to occur.

3.3 CRP instructed its professional team to identify and review the demolition and construction activities which will likely be required to develop 118 Curtain Road. The objective of this exercise was to inform which phases and activities of the development are likely to have the greatest potential noise and vibration impact, highlighting these for further review. The team sought to:

- Investigate the design in order to identify the key demolition and construction activities
- Define these activities with regard to location, duration, likely equipment/methodology
- Explore the potential noise and vibration impact of each activity
- Identify the activities for on-site testing and define their monitoring strategy

3.4 The project design team has explored the likely demolition and construction techniques and activities required to develop 118 Curtain Road. This exercise was led by Skidmore Owings and Merrill (SOM), Structural Engineers for the project, in collaboration with wider design team members, and noise and vibration experts, Bureau Veritas. Further input has also been sought from a number of contractors and specialists to help verify the assumptions made and provide additional comment and expertise. The critical construction activities are identified as below, along with the relative anticipated potential noise and vibration generated:

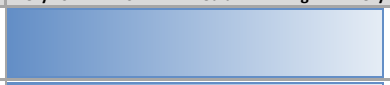
Construction Activity		Predicted Noise/Vibration Generated Very Low Low Medium High Very High
Roof Demolition		
Localised Floorslab and Wall Demolition		
Removal of Windows		
Soft Strip of Existing Removal of partitions, doors, finishes, redundant M&E equipment, fixtures and fittings etc.		
Column Strengthening:	> Core holes for any necessary steel bracing	
	> Insert any required steel columns/beams	
	> Any localised scabbling and concrete repair (mortaring/concrete grouting)	
New floors steel Frame Construction		
New Floorslab Construction		
Installation of Windows		
Internal Fit-out Installation of partitions, doors, M&E equipment, finishes etc.		

Fig 1.0

3.5 The matrix above suggests that it is the view of the project design team that the activities with most potential for noise and vibration are those through the demolition and facilitating works phase, notably; the demolition of the roof slab, localised demolition of the floor slabs, and coring holes through existing columns for any necessary steel braces to be fitted for column strengthening. It should be noted however, that what this exercise does not attempt to forecast is the actual noise and vibration levels on receptors, the purpose of this exercise is to identify what practical tests will be necessary to undertake in order to obtain initial empirical data on the noise and vibration generated and the impact this may have on receptors.

4 Noise and Vibration Testing Methodology

4.1 In accordance with the construction techniques and activities required to develop 118 Curtain Road explored as part of a project design team exercise led by Skidmore Owings and Merrill (SOM) Structural Engineers, the following activities have been selected for the on-site tests as the most representative to induce highest levels of structure-borne noise and vibration transmission:

- Boring holes for column strengthening;
- Saw cutting of existing concrete slab;
- Stitch drilling to structural slab;
- Brock percussive drilling to structural slab;
- Munching structural slab.

4.2 Short term measurements (less than 2 minutes) were considered enough to determine if the stipulated limits in Condition 15(a)(ii) are achievable within the music studios of Strongrooms.

4.3 The following construction activities have been tested considering those listed above. The selection of test samples is the following:

- Boring holes for coring columns located inside the Ground West, the Ground East and the Ground lift core;
- Boring holes for coring columns located inside Basement West, Basement East and the Basement lift core;
- Boring holes for coring columns located inside the First Floor West, First Floor East, and the First Floor lift core;
- Saw cutting at ground floor of the concrete slab inside the East Stairwell;
- Saw cutting of the structural slab inside the Basement East;
- Saw cutting of the structural slab inside the First Floor East;
- Percussive drilling to the structural slab inside the Basement East;
- Percussive drilling to the structural slab inside the First floor East;
- Brock chipping of the structural slab inside Ground West;
- Brock chipping of the structural slab inside Ground lift core;
- Munching on the structural slab at the roof level.

4.4 In order to provide a complete and consistent picture of the transmission loss characteristics of the building, for each test the noise and vibration monitors were placed at the following positions:

- At the source location (as close as was safely possible);
- At 2 and 4 m from the source.

4.5 Furthermore, background noise and vibration measurements were undertaken through 118 Curtain Road in locations reflective of those where construction testing activities were performed.

4.6 All measurements have been taken by considering these distances. In respect of vibration levels, Peak Particle Velocity (PPV) in mm/s was monitored. In respect of noise monitoring, overall A-weighted L_{eq} and L_{max} sound pressure levels along with linear octave band sound

pressure levels were recorded. The noise survey was performed with the meters' time averaging constant set to 'Fast'.

4.7 The instrumentation used to measure noise and vibration during the survey is listed in Tables 4.1. All the instrumentation is controlled within the Bureau Veritas ISO 9001 accredited management system and has been verified to traceable standards within the last 2 years. A calibration check was performed on the sound level meters before and after use and no drift in calibration was noted.

Table 4.1: Attended survey instrumentation details

Item	Type	Serial number
RION Sound Level Meter	NL 52	01054193
B&K Sound Level Meter	2260	2124597
Instantel Vibration Monitor	Minimate Plus	BE9537
Benstone Vibration Analyser	Impaq Elite	7000035

4.8 The construction equipment used during the tests are listed in Table 4.2.

Table 4.2: Attended construction equipment details

Item	Type	System pressure	Max Noise Level
Hydraulic braker	Brokk 90	16.5 MPa	L_W 86 dB(A)
Diamond core drilling system	Hilti DD350	6 bar (max)	L_p 95 dB(A)
Diamond Blade Floor Saw	Tyrolit Hydrostress	-	L_W 96 dB(A)

4.9 Photos of each test are included in Appendix Three, while details of octave band spectra are indicated in Appendix Four.

5 Results & Discussions

5.1 Attended noise and vibration measurements were undertaken on site on 14th and 15th of July 2021. The outcomes have been grouped based on the construction work activity, including the following:

- Boring holes at structural columns;
- Saw cutting of existing concrete slab;
- Stitch drilling to structural slab;
- Brock percussive drilling to structural slab;
- Munching of structural slab.

Separating Construction between 118 Curtain Road and Music Studios

5.2 Before proceeding with the discussion of each test, a description of what is believed to be the overall separating construction between 118 Curtain Road and 120-124 Curtain Road. Based on the outcome of discussions between SOM Structural Engineers and BV within the referenced workshop, it was concluded that the most likely wall construction is a twin leaf brick wall, cavity tied/bridged. Furthermore, it is necessary to consider the further benefit offered by the specific use of that property as a music studio, known to be an isolated 'box in box' construction (which was noted during a walk around between the operators of Strongroom, Vanguardia, HBC/GSA and BV in February 2019). Although the exact 'box in box' construction is unknown, it is considered based on our experience of similar studio construction likely to at the very least consist of 2 No. 15mm dense plasterboard with 1 No. 18mm particle board (or similar) with mineral wool between the existing party wall and 'box in box' construction to help provide mechanical separation. Therefore, for completeness, the overall construction is assumed to be the following or equivalent in minimum performance to the following:

- Twin leaf brick cavity tied party wall;
- Cavity containing mineral wool;
- 'Box in box' construction of at least 2 No. 15mm dense plasterboard and 1 No. 18 mm particle board;

5.3 Bureau Veritas has used the Insul software to estimate the sound insulation performance of the wall construction separating 118 Curtain Road and the music studios within 120-124 Curtain Road (i.e. the Weighted Sound Reduction Index, R_w). Please note we are not able to confirm the exact construction separating 118 Curtain Road and 120-124 Curtain Road, however it is considered this is a reasonable and justifiable estimate based on information available and our experience of similar buildings and studio construction.

5.4 The sound insulation performance of such wall expected in-situ is detailed in Table 5.1. The performance of the wall construction in terms of octave frequency bands is given in Table 5.2.

Table 5.1: Predicting overall performance of wall construction between Studios and 118 Curtain Road

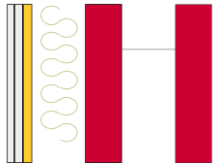
Configuration	Partition Description	Total Thickness (mm)	Estimated Weighted Sound Reduction Index
	- 2 layers of 15 mm dense plasterboard - 1 layer of 18 mm particle board; - 100 mm cavity (no connections) filled with 50 mm mineral wool - 70 mm single leaf brickwork; - 100 mm cavity (tied) - 70 mm single leaf brickwork	~400	R_w 87 (dB)

Table 5.2: Predicting octave frequency band performance of wall construction between Studios and 118 Curtain Road.

Estimated Weighted Sound Reduction Index	Frequency Octave Bands (Hz)						
	63	125	250	500	1k	2k	4k
R_w 87 (dB)	41	63	80	83	112	121	133

5.5 When estimating acoustic performance of constructions, it is important to note that the sound insulation achieved under laboratory conditions tends to be significantly higher than what is achieved on-site. This is largely due to site issues such as workmanship and unforeseen complications during installation. As a general rule, it should be assumed that constructions on-site will achieve around 5 to 7 dB lower than under laboratory conditions. As such, the performance of the construction wall considered during the calculations of the noise levels at the studios has been lowered to R_w 80 dB.

5.6 Please note, it is difficult to accurately predict vibration transmission loss from 118 Curtain Road to studios within 120-124 Curtain Road without undertaking detailed tests in the studios. Vibration transmission from 118 Curtain Road to the studios is therefore considered on a qualitative basis. As such, given the studios are of a 'box in box' construction and therefore isolated from surrounding structures, vibration transmission (in context of structure borne re-radiated noise) is very inefficient and it is anticipated that only those activities where very high vibration is measured has the potential to exceed limits and measured data has been considered in that context accordingly.

RAG Scale for Resulting Data

5.7 The results indicated in the following paragraphs need to be explained in terms of RAG scale as it has been introduced to help clarify the outcome of noise and vibration testing. In addition, given the performance predictions of the construction wall between 118 Curtain Road and the studios, calculations of levels inside the nearest sensitive receptor have been undertaken only in terms of noise, as summarised in Appendix Five. In context of vibration it is less straight forward, however the likely impact has been rated based on the dissipation of excitation transmissibility from the source to 2m and 4m distance and consideration of the interaction of intervening structures and isolation provide by the 'box in box' construction of the studios.

5.8 Specifically, the noise data gathered from the measurements have been grouped as follows:

- GREEN: Noise levels calculated inside the music studios to be below the threshold set by the criteria (L_{Aeq} < NR 15; L_{AMax} < 25 dB). These results have been highlighted in green, meaning that the noise levels are unlikely to create disturbance;
- AMBER: Noise levels calculated inside the music studios to be up to 4 dB above the higher range limit (L_{Aeq} ~ NR 15; L_{AMax} ~ 25 dB), These results have been highlighted as amber, meaning that the noise levels fluctuate around the threshold and might create disturbance. The uncertainties are due to the unknown precise performance of the wall construction between properties;
- RED: Noise levels calculated inside the music studios to be more than 10 dB above the higher range limit L_{Aeq} > NR 15; L_{AMax} > 25 dB). These results have been highlighted as red, meaning that the nuisance is most likely to be creating disturbance. As such, alternative techniques and/or methodology are recommended.

5.9 Likewise, the vibration data gathered from the measurements have been grouped in three categories as follows.

- GREEN: Vibration levels found to be below 1 mm/s within 118 Curtain Road are considered likely to meet the threshold set by the criteria within the studios (< 0.5 mm/s PPV). These results have been highlighted in green as it is considered vibration levels are unlikely to exceed the limit based on measured levels and accounting for expected further transmission loss between 118 Curtain Road and the studios;
- AMBER: Vibration levels found within 118 Curtain Road of between 1 mm/s and to 2.5 mm/s PPV (thus exceeding the criteria of 0.5 mm/s PPV by up to 2 mm/s PPV) have been highlighted in amber. Although measured vibration levels do exceed the limit, it is still considered likely that limits within the studio will be met accounting for expected further transmission loss between 118 Curtain Road and the studios, albeit there is acknowledgement that these activities are at higher risk of meeting or exceeding the limit.
- RED: Vibration levels found to be greater than 2.5 mm/s PPV (thus exceeding the criteria of 0.5 mm/s PPV by 2 mm/s PPV or higher). These results have been highlighted in red, meaning that the vibration from construction activities has the greatest chance of exceeding limits and therefore alternative techniques and/or methodology are recommended.

5.10 A graphical representation of the colour scale for each floor is given in Appendix Six, for both noise and vibration.

Boring Holes at Columns

5.11 Drilling holes into structural columns has been undertaken at the selected test samples, as summarised in Table 5.3.

Table 5.3: Coring columns details selected for drilling

Ref. No.	Item	Floor Level	Location
1	Coring Column	Ground	West
2	Coring Column	Ground	Lift Core
3	Coring Column	Ground	East
4	Coring Column	Basement	Lift Core
5	Coring Column	Basement	East
6	Coring Column	Basement	West
7	Coring Column	First	West

Ref. No.	Item	Floor Level	Location
8	Coring Column	First	Lift Core
9	Coring Column	First	East

5.12 For tests No. 1 to 9, the results are indicated in Table 5.4.

Table 5.4: Noise & Vibration results related to drilling core columns

Ref. No.	Test Type (Vibration/Noise)	Levels at Different Distance						Background Levels	
		Source		2m		4m			
		L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}
1	PPV (mm/s)	0.353		0.457		0.639		0.276	
	N (dB)	89	95	87	88	83	88	55	64
2	PPV (mm/s)	0.462		0.441		0.511		0.393	
	N (dB)	94	95	94	95	93	94	51	66
3	PPV (mm/s)	0.350		0.564		0.455		0.393	
	N (dB)	91	93	88	88	86	87	51	66
4	PPV (mm/s)	0.512		0.637		0.499		0.391	
	N (dB)	92	94	89	90	88	89	46	57
5	PPV (mm/s)	0.354		0.657		0.480		0.288	
	N (dB)	89	91	86	87	85	86	46	57
6	PPV (mm/s)	0.437		0.429		0.439		0.391	
	N (dB)	93	105	89	90	87	89	50	57
7	PPV (mm/s)	0.721		0.609		0.528		0.366	
	N (dB)	83	93	89	90	89	91	51	60
8	PPV (mm/s)	0.938		0.395		0.496		0.335	
	N (dB)	85	95	90	91	89	91	39	44
9	PPV (mm/s)	0.437		0.398		0.516		0.335	
	N (dB)	87	95	86	89	85	87	39	44

5.13 Based on the results of vibration levels, the tests of coring columns show that at 2 m and 4 m distant from the source the excitation levels fluctuate around the threshold set by the criteria (0.5 mm/s PPV), while at source location the vibration levels were found to be slightly above the maximum threshold at highest. However, as vibration monitoring has been undertaken of these activities within 118 Curtain Road, it is reasonable to consider that the limit of vibration, as defined in Condition 15(a)(ii) of 0.5 mm/s PPV within the most sensitive parts of 120-124 Curtain Road will be achieved for coring due to separating distances, building constructions and the 'box in box' studio construction, irrespective of location within 118 Curtain Road.

5.14 In terms of noise, all the levels of both L_{Aeq} and L_{AFMax} are expected to be below the criteria (NR 15 $L_{eq,15min}$, 25 dB L_{Amax}) inside the studios. Spectra of the noise levels estimated in the receiving room and resulted from calculations are given in Appendix Five and acoustic maps of noise and vibration contour levels are given in Appendix Six.

5.15 Based on the results summarised in Table 5.4, BV consider that any coring of columns as a construction activity can be undertaken during the phase of demolition and construction phase, as planned without restriction or further mitigation to meet the noise and vibration limits defined in Condition 15(a)(ii).

Saw Cutting of Slab

5.16 Saw cutting the structural slab has been undertaken at the selected test samples, as summarised in Table 5.5.

Table 5.5: Structural slab details selected for saw cutting

Ref. No.	Item	Floor Level	Location
10	Structural Slab	Ground	Stairwell*
11	Structural Slab	Basement	East
12	Structural Slab	First	East

*Test undertaken in stairwell as slab on ground floor in main room covered in flooring believed to contain asbestos.

5.17 For tests No. 10 to 12, the results are indicated in Table 5.6.

Table 5.6: Noise & Vibration results related to the saw cutting slab

Ref. No.	Test Type (Vibration/Noise)	Levels at Different Distance						Background Levels	
		Source		2m		4m			
		L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}
10	PPV (mm/s)	0.722		0.791		0.471		0.292	
	N (dB)	106	111	-	-	109	111	39	54
11	PPV (mm/s)	0.295		0.621		0.495		0.288	
	N (dB)	92	105	104	107	103	106	51	66
12	PPV (mm/s)	15.4		0.734		1.192		0.335	
	N (dB)	102	105	102	105	100	103	39	44

5.18 In terms of saw cutting the structural slab, results indicate that vibration levels exceeded the maximum threshold for test No. 12 (first floor) significantly at the source location, and moderately at 2 and 4 m distant. This would indicate that whilst the input is significant at source, transmission via the slab is inefficient. It is notable in its difference compared with ground and basement slabs, where vibration levels from this activity are of minimal concern based on measured levels. It is considered this reflects that the slab at first floor is of limited thickness and mass (believed to be no more than 150 mm thick) and is therefore more responsive to high impact vibration sources.

5.19 In context of how this translates to the limits defined within Condition 15(a)(ii), vibration levels measured of saw cutting at basement and ground floor level fluctuate around the threshold set by the criteria (0.5 mm/s PPV), therefore it is reasonable to consider that the limit will be achieved within the most sensitive parts of 120-124 Curtain Road, due to separating distances, building constructions and the 'box in box' studio construction, irrespective of location of saw cutting within basement or ground floor.

5.20 At first floor level, measured vibration levels indicate there is a notable increase in measured vibration levels as discussed, however providing the location of saw cutting is not within 4m of the nearest point of a studio within 120-124 Curtain Road, it is reasonable to consider that the vibration limit will be achieved within the studio, particularly in context of the measured vibration transmission loss in the slab. Within 4m of the nearest studio, it is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or mitigated techniques to reduce vibration may be required within discreet areas of the site and/or close liaison with the adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact.

5.21 In terms of noise, L_{eq} levels have been calculated to be exceeding the threshold set by the criteria (NR 15 $L_{eq,15min}$) for tests No. 10 and 12 while the L_{Amax} levels have been calculated to be slightly below the maximum range limit (25 dB L_{Amax}). Notably however, at position 10 and 12, the L_{eq} NR is calculated to be 19 and 16 respectively, so the criteria are only marginally exceeded. Spectra of the noise levels estimated in the receiving room and resulted from calculations are given in Appendix Five and acoustic maps of noise and vibration contour levels are given in Appendix Six.

5.22 Based on the outcome of the measurements detailed in Table 5.6, it is expected this construction activity can be undertaken without restriction at basement and ground floor level with limits of Condition 15(a)(ii) still expected to be achieved within the studios at 120-124 Curtain Road. At first floor level, measurements indicate increased levels of vibration and this indicates that saw cutting can be unrestricted up to 4m from the nearest studio. As discussed, it is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or mitigated techniques to reduce vibration may be required within discreet areas of the site and/or close liaison with the adjacent business and property occupier at 102-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact.

5.23 The noise impact of this activity is in general expected to be minimal and meet limits within the studios at 120-124 Curtain Road. Nonetheless, it remains good practice to erect temporary barriers around areas where saw cutting is undertaken in order to further reduce noise levels.

Stitch Drilling to Structural Slab

5.24 Stitch drilling to the structural slab has been undertaken at the selected test samples, as summarised in Table 5.7.

Table 5.7: Structural slab details selected for Stitch drilling

Ref. No.	Item	Floor Level	Location
13	Structural Slab	Basement	East
14	Structural Slab	First	East

5.25 For tests No. 13 and 14, the results are indicated in Table 5.8.

Table 5.8: Noise & Vibration results related to the hand drilling slab

Ref. No.	Test Type (Vibration/Noise)	Levels at Different Distance						Background Levels	
		Source		2m		4m			
		L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}
13	PPV (mm/s)	6.861		0.661		0.247		0.288	
	N (dB)	88	91	99	104	98	103	46	57
14	PPV (mm/s)	16.7		4.474		1.817		0.335	
	N (dB)	103	109	102	109	98	106	39	43

5.26 The outcome of the measurements of stitch drilling of slabs is similar to saw cutting. At basement level (note – drilling not advised at ground floor due to floor finish potential containing asbestos), measured vibration and noise levels have been found to be low impact, except for the vibration at source which highlights that the input is significant, but that vibration transmission is inefficient. However, at first floor level, vibration levels are significantly higher and this is attributed to the slab being more responsive to the input due to limited thickness and mass.

5.27 In context of how this translates to the limits defined within Condition 15(a)(ii), vibration levels measured of percussive slab drilling at basement fluctuate around the threshold set by the

criteria at 2m and beyond (0.5 mm/s PPV), therefore it is reasonable to consider that the limit will be achieved within the studios at 120-124 Curtain Road, due to separating distances, building constructions and the 'box in box' studio construction, irrespective of location of stitch drilling slab within the basement. Although it was not possible to undertake percussive slab drilling tests at ground floor level, given that the outcome of the tests at basement level mirror those of saw cutting, it is considered a similar outcome at ground floor would have been observed.

5.28 At first floor level, measured vibration levels indicate there is a notable increase in measured vibration levels as discussed, however providing the location of stitch drilling slab is not within 4m of the nearest point of a studio at 120-124 Curtain Road, it is reasonable to consider that the vibration limit will be achieved within the studio, particularly in context of the measured vibration transmission loss in the slab. Within 4m of the nearest studio, it is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or mitigated techniques to reduce vibration may be required within discreet areas of the site and/or close liaison with the adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact.

5.29 In terms of noise, all the levels of both L_{eq} and L_{AFMax} are expected to be below the criteria (NR 15 $L_{eq,15min}$, 25 dB L_{Amax}) inside the studios. Spectra of the noise levels estimated in the receiving room and resulted from calculations are given in Appendix Five and acoustic maps of noise and vibration contour levels are given in Appendix Six.

5.30 Based on the outcome of the measurements detailed in Table 5.8, it is expected this construction activity can be undertaken without restriction at basement level and, as discussed, this is expected to translate to ground floor level, with limits of Condition 15(a)(ii) still expected to be achieved within music studios. At first floor level, measurements indicate increased levels of vibration and this indicates that stitch drilling can be unrestricted up to 4m from the nearest studio. As discussed, it is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or mitigated techniques to reduce vibration may be required within discreet areas of the site and/or close liaison with the adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact.

Brock Percussive Drilling - structural slab

5.31 Brock percussive drilling the structural slab has been undertaken at the selected test samples, as summarised in Table 5.9.

Table 5.9: Structural slab details selected for brock chipping

Ref. No.	Item	Floor Level	Location
15	Structural Slab	Ground	West
16	Structural Slab	Ground	Lift Core

5.32 For tests No. 15 and 16, the results are indicated in Table 5.10.

Table 5.10: Noise & Vibration results related to the brock percussive drilling the slab

Ref. No.	Test Type (Vibration/Noise)	Levels at Different Distance						Background Levels	
		Source		2m		4m			
		L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}
15	PPV (mm/s)	>32		5.484		8.686		0.276	
	N (dB)	109	114	108	112	108	111	55	64
16	PPV (mm/s)	>32		8.444		27.486		0.276	

	N (dB)	106	114	104	114	109	112	55	64

5.33 Tests No. 15 and 16 indicate that the brock percussive drilling the slab is an activity that produces high levels of noise and vibration, and there is a significant risk that this demolition technique will exceed the limits defined in Condition 15(a)(ii) within the music studios. Given the nature of the equipment used and aim of the activity, it could prove challenging to provide effective mitigation, particularly in context of vibration. As such, it is recommended an alternative technique is implemented that can achieve the same demolition outcome and/or close liaison with the adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact.

5.34 Spectra of the noise levels estimated in the receiving room and resulted from calculations are given in Appendix Five and acoustic maps of noise and vibration contour levels are given in Appendix Six.

Brock Munching - Structural Slab

5.35 Munching the structural slab has been undertaken at the selected test sample, as summarised in Table 5.11.

Table 5.11: Structural slab details selected for munching

Ref. No.	Item	Floor Level	Location
17	Structural Slab	Roof	East

5.36 For test No. 17, the results are indicated in Table 5.12.

Table 5.12: Noise & Vibration results related to the munching slab

Ref. No.	Test Type (Vibration/Noise)	Levels at Different Distance						Background Levels	
		Source		2m		4m			
		L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}	L_{Aeq}	L_{AFMax}
17	PPV (mm/s)	29.9		2.144		1.221		0.356	
	N (dB)	-	-	-	-	109	112	56	67

5.37 Based on the results of vibration levels, munching the roof slab shows that at the all locations the excitation levels are found to be above the maximum range limit set by the criteria (0.5 mm/s PPV). However, there is a significant reduction in vibration levels from source to 2m and 4m which highlights that vibration transmission is inefficient.

5.38 In context of how this translates to the limits defined within Condition 15(a)(ii), measured vibration levels indicate that providing the location of slab munching is not within 4m of the nearest point of a studio, it is reasonable to consider that the vibration limit will be achieved within the studio, particularly in context of the measured vibration transmission loss in the roof slab. Within 4m of the nearest studio at 120-124 Curtain Road, it is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or mitigated techniques to reduce vibration may be required and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact. In terms of noise, the levels inside the studios have been calculated to be above the maximum threshold set by the criteria, NR 32 L_{eq} @ 63 Hz and 38.9 dB L_{Amax}, when based on noise levels measured at 4m from the munching activity. Therefore, where munching and if activities are to be undertaken as close as 4m to the nearest studio at 120-124 Curtain Road, there is a significant risk that noise limits as defined in Condition 15(a)(ii) could be exceeded. As such further mitigation measures such as acoustic screening would be required to reduce the noise impact, however this typically only reduces noise levels in the region of 10 dB, so there may still be some short fall to achieving criteria within the music studio, in

which case an alternative technique may be considered and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact. Spectra of the noise levels estimated in the receiving room and resulted from calculations are given in Appendix Five.

5.39 Based on the outcome of the measurements detailed in Table 5.12, it is expected this construction activity can be unrestricted up to 4m from the nearest studio at roof level with limits of Condition 15(a)(ii) still expected to be achieved. Within 4m, as discussed, it is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or mitigated techniques to reduce vibration may be required considered and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact

6 Summary of the Outcomes

6.1 The testing builds on the assumptions in Bureau Veritas November 2018 Acoustic Report (provided with the planning application) now proving our previous desk top exercise derived predictions were conservative predictions and therefore now providing demonstrable evidence that the construction of the development can be carried out (with construction industry normal mitigation measures) within the parameters and safeguards of Condition 15(a).

Column Coring

6.2 Based on the results summarised in Section 5, BV consider that any coring of columns as a construction activity can be undertaken during the phase of demolition and construction phase, as planned without restriction or further mitigation to meet the noise and vibration limits defined in Condition 15(a)(ii).

Saw Cutting of Structural Slab

6.3 Based on the outcome of the measurements detailed in Section 5, it is expected this construction activity can be undertaken without restriction at basement and ground floor level with limits of Condition 15(a)(ii) still expected to be achieved within music studios. At first floor level, measurements indicate increased levels of vibration and this indicates that saw cutting can be unrestricted up to 4m from the nearest studio. As discussed, it is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or mitigated techniques to reduce vibration may be required and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact.

Stitch Drilling of Structural Slab

6.4 Based on the outcome of the measurements detailed in Section 5, it is expected this construction activity can be undertaken without restriction at basement level and, as discussed, this is expected to translate to ground floor level, with limits of Condition 15(a)(ii) still expected to be achieved within music studios. At first floor level, measurements indicate increased levels of vibration and this indicates that stitch drilling the slab can be unrestricted up to 4m from the nearest studio. As discussed, it is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or mitigated techniques to reduce vibration may be required and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact

Brock Percussive Drilling the Structural Slab

6.5 Based on the outcome of the measurements detailed in Section 5, it is expected that brock percussive drilling the slab is an activity that will produce high levels of noise and vibration, and there is a significant risk that this demolition technique will exceed the limits defined in Condition 15(a)(ii) within the music studios. Given the nature of the equipment used and aim of the activity, it could prove challenging to provide effective mitigation, particularly in context of vibration. As such, it is recommended an alternative technique is identified that can achieve the same demolition outcome and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact

Brock Munching on Structural Slab

6.6 Based on the outcome of the measurements detailed in Section 5 it is expected this construction activity can be unrestricted up to 4m from the nearest studio at roof level with limits of Condition

15(a)(ii) still expected to be achieved in respect of vibration. Within 4m, as discussed, it is possible that limits are still met, however there is an increased risk of exceeding them, therefore alternative or mitigated techniques to reduce vibration may be required and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact

6.7 With respect to noise, if activities are to be undertaken as close as 4m to the nearest studio, there is a significant risk that noise limits as defined in Condition 15(a)(ii) could be exceeded. As such further mitigation measures such as acoustic screening would be required to reduce the noise impact, however this typically only reduces noise levels in the region of 10 dB, so there may still be some short fall to achieving criteria within the music studio, in which case an alternative technique may be considered and/or close liaison with adjacent business and property occupier at 120-124 Curtain Road is required to advise of when this method of works can occur to minimise potential impact

Cumulative Impacts

6.8 The assessment has focussed on the individual impacts of each activity in context of Condition 15(a)(ii), however it is important to consider the cumulative impact of two or more activities, should they coincide.

6.9 The outcome of the measurements and subsequent assessment of impacts has shown that there are construction and demolition techniques commonly adopted within the construction industry that are expected to meet the limits defined in Condition 15(a)(ii). However, should some of these activities be undertaken simultaneously, there is a risk of exceeding limits within the most sensitive parts of 120-124 Curtain Road. Nonetheless, it should be noted that noise and vibration monitoring will be carried out in accordance with an agreed Demolition and Construction Management Plan in order to provide live monitoring and should limits be exceeded, activities can be ceased until a suitable alternative approach can be implemented.

7 Recommendations and Mitigation

Mitigation

Structure-borne Noise and Vibration

7.1 In general terms, the way to control vibration transmission – whether it manifests as structural vibration or reradiated noise – is to limit the effectiveness of the transfer of energy from the source to the receiver. Therefore, in context of 118 Curtain Road conversion project, mitigation measures to be considered during the construction should be applied to the following activities:

- **Saw Cutting**.
    - *Noise* - Use low noise versions of proposed equipment. Provide portable, temporary, enclosures to achieve significant noise reduction; however, adequate ventilation is necessary. Alternatively, use acoustic screens and/or barriers.
- **Stitch drill**.
    - *Noise* - Ensure that equipment has noise control measures incorporated such as mufflers or silencers. Provide portable, temporary, enclosures to achieve significant noise reduction; however, adequate ventilation is necessary. Alternatively, use acoustic screens and/or barriers.
- **Broking Percussive Drilling.**
    - *Vibration* - Consider use of alternative plant or techniques. Where large areas of concrete require removal, such as the roof slab, consider the use of equipment that breaks concrete through flexing rather than breaking.
    - *Noise* - Use acoustic screens and/or barriers to be installed close to the noise source. Whereas it is no possible, consider the use of acoustic screen/barriers at the external construction wall placed between the warehouse and the studios.
- **Munching**.
    - *Noise* - Use acoustic screens and/or barriers whereas the construction activities would otherwise have direct line of sight to the studios.

Construction Noise and Vibration Monitoring

7.2 The control of the noise and vibration levels can be achieved by monitoring the construction activity on site, especially for those activities producing high L_{Aeq} and L_{AMax} levels of noise and PPV (mm/s) for vibration. In order to have a control of the vibration and noise levels during the construction activities, the monitoring stations would be installed at appropriate locations for unattended survey. Locations should include within 118 Curtain Road (limits defined in paragraph 7.4) and within studios of 120-124 Curtain Road (with agreement of owners).

7.3 Procedure regarding the calibration will follow the techniques traceable to national standards. the monitoring service include weekly visits to the stations for downloading, swapping out of batteries and general maintenance. The monitoring stations will be capable of being accessed remotely to view live noise levels and download electronically. Alerts in forms of email and text message should be sent to the consultant managing the equipment and to relevant site personnel, such as the site manager, when the levels of noise and/or vibration exceed the

triggers set to the monitors, and construction works should then cease until a suitable method can be identified to continue the task until an alternative methodology can be identified to continue the task and minimise disruption on adjacent businesses and property occupiers. The equipment would be installed and monitored by a fully qualified acoustic consultant using appropriate grade sound level meter(s) and seismic monitoring (vibration) systems at strategic measurement locations.

7.4 Based on pre-commencement noise and vibration testing, it is recommended the following noise and vibration limits are not exceeded on the 118 Curtain Road side of the party wall separating 118 Curtain Road and 120-124 Curtain Road, and monitoring equipment should be set up for the duration of the redevelopment of 118 Curtain Road. Should these limits be achieved, it is expected that noise and vibration limits as defined in Condition 15(a)(ii) will be satisfied with studios contained in 120-124 Curtain Road.

- Vibration: 1 mm/s PPV;
- Noise: 100 dB L_{Aeq} (acknowledging that the specific criteria relates to NR 15, it is expected this will still be met for an overall noise level of 100 dB L_{Aeq} within 118 Curtain Road based on pre-commencement testing) and 110 dB L_{Amax}.

Appendix One – Glossary of Acoustic Terminology

Decibel (dB) Sound levels from any source can be measured in frequency bands in order to provide detailed information about the spectral content of the noise i.e. whether is it high pitched, low pitched or with no distinct tonal character. These measurements are usually undertaken in octave or 1/3 octave frequency bands. If these values are logarithmically summed a single dB figure is obtained. This is usually not very helpful as it simply describes the total amount of acoustic energy measured and does not take any account of the ear's ability to hear certain frequencies more readily than others.

dBA Instead, the dBA figure is used, as this is found to relate better to the loudness of the sound heard. The dBA figure is obtained by subtracting an appropriate correction, which represents the variation in the ear's ability to hear different frequencies, from the individual octave or 1/3 octave band values, before logarithmically summing them. As a result the single dB(A) value provides a good representation of how loud a sound is.

NR The Noise Rating (NR) curves are a series of internationally agreed spectra of equal perceived loudness. They are the recognised method of expressing noise from continuous building services plant in buildings.

L_{max} The Lmax is the highest short-term noise level sample that occurred during a measurement period. When the 'fast' time weighting is used (i.e. L_{Fmax}), the sample time is 125 milliseconds.

RT The Reverberation Time (RT) is the length of time in seconds it would take for a sound to decay by 60 dB and is it therefore a measure of the 'echo' within a room. The reverberation time is often referred to as the T_{60} however it is often impractical to measure such a 60 dB noise level decay and so the reverberation time is often based on the T_{20} and T_{30} which related to the decay over 20 dB and 30 dB normalised to a decay of 60 dB. Measurements of the reverberation time are usually undertaken in accordance with BS EN 354.

D The sound insulation performance of a construction is a function of the difference in noise level either side of the construction in the presence of a loud noise source to one side. D, is therefore simply the level difference between the two rooms of interest.

D_{nT} The standardised level difference. D is corrected to allow for the reverberation time in the receiving room. Measurements are made in accordance with BS EN ISO 140-4.

$D_{nT,w}$ The weighted standardised level difference. A single value of the DnT derived from the third octave values using the method described in BS EN ISO 717-1.

R R is the *sound reduction index* of a material or construction measured under laboratory conditions in accordance with BS EN ISO 140-3. R takes account of the area of the construction under test as well as the absorption in the receiving room. Taking these into account allows the R for different constructions to be compared on a like for like basis.

R_w R_w is the weighted sound reduction index determined using the above measurement procedure, but weighted in accordance with the procedures set down in BS EN ISO 717-1. Partitioning and building board manufacturers commonly use this index to describe the inherent sound insulation performance of their products.

Appendix Two – Noise and Vibration Testing Statement (ref: 6479815/cs/L02, 22nd June 2021

Acoustics and Vibration Group

Our ref: 6479815/cs/L02
22nd June 2021

118 CURTAIN ROAD, LONDON EC2A 3PJ

Noise and Vibration Testing Statement related to Condition 15(a)(ii) contained within Hackney Borough Council Decision Notice (ref: 2018/03663) dated 24th May 2019.

1. Background and Statement Objective

1.1 This Statement has been prepared on-behalf of Curtain Road Properties Limited (CRP) and relates to planning application approval reference 2018/0363 at 118 Curtain Road, London EC2A 3PJ, within the London Borough of Hackney.

1.2 This Statement seeks to address condition 15 of planning approval ref. 2018/0363, requiring that a demolition and construction method statement is provided. In particular it is stated at part (a)(ii) of condition 15 that the statement must also include:

"ii. Details of on-site testing which demonstrates that the construction of the development can be carried out without exceeding the noise and vibration levels set out at part i above."

1.3 The Gillieron Scott (GSAD) acoustic consultant Peer Review report (dated 08/02/19) addressed to the Local Planning Authority, stated at page 9;

"In lieu of predictions or evidence to show that the construction/demolition is possible without breach of the agreed noise limits, GSAD suggest the only way to reduce uncertainty would be for 118 Curtain Road to carry out site measurements prior to the commencement on site.".

1.4 The previous Bureau Veritas Acoustic Report reference 6479815 dated 15 November 2018 ('BV Report') submitted is the approved planning document referred to within condition 15 of the planning approval. Section 5 of the BV Report provides predicted noise and vibration impacts. The methodology for airborne and structure-borne reradiated noise predictions used by Bureau Veritas can be summarised as follows;

Airborne Noise Predictions
The calculation method contained in ISO 9613-2 has been used as the basis for predictions of noise impact from construction activities.

Structure-borne Reradiated Noise Predictions
Structure-borne reradiated noise predictions are based around the methodology set out in the ANC Guidelines Measurement and Assessment of Groundborne Noise and Vibration.

Structural Vibration Predictions
Comment is made on potential structural vibration impacts based on proposed construction equipment and techniques, but as with structure-borne reradiated noise, the comments and estimations are indicative at best.

1.5 This Statement provides an overview by Bureau Veritas and the project design team to define the testing requirements to address condition 15 part (a)(ii).

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The purpose of the on-site testing referred at part (a)(ii) of condition 15 is to reduce uncertainty around the reasonable assumptions adopted in the BV Report. It should be noted that the objective of the tests proposed is to provide CRP with a more in-depth understanding of the potential noise and vibration impact of the construction activities with due regard to the strategy to satisfy the whole of Condition 15.

2. Condition 15 Part (a)

2.1 As determined by LBH and included within the Decision Notice, the following Condition is stipulated in respect of noise and vibration:

2.2 **Condition 15 (the "Condition):** Notwithstanding the documents hereby approved, no development shall take place until a detailed Demolition and Construction Management Plan covering the matters set out below only has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the details and measures approved as part of the demolition and construction management plan, which shall be maintained throughout the entire construction period. The plan must include:

a) A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase);

The statement must also include:

i. Details as to how the construction of the development can be carried out without exceeding the following noise and vibration levels at a location (or locations) to be agreed by the Local Planning Authority: 1. NR 15 Leq,15min; 2. 25 dB LAmax; 3. 0.5 mm/s PPV.

ii. Details of on-site testing which demonstrates that the construction of the development can be carried out without exceeding the noise and vibration levels set out at part i above.

iii. Details of noise and vibration monitoring to be carried out in accordance with the methodology set out in the Acoustic Report by Bureau Veritas dated November 2018. This monitoring data must be made available to the Local Authority when it is requested.

iv. A liaison strategy between the applicant and adjacent businesses and property occupiers including a commitment to liaise with neighbours when particularly noisy periods of construction are likely to occur.

3. Scoping of On-site Testing Activities with reference to Condition 15 (a)(ii)

3.1 CRP instructed Bureau Veritas (noise and vibration consultant) and its professional team to identify and review the demolition and construction activities which will likely be required to develop 118 Curtain Road. The objective of this exercise was to identify the tests required to address part (a)(ii) of condition 15 above, and further inform the noise prediction analyses of Bureau Veritas as noted within the BV Report planning document.

3.2 The team sought to:

- Investigate the design in order to identify the key demolition and construction activities
- Define these activities with regard to location, duration, likely equipment/methodology
- Explore the potential noise and vibration impact of the activities
- Identify the activities for on-site testing and define their monitoring methodology

3.3 The project design team has explored the likely demolition and construction techniques and activities required to develop 118 Curtain Road. This exercise was led by Skidmore Owings and Merrill (SOM), Structural Engineers for the project, in collaboration with wider design team members, and noise and

vibration experts, Bureau Veritas. Further input has also been sought from a number of contractors and specialists to help verify and provide additional comment and expertise. The following activities were considered to represent those that could induce highest levels of structure-borne noise transmission:

- Roof/floor slab demolition;
- Saw cutting/localised demolition for lift and risers.

3.4 The team have identified tests and equipment noted below as high impact activities and thus the most appropriate for the on-site testing.

- Saw cutting of existing concrete;
- Percussive drilling;
- Boring holes for column strengthening.

3.5 In order to emulate the activities required to form openings in the floor slab, and with due regard to doing so with as little noise and vibration impact as possible, it proposed to conduct a series of stitch-drill tests. This technique usually involves drilling the perimeter of an opening with overlapping holes to create sufficient separation of the slab before breaking this into smaller pieces for removal (*see image below).*

3.6 The same technique above can also be applied to test the core drilling on any columns which may require strengthening.

4. Noise and Vibration Testing Methodology

4.1 It is proposed that noise and vibration measurements are undertaken on the series of activities identified above.

4.2 It is anticipated that noise and vibration transmission of these activities within 118 Curtain Road, and to neighbouring occupiers, will be consistent without significant variation in level. Therefore, it is proposed that only relatively short term measurements (less than 2 minutes) will be required to establish more detailed test data to help determine if stipulated limits in condition 15 are achievable. Conducting the testing using short-term measurements would also benefit neighbouring occupiers with noise sensitive activities by minimising any potential disruption during this period.

4.3 The estimated noise impact of construction for all phases of the works are set out in detail within the tables at section 5.11 of the BV Report.

4.4 In order to provide a more complete and consistent picture of transmission throughout 118 Curtain Road and to provide indicative information of transmission loss characteristics of the building, it is proposed that monitoring is carried out as per the below:

- 1m from source
- At the boundary between 118 Curtain Road and 120-124 Curtain Road

- On the party wall between 118 Curtain Road and 120-124 Curtain Road (vibration only).
- Within the basement of 118 Curtain Road

4.5 All tests will include noise and vibration (excluding that identified as vibration only). Other than measurements at 1m from the source, as source location is expected to be variable, all measurements are expected to be taken at exactly the same position in order to provide a controlled test sample. The exact test locations will be recorded on-site prior to commencing with each test.

4.6 Noise and vibration monitoring equipment used during the tests will be of high specification, capable of accurately measuring low levels of noise and vibration (acknowledging the noise/vibration floor due to electronics). Equipment will have valid external calibration certificates and calibrated to recognised UK and international standards.

Consideration will be given to the cumulative effect of multiple activities being undertaken simultaneously, should the Contractor indicate this to be likely following the results.

Yours sincerely,

Craig Scott
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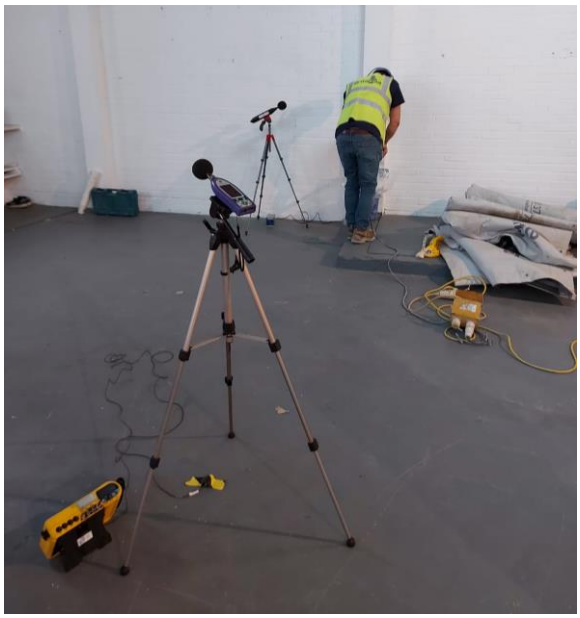
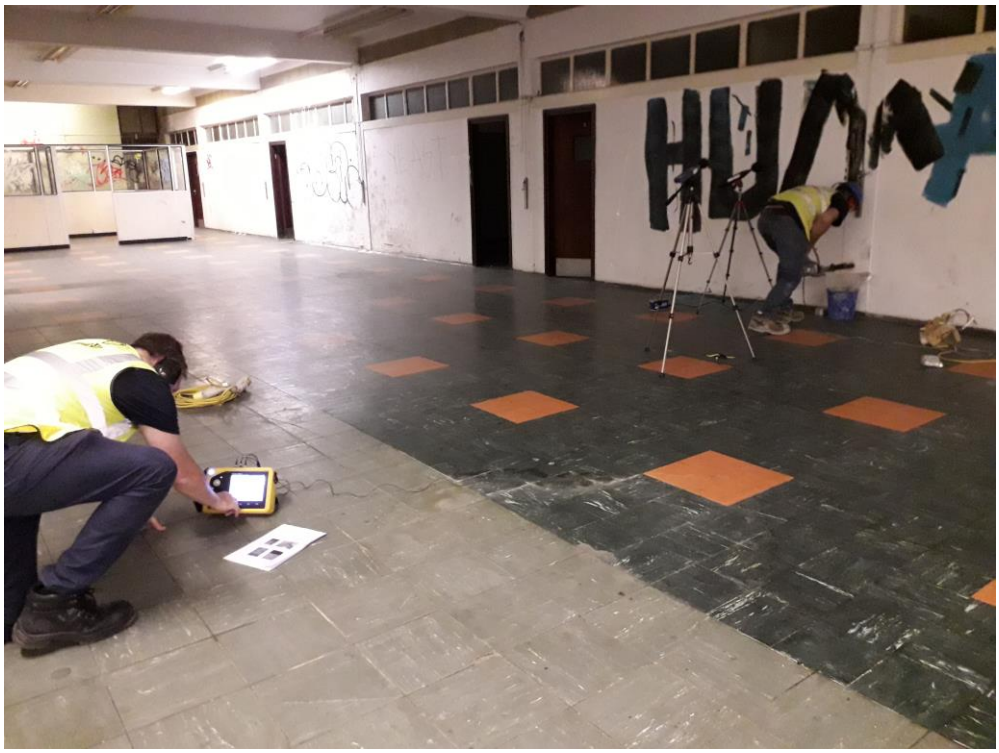
Appendix Three – Photos of the Tests

A3.1: Test No. 1 – Boring Holes to Coring Column, Lobby, Ground Floor.

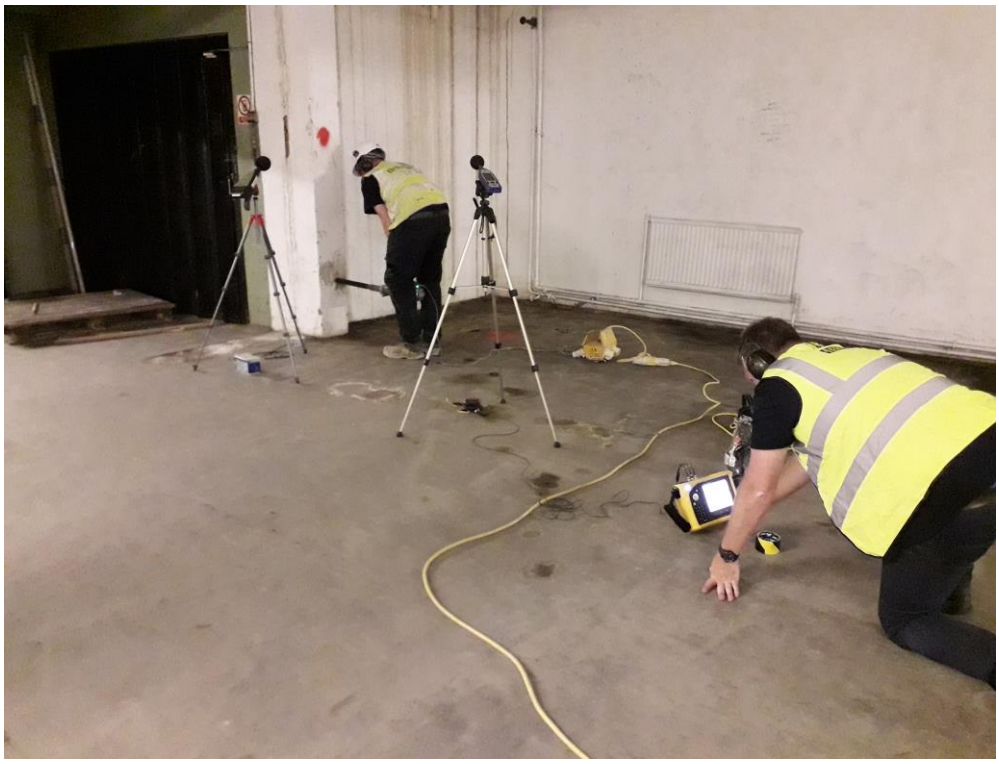


A3.2: Test No. 2 – Boring Holes to Coring Column, Lift Shaft, Ground Floor.

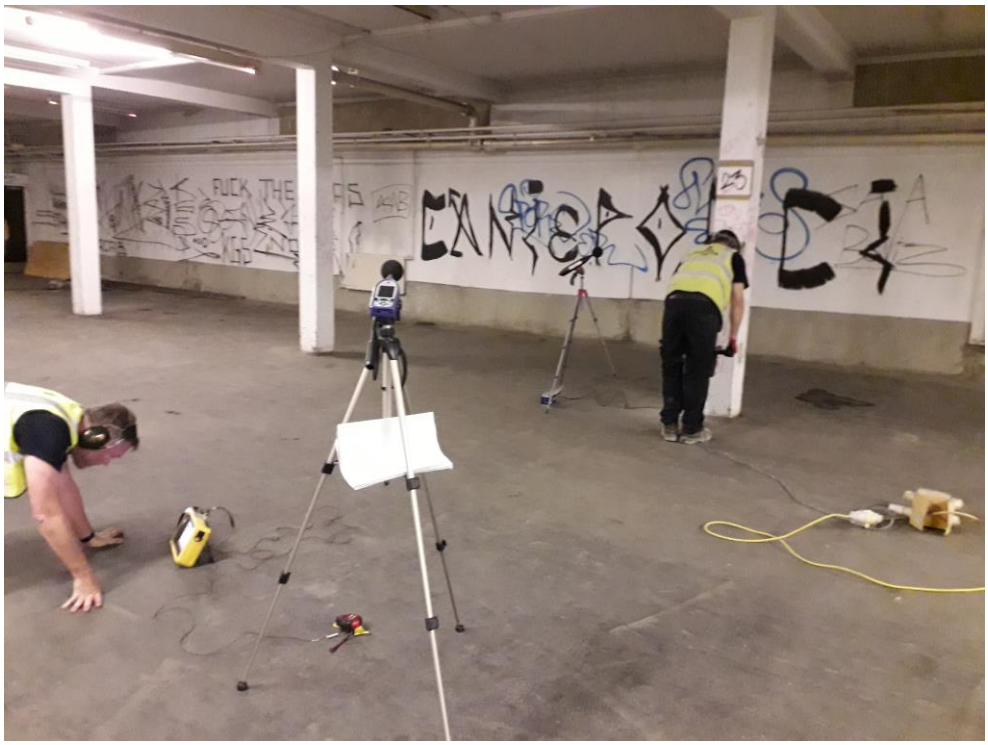
A3.3: Test No. 3 – Boring Holes to Coring Column, Main Room, Ground Floor.



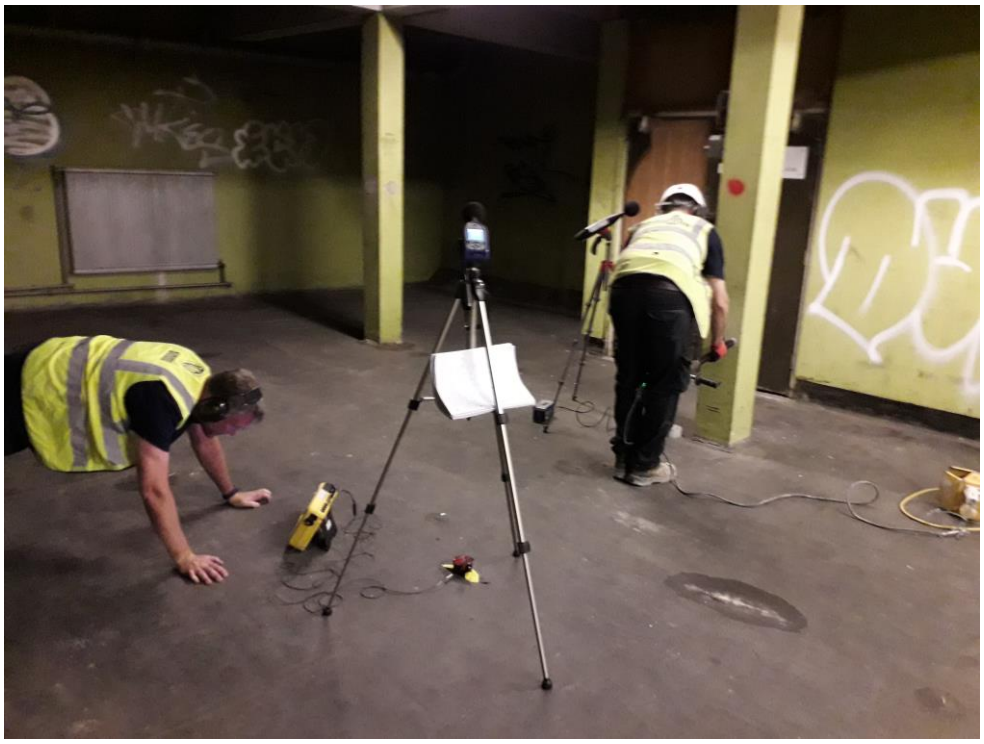
A3.4: Test No. 4 – Boring Holes to Coring Column, Lift Shaft, Basement.



A3.5: Test No. 5 – Boring Holes to Coring Column, Main Room, Basement.



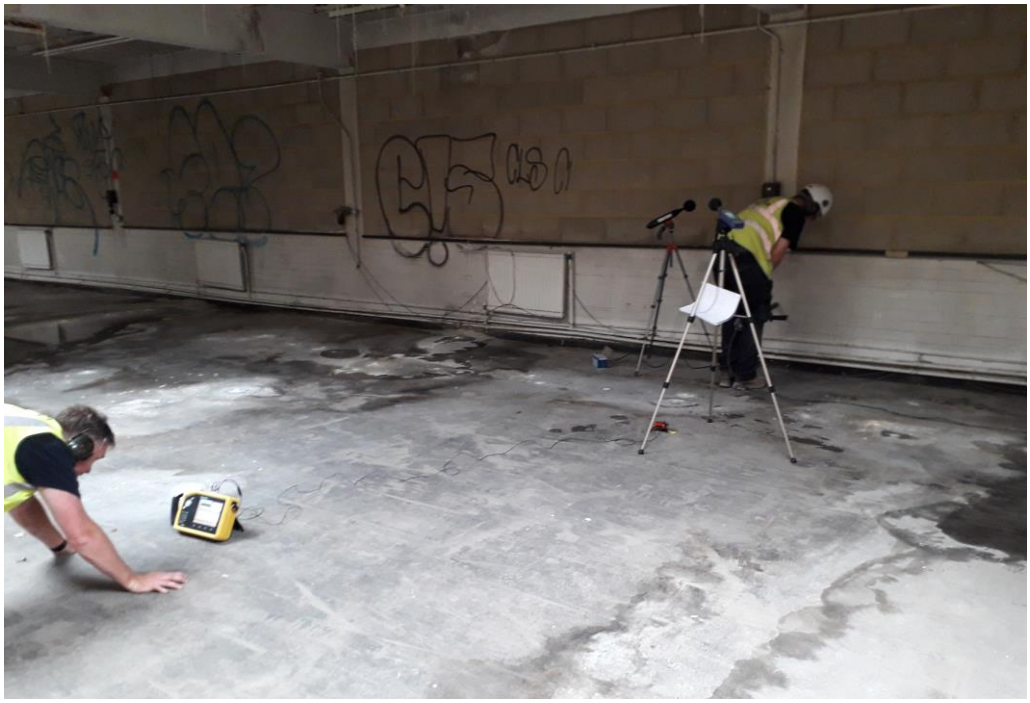
A3.6: Test No. 6 – Boring Holes to Coring Column, Front Room, Basement.



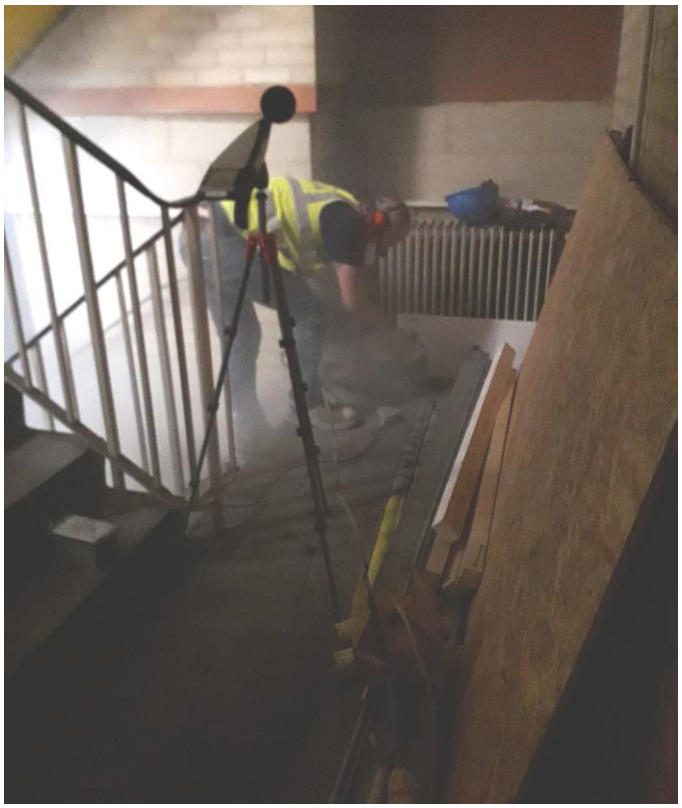
A3.7: Test No. 7 – Boring Holes to Coring Column, Front Room, First Floor.

A3.8: Test No. 8 – Boring Holes to Coring Column, Lift Shaft, First Floor.

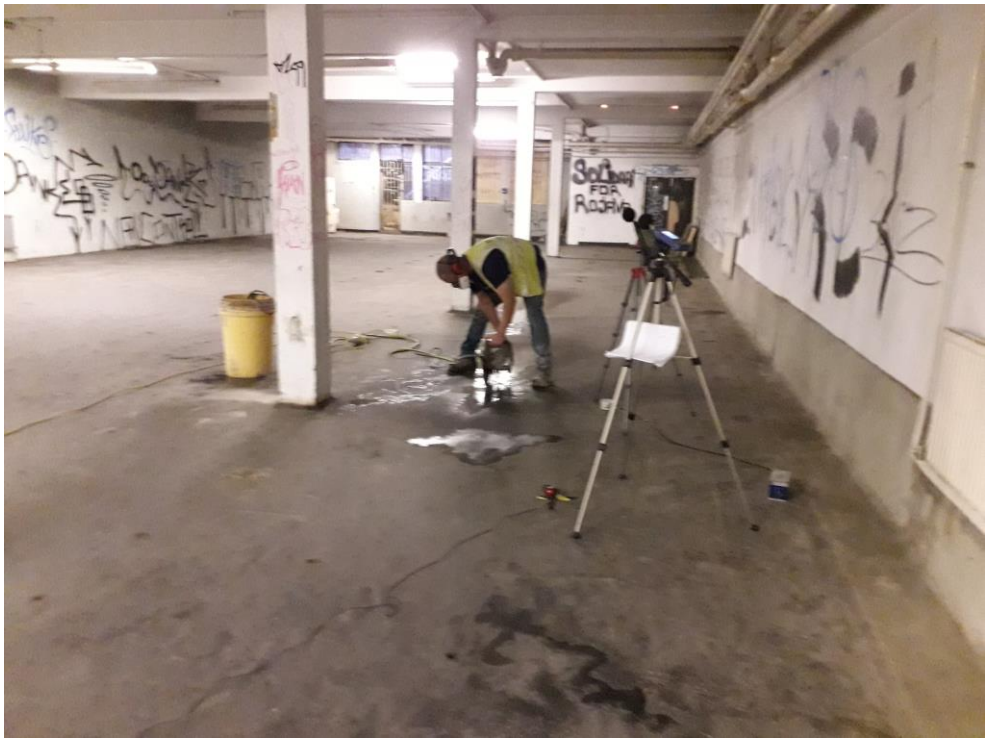
A3.9: Test No. 9 – Boring Holes to Coring Column, Main Room, First Floor.



A3.10: Test No. 10 – Saw cutting Slab, Stairwell, Ground Floor.

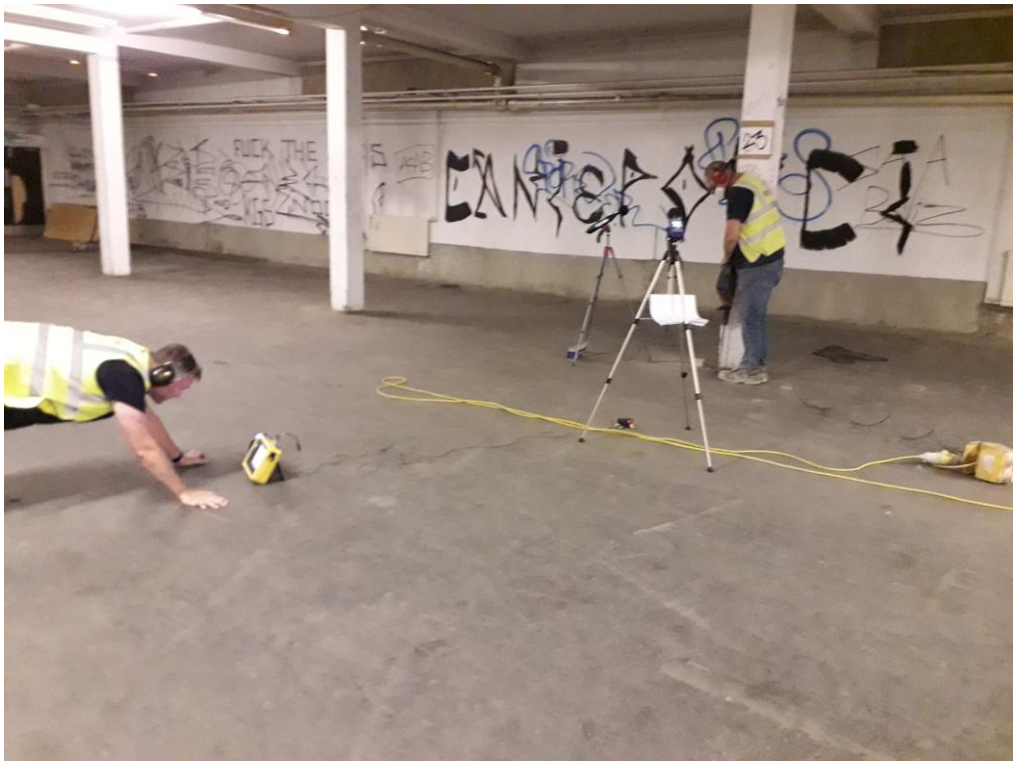


A3.11: Test No. 11 – Saw cutting Slab, Main Room, Basement.

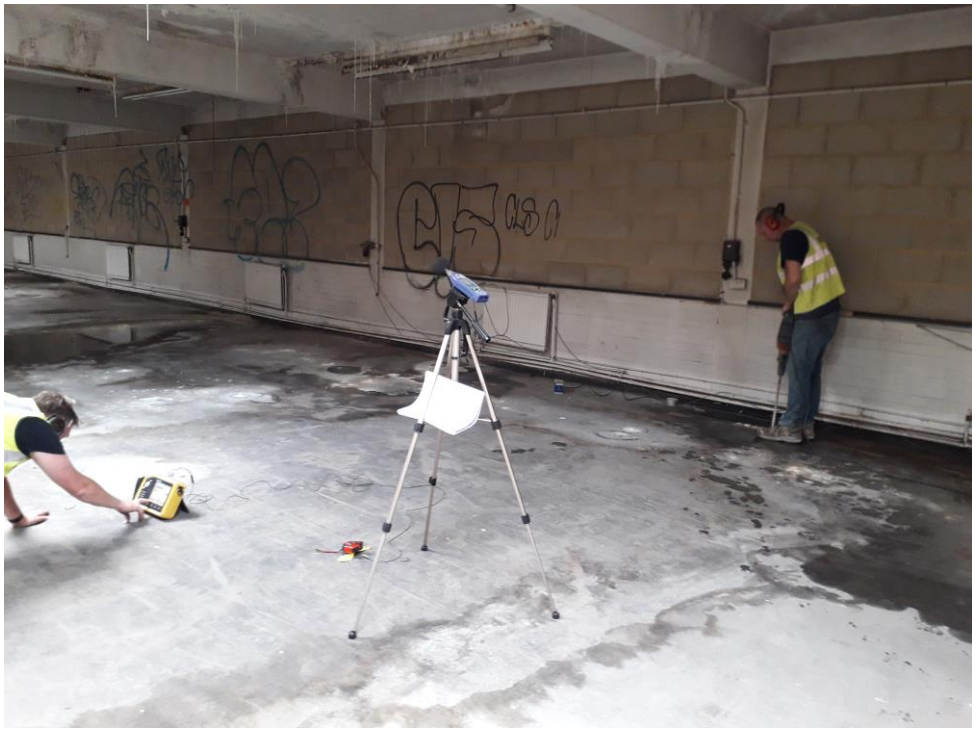


A3.12: Test No. 12 – Saw cutting Slab, Main Room, First Floor.

A3.13: Test No. 13 – Percussive Drilling to Slab, Main Room, Basement.

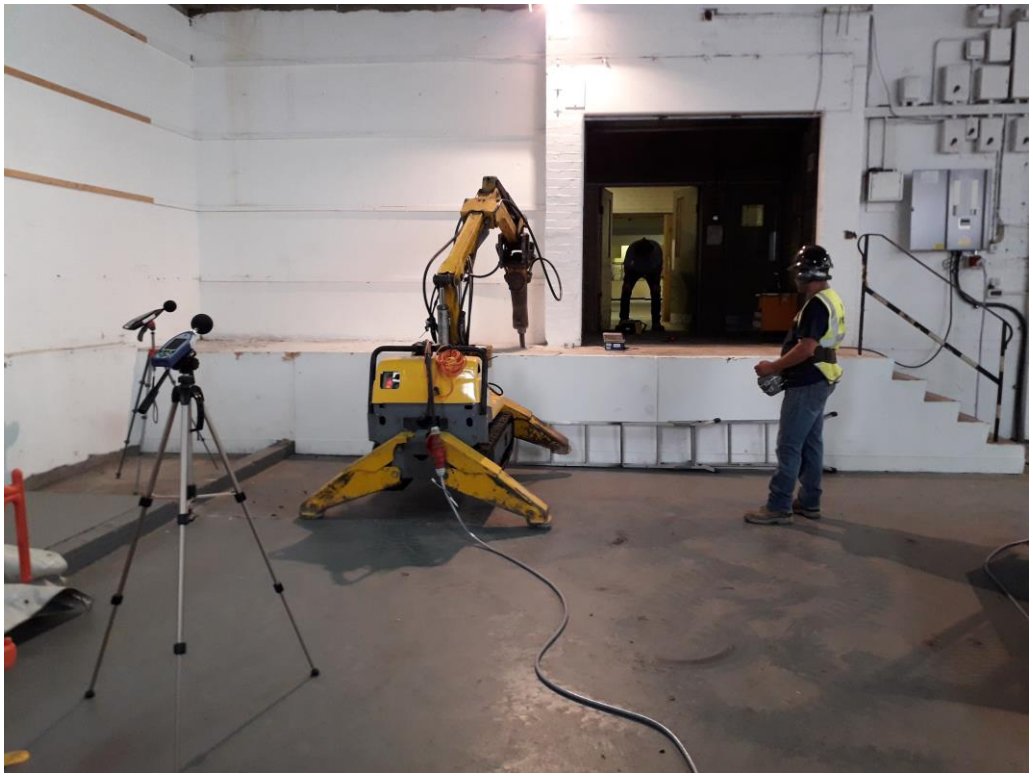


A3.14: Test No. 14 – Percussive Drilling to Slab, Main Room, First Floor.



A3.15: Test No. 15 – Brock Chipping on Slab, Lobby, Ground Floor.

A3.16: Test No. 16 – Brock Chipping on Slab, Shaft Stairs, Ground Floor.



A3.17: Test No. 17 – Munching on Slab, Roof.

Appendix Four – Octave Frequency Bands of the Noise Measurements

A4.1: Measured Noise Levels at the Source Location

Test No.	Overall Level L_{Aeq} (dB)	L_{eq} Noise Levels (dB) @ One Octave Frequency Bands (Hz)							
		63	125	250	500	1k	2k	4k	8k
1	88.6	69.8	69.6	69.5	74.0	80.1	82.4	83.1	81.9
2	93.7	62.7	70.9	74.3	76.1	83.9	86.6	89.3	87.0
3	91.4	56.7	67.2	72.9	74.4	80.8	85.6	86.3	84.6
4	92.2	57.8	65.1	70.1	78.1	83.7	84.3	87.0	86.3
5	89	55.3	58.8	65.5	73.6	79.8	82.9	84.1	81.4
6	92.6	56.7	64.4	73.7	80.7	81.0	82.8	88.5	87.3
7	83.1	61.7	68.1	68.2	70.6	74.1	76.7	78.2	75.4
8	85.4	61.7	67.9	68.2	71.8	76.3	78.8	80.6	78.2
9	86.7	61.7	67.9	68.3	72.2	77.2	79.8	82.0	79.9
10	105.8	69.9	73.5	81.6	96.1	94.4	98.0	100.8	101.1
11	92.0	58.0	64.7	73.0	80.1	81.2	82.9	88.0	86.7
12	101.7	61.8	69.3	84.8	95.5	90.9	94.3	96.4	95.3
13	88.2	56.4	59.6	66.7	73.3	79.4	81.8	83.4	80.7
14	102.8	69.7	79.3	87.8	89.0	87.8	86.4	98.2	100.6
15	109.8	90.7	97.1	103.0	100.4	104.2	103.9	100.7	96.4
16	105.4	87.6	90.2	99.1	99.5	101.0	99.3	95.1	90.7
17 (4m)	92.8	77.1	83.0	84.0	85.5	86.3	87.4	85.5	80.4

Appendix Five – NR Calculations

For the NR calculations the equation (1) has been taken as a reference to calculate the noise levels in the studios:

$$L_2 = L_1 - R_W + 10\text{Log}(S/A) \qquad (1)$$

Where:
L_1 is the noise at the source;
L_2 is the noise level in the receiving room;
R_W is the weighted sound reduction index;
S is the total surface area of receiving room;
A is the total absorbing area inside the receiving room.

Based on the plan layout of the studios, the dimension of the room considered as the worst scenario are those related to the studio 11 located on the first floor, equal to 6 × 4 × 3 m [L × W × H]. The studio 11 has been selected to be the most sensitive space given its structure to be 'box in a box'.

The absorption inside the receiving room has been calculated to have an averaged reverberation time across all the frequency bands equal to 0.2 s.

Note also that the calculations assume a diffuse sound field within 118 Curtain Road and therefore measured noise levels are considered to representative of those incident upon the separating construction between 118 Curtain Road and the music studios. This is therefore considered a 'worst case' assessment of noise transfer.

The R_W performance, as predicted with Insul, has been lowered by 7 dB at each octave frequency band to be closer to the reality where the workmanship can influence the overall performance. As such, the spectrum of the construction wall between the warehouse and the studios considered for the calculation is summarised in Table A4.1.

Table A4.1: Octave frequency band performance of the wall construction between Studios and warehouse.

Weighted Sound Reduction Index	Frequency Octave Bands (Hz)						
	63	125	250	500	1k	2k	4k
R_w 87 (dB) – Estimation with Insul	41	63	80	83	112	121	133
R_w 80 (dB) – Normalised to site performance	34	56	73	76	105	114	126

On this basis, it can be expected that R_W, S and A are constant values to be substituted in equation (1) for all the test samples and that the only variable is L_1. As such, the overall L_2 (both L_{Aeq} and L_{AMax}) noise levels and the octave frequency bands calculated in the receiving room are given in Table A4.2 for each test. The L_1 noise levels are taken from Table A3.1.

Table A5.2: Level max (L_{AMax}), overall (L_{Aeq}) and octave frequency band (L_{eq}) noise levels calculated in the receiving room (L_2).

Test No.	NR Levels	Overall Levels (L_{Aeq}, L_{AMax}) (dB)	L_{eq} Noise Levels (dB) @ One Octave Frequency Bands (Hz)							
			63	125	250	500	1k	2k	4k	8k
1	NR 0	L_{Aeq} = 11.4	37.1	15.7	-1.4	-2.2	-28.2	-35.6	-46.9	-50.0
	-	L_{AMax} = 17.8	43.5	22.1	5.0	4.2	-21.8	-29.2	-40.5	-43.6
2	NR 0	L_{Aeq} = 6.8	30.3	17.4	3.7	0.2	-24.1	-31.1	-40.3	-44.6
	-	L_{AMax} = 7.8	31.3	18.4	4.7	1.2	-23.1	-30.1	-39.3	-43.6
3	NR 0	L_{Aeq} = 1.8	23.6	12.9	1.6	-2.2	-27.9	-32.8	-44.0	-47.7
	-	L_{AMax} = 3.8	25.6	14.9	3.6	-0.2	-25.9	-30.8	-42.0	-45.7
4	NR 0	L_{Aeq} = 2.9	25.1	11.2	-0.9	1.9	-24.6	-33.7	-42.9	-45.6
	-	L_{AMax} = 4.9	27.1	13.2	1.1	3.9	-22.6	-31.7	-40.9	-43.6
5	NR 0	L_{Aeq} = - 0.9	22.7	4.9	-5.5	-2.6	-28.6	-35.2	-45.8	-50.6
	-	L_{AMax} = 1.1	24.7	6.9	-3.5	-0.6	-26.6	-33.2	-43.8	-48.6
6	NR 0	L_{Aeq} = 4.6	24.6	11.0	3.3	5.1	-26.8	-34.6	-40.9	-44.0
	-	L_{AMax} = 16.6	36.6	23.0	15.3	17.1	-14.8	-22.6	-28.9	-32.0
7	NR 0	L_{Aeq} = 10.3	34.9	20.1	3.1	0.3	-28.3	-35.4	-45.9	-50.6
	-	L_{AMax} = 14.3	38.9	24.1	7.1	4.3	-24.3	-31.4	-41.9	-46.6
8	NR 0	L_{Aeq} = 8.0	32.6	17.6	0.9	-0.9	-28.4	-35.7	-45.7	-50.1
	-	L_{AMax} = 14.0	38.6	23.6	6.9	5.1	-22.4	-29.7	-39.7	-44.1
9	NR 0	L_{Aeq} = 4.8	29.4	14.3	-2.3	-3.7	-30.8	-37.9	-47.6	-51.7
	-	L_{AMax} = 12.8	37.4	22.3	5.7	4.3	-22.8	-29.9	-39.6	-43.7
10	NR 19 @500 Hz	L_{Aeq} = 21.2	40.4	22.8	13.9	23.1	-10.7	-16.9	-26.0	-27.7
	-	L_{AMax} = 23.2	42.4	24.8	15.9	25.1	-8.7	-14.9	-24.0	-25.7
11	NR11 @500 Hz	L_{Aeq} = 15.9	37.3	22.7	14.0	15.8	-15.2	-23.2	-30.0	-33.3
	-	L_{AMax} = 18.8	40.3	25.7	17.0	18.8	-12.2	-20.2	-27.0	-30.3
12	NR16 @500 Hz	L_{Aeq} = 17.1	29.4	15.7	14.2	19.7	-17.1	-23.4	-33.2	-36.3

Test No.	NR Levels	Overall Levels (L_{Aeq}, L_{AMax}) (dB)	L_{eq} Noise Levels (dB) @ One Octave Frequency Bands (Hz)							
			63	125	250	500	1k	2k	4k	8k
	-	L_{AMax} = 20.1	32.4	18.7	17.2	22.7	-14.1	-20.4	-30.2	-33.3
13	NR 0	L_{Aeq} = 10.6	34.5	16.5	6.6	7.9	-18.1	-25.5	-35.8	-40.5
	-	L_{AMax} = 15.6	39.5	21.5	11.6	12.9	-13.1	-20.5	-30.8	-35.5
14	NR 8 @500 Hz	L_{Aeq} = 15.8	37.3	25.6	17.0	13.0	-20.2	-31.4	-31.5	-31.1
	-	L_{AMax} = 21.8	43.3	31.6	23.0	19.0	-14.2	-25.4	-25.5	-25.1
15	NR 32 @31.5 Hz	L_{Aeq} = 33.5	57.7	42.9	31.8	24.0	-4.4	-14.4	-29.6	-35.8
	-	L_{AMax} = 38.5	62.7	47.9	36.8	29.0	0.6	-9.4	-24.6	-30.8
16	NR 29 @63 Hz	L_{Aeq} = 33.8	58.6	40.0	31.8	26.9	-3.7	-15.1	-31.2	-37.6
	-	L_{AMax} = 38.8	63.6	45.0	36.8	31.9	1.3	-10.1	-26.2	-32.6
17	NR 32 @63 Hz	L_{Aeq} = 35.9	60.7	45.3	29.2	25.5	-5.8	-14.4	-28.2	-35.3
	-	L_{AMax} = 38.9	63.7	48.3	32.2	28.5	-2.8	-11.4	-25.2	-32.3

Appendix Six – Acoustic Maps

NOISE

Legend

- GREEN: Noise levels calculated inside the music studios to be below the threshold set by the criteria (L_{Aeq} < NR 15; L_{AMax} < 25 dB).
- AMBER: Noise levels calculated inside the music studios to be up to 4 dB above the higher range limit (L_{Aeq} ~ NR 15; L_{AMax} ~ 25 dB).
- RED: Noise levels calculated inside the music studios to be more than 10 dB above the higher range limit L_{Aeq} > NR 15; L_{AMax} > 25 dB).

Figure A6.1: Boring Holes – Ground Floor

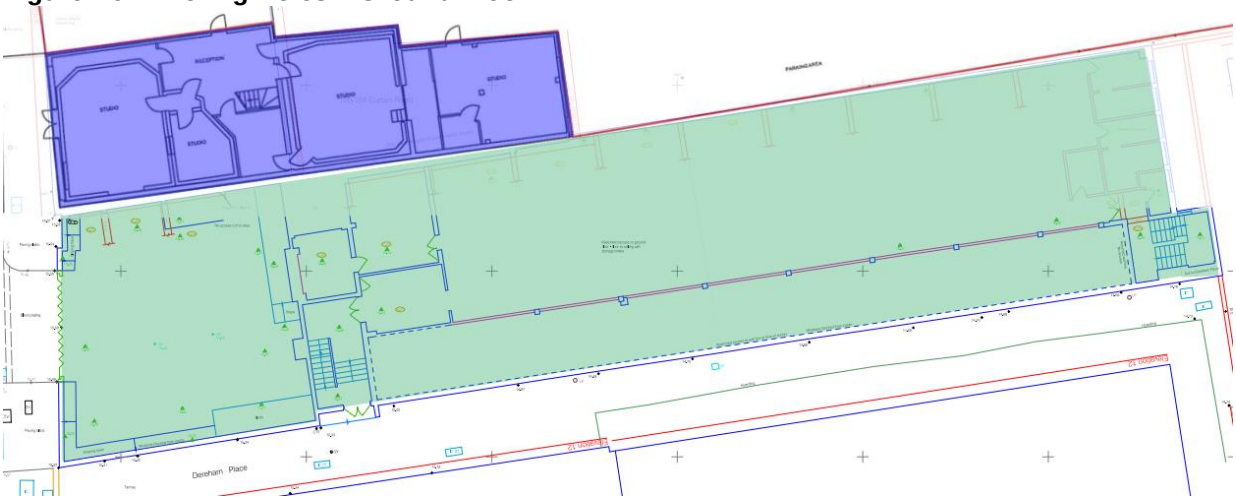


Figure A6.2: Boring Holes – Basement

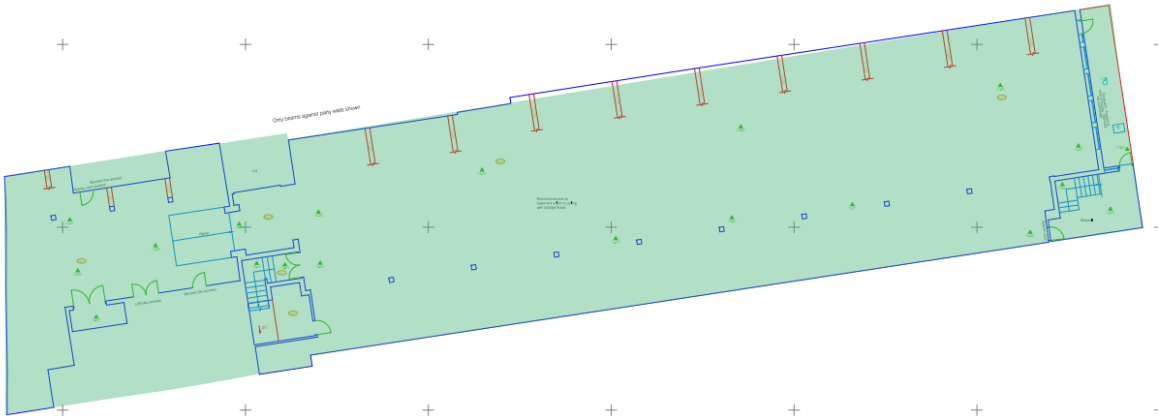


Figure A6.3: Boring Holes – First Floor

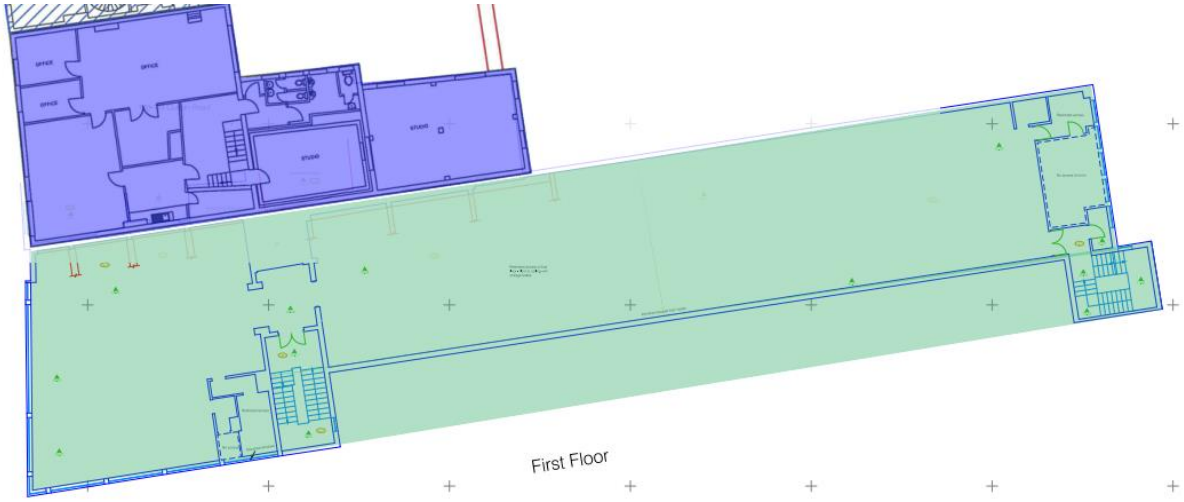


Figure A6.4: Saw Cutting - Ground Floor

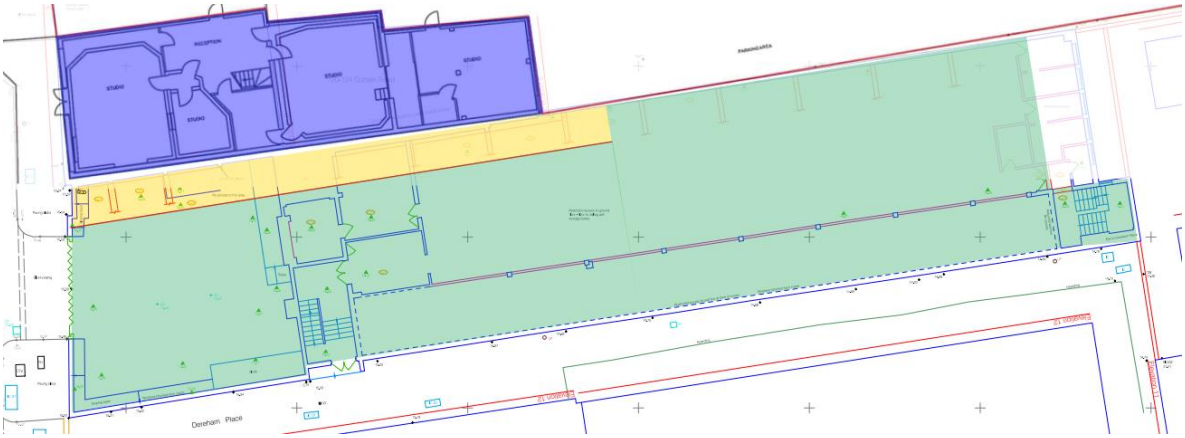


Figure A6.5: Saw Cutting – Basement

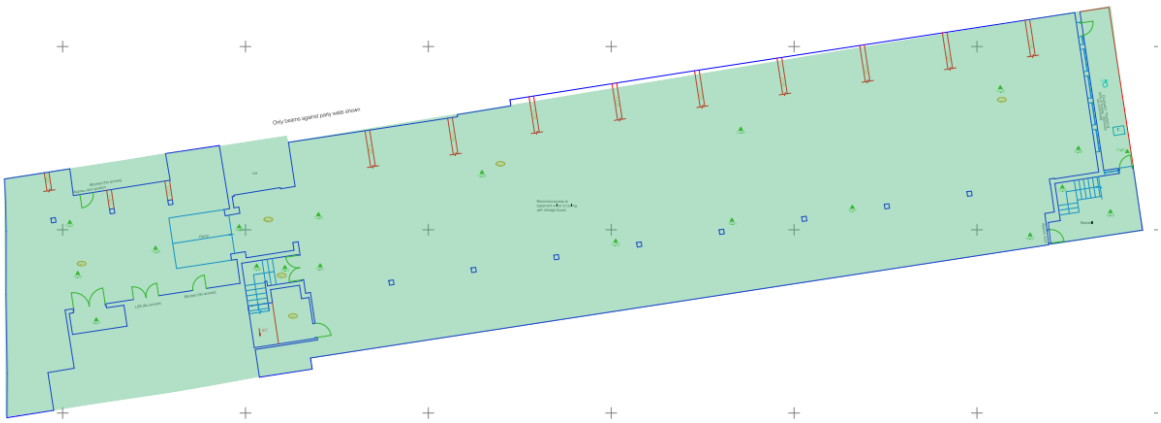


Figure A6.6: Saw Cutting – First Floor

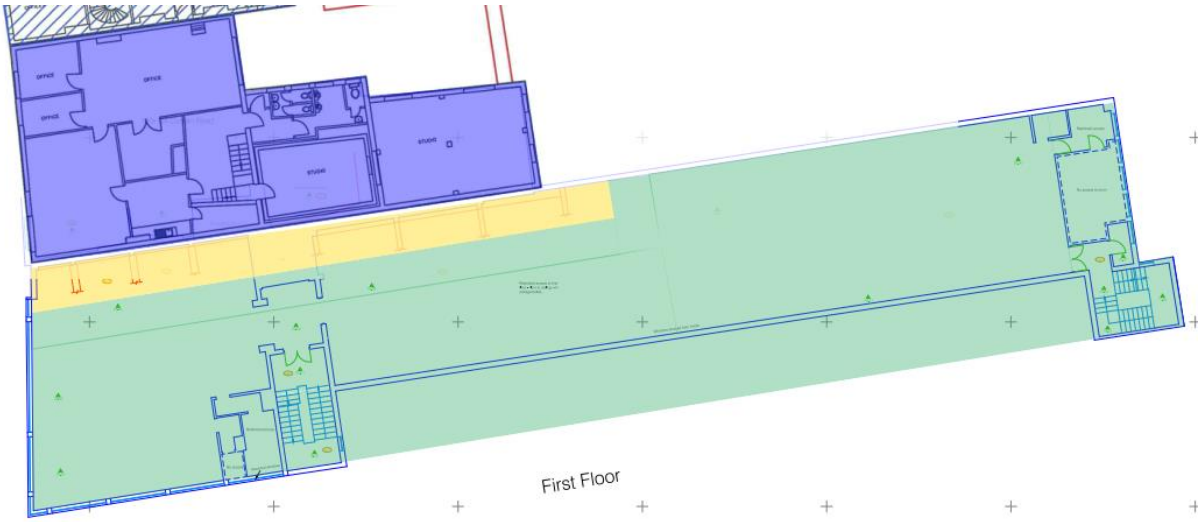


Figure A6.7: Stitch Drilling – Basement

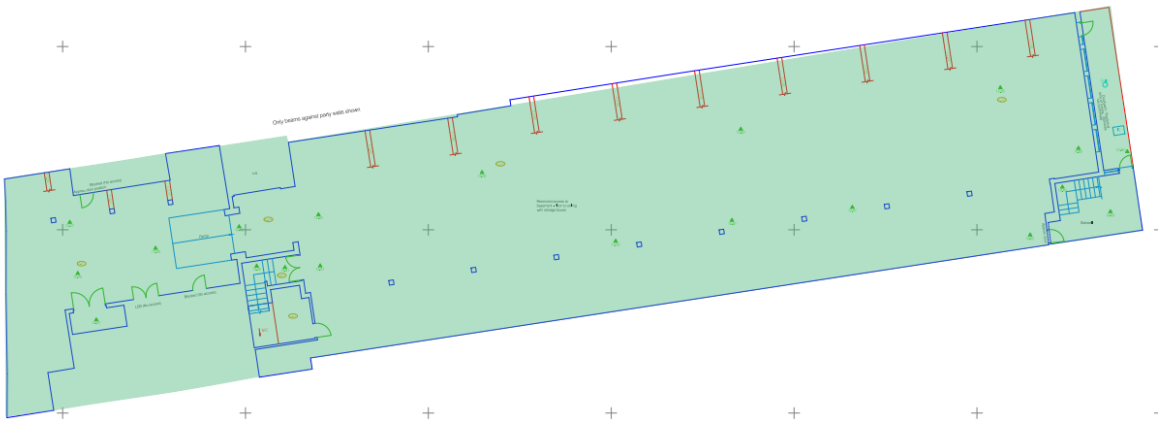


Figure A6.8: Stitch Drilling – First Floor

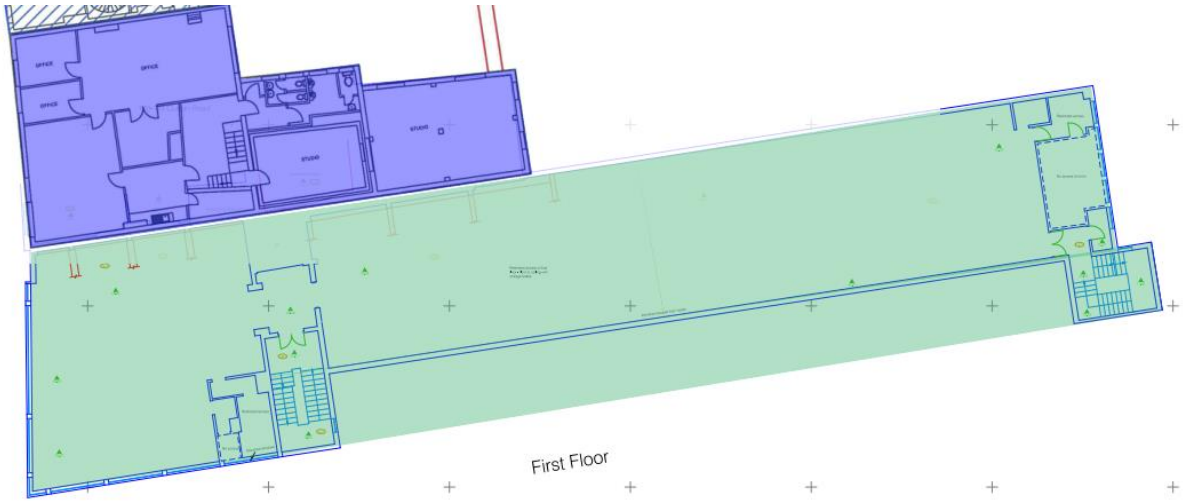
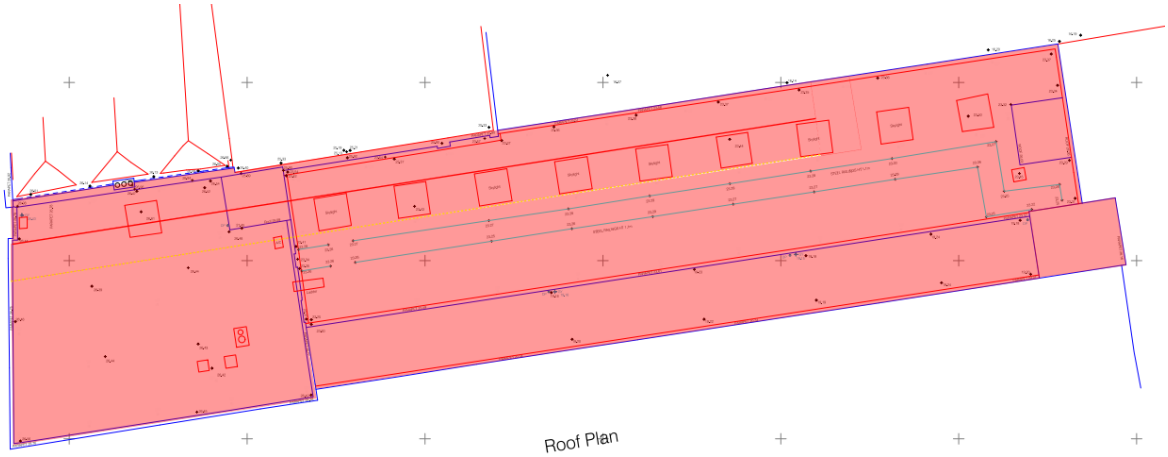


Figure A6.9: Brock Percussive Drill – Ground Floor

Figure A6.10: Munching – Roof



VIBRATION

Legend

- GREEN: Vibration levels found to be below 1 mm/s within 118 Curtain Road are considered likely to meet the threshold set by the criteria within the studios (< 0.5 mm/s PPV). These results have been highlighted in green.
- AMBER: Vibration levels found within 118 Curtain Road of between 1 mm/s and to 2.5 mm/s PPV (thus exceeding the criteria of 0.5 mm/s PPV by up to 2 mm/s PPV) have been highlighted in amber.
- RED: Vibration levels found to be greater than 2.5 mm/s PPV (thus exceeding the criteria of 0.5 mm/s PPV by 2 mm/s PPV or higher). These results have been highlighted in red.

Figure A6.11: Boring Holes – Ground Floor

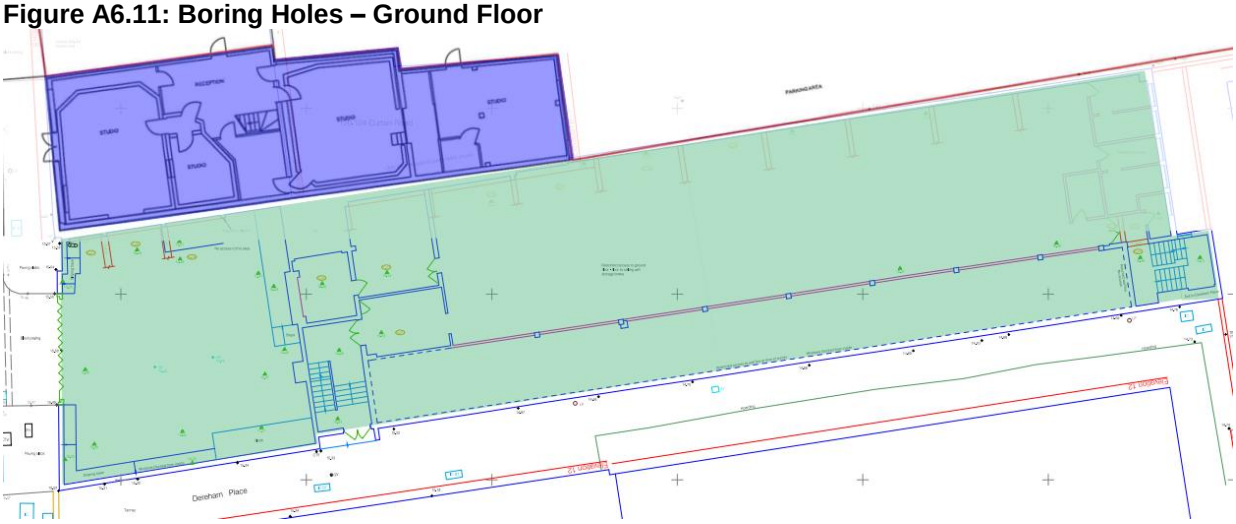


Figure A6.12: Boring Holes – Basement

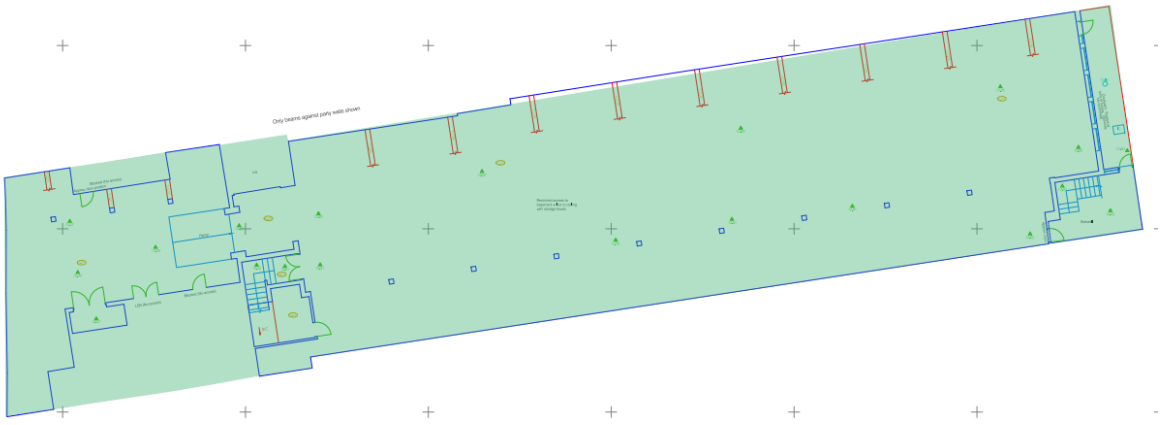


Figure A6.13: Boring Holes – First Floor

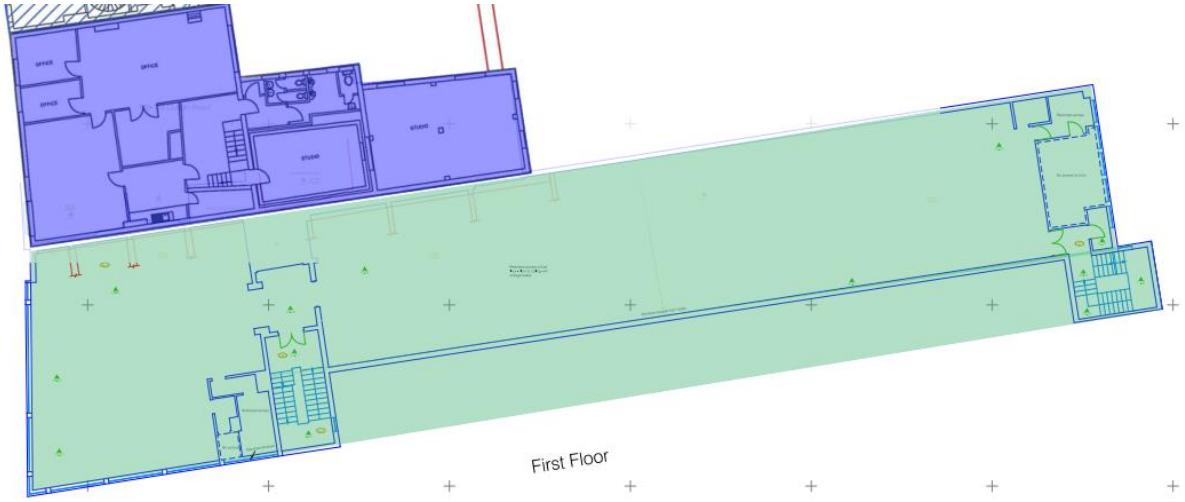


Figure A6.14: Saw Cutting - Ground Floor

Figure A6.15: Saw Cutting – Basement

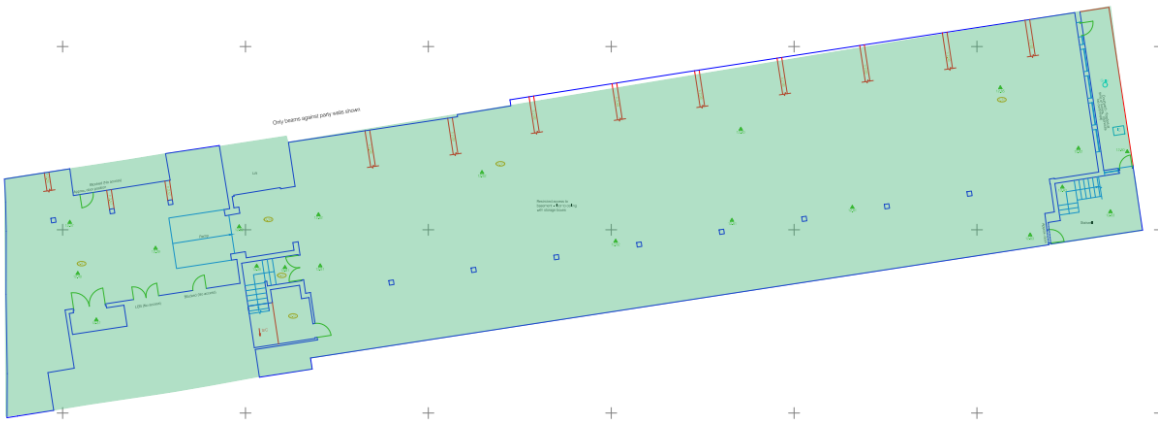


Figure A6.16: Saw Cutting – First Floor

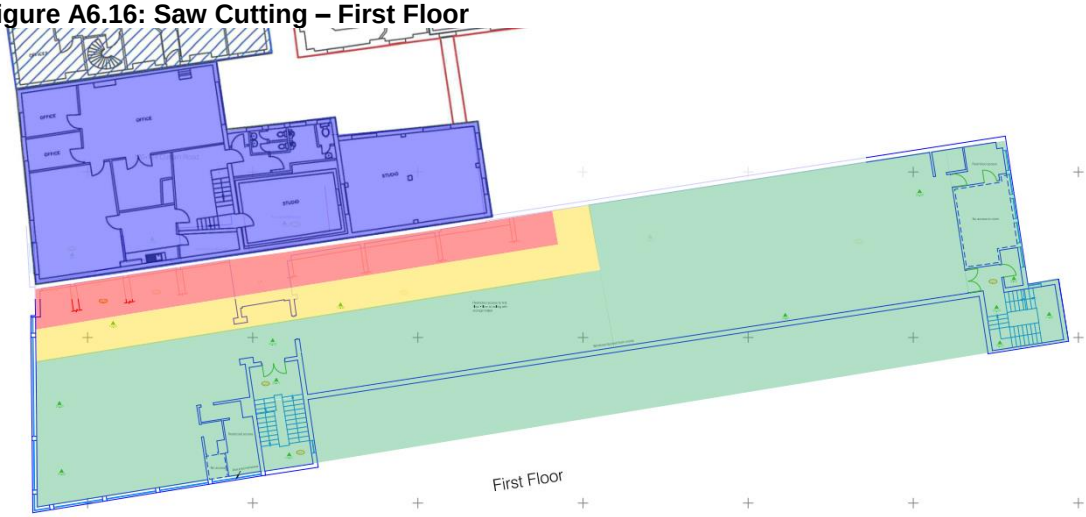


Figure A6.17: Stitch Drilling – Basement

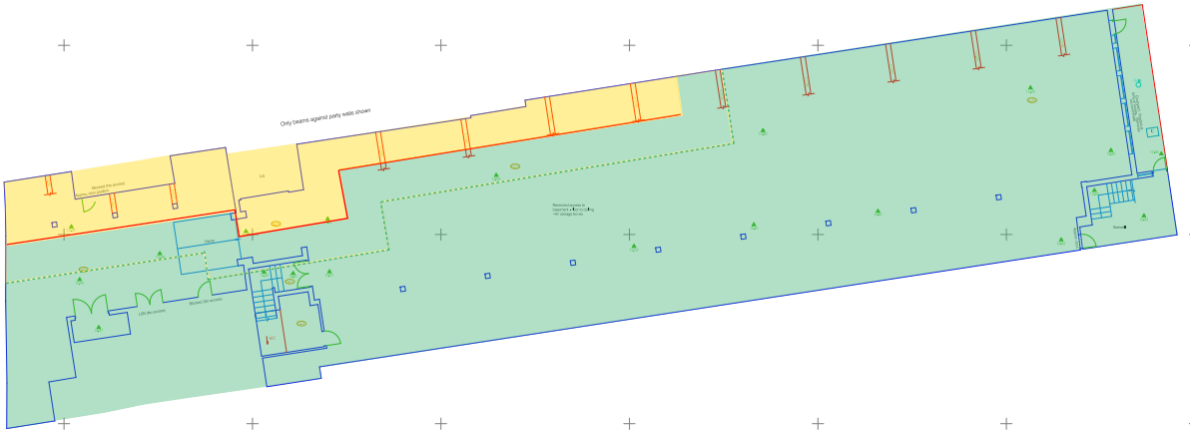


Figure A6.18: Stitch Drilling – First Floor

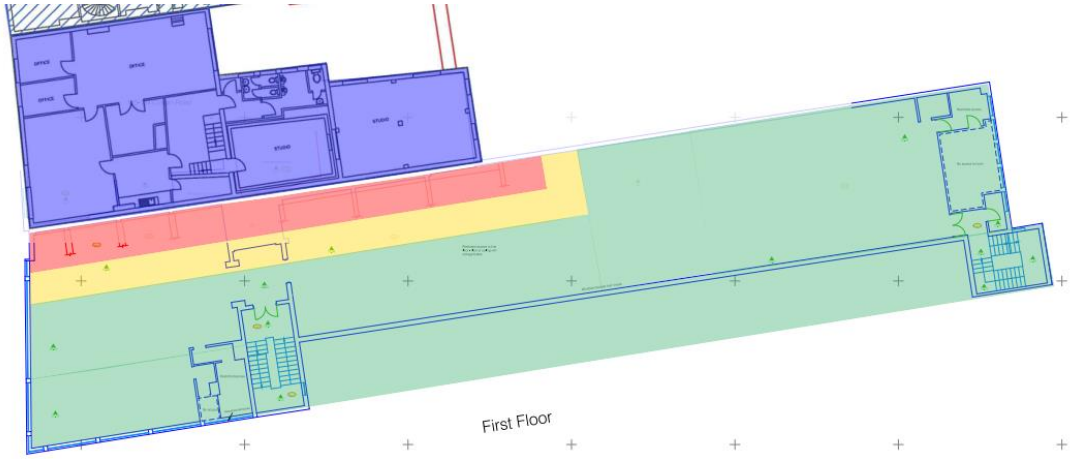
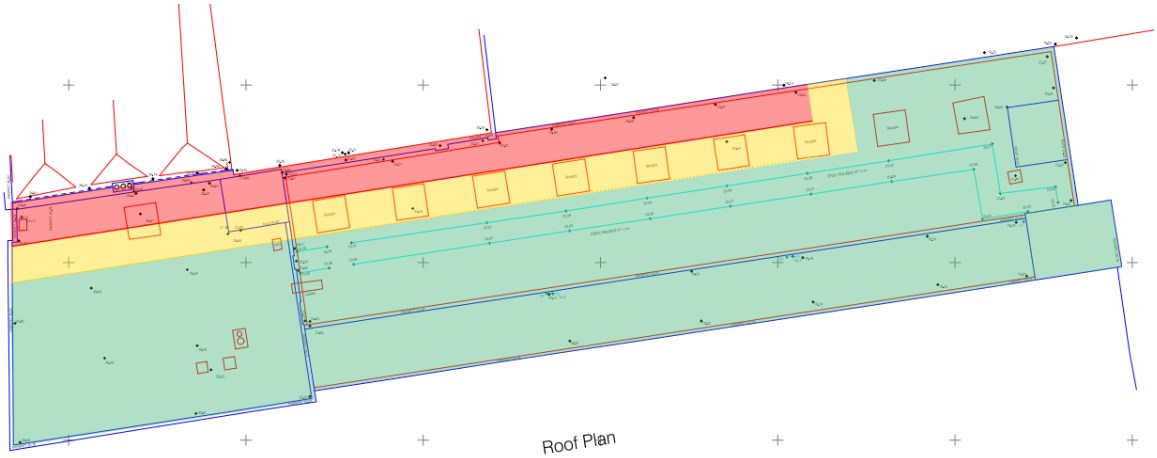


Figure A6.19: Brock Percussive Drill – Ground Floor

Figure A6.20: Munching – Roof



Appendix E

Dust Management Plan

construction impacts associated with the proposed development would result in the generation of dust and PM10. However, it is considered that employment of construction best practice should ensure that no problematic dust or PM10 concentrations occur during the construction process.

The IAQM guidance outlines a number of site-specific mitigation measures based on the assessed site risk. The measures are grouped into those which are highly recommended and those which are desirable to be implemented.

As the site is classed as Medium Risk the following mitigation measures shall be implemented:

- **Communication:** Implement a robust stakeholder communication strategy throughout the works; including display of key site contact (construction manager) and any individual accountable for air quality at the site boundary (environment manager), display head office information.
- **Management:** Manage and record all dust and air quality complaints, identify cause and take action to reduce emissions in a timely manner, and record the measures taken. Record any exceptional incidences that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book.
- **Monitoring:** Carry out regular site inspections to monitor compliance with this DMP, record inspection results, and make an inspection log available to the local authority when asked. If required, increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions. Real time dust monitoring stations will be positioned at the boundary of the site at appropriate locations, which shall measure PM10 levels. The monitors will have a PM10 Action Level of 255µg/m. Reports will be issued on a regular basis to the client and if requested to the council.
- **Preparing and Maintaining:** Plan site layout/works so that machinery and dust causing activities are located away from receptors, as far as is possible. Soft strip inside the building before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust). Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site. Fully enclose specific operations where there is a high potential for dust production and the site is actives for an extensive period. Keep site fencing, barriers and scaffolding clean using wet methods. Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site, cover, seed or fence stockpiles to prevent wind whipping.
- **Operating vehicle/machinery and sustainable travel:** All on-road vehicles to comply with the requirements of the London Low Emission Zone and the London NRMM standards, where applicable. All vehicles to switch off engines when stationary - no idling vehicles. Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.
- **Operations:** Use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction where possible. Utilise the water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate. Use enclosed chutes and conveyors and covered skips. Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever

appropriate. Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.

In the event that excessive levels of dust occur, an exceedance procedure will be followed:

Step 1: Site Manager or Environment Manager to be notified electronically.

Step 2: Works in the area to be checked to identify which activity is causing the exceedance.

Step 3: Once identified, the activity shall halt and not resume until approved by the Environment Manager following appropriate mitigation measures to avoid further exceedances (e.g. dampening down, barriers/enclosures, dust suppression etc.), and monitor the works upon re-commencement for minimum 30 minutes.

Step 4: All operatives involved in the activity shall be re-briefed with a toll-box talk on working methods

Step 5: If for any reason further exceedances occur works will cease and work methodology and technique will be re-evaluated.

Appendix F

Draft Site Waste Management Plan

1. Project Summary

Site Address	118 Curtain Road, London EC2A 3PJ
Project Value	Circa £15m
Projected Project Start Date	January 2022
Planned Project Completion Date	January 2024
Gross Internal Floor Area (sqft)	c49,000

2. Description of Works

Change of use from storage and distribution (Use Class B8) to offices (Use Class B1), including the conversion and extension of the building with the erection of three additional storeys to provide B1 office floorspace, together with the provision of associated secure cycle parking facilities and refuse and recycling storage.

The works include demolition of the existing building's roof areas and localised internal slab demolition.

3. Responsibilities

Client	Curtain Road Properties Limited
Principal Contractor	Tbc
SWMP produced by	Creative Property UK LLP (Client Representative)

4. Materials Resource Efficiency & Waste Minimisation

Decisions taken at pre-construction stage on waste minimisation:

Decisions Taken	Action Owner	Intended Result (weight or volume)
Removal and re-use of all redundant textiles stock from former use prior to vacant possession.	Client	720 Tonne
Retain existing building and extend rather than proposals for full demolition and new-build.	Lead Designer/ Architect/ Principal Designer	2,500m^3
Specification/finishes to favour water based paints over chemical based paints.	Lead Designer/ Architect/ Principal Designer	tbd
Timber reuse of site, or donation to wood recycling scheme.	Principal Contractor	2 Tonne
Return of all reusable pallets and cable drums for all project trades	All Trades	3 Tonne

5. Waste Management

Waste type	Quantity (m3 or tonnes)							
	Re-use on-site	Re-use Off-site	Recycling on-site	Recycling off-site	Other form of recovery on-site	Other form of recovery off-site	Sent to landfill	Other disposal
Estimates								

Inert								
Non-hazardous								
Hazardous								
Totals (m^3 or tonnes)								
Actual								
Inert								
Non-hazardous								
Hazardous								
Totals (m^3 or tonnes)								
Difference between estimates and actual								

Waste Records

[To be populated during the construction work]

Date removed	Waste type	Identity of the person removing the waste	Site waste is being taken to and whether licensed or exempt	Waste carrier and registration number*	Confirmation of delivery*

** Evidence of waste carrier registration and waste transfer or hazardous waste consignment notes for each removal of waste should be provided either as part of the plan, or filed and cross referenced.*

Post-Construction

[To be populated within three months of the construction work being completed]

Issue	Details
Explanation of any deviation from the planned arrangements	
Waste forecasts – exceeded	
Waste forecasts – not met	
Cost savings achieved	

Confirmation: This plan has been monitored on a regular basis to ensure that work is progressing according to the plan and has been updated to record details of the actual waste management actions and waste transfers that have taken place.

Signature: _____

Name: _____

Company: _____

Date: _____

Resource Management Plan (RMP)

Requirement	Explanation
Where a Resource Management Plan (RMP) has been developed covering the non-hazardous waste related to on-site construction and dedicated offsite manufacture or fabrication (including demolition and excavation waste) generated by the building's design and construction	This RMP has been produced to integrate the standard SWMP with the BREEAM criteria of Wst 01. The majority of the requirements will be covered by the Site Waste Management Plan (SWMP) with some additional commentary required the uplift in detail required for a RMP verses a standard SWMP.
A target benchmark for resource efficiency is defined in tonnes of waste per 100m²	Section 5 Waste Management section of this document will detail the project estimate/targets
Percentages of non-hazardous construction (on-site and off-site manufacture/ fabrication in a dedicated facility), demolition and excavation waste generated by the project have been diverted from landfill:	Section 5 Waste Management section of this document will specify the project estimate/targets. Initially these are estimated at: >90% of construction waste to be diverted from landfill >90% of demolition waste to be diverted from landfill
Procedures and commitments for minimising non-hazardous waste in line with the target benchmark	Section 4 of this document details the procedures and commitments e.g. reuse of plasterboard and plywood offcuts on site

Procedures for minimising hazardous waste	Section 4 of this document details the procedures and commitments e.g. use of water-based paints in place of solvent based paints
A waste minimisation target and details of waste minimisation actions to be undertaken	Section 5 of this document details the waste minimisation target and Section 4 details the actions to be undertaken
Procedures for estimating, monitoring, measuring and reporting hazardous and non-hazardous site waste. If waste data is obtained from licensed external waste contractors, the data needs to be reliable and verifiable, e.g. by using data from EA/SEPA/EA Wales/NIEA Waste Return Forms	Main Contractor to compare against historic project data to estimate the amount of hazardous and non-hazardous waste. Monitoring Waste segregation on site is inspected daily by the Main Contractor's construction manager. All waste movements are accompanied by a Waste Transfer/Consignment Note, which is kept on site and then archived for a minimum of 2/3 years. Each time waste is removed from site in a skip or compactor the waste transfer station validate the weight of waste deposited. Contractor to receive summary waste data reports each month from the waste contractors and periodically audit the waste return forms from the Environment Agency.
Procedures for sorting, reusing and recycling construction waste into defined waste groups, either on-site or through a licensed external contractor	Procedure for sites with external storage space: skips labelled with the specific waste streams. Subcontractors are required to dispose of their waste materials in the specific skip allocated to that material type. A re-use compound will be established for offcuts of timber, metal and plasterboard. Difficult to segregate waste can be placed in a mixed skip, in this case the licenced waste contractor will use a materials recovery facility to achieve a diversion from landfill rate in excess of 90%. Procedure for sites that only have internal storage: 660 litre wheeled bins are labelled with the specific waste streams. Subcontractors are required to dispose of their waste materials in the specific labelled wheeled bin allocated to that material type. A re-use storage area will be established for offcuts of timber, metal and plasterboard. Difficult to segregate waste can be placed in a mixed wheeled bin, in this case the licenced waste contractor will use a materials recovery facility to achieve a diversion from landfill rate in excess of 90%.
Procedures for reviewing and updating the plan	Reviews are undertaken at regular intervals (circa six months) and recorded in the Ongoing Review schedule in section 7 of the ISG SWMP.
The name or job title of the individual responsible for implementing the above	Section 2 of this document notes the name of the person responsible for implementing all criteria in the Resource Management Plan
Identification of overall recycling rate for all key materials	Reuse targets for any localised demolition or slab/roof removal: % divert Landfill = %
Identification of reuse targets where appropriate	Reuse targets for demolition arisings: % waste
Identification of overall landfill diversion rate for all key materials.	Diversion from landfill target rates for demolition arisings:

	% divert Landfill
Best practice requirements are incorporated	Design out waste: where appropriate utilise modular systems that are assembled under factory conditions to avoid waste as part of design. Reduce waste generated on-site: All subcontractors are required to confirm their works are set out to minimise wastage from standardised material sizes. Re-use areas are designated on site to allow materials to be re-used across trades. Develop and implement procedures to sort and reuse/recycle construction and demolition waste on-site and off-site Procedures for sites with external storage space: Skips are labelled with the specific waste streams. Subcontractors are required to dispose of their waste materials in the specific skip allocated to that material type. A re-use compound will be established for offcuts of timber, metal and plasterboard. Difficult to segregate waste can be placed in a mixed skip, in this case the licenced waste contractor will use a materials recovery facility to achieve a diversion from landfill. Procedures for sites with that only have internal storage: 660 litre wheeled bins are labelled with the specific waste streams. Subcontractors are required to dispose of their waste materials in the specific labelled wheeled bin allocated to that material type. A re-use storage area will be established for offcuts of timber, metal and plasterboard. Difficult to segregate waste can be placed in a mixed wheeled bin, in this case the licenced waste contractor will use a materials recovery facility to achieve a diversion from landfill.

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General Notes:

Drawing to be read in conjunction with the specification and all relevant drawings.

Do not scale from this drawing.

Contractor to check all dimensions on site. Adjaye Associates to be advised of any discrepancies between this drawing and site conditions immediately.

Rev.	Date	Description

Status:
Planning
Rev.:
P

Client:
Curtain Road Properties Ltd

Project:
Curtain Road

Drawing Title:
Site Location Plan

Drawing No.:
CRD-AA-RF-MP-A-01-001

Scale: 1:1250@A3

Date: 31/01/2018

Drawn By: AL

Checked By: FC

Adjaye Associates
The Edison
223-231 Old Marylebone Road
London NW1 5QT
Phone: +44 (0)20 7258 6140
email: info@adjaye.com

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Application Reference	Location Description	Ward	Proposal	Application Type	Officer Name	Decision	Decision Issued Date
2022/0074	Ground Floor And First Floor Rear Flat, 17 Gloucester Drive, Hackney, London, N4 2LE	Brownswood Ward	Erection of single storey outbuilding to replace garden shed to rear garden	Full Planning Permission	Micheal Garvey	Granted - Standard Conditions	09/03/2022
2021/2430	International Food City, Basement And Ground Floor, 308 Seven Sisters Road, Hackney, London, N4 2AG	Brownswood Ward	Installation of extract equipment and duct to rear elevation; alterations to shopfront	Full Planning Permission	Danny Huber	Granted - Standard Conditions	16/03/2022
2022/0117	62 Oldhill Street, Hackney, London, N16 6NA	Cazenove Ward	Certificate of Lawful Development (Existing) for use of building at 62 Oldhill Road as 5 self-contained flats.	Certificate of Lawful Development Existing/Proposed	Erin Glancy	Refuse	16/03/2022
2022/0116	Flat A, Fountayne Lodge, 13 Fountayne Road, Hackney, London, N16 7EA	Cazenove Ward	Erection of a rear dormer and installation of two front rooflights, two side rooflights and two rear rooflights.	Householder Planning	Raymond Okot	Granted - Standard Conditions	17/03/2022
2022/0115	Flat A, Fountayne Lodge, 13 Fountayne Road, Hackney, London, N16 7EA	Cazenove Ward	Submission of details of conditions 4 (drainage details) and 5 (flood resistance measures) of planning permission 2020/0106 granted on 07/04/2020	Discharge of Condition	Raymond Okot	Grant	15/03/2022
2021/3699	Flat C, 12 Alkham Road, Hackney, London, N16 7AA	Cazenove Ward	Formation of rear balcony to existing rear dormer and replacement of dormer windows with new door	Full Planning Permission	Micheal Garvey	Refuse	16/03/2022
2021/3675	St. Thomas Church (COE), Clapton Terrace, London, E5 9BW	Cazenove Ward	Installation of an externally illuminated sign at roof level above the community hall	Advertisement Consent	Timothy Walder	Granted - Standard Conditions	16/03/2022
2021/3651	101 Osbaldeston Road, Hackney, London, N16 6NP	Cazenove Ward	Erection of rear dormer roof extension.	Householder Planning	Erin Glancy	Granted - Extra Conditions	09/03/2022
2021/3570	111 and 113 Upper Clapton Road, London, E5 9BU	Cazenove Ward	Erection of first floor side extension, additional storey and associated mansard style roof extension at no 113, erection of mansard style roof extension at no 111; elevational alterations comprising replacement and insertion of windows and doors to front and rear and raising of parapet wall to front and rear; internal reconfiguration to provide 1 x studio unit and 3 x 2 bed units (Use Class C3)	Full Planning Permission	Danny Huber	Refuse	18/03/2022
2021/3473	153 Kyverdale Road, Hackney, London, N16 6PS	Cazenove Ward	Erection of single storey side and rear extension and part first floor rear extension. Excavation to form front lightwell with new basement window, door, external staircase and storage area, rear lightwell and enlargement of existing basement	Full Planning Permission	Micheal Garvey	Granted - Extra Conditions	14/03/2022
2021/3361	44 Durlston Road, Hackney, London, E5 8RR	Cazenove Ward	Erection of rear roof extensions over main roof slope and the rear outrigger, and insertion of rooflights to front roof slope and rear roof slope of rear outrigger.	Householder Planning	Gerard Livett	Granted - Extra Conditions	17/03/2022
2021/3028	37 Forburg Road, Hackney, London, N16 6HP	Cazenove Ward	Erection of a ground floor single storey rear extension.	Householder Planning	Erin Glancy	Granted - Extra Conditions	09/03/2022
2022/0125	88 Carysfort Road, London, N16 9AP	Clissold Ward	Proposed erection of a roof extension above the rear outrigger, insertion of 1 x roof light to rear roof slope	Certificate of Lawful Development Existing/Proposed	Danny Huber	Grant	15/03/2022
2022/0097	3 Tan House, Springdale Road London, N16 9EH	Clissold Ward	Creation of roof terrace with stair enclosure at 2nd floor level.	Householder Planning	Raymond Okot	Refuse	15/03/2022

Application Reference	Location Description	Ward	Proposal	Application Type	Officer Name	Decision	Decision Issued Date
2021/3124	8 Winston Road, Hackney, London, N16 9LT	Clissold Ward	Erection of ground floor infill extension.	Householder Planning	James Clark	Granted - Extra Conditions	16/03/2022
2022/0031	Flat C, 82 Colvestone Crescent, Hackney, London, E8 2LJ	Dalston Ward	Replacement of first floor rear window with French doors with Juliet balcony.	Full Planning Permission	Micheal Garvey	Refuse	03/03/2022
2021/3575	16 Graham Road, Hackney, London, E8 1BZ	Dalston Ward	Submission of details pursuant to conditions 3 (Materials), 4 (SUDS) and 5 (Swift Boxes) attached to planning permission 2021/0978 dated 28/05/2021.	Discharge of Condition	Alix Hauser	Grant	14/03/2022
2020/3512	31 St Philips Road, Hackney, London, E8 3BP	Dalston Ward	Installation of double doors at lower ground floor level of the existing outrigger - Enlargement of rear window of existing outrigger at lower ground floor - Enlargement of rear window at upper ground floor- Replacement of all sash windows, Erection of solar panels to rear roof slope.	Householder Planning	Raymond Okot	Granted - Standard Conditions	18/03/2022
2020/3123	Collins Tower Blues Street, Hackney, London, E8 3BG	Dalston Ward	Submission of details of condition 3 (materials) of planning permission 2019/4155 granted on 25/02/2020.	Discharge of Condition	Raymond Okot	Grant	18/03/2022
2022/0144	15 Culford Mews, Hackney, London, N1 4DX	De Beauvoir Ward	The replacement of existing windows, installation of a roof light and internal alterations to the property located at 15 Culford Mews, Hackney, London, N1 4DX.	Householder Planning	Jonathan Bainbridge	Granted - Extra Conditions	18/03/2022
2021/3292	182 Culford Road, Hackney, London, N1 4DS	De Beauvoir Ward	Demolition of single-storey rear conservatory; replacement of a front garage door opening with two windows and brick infill; installation of air source heat pump at rear.	Householder Planning	Gerard Livett	Granted - Extra Conditions	10/03/2022
2021/3085	146 Culford Road, Hackney, London, N1 4HU	De Beauvoir Ward	Alterations to existing rear and side extensions at lower and upper ground floor levels; change to front door; raising of side extension parapet height; replacement of all existing sash windows with new double-glazed timber sash windows; addition of rooflight to first floor rear terrace; repositioning and enlargement of 2 rooflights to the side extension; replacement of the existing rooflight to the main butterfly roof with a new rooflight; provision of refuse and cycle storage in front garden.	Householder Planning	Gerard Livett	Granted - Extra Conditions	03/03/2022
2021/3078	E & E Lusardi, 18a Englefield Road, Hackney, London, N1 4JU	De Beauvoir Ward	Whether an internal installation of a recessed MOT scissor ramp and a roller brake tester is lawful development.	Certificate of Lawful Development Existing/Proposed	Micheal Garvey	Grant	02/03/2022
2021/2199	535 - 537 Kingsland Road, Hackney, London, E8 4AR	De Beauvoir Ward	Erection of 4 condenser units on the roof of the ground floor extension (retrospective)	Full Planning Permission	Louise Prew	Refuse	15/03/2022
2021/1225	13 Southgate Grove, Hackney, London, N1 5BP	De Beauvoir Ward	Construction of a part single-storey, part two-storey rear extension, a new outhouse to the rear garden and lowering of the existing front lightwell to form a bike store to the front garden and a new access to the lower ground floor	Householder Planning	Gerard Livett	Granted - Extra Conditions	02/03/2022
2020/3799	43, Fermain Court East De Beauvoir Estate, London, N1 5SY	De Beauvoir Ward	Erection of a front extension at first floor level	Full Planning Permission	Danny Huber	Refuse	18/03/2022
2021/3608	67 Wilton Way, London, E8 1BG	Hackney Central Ward	Erection of part-single, part-two-storey rear extension at ground and first floor levels including rear elevational alterations.	Full Planning Permission	Alix Hauser	Grant	03/03/2022

Application Reference	Location Description	Ward	Proposal	Application Type	Officer Name	Decision	Decision Issued Date
2021/3231	Flat B, 23 Montague Road, Hackney, London, E8 2HN	Hackney Central Ward	Submission of details pursuant to condition 3 (Materials), 4 (Details- windows, horns, roof lights, door) attached to planning permission 2021/0501 dated 28/06/2021	Discharge of Condition	Micheal Garvey	Grant	02/03/2022
2021/3077	26 Horton Road, Hackney, London, E8 1DP	Hackney Central Ward	Erection of rear dormer roof extension and insertion of three rooflights in front roofslope	Householder Planning	Gerard Livett	Refuse	02/03/2022
2020/2255	164 Dalston Lane, London, E8 1NG	Hackney Central Ward	Submission of details pursuant to conditions 4 (flood resistance) and 5 (SUDS) attached to planning permission ref 2020/1196 dated 26/06/2020	Discharge of Condition	Danny Huber	Grant	11/03/2022
2021/1228	Flat 3, 409 Mare Street, Hackney, London, E8 1HY	Hackney Central Ward	Erection of an additional storey above Flat 3 to provide additional bedroom accommodation	Full Planning Permission	Erin Glancy	Granted - Extra Conditions	13/03/2022
2022/0266	Seaton Point Nolan Way, London, E5 8PY	Hackney Downs Ward	Non-material amendment to planning permission ref 2021/0903 dated 18-01-2022 comprising alteration to specification of external wall insulation	Non-Material Amendment	Danny Huber	Grant	04/03/2022
2022/0066	113 Stellman Close, Hackney, London, E5 8QZ	Hackney Downs Ward	Prior approval for the erection of an additional storey above the existing two-storey dwellinghouse (to a maximum height of 9.3m).	Prior approval - Enlargement of a Dwellinghouse	Danny Huber	Refuse	09/03/2022
2021/3389	26a, 26b, 26c and 26d, Powell Road, Hackney, London, E5 8DJ	Hackney Downs Ward	Proposed replacement of existing windows and doors together with the replacement of existing timber fascia and soffits.	Full Planning Permission	James Clark	Grant	07/03/2022
2021/3358	12 Narford Road, Hackney, London, E5 8RD	Hackney Downs Ward	Submission of details pursuant to condition 4 (Details of Grey water tank), 5 (Living roof) of planning permission 2021/2103 dated 25/10/2021	Discharge of Condition	Micheal Garvey	Grant	02/03/2022
2021/3064	64 Jenner Road, London, N16 7RB	Hackney Downs Ward	Replacement of windows and doors to front and rear elevations with uPVC windows and doors	Full Planning Permission	Danny Huber	Refuse	15/03/2022
2021/0725	Local Express, 81 - 83 Evering Road, Hackney, London, N16 7SJ	Hackney Downs Ward	The retrospective application for the installation of an ATM installed through a secure panel to the right hand side of the shop entrance	Advertisement Consent	Erin Glancy	Granted - Extra Conditions	08/03/2022
2021/0040	22 Tiger Way, Hackney, London, E5 8LB	Hackney Downs Ward	Submission of details pursuant to conditions 8 (Biodiverse Roof) and 9 (Living Walls) attached to permission 2016/0307 dated 31/08/16	Discharge of Condition	Nick Bovaird	Grant	15/03/2022
2021/3362	28 Queen Anne Road, Hackney, London, E9 7AH	Hackney Wick Ward	Demolition of existing two-storey outrigger and construction of single-storey wrap around rear extension at ground floor level and first-floor extension to footprint of existing outrigger; installation of a rooflight to main (butterfly) roof as approved under application 2021/1865 with an increase outrigger height.	Householder Planning	James Clark	Grant	08/03/2022
2022/0118	Orme House And Longman House, London, E8 4JG	Haggerston Ward	Replacement of canopies to top floor communal walkways at Longman House and Orme House.	Full Planning Permission	Jonathan Bainbridge	Granted - Extra Conditions	16/03/2022
2022/0068	2-6 Long Street, Hackney, London, E2 8HS	Haggerston Ward	Erection of a single storey roof extension for self contained residential accommodation (Use Class C3).	Full Planning Permission	Erin Glancy	Refuse	17/03/2022
2022/0020	4, Sovereign Mews Pearson Street, Hackney, London, E2 8ER	Haggerston Ward	LDCP - Loft conversion to form a habitable room within the roof line with roof lights to the front and rear elevations.	Certificate of Lawful Development Existing/Proposed	Jonathan Bainbridge	Grant	02/03/2022

Application Reference	Location Description	Ward	Proposal	Application Type	Officer Name	Decision	Decision Issued Date
2021/2174	Kings Wharf, 301 Kingsland Road, Hackney, London, E8 4DS	Haggerston Ward	Removal and replacement of external metal and timber cladding and refitting of balcony and walkway decking with non-combustible materials.	Full Planning Permission	Raymond Okot	Granted - Standard Conditions	19/03/2022
2022/0230	Shoreditch Park New North Road, Hackney, London, N1 6TA	Hoxton East and Shoreditch Ward	Submission of details pursuant to condition 3 (Contaminated Land: Pre-commencement) of planning permission 2021/1830 dated 16/08/2021.	Discharge of Condition	Nick Bovaird	Grant	15/03/2022
2022/0174	183 - 187 Shoreditch High Street, Hackney, London, E1 6HU	Hoxton East and Shoreditch Ward	Submission of details pursuant to condition 9 (Details of External Lighting) of planning permission 2017/0596 dated 18th May 2018.	Discharge of Condition	Nick Bovaird	Grant	15/03/2022
2022/0100	One Crown Place, 5-15 Sun Street, Hackney, London, EC2A 2BT	Hoxton East and Shoreditch Ward	The installation of an advertisement board over the main front entrance.	Advertisement Consent	Jonathan Bainbridge	Granted - Standard Conditions	15/03/2022
2022/0098	22 Shoreditch High Street, Hackney, London, E1 6PG	Hoxton East and Shoreditch Ward	Change of use of ground floor from Use Class B1(a) to an restaurant and cafe (Use Class A3) (Both uses now fall under use class E) including installation of extraction flue on the rear elevation.	Full Planning Permission	James Clark	Granted - Extra Conditions	16/03/2022
2022/0040	Eighty Nine And A Half Worship Street, Hackney, London, EC2A 2BF	Hoxton East and Shoreditch Ward	Submission of details pursuant to condition 4 (Energy report), attached to planning permission ref: 2021/2743 dated 12/11/ 2021	Discharge of Condition	Micheal Garvey	Grant	07/03/2022
2021/3503	Land to the rear of The Light Bar, 233 Shoreditch High Street, London, E1 6PJ	Hoxton East and Shoreditch Ward	Installation of a temporary outdoor seating area for a period of up to two years; erection of a timber framed structure with fabric awning; landscaping alterations	Full Planning Permission	Danny Huber	Granted - Standard Conditions	17/03/2022
2021/2567	180 - 182 Shoreditch High Street, Hackney, London, E1 6HY	Hoxton East and Shoreditch Ward	Variation of condition 2 (Approved Drawings) of planning permission 2019/0786 dated 27/11/2019 for "Partial demolition of 180-182 Shoreditch High Street together with internal alterations and change of use to flexible commercial (A1/A2/A3/A4) and refurbishment of existing residential units (C3) and associated access and storage together with other associated works (in association with Listed Building Consent 2019/0832)". The proposal includes the following changes: Extract flue and associated plant to rear and removal of proposed internal flue; Amended shopfronts along Anning Street; Amended landscaping/public realm on Anning Street; Railings to basement windows on Shoreditch High Street; Additional service risers from the basement to the first floor roof; Additional pipework to rear elevation; Installation of 4x service risers from basement to first floor; Layout change to approved basement layouts including the plant room and residential bike store; Omission of the approved enclosure to the first floor external roof plant to allow for natural ventilation; Amendments to fenestration, including new rear utility door, two additional rooflights and the enlargement of a rooflight at second floor level; Changes to pavement lights to front and rear.	Removal/Variation of Condition(s)	Nick Bovaird	Granted - Extra Conditions	16/03/2022

Application Reference	Location Description	Ward	Proposal	Application Type	Officer Name	Decision	Decision Issued Date
2021/2554	180 - 182 Shoreditch High Street, Hackney, London, E1 6HY	Hoxton East and Shoreditch Ward	Variation of condition 2 (Approved Drawings) of Listed Building Consent 2019/0832 dated 27/11/2019 for "Partial demolition of 180-182 Shoreditch High Street together with internal alterations and refurbishment of existing residential units (C3) and associated access and storage together with other associated works (in association with FULL Application 2019/0786)". The proposal includes the following changes: Extract flue and associated plant to rear and removal of proposed internal flue; Amended shopfronts along Anning Street; Amended landscaping/public realm on Anning Street; Railings to basement windows on Shoreditch High Street; Additional service risers from the basement to the first floor roof; Additional pipework to rear elevation; Installation of 4x service risers from basement to first floor; Layout change to approved basement layouts including the plant room and residential bike store; Omission of the approved enclosure to the first floor external roof plant to allow for natural ventilation; Amendments to fenestration, including new rear utility door, two additional rooflights and the enlargement of a rooflight at second floor level; Changes to pavement lights to front and rear.	Listed Building Consent	Nick Bovaird	Granted - Extra Conditions	16/03/2022
2021/2233	180 - 182 Shoreditch High Street London E1 6HY	Hoxton East and Shoreditch Ward	Submission of details pursuant to condition 8 (schedule of works) attached to Listed Building Consent 2019/0832 dated 27/11/2019.	Discharge of Condition	Nick Bovaird	Grant	16/03/2022
2021/2141	1 - 3 Mundy Street, Hackney, London, N1 6QT	Hoxton East and Shoreditch Ward	Renovation of B1 office space, alterations and replacement windows	Full Planning Permission	Gerard Livett	Granted - Extra Conditions	10/03/2022
2021/1443	136 - 137 Shoreditch High Street, Hackney, London, E1 6JE	Hoxton East and Shoreditch Ward	Installation of 7no. retractable awnings along the front elevations at ground floor level, to extend over the footway	Full Planning Permission	James Clark	Granted - Standard Conditions	16/03/2022
2022/0105	53 Coopersale Road, Hackney, London, E9 6AU	Kings Park Ward	Proposed erection of rear dormer window, extension to outrigger and installation of front roof lights.	Certificate of Lawful Development Existing/Proposed	Alix Hauser	Grant	15/03/2022
2022/0051	Flat A, 96 Dunlace Road, Hackney, London, E5 0ND	Kings Park Ward	A retrospective planning application for the retention of a rear existing outbuilding located at Flat A, 96 Dunlace Road, Hackney, London, E5 0ND.	Full Planning Permission	Jonathan Bainbridge	Refuse	10/03/2022
2022/0004	Garages Adjacent Mandeville Primary School Oswald Street, Hackney,	Kings Park Ward	Non Material Amendment to planning permission 2017/3521 dated 05/11/2018 to reduce the number of proposed trees from 6 to 5 and to change the proposed species of each to Betula Pendula.	Non-Material Amendment	Nick Bovaird	Grant	17/03/2022
2021/3765	Vacant Car Park/Garage site Mandeville Street London E5 0DH	Kings Park Ward	Submission of details pursuant to condition 25 (Evidence that Drainage Measures have been constructed) attached to planning permission 2017/3521 dated 05/11/2018.	Discharge of Condition	Nick Bovaird	Grant	18/03/2022
2021/3714	Garages Adjacent Mandeville Primary School Oswald Street, Hackney,	Kings Park Ward	Submission of details pursuant to condition 12 (Average Air Permeability of Building) of planning permission 2017/3521 dated 05/11/2018.	Discharge of Condition	Nick Bovaird	Grant	17/03/2022

Application Reference	Location Description	Ward	Proposal	Application Type	Officer Name	Decision	Decision Issued Date
2021/3713	Garages Adjacent Mandeville Primary School Oswald Street, Hackney,	Kings Park Ward	Submission of details pursuant to condition 31 (Replacement Boundary Wall and adjoining areas to be made good) of planning permission 2017/3521 dated 05/11/2018.	Discharge of Condition	Nick Bovaird	Grant	15/03/2022
2021/3704	Vacant Car Park/Garage site Mandeville Street London E5 0DH	Kings Park Ward	Submission of details pursuant to condition 13 (Solar Panel Commissioning Certificates) of planning permission 2017/3521 dated 05/11/2018.	Discharge of Condition	Nick Bovaird	Grant	18/03/2022
2021/3702	Garages Adjacent Mandeville Primary School Oswald Street, Hackney, E5 0DH	Kings Park Ward	Submission of details pursuant to condition 23 (Sound Insulation) of planning permission 2017/3521 dated 05/11/2018.	Discharge of Condition	Nick Bovaird	Grant	17/03/2022
2021/3680	18 Ashenden Road, Hackney, London, E5 0DP	Kings Park Ward	Erection of single storey ground floor rear extension.	Householder Planning	Jonathan Bainbridge	Granted - Extra Conditions	10/03/2022
2021/3306	114 Roding Road, Hackney, London, E5 0DS	Kings Park Ward	Proposed erection of a rear dormer roof extensions on the main roof and on the roof the outrigger; Replacement of the existing front windows; Installation of 2 front rooflights; Replacement of the existing roof tiles	Certificate of Lawful Development Existing/Proposed	Raymond Okot	Grant	02/03/2022
2021/3152	79 Roding Road, Hackney, London, E5 0DR	Kings Park Ward	Installation of new bicycle shed and bin store in front garden	Householder Planning	Micheal Garvey	Granted - Extra Conditions	02/03/2022
2021/2938	245 Glyn Road, Hackney, London, E5 0JP	Kings Park Ward	Erection of roof extension to existing two storey outrigger	Full Planning Permission	Micheal Garvey	Refuse	18/03/2022
2021/1800	58 Lockhurst Street, Hackney, London, E5 0AP	Kings Park Ward	The replacement of the existing single glazed timber sash and casement windows to the first and second floor with PVCu double glazed windows at the property located at 58 Lockhurst Street, Hackney, London, E5 0AP.	Full Planning Permission	Jonathan Bainbridge	Granted - Standard Conditions	14/03/2022
2021/1736	3a Coopersale Road, Hackney, London, E9 6AU	Kings Park Ward	Erection of a rear dormer roof extension (retrospective)	Full Planning Permission	Lorraine Murphy	Granted - Standard Conditions	09/03/2022
2022/0102	29 Rushmore Road, Hackney, London, E5 0ET	Lea Bridge Ward	Certificate of lawful development for the construction of a rear extension and alterations to the outrigger fenestration.	Certificate of Lawful Development Existing/Proposed	James Clark	Grant	02/03/2022
2022/0096	128 Rushmore Road, Hackney, London, E5 0EY	Lea Bridge Ward	Erection of a mansard roof extension including raising of the party walls.	Householder Planning	Erin Glancy	Refuse	14/03/2022
2022/0094	Flat A, 75 Median Road, Hackney, London, E5 0PJ	Lea Bridge Ward	Submission of details pursuant to condition 4 (Details of screening) attached to planning permission 2019/1883 dated 20/08/2019	Discharge of Condition	Micheal Garvey	Grant	14/03/2022
2022/0084	78 Rushmore Road, Hackney, London, E5 0EX	Lea Bridge Ward	Installation of bicycle shed in front of dwelling.	Householder Planning	Erin Glancy	Granted - Standard Conditions	09/03/2022
2022/0082	First Floor Flat, 2 Blurton Road, Hackney, London, E5 0NL	Lea Bridge Ward	Erection of a mansard-style roof extension	Full Planning Permission	Micheal Garvey	Refuse	10/03/2022
2022/0023	45 Casimir Road, London, E5 9NU	Lea Bridge Ward	Submission of details pursuant to condition 3 (materials), 4 (swift boxes), 5 (SuDS) and 6 (green roof) attached to planning permission 2021/2137 dated 07/10/2021.	Discharge of Condition	Alix Hauser	Grant	16/03/2022

Application Reference	Location Description	Ward	Proposal	Application Type	Officer Name	Decision	Decision Issued Date
2022/0019	76b Lower Clapton Road, Hackney, London, E5 0RN	Lea Bridge Ward	Use of ground floor as a self-contained residential unit (Certificate of Lawfulness for an Existing Use).	Certificate of Lawful Development Existing/Proposed	Jonathan Bainbridge	Grant	02/03/2022
2021/3585	20 Elmcroft Street, Hackney, London, E5 0SQ	Lea Bridge Ward	Proposed rear dormer loft conversion over main roof and outrigger. Installation of rooflights to front roofslope	Certificate of Lawful Development Existing/Proposed	Jonathan Bainbridge	Grant	02/03/2022
2022/0176	2-16 Bayford Street, Hackney, London, E8 3SE	London Fields Ward	Submission of details pursuant to conditions 14 (Refuse Strategy) and 16 (Cycle Parking Strategy) of planning permission 2018/2948 dated 08/06/2020.	Discharge of Condition	Nick Bovaird	Grant	15/03/2022
2021/3587	41 Shrubland Road, Hackney, London, E8 4NL	London Fields Ward	Erection of single storey outbuilding to rear garden	Full Planning Permission	Micheal Garvey	Granted - Standard Conditions	02/03/2022
2021/3185	246 Queensbridge Road, Hackney, London, E8 3NB	London Fields Ward	Replacement of existing single glazed timber windows, French doors and entrance door with like-for-like double glazed timber windows and doors	Householder Planning	Raymond Okot	Granted - Standard Conditions	15/03/2022
2021/3088	18b Albion Drive, Hackney, London, E8 4ET	London Fields Ward	Submission of details pursuant to condition 3 (materials) 4 (SUDs) and 5 (flood resilient) attached to planning permission 2021/1714 dated 22/07/2021.	Discharge of Condition	James Clark	Grant	07/03/2022
2021/1791	306 Queensbridge Road, London E8 3NH	London Fields Ward	Installation of one conservation style rooflight to the rear roof of the building.	Listed Building Consent	Raymond Okot	Granted - Standard Conditions	07/03/2022
2021/1491	306 Queensbridge Road, Hackney, London, E8 3NH	London Fields Ward	Installation of one conservation style rooflight to the rear roof of the building.	Householder Planning	Raymond Okot	Granted - Standard Conditions	07/03/2022
2022/0076	Flat 2, 49 Prince George Road, Hackney, London, N16 8DL	Shacklewell Ward	A Certificate of Lawful Development for a rear dormer and front roof lights.	Certificate of Lawful Development Existing/Proposed	Jonathan Bainbridge	Refuse	15/03/2022
2022/0039	107 Stoke Newington Road, Hackney, London, N16 8BX	Shacklewell Ward	Prior approval for a change of use of the rear of the ground floor from commercial (use class E) to a self-contained residential unit (use class C3).	Prior approval - new dwellings	Alix Hauser	Refuse	17/03/2022
2022/0122	5 Watermint Quay, Hackney, London, N16 6DN	Springfield Ward	Replacement of the single glazed timber windows with double glazed uPVC windows and replacement of front entrance door.	Householder Planning	Jonathan Bainbridge	Granted - Standard Conditions	17/03/2022
2022/0121	40 Watermint Quay, Hackney, London, N16 6DD	Springfield Ward	The replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations, along with the replacement of the front entrance door with new paneled door. and any rear doors with new uPVC doors to the property located at 40 Watermint Quay, Hackney, London, N16 6DD.	Householder Planning	Jonathan Bainbridge	Granted - Standard Conditions	17/03/2022
2022/0120	65 Watermint Quay, Hackney, London, N16 6DN	Springfield Ward	The replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations, along with the replacement of the front entrance door with new paneled door and any rear doors with new uPVC doors at the property located at 65 Watermint Quay, Hackney, London, N16 6DN.	Householder Planning	Jonathan Bainbridge	Granted - Standard Conditions	17/03/2022

Application Reference	Location Description	Ward	Proposal	Application Type	Officer Name	Decision	Decision Issued Date
2021/3586	59 Olinda Road, Hackney, London, N16 6TR	Springfield Ward	First floor rear extension	Householder Planning	Jonathan Bainbridge	Refuse	10/03/2022
2021/3549	23 Amhurst Parade Amhurst Park, London, N16 5AA	Springfield Ward	Existing use of the top floor as a self contained residential flat	Certificate of Lawful Development Existing/Proposed	Danny Huber	Grant	02/03/2022
2021/3262	59 Olinda Road, Hackney, London, N16 6TR	Springfield Ward	Proposed erection of rear dormer roof extension and erection of extension to roof of rear projection.	Certificate of Lawful Development Existing/Proposed	Gerard Livett	Grant	03/03/2022
2022/0254	21 Colberg Place, Hackney, London, N16 5RA	Stamford Hill West Ward	Prior approval for a larger homes extensions for the erection of a single storey ground floor rear extension measuring up to 6.0 m deep, 3.0m eaves height and 3.3m maximum height and rear and side infill extension measuring up to 5.0m deep, 3.0m eaves height and 3.3m maximum height.	Prior Notification - Larger Home Extension	Danny Huber	Refuse	14/03/2022
2022/0223	21 Colberg Place, Hackney, London, N16 5RA	Stamford Hill West Ward	Prior approval for a larger homes extensions for the erection of a single storey ground floor rear extension measuring up to 6.0 m deep, 3.0m eaves height and 3.3m maximum height and rear and side infill extension both measuring up to 5.0m deep, 3.0m eaves height and 3.3m maximum height.	Prior Notification - Larger Home Extension	Danny Huber	Refuse	14/03/2022
2022/0188	21 Colberg Place, Hackney, London, N16 5RA	Stamford Hill West Ward	Prior approval for a larger homes extensions for the erection of a single storey ground floor rear extension measuring up to 6.0 m deep, 3.0m eaves height and 3.3m maximum height and rear and side infill extension both measuring up to 5.0m deep, 3.0m eaves height and 3.3m maximum height.	Prior Notification - Larger Home Extension	Danny Huber	Refuse	09/03/2022
2021/2044	22 Heathland Road, London, N16 5NH	Stamford Hill West Ward	Erection of a front dormer roof extension	Full Planning Permission	Danny Huber	Refuse	16/03/2022
2021/1989	Flat A, 24 Cranwich Road, Hackney, London, N16 5JX	Stamford Hill West Ward	Ground floor single storey wrap around rear extension	Full Planning Permission	Erin Glancy	Refuse	03/03/2022
2022/0165	Flat B, 54 Beatty Road, Hackney, London, N16 8EB	Stoke Newington Ward	Submission of details pursuant to condition 3 (External Materials) attached to planning permission 2021/1365 dated 23/06/2021.	Discharge of Condition	James Clark	Grant	02/03/2022
2022/0146	47 Walford Road, Hackney, London, N16 8EF	Stoke Newington Ward	A Certificate of Lawful Development for a roof enlargement over the outrigger and insertion of two new skylights on the main roof to the property located at 47 Walford Road, Hackney, London, N16 8EF.	Certificate of Lawful Development Existing/Proposed	Jonathan Bainbridge	Refuse	18/03/2022
2022/0099	25 Evering Road, Hackney, London, N16 7PX	Stoke Newington Ward	Excavation of basement and front and rear light wells	Householder Planning	Alix Hauser	Granted - Standard Conditions	14/03/2022
2022/0088	47 Walford Road, Hackney, London, N16 8EF	Stoke Newington Ward	Construction of a ground floor wrap-around rear extension together with the addition of rendering to the rear facade and alterations to the rear fenestration.	Householder Planning	James Clark	Grant	03/03/2022
2021/3706	134 Nevill Road, Hackney, London, N16 0SX	Stoke Newington Ward	Erection of single storey ground floor rear/infill extension	Householder Planning	Micheal Garvey	Granted - Extra Conditions	18/03/2022

Application Reference	Location Description	Ward	Proposal	Application Type	Officer Name	Decision	Decision Issued Date
2021/3381	Flat 1, 136 Nevill Road, Hackney, London, N16 0SX	Stoke Newington Ward	Demolition of existing rear extension and erection of single storey lower ground floor rear extension at lower ground floor. Demolition of existing structure to front light well and erection of new storage area.	Householder Planning	Micheal Garvey	Granted - Extra Conditions	03/03/2022
2021/3336	18 Bayston Road, Hackney, London, N16 7LT	Stoke Newington Ward	Proposed erection of single-storey side extension to rear projection at ground floor level	Certificate of Lawful Development Existing/Proposed	Gerard Livett	Refuse	03/03/2022
2021/3158	Grazebrook Primary School Lordship Road, Hackney, London, N16 0QP	Stoke Newington Ward	Change of use of caretaker's flat to provide additional teaching space; erection of single-storey extension and extension to existing storage outbuilding	Full Planning Permission	Erin Glancy	Granted - Extra Conditions	15/03/2022
2021/2573	126 Lordship Road, Hackney, London, N16 0QL	Stoke Newington Ward	Variation of condition 2 (development according to the approved plans) pursuant to planning permission 2017/0834 granted on 02/11/2017 for erection of three storey (plus basement) detached self-contained dwelling. The variation would change the timber cladding to brick.	Removal/Variation of Condition(s)	Raymond Okot	Granted - Standard Conditions	18/03/2022
2021/3645	180-180A Victoria Park Road, Hackney, London, E9 7HD	Victoria Ward	The construction of a single-storey, first-floor rear extension , restoration of the front door, replacement of cement roof tiles with slate, and repair works to the rear façade.	Full Planning Permission	Erin Glancy	Refuse	07/03/2022
2021/3128	Flat A, 70 Southborough Road, Hackney, London, E9 7EE	Victoria Ward	Demolition of existing single storey ground floor rear conservatory and replace with new conservatory.	Full Planning Permission	Micheal Garvey	Granted - Extra Conditions	18/03/2022
2021/3772	52 Cranwich Road, London, N16 5JN	Woodberry Down Ward	Excavation of basement and erection of extension to existing ground floor extension.	Householder Planning	Alix Hauser	Refuse	17/03/2022
2021/3768	38 Cranwich Road, London, N16 5JN	Woodberry Down Ward	Erections of a single storey ground floor rear/side extension	Householder Planning	Danny Huber	Granted - Standard Conditions	15/03/2022
2021/3763	52 Cranwich Road, London, N16 5JN	Woodberry Down Ward	Proposed erection of rear roof extension.	Certificate of Lawful Development Existing/Proposed	Alix Hauser	Grant	17/03/2022
2021/3560	Woodberry Down Phase 3 - Land bounded by Seven Sisters Road to the North, Woodberry Grove to the West, and Devan Grove and Eastern Reservoir to the South, which includes buildings identified as The Happy Man Public House, 89 Woodberry Grove, 440 Seven Sisters Road, 1-25 Bayhurst House, 1-30 Chattenden House, 1-45 Farningham House, 1-80 Ashdale House, 1-80 Burtonwood House, Woodberry Down, London, N4	Woodberry Down Ward	Submission of details pursuant to conditions 28 (SuDs) and 29 (FRA - land levels) attached to planning permission 2019/2514 dated 9th December 2020	Discharge of Condition	Catherine Slade	Grant	11/03/2022

Application Reference	Location Description	Ward	Proposal	Application Type	Officer Name	Decision	Decision Issued Date
2020/3272	100 Amhurst Park, London, N16 5AR	Woodberry Down Ward	Erection of a single-storey side extension at lower ground floor with paved entrance passage above at ground floor level; erection of three-storey stair core at ground, first and second floor levels; installation of rooflights; and associated works to elevations including refurbishment, installation and infilling of windows and doors to facilitate the use of the site as a school (Use Class F1).	Full Planning Permission	Alix Hauser	Grant	07/03/2022