

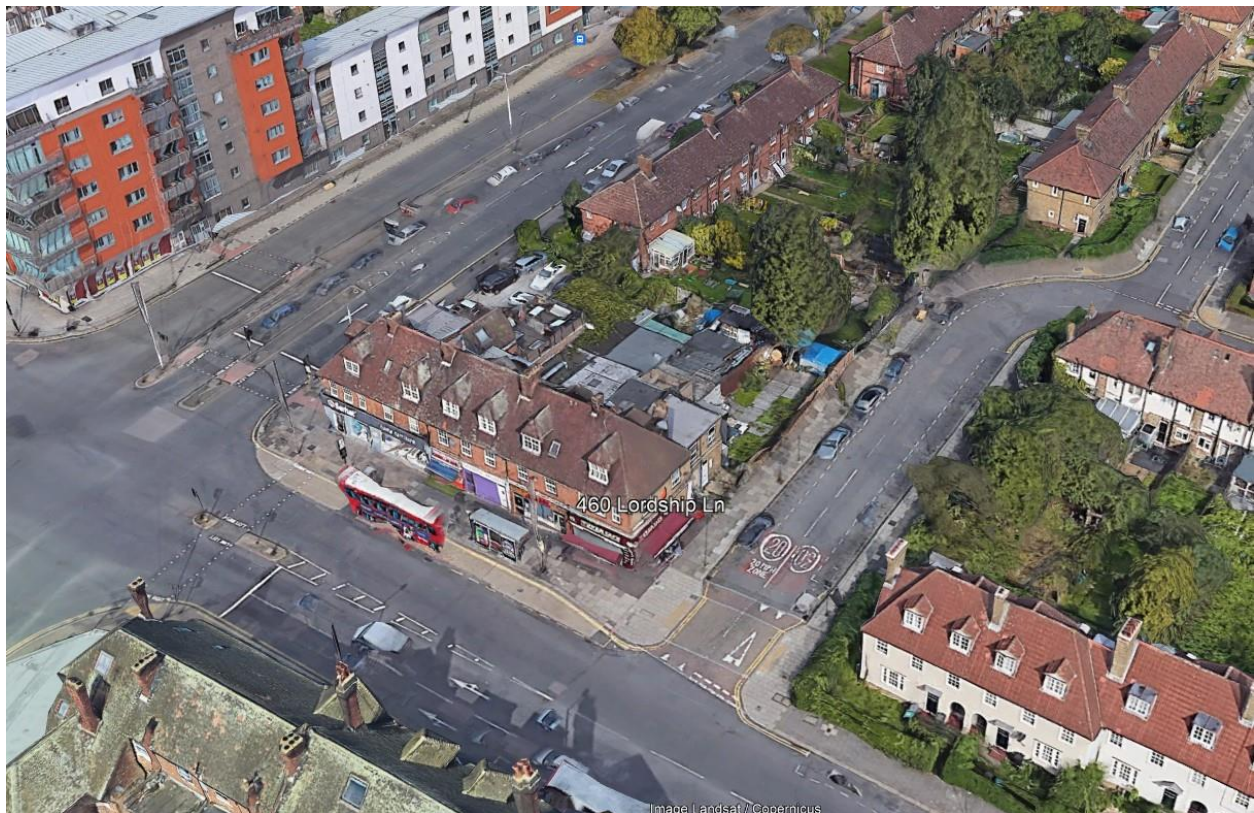


DESIGN & ACCESS STATEMENT

Application Site: 460 Lordship Lane, London N17 7QY

Proposal: Variation of Condition to allow opening from 07:00 to 23:00 hours Sunday to Wednesday, and 09:00 to 00:00 Thursday to Saturday at No. 460 Lordship Lane, London, N17 7QY

Our Ref: 22042



Planning & Architectural Consultants
For and on Behalf of ARCHPL Ltd.
400 West Green Road London N15 3PX

1.0 SITE LOCATION AND DESCRIPTION

The site consists of a two-storey end of terrace building with a ground floor café and residential accommodation located on the corner of Lordship Lane and Turnant Road. The application site relates to the ground floor café and the development at the back.

The building is not locally listed but the boundary of the Tower Gardens Conservation Area runs through the rear garden of the property and the proposed extension would be located within the conservation area.

2.0 THE PROPOSAL

The proposal is for the Variation of Condition to allow opening from 07:00 to 23:00 hours Sunday to Wednesday, and 09:00 to 00:00 Thursday to Saturday.

3.0 BACKGROUND

The Variation of Condition application relates to Condition 3 of planning permission referenced HGY/2022/3867, decision date 31/10/2022; Single storey rear extension to include additional seating and smoking area to existing restaurant.

Condition 3; The use of the extension hereby permitted shall not be operated before 0700 or after 2000 hours on Monday to Friday and before 0900 or after 2000 hours on Saturdays, and not at all on Sundays, or Bank Holidays.

4.0 DESIGN PROPOSAL

4.1 Principal of development

The existing condition needs to be changed, as described above, to enable the business to sustain its viability and vitality by promoting the night-time economy and night-time cultural offer whilst achieving a balance with the needs of local residents making culture and the night-time economy more inclusive and accessible, as also promoted by the London Plan Policies.

4.2 Impact of development on neighbouring amenity

As per the officer's report for the planning permission that relates to this application:

"While the proposal would increase activity at the café and within this area, the development relates specifically to the construction of an extension to rear for additional seating and smoking area within the immediate area surrounding the building. This area has historically been used as an outside storage area in association with café use, with the structures considered to form an ancillary part of this use. It is not therefore considered that the development subject of the application would result in an intensification of use of the site."

The development relates solely to the operational development comprising the erection of an extension to be used as additional seating and smoking area for the existing restaurant, with no change of use taking place. The land to which the proposed extension is located has historically been used as ancillary to the operation of the subject building and would continue to remain in such use.

The existing restaurant café has permission to operate between the hours of 7am – 8pm Monday to Friday and 9am – 8pm hours on Saturday, and not at all on Sundays, or Bank Holiday. It should therefore be noted that the application seeks to retain the existing operating hours which would provide additional space and smoking area”.

The proposed rear extension would be an ancillary and its use in terms of hours of use is controlled and managed by the existing opening hours. Within these hours the noise level would be kept within acceptable levels. The development is not therefore considered to result in an increase in noise, activity or disturbance that would justify a reason for refusal”.

4.3 It therefore remains that the outstanding issue for this application is providing methods of noise mitigating measures.

4.4 London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

4.5 There are no rigid criteria for noise source in local authority requirements other than not to cause a nuisance by way of excessive noise or disturbance to nearby residents.

4.6 It is proposed to have a small number of only 20 people seated under a retractable roof which will be closely supervised and effectively managed during opening hours.

4.7 Background music is only offered in the restaurant. As a matter of precaution, a sound limiter would be installed in the music sound system and set at a nominal level that would render the music noise inaudible to the residents.

4.8 The sound level of a couple talking at normal conversation level is about 60dBA at one meter, (referenced from : Health and Safety Executive handbook), and calculations can be made for the total number of people talking, the attenuation due to distance and the attenuation due to the barrier effect of the roof, and attenuation due to the absorption of sound by any absorber panels, to give a figure for comparison with the measured ambient background noise at the residents.

4.9 There is restricted line of sight to nearby residents. The nearest residence, no.4 Tower Gardens Road is some 30m away diagonally opposite the application site and obscured by trees in their back garden. Adjoining the application site is an outbuilding with gardens further back. Opposite the site are the gardens for no.4 Tower gardens Road and 458 Lordship Lane.

4.10 Notwithstanding, proposed noise mitigating measures are listed below:

A: Acoustic absorber panels with green plastic diffusers on the adjoining and rear walls.

The acoustic absorber panels made of perforated board with 25mm RW3 rockwool infill behind would be installed from around 750 mm height above ground floor to the roof level.

The boards to be painted waterproof paint, (no paint on the rockwool), to be partially covered with green plastic diffuser plants, which will assist in diffusing and absorbing the direct sound and noise from customers and the operational use.

B: Rockwool insulation under the tables and chairs.

RW3 rockwool, 50mm thick to be installed under the tables and chairs and held in place with chicken wire to reduce reflections of sound near the floor area.

C: Use heavy linen tablecloths to avoid noise from clattering of utensils.

The use of heavy linen and cloth tablecloths not plastic, to avoid the noise from clatter of utensils and to assist in absorbing as much sound as possible in the dining area.

D: Keep the roof extended as much as possible when customers are dining.

The roof should not be retracted unless necessary and should be out as much as possible after 6 pm, when the background noise starts to gradually reduce.

E: Notices asking customers not to shout and to keep their voices down.

Notices should be installed asking customers not to shout and to respect the neighbours and to keep their voices as low as possible.

F: Staff to ensure voices are kept low.

Staff always to be proactive and request that customers keep their voices down.

G: Consider sound system in restaurant for background noise with sound limiter.

Consideration to be given for a simple low powered sound system for background music and a separate sound limiter can be installed such as a Formula Sound AVCD and which can be set up and calibrated by the Acoustic Consultant and a calibration certificate issued. This will significantly reduce the potential for complaints from any nearby residents about music noise from the restaurant.

H: Staff and management procedure.

All the staff to be made aware of the noise implications for the business and the consequences of any noise complaints. A briefing is recommended to inform staff, with notices placed around the building to remind staff. Lobby doors should be kept closed as much as possible as this forms a clear route for the music noise to break out; customers must be persuaded not to linger around near the doors and come in and out as quickly as possible.

The operation of the entrance lobby would be such that two or three people can come in at any one time with a door always closed between the building and the street. This will be impressed upon staff and regularly monitored by the management to ensure the procedure is working effectively. All windows and lobby doors are to be kept closed when music is on. The duty manager to regularly conduct inspections outside to ensure there is no noise breakout, and to monitor the effective operation.

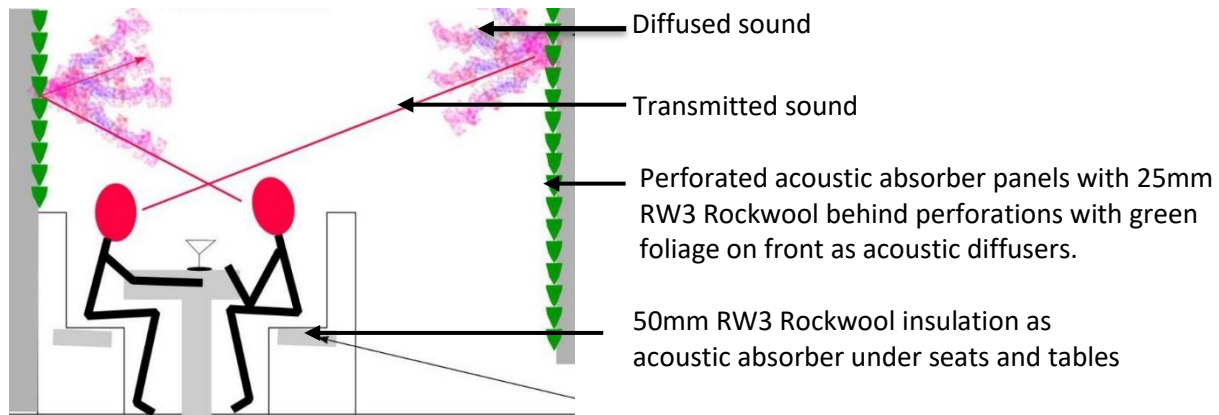
4.11: Noise Mitigation Details



Image of acoustic absorber perforated panels over timber studs to be installed to side and rear walls, with 25mm RW3 rockwool infill behind the perforated boards.



Image of green plastic foliage to act as a sound barrier or diffuser and assist the acoustic absorber panels and to partially cover the panels as required.



Diffused and reduced reflected sound.

4.12: Noise Mitigation Specification

- Acoustic absorber panels from perforated board 5mm thick, mounted on 25mm timber battens and with 25mm thick RW3 Rockwool behind, to height of at least 2.5m.
- Green paint finishes plus plastic foliage to act as sound diffuser.
- Absorber and diffuser panels on all walls, particularly any walls that could reflect noise from customers.
- 50mm thick RW3 Rockwool held in place with chicken wire or tape under tables and seating to act as sound absorbers.
- Good detailing and workmanship to achieve best acoustic performance and regular on site inspections by an acoustic consultant at all major stages of the project.

6.0 ACCESS

The site already has an established access point fronting Lordship Lane. Also proposed is side access from Turnant Road.

The transport impacts of the development have previously been considered, and the proposal would not have a significant impact on the surrounding highway network.

The site is in very close proximity and within walking distance of bus routes and train stations.

7.0 CONCLUSION

It is considered that the proposed development is acceptable in terms of policy and that it will not result in a significant loss of amenity to residents or impact detrimentally on the character of the area. In fact, the proposed development would complement the host building and the locality.