

Elephant & Castle Town Centre

Corsica Studios & Interim Construction Phase

Technical Note

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Client Name: Elephant & Castle Properties Co. Limited

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This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

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1. Introduction

Corsica Studios, located adjacent to the East Site boundary, have raised queries regarding the perceived increase in operational noise from their facility experienced by residents of nearby existing sensitive receptors, namely Strata House, during the interim construction period, due to reduction in screening afforded by intervening structures, such as the Shopping Centre. The query is further compounded by the planned phased build out of the East Site, where following Demolition and Site Clearance, the southern area of the East Site, namely Building E3 and associated residential towers may be built out towards the end of the programme.

2. Prevailing Environmental Noise Levels & Existing Sensitive Receptors

The Environmental Statement (ES) for the Elephant and Castle Town Centre reported the measured prevailing noise levels within the vicinity of Strata House to be high due to transportation noise. During the night-time period the measured level was 69dB $L_{Aeq,T}$ (2014, 00:40-01:10) which was comparable to the night-time noise level measured at monitoring location LT3 at the rail boundary of 68dB $L_{Aeq,8h}$, (the nearest noise monitoring location to Corsica Studios).

Additional noise monitoring has been undertaken in May 2017 within the vicinity of Corsica Studios and also at noise monitoring location LT3. Overall the prevailing noise levels at LT3 were comparable to the 2014 measured levels (night-time 2017 67dB $L_{Aeq,8h}$). During the operational hours of Corsica Studios, however, the measured noise levels at LT3 increased up to 75dB $L_{Aeq,5min}$, illustrating that during the operational hours of Corsica Studios the prevailing noise levels

within its vicinity may increase. Taking account of distance attenuation, prevailing noise levels at Strata House may also increase to around 72 to 73dB $L_{Aeq,5min}$.

The next nearest sensitive receptor that may have line of sight to the rear of Corsica Studios when the East Site is vacant is One The Elephant, approximately 150 metres to the west. Given the relatively high prevailing noise levels and distance attenuation, reasonable noise break-out from Corsica Studios is not anticipated to adversely impact on residents of One The Elephant.

3. Interim Construction Phase

During the interim construction phase, from when the East Site is vacant until Building E3 is built out, there is the potential for an indirect effect from construction to affect residents of Strata House and to a lesser extent One The Elephant. The absence of screening from intervening structures may result in an increase in façade noise levels at Strata House from Corsica Studios and to a lesser extent at One The Elephant.

It should be noted that consideration as to whether break-out noise from the Corsica Studio facility is 'reasonable' does not form part of this interim construction phase assessment.

4. Additional Mitigation Measures

To safeguard against the potential increase in façade noise levels at Strata House and One The Elephant from Corsica Studios due to the reduced intervening screening, until the East Site is built out, a temporary acoustic screen installed externally to the rear of Corsica Studios could be considered. This approach should adequately mitigate break-out noise from the rear of Corsica Studios until the East Site is built out, to be secured by way of planning condition.

Alternatively, depending on the length of the 'interim' construction period, other measures to further reduce break-out noise from the Corsica Studios facility could be explored. The final solution would have to be agreed between Corsica Studios and the construction contractor.