Re: 106-108 Warren Road - new Care Home - two planning conditions: [1285 – Worthing – Comments from Planners] Conditions 17 - Ventilation and Heat (also 14 - Plant & Noise)

1 message

Nadeem Shad <nadeem.shad@adur-worthing.gov.uk> 5 April 2024 at 15:10
To: Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>

Hi Stephen

Although the BS4142 assessment does not show predicted levels at least 5db below background, as measured background levels are very low here (especially at night) the conclusions are considered acceptable.

Regards
Nadeem

Nadeem Shad (he/him)
Team Leader Environmental Protection, Public Health & Regulation
01273 263303
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
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On Wed, 3 Apr 2024 at 09:17, Nadeem Shad <nadeem.shad@adur-worthing.gov.uk> wrote:

> Hi Stephen
>
> I made comments on AWDM/0804/23 in August last year - attached.
>
> Have additional documents subsequently been submitted?
>
> regards
> Nadeem
>
> **Nadeem Shad** (he/him)
> Team Leader Environmental Protection, Public Health & Regulation

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On Wed, 27 Mar 2024 at 18:10, Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk> wrote:

> Hi Nadeem
>
> Regarding the response of 23rd Jan from Richard Tavener, their approach to noise vs ventilation for condition 17 (AWDM/0805/23) is largely by management , with some reference to the wider ventilation system in circulation / communal areas.
>
> Whilst this is a qualitative response, lacking empirical or comparative evidence (CQC advice would have helped), I can see their approach has some merit, as the nature of the use involves staff responsible for resident;s comfort, and with options available to them. By contrast an apartment block in the same location wouldn't have these options.
>
> If we issue a planning approval for this approach, I suggest and informative along the following lines::
>
> **Informative**
> **Whilst this management -based strategy for the management of noise risk and overheating is considered acceptable in the particular circumstances of development, it is recommended that this is monitored carefully, especially during the first periods of hot weather following occupation of the development to ensure comfort of residents and staff. Advice may also be available from the Care Quality Commission. Should other means of ventilation be found to be necessary in the future, the applicant should contact the Council Planning And Environmental Health Teams to ascertain whether any further approval would be required.**
>
> Could I have your views please?
>
> **PS** - just a reminder, pl could I have a comment on their application for discharge of plant details condition 14 (AWDM/0804/23). The condition wording for that one is as follows:
>
> *14. No external fixed plant, or mechanical vent or duct shall be installed until details have first been submitted to and approved in writing by the Local Planning Authority. The design shall have regard to the principles of BS4142:2014 and aim to achieve a rating level which is no greater -5dB above existing background noise level, shall include any necessary anti-vibration mountings and any necessary odour control (such as for the extraction and disposal of cooking odours where serving a kitchen or food preparation.*
> ***Reason:*** *To protect residents and neighbours from noise and odour*
>
> Thanks
> Stephen
>
> **Stephen Cantwell**
> Principal Planning Officer (Major Applications), Planning & Development
> 01903 221274
>
> ---------- Forwarded message ---------
> From: **Richard Tavener** <Richard@rdtarchitects.co.uk>

Date: Tue, 23 Jan 2024 at 12:37
Subject: RE: 1285 – Worthing – Comments from Planners – Conditions 17
To: Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>
Cc: Nadeem Shad <nadeem.shad@adur-worthing.gov.uk>

Hi Stephen,

I trust you are well.

Following our communication related to condition 17 at the end of last year, we have been in discussion with our client, care operator and specialist consultants in response.

Having discussed this matter of a strategy to prevent overheating, we attach a further correspondence prepared by the Operations Manager of Cinamon Luxury Care.

In summary, as this is a 24/7 home managed by an experienced operator who run many homes with similar main road contextual positions, the strategy outlined on the attached document should satisfy the LPA and EHO that issue will / has been mitigated within the facility.

In addition to the above it should again be stressed that:

1. Residents will be aware of the location of the home and proximity to road ahead of selecting it as a future residence. Subject to availability, residents will also be given the choice or private bedrooms to selected.
2. Cinamon Care like most care homes, encourage residents to use the various lounges and dining spaces during the day and engage in activities. Each of these spaces are air conditioned and have mechanical ventilation.
3. It should also be noted that the mechanical design of the building is considered as a whole. The ventilation strategy has positive mechanical ventilation to the corridors and passive extract to all bedrooms. This approach assists to create suitable air changes within the home and help retains comfortable temperatures throughout.

We trust the attached will enable you to discharge the condition, however, should further information be required please let us know.

Regards

Richard Tavener
Director

rdt architects

COVID-19 - RDT Architects Business Continuity Plan – please follow link for further details: https://www.linkedin.com/feed/update/urn:li:activity:6646077519881740288

1 Harrier Court, Woodside Road, Lower Woodside, Bedfordshire LU1 4DQ

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Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Hertfordshire AL5 4EE, Company Reg: 3823112

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From: Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>
Sent: Tuesday, November 21, 2023 5:03 PM
To: Richard Tavener <Richard@rdtarchitects.co.uk>
Cc: Nadeem Shad <nadeem.shad@adur-worthing.gov.uk>
Subject: Fwd: 1285 – Worthing – Comments from Planners – Conditions 17

Dear Richard

My thoughts are:

the +10dB above BS target, which seems likely to happen if windows with limiters are opened, seems to be significant in terms of noise exposure, although I do not know how many rooms are affected but it would seem to be much of the resident's accommodation on the road facing elevation. It would be hard to justify planning approval unless there are other reasonable counterbalancing factors and/or mitigations. I hope that the following thoughts will help you in addressing this:

- In terms of overheating risks, and therefore the need to open windows, what might be achieved by use of glazing such as K glass?
- ditto use of blinds
- Have any heating calcs been undertaken which can predict the amount, and frequency of overheating and which parts/rooms would be at risk?
- You mentioned to the EH officer that this situation has been accepted elsewhere, can you tell us more about those cases - what degree of noise risk (dB and time-frequency was accepted. What type of (presumably partial) mitigation was used if any?
- What other management arrangements would you envisage to reduce risk of noise nuisance experienced by residents?

- A view from the CQC advice would be helpful, particularly in the case that a degree of noise risk cannot reasonably be avoided/mitigated.

The use of ensuite ventilation sounds problematic if for example this necessitates leaving the en-suite doors open - presumably it is triggered by the light switch and runs for a certain time when the light is switched off but even if it is not, would residents be content with leaving the door open and what ventilation benefit would this produce? Again a CQC comment would be of interest.

I trust that this will help you and your client discussion this week. I am next available on Friday if you wish to speak after this.

Kind regards

Stephen

Stephen Cantwell

Principal Planning officer (Major Applications), Adur & Worthing Councils

Phone: 01903 221274

Email: stephen.cantwell@adur-worthing.gov.uk

Website: www.adur-worthing.gov.uk

Address: Planning and Development, Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS

---------- Forwarded message ---------
From: **Richard Tavener** <Richard@rdtarchitects.co.uk>
Date: Tue, 21 Nov 2023 at 14:09
Subject: RE: 1285 – Worthing – Comments from Planners – Conditions 17
To: Nadeem Shad <nadeem.shad@adur-worthing.gov.uk>, stephen.cantwell@adur-worthing.gov.uk <stephen.cantwell@adur-worthing.gov.uk>

Hi Stephen,

Are you able to provide some comment on this?

I have a client meeting on Thursday and would like to report on this condition.

Regards

Richard Tavener

Director



RDT Architects, 1 Harrier Court, Woodside Road, Lower Woodside, Bedfordshire LU1 4DQ

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From: Richard Tavener
Sent: Thursday, November 16, 2023 5:49 PM
To: Nadeem Shad <nadeem.shad@adur-worthing.gov.uk>; stephen.cantwell@adur-worthing.gov.uk
Subject: 1285 – Worthing – Comments from Planners – Conditions 17

Hi Nadeem,

Thank you for the call this afternoon.

As discussed, we would welcome Stephen's input into the whether the wording of the planning condition outlined below for 'a strategy to prevent overheating' can be met by the management strategy. The care home operator Cinnamon Care Collection do not provide mechanical ventilation to their bedrooms across their property portfolio and the residents' comfort is managed by the care staff. Each ensuite provide a level of background ventilation to the bedroom which then draws air from the corridors and day spaces with are mechanical ventilated. All of the windows are also restricted to a max. 100mm opening to facilitate their resident's safety.

If a mechanical ventilated solution is required, then I would like to understand the performance that this will need to achieve. The building is currently being constructed in accordance with the building regulations applicable at the time of the start of the construction work which addresses the technical performance of the buildings.

In addition, the site in Worthing also has the benefit of a mature tree boundary to the roadside which will assist with shading in the warmer months of the year.

Condition extracted below.

With the exception of any demolition works construction work above ground level shall not commence until a scheme for protecting the proposed noise sensitive development from external noise has been submitted to and approved by the Local Planning Authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should include full details of glazing and a strategy to prevent overheating. The scheme shall also include an assessment of external amenity areas and achieve the levels recommended in the World Health Organisation community noise guidelines. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential development from noise.

Regards

Richard Tavener

Director



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From: Nadeem Shad <nadeem.shad@adur-worthing.gov.uk>
Sent: Thursday, November 16, 2023 2:08 PM
To: Richard Tavener <Richard@rdtarchitects.co.uk>
Cc: stephen.cantwell@adur-worthing.gov.uk
Subject: Re: 1285 – Worthing – Comments from Planners – Conditions 17

Hi Richard

I will call after 3.

Nadeem

Nadeem Shad (he/him)

Team Leader Environmental Protection, Public Health & Regulation

01273 263303

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Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

http://www.adur-worthing.gov.uk/environmental-health/

On Thu, 16 Nov 2023 at 14:04, Richard Tavener <Richard@rdtarchitects.co.uk> wrote:

> Hi Nadeem,
>
> Is there another number I can call you on? 01273 263303 just rings and is not answered.
>
> Regards
>
> **Richard Tavener**
>
> *Director*
>
> 
>
>
> RDT Architects, 1 Harrier Court, Woodside Road, Lower Woodside, Bedfordshire LU1 4DQ
>
> Tel: 01582 461060 Email: info@rdtarchitects.co.uk www.rdtarchitects.co.uk

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From: Richard Tavener
Sent: Thursday, November 16, 2023 8:32 AM
To: nadeem.shad@adur-worthing.gov.uk
Cc: stephen.cantwell@adur-worthing.gov.u
Subject: RE: 1285 – Worthing – Comments from Planners – Conditions 17

Hi Nadeem,

Have just tried to call you today but no reply.

Can you call me today please. I would like to understand more about your concerns regarding your comments on the ventilation please.

Regards

Richard Tavener

Director

RDT Architects, 1 Harrier Court, Woodside Road, Lower Woodside, Bedfordshire LU1 4DQ

Tel: 01582 461060 Email: info@rdtarchitects.co.uk www.rdtarchitects.co.uk

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From: Richard Tavener
Sent: Monday, November 13, 2023 3:15 PM
To: nadeem.shad@adur-worthing.gov.uk
Subject: 1285 – Worthing – Comments from Planners – Conditions 17

Hi Nadeem,

We have been passed your comments by the planning officer Stephen Cantwell.

I have tried to call you this afternoon to discuss this. Are you able to give me a call back please.

Regards

Richard Tavener

Director

RDT Architects, 1 Harrier Court, Woodside Road, Lower Woodside, Bedfordshire LU1 4DQ

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Dear Marion,

Please see the EHO advice below concerning noise. Can your consultant's take another look at this one please?

Kind regards

Stephen

Stephen Cantwell

Principal Planning officer (Major Applications), Adur & Worthing Councils

Phone: 01903 221274

Email: stephen.cantwell@adur-worthing.gov.uk

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Address: Planning and Development, Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS

---------- Forwarded message ---------
From: **Nadeem Shad** <nadeem.shad@adur-worthing.gov.uk>

Date: Tue, 7 Nov 2023 at 15:16
Subject: Re: Care Home, Warren Road . Condition 17 - Noise AWDM/0805/23
To: Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>

Hi Stephen

Thanks for this. The amended noise assessment still does not address having to open windows for ventilation on the noisiest facades.

I am not comfortable with residents being relocated from their bedrooms to day spaces as a mitigation measure to prevent overheating. This doesn't seem reasonable, we wouldn't accept this for a domestic residential development so nor should we for a care home. The option of opening windows is not viable for those on the facades exposed to the most noise (from traffic). This ties in with my comment above and needs to be properly addressed.

Regards

Nadeem

Nadeem Shad (he/him)

Team Leader Environmental Protection, Public Health & Regulation

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