

Edinburgh House

Controlling noise at a busy city-centre site

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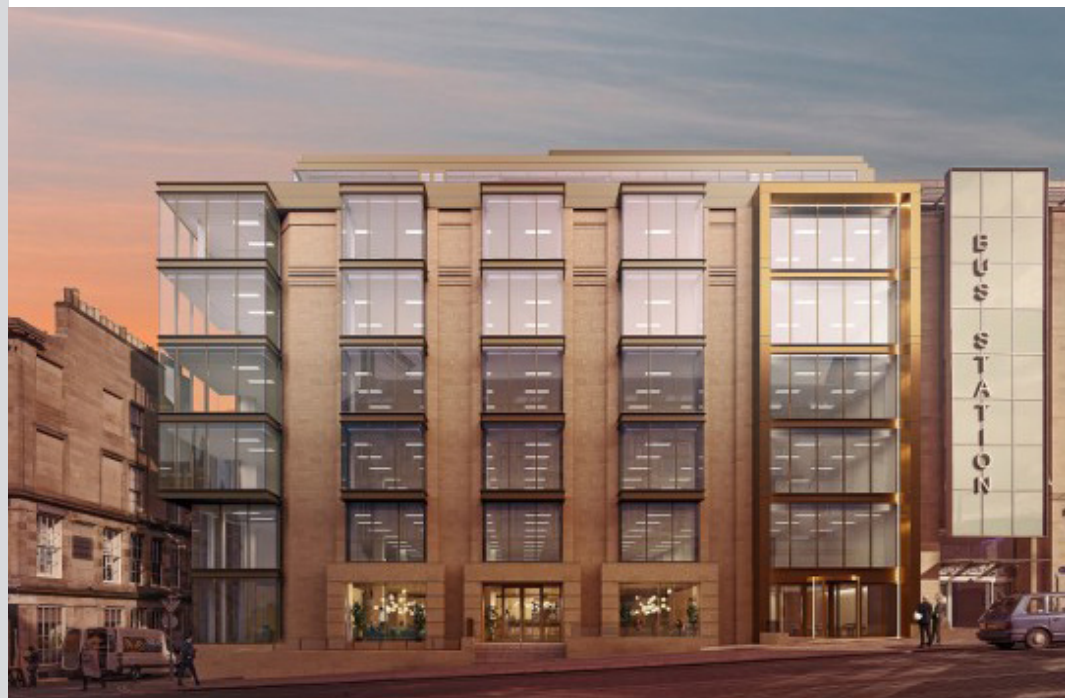
Edinburgh House, St Andrew Square

- Edinburgh House is one of the final pieces in the redevelopment of St Andrew Square
- St Andrew Square is Edinburgh's prime commercial location. It was the first completed part of Edinburgh's New Town district in 1772, and is now within a UNESCO World Heritage Site
- Today, it is still the commercial centre of Edinburgh

The refurbishment works

- Hydro demolition of the existing interiors
- Complete refit of office space
- New top floor added
- Lift shafts relocated within the building

St Andrew Square, at the heart of Edinburgh, has been the site of significant redevelopment recently. One of the last elements of this has been an extensive refurbishment of Edinburgh House.



Contractor ISG was appointed by owners Knight Property Group to undertake the refit, which included adding an additional floor on top of the existing building and the relocation of lift shafts to make better use of space. On completion – scheduled to be in September 2018 - it will house up to 400 people, and provide car parking, bike storage, lockers, showers and changing facilities.

Edinburgh House is located close to Edinburgh's main shopping streets, with the Waverley railway station within a 5-minute walk and the city's bus station literally adjacent. A station on Edinburgh's tramline also provides a direct connection to Edinburgh Airport. These transport links and local up-market venues – which include Harvey Nicholls and The Ivy restaurant – make the building a highly desirable rental proposition. However, the many commuters, shoppers and workers in close proximity mean the noise generated during the refurbishment works needs to be carefully controlled to avoid causing nuisance.

Key benefits of the RVT solution

- 20dB reduction in noise levels
- Curtain eyelets enabled fast and easy installation from scaffolding
- Velcro connectors between curtains ensured unbroken acoustic barrier created

“With some of the thinner acoustic panels on the market we would not be able to carry out the works, or at least be limited in the times when we could operate.”

Alistair Lyon, Senior Project Manager, ISG

The RVT solution

The internal hydro demolition being used to create openings in the building's floors for new lift shafts can generate noise well in excess of 90dB. This demands a robust strategy to prevent noise affecting nearby office workers and passing pedestrians, as well as provide an acceptable environment for the site operatives to work in.



Soundex™ acoustic curtains have been used to create a floor-to-ceiling barrier around the works over two floors, with one layer of the curtains used upright and then a second layer of curtains suspended on their side above them. Each floor requires 51 curtains to form this vertical barrier, with a further 13 laid over the opening on the floor above to entirely contain the operations.

The significant overall noise reduction delivered of around 20dB means work has been able to proceed with little disturbance to those in neighbouring buildings or to passers-by.

