

Our Ref: 6871/PC8

28 July 2016



W. www.rba-acoustics.co.uk

E. info@rba-acoustics.co.uk

London

44 Borough Road, London SE1 0AJ

T. +44 (0) 20 7620 1950

Manchester

Lowry House, 17 Marble Street,
Manchester M2 3AW

T. +44 (0) 16 1661 4504

Lucía Seco Bartolome

First Floor
Sprunt
20 Northdown Street
London
N1 9BG

Dear Lucía,

81 BAYHAM STREET - PLANNING CONDITION 8 (SOUND INSULATION PERFORMANCE OF FIRST FLOOR)

We understand that the following Planning Condition 8 has been imposed on the aforementioned development by Camden council:

"No development (except demolition works) shall take place until full details of glazing including acoustic rating, and sound insulation between the ground and first floors, demonstrating that the internal noise levels in the dwellings hereby approved shall not exceed indoor ambient noise levels in unoccupied rooms of 30 dB(A) LAeq (1hour) and individual noise events of 45 dB LMax at any time of day or night, have been submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and shall be retained and maintained thereafter.

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from traffic noise, in accordance with policy CS5 of the Camden Core Strategy and policies DP26 and DP28 of the Camden Development Policies of the Camden Local Development Framework."

This letter specifically refers to the sound insulation between ground and first floors. The acoustic rating of glazing is addressed in a separate document.



robustdetails



To achieve the internal noise levels outlines in PC8 we would typically expect the above separating structure between ground and first floor to exceed the minimum airborne sound insulation performance of the building regulations by 10dB i.e. 55dB $D_{nt,w} + C_{tr}$.

We understand that Sprunt have proposed the following separating floor construction (Floor Type 02):

- 20mm timber floor finish
- 70mm screed with underfloor heating
- 10mm YELOfon resilient layer
- 500mm Concrete slab

Subject to the above construction and ensuring a high level of build quality and appropriate detailing of flanking transmission paths we consider the proposed floor construction to be commensurate with the enhanced standards outlined above.

In addition, we recommend the clauses on the following page be introduced into the commercial units' agreements for lease ensure the requirements of PC8 are not exceeded.

We hope the above is clear and of use, however should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,
For RBA Acoustics



Callum Brewer

Recommended Clauses for inclusion within Tenant Lease Agreement for the proposed A3 Unit.

x.1 The tenant, when fitting out the unit, is to ensure that adequate sound insulation is provided to suit their intended use, to ensure the avoidance of a noise nuisance to other occupiers within the building. The tenant shall control noise emissions from the Leased Area at all times to prevent disturbance to others and shall comply with any additional noise emission limits or restrictions on operating hours imposed by the local authority and/or licensing authority.

x.2 Activity noise, either airborne or structure-borne, from any commercial unit must not exceed the following criteria in any adjacent residential unit:

30 dB(A) LAeq (1hour) and individual noise events of 45 dB LAmax at any time of day or night,

For guidance, the following airborne noise levels are not to be exceeded in the commercial unit:

Overall level: 80dBA, and 75dB per octave L1 from 63Hz-4000Hz (daytime)

x.3 If a higher noise level is needed in the commercial unit, it is the responsibility of the tenant to install additional sound insulation measures in their unit so that the above criteria are not exceeded in the residential unit due to noise from the commercial unit.

x.4 This requirement will normally only arise if the commercial unit is to be used for amplified music of some kind or the commercial unit is to be used during the night-time period. Seek advice from the landlord in case of any doubt.

x.5 Speakers must be resiliently mounted to avoid structure-borne transmission of noise into adjoining areas. In addition, resilient layers/isolation products may need to be implemented within the commercial unit should the structure be subject to structure-borne sound sources.

x.6 Full details of typical noise levels and any proposed sound insulation measures should be forwarded to the landlord for approval.

x.7 Following implementation of any additional sound insulation measures, the landlord reserves the right to undertake acoustic tests within the adjacent residential units to demonstrate their effectiveness, the landlord reserves the right to impose further noise limits if required.

x.8 Noise emissions from the cumulative effect of all items of plant shall achieve Local Authority requirements at noise sensitive agencies (both within and outside the development). All plant shall be adequately vibration isolated such that vibration is not perceptible within the residential apartments. All plant shall be adequately attenuated such that noise transmission through the structures is not audible within the residential apartments. The tenant shall provide details of proposals to the landlord to demonstrate how the acoustic requirements are to be achieved for any air-handling, refrigeration, ventilation and filtration equipment to be installed.