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From: Richard Muir

Reviewer: Robert Burrell

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Vanguardia noise assessment

I have reviewed the Vanguardia Noise Assessment dated 6 November 2018. The report concludes that predicted noise levels from the Courtyard are expected to result in a significant noise impact. However, this conclusion is incorrect and is fundamentally flawed for the following reasons:

1. The courtyard is located at the lower ground floor and with a roof light and is an internal space which is predominantly a stairwell which links office spaces on both floors. This is shown in Figure 1. The basic assumption is that this is an external space which is incorrect.
2. In terms of noise levels in the courtyard area is that the assessment is based on 25 people all talking loudly at the same time. While it may be possible to accommodate this number of people in this space, it seems a somewhat unlikely scenario on which to base the assessment.
3. The model image on page 14 of the Vanguardia report appears to locate the noise sources at the level of the rooflight which does not represent the natural screening from the building from noise sources standing at lower ground floor level. Therefore, it would seem that the model does not represent the correct source locations nor the fact that it is internal which would completely over state the noise impact.

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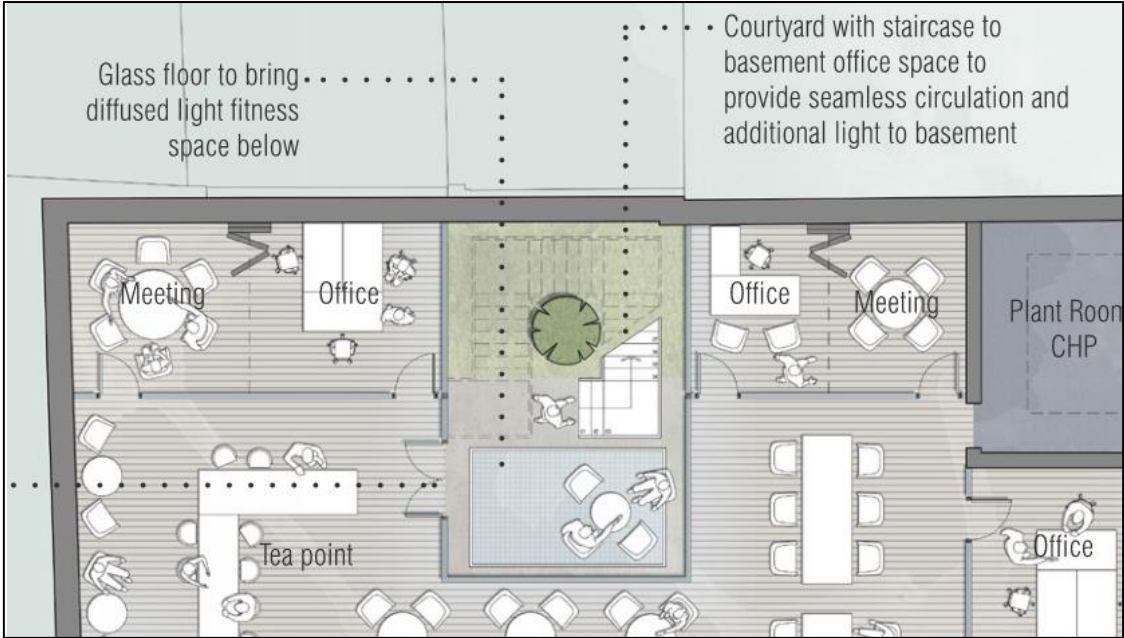


Figure 1 Lower Ground Floor

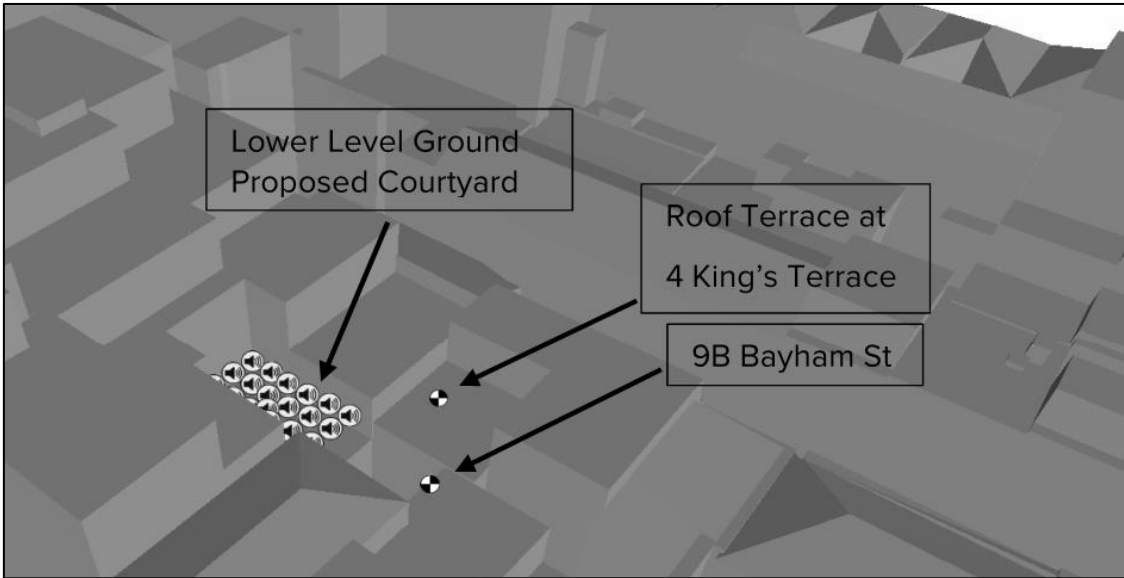


Figure 2 Vanguardia report extract

With regard to the Construction Management Plan, the document is a framework document which clearly states the construction proposals have not been completed and a construction manager is yet to be appointed therefore it is not possible to conduct a detailed noise and vibration assessment. The CMP does state on page 31 that noise will be managed using BPM (Best Practicable Means) and refers to BS5228:2009.

In conclusion, there is no basis for the objection in terms of noise impact.