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Mr Patrick Marfleet

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Our Reference: 103456-VAN-LET-0001-00
09/04/2021

RE: 7ABC BAYHAM STREET, SECTION 73 NOISE REVIEW

Dear Sir,

Regarding the recently amended Section 73 application relating to 7 ABC Bayham Street: we have been engaged by Engaged by Thomas Bailey of 4 King's Terrace and Dan Goldschmied of 2 King's Terrace to complete a review of the application, and supporting documentation, with respect to potential noise impacts arising from the proposed amendments.

We note the ground floor bar / restaurant area is now to be accessed via an open alleyway immediately to the south of the Kings Terrace properties and overlooked by windows and terraces at those residences.

As you are aware, in the original consented scheme, a courtyard and stairwell was located in the general area in which this alley is now proposed.

A noise assessment considering the potential impact of people congregating in this courtyard area was carried out during the planning stages of the original development which concluded that there was a risk of nuisance if that courtyard were to be left open (Vanguardia report no.: VC-102839-EN-RP-0001).

As a result, it was agreed that this courtyard area would be permanently glazed over. This glazing offered some degree of acoustic screening to protect the amenity of the residents at Kings Terrace from noise generated by people congregating in proposed development's courtyard.

From the drawings supplied in support of the Section 73 application, it appears that this glazing is no longer part of the scheme, and that the bar/restaurant access alley way is open to the King Terrace properties i.e. there is no screening between the bar/restaurant access alley way and the windows and terraces of the King Terrace properties. Furthermore, no noise impact assessment appears to have been carried out in support of the revised scheme to address the potential for adverse impact from noise generated in the open bar/restaurant access alley way.

While it is listed as an entrance way, we are concerned that the location of this open alley in relation to the bar gives rise to its potential use for queuing, congregation for smoking, and possibly storage of sundry items associated with the bar / restaurant e.g. beer barrels etc.

The narrow geometry and material finishes of the alley way will almost certainly result in a highly reverberant space within which noise can be reflected from side to side, naturally increasing noise levels resulting from any activities within it, and prolonging its decay to below ambient levels.

We therefore feel that there is a risk of noise nuisance that will negatively impact the amenity of the residents of Kings Terrace.

Given the change of intended use of this area of the building to a bar entrance way, we consider that an updated noise impact assessment should be carried out which specifically addresses the factors

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discussed above, and, where appropriate, proposes suitable mitigation to protect the amenity of the Kings Terrace residents.

I trust the concerns outlined above are clear, but if you wish to discuss the issue further please don't hesitate to get in contact.

Yours Faithfully,



REUBEN DITCHBURN
PRINCIPAL CONSULTANT
VANGUARDIA LIMITED

