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Our Reference: 103456-VAN-LET-0003-
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21/06/2021

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 Thomas Bailey of 4 King's Terrace and Dan Goldschmied of 2 King's Terrace to complete a review of supporting documentation, with respect to potential noise impacts arising from the proposed amendments.

Our central comment is in relation to the ground floor bar / restaurant area access alleyway immediately to the south of the Kings Terrace properties and overlooked by windows and terraces at those residences.

In our letter dated 4th April, 2021 (referenced as 103456-VAN-LET-0002-00) we expressed concern 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.

As previously referenced, a noise assessment considering the potential impact of people congregating in the courtyard area which was originally located in place of this access alley way, had concluded that there was a risk of noise 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. That glazing was removed during the last revision to the scheme.

We note from the updated architectural drawings submitted in support of the latest amended application that a glazed canopy has been reintroduced over a portion of the alley way, and that this is to "limit noise transmission to neighbouring properties".

Given that this glazing has been introduced with the explicit purpose of noise reduction, we would have expected a supporting acoustic report to have been commissioned. This report should specifically determine the necessary extent, as well as the specification of the glazing required to appropriately minimise adverse impact to the neighbouring properties at King Terrace.

The noise impact assessment report submitted in support of the latest amendment (Report No.: VA3259.210513.NIA2.1) deals exclusively with potential impact from fixed plant, and makes no reference to, or assessment of, the likely impact of noise from activities within the alleyway.

Furthermore, the detail in the supplied drawings is insufficient to allow us to properly assess the extent of this glazing. It appears to only extend over approximately 3 meters of the alleyway directly opposite the central courtyard between the properties on Bayham Street and Kings Terrace, with the remainder of the alleyway, including the bar entrance itself, left open.

As previously noted, 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

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increasing noise levels resulting from any activities within it, and reducing the effectiveness of small geometry barrier by allowing noise to arrive at the Kings Terrace properties, relatively unattenuated via a reflected path.

The existing arrangement, may have a marginal effect on direct noise from people congregating directly beneath the canopy, but will have negligible effect on noise from people standing outside of it, or on the reverberant noise (to be effective we would expect that glazing to extend from the bar entrance itself along a significant proportion of the alleyway).

We therefore feel that under the current design a risk remains 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 assesses the factors discussed above to determine the extent and specification of the glazed covering required 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,



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