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Mr Patrick Marfleet

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Our Reference: 103456-VAN-LET-0004-
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01/11/2021

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.

In our letter on the matter dated 21/06/2021 (referenced as 103456-VAN-LET-0003-00) we noted a number of concerns, particularly in relation to the ground floor bar / restaurant area access alleyway immediately to the south of the Kings Terrace properties, viz.:

- Glazing introduced for the purposes of noise control, with no supporting noise assessment (the noise assessment submitted in support of the scheme deals exclusively with fixed plant noise, and does not assess the potential for significant adverse effects associated with congregation of persons at the bar entrance alleyway);
- Insufficient detail in the submitted drawings which do not adequately show the extent of the glazing.

In our June correspondence, we requested that an updated noise impact assessment be carried out that specifically assessed the extent and specification of the glazed covering required to protect the amenity of the Kings Terrace residences.

In the most recent amended documents submitted in the relation to the scheme, it appears that no updated noise impact assessment has been undertaken that considers the issues previously described. Furthermore, the updated drawings still do not provide sufficient detail to allow us to assess the extent of the glazing and its likely acoustic benefit.

Assuming the glazing extent is indicated by the dashed line adjacent to the stairwell entrance, it appears to extend over only 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. Attached is our marked-up drawing showing where we believe the glazing extent is indicated.

It is therefore considered that insufficient information surrounding the glazing canopy has been provided, and therefore under the current design a risk remains of noise nuisance that will negatively impact the amenity of the residents of Kings Terrace.

As previously stated, we consider that an updated noise impact assessment should be carried out which specifically assesses the factors outlined in our correspondence to date. Such an assessment should

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demonstrate that the amenity of the Kings Terrace residents will be adequately protected from noise associated with the development, and specifically from noise associated with persons accessing/egressing the bar and/or congregating within the entrance alleyway.

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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