

TECHNICAL NOTE – NOISE SURVEY

9.641 – 115 CHATHAM STREET

29/06/2021 by HP; reviewed by KM

This technical note evaluates the noise reports provided for developments close to the 115 Chatham Street site. These relate to the following developments:

- Proposed hotel at The Butler, to the east of the site (Acoustic Consultants Ltd report 6863/PP/BL, dated April 2018 – referred to in this technical note as “The Butler report”)
- Eaton Place, to the south east of the site (Accon UK report 5th dated November 2018 – “Eaton Place report”)
- 114-116 Oxford Road, to the south west of the site and adjacent to the rear of Face Bar (Philip Acoustics Ltd report 15068-002 dated June 2015 – “Oxford Road report”)
- Eaton Court, 104-112 Oxford Road, to the south east of the site (Sharps Redmore report 1818348 dated 30 March 2021 – “Eaton Court report”)

We have reviewed these documents in response to the following comments received from the local authority:

Measurements were taken whilst the Butler and Face Bar were closed. Some account was taken of potential noise from the Face Bar (using theoretical levels for music not accounting for noise from people queuing outside etc.) but no account appears to have been taken of potential noise from the Butler. The report refers to a noise assessment by Sharps Redmore for a development nearby on Oxford Road although that assessment was from the other side of the Face Bar and stated that the noise from the club was not audible from that side therefore that report is not that useful in this case. I would recommend that referral is made to the noise assessments carried out in relation to the application for conversion and extension of the neighbouring building to the face bar (I am unsure of the address) in terms of the measured noise levels from events at the Face Bar, and the proposed glazing for that development which attempts to mitigate against low frequency noise.

No correction is made of measured traffic noise levels despite the fact that the measurements were taken during times when traffic was lower due to Covid and potential corrections are suggested. The reasoning for this is that the measured levels are consistent with noise mapping. However, based on measurements I have undertaken, noise mapping levels can be inaccurate for specific locations and they are based on predictions therefore I would recommend that a more robust option would be to apply the corrections.

COMPARISON OF ENVIRONMENTAL NOISE SURVEY DATA

Environmental noise surveys were undertaken to support each of the other developments. Some of those survey locations are directly comparable to the survey locations informing our assessment. These positions are shown in Figure 1, overleaf. Positions 1 and 2 are those measurements supporting our application for 115 Chatham Street.



Figure 1: Comparable survey positions.

It can be seen that survey locations 1, E3 and BA are comparable and 2, E4 and BC are comparable with one another. (Locations E1 and C2 are referenced in the sections discussing event noise)

A comparison of the reported sound levels at these locations is given in table 1, below.

Table 1: Comparison of measured sound levels.

Location	Daytime L_{Aeq} 16hr	Night-time L_{Aeq} 8hour	Night-time typical highest L_{Amax}
1	72	66	84
E3 (Eaton Place Report)*	71	-	(88 daytime)
BA (The Butler Report)	69	64	79
2	64	57	79
E3 (Eaton Place Report)*	65	-	(84 daytime)
BA (The Butler Report)*	63	-	(74-79 daytime)

*Short-period day-time measurements only

It can be seen that noise levels at corresponding measurement positions are similar to those made in support of the application for 115 Chatham Street. The survey data used in the assessment for 115 Chatham Street can therefore be considered to be representative even of periods not affected by Covid-19 control measures.

POTENTIAL NOISE LEVELS FROM THE BUTLER

In section 8. of the Eaton Place report, it is stated that:

Noise from entertainment emanating from The Butler P.H was audible on the audio recordings [made at position shown as E1 in Figure 1] from 2220 hrs to 2325 hrs on Saturday 27th October 2018. This was from a regularly scheduled live music event.

It can be identified that the noise levels are not significantly increased during this period when compared to the periods directly before and after the music is audible. As the music emanating from the Public House does not increase the noise level, it is unlikely to have a significant effect on the noise levels at the proposed dwellings which would have mitigation to reduce noise impacts.

It is reasonable to conclude that a similar situation would result at locations a similar distance from The Butler, such as the east elevation of the proposed development – though it should be noted that the proposed development at The Butler will change the orientation and location of the music venue and this would need to be the subject of a separate assessment.

POTENTIAL NOISE LEVELS FROM FACE BAR

Noise from Face Bar is not considered in either The Butler or the Oxford Road reports.

The Eaton Place report notes that “From on-site observations and the audio recordings it has been determined that entertainment noise from this event was not audible at the measurement locations and the site. This is due to the shielding provided by buildings adjacent to the Facebar”.

The Eaton Court report states that:

A further survey was carried out in August 2019 to determine noise levels at the rear of the site (ML2) [position shown as C2 in Figure 1] adjacent to the boundary of the site with the Face Bar/Night Club.

Noise levels at that position are quoted as 54-56 dB LAeq 16 hr during the daytime and 46-67 dB LAeq 8 hr at night, with the highest levels being measured on the nights of 23-24th August and 24-25th August 2019, and noise levels in the range 46-51 dB LAeq 8 hr on the other nights of the survey. Night-time LMax sound levels of 81-83 dB were measured on the two trading nights, while LMax sound levels were 57-64dB on the other nights.

It should be noted that the distance between this survey location and the Face Bar and its patrons is approximately one third the distance between the Face Bar entrance and the proposed south west corner of 115 Chatham Street. Once (pessimistic) distance corrections are considered, the night-time noise levels at the closest façade of 115 Chatham Street are expected to be around 60dB LAeq 8hr and 73 dB LMax.

With the glazing and ventilators specified in our report to mitigate against road traffic noise, internal noise levels are expected to be 24dB LAeq 8hr with highest LMax sound levels of 37dB – the assessment report assumes external LMax sound levels up to 79dB from road traffic

Internal noise levels with Face Bar trading at pre-Covid-19 noise levels established in the Eaton Court report are therefore expected to meet the guidance values in BS 8233:2014 and WHO guidance.

POTENTIAL NOISE LEVELS FROM THE TYRE GARAGE

No noise was observed to be coming from these premises during the time of the noise survey being undertaken. Furthermore, it should be noted there is a relatively new development including residential flats immediately adjacent to the existing tyre garage that would be deemed to be worse-affected than the proposed development at 115 Chatham Street, consequently, the impact from this business on the proposed development is considered to be negligible.