Having considered the Anderson Acoustics technical memo Ref: 7129_001M_5-0_DM I remain concerned about the impact of noise from the nighttime economy on the future occupiers of the proposed development.

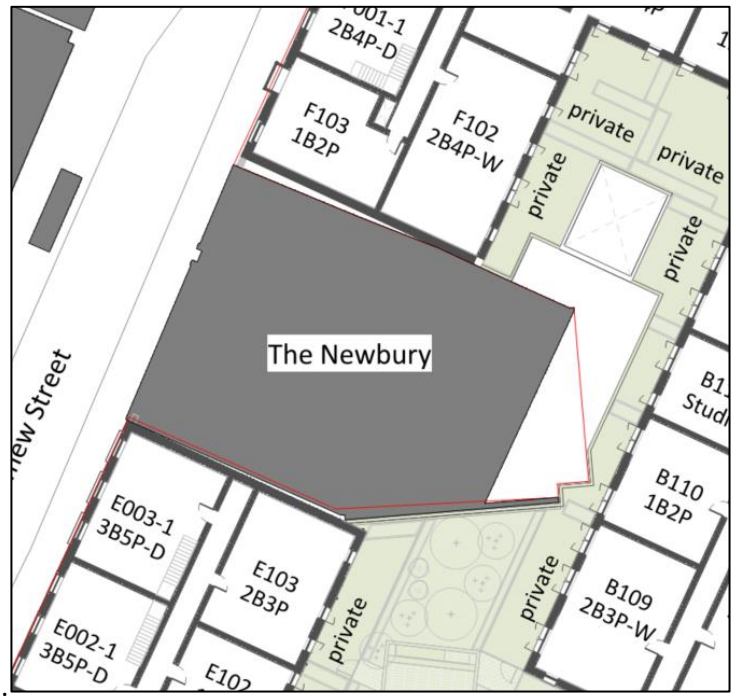
The noise assessment was only carried out over one evening in November and therefore does not give a full picture of the noise climate in the area. It is clear however from this brief snapshot that live music on the terrace at The Newbury would result in significant noise levels within the future development which is likely to make the residential development undesirable.

The noise assessment included a survey which was indeed undertaken during one night. During the survey, The Newbury hosted an event featuring amplified live music (bass and guitar amplifiers), which can be regarded as a worst-case scenario – it is unlikely that a DJ set would be any worse. It should be noted that The Newbury is only permitted to host DJ sets, they are not permitted to host live music events. Furthermore, the design of the facades of the worst affected apartments were mostly informed by the low-frequency content of the measured noise levels – this was from the bass guitar amplifiers which most likely produces similar low-frequency sound energy if not more than the house PA speakers.

The flats in block B are in extreme close proximity to the terrace and would directly overlook it. Flats in blocks E and F would also be significantly affected. It appears that there are around 100 flats with exposed facades.

Yes, this is true, however the facades of blocks E and F that directly overlook the terrace do not have any glazed elements (which are considered the weakest elements of a façade with regard to noise, see a GA plan for the 1st floor below, this is the case for all floors on these facades). Only Block B facades directly overlook the Newbury – even though these are set further away, the potential impact is significant and our recommendations are to introduce winter gardens in order to adequately protect the residential amenity in the habitable rooms exposed.

Figure 1 – Façade directly onlooking the Newbury Terrace



Furthermore, noise from The Newbury's Terrace would be adequately mitigated as detailed in the attached report, see Sections 3.6.2 and 3.6.3, backed up by calculations in the Appendix.

To put the anticipated noise levels into context, the noise modelling indicates levels of up to 76dB at the residential facades. Typically within West Berkshire music noise levels for outdoor music concerts such as Newbury Real Ale Festival would be limited to 65dB at noise sensitive properties and this would be considered acceptable for up to three events within a 12 month period. Lower noise levels would be expected if there were a higher number of events.

The levels in this instance would be 10dB above the levels permitted for an outdoor concert. An increase of 10 dB is perceived as a doubling in loudness. This means the expected noise levels at the proposed residential properties would be significantly louder than the level we would typically permit for an outdoor concert. Those events would only occur on only a small number of occasions. Based on The Newbury's current operations this could potentially occur two or three times a week.

We understand that the noise levels incident on the proposed facades of the scheme are high, to mitigate this, substantial glazing has been allowed for, with the inclusion of winter gardens for the worse affected facades. Regardless of what is typically permitted for an outdoor concert impacting existing dwellings, the attached report sets out a design that allows for the internal noise to be suitably controlled in those proposed under this scheme.

Low frequencies (music bass) is difficult to attenuate against as it readily passes through the structure of a building and a music bass beat is considered to have a higher annoyance factor when compared to other noise sources such as traffic.

Agreed, mitigating low frequencies can be difficult. To mitigate against this, the substantial cavity created by the proposed winter garden would be an effective control measure (for the worst affected flats of Block B) as indicated in the memo. For apartments that are set further back from the terrace, secondary glazing coupled with an internal wall lining has been shown to adequately control the low frequencies.

If the proposed development is approved, good building design with high quality finishing will be essential. I would recommend that bedrooms should not be located on the exposed facades. The developer has proposed mitigation which they advise will achieve acceptable internal noise levels in the residential properties. The facades of the properties overlooking the terrace will require a high level of sound insulation and winter gardens as opposed to the proposed balconies. Mechanical ventilation will be required to eliminate the need to open windows for ventilation. Suitable attenuation for all openings would be required. The detail of this would need to be agreed and conditioned.

Agreed, careful design development will be needed during the design phases. The recommendation regarding not locating bedrooms at exposed facades is a good one, and should be considered during the design facades, however the layout of the building is such that central corridors separate two sides of apartments across the block, which is typical of modern purpose-built apartments blocks. Conditioning is an agreed approach from our perspective.

Even if acceptable internal noise can be achieved through good building design, the communal gardens will experience very high noise levels. The acoustic consultant states that the times at which the music events would take place would be the times at which the communal gardens would not typically be in use however, having experienced this level of music noise, I am of the opinion that this would make the living environment in this location undesirable with it occurring on such a regular

basis. The noise levels would be significantly above what the average person would expect in a town centre location and I expect residents would quickly complain.

Agreed the predicted noise levels across the central communal gardens will be high, however the development also provides access to quieter outdoor areas that are a part of the scheme, i.e. the communal gardens located within the central courtyard of Block S.

That said, the full picture is not known at this stage. The acoustic consultant's report states that the measurements were made while a live music event was taking place at The Newbury. It is my understanding that live music is not permitted on the terrace under the current Premises Licence for The Newbury. Recorded music is permitted externally, which could possibly include DJ events, however we do not know how the noise levels from a DJ on the terrace would compare.

It is highly unlikely that a DJ event would result in a louder noise level at the facades of the proposed scheme. It is regarded that the amplified live music event, captured during the noise survey represents the worst-case scenario. Live performance events often require additional sound systems as well as the PA speakers used within the venue. During the survey it was noted that the band were playing via guitar and bass amplifiers, whilst vocals where being amplified by the PA system. These larger systems can produce more volume than the systems used for recorded music playback in venues of this size.

In addition, it will not have been possible to fully assess the customer noise from voices while using the external spaces at all of the licenced premises surrounding the development site due to the assessment being carried out in winter at a time when these spaces would not have been in full use.

In light of the external noise generated by customers of The Newbury's terrace, the apartments exposed to entertainment noise will be effectively mitigated by the measures detailed in Section 3.6.2 and 3.6.3 of the attached report. These measures not only address the primary source of noise (entertainment noise) but will also significantly reduce any potential disturbance from customers using the terrace (given patron activity noise is much lower in level).

Regarding The Corn Exchange, as detailed in Section 3.5 measurements indicate moderate levels of noise, comprising road traffic noise and conversations among pedestrians nearby – it is considered that customer activity would not change throughout the year therefore designing the affected facades to the captured noise levels should suffice in suitably controlling noise ingress.

Regarding the Catherine Wheels external beer garden, the noise survey did not capture the level of patron noise that could potential be present during busier warmer periods. To address this concern an outline worst-case assessment has been carried out to predict the potential noise impact from gathering of customers within this beer garden – the updated report attached (report ref: *7129_001M_6-0_DM)*.

The unknowns at this stage are:

- *Whether the measured noise levels are typical for events at The Newbury given that only one event was monitored.* This has been addressed above – what was measured we considered a worst-case scenario, therefore proposed mitigation based on such level is considered a reasonable approach.
- *What the noise levels are when there is recorded music such as a DJ on the terrace at The Newbury.* As above – it is unlikely that the playback of recorded music would be any worse than the noise levels that were recorded for amplified live music for the reasons previously mentioned.

- *What the noise levels arising from customers voices using the outside spaces at all of the licenced premises will be during the summer months.* An assessment of patron noise was not included previously but has since been included in the updated report attached (report ref: *7129_001M_6-0_DM).*

It is clear that noise from the night time economy is going to significantly impact this development and I am therefore of the opinion that a further detailed noise assessment will be required to establish a greater understanding of the noise climate in the area and how future residents will be affected before a recommendation can be made as to whether the proposals could achieve an acceptable standard. ***I would therefore recommend that this application is refused as there is insufficient information provided to be able to make a decision or a decision is deferred until such time as further information has been provided.***

The noise assessment covered worst-case scenarios, leading to bespoke mitigation measures. An additional section has been added to address concerns from patron noise in external terrace areas during warmer periods (Section 3.8). We understand that noise levels are loud, however we have provided calculations to confirm these measures can achieve acceptable living standards.

Town centre living comes with significant benefits and it is reasonable to expect exposure to higher noise levels in this location however I am concerned that the noise exposure for the future residents of the properties overlooking the terrace at The Newbury would be excessive and would render the properties in this location undesirable places to live.

I am confident that suitable mitigation measures could be introduced for the noise sources that I would consider typical for a town centre location such as customers voices from beer gardens and music from within licenced premises, but I have significant concerns about the impact of the use of the terrace at The Newbury.

While town center living does offer advantages, such as convenience, higher noise levels are an expected trade-off. However, concerns about excessive noise for residents overlooking The Newbury's terrace can be addressed through appropriate design measures. With proper mitigation, these properties can still provide desirable living spaces in a vibrant urban environment.