Our ref: B9663
Your ref:
04/08/2023

Temple Group Ltd
Express Building,
9 Great Ancoats Street,
Manchester, M4 5AD

[redacted]

[redacted]

Unit 15, Barton Arcade – Noise Impact Assessment Proposal

[redacted]

Further to our recent correspondence, I can confirm that Temple would be pleased to provide the acoustic consultancy services you require and write with our fee proposal for your consideration.

Project Understanding

From the information you have provided, I understand that RYDE Studios are looking to develop a basement level unit (15) at Barton Arcade to create a new a spin cycle, fitness and yoga studios.

Following an initial submission to the local authority, Manchester City Council have been unable to progress the change of use application in the absence of an "acoustic report for the use and any associated plant".

The proposed spin cycle room will operate nine 8-inch wall cabinet speakers and two subwoofers for music and playback of an instructor's microphone. The spin cycle room is located below an existing ground floor café, and therefore a suitable noise limit would need to be set to avoid any impact to the adjacent unit and/or potentially some enhancements to the ceiling sound insulation performance.

To assist you in this case we propose the following scope of works:

Proposed Scope of Works

1. Local Authority Environmental Health Dialogue
    - If agreeable, contact the local authority, to discuss their acoustic criteria and to agree the scope proposed below. Should they require any amendments to our approach, these will be highlighted to you along with any impact on our fee.
2. Sound Insulation Survey
    - Undertake acoustic testing of the ceiling sound insulation performance between the spin studio and the unit above.
    - The measurements will be conducted using calibrated equipment in accordance with relevant guidance and standards on sound insulation testing.
    - Access will be required to both the proposed spin cycle room and the café above. Since the testing involves the generation of high noise levels, it is recommended that testing be undertaken out of hours when the café is unoccupied.
    - We will require the proposed spin cycle room to be enclosed (i.e. doors fitted and closed) and will need access to 240V mains power within the room.
3. Noise Assessment
    - Based on typical noise levels for the proposed building uses (to be provided by yourselves) and the sound insulation performance of the spin studio ceiling (obtained from the survey) we will predict the noise breakout into the unit above. An assessment will be undertaken to determine the impact of this noise.
    - Should the findings indicate that further attenuation is needed, we will specify noise limits to meet the required criteria. If further advice is required on detailed mitigation solutions e.g enhancing the sound insulation performance of the floor, it is proposed that this be undertaken on a time charge basis in the first instance, but we would be happy to provide a further lump sum proposal once a defined scope is agreed.
4. Technical Report
    - On completion of the above, we will conclude our appointment with a technical report summarising the findings in a format suitable for submission to the Local Authority to accompany the planning submission.

Time scales

Assuming suitable access can be arranged and required data is made available promptly, the noise survey can usually be undertaken within 2 weeks of instruction and the report issued 2 weeks following the survey. Should shorter timescales be required, we would be happy to discuss and endeavour to accommodate.

Clarifications

It is understood that the Proposed Development will use the existing external plant at the unit, and therefore no additional new plant is being proposed. On this basis, we have assumed that the existing plant has full planning permission and therefore we have not included an external plant noise assessment in this proposal.

The assessment will consider potential for airborne noise impact from noise originating from the spin studio room on the unit above only.

We have only allowed for assessment of a single proposed development layout; further assessment of alternative layouts would attract additional fees. This proposal has been produced in the absence of a site visit; it is assumed that upon instruction safe access to the Proposed Development site can be provided by yourselves.

Should the proposed methodology be revised after the assessment has commenced, whether through client or local authority requests, additional fees may be required to accommodate the change in scope. This will be discussed and agreed prior to carrying out any further work.

We have contacted the local authority to clarify on the requirements of the acoustic assessment. At the time of writing this proposal no response has been received.

The following elements of acoustic support are specifically excluded from this proposal but additional scope and fees for these items can be provided later should these be required:

- Detailed specification of the acoustic requirements of the ceiling construction
- Attendance at meetings

Data information and Requirements

To undertake this assessment, we will require information relating to the proposed development. Whilst we will confirm our full list of requirements on instruction, our requirements include:

- Access to the Proposed Development and café unit located above for approximately 4 hours, during a time when both of which are unoccupied
- Access to mains power in the Proposed Development
- Site development plans / drawings
- Full Proposed Development description including operating hours
- Existing and proposed spin studio ceiling construction details
- Proposed room finish details

Fees and Appointment

Our fee to undertake the above scope of works is **£2,990** (which includes for equipment charges and reasonable expenses but excludes VAT which would be charged at the prevailing rate).

This quote is valid for 30 days from the date of this letter and if appointed we would invoice on a monthly basis. It is proposed that any appointment be based on our standard terms and conditions, a copy of which is attached. Any instruction to proceed will be taken as formal agreement to these terms.

Should additional services be required outside our proposed scope, e.g. detailed design/post planning input, additional site visits, additional/in person attendance at meetings, etc, we propose that these be undertaken on a time charge basis in the first instance but would be happy to provide a further lump sum proposal once a defined scope is agreed. Our current time charge rates (excluding VAT and expenses) are as follows:

- Senior Director - £185
- Director - £175
- Associate Director - £155
- Principal Consultant - £130
- Senior Consultant - £100
- Consultant - £85
- Graduate Consultant - £75

I trust the above is of assistance and happy to discuss further.

Yours sincerely,

Richard Budesha
Senior Consultant – Acoustics