

# Comments for Planning Application 20/05805/F

## Application Summary

Application Number: 20/05805/F

Address: Backfields House Upper York Street Bristol BS2 8QJ

Proposal: Delivery of 15 low carbon, affordable, modular homes and associated amenity space to create a new rooftop community. (Major)

Case Officer: Peter Westbury

## Customer Details

Name: Mr Lewis Wheatley

Address: 13 Ducrow Court Bristol

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello,

I live on the First Floor of Ducrow Court, facing Upper York Street.

My current view consists of the rear of the Emmaus building and the rear of the offices at 4 Upper York Street. Our street is a cul-de-sac which is already surrounded by 4-5 storey buildings which already significantly reduces our view of the sky and sunlight hours. When I stand in my front room as it is, I can only just see a glimmer of the skyline above the existing buildings.

Our side of the building is South West facing so we only get sunlight on our side for 50% of the day as it is. The existing Emmaus building already reduces our sunlight hours by approximately 2 hours a day, if there is another storey or 2 added to the roof top, then this will significantly reduce our daylight hours even further and have an adverse impact on the quality of our lives.

There has been no daylighting assessment provided to indicate how much this proposed development will impact on our daylighting hours.

Further to the above, at the time of writing this, there has been no noise assessment provided to assist with the planning application, which doesn't take into the consideration of the noise generated from the Lakota Nightclub or Stokes Croft. As im sure the council is aware, there have been numerous complaints from the Residents of Ducrow Court about the excess noise levels within the building and we are much further away from Lakota and also screened by the Emmaus Building. Due to the current form of the Lakota building, the rooftop is the area where sound breaks out of the building the most. As the proposed dwellings will be situated within direct line of sight to the rooftop (if not above the roof top) of the Lakota building, the dwellings will be exposed

to extremely high levels of noise generated from the nightclub.

My previous comments were ignored during the planning process of the 345 bed student accommodation block directly neighbouring the Lakota Nightclub (Planning Reference 18/02549/LA), and I think the council should consider my comments carefully before progressing with this current application. In section 6 of the noise assessment report submitted to support the application titled 'Ambient Noise and Building Envelope Assessment - Alternative Assessment (Lakota Club non-operational) Referenced J001438/3019/CW/01 and dated 23rd April 2018 , it states 'The site was surveyed previously by PDA, our assessment found that there was a significant contribution due to entertainment noise in the vicinity of the site. It has since come to light that there is a proposal to demolish the Lakota night club and develop residential dwellings on the plot. Since this information has come to our attention the site has been re-assessed to reflect a scenario where the Lakota Club is no longer operational.'. This assessment which has been provided to the council has been approved on the basis that the nightclub is to cease operation, which to this date, it has not been confirmed that the nightclub is going to close, regardless of the current Pandemic, the nightclub is still remaining to be operational.

I accept that planning approval has been granted for the construction of 56 dwellings in the Lakota building, but this does not mean that the club is to stop operating any time soon, if at all. With this in mind the initial noise assessment carried out on the Student Accommodation site titled 'Ambient Noise and Building Envelope Assessment' Referenced J001438/3019/CW/0 and dated 23rd March 2018 indicated that the night-time LAeq sound pressure level during the operation of the Nightclub was an average of LAeq 16 hour of 66 dB and measured sound levels within the 63 Hz band of up to 85 dB and 72 dB in the 125 Hz octave band. With this in mind, the location of the measurement position in the initial noise assessment referenced above was approximately 60 meters away from the nearest noise emitting façade (from the Lakota Building). The build line of the proposed dwellings on this application site is approximately 15m away from the rooftop of the nightclub.

In terms of sound reduction over distance, a doubling of distance equates to approximately 6dB in the change of level. This would mean that there would be approximately an increase in level of 12dB across the frequency spectrum at the nearest proposed façade overlooking the Lakota Nightclub. This would mean that the façade noise levels at the worst affected façade on this application site would be in the region of LAeq 16 hour of 78 dB during the night-time periods and within the 63 Hz band, up to 97 dB and 84 dB in the 125 Hz octave band. The levels of sound insulation required to mitigate these noise levels would be significant and would probably deem the site uninhabitable, especially in the context of outdoor amenity areas and bedrooms during the night. As I'm sure the council is aware, reducing low frequency noise is particularly difficult and would not be possible to mitigate these extremely high sound pressure levels by standard building methods. I would expect to see a highly detailed and carefully considered approach to the noise assessment to ensure that the dwellings are habitable and also that the development site does not have an impact on the commercial viability of the nightclub. As the nightclub is already under large

amounts of pressure to reduce noise levels. If the nightclub was to close, this would have a negative impact on the local night-time economy which brings in thousands of people each month into the area and employs several members of staff that are reliant on the night club remaining operational.

Kind Regards,

Lewis Wheatley BSc, AMIOA