



**Qube (South) Limited**  
Company Number 15437685  
168 Dukes Road  
London  
W3 0SL

Dear Elephant Park Resident,

Southwark council have been kind enough to pass a copy of your representation onto us. I wanted to reach out personally with a view to addressing your concerns and reassuring you that we intend to operate with the utmost respect for the neighbouring community.

You may take comfort in knowing that we have a number of other sites in a similar proximity to residential neighbours and are experienced in building and operating our facilities to ensure we are a welcome addition to the community.

We have instructed leading acousticians [Sandy Brown](#) to comprehensively assess the risk of sound outbreak from the premises, and have incorporated their recommendations into our fit out specification. We take pride in our construction standards and can assure you that we will spare no expense in building a high quality premises with acoustic integrity at its core.

The primary requirement of our acoustic strategy is to ensure noise breakout does not cause disturbance to neighbours. Our operations will also follow the acoustic guidelines set out by the landlord, Lendlease, which offers further reassurance for neighbours in the fact that we are dedicated to ensure minimal disturbance.

As such, I can summarise our acoustic strategy below:

The sound production studios will be constructed of an industry standard box-in-box design, incorporating various layers of high-performance sound insulation, and a triple layer suspended ceiling to separate them from the residential apartments above.

To mitigate any risk of disturbance, various measures are to be incorporated within the acoustic design, as follows:

- Suspended plasterboard ceiling with cavity insulation
- Independent wall linings to the surrounding walls
- Provision of an entrance lobby into the bar area through the production suite corridor
- Installation of a suspended plasterboard ceiling on acoustic hangers in the entrance lobby with sound absorbent finishes fixed to the underside
- Noise control measures to the design of the sound system within the studios and communal lounge
- Attenuation measures to building services systems



**Qube (South) Limited**  
Company Number 15437685  
168 Dukes Road  
London  
W3 0SL

In addition to these physical mitigation measures, guidance is also provided on operational management of the space during use for community events.

I hope you find the above goes some way to reassure you and that you are able to withdraw your representation?

Should you have any further concerns, please feel free to contact me directly on [amin@theqube.com](mailto:amin@theqube.com).

Kind Regards,



Signed /

Amin Hamzianpour

Co-Founder & CEO  
Qube (South) Limited