

Your Ref: AJ Records Recording Studio, 8 Hanway Place, London

Our Ref: P3178

Subject: Acoustics Technical & Commercial Proposal ISSUE rev1.01

Date: 7 May 2026

Ammtech
187 Petts Wood Road'
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United Kingdom

Email: j@hnbarnes.com

Dear John,

Thank you for your recent enquiry to Cahill Design Consultants Limited (CDC) in relation to the provision of Acoustics consultancy services to your proposed Commercial recording studio scheme, located at 8 Hanway Place, London.

Based upon information received, we are pleased to submit our proposal as outlined below. The following outlines our technical and commercial proposals for this work.

1. Experience

Cahill Design Consultants (CDC) has extensive experience providing acoustic engineering support to developments across London, the wider UK, and internationally.

Our team delivers high-value, technically robust solutions that enhance the health, comfort, and well-being of end users.

We have successfully delivered projects spanning residential, commercial, hospitality, and mixed-use developments, using advanced modelling software and measurement techniques to ensure accuracy and innovation. Our consistent approach ensures we exceed expectations, add value to our clients' portfolios, and strengthen communities.

Why choose CDC?

At CDC, our purpose is to improve lives through the developments we shape, as we recognise that acoustic design plays vital role in health, wellbeing, safety, and comfort.

If appointed, we commit to working in line with our core values to:

- ◆ Act with integrity, always prioritising the end user.
- ◆ Innovate through technology, ensuring designs meet and exceed standards.
- ◆ Collaborate with respect, fostering strong partnerships with clients, teams, and stakeholders.

Our experience shows that early engagement with the client team and end users helps prevent issues and leads to better project outcomes.

Industry Leadership

Our acousticians are actively involved in the wider industry, contributing to the work of major acoustics bodies, such as the Association of Noise Consultants (ANC) and the Institute of Acoustics (IOA). These organisations aim to improve standards and competence across the acoustic industry by producing guidance documents and standards.

Our Community Commitment

Based in Essex, we are proud to support our local community through:

- ◆ Regular contributions to the local food banks.
- ◆ Volunteering at local charities, with Dementia UK being the chosen charity for 2026/27. The business supports these charities in many ways including bake sales, individual challenges and volunteering days.
- ◆ Volunteering in youth sports, including Colchester Rovers Cycling Club, Stanway Rovers Girls FC, and Colchester Phoenix Swimming Club.

The CDC approach

Our approach is rooted in our mission to create spaces where people thrive. We challenge assumptions, collaborate openly, and deliver buildings that reflect the highest standards of design and performance.

Guided by our Vision, we continually push for new benchmarks in building performance and wellbeing. Our Values of integrity, innovation, collaboration, and respect shape every project we deliver. And with our Purpose at the heart of our work, we create sustainable, people-first solutions that make a positive difference.

Our expert consultants are trusted to deliver for our clients, which gives them the space to create innovative solutions to the challenges of compliance, climate change, and cost. We utilise technology every day and have been innovating our approach to stay at the forefront of BIM (Building Information Modelling), AI, and acoustic modelling since our inception.

2. Project Understanding

It is understood that Ammtech, on behalf of their Client, require specialist Acoustic Engineering Consultancy support to the development of a professional recording studio within a restaurant/bar setting at 8 Hanway Place, London.

It is understood that the development will comprise a recording studio and control room within a bar and restaurant space. The recording studio will not be used when the bar is operating.

The space is located within the basement of 8 Hanway Place and is subject to regular underground railway regenerate noise from the Northern Line, Central Line and Elizabeth Line.

The project is at an early-stage moment, so we have allowed for a baseline noise survey within the venue along with acoustic design advice for the studio.

This proposal outlines the technical and commercial details for input into the project, as outlined above.

3. Scope of Works

Baseline Noise and Vibration Survey

We will visit the site on a typical day/evening period to measure the following:

- ✦ Internal sound and vibration levels from railway movements
- ✦ Internal background sound levels from non-railway sources
- ✦ Airborne sound insulation to adjacent units (if access can be arranged)
- ✦ External sound levels on Hanway Place and Tottenham Court Road

We will analyse the survey data to provide suitable information for the studio spaces design.

Provide a baseline noise and vibration survey report containing full details of the survey.

Attend one meeting to discuss the report.

Recording Studio Acoustic Design

We will prepare a short document setting out the acoustic design criteria for the end user to agree prior to commencing the design work. This will include noise transfer to adjacent units for the landlord to agree.

We will provide acoustic advice on the following elements:

- ✦ Noise and vibration ingress in particular from underground trains.
- ✦ Airborne sound insulation between the studio/control room and other spaces including adjacent units.
- ✦ Building services noise and vibration including cross talk attenuation via duct work and service penetrations.
- ✦ Acoustic absorption and diffusion requirements for the studio to meet predefined objective acoustic performance requirements.

We will work with the project architect and MEP engineer to develop the studio design.

Allowance for attendance at 4 online meetings to discuss the design.

Prepare an acoustic design report setting out the criteria and element performance requirements. The report will be suitable for submission as part of a planning application.

4. Exclusions

The following items are excluded from the scope of services:

- ✦ Detailed input to architectural, structural, or MEP design services, including production of drawings, specifications, or schedules beyond high-level acoustic performance advice.
- ✦ Acoustic commissioning, testing, or verification following completion of works, including sound insulation testing, plant noise testing, or compliance testing against statutory or licensing conditions.
- ✦ Planning support services, including preparation of noise impact assessments, noise management plans, or liaison with Local Authority officers, unless expressly instructed.
- ✦ Attendance at site during works, inspections, or review of contractor workmanship.
- ✦ Extensive liaison with third parties such as landlords, managing agents, neighbouring occupiers, Transport for London, or Network Rail, beyond the meetings expressly included in the scope.
- ✦ Measurement, assessment, or mitigation design relating to operational noise from the bar/restaurant, live music, amplified sound, or customer activity outside of the recording studio use described.
- ✦ Additional site visits, surveys, or repeat measurements required as a result of aborted visits, denied access, changes to operating conditions, or changes to the project brief.
- ✦ Any services required as a result of design changes made by others without prior consultation.
- ✦ Legal advice, party wall matters, or services relating to lease agreements or landlord approvals.

Any services falling outside of the above scope may be provided for an additional agreed fee, subject to separate instruction.

5. Information Requirements

To enable the services described to be completed efficiently, accurately, and without delay, the following information and access will be required:

- ◆ Details of the proposed studio use, including:
 - Intended function (e.g. vocal recording, full band recording, mixing/mastering).
 - Typical and maximum sound pressure levels expected within the studio – related to activities.
 - Proposed hours of studio operation.
- ◆ Any known landlord or lease restrictions relating to noise and vibration.
- ◆ Current architectural drawings including plans, sections, and elevations (PDF and, where available, CAD format).
- ◆ Construction build-ups for floors, walls, and ceilings, where known.
- ◆ Details of any structural constraints or load limitations that may affect floating floors or isolation systems.
- ◆ MEP layout drawings identifying plant locations, duct routes, penetrations, and equipment serving or passing near the studio.
- ◆ Unrestricted access to the site for the purposes of the baseline noise and vibration survey.
- ◆ Access to adjacent units, to allow indicative airborne sound insulation measurements.
- ◆ Availability of mains power (for the sound insulation testing) and safe working conditions in accordance with CDM Regulations.
- ◆ Contact details for a nominated representative responsible for granting access and coordinating visits.
- ◆ Contact details for the project architect and MEP engineer for design coordination.
- ◆ Confirmation of any key programme constraints or critical deadlines.

This proposal assumes that the above information will be provided in a timely manner and that reasonable access to the site and adjacent areas can be arranged. Any delays, additional work, or abortive visits arising from missing information, restricted access, or changes to the brief may result in additional fees.

6. Project Fee

We would be able to undertake this work for the fees provided in Table 1 below. This fee is inclusive of all expenses relating to our work, but exclusive of VAT which would be charged in addition at the prevailing rate, currently 20%.

Table 1: Fee breakdown.

Stage	Amount
Baseline Noise and Vibration Survey	£2,500.00
Studio Acoustic Design	£4,000.00
Total Fees	£6,500.00

Our fee rate per grade is as follows:

Table 2: Fee rates.

Resource Grade	Hourly Fee (£)
Project Director	£175
Associate	£115
Principal Consultant	£90
Senior Consultant	£80
Consultant	£60

7. Terms of Business

We would need to receive a purchase order or written instruction from them to proceed. This offer is subject to contract. We have attached a copy of our standard Terms and Conditions for your review with this proposal.

This offer of services is open for acceptance for 30 days from the date of this offer and is subject to our Standard Terms and Conditions for the Supply of Services.

Fees quoted are exclusive of VAT, which would be charged at the prevailing rate at the time of invoicing (currently 20%). Invoices would be issued monthly based on progress or on completion of each stage of works.

This offer is made on the assumption that all available information required for our assessment is available free of charge. We reserve the right to charge at our standard rates for any additional or abortive site visits required or any additional work required.

If you wish to discuss any aspect of this offer, please do not hesitate to contact the undersigned.

Yours sincerely,

For and on behalf of Cahill Design Consultants
Mark Scaife
Director

Innovative thinking is at the forefront of every project