

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2021/92233 - Excelsior Works, 35, St John's Road, Huddersfield, HD1 5DX		
Alterations to convert existing warehouse to 5 duplex apartments		
Responding Date: 10 August 2021	Responding Officer: Mohammed Nasim	Responding Ref: WK/202118496
<p><u>Comments</u></p> <p>The applicant has submitted a Supporting Statement from The Architects Bureau. It is undated and unreferenced, but the cover photograph is dated May 2021. Para 5.4 states a noise survey was undertaken in association with the Student Apartment scheme submitted in 2018 and it is proposed to follow the recommendations of that report i.e. all windows will be fitted with glazing of minimum specification 6mm glass x 12mm air gap x 6mm glass and a whole house vent will provide ventilation.</p> <p>In support of the 2018 application under 2018/90108, a Noise Impact Assessment was submitted authored by Acoustic Solutions dated 04 February 2018 Ref 1965-06-18. The objectives for the noise impact assessment were as follows:</p> <ul style="list-style-type: none"> • Establish the ambient and background sound levels at the application site and its surrounding environs • Establish the specific sound level of all potential noise sources in the vicinity of the application site, specifically road traffic and noise associated with the operation of the nearby St John's Road Garage, 31 St John's Road. <p>Para 4.01 states in order to establish the ambient and background noise levels at the application site and its surrounding environs, a baseline noise survey was undertaken on 01 & 02 February 2018 between 07:00 and 23:00 hours (daytime) and 2300-0630 hours (night - time). Para 4.02 states for the purpose of the assessment, two noise monitoring positions, MP1 and MP2, were adopted</p> <ul style="list-style-type: none"> • MP1 - Microphone positioned 3 metres from the front façade of 33 St John's Road. MP1 can be described as a busy commercial road in the centre of Huddersfield. • MP2 - Microphone positioned in the grounds of Huddersfield Muslim Community Centre, 52 Clare Hill, and as such is representative of the rear of 33 St John's Road <p>Para 4.04 states the existing daytime noise source in the vicinity of MP1 was road traffic on St John's Road, car repairs at St John's Garage, birdsong and passing pedestrians talking. The overall daytime/evening sound environment in the vicinity of MP1 could be described as busy, and typical of that expected to be found in a commercial area. The existing daytime noise source in the vicinity of MP2 was road traffic on St John's Road and birdsong. Road traffic noise was mitigated by the 33 St John's Road structure, acting as an acoustic barrier. The overall daytime/evening sound environment in the vicinity of MP2 could be described as fairly quiet. Tables 4.1 and 4.3 contain a summary of the noise measurement data.</p> <p>Para 4.06 states the existing night noise source in the vicinity of MP1 was road traffic on St John's Road and passing pedestrians talking. The overall night-time sound environment could be described as reasonably quiet. Tables 4.1 and 4.3 contains a summary of the noise</p>		

measurement data. The existing night-time noise sources in the vicinity of MP2 were road traffic on St John's Road. Tables 4.2 and 4.4 contain a summary of the noise measurement data.

Tables 5.1 and 5.2 show the predicted daytime and evening noise levels at MP1 and tables 5.3 and 5.4 show the predicted daytime and evening noise levels at MP2. Table 5.5 shows the predicted night-time levels at MP1 and table 5.6 shows the predicted night-time levels at MP2. From the predicted levels, it is clear that there is an exceedance of the permitted levels at MP1 according to BS8233.

Section 7 recommends all windows to noise-sensitive rooms (living rooms and bedrooms) of the proposed dwellings facing St John's Road to be fitted with glazing of minimum specification 6mm glass x 12mm air-gap x 6mm glass with ventilation provided by acoustic vents. However, should the occupier(s) choose to open the window, then they will be exposed to unacceptable indoor sound levels. Acoustic trickle ventilation alone is unlikely to provide sufficient ventilation to help control thermal comfort without the need to open windows and would therefore not be acceptable and so an alternative ventilation system is necessary.

An alternative ventilation system would need to provide a level of ventilation to properties affected by excessive external noise sufficient to replace the ventilation which would normally be provided by opening windows. During hot weather, the alternative ventilation system must be capable of drawing in cooling external air; any heat exchanges used for warming incoming air during cold weather must therefore be capable of being bypassed during hot weather. Similarly, systems that draw in air from the roof-space of the building would need a bypass to allow air from the outside to be drawn in during warm weather.

Where the alternative ventilation system is mechanical, the self-generated noise created by the system must not cause excessive indoor sound levels. Also, the alternative ventilation system must not compromise the sound insulation properties of the building envelope.

The findings of the report are accepted but conditions are recommended to implement the works in the Noise Impact Assessment and for an alternative ventilation strategy.

Recommended Conditions

NC1 Implement Agreed Noise Mitigation Measures – Condition

Before the development is first brought into use all works which form part of the sound attenuation scheme as specified in the Noise Impact Assessment authored by Acoustic Solutions (dated 04 February 2018) (Ref 1965-06-18) -

- a) shall be completed; and
- b) written evidence to demonstrate that the specified noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

If it cannot be demonstrated that the noise levels specified in the aforementioned Noise Report have been achieved, then a further scheme shall be submitted for the written approval of the Local Planning Authority incorporating further measures to achieve those noise levels.

All works comprised within those further measures shall be completed and written evidence to

demonstrate that the aforementioned noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use

NC7 Ventilation of habitable rooms if windows need to be kept closed - Condition

Before construction commences, a ventilation scheme for rooms where windows need to be kept closed to prevent excessive noise levels shall be submitted to and approved in writing by the Local Planning Authority. The ventilation scheme shall provide the following information -

- Identify which rooms of which plots referenced back to the approved Noise Assessment require a ventilation system
- The acoustic specification of the proposed ventilation system demonstrating that when operated it will not cause indoor noise target levels to be exceeded
- The ventilation Scheme must demonstrate how habitable rooms of these apartments shall be provided with sufficient ventilation to help control thermal comfort and avoid over heating during hot weather without the need to open windows. This should include details of the air intake location and any summer bypass for any heat recovery system including a calculation for air changes/hour. A Standard Assessment Procedure (SAP) assessment would be acceptable to demonstrate that a risk of overheating is minimised.

All works which form part of the approved scheme shall be completed prior to occupation of the aforementioned plots and retained thereafter.

NF7 - Footnote to accompany condition NC7

A ventilation scheme that meets the performance specification given in Part 6 of Schedule 1 of the Noise Insulation Regulations 1975 is likely to be acceptable. Acoustic trickle ventilation alone is unlikely to provide sufficient ventilation to help control thermal comfort without the need to open windows and would therefore not be acceptable.