

F. C. S. Consultants

*(Incorporating Freelance Construction Services
& Architecture Huddersfield)*

*Construction Management Engineering and Planning
E mail :-*

4 Yew Tree Lane
Holmbridge
Holmfirth
Huddersfield
West Yorkshire
HD9 2AG

2nd October 2022

Construction of 589 and 589A Manchester Rd Linthwaite.

Details provided below in order to discharge condition 5 of planning application no 2020/90182 further receipt of letter of the 29th September 2021 requesting further information concerning alternative ventilation to the proposed dwellings and confirmation and specification of the construction of the party wall between dwellings.

Condition 5 states :- that prior to the hereby approved residential units being brought into use , a noise mitigation strategy outlining the measures to protect the future residential occupiers of the development from noise arising from road traffic and nearby commercial uses shall be submitted to and approved in writing by the local planning Authority . the report shall include but not be limited to :-

- A) Determine the existing noise climate.**
- B) Predict the noise climate in bedrooms and other habitable rooms of the development.**
- C) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required)**

On the 28th July 2021 a report was submitted as evidence to discharge this condition . The report was prepared by Peak Acoustics . under ref (TW1205214NR)

The report consisted of three parts as listed below

- 1) This report under item A of the condition determined the existing noise climate**
- 2) This report under item B of the conditions Predicted the noise climate in bedrooms (at night) and other habitable rooms of the development .**

3) This report as required under item C of the planning condition recommended proposed alternatives / modifications to the initial designs in order to protect the amenity of future occupants of the new residences (including ventilation as required)

As outlined in pages 3 of the report (The Executive Summary) and page 18 , item 7 (Revised Glazing & Ventilation ,Sound Insulation Scheme)

Following the receipt of the above specialist report and recommendation and the submission of a full plans and specification Building Regulation application with Kirklees Council Building Control . A full Building Regulation Approval was received and the units have been constructed in accordance with that approval under the supervision of the appointed Building Inspector .

Further sound tests were carried out in the properties when completed and submitted to Building Control prior to the issue of Building Regulation Full Plans Completion Certificates on the 28th April 2022.

Neither property is yet occupied.

Below we list the specific recommendations and as built details for each element of the property relevant to the Glazing , Ventilation and Sound Insulation as listed in the above referenced report and the few variations made to those recommendations to suit on site conditions and certain design elements not adequately considered in the report

No 589 and 589A

Ground floor window Front Glazing 4/16/10

Ventilation Trickle Vents (passive wall vents not possible without affecting energy performance)

Kitchen / living -front

Glazing 4/20/4

Ventilation Trickle Vents

Rear

Glazing 4 /20/4

Ventilation Trickle Vents & mechanical extract

Ventilation giving min 30 litre / sec air circulation

It should also be noted that this room is a through room and contains rear back door and windows opening onto the rear garden area and windows can be opened and not affected by traffic noise.

No 589

Attic bedroom

Front Glazing 4/16/10

Ventilation Trickle Vents .

It should be noted these rooms are completely within the roof space and the fitting of passive wall vents is not an option . It should however be noted that once again this is a front to back through room and has two velux roof lights on the rear facing roof away from the main road which have in built trickle vent and full opening facility .

Ground floor bedroom Rear.

Glazing 4 /16 /10

Ventilation Trickle Vents (passive wall vents not possible without affecting energy performance)

Mechanical extract 30 litre per second to ensuite

It should be noted that this is a side elevation window very low to ground level and protected from noise from the main road by the close proximity of boundary walls.

No 589 A

Attic bedroom

Front Glazing 4/16/10

Ventilation Trickle Vents .

It should be noted these rooms are completely within the roof space and the fitting of passive wall vents is not an option . It should however be noted that once again this is a front to back through room and has two velux roof lights on the rear facing roof away from the main road which have in built trickle vent and full opening facility .

Ground floor bedroom Rear.

Glazing to fully openable patio doors leading to
Side garden 4/20/10

Ventilation Trickle Vents (passive wall vents not possible without affecting energy performance)

Mechanical extract 30 litre per second to ensuite

It should be noted that this is a side glazed door protected from noise from the main road by the close perimeter garden walls.

Party wall construction .

The party wall consists of two skins of 100 mm thick dense concrete blocks with an unobstructed 100 mm cavity. This cavity is filled with dense sound insulation quilt .

Main wall Construction

Main external walls are constructed of 110 mm wide split face natural stone , 50 mm cavity , 75 of Kingspan wall insulation , 100 mm internal light weight blockwork inner skin . 12.5 mm dot and dab plasterboard and skim finish .

Main roof Construction

Main roof is constructed as a traditional joisted roof over purlins.

The roof is insulated with 100 mm thick Kingspan insulation between floor joists and under drawn with a further layer of 40 mm insulation backed plaster board and skim .

Studwalls to form the eaves of the bedrooms are further insulated with 100 mm Kingspan .

There is also a drop ceiling to the attic bedrooms which is further insulated with 100 mm Kingspan insulation.

We submit the following documents as substantiation of the above and trust that you are now able to discharge this condition .

Peak Acoustics Environmental Noise Assessment dated 28th July 21.

Building regulation completion certificates

Sound test results on completion.

