

From: Julie Oates <julie.oates@gravesham.gov.uk>
Sent: 06 July 2023 17:30:04 UTC+01:00
To: "Amanda Grout" <amanda.grout@gravesham.gov.uk>
Subject: 39 The Terrace, Gravesend - Acoustic Assessment

Hi Amanda

I've now had chance to review the Acoustic Assessment submitted for this application. I can confirm that the methodology used, and standards referred to are acceptable.

The report concludes that to comply with internal noise levels as laid down by BS8223:2014, upgraded windows will be required to be installed. As replacement sash windows are unlikely to achieve the required levels, additional secondary glazing will be needed, and some suitable examples have been given on page 21. In addition, the installer must ensure that all gaps around the windows/glazing units are sealed.

As the required internal noise levels can only be achieved with the windows closed, the report advises that alternative ventilation will be needed and again provides some recommended options but has left the overall decision up to the developer and is not proposing to fix windows shut. I must advise that trickle vents are not suitable for this location and there will be a requirement for windows to be fixed shut due to poor air quality (this has been advised previously). Noise resulting from any mechanical ventilation system must be controlled so as not to result in any increase in internal noise levels and this has been noted in the report (see section 7.12).

The report also addresses internal sound insulation of the wall and floor/ceiling partitions in order to deal with potential noise issues arising from poor internal layout/stacking arrangements. Resiliently hung primary ceilings with independent suspended acoustic ceilings treated with RW45A Rockwool (or similar) and SoundBloc (or similar) plasterboard has been recommended. For new party walls between flats, again a minimum specification has been recommended and this includes a twin independent stud wall using SoundBloc plasterboard with acoustic insulation in the cavity. For the existing party walls, a minimum of 2 x 12.5 mm SoundBloc plasterboard installed on metal framing with insulation in the cavity is proposed.

In order to ensure that these measures are implemented, the following condition is recommended:

The noise mitigation measures as detailed in report 'Acoustic Assessment at 39 The Terrace Gravesend' Document ref: 032324 by Ned Johnson Acoustic Consultants dated 19/06/2023 (The Report) shall be implemented by competent persons. Prior to the use commencing a post completion noise survey must be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures against the noise levels as set in the Report.

If the mitigation measures tested in the post-completion report prove to be insufficient, additional noise mitigation measures (where necessary to ensure the appropriate noise levels can be met), shall be submitted and approved in writing by the Local Authority and installed and tested prior to operation.

The mitigation measures must be retained thereafter.

I would advise that the Council's Conservation Officer is also consulted regarding these proposed measures to ensure that they are acceptable from a Listed Building perspective.

Regards

Julie

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Please note: My usual days of work are Tuesday and Thursday

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