

Acoustic Assessment of flats

The noise survey undertaken by Sonic Element Ltd. for the new houses to the south of the site ('Acoustic Assessment of Houses') showed the background noise levels to be acceptable -

SUMMARY AND CONCLUSION

Sonic Element Ltd. has undertaken an assessment of internal and external noise on behalf of Wakes Ltd c/o Prime Folio. Sonic Element Ltd. is a member organisation of the Association of Noise Consultants and all our consultants and engineers are full members of the Institute of Acoustics. The property for which this report has been prepared is known as House 1 – 4, Milton Mount, Old Road East, Gravesend. The assessment, by direct measurement, of the internal, as-built, noise levels presented in Table 2 complies with the recommended internal day and night-time noise levels as set out in BS8233:2014 and as required by the terms of planning condition 13. As the compliant internal noise levels were achieved with windows closed, based on further information gathered by external noise monitoring, the internal noise level can also be achieved with window partially open for ventilation. BS8233:2014 does not have any values for LAF Max but The WHO guidelines state that a level of 45dBA should not normally be exceeded more than 10-15 times in a night. The number of exceedances in one night was well within the WHO maximum recommended exceedances, also in line with the terms of planning condition 13. There is no fixed external plant associated to this development to be assessed for noise. Therefore, in our view, the as-built properties meet the NPSE NOEL conditions.

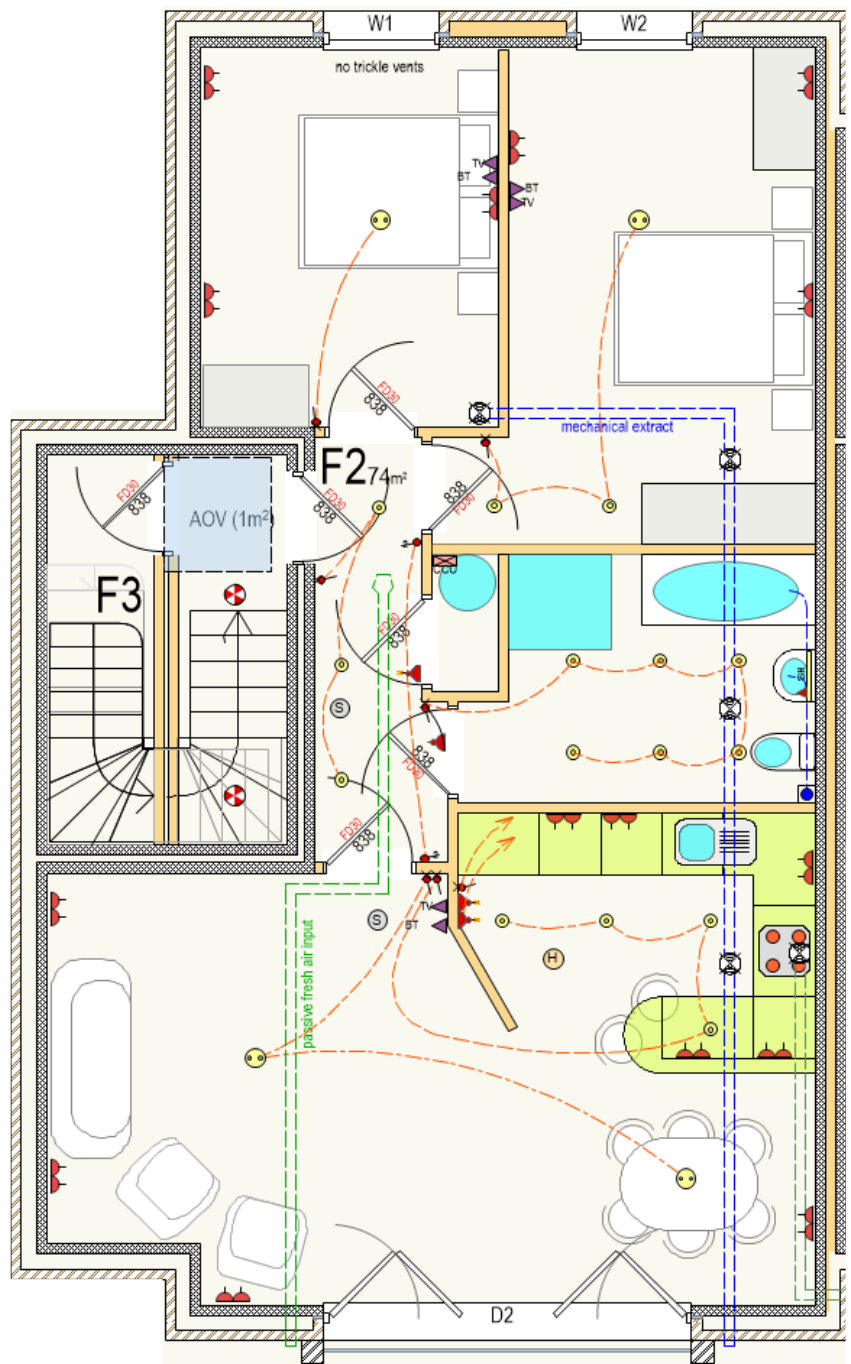
The building of the flats towards the end of the construction program does not allow the internal noise levels to be determined by survey within 6 months of the start on site, as requested by condition 13 of approval ref. 2021 1092.

However, it can be deduced from the report regarding the houses that internal noise levels with windows closed will be acceptable. A determination of the background external traffic noise affecting the front elevation of the flats is not possible during working hours as the ongoing construction interferes with the measurements. To progress it is necessary to assume a 'worst case' scenario where an open window would produce an unacceptable internal environment.

Mechanical extract vents to bedrooms.

All rooms facing Old Road East (exclusively the bedrooms, windows W1 and W2) are to be fitted with Orcon MVS 15RHB mechanical air extract units automatically triggered by CO² and moisture (produced when the rooms are occupied). A fresh air intake duct from the south elevation shielded from Old Road by the building will terminate in the hall, and a 10mm gap to the underside of the doors will ensure a ready supply of replacement air.

There will be no need to open window W1 or W2 to ensure adequate ventilation.



Orcon all-in-one package MVS 15RHB 520 m³/h + humidity sensor + 4 valves

Brand: Orcon ★★★★★ (1)

-18%

