

Technical Note



To: Andrew MacDougall (CDS Planning)

From: Luke Smith MIOA (JPM Consult)

Subject: 44 Murray Road // Noise Impact Assessment

Reference: 2026_117-TN01

Date: 12th June 2026

1. Introduction

- 1.1. This Note has been prepared by JPM Consult (JPM) with respect to 44 Murray Road, Hillingdon (hereafter referred to as the “Proposed Development”).
- 1.2. The proposal comprises the demolition of an existing bungalow and the construction of a residential apartment building providing five self-contained flats together with associated access, parking, cycle storage and landscaping.
- 1.3. This Note responds to a request from the London Borough of Hillingdon which states:

“Given the quantitative increase in the number of residential units on the site, some level of noise assessment or supporting note is required to address whether there would be any material change in noise impacts.”

- 1.4. Therefore, this Note considers:

- Potential noise effects of the Proposed Development on neighbouring residential properties; and
- Potential noise effects of the prevailing local noise environment on future occupants of the Proposed Development.

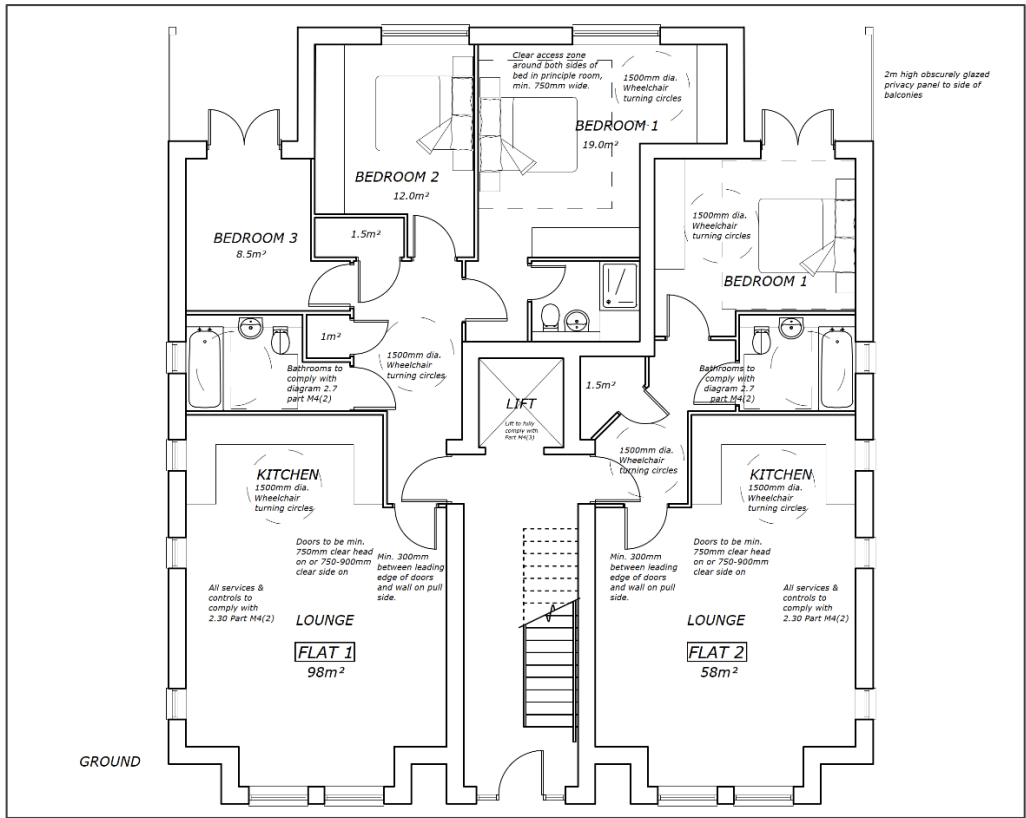
2. Existing Context

2.1. **Figures 2.1** and **2.2** show the location of the Proposed Development and the site layout plan, respectively.

Figure 2.1: Site location plan



Figure 2.2: Site layout plan



- 2.2. The Proposed Development site is located within an established residential area characterised predominantly by detached and semi-detached dwellings and associated residential activity. The surrounding land uses are residential in nature and there are no significant industrial, commercial or entertainment noise sources in the immediate vicinity.
- 2.3. The existing use of the Proposed Development site is residential, and the proposed use would remain as such. Consequently, the redevelopment does not introduce a materially different land use or new source of noisy activity.

3. Potential Noise Impacts on Neighbouring Properties

- 3.1. Residential accommodation is generally regarded as a low-noise land use, with activities typically consisting of normal day-to-day domestic living. As such, the Proposed Development would not introduce any significant new noise sources upon completion beyond those typically associated with residential occupation.
- 3.2. Whilst the number of residential units would increase from one dwelling to five apartments, the increase in occupancy does not automatically result in a proportionate increase in environmental noise. Residential noise is generally dispersed, intermittent and generally contained within buildings.
- 3.3. The Proposed Development remains residential in character and would generate activities consistent with the existing residential environment. Any increase in domestic activity would be typical of that already experienced within a suburban residential area and would not be expected to give rise to adverse noise effects at neighbouring dwellings.

Vehicle Movements

- 3.4. The principal external noise source associated with the Proposed Development would be vehicle movements associated with residents arriving and departing.
- 3.5. Given the limited scale of the proposal (five flats), vehicle movements are expected to remain relatively low and spread throughout the day. It is also important to note that the limited expected vehicle movements would occur within an established residential road where vehicle activity is already present.
- 3.6. Accordingly, the Proposed Development is not expected to result in a perceptible or material increase in traffic-related noise at surrounding properties.

Plant and Building Services

- 3.7. Noise levels in the vicinity of the site are expected to be sufficiently low enough to allow for passive ventilation (via openable windows) without resulting in inhabitable internal noise levels. However, should externally-mounted building services equipment be included as part of the design, it would be domestic in scale and could be suitably controlled through the imposition of a carefully worded planning condition and addressed at the appropriate design stage.

4. Noise Environment for Future Occupants

- 4.1. The Proposed Development site is situated within an established residential neighbourhood where the prevailing acoustic environment is dominated by local residential activity and typical suburban road traffic.
- 4.2. There is no evidence of significant industrial, commercial, or entertainment noise sources in the immediate vicinity that would normally warrant a detailed noise impact assessment.
- 4.3. Future residents would therefore experience an acoustic environment broadly comparable to that already experienced by existing residents in the surrounding area.

5. Conclusion

- 5.1. The Proposed Development would replace one residential dwelling with five residential apartments within an established residential area.
- 5.2. The proposal does not introduce any non-residential uses such as commercial activity, servicing operations or other notable noise-generating sources. Although the number of residential units would increase, the resulting activity would remain domestic in nature and consistent with the character of the surrounding area.
- 5.3. It is therefore considered that:
- The completed development is unlikely to result in any material adverse noise impact upon neighbouring residential properties; and
 - The prevailing local noise climate is considered suitable for residential occupation, such that future occupants are unlikely to experience unacceptable noise impacts.
- 5.4. On this basis, it is considered that noise need not be a determining factor in granting planning consent for the Proposed Development.

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