

LONDON BOROUGH OF HILLINGDON

Avondale Drive Estate

Avondale Drive, Hayes, London, UB3 3PN

Noise Assessment

**REPORT REF.
2104170-04A**

December 2021

HEAD OFFICE: 3rd Floor, The Hallmark Building, 52-56 Leadenhall Street, London, EC3M 5JE **T** | 020 7680 4088

ESSEX: 1 - 2 Crescent Court, Billericay, Essex, CM12 9AQ **T** | 01277 657 677

KENT: Suite 10, Building 40, Churchill Business Centre, Kings Hill, Kent, ME19 4YU **T** | 01732 752 155

MIDLANDS: Office 3, The Garage Studios, 41-43 St Mary's Gate, Nottingham, NG1 1PU **T** | 0115 697 0940

SOUTH WEST: City Point, Temple Gate, Bristol, BS1 6PL **T** | 0117 456 4994

SUFFOLK: Suite 110, Suffolk Enterprise Centre, 44 Felaw Street, Ipswich, IP2 8SJ **T** | 01473 407 321

Contents

	Page
1. Introduction	1
2. Relevant Policy and Guidance	3
3. Environmental Noise Levels	16
4. Demolition and Construction Phase.....	19
5. Road Traffic Noise.....	21
6. Mitigation Recommendations	22
7. Conclusions	30
Appendix A Time Histories of Noise Measurement Data	32
Appendix B Traffic Flow Volumes	33
Appendix C Table 3.54b of DMRB, LA111	34
Appendix D Façade Treatment Calculations	35
Appendix E Overheating Risk Categories.....	36
Appendix F Glossary of Acoustic Terminology	37
Appendix G Calibration Certificates	38

Figures

Figure 1 Site boundary and surrounding area	1
Figure 2 Proposed Phasing Plan	2
Figure 3 Extract from Figure 1 in ProPG - Initial Site Noise Risk Assessment.....	5
Figure 4 NPPG Noise Exposure Hierarchy, based on the Likely Average Response	7
Figure 5 Two-level Assessment Procedure (Figure 3-1 of AVO Guidance).....	11
Figure 6 Level 1 Risk Assessment (Figure 3-2 of AVO Guidance)	12
Figure 7 Level 2 Risk Assessment (Figure 3-3 of AVO Guidance)	13
Figure 8 Survey measurement locations.....	16
Figure 9 BS5228:Part 1 - Table E.1	20
Figure 10 Detailed Phase 1 floorplan	23
Figure 11 Glazing and ventilation layout, Phase 1A and Outline Area	24
Figure 12 Amenity areas – Phase 1A	26
Figure 13 Amenity areas – Outline Area	27

Tables

Table 1 Extract from BS8233:2014 Table 4 - Indoor ambient noise levels in dwellings	3
Table 2 Summary of measured noise levels	17
Table 3 Octave Band data for noise monitoring locations	18
Table 4 Indicative phasing programme	19
Table 5 Construction Noise Limits	20
Table 6 Change in noise levels due to operational traffic compared to future baseline	21
Table 7 Non-glazed elements assumed Sound Reduction Performance	22
Table 8 Required minimum attenuation values – Detailed Phase 1	23
Table 9 Required Minimum Attenuation Values for Glazing – Outline Area.....	24
Table 10 Required Minimum Attenuation Values for Ventilation	25

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Distribution



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1. Introduction

- 1.1. Ardent Consulting Engineers were instructed by London Borough of Hillingdon (LBH) to undertake a Noise Assessment to support the residential development at Avondale Drive Estate, Hayes (hereafter referred to as the site).

Site Location

- 1.2. The site is set in a predominantly residential area. The south is bounded by residential properties on Avondale Drive, to the east by the A312 dual carriageway, to the north and west by Minet Junior School and grounds. Hayes Town Centre lies approximately 800m to the southwest of the site. The surrounding area and approximate site boundary are shown in Figure 1.

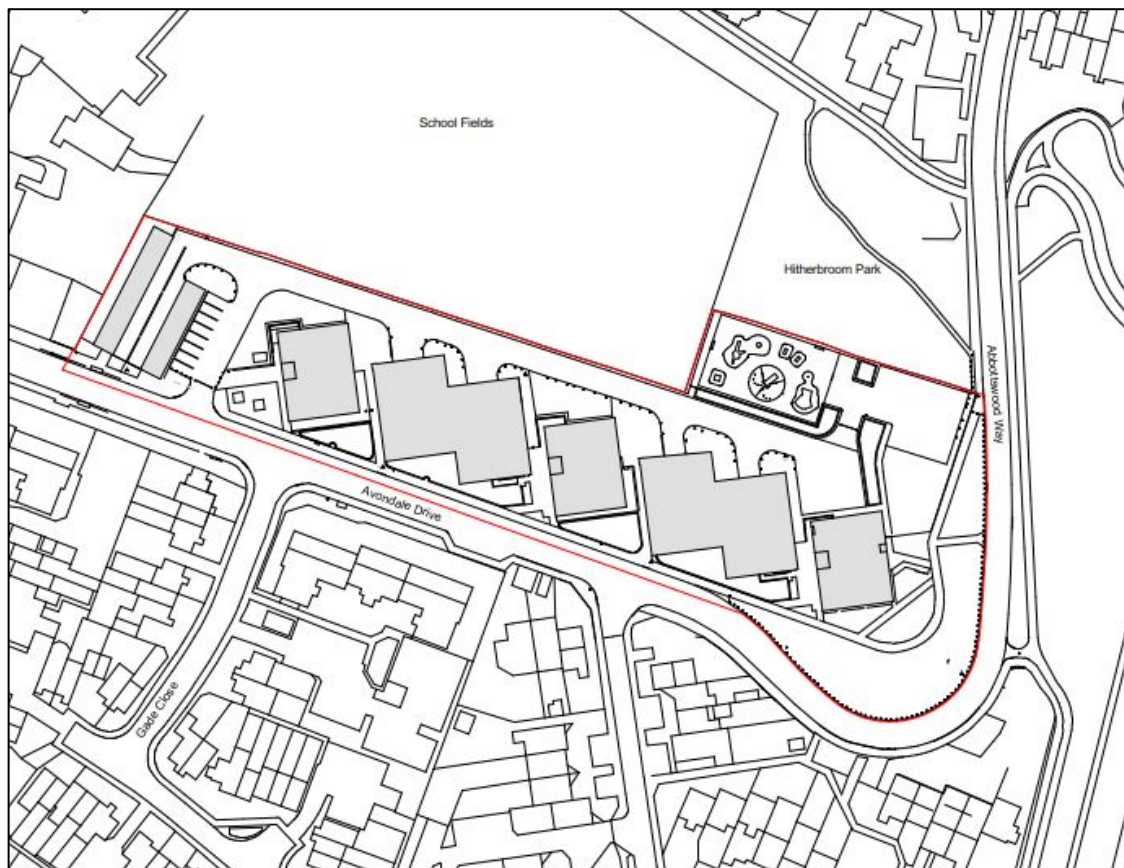


Figure 1 Site boundary and surrounding area

Site Proposals

1.3. A description of the proposals for the site is as follows:

"Development in outline (with all matters reserved) for residential floorspace (Class C3) to comprise: demolition of all existing buildings and structures; erection of new buildings; new pedestrian and vehicular access; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and

Detailed planning consent for Block A comprising 30 residential units and ancillary facilities (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure."

1.4. An extract of the indicative proposals is shown in Figure 2.



Figure 2 Proposed Phasing Plan

2. Relevant Policy and Guidance

Liaison with London Borough of Hillingdon Council

- 2.1. Contact¹ was made with London Borough of Hillingdon to discuss the proposals and approach/methodology towards the noise assessment. At the time of writing, no response has been received.
- 2.2. The methodology in the following standards and guidance has been followed in this assessment.

BS8233:2014 – Guidance on Sound Insulation and Noise Reduction for Buildings

- 2.3. Formerly a Code of Practice, the 2014 revision of BS8233 is now presented and intended as a guidance document. The standard is mainly concerned with building design from an acoustic standpoint. It does, however, contain information relevant to environmental noise more specifically by stating guidance for desirable internal noise levels for dwellings and other buildings.
- 2.4. Table 2 of BS8233:2014 provides suitable internal levels for residential development and is reproduced in Table 1.

Table 1 Extract from BS8233:2014 Table 4 - Indoor ambient noise levels in dwellings

Activity	Location	07:00 to 23:00 dB $L_{Aeq,16\text{ hour}}$	23:00 to 07:00 dB $L_{Aeq,8\text{ hour}}$
Resting	Living room	35	-
Dining	Dining room / area	40	-
Sleeping (daytime resting)	Bedroom	35	30

- 2.5. The guidance of BS8233:2014 with regards to external amenity spaces is as follows:

"For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$ with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is also recognised that these guideline values are not

¹ Email contact on 28/10/2021 with V. Beale, London Borough of Hillingdon Council

achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces but should not be prohibited."

ProPG: Planning and Noise – May 2017

- 2.6. Guidance in ProPG Planning and Noise provides an approach which aims to inform developers, practitioners and local authorities on how potential residential sites should be assessed. ProPG states that the guidance can be used for other types of residential institution and therefore it is considered applicable to the site.
- 2.7. The guidance also builds upon government planning policy that noise should not be treated in isolation and there should be an holistic approach to good acoustic design.
- 2.8. ProPG sets out a 2-stage approach; the first of which is a risk assessment to identify the likelihood of significant adverse impact, then depending on the outcome of this risk assessment the extent of the acoustic design statement required. The graphic in Figure 3 is an extract from ProPG and indicates the level of risk associated with ranges of sound levels and provides some guidance on the likely extent of work associated with progressing a development exposed to these sound levels.
- 2.9. In relation to maximum noise levels, ProPG states that:

"In most circumstances in noise sensitive rooms at night (e.g. bedrooms) good acoustic design can be used so that individual noise events do not normally exceed 45dB $L_{Amax,F}$ more than 10 times a night. However, where it is not reasonably practicable to achieve this guideline then the judgement of acceptability will depend not only on the maximum noise levels but also on factors such as the source, number, distribution, predictability and regularity of noise events."

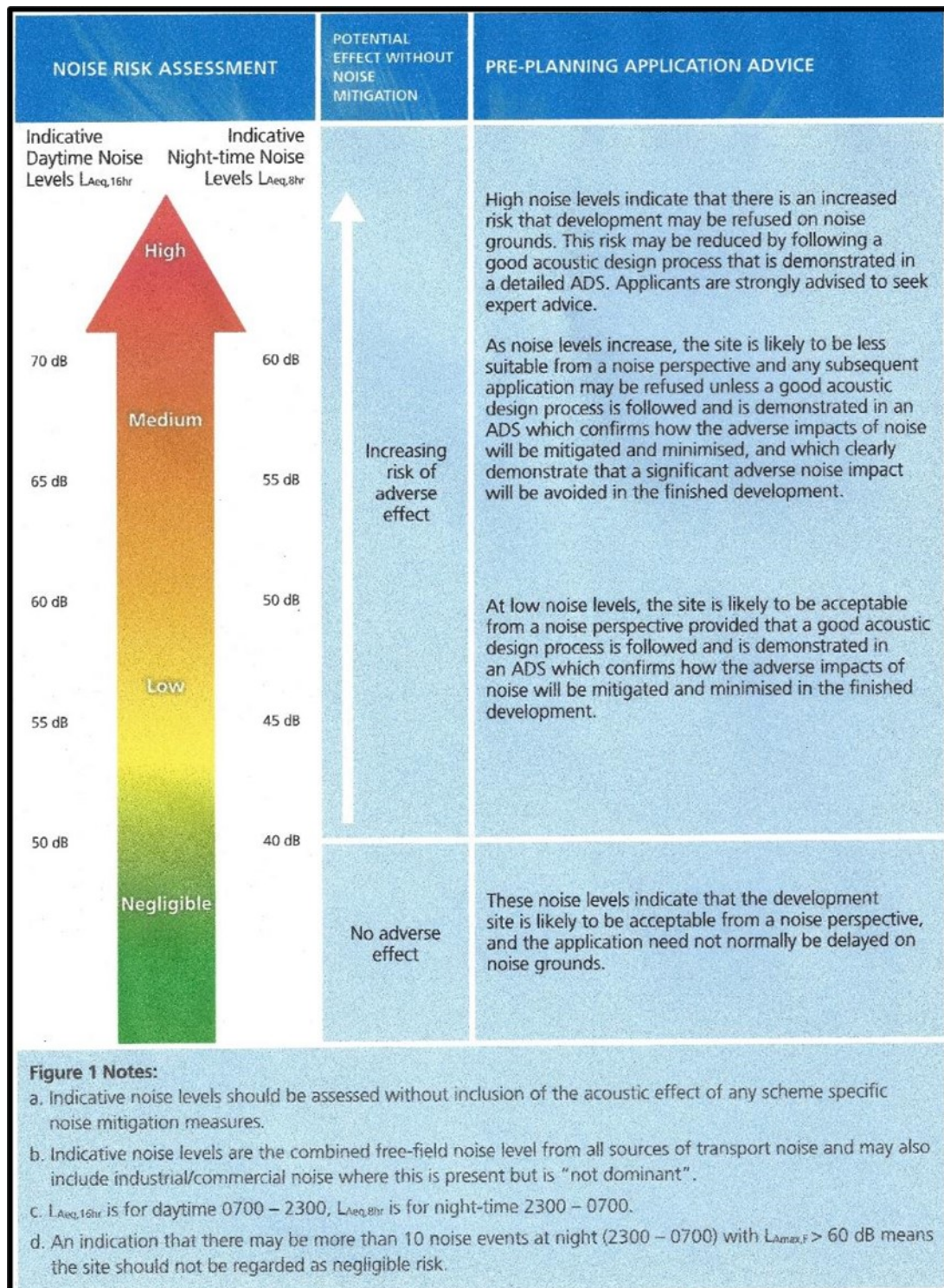


Figure 3 Extract from Figure 1 in ProPG - Initial Site Noise Risk Assessment

National Planning Policy Framework (NPPF) – July 2021

2.10. Under the NPPF: paragraph 185 of Section 15, with regard to environmental noise; planning policies and decisions should aim to:

- Mitigate and reduce to a minimum, potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

Noise Policy Statement for England (NPSE)

2.11. To avoid and mitigate adverse noise effects on health arising from and impacting on new development, the NPPF makes reference to NPSE. The NPSE was published in March 2010 and covers all forms of noise, other than occupational noise. For the purposes of this report, "Neighbourhood Noise" is most relevant as NPSE defined at paragraph 2.5:

"neighbourhood noise which includes noise arising from within the community such as industrial and entertainment premises, trade and business premises, construction sites and noise in the street."

2.12. NPSE introduces three concepts to the assessment of noise in the UK:

- NOEL – No Observed Effect Level – This is the level below which no effect can be detected and below which there is no detectable effect on health and quality of life due to noise.
- LOAEL – Lowest Observable Adverse Effect Level – This is the level above which adverse effects on both health and quality of life can be detected.
- SOAEL – Significant Observed Adverse Effect Level – This is the level above which significant adverse effects on health and quality of life occur.

2.13. NPSE does not numerically define levels for NOEL, LOAEL or SOAEL, rather it makes it clear that the noise level is likely to vary depending upon the noise source, the receptor and the time of day or day of the week, etc.

National Planning Practice Guidance (2014)

2.14. The purpose of the guidance is to complement the NPPF and provide advice on how to deliver its policies.

2.15. The guidance includes a table (as shown in Figure 4) that summarises “the noise exposure hierarchy, based on the likely average response” and which offers “examples of outcomes” relevant to NOEL, LOAEL, and SOAEL effect levels described in the NPSE.

Perception	Examples of outcomes	Increasing effect level	Action
Not noticeable	No Effect	No Observed Effect	No specific measures required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
		Lowest Observed Adverse Effect Level	
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, eg turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
		Significant Observed Adverse Effect Level	
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, eg avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, eg regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, eg auditory and non-auditory	Unacceptable Adverse Effect	Prevent

Figure 4 NPPG Noise Exposure Hierarchy, based on the Likely Average Response

The London Plan 2021

2.16. The latest version of the London Plan, as published in March 2021, provides an overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The ‘Publication London Plan’ brings together the geographic and locational

aspects of the Mayor's other strategies, including a range of environmental issues such as climate change (adaptation and mitigation), air quality, noise and waste.

2.17. The most relevant guidance in terms of the impact and assessment of noise is found within Policy D14: Noise, which states:

"...Policy D14

A In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:

- 1. Avoiding significant adverse noise impacts on health and quality of life*
- 2. Reflecting the Agent of Change principle as set out in Policy D13 Agent of Change*
- 3. Mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses*
- 4. Improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)*
- 5. Separating new noise sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation*
- 6. Where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles.*
- 7. Promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.*

- B Boroughs, and others with relevant responsibilities, should identify and nominate new Quiet Areas and protect existing Quiet Areas in line with the procedure in Defra's Noise Action Plan for Agglomerations..."*

2.18. Policy D14: Noise refers to Policy D13: Agent of Change, which states:

- A The Agent of Change principle places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. Boroughs should ensure that Development Plans and planning decisions reflect the Agent of Change principle and take account of existing noise and other nuisance generating uses in a sensitive manner when new development is proposed nearby.*
- B Developments should be designed to ensure that established noise and other nuisance-generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them.*
- C New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.*
- D Development proposals should manage noise and other potential nuisances by:*
- 1. Ensuring good design mitigates and minimises existing and potential nuisances generated by existing uses and activities located in the area*
 - 2. Exploring mitigation measures early in the design stage, with necessary and appropriate provisions including ongoing and future management of mitigation measures secured through planning obligations*
 - 3. Separating new noise-sensitive development where possible from existing noise-generating businesses and uses through distance, screening, internal layout, soundproofing, insulation and other acoustic design measures.*
- E Boroughs should not normally permit development proposals that have not clearly demonstrated how noise and other nuisances will be mitigated and managed..."*

Acoustics Ventilation and Overheating – Residential Design Guide, January 2020

- 2.19. Acoustics Ventilation and Overheating (AVO) recommends an approach to acoustic assessments for new residential development taking consideration for acoustics, ventilation and overheating. AVO states that the guidance can be used for other types of residential institution and therefore it is considered applicable to the site.
- 2.20. Section 3 involves a two-level risk assessment approach to estimate the potential impact on occupants in the case of overheating.
- 2.21. The Level 1 site risk assessment is based on external free-field noise levels and the assumed scenario where a partially open window is used to mitigate overheating (Table 3-2 of the guidance).
- 2.22. The sound level reduction from outside to inside for a partially open window is 13dB in this instance. A Level 1 site risk assessment is considered adequate if the site falls within the 'Negligible risk' category. A Level 2 assessment can optionally be undertaken to give more confidence in the case of Low or Medium risk sites, where appropriate. The Level 2 assessment is strongly recommended for 'High' risk sites.
- 2.23. The Level 2 assessment suggests that assessment of the adverse effect from noise exposure should include an estimate of how frequently and for what duration the overheating condition occurs (Table 3-3 of the guidance).

2.24. Figure 5 explains the two-level noise assessment procedure for overheating conditions.

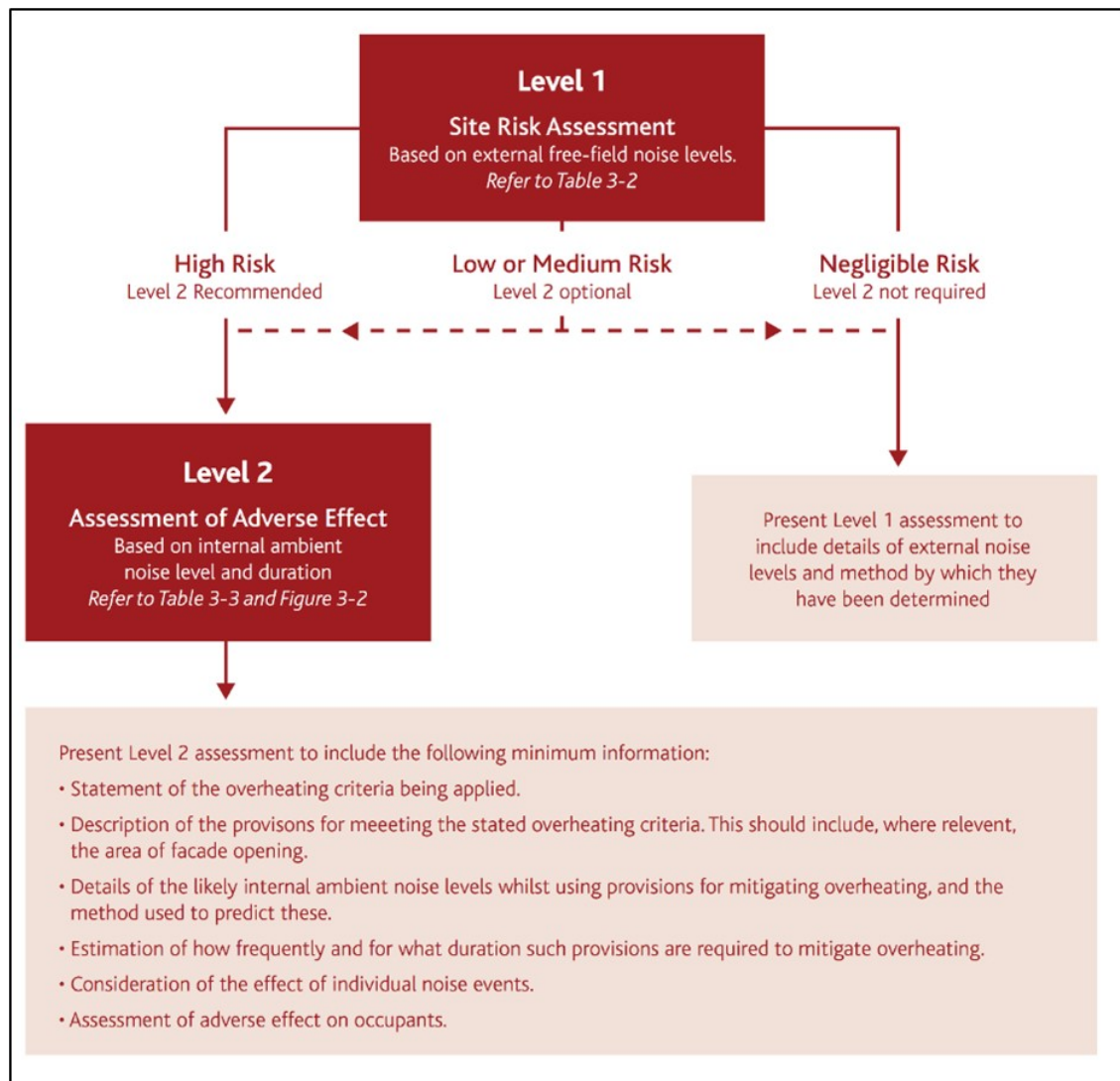


Figure 5 Two-level Assessment Procedure (Figure 3-1 of AVO Guidance)

2.25. Figure 6 shows the Level 1 site risk assessment of noise, relating to overheating conditions.

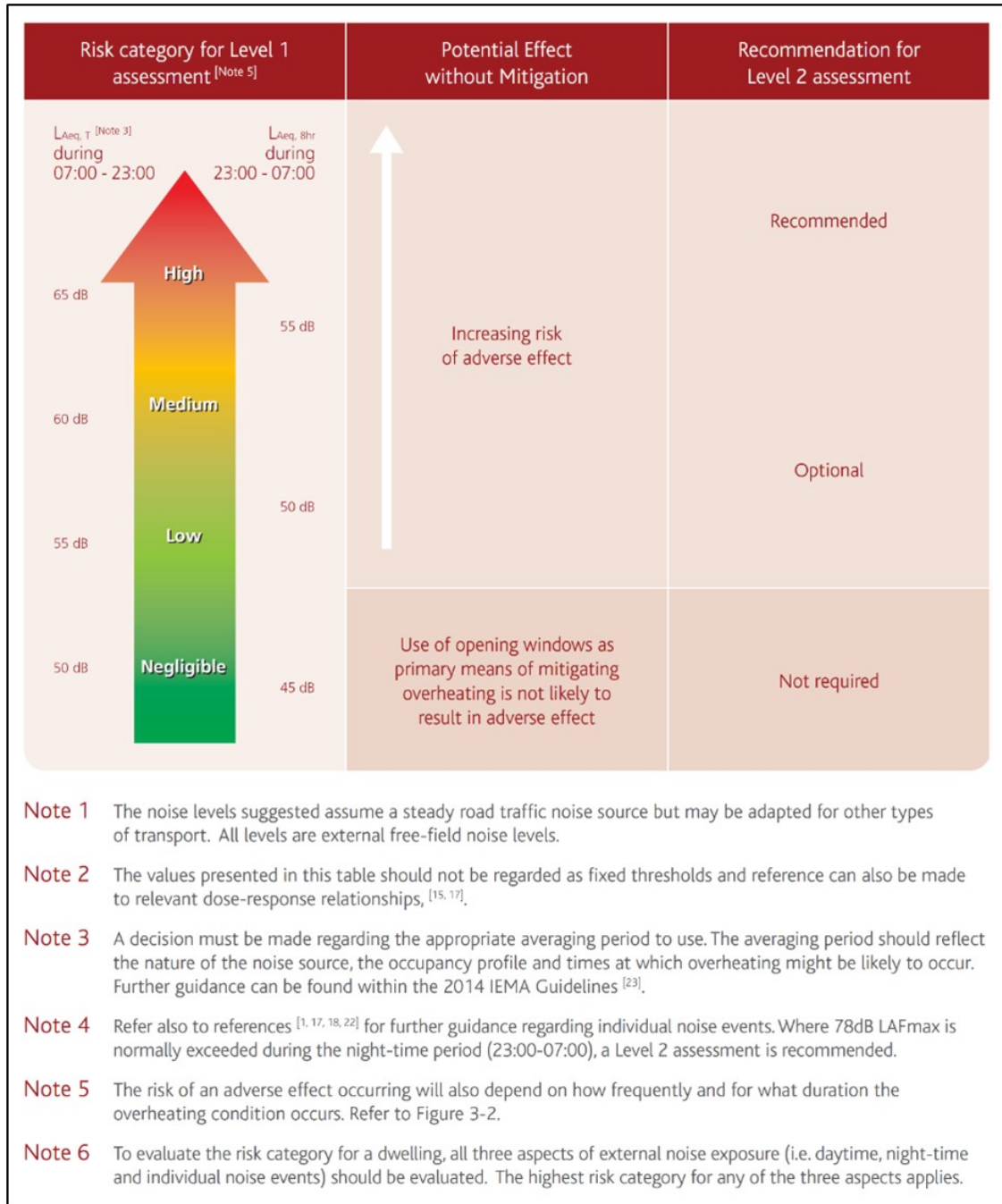


Figure 6 Level 1 Risk Assessment (Figure 3-2 of AVO Guidance)

2.26. Figure 7 shows the Level 2 site risk assessment of noise, relating to overheating conditions.

Internal ambient noise level [Note 2]			Examples of Outcomes [Note 5]	
L _{Aeq,T} [Note 3] during 07:00 – 23:00 [Note 6]	L _{Aeq,8h} during 23:00 – 07:00	Individual noise events during 23:00 – 07:00 [Note 4]		
> 50 dB	> 42 dB	Normally exceeds 65 dB L _{A,F,max}	Noise causes a material change in behaviour e.g. having to keep windows closed most of the time	Avoiding certain activities during periods of intrusion. Having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.
			Increasing likelihood of impact on reliable speech communication during the day or sleep disturbance at night	At higher noise levels, more significant behavioural change is expected and may only be considered suitable if occurring for limited periods. As noise levels increase, small behaviour changes are expected e.g. turning up the volume on the television; speaking a little more loudly; having to close windows for certain activities, for example ones which require a high level of concentration. Potential for some reported sleep disturbance. Affects the acoustic environment inside the dwelling such that there is a perceived change in quality of life. At lower noise levels, limited behavioural change is expected unless conditions are prevalent for most of the time. [Note 8]
≤ 35 dB	≤ 30 dB	Do not normally exceed L _{A,F,max} 45 dB more than 10 times a night	Noise can be heard, but does not cause any change in behaviour	Noise can be heard, but does not cause any change in behaviour, attitude, or other physiological response [Note 9]. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.

Note 1 The noise levels suggested in Tables 3-2 and 3-3 assume a steady road traffic noise source but may be adapted for other types of transport.

Figure 7 Level 2 Risk Assessment (Figure 3-3 of AVO Guidance)

2.27. The noise levels suggested in Figure 6 and Figure 7 assume a steady road traffic noise source but may be adapted for other types of transport by taking account of the differing responses to different transport sources.

London Borough of Hillingdon – Local Plan Part 2, Policy DM1: Managing Transport Impacts

2.28. Policy DMT1 of the London Borough of Hillingdon local plan relates to the management of transport impacts as follows:

"A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i. Be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;*
- ii. Maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;*
- iii. Provide equal access for all people, including inclusive access for disabled people;*
- iv. Adequately address delivery, servicing and drop-off requirements; and*
- v. Have no significant adverse transport or associated air quality and noise impacts on the local and wide environment, particularly on the strategic road network.*

B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds. All major developments that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented."

London Borough of Hillingdon – Local Plan Part 2, Policy DMT2: Highways Impacts

2.29. Policy DMT2 of the London Borough of Hillingdon local plan relates to any potential highways impacts, as follows:

"Development proposals must ensure that:

- i. Safe and efficient vehicular access to the highway network is provided to the Council's standards;*
- ii. They do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;*
- iii. Safe, secure and convenient access and facilities for cyclists and pedestrians are satisfactorily accommodated in the design of highway and traffic management schemes;*
- iv. Impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and*
- v. There are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity."*

3. Environmental Noise Levels

- 3.1. An environmental noise survey was undertaken at the site between 12th and 13th October 2021. Measurement positions from the survey are shown in Figure 8. Noise measurements were taken on the roof of the existing eastern and western tower blocks on site and were selected to obtain representative baseline noise levels due to the main observed noise sources around the site.
- 3.2. All measurements were taken using a microphone mounted on an extension pole over the side of the roof, to capture free field conditions without reflection or screening from the building façade. Equipment was installed under the supervision of the LBH Facilities team.

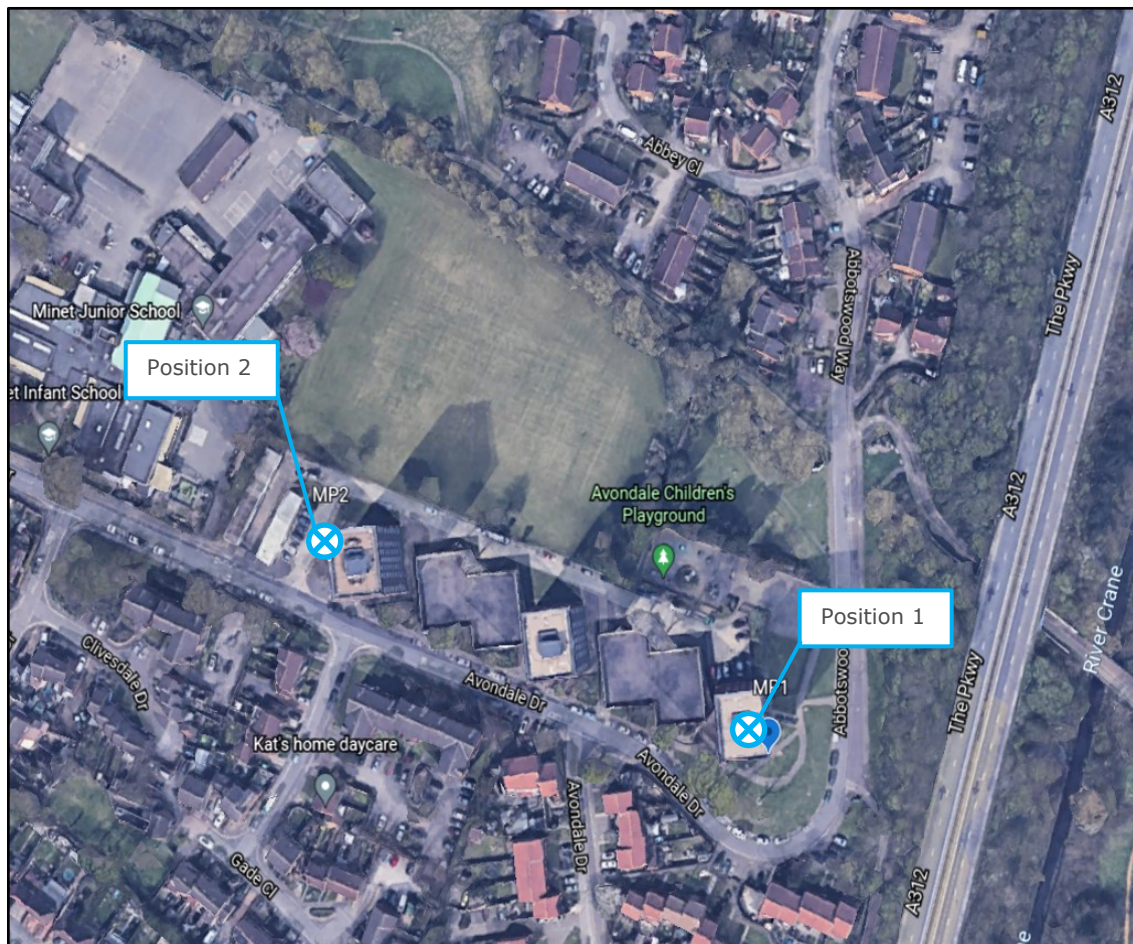


Figure 8 Survey measurement locations

- 3.3. The equipment used was as follows:
- Svantek 958 Sound Level Meter (serial number: 15845)
 - Svantek 958A Sound Level Meter (serial number: 69074)

- Rion NC74 Calibrator (serial number: 34172694)

- 3.4. All equipment used has been professionally calibrated. Field calibration of the sound level meter (and complete measurement signal chain) was undertaken before and after measurement to ensure no drift of the calibration signal. Calibration certificates are shown in Appendix G.
- 3.5. Observations regarding the prevailing weather conditions were taken during the survey, which noted no precipitation and low wind speeds and therefore considered suitable for environmental noise measurements.
- 3.6. Time histories of measured data are shown in Appendix A and a summary of the measured noise level taken at the site are summarised in Table 2.

Table 2 Summary of measured noise levels

Monitoring Position	Ambient Noise Level dB $L_{Aeq, T}$		Typical Background Sound Level dB $L_{A90, T}$		Representative Night-time Maximum Noise Level dB L_{AFmax}
	Daytime	Night-time	Daytime	Night-time	
MP1	70	67	68	61	75
MP2	58	51	53	48	62

- 3.7. The representative L_{AFmax} level is the value which has been exceeded fewer than 10 times in the 8-hour night-time period, i.e., one which can be considered to be 'not normally exceeded' as per the WHO guidelines.
- 3.8. Based on the measured sound levels at the site, facades in close proximity to the A312 dual carriageway are considered to be 'high-risk' and all other facades are considered to be 'medium-risk' when compared with Figure 1 included in Section 2 of ProPG, as shown in Figure 3. The risk category for facades at the development are identified in Appendix E.
- 3.9. This would not prohibit the development as good acoustic design processes will be followed to reduce sound levels to as low as practical across the site.
- 3.10. Representative octave band levels are provided in Table 3. These are used in glazing calculations to ensure a robust assessment of internal noise levels.

Table 3 Octave Band data for noise monitoring locations

		Octave Band Centre Frequency, dB							
		63	125	250	500	1k	2k	4k	8k
MP1	L_{Aeq,T} (day)	66	61	62	64	68	63	50	39
	L_{Aeq,T} (night)	61	58	58	61	65	60	48	36
	L_{AFmax,T} (night)	72	72	70	71	73	68	56	47
MP2	L_{Aeq,T} (day)	62	55	52	51	53	51	48	49
	L_{Aeq,T} (night)	55	52	47	46	49	42	31	27
	L_{AFmax,T} (night)	67	63	60	59	59	53	44	36

3.11. Where appropriate, effects such as acoustic screening and distance attenuation have been taken into account in the predicted noise levels at the development site.

4. Demolition and Construction Phase

- 4.1. Given the proximity of the proposed construction to neighbouring noise sensitive properties such as residential areas, it is possible that the site clearance, preparation and construction noise may impact nearby receptors.
- 4.2. Indicative demolition and construction phasing plans and completion dates are included in Table 4.

Table 4 Indicative phasing programme

Construction/Demolition Phase	Period
Phase 1a	Autumn 2022 – Summer 2024
Phase 1b	Spring 2023 – Summer 2025
Phase 2	Spring 2025 – Summer 2027

- 4.3. A detailed construction programme, specific plant data and operations are not available at this stage of the project. Therefore, it is not possible to undertake a detailed assessment of likely impact at this time.
- 4.4. The indicative Phasing and Demolition Strategy which includes the Demolition and Construction Management Statement sets out best practice measures to be followed during demolition and construction.
- 4.5. Reasonable construction noise limits can be derived using the Example Method 1 (the ABC Method) of BS5228, within section E.3.2. Table E.1 from the standard is reproduced in Figure 9.

Table E.1 Example threshold of significant effect at dwellings			
Assessment category and threshold value period (L_{Aeq})	Threshold value, in decibels (dB)		
	Category A ^{A)}	Category B ^{B)}	Category C ^{C)}
Night-time (23.00–07.00)	45	50	55
Evenings and weekends ^{D)}	55	60	65
Daytime (07.00–19.00) and Saturdays (07.00–13.00)	65	70	75
NOTE 1 A significant effect has been deemed to occur if the total L_{Aeq} noise level, including construction, exceeds the threshold level for the Category appropriate to the ambient noise level. NOTE 2 If the ambient noise level exceeds the threshold values given in the table (i.e. the ambient noise level is higher than the above values), then a significant effect is deemed to occur if the total L_{Aeq} noise level for the period increases by more than 3 dB due to construction activity. NOTE 3 Applied to residential receptors only.			
^{A)} Category A: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are less than these values. ^{B)} Category B: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are the same as category A values. ^{C)} Category C: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are higher than category A values. ^{D)} 19.00–23.00 weekdays, 13.00–23.00 Saturdays and 07.00–23.00 Sundays.			

Figure 9 BS5228:Part 1 - Table E.1

- 4.6. Existing ambient noise levels at the site will place the site and surroundings within Category A of Table E.1 at the western end of site, and Category C at the eastern end of site.
- 4.7. Therefore, the ambient noise levels (as a result of construction activities) in Table 5 should be considered as reasonable limits to adhere to during construction works.

Table 5 Construction Noise Limits

Time Period	Construction Noise Limits L_{Aeq} (dB)
Saturday 08:00 – 13:00	65
Weekdays 08:00 – 18:00	65

5. Road Traffic Noise

- 5.1. Traffic flow volumes have been provided by Markides Associates, which have been used to calculate the change in noise levels arising from operational road traffic, i.e. during occupation, of the site are presented in Appendix B. The data is presented as 18-hour AAWT (0600 – 0000) flows.
- 5.2. Table 6 shows the traffic flows and predicted changes in noise levels for the change in traffic flow between future baseline (without development) at completion year and operational traffic flows.

Table 6 Change in noise levels due to operational traffic compared to future baseline

Road	Completion Year Baseline (Without Development)	Predicted Flow Due to Operational Traffic	Change in Noise Level, dB
Avondale Drive	2,397	2,569	0.3
A312	64,251	64,251	0.0

- 5.3. The changes in noise levels are negligible in all cases when compared to Table 3.54b of DMRB, LA 111, as shown in Appendix C. There will be no adverse impacts arising from the proposed development in relation to road traffic noise.

6. Mitigation Recommendations

- 6.1. The measured results, predicted future traffic flows and layout were used to undertake calculations for suitable façade treatments, presented in Appendix D and other mitigation measures required for the site, outlined as follows.
- 6.2. The aim of this section of the report is to identify mitigation measures capable of providing suitable levels of attenuation to achieve the required internal sound levels based on the predicted noise levels and the planning noise assessment.
- 6.3. To achieve suitable internal amenity sound levels during normal conditions, windows must remain closed, but not sealed, and an alternative means (e.g., trickle ventilation) of ventilation provided. Windows do not need to be sealed shut and residents will have the choice to open them, e.g., for purge ventilation, whilst accepting elevated noise levels.

External Building Fabric – Non-Glazed Elements

- 6.4. It is assumed that the non-glazed external building fabric elements comprise of masonry cavity walls. This would typically provide a sound reduction performance of at least the figures shown in Table 7 when tested in accordance with BS EN ISO 10140-2:2010 (figures derived from: Representative Values of Airborne SRI for Some Common Structures: Appendix B of Flakt Woods 'Guide to Noise Control').

Table 7 Non-glazed elements assumed Sound Reduction Performance

Element	Octave band centre frequency SRI, dB					
	125	250	500	1k	2k	4k
Masonry Cavity Wall	34	43	55	66	77	85

External Building Fabric – Glazing

- 6.5. Minimum attenuation values are provided for both the Detailed Phase 1 and Outline Area of the development.

Detailed Phase 1

- 6.6. Phase 1 is furthest from the A312 dual carriageway and will be exposed to the lowest ambient noise levels at the development. Facades at Phase 1 will not require

upgraded glazing to control internal noise levels. A detailed floorplan for Phase 1 is shown in Figure 10.



Figure 10 Detailed Phase 1 floorplan

6.7. Table 8 sets out the required glazing performance types for Phase 1. These specifications take into account the glass, frame, seals and associated fittings.

Table 8 Required minimum attenuation values – Detailed Phase 1

Glazing Type	Sound Reduction Index, dB R_w	Octave band centre frequency SRI, dB					
		125	250	500	1k	2k	4k
Type 2 (no markup)	31	21	17	25	35	37	31

Outline Area

6.8. The remaining outline area is located in the centre and east of the site, and experiences progressively higher ambient noise levels towards the A312 dual

carriageway. Upgraded glazing will be required in Phase 1B on the northern, eastern and southern facades.

6.9. Table 9 sets out the required glazing performance types for Phase 1B and Phase 2, these specifications take into account the glass, frame, seals and associated fittings.

Table 9 Required Minimum Attenuation Values for Glazing – Outline Area

Glazing Type	Sound Reduction Index, dB Rw	Octave band centre frequency SRI, dB					
		125	250	500	1k	2k	4k
Type 1	36	24	24	33	39	40	49
Type 2 (no markup)	31	21	17	25	35	37	31

6.10. The above table should be viewed in conjunction with Figure 11, which indicates the location of glazing and ventilation specifications for Phase 1.



Figure 11 Glazing and ventilation layout, Phase 1A and Outline Area

External Building Fabric - Ventilation

6.11. Table 10 sets out the required ventilation performance types for residential areas and should be viewed in conjunction with Figure 11.

Table 10 Required Minimum Attenuation Values for Ventilation

Ventilation Type	Element Normalised level difference, dB $D_{n,e,w}$	Octave band centre frequency SRI, dB					
		125	250	500	1k	2k	4k
Type 1	43	41	39	38	47	43	46
Type 2 (no markup)	35	36	34	31	34	38	38

6.12. Where non-sensitive rooms and sensitive rooms form part of an open plan area, for example a dining and kitchen area, the glazing and ventilation specification for the more sensitive room should be used across the combined area.

6.13. All major building elements should be tested in accordance with BS EN ISO 10140-2:2010. Sole glass performance data would not necessarily demonstrate compliance with this specification.

6.14. It should be noted that there may be additional considerations for glazing requirements such as overheating, security, thermal performance, and air quality. Alternative glazing could be used assuming the minimum acoustic performance is met.

Overheating

6.15. Consideration has been given to the potential for adverse noise impact during overheating conditions; where residents may open windows to control temperature. The expected noise levels place facades in close proximity to the A312 are considered to be 'high-risk' with all other facades considered to be 'medium-risk' category under overheating conditions according to the AVO guidance as set out in Section 2.

6.16. In these circumstances a Level 2 Overheating assessment is recommended for parts of the site which fall within medium and high-risk categories as per the Level 1 site risk assessment. The overheating risk categories for the site as described above are described in Appendix E of this report.

6.17. An overheating assessment for Phase 1 has been undertaken by Synergy Consulting and has been completed with regard to the above considerations.

External Amenity Areas

Detailed Phase 1

6.18. Communal amenity areas, private gardens and private balconies are proposed in Phase 1A, as shown above in Figure 10 and in Figure 12.

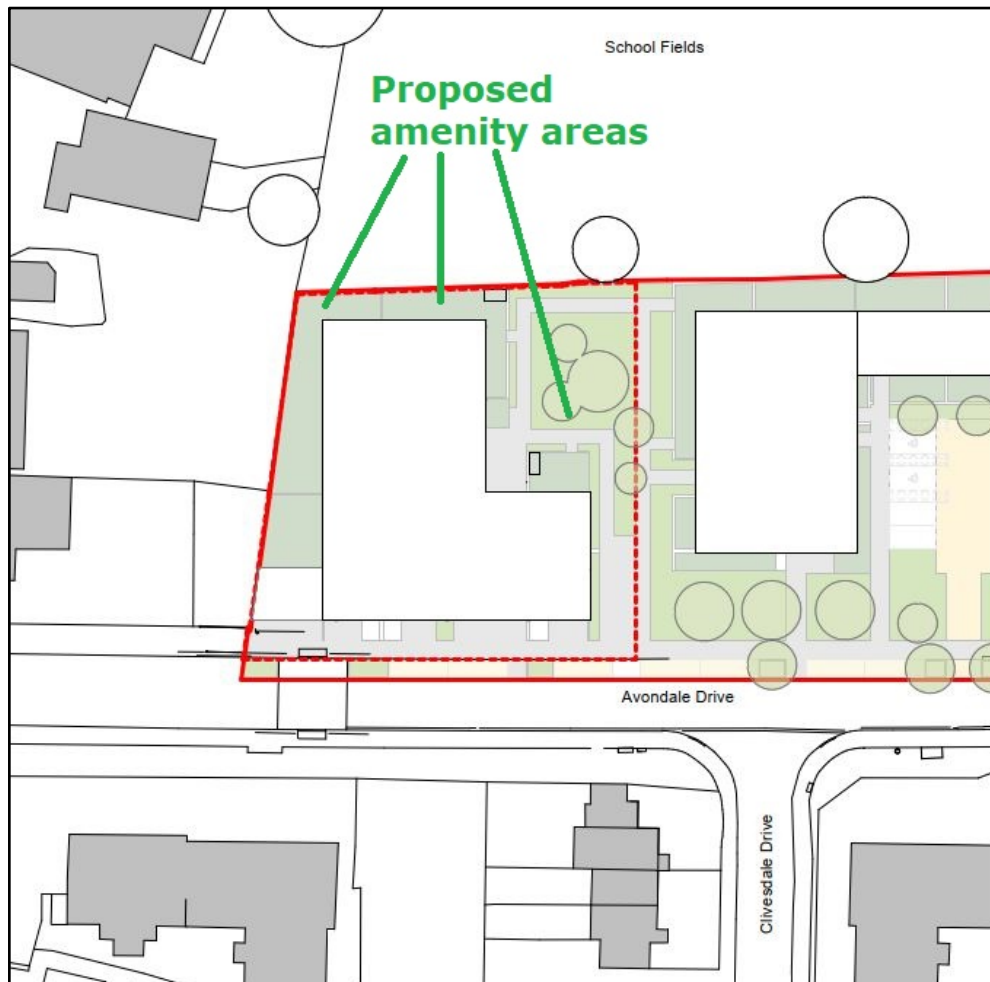


Figure 12 Amenity areas – Phase 1A

6.19. Based on the measurements taken at the site, private balconies and gardens will meet the guideline value of 55 dB $L_{Aeq,16hour}$ for external amenity areas as defined in BS8233:2014, at Phase 1A.

Outline Area

6.20. Communal amenity areas, private gardens and private balconies are proposed at the site, as shown in Figure 13.

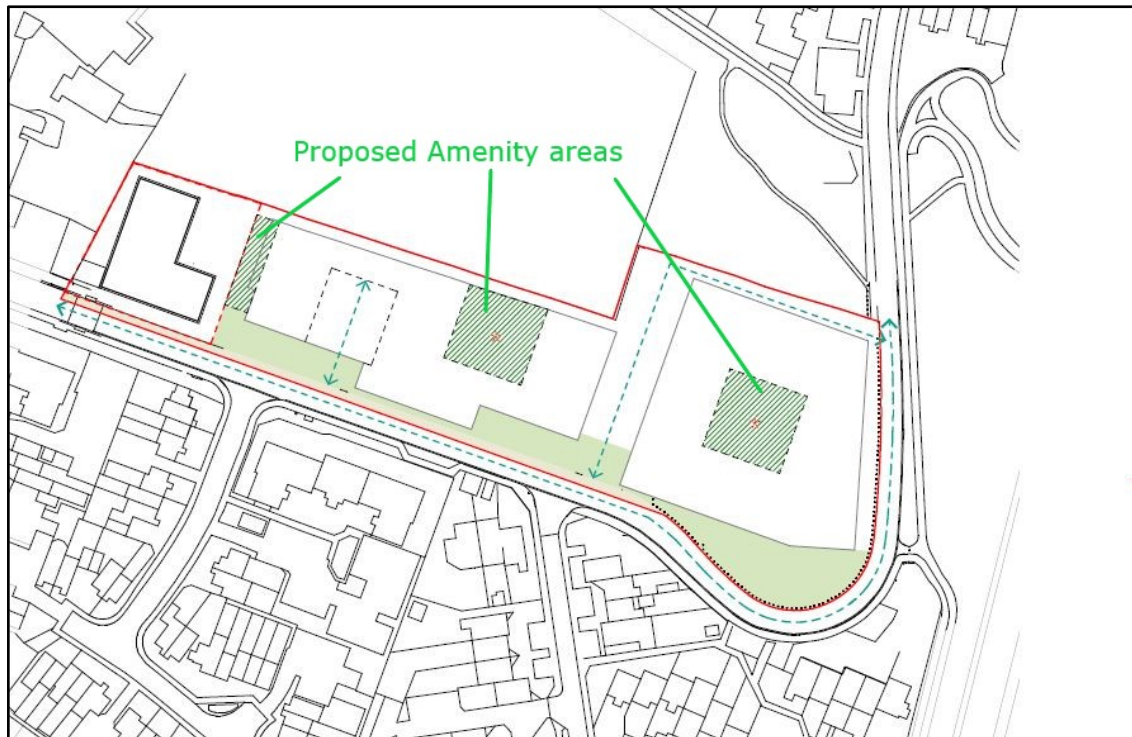


Figure 13 Amenity areas – Outline Area

- 6.21. Based on the measurements taken at the site, private balconies and gardens in close proximity to the A312 will exceed the upper guideline value of 55dB $L_{Aeq,16\text{hour}}$ for external amenity areas, as defined in BS8233:2014.
- 6.22. External sound levels at private balconies and gardens would meet the guidance criteria of BS8233 for the majority of spaces, only balconies most exposed to noise from the A312 dual carriageway would be marginally above the guidance criteria.
- 6.23. It is understood that it is not possible within the constraints of the building's design to incorporate solid balustrades to external balconies. Alternative amenity spaces where noise levels are expected to be within the criteria of BS8233 are provided within the development and are available to use by all residents in the development.
- 6.24. For the communal amenity area located centrally, within buildings at the site, external sound levels are expected to meet the upper guideline value of BS8233 for all but the most exposed parts of this area. Screening has been provided as much as possible by the buildings proposed as part of the site.
- 6.25. Therefore, residents would have the choice of accepting higher external sound levels on balcony areas or use of alternative communal amenity areas where sound levels would be in line with the guidance in BS8233.

6.26. Additionally, BS8233 states the following in terms of the external amenity areas and the context of the site location:

"...in higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited..."

6.27. The site is located in an urban environment and there are numerous transport links in the immediate vicinity of the site, it is therefore considered that the above statement applies to the site and that amenity levels are appropriate in the context of the existing environment with the mitigation measures provided in this report.

Construction Phase

6.28. Construction activities should only take place between 08:00 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No construction activity should be carried out during the night, on Sundays or on bank holidays without additional consideration to controlling noise and with the prior approval of the LPA.

6.29. During construction, the contractor will employ best practicable means to control noise from construction operations.

6.30. Temporary screening in the form of solid timber hoarding can be used where operations are adjacent to sensitive receptors. Consideration will be given to neighbouring residential properties when locating the temporary site compounds and material stockpiles.

6.31. Stationary equipment and plant such as generators will be placed as far as practicable from noise sensitive receptors, including the Minet Junior School, and preferably in areas benefiting from existing or purpose-built attenuation such as bunding or behind non-sensitive buildings.

6.32. Delivery of materials and removal of waste from the site will be planned to minimise disturbance to neighbouring receptors. Idling of plant, machinery and delivery vehicles should be prohibited when not in use.

6.33. If required noise levels can be monitored regularly in accordance with BS 5228 to ensure the above set limits are not exceeded. In addition to the above all other guidance within BS 5228 will be followed at all times.

7. Conclusions

- 7.1. A noise survey has been undertaken and measured levels have been used to calculate and assess suitable glazing and ventilation specifications.
- 7.2. Based on the measured sound levels at the site, façades in close proximity to the A312 are considered to be 'high risk', with all other façades considered to be 'medium risk' in accordance with guidance in ProPG. Expert Acoustics advice has been sought and good acoustic design processes have been followed to reduce sound levels across the site whilst considering wider design constraints.
- 7.3. Closed windows will be required to control internal amenity sound levels and alternative ventilation, e.g., trickle ventilation, will be provided. Windows are not sealed shut and residents will have a choice to open windows for ventilation, e.g., for purge ventilation, whilst accepting slightly higher internal sound levels.
- 7.4. The risk of noise impact under overheating conditions within properties has been considered in accordance with AVO Guidance. Facades in close proximity to the A312, in Phase 1B, are considered to be 'high-risk', with all other façades in Phase 1A and Phase 2 considered to be 'medium-risk'.
- 7.5. External sound levels within private balconies and gardens in close proximity to the A312 dual carriageway will exceed the guidance criteria of BS8233. Mitigation measures have been proposed to reduce noise by as much as practically possible. With the proposed mitigation measures, external sound levels at private balconies and gardens would meet the guidance criteria of BS8233 for the majority of these spaces. Only balconies most exposed to noise from the A312 would still be marginally above the guidance criteria.
- 7.6. For the community amenity areas located centrally within the site, external sound levels are expected to meet the upper guideline value of BS8233 for all but the most exposed parts of this area. Therefore, residents would have the choice of accepting slightly elevated external sound levels on balcony areas and gardens or use of alternative communal amenity areas where sound levels would be in line with BS8233 guidance.
- 7.7. Control measures will be implemented to manage potential impacts from construction noise.

7.8. This assessment demonstrates that the site is suitable for residential development subject to the recommendations included in this report.

Appendix A Time Histories of Noise Measurement Data

Appendix B Traffic Flow Volumes

Appendix C Table 3.54b of DMRB, LA111

Appendix D Façade Treatment Calculations

Appendix E Overheating Risk Categories

Appendix F Glossary of Acoustic Terminology

Appendix G Calibration Certificates