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NOISE MITIGATION REPORT

HILLINGDON HOUSE, WREN AVENUE, UXBRIDGE UB10 0FD

FOR

COMPLIANCE DIRECT LIMITED



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Appendix A – Photographs

The preparation of this report by Sound Licensing Ltd. has been undertaken within the terms of the proposal using all reasonable skill and care. Sound Licensing Ltd accepts no responsibility for the data provided by other bodies and no legal liability arising from the use by other persons of data or opinions contained in this report.

1 Introduction

In response to a request by the operator, Sound Licensing has been instructed to provide Acoustic Consultancy services in respect to Hillingdon House, Wren Avenue, Uxbridge UB10 0FD, in relation to a change of planning use to sui generis.

The premises have been visually inspected, the proposed activities have been reviewed and a night-time site visit has been carried out to monitor noise breakout from the premises.

The premises are certainly capable, with the recommended mitigation measures, of playing regulated entertainment without causing a disturbance to neighbouring properties.

2 Consultants Experience

I confirm that I am the Principal Acoustic Consultant of Sound Licensing Limited, a company whose services include specialising in the fields of noise, acoustics and licensing. I have over 23 years of experience in the field of noise and acoustics having worked as a Principal or Lead Environmental Protection Officer in various London Boroughs from 1998 until 2017. I am a corporate member of the Institute of Acoustics (IoA) and a corporate member of the Institute of Licensing (IoL). I have a wide range of experience in all technical aspects related to acoustics, noise, planning and licensing. I have dealt with a large number of commercial & residential noise issues & managed numerous major projects as well as presenting evidence at licensing and planning committees and appeals.

I currently hold the IOA diploma in Acoustics & Noise control, the certificate of competence in environmental noise measurement and the BIIAB Level 2 National Certificate for Licensing Practitioners.

3 Site Location and Surrounding Land Use

The venue is situated at Hillingdon House, Wren Avenue, Uxbridge UB10 0FD. Hillingdon House is a Grade II listed stone/brick built structure set in its own grounds. The original house was built in 1717 as a hunting lodge, It was destroyed by fire and the present house was built in its place in 1844. The house overlooks Dowding Park to the rear. Between the first world war and 2010 the house was used as a military base and subsequently as a restaurant. There is a car park to the south with a 40-car capacity and room for 18 to 20 cars on the driveways to the front and side. The nearest noise sensitive premises were noted to be the houses in Partridge Close at an approximate distance of 8m from the north façade of Hillingdon House.

Figure 3.1 below shows the site indicated in **red** and its surroundings. The nearest residential property is indicated in **green**.

Figure 3.1 Site Location and Surrounding Land Use



4 Current & Proposed Operations

The premises currently has planning consent for restaurant use (Class E). It is proposed that under the new sui generis use the premises will operate as an event/wedding venue.

5 Licensed / Operational Hours

There are no proposals to extend the current hours.

6 Layout and Construction of the Premises

The building is a detached three storey with basement of traditional stone/brick construction; the Class E use currently occupies the ground floor with a kitchen area in the basement. Offices are located on the floors above.

7 Existing Sound Insulation

A visual inspection (non-invasive) was carried out on the 24th November 2021 and the property was found to be of traditional construction with stone/brick-built walls and plaster ceilings. The property is in good repair in relation to the existing sound insulation.

Walls

The exact make-up of the sound insulation could not be ascertained due to the non-invasive nature of the inspection but predicted sound reduction figures for the external walls are shown below (based on industry standard construction):

Sound Insulation Performance of External Walls

	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	R_w	D_{nTw}
480kg/m ² solid brick wall	41	45	45	54	54	58	54	49

The brick-built external walls are estimated to provide a minimum of **54dB R_w** .

Doors and Emergency Exits

There is one main designated entrance and exit on the front facade which consists of double single glazed wooden doors leading into a large lobby area. The main event area is situated off the lobby and is accessed through either of two internal wooden doors. In addition there is a set of double glazed wooden doors on the left hand side of the building designated as an exit only and three sets of double glazed wooden doors on the rear facade leading onto a terraced area. All doors were in good condition and well fitted.

Windows

All windows are of wooden sash construction with single glazing with secondary glazing fitted in the event & lobby areas, all of the windows were in good condition and well fitted.

Ventilation

There is currently no mechanical ventilation fitted to the event areas ventilation is currently provided by passive methods.

Sound System

There is no in-house audio system currently fitted, hirers of the venue will bring their own systems into the premises.

Observations

The following potential noise breakout routes were noted:

- Potential for noise breakout through the side doors when they opened.
- Potential for noise breakout through the rear doors opening onto the terrace.

External Area

There is a large terrace area to the rear of the building with steps down to a large grassed area.

Sound Limiter

No sound limiter is currently installed.

8 Night-time Visit

A visit was carried out on the 12/12/21 between 22:30 – 00:15 hours when an event was ongoing and noise breakout from the premises was subjectively assessed at the facades two closest noise sensitive receptors listed below:

- 5 Partridge Close (8m)
- 4 Bowling Close (32m)

Subjective Noise Assessment Observations

Time	Location	Observations
22:30	Arrive at premises	No noise/music audible upon arrival
22:35	5 Partridge Close	No noise audible
22:40	4 Bowling Close	Barely audible bass beat
23:28	5 Partridge Close	No noise audible
23:31	4 Bowling Close	No noise audible
23:50	Outside premises	Guests commence leaving by side door – quick dispersal with one short period of loud voices
00:10	Outside premises	Majority of guests have departed
00:15	Outside premises	Main car park clear

Observations

No noise was audible at the nearest residential property located at Partridge Close due to the building screening provided by Hillingdon House. At the time of the visit regulated entertainment was being played.

In my opinion at no time during the assessment period was noise witnessed that would have constituted a Statutory Noise Nuisance.

9 Discussion

Existing Sound Insulation

A non-invasive visual inspection was carried out to determine the existing sound insulation/noise mitigation measures. The construction of the existing building façades/glazing should be sufficient to contain operational noise from the venue and regulated entertainment at a level above background, however the side doors and rear doors may lead to noise breakout if opened when amplified music is playing.

Operational Procedures

It is essential that all the staff are made aware of the noise implications to the business and the consequences of noise complaints. A briefing before each event is recommended to inform staff, with notices to remind staff placed in all staff areas. Doors should be kept closed as much as possible as this forms a clear route for noise to break out; customers must be persuaded not to linger around or near the doors and to come in and out as quickly as possible. SIA door staff/stewards should be utilised to control access & egress.

Outside Area – Smokers

The premises currently has suitable areas to the front, side and rear of the premises for smokers, however it is recommended that smokers are directed to the side or rear of the premises and are under the supervision of SIA door staff/stewards when they are on duty

10 Conclusion

In response to a request by the operator, Sound Licensing has carried out a noise impact assessment of the in respect to Hillingdon House, Wren Avenue, Uxbridge UB10 0FD, in relation to a change of planning use to sui generis.

The premises have been visually inspected, the proposed activities have been reviewed and a night-time site visit has been carried out to monitor noise breakout from the premises.

The premises are certainly capable, with the recommended mitigation measures, of playing regulated entertainment without causing a disturbance to neighbouring properties.

11 Recommendations

It is recommended that the following works are carried out to improve the existing sound insulation/mitigation measures. A phased approach is recommended with the resultant noise levels assessed at noise sensitive receptors after completion of each phase.

First Phase

- All external doors to the areas used for regulated entertainment/amplified music should be fitted with acoustic seals.
- Door closers to be fitted to all the front entrance doors, all external & internal doors to the areas used for amplified music.
- All speakers to any music system used in the venue to be located & directed away from windows wherever possible.
- The use of large bass bins/subwoofers be restricted in the venue.

Second Phase

Sound Limiter

Consideration should be given to installing a suitable sound limiter such as a Formula Sound AVC2D for recorded music or a Formula Sound Sentry for live music and all amplified music should be played through the limiter(s):

It is recommended that any limiter is not set until all of the recommended phase 1 works are complete. The limiter should be installed in a secure location accessible only by management. The limiter should be set and certificated by a competent person.

Appendix A – Photographs

Front Entrance



Side Doors



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Rear Doors



Existing Secondary Glazing

