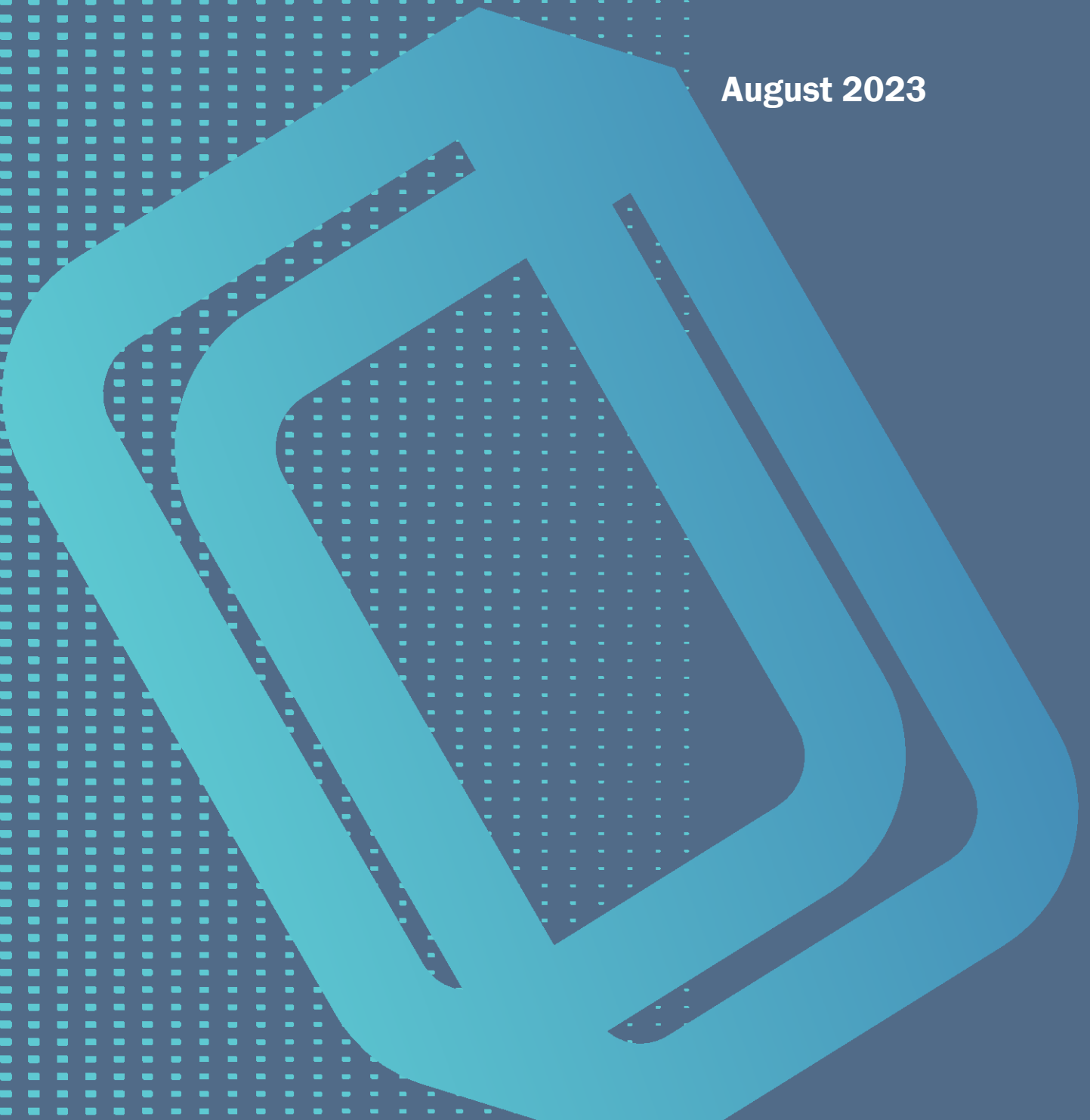


**High Road
Wood Green**

Noise Assessment

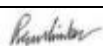
Planning Condition 23

August 2023



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Approved By	Ryan Thrower
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DISCLAIMER

This Report has been produced to support a Planning Condition on an approved scheme.

The information contained within this Report is based on Drawings and Specifications provided by the Design Team along with information assumed by NRG Consulting for the purposes of compliance where no other information was available. Any budget costs or plant sizing contained within this document are based upon available information and are to be taken as an estimation and guideline only.

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EXECUTIVE SUMMARY

This report provides results of a Noise Assessment carried out to address the requirements of Planning Condition 23 for the proposed development at '44 – 46 High Road', Wood Green, London.

The likely commercial noise transfer has been assessed against the requirements of Planning Condition 23 requirements. The assessment shows that no further mitigation is required to comply with the condition.

In our opinion, sufficient information is presented in this report for condition discharge.

INTRODUCTION

This report has been prepared to provide as an assessment of commercial noise transfer for the development at 44 – 46 High Road, Wood Green.

The consented development is for the *'demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A5) plus associated site access, car and cycle parking, landscaping works and ancillary development.*

The development was approved with conditions at Appeal by The Planning Inspectorate in Appeal Decisionⁱ dated 14th August 2019 for appeal reference APP/Y5420/W/18/3218865. This report provides details pursuant to compliance with Planning Condition 23.

The aim of this assessment is to determine if the proposals are likely to meet the condition requirements.

PLANNING CONDITION 23

The planning condition wording is reproduced below for ease of reference.

- 23) Prior to the commencement of the relevant works, details of a sound insulation scheme to be installed between the commercial premises on the ground floor and residential premises on the first floor shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be installed as approved prior to any commercial occupation of the site and shall be maintained thereafter.

It is noted that the wording does not refer to any guidance of standards and there are no limits set by the condition.

ASSESSMENT OF INTERNAL NOISE LEVELS

The south block has a commercial ground floor and is separated from the residential units above by a cast in situ concrete transfer slab. The north block has a car park and commercial use space on the ground floor, which have cast in situ concrete slab separation from the residential units above. These floor separations are discussed in detail below.

The north and south blocks will have a transfer slab at podium level, based on a concrete slab construction. The space below the first-floor residential units is commercial use. Part E requires airborne sound insulation performance targets to be met only.

South Block Podium Floor

575mm cast in situ concrete slab

Estimated laboratory sound insulation $R_w + C_{tr}$ 69 dB

Likey in situ results D_{nTw} 60 to 63 dB

North Block Podium Floor Over Commercial Unit

250mm cast in situ concrete slab

Estimated laboratory sound insulation $R_w + C_{tr}$ 57 dB

Likey in situ results D_{nTw} 48 to 51 dB

North Block Podium Floor Over Car Park

575mm cast in situ concrete slab

Estimated laboratory sound insulation $R_w + C_{tr}$ 69 dB

Likey in situ results D_{nTw} 60 to 63 dB

The proposal provides good pass margin for residential to commercial party floors. The podium concrete slab will be continuous under party walls.

All of the ground floor use to residential use floor partition are expected to provide greater sound insulation than required by Building Regulations.

In our opinion, these results demonstrate the development complies with the noise transfer requirements set by Planning Condition 23.

CONCLUSIONS

This report has been prepared to provide details of the Noise Assessment undertaken for the development at 44 – 46 High Road, Wood Green. Condition 23 concerns the sound insulation offered between commercial uses and residential uses.

Assessment of all of the floor separations between the ground floor commercial uses and first floor residential uses has been carried out. The assessment has shown that all of the ground floor use to residential use floor partition are expected to provide greater sound insulation than required by Building Regulations.

In our opinion, this demonstrates compliance with the requirements of Planning Condition 23 .

REFERENCES

ⁱ Appeal Decision, reference APP/Y5420/W/18/3218865, The Planning Inspectorate, Secretary of State for Communities and Local Government, 9 July 2019