

Ref: DP252/18016

Date: 13 April 2018

Clive Llewellyn
Pinemace Ltd
69 Carter Lane
London
EC4V 5EQ



Dear Mr Clive,

**PERMITTED DEVELOPMENT - CLASS O
IMPACT OF NOISE FROM COMMERCIAL PREMISES
54-58 QUEENS ROAD, READING, RG1 4RP**

I understand you intend to convert the above office (Class B1a) building to residential (Class C3), under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order (as amended). Accordingly, Spectrum have been instructed by The Harris Partnership to visit the above site and advise whether noise from commercial premises should be a material factor in the consideration of this prior approval application.

Statutory Instrument, no. 332, requires that applicants apply to the Local Planning Authority (LPA) for determination as to whether the prior approval of the LPA will be required as to *"impacts of noise from commercial premises on the intended occupiers of the development"*.

Commercial Premises is a tightly defined term in the Regulations. It means *"any premises normally used for the purpose of any commercial or industrial undertaking, which existed on the date of application...and includes any premises under the Licensing Act 2003(a) or any other place of public entertainment"*.

Therefore, this means that if a site is affected by industrial noise, noise from air conditioning plant relating to a commercial or industrial undertaking, music from a venue or customer noise from a Public House for example, that the LPA could expect an acoustic assessment as part of the Permitted Development determination process. It is significant that the Regulations do not always require an assessment, as many sites would not be affected by commercial noise. It is also significant that if the noise sources affecting a site are not from commercial premises, as defined, then they need not be considered. This means that noise from transportation sources (road, rail, air etc.) do not need to be assessed.

1. SITE DESCRIPTION

The application is for the creation of new dwellings in existing office accommodation in 54-58 Queen's Road, Reading. The building is 3 storeys and is currently used as offices.

The site is located at the corner of Queen's Road and Sidmouth Street in Reading and is adjacent to a block of a mixture of offices and dwellings. There is a car park to the rear currently serving the offices at the site, with a student accommodation building behind it.

Directly opposite on Sidmouth Street is the University College of Estate Management. Under the gable on the southern façade of the building there is a wall louvre to a plant area. Adjacent to the university building on Sidmouth Street there is a school building.

HEAD OFFICE:
27-29 High Street
Biggleswade
Beds. SG18 0JE
United Kingdom

t. +44 (0)1767 318871
f. +44 (0)1767 317704

WIGAN OFFICE:
The Standish Centre
Cross Street, Standish
Wigan. WN6 0HQ
United Kingdom

t. +44 (0)1257 473242
f. +44 (0)1257 473243

WEB:
www.spectrumacoustic.com

Spectrum Acoustic Consultants Ltd
Registered in England No. 2378475

To the north of the proposed development, directly opposite on Queen's Road there are residential properties and to the north west there is an office building and associated car park.

South Street Arts Centre is located at approximately 100 metres to the south west of the proposed development and there are a number of existing residential properties between the proposed development and the venue.

Photographs of the site and surrounding properties are shown in Figures 1 to 6 below:



Fig 1: View of the proposed development from the SE



Fig 2: View of residential properties to SW and South Street Arts Centre (far building in the centre)



Fig 3: View of the university building from the car park of proposed development



Fig 4: View of the SW corner of the proposed development and the adjacent building



Fig 5: View of the offices building to the NW of the site



Fig 6: Wall louvre under the gable at the University College of Estate Management

The location of the wall louvre under the gable is shown in Figure 6 above and on the marked up layout below:

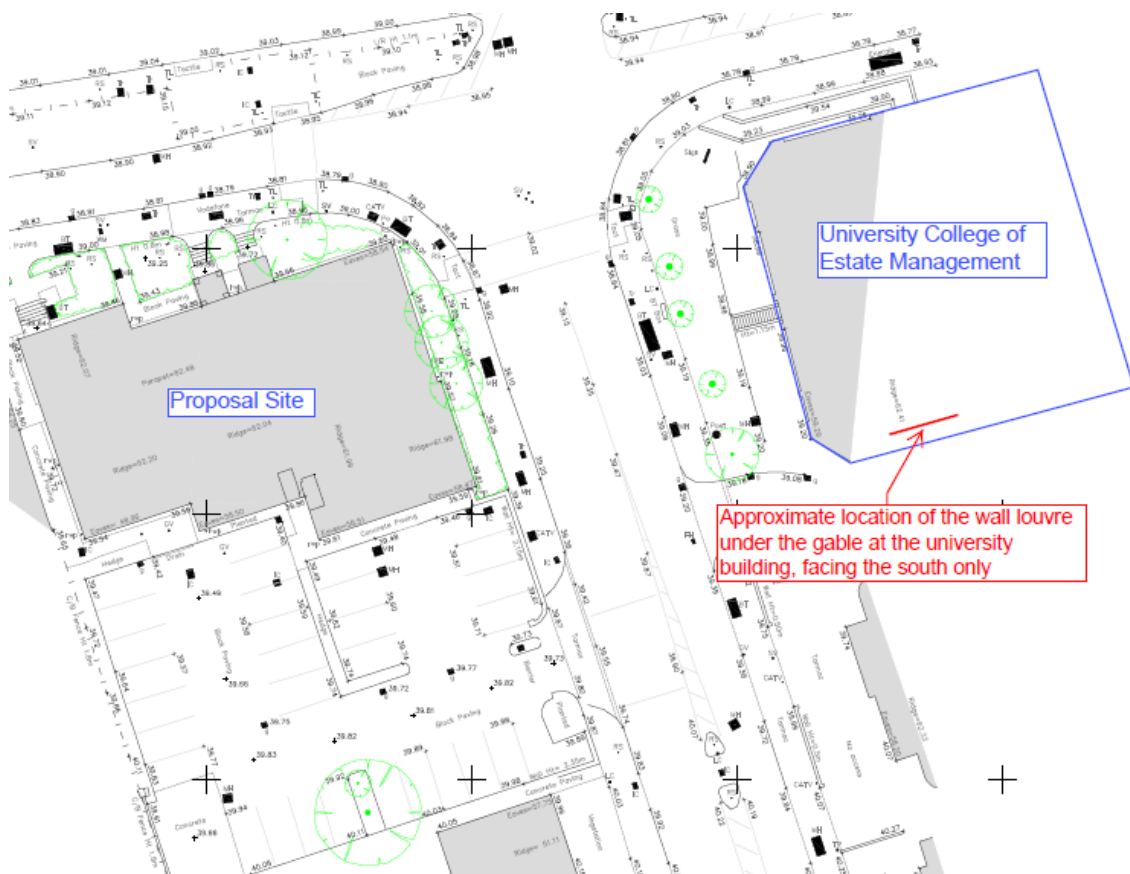


Fig 7: Site plan showing location of the wall louvre at the University College of Estate Management

2. ASSESSMENT

Potential commercial noise sources affecting future occupiers are as follows:

2.1 Mechanical plant at University College of Estate Management

Plant noise emanating from the wall louvre was not audible at the proposed dwellings during the site visit. The wall louvre is completely screened from any windows at the proposed dwellings as it is located at the top floor on the southern façade of the University College of Estate Management building and is facing the south only. Also the southern façade of the university building is set further south from the proposed dwellings, as shown in Figure 7. It is not known whether mechanical plant in the roof area would operate on a 24-hour basis, but it is likely that plant noise during the night would be limited given the fact that university buildings are generally out of use outside normal teaching hours.

Consequently, due to this significant level of screening, the favourable location of the wall louvre at the university building and the fact that the noise environment at the site is dominated by road traffic on Queen's Road and Sidmouth Street, the potential for plant associated with the University College of Estate Management building to lead to an adverse impact at the proposed residences is considered to be low.

2.2 Noise from Amplified Music at South Street Arts Centre

South Street Arts Centre is a place of public entertainment and, as such, noise from the venue also requires consideration under the Permitted Development regulations. During the site visit it was observed that the venue has a mixture of theatre, comedy and occasional live music events. It is assumed that each production would generate varying levels of noise and it may be that noise is not audible at all at the proposed development site.

As described above, there are existing dwellings adjacent to the arts centre. Given the proximity of the nearest residences, it is expected that activities at the arts centre do not generate significant noise levels in any event, as otherwise issues would have already been raised by the nearby residents.

The arts centre is located at 100 metres from the proposed development it is partially screened by the adjacent dwellings. The venue also describes its repertoire as small scale, which is an indication that noise from these activities are not expected to be significant in relation to the proposed dwellings.

It is therefore our opinion that the likely *impacts of noise from commercial premises on the intended occupiers of the development* is not sufficient to constitute a material factor on the proposals.

Please do not hesitate to get in touch if you have any questions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'DP', with a stylized flourish extending to the right.

David Pauliuc
Consultant