

With the implementation of the controls stated above, the required internal noise levels can be achieved as referred to in BS8233:2014, windows will not need to be opened for ventilation, and noise should not be a concern for the residential development of the site.

External noise levels as stated within BS8233 will be achieved on the basis that the public amenity spaces are located at the rear of the development and are afforded protection from the construction of the building itself.

On the basis of the evidence provided, the revised glazing and ventilation specification stated within this report should suffice to meet the desired internal and external noise levels stated within BS8233:2014 and noise should not cause adverse affects to future occupiers of the development.

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7. Appendices

Appendix 1 – Letter re Discharge of Condition 14

Appendix 2 – Hepworth Acoustics Letter Report

Appendix 3 – Noise Monitoring Location Plan

Appendix 4 – Glossary of Terms

Appendix 5 – Limitations to this Report

Appendix 6– Reading Borough Council Policies

Appendix 7 – Ventilation Specification Sheet

Appendix 8 - Pilkington Glazing Datasheet

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Appendix 1 – Letter re Discharge of Condition 14

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Alison Bell
Head of Planning & Building Control

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Fax: 0118 9372435

Our Ref: 10/01752/EXT ~~APCON~~
Your Ref:

Direct: ☎ 0118 9372458
e-mail: andrew.chugg@reading.gov.uk

10th May 2012

Your contact is: Andrew Chugg, Principal Planning Officer (South/West Area Team).

Dear Ms. Jubb,

Re: Discharge of conditions at Lok'nStore, 5-9 Berkeley Avenue, Reading in respect of planning permission 10/01567/EXT (10/01752/APPCON).

I refer to the above, my letters of 08th October 2010 and 23rd April 2012 and to your e-mail of today.

Condition 3 (Materials)

As per your e-mail of today, I note your confirmation that the applicant wishes to withdraw the submission in respect of this condition. Therefore, this condition cannot be discharged.

For clarity, I provide the following details in respect of other conditions submitted under this 10/01752/APPCON request.

Condition 13 (External Lighting)

In respect of Condition 13, I refer to the following information:

- Lighting Proposal Layout Plan Revision 3 28.10.10
- Lighting Proposal Isolines Plan Revision 3 04.11.10
- Lighting Proposal Data Sheets Revision 3 28.10.10
- Description of Light Fitting

As outlined in my letter of 23rd April 2012, the above information is satisfactory in respect any potential impacts on residential amenity. Following consultation with the Council's Consultant Ecologist and the Thames Valley Police Crime Prevention Design Officer, it is apparent there are conflicting aims in terms of potential light spill impact on the adjacent wildlife habitats and in respect of providing sufficient light levels to facilitate adequate personal safety along the towpath. However, the above information responds to the previous concerns raised and I consider that they provide an adequate compromise in respect of ecology and personal safety thereby satisfying the requirements of this condition. This condition is therefore hereby discharged.

Condition 14 (Noise attenuation)

This condition only requires that the development is carried out with the scheme of works as set out in the Hepworth Acoustics report (13 September 2010). This condition was also effectively discharged as outlined in my previous letter of 08th October 2010.

Condition 6 (Archaeology)

This condition only requires that the development is carried out with the scheme of works as set out in the Wessex Archaeology Rapid Geoarchaeological Assessment (August 2010). This condition was also effectively discharged as outlined in my previous letter of 08th October 2010.

I hope this information is useful but if you have any further queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'AC' or 'A.C.' with a stylized flourish.

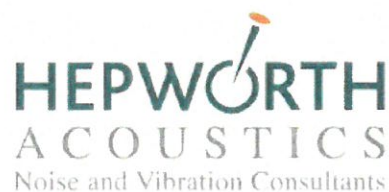
Andrew Chugg,
Principal Planning Officer (South/West Area Team)

Appendix 2 – Hepworth Acoustics Letter Report

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E london@hepworth-acoustics.co.uk
www.hepworth-acoustics.co.uk

Offices in Ashford, Birmingham, Sheffield, Warrington



Our ref : 30789.1v2
13 September 2010

Ms Rebekah Jubb
BELL CORNWELL LLP
Oakview House
Hook
Hampshire
RG27 9TP

(issued by email to: rjubb@bell-cornwell.co.uk)

Dear Rebekah

Re: Lok'n Store Site, Reading – Sound Insulation Review

I write further to our desktop sound insulation review of proposed façade elements of the above site.

The purpose of this letter is to discharge Condition 13 of the Appeal Decision Ref: APP/E0345/A/07/2049497, copied below.

"13) No development shall take place until a detailed scheme for protecting the dwellings hereby permitted from the external noise environment of the area has been submitted to and approved in writing by the local planning authority. The scheme shall include specific details of the materials to be used, their location and the predicted attenuation. The dwellings shall not be occupied before the approved scheme is implemented unless the local authority otherwise agrees in writing."

Acoustic Criteria

Guidance on acoustic design goals for residential development is set out in British Standard 8233: 1999 'Sound insulation and noise reduction for buildings – Code of Practice'. The criteria are summarised in Table 1.

Table 1: BS 8233 Recommended Acoustic Design Criteria

Location	Internal Noise Levels
Living Rooms	Good Standard 30 dB L_{Aeq} Reasonable Standard 40 dB L_{Aeq}
Bedrooms	Good Standard 30 dB L_{Aeq} Reasonable Standard 35 dB L_{Aeq} (Night-time L_{Amax} should not normally exceed 45 dB)

For the proposed development we recommend the following acoustic design criteria: daytime noise of no more than 35 dB L_{Aeq} in living rooms, and night-time noise of no more than 30 dB L_{Aeq} and generally not exceeding 45 dB L_{Amax} in bedrooms.

Ambient Noise Levels

As agreed, the subsequent sound insulation review is based on the Bird Acoustics noise assessment report (ref TR 1193/1, dated May 2006) and no additional noise monitoring has been undertaken. The Bird Acoustics report has determined that road traffic noise from the A33 gives rise to a daytime noise level of 77dB $L_{Aeq, 16hrs}$ and a night-time noise level of 70dB $L_{Aeq, 8hrs}$ at 10m from this road,

Sound Insulation Review

The façade sound insulation review was based on Paul Brookes Architects drawings 2626 D 300 to 2626 D 321.

I was informed by Mark Baker of Paul Brookes Architects that the façade construction has not been decided yet, apart from the external finishes. The façade construction must provide a sufficient level of sound insulation to maintain the overall performance of the façade, in conjunction with the glazing and ventilation systems recommended below. This will be readily achievable using a variety of standard building materials and constructions. It has been assumed for the purposes of this assessment that a minimum sound reduction performance of 51dB R_w will be achieved.

Based on our assessment, the recommended acoustic design criteria will be achieved with the following minimum measures to proposed habitable rooms.

Recommended noise control measures have been grouped into 6 Acoustic Zones (Zones A to F) in accordance with the predicted noise levels at the façade, which take account of attenuation provided by distance and acoustic screening from the proposed buildings.

1. Zone A (Units 3, 8, 30, 31, 58, 59, 78, 79, 87, 90, 91, 92, 93, 95, 99, 102, 103, 104, 105, 108, 109, 110, 111 and 112)

- Living rooms:
 - i. Double glazing comprising an 10mm standard pane glazing and 8.8mm laminated pane on a 16mm cavity (i.e. 10-16-8.8_{lam});
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 45 dB.
- Bedrooms:
 - i. Secondary glazing comprising 6mm glass inned pane / 150mm cavity / outer double glazing system comprising two 4mm panes in 12mm cavity (i.e. overall 6-150-4-12-4);
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 45 dB.

2. Zone B (Units 4, 29, 32, 57, 60, 77, 80, 94 and 106)

- Living rooms:
 - i. Double glazing comprising an 10mm standard pane glazing and 8.8mm laminated pane on a 16mm cavity (i.e. 10-16-8.8_{lam});
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 45 dB.

- Bedrooms:
 - i. Double glazing comprising an 8mm standard pane glazing and 8.4mm laminated pane on a 12mm cavity (i.e. 8-12-8.4_{lam});
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 45 dB.

3. Zone C (Units 5, 28, 33, 56, 61, 80 and 81)

- Living rooms:
 - i. Double glazing comprising an 10mm standard pane glazing and 8.8mm laminated pane on a 16mm cavity (i.e. 10-16-8.8_{lam});
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 45 dB.
- Bedrooms:
 - i. Double glazing comprising an 8mm standard pane glazing and 8.4mm laminated pane on a 12mm cavity (i.e. 8-12-8.4_{lam});
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 45 dB.

4. Zone D (Units 6, 34, 62 and 82)

- Living rooms:
 - i. Double glazing comprising an 10mm standard pane glazing and 8.8mm laminated pane on a 16mm cavity (i.e. 10-16-8.8_{lam});
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 45 dB.
- Bedrooms:
 - i. Double glazing comprising an 6mm standard pane glazing and 6.4mm laminated pane on a 12mm cavity (i.e. 6-12-6.4_{lam});
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 45 dB.

5. Zone E (Units 7, 35, 36 and 63)

- Living rooms:
 - i. Double glazing comprising an 10mm standard pane glazing and 8.8mm laminated pane on a 16mm cavity (i.e. 10-16-8.8_{lam});
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 45 dB.

- Bedrooms:
 - i. Double glazing comprising an 4mm standard pane glazing and 6.4mm laminated pane on a 12mm cavity (i.e. 4-12-6.4_{lam});
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 40 dB.

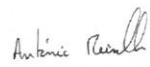
6. Zone F (all remaining units)

- Living rooms:
 - i. Double glazing comprising an 6mm standard pane glazing and 6.4mm laminated pane on a 12mm cavity (i.e. 6-12-6.4_{lam});
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 40 dB.
- Bedrooms:
 - i. Double glazing system comprising 6mm and 4mm panes in 12mm cavity (i.e. 6-12-4);
 - ii. Acoustically treated ventilation with minimum acoustic performance of $D_{n,e,w}$ 40 dB.

Recommended acoustically treated vents are available from Silavent (www.silavent.co.uk), Titon (www.titon.co.uk) or Passivent (www.passivent.com).

I trust that the above is clear and satisfactory. If you wish to discuss further please contact me.

Yours sincerely
for Hepworth Acoustics


Antonio Meireles
Consultant

Appendix 3 – Noise Monitoring Location Plan

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