



Noise Impact Assessment

64 Kings Road
Reading

24012
March 2026

24012 64 Kings Road, Reading



Fig.01 View of the site

1. Introduction

This Noise and Vibration Impact Assessment has been prepared in support of a planning application for the conversion of the ground and lower ground floors of 64 Kings Road, Reading, from a restaurant (Use Class E) to 6 no. residential flats (Use Class C3).

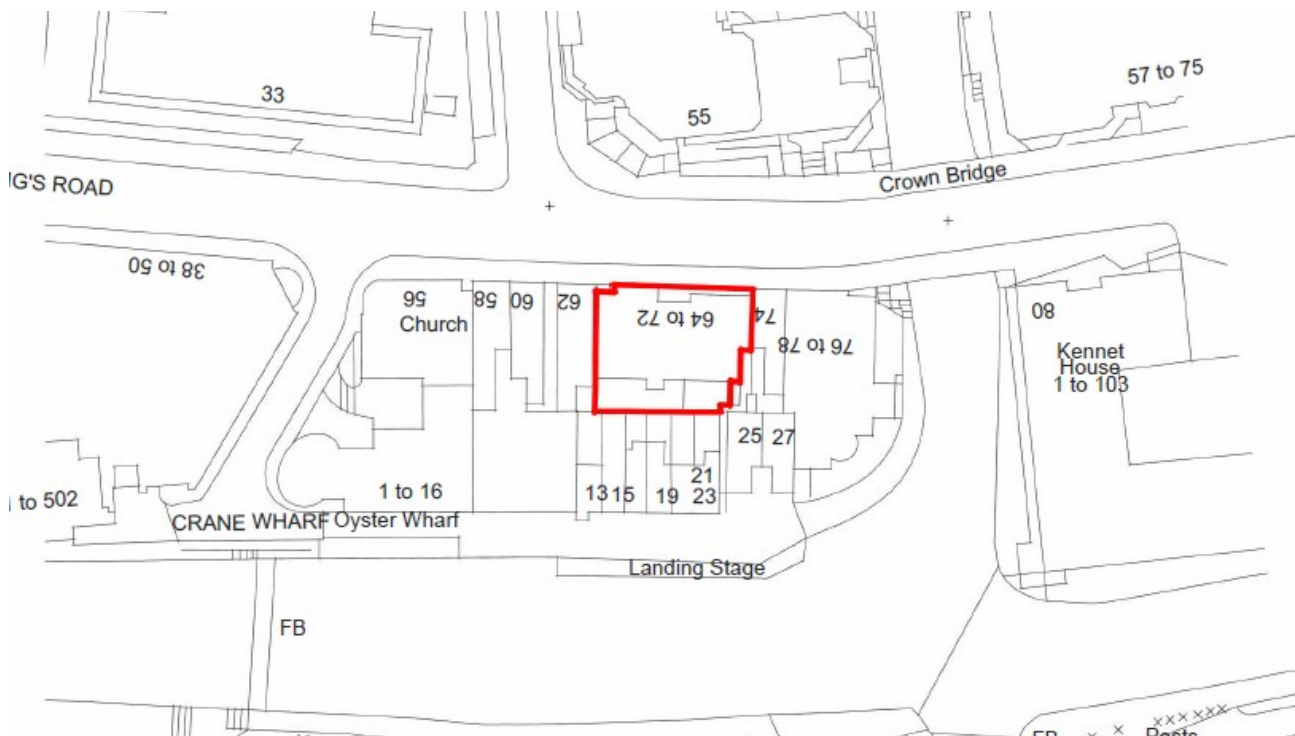


Fig.02 OS Block Plan



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The purpose of this report is to assess the potential impact of noise and vibration on the proposed residential use and to demonstrate that an acceptable standard of amenity can be achieved for future occupants.

2. Site Context

The site is located on Kings Road within a predominantly urban area of Reading. The surrounding environment is characterised by a mix of residential, commercial, and retail uses.

The primary sources of noise affecting the site are anticipated to be:

- Road traffic along Kings Road
- General urban activity associated with nearby commercial uses

The site is not located in close proximity to any significant industrial noise or vibration sources.



Fig.03 Google Satellite View



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3. Policy Context and Guidance

This assessment has been prepared with reference to:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG) on Noise
- BS 8233:2014 – *Guidance on sound insulation and noise reduction for buildings*
- WHO Guidelines for Community Noise

These documents seek to ensure that new residential development provides a suitable acoustic environment for occupants.

4. Existing Noise Environment

Given the site's location on a main urban road, it is expected that:

- Daytime noise levels will be influenced by steady road traffic flows
- Night-time noise levels will reduce but may still be affected by intermittent vehicle movements

The existing restaurant use is also likely to generate noise from:

- Customer activity
- Plant and equipment (e.g. kitchen extract systems)
- Servicing and deliveries

5. Proposed Development and Noise Impacts

5.1 Change of Use

The proposed development represents a change from a **potentially noise-generating commercial use** to a **noise-sensitive residential use**.

Importantly:

- The removal of the restaurant use will eliminate noise associated with kitchen extraction, customer comings and goings, and servicing.
- The development will not introduce any new significant noise sources.



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As such, the proposal is expected to result in an **overall reduction in noise generation from the site**.

6. Impact on Future Occupiers

6.1 Internal Noise Environment

To ensure an acceptable internal environment, the following measures are anticipated:

- **High-performance glazing** to habitable rooms facing Kings Road to reduce traffic noise ingress
- **Appropriate acoustic ventilation strategy**, such as trickle vents or mechanical ventilation, allowing windows to remain closed where necessary
- **Enhanced building fabric insulation** in line with current Building Regulations

With these measures in place, internal noise levels can be controlled to meet the guideline values set out in BS 8233:2014.

6.2 External Amenity Areas

The proposal does not include significant external private amenity spaces at ground or lower ground level. Given the urban context:

- External noise levels are typical of a town centre location
- Future occupants would expect a degree of ambient urban noise

This is considered acceptable and consistent with the character of the area.

7. Vibration

There are no significant sources of vibration identified in the vicinity of the site, such as:

- Rail infrastructure
- Heavy industrial operations

Road traffic is not expected to generate perceptible or harmful levels of vibration affecting the building.

Accordingly, vibration impacts are considered **negligible**.



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8. Mitigation Measures

The following mitigation measures are recommended:

- Installation of **acoustic glazing** on elevations exposed to higher noise levels
- Provision of **background ventilation systems** that do not compromise acoustic performance
- Good acoustic design and detailing to meet Building Regulations Part E requirements

These measures are standard for residential development in urban locations and can be secured through planning conditions if required.

9. Conclusion

This Noise and Vibration Impact Assessment concludes that:

- The site is subject to typical urban noise associated with road traffic.
- The proposed change of use will **reduce overall noise emissions** compared to the existing restaurant use.
- Appropriate mitigation measures can ensure that **internal noise levels meet accepted standards**.
- There are **no significant sources of vibration**, and impacts in this regard are negligible.

Overall, the proposed development will provide an acceptable living environment for future occupants and is therefore considered acceptable in noise and vibration terms.

