

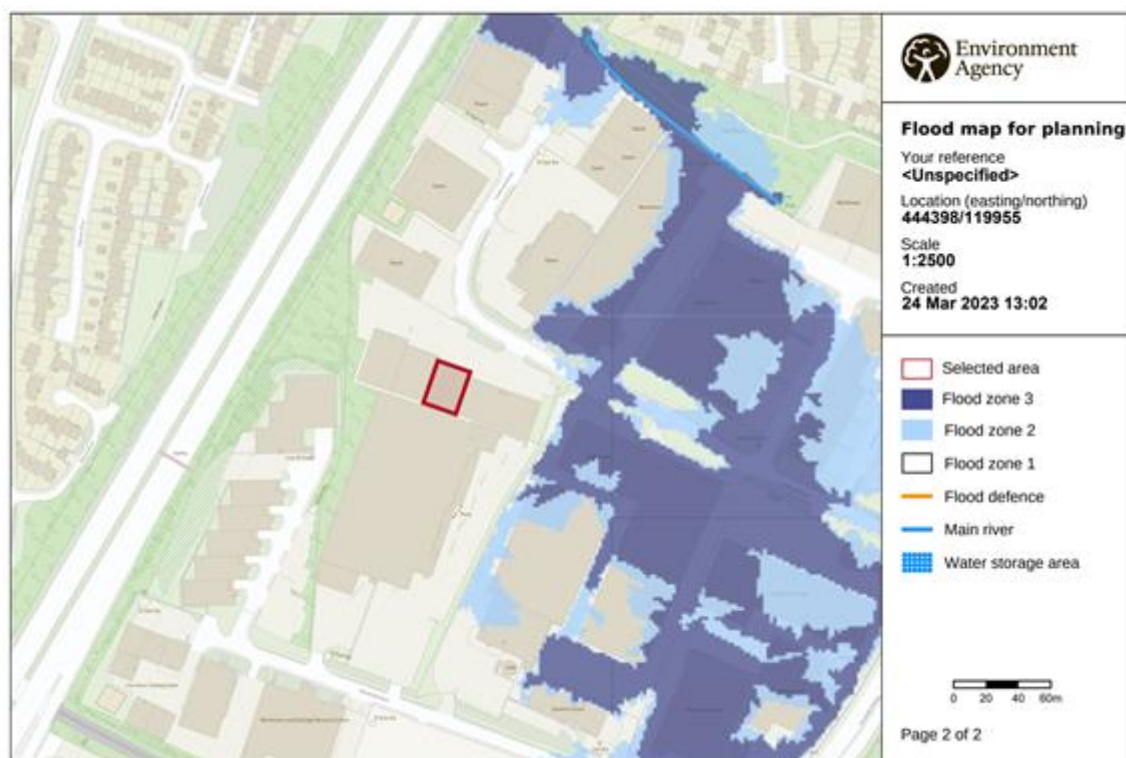
**Design and Access Statement including Site Photos,
Flood Risk & Noise Impact Assessments – March 2023**

Unit 3 Peacock Trading Estate, Goodwood Road, Eastleigh, SO50 4NT
Proposed Change of Use from B2 (General Industrial) to Sui Generic Funeral Directors Facility (to include 24hr access)



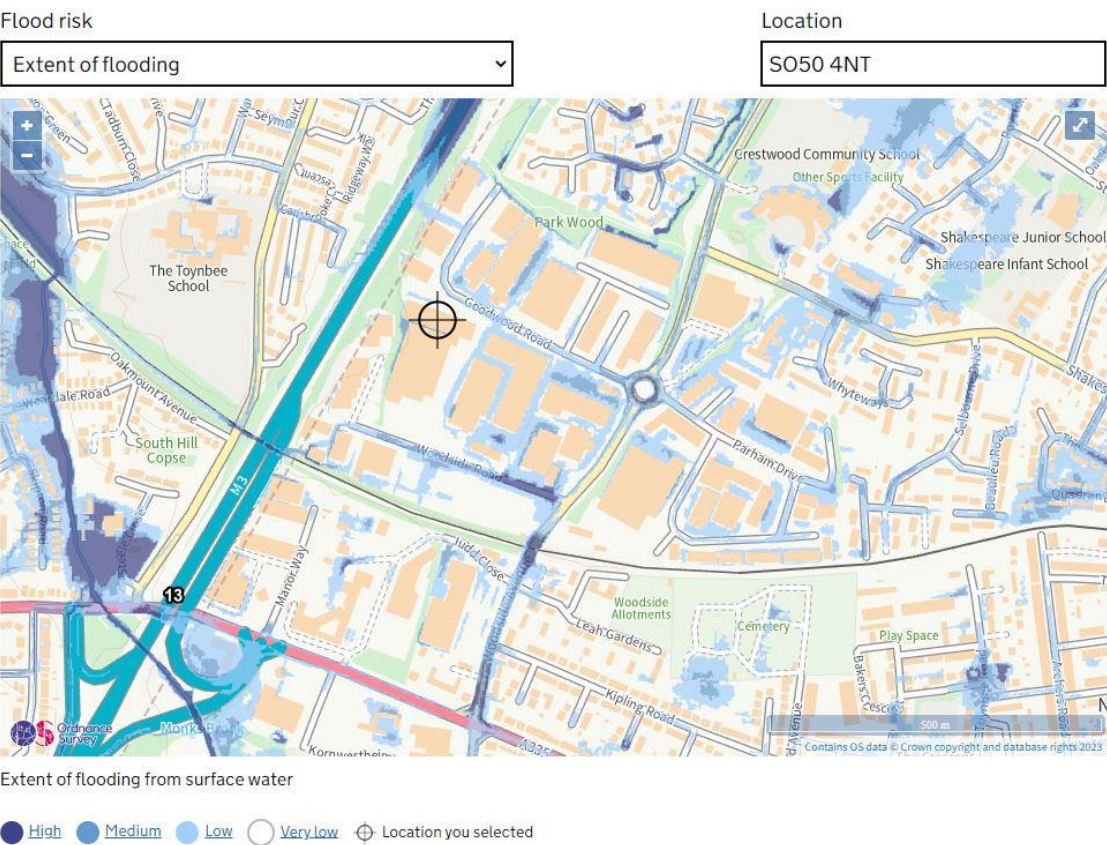
- 1. Use:** The existing building is currently occupied by Parkway Interiors, a furniture manufacturer and as such the assumed Use Class for the site is B2 General industrial.
The proposals are for a change of use to the Sui Generic use class of Funeral Directors Facility to include 24hr access (see point 4. Below).
- 2. Amount:** There are no extensions proposed to the building.
- 3. Access:** All access routes into the building are to be retained as existing. Office/business hours will be 8.30 – 17.00 Monday to Friday however due to the nature of the business 24-hour access, 7 days a week, 365 days/year is required for staff and occasionally Doctors. The 24-hour access allows staff to remove a deceased person from home or hospital, etc, to the facility outside of office hours, during the night and over weekends and bank holidays.
- 4. Scale:** There are no alterations proposed to the scale of the building.
- 5. Landscaping:** Two cycle spaces will be provided at the front of the building with the additional provision of one electric vehicle car charging point.
- 6. Appearance:** There are no alterations proposed to the appearance of the building other than the addition of floor/wall mounted condenser units for the Refrigeration & Air Conditioning on the Front Elevation.

7. **Layout:** The internal layout of the building is to be altered to accommodate the following facilities: Reception; Wheelchair Accessible WC; HTR Office; HTR Changing; HTR (Hygienic Treatment Room); HTR Store; Fridge Room; Lobby; Dressing/Prep Room; Cold Holding Room; Workshop; Coffin Storage; Offices x3; Mess Room; Female WC; Male WC's; HTR Water Tanks; Meeting/Training Room; Locker Room; Store Rooms; Garaging for 6 Funeral Vehicles & 2 Private Ambulances; Clinical waste storage. Existing & proposed floor plans are submitted as part of this application.
8. **Scheduled Ancient Monument (SAM):** The proposals do not affect a scheduled ancient monument or its setting.
9. **Archaeologically Sensitive Area (ASM):** The proposals do not affect an archaeologically Sensitive Area.
10. **Listed Buildings:** The application site is not a Listed Building.
11. **Conservation Area:** The site is not located within a Conservation Area.
12. **Historic Parks and Gardens:** The site does not form part of a historic park or garden.
13. **Flood Risk Assessment:** The site is situated in the area Flood Zone 1, an area with a low probability of flooding. The site is less than 1 hectare in size is not in an area with critical drainage problems as notified by the Environment Agency. The proposals are for a change of use only with no additional hard standing or extensions proposed, the proposed Sui Generis Use is considered to be within the "Less Vulnerable" Flood Risk Vulnerability Classification.



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

In addition, the risk of Flooding from Surface Water is low as identified on the Environment Agency Map below.



14. Site Photos:

Photo 1 – Front Elevation



Photo 2 – Rear Elevation



Photo 3 – Internal view showing existing Mezzanine



15. Noise Impact Assessment: There is a million to one ratio between the threshold of hearing and the highest tolerable sound pressure. Noise is therefore measured using a logarithmic scale, to account for this wide range, called the decibel (dB). Noise is defined as unwanted sound and the range of audible sound varies from around 0 dB to 140 dB.

The human ear is capable of detecting sound over a range of frequencies from around 20 Hz to 20 kHz; however, its response varies depending on the frequency and is most sensitive to sounds in the mid frequency range of 1 kHz to 5 kHz. Instrumentation used to measure noise is, therefore, weighted across the frequency bands to represent the sensitivity of the ear. This is called 'A weighting' and is represented as dB(A).

It is generally accepted that a change in noise level of 3 dB is the minimum perceptible under normal conditions, whilst a change of 10 dB is perceived as a doubling or halving of the noise level. An indication of the range of noise levels commonly found in the environment is given below.

Typical Noise Level dB(A)	Example
0	Threshold of hearing
30	Rural area at night
40	Residential area at night
60	Conversation
80	Inside general factory premise
100	Near to pneumatic hammer
120	Near to speaker at rock concert
140	Threshold of pain

A number of different indices are used to describe the fluctuations in noise level over certain time periods. The main indices include:

LA90,T: This is the noise level exceeded for 90% of the measurement period and provides a measurement of the quieter 'lull' periods in between noise events. It is often referred to as the background noise level;

LAeq,T: This is the equivalent continuous A-weighted sound pressure level and is the level of a notional steady sound which has the same acoustic energy as the fluctuating sound over a specified time period, T. It is often used for measuring all sources of noise in the environment, which can be referred to as the ambient noise;

LAmx,F: This is the maximum sound pressure level measured in a given time period with the sound level meter set to 'fast' response.

British Standard 4142

British Standard (BS) 4142 [1] has recently been revised and supersedes the previous version from 1997 [2]. This standard provides a procedure for rating and assessing sound of an industrial/commercial nature. The methods described in the standard use outdoor sound levels to assess the likely effects of the industrial/commercial sound on people who might be inside or outside a residential dwelling. The assessment of nuisance explicitly falls outside the scope of this British Standard.

The rating level (LAr,Tr) is defined in BS 4142 and is used to rate the industrial sound (known as the specific noise source) outside residential dwellings. This level is obtained by applying a Rating Penalty which varies depending on the presence of tonality, impulsiveness and other sound characteristics to the specific noise source.

Reference time intervals, Tr, of 1 hour and 15 minutes are specified for the determination of rating levels during the day and night, respectively.

The significance of sound of an industrial and/or commercial nature depends upon both the margin by which the rating level of the specific sound source exceeds the background sound

level and the context in which the sound occurs. Typically, the greater this difference, the greater the magnitude of the impact.

- A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.
- A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context.
- The lower the rating level is relative to the measured background sound level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact.
- Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.

Where an initial estimate of impact needs to be modified due to the context the following factors can be taken into consideration:

- Absolute level of sound.
- The character and level of the residual sound compared to the character and level of the specific sound.
- The sensitivity of the receptor and whether dwellings or other premises used for residential purposes will already incorporate design measures that secure good internal and/or outdoor acoustic conditions.

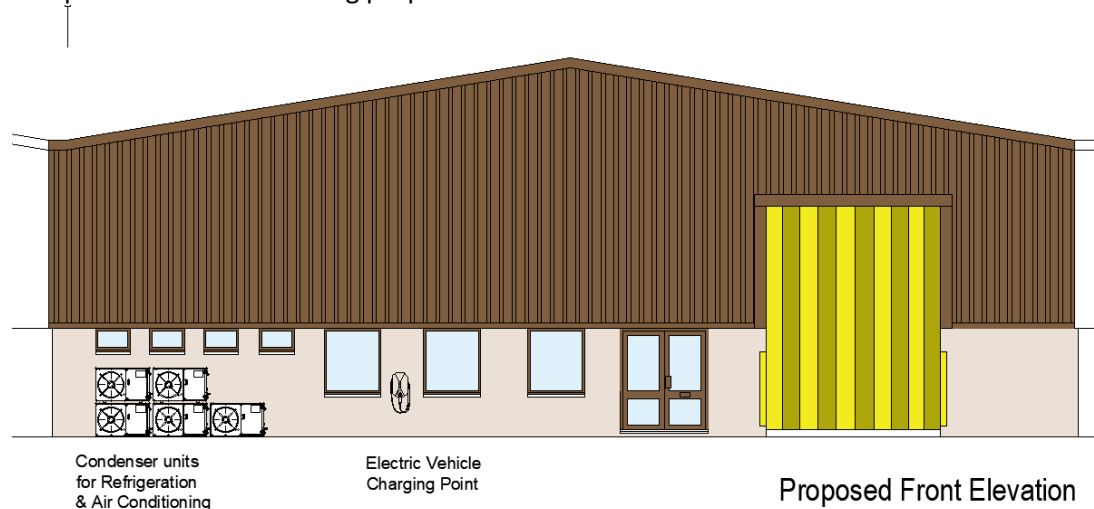
Application Site

The application site is located on the established Peacock Trading Estate off Goodwood Road which is accessed via Woodside Avenue. The application property is the central unit in a terrace of 5 industrial/warehouse units and sits within the larger Boyatt Wood industrial Estate. The Industrial Estate is characterised by commercial units of varying sizes and used as offices, light and general industrial uses, and storage (E, B2 & B8)

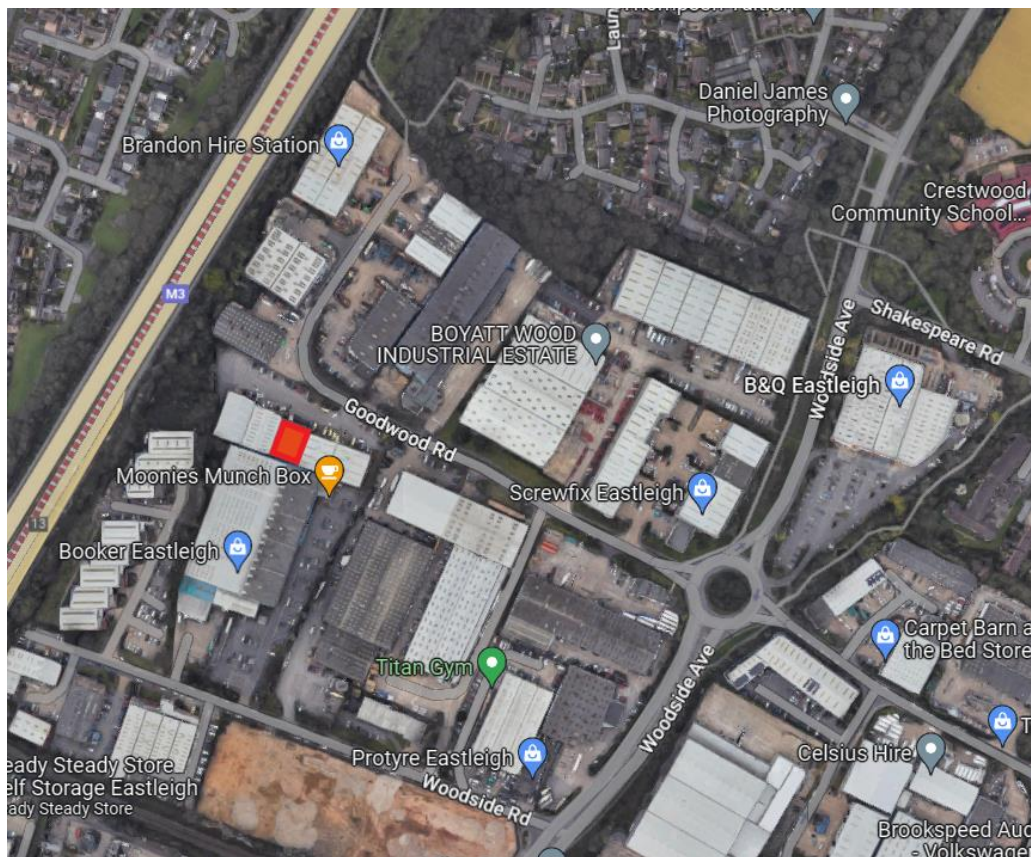
Proposed

The application proposes 5no. JE Hall Condenser Units mounted on the front elevation for the Cold Room/ Fridges refrigeration systems and the Offices & Meeting/Training Room Air Conditioning. The front elevation faces onto the surrounding industrial estates with no near residential neighbours.

Proposed elevation showing proposed locations of external condenser units:



As can be seen from the aerial photograph below there are no residential properties close to the site with the nearest residential properties located across the M3 Motorway which runs parallel to the Peacock Trading Estate.



The proposed Condensers that are suitable for the requirements of the application site are outlined in red in the JE Hall Condenser Units Technical Specifications Table below within the medium sized section. These are low noise units with noise levels for these units ranging from 32dB(A) to 39 dB(A) SPL at 10m.



Unit Specification

SMALL, MEDIUM, LARGE & TWIN FAN

Casing	Part No.	Unit Model	Compressor Model	Phase	Electrical Data (A)			SPL @ 10m dB(A)	Unit Connections		Dry Weight (kgs)	Dimensions (mm) (W x D x H)	Mounting Dimensions (mm) (W x D)	Medium temperature
					NC	MCC	LRC		Liquid	Suction				
Small	N04120079	JEHR-0050-B1-M-1	AE 4460Z-FZ1C	1	3.6	5.9	19.4	28	1/4	3/8	49	876 x 430 x 606	545 x 400	
	N04120080	JEHR-0067-B1-M-1	CAJ 9480Z	1	3.3	6.7	24.1	28	3/8	1/2	56			
	N04120081	JEHR-0100-B1-M-1	CAJ 9510Z	1	4.1	8.4	29.5	28	3/8	1/2	57			
	N04120082	JEHR-0113-B1-M-1	CAJ 9513Z	1	5.1	11.3	33.5	28	3/8	1/2	58			
Medium	N04120083	JEHR-0140-B2-M-1	CAJ 4517Z	1	5.9	12.7	38.5	32	3/8	1/2	67	101 x 444 x 662	703 x 408	
	N04120084	JEHR-0140-B2-M-3	TAJ 4517Z	3	2.9	4.0	18.0	32	3/8	1/2	67			
	N04120140	JEHR-0170-B2-M-1	CAJ 4519Z	1	7.0	15.2	45.0	33	3/8	5/8	68			
	N04120141	JEHR-0170-B2-M-3	TAJ 4519Z	3	3.7	4.8	22.0	33	3/8	5/8	68			
	N04120087	JEHS-0200-B2-M-1	ZB15KQE-PFJ	1	7.9	18.5	58.0	33	3/8	3/4	70			
	N04120088	JEHS-0200-B2-M-3	ZB15KQE-TFD	3	3.5	7.0	26.0	33	3/8	3/4	70			
	N04120089	JEHS-0250-B2-M-1	ZB19KQE-PFJ	1	9.9	20.5	61.0	34	3/8	3/4	72			
	N04120090	JEHS-0250-B2-M-3	ZB19KQE-TFD	3	4.8	7.0	32.0	34	3/8	3/4	72			
	N04120091	JEHS-0300-B2-M-1	ZB21KQE-PFJ	1	12.8	21.5	82.0	36	3/8	3/4	74			
	N04120092	JEHS-0300-B2-M-3	ZB21KQE-TFD	3	5.0	10.3	40.0	36	3/8	3/4	74			
	N04120093	JEHS-0350-B2-M-1	ZB26KQE-PFJ	1	15.4	25.0	97.0	39	3/8	3/4	74			
	N04120094	JEHS-0350-B2-M-3	ZB26KQE-TFD	3	6.4	9.0	46.0	39	3/8	3/4	74			

Conclusion

Due to the low level of noise admittance of the proposed refrigeration units, their proposed locations within the site and the lack of any close residential properties it is considered that the refrigeration units will not have an adverse or significant adverse impact on any residential dwellings in accordance with BS 4142. As such there should be no reason on the grounds of noise to refuse the planning application.