

Morris, Rachael

From: Wedgbury, Stuart
Sent: 23 May 2024 12:09
To: Morris, Rachael
Subject: DC/24/96690- Land to the north side of Grange Road, Netley Abbey, Southampton

Dear Rachel

DC/24/96690- Land to the north side of Grange Road, Netley Abbey, Southampton- Discharge of conditions 9 (ventilation) and 10 (fenestrations) from X/23/94505 (variation from RM/19/86186) pursuant to outline permission O/16/78014 for 89 dwellings Our Ref- PR202401-102850

Thank you for consulting Environmental Health regarding additional submitted information relevant to the above matter. I note comments made by EH on 6/3/24 and will confine my review largely to submissions post that date and the matters raised.

I can see that an acoustic report SA – 5925 rev1 dated July 2019 has been re-submitted. This report was submitted as part of the application RM/19/86186 and attracted comments at the time and the suggestion of the conditions now shown on consent X/23/94505. I do not know what changes occurred between RM/19/86186 and X/23/94505, but I cannot see any additional acoustics work to review this at that time.

Various other documents dated 17/5/24 of which one document makes one reference to the acoustic performance of a double glazed unit as Rw (C,Ctr) of 31dB (-1,-4) but no reference is made to any ventilation systems.

Condition 10 Details of fenestration with confirmation that it will achieve the internal guideline levels recommended in Table 4 of BS8233:2014 shall be submitted to the Local Planning Authority for approval prior to installation. The approved fenestration to be installed prior to first occupation and thereafter maintained. Reason: to protect the amenity, health and wellbeing of future occupiers.

The acoustic report predicted the required sound insulation values for fenestration in living rooms and bedrooms in two positions on the development and on this basis set a specification for the fenestration on page 27-28; essentially suggesting an Rw of 39dB for certain bedrooms and Rw of 35dB for other habitable rooms. A more helpful Rw(+Ctr) appropriate for traffic noise is not established, but the required frequency response of the glazing system is set out in detail.

My observations are as follows:

- The consultant's calculations will only be valid for the current development if there have been no significant changes in layout since this work was completed in 2019. Significant changes would be changes that altered the façade to road distance; altered the number or sizes of windows (we should be especially concerned about fenestration in the noisiest locations) or room size. I do not know if there have been such changes. Assuming not and that this work remains valid my other observations are:
- The glazing performance referenced in one of the additional submitted documents suggests a glazing performance Rw of 31dB; insufficient to meet the specifications recommended by the developers consultant in 2019.
- What I think is needed here is:
 - A review to establish if the layout; fenestration areas and room sizes have changed since 2019 and if so a re-assessment of the sound insulation requirements for the habitable rooms. This should establish whether the performance requirements established in 2019 are still valid

- Specific product information from the intended glazing supplier to show that the intended glazing meets the specifications (amended if necessary) set out in the acoustic report.

Condition 9 Prior to construction above ground, details of a system for ventilating the residential properties to protect thermal and acoustic comfort of future occupants shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details before occupation and thereafter maintained. Reason: to protect the amenity, health and wellbeing of future occupier

No new information has been submitted. I note Neil's earlier comments regarding overheating which are a concern here. I am not competent to comment on this matter. The ventilation requirements including consideration of thermal comfort should now be controlled by the Building Regulations and you may be able to get advice from your Building control team.

In respect of acoustic comfort, the design should establish the acoustic performance requirements for any ventilation systems required to meet the Building Regulations, sufficient to achieve the internal noise standards set in the Local Plan. Noise will primarily enter habitable rooms through both the glazing when closed and the ventilation system. Noise break in through these routes needs to be sufficiently controlled.

The 2019 acoustic report assumes that a single passive window slot vent will be sufficient for Building Regulation purposes. It predicts that a passive vent with a performance of Dnew 39dB would be required for certain living rooms and bedrooms.

My observations are as follows:

- The consultant's calculations will only be valid for the current development if there have been no significant changes in layout since this work was completed in 2019. Significant changes would be changes that altered the façade to road distance or room size. I do not know if there have been such changes.
- It is not known what Building Regulations would require in the relevant habitable rooms. Whether for example forced systems are required or if passive vents are sufficient, how many are required. If these requirements differ from the assumptions in the acoustic report, the specifications in that work will no longer be valid.
- What I think is needed here is:
 - A review to establish if the layout; and room sizes have changed since 2019 and if so a re-assessment of the sound insulation requirements for the habitable rooms. This should establish whether the performance requirements established in 2019 are still valid
 - Establish what ventilation requirements would be needed to satisfy the Building Regulations and if different from those assumed in the acoustic report revisit the acoustic assessment.
 - If unchanged, specify particular passive vents and provide information to show that these products meet the acoustic specifications set out in the acoustic report.

Regards

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