

NOTE TO DISCHARGE CONDITION 22

Project name **Brazennose House**
Project no. **1620000899**
Subject **Note to discharge condition 22**
Date **13/04/2021**
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Condition 22 (Application Number: 111805/FO/2016/C1)

This design note has been prepared to support the discharge of Condition 22 of the planning approval for Brazennose House, Manchester.

The condition states:

'The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.'

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, to minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP policies DC26.'

In terms of facade constructions, the general building envelope of Brazennose House comprises:

- Glazing: 10mm toughened glass, 20mm spacer, 13.5mm laminated glass: $\geq 39\text{dB } R_w$
- Cladding: Metal cladding on SFS with cementitious board and two layers of plasterboard internally: $\geq 40\text{dB } R_w$
- Concrete superstructure: 200-250mm concrete: $\geq 50\text{dB } R_w$

In addition, the ground floor retail areas include some louvred strips above windows which will be blanked off internally where ductwork is not connected ($\geq 25\text{dB } R_w$). Entrance doors will be thermal double glazed with seals and expected to achieve around $30\text{dB } R_w$.

Figure 1 shows the south elevation, which fronts on to Brazennose Street. The north elevation facing Mulberry Street features no retail unit windows or doors.

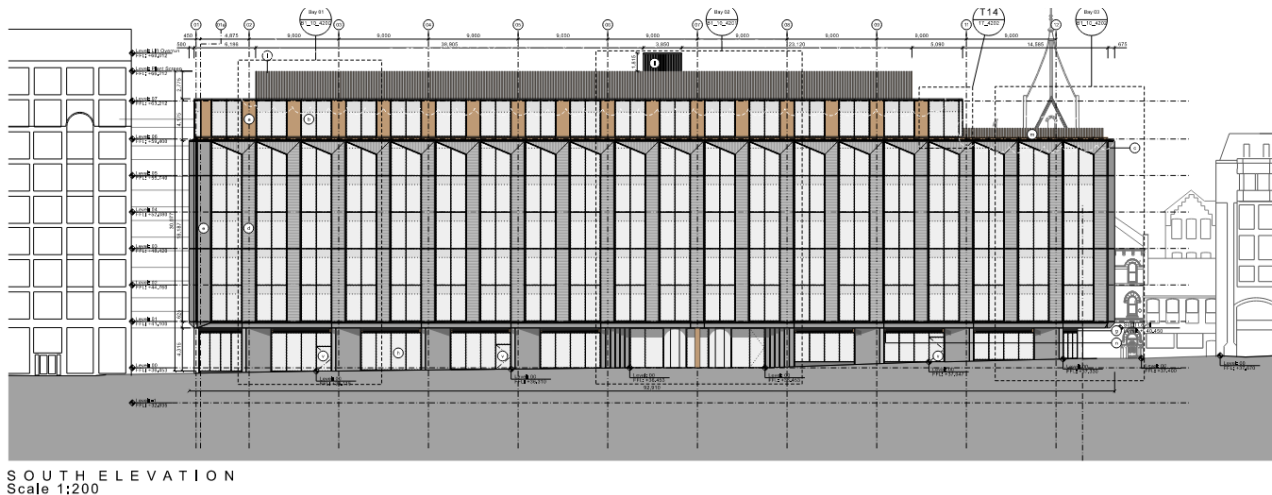


Figure 1 – Brazennose House south elevation showing general facade arrangement

The retail units are understood to be general shop or café style uses. Therefore, internal sources of noise would be limited to speech, general activity and possibly background music. Noise levels for such activities are not expected to exceed 60-70dBA typically.

Similarly, noise levels within the office space would not be expected to exceed 55-60dBA where the office is heavily occupied. This is based on levels measured by Ramboll at other open plan offices.

Based on a basic calculation of level difference from inside to outside, internal noise levels of up to 70dBA would result in external levels of around 30dBA external to the façade where the building envelope consists of cladding and glazing. Near to doors, and potentially by the louvres, noise levels could be marginally higher but not expected to be greater than 40dBA. Any noise emitted from this building is typical of the other building uses in the area. Noise levels in the vicinity of Brazennose House are greater than 54dBA¹, and as such noise levels will not result in any adverse impact on any surrounding receptor to the building.

Ramboll understand that no entertainment noise, such as live music, or DJ's will be included within the scheme or hosted within any of the units.

¹ Survey as reported in Ramboll Acoustic Stage 3 Report dated 30 November 2015