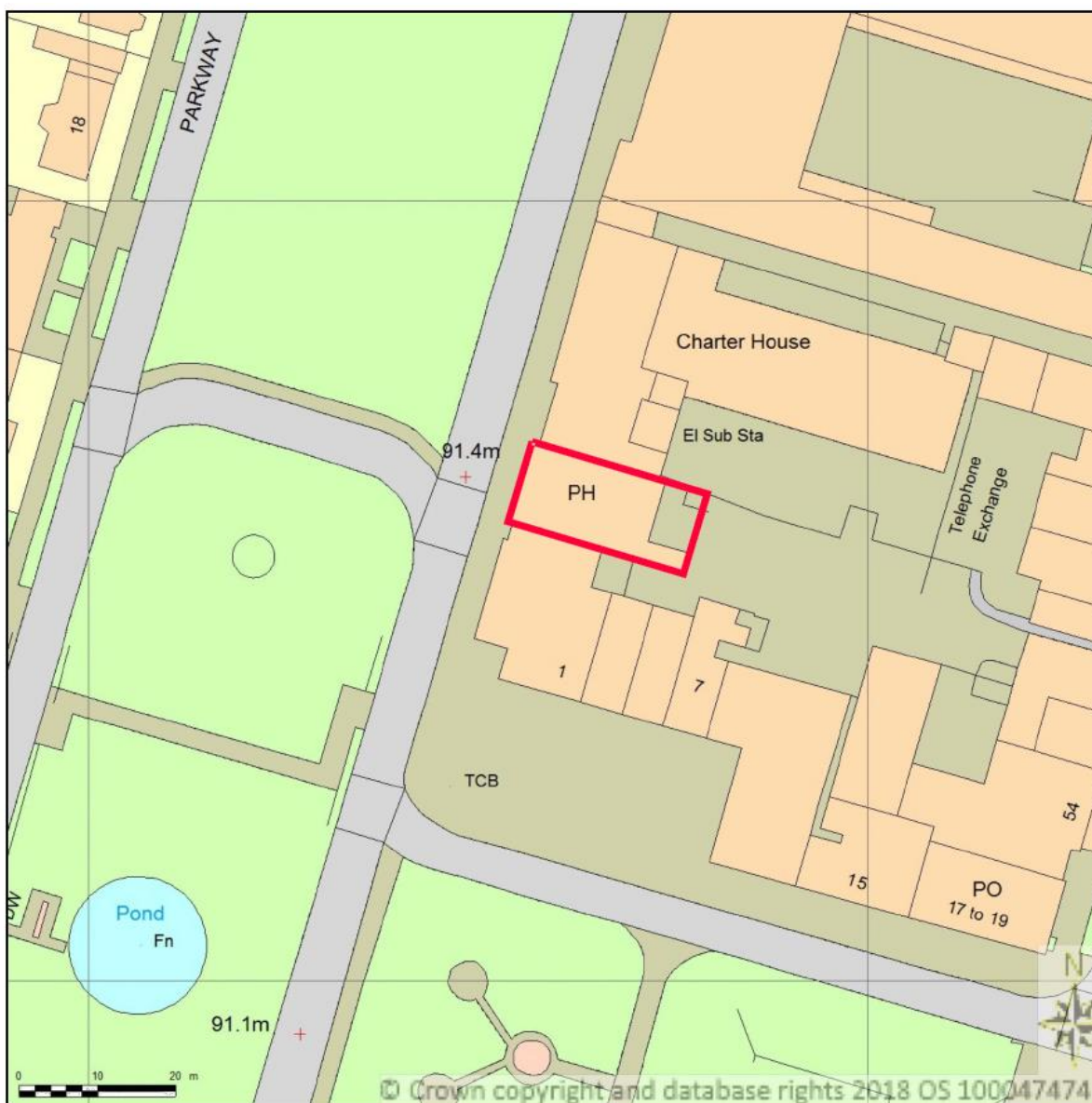


STATEMENT – ACOUSTIC TREATMENT OF SEPARATION ELEMENTS

The Parkway Bar, Parkway, Welwyn Garden City AL8 6JQ



**Discharge of Condition 1 of Approved Planning Application Ref.:
6/2018/2989/FULL**

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1.0 INTRODUCTION

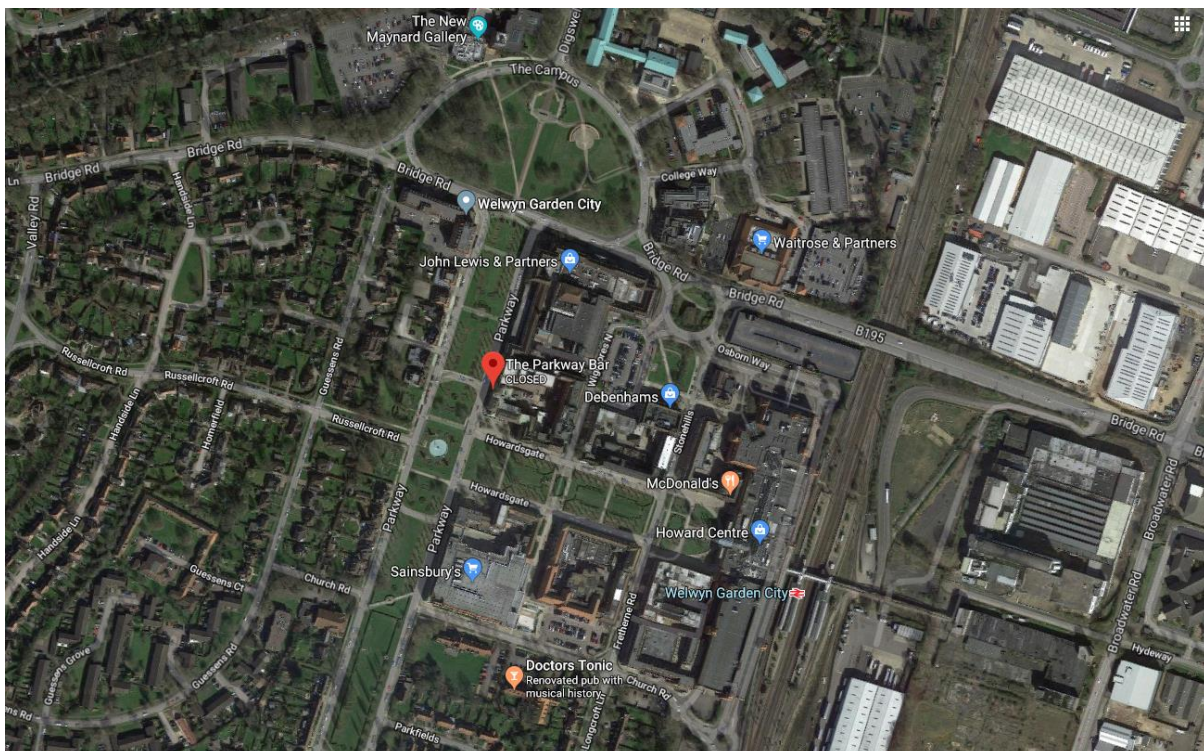
This Statement has been prepared in support of Mr Isa Demir for the Discharge of Condition 1 associated with the Approved Planning Application referenced 6/2018/2989/FULL. The text of the Condition states: *“The use hereby permitted shall not commence until a scheme for insulating the building to protect the residential properties on the second floor has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the first floor shall not be used until the approved scheme has been fully implemented and shall be retained thereafter.”*

1.1 PLANNING HISTORY

The planning history of the site is as follows:

- 6/2018/2989/FULL - Change of use of basement, ground and first floor to a Sui Generis mixed bar/restaurant Use (Classes A3/A4) – Granted
- 6/2018/2353/FULL - Installation of extraction flue at the rear – Granted
- 6/2018/2354/FULL - Alterations to shop front fenestration – Granted
- 6/2018/2355/ADV - Installation of 3 x externally illuminated built up letters signs – Granted
- N6/2015/1309/FP - Installation of full-length glazing windows to front, bi folding doors to rear elevations and removal of paint to first floor windows - Granted
- N6/2002/0453/FP - Replacement of shop front windows to front and rear elevations – GRANTED
- N6/2002/0454/AD - External illuminated through lighting over the sign - GRANTED

2.0 SITE CONTEXT



2.1 WIDER SITE

The site is located at the Junction of Howardsgate and Parkway. Howardsgate leads to the Welwyn railway station and the use classes are mainly represented by restaurants, cafes and shops. The site's adjacent property on Parkway is the Charter House, an office building occupied by the NHS.

2.2 THE SITE

The site itself is located east of Parkway and is located in a four-storey terraced building, of which the site is development on basement, ground and first floors, while the second floor has recently been granted with the creation of residential units.

Our site has recently been granted with the Planning Permission for the Change of use of basement, ground and first floor to a Sui Generis mixed bar/restaurant Use (Classes A3/A4), which creates the association of a residential use with a commercial use.

There are two main entrances on the premises from Parkway and there is one secondary access from the back, through the service yard. The service yard at the rear of the building is accessible via Wigmore's N road. The yard is used for deliveries for the commercial units and for parking.

The Building is sited within the Welwyn Garden City Conservation Area and falls within Hadnside Ward.

2.3 FLOOD RISK

The site is not within any flood risk zone.

3.0 PROPOSAL

The Proposal for this Application is to Discharge Condition 1 of Approved Planning Application referenced 6/2018/2989/FULL.

As the condition is meant to overcome any noise issues that might arise from the joining of residential and commercial uses, interventions have been requested by the council for sound treatment of existing separating elements.

Due to the fact that the residential units are being proposed at second floor level and the restaurant/bar unit is sited at first floor level, the proposal comprise of a sound treatment of the existing first floor concrete ceiling with special selected layers that are meant to reduce any noise that might be generated by the commercial use and which might affect the residential use above.

Therefore, the ceiling will be upgraded with a grid of timber battens of 48 x 48 mm at 400 centres fixed onto the concrete slab, with the space between the battens being fitted with 50 mm X 45 kg/m³ density mineral wool, with 16mm standard resilient bars mounted on the timber battens, 15mm Phonestar acoustic insulation fixed on the

resilient bars and with 15 mm Gyproc Soundbloc F sound resistant plasterboard as finish.

In support of the Approved Prior Notification Application for the creation of Residential units at part of Second Floor Level, Ref: 6/2018/3025/PN11, there has been submitted a Noise Impact assessment by KP Acoustics LTD who made noise prediction calculations for the noise between the proposed restaurant and the residential units above, in order to assess whether the internal noise conditions described in BS8233:2014 are met for the flats.

Based on these calculations, they concluded that the existing sound insulation performance of the existing ceiling / slab is adequate to control noise from the proposed operations within the restaurant. These prediction calculations have been prepared also based on the Noise Report prepared by AIRO (Ref: DJB/6982/A) and the sound insulation tests carried out on 13 April 2017 by them, in support of Prior Notification Application referenced 6/2018/1067/PN11 for the change of use from offices B1(a) to dwellinghouses (C3) to include the creation of 18 apartments at Fountain House 1-7 Howardsgate Welwyn Garden City AL8 6AL.

A level of 75dB has been considered for the noise level within the proposed 1st Floor restaurant area with background music, while the sound reduction index (dB DnT,w) of the party floor (between first and second levels), as measured by AIRO was calculated as 58dB(A). Thus, according to calculations produced by KP Acoustics LTD it resulted a predicted sound pressure level within the nearest residential receiver due to restaurant noise on 1st Floor of 21(A) dB. The result is lower than the Noise Criterion within the residential property as per BS 8233:2014 which is set up for 30 dB(A).

Therefore, our proposed sound treatment for the first-floor ceiling, although is not required according to the prediction calculations remembered above, will add an extra high level of noise protection for the proposed residential units which will not make anything else, but it would overcome any possible concerns regarding the sound insulation performance of the existing separation elements.

Proposed ceiling treatment will be made internally, and it will not have any detrimental impact on the existing external appearance of the building.

4.0 CONCLUSION

Although the sound insulation performance of the existing separation elements has been proven to meet the minimum requirements for residential units set up in BS 8233:2014, the current application is proposing the installation of an extra sound treatment of existing first floor ceiling and therefore the proposed restaurant use class will not detrimentally affect the residential use at second floor level.