



Gould Singleton Architects

INNOVATION. DESIGN. EXPERIENCE

Earls Way, Halesowen, West Midlands, B63 3HR

T: 0121 550 0359

Email: [info@gould-singleton.co.uk](mailto:info@gould-singleton.co.uk)

## Design and Access Statement to Support Resubmission Following Refusal

17-1622/Reports/Design & Access Statement sdc211123.jp1

Proposed Extension & Alterations  
to Existing Food Store,  
Market Square, Newent, GL18 1PS

November 2023

## 1.0 INTRODUCTION

This document is to be read in conjunction with the submitted planning application drawings which we seek formal approval from Forest of Dean District Council.

Within this document is the original Design and Access Statement dated June 2018 that was issued for the original planning application that was approved referenced P1656/18/FUL dated 25<sup>th</sup> January 2019. A copy of the planning permission was received in the post at our offices on the 26<sup>th</sup> January 2019, and a copy of the approval is enclosed within this document.

Our client, Midcounties Co-operative, wish to implement the planning prior to the expiry of the consent and set about commencing the works following the submission of a building regulations application at the end of 2022.

The Local Authority were notified of the implementation of the scheme; however, it came to light that the original planning permission that had been received at Gould Singleton offices was incomplete with a page missing from the approval notice. Subsequently the Local Authority have issued an updated copy of the approval notice with a further page of conditions highlighting conditions 7, 8 and 9 with **condition 9 being a pre-commencement condition.**

As the time had elapsed from the original consent and condition 9 not being discharged, the consent had therefore **lapsed.**

It was agreed that a new planning application would be submitted to reinstate the consent and this was subsequently submitted on the 6<sup>th</sup> October 2022, referenced PO776/22/FUL.

The above planning application for the identical works was refused planning permission on the grounds of noise issues.

Unbeknown to Gould Singleton, during the summer of 2022 replacement condenser units were positioned in the service yard of the existing store without any prior approval or sound attenuation equipment. After investigations and meetings on site it was agreed that a new planning application would be submitted seeking approval for sound attenuation enclosures to the existing plant which would be resited on the ground with the acoustic enclosures to deliver sound reduction in line with the original sound survey criteria. A further application was submitted on the 19<sup>th</sup> June 2023, referenced PO821/23/FUL seeking approval for a proposed external plant enclosure, the performance of which was compliant with the original sound levels of the original planning application P1656/18/FUL.

The planning application was subsequently approved, and the works have been satisfactorily completed on site.

The purpose of this new planning application is a resubmission following the refusal under reference PO776/22/FUL now that all matters relating to noise have been resolved. The proposals which we seek consent for are identical to those that have previously received consent; however, the drawings have now been updated to reflect the current arrangements on site with the acoustic enclosure now being identified on the plans as existing and plans as proposed.

The original Design and Access Statement is consistent with the proposals and is, therefore, incorporated as part of this document; however, no materials enclosed in respect of the acoustic enclosure as this is already deemed to be acceptable and approved.

The pre-commencement condition referenced 9 on the original consent is to be considered as part of this full planning application and, therefore, accompanying the proposals for the first time is a detailed landscaping proposal from a landscape consultant that has been briefed on the scope of works. With this material now being submitted as part of the planning application, this now deals with condition 9, thus removing any requirement for further landscape proposals.

We believe that none of the planning policy has changed in respect of the proposals and that the Local Authority can move to approve the work as previously accepted as being suitable.

## 2.0 ENCLOSURES

1. Planning permission received by post on the 26<sup>th</sup> January 2019, referenced P1656/18/FUL with 1 to 6 conditions enclosed.
2. Updated copy of planning permission received by email from Local Authority with further three conditions attached.
3. Planning refusal document reference PO776/22/FUL.
4. Planning approval document reference PO821/23/FUL.



**GOULD SINGLETON ARCHITECTS**

EARLS WAY  
HALESOWEN  
WEST MIDLANDS  
B63 3HR

T: 0121 550 0359

F: 0121 550 8088

E: [info@gould-singleton.co.uk](mailto:info@gould-singleton.co.uk)



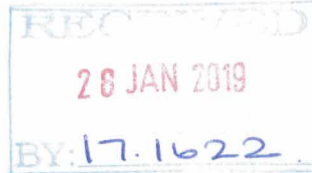
**Forest of Dean**  
— DISTRICT COUNCIL —

# Town and Country Planning Act, 1990 (As Amended)

Town & Country Planning (Development Management Procedure)  
(England) Order 2015

To: The Midcounties Co-Operative  
C/o Gould Singleton Architects  
FAO Mr Stephen Cox  
Earls Way  
Halesowen  
B63 3HR

PLANNING REFERENCE NUMBER AND  
DATE OF APPLICATION  
**P1656/18/FUL**  
**19/10/2018**



In accordance with their powers under the above Act and Regulations, the Council  
as a Local Planning Authority grant

## **FULL PERMISSION**

to the development described below in accordance with the submitted application  
and its accompanying plan(s), but subject to the conditions stated

### **Description of Development**

Extension to existing retail premises including alterations to internal layout and car park.

### **Address**

**Co-op Market Square Newent**  
Newent Parish

### **CONDITIONS ATTACHED TO PERMISSION AND THE REASONS FOR THEM:-**

01. The development hereby permitted shall be commenced before the expiration  
of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town &  
Country Planning Act 1990 as amended by Section 51 of the Planning and  
Compulsory Purchase Act, 2004.

02. The development hereby permitted shall be carried out in accordance with the  
approved plans listed in the table below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Dated: 25th January 2019

**IMPORTANT – SEE NOTES OVERLEAF**

03. The development hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan drawing no. 17-1622/31B, and those facilities shall be maintained available for those purposes thereafter.

Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

04. The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted plan drawing no. 17-1622/31B and those facilities shall be maintained for the duration of the development.

Reason:- To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

05. Prior to occupation of the proposed development hereby permitted details of the proposed footway improvements including refreshment of road markings (Zebra Crossings), shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the works have been completed and are open for use by the public and maintained thereafter.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraph 108 and 110 the National Planning Policy Framework.

4. Prior to the occupation of the development hereby permitted,

06. Prior to the occupation of the development hereby permitted, two of the proposed car parking spaces shall be designated to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Reason:- To ensure that the development incorporates facilities for charging plug-in and other ultra-low emission vehicles in accordance with Paragraph 110 of the National Planning Policy Framework.

**This permission relates to the following plans:**

<b>Drawing(s) Title</b>	<b>No.(s)</b>	<b>Received on:</b>
Location Plan	17-1622/L	19 October 2018
Proposed site plan	17-1622/31/B	7 December 2018
Proposed Elevations and Floor Plans	17-1622/30A	19 October 2018
Existing Elevations and Floor Plans	17-1622/10a	19 October 2018
Topographical detail	17-1622/32	19 October 2018
Other	CRIB RETAINING WALL 17-1622/33	7 December 2018

**NOTES**

1. The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.
2. **Advice Note for Birds and Nesting Season**  
  
The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.  
  
Generally trees, buildings and scrub may contain nesting birds between 1st March and 31st August inclusive. It is considered that the application site is likely to contain nesting birds between the above dates. You are advised to seek the advice of a competent ecologist prior to undertaking any works which could affect nesting birds during the period outlined above.
3. The proposed development will involve works to be carried out on the public highway and the applicant/developer is required to enter into a legally binding Highway works Agreement (including an appropriate bond) with the Council before commencing those works.

*P.M. Williams*   
Strategic Group Manager





**Forest of Dean**  
— DISTRICT COUNCIL —

# Town and Country Planning Act, 1990

(As Amended)

Town & Country Planning (Development Management Procedure)  
(England) Order 2015

To: The Midcounties Co-Operative  
C/o Gould Singleton Architects  
FAO Mr Stephen Cox  
Earls Way  
Halesowen  
B63 3HR

PLANNING REFERENCE NUMBER AND  
DATE OF APPLICATION  
**P1656/18/FUL**  
**19/10/2018**

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as a Local Planning Authority grant

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### **Address**

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Newent Parish

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02. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Dated: 25th January 2019

**IMPORTANT – SEE NOTES OVERLEAF**



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Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

04. The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted plan drawing no. 17-1622/31B and those facilities shall be maintained for the duration of the development.

Reason:- To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

05. Prior to occupation of the proposed development hereby permitted details of the proposed footway improvements including refreshment of road markings (Zebra Crossings), shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the works have been completed and are open for use by the public and maintained thereafter.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraph 108 and 110 the National Planning Policy Framework.

4. Prior to the occupation of the development hereby permitted,

06. Prior to the occupation of the development hereby permitted, two of the proposed car parking spaces shall be designated to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Reason:- To ensure that the development incorporates facilities for charging plug-in and other ultra-low emission vehicles in accordance with Paragraph 110 of the National Planning Policy Framework.

07. Activities on the site, other than ancillary office uses hereby approved or internal maintenance work, shall not be carried out except within the following times and days:-

- i. between the hours of 0800 and 2200 Monday to Saturday inclusively;
- ii. between the hours of 0800 and 2200 on Sundays,
- iii. deliveries shall only take place between the hours of 0700 and 2200 on Mondays to Saturdays, and between the hours of 0800 and 1700 on Sundays.
- iv. The store shall not be open to the public nor receive deliveries on Christmas Day or Easter Day.

Reason: To safeguard the aural and general amenities of neighbouring dwellings in accordance with the National Planning Policy Framework, and Core Strategy Policy CSP.1.

08. The roofs of the extensions shall be constructed with reconstituted slate and the walls facing brickwork to match the existing building.

Reason: To ensure the extension harmonises with the existing building, in the interests of amenity and in accordance with Core Strategy Policy CSP.1.

09. Notwithstanding the submitted details, no development shall commence until a scheme for hard and soft landscaping of the site (incorporating existing flora) and including the means of enclosure and the materials to be used for hard surfacing, has been submitted to and approved by the Local Planning Authority. The scheme shall include, but shall not be limited to:

1.A plan showing existing vegetation to be retained and safeguarded during construction works.

2.Planting specification and long term management plan for the site.

3.Detailed planting / sowing specifications including species, size, density spacing, cultivation protection (fencing, staking, guards) and methods of weed control

4.Details of surfacing, boundary treatments and landscaping structures including design, location, size, colour, materials and openings.

Such a scheme shall be carried out in accordance with the approved scheme and in accordance with the landscape implementation phasing plan. If at any time in the five years following planting any tree, shrub or hedge shall for any reason die, be removed or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season to the satisfaction of the Local Planning Authority, unless the Local Planning Authority gives prior written consent to any variation.

Reasons: To safeguard Biodiversity as set out by Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, National Planning Policy Framework (Paragraphs 109 & 118), and CSP 1, AP7.

**This permission relates to the following plans:**

<b>Drawing(s) Title</b>	<b>No.(s)</b>	<b>Received on:</b>
Location Plan	17-1622/L	19 October 2018
Proposed site plan	17-1622/31/B	7 December 2018
Proposed Elevations and Floor Plans	17-1622/30A	19 October 2018
Existing Elevations and Floor Plans	17-1622/10a	19 October 2018
Topographical detail	17-1622/32	19 October 2018
Other	CRIB RETAINING WALL 17-1622/33	7 December 2018

**NOTES**

1. The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.

2. **Advice Note for Birds and Nesting Season**

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

Generally trees, buildings and scrub may contain nesting birds between 1st March and 31st August inclusive. It is considered that the application site is likely to contain nesting birds between the above dates. You are advised to seek the advice of a competent ecologist prior to undertaking any works which could affect nesting birds during the period outlined above.

3. The proposed development will involve works to be carried out on the public highway and the applicant/developer is required to enter into a legally binding Highway works Agreement (including an appropriate bond) with the Council before commencing those works.

*P.M. Williams*  
Strategic Group Manager



**Forest of Dean**  
— DISTRICT COUNCIL —

**Town and Country Planning Act, 1990**  
**(As Amended)**  
**Town & Country Planning (Development Management Procedure)**  
**(England) Order 2015**

To: The Midcounties Co-operative  
C/o Gould Singleton Architects  
FAO Mr S Cox  
7 Earls Way  
Earls Way  
Halesowen  
B63 3HR

PLANNING REFERENCE NUMBER AND  
DATE OF APPLICATION  
**P0776/22/FUL**  
**06/10/2022**



In accordance with their powers under the above Act, the Council  
as a Local Planning Authority

**REFUSE**

the development described below

**Description of Development**

Erection of a single storey extension to existing retail premises including associated works and modifications to existing car park and service areas. (Part Retrospective)

**Address**

**Co-op Market Square Newent**  
Newent Parish

**THE REASONS FOR THE COUNCIL'S DECISION TO REFUSE PERMISSION ARE:-**

01. The proposal fails to demonstrate that the proposed development will preserve the setting of the nearby listed buildings and special character of the Conservation Area, due to the potential noise impacts arising from the proposal. The development will be contrary to the National Planning Policy Framework, Policy CSP.1 and CSP.4 of the Allocations Plan, Policy AP.1, AP.4 and AP.5 of the Allocations Plan, and Sections 66.(1) and 72.(1) of the 1990 Planning (Listed Building and Conservation Area) Act.
02. Insufficient information has been provided to demonstrate that the level of noise resulting from the development will not be harmful, as a result it will adversely impact upon the living conditions of neighbouring residents, contrary to the National Planning Policy Framework, Policy CSP.1 and CSP.4 of the Core Strategy and Policies AP.1 and AP.4 of the Allocations Plan.

Dated: 1st December 2022

**IMPORTANT – SEE NOTES OVERLEAF**

**This refusal relates to the following plans:**

<b>Drawing(s) Title</b>	<b>No.(s)</b>	<b>Received on:</b>
Location Plan	17-1622/L	31 May 2022
Proposed Elevations and Floor Plans	17-1622/30A	31 May 2022
Proposed site plan	17-1622/31A	31 May 2022
Topographical detail	17-1622/32	28 June 2022
Elevations and floor plans	17-1622/10a	28 June 2022
Sections or cross sections	17-1622/33	28 June 2022

**NOTE**

1. In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, made available detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding. However, as a consequence of the clear conflict with Development Plan Policy no direct negotiation has taken place during the consideration of the application. It is considered it is not possible within the scope of the application submitted to achieve a sustainable development that would improve the economic, social and environmental conditions of the area for the reasons set out above.

*P.M. Williams*  
Head of Paid Service





**Forest of Dean**  
— DISTRICT COUNCIL —

# Town and Country Planning Act, 1990 (As Amended)

Town & Country Planning (Development Management Procedure)  
(England) Order 2015

To: The Midcounties Co-operative  
C/o Gould Singleton Architects  
FAO Mr Cox  
7 Earls Way  
Halesowen  
B63 3HR

PLANNING REFERENCE NUMBER AND  
DATE OF APPLICATION  
**P0821/23/FUL**  
**19/06/2023**



In accordance with their powers under the above Act and Regulations, the Council  
as a Local Planning Authority grant

## **FULL PERMISSION**

to the development described below in accordance with the submitted application  
and its accompanying plan(s), but subject to the conditions stated

### **Description of Development**

Proposed External Plant enclosure.

### **Address**

**The Co-operative Food Market Square Newent**  
Newent Parish

### **CONDITIONS ATTACHED TO PERMISSION AND THE REASONS FOR THEM:-**

01. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

02. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Dated: 14th August 2023

**IMPORTANT – SEE NOTES OVERLEAF**

**This permission relates to the following plans:**

<b>Drawing(s) Title</b>	<b>No.(s)</b>	<b>Received on:</b>
Location Plan	17-1622-100	16 June 2023
Existing elevations and floor plans	17-1622/102	16 June 2023
Proposed Elevations and Floor Plans	17-1622/103	16 June 2023
Site plan	17-1622-101	16 June 2023
Proposed Elevations and Floor Plans	RF91180 SK001A	7 July 2023

**NOTE**

1. In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, made available detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding. In addition in order to secure sustainable development which will improve the economic, social and environmental conditions of the area negotiations have been undertaken to resolve potential amenity conflicts with nearby properties and the surrounding area.

*C. A. Reynolds*  
Development Manager



**The Co-operative  
Market Square**  
Newent  
GL18 1PS

**Plant Noise  
Survey**

On behalf of



Project Reference: 91180 | Revision: 00 | Date: 9<sup>th</sup> December 2022



## Document Information

**Project Name** : **The Co-operative, Market Square, Newent, GL18 1PS**  
**Project Reference** : **91180**  
**Report Title** : **Plant Noise Survey**  
**Doc Reference** : **91180/PNS**  
**Date** : **9<sup>th</sup> December 2022**

	Name	Qualifications	Initials	Date
<b>Prepared by:</b>	Kartikeyan Subramaniam	MEng(Hons), AMIOA	KS	9 <sup>th</sup> December 2022
<b>Reviewed and approved by:</b>	Nigel Chandler	BSc(Hons), MIOA	NAC	14 <sup>th</sup> December 2022
<b>For and on behalf of Noise Solutions Ltd</b>				

Revision	Date	Description	Prepared	Reviewed/ Approved

Noise Solutions Ltd (NSL) disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with the appropriate ACE Agreement and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client. This report is confidential to the Client and NSL (Noise Solutions Ltd) accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

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Reg no. 3483481 Trading office 5 Oriel Court, Omega Park, Alton, GU34 2YT

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    Summary of applicable emissions criteria.....5

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**Appendices**

- Appendix A Acoustic terminology
- Appendix B Photograph of site showing areas of interest
- Appendix C Plant noise calculations – Worst case measurements

## 1.0 Introduction

- 1.1. Noise Solutions Ltd (NSL) has been commissioned by DCI Group to undertake a noise survey to establish noise emissions from newly installed plant serving the Co-operative store located on Market Square, Newent.
- 1.1. Since the installation of the plant, it is understood that noise complaints have been received from the adjacent residential house regarding excessive plant noise emissions.
- 1.1. NSL have attended site to undertake plant noise readings at the plant areas and the complainant's house to determine compliance, or otherwise, with local authority requirements.
- 1.1. A glossary of acoustic terminology is given in [Appendix A](#).

## 2.0 Site details

- 2.1. The Co-operative store occupies a dedicated commercial unit on Market Square in Newent.
- 2.2. It is understood that the complaints have been in relation to the four newly installed condensing units (LT1-LT4) along the west façade of the store building. These units serve the internal freezers and are assumed to run continuously, coming on and off to meet the requirements of the store.
- 2.2. The refrigeration gas cooler serving the store is also situated along the south façade of the store on the roof.
- 2.2. It is understood that the complainants occupy the residential house west of store. Complaints were received regarding the noise of the plant along the south façade of the store, particularly within the garden area.

## 3.0 Nearest noise sensitive receptors

- 2.1. The area surrounding the site is predominantly residential in nature, with commercial stores to the north of the store.
- 2.2. The complainants' house (Receptor R1) is to the south of the plant area. Measurements were taken at the boundary fence of the house, and the garden of the house (Receptor R2).
- 2.2. [Appendix B](#) contains an aerial photograph showing the site and surrounding area.

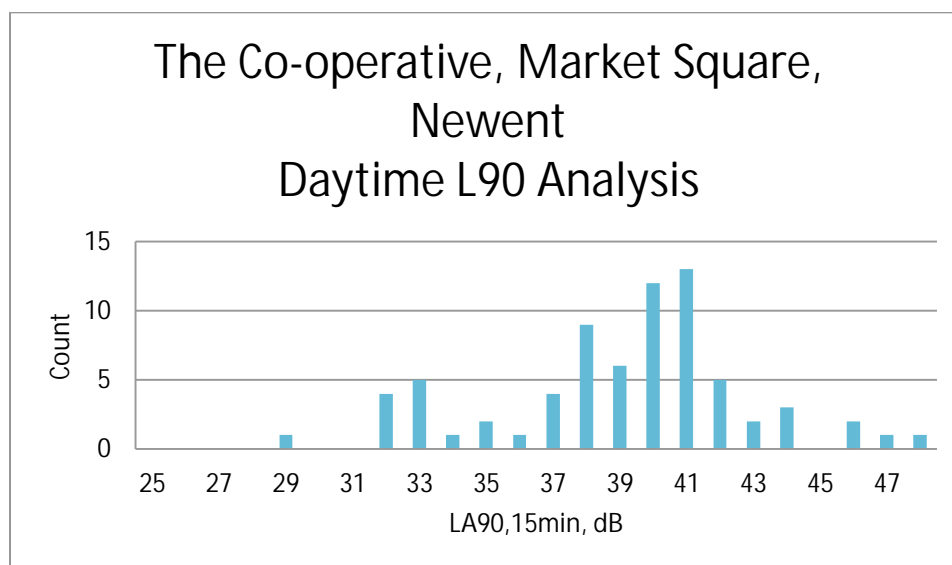
## 4.0 Existing noise climate

- 4.1. An environmental noise survey was undertaken to establish the typical background sound levels at a location representative of the noise climate outside the façades of the nearest noise sensitive receptors to the proposed plant area during the quietest times at which the plant will operate.
- 4.2. The results of the environmental sound survey are summarised in Table 1 below. The full set of measurement results and details of the survey methodology are presented in [Error! Reference source not found.](#)

*Table 1 Summary of survey results*

Measurement period	Range of recorded sound pressure levels (dB)			
	L <sub>Aeq</sub> (15mins)	L <sub>Amax</sub> (15mins)	L <sub>A10</sub> (15mins)	L <sub>A90</sub> (15mins)
Daytime (07.00 – 23.00 hours)	42-64	67-91	34-68	29-48
Night-time (23.00 – 07.00 hours)	28-60	36-83	30-61	25-38

*Figure 1 Histogram of daytime L<sub>A90</sub> background sound pressure levels*



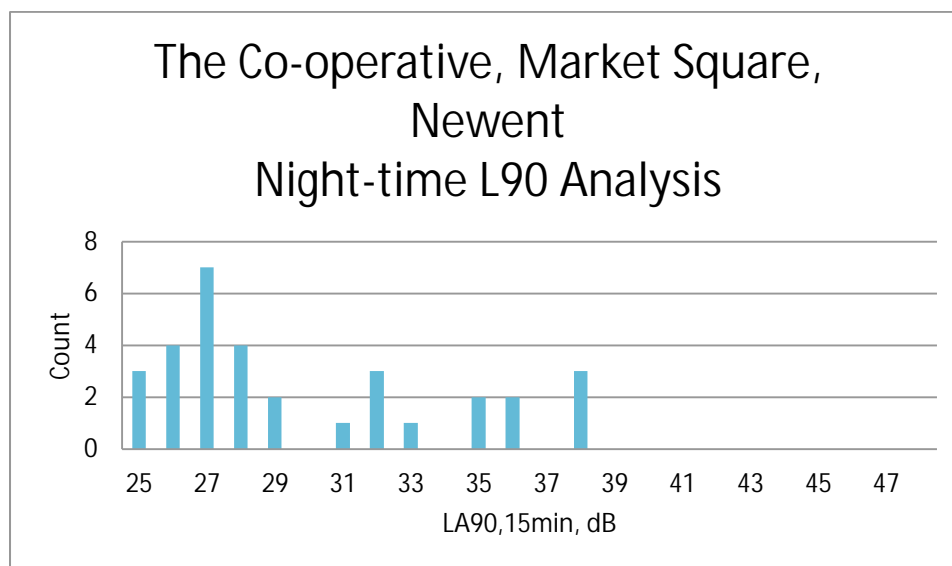
- 4.3. Further statistical analysis has been carried out on the data, and the mean, mode and median values are shown in Table 2 below.

*Table 2 Statistical analysis of L<sub>A90,15min</sub> levels during the daytime period*

dB, L <sub>A90</sub> daytime period	
mean	39
modal	41
median	40

- 4.3. From the histogram analysis, dB has been selected to be a robust representation of the background noise level during the daytime period.

Figure 2 Histogram of night-time  $L_{A90}$  background sound pressure levels



- 4.3. Further statistical analysis has been carried out on the data and the mean, mode and median values are shown in Table 3 below.

Table 3 Statistical analysis of  $L_{A90,15min}$  levels during the night-time period

dB, $L_{A90}$ night-time period	
mean	30
modal	27
median	28

- 4.3. Again, from the histogram analysis, 27dB has been selected to be a robust representation of the background sound level during the night-time period.
- 4.3. Therefore, the following values are considered representative of the existing background sound pressure levels at nearby noise sensitive premises:

38dB  $L_{A90}$  during the daytime period; and

27dB  $L_{A90}$  during the night-time period.

## 5.0 Plant noise design criteria

### Forest of Dean District Council

- 5.1. Forest of Dean District Council was contacted to determine their plant noise emission criterion, although no confirmation had been received at the time of writing this report.

- 5.2. In the absence of a confirmed criterion, it is proposed to seek guidance from BS 4142:2014. Therefore, plant noise level should not exceed a level equal to the representative background noise level at the most affected receptor to be considered as a 'low impact' according to BS4142:2014.

### BS 4142:2014 Methods for rating and assessing industrial and commercial sound

- 5.3. BS 4142:2014 is intended to be used to assess the likely effects of sound on people residing in nearby dwellings. The scope of BS 4142:2014 includes *"sound from fixed plant installations which comprise mechanical and electrical plant and equipment"*.
- 5.3. The procedure contained in BS 4142:2014 is to quantify the *"specific sound level"*, which is the measured or predicted level of sound from the source in question over a one hour period for the daytime and a 15 minute period for the night-time. Daytime is defined in the standard as 07.00 to 23.00 hours, and night-time as 23.00 to 07.00 hours.
- 5.3. The specific sound level is converted to a rating level by adding penalties on a sliding scale to account for either potentially tonal or impulsive elements. The standard sets out objective methods for determining the presence of tones or impulsive elements, but notes that it is acceptable to subjectively determine these effects.
- 5.3. The penalty for tonal elements is between 0dB and 6dB, and the standard notes: "Subjectively, this can be converted to a penalty of 2 dB for a tone which is just perceptible at the noise receptor, 4 dB where it is clearly perceptible, and 6 dB where it is highly perceptible."
- 5.3. The penalty for impulsive elements is between 0dB and 9dB, and the standard notes: "Subjectively, this can be converted to a penalty of 3 dB for impulsivity which is just perceptible at the noise receptor, 6 dB where it is clearly perceptible, and 9 dB where it is highly perceptible."
- 5.3. The assessment outcome results from a comparison of the rating level with the background sound level. The standard states:

*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.*



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*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.*

5.3. The standard does state that "adverse impacts include, but are not limited to, annoyance and sleep disturbance. Not all adverse impacts will lead to complaints and not every complaint is proof of an adverse impact."

5.10. The standard goes on to note that: "Where background sound levels and rating levels are low, absolute levels might be as, or more, relevant than the margin by which the rating level exceeds the background. This is especially true at night."

5.10. In addition to the margin by which the Rating Level of the specific sound source exceeds the Background Sound Level, the 2014 edition places emphasis upon an appreciation of the context, as follows:

"An effective assessment cannot be conducted without an understanding of the reason(s) for the assessment and the context in which the sound occurs/will occur. When making assessments and arriving at decisions, therefore, it is essential to place the sound in context."

5.10. BS 4142:2014 requires uncertainties in the assessment to be considered, and where the uncertainty is likely to affect the outcome of the assessment, steps should be taken to reduce the uncertainty.

### BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings.

5.10. This standard provides advice in relation to design criteria for external noise. It states that:

*"for traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB  $L_{Aeq,T}$ , with an upper guideline value of 55 dB  $L_{Aeq,T}$  which would be acceptable in noisier environments. However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable.*

### Summary of applicable emissions criteria

5.10. In the absence of a confirmed criterion from Forest of Dean District Council, the plant noise level is proposed to not exceed a level equal to the representative background noise level at the most nearest residential receptors to be considered as a 'low impact' according to BS4142:2014.

5.10. Plant noise levels should therefore not exceed the following limits:

*Table 4 Plant noise emissions limits at the nearest noise sensitive receptor*

Receptor	Period	Cumulative plant rating level, dB(A)
R1 (Residential facade)	Daytime (07.00 – 23.00 hours)	38
	Night-time (23.00 – 07.00 hours)	27
R2 (Garden)	Daytime (07.00 – 23.00 hours)	50*

\*  $L_{Aeq,T}$  value

## 6.0 Plant noise survey and assessment

### Plant noise survey methodology

- 2.1. Noise Solutions Ltd attended site between 19.00 and 21.00 hours on Monday 5<sup>th</sup> of December 2022 to measure noise emissions from the newly installed plant at the Co-operative store.
- 2.2. Measurements of sound pressure levels were undertaken with the microphone positioned at the plant area along the south façade of the store and at the complainant's garden.
- 2.2. Measurements were taken with the condensers operating at their typical operating duties. Noise measurements were also taken with the plant items switched off.
- 2.2. Measurements of plant noise emissions were undertaken over short durations (30 seconds) to minimise the influence of extraneous sources (e.g., car pass-bys, passing aircraft, etc.).
- 2.2. Both broadband and one-third octave band frequency data was measured. The measured  $L_{A90}$  noise measurements have been used in this assessment since noise from the plant was constant during operation and, again, this minimised influence from extraneous sources.
- 2.2. Details of the noise monitoring equipment used during the survey are detailed in the following table.

*Table 5 Details of noise monitoring equipment*

Description	Model / serial no.	Calibration date	Calibration certificate no.
Class 1 Sound level meter	Svantek 977A / 46494	21/11/2022	Factory conformation certificate
Condenser microphone	Svantek SV7052E / 67673		
Preamplifier	Svantek SV12L / 18495		
Calibrator	Svantek SV33A / 73430	28/06/2022	1502822-1

- 2.2. Weather conditions during the survey were still and dry with clear skies and a temperature of 6°C. Road surfaces in the surrounding area were dry. Weather conditions were unlikely to have affected the results of the plant noise survey.

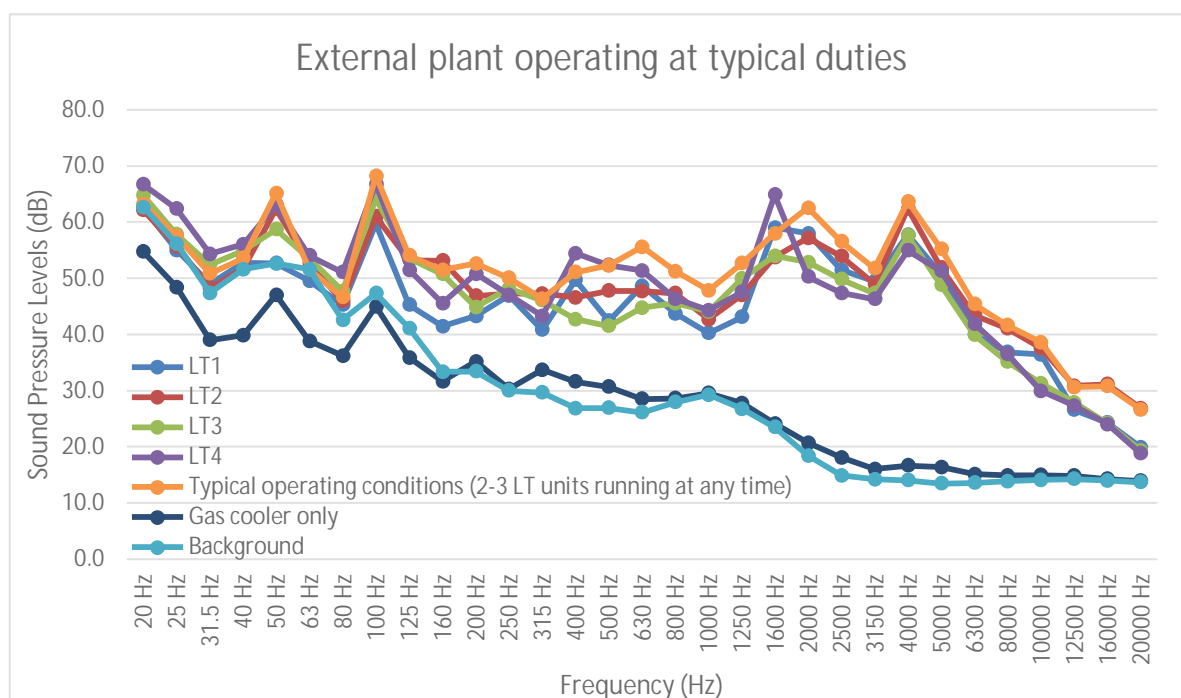
## Results

- 2.2. The measured levels have been corrected based on residual sound levels, screening, and distance in order to determine the specific plant noise level for each item. A full set of calculations is presented in [Appendix C](#).
- 2.2. As detailed in BS 4142:2014, feature corrections should be applied to the measured specific noise levels where applicable. An analysis of the measured frequency data (in accordance with the methodology outlined in Annex C of BS 4142:2014) with the equipment operating at their typical duty indicates that the plant is clearly perceptible and tonal (spectral data provided in Figure 3 below).
- 5.10. Subjective assessments onsite indicate that there are no impulsive characteristics to the plant noise emissions. The four condensing units, and the rooftop gas cooler are noted to not run continuously, coming on and off intermittently as per the store requirements.
- 5.10. Based on the above considerations, the following acoustic feature corrections have been applied to the measured specific noise levels of the plant serving the store and summarised in Table 6 below.

*Table 6 Acoustic feature corrections applied to the measured plant*

BS 4142:2014 acoustic features	Penalties applied on plant items	
	LT1 – LT2	Rooftop gas cooler
Tonality	+6	0
Impulsivity	0	0
Intermittency	+3	+3
Other acoustic features	0	0
Total	+9	+3

Figure 3 Spectral noise data with equipment operating at typical duty



5.10. Tables 3 and 4, below, assesses the worst case measured external plant noise rating levels with the plant operating at typical duty against the daytime and night-time emissions criteria established within Table 4.

Table 7 Assessment of measured plant noise levels at the nearest residential façade (R1)

Assessment period	All plant operating duty	Rating noise level, $L_{A90}$ (dB)	Emissions criterion, $L_{Aeq}$ (dB)	Difference (dB)
Daytime (07.00 – 23.00 hours)	Typical	57	38	+19
Night-time (07.00 – 23.00 hours)	Typical	57	27	+30

Table 8 Assessment of measured plant noise levels within the complainant's garden (R2)

Assessment period	All plant operating duty	Specific noise level, $L_{A90}$ (dB)	Emissions criterion, $L_{Aeq}$ (dB)	Difference (dB)
Daytime (07.00 – 23.00 hours)	Typical	51	50	+1

5.10. Where possible uncertainty in this assessment has been minimised by taking the following steps:

All sound level meters and calibrators used have a traceable laboratory calibration and were field calibrated before and after the measurements.

Uncertainty in the calculated impact has been reduced by the use of a well-established

method.

BS 4142:2014 only provides an assessment methodology for external noise emissions.

- 5.10. The results of the assessment indicate that at the windows and garden of the complainant's house, cumulative noise emissions from the plant items when operating do not meet the project design criteria and are of '*significant adverse impact*' when viewed in conjunction with the 'assessment of impacts' outlined in BS 4142:2014.

## 7.0 Recommendations

- 2.1. Mitigation will be required to enable the requirements of the local authority to be met.

- 2.2. It is recommended that:

the installed condensers and gas cooler are evaluated to set daytime and night-time design duties so that, when measured, the noise levels do not exceed the limits set out by the local authority.

if possible, the plant items should be relocated further from the residential dwellings, possibly on the ground floor level, to utilise the screening provided by the boundary fence of the Co-operative store

- 2.2. It must be noted that the above works may not result in the attenuation required being provided. Additional acoustic treatment, or replacement of the plant, may be necessary in the form of an acoustic screen or enclosure.

## 8.0 Summary

- 2.1. Noise Solutions Ltd (NSL) has been commissioned by DCI Group to undertake a noise survey to establish noise emissions from newly installed plant serving the Co-operative store located on Market Square, Newent.
- 2.2. Since the installation of the plant, it is understood that noise complaints have been received from nearby residents with regards to excessive plant noise emissions.
- 2.2. NSL have attended site to undertake plant noise readings externally at the boundary fence of the complainant's residential property in order to determine compliance, or otherwise, with local authority requirements.

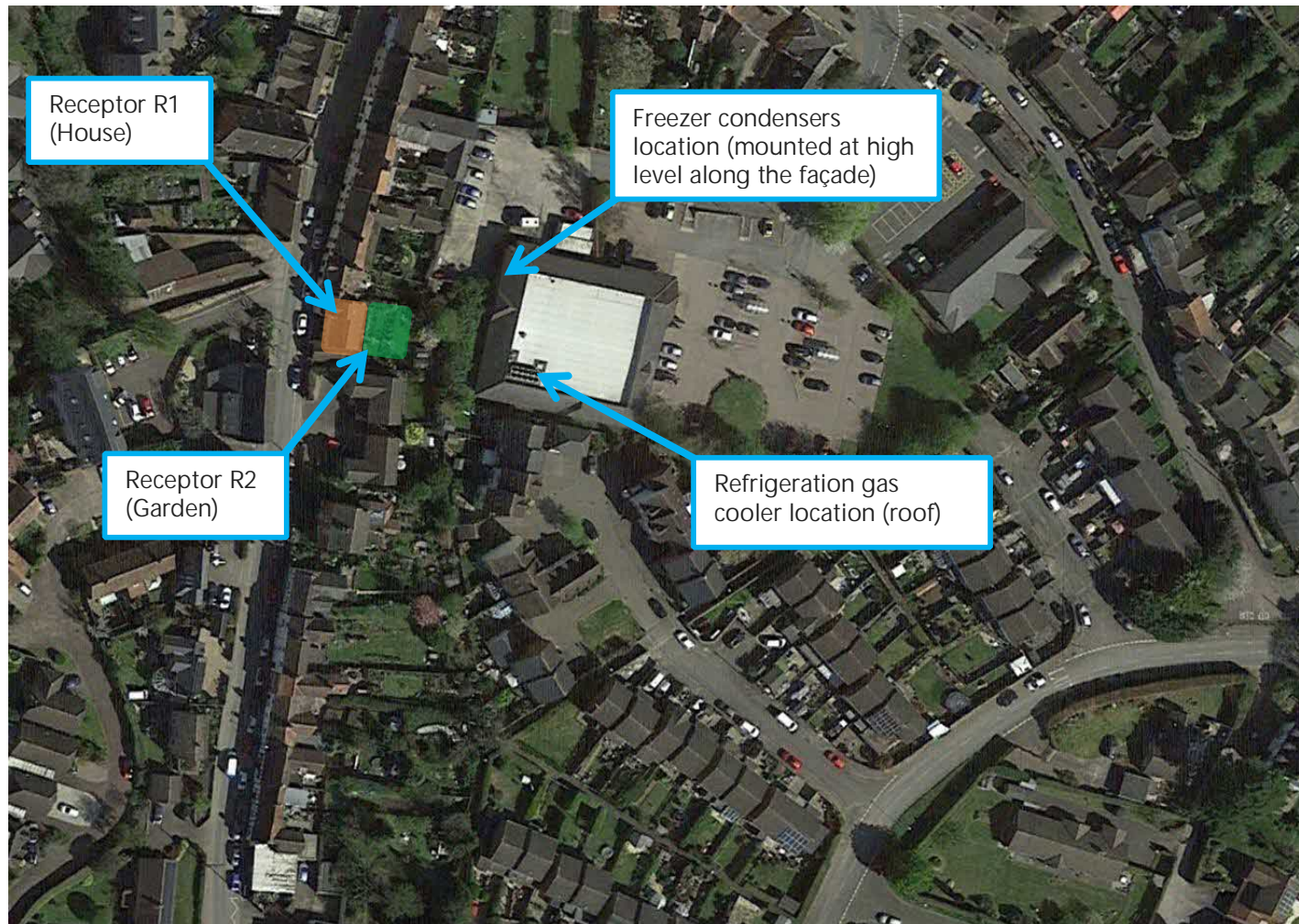
- 2.2. The testing has determined that the project noise emissions criterion will not be met during both the daytime and night-time periods. Noise levels have been determined to be of 'adverse to significant adverse impact' in accordance with BS 4142:2014 and are significantly in excess of the relevant planning requirement.
- 2.2. It is recommended that a day and night-time setback is imposed within the settings of the refrigeration pack, and the newly installed freezer condensing units, and if possible, the plant items are recommended to be relocated further from the residential houses west of the store. It may be possible these measures may not provide the attenuation required to meet the project design criteria, in which case additional acoustic treatment may be required.

## Appendix A Acoustic terminology

Parameter	Description
Ambient Noise Level	The totally encompassing sound in a given situation at a given time, usually composed of a sound from many sources both distant and near ( $L_{Aeq,T}$ ).
Decibel (dB)	A scale for comparing the ratios of two quantities, including sound pressure and sound power. The difference in level between two sounds $s_1$ and $s_2$ is given by $20 \log_{10}(s_1/s_2)$ . The decibel can also be used to measure absolute quantities by specifying a reference value that fixes one point on the scale. For sound pressure, the reference value is $20\mu\text{Pa}$ . The threshold of normal hearing is in the region of 0 dB and 140 dB is the threshold of pain. A change of 1 dB is only perceptible under controlled conditions.
dB(A), $L_{Ax}$	Decibels measured on a sound level meter incorporating a frequency weighting (A weighting) which differentiates between sounds of different frequency (pitch) in a similar way to the human ear. Measurements in dB(A) broadly agree with people's assessment of loudness. A change of 3 dB(A) is the minimum perceptible under normal conditions, and a change of 10 dB(A) corresponds roughly to halving or doubling the loudness of a sound. The background noise in a living room may be about 30 dB(A); normal conversation about 60 dB(A) at 1 metre; heavy road traffic about 80 dB(A) at 10 metres; the level near a pneumatic drill about 100 dB(A).
Fast Time Weighting	Setting on sound level meter, denoted by a subscript F, that determines the speed at which the instrument responds to changes in the amplitude of any measured signal. The fast time weighting can lead to higher values than the slow time weighting when rapidly changing signals are measured. The average time constant for the fast response setting is 0.125 (1/8) seconds.
Free-field	Sound pressure level measured outside, far away from reflecting surfaces (except the ground), usually taken to mean at least 3.5 metres
Façade	Sound pressure level measured at a distance of 1 metre in front of a large sound reflecting object such as a building façade.
$L_{Aeq,T}$	A noise level index called the equivalent continuous noise level over the time period T. This is the level of a notional steady sound that would contain the same amount of sound energy as the actual, possibly fluctuating, sound that was recorded.
$L_{max,T}$	A noise level index defined as the maximum noise level recorded during a noise event with a period T. $L_{max}$ is sometimes used for the assessment of occasional loud noises, which may have little effect on the overall $L_{eq}$ noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.
$L_{10,T}$	A noise level index. The noise level exceeded for 10% of the time over the period T. $L_{10}$ can be considered to be the "average maximum" noise level. Generally used to describe road traffic noise. $L_{A10,18h}$ is the A-weighted arithmetic average of the 18 hourly $L_{A10,1h}$ values from 06:00-24:00.
$L_{90,T}$	A noise level index. The noise level that is exceeded for 90% of the measurement time interval, T. It gives an indication of the lower levels of fluctuating noise. It is often used to describe the background noise level and can be considered to be the "average minimum" noise level and is a term used to describe the level to which non-specific noise falls during quiet spells, when there is lull in passing traffic for example.



## Appendix B Photograph of site showing areas of interest



## Appendix C Plant noise calculations – Worst case measurements

### Receptor R1 – Façade of complainant’s house

Plant item	Operating Duty	Measured sound level (dBA)	Residual sound level (dBA)	Specific sound level at measurement position (dBA)	Distance correction			Screening (dB)	BS4142: 2014 correction (dB)	Plant rating level at receptor L <sub>Aeq</sub> (dB)
					Distance from plant to measurement position (m)	Distance from plant to Receptor (m)	Correction (dB)			
All plant*	Typical	68	37	68	2.7	26	-20	0	+9	57
LT1	Typical	64		64	2.7	26	-20	0	+9	53
LT2	Typical	65		65	2.7	26	-20	0	+9	54
LT3	Typical	62		62	2.7	26	-20	0	+9	51
LT4	Typical	65		65	2.7	26	-20	0	+9	54
Refrigeration gas cooler only	Typical	40	35	38	20	30	-4	0	+3	37

*\*2-3 Freezer condensers (LT1-LT4) operating at any time according to store requirements*

Receptor R2 – Garden of complainant’s house

Plant item	Operating Duty	Measured sound level (dBA)	Residual sound level (dBA)	Specific sound level at measurement position (dBA)	Distance correction			Screening (dB)	BS4142: 2014 correction (dB)	Plant rating level at receptor L <sub>Aeq</sub> (dB)
					Distance from plant to measurement position (m)	Distance from plant to Receptor (m)	Correction (dB)			
All plant*	Typical	68	37	68	2.7	20	-17	0	0	51
LT1	Typical	64		64	2.7	20	-17	0	0	47
LT2	Typical	65		65	2.7	20	-17	0	0	48
LT3	Typical	62		62	2.7	20	-17	0	0	45
LT4	Typical	65		65	2.7	20	-17	0	0	48
Refrigeration gas cooler only	Typical	40	35	38	20	20	0	0	0	38

*\*2-3 Freezer condensers (LT1-LT4) operating at any time according to store requirements*

## Technical Note

Project: Co-op Market Square, Newent To: Simon Chambers (DCI)  
Subject: Assessment of proposed acoustic enclosure From: Dean Bowden  
Date 31<sup>st</sup> May 2023 cc:  
Ref: 91180/TN01

### Background

Noise Solutions Ltd (NSL) was appointed to assess the impact of noise emissions from newly installed refrigeration plant serving the Co-operative store on Market Square in Newent. The assessment determined that noise emissions from the units were of '*adverse to significant adverse impact*' at the nearest noise sensitive receptors, when assessed in accordance with BS 4142:2014 methodology. Noise levels were also determined to be significantly in excess of relevant planning requirements. NSL report reference 91180/PNS dated 9<sup>th</sup> December 2022 refers.

Since completion of the original NSL assessment, the following mitigation measures have been proposed to reduce plant noise emissions;

- 4No. wall mounted refrigeration units to be relocated to ground level within the service yard;
- Bespoke acoustic enclosure proposed to house the units.

This technical note predicts noise levels inclusive of the proposed acoustic enclosure and assesses the levels against the criteria outlined in the original Plant Noise Survey report.

### Details of acoustic enclosure

A drawing showing the proposed acoustic enclosure layout is given in [Appendix A](#).

The enclosure sides and roof are to be constructed of 75mm deep solid acoustic panels with a solid acoustic double door set. A datasheet for the proposed panelling is given in [Appendix B](#).

Airflow will be maintained to the plant via intake and discharge attenuators. The insertion losses of the proposed attenuators are given in Table 1 below.

*Table 1 Insertion loss of proposed intake and discharge attenuators*

Attenuator	Insertion loss (dB) at 1/1 octave band centre frequencies (Hz)							
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
Intake	7	14	23	36	43	43	41	34
Discharge	7	14	23	36	43	43	41	34

## Assessment of predicted noise levels

The cumulative enclosure noise levels at the nearest noise sensitive receptors have been predicted. The locations of the nearest receptors are shown on the site plan in [Appendix C](#).

The assessment has considered the reverberant conditions within the enclosure, the aperture size, directivity, any screening between source and receivers and distance attenuation. The predictions have been based on the proposed refrigeration plant operating at full capacity during both the daytime and night-time periods.

It was previously established that a +9dB feature correction should be applied to measured noise levels for the refrigeration plant to account for tonal and intermittent characteristics. Although it is anticipated that the enclosure will reduce the effect of these features, a +9dB feature correction has been applied in order to be robust.

Table 2 summarises the results of the assessment at the most affected property. All other nearby receptors benefit from increased distance/screening to the plant such that resulting noise levels will be lower than at the receptors considered. The full set of calculations can be found in [Appendix D](#).

*Table 2 Assessment of predicted noise levels*

Receptor	Period	Predicted noise rating level at receptor, $L_{Aeq}$ (dB)	Criterion (dB)*	Difference
R1 (complainant's premises)	Daytime (07.00 - 23.00 hours)	22	38	-16
	Night-time (23.00 - 07.00 hours)	22	27	-5
R3 (nearest receptor to enclosure)	Daytime (07.00 - 23.00 hours)	25	38	-13
	Night-time (23.00 - 07.00 hours)	25	27	-2

\*established in NSL report 91180/PNS dated 09/12/22

The noise level predictions demonstrate that cumulative noise emissions from the proposed enclosure will comply with the proposed limits at the nearest noise sensitive properties.

### Context and uncertainties

As BS 4142:2014 advises, the impact must be considered within the context of the site and the surrounding acoustic environment. The following must, therefore, also be taken into consideration when determining the potential impact that may be experienced:

The assessment is undertaken at the nearest residential windows. The impact on all other nearby residential windows will be lower due to screening and distance attenuation.

All noise level predictions are based on the proposed equipment running at maximum duty. The plant will not run in this manner at all times (for example, when demands for heating/cooling are lower) and, therefore, this is a robust assessment.

Plant noise levels measured prior to the installation of the enclosure were circa 30dBA in excess of the night-time emissions criterion. The proposed measures will result in a significant reduction in noise levels at the nearest receptors.

Where possible uncertainty in the above assessments has been minimised by taking the following steps:

The meter and calibrator used have a traceable laboratory calibration and the meter was field calibrated before and after the measurements.

Uncertainty in the calculated impacts has been reduced by the use of a well-established calculation method.

### Conclusion

Noise Solutions Ltd (NSL) was appointed to assess the impact of noise emissions from newly installed refrigeration plant serving the Co-operative store on Market Square in Newent.

It is proposed to relocate existing refrigeration plant from the store façade into a bespoke acoustic enclosure located within the service yard. Details of the proposed enclosure have been provided and resultant noise levels at the nearest receptors predicted.

The predicted levels have been assessed against the Council's standard plant noise emissions criteria and have been found to be in compliance. Noise from fixed plant, inclusive of the proposed enclosure, should be not ground for refusal of planning permission.



## Appendix A Proposed acoustic enclosure layout





Appendix B Acoustic panel datasheet



**ACOUSTIC PANELLING SYSTEMS**  
**Type APS**



**Design Features**

NSL acoustic panels are constructed from 16swg sheet steel with a peripheral retaining frame containing an absorbent acoustic infill. Our panels are generally provided in 50, 75 and 100mm thicknesses, however we offer bespoke depths as necessary.

Each panel is constructed to provide inherent structural rigidity to ensure it is self-supporting. The absorbent infill is mineral wool with a density of 45kg/m<sup>3</sup>. The infill is inert, non-hygroscopic, rot proof and has a Class '1' rating for spread of flame in accordance with BS 476: Part 7. For internal applications the infill is sealed behind a resin bonded tissue facing to prevent particle migration. For external applications or systems where the product may be exposed to moisture or grease, the infill is wrapped and sealed in a protective melinex lining. The infill is retained behind a perforated sheet metal facing, ensuring the inner face of the product provides sound absorbing qualities.

Acoustic panels can be finished galvanised or in a high-quality polyester powder paint from the BS4800-1982 or RAL-F3-1984 colour ranges.

All acoustic panels and derivatives are delivered to site with the appropriate protective packing, dependent upon the type of finish

**Typical Applications**

- Acoustic enclosures
- Acoustic screens
- Absorptive wall linings
- Acoustic doors
- Room partitioning



**Sound Reduction Data**

Acoustic panel thickness (mm)	Sound Reduction Indices (SRI) @ 1/1 octave band centre frequencies (Hz)							
	63	125	250	500	1k	2k	4k	8k
<b>50</b>	15	18	25	34	41	48	52	52
<b>75</b>	15	22	32	38	45	48	52	52
<b>100</b>	20	22	28	38	50	53	53	55

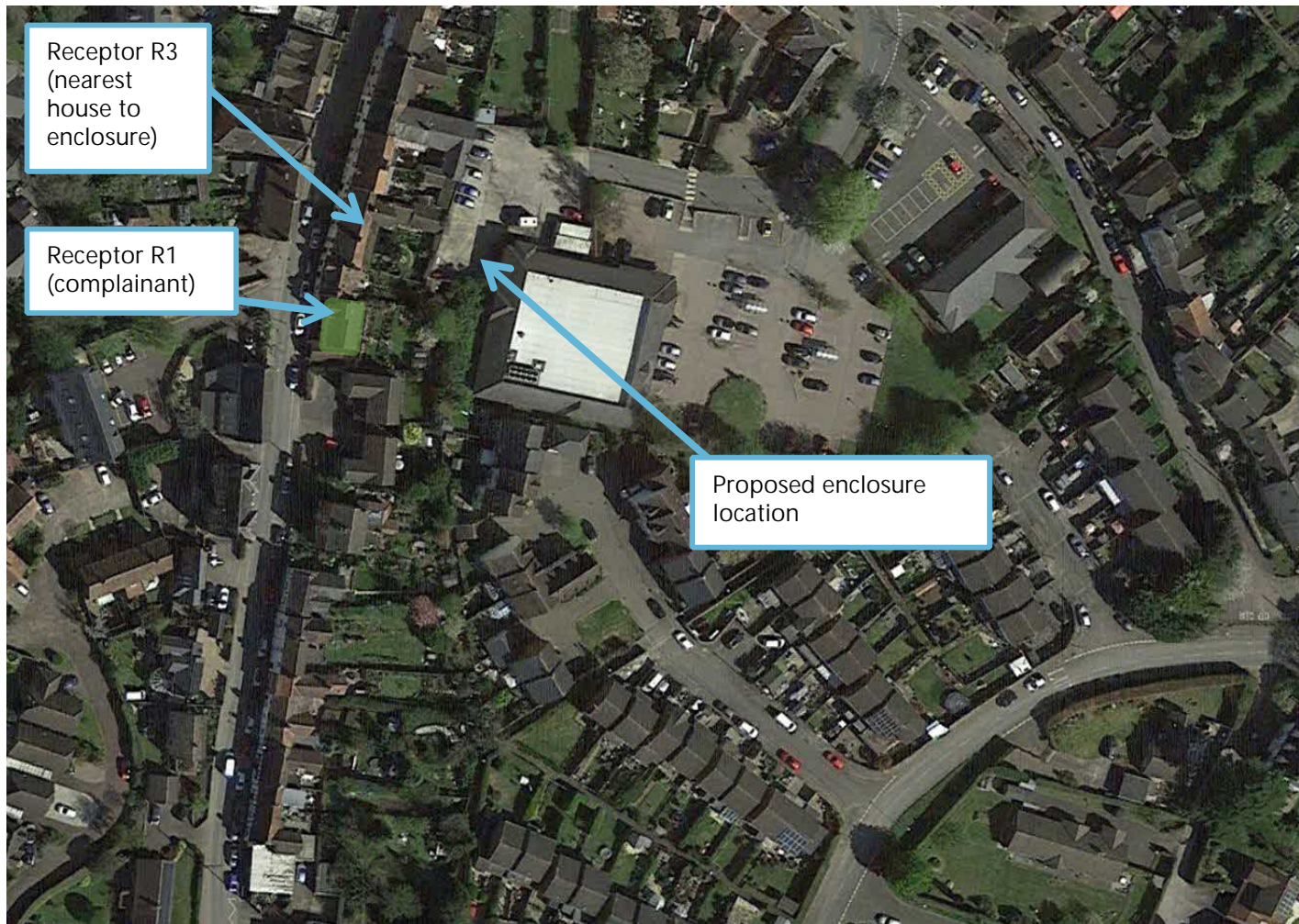
For more detailed information and technical assistance please contact our Engineering / Sales Department

**Data Sheet: NSL/1060/A**

T: 01252 519881  
W: noisesolutions.co.uk  
E: hello@noisesolutions.co.uk  
Noise Solutions Ltd, 5 Oriel Court, Omega Park, Alton GU34 2YT Reg no. 3483481



Appendix C      Aerial photograph showing site and surrounding area



## Appendix D Noise level predictions

Description	Notes	Sound level (dB) at octave band centre frequency								LAeq (dB)
		63Hz	125Hz	250Hz	500Hz	1000Hz	2000Hz	4000Hz	8000Hz	
Plant room										
Intake										
Reverberant level in plant room	Rev Lp	71	73	58	58	49	59	56	37	64
All plant running										
Opening area (m2)	10.42	10	10	10	10	10	10	10	10	
SRI of opening	IL	-7	-14	-23	-36	-43	-43	-41	-34	
Inside-outside correction		-6	-6	-6	-6	-6	-6	-6	-6	
Lw of opening	Lw	68	64	40	26	10	20	19	8	49
R1										
Directivity correction	(3860,15deg x 2700,45deg)	3	3	4	4	4	4	4	4	
Distance correction (m)	28	-37	-37	-37	-37	-37	-37	-37	-37	
Screening (d = /m)	0	-5	-5	-5	-5	-5	-5	-5	-5	
Surface Directivity		3	3	3	3	3	3	3	3	
BS4142		9	9	9	9	9	9	9	9	
Resultant at receptor R1	Lp @ R1	41	37	14	0	-16	-6	-7	-18	22
R3										
Directivity correction	(3860,0deg x 2700,90deg)	0	-4	-7	-7	-7	-7	-7	-7	
Distance correction (m)	24	-36	-36	-36	-36	-36	-36	-36	-36	
Screening (d = /m)	-	0	0	0	0	0	0	0	0	
Surface Directivity		3	3	3	3	3	3	3	3	
BS4142		9	9	9	9	9	9	9	9	
Resultant at receptor R3	Lp @ R3	45	36	9	-4	-20	-10	-12	-23	22
Condenser Discharge										
Sound power	Lw	75	78	65	68	65	76	74	58	80
End reflection	10.422	-1	0	0	0	0	0	0	0	
SRI of opening	IL	-7	-14	-23	-36	-43	-43	-41	-34	
Lw of opening		67	64	42	32	22	33	33	24	49
R1										
Directivity correction	(3860,15deg x 2700,135deg)	-6	-9	-8	-8	-8	-8	-8	-8	
Distance correction (m)	28	-37	-37	-37	-37	-37	-37	-37	-37	
Screening (d = /m)	0	-5	-5	-5	-5	-5	-5	-5	-5	
Surface Directivity		0	0	0	0	0	0	0	0	
BS4142		9	9	9	9	9	9	9	9	
Resultant at receptor R1	Lp @ R1	28	23	1	-9	-19	-8	-8	-17	8
R3										
Directivity correction	(3860,0deg x 2700,90deg)	0	-4	-7	-7	-7	-7	-7	-7	
Distance correction (m)	24	-36	-36	-36	-36	-36	-36	-36	-36	
Screening (d = /m)	-	0	0	0	0	0	0	0	0	
Surface Directivity		3	3	3	3	3	3	3	3	
BS4142		9	9	9	9	9	9	9	9	
Resultant at receptor R3	Lp @ R3	43	37	12	1	-9	2	2	-7	22

SUMMARY

	63Hz	125Hz	250Hz	500Hz	1000Hz	2000Hz	4000Hz	8000Hz	
Receptor R1									
Intake	41	37	14	0	-16	-6	-7	-18	22
Condenser Discharge	28	23	1	-9	-19	-8	-8	-17	8
VRV Discharge	-104	-101	-99	-99	-99	-99	-99	-99	-92
Cumulative	41	37	14	1	-14	-4	-4	-15	22
Receptor R3									
Intake	45	36	9	-4	-20	-10	-12	-23	22
Condenser Discharge	43	37	12	1	-9	2	2	-7	22
VRV Discharge	-84	-81	-79	-79	-79	-79	-79	-79	-72
Cumulative	47	39	14	2	-9	3	3	-7	25



Gould Singleton Architects

INNOVATION. DESIGN. EXPERIENCE

Earls Way, Halesowen, West Midlands, B63 3HR

T: 0121 550 0359

Email: [info@gould-singleton.co.uk](mailto:info@gould-singleton.co.uk)

## Design and Access Statement

17-1622/Reports/Design & Access Statement

# Proposed Extension & Alterations to Existing Co-op Food Store, Market Square, Newent, GL18 1PS

June 2018

<u>Issue</u>	<u>Date</u>	<u>General Comments</u>	<u>By</u>
1	20.06.18		SDC

# Contents

1. Introduction
2. The Site
3. Use
4. Layout
5. Scale
6. Landscaping
7. Access
8. Pre-Application Advice
9. Planning History
10. Conclusion



# 1.0 INTRODUCTION

Gould Singleton Architects were commissioned by Midcounties Co-operative Society to carry out feasibility design work for an extension and alterations to the existing Newent Co-operative Food Store at Market Square, Newent, GL18 1PS.

This Statement is provided to support the Planning Application and drawing material produced.

The Design Team, together with the Planning Department, Conservation Department and Highways Department at Forest of Dean District Council have undergone a thorough design process which has led to the current submitted proposals. The basic scope of works can be summarised below.

A sales area extension on the north side of the existing building.

A small extension to the back of house facilities.

Expansion of car park into the peripheral lawned areas on the peripheral part of the car park.

Following completion of the new extension, the existing entrance will be closed and the entrance formed in the new extension will be brought into use.

## **Reports**

The Application is supported by the following documents representing studies commissioned by Midcounties Co-operative Society in support of this Application.

**Transportation Assessment** produced by Banners Gate Transportation Limited.

**Heritage Impact Assessment** produced by Asset Heritage Consulting.

**Acoustic Report** produced by PC Environmental Limited.

To support the formal Planning Application detailed drawings have been produced by Gould Singleton Architects which are as listed below.

Topographical Survey As Existing	17-1622/32
Existing Elevations and Floor Plans	17-1622/10A
Location and Block Plan as Existing	17-1622/L
Proposed Site Plan	17-1622/31
Proposed Floor Plans and Elevations	17-1622/30A

Further drawing material produced by other specialist Consultants relating to their discipline, will be located in their respective reports.

## 2.0 THE SITE

### Co-ordination

**Northern boundary** = frontage to Market Square.

**Eastern boundary** = entrance elevation.

**Southern boundary** = fronting Freemans Orchard.

**Western boundary** = facing Culver Street.

The site is located approximately 125 metres to the south of the centre of Newent, accessed from the north from Market Square adjacent to Albion House. Vehicular access to the site is via an existing access drive adjacent to Albion House leading from Market Square, which will be maintained throughout these proposals. Pedestrian links are also available from Freemans Orchard from the south.

Boundaries to the west backing onto properties of Culver Street is secure and screened by the secured service yard which will again be maintained.

The site has an approximate width of 115 metres east to west and has an overall width north to south of approximately 55 metres.

The existing store is split with 6598 square feet as retail sales area, supported by 3125 square feet back up space. The servicing arrangements are separated from the general public car

park which provides 77 car parking spaces with two trolley bays in the central part of the car park bay.

The building takes the form of a steel frame structure clad with infill brick panels and brick columns with a structural steel framed mono pitched roof clad with interlocking concrete roof tiles disguising a flat roof behind and below the mono ridge line. Existing refrigeration and air handling units are positioned in the lower left south western corner of the flat roof and are currently hidden from view which will be maintained as part of the scheme proposals.

It is anticipated that the store will continue trading whilst the store extension is formed on the north elevation with servicing arrangements being maintained through its existing route. Once the new extension has been formed the internal store will provide screening to allow for the dividing wall to be removed and the store to be expanded into the increase floor space which will take the retail provision to approximately 9796 square feet, supported in the back of house by just under 4000 square feet.

It is anticipated that the additional space will provide an increased line of products and an improved store layout and not necessarily increase the footfall to the store nor the amount of refrigeration or noise omitting equipment.

### 3.0 USE

We believe the site, which is in close proximity to the village centre, would further enhance the retail provision of the village centre and with increased ranges within the store would further strengthen any argument of people having to look out of Newent for other food retail facilities.

The extended food store will be approximately 50% larger than the existing store and will provide much needed expansion to limited produce lines and will have improved and much more sustainable refrigeration equipment provided.

### 4.0 LAYOUT

Following detailed pre-application consultation with the Local Authority our initial scheme proposal was to expand the store to the western elevation which would reduce the spatial arrangements between the rear of the building and that of properties to Culver Street to the west.

Following the pre-application consultation, concerns were raised by the Local Conservation Officer and also Planning Officer in respect of the proximity of the proposed extension to nationally listed buildings abutting the site.



Consideration was given further to the site layout and building form and it was established after a topographical survey that the site could be expanded to the north maintaining the service yard to the rear which would also reduce impact on the store allowing for a phased construction. In this part of the site existed a number of car parking spaces and a small area of surface yard which was surplus to requirements.



*2<sup>nd</sup> Submitted Scheme*

It had been established from the site layout that surplus lawned areas were available for car park expansion and our proposal seeks to realign kerbs within the car park area and provide small areas of walling to take advantage of these areas of land and expand the car parking accordingly.

The servicing arrangements along the service road to the north remain unaffected by the proposals and our scheme proposals demonstrated, together with supporting information from the Transportation Consultant, suitable manoeuvrability of articulated vehicles in the rear service yard.

## 5.0 SCALE

The scale and mass of the development are led by the design code of the existing building. The use of infill brickwork cavity wall panelling to the steel frame has been maintained up to the eaves and soffit which will run through continuous with the existing store. A mono pitched roof design will be adopted with interlocking concrete tiles, again to match that of the existing store. The scheme will also adopt a recessed flat roof behind the mono pitch which has been illustrated on the roof plan on the proposed plans and elevations drawing.



*Front Elevation – Extensions to the Right-hand side*

An improved level of glazing will be utilised on the eastern elevation, this being the entrance elevation, to demonstrate activity within the retail unit when viewed from the customer car park to the east. The materials will be from a pallet of high performance, high quality, materials which will be in-keeping to that used for the original building.



## 6.0 LANDSCAPING

Leading to the existing site are a number of trees on the left hand side of the access drive and these will be maintained as part of our proposals. Trees along the southern boundary line to properties on Freemans Orchard will be maintained and unaffected by the proposals and will maintain the existing mature screening to the residential properties to the south. Trees to the rear of the property adjacent to no. 30 and 34 Culver Street will, again, be maintained. Small pockets of low level landscaping will be incorporated into the car park layout to break up the broad use of hard surfacing materials.



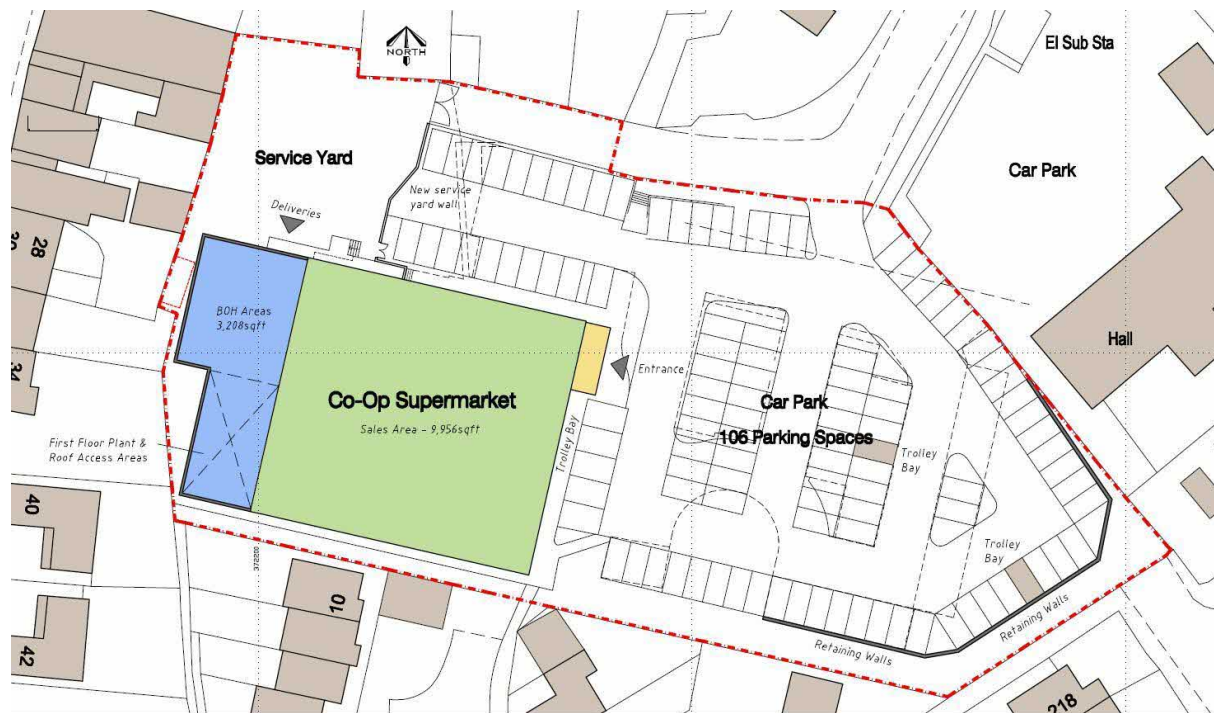
## 7.0 ACCESS

Pedestrian access routes will be unaffected by the proposals. Pedestrian links to the south into Freemans Orchard will remain unaffected and the stepped approach from the access drive from the north will be maintained and will be in close proximity to the relocated entrance.

In accordance with the current Building Regulations improvements will be made to kerb relationships between pathways and tarmacadam surfaces.

## 8.0 PRE-APPLICATION ADVICE

As referred to above, the scheme proposals are the result of a thorough pre-application consultation with the Local Authority and that the submitted form is not the original scheme proposals submitted by the Applicant but represent work that has been done between the Applicants designers and supporting consultants and the Local Authority. Pre-application comments were concluded with the Local Authority in March 2018 giving guidance of the necessary report work that would be needed to support such an Application and following the completion of these the Application is ready for submission.

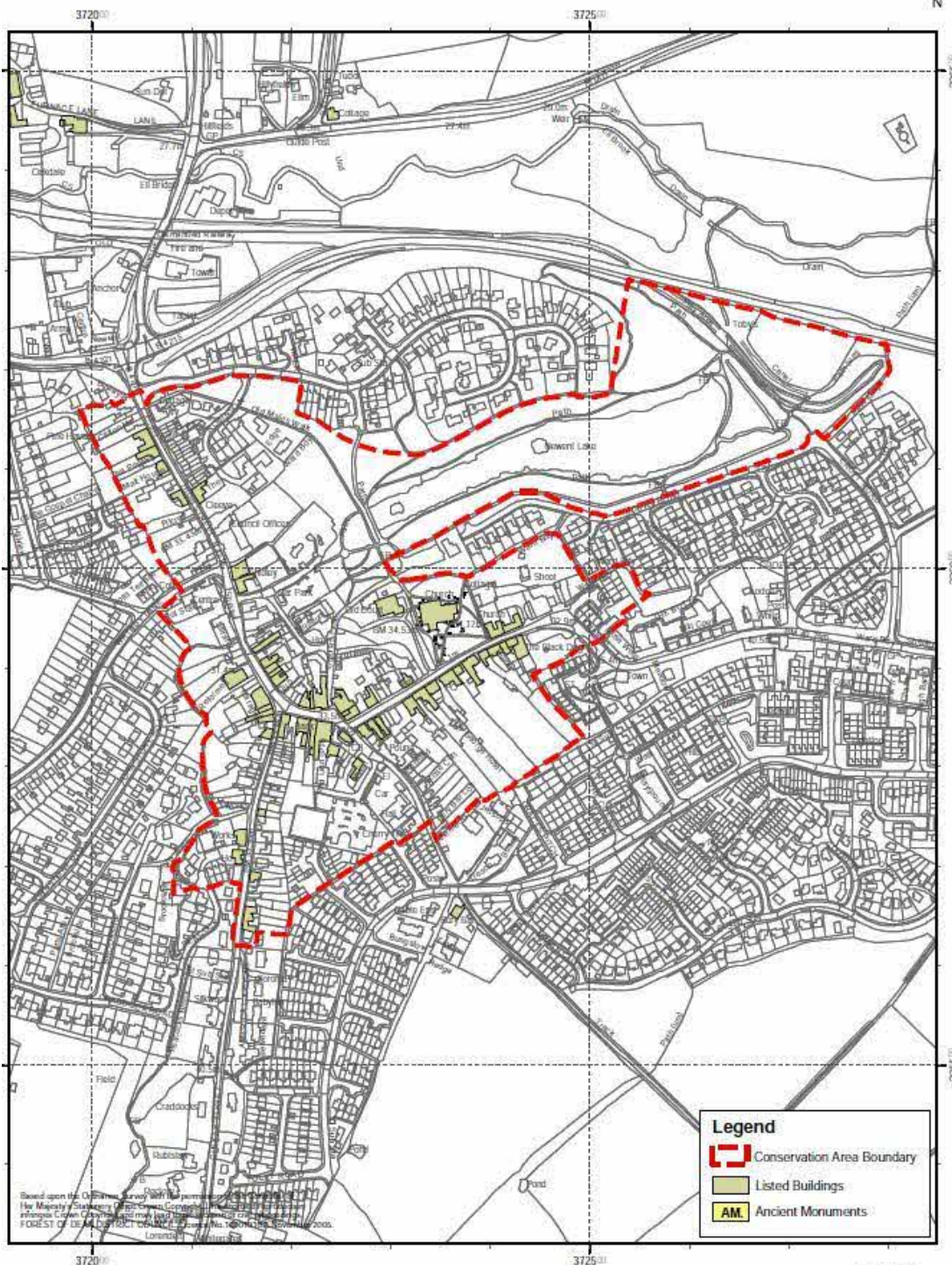


*Initial Scheme discussed with Planning Team*

The Application site is located within the Newent Conservation Area and the impact to this existing Conservation Area has been assessed by Asset Heritage Consulting, our retained Heritage Consultants.



FOREST OF DEAN DISTRICT COUNCIL



CONSERVATION AREA - NEWENT

18/27  
Scale 1:5000

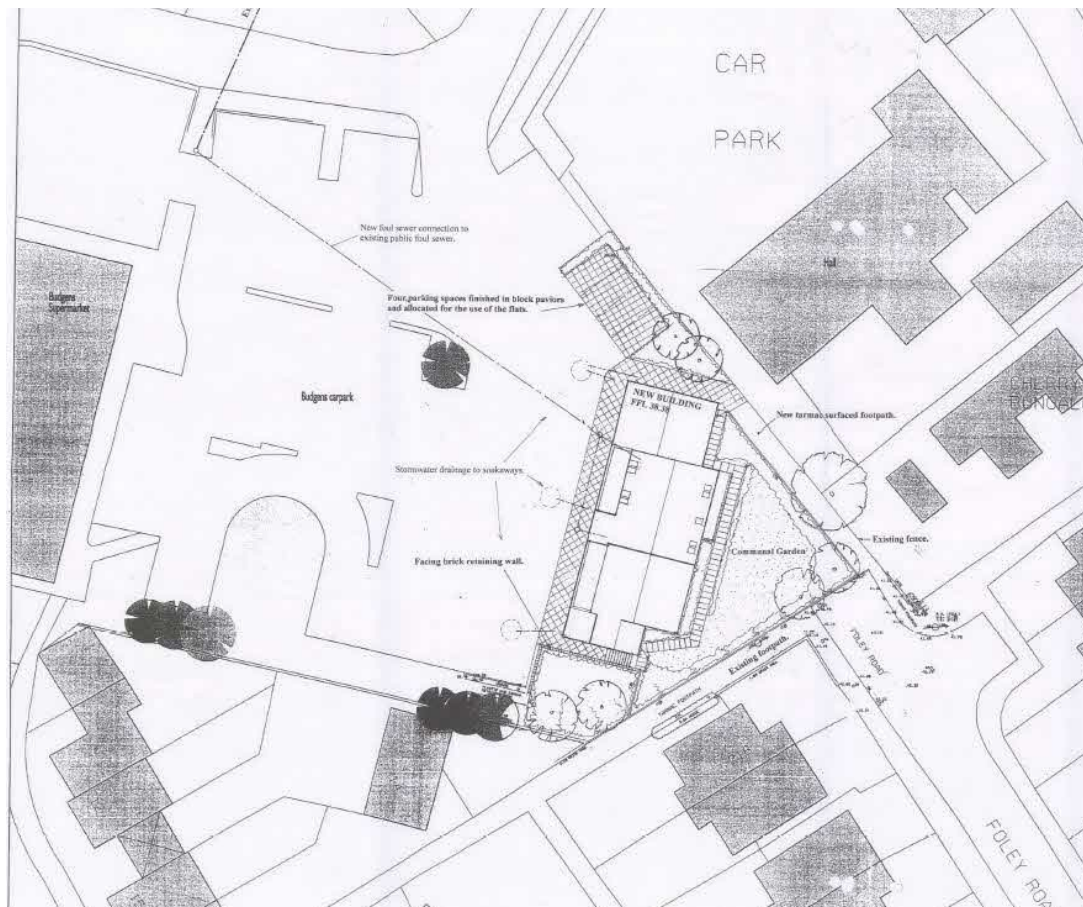
*Plan of CA area*

## 9.0 PLANNING HISTORY

Prior to our client, Midcounties Co-operative Society, owning the existing development, the Forest of Dean District Council granted consent for intensification of structures previously on

this site. In 2010, Planning Permission was granted for a mixed use development under previous owner, this being Budgens Limited. This scheme provided two new retail units facing west with the main building mass being positioned in the eastern corner of the site adjacent to the end residential units of Foley Road and adjacent to the existing hall on Bury Bar Lane.

This development was over three storeys with steeply pitched roofs and above the retail provision at ground floor and four residential two bed roomed apartment units with habitable rooms facing both east and west. This scheme utilised the existing car park as it was agreed by the Highways Department that the scope of the existing car park provided sufficient car parking for the retail provision. In fact, four car parking spaces were 'ring fenced' for use specifically by the four no. apartments created. The scheme was subsequently approved under Planning Reference P1471/10/FUL on the 28<sup>th</sup> September 2010.



*Previous Scheme – APPROVED*





*Layout Plans of previously approved Scheme*

Clearly with the scheme being considered as part of this Application, this would completely supersede any future intentions of this scheme being brought forward.



## 10.0 CONCLUSION

It is believed that the Application being submitted to the Forest of Dean District Council is the result of a successful pre-application consultation period over the last six to nine months between ourselves and the Planning Authority. The Application is supported by justifying statements covering all major elements of the issues covered by Planning Policy and if deemed to be acceptable Midcounties Co-operative would be moving forward quickly to secure competitive tenders and implement the Planning Permission so as to provide a much improved retail provision to the village centre.

**Stephen D Cox**

**Director**

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### **GOULD SINGLETON ARCHITECTS**

EARLS WAY  
HALESOWEN  
WEST MIDLANDS  
B63 3HR

T: 0121 550 0359

F: 0121 550 8088

E: [info@gould-singleton.co.uk](mailto:info@gould-singleton.co.uk)