Noise Assessment

9 Dyke Road, Brighton

December 2023

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1. Introduction

Client & Project

1.1 Phlorum Limited have been commissioned by Wilbury Planning Ltd to undertake a noise assessment for a residential development at 9 Dyke Road, Brighton. The proposal is for the conversion of offices at 9 Dyke Road to residential accommodation.

1.2 The noise assessment has considered both external noise from traffic on Dyke Road and structurebourne sound transmission from the neighbouring Alphabet Music Venue.

1.3 The noise climate at the site has been established by direct measurement and the suitability of the site for the proposed development considered against national and local planning policy, and guidelines on noise. Where necessary, mitigation measures have been recommended so that a noise climate suitable for the proposed development can be achieved.

1.4 Whilst reasonable efforts have been made to produce a report that is easy to understand, it is technical in nature. To assist the reader, an introduction to noise, and an explanation of the terminology used in this report are contained in Appendix A.

2. Site Description

Existing Site Conditions

2.1 The existing building consists of empty office accommodation, which overlooks Dyke Road to the front. There is rooftop mechanical services plant and residential accommodation located to the rear of the site. The neighbouring properties have party walls on both sides of the site. The neighbouring Alphabet Music Venue is located at 11 Dyke Road.

2.2 The noise at the site is dominated by traffic on Dyke Road, which is restricted to buses and taxis. There is a bus stop directly outside of 9 Dyke Road and the noise at the front of the building is dominated by buses idling and passing the site.

2.3 During the daytime, there was no noise observed from the neighbouring music venue. On the evening of the noise survey, a band was playing at the venue and music stopped just before 23:00 hours.

2.4 A Site Location Plan is shown in Figure 1 and a full set of plans for 9 Dyke Road is shown in Appendix B.

3. Guidance

National Planning Policy Framework

3.1 The Department for Communities and Local Government published the *National Planning Policy Framework* (NPPF) on 27th March 2012 and upon its publication, the majority of planning policy statements and guidance notes were withdrawn, including Planning Policy Guidance (PPG) 24 *Planning and Noise*, which until the emergence of the NPPF, set out the Government's position on how noise should be dealt with in the planning system.

3.2 The NPPF was revised on 24th July 2018, with the earlier 2012 version immediately withdrawn. The latest update was published on 5th September 2023.

3.3 The general guiding principle in the NPPF is contained in Section 15 under the heading *Conserving and enhancing the natural environment*. Paragraph 174 states:

"Planning policies and decisions should contribute to and enhance the natural and local environment by: […]

> *(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; […]"*

3.4 The noise planning policy is contained in paragraph 185, which also appears in Section 15 of the NPPF:

"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

> *a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; […]"

3.5 A footnote to paragraph 185(a) refers to the Explanatory Note of the Noise Policy Statement for England (Department for Environment, Food & Rural Affairs, 2010), which defines both *"significant adverse impacts on health and quality of life"* and *"adverse impacts on health and quality of life*".

Noise Policy Statement for England

3.6 The Department for Environment, Food and Rural Affairs published the *Noise Policy Statement for England* (NPSE) in March 2010. The explanatory note of the NPSE defines the terms used in the NPPF:

"2.20 There are two established concepts from toxicology that are currently being applied to noise impacts, for example, by the World Health Organisation. They are:

NOEL – No Observed Effect Level

This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.

LOAEL – Lowest Observed Adverse Effect Level

This is the level above which adverse effects on health and quality of life can be detected.

2.21 Extending these concepts for the purpose of this NPSE leads to the concept of a significant observed adverse effect level.

SOAEL – Significant Observed Adverse Effect Level

This is the level above which significant adverse effects on health and quality of life occur."

3.7 The NPSE does not define the SOAEL numerically, stating at paragraph 2.22:

"2.22 It is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. Consequently, the SOAEL is likely to be different for different noise sources, for different receptors and at different times. It is acknowledged that further research is required to increase our

understanding of what may constitute a significant adverse impact on health and quality of life from noise. However, not having specific SOAEL values in the NPSE provides the necessary policy flexibility until further evidence and suitable guidance is available."

3.8 There is no local or national guidance on how the three terms should be defined numerically.

3.9 There are three aims in the NPSE, two of which expand upon the first bullet point in paragraph 180 of the NPPF:

"The first aim of the Noise Policy Statement for England

Avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.

2.23 The first aim of the NPSE states that significant adverse effects on health and quality of life should be avoided while also taking into account the guiding principles of sustainable development (paragraph 1.8).

The second aim of the Noise Policy Statement for England

Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.

2.24 The second aim of the NPSE refers to the situation where the impact lies somewhere between LOAEL and SOAEL. It requires that all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development (paragraph 1.8). This does not mean that such adverse effects cannot occur.

The third aim of the Noise Policy Statement for England

Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.

2.25 This aim seeks, where possible, positively to improve health and quality of life through the pro-active management of noise while also taking into account the guiding principles of sustainable development (paragraph 1.8), recognising that there will be

opportunities for such measures to be taken and that they will deliver potential benefits to society. The protection of quiet places and quiet times as well as the enhancement of the acoustic environment will assist with delivering this aim."

Planning Practice Guidance

3.10 In March 2014, the Government released Planning Practice Guidance (PPG) on noise, entitled 'Noise'. This document sets out a number of principles in the form of questions and answers, and reinforces the guidance set out in the NPPF and the NPSE. The noise PPG was last updated in December 2014.

3.11 The noise PPG notes that:

"Noise needs to be considered when new development may create additional noise and when new developments would be sensitive to the prevailing acoustic environment."

3.12 It goes on to note that:

"Local planning authorities' plan-making and decision taking should take account of the acoustic environment and in doing so consider:

- *whether or not a significant adverse effect is occurring or likely to occur;*
- *whether or not an adverse effect is occurring or likely to occur; and*
- *whether or not a good standard of amenity can be achieved."*

3.13 The noise PPG broadly repeats the NPSE definitions of the NOEL, LOAEL and SOAEL and it provides a summary table to explain how the terms relate to each other and to typical human reactions to sound. The table is replicated below in Table 3.1.

Table 3.1 Planning Practice Guidance Summary of Noise Exposure Hierarchy

Perception	Examples of Outcomes	Increasing Effect Level	Action
Not noticeable	No effect	No observed effect	No specific measures required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No observed adverse effect	No specific measures required
		Lowest observed adverse effect level	

Perception	Examples of Outcomes	Increasing Effect Level	Action
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed adverse effect	Mitigate and reduce to a minimum
		Significant observed adverse effect level	
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep the windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting back to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant observed adverse effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory	Unacceptable adverse effect	Prevent

3.14 It is noted that the text in paragraph 005 of the PPG for noise reiterates the point illustrated in Table 3.1, that there are degrees of adverse effect above the SOAEL. Table 3.1 defines two degrees of significant adverse effect: a significant observed adverse effect, which is deemed noticeable and disruptive, and an unacceptable adverse effect, which is deemed noticeable and very disruptive.

3.15 The distinction between these two degrees of significant adverse effect is expanded upon in the text in paragraph 005 of the PPG for noise:

"005 Increasing noise exposure will at some point cause the significant observed adverse effect level boundary to be crossed. Above this level the noise causes a material change in behaviour such as keeping windows closed for most of the time or avoiding certain activities during periods when the noise is present. If the exposure is above this level the planning process should be used to avoid this effect occurring, by use of appropriate mitigation such as by altering the design and layout. Such decisions must be made taking account of the economic and social benefit of the activity causing the noise, but it is undesirable for such exposure to be caused.

At the highest extreme, noise exposure would cause extensive and sustained changes in behaviour without an ability to mitigate the effect of noise. The impacts on health and quality of life are such that regardless of the benefits of the activity causing the noise, this situation should be prevented from occurring."

3.16 The PPG, which is the most recent manifestation of Government advice on how noise should be treated within the planning system, as opposed to a policy position as stated in the more recent NPPF, is clear that a significant adverse effect, which lies above the SOAEL but below an unacceptable adverse effect, can be addressed (or 'avoided' in the terms of the PPG) through the provision of mitigation, including noise insulation; it is not until an unacceptable adverse effect is reached that the cause of the effect should be prevented.

3.17 The noise PPG provides advice on how to mitigate the effects of noise, noting that there are options to reduce noise at source, to optimise site layouts, to use planning conditions, and provide insulation within affected properties.

3.18 The noise PPG also notes that:

"The noise impact may be partially offset if the residents of those dwellings have access to:

- *a relatively quiet façade (containing windows to habitable rooms) as part of their dwelling, and/or*
- *a relatively quiet external amenity space for their sole use, (e.g. a garden or balcony). Although the existence of a garden or balcony is generally desirable, the intended benefits will be reduced with increasing noise exposure and could be such that significant adverse effects occur, and/or*
- *a relatively quiet, protected, nearby external amenity space for sole use by a limited group of residents as part of the amenity of their dwellings, and/or*

- *a relatively quiet, protected, external publically accessible amenity space (e.g. a public park or a local green space designated because of its tranquillity) that is nearby (e.g. within a 5 minutes walking distance).”*

ProPG

3.19 *Professional Practice Guidance on Planning and Noise* (ProPG) was released in May 2017. A joint publication by the Chartered Institute of Environmental Health, the Institute of Acoustics, and the Association of Noise Consultants, the document sets out a recommended approach for the management of noise within the planning system in England.

3.20 ProPG sets out a two-stage risk based approach for new residential development:

- **Stage 1**: initial noise risk assessment of the proposed development;
- **Stage 2**: a systematic consideration of four key elements:
  - Element 1: demonstrating a ‘Good Acoustic Design Process’;
  - Element 2: observing internal ‘Noise Level Guidelines’;
  - Element 3: undertaking an ‘External Amenity Area Noise Assessment’; and
  - Element 4: consideration of ‘Other Relevant Issues’.

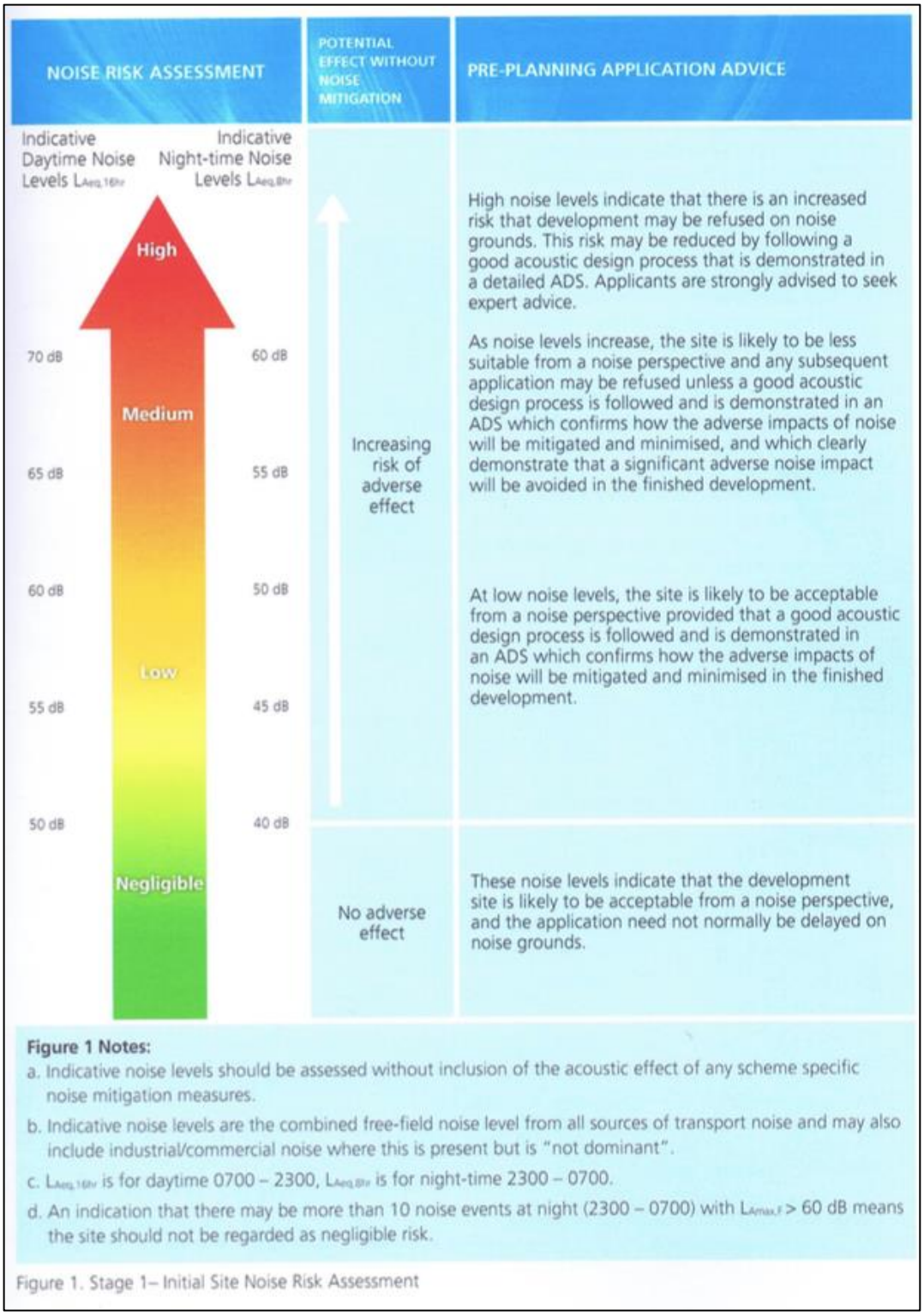
3.21 The Stage 1 initial noise risk assessment should provide an indication of the likely risk of adverse effects from noise should no mitigation be included as part of the development proposals.

3.22 ProPG provides an illustrative noise risk scale, derived from current guidelines values and experience. The scale suggests that the risks are negligible where noise levels are below 50dB L_{Aeq} during the daytime and 40dB L_{Aeq} during the night-time. The scale suggests that a site would start to tend from a medium to a high risk when noise levels are above approximately 70dB L_{Aeq} during the daytime and above approximately 60dB L_{Aeq} during the night-time. Between these values, the level of risk increases through low to medium as noise levels increase. These values are all stated as indicative in the ProPG.

3.23 The ProPG states that this initial noise risk assessment is intended to support wider Government planning and noise policies and guidance, i.e. the NPPF, NPSE and PPG-Noise.

3.24 Figure 1 of the ProPG, which is replicated here as Figure 2, presents the risk hierarchy, with indicative noise levels that broadly equate to the different risk categories.

Figure 2: ProPG Stage 1 Risk Assessment



3.25 The Stage 2 full assessment should consider good acoustic design, internal noise levels, external amenity area noise levels, and assessment of any other issues.

3.26 The ProPG states that good acoustic design should consider factors such as reducing noise at source, site layouts, and building orientation. Solely relying on the sound insulation of building fabric to achieve acceptable acoustic conditions is not considered good acoustic design. Noise control measures should be considered against other requirements, such as ventilation, fire regulation and cost.

3.27 The ProPG refers to the criteria set out in BS8233: 2014 and the World Health Organisation's *Guidelines for Community Noise* for internal noise levels and noise levels in external amenity areas. The ProPG notes that internal noise levels should always be considered alongside requirements for ventilation and overheating. Note 5 under Figure 2 in the ProPG, which sets out the internal noise level guidelines replicated from BS8233: 2014 and the WHO guidelines, states:

"Designing the site layout and the dwellings so that the internal target levels can be achieved with open windows in as many properties as possible demonstrates good acoustic design. Where it is not possible to meet internal target levels with windows open, internal noise levels can be assessed with windows closed, however any façade openings used to provide whole dwelling ventilation (e.g. trickle ventilators) should be assessed in the "open" position and, in this scenario, the internal LAeq target levels should not normally be exceeded, subject to the further advice in Note 7."

3.28 It is clear that the internal noise guidelines should be met for *'whole dwelling ventilation'* conditions, which are effectively background ventilation. 'Whole dwelling ventilation' is defined in Approved Document F of the Building Regulations 2010.

3.29 Note 7 under Figure 2 of the ProPG states:

"Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal LAeq target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved."

3.30 The ProPG allows for the relaxation of the internal guideline noise levels by up to 5dB and the internal noise levels would still be regarded as reasonable.

3.31 For *'purge ventilation'* conditions, the ProPG does not specify internal noise criteria, stating at paragraph 2.35:

"It should also be noted that the internal noise level guidelines are generally not applicable under "purge ventilation" conditions as defined by Building Regulations Approved Document F, as this should only occur occasionally (e.g. to remove odour from painting and decorating or from burnt food)."

3.32 For thermal control, i.e. overheating conditions, ProPG states that the potential noise levels should be assessed, stating at paragraph 2.38:

"Where mechanical services are used as part of the ventilation or thermal comfort strategy for the scheme, the impact of noise generated by these systems on occupants should also be assessed."

3.33 The ProPG goes on to state in paragraph 2.72(h):

"Reasonable steps should be taken to minimise overheating during summer months through good design. Where openable windows / ventilators are proposed to mitigate overheating and where the internal noise level guidelines are likely to be exceeded when they are open a more detailed assessment of the potential impact on occupants during the overheating condition should be provided in the ADS. This more detailed assessment may include: (i) the alternative design measures considered / applied to reduce noise impact on occupants, (ii) the expected internal noise levels when windows / ventilators are opened to provide relief from overheating, and (iii) an estimate of the amount of time that windows are likely to be open to provide relief from overheating."

3.34 Consideration of overheating issues is outside the scope of this noise assessment. However, it is clear that while the ProPG does require internal noise levels to be considered under thermal control conditions, no internal noise criteria are applied.

3.35 The ProPG states that other relevant issues include compliance with relevant national and local policies, magnitude of compliance with the ProPG itself, the likely occupants of the development, acoustic design against unintended adverse consequences and acoustic design against wider planning objectives.

British Standard 8233

3.36 The scope of British Standard (BS) 8233: 2014 *Guidance on sound insulation and noise reduction for buildings* is the provision of recommendations for the control of noise in and around buildings. It suggests appropriate criteria and limits for different situations, which are primarily intended to guide the design of new or refurbished buildings undergoing a change of use rather than to assess the effect of changes in the external noise climate.

3.37 BS8233: 2014 suggests suitable internal noise levels within different types of buildings, including residential dwellings, as shown in Table 3.2.

Table 3.2: BS8233 Recommended Internal Noise Levels, Db

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35dB $L_{Aeq,16hour}$	-
Dining	Dining room/area	40dB $L_{Aeq,16hour}$	-
Sleeping (daytime resting)	Bedroom	35dB $L_{Aeq,16hour}$	30dB $L_{Aeq,8hour}$

3.38 BS8233 contains the following relevant guidance in footnotes to the above information:

"Note 4: Regular individual noise events (for example, scheduled aircraft or passing trains) can cause sleep disturbance. A guideline value may be set in terms of SEL or LAmax,F, depending on the character and number of events per night. Sporadic noise events could require separate values. [...]

Note 5: If relying on closed windows to meet the guide values, there needs to be an appropriate alternative ventilation that does not compromise the façade insulation or the resulting noise level.

Note 7: Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved."

3.39 Although Note 4 above refers to setting a guideline value for maximum noise levels, BS8233: 2014 does not provide any guidance on a suitable criterion.

3.40 Placing the BS8233: 2014 guidance into the context required by the NPPF and the NPSE, it is considered that where the internal noise levels meet the guideline values set out in Table 3.2, there is considered to be no observed effect.

3.41 Since BS8233: 2014 allows for a 5dB relaxation in the guideline values in Table 3.2 (Note 7 above), it is considered that internal noise levels up to 5dB above the guideline values in Table 3.2 may still be acceptable.

3.42 Section 7.7.3.2 of BS8233, titled Design criteria for external noise states:

"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 50dB LAeq,T, with

an upper guideline value of 55dB LAeq,T which would be acceptable in noisier environments."

3.43 BS8233: 2014 goes on to note that the upper guideline value may be exceeded in certain circumstances:

"However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited."

3.44 Achieving the lowest practicable noise levels in gardens is deemed acceptable in BS8233: 2014 in circumstances where development is needed in areas where the upper 55dB limit cannot be achieved.

3.45 As BS8233: 2014 states that it is desirable that garden noise levels do not exceed 50dB $L_{Aeq,T}$, this implies some adverse effect above this level. Therefore, an external daytime noise level of 50dB $L_{Aeq,16hrs}$ can be defined as the LOAEL.

3.46 However, it would not be appropriate to equate the 55dB criterion with the SOAEL, since it is clear from BS8233: 2014 that 55dB is not a threshold that should never be exceeded. Equating the 55dB criterion to the SOAEL would mean that, in national policy terms, exceeding this threshold should be avoided, which is not what the standard requires.

World Health Organisation

3.47 The World Health Organisation (WHO) *Guidelines for Community Noise* (1999) also sets out guidance on suitable internal and external noise levels in and around residential properties. The guidance on internal and external noise levels is the same as set out in BS8233: 2014 in terms of L_{Aeq} values, but the WHO guidelines also provide guidance on night-time maximum noise levels, stating:

"For a good sleep, it is believed that indoor sound pressure levels should not exceed approximately 45 dB LAFmax more than 10-15 times per night."

3.48 The WHO guidelines suggest the possibility of sleep disturbance if continuous noise in bedrooms exceeds 30dB $L_{Aeq.8hrs}$ during the night-time, and therefore internal noise levels above this value can be considered to be above the LOAEL. This internal value can be translated to an external value by the addition of 10dB, to account for the typical reduction through an open window. Therefore, external night-time noise levels of 40dB $L_{Aeq,8hrs}$ can be defined as the LOAEL.

3.49 The WHO published their *Night Noise Guidelines for Europe* in 2009. This document sets an external 'night noise guideline' (NNG) of 40dB. This is consistent with the LOAEL value determined above. The NNG also sets an interim target of 55dB in situation where the 40dB value cannot be met. Above 55dB the NNG notes that the situation is considered increasingly dangerous for public health. On the basis of the above, a free-field external value of 55dB $L_{Aeq,8hrs}$ is considered to be the night-time SOAEL.

Noise Insulation Regulations

3.50 The Noise Insulation Regulations 1975 (as amended 1988) set out conditions, which if satisfied, require the promoter of a new road to offer affected residents sound insulation or a grant in respect of sound insulation.

3.51 Although legislation framed with reference to new roads is not directly relevant to the proposed development considered here, the noise levels at which sound insulation must be offered provide an indication of what constitutes a significant level of noise from these sources; these values may be used to define the level at which significant adverse effects occur, i.e. the SOAEL.

3.52 The Noise Insulation Regulations indicate that sound insulation should be offered when, inter alia, road traffic noise exceeds a façade noise level of 68dB $L_{A10,18hrs}$. This value can be converted to a 16 hour L_{Aeq} to match the form of the guidance recommended in BS8233 by subtracting 5dB. This correction includes a -3dB correction to remove the façade correction, a further -3dB correction to convert the 18 hour L_{A10} noise level to an 18 hour L_{Aeq} noise level, and a +1dB correction to convert the 18 hour L_{Aeq} to a 16 hour L_{Aeq}. The resulting value of 63dB $L_{Aeq,16hrs}$ is considered to be the daytime SOAEL.

3.53 Since noise levels of 63dB $L_{Aeq,16hrs}$ can be controlled through the provision of appropriate ventilation, as required by the Noise Insulation Regulations, it is reasonable to suggest that the point at which an unacceptable adverse effect occurs is higher than this value.

3.54 The sound insulation package specified in the Noise Insulation Regulations is known to give a sound reduction of approximately 35dB. At external noise levels in excess of 70dB at night the internal noise levels will exceed the reasonable criterion in BS8233 of 35dB. A noise level 1dB below this value is therefore taken to be the upper limit of acceptability for residential properties at night.

3.55 This 69dB $L_{Aeq,8hrs}$ limit has been converted to a free-field value of 66dB to be consistent with the free-field values used elsewhere in this report.

3.56 On this basis, and in the absence of any local definition, the point at which night-time noise levels result in an unacceptable adverse effect is considered to be 66dB $L_{Aeq,8hrs}$.

BRE Research Paper

3.57 A Building Research Establishment (BRE) survey titled *The effectiveness and acceptability of measures for insulating dwellings against traffic noise* (Utley W et al, Journal of Sound and Vibration (1986) Vol 109(1), pages 1-18) found that the insulation package supplied under the Noise Insulation Regulations is inadequate for road traffic noise levels of 78dB $L_{A10,18hrs}$ and above at a façade.

3.58 This figure is equivalent to a free-field level of 75dB $L_{A10,18hrs}$; which in turn is equivalent to 73dB $L_{Aeq,16hrs}$. If mitigation specified under the Noise Insulation Regulations becomes ineffectual at 73dB $L_{Aeq,16hrs}$, it can be concluded that 72dB $L_{Aeq,16hrs}$ is the highest noise level at which the mitigation remains effective.

3.59 On this basis, and in the absence of any local definition, the point at which daytime noise levels result in an unacceptable adverse effect is considered to be 72dB $L_{Aeq,16hrs}$.

Summary

3.60 The suitability of the site has been assessed in the following ways:

- Determining the external noise levels across the site, to compare with the LOAEL and SOAEL, as defined above. For clarity, the LOAEL and SOAEL adopted for this site are shown in Table 3.3; and
- Calculating the sound reduction performances required of the external building fabric, particularly the glazing units, so that suitable internal noise levels are achieved;

Table 3.3: LOAEL and SOAEL for this Site

Effect	Daytime $L_{Aeq,16hrs}$ (dB)	Night-time $L_{Aeq,8hrs}$ (dB)	Comments
No Observed Effect	<50	<40	The parts of the site that have noise levels below these values are considered acceptable for residential development without the need for further mitigation
LOAEL	**50**	**40**	
Observed Adverse Effect	50-55	40-45	Although the parts of the site that have noise levels between these values are above the LOAEL, BS8233 suggests that they would be acceptable.
	55-63	45-55	The parts of the site that have noise levels between these values are above the LOAEL, and are considered acceptable for residential development, although mitigation may be required.
SOAEL	**63**	**55**	
Significant Observed Adverse Effect	63-72	55-66	The parts of the site that have noise levels between these values are above the SOAEL but below the point at which an unacceptable adverse effect occurs. Planning policy states that Significant Adverse Effects should be avoided and the Noise PPG states that the planning process should be used to do this by use of appropriate mitigation.
Unacceptable Adverse Effect	>72	>66	The noise PPG states that this situation should be prevented; however, no indication is given of how to do this.
Notes: (1): Below these ranges adverse comment is not expected. (2): Above these ranges adverse comment is very likely.			

3.61 It is considered that the above values can also be related to the levels of risk described in the ProPG:

- noise levels below the LOAEL, i.e. below 50dB $L_{Aeq,16hrs}$ during the daytime and below 40dB $L_{Aeq,8hrs}$ during the night-time, are considered to be a negligible risk;

- noise levels above the LOAEL but below the SOAEL, i.e. between 50dB $L_{Aeq,16hrs}$ and 63dB $L_{Aeq,16hrs}$ during the daytime and between 40dB $L_{Aeq,8hrs}$ and 55dB $L_{Aeq,8hrs}$ during the night-time, are considered to range from a low to medium risk;
- noise levels above 63dB $L_{Aeq,16hrs}$ i.e. the SOAEL, but below 72dB $L_{Aeq,16hrs}$ during the daytime, and above 55dB $L_{Aeq,8hrs}$, i.e. the SOAEL, but below 66dB $L_{Aeq,8hrs}$ during the night-time, are considered to range from a medium to high risk; and
- noise levels that result in an unacceptable adverse effect, i.e. above 72dB $L_{Aeq,16hrs}$ during the daytime and above 66dB $L_{Aeq,8hrs}$ during the night-time, are considered to be a high risk.

3.62 The lower and upper ends of these ranges, representing negligible and high risks respectively, accord with the advice set out the ProPG.

4. Environmental Surveys

Noise

4.1 A noise survey was undertaken to establish typical sound levels at the site. The measurements were taken over day and night periods starting at 11:30 hours on Friday 3rd November 2023. The Friday/Saturday period was selected to enable weekday daytime noise measurements, as well as evening noise measurements when a band was playing in the neighbouring Alphabet Music Venue.

4.2 The survey methods and results are set out below.

Sound Survey Method

4.3 The equipment used during the survey is summarised in Appendix C. The sound level meter was field-calibrated immediately before and after the measurements using the listed acoustic calibrator. No significant calibration drifts were found to have occurred.

4.4 The sound level meter had been laboratory-calibrated to a traceable standard within the two years preceding the survey. The acoustic calibrator had been laboratory-calibrated to a traceable standard within the year preceding the survey.

4.5 Noise measurements were carried out at two long term unattended locations and additional attended internal noise measurements were taken in the evening period. The measurement locations are described as follows:

- Position 1 - The microphone was located in a facade location, 1m in front of the 2nd floor windows that overlook Dyke Road. The mic was approx. 8m above the road with a clear line of sight to Dyke Road.
- Position 2 - The microphone was located in a facade location, 1m in front of the 2nd floor window of the site that overlooks the rear of the property. The mic was located approx. 3m above the rear roofs of the nearby buildings.
- Internal Noise Levels - Noise measurements were taken within ground, 1st and 3rd floor rooms in the late evening period when the band was playing in the neighbouring Alphabet Music Venue.

Sound Survey Results

4.6 The weather during the survey was suitable for noise measurement on Friday 3rd November 2023, it being dry with wind speeds of less than 5m/s. However, there was heavy rain on the morning of the 4th November 2023, which would have affected the measured noise levels and so only the daytime measurements taken on 3rd November have been used in the daytime noise assessment. The rain started at 03:30 hours and at Position 2 the noise levels were observed to increase significantly and so only the night-time noise levels before 03:30 hours have been used.

4.7 The dominant external sound source was from buses on Dyke Road. Other significant noise sources included distant traffic, mechanical services plant, pedestrians and seagulls.

4.8 The sound survey results are summarised in Table 4.1, aggregated across the daytime and night-time periods. Full survey results are set out graphically in Appendix D.

Table 4.1 Summary of Measured External Sound Levels, Facade dB

Measurement Location	Date	Period	Duration, T	$L_{Aeq,T}$	L_{AFmax}	$L_{A10,T}$	$L_{A90,T}$
1	3rd/4th November 2023	Day	11.5 hours	65.0	79.2	67.8	55.1
		Night	8 hours	61.9	76.3	65.1	51.3
2		Day	11.25 hours	50.8	66.1	51.6	47.8
		Night	4.5 hours	50.1	63.1	49.9	46.3

Note: (1) – The $L_{A90,T}$, L_{Amax} and $L_{A10,T}$ and values are the arithmetic means of the $L_{A90,T}$, L_{Amax} and $L_{A10,T}$ measurements for each period.

4.9 The following free field noise levels (corrected by subtracting 3 dB) have been used in the noise assessment:

- Daytime Noise Level – Position 1 $L_{Aeq,11.5\ hr}$ 62 dB, Position 2 $L_{Aeq,16\ hr}$ 48 dB
- Night-time noise level – Position 1 $L_{Aeq,8\ hr}$ 59 dB, Position 2 $L_{Aeq,8\ hr}$ 47 dB
- 10th highest maximum noise level at night – Position 1 $L_{Amax,f}$ 76 dB, Position 2 $L_{Amax,f}$ 58 dB, (derived from the measured night-time noise levels shown in Appendix C)

5. Assessment

External Noise

5.1 At Position 1, the corrected free-field daytime value at the front of the property of 62 dB $L_{Aeq,T}$ is just below the adopted SOAEL and considered acceptable for residential development although mitigation may be required. The corrected free-field night-time value of 59 dB $L_{Aeq,T}$ is above the SOAEL, but below the point at which an unacceptable adverse effect occurs. Appropriate noise mitigation is required.

5.2 At Position 2, the corrected free-field daytime value of 48 dB $L_{Aeq,16h}$ is below LOAEL and considered acceptable for residential development. The night-time value of 47 dB L_{Aeq8hr} is between SOAEL and LOAEL and considered acceptable for residential development with appropriate mitigation.

5.3 In terms of the level of noise risk, as described in ProPG, it is considered that overall the site varies from low to high risk. The site is considered acceptable for residential use, subject to the incorporation of suitable mitigation, which is considered in the next section of this report.

Noise from Music Venue

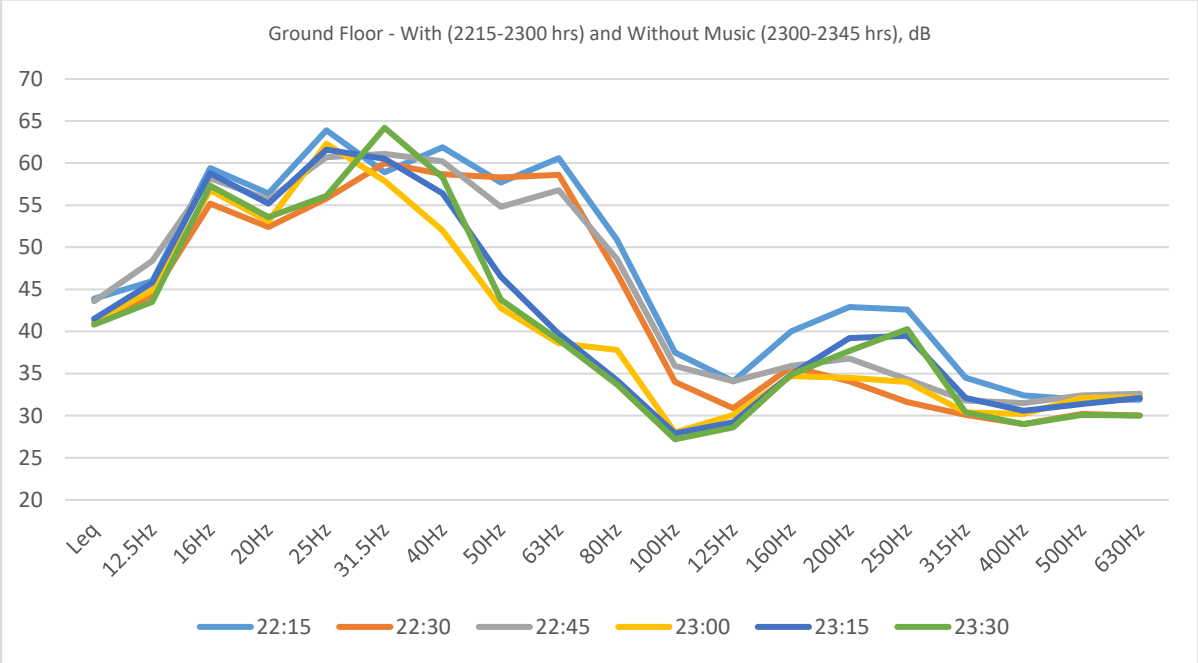
5.4 A band was playing at the neighbouring Alphabet Music Venue on the evening of 3rd November and the music finished just before 23:00 hours. There were 2 observed sound transmission paths from the music venue to 9 Dyke Road and these were:

- Structurebourne vibration re-radiating as sound via the party wall; and
- Airbourne sound via a partially open 1st floor door at the rear of the venue.

5.5 The structurebourne sound was clearly audible within 9 Dyke Road as a bass beat. Noise measurements were taken at ground floor level in the 45 minutes both before and after 23:00 hours. There are no side windows at the ground floor and so the bass beat was transmitted via the party wall.

5.6 The ground floor measurements show that the music in the neighbouring venue increased the overall noise levels by just 2 dB ($L_{Aeq,T}$) but in the dominant 63Hz octave band the noise levels increased by 20 dB, as shown in Figure 3, below:

Figure 3 – Low Frequency Noise With and Without Band Playing at Ground Floor Room



5.7 Subjectively, the low frequency noise (bass beat) was clearly audible within all rooms at 9 Dyke Road. Unless additional noise mitigation measure are implemented, the noise from bands in the neighbouring venue is not considered to be appropriate for residential accommodation.

5.8 Additional short-term noise measurements were taken 1m from the 1st floor façade of the side elevation that overlooks the Alphabet Music Venue when a band was playing in the late evening. A short term façade noise level of $L_{Aeq,5\ min}$ 61.9 dB was measured at 2130 hours and it was observed that the band was playing throughout this measurement period. Based on site observations the dominant sound transmission path from the venue was via a partially open rear door leading to the rear roof area behind the venue. It is likely that the sound transmission from the venue would be significantly reduced if this rear door is kept closed when bands are playing.

6. Mitigation

External Noise

6.1 The noise levels vary significantly from the front to the rear of 9 Dyke Road. At the front elevation the noise is above SOAEL and at the rear the noise is below LOAEL. The ProPG assessment indicates that the inclusion of mitigation measures should meet the requirements of the NPPF, NPSE and noise PPG. It should also be noted that the measurements were taken on an evening with a band playing at the neighbouring Alphabet Music Venue, which is considered to provide a 'worst case' baseline noise level for the assessment.

6.2 Consideration has been given to the specification of building materials to control internal noise levels, so that they achieve the following criteria:

- Bedrooms - 30dB $L_{Aeq,8hr}$ (23:00 to 07:00 hours)
- Living rooms - 35dB $L_{Aeq,16hr}$ (07:00 to 23:00 hours)
- All habitable rooms - 45dB L_{Amax} (not to be exceeded more than ten times per night).

6.3 The calculated sound reduction performance requirements apply to the whole external building fabric. However, since windows are typically the weakest link in the external building fabric, in terms of acoustic performance, the values below will particularly apply to the windows.

6.4 The measured façade noise levels have been used for the sound insulation assessment. The sound reduction performances required of the external building fabric are shown in Table 6.1.

Table 6.1: Required Sound Reduction Performances, dB

Location	Period	Target Noise Level	Facade Noise Level	Required Sound Reduction Performance
Position 1	Day	35dB LAeq,16hrs	65	30
	Night	30dB LAeq,8hrs	62	32
	Night	45dB LAFmax	79	34
Position 2	Day	35dB LAeq,16hrs	51	16
	Night	30dB LAeq,8hrs	50	20
	Night	45dB LAFmax	58	13

6.1 Windows do not reduce noise equally across the entire frequency spectrum, so the frequency content of the sound will influence the overall sound reduction performance of a given window, and by extension, the resulting noise levels within the property.

6.2 However, many glazing manufacturers test their products under laboratory conditions using a typical road traffic noise frequency spectrum source. The resultant measured noise attenuation, in dB, gives a very useful guide to in-situ sound reduction performance of the window for situations where road traffic noise dominates, known as the R_{TRA}.

6.3 It can be seen from Table 6.1 that a sound reduction performance of up to R_{TRA} 32 dB and R_w 34 dB (for maximum noise levels) would be required to achieve all of the criteria at the front elevation of 9 Dyke Road. Secondary double glazing such as 6mm/(100mm)/4mm or similar construction provides 40 dB R_{TRA} and 46 dB R_w and provides the required acoustic performance to meet the internal noise targets in BS8233:2014.

6.4 For the rear elevation a sound reduction performance of up to R_{TRA} 20 dB and R_w 13 dB (for maximum noise levels) would be required. Standard thermal glazing such as 4mm(6-16mm)/4mm construction provides 25 dB R_{TRA} and 29 dB R_w and provides the required acoustic performance to meet the internal noise targets in BS8233:2014. However, when a band is playing in the neighbouring Alphabet Music Venue the glazing specification will need to be enhanced where there are side and rear windows overlooking the venue on the 1st & 2nd floors (side and rear windows). The same applied to the rear windows at 3rd floor level.

6.5 Whilst a band was playing the noise levels at the rear façade were $L_{Aeq,T}$ 51.3 dB (taken from the measurements between 2100-2300 hours at position 2) and on the side façade overlooking the venue were $L_{Aeq,T}$ 61.9 dB. To meet the internal daytime target noise level provided by BS8233:2014 of $L_{Aeq,T}$ 35 dB for the period when the band is playing will require glazing with a minimum specification of 27 dB R_{TRA} at the side windows that overlook the Alphabet Music Venue.

6.6 For the rear windows at all floors, standard thermal glazing such as 4mm(6-16mm)/4mm construction, which provides 25 dB R_{TRA} will meet the internal noise targets in BS8233:2014. For the side windows overlooking the Alphabet Music Venue at all floors, glazing such as 10mm(6-16mm)/4mm construction, which provides 30 dB R_{TRA} or secondary glazing such as 6mm/(100mm)/4mm or similar construction which provides 40 dB R_{TRA} and 46 dB R_w will meet the internal noise targets in BS8233:2014.

6.7 It is noted that the sound reduction performances stated as achievable by the identified glazing units are based on laboratory tests. In practice, the actual on-site performance may be lower, depending on the quality of the fitting. The sound reduction performances in Table 6.1 should be interpreted as in-situ sound reduction performances.

6.8 Glazing units other than those suggested may be suitable and it is the responsibility of the glazing manufacturer to recommend and provide appropriate systems. The above analysis demonstrates that a design solution is feasible at the site for the purposes of a planning application. Further detailed calculations may be necessary to inform glazing procurement decisions.

6.9 Internal noise levels should be considered in the context of room ventilation and overheating requirements. As the sound reduction performance requirements are greater than 10dB, the windows will need to be closed to achieve the internal noise criteria. However, the windows should be openable so that the choice of opening or closing windows is with the occupants. Therefore, an alternative form of ventilation and/or cooling will be required so that occupants can retain access to fresh air and retain thermal comfort without compromising their noise climate. The ventilation and/or cooling system chosen should be designed so that it does not compromise the sound insulation performance of the building fabric.

Summary of Sound Insulation for Windows

6.10 The following glazing specification, based on retaining the existing glazing and adding a secondary glazing layer where necessary is required at 9 Dyke Road:

- Front Elevation - sound reduction performance of R_{TRA} 32 dB
- Rear Elevation - sound reduction performance of R_{TRA} 20 dB (would be provided by the existing glazing)
- Side Elevation - sound reduction performance of R_{TRA} 27 dB

Noise from Music Venue

6.11 Attended noise measurements were taken within the ground, 1st and 3rd floors of 9 Dyke Road whilst a band was playing in the neighbouring Alphabet Music Venue. The subjective observations indicated that there was a prominent bass beat transmitted into 9 Dyke Road via the party wall and this corresponds with the measured 20 dB increase in the 63Hz third octave band at ground floor level within 9 Dyke Road when the band was playing.

6.12 To reduce the structurebourne noise & vibration via the party wall to within acceptable levels for residential dwellings all habitable rooms would need to be isolated from the existing structure. This would require a design such that each individual room would require the following:

- Isolated floating floor;
- Walls built off the floating floor and isolated from the surrounding structure; and
- Isolated ceilings.

6.13 It is recommended that specialist isolated acoustic products for the floors, walls and ceilings for each individual habitable room is used, in conjunction with appropriate acoustic design, to minimise the structurebourne noise & vibration whilst a band is playing in the neighbouring venue. The design target would be to reduce the low frequency noise such that the bass beat from music is not perceptible within 9 Dyke Road.

6.14 Proposals for room isolation have been provided by CR Design Services and are shown in Appendix E.

7. Conclusion

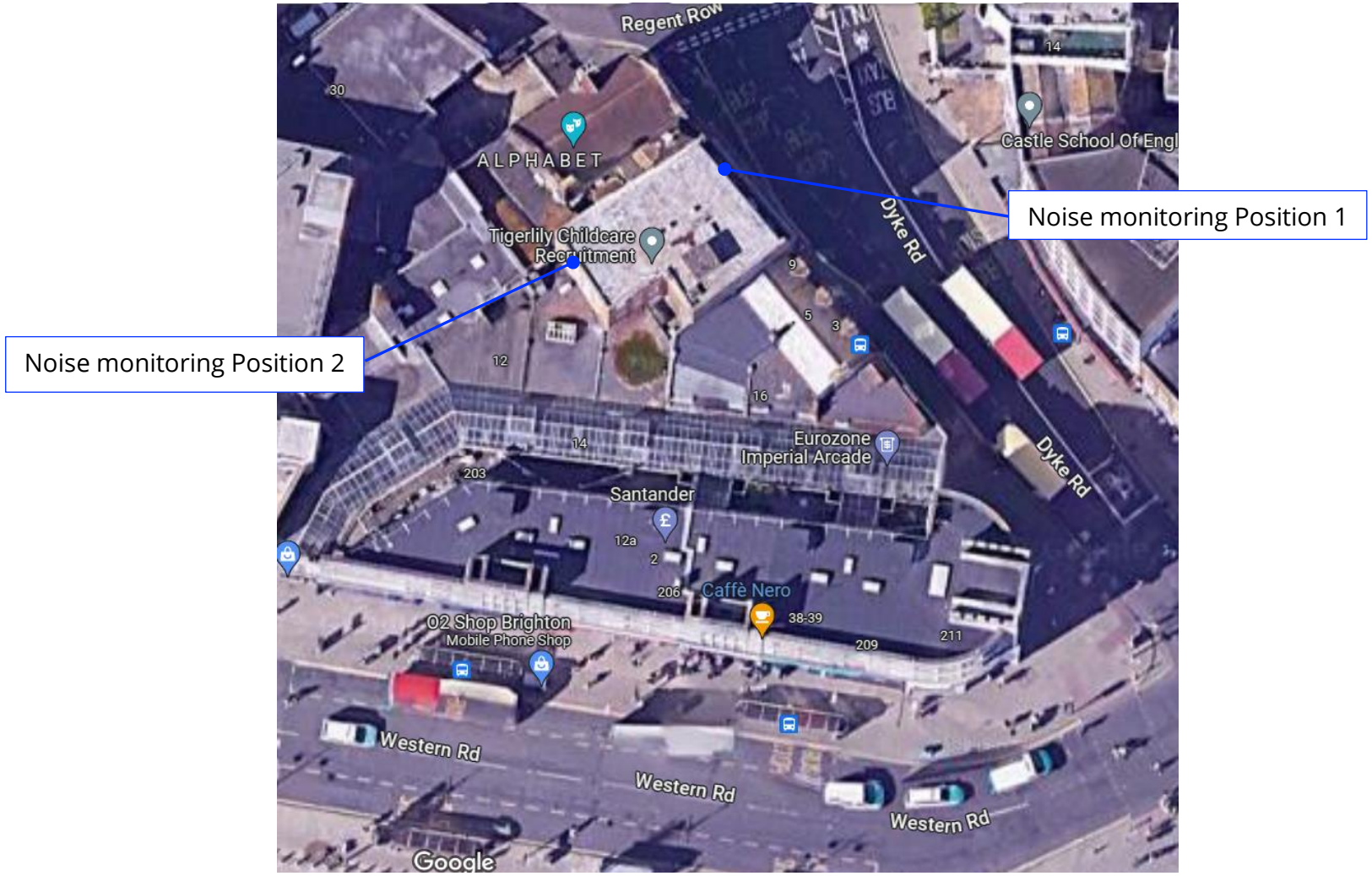
7.1 Phlorum Limited have been commissioned by Wilbury Planning Ltd to undertake a noise assessment for a residential development at 9 Dyke Road, Brighton. The proposal is for the conversion of offices at 9 Dyke Road to residential accommodation. The noise assessment has considered both external noise from traffic on Dyke Road and structurebourne sound transmission from the neighbouring Alphabet Music Venue.

7.2 The noise assessment indicates that, with appropriate noise mitigation measures, the internal noise targets within the residential properties from external noise will be achieved.

7.3 It is recommended that specialist isolated acoustic products for the floors, walls and ceilings for each individual habitable room is used in conjunction with appropriate acoustic design to minimise the structurebourne noise & vibration whilst a band is playing in the neighbouring venue. The design target would be to reduce the low frequency noise such that the bass beat from music is not perceptible within 9 Dyke Road.

7.4 On the basis of this noise assessment, it is considered that with appropriate detailed acoustic design measures that noise does not pose a constraint to the proposed development.

Figures



	Site Plan showing Noise Measurement Locations	**Job No. 12354**
		Figure No. 1

Appendix A
Introduction to Noise & Glossary of Terminology

Noise is defined as unwanted sound. The human ear is able to respond to sound in the frequency range 18Hz (deep bass) to 18,000Hz (high treble) and over the audible range of 0dB (the threshold of perception) to 140dB (the onset of pain). The ear does not respond equally to different frequencies of the same magnitude, but is more responsive to mid-frequencies than to lower or higher frequencies. To quantify noise in a manner that approximates the response of the human ear, a weighting (filtering) mechanism is used. This reduces the importance of lower and higher frequencies, approximating the response of the human ear.

Furthermore, the perception of noise may be determined by a number of other factors, which may not necessarily be acoustic. Noise can be perceived to be louder or more noticeable if the source of the noise is observed; e.g. roads, trains, factories, building sites etc. In general, the impact of noise depends upon its level, the margin by which it exceeds the background level, its character and its variation over a given period of time. In some cases, the time of day and other acoustic features such as tonality may be important, as may the disposition of the affected individual. Any assessment of noise should give due consideration to all of these factors when assessing the significance of a noise source. Various noise indices have been derived to describe the fluctuation of noise levels that vary over time. Usually, these noise indices relate to specific types of noise, and as such different noise indices are used to describe road traffic noise, background noise, construction noise, etc.

The weighting mechanism that best corresponds to the response of the human ear is the 'A'-weighting scale. This is widely used for environmental noise measurement and the levels are denoted as dB(A) or L_{Aeq}, L_{A10}, etc, according to the parameter being measured.

Noise is measured on the decibel scale, which is logarithmic rather than linear. As a result of this, a 3dB increase in sound level represents a doubling of the sound energy present. Judgement of sound is subjective, but as a general guide a 10dB(A) increase can be taken to represent a doubling of loudness, whilst an increase in the order of 3dB(A) is generally regarded as the minimum difference needed to perceive a change. Table A.1 sets out examples of noise levels typically experienced during everyday activities. Table A.2 sets out an explanation of the terminology used in this report.

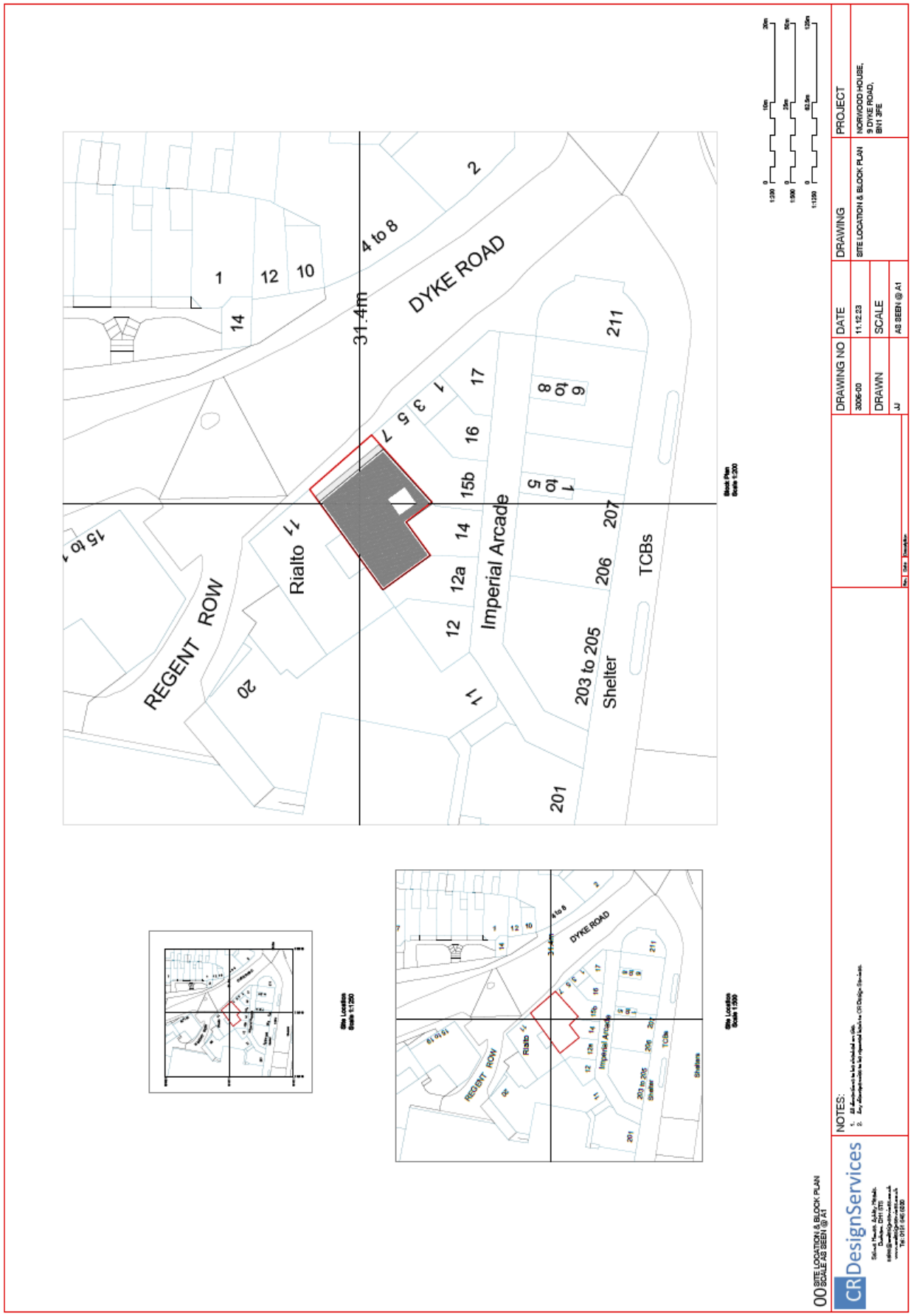
Table A1: Typical Sound Levels Found in the Environment.

Sound Level	Location
0 to 10dB(A)	Threshold of hearing
10 to 20dB(A)	Broadcasting studio
20 to 30dB(A)	Quiet bedroom at night
30 to 40dB(A)	Living room during the day
40 to 50dB(A)	Typical office
50 to 60dB(A)	Inside a car
60 to 70dB(A)	Typical high street
70 to 90dB(A)	Inside a factory or noisy pub
100 to 110dB(A)	Burglar Alarm at 1m
110 to 130dB(A)	Pneumatic drill at 1m away
140dB(A)	Threshold of Pain

Table A2: Terminology Relating to Noise

Term	Description
Sound Pressure	Sound, or sound pressure, is a fluctuation in air pressure over the static ambient pressure.
Sound Pressure Level (Sound Level)	The sound level is the sound pressure relative to a standard reference pressure of 20μPa ($20x10^{-6}$ Pascals) on a decibel scale.
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 20μPa.
A-weighting, dB(A)	The unit of sound level, weighted according to the A-scale, which takes into account the increased sensitivity of the human ear at some frequencies.
Noise Level Indices	Noise levels usually fluctuate over time, so it is often necessary to consider an average or statistical noise level. This can be done in several ways, so a number of different noise indices have been defined, according to how the averaging or statistics are carried out.
$L_{Aeq,T}$	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 during the 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.
$L_{90,T}$ or Background Noise Level	A noise level index. The noise level exceeded for 90% of the time over the period T. L_{90} can be considered to be the "average minimum" noise level and is often used to describe the background noise.
$L_{10,T}$	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.
Free-field	Far from the presence of sound reflecting objects (except the ground), usually taken to mean at least 3.5 metres
Façade	At a distance of 1 metre in front of a large sound reflecting object such as a building façade.
Fast Time Weighting	An averaging time used in sound level meters. Defined in BS EN 61672.
R_{TRA}	R_{TRA} are the spectrum adjustments for traffic, which are the values added to Rw to take account of the characteristics of particular sound spectra.
R_w	Rw is the weighted sound reduction, in decibels, which incorporates a correction for the ear's response

Appendix B
Full Set of Plans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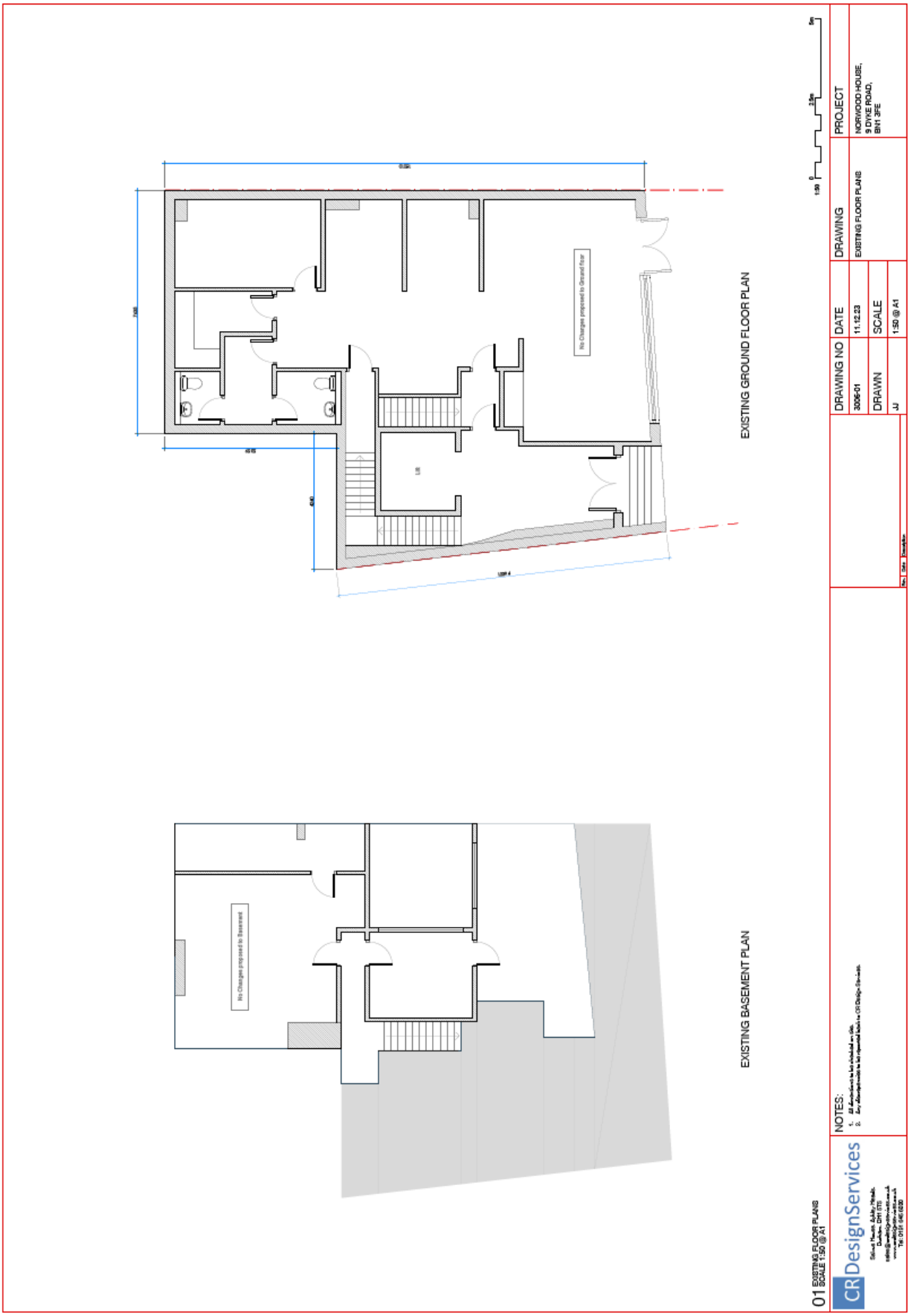
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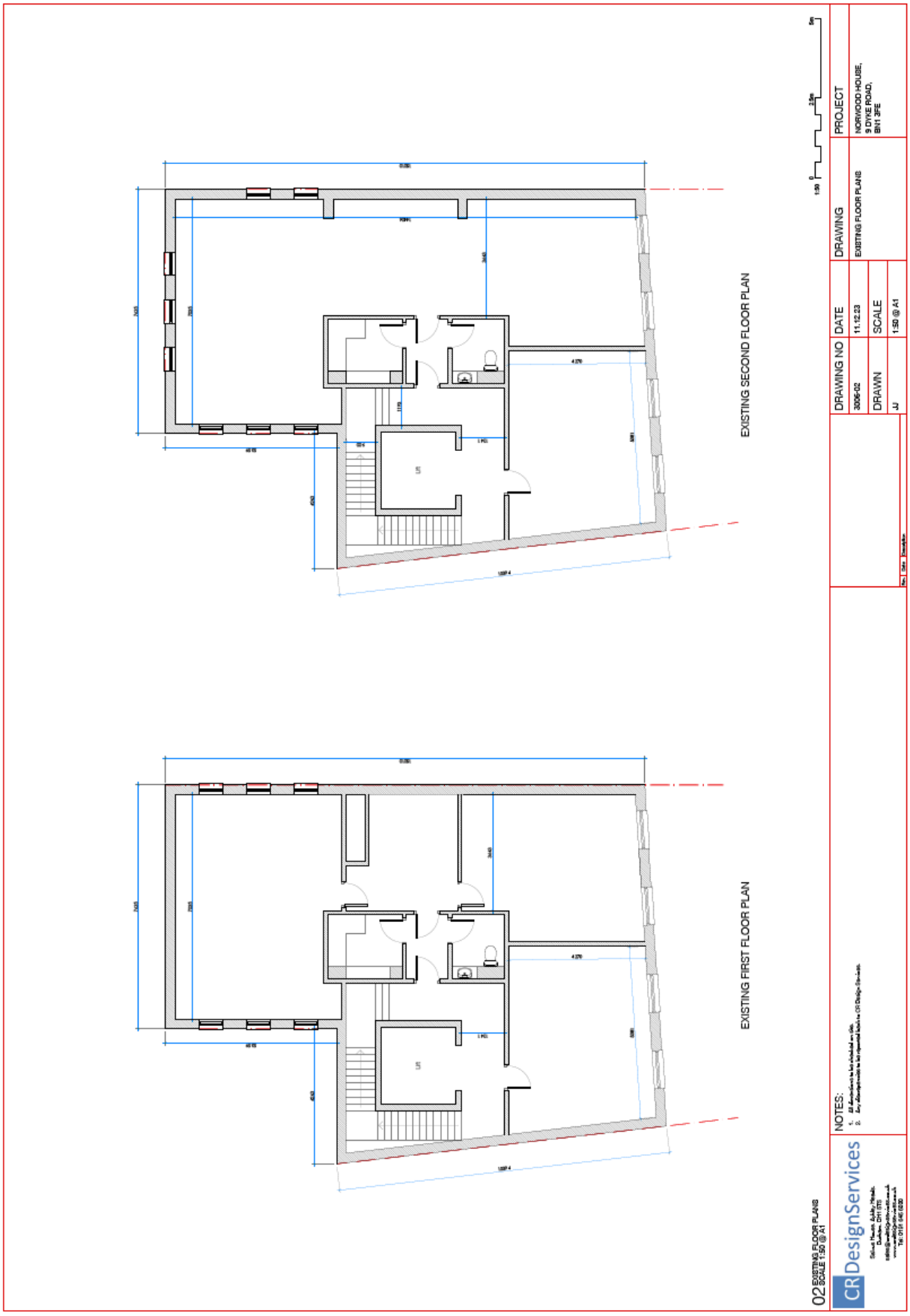
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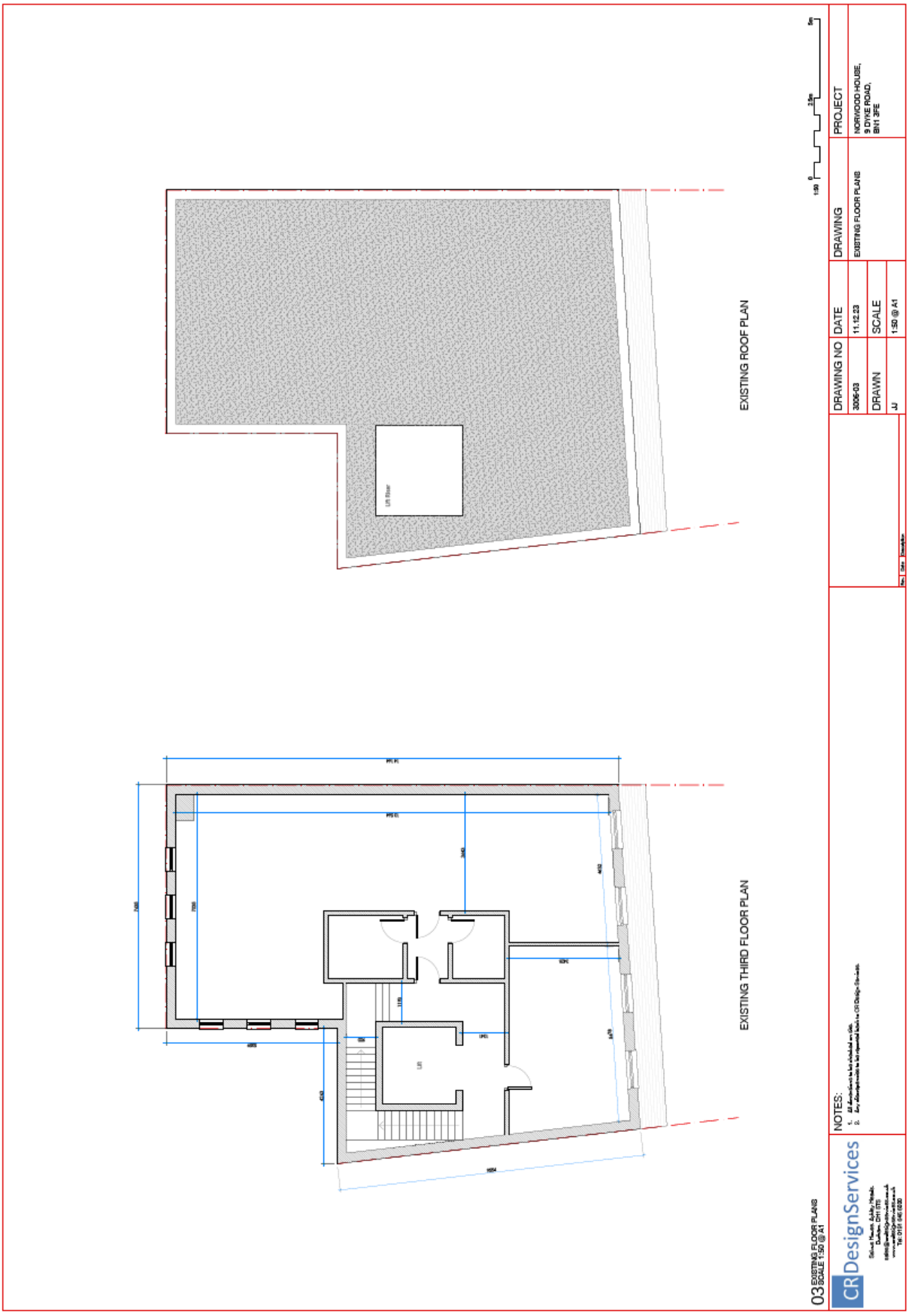
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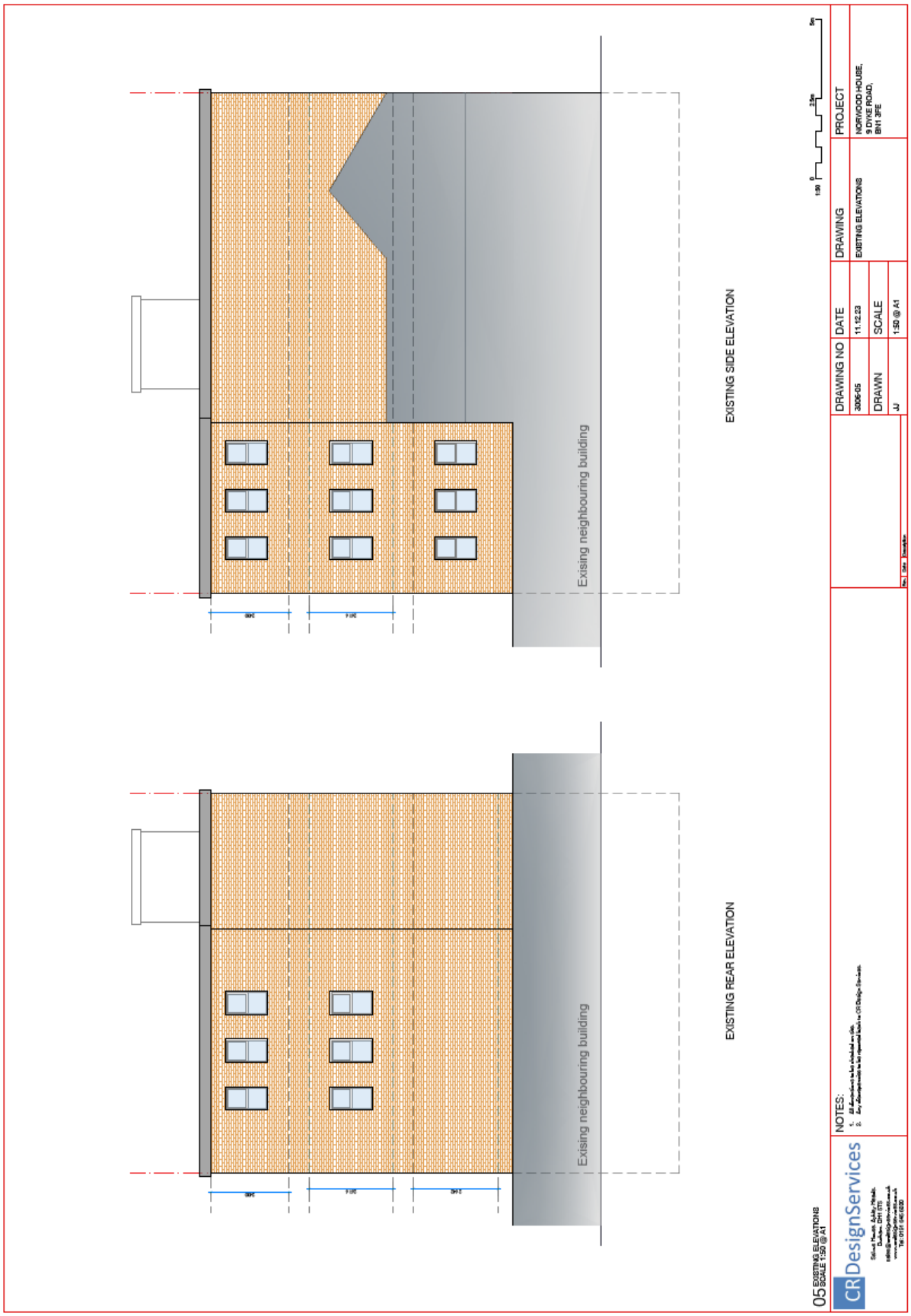
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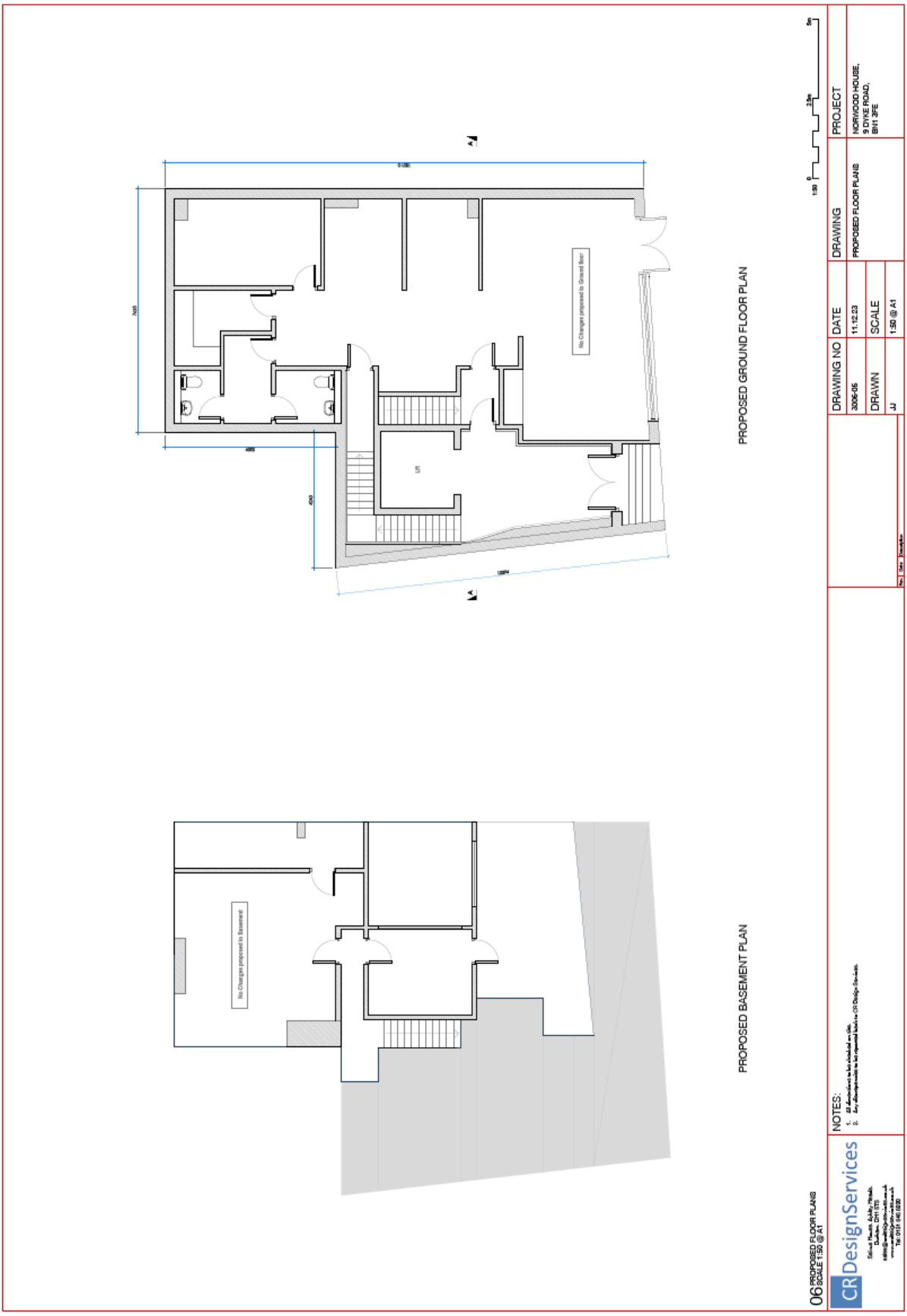
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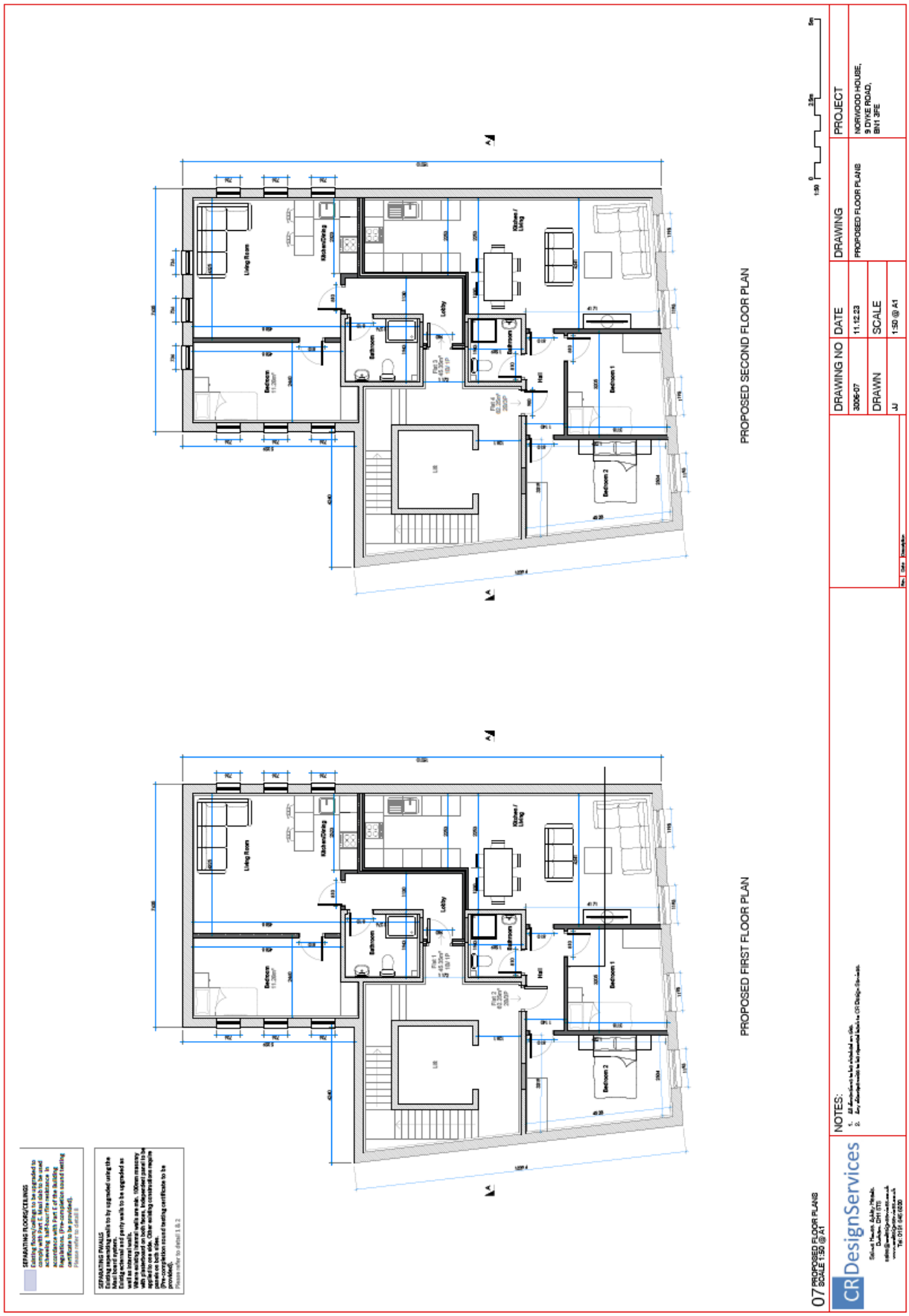
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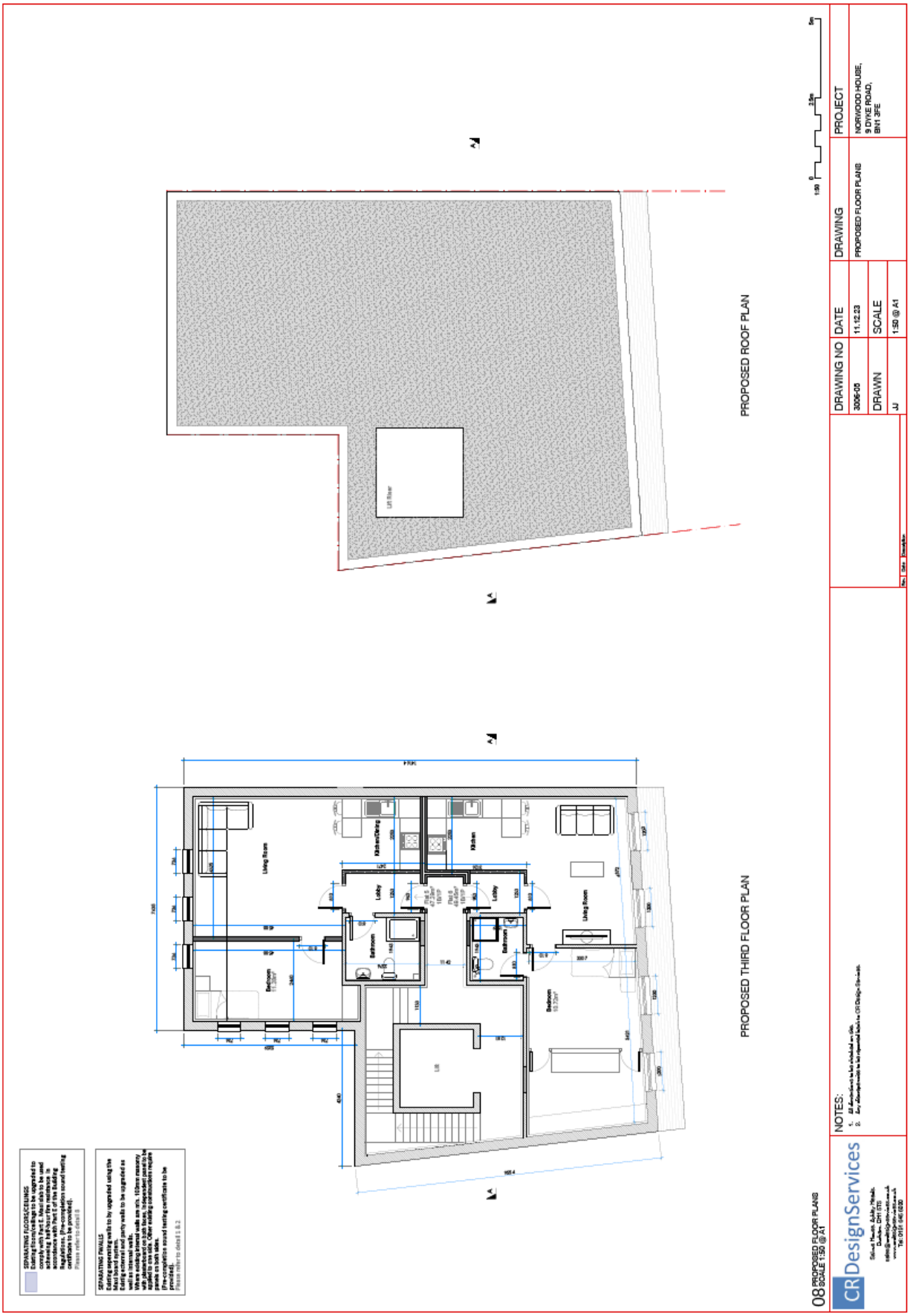
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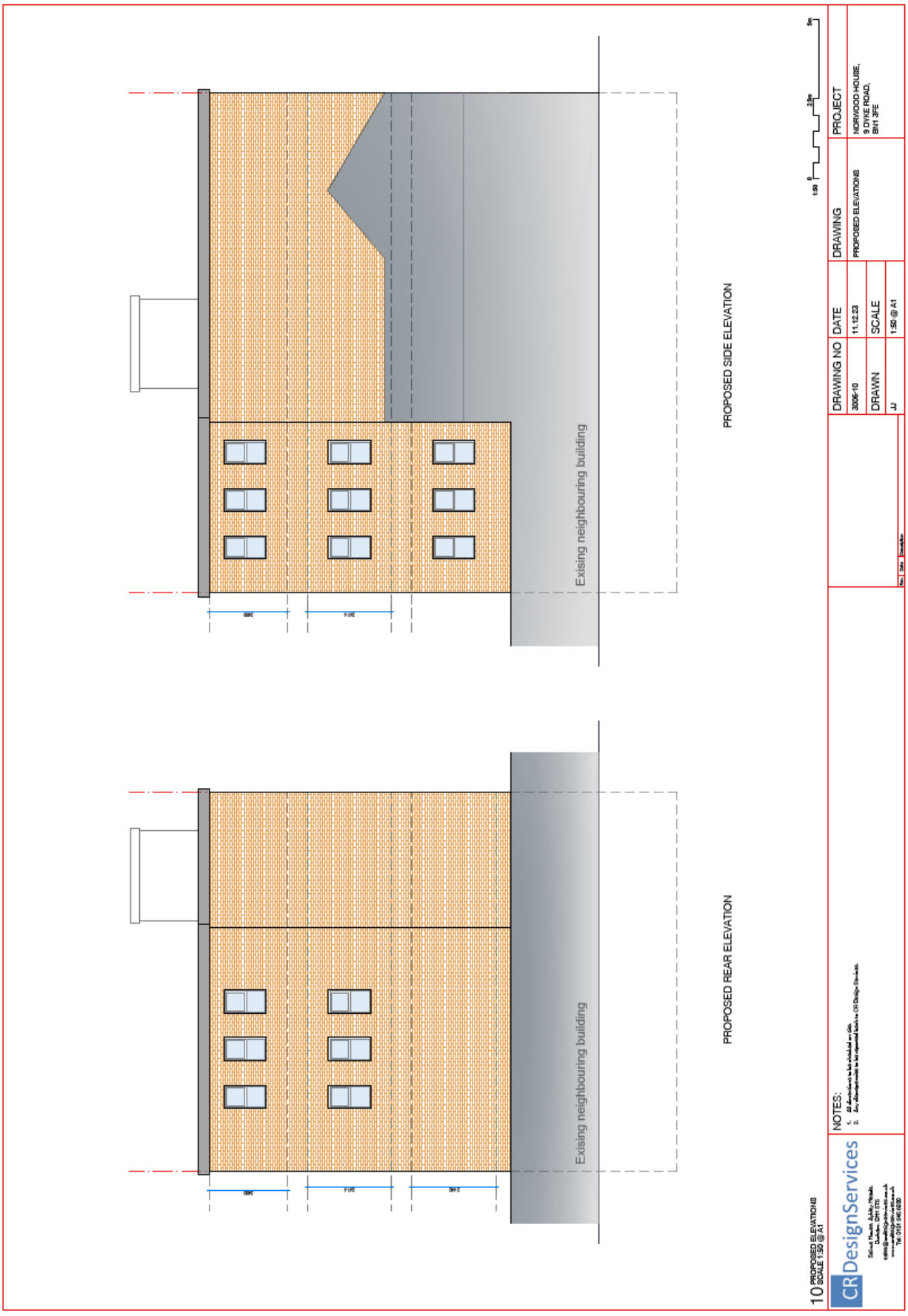
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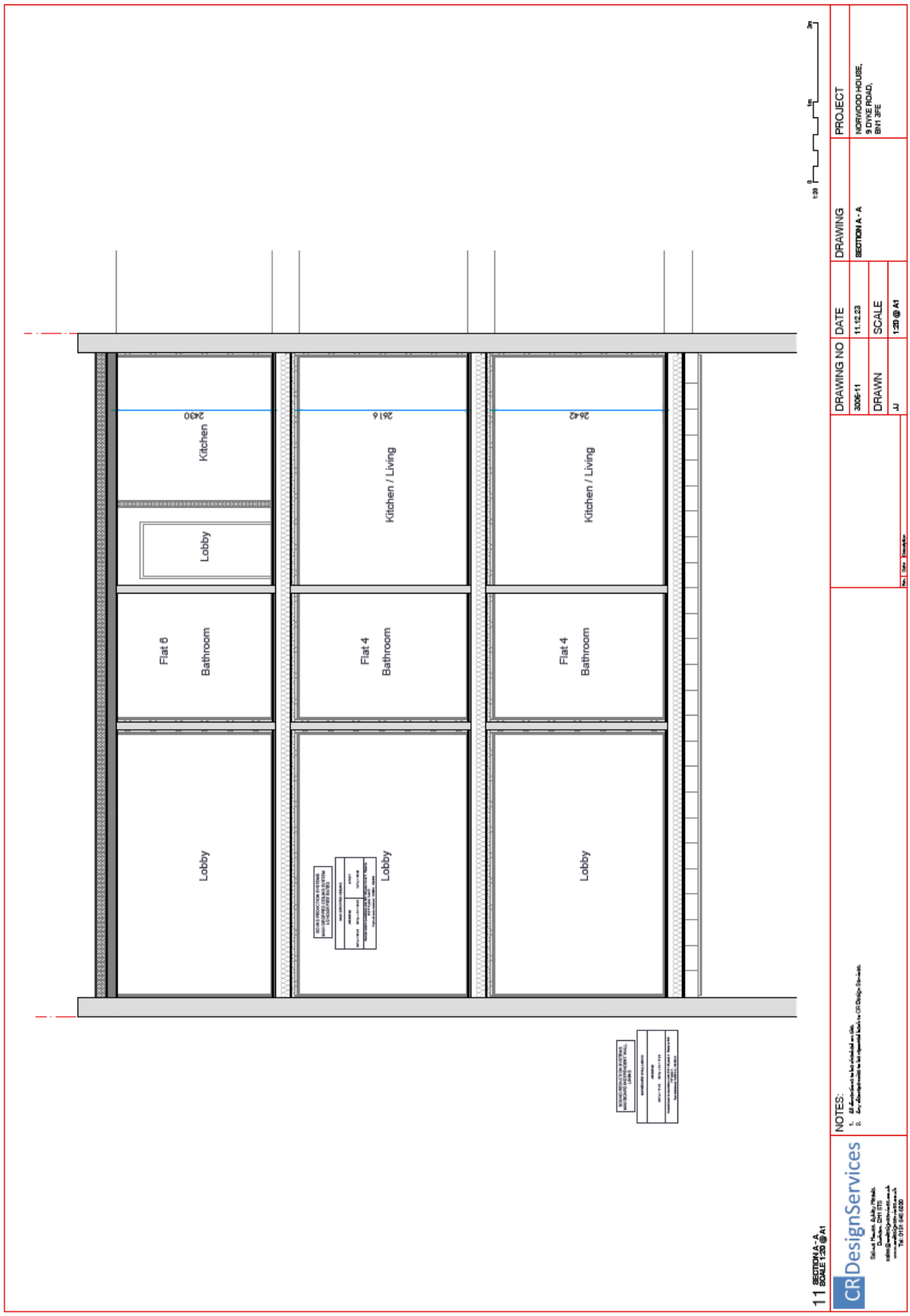
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Kitchen / Living
Kitchen / Living
Lobby
Flat 6 Bathroom
Flat 4 Bathroom
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Lobby
Lobby
Lobby
2430
2616
2642
0
1m
2m
1:20
11 SECTION A - A
SCALE 1:20 @ A1
NOTES:
CR DesignServices
DRAWING NO
3306-11
DATE
11.12.23
DRAWING
SECTION A - A
PROJECT
NORWOOD HOUSE,
9 DYKE ROAD,
BN1 3FE
DRAWN
JJ
SCALE
1:20 @ A1

Appendix C
Monitoring Equipment

Table B1: Noise Monitoring Equipment

Position	Equipment	Serial Number	Calibration Date
1	LD824 Sound Analyser	A1420	20 Oct 2022
	Mic	37023	
	Preamp	1812	
2	LD820 Sound Meter	A1350	20 Oct 2022
	Mic	37024	
	Preamp	1568	
3	LD824 Sound Analyser	A1309	20 Oct 2022
	Mic	28488	
	Preamp	5368	
All positions	LD CAL200 Calibrator	3054	13 Oct 2023

Appendix D
Full Noise Survey Results

Figure C1: Measured noise levels at Position 1, facade dB

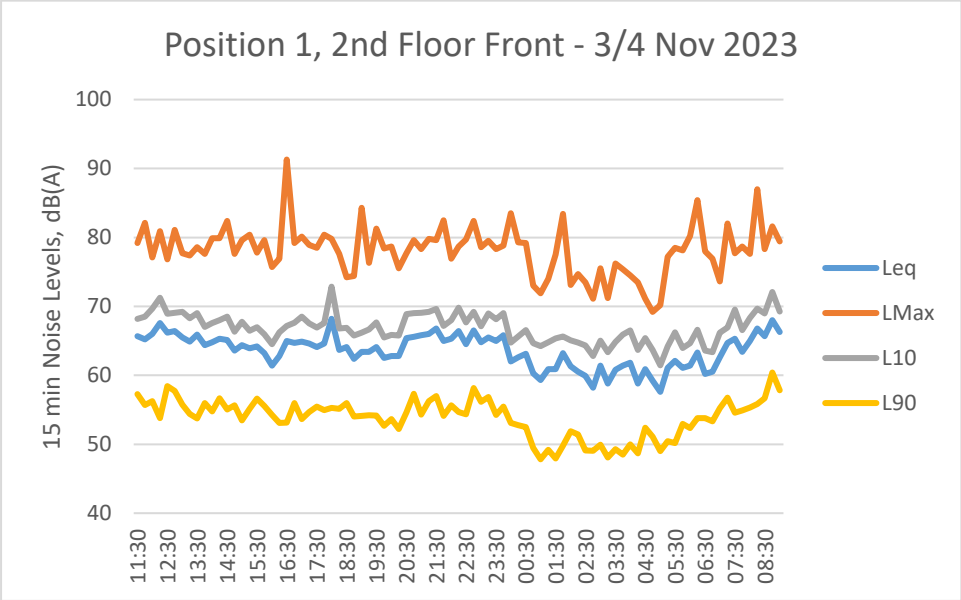
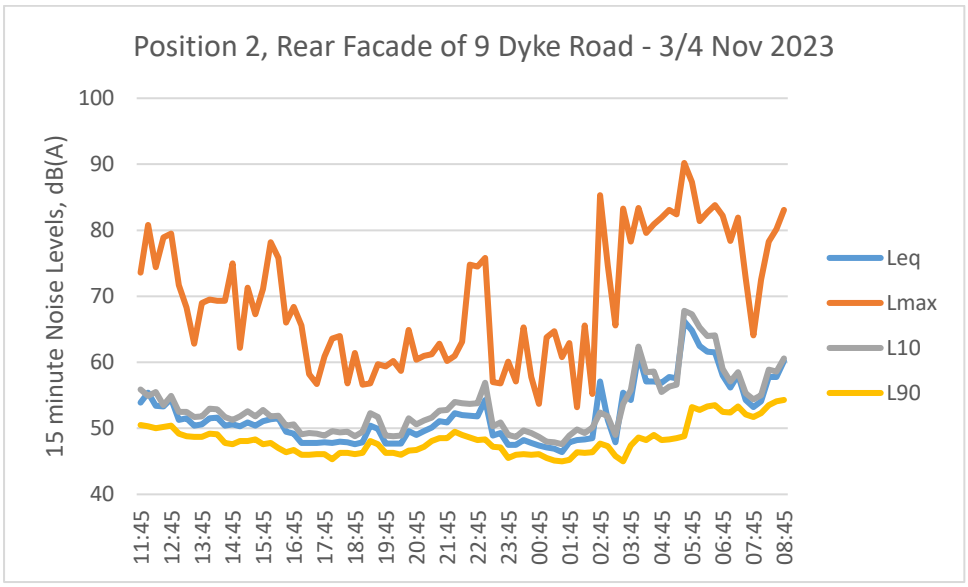
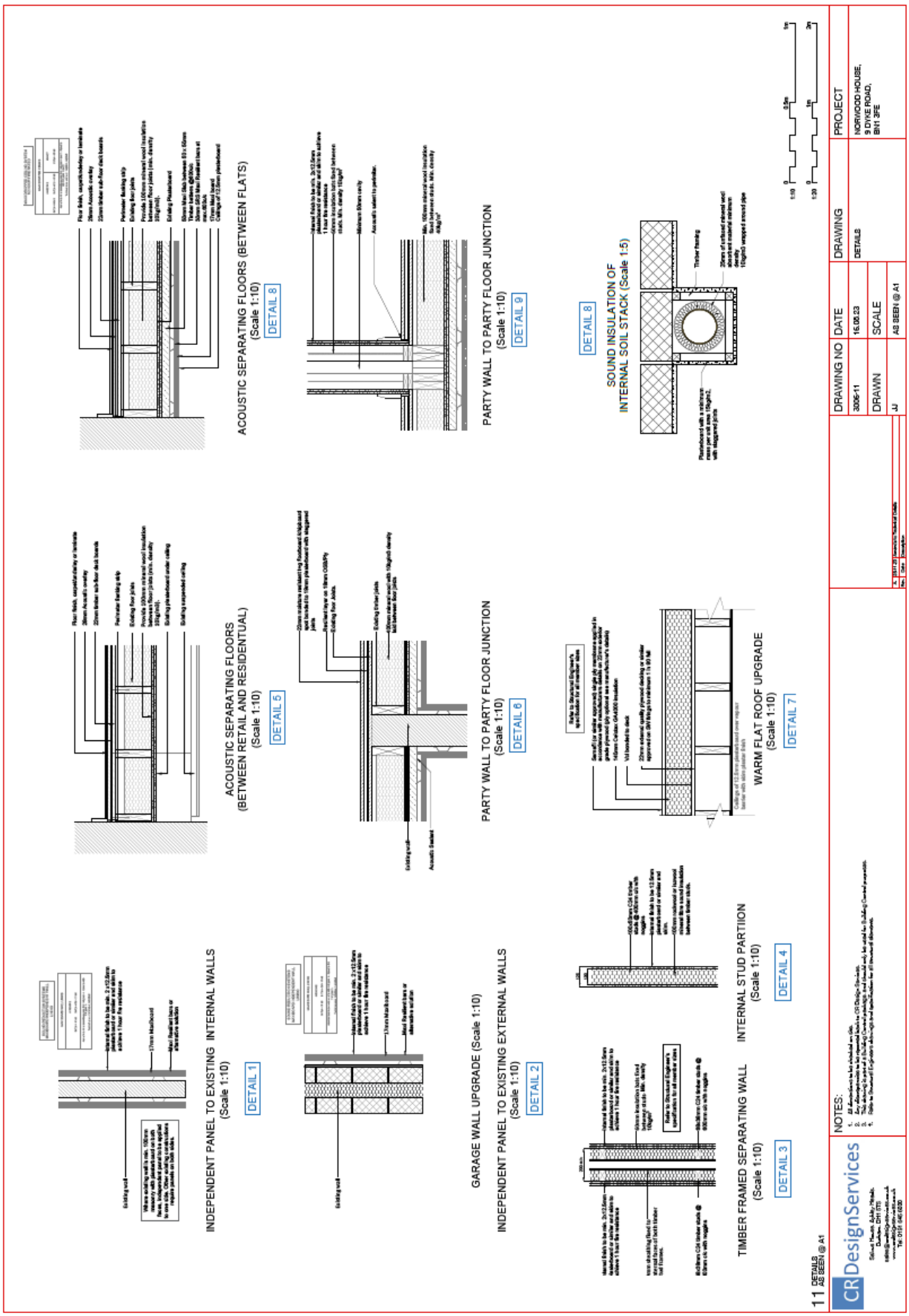
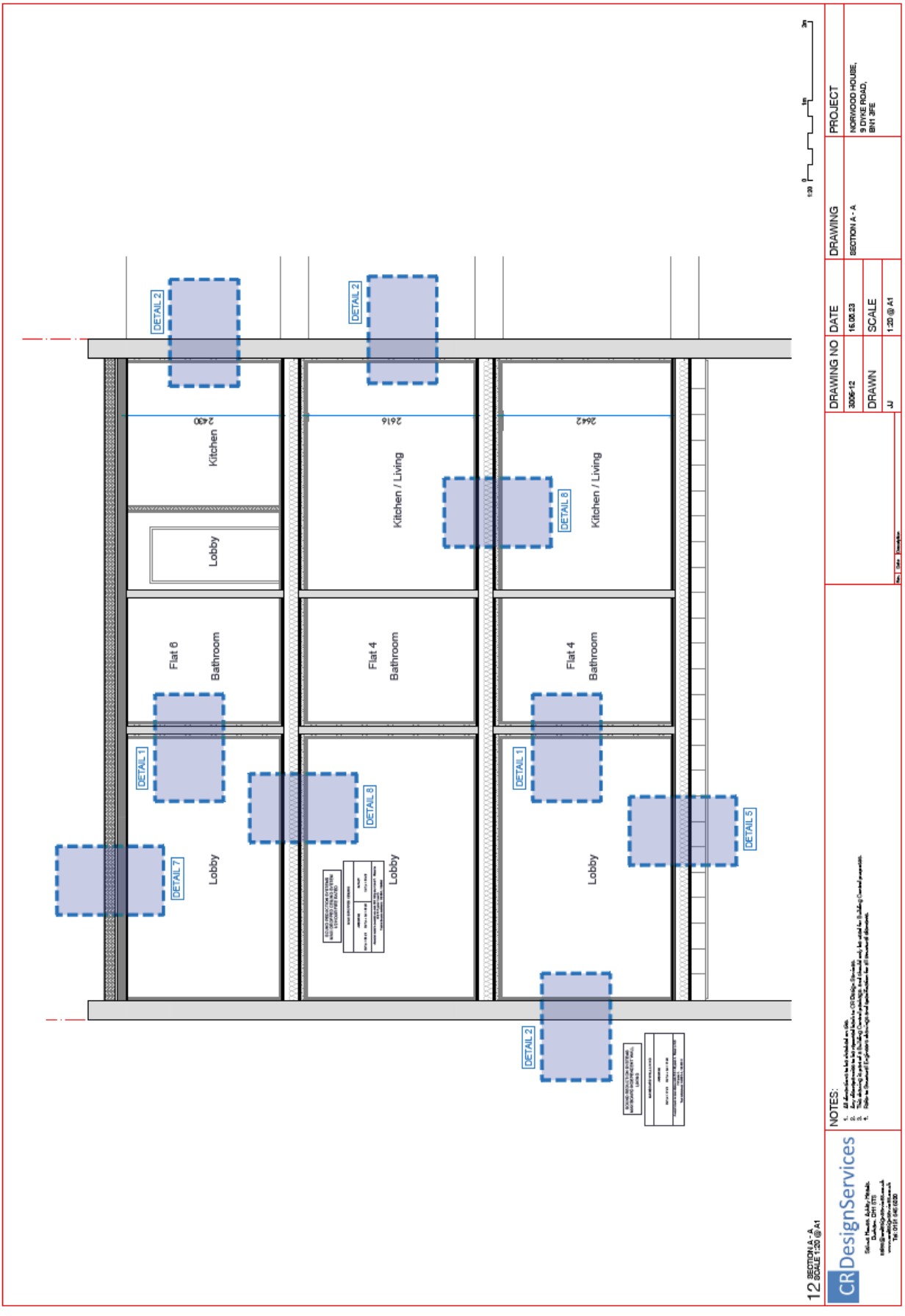


Figure C2: Measured noise levels at Position 2, free-field dB



Appendix E
Proposals for Room Isolation


ACOUSTIC SEPARATING FLOORS (BETWEEN FLATS)
(Scale 1:10)
DETAIL 8
PARTY WALL TO PARTY FLOOR JUNCTION
(Scale 1:10)
DETAIL 9
SOUND INSULATION OF
INTERNAL SOIL STACK (Scale 1:5)
DETAIL 8
ACOUSTIC SEPARATING FLOORS
(BETWEEN RETAIL AND RESIDENTUAL)
(Scale 1:10)
DETAIL 5
PARTY WALL TO PARTY FLOOR JUNCTION
(Scale 1:10)
DETAIL 6
WARM FLAT ROOF UPGRADE
(Scale 1:10)
DETAIL 7
INDEPENDENT PANEL TO EXISTING INTERNAL WALLS
(Scale 1:10)
DETAIL 1
GARAGE WALL UPGRADE (Scale 1:10)
INDEPENDENT PANEL TO EXISTING EXTERNAL WALLS
(Scale 1:10)
DETAIL 2
TIMBER FRAMED SEPARATING WALL
(Scale 1:10)
DETAIL 3
INTERNAL STUD PARTIION
(Scale 1:10)
DETAIL 4
NOTES:
CRDesignServices
DRAWING NO
3006-11
DRAWN
JJ
DATE
16.08.23
SCALE
A3 SEEN @ A1
DRAWING
DETAILS
PROJECT
NORWOOD HOUSE,
9 DYKE ROAD,
BN1 3FE
DETAILS
A3 SEEN @ A1
11


DETAIL 2
DETAIL 2
2430
Kitchen
2616
Kitchen / Living
2642
Kitchen / Living
DETAIL 8
Lobby
Flat 6
Bathroom
Flat 4
Bathroom
Flat 4
Bathroom
DETAIL 1
DETAIL 8
DETAIL 1
DETAIL 7
Lobby
Lobby
Lobby
DETAIL 5
DETAIL 2
0
1m
2m
1:20
12 SECTION A - A
SCALE 1:20 @ A1
NOTES:
1. U.N.O.
CRDesignServices
DRAWING NO
3006-12
DRAWN
JJ
DATE
16.06.23
SCALE
1:20 @ A1
DRAWING
SECTION A - A
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