

**SOUND REPORT
136a CHURCH ROAD
CROYDON
CR0 1SE**

FOR

J. AYOADE

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INTRODUCTION

The purpose of this report is to assess the impact, from a sound point of view, of the change of use of the first floor of 136a Church Road from an office to residential use whilst retaining the commercial use on the ground floor.

136a Church Road is a detached building situated on a relatively flat site at the rear of 136 Church Road. The site is within a Zone 3 flood area. It is constructed in a manner typical of a building of its age with solid, rendered and painted, masonry walls, a concrete ground floor, a timber first floor structure and a timber roof structure, which is clad with slate. There is a small yard at the rear of the building, with no access from the building only via a gate off a public footpath, and a paved courtyard in front of the building with a gated access off Church Road. There is an electrical substation situated near its front left hand side with access off the adjacent public footpath.

PREVIOUS USE

The property was previously used as an office with welfare facilities on the first floor and warehousing and storage on the ground floor. Access to the first floor is via an internal staircase running centrally front to rear. There is pedestrian access to the ground floor warehousing off the stairwell but the main access to this area is via two uninsulated roller shutter doors. This enables vans to load from the warehousing and deliver to customers off site.

The first floor structure is of timber joist construction with floor board above and plasterboard below. There is no sound insulation incorporated within its construction.

PROPOSED USE

It is proposed to change the first floor to residential use. This will involve minor internal alterations to the roof structure, improvements to the thermal and sound insulation, installing a new kitchen area and the refurbishment of the existing small kitchen and WC into a bathroom. The first floor structure will be upgraded so that it complies with the current requirements of the Building Regulations with regard to the transmittance of sound through it. This will involve the installation of a sound resisting quilt between the joists, to minimise the transmittance of air borne sound through the floor and the installation of a resilient board overlay to minimise impact noise. All the edges of the floor and the ceiling below will be sealed with a appropriate mastic also to minimise air borne sound transmittance. This operation, along with all other works associated with the conversion of the first floor to residential use will be overseen by an approved building control inspector.

The existing windows of the first floor are all double glazed and in good condition. The installation of sound block plasterboard on the stairwell walls will minimise sound transmission between the commercial and the residential units.

The ground floor will be maintained as commercial with glazed screens installed behind the existing roller shutters, a new insulated floor slab, thermal insulation to the external walls, and a staff bathroom and small kitchen facility will be installed. It is proposed that the commercial use will be warehousing with a small office facility associated with an online shop selling fashion items and clothing. Excessive noise will not therefore be generated by this use.

CONCLUSIONS

The refurbishment and change of use of the first floor will be constructed in accordance with the current requirements of the Building Regulations. This includes the sound proofing of the floor between the residential and commercial use below.

The proposed use of the ground floor area as an online shop and warehousing/storage should generate less sound than the existing use and less vehicle movements. The sound insulated floor will effectively minimise the sound from the ground floor impacting on the residential unit above.



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