

Emsworth Dental Surgery, 30 High Street

NOISE ASSESSMENT & MITIGATION SCHEME

Introduction

Helyer Davies Architects have been appointed by Emsworth Dental Surgery to design the conversion of the first-floor spaces from residential to additional space for the Dental Surgery at 30 High Street, Emsworth.

As there is such high demand for their services, the Dental Surgery have already extended their opening hours, and are now using their current facilities to full capacity. The proposals are therefore to provide 2 additional Surgery Rooms.

Summary of the proposals

This document relates to application - APP/22/01229 – for; Change of use of first floor from residential (Use Class C3) to Dental Surgery (Use Class E(e)) in association with ground floor Dental Surgery with new internal staircase and internal alterations.

And - APP/22/01230 – for; Listed Building Consent for new internal staircase and internal alterations.

The above applications were both approved permission by Havant Borough Council on 10th March 2023.

Condition 3

This document is for the discharge of condition 3 on planning permission letter - APP/22/01229.

“No development shall commence on site until a scheme for the protection of adjoining domestic premises has been submitted to and approved in writing by the Local Planning Authority. The noise mitigation scheme shall be implemented and maintained in accordance with the approved details and shall not be altered without the prior written approval of the Local Planning Authority. The scheme shall include an assessment of the potential impacts from any proposed external fixed plant e.g., air handling units, carried out in accordance with British Standard 4142:2014+A1:2019. It must also include an assessment of the potential impact of any internal noise generated by the proposed use e.g., drilling etc., on the existing residential use, and how structure-borne and air-borne noise will be mitigated.

Reason: *To protect the amenities of nearby residential properties in terms of noise pollution and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.”*



Area of the High Street circled on Aerial Map of Emsworth (from Google Maps)



30 High Street on Aerial Map of High Street Area in Emsworth (from Google Maps)

Noise Assessment

Use Class

The Use Class for the proposals to the Dental Surgery will be limited to E(e), which has a significantly lower noise impact compared to other potential Use Classes (e.g., restaurant, light industrial).

Noise in use

When in use, the proposed new dental surgery rooms on the first floor (Surgery 4 & Surgery 5, as indicated on the proposed first floor plan) will generate reasonable amounts of internal noise due to drilling and other surgical machinery. The proposed works intend to mitigate such internal air-borne and structural-borne noise through increased insulation to the ceiling and walls.

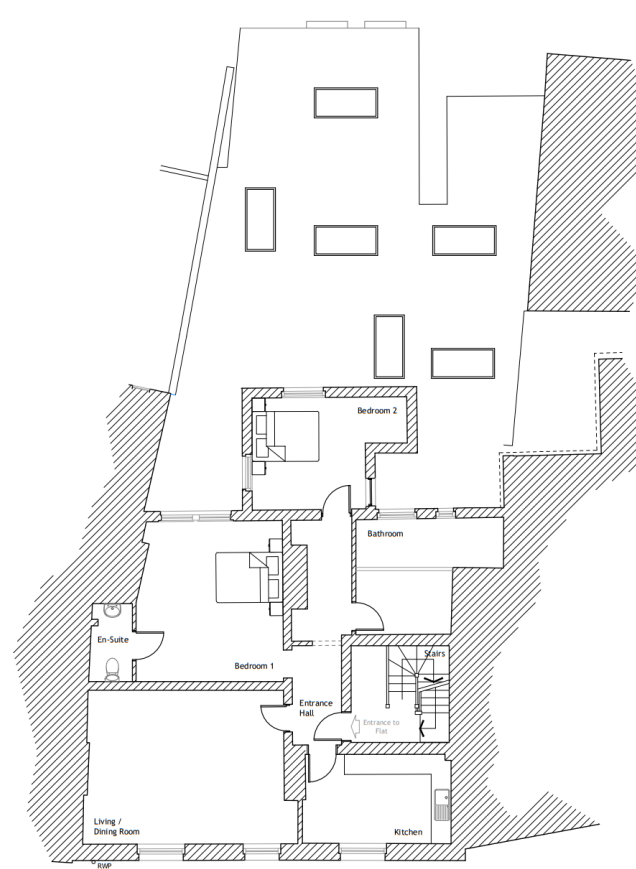
Noise of Construction

Any proposed building works are to be carried out during standard working hours, thus causing minimal disturbance or disruption to the adjoining residential properties.

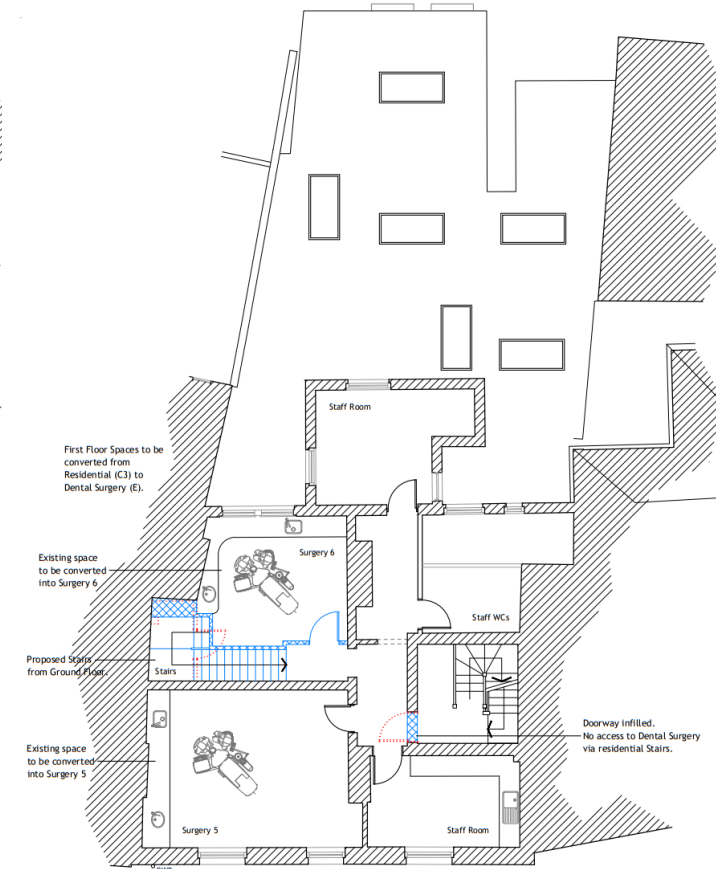
Due to the limited scale of the proposed development, noise due to construction works will be minimal and no heavy machinery will be required.

Noise from Plant

The new surgery rooms and the necessary machinery will utilise the existing air handling systems, thus will not require any additional external fixed plant, and therefore will cause no additional noise impact to the neighbours.



Existing First Floor Plan



Proposed First Floor Plan

Mitigation Scheme

Days and hours of use

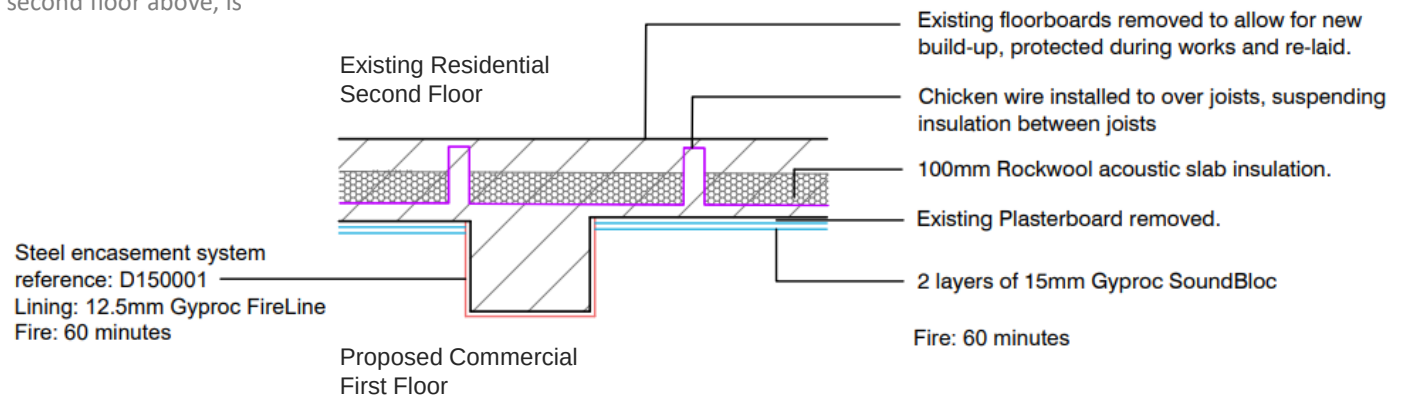
The proposed new surgical spaces on the first floor (Surgery 4 & Surgery 5), are to be used only within standard opening hours of the working week, in line with the use of the existing surgery on the ground floor, and as approved under application APP/22/01229.

Therefore, any potential noise impact to the adjacent residential spaces will occur only during reasonable times of the day.

Sound Insulation

As shown in the example detail drawing, the floor between the proposed new commercial spaces at first floor level and the existing residential spaces above, will be fitted with increased amounts of insulation in line with Approved Document E of the Building Regulations.

This will be completed to ensure that any noise generated from the proposals on the proposed commercial first floor to the exiting residential space at second floor above, is mitigated accordingly to comply with condition 3.



Proposed example first to second floor separation detail.