

REF: ASI4434.260422.L1

24 April 2026

Jason Murphy
Radley House Partnership Ltd
20 Staple Gardens
Winchester
SO23 8SR

Dear Jason,

ASI4434 81C LONDON ROAD, WATERLOOVILLE**Planning Condition 9**

We have conducted a review of the proposed wall which will separate the residential development and the existing commercial premises, to assist with the discharge of Planning Condition 9 of the planning application ref. APP/22/01072.

Planning Condition 9 reads as follows:

"Prior to commencement of the development the applicant shall provide a scheme to the Local Planning Authority for its written approval detailing sound transmission reduction measures to be installed within the separating walls between the proposed dwellings and existing commercial premises that share a party wall to limit airborne sound transmission. The scheme shall be designed to be 5dB better than that given in Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) of the Building Regulations (Table 0.1a, page 12). The approved scheme shall be installed prior to the development being occupied and retained thereafter."

It should be noted that the proposed development and neighbouring buildings are separate structures, where the external walls of the development will not be structurally connected to the neighbouring buildings. As a result, ADE requirement E1 does not strictly apply to this wall, as it is not by definition an internal party wall which separate spaces in the same building.

This letter has, nonetheless, been written to demonstrate that the external wall of the development would, in theory, be sufficient to achieve the required in-situ airborne sound insulation performance.

Criterion

Approved Document E (ADE) sets out the minimum in-situ airborne sound insulation performance standard for separating walls in dwelling-houses and flats formed by material change of use. This is tabulated below alongside the applicable Condition 9 criterion.

TEST TYPE	TEST ELEMENT	APPROVED DOCUMENT E 2003 STANDARD	CONDITION 9 TARGET
Airborne Sound Insulation	Wall	$D_{nT,w} + C_{tr} \geq 43 \text{ dB}$	$D_{nT,w} + C_{tr} \geq 48 \text{ dB}$

NB Higher values of $D_{nT,w} + C_{tr}$ represent better sound insulation

This in-situ airborne sound insulation performance value of $D_{nT,w} + C_{tr}$ 48 dB is, therefore, the target for this development.

Party Wall Construction Review

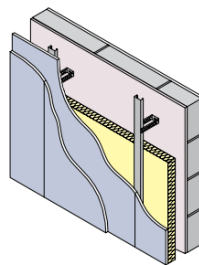
On the basis of the provided architectural drawings at the time of writing, the external wall requiring consideration is proposed to comprise the following construction (external to internal):

- 100mm blockwork wall;
- 50mm cavity;
- 9mm OSB and foil breather membrane on 140mm timber frame stud;
- 120mm PIR insulation in cavity;
- 50mm PIR insulation
- 2 layers of 15mm plasterboard.

As the existing external wall of the adjacent buildings is not known, this review has been conducted purely on the basis of the construction detailed above. The wall of the adjacent building will, however, further improve the sound insulation performance.

Reference has been made to British Gypsum documentation for a similar, albeit simpler system, shown below.

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Solid block wall (100mm), of density 1700 kg/m³ with 13mm plaster each side. Gypframe GL1 Lining Channel framework fixed to one side to give 85mm cavity. Cavity filled with 50mm Isover Acoustic Partition Roll (APR 1200). Linings as in table.

This simpler system comprises a plasterboard lining offset from a 100mm blockwork wall, to form an insulated 85mm cavity. This referenced system is anticipated to achieve a lower sound insulation performance than the proposed external wall, owing to the smaller cavity, reduced insulation thickness and omission of the 9mm OSB.

This simpler system is stated by British Gypsum to achieve a laboratory performance of $R_w + C_{tr}$ 59dB.

As the development and adjacent buildings are structurally separate, there will be no common elements between the buildings. As a result, sound flanking paths should be very well controlled. The difference between the laboratory and in-situ performance is, therefore, unlikely to degrade by more than circa 5dB.

If the external walls between the proposed development and neighbouring commercial premises were to be tested, this analysis demonstrates that the performance would be at least $D_{nT,w} + C_{tr}$ 54dB, substantially above the Planning Condition 9 requirement of $D_{nT,w} + C_{tr}$ 48dB.

The proposed external wall construction is, therefore, appropriate to provide a suitable level of airborne sound insulation performance.

We trust the above to be of assistance. Please do not hesitate to contact us with any queries you may have.

Yours sincerely
for CLARKE SAUNDERS ASSOCIATES



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