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Condition 16

Condition 16 of the planning approval ref 2020/5647/P states:

> *Prior to occupation of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.*

Therefore the sound insulation between hotel rooms and areas of different uses would need to achieve the following minimum performances:

- $D_{nT,w} + C_{tr} \geq 48$ dB (walls)
- $D_{nT,w} + C_{tr} \geq 50$ dB (floors)
- $L'_{nt,w} \leq 57$ dB

The following areas have been highlighted as being different uses, and so would need to provide a greater sound insulation performance in accordance with the planning condition.

- Wall between 004 and plant room
- Wall between 005/006 and lounge
- Wall between 010 and staff changing
- Wall between 101/105 and generator room
- Floor between Basement and Basement 01 Hotel rooms
- Floor between 1st floor Hotel Rooms and Ground floor

The following construction is to be used between 005/006 and the lounge, 010 and staff changing, and between 101/105 and the generator room.

- 2 layers 15mm Duraline, joints taped and staggered
- 48mm studwork with 50mm Isover APR1200
- Approximately 44mm gap
- 48mm studwork with 50mm Isover APR1200
- 2 layers 15mm Duraline, joints taped and staggered

The above construction is expected to provide an in-situ performance of $D_{nT,w} + C_{tr}$ 48 dB and hence would meet the requirements of the condition.

The wall between 004 and the plant room is to comprise:

- 140mm medium density blockwork
- Plaster finish to non plant areas
- independent lining, with the studwork located a minimum of 10mm from the blockwork
- 50mm APR 1200 between the studs
- 2 layers 15mm SoundBloc, joints taped, staggered and skimmed.

The above construction is expected to provide an in-situ performance of $D_{nT,w} + C_{tr}$ 48-50dB dB and hence would meet the requirements of the condition.

The floors are shown as comprising:

- Floor finish zone (30mm);
- 4.5mm Regupol 4515 resilient layer, flanking strips to perimeter of floating floor
- Reinforced concrete floor slab – min. depth 250mm, minimum mass per unit area 420kg/m^2
- Suspended ceiling on metal frame hangers (minimum void 150mm)
- 1 layers 12.5mm plasterboard (minimum mass 8kg/m^2)

The above construction would be expected to provide an in-situ performance of $D_{nT,w} + C_{tr}$ 50 dB, and $L_{n'Tw}$ 55dB, and so would meet the requirements of the condition.