



BRAIDEN ACOUSTICS LTD

Innovation Forum // 51 Frederick Road // Salford // Manchester // M6 6FP

NOISE IMPACT ASSESSMENT - RESIDENTIAL

Prepared For : Allied Living

Date : 7 May 2026

Site : Duke Street Mill, Rochdale

Report No. : 11508

1 INTRODUCTION

Braiden Acoustics has been commissioned by Allied Living to undertake an acoustic survey at the site at Duke Street Mill, Rochdale (hitherto known as the 'site') in order to support a planning application for the change of use from a mill to residential accommodation.

1.1 AIM

The aim of the report is to describe the site and its surroundings with regards to potential noise sources and receivers related to the site. Where suitable, acoustic mitigation measures will be recommended so that relevant noise standards and guidelines are met.

2 DESCRIPTION OF SITE

The site is the former mill building which has some current commercial uses.



Figure 1
Street view of site

The mill has been extended over the years, as the differing brickwork and window heights show.



2.1 SITE LOCATION AND NEIGHBOURING USES

The site is bounded by Princess Street to the north, Duke Street to the east, an electrical substation and 34-36 Whitehall Street (offices) to the west (beyond which is Whitehall Street), and Queen Street to the south.



Figure 2
Site location and surrounding uses

Slightly further afield, is a collection of light industrial / commercial uses.

Carpet & Flooring Depot	Carpet Retail Shop	Mon – Sat	0900-1700
Rothwells Rochdale	Tool Shop	Mon – Sat	0800 – 1700
Tri-Cast Composite Tubes Ltd	Plastic Fabrication	Opening hours	
unknown			
Frank Key Plant & Tool Hire	Tool rental service	Mon – Fri	0730 – 1700

To the west of the site are existing residential dwellings and there is a car park to the south of Queen Street.

Over 30m to the east is the A671 Whitworth Road that leads into Rochdale town centre, which itself is some 400m south of the site.

The A58 St. Mary's Gate, Rochdale's main arterial roadway is some 175m south of the site. This is a busy four-lane road.

2.2 PROPOSED USE

It is proposed to convert all five floors into residential. The accommodation schedule is:

28No studio

12No 1-bed

24No 2-bed

Total 64No units.

2.2.1 Ground Floor

The main entrance will remain on Queen Street, with the bin store , plant room and bike store all on ground floor level, although accessed from Princess Street on the northern elevation of the building.





Figure 3
Proposed ground floor plan

3 ACOUSTIC CRITERIA AND METHODOLOGY

This is a residential development that may be susceptible to environmental noise, such as road traffic noise and/or noise from local industry. Recommended noise levels due to environmental noise are taken from BS 8233:2014 “Guidance on sound insulation and noise reduction for buildings” [1] which, in turn, takes guidance from the research-based World Health Organisation “Guidelines for Community Noise”. Where necessary, mitigation measures have been recommended so that the noise level thresholds are not breached.

Noise levels are usually given separately for the night-time – 2300-0700 hrs and day time – 0700-2300 hrs.

3.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework is the current document for planning guidance. Paragraph 123 of the NPPF says that planning decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum, other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.



3.2 BS 8233: 2014

The British Standard BS 8233:2014 “Guidance on sound insulation and noise reduction for buildings” gives guidance on recommended indoor ambient noise levels for residential dwellings.

Room	Criterion	$L_{Aeq,T}$	
		night	day
Bedroom	Sleeping	30	35
Dining Room/Area	Dining	--	40
Living Room	Resting	--	35

Table 1

Recommending indoor ambient noise level thresholds from anonymous noise (taken from Table 4, BS 8233:2014)

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.

Internal noise levels in habitable rooms are calculated using either the simple or rigorous method as described in Annex G in BS 8233:2104.

3.2.1 Noise levels in external living areas

For external living areas such as gardens and balconies, BS 8233:2014 § 7.7.3.2 recommends an upper limit of 55dB $L_{Aeq,day}$ although there is a caveat:

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.

3.2.2 Maximum noise levels

In the 2014 edition of the Standard, the criterion of 45dB L_{AFMax} inside bedrooms has been removed although there is Note 4:

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 $L_{Amax,P}$ depending on the character and number of events per night. Sporadic noise events could require separate values.

The use of the phrases ‘may be set’ and ‘could require’ imply that this is a discretionary criterion.

The L_{Amax} criterion is used where the level is not exceeded more than 10 times during the night time period.

3.3 BS 4142

BS 4142:1999 “Method for rating industrial noise affecting mixed residential and industrial areas” [2] assesses industrial noise with regards to nearby residential dwellings. The guidance is commonly used to compare the equivalent noise from an industrial source only (specific noise level), L_{Aeq} , to the background noise level, L_{A90} , at the nearest sensitive receptor (NSR).

When measuring the Background Noise Level, the Standard states:

Choose outdoor measurement locations that will give results that are representative of the ambient sound and residual sound at the assessment location(s). Make the measurement of the ambient sound level, the residual



sound level and the background sound level at a height of 1.2 m to 1.5 m above the ground, unless there is a specific reason to use an alternative height (which should be justified), and under similar conditions, e.g. similar influence of reflections and measurement height above the ground. Where practical, minimize the influence of reflections by making the measurements at least 3.5 m from any reflecting surface other than the ground.

Where it is necessary to undertake measurements above ground floor level, choose a location which is approximately 1 m from the facade on the relevant floor of the building if it is not practical to make the measurements at least 3.5 m from the facade at this elevation. NOTE When measurements for distant sources are made at 1 m from a facade, the measured level can be adjusted to an equivalent free-field level by subtracting a 3 dB correction factor. For sources that are relatively close or not perpendicular to the facade the correction may be 1 dB or 2 dB, in which case the reasons for not using a correction of 3 dB ought to be explained.

Essentially, background noise measurement should be made free field. If measurements are made at the façade, then a correction should be made in order to represent the free field.

This Standard has been recently updated, BS 4142:2014 “Methods for rating and assessing industrial and commercial sound” [3]. Whereas the old standard added 5dB ‘penalty’ to the Specific Noise Level (SNL) if the noise source has a ‘character’ that can draw attention that may be described as tonal, intermittent or impulsive, the new standard gives clearer guidance on noise ‘character’. Furthermore, the previous Standard gave only one 5 dB penalty whereas the new Standard may not. When added to the specific noise level it forms the rating level. The new Standard gives the guidance for the following types of noise character:

Where appropriate, establish a rating penalty for sound based on a subjective assessment of its characteristics. This would also be appropriate where a new source cannot be measured because it is only proposed at that time, but the characteristics of similar sources can subjectively be assessed.

Correct the specific sound level if a tone, impulse or other characteristic occurs, or is expected to be present, for new or modified sound sources.

NOTE 1 The prominence of tonal or impulsive sound from a source can be masked by residual sound. In many cases the amount of masking varies as the residual sound changes in level and possibly character. The source’s tonal and/or impulsive characteristics could also vary with time.

Consider the subjective prominence of the character of the specific sound at the noise-sensitive locations and the extent to which such acoustically distinguishing characteristics will attract attention.

Tonality

For sound ranging from not tonal to prominently tonal the Joint Nordic Method gives a correction of between 0 dB and +6 dB for tonality. Subjectively, this can be converted to a penalty of 2 dB for a tone which is just perceptible at the noise receptor, 4 dB where it is clearly perceptible and 6 dB where it is highly perceptible.

Impulsivity

A correction of up to +9 dB can be applied for sound that is highly impulsive, considering both the rapidity of the change in sound level and the overall change in sound level. Subjectively, this can be converted to a penalty of 3 dB for impulsivity which is just perceptible at the noise receptor, 6 dB where it is clearly perceptible and 9 dB where it is highly perceptible.

Other sound characteristics

Where the specific sound features characteristics that are neither tonal nor impulsive, though otherwise are readily distinctive against the residual acoustic environment, a penalty of 3 dB can be applied.

NOTE 2 Where tonal and impulsive characteristics are present in the specific sound within the same reference period then these two corrections can both be taken into account. If one feature is dominant then it might be appropriate to apply a single correction. Where both features are likely to affect perception and response, the corrections ought normally to be added in a linear fashion.

Intermittency



When the specific sound has identifiable on/off conditions, the specific sound level ought to be representative of the time period of length equal to the reference time interval which contains the greatest total amount of on time. This can necessitate measuring the specific sound over a number of shorter sampling periods that are in combination less than the reference time interval in total, and then calculating the specific sound level for the reference time interval allowing for time when the specific sound is not present. If the intermittency is readily distinctive against the residual acoustic environment, a penalty of 3 dB can be applied.

Once a penalty for noise character is added to the Specific Noise Level then this is termed the Rating Level.

The background level is then compared to the rating level. It is usual that the rating level due to the source should be below the background noise level at the nearest sensitive receptor; indeed BS 4142 states:

“The lower the rating level is relative to the measured background sound level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.”

3.4 COUNCIL CRITERIA

3.4.1 Residential Developments

It is usual for councils to adopt the following internal noise limits for residential properties:

- **Bedrooms**
 - **30 dB LAeq (night time - 23.00 - 07.00)**
 - **45 dB LAmax,F (individual noise events should not normally exceed by more than 15 times)**
- **Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq**
- **Gardens and terraces (daytime - 07.00 - 23.00) 55 dB LAeq**

4 MONITORING DETAILS

Noise monitoring concentrated on the potential noise coming from commercial uses to the north.

4.1 MONITORING OVERVIEW

Personnel: John Braiden, BSc & MSc Acoustics, MIOA.

Equipment: NTi XL2 integrated real time analyser & B&K 4231 calibrator.

The sound level meter was calibrated before after the measurements with no drift reported.

Monitoring was unmanned.

Background noise (L_{A90}), ‘average’ noise levels (L_{Aeq}) and maximum noise levels (L_{Amax}) were taken in 15-minute intervals.

4.2 VISIT 1

The initial visit was on Friday when the area is likely to be more busy and capture a Friday evening rush hour.

Time / Date: Friday 17th April at approximately 15:45:44 for almost 23 hours.



4.2.1 Weather

The weather was conducive for noise monitoring. The temperature ranged from 8 - 15deg C. Wind speeds were 2-6m/s. There was some light precipitation just before the monitoring started but otherwise it was dry and fine.

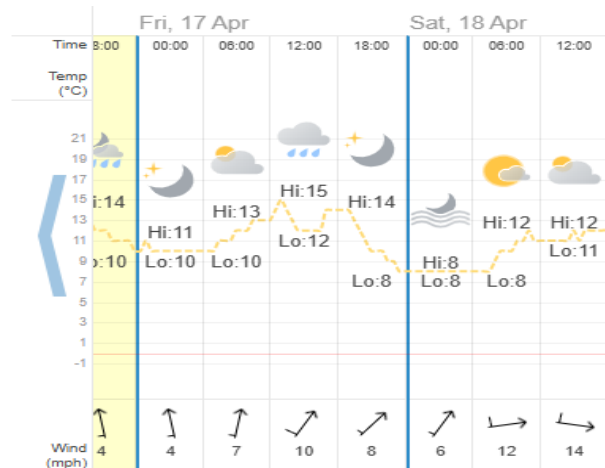


Figure 4
Weather data during monitoring period

4.2.2 Monitoring location

There was one long term measurement and four short-term 'spot' noise measurements.

The microphone was 1m from a 2nd floor window from each of the four elevations.



Figure 5
Monitoring Locations

Location 1	Princess Street	long & short Term
Location 2	Duke Street	short term
Location 3	Queen Street	short term
Location 4	Whitehall Street	short term.

4.2.3 Monitoring results

4.2.3.1 Long Term

The majority of the noise measurements were focussed on the Princess Street elevation due to the commercial uses to the north.



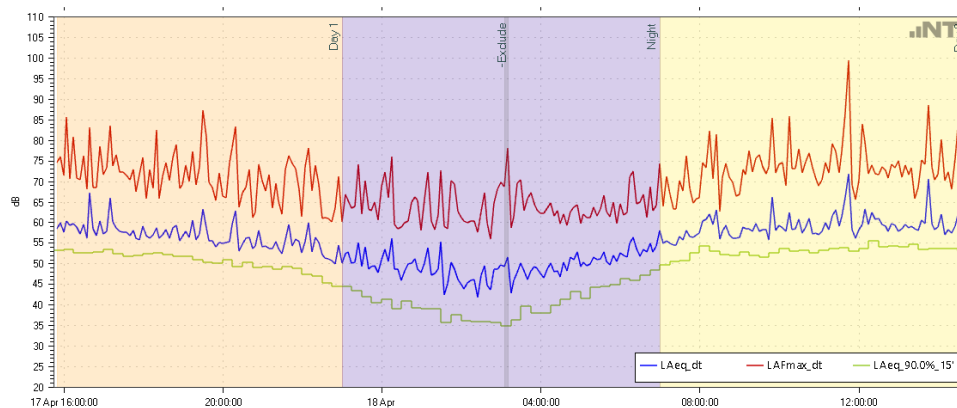


Figure 6
Time history of long term monitoring

The noise climate was, predominantly, road traffic noise from nearby road and surrounding road networks.

There was no discernible noise break-out from the commercial uses.

There was no industrial noise detected at the site.

Day	Time		Duration	Time Period	L_{A90} dB	L_{Aeq} dB	L_{Amax} dB
	Start	Finish					
Fri	15:53:46	23:00:00	07:06:14	day	49.5	57.9	87.3
	23:00:00	07:00:00	08:00:00	night	38.3	50.8	75.9
	07:00:00	14:41:18	07:41:18	Day	52.7	60.6	99.4

Table 2
Summary of noise monitoring results – ML1

The night time levels were approximately 9 dB lower than the daytime levels.

The overall free field noise levels at ML1 are as follows:

$$L_{Aeq}(\text{night}) \quad 51 - 3 = 48 \text{ dB(A)}$$

$$L_{Aeq}(\text{day}) \quad 60 - 3 = 57 \text{ dB(A)}$$

4.2.3.2 Maximum levels

For maximum levels, Section 3.4.1 states:

45 dB $L_{Amax,F}$ (individual noise events should not normally exceed by more than 15 times)

Therefore, it was necessary to find a level that was not breached more than 15 times during the nighttime period.

Figure 7 shows that 70 dB L_{Amax} was not exceeded more than 15 times during the night time.



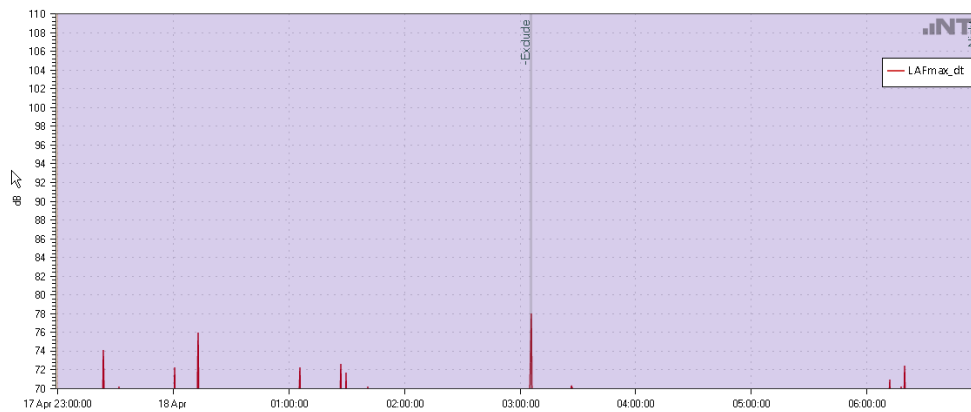


Figure 7
Max levels not breached more than 15 times during the night-time

The free field max noise levels are as follows:

$$L_{Amax, <15} \text{ (night)} \quad 70 - 3 = 67 \text{ dB(A)}$$

4.2.3.3 Short Term measurements

Spot measurements were taken at each elevation in the same way as the long term measurements, i.e. 1m from an upper floor window.

Description	Noise level in dB(A)	Relative to ML 1
Princess Street	58	n/a
Duke Street	59	+1
Queen Street	61	+3
Whitehall Street	61	+3

Table 3
Relative elevation noise levels

Two of the elevations had a slightly high noise impact, so this higher value will be applied to all elevations. Therefore, the new free-field noise levels are as follows:

$$L_{Aeq} \text{ (night)} \quad 48 + 3 = 51 \text{ dB(A)}$$

$$L_{Amax, <15} \text{ (night)} \quad 67 + 3 = 70 \text{ dB(A)}$$

$$L_{Aeq} \text{ (day)} \quad 57 + 3 = 60 \text{ dB(A)}$$

5 ACOUSTIC ASSESSMENT

5.1 ENVIRONMENT NOISE BREAK IN

Given the external noise levels, the initial glazing scheme can be suggested. However, it should be noted that this assumes windows closed in order to achieve the internal noise levels based on BS 8223.

The amount of attenuation from the building façades were readily computed using the simple method in Appendix G of BS 8233:2014 whereby the sound insulation index (SRI) of the glazing (the weakest element of the building façade, acoustically) is determined by simply deducting the required internal noise level from the external free field noise level.

5.1.1 Façade effect

A -3dB façade correction was necessary as the noise monitoring was not free-field.



5.1.2 Distance correction

There was no distance correction applied as the monitoring locations were at the location of the proposed residential accommodation.

5.1.3 Barrier effect

There will not be a barrier correction.

5.1.4 BS 8233 assessment

The weakest structural element is the glazing. The required glazing was calculated using recommended internal values. The Table below shows the required Sound Reduction Indices (SRI) for the bedrooms (night) and living areas (day) on each relevant elevation.

The noise levels will apply to all elevations.

Façade / Block	period	room	External Levels measured / calc'd		Internal Levels recommended		Required glazing	
			L_{Aeq} (dB)	L_{Amax} (dB)	L_{Aeq} (dB)	L_{Amax} (dB)	SRI ($R_w + C_{tr}$)	Example Spec
ALL	night	bedroom	51	70	30	45	25	4 (6-16) 4
	day	lounge	60		35		25	4 (6-16) 4

Table 4
Calculated SRI values and recommended glazing

Adequate internal noise levels can be achieved with standard 4mm double glazing when the windows are closed.

6 CONCLUSION

An acoustic survey has taken place at Duke Street Mill, Rochdale to support a planning application for the change of use from a mill to residential dwellings.

Environmental noise was consistent mainly of local road traffic noise and distant road traffic noise from the surrounding road network. There was no discernible noise from the nearby commercial or light industrial noise sources.

The following is recommended:

- **Standard 4mm double glazing for all habitable rooms**

7 REFERENCES

- [1] BS8233: 2014
Guidance on sound insulation and noise reduction for buildings
British Standards Institute, 2014.
- [2] BS 4142: 1997
Method for Rating industrial noise affecting mixed residential and industrial areas
British Standards Institute, 1997.



[3] BS 4142: 2014
Methods for rating and assessing industrial and commercial sound
British Standards Institute, 2014.



Appendix

A1 BS12354-3 – Glazing spec

Table B.1 - Examples of the sound reduction index of glazing

Glazing type	Sound reduction index (dB)						
	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	R_w (C; C_{tr}) dB
Single panes (mm)							
3	14	19	25	29	33	25	28 (-1; -4)
4	17	20	26	32	33	26	29 (-2; -3)
5	19	22	29	33	29	31	30 (-1; -2)
6	18	23	30	35	27	32	31 (-2; -3)
8	20	24	29	34	29	37	32 (-2; -3)
10	23	26	32	31	32	39	33 (-2; -3)
12	27	29	31	32	38	47	34 (0; -2)
Laminated panes (mm) + plastic laminate (0,5 to 1) mm							
6+	20	23	29	34	32	38	32 (-1; -3)
8+	20	25	32	35	34	42	33 (-1; -3)
10+	24	26	33	33	35	44	34 (-1; -3)
Double pane units with single or laminated panes (mm); air filled cavity from (6 to 16) mm							
4-(6-16)-4	21	17	25	35	37	31	29 (-1; -4)
6-(6-16)-4	21	20	26	38	37	39	32 (-2; -4)
6-(6-16)-6	20	18	28	38	34	38	31 (-1; -4)
8-(6-16)-4	22	21	28	38	40	47	33 (-1; -4)
8-(6-16)-6	20	21	33	40	36	48	35 (-2; -6)
10-(6-16)-4	24	21	32	37	42	43	35 (-2; -5)
10-(6-16)-6	24	24	32	37	37	44	35 (-1; -3)
6-(6-16)-6+	20	19	30	39	37	46	33 (-2; -5)
6-(6-16)-10+	24	25	33	39	40	49	37 (-1; -5)
NOTE 1 This selection and the values are in accordance with prEN 12758-1. The single number ratings are deduced from results in 1/3-octave bands and therefore single number ratings deduced from the given octave band data might result in values which differ 1 dB at the most.							
NOTE 2 Though it is known that for a given double pane unit the sound reduction increases with increasing cavity width, this effect has been found to be too small to take into account here for air filled cavities in the light of the inherent spread in results for nominally identical units.							



A2 DRAWING



John Braiden BSc & MSc Acoustics
 Acoustic Consultant

0161 743 3621
john@braidenacoustics.co.uk

