

May 2026

Supplementary Noise Assessment

Site:

14 St James Terrace
Heywood
Rochdale
OL10 3AB

Noise concerns (Residential Development SPD 4.12):

The proposal to convert the dwelling had included noise mitigation as detailed within the D&A, Section 4.10. The refurbishment layouts will include acoustic insulation between party walls of neighbours and around each private room and communal spaces. Also, the HMO Management Plan includes additional 'house rules' where anti-social behaviour will not be tolerated (including noise outside of the quiet hours). The owner (Vega Sky Properties) has a professional team in place for management, so these types of property management controls have been tested.

It is considered that a 4-bedroom terraced dwelling with the existing footprint would be defined as a large terrace dwelling (although the SPD does not clarify the meaning of 'large'). The existing building could have a family of up to 6 people approximately and with visitors, so the use of the dwelling for up to 8 individuals will not have an adverse impact on the adjacent properties in terms of noise compared to its existing use for a large or extended family. Although these individuals will be living separate lives, their comings and goings will be roughly timed the same as any other household with children or busy extended families, for example.

The building has primarily retained its original footprint around its communal areas as the adjacent dwelling no.16, so kitchen/dining living areas to the property will align similarly to another kitchen/dining area. Areas where there may be an increase in foot traffic or conversion (such as the kitchen/dining/living area) will not be adjacent any sleeping areas or other primary living spaces of no.16. Stairwells and hallways are roughly similar to the adjacent no.16 stairs as well.

The other party wall toward no.12 is also demonstrated within the image below, and the acoustic insulation will help prevent the two front bedrooms in no.14 to not experience any adverse noise transference from the adjacent lounge/sitting rooms use (and vice versa).

The floorplans to no.12 and no.16 are public on Rightmove, so the sketches below are indicative drawings based upon what could be found in the public realm. Below demonstrates the indicative plans to the adjacent dwellings (not to scale).

No.14 (party walls in red)

