

The Noise Impact Assessment / Acoustic Mitigation Strategy

63 Ramsden Road, Wardle, Rochdale - Planning Application: PL/2026/0241

1. Introduction

This statement has been prepared in support of the proposed conversion of 63 Ramsden Road into a mixed-use development comprising:

- One small Class E(g)(i) office/workspace;
- Three self-contained residential apartments.

The purpose of this statement is to explain the anticipated noise environment, the nature of the proposed commercial use, and the acoustic design measures incorporated into the refurbishment to minimise noise transmission between occupiers and neighbouring properties.

At the time of preparing this statement, the building is undergoing general refurbishment and repair works. This has provided the opportunity to replace much of the original internal fabric and incorporate modern standards of acoustic separation and fire compartmentation that were not present within the original building.

These works include replacement of ceilings and internal linings, upgrading fire protection, improving acoustic separation and renewal of building services.

These improvements were considered beneficial irrespective of the outcome of the current planning application, as they improve the safety, performance and condition of the existing building.

They should not be interpreted as implementation of the proposed development.

2. Existing Context

The property occupies a mixed-use position within Wardle village and is surrounded by a variety of compatible uses including:

- residential dwellings;
- bakery/sandwich shop (on the same terraced row)
- public house (opposite the property)
- fish and chip shop;
- newsagent;
- library;
- dentist;
- regular public transport.

The proposal therefore sits within an established mixed-use environment rather than a wholly residential location.

3. Proposed Commercial Use

The proposed commercial accommodation falls within **Use Class E(g)(i)** and is intended solely as a low-intensity office and creative workspace.

Typical activities include:

- administration;
- floral design;
- sewing (small scale soft-furnishings);
- painting;
- craft work;
- restoration and upcycling of small furniture.

The workspace is intended to be occupied primarily by the applicant in connection with an existing business.

The activities proposed are comparable to those commonly undertaken within a domestic home office and are not expected to generate unusual levels of noise or disturbance.

The proposal does **not** include:

- retail sales;
- food preparation;
- manufacturing;
- heavy machinery;
- amplified music;
- entertainment;
- late-night operation.

Accordingly, the proposed commercial use is expected to generate only very low levels of noise.

Relationship with Neighbouring Properties

The proposed Class E(g)(i) office use is intended to operate as a quiet workspace for administrative and creative activities. No noisy commercial processes, retail activity, customer waiting areas or late-night operation are proposed.

The workspace is intended to operate predominantly during normal daytime business hours.

It is not intended to be open to the general public - visits are by appointment and expected to be infrequent, not expected to generate a high volume of visitor traffic.

The applicants have also incorporated enhanced acoustic measures throughout the refurbishment to minimise the potential for noise transmission both within the building and to adjoining properties.

4. Separation of Uses

The commercial accommodation occupies the front section of the ground floor.

The basement provides ancillary accommodation for the commercial unit including:

- kitchenette;
- WC;
- storage.

The residential accommodation occupies:

- rear ground floor apartment;
- first-floor apartment;
- second-floor apartment.
- Lock-up storage areas in the basement

The commercial and residential accommodation are physically separated by walls, floors and protected circulation routes.

5. Acoustic Design Measures

The building is undergoing a comprehensive refurbishment during which enhanced acoustic and fire protection measures are being incorporated throughout the development.

The acoustic strategy includes:

- Installation of **Knauf Sound Panel** and **Gypfor Acoustic Plasterboard** in place of standard plasterboard.
- Walls enclosing the protected escape route have been constructed using fire-rated plasterboard together with acoustic plasterboard to improve both fire compartmentation and airborne sound insulation.
- Double-layer ceiling construction incorporating Fire-rated plasterboard to increase mass and improve airborne sound insulation.
- Installation of **100 mm ODE Lunaflex APR HP Acoustic Mineral Wool** between floor joists to absorb airborne sound and reduce sound transmission between floors.
- Application of **FIRE-X Intumescent Acoustic Sealant** around board perimeters, junctions and service penetrations to minimise air leakage, improve acoustic integrity and maintain fire compartmentation.

- Additional plasterboard layers have been incorporated within separating wall constructions where appropriate to further improve acoustic separation.

These measures have been selected as part of an integrated refurbishment strategy intended to improve both acoustic performance and fire safety throughout the building.

6. Building Regulations

The completed building is intended to comply with the relevant requirements of the Building Regulations, including:

- **Approved Document B** (Fire Safety); and
- **Approved Document E** (Resistance to the Passage of Sound).

The final acoustic performance of the building will arise from the combined performance of the complete wall, floor and ceiling constructions rather than from any individual product.

7. Summary of Acoustic Measures

Construction Element	Acoustic Measure
Separating walls (Internal)	Acoustic plasterboard and Fire-rated plasterboard, with additional boarding where appropriate
Party walls	Acoustic Plasterboard and Intumescent Acoustic sealant to board junctions.
Protected escape route walls	Fire-rated plasterboard together with acoustic plasterboard
Separating ceilings	Double-layer fire-rated plasterboard construction
Floor voids	100 mm ODE Lunaflex APR HP Acoustic Mineral Wool
Board junctions & penetrations	FIRE-X Intumescent Acoustic Sealant
Commercial use	Low-intensity office/workspace only. The proposed office use is expected to generate noise levels comparable with normal domestic occupation.

8. Conclusion

The proposed commercial use is inherently low intensity and is not expected to generate significant noise.

The applicants have deliberately incorporated enhanced acoustic construction techniques during the comprehensive refurbishment of the building.

These include acoustic plasterboard systems, double-boarded ceilings, acoustic mineral wool insulation, intumescent / acoustic sealing and modern fire compartmentation.

The acoustic measures described in this statement have been selected voluntarily by the applicants as part of a comprehensive refurbishment strategy to improve the quality, safety and long-term performance of the building.

These measures represent a significant improvement over the original construction of the building and demonstrate a commitment to providing a good standard of accommodation for future occupiers.

The proposal is therefore considered capable of providing an acceptable acoustic environment for both the future occupiers and the commercial workspace while remaining compatible with neighbouring properties.

Product Datasheets and Photographs of materials used are attached.

GYPSUM PLASTERBOARD DRYWALL CONSTRUCTION

ACOUSTIC

BDC 02.01



Tech Specs

Dimensional tolerances

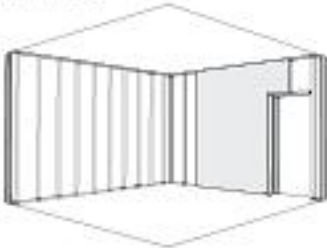
Thickness ± 0.5 mm

Width $+0/-4$ mm

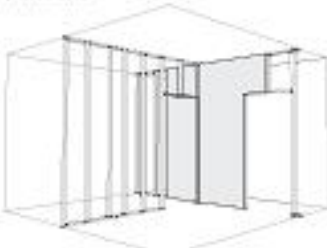
Length $+0/-5$ mm

Application

Wall linings



Partitions



Ceilings



Type		ACOUSTIC	
Reaction to fire		DF1	EN 520
Thermal Conductivity λ		W/(m. $^{\circ}$ C)	0.25
Density		kg/m 3	≥ 800
Dimensions			
Thickness	mm	12.5	15
Width	mm	1200	1200
Length	mm	2400, 2500, 3000	2400, 2500, 3000
Nominal weight			
Board thick. 12.5 mm	kg/m 2	10.5	
Board thick. 15 mm	kg/m 2	12.3	
Breaking loads			EN 520
Thickness		12.5	15
Longitudinal		≥ 550	≥ 650
Transversal		≥ 210	≥ 250
Edge			
Tapered edge - BA			



This board has no waterproof treatment, after 2 hours in contact with water it increases about 10% of its weigh, losing up to 70% of its resistance.

Plasterboard composed of a non-combustible gypsum core and good fire resistance, although it isn't suitable for isolated application in systems or environments with fire protection requirements.

Dimensions (mm)



2400
1200



2500
1200



3000
1200

To maintain GYPFOR ACOUSTIC performance integrity, the drywall plasterboard should be protected from exposure to adverse conditions during storage and construction.



EUROGYPSUM
CE - EN 520

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GYPFOR1100XACUSTIC_3IPT

Knauf Sound Panel

Data Sheet



Knauf Sound Panel offers enhanced levels of sound performance and a greater density, making it ideal for residential applications or where a minimum of 10kg/m² is required.

Ideal for use in conjunction with Robust Details. Part E compliant.

Compliance: BS EN 520 Types A and D.

Storage and Handling

Product must be stored flat, and be protected from inclement weather.

Appropriate personal protective clothing and equipment etc. should be used when handling all Knauf boards.

Manual handling guidelines should be adhered to at all times.

This board is unsuitable for areas that are continuously damp, humid or above 50°C.

Performance Data

In compliance with BS EN 520, the product is subject to initial type testing and continuous factory production control and bears the CE mark.

Technical Data

- Board weight and density:
12.5mm - 10kg/m² - 800kg/m³

For further product technical data, please refer to the Declaration of Performance.

Product Features

- Blue Face
- Brown Reverse
- White Core
- Board details printed on reverse
- Tapered Edge

Application / Installation

Use in accordance with BS 8000 British Standard Workmanship on building sites – Part 8: Code of practice for plasterboard partitions and dry linings.

Related Products

- Knauf Metal Sections
 - Knauf Drywall Fixings*
 - Knauf Sealant
 - Knauf Intumescent and Acoustic Mastic
 - Knauf Jointing Compounds, Tapes and Beads
- * Collated fixings also available.

Health & Safety

May irritate eyes or sensitive skin.

Dust may irritate respiratory system.

- Protective gloves, glasses and face mask are recommended.
- Avoid inhaling dust when cutting / handling product. Ventilate area and move person to fresh air.
- Avoid ingestion – wash mouth out immediately and drink plenty of water.
- Should any symptoms persist or allergic reaction occur, seek medical advice.

Refer to the product MSDS and DoP on:
www.knauf.co.uk

Please turn over for product material numbers, dimensions and pallet details.

Build for the world we live in



Acoustic Partition Roll

ODE Acoustic Partition Roll is a glass mineral wool roll designed to be installed in internal wall and floor applications to provide excellent levels of sound absorption and noise reduction.

The 1200mm wide roll is pre-cut at 600mm to allow a simple friction fit between studs.

Key Performances and Benefits

Reaction to Fire classification	A1 non-combustible to EN 13501-1
Sound absorption co-efficient	0.8- 1.0
BREEAM	A+ rating according to BRE Green Guide
Recycled content	Manufactured from >80% recycled glass
Easy installation	No tear, low wastage, simple friction fit
Long Life	Does not degrade, decompose, or become mouldy over time

Acoustic Performance

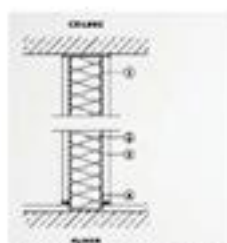


Figure 4 - Partition Board Application

- 1- U Profile
- 2- Insulation Material
- 3- Plaster Board
- 4- C Profile

Profile Thickness	Plaster Board	Starflex APF	Plaster Board	Wall Thickness	Sound Absorption Value With Insulation
mm	mm	mm	mm	mm	dB
50	12.5	50	12.5	75	40.1
75	15	80	15	105	44.2
100	15	100	15	130	45.1



FIRE-X Intumescent and Acoustic Sealant



Rik SAFR007 FIRE-X 600ml White Intumescent Sealant Foil Pack of 6

Rik FIRE-X is a halogen-free, fire-rated intumescent and acoustic acrylic sealant that expands at 125C, forming a char coat to block smoke and fire. It is ideal for door casings, service penetrations, partitioning, fire protection boards, cladding, and low-movement joints requiring fire resistance.

It seals joints up to 35mm wide (recommended 8mm depth) and is easy to apply, drying to a flexible, smooth, paintable surface. The sealant adheres well to various substrates, remains durable without cracking, and offers sound-dampening properties.

Tested to the following assessments:

BS EN 1366-3: 2004 & BS EN 1366-4: 2006 Tested at Bodycote Warrington Fire, report No. 173658A achieving 4-hour integrity and insulation rating for a range of linear and penetration seals.

BRE Global Assessment Report. CC 201709 14th Jan 2020 An indicative fire test based on BS476 Part 20 & 22 at Warrington Fire Research and achieved a 4-hour fire rating (integrity) for a range of vertical and horizontal joints up to 35mm wide between various non-combustible construction materials.

A 1-hour fire rating (integrity) was achieved for a range of vertical joints up to 25mm wide between combustible materials (timber). BS EN ISO 10140-2: 2010 Measurement of Airborne Sound Insulation of Building elements. University of Salford reports 2612 76, 77, 79 - 81.

The sealant maintained the integrity of a plasterboard partition wall with a Sound Reduction Index of 55dB VOC test report classification M1 and Indoor Air Comfort GOLD.

Technical Specification:

- Pack Size: 600ml
- Movement Accommodation: 7.5% Conforms to ISO 11600 7.5P
- Skinning Time: 15 mins to 1 hour depending on conditions
- Cure Time: 5 to 15 days for 15mm X 20mm bead
- Hardness Shore A: 25 30 Specific Gravity: 1.60 1.68 Temperature Resistance: -20C to 60C (intermittent)
- Application Temperature: 5C to 4C
- Over Painting: With most paints. (test to be certain)
- 6 x 600ml White Intumescent Sealant Foil Pack

Knauf Fire Panel

Data Sheet



Knauf Fire Panel offers superior fire protection when used as part of a full Knauf system. The additional fire protection properties enable Knauf Fire Panel to be used where increased fire performance is required such as in domestic separating walls, garages and corridors.

Compliance: BS EN 520 Types A and F.

Storage and Handling

Product must be stored flat, and be protected from inclement weather.

Appropriate personal protective clothing and equipment etc. should be used when handling all Knauf boards.

Manual handling guidelines should be adhered to at all times.

This board is unsuitable for areas that are continuously damp, humid or above 50°C.

Performance Data

In compliance with BS EN 520, the product is subject to initial type testing and continuous factory production control and bears the CE mark.

Technical Data

- Board weight and density:
12.5mm - 10kg/m² - 800kg/m³
15mm - 12kg/m² - 800kg/m³

For further product technical data, please refer to the Declaration of Performance.

Product Features

- Pink Face
- Brown Reverse
- White Core
- Board details on reverse
- Square or Tapered Edge

Application / Installation

Use in accordance with BS 8000 British Standard Workmanship on building sites – Part 8: Code of practice for plasterboard partitions and dry linings.

Related Products

- Knauf Metal Sections
- Knauf Drywall Fixings*
- Knauf Sealant
- Knauf Intumescent and Acoustic Mastic
- Knauf Jointing Compounds, Tapes and Beads
- Knauf Deflection Head Fire Seal
- * Collated fixings also available.

Health & Safety

May irritate eyes or sensitive skin.

Dust may irritate respiratory system.

- Protective gloves, glasses and face mask are recommended.
- Avoid inhaling dust when cutting / handling product. Ventilate area and move person to fresh air.
- Avoid ingestion – wash mouth out immediately and drink plenty of water.
- Should any symptoms persist or allergic reaction occur, seek medical advice.

Refer to the product MSDS and DoP on: www.knauf.co.uk

Please turn over for product material numbers, dimensions and pallet details.

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Improved Core Adhesion at High Temperature

corex

Product Data and Submittal Sheet

DESCRIPTION

- **Red COREX** is a plasterboard that is used for construction of partition walls, drywall linings and suspended ceilings where resistance to fire is required.
- To Increase fire resistance, the core of **Red COREX** is enhanced by special fibres and additives.
- Both faces of **Red COREX** are covered with special paper that gives flexibility and high strength to the plasterboard.
- **Red COREX** can be used in public buildings such as schools, hospitals, hotels, and commercial and business centres to improve fire safety.

USAGE

Red COREX can be used for:

- Non-load-bearing partition walls, by screwing it to both faces of a metal frame.
- Dry- lining, by screwing it to one face of a metal frame or by bonding it to the existing wall.
- Suspended ceilings, by screwing it to the metal frame that has been fastened to the existing floor with a hanger system.

PROPERTIES

- **Red COREX** is light and flexible, and can easily be carried horizontally and vertically.
- Because of its high flexural strength, it has a lower breakage rate during loading and unloading than equivalent boards.
- Because cutting and installing **Red COREX** plasterboard is easy, productivity increases and installations are completed more rapidly.
- It is suitable for all kinds of finishing. It can be undercoated and painted. **SATEN TEK** and wallpaper can be applied to it.
- **COREX** can easily be mounted and dismantled, so it is possible to make changes in layouts.
- All types of pipework and wiring can be placed between or behind **COREX** applications, making installation work easy.

PERFORMANCE

- As it is possible to construct narrow cross-sectional partition walls using **COREX**, the available floor area of the building is increased.
- When used with insulation materials, **COREX** causes an effective increase in acoustic and thermal insulation.
- It significantly increases the fire resistance of structural elements such as reinforced concrete, steel and wood.
- **Red COREX** installations have higher fire resistance in terms of minutes compared to other plasterboard and conventional building material installations.

! Fire resistance in terms of minutes is specific to structural elements (structural systems); as it is a construction material, plasterboard does not have fire resistance on its own.



Greenguard certification is a certificate that shows the effects of our products on indoor air quality

Improved Core Adhesion at High Temperature

coreX



RECOMMENDATIONS

- Use **ADERTEK** bonding plaster to bond **Red COREX** to the existing walls.
- Use **DERZTEK** jointing compound on **COREX** joints.

LIMITATIONS

- **Red COREX** plasterboard is for internal applications only.
- **Red COREX** plasterboard is nonstructural product and should never be used as a nailing base or to support heavy wall mounted objects. It is not for load-bearing design.
- **Red COREX** plasterboard is unsuitable for use in areas subject to continuously damp or humid conditions. The designers should take care to eliminate all possibility of problems caused by humidity and condensation.
- **Red COREX** plasterboard must not be installed where the temperature may exceed 52°C, for an excessive amount of time and must be installed while the ambient temperature at the time of installation is between 4°C and 35°C.

STORAGE and HANDLING

- Boards should be stacked flat. Gypsum board must be stored in dry areas
- Handle with care to prevent sagging and/or damaging the surfaces, edges and ends.
- Gypsum board must be stored under protective cover and off the ground.
- Sufficient risers must be used to assure support for the entire length of the gypsum board to prevent sagging.

STANDARD

Standard	TS EN 520 +A1	Plasterboards-Descriptions-Requirements and Experiment Methods
Type	Plasterboard with Improved Density and Core Adhesion at High Temperature Fire Resistance (DF)	

TECHNICAL SPECIFICATION

	General Type	All Types		
Length*	2500 mm	2000 mm - 3600 mm		
Width	1200 mm	1200 mm		
Thickness	12,5 mm	12,5 mm	15 mm	18 mm
Average weight	~10,30 kg/m ²	~10,3 kg/m ²	~13,30 kg/m ²	~16,30 kg/m ²
Flexural strength (Parallel to paper fibres)	≥ 550 N	≥ 550 N	≥ 650 N	≥ 770 N
Flexural Strength (Parallel to paper fibres)	≥ 210N	≥ 210 N	≥ 250N	≥ 300 N
Edge type	IK	IK (Tapered Edge) – KK (Square Edge)		
Thermal conductivity (λ)	0,25 W/mK			
Water vapour permeability resistance factor	10			
Reaction to fire	A2 - s1, d0 (Acc. to TS EN 520 +A1)			

PACKAGING

	General Type	All Types		
Thickness	12,5 mm	12,5 mm	15 mm	18 mm
Number of boards in one pallet	50 pcs/pallet	50 pcs/pallet	40 pcs/pallet	30 pcs/pallet

* Lengths other than 2500 mm are produced to special order.

D DALSAN
www.dalsan.com.tr

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Our company reserves the right to modify the product specification should this be necessary.



COREX is a trademark of Dalsan Alçı Sanayi ve Ticaret A.Ş.

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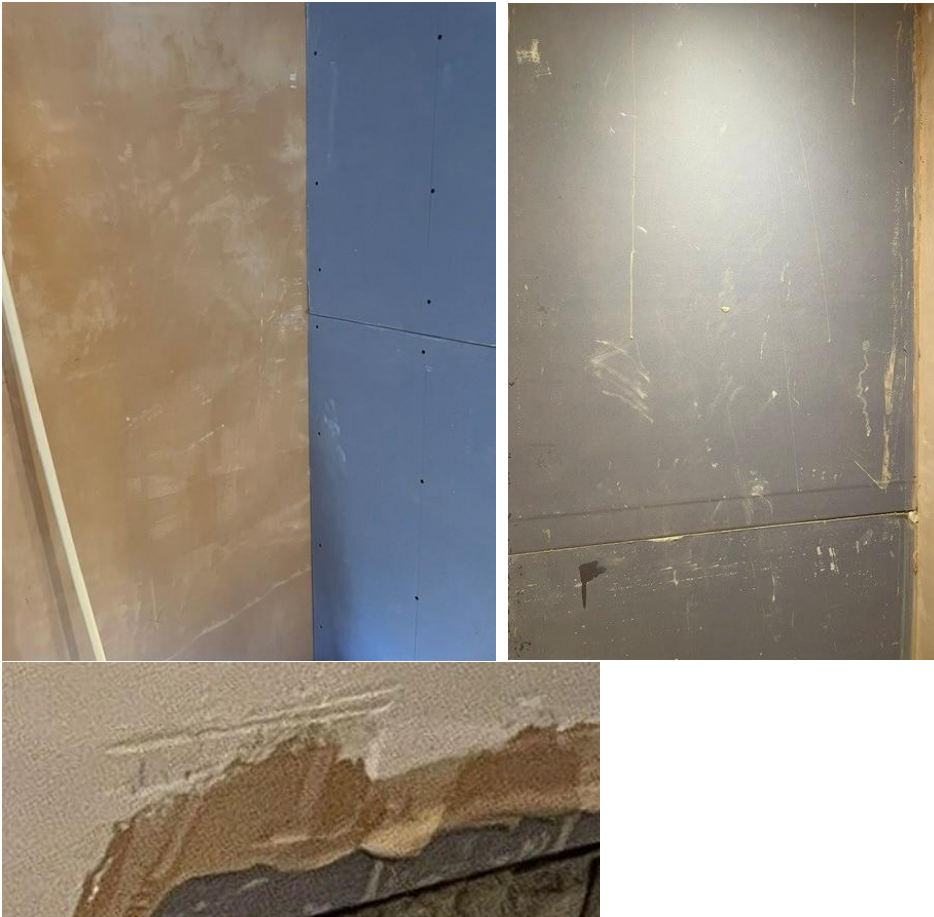
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Photographs of materials in use

Although most walls have now been skimmed after sound-boarding – these photographs show purple sound board exposed at skirting board level.

Sound board has been applied to party walls; both sides of walls between rooms; ceilings at ground floor
- plus fire-board for fire separation where such separation required for protected route or potential separate units.

Party walls – ground floor



Party walls – First floor



Ground floor - Sound-board to dividing walls and ceiling (First layer to ceiling)





Acoustic Mineral wool in use - Ceilings / Floors



Ground floor Hallway - First layer sound board



Second layer – Fireboard for protected route
Intumescent / Acoustic sealant in use



First floor ceiling– Fire board and
intumescent / Acoustic sealant in use



First Floor ceiling – double boarding