



HEYFORD PARK

DRAFT FORM OF WORDS FOR INCLUSION IN TENANT'S HANDBOOK REGARDING ACOUSTICS

X ACOUSTICS

All designs, works, materials, installations and tolerances are to be fully in accordance with the following:

- Building Regulations
- British Standard BS 8233 "*Guidance on sound insulation and noise reduction for buildings*".
- British Standard BS 4142 "*Methods for rating and assessing industrial and commercial sound*".
- CIBSE Guides issued by the Chartered Institution of Building Services Engineers.
- Planning Conditions and other requirements of the Local Authority.
- Statutory noise nuisance legislation.
- Manufacturer's installation instructions, particularly those relating to acoustic matters.
- Other relevant British Standards and Codes of Practice.

Where more than one standard is applicable, the more onerous shall be achieved.

Any relaxation of the acoustic criteria described herein must be agreed in writing by the Landlord or his Acoustic Consultant.

Tenants are warned that in some cases the acoustic criteria contained herein will be difficult to achieve. Tenants are advised to engage an acoustic consultant at an early stage to identify and address the implications of these acoustic criteria.



X.2 Atmospheric Noise Emissions

Tenants shall control noise from all of their sources (including mechanical services, amplified speech/music and activities) such that the total noise emissions from the development:

- a) Do not cause a statutory noise nuisance.
- b) Comply with the planning conditions and other requirements of the Local Authority.
- c) When measured in terms of $L_{Aeq(5minutes)}$ they are at least the following amount below the prevailing background $L_{A90(15minutes)}$ noise level at any time:

Location	Assessment Location	Criterion $L_{Aeq(5minutes)}$		
		All Plant (i.e. combined)	Individual Tonal or Intermittent mechanical service, amplified speech/music and activities.	Emergency Plant Tested up to 1hour/week between 09:00 and 17:00 hours Monday to Friday or 09:00 to 13:00 Saturday
Residential	1m outside any openable noise sensitive window	$L_{A90} -5dB$	$L_{A90} -10dB$	As per statutory requirements. See above
Office	1m outside any openable noise sensitive window	52dB or $L_{A90} -3dB$, whichever is higher	50dB or $L_{A90} -5dB$, whichever is higher	60dB or $L_{A90} +5dB$, whichever is higher
Pavement	1m from façade, 1.8m above ground level	55dB or $L_{A90} +5dB$, whichever is higher		60dB or $L_{A90} +10dB$, whichever is higher

Note: Planning condition may be more onerous than above criteria.

All of the above criteria relate to the total noise levels from all sources within the development. Tenants shall therefore make appropriate allowances for contributing noise from all sources within the development. In the case of noise from amplified music and activities this shall be calculated according to the tenant’s demise area relative to the total relevant tenant areas, unless otherwise agreed. In the case of mechanical services this shall be calculated on a pro-rata basis according to the tenant’s plant/louvre area relative to the total plant/louvre area, unless otherwise agreed.

The tenant shall employ an acoustic consultant to assess their design and shall make a full submittal of the acoustic performance of the proposed installation for landlord approval prior to commencing installation.



X.3 Noise and Vibration Transfer to Internal Areas

Tenants shall control noise and vibration transfer from all of their sources (including mechanical services, amplified speech/music and activities) to internal areas beyond their demise such that:

- a) It does not cause a nuisance, disturbance or annoyance.
- b) It does not exceed any acoustic criteria specifically agreed between the Landlord and other Tenants.
- c) It does not exceed the following Noise Rating (NR) levels.

Area	Criteria for Mechanical Services L_{eq}	Criteria for Music & Activities $L_{max(fast)}$
Residential	At least 5dB below the minimum L_{90} in each octave band across the audible frequency range.	
Offices/Management Suite	NR30	NR35
Retail Units, Restaurants, Bars, Circulation Areas, Landlord's Areas and Other Occupied Areas	NR35	NR40
Car Park ,service yards/Loading bays	NR50	NR55

- d) It does not give rise to audible tones or rattles.
- e) Vibration transfer from M&E services to internal occupied areas shall not exceed $0.01m.s^{-2}$ peak based on the W_b weighting as defined within BS 6472-1: 2008 "Guide to Evaluation of Human Exposure to Vibration in Buildings".

Criterion (a) is ultimately the overriding requirement. Provided (a) is complied with in full, some relaxation of (b) (c) (d) and (e) may be permissible, but only at the Landlord's discretion. Compliance with (b) (c) (d) and (e) would however, in most cases, be considered as evidence tending to demonstrate compliance with a).

X.4 Emergency Plant

Relaxation of the above criteria may be permissible for emergency or standby plant, subject to agreement in writing with the Landlord or his Acoustic Consultant.



X.5 Construction Noise & Vibration

Construction work shall not cause unacceptable nuisance to other occupants of the building or nearby buildings.

Construction work which is likely to cause nuisance to local residents should not take place outside Monday to Friday 08:00 to 18:00 hours except with the approval of the Local Authority and the Landlord.

X.6 Delivery & Servicing Noise

The BS4142:2014 rating level of noise associated with servicing and deliveries to commercial units would not exceed 5dB above the background noise level at any permitted time of operation.

A delivery and servicing management plan should be submitted to and approved by the landlord.