

Condition 3 Compliance Statement

Rev.1 - east / west terminology inconsistency

Noise Attenuation and Ventilation Scheme

7-9 Fish Row, Salisbury

Planning Reference: PL/2023/01172, PL/2023/01416 (LBC), PL/2023/10864 (LBC)

Applicant: Ameera Properties LLP (Catherine Mischi)

1. Introduction

This document is submitted in support of the discharge of Planning Condition No. 3 attached to the consent for the conversion of 7-9 Fish Row, Salisbury. The condition requires submission and approval of a scheme of works for noise attenuation and ventilation prior to the occupation of the approved flats. The proposed design integrates acoustic and ventilation measures that ensure a comfortable internal environment for residents, consistent with the guidance of Venta Acoustics' Noise Impact Assessment (ref. VA4746.230718.NIA1.2, July 2023) and subsequent Addendum (ref. VA4746.251031.L1.1, November 2025).

The approach achieves appropriate internal noise levels and air quality for all habitable spaces while minimising physical intervention to the listed fabric. The design prioritises the preservation of heritage significance while delivering an effective and maintainable modern performance standard.

2. Planning Condition

Condition 3: There shall be no occupation of the flats hereby approved until a scheme of works for noise attenuation and ventilation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the design recommendations set out at Section 6 of the Venta Acoustics Noise Impact Assessment reference VA4746.230718.NIA1.2, dated 18th July 2023 and shall include full details of secondary internal glazing to be applied to the existing external windows serving the dwellings, the window set for the second floor bathroom/dressing room and full details of the proposed air ventilation system (including positions of the extraction points and flues). Any works which form part of the approved scheme shall be completed before the premises are first occupied and shall be maintained in accordance with the approved details at all times thereafter.

Reason: To ensure the creation and retention of an environment free from intrusive levels of noise in the interests of the amenity of future occupiers.

3. Adopted Scheme Overview

The design integrates the findings of Venta Acoustics' Noise Impact Assessment and Addendum, prepared following the replacement of the restaurant extraction plant on the east façade with a Systemair MUB 042 500EV Multibox. The Addendum confirms a reduction of approximately 7 dB(A) at the east-facing façades and no tonal component at the receiver. The overall strategy combines high-performance glazing and controlled mechanical extraction with acoustic background ventilation. The solution has been developed to ensure suitable internal acoustic conditions in all occupied rooms, while maintaining the character and appearance of the listed building.

4. Ventilation and Acoustic Strategy (Appendix A – Design Summary)

The ventilation design employs decentralised mechanical extract units (dMEV type) in wet rooms and background acoustic ventilators to living areas and bedrooms. This ensures adequate fresh-air provision and maintains acceptable internal noise levels in line with BS 8233:2014 and WHO (1999) guidance. Façade-specific acoustic performance targets were set by Venta Acoustics and adopted for all rooms, including those overlooking the east plant area.

Public façades (Fish Row and New Canal) employ compact Rytons AAC125HP background ventilators, while the east-facing rooms utilise cowled AAC125HPCWL types. The scheme reduces façade penetrations wherever possible to respect the building's historic character and minimise visual impact.

5. Secondary Glazing Specification (Appendix B – Clearview Systems)

Secondary internal glazing has been specified throughout all habitable rooms and bathrooms in accordance with Venta Acoustics' recommendations. The system comprises Clearview Vision Series units in a mix of Lift-Out (LO), 2-Panel Horizontal Slider (HS2), 3-Panel Horizontal Slider (CO3), and Balanced Vertical Slider (BVSG) configurations. All units utilise 4.0 mm toughened glass in white aluminium-clad timber frames, finished RAL 9003 Satin, with white PVC trims. The manufacturer's data confirms mid-range acoustic performance of approximately 48 dB Rw and high-spec options up to 54 dB Rw, comfortably exceeding the required façade-specific attenuation targets of 29–41 dB Dn,e,w.

Each unit is face-fixed on a discrete timber subframe, preserving the appearance of the primary sash windows while allowing full reversibility in line with heritage conservation best practice.

6. East-Facing Dummy Casement Windows (Appendix C – Ranebrook Timber Windows)

The two east-facing bedrooms, located on the first and second floors, overlook the plant area and are therefore fitted with fixed dummy casement windows manufactured by Ranebrook Windows. These are timber flush casements (size 1200 × 800 mm) with laminated acoustic glazing (33.1Lam-16Ar-6 Low-E), achieving an overall sound reduction index of approximately 40 dB Rw. Each window is factory finished in RAL 9016 white

internally and externally. As these units are non-openable, purge ventilation is provided mechanically via the associated dMEV TP640i units in boost mode, delivering ≥ 4 air changes per hour.

7. Compliance Statement

The proposed scheme fulfils the requirements of Condition 3 as follows:

- Based on the design recommendations in Section 6 of Venta Acoustics NIA ref. VA4746.230718.NIA1.2 (July 2023) and Addendum ref. VA4746.251031.L1.1 (November 2025).
- Provides full details of the air ventilation system and extraction points developed to achieve suitable internal noise conditions.
- Specifies secondary internal glazing for all habitable and bathroom windows achieving the required acoustic performance.
- Details the fixed casement window specification to the east-facing rooms, ensuring equivalent acoustic treatment and mechanical purge ventilation.
- Demonstrates compliance with BS 8233:2014 internal noise criteria and WHO (1999) guidance for dwellings.
- Minimises visual and physical impact on the heritage fabric of the listed building.

8. Conclusion

In summary, the coordinated design for noise attenuation and ventilation at 7–9 Fish Row has been developed to satisfy the planning condition, providing a comfortable internal environment in line with modern acoustic standards. The scheme achieves an appropriate balance between technical performance, resident comfort, and conservation sensitivity. All works will be completed prior to occupation and maintained in accordance with the approved details.

Submitted by:

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November 2025