



**Independent Acoustic
Consultancy Practice**

Quotation

**Apartments above 'Manettes' Retail Units
Merthyr Tydfil**

6348/Q1

Quotation for Acoustic Consultancy Services

Project:	Apartments above 'Manettes' Retail Units
Site Address:	95-96 High Street Merthyr Tydfil CF47 8UD
Type of Work:	Environmental Noise Assessment
Reference:	6348/Q1
Date:	05/11/2021
Client:	XL PROPERTY INVESTMENTS LTD BELVOIR LODGE, UPPER OLDFIELD PARK, BATH BA2 3JX
Contact:	louise@xlproperty.co.uk

1. Outline Brief

We understand that apartments are proposed above 'Manettes' 2no retail units at 95-96 High Street, Merthyr Tydfil, CF47 8UD.

It is understood the local authority have requested a noise impact assessment be undertaken to the proposed flats.

The following noise-related comments have been received from the Local Authority regarding the development application;

"The property is located within an area that has a varied character and it is not considered that the change of use of the first and second floors to residential would be unduly harmful in this context. Notwithstanding this, the building is located in close proximity to a number of noisy uses which have the potential to cause noise disturbance to the future occupiers of the flats. As such, acoustic insulation may be required. It is also reiterated that the exact uses proposed for the ground floor of the application building is unknown. Due consideration will need to be given to the impact of the uses intended for the ground floor on future occupiers of the flats and those that may live within the vicinity of the building."

Further to receipt of pre-application comments and drawings received from XL Property Investments Ltd., the following fee quotation has been prepared.

Note: The following assumes typical source noise levels in the ground floor retail units (i.e. no high level of amplified music from bars/clubs in the ground floor).

2. Scope of Works

Item 1.0 — Environmental Noise Survey

It is understood environmental noise survey data for the adjacent 'Barcode' application site is being sought for this application. We have therefore omitted these works at this stage.

Item 2.0 External Building Fabric Assessment

An assessment of the external building fabric design is carried out in order to control noise intrusion to proposed first and second floor apartments.

We require building plans and elevations for this element of works showing proposed external wall and roof construction details, along with proposed areas of glazing.

Octave band sound reduction specifications are issued for the external wall, roof, glazing and ventilation elements in order to control noise intrusion to habitable rooms within the agreed criteria.

Item 3.0 First Floor Sound Insulation Assessment

Item 3.1 Preliminary Sound Insulation Test & Site Inspection

To attend site to undertake an initial sound insulation test across existing first floor separating structure to confirm existing performance. We have allowed for 1no floor airborne test.

A visual inspection of existing structures is also carried out during the site visit.

Item 3.2 First Floor Detailed Design Advice (if required)

To review the first floor separating floor construction and recommend remedial measures in order to improve the overall sound insulation performance. Junction details at perimeter joints and penetrations are reviewed and advice given on possible upgrades in order to maintain sound isolation integrity of separating constructions.

Note: this does not include a comprehensive ADE2003 review of the internal sound insulation between apartments – we would happy to provide a separate fee quotation covering this.

3. Schedule of Fees

The following breaks down lump sum fees by task, as identified in the above Scope of Works:

Item	Description of Work	Qty	Fee
1.0	Environmental Noise Survey	1	£0.00 + VAT
2.0	External Building Fabric Assessment	1	£850.00 + VAT
3.1	First Floor Sound Insulation Test	1	£340.00 + VAT
3.2	First Floor Detailed Design Advice	1	£510.00 + VAT
		TOTAL	£1,700.00 + VAT

Given the travel distance involved, a cancellation fee of £85.00 + VAT would apply if a site visit had to be cancelled or work could not be completed on the agreed day.

Any work on items not included in the above Scope of Work, or responding to requests following completion of the above Scope of Work, would be chargeable in addition. This would either be as a further fixed fee agreement, or at the hourly rate of £85.00 + VAT. Any additional works would only be carried out following the express prior approval of the Client. This rate includes all UK expenses excluding hotel bills, airfares and permanent or semi-permanent equipment hire.

4. Accreditation & Qualifications

Hunter Acoustics are members of the Association of Noise Consultants (ANC) and are on their accreditation scheme for Building Regulations field sound insulation tests, required for pre-completion testing under the latest Building Regulations Approved Document Part E 2003 Edition (ADE 2003).

All members of consulting staff have either Technician (TechIOA), Associate (AMIOA) or full corporate membership status (MIOA) with the Institute of Acoustics (IOA).

We are therefore deemed to be suitably qualified acousticians (SQA) for the purposes of a BREEAM acoustic assessment.

Hunter Acoustics are Constructionline Gold Members and an SMAS Worksafe Consultant. This means that we have met the SSIP core criteria recognised by the HSE and other SSIP accreditation schemes.

All consulting staff hold Construction Skills Certification Scheme (CSCS) cards.

5. Terms & Conditions

Hunter Acoustics undertakes consultancy based on the following hourly rate (including travel time) or as pre-agreed lump sum fees;

Acoustic Consultancy Work	£85.00 per hour
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This rate includes all UK expenses excluding hotel bills, airfares and permanent or semi-permanent equipment hire.

Separate rates apply to expert witness testimony, for provision of security during unsocial hours or in high-risk environments and to work outside the U.K. Time spent travelling is chargeable at the full rate. All fees quoted exclude VAT which is charged at the rate current at the time of invoicing. These conditions and rates are subject to periodic review and any changes are notified in writing.

Hunter Acoustics is an acoustics consultancy and any reports, recommendations, specifications, design or drawings are issued solely for the purposes of acoustic consultancy as set out in our quoted scope of works. It is our client's responsibility to ensure that any design, installation, construction or other work carried out meets the other requirements of the project, including (but not limited to) legal, structural, architectural, fire control and health and safety requirements. Liability under this contract is limited to the insured amount of two million pounds. Unless stated otherwise any fee quoted excludes any warranties or collateral agreements. Subject to agreement, such warranties and other conditions of contract may be entered into at an additional cost.

IMPORTANT – TERMS OF PAYMENT

Our payment policy requires that we assess the credit rating of our clients. If our client is a company registered in England or Wales and can demonstrate a good third-party credit rating ('Below Average Risk' on Experian Business Express or similar) we will at our discretion accept payment in arrears. In all other cases we will require either payment in advance or a payment guarantee, which may be a formal letter of credit, a letter from the client's bank or solicitor guaranteeing payment on receipt of our report, or other guarantee agreed in writing by both parties.

Where payment in arrears is agreed, payment becomes due immediately on issue of each invoice and will become overdue 30 days after the date of that invoice, irrespective of any other payments or disputes linked with the project. We understand and will exercise our statutory right to claim interest and compensation for debt recovery costs in accordance with the Late Payment of Commercial Debts (Interest) Act 1998.

Unless agreed otherwise in writing by a director of Hunter Acoustics Ltd, payment will be the responsibility of the person instructing the work or the organisation represented by that person.

We trust this quotation covers acoustic consultancy services required at this stage however if you have any queries, please do not hesitate to contact our office.

For further information including experience, past projects and a complete list of our consultancy services, please refer to our website at www.hunteracoustics.co.uk

Regards,

A handwritten signature in black ink, appearing to read 'Rh. Owen'.

Rhodri Owen

BSc(Hons) MIOA | Consultant

Hunter Acoustics

6348/Q1 - XL PROPERTY INVESTMENTS LTD

I have read and understood the above terms and conditions including terms of payment, and I appoint Hunter Acoustics Ltd to undertake acoustics consultancy in accordance with these terms and conditions.

Signature: _____ Name: _____

Company /
organisation: _____

Address for
invoices: _____

Telephone No: _____ Mobile No: _____

Site contact details
(if required): _____

Order Number: _____