

**Report for – NW1 IOS 1Unit Trust c/o Marchmont Investment  
Management**

6 Streatham Common South – Noise Management Plan

**December 2023**

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## Notes

**Project No:** 0221

**Document No:** 221-SVA-REP-03-01

**Title:** 6 Streatham Common – Noise Management Plan

**Location:** Streatham Common South, London SW16 3BT

**Client:** Marchmont Investment Management Ltd  
46 Berners St, London W1T 3NE

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**Position:** Director

## 1.0 Introduction

### 1.1 Background

1.1.1 SV Acoustics was commissioned by NW1 IOS 1 Unit Trust c/o Marchmont Investment Management (the Client) to produce a Noise Management Plan for the proposed open storage site (the proposed development) at 6 Streatham Common South, London SW16 3BT (the Site) within the London Borough of Lambeth (LBL).

### 1.2 Proposed Development

1.2.1 The proposed development comprises the demolition of existing buildings and associated clearance and levelling of ground in connection with use of the site for open storage. The Site location can be seen in **Figure 1.1**.

**Figure 1.1: Site Location**



### **1.3 Purpose and Structure of this Report**

1.3.1 The purpose of this plan is to set out management measures to reduce the potential noise impact at nearby residential properties as a result of the operation of the proposed open storage site. The noise generating operational activities that are likely to occur at the site include:

- On site vehicle movements for delivery and collection of materials
- General on-site vehicle movements
- Loading / unloading noise, including the use of fork-lift trucks
- Vehicle reversing alarms

## 2.0 Relevant Guidance

### 2.1 Department for Transport – Quiet Deliveries Good Practice Guidance – Key Principles and Processes for Freight Operators

- 2.1.1 Although the proposed development is an open storage site. A significant part of the guidance in this document is likely to be relevant to the proposed open storage site type use as the activities are likely to be similar.
- 2.1.2 The aim of this DfT 2014 guidance is to clarify how out-of-hour deliveries can allow a more sustainable way of distribution of goods and bring advantages to the local community and other road users, whilst avoiding noise impacts at residential properties. The guidance provides local flexibility in designing and implementing quiet deliveries and seeks to boost and sustain economic growth while engaging with local authorities, communities and other important stakeholders.
- 2.1.3 The principle of quiet deliveries is to enable companies and organisations to create and receive deliveries outside core hours. This flexibility has numerous advantages for all impacted parties, such as decreased traffic, lower emissions, and business efficiency.
- 2.1.4 For local authorities, quiet deliveries can assist their local economies (including their town centres) grow and develop, with changes to the environment and road safety, in a manner that does not compromise the quality of life for residents.
- 2.1.5 For residents and communities affected by larger goods vehicle movement, quiet deliveries are intended to minimise the potential impact of vehicle movements outside of core hours.
- 2.1.6 The guidance sets out a range of noise management measures which can be broadly categorised as follows:
- **Managerial measures** – steps to be implemented at a managerial level. For example, ensuring that all new tenants are aware that the site is in a residential area and that they must therefore comply with this management plan.
  - **Physical measures** – for example, ensuring that the physical infrastructure on site is well maintained.
  - **Behavioural measures** – steps which influence the behaviour of drivers and site staff - for example, avoiding shouting, use of horns.

### 3.0 Noise Management Plan

3.1.1 The noise management measures presented in Table 3.1 overleaf will be implemented as far as necessary and practicable in order to control noise from deliveries on and to the site during normal operational hours. Normal operational hours for the site are proposed to be 07:00 to 19:00 hrs Monday to Saturday and 09:00 to 18:00 hrs on Sundays, bank holiday and public holidays.

3.1.2 In addition to the actions outlined in the table overleaf, it is proposed that following measures will be put in place for all operations on the proposed open storage site:

- Only gas or electric fork-lifts used on site (i.e., no diesel fork-lifts)
- Only broadband reversing alarms to be used (i.e., no tonal reversing alarms)

**Table 3.1: Delivery Noise Management Plan**

Type of guidance	Who does this apply to?	Best practice recommendation	How is this implemented and by whom?
<b>Managerial</b>	Landlord/Property Manager	Ensuring all tenants receive copies of this noise management plan (NMP), are aware of its importance, and brief all staff involved in delivery activities.	<p>Landlord/Property. Manager to ensure that all new tenants / site operators are provided with this plan and understand the importance of minimising the impact of night-time delivery noise. Site operators should then in turn should brief suppliers and carriers.</p> <p>The NMP will be provided to the tenants as part of a welcome pack, and they will be required to comply with it under the terms of their lease.</p>
<b>Physical</b> (continued overleaf)	<b>Site Operator</b> (continued overleaf)	Ensuring all equipment – both on the vehicle and at the delivery point – is in good working order and appropriately maintained to minimise noise when in operation.	Site operator to keep maintenance up to date with checks once per month and/or in accordance with manufacturer recommendations.

Type of guidance	Who does this apply to?	Best practice recommendation	How is this implemented and by whom?
		Any tonal reversing alarms fitted on equipment should be modified for broadband/white noise, and should only be used where required (see <b>Behavioural</b> guidance)	Site operator to ensure all equipment is compliant.
		Switch off any external tannoy (P.A.) systems.	Site operator to switch off the P.A. systems between the hours of 19.00 – 07:00, unless announcements are required for safety reasons.
<b>Physical</b>  (continued overleaf)	<b>Site Operator</b>  (continued overleaf)	Avoid using external bells at delivery points.	Site operator to ensure that bells are disabled between the hours of 19.00 – 07:00 (except where essential or required for health / safety reasons).  Signs at the entry of the site warning of the residential surrounding buildings.
		Ensure the delivery point and surrounding areas are clear of obstructions so vehicles can manoeuvre easily.	Site operator to ensure that site staff check the area before the arrival of deliveries.



Type of guidance	Who does this apply to?	Best practice recommendation	How is this implemented and by whom?
		Where practicable, make sure the delivery point is ready for the vehicle before it arrives – gates should be open to avoid the vehicle idling.	Driver and site staff to plan ahead and make sure site staff is available.
<b>Behavioural</b> (continued overleaf)	<b>Site Operator</b> <b>and</b> <b>Driver/ Supplier/ Carrier</b> (continued overleaf)	Reversing alarms should be switched off or modified for broadband/white noise, if not subject to health and safety requirements or localised risk assessment issues (e.g. proximity to a cycle route).	Site operator to ensure site staff are briefed on the use of reversing alarms on site equipment. Site operator to advise carriers of this measure. Signs at the entry of the site warning of the residential surrounding buildings.
		Where practicable, engines on site vehicles or carrier vehicles should be switched off when not manoeuvring, however, try to minimise start-ups and avoid over-revving.	Site operator to advise site staff and carriers/ drivers of this measure. Signs at the entry of the site warning of the residential surrounding buildings.

Type of guidance	Who does this apply to?	Best practice recommendation	How is this implemented and by whom?
		Site staff and carriers to be aware of the effect noise levels can have on local residents and behave accordingly – e.g. minimise raised voices, minimising banging and impact noise	Signs around the site and at the entry of the site warning of the residential surrounding buildings, drivers advised of this in advance. Site staff to remind drivers on an ongoing basis, particularly if the driver is generating noise.
<b>Behavioural</b> (continued overleaf)	<b>Site Operator</b> <u>and</u> <b>Driver/ Supplier/ Carrier</b> (continued overleaf)	Be aware of how far your voice can carry when talking outside at night.	Advise site staff and driver of this measure. Have a sign warning of the residential area.
	Do not whistle or shout to get the attention of site employees (unless required for health / safety reasons).	Advise site staff and driver of this measure. Have a sign warning of the residential area.	

Type of guidance	Who does this apply to?	Best practice recommendation	How is this implemented and by whom?
	<b>Driver/ Supplier/ Carrier</b>  (continued overleaf)	If driver arrives early for their delivery slot where possible wait away from residential receptors and switch off the engine.	Carriers to be issued with NMP, highlighting the specific measures that apply to delivery drivers on entering the site.
<b>Behavioural</b>  (continued overleaf)	<b>Driver/ Supplier/ Carrier</b>  (continued overleaf)	If the radio is on, ensure the cab windows are closed and switch the radio off before opening the door.  Minimise the frequency of opening and closing vehicle doors and do so quietly wherever possible.	Site operator to advise carriers/ driver of this measure  Signs at the entry of the site warning of the residential surrounding buildings.
		Allow extra time if needed to unload as quietly as possible. Take particular care to minimise rattle from metal-on-metal contact when moving roll cages / trolleys.	Site operator to advise carriers/ driver of this measure.  Signs at the entry of the site warning of the residential surrounding buildings.

Type of guidance	Who does this apply to?	Best practice recommendation	How is this implemented and by whom?
		Wherever possible, lower flaps on tail-lifts carefully and quietly.	<p>Site operator to advise carriers/ driver of this measure</p> <p>Signs at the entry of the site warning of the residential surrounding buildings.</p>
<b>Behavioural</b> (continued overleaf)	<b>Driver/ Supplier/ Carrier</b> (continued overleaf)	When moving gates, locks and load restraint bars ensure they are placed gently in their resting position/stowage point – do not drop or drag them on the ground.	<p>Site operator to advise carriers/ driver of this measure.</p> <p>Signs at the entry of the site warning of the residential surrounding buildings.</p>
		Minimise excessive air brake noise.	<p>Site operator to advise carriers/ driver of this measure. Signs at the entry of the site warning of the residential surrounding buildings.</p>
		When working in the vehicle load space, avoid banging cages / trolleys into the vehicle walls where reasonably possible.	<p>Site operator to advise carriers/ driver of this measure.</p> <p>Signs at the entry of the site warning of the residential surrounding buildings.</p>

Type of guidance	Who does this apply to?	Best practice recommendation	How is this implemented and by whom?
		<p>When finished unloading/loading, take reasonable steps to close up the vehicle quietly.</p>	<p>Site operator to advise carriers/ driver of this measure</p> <p>Signs at the entry of the site warning of the residential surrounding buildings.</p>

3.1.3 In addition to the measures identified in the table above, the following additional measures will be put in place for activities undertaken outside of normal working hours<sup>1</sup> :

- Works outside of the main working hours will be limited to the following:
  - Limited deliveries and loading / unloading work to be undertaken at the rear of the site away from the properties on Streatham Common South. No more than one delivery to occur during any 15-minute period with limited use of fork-lift trucks etc.
  - Limited vehicle movements within the site
  - Quiet activities including such as unloading / moving material by hand, employees arriving / leaving site etc.
  
- The use of reversing alarms will be minimised during out of hours periods. This can be achieved by planning vehicle movements to avoid reversing and disabling or reducing alarm noise levels, where safe to do so.

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<sup>1</sup> Normal working hours for the site are proposed as 07:00 to 19:00 hrs Monday to Saturday and 09:00 to 18:00 hrs on Sundays, bank holiday and public holidays.

## **4.0 Summary**

This noise management plan presents a range of measures to control and minimise noise emissions from the operation of the proposed open storage site at 6 Streatham Common South.

With these measures in place, it is likely that noise emissions from the proposed site will be lower than those predicted in the noise impact assessment report (SVA report ref. 221-SVA-REP-02-00), that has been prepared as part of a planning application for the site.

The implementation of the measures in this NMP are considered to represent best practice and will help ensure that noise emissions from the proposed development are minimised.