

AVAL



Odour Assessment

Site:

310 Deansgate, Manchester M3 4HE

Client:

Dahna Manchester

Project Information

Title	Odour Assessment
Job Code	91224
Sector	Environment
Report Type	NIA
Client	Dahna Manchester
Revision	A
Status	Final
Date of Issue	05 March 2021

Revision History

Revision	Date	Author	Reviewer	Approver	Status
A	05 March 2021	NB	AC	AC	Final

Disclaimer

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party. This report may include data obtained from trusted third-party consultants/laboratories that have been supplied to us in good faith. Whilst we do everything we can to ensure the quality of all the data we use, we cannot be held responsible for the accuracy or integrity of third party data.

Table of Contents

Project Information	ii
1 Introduction	1
1.1 Overview	1
1.2 Site Location and Proposal Information	1
1.3 Key Pollutant – Odour	2
1.4 Regulation Governing the Design and Performance of Ventilation Systems for Commercial Kitchens	2
2 Commercial Kitchen Ventilation Systems Design and Operation Requirements	Error! Bookmark not defined.
2.1 Minimum Ventilation Rates	Error! Bookmark not defined.
2.2 Minimum Requirements for Canopy	Error! Bookmark not defined.
2.3 Minimum Requirements for Ductwork	Error! Bookmark not defined.
2.4 Minimum Requirements for Fans	Error! Bookmark not defined.
3 Methodology	3
3.1 Overview	3
3.2 IAQM Guidance	3
3.3 Risk Assessment for Determining Odour Control Requirement	4
4 Odour Impact Assessment	6
4.1 Overview	6
4.2 Receptor Sensitivity	6
4.3 Source Odour Potential	6
4.4 Pathway Effectiveness	6
4.5 Odour Exposure	6
4.6 Likely Magnitude of Odour Effect	6
4.7 Risk Assessment to determine Odour Control Measures	Error! Bookmark not defined.
5 Proposed Mitigation Measures	7
6 Conclusions	8
Appendix A: Relevant extract from IAQM Guidance	9
Appendix B: Drawings & Proposed Equipment	1

1 Introduction

1.1 Overview

Aval Consulting Group Ltd has been commissioned to carry an odour assessment at 310 Deansgate, Manchester M3 4HE.

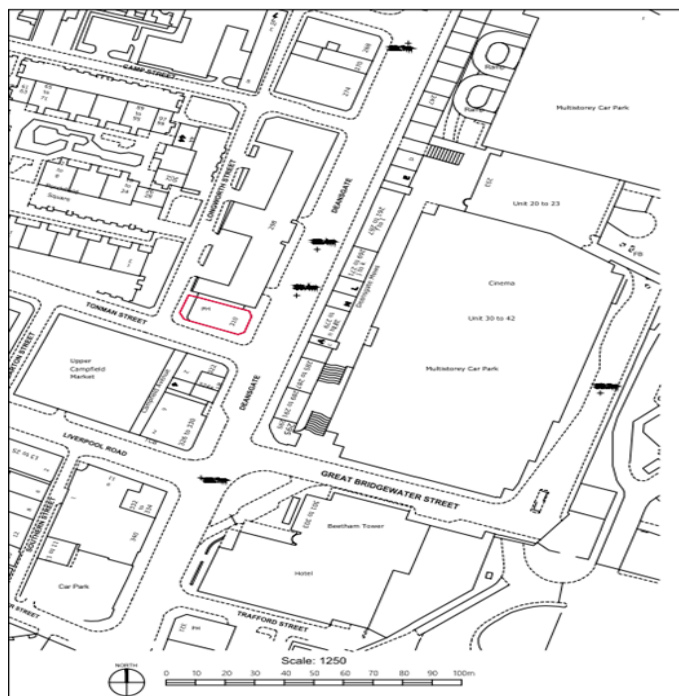
The report will investigate the odour impacts from the proposed development as part of the conditions of the planning application. The main purpose of this report is to carry out an assessment to determine if the odour impact from the proposed development is likely to have a detrimental impact on the nearby receptors and, if needed, to also implement an odour management plan with odour control specifications in regard to equipment and extract system.

The assessment was carried out in accordance with the Institute of Air Quality Management's (IAQM) "Guidance on the Assessment of Odour for Planning" (2018) and the updated guidance of Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018). This guidance is an update of the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2004).

1.2 Site Location and Proposal Information

Figure 1.1 shows the proposed site location. The site is in question is located in the city centre and is bounded by Tonman Street to the South and by the A56 to the east. Commercial buildings are present to the North and further south of the development. The current proposal is an extension of the existing building and involves an external roof-top seating area where smoking will be allowed. The current site already benefits from planning permission in regard to the current kitchen/restaurant design and it is understood that the only additional source of odour would be from the proposed roof-top smoking area. It is anticipated that no more than 40 people will be allowed in the smoking area at any point in time. Detailed drawings can be found in Appendix B.

Figure 1.1: Site Location (Source: Client)



1.3 Key Pollutant – Odour

IAQM guidance defines odour as a mixture of many chemicals which interact to produce a 'smell'. While odour-free air refers to air containing no odorous chemicals, fresh air is usually perceived as air containing no chemicals or contaminants that could be 'unpleasant'.

While odour is not strictly speaking an air pollutant, certain combinations of chemicals can affect the human olfactory response (perception followed by psychological appraisal) and cause a loss of amenity. Perception of an odour can be subjective to the individual whether it is found as acceptable, objectionable or offensive.

Odour can be produced from a number of industries including food outlets, production, recycling, waste handling, vehicle respraying, power plants, traffic emissions, agriculture etc.

Factors that influence control of odour from commercial kitchens include:

- Size of the cooking facility- This influences the intensity of the odour and volume of ventilation air to be handled;
- Type of food prepared – This affects the chemical constituents within the ventilation air; and
- Types of cooking appliances used: This dictates the level of fat, water droplets and temperature within the ventilation air.

1.4 Regulation Governing the Design and Performance of Ventilation Systems for Commercial Kitchens

There is no legislation directly governing the design and performance of commercial kitchen ventilation systems. However, other regulations protecting the health and safety of employees, food safety and local amenity exist. The following legislations are considered relevant to this assessment:

- The Building Regulations 2000 (in response to Building Act 1984);
- The Environmental Protection Act 1990;
- The Town and Country Planning Act 1990;
- National Planning Policy Framework (England) 2018;
- Workplace (Health, Safety and Welfare) Regulations 1992;
- Health and Safety Executive (HSE) Reference Sheet – 'Ventilation in catering kitchens (2017)';
- The Food Safety Hygiene (England) Regulations (2013) and EU Regulations 852/2004; and
- Relevant BESA standards for Kitchen Ventilation Systems.

2 Methodology

2.1 Overview

The local authority requested that an odour assessment to be carried out for the proposed development. Hence an odour assessment has been carried out using the latest guidance produced by the IAQM.

2.2 IAQM Guidance

IAQM guidance is limited to assessing the effect of odour on amenity and not on human health. For exposure to odour to occur, there must be an emission source to the atmosphere, a pathway for the odour to travel and a receptor that could experience adverse effects. Therefore, the IAQM guidance is based upon Defra's Green Leaves 111 guidance¹ which presents the Source-Pathway-Receptor (S-P-R) concept. The S-P-R concept presents the hypothetical relationship between the source (S) of the odour, the pathway (P) by which exposure might occur, and the receptor (R) that could be adversely affected.

An example framework for conducting odour assessments is laid out in Appendix A of IAQM guidance and has been followed for this assessment.

It is recognised that in order to assess the magnitude of odour effects from a site it is necessary to estimate the odour generating potential of the site activity. The source odour potential takes into account the scale of the odour release (magnitude), how inherently odorous the emission is and the relative pleasantness/unpleasantness of the odour (its hedonic tone). Using Table A1 (Appendix A) the source odour potential can be categorised as small, medium or large.

Secondly, the effectiveness of the pollutant pathway for odour through the air versus the dilution/dispersion of the odorous emissions in the atmosphere needs to be estimated. Factors which may increase dilution and/or dispersion of the odour through the pathway will reduce the odour concentration at the receptor, thereby reducing exposure. Factors which need to be considered in this step are presented in Table A1 (Appendix A). The pollutant pathway can be categorised as ineffective, moderately effective or highly effective using Table A1 (Appendix A).

From this, IAQM guidance suggests that the risk of odour exposure (impact) for each receptor may be evaluated by combining the source odour potential and the pathway effectiveness using Table A2 (Appendix A).

IAQM guidance recommends classifying each receptor in terms of its sensitivity. Indicative examples of low, medium and high sensitivity receptors are given in Table A1 (Appendix A) and should be used in combination with professional judgement to assess the sensitivity of receptors to odour.

Justification needs to be given for the selected categorisation of the source odour potential, pathway effectiveness, and receptor sensitivity. This typically involves some degree of quantitative assessment supplemented by the professional judgement of the air quality practitioner.

The likely magnitude of odour effect at specific receptor locations may be determined by combining the risk of odour exposure with the specific receptor sensitivity, as in Table A3 (Appendix A). The likely magnitude of odour effects may be classed as 'negligible', 'slight adverse', 'moderate adverse' or 'substantial adverse'.

The final step for most assessments is to estimate the overall odour effect on the surrounding area as a result of the site, development or process. This assessment must take into account the different

¹ Defra (2011): Guidelines for Environmental Risk Assessment and Management (Green Leaves 111)

magnitude of effects at different receptors and the total number of receptors that experience these different effects. IAQM guidance recommends the suggested descriptors for the total magnitude of odour effects, as reproduced in Table A3 (Appendix A). IAQM guidance suggests that “where the overall effect is greater than ‘slight adverse’, the effect is likely to be considered significant.”

2.3 Risk Assessment for Determining Odour Control Requirement

Odour control must be designed to prevent odour nuisance in a given situation. The following score methodology is suggested as a means of determining odour control requirements using a simple risk assessment approach. The odour control requirements considered here are consistent with the performance requirements listed in this report. The level of odour control required is proposed based on the following scores:

Table 3.1: Risk Score for Level of Odour Control Required

Impact Risk	Odour Control Requirement	Significance Score
Low to medium	Low-level Odour Control	Less than 20
High	High-level Odour Control	20 to 35
Very High	Very high-level Odour Control	More than 35

Table 3.2: Score for Criteria such as Dispersion, Proximity of Receptors, Size of Kitchen and Cooking Type

Criteria	Score	Score	Details
Dispersion	Very poor	20	Low-level discharge, discharge into courtyard or restriction on stack.
	Poor	15	Not low level but below eaves, or discharge at below 10 m/s.
	Moderate	10	Discharging 1m above eaves at 10 -15 m/s.
	Good	5	Discharging 1m above ridge at 15 m/s.
Proximity of receptors	Close	10	Closest sensitive receptor less than 20m from kitchen discharge.
	Medium	5	Closest sensitive receptor between 20 and 100m from kitchen discharge.
	Far	1	Closest sensitive receptor more than 100m from kitchen discharge.
Size of kitchen	Large	5	More than 100 covers or large-sized take away.
	Medium	3	Between 30 and 100 covers or medium-sized take away.

Criteria	Score	Score	Details
	Small	1	Less than 30 covers or small take away.
Cooking type (odour and grease loading)	Very high	10	Pub (high level of fried food), fried chicken, burgers or fish & chips. Turkish, Middle Eastern or any premises cooking with solid fuel.
	High	7	Vietnamese, Thai, Indian, Japanese, Chinese, steakhouse.
	Medium	4	Cantonese, Italian, French, Pizza (gas-fired),
	Low	1	Most pubs (no fried food, mainly reheating and sandwiches etc), Tea rooms.

For the purpose of this assessment, it is not deemed necessary to reassess the kitchen extract which already benefits from previous planning permission and therefore no further changes are proposed.

3 Odour Impact Assessment

3.1 Overview

As discussed above, the odour impact assessment has been carried out following the IAQM guidance. Key information from the guidance is presented in Appendix A. The assessment has been divided into sub-sections to explain the outcome of each part of the assessment and how it was determined.

3.2 Receptor Sensitivity

The proposed site is located at around 25m from the nearest residential properties. Based on the criteria presented in Table A1 in Appendix A, these receptors are considered to have high sensitivity and this is also presented in table 4.1.

3.3 Source Odour Potential

Based on Table A1 in Appendix A, it is assumed that the odour emissions from the smoking zone is likely to have a medium source odour potential.

3.4 Pathway Effectiveness

The residential buildings are around 25m away from the source of odour. Given that the source of odour is not on a lower level than the receptors and considering the distance in between, the pathway effectiveness was determined as ineffective based on Table A1 in appendix A.

3.5 Odour Exposure

The risk of odour exposure has been calculated using the IAQM criteria summarised in Appendix A: Table A2. As stated above, the source odour potential was considered to be "Medium" and the pathway effectiveness was considered to be 'Moderately Effective'. Based on IAQM guidance, the risk of odour exposure for the concerned receptors is considered to be 'Low Risk'.

3.6 Likely Magnitude of Odour Effect

Table 3.1: Summary of likely odour effects at existing sensitive receptors

Receptor Details and Location	Source Odour Potential	Pathway Effectiveness	Odour Exposure	Receptor Sensitivity	Likely Odour Effect
Residential receptors	Medium	Ineffective	Negligible Risk	High	Negligible Effect

Based on the results above and the criteria in Table A2, odour exposure is considered to be of 'Negligible Risk' for the residential receptors. Based on the IAQM guidance, the likely odour effect from the proposed development is considered to have a 'Negligible Effect'.

4 Proposed Mitigation Measures

According to findings in Section 3 of this report, there is a negligible risk of odour exposure and the likely magnitude of odour effect was determined as negligible. Therefore no mitigation measures have been deemed necessary.

Considering the proposed design as well as the findings in the previous sections of this report, it is found that the development will abide by the minimum requirements of the Updated Guidance of Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018) as stated in Section 2 of this report.

5 Conclusions

This report provides an assessment of the potential odour impact for the proposed changes at 310 Deansgate, Manchester M3 4HE.

A qualitative assessment of the odour effects has been undertaken for the proposed scheme. The risks of odour exposure and magnitude of odour impact effect were found to be negligible.

It can, therefore, be concluded that the proposed development will not conflict with any national, regional, or local planning policy in relation to operational phase odour impact on existing receptors.

Appendix A: Relevant extract from IAQM Guidance

Table A1: Examples of risk factors for odour source, pathway and receptor sensitivity based on IAQM (2018)

Source Odour Potential	Pathway Effectiveness	Receptor
Factors affecting the source odour potential include: • The magnitude of the odour release (taking into account odour-control measures) • How inherently odorous the compounds are, • The unpleasantness of the odour.	Factors affecting the odour flux to the receptor are: • Distance from source to receptor • The frequency (%) of winds from the source to receptor (or, qualitatively, the direction of receptors from source with respect to prevailing wind) • The effectiveness of any mitigation/control in reducing flux to the receptor • The effectiveness of dispersion/ dilution in reducing the odour flux to the receptor topography and terrain.	For the sensitivity of people to odour, the IAQM recommends that the air quality practitioner uses professional judgement to identify where on the spectrum between high and low sensitivity a receptor lies, taking into account the following general principles:
Large Source Odour Potential Magnitude – Larger Permitted processes of odorous nature or large STWs; materials usage hundreds of thousands of tonnes/m³ per year; area sources of thousands of m². The compounds involved are very odorous (e.g. mercaptans), having very low Odour Detection Thresholds (ODTs) where known. • Unpleasantness – processes classed as “Most offensive” in Table 5; or (where known) compounds/odours having unpleasant (-2) to very unpleasant (-4) hedonic score. • Mitigation/control – open air operation with no containment, reliance solely on good management techniques and best practice.	Highly Effective Pathway for Odour Flux to Receptor • Distance – receptor is adjacent to the source/site; distance well below any official set-back distances. • Direction – high frequency (%) of winds from source to receptor (or, qualitatively, receptors downwind of source with respect to prevailing wind). • Effectiveness of dispersion/dilution – open processes with low-level releases, e.g. lagoons, uncovered effluent treatment plant, landfilling of putrescible wastes.	High Sensitivity Receptor - Surrounding land where: • Users can reasonably expect enjoyment of a high level of amenity; and • The people would reasonably be expected to be present here continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land. Examples may include residential dwellings, hospitals, schools/education and tourist/cultural.

Source Odour Potential	Pathway Effectiveness	Receptor
Medium Source Odour Potential • Magnitude – smaller Permitted processes or small Sewage Treatment Works (STWs); materials usage thou- sands of tonnes/m³ per year; area sources of hundreds of m². • The compounds involved are moderately odorous. • Unpleasantness – processes classed in H4 as “Moderately offensive”; or (where known) odours having neutral (0) to unpleasant (-2) hedonic score. Mitigation/control – some mitigation measures in place, but significant residual odour remains.	Moderately Effective Pathway for Odour Flux to Receptor • Distance – receptor is local to the source. Where mitigation relies on dispersion/dilution – releases are elevated, but compromised by building effects.	Medium Sensitivity Receptor– Surrounding land where: • Users would expect to enjoy a reasonable level of amenity, but wouldn't reasonably expect to enjoy the same level of amenity as in their home; or • People wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land. Examples may include places of work, commercial/retail premises and
Small Source Odour Potential • Magnitude – falls below Part B threshold; materials usage hundreds of tonnes/m³ per year; area sources of tens m². • The compounds involved are only mildly odorous, having relatively high ODTs where known. • Unpleasantness – processes classed as “Less offensive” in H4; or (where known) compounds/odours having neutral (0) to very pleasant (+4) hedonic score. • Mitigation/control – effective, tangible mitigation measures in place (e.g. BAT, BPM) leading to little or no residual odour.	Ineffective Pathway for Odour Flux to Receptor • Distance – receptor is remote from the source; distance exceeds any official set-back distances. • Direction – low frequency (%) of winds from source to receptor (or, qualitatively, receptors upwind of source with respect to prevailing wind). • Where mitigation relies on dispersion/ dilution – releases are from high level (e.g. stacks, or roof vents >3m above ridge height) and are not compromised by surrounding buildings.	Low Sensitivity Receptor– surrounding land where: • The enjoyment of amenity would not reasonably be expected; or • There is transient exposure, where the people would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land. Examples may include industrial, farms, footpaths and roads.

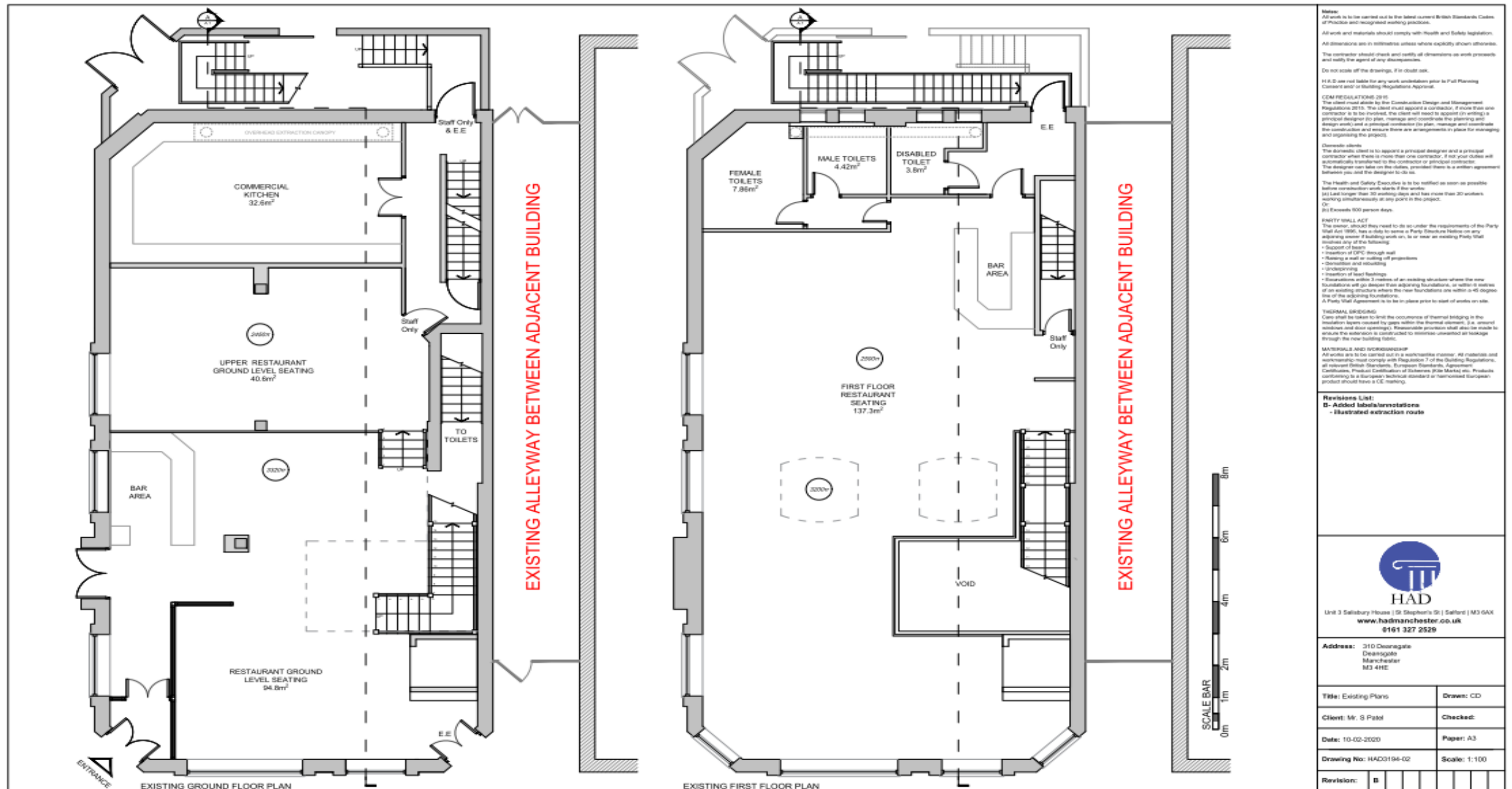
Table A2: Risk of odour exposure (impact) at the specific receptor location based on IAQM (2018)

		Source Odour Potential		
		Small	Medium	Large
Pathway Effectiveness	Highly Effective Pathway	Low Risk	Medium Risk	High Risk
	Moderately Effective Pathway	Negligible Risk	Low Risk	Medium Risk
	Ineffective Pathway	Negligible Risk	Negligible Risk	Low Risk

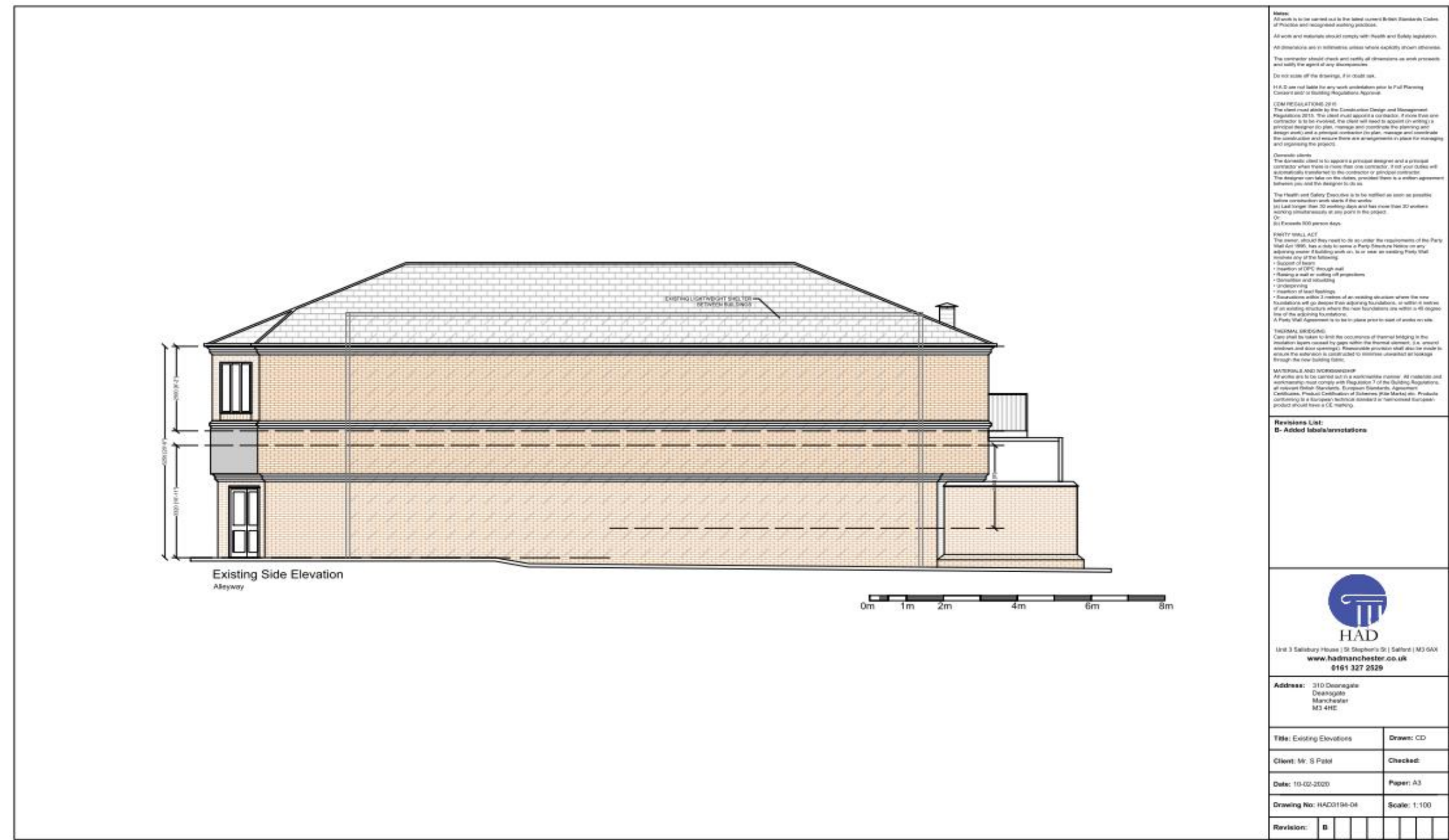
Table A3: Likely magnitude of odour effect at the specific receptor location based on IAQM (2018)

Risk of Odour Exposure	Receptor Sensitivity		
	Low	Medium	High
High Risk of Odour Exposure	Slight Adverse Effect	Moderate Adverse Effect	Substantial Adverse Effect
Medium Risk of Odour Exposure	Negligible Effect	Slight Adverse Effect	Moderate Adverse Effect
Low Risk of Odour Exposure	Negligible Effect	Negligible Effect	Slight Adverse Effect
Negligible Risk of Odour Exposure	Negligible Effect	Negligible Effect	Negligible Effect

Appendix B: Drawings & Proposed Equipment

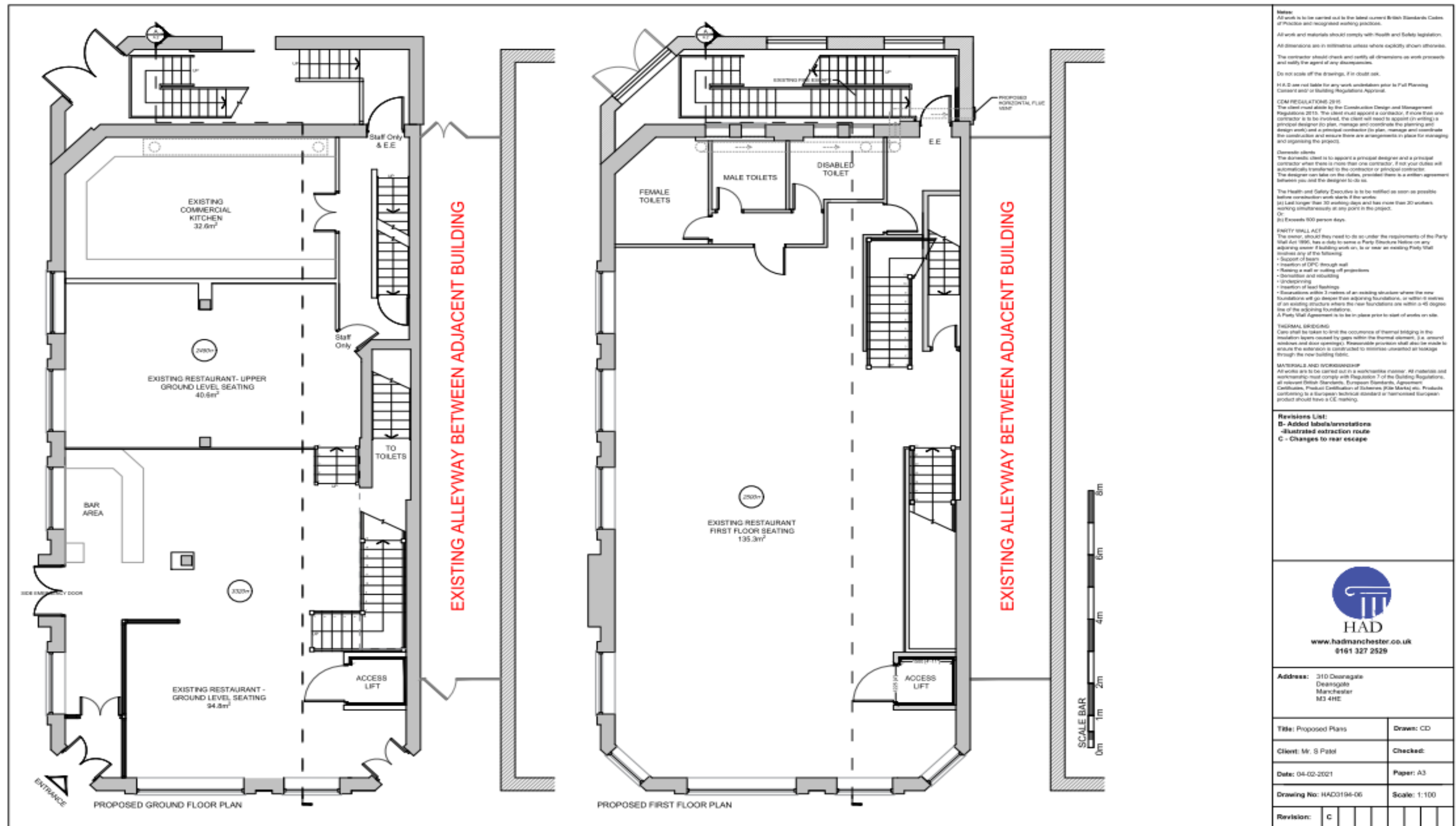


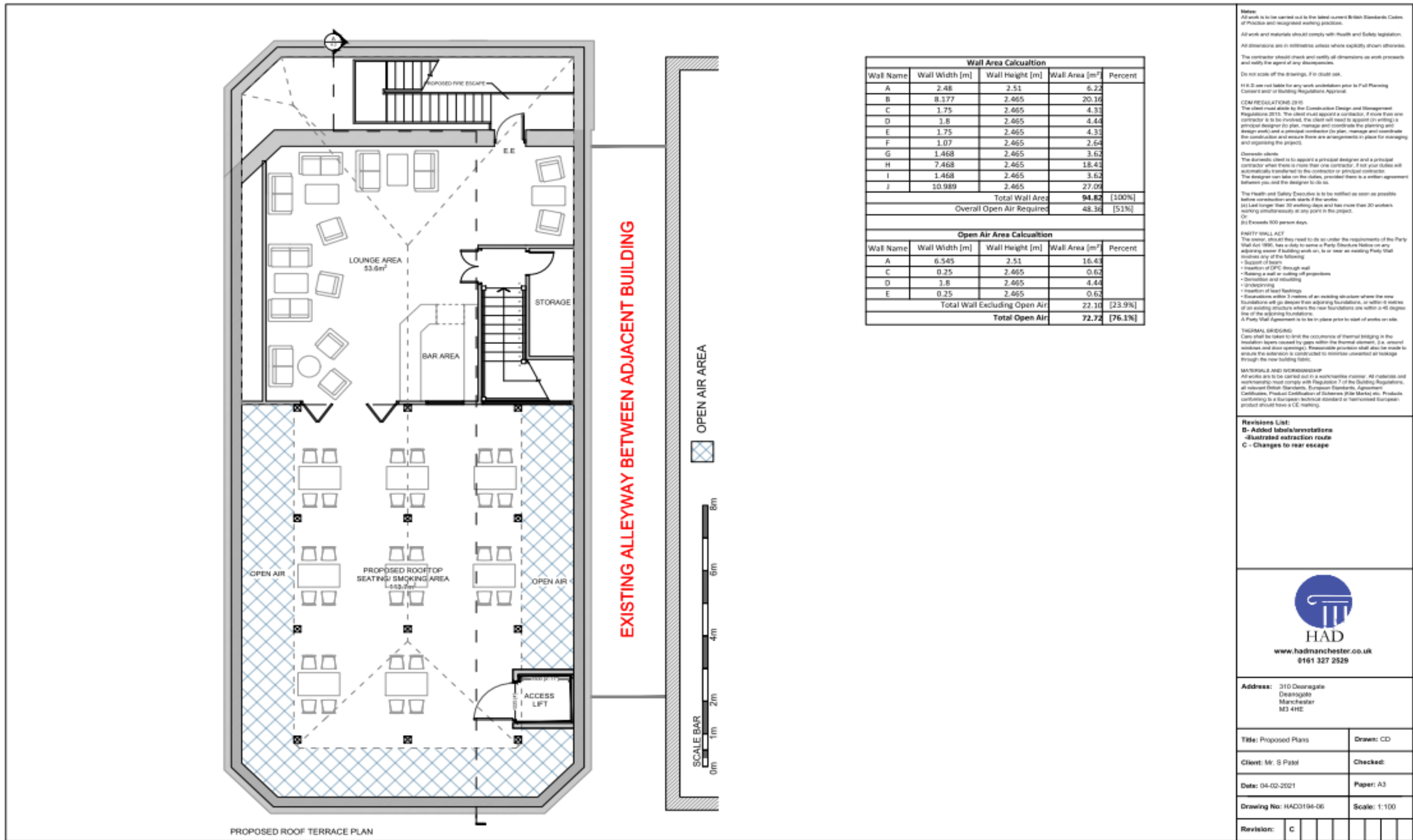






Notes: All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres unless where explicitly given otherwise. The contractor should check and verify all dimensions as work proceeds and verify the level of any discrepancies. Do not scale off the drawings, if it doubt ask. H & D are not liable for any work undertaken prior to Full Planning Consent and/or Building Regulations Approval. CDM REGULATIONS 2015 The client must appoint the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer to plan, manage and coordinate the planning and design work, and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Disputed claims The domestic client is to appoint a principal designer and a principal contractor unless there is more than one contractor. If not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the roles, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a) Last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project. (b) Exceeds 600 person days. FANITY WALL ACFT The owner, should they need to do so, under the requirements of the Party Wall Act 1999, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, or to or near an existing Party Wall involves any of the following: • Support of beams • Insertion of DPC through wall • Raising a wall or cutting off projections • Demolition and rebuilding • Underpinning • Insertion of lead footings • Excavation within 2 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 2 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site. THERMAL BRIDGING Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, i.e. around windows and door openings. Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric. MATERIALS AND WORKMANSHIP All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreements, Certificates, Product Certification of Zulassung (CE Marked etc). Products conforming to a European technical standard as 'harmonised European' product should have a CE marking.			
Revisions List:			
 Unit 3 Salisbury House 93 Stephen's St Salford M3 6AX www.hadmanchester.co.uk 0161 327 2529			
Address: 310 Deansgate Deansgate Manchester M3 4HE			
Title: Existing Section Ref - A.1		Drawn: CD	
Client: Mr. S Patel		Checked:	
Date: 27-03-2020		Paper: A3	
Drawing No: HAD03194-05		Scale: 1:100	
Revision: B			







Proposed Front Elevation
Deansgate



Proposed Rear Elevation
Longworth Street

Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation.
All dimensions are in millimetres unless otherwise explicitly stated otherwise.
The contractor should check and verify all dimensions as work proceeds and verify the extent of any discrepancies.
Do not scale off the drawings, if in doubt ask.
H & C are not liable for any work undertaken prior to Full Planning Consent and/or Building Regulations Approval.
CEM REGULATIONS 2015:
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint an existing or proposed designer to plan, manage and coordinate the planning and design and a principal contractor to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project.
Domestic clients:
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor. If not, your duties will automatically transfer to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so.
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the work:
(a) Lasts longer than 30 working days and has more than 30 workers working simultaneously at any point in the project.
Or
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner should be aware that under the requirements of the Party Wall Act 1996, any work to a party structure between or on any adjoining owner's building work on, is or near an existing Party Wall requires any of the following:
• Support of beams
• Insertion of DPC through wall
• Raising a wall or putting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of new footings
• Reservations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within 6 metres of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of work on site.
THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All work is to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreements, Certificates, Product Certification of Suppliers (BRC Marked etc. Products conforming to a European technical standard or harmonised European product should have a CE marking).

Revisions List:
B- Added labels/notations
C-Elevation and roof changes

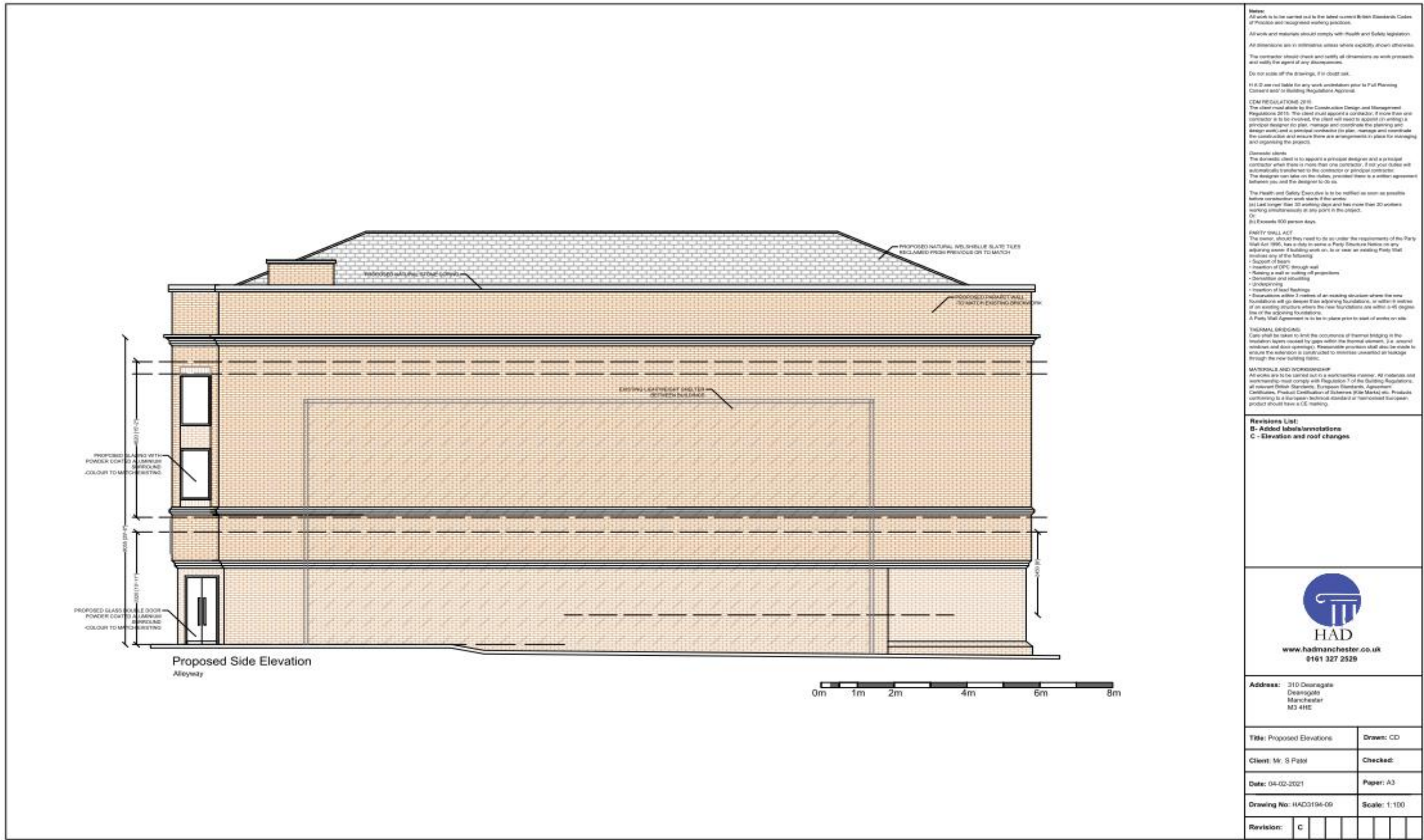


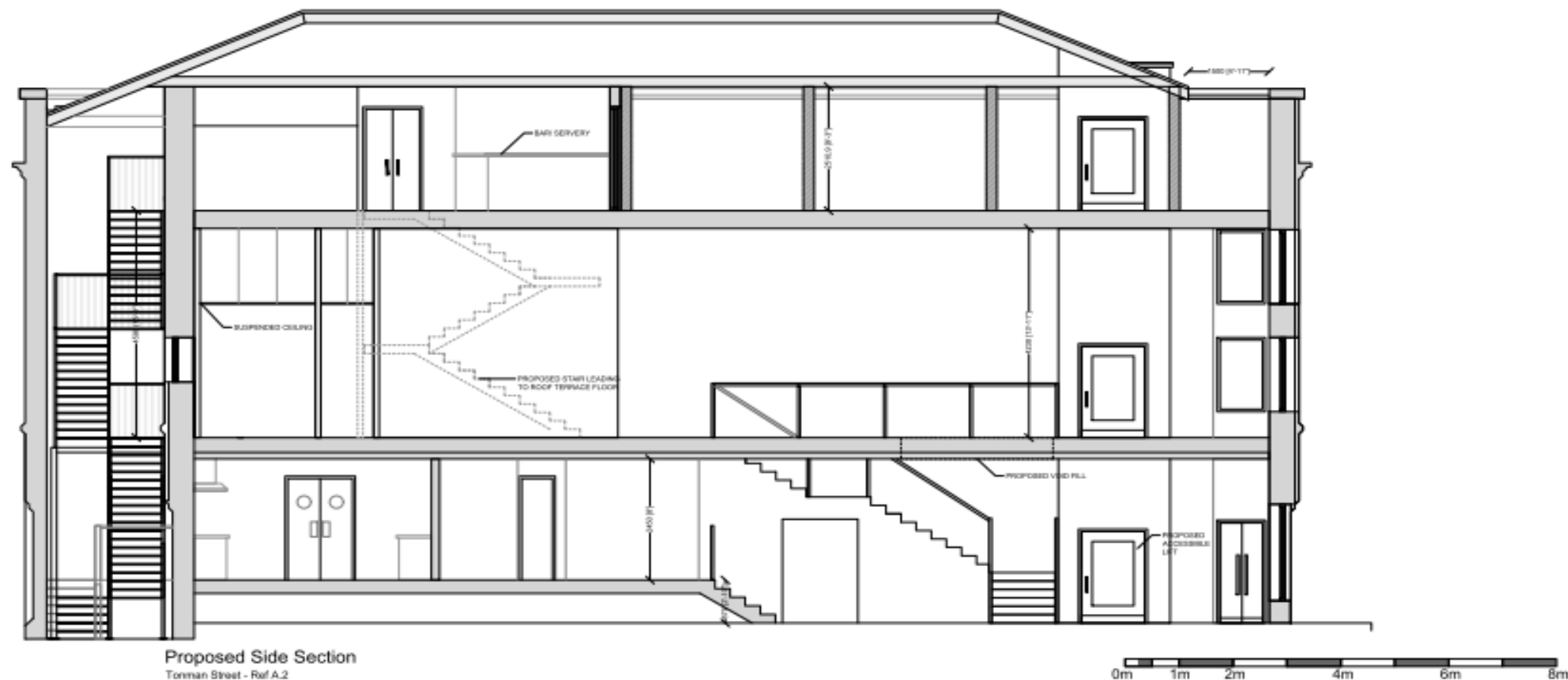
Address: 310 Deansgate
Deansgate
Manchester
M3 4HE

Title: Proposed Elevations	Drawn: CD
Client: Mr. S Patel	Checked:
Date: 04-02-2021	Paper: A3
Drawing No: HADG194-08	Scale: 1:100
Revision:	C



Title: Proposed Elevations		Drawn: CD	
Client: Mr. S Patel		Checked:	
Date: 04-02-2021		Paper: A3	
Drawing No: HAD3194-09		Scale: 1:100	
Revision:	C		





Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation.
All dimensions are in millimetres unless where capacity shown otherwise.
The contractor should check and verify all dimensions on work proceeds and notify the agent of any discrepancies.
Do not scale off the drawings, if in doubt ask.
H.A.D. are not liable for any work undertaken prior to Full Planning Consent and/or Building Regulations Approval.
CDM REGULATIONS 2015:
The client must appoint a Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer to plan, manage and coordinate the planning and design work and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).
Domestic clients:
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transfer to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.
KNIGHT SHALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
• Support of beams
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.
THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers created by gaps within the thermal element, i.e. around windows and door openings. Reasonable provision shall also be made to ensure the substructure is constructed to minimise unwanted air leakage through the new building fabric.
MATERIALS AND WORKMANSHIP
All work is to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreements, Certificates, Product Certification of Suppliers (Pir Market) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Revisions List:
B - Added labels/notations
C - Elevation and roof changes



www.hadmanchester.co.uk
0161 327 2529

Address: 310 Deansgate
Deansgate
Manchester
M3 4HE

Title: Proposed Side Section	Drawn: CD
Client: Mr. S Patel	Checked:
Date: 04-02-2021	Paper: A3
Drawing No: HAD0194-09	Scale: 1:100
Revision:	C

