

Victoria Riverside Manchester

Condition Discharge Report 22(b) Tower B, Midrise B & Tower C

28499/RP4

23 June 2025

For:
FEC Development Management Ltd
2nd Floor
Northern Assurance Building
9-21 Princess Street
Manchester
M2 4DN



Hann Tucker Associates
Consultants in Acoustics Noise & Vibration

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Condition Discharge Report 23b – Internal Ambient Noise Levels 28499/RP4

Contents	Page
1.0 Introduction	1
2.0 Planning Conditions	1
3.0 Condition 22(b) Commissioning Details	2

Attachments

Appendix A – Commissioning Test Location Markup



Internal Noise Level Test Report 28499/RP4

Document Control

Rev	Date	Comment	Prepared by	Checked by	Authorised by
0	23/06/2025	-			



1.0 Introduction

Hann Tucker Associates Limited (Hann Tucker) has been commissioned by FEC Development Management Ltd to undertake validation measurements and prepare supplementary evidence to assist with the discharge of planning condition 22(b) in relation to the commercial unit sound insulation on Tower Block B, Midrise B & Tower Block C for the development referred to as Victoria Riverside, Manchester. The development was granted Planning Permission in January 2021 (*Planning Reference: 126944/FO/2020*).

The tests were carried out across the development for validation of testing between commercial units and residential units adjacent/above within Tower B, Midrise B and Tower C. A testing plan / markup is provided in Appendix A, detailing the locations that have or are to be commissioned for each Tower.

It should be noted that this Report relates to “Tower B, Midrise B & Tower C” only as the practical completion date for Tower A means it is not yet ready to undertake measurements (i.e. phased construction). As such a supplementary Report will be provided to capture Tower A to follow.

2.0 Planning Conditions

Planning Condition 22, part (b), requests that evidence of the noise mitigation measures installed are capable of achieving the required acoustic verification and satisfy agreed limits be submitted to the local planning authority. The conditions are below with relevant text highlighted in bold.

22. (a) Notwithstanding the Chapter 12 Noise and Vibration, prepared by ARUP of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 May 2020, prior to the first use of each the commercial units as indicated on drawing DAST-HBA-00-00-DR-A-PL20_0100 Rev P1 stamped as received by the City Council, as Local Planning Authority, on the 19 May 2020, a scheme of acoustic insulation for that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority.

*(b). **Prior to the first use of the commercial units within each phase, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation***



measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

3.0 Condition 22(b) Commissioning Details

3.1 Overview

As part of Condition 22(b) discharge for the scheme, MCC have requested that an assessment to validate the acoustic insulation of commercial units is sufficient to the wording as provided in the ARUP Employers Requirements Report, details of which are provided below:

“... a minimum of 10 airborne sound insulation tests and 5 impact sound insulation tests between dwellings and non-residential areas shall be carried out to include:

- *Amenity area to dwelling (airborne)*
- *Gym to dwelling below (airborne and impact)*
- *Commercial unit to dwelling above (airborne)*

To satisfy Requirement E1 of Approved Document E: 2003 Edition and the 5 dB project requirement uplift, the following sound insulation values should be achieved: -

Table 1a: Dwellings – Performance Standards for Separating Walls, Separating Floors, and Stairs that have a Separating Function.		
	Airborne Sound Insulation $D_{nT,w} + C_{tr}$ dB (Minimum Values)	Impact Sound Insulation $L'_{nT,w}$ dB (Maximum Values)
Purpose built dwellings		
Walls	50	-
Floors and stairs	50	57

The minimum value of weighted standardised level difference ($D_{nT,w}$) plus the spectrum adaptation curve (C_{tr}) as defined in BS EN ISO 717-1: 1997 specified in Approved Document E: 2003 Edition: Sound Insulation Standards for airborne sound tests is 45 dB for purpose-built dwellings. However, the project requirements are such that a 5 dB betterment is targeted. As such, the project requirement for airborne sound tests is 50 dB $D_{nT,w} + C_{tr}$

Therefore, testing was undertaken to comply with the number of required tests above. A 60% portion of the required tests has been undertaken for Phase 1 (Tower B, Midrise B and Tower



C), with the remaining 40% to be commissioned upon completion of Phase 2 (Tower A and Midrise A). The gymnasium sits below residential and therefore no impact testing is required as per the wording above.

3.2 Sound Insulation Test Procedure

3.2.1 Hann Tucker Personnel

The testing was carried out by the following engineers:

- Nick Mitchell
- Will Robertson

3.2.2 Equipment

The measurement equipment used during the airborne and impact sound insulation testing is as follows:

Description	Manufacturer	Type	Serial Number	Calibration on
Type 1 Data Logging Sound Level Meter	Brüel & Kjaer	2250	3007292	25/01/2024
Type 1 ½" Condenser Microphone	PCB	7052E	106753	25/01/2024
Preamp	Brüel & Kjaer	ZC0032	27782	25/01/2024
SLM Calibrator	Brüel and Kjær	4231	2271905	22/08/2025
Tapping Machine	Norsonic	277	2775527	01/11/2024
Noise Source - Custom made, un-ported sealed cabinet type	N/A	N/A	N/A	N/A



3.3 Airborne Sound Insulation Test Method (Separating Walls and Floors)

Hann Tucker Associates attended site on 12th June 2025 to undertake airborne sound insulation tests to selected separating floor and wall constructions between commercial and residential units. The tests were undertaken in full accordance with Approved Document E: 2003 Edition incorporating 2004 and 2010 amendments and BS EN ISO 140-4:1998 Acoustics – Measurement of airborne sound insulation in buildings and of building elements – Part 4: Field measurement of airborne sound insulation between rooms.

The sound level differences were determined by generating a broad band, random diffuse sound field within the source room. A spatial average of the resulting $\frac{1}{3}$ octave band noise levels was obtained within the source room from measurements undertaken over a time period of at least 30 seconds. The measurement procedure was repeated in the receive room. A second speaker position was then selected in the source room and the measurement procedure was repeated.

The receive levels were corrected for background noise where necessary as follows:

Where the measured background noise level in each $\frac{1}{3}$ rd octave band was more than 6 dB but less than 10dB below the receive level, the following formula was applied:

$$L = 10 \log \left(10^{\frac{L_{SB}}{10}} - 10^{\frac{L_B}{10}} \right) \text{ dB}$$

where

L is the adjusted signal level in decibels;

L_{SB} is the level of the signal and background noise levels combined, in decibels;

L_B is the background level in decibels.

Where the measured background noise level was less than 6 dB below the receive level, a correction of 1.3 dB was applied (corresponding to a level difference of 6 dB) and the $\geq$ symbol was added to the results to show that the reported values are the limit of measurement.

The corrected receive levels are subtracted from the source levels to determine the level differences over the frequency range 100-3150 Hz from each source position. The level differences for each source position are arithmetically averaged at each frequency band to give the level difference, D .



Reverberant decays were then recorded in the receive room to determine the reverberation times over the same frequency range using a combination of broadband and impulsive noise sources. For each receiver room 6No. measurements were made, comprising of 2No. source positions and 3No. microphone positions per source position. The reverberation time, T , used in subsequent calculations is an average of the 2No. source positions.

Having established $1/3$ octave band level differences and reverberation times over the frequency range 100-3150 Hz, the Standardised Level Difference, D_{nT} , is calculated for each $1/3$ octave band by applying the following formula:

$$D_{nT} = D + 10 \log_{10} \left(\frac{T}{T_0} \right)$$

where $T_0=0.5$ seconds

The $1/3$ octave band results are then compared with a standard curve using the method described in BS EN ISO 717-1: 1997 to determine the single figure descriptor of airborne sound insulation, the Weighted Standardised Level Difference, or $D_{nT,w}$.

The $1/3$ octave band results are also weighted using spectrum adaptation term No.2, C_{tr} , as detailed in BS EN ISO 717-1: 1997, to allow a more rigorous assessment of sound insulation performance with respect to low frequency noise.

The Weighted Standardised Level Difference and spectrum adaptation term are then added to give $D_{nT,w} + C_{tr}$, allowing comparison with the minimum airborne sound insulation requirements of Approved Document E.

3.4 Background Noise

The background noise levels were measured in each receive room in order to correct the received noise measurements for the effect of the prevailing noise climate.

The prevailing background noise comprised of nearby construction noise and rail noise from the surrounding tracks which both trams and trains travel.



3.5 Test Locations

All rooms tested had all doors and windows fitted and closed. The rooms were unfurnished. The following airborne wall tests were undertaken:

Test	Source Room		Receive Room	
	Location	Approximate Volume (m ³)	Location	Approximate Volume (m ³)
AW01	Commercial Unit 4	1328	Townhouse 10 BED	28
AW02	Commercial Unit 5	749	Tower C Apartment TC-01-001 LKD	70
AW03	Commercial Unit 6	656	Townhouse 6 BED	30

The following airborne floor tests were undertaken:

Test	Source Room		Receive Room	
	Location	Approximate Volume (m ³)	Location	Approximate Volume (m ³)
AF01	Commercial Unit 4	1328	Midrise B Apartment M2-02-007 BED	34
AF02	Commercial Unit 5	749	Tower C Apartment TC-02-004 LKD	51
AF03	Commercial Unit 6	656	Tower B Apartment TB-02-005 BED	32

3.6 Annex B Test Procedures

All the test procedures within Annex B of Approved Document E: 2003 Edition have been followed.



3.7 Results

The following tables summarise our findings:

Airborne Tests Across Separating Walls	D _{nT,w} + C _{tr} (dB)		Approved Document E Compliance
	Test Result*	Required	
AW01	68	≥ 50	Pass
AW02	57	≥ 50	Pass
AW03	≥ 65	≥ 50	Pass

*Tests results including the ≥ symbol are background limited

Airborne Tests Across Separating Floors	D _{nT,w} + C _{tr} (dB)		Approved Document E Compliance
	Test Result*	Required	
AF01	≥ 64	≥ 50	Pass
AF02	59	≥ 50	Pass
AF03	≥ 59	≥ 50	Pass

*Tests results including the ≥ symbol are background limited

3.8 Discussion

3.8.1 Airborne Tests

With reference to Section 3.7, the results for the floors and walls tested are equal to or greater than the minimum value for airborne sound insulation as stated in Approved Document E: 2003 Edition, and project design uplift and thus should be considered to satisfy the requirements.

3.9 Conclusion

Sound insulation testing undertaken between commercial and residential areas demonstrates compliance with the ARUP Employers Requirements Report and therefore the condition can be discharged for Phase 1 of the development.



Appendix A

Commissioning Test Location Markup

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	



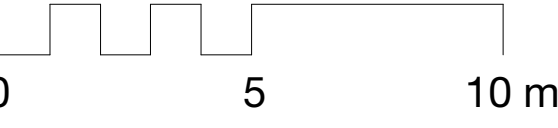
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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Updates to annotations and linings	07.10.20
P3	Issued for Area Checks	15.10.20
P4	Issued for Stage 3B	06.11.20

Level 01

- Concierge, Entrance Lobby and Amenity spaces subject to further development in separate Interior Design Package
- Commercial Spaces developed as 'Shell and Core' and subject to tenant fit-out

Scale Bar



3C Tariff Street
Manchester M1 2FF
mail@hawkinsbrown.com
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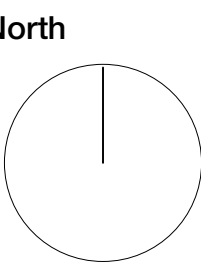
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Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 01 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

Drawn By

NT

Checked By

JK

Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-01-DR-A-20_0101

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	



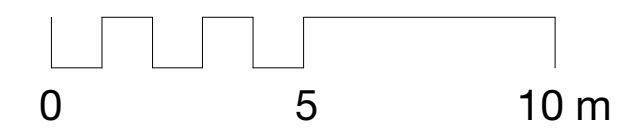
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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Updates to annotations and linings	07.10.20
P3	Issued for Area Checks	15.10.20
P4	Issued for Stage 3B	06.11.20

Level 02

- Concierge, Entrance Lobby and Amenity spaces subject to further development in separate Interior Design Package
- Commercial Spaces developed as 'Shell and Core' and subject to tenant fit-out

Scale Bar



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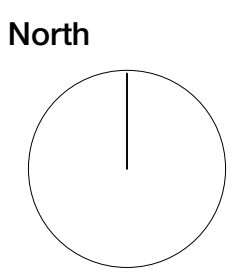
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Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
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Dantzic Street
Manchester



Drawing
Proposed Level 02 Floor Plan

Scale @ A0

1 : 150

Date

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Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-02-DR-A-20_0102

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

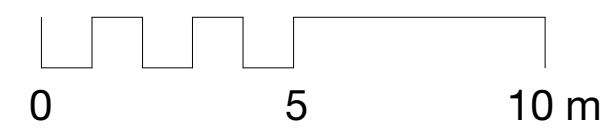


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Area Checks	19.10.20
P5	Issued for Stage 3B	06.11.20

Level 03

Scale Bar



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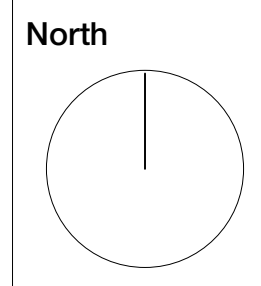
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Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 03 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

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Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-03-DR-A-20_0103

Rev

P5

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

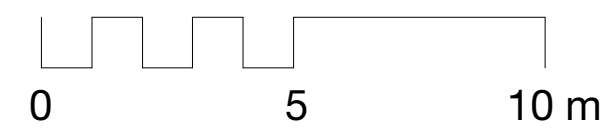


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Updates to annotations and linings	07.10.20
P3	Issued for Area Checks	13.10.20
P4	Issued for Stage 3B	06.11.20

Level 04

Scale Bar



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Minimum Required U-Value	
<i>For the Towers:</i>	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
<i>For the Podium Buildings:</i>	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project Victoria Riverside Dantzic Street Manchester	North
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Drawing Proposed Level 04 Floor Plan

Scale @ A0 1 : 150	Date May 2020
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Job Number 18059	Status S2	Purpose of Issue For Information
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Drawing No. VRS-HBA-00-04-DR-A-20_0104	Rev P4
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Acoustic Services	Key
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Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

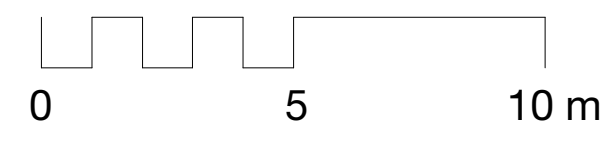


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Kitchen Fittings - WIP Initial Issue	02.10.20
P3	Updates to annotations and things	01.10.20
P4	Issued for Area Checks	19.10.20
P5	Issued for Stage 3B	06.11.20

Level 05

Scale Bar



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Minimum Required U-Value	
<i>For the Towers:</i>	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
<i>For the Podium Buildings:</i>	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project Victoria Riverside Dantzic Street Manchester	North
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Drawing Proposed Level 05 Floor Plan

Scale @ A0 1 : 150	Date May 2020
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Job Number 18059	Status S2	Purpose of Issue For Information
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Drawing No. VRS-HBA-00-05-DR-A-20_0105	Rev P5
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Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

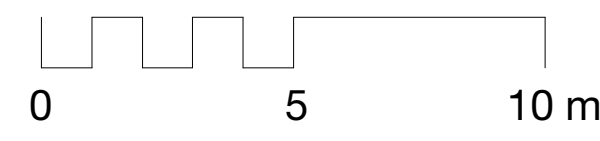


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 07

Scale Bar



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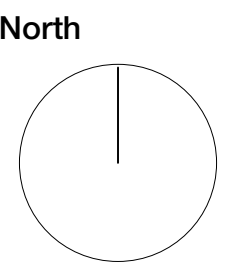
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Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 06-07 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

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18059

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S2

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VRS-HBA-00-06-DR-A-20_0106

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Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

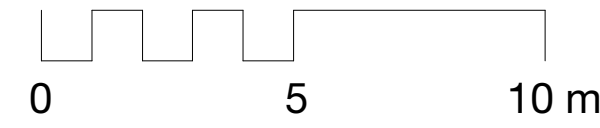


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 08

Scale Bar



3C Tariff Street
Manchester M1 2FF

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hawkinsbrown.com

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Minimum Required U-Value	
<i>For the Towers:</i>	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
<i>For the Podium Buildings:</i>	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project Victoria Riverside Dantzic Street Manchester	North
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Drawing Proposed Level 08-17 Floor Plan
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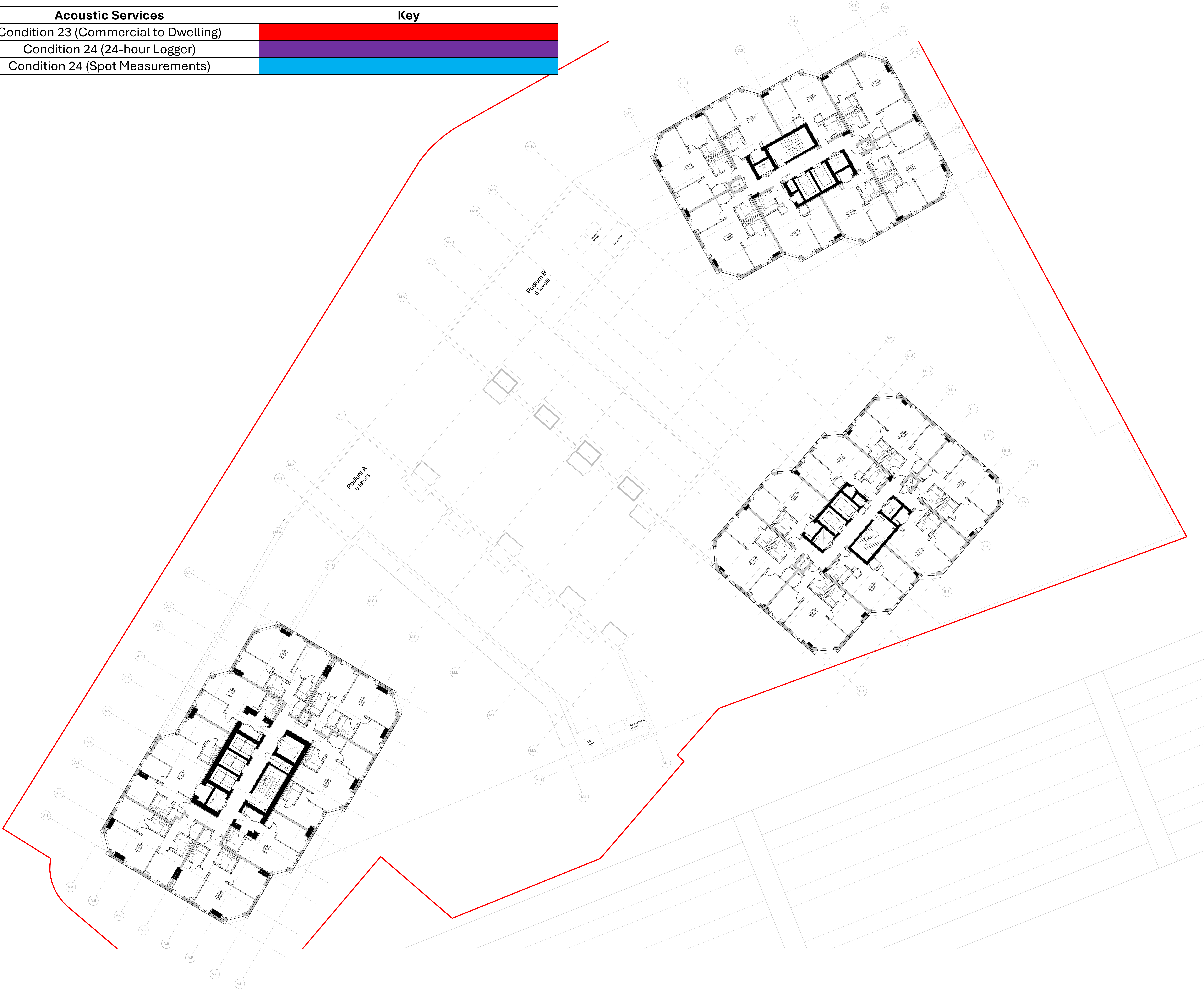
Scale @ A0 1 : 150	Date May 2020
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Drawn By NT	Checked By JK
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Job Number 18059	Status S2	Purpose of Issue For Information
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Drawing No. VRS-HBA-00-12-DR-A-20_0108	Rev P4
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Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

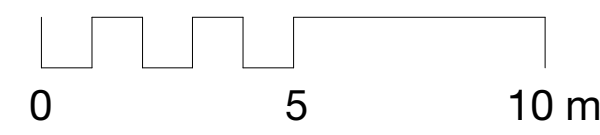


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 10

Scale Bar



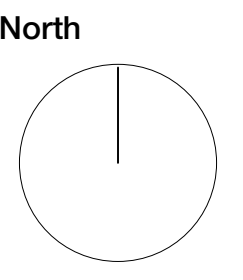
3C Tariff Street
Manchester M1 2FF

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Minimum Required U-Value	
For the Towers:	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
For the Podium Buildings:	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 08-17 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

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Job Number

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Status

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Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-12-DR-A-20_0108

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

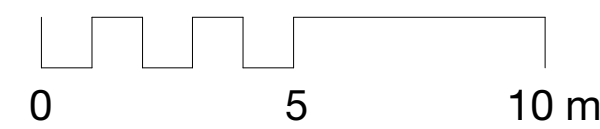


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 11

Scale Bar



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Minimum Required U-Value	
For the Towers:	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
For the Podium Buildings:	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project Victoria Riverside Dantzic Street Manchester	North
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Drawing Proposed Level 08-17 Floor Plan
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Scale @ A0 1 : 150	Date May 2020
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Job Number 18059	Status S2	Purpose of Issue For Information
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Drawing No. VRS-HBA-00-12-DR-A-20_0108	Rev P4
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Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

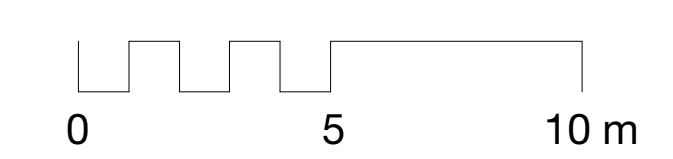


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 12

Scale Bar



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Minimum Required U-Value	
For the Towers:	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
For the Podium Buildings:	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

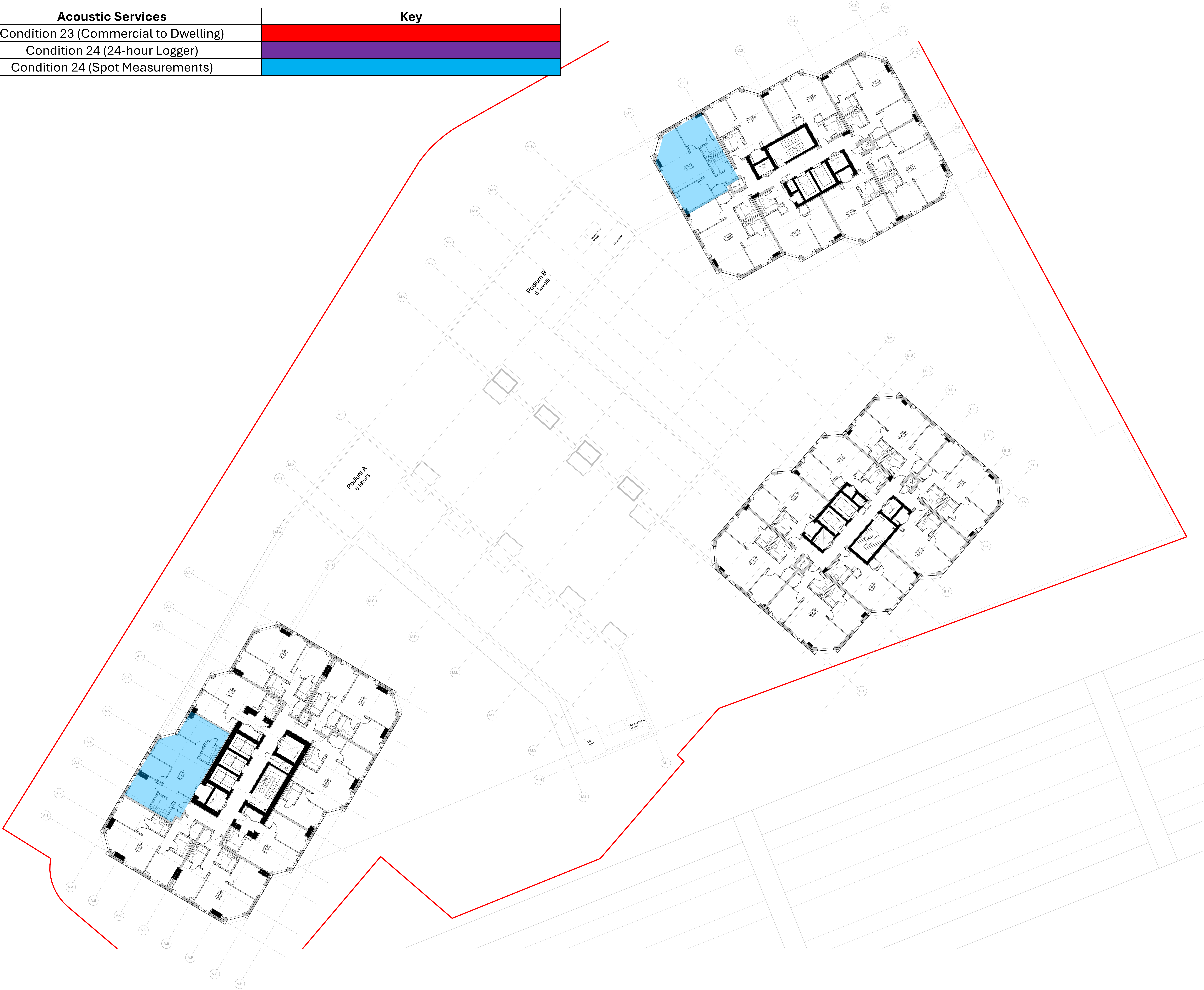
Project Victoria Riverside Dantzic Street Manchester	North
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Drawing Proposed Level 08-17 Floor Plan
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Scale @ A0		Date
1 : 150		May 2020
Drawn By		Checked By
NT		JK
Job Number	Status	Purpose of Issue
18059	S2	For Information

Drawing No. VRS-HBA-00-12-DR-A-20_0108	Rev P4
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Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

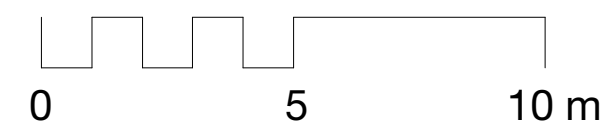


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 13

Scale Bar



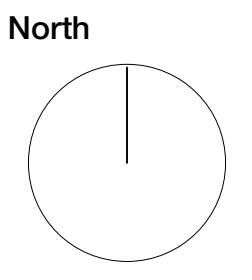
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Minimum Required U-Value	
For the Towers:	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
For the Podium Buildings:	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project
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Drawing
Proposed Level 08-17 Floor Plan

Scale @ A0

1 : 150

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18059

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Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-12-DR-A-20_0108

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

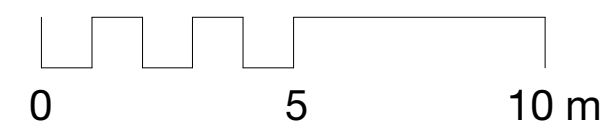


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 14

Scale Bar



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Minimum Required U-Value	
<i>For the Towers:</i>	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
<i>For the Podium Buildings:</i>	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project Victoria Riverside Dantzic Street Manchester	North
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Drawing Proposed Level 08-17 Floor Plan
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Scale @ A0 1 : 150	Date May 2020
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Job Number 18059	Status S2	Purpose of Issue For Information
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Drawing No. VRS-HBA-00-12-DR-A-20_0108	Rev P4
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Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

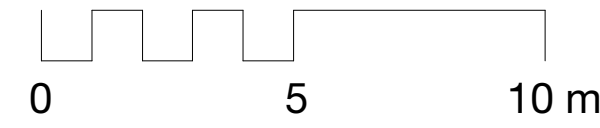


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 15

Scale Bar



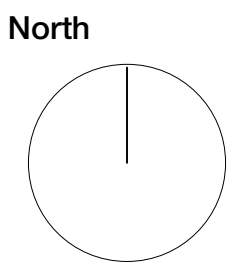
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Minimum Required U-Value	
For the Towers:	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
For the Podium Buildings:	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project
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Dantzic Street
Manchester



Drawing
Proposed Level 08-17 Floor Plan

Scale @ A0

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Date

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Job Number

18059

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Purpose of Issue

For Information

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Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

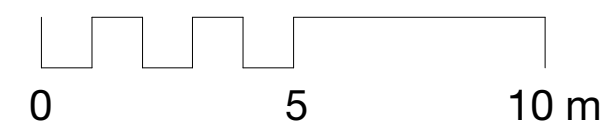


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 16

Scale Bar



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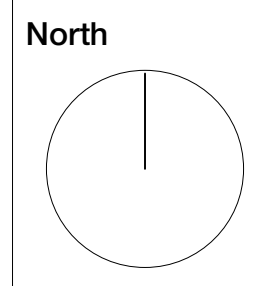
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Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
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Drawing
Proposed Level 08-17 Floor Plan

Scale @ A0

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Date

May 2020

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Status

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Purpose of Issue

For Information

Drawing No.

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Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

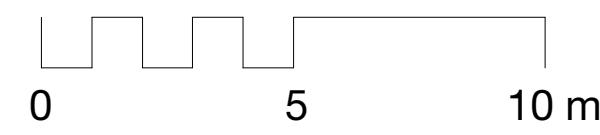


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 17

Scale Bar



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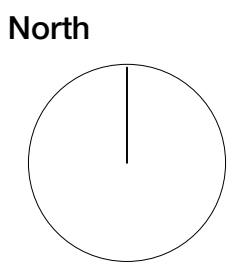
Hawkins\Brown

Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 08-17 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

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Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-12-DR-A-20_0108

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

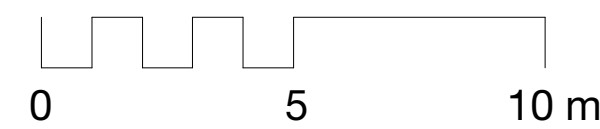


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 19

Scale Bar



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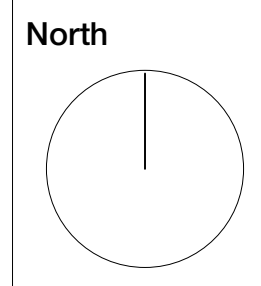
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Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
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Manchester



Drawing
Proposed Level 18-22 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

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Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-18-DR-A-20_0118

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	



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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 20

Scale Bar

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Minimum Required U-Value

For the Towers:

Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)

For the Podium Buildings:

Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester

North

Drawing
Proposed Level 18-22 Floor Plan

Scale @ A0 1 : 150	Date May 2020	
Drawn By NT	Checked By JK	
Job Number 18059	Status S2	Purpose of Issue For Information

Drawing No.
VRS-HBA-00-18-DR-A-20_0118

Rev
P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

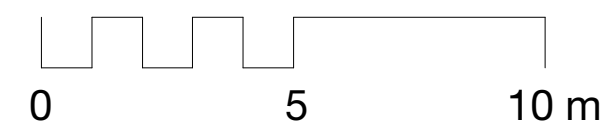


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P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 21

Scale Bar



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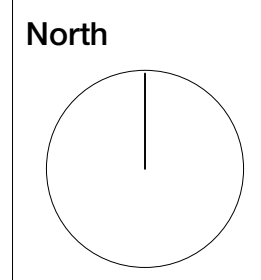
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Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

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Drawing
Proposed Level 18-22 Floor Plan

Scale @ A0

1 : 150

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Purpose of Issue

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Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

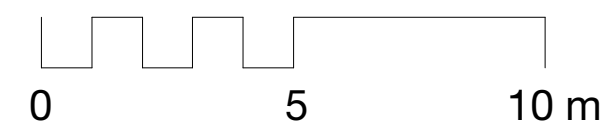


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 22

Scale Bar



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hawkinsbrown.com

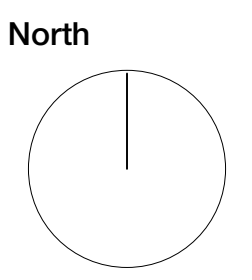
Hawkins\Brown

Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 18-22 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

Drawn By

NT

Checked By

JK

Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-18-DR-A-20_0118

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

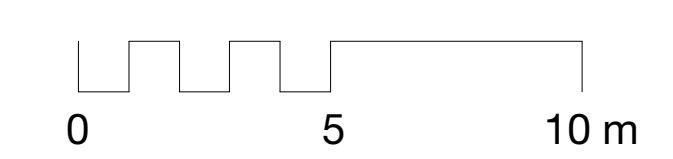


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 23

Scale Bar



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Minimum Required U-Value	
<i>For the Towers:</i>	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
<i>For the Podium Buildings:</i>	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project Victoria Riverside Dantzic Street Manchester	North
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Drawing Proposed Level 23-25 Floor Plan
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Scale @ A0		Date
1 : 150		May 2020
Drawn By		Checked By
NT		JK
Job Number	Status	Purpose of Issue
18059	S2	For Information

Drawing No. VRS-HBA-00-23-DR-A-20_0123	Rev P4
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Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

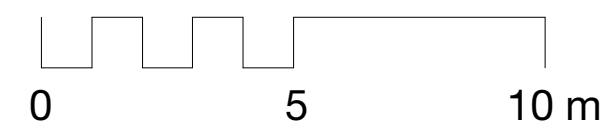


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 24

Scale Bar



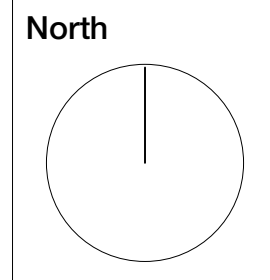
3C Tariff Street
Manchester M1 2FF

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hawkinsbrown.com

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Minimum Required U-Value	
For the Towers:	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
For the Podium Buildings:	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 23-25 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

Drawn By

NT

Checked By

JK

Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-23-DR-A-20_0123

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	



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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 25

Scale Bar

0 5 10 m

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Manchester M1 2FF

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hawkinsbrown.com

Hawkins\Brown

Minimum Required U-Value

For the Towers:

Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)

For the Podium Buildings:

Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester

North

Drawing
Proposed Level 23-25 Floor Plan

Scale @ A0 1 : 150	Date May 2020	
Drawn By NT	Checked By JK	
Job Number 18059	Status S2	Purpose of Issue For Information

Drawing No. VRS-HBA-00-23-DR-A-20_0123	Rev P4
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Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

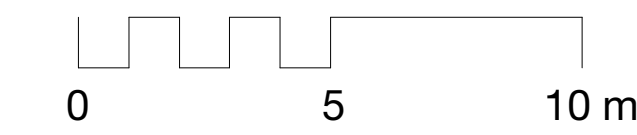


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 26

Scale Bar



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hawkinsbrown.com

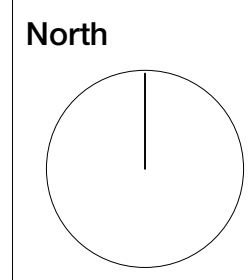
Hawkins\Brown

Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 26-36 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

Drawn By

NT

Checked By

JK

Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-26-DR-A-20_0126

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

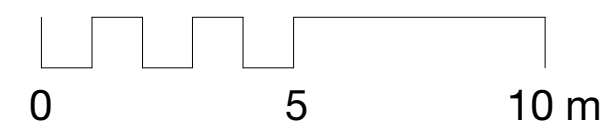


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 27

Scale Bar



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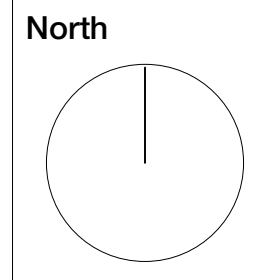
Hawkins\Brown

Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 26-36 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

Drawn By

NT

Checked By

JK

Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-26-DR-A-20_0126

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	



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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 28

Scale Bar

0

5

10 m

30 Tariff Street
Manchester M1 2FF

mail@hawkinsbrown.com
hawkinsbrown.com

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Minimum Required U-Value

For the Towers:

Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:

Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project

Victoria Riverside
Dantzic Street
Manchester

North

Drawing

Proposed Level 26-36 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

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NT

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JK

Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-26-DR-A-20_0126

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	



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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 29

Scale Bar

0

5

10 m

30 Tariff Street
Manchester M1 2FF

mail@hawkinsbrown.com
hawkinsbrown.com

Hawkins\Brown

Minimum Required U-Value

For the Towers:

Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:

Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project

Victoria Riverside
Dantzic Street
Manchester

North

Drawing

Proposed Level 26-36 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

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Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-26-DR-A-20_0126

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

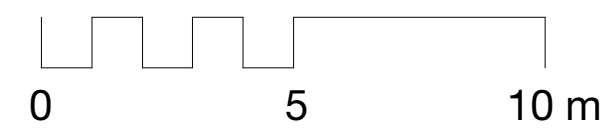


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P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 30

Scale Bar



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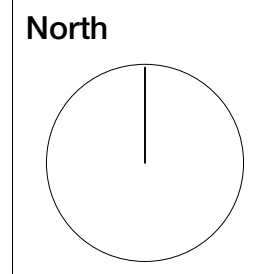
Hawkins\Brown

Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 26-36 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

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Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-26-DR-A-20_0126

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

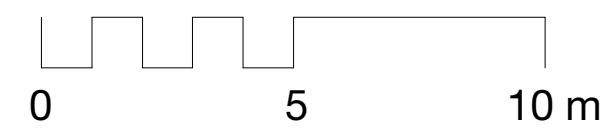


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P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 31

Scale Bar



3C Tariff Street
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hawkinsbrown.com

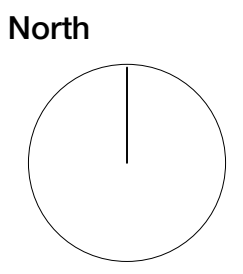
Hawkins\Brown

Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 26-36 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

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Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-26-DR-A-20_0126

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

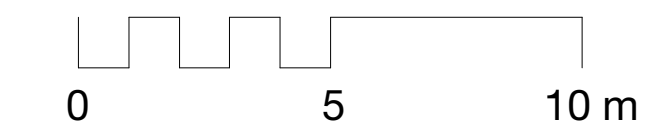


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Rev	Description	Date
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P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 32

Scale Bar



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hawkinsbrown.com

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Minimum Required U-Value	
<i>For the Towers:</i>	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
<i>For the Podium Buildings:</i>	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project Victoria Riverside Dantzic Street Manchester	North
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Drawing Proposed Level 26-36 Floor Plan
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Scale @ A0		Date
1 : 150		May 2020
Drawn By		Checked By
NT		JK
Job Number	Status	Purpose of Issue
18059	S2	For Information

Drawing No. VRS-HBA-00-26-DR-A-20_0126	Rev P4
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Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

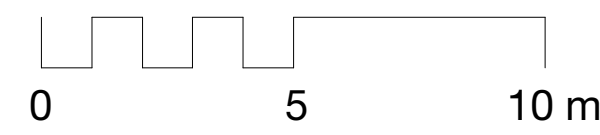


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 33

Scale Bar



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hawkinsbrown.com

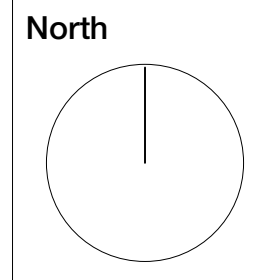
Hawkins\Brown

Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 26-36 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

Drawn By

NT

Checked By

JK

Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-26-DR-A-20_0126

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

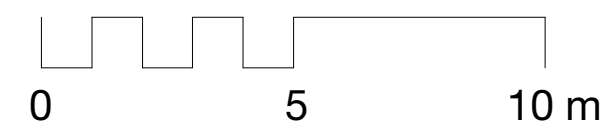


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 34

Scale Bar



30 Tariff Street
Manchester M1 2FF

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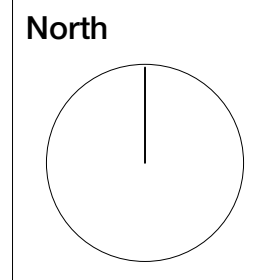
Hawkins\Brown

Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 26-36 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

Drawn By

NT

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JK

Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-26-DR-A-20_0126

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

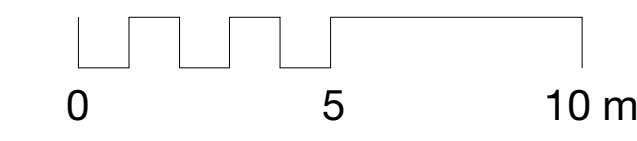


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 35

Scale Bar



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Minimum Required U-Value	
For the Towers:	
Blended facade :	0.9 W/m ² K
Roof:	0.11 W/m ² K
Exposed Floor:	0.22 W/m ² K
Party wall:	0
Air permeability:	3 m ³ /h.m ² (@ 50pa)
For the Podium Buildings:	
Opaque areas of brickwork:	0.22 W/m ² K
Recessed areas of opaque:	0.35 W/m ² K
Roof:	0.11 W/m ² K
Ground:	0.22 W/m ² K
Party wall:	0
Double Glazing :	1.6 W/m ² K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m ³ /h.m ² (@ 50pa)

Project Victoria Riverside Dantzic Street Manchester	North
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Drawing Proposed Level 26-36 Floor Plan
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Scale @ A0 1 : 150	Date May 2020
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Drawn By NT	Checked By JK
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Job Number 18059	Status S2	Purpose of Issue For Information
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Drawing No. VRS-HBA-00-26-DR-A-20_0126	Rev P4
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Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

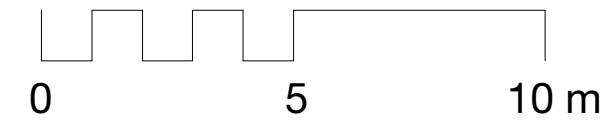


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Rev	Description	Date
P1	WIP - Initial Issue	04.09.20
P2	Initial Issue for Stage 3B	02.10.20
P3	Updates to annotations and linings	01.10.20
P4	Issued for Stage 3B	06.11.20

Level 36

Scale Bar



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Manchester M1 2FF

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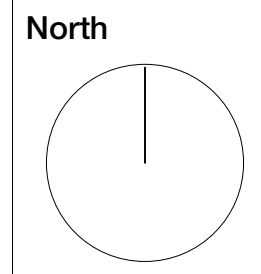
Hawkins\Brown

Minimum Required U-Value

For the Towers:
Blended facade : 0.9 W/m²K
Roof: 0.11 W/m²K
Exposed Floor: 0.22 W/m²K
Party wall: 0
Air permeability: 3 m³/h.m² (@ 50pa)

For the Podium Buildings:
Opaque areas of brickwork: 0.22 W/m²K
Recessed areas of opaque: 0.35 W/m²K
Roof: 0.11 W/m²K
Ground: 0.22 W/m²K
Party wall: 0
Double Glazing : 1.6 W/m²K
y-value: 0.09
g-value: 0.40
Air permeability: 3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester



Drawing
Proposed Level 26-36 Floor Plan

Scale @ A0

1 : 150

Date

May 2020

Drawn By

NT

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JK

Job Number

18059

Status

S2

Purpose of Issue

For Information

Drawing No.

VRS-HBA-00-26-DR-A-20_0126

Rev

P4

Acoustic Services	Key
Condition 23 (Commercial to Dwelling)	
Condition 24 (24-hour Logger)	
Condition 24 (Spot Measurements)	

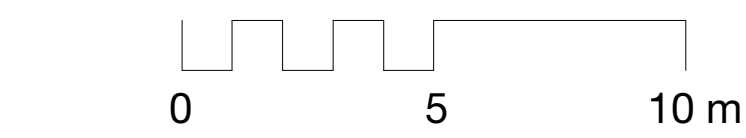


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Rev	Description	Date
P1	Issued for Stage 3B	06.11.20

Level 37

Scale Bar



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Minimum Required U-Value	
For the Towers:	
Blended facade :	0.9 W/m²K
Roof:	0.11 W/m²K
Exposed Floor:	0.22 W/m²K
Party wall:	0
Air permeability:	3 m³/h.m² (@ 50pa)
For the Podium Buildings:	
Opaque areas of brickwork:	0.22 W/m²K
Recessed areas of opaque:	0.35 W/m²K
Roof:	0.11 W/m²K
Ground:	0.22 W/m²K
Party wall:	0
Double Glazing :	1.6 W/m²K
y-value:	0.09
g-value:	0.40
Air permeability:	3 m³/h.m² (@ 50pa)

Project
Victoria Riverside
Dantzic Street
Manchester

Drawing
Proposed Roof Plan

Scale @ A0
1 : 150

Date
Nov 2020

Drawn By
NT

Checked By
JK

Job Number
18059

Status
S2

Purpose of Issue
For Information

Drawing No.
VRS-HBA-00-37-DR-A-20_0137

Rev
P1