

HOUSE ^{OF} SOCIAL

Food Hall & External Areas Management Plan First Street, Manchester

Introduction

This is a Management Plan for Vita Group's 'House of Social' brand which is intended to be implemented for the proposed high quality, purpose-built student accommodation ('PBSA'), at First Street in Manchester. A separate Management Plan has been prepared for the Food Hall element of the proposal.

This document sets out the key principles by which the Food Hall and associated external spaces will be managed.

Operational Management

Hours of Operation

Internal Areas:

Monday, Tuesday and Sunday 8am – 1am

Thursday – Saturday 8am – 1am

External Areas:

Monday, Tuesday and Sunday 8am – 9.30pm

Thursday – Saturday 8am – 9.30pm

The access to the external seating area from inside the Food Hall will be switched to Fire Escape only at 9.30pm and all other access/egress will be manned by Security at that time to ensure that no customers can leave via any other doors with food and/or drinks. We will also switch off the light and heating and close all pergolas at 9.30pm.

We have also ensured that external seating area is covered by CCTV which will be monitored 24 hours a day, either on site or remotely. The Hikvision system which has been installed can also enable notifications should motion be detected in designated areas that would then allow our staff to investigate any potential misuse.

Area Demarcation

Please see attached plan in Appendix 1 highlighting the physical boundaries of the external area, specifying any designated areas for seating, queuing, or other purposes.

Furniture and Equipment

Please refer to Appendix 2 for details of outdoor furniture and equipment included in the developing, including storage arrangements for when the Food Hall is closed. In selecting the external furniture, we have been careful to ensure that we have selected high quality furniture which is heavily weighted to minimise furniture being moved around or misused when the external seating area is closed.

Signage and Communication

The external seating areas will include clear signage including directional signs, safety notices, and instructions for patrons regarding waste disposal, smoking areas, and noise levels. Examples of the signage are included in Appendix 3.

Cleaning and Waste Management

All external areas will be subject to bi-weekly external areas deep clean, daily sweep and monitoring of any external seating area.

The Food Hall has a dedicated bin store and bins will be collected from the service/access road which is accessed from Hulme Street. The service/access road is also where deliveries will be taken for all the bar, kitchen and front of house deliveries eliminating the need for stock to be transported through the food hall.

All bin collections and deliveries will have restricted collection and delivery times to reduce any early morning or after-hours noise complaints.

Noise Management



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Lobbies have been installed in the Food Hall to minimise noise pollution to the surrounding areas, and access can only be gained to the Food Hall after 11pm via the designated late night entrance which is on the opposite side of the building to the neighbouring residential properties.

The outdoor seating area will close at 9.30pm and this area will be monitored by staff after this time to ensure there is no misuse of this area.

Noise Monitoring

Measure that will be introduced in order to monitor noise include the following:

- Numerous members of staff will be employed to monitor the outside sections whilst in use
- All outside seating areas will be closed at 21:30 to ensure noise is reduced.
- No external speakers have been installed to any areas and therefore no music will be played externally.
- Local Authority Guidelines to be adhered to. Please see attached technical note from Matt Fisher of Fisher Acoustics in Appendix 4.
- Educate staff on noise management and complaints.
- Keep music volume within limits; including the use directional speakers.
- Use signage and manage closing routines in external areas to reduce noise.
- Record and address complaints promptly, keeping a log of any disorderly behaviour or damage
- Engage Authorities and stay updated on regulations and cooperate with inspection – reporting any issues directly.

Communication with Neighbours

We will ensure that all neighbours have the opportunity to raise any concerns with us by establishing a feedback channel via email address which will be directed to the management team for review and action.

Crime and Disorder Prevention

We have already engaged with the proposed professional security personnel (Professional Security UK <https://professionalsecurityuk.com/>) who will be supporting the operational staff and agreed the following schedule:

- Tuesday to Thursday – 2no Door Supervisors: 17:00-22:00
- Friday – 3no Door Supervisors: 17:00-00:00
- Saturday – 3no Door Supervisors: 12:00-00:00

CCTV Coverage

Hikvision Security Camera will be installed throughout the development, both internally and externally. A plan showing the provisions for the Food Hall and External Areas is included in Appendix 5.

Incident Reporting

Dedicated email addresses will be created for the Food Hall, and for the residential part of the development as they are for all of our residences where any incidents of crime, disorder, or anti-social behaviour can be reported. Our management will then review each case individually and take the necessary next steps, whether that be to review CCTV, speak with staff or residents on concerns raised, or escalate where necessary to the police for further investigation.

The email addresses which will be created will be noted on signage around the Food Hall and in the residential side of the development and also on our website so that all visitors to the building are aware of how they would report any concerns.

Closing and Clearing Procedures

Closing Time Adherence

In order to ensure that the external areas of the Food Hall are closed in accordance with the stipulated operating times and are not subject to misuse after this time, our staff will adhere to the following process:

- Numerous members of staff will monitor the use of outside sections during opening hours to check occupancy levels and to ensure that furniture and equipment is being used correctly



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- Waiter / waitress service will be provided with associated table management and sections to minimise the need for patrons using the outdoor spaces to travel in and out of the building
- The food hall will have specific licenced areas which will be managed throughout service and clearly split off from public realm
- All outside seating areas will be closed at 21:30 to ensure noise is reduced.
- Signage will be installed in the outdoor areas to outline and remind patrons of the rules which must be adhered to whilst using the Food Hall and external areas.

Customer Dispersal

The House of Social Food Hall will adhere to a Dispersal Policy including provisions as follows:

- All kitchens will close 45 minutes before licenced closing time to allow all orders to be fulfilled and consumed
- Bars will close 15 minutes before licenced closing time
- The mezzanine will have controlled access during busy periods and will open in sections as the building gets busier
- Music paused and lighting to be used to affect a gradual dispersal of patrons outside seating will close at 21:30
- Management team to assist security in orderly dispersal and encourage customers to leave quickly and quietly.
- Customers to be guided towards Tony Wilson Place to reduce noise and dwelling near residential buildings
- House of Social Residents only will be able to access reception, security will monitor this when the food hall closes. The fob-controlled door will be switched off when the food hall closes to eliminate non-residents entering reception
- The Public Realm surrounding First Street attracts a wide range of people from office workers during predominately weekday hours, leisure and food and beverage patrons at evenings and weekends and families attracted by events at weekends. Vita / House of Social ability to manage these areas will be practiced ensuring

Security Checks

In addition to the Closing Time Adherence and Customer Dispersal Policies noted above, we will also undertake the following Security Checks:

- Clear the Premises – Ensure all customers have left, including toilet checks.
- Secure Doors – Lock all entrances and exits.
- Equipment – Secure tills and shut down / check all kitchen appliances.
- Alarms & CCTV – Activate alarms and ensure cameras are recording.
- Fire & Waste Safety – Empty bins, check fire doors, and ensure extinguishers are in place.
- Outdoor & Final Check – Lock external areas, sign out staff, and confirm everything is secure before exiting.



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Appendix 1 – Area Demarcation Plan





Service Vehicle Link

Cycle Link

Pedestrian Link

Outdoor Space with Seating

Service Vehicle Turning Area

Loading Bay

Main Building Entrance

Cycle Store Access

Non-smoking Area Management Notes

For the external areas at House of Social we intend to create a welcoming and comfortable environment for all guests as a priority. A designated non smoking outdoor seating area ensures that families, non-smokers, and those sensitive to smoke can enjoy their meals / drinks without discomfort.

How we will manage the outside seating area:

- Non-smoking signs will be placed prominently to inform guests of the policy.
- The non-smoking section will be clearly designated and positioned away from any smoking areas to prevent smoke drift.
- All team members will be trained to politely inform and remind guests about the policy.
- Staff will approach non-compliance with a friendly but firm approach, offering alternative seating where needed.
- There will be a dedicated smoking area on the opposite side of the building to the canopies enabling us to keep any smokers away from dining / drinking tables

By taking these steps, we ensure that all guests whether they prefer a smoke-free environment, or a designated smoking area have a positive and enjoyable experience.

P02	14-03-25	Notes added	YH	YH
P01	25-04-24	First issue	RT	YH
Revision	Date	Description	Drawn	Apprvd.

Client	Select Property Group		
Project	First Street Plot 10b		
Drg Title	Hea 07 - Movement Network & Outdoor Space Plan		
Created on	Created by	Approved by	
25-04-24	RT	YH	
Scale	Size	Workstage	
1:200	A1	Stage 5	
Drg No.	EX-PTE-G200-PI-Grd-0002		
Suitability	Revision		
S4	P02		

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NOTES:

1. Do not scale from this drawing.

2. Always work to noted dimensions.

3. All dimensions are in millimetres unless otherwise stated.

4. All setting out, levels and dimensions to be agreed on site.

5. The dimensions of all materials must be checked on site before being laid out.

6. This drawing must be read with the relevant specification clauses and detail drawings.

7. Order of construction and setting out to be agreed on site.

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Appendix 2 – External Area Signage



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EXTERNAL SIGNAGE

VERSION 1.0

SIGNAGE

- No smoking
- No picnics
- Noise signage
- Toilet directional signs
- Waste signage
- Parasol signage



SIGNAGE



Please ask a
member of
staff to operate
the parasols.



Thank you.

Shh.
Please be
respectful of
your neighbours
when leaving
the bar.



Thank you.

Only food
purchased on
site to be
consumed here.



Thank you.

Toilets



General
waste only.



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Appendix 3 – External Furniture & Equipment Schedule



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Outdoor Furniture & Equipment

Item	Description	Details	Image	Specification	Quantity	Storage Arrangements
Outdoor Furniture	Outdoor Dining table and bench	2400mm x 800mm table and 2 benches Oak Natural Sleeper timber with black metal frame box leg		2400mm x 800mm table and 2 benches Oak Natural Sleeper timber with black metal frame box leg FINISH - NATURAL OAK SLEEPERS. BLACK FRAME	8	Tables to be fixed to the floor
Outdoor Furniture	Outdoor Dining table and bench	1800mm x 800mm table and 2 benches Oak Natural Sleeper timber with black metal frame box leg		1800mm x 800mm table and 2 benches Oak Natural Sleeper timber with black metal frame box leg FINISH - NATURAL OAK SLEEPERS. BLACK FRAME	8	Benches to be fixed to the floor
Outdoor Furniture	Outdoor Lounge Chair	Bit Lounge Chair White /White Materials: (LDPE) 95% Low Density Polyethylene Industrial Waste (Depending on the Bit color, this number varies between 85-95%), Virgin PE 5%. Size & Weight: H: 75,5 x W: 91 x D: 79 x SH: 42 cm 20 kg		Bit Lounge Chair White /White Materials: (LDPE) 95% Low Density Polyethylene Industrial Waste (Depending on the Bit color, this number varies between 85-95%), Virgin PE 5%. Size & Weight: H: 75,5 x W: 91 x D: 79 x SH: 42 cm 20 kg FINISH - WHITE	8	Chairs to be stored inside the building when the Food Hall is closed
Outdoor Furniture	Outdoor Lounge Chair	Bit Lounge Chair White /White Materials: (LDPE) 95% Low Density Polyethylene Industrial Waste (Depending on the Bit color, this number varies between 85-95%), Virgin PE 5%. Size & Weight: H: 75,5 x W: 91 x D: 79 x SH: 42 cm 20 kg		Norman Copenhagen Bit Side table Size diameter 50cm height 50cm (LDPE) 95% Low Density Polyethylene Industrial Waste (Depending on the Bit color, this number varies between 85-95%), Virgin PE 5%. FINISH - WHITE	4	Tables to be stored inside the building when the Food Hall is closed

Outdoor Equipment	Parasol Umbrellas	Morton Malaga Single and Duo Parasols		Morton Malaga DUO PARASOL3m Sq.Std.Col. + R/C LED LIGHT Malaga Single PARASOL 3m Sq.Std.Col. + R/C LED LIGHT Mast & Frame in BLACK Fabric in Navy Blue GROUND ANCHOR c/w SPIGOT & B/Plate Rubi HEATER 1.5Kw BLACK, 3P plug, 70cm cab [MAL] PROTECTION COVER BAG Rain Gutter 3m. Std.Colour	11	Parasols to be closed and wrapped up each evening when the external seating area closes at 9.30pm.
Outdoor Equipment	Terrace Screens	In Your Corner aluminum and glazed terrace screens		In Your Corner Product: 1500mm H x 1350mm W Glass Top, Solid Under Panel Material: 6mm toughened glass, aluminum frame. Hook brackets for install/dismantle, not clamps Finish: Powder coated RAL7016 Size: 1350 W x 500 D (including freestanding metal foot) x 1500 H mm	30	Terrace screens to be left in situ at all times
Outdoor Equipment	Pergola	Renson Algarve aluminum pergola		Renson Algarve Aluminum louvered roof Self standing structure Remote control operation Integrated guttering 3210mm blade span x 5200mm pivot beam Integrated remote control dimmable lights 2 x heaters with timer control	1	N/A

Quote / Products

Any items not listed in this BoQ are excluded from our estimate.

Unless specifically stated otherwise, if a Qty or a price is set to 0, then this item will not be provided by Project:ff&e.

Products are based on Project:ff&e's standard specifications which may differ from those specified in any documents supplied by employer/main contractor / architect.

Appliance prices and specifications quoted are correct at time of quote submission, please note that models, prices and specifications can change on a regular basis. We reserve the right to amend our estimate due to changes in price and specification.

Storage units are not lockable unless explicitly stated as such.

In the product schedules, if FSC Cert.= "Yes", then all Timber & Timber based material in that product is FSC certified FSC Mix 70% Certificate: INT-COC-002075.

Unless specifically listed in our BoQ, any provision of electric control of height adjustable desks are excluded from this estimate, but can be quoted as an addition.

Cable ports or cable trays have been included only where specifically stated.

Unless specifically listed in our BoQ, all shower trays, vanity units, shelves, robe hooks, toilet roll holders, soap dishes, towel rails, towel holders & mirrors to en-suites & bathrooms are excluded from this estimate, but can be quoted as an addition.

Unless specifically listed in our BoQ, cornices & pelmets to wall units are excluded from this estimate, but can be quoted as an addition.

Unless specifically listed in our BoQ, any provision of splash backs and/or upstands are excluded from this estimate, but can be quoted as an addition.

If provided, glass or solid surface splashbacks will be surveyed, manufactured and installed once kitchen base units, wall units and worktops have been installed.

Unless specifically listed in our BoQ, ducting kits & filters to extractors are excluded from this estimate, but can be quoted as an addition.

Cutlery, glassware, linen, consumables, crockery, bedding, catering accessories or any other item not specifically mentioned are excluded from this estimate.

Unless specifically listed in our BoQ, all door stops are excluded from this estimate, but can be quoted as an addition.

Project FF&E have only provided for items in accessible areas that have been requested in the tender documents, Project FF&E accept no responsibility for accessible FF&E conforming to DDA regulations.

Internal & external signage including room numbers are excluded from this estimate, but can be quoted as an addition.

Unless specifically listed in our BoQ, reception desks, sliding screens, hatches and roller shutters are excluded from this estimate, but can be quoted as an addition.

Unless specifically listed in our BoQ, all audio visual equipment is excluded from this estimate, but can be quoted as an addition.

Unless specifically stated, any ICT requirements, data points or electrical outlets are excluded from this estimate, but can be quoted as an addition.

Laundry room FF&E is excluded - we have assumed that these will be leased items.

Gymnasium FF&E is excluded - we have assumed that these will be leased items.

External FF&E is excluded.

Design

Project:ff&e will produce layout drawings for approval, based upon the architect's drawings. Project:ff&e accept no responsibility for design, and all layouts must be approved by the main contractor or their architect.

All detailed product design drawings and room layouts will be submitted for approval and MUST be signed off prior to any bulk manufacturing commencing.

Project:ff&e will produce all drawings using Solid Edge® and AutoCAD® software. No allowance has been made for producing Revit® or BIM® drawings or models.

Standard colour samples will be provided to the client for approval and MUST be approved prior to any bulk manufacturing commencing.

Project:ff&e will assist with the production of pattress drawings, but take no responsibility of the ability of walls to provide sufficient support for fixed FF&E.

Project:ff&e have not reviewed layout drawings to assess whether the designs conform to DDA regulations. Project FF&E accept no responsibility for accessible FF&E conforming to DDA regulations.

Project:ff&e have not reviewed layout drawings to assess whether the designs conform to HMO regulations. Project FF&E accept no responsibility for accessible FF&E conforming to HMO regulations.

Project:ff&e take no responsibility for the position of fire extinguishers.

Fire and access routes are to be advised by the Main contractor. Project:ff&e take no responsibility for the position of furniture that may hinder fire and access routes.

Procurement

Procurement of materials cannot commence until all layouts, specifications and materials are signed off and approved.

Installation

Project FF&E have assumed that continuous access and availability of works is provided by the main contractor. A detailed installation programme is to be confirmed and agreed.

If the scheme is a refurbishment, it is assumed that strip out of existing FF&E (including any decommissioning works) is carried out by others.

It is assumed that installation will be carried out in one continuous visit, with clear unrestricted access to all areas.

Appliances will be provided as supplied by the manufacturer. All dry fitting to be carried out by Project:ff&e. Final connection of mechanical and electrical services and commissioning to be carried out by others.

Sinks will be provided with taps and wastes but not traps. All plumbing, earth bonding and commissioning by others.

All taps are delivered supply only. Installation and connection of taps should be carried out by the main contractor using a qualified plumber.
Backflow-prevention devices are not included within this estimate. Certain water suppliers may require backflow prevention devices (often termed 'pipe interrupters') to be fitted to laboratory taps. Different water suppliers have different interpretation of backflow risk category posed by educational laboratories. The requirement for backflow prevention will also be affected by the plumbing system design including the inclusion of break tanks. We strongly recommend that you check the backflow prevention requirements of your local water supplier for this project.
All wall pattressing is excluded.
Installation rates are based on fixing through plasterboard into timber pattresses by others. If there is a different wall construction (e.g. Concrete) then additional installation costs will apply.
Any fire fighting equipment (blankets, extinguishers, etc.) are supply and fit only with testing and commissioning by others.
Protection to walls, corridors and doors is excluded.
Unless specifically listed in our BoQ, protection of any fitted FF&E is excluded.
Skips are to be provided by others. Project:ff&e will comply with any waste segregation schemes that are implemented on site.
Project:ff&e will remove any waste, rubbish or debris created from our own works into the skips provided by others.
Final sparkle clean is excluded.
Provision of Plant to offload goods from delivery vehicles is excluded.
Vertical distribution must be provided by others.
Application of mastic, sealant, caulking, etc. is excluded.
Unless specifically stated, all bulkheads, corner boxing, infill's, etc. are excluded from our estimate.
Unless specifically stated, scribing to uneven floors, walls, ceilings, etc. is excluded from our estimate.
The site must be ready for Project:ff&e to carry out its works reasonably unhindered by other trades.
Safe access for distribution of materials must be provided. All corridors and stairwells should be free of scaffold, building materials, waste etc.
All rooms being fitted shall be ready to receive goods upon delivery. Walls, ceilings and windows shall be installed, dry lining and plastering complete, flooring finished and first coat paint completed.
On completion of a room (free from the encumbrances of other trades), Project:ff&e will seek confirmation from a site representative of your company and agree where appropriate that our installation is free from defects / shortages and any resultant damage to the preceding trades work. That area will then be "signed off".
Sundeala paper based Pinboards are to be installed with the loose FF&E and must be conditioned as per the manufacturers instructions. This can include boards being placed in rooms 3 days prior to installation, 5mm expansion joints, installation into buildings that are classed as fully commissioned.
All furniture should be installed in a suitable environment. This includes temperature limits of 10° to 30° and relative humidity of 45% to 65%. The noted temperature and humidity requirements are to be maintained within the installation environment for the duration of the works and subsequent to completion.
Access / Site Conditions
Vehicles will be sized to suit Project:ff&e's requirements. Our estimate is based on full site access of all vehicles, up to and including 40ft Articulated lorries.
Vehicles need to be unloaded by the Project:ff&e's labour, and plant provided by the Main Contractor within 2 hours of their arrival on site. Should the vehicles be waiting any longer, then standing time charges will apply.
General lighting to areas receiving Project:ff&e's works are to be provided by the main contractor.
General site welfare facilities, such as canteen area and toilets are to be provided by the main contractor.
It is assumed that offloading of palletised deliveries will be provided by others with preferential use of forklifts, telehandlers, hoists, decks, etc. on delivery dates. It is assumed that this is provided FOC by the main contractor.
Project:ff&e will assist with the interface requirements as specified. All services and associated builders work to provide these services in the correct position, will be by others.
Power Supplies: 2kVA (maximum) load at 110 volts portable to within 15 metres of any working area for small hand tools, with distribution cabling to be provided by the main contractor.
General
All works are provided in accordance with Project:ff&e's standard terms and conditions.
Our estimate is based on the whole order being placed with Project:ff&e, any alterations to quantities or specifications may result in price increases.
No allowance has been made for Main Contractor's Discount.
Our estimate is submitted on the basis that there will be no retention, LADS or contractual penalties.
Due to current volatility in the cost of raw materials and in particular laminated boards, metal components, appliances, etc. our price remains valid for 30 days.
The costs quoted only relate to FF&E capital and installation costs. Any prices quoted exclude any specific costs associated with architecture, M&E and FM associated elements.
All sizes shown in the quote and on the drawing are approximate. Actual sizes will depend on the suppliers standard product.
If Project:ff&e have made an error in pricing an item, they reserve the right to correct that price.
Any decommissioning & re-commissioning of retained equipment shall be the responsibility of others.

1 DEFINITIONS AND INTERPRETATIONS

1.1. In these Conditions:

"PFFE" means Project:ff&e Ltd;

"Buyer" means the person firm or company so described in the Order;

"Conditions" means the standard terms and conditions of purchase set out in this document and (unless the context otherwise requires) includes any varied or special terms and conditions agreed in writing between PFFE and the Buyer;

"Contract" means the contract of the sale and supply of the Goods and/or the supply and performance of the Services subject to these Conditions;

"Goods" means the Goods (including any instalment of the Goods or any part of them) described in the Order;

"Order" means any written quotation of PFFE which is accepted by the Buyer, or any written order of the Buyer which is accepted by PFFE for the supply of Goods or performance of Services;

"Price" means the Price of the Goods and/or the charge for the Services;

"Specification" includes any plans, drawings, data, process or other technical requirement Goods or Services agreed between the parties.

2 GENERAL BASIS OF SALE

2.1. These Conditions apply to all Contracts for sale of Goods by PFFE.

2.2. The placing of an Order by the Buyer for the Goods shall constitute PFFE of these Conditions notwithstanding any other terms and conditions subject to which any quotation by PFFE is accepted or purported to be accepted or any such order is made or purported to be made by the Buyer.

2.3. No Order submitted by the Buyer shall be deemed to be accepted by PFFE unless and until confirmed in writing by PFFE's authorised representative.

2.4. No variation to these Conditions shall be binding unless agreed in writing between the authorised representatives of the Buyer and PFFE.

2.5. The Buyer acknowledges that all advice, instructions or recommendations of PFFE rely and are dependent upon all the information and technical background given to PFFE by the Buyer.

2.6. Where the Buyer does not specify a particular process, PFFE will not be liable for any defect or failure of the process or entitle the Buyer to withhold payment if PFFE have dispensed with such inspection on request of the Buyer for whatever reason.

3 ORDERS AND SPECIFICATIONS

3.1. The Buyer shall be responsible to PFFE for ensuring the accuracy of the terms of any Order (including any applicable Specification) submitted by the Buyer, and for giving PFFE any necessary information relating to the Goods pursuant to clause 2.5 or otherwise within a sufficient time to enable PFFE to perform the Contract in accordance with its terms.

3.2. The quantity, quality, description, functionality, facilities, functions, capacity and description of the Goods shall, subject as provided in these Conditions, be as specified in the Order and any applicable Specification as set out in PFFE's quotation.

3.3. All drawings, illustrations or any product literature or other publications of PFFE must be regarded as approximations only.

3.4. Any Specification supplied by PFFE to the Buyer in connection with the Contract, together with all intellectual property rights in the Specification, shall be the exclusive property of PFFE. The Buyer shall not disclose to any third party or use any such Specification except to the extent that it is or becomes public knowledge through no fault of the Buyer, or as required for the purpose of the Contract. Upon request of PFFE the Buyer will return to PFFE any documents (or other media) in or upon which any part of the Specification has been supplied by PFFE and shall not retain copies thereof.

3.5. If the Goods are to be manufactured or any process is to be applied to the Goods by PFFE in accordance with a Specification submitted by the Buyer, the Buyer shall indemnify PFFE against all loss, damages, costs and expenses awarded against or incurred by PFFE in connection with any claim for infringement of any intellectual property rights of any other person which results from PFFE's use of the Specification so submitted by the Buyer.

3.6. PFFE reserves the right to make any changes in the Specification of the Goods which are required to conform with any statutory or other regulatory requirements applicable to the Goods.

3.7. No Order which has been accepted by PFFE may be cancelled by the Buyer except with the agreement in writing of PFFE and on terms that the Buyer shall indemnify PFFE in full against all loss, costs, damages, charges and expenses incurred by PFFE as a result of cancellation.

3.8. No order which has been accepted by PFFE may be changed or altered by the Buyer except with the agreement in writing of PFFE and payment by the Buyer of a 10% surcharge (calculated as 10% of the Price) to PFFE.

4 PRICE OF THE GOODS

4.1. The Price shall be PFFE's quoted price. The Price quoted is valid for 30 days only, after which time they may be altered by PFFE without giving notice to the Buyer.

4.2. PFFE reserves the right, by giving notice to the Buyer at any time before delivery, to increase the Price to reflect any increase in the cost to PFFE which is due to any factor beyond the control of PFFE, any change in delivery dates, quantities or the Specifications which is requested by the Buyer, or any delay caused by any instructions of the Buyer or failure of the Buyer to give PFFE adequate or accurate information or instructions.

4.3. Except as otherwise stated under the terms of the Order and unless otherwise agreed in writing between the Buyer and PFFE, the Price is given by PFFE on an ex works basis, and where PFFE agrees to deliver the Goods otherwise than at PFFE's premises, the Buyer shall be liable to pay PFFE's charges for transport, packaging and insurance.

4.4. The Price is exclusive of any applicable value added tax, which the Buyer shall be additionally liable to pay to PFFE.

5 TERMS OF PAYMENT

- 5.1. Subject to any special terms agreed in writing between the Buyer and PFFE, PFFE shall be entitled to invoice the Buyer for the Price on or at any time after delivery of the Goods or the Buyer wrongfully fails to take delivery of the Goods, in which event PFFE shall be entitled to invoice the Buyer for the Price at any time after PFFE has notified the Buyer that the Goods are ready for collection or (as the case may be) PFFE has tendered delivery of the Goods.
- 5.2. The Buyer shall pay the Price within 30 days of the date of PFFE's invoice unless otherwise notified by PFFE to the Buyer in writing, and PFFE shall be entitled to recover the Price, notwithstanding that delivery may not have taken place and the property in the Goods has not passed to the Buyer. The time of payment of the Price shall be of the essence of the Contract. Receipts for payment will be issued only upon request.
- 5.3. If the Buyer fails to make any payment on the due date then, without prejudice to any other right or remedy available to PFFE, PFFE shall be entitled to:
- cancel the Contract or suspend any further deliveries to the Buyer;
 - appropriate any payment made by the Buyer to such of the Goods (or goods and/or services supplied under any other contract between the Buyer and PFFE) as PFFE may think fit (notwithstanding any purported appropriation by the Buyer); and
 - charge the Buyer interest (both before and after any judgment) on the amount unpaid, at the rate of 6 per cent per annum above Barclays Bank Plc base rate from time to time, until payment in full is made (a part of a month being treated as a full month for the purpose of calculating interest) before and after judgment.

6 DELIVERY

- 6.1. Delivery of the Goods shall be made to some place agreed by PFFE, by PFFE delivering the Goods to that place.
- 6.2. In the case of sales made F.C.A, F.A.S. or F.O.B. UK mainland unless otherwise agreed the Buyer shall upon request by PFFE nominate a carrier or vessel willing to receive the Goods within 30 days from the date of PFFE's request.
- 6.3. Any dates quoted for delivery of the Goods are approximate only and PFFE shall not be liable for any early or late delivery of the Goods however caused.
- 6.4. Where delivery of the Goods is to be made by PFFE in bulk, PFFE reserves the right to deliver up to 2½ per cent more or 2½ per cent less than the quantity ordered without any adjustment in the price, and the quantity so delivered shall be deemed to be the quantity ordered.
- 6.5. Where the Goods are to be delivered in instalments, each delivery shall constitute a separate contract and failure by PFFE to deliver any one or more of the instalments in accordance with these Conditions or any claim by the Buyer in respect of any one or more instalments shall not entitle the Buyer to treat the Contract as a whole as repudiated.
- 6.6. If PFFE fails to deliver the Goods (or any instalment), PFFE's liability shall be limited to the excess (if any) of the cost to the Buyer (in the cheapest available market) of similar goods to replace those not delivered over the Price of the Goods.
- 6.7. If the Buyer fails to take delivery of the Goods or fails to give PFFE adequate delivery instructions at the time stated for delivery (otherwise than by reason of any Force Majeure or by reason of PFFE's fault) then, without prejudice to any other right or remedy available to PFFE, PFFE may:
- 6.7.1. store the Goods until actual delivery and charge the Buyer for the reasonable costs (including insurance) of storage; or
- 6.7.2. sell the Goods at the best price readily obtainable and (after deducting all reasonable storage and selling expenses) account to the Buyer for the excess over the Price or charge the Buyer for any shortfall below the Price under the Contract.
- 6.8. Any charges quoted for delivery of the Goods including transport, packaging and insurance are approximate only and PFFE shall not be liable for any changes to the charges quoted however caused.

7 RISK AND PROPERTY

- 7.1. Risk of damage to or loss of the Goods shall pass to the Buyer:
- 7.1.1. in the case of Goods to be delivered at PFFE's premises, at the time when PFFE notifies the Buyer that the Goods are available for collection; or
- 7.1.2. in the case of Goods to be delivered otherwise than at PFFE's premises, at the time of delivery or, if the Buyer wrongfully fails to take delivery of the Goods, the time when PFFE has tendered delivery of the Goods.
- 7.2. The property in the Goods shall not pass to the Buyer until PFFE has received in cash or cleared funds payment in full of the Price and all other goods agreed to be sold by PFFE to the Buyer for which payment is then due.
- 7.3. Until such time as the property in the Goods passes to the Buyer, the Buyer shall hold the Goods as PFFE's fiduciary agent and bailee, and shall keep the Goods separate from those of the Buyer and third parties and properly stored, protected and insured and identified as PFFE's property, but shall be entitled to resell or use the Goods in the ordinary course of its business.
- 7.4. Until such time as the property in the Goods passes to the Buyer (and provided the Goods are still in existence and have not been resold), PFFE shall be entitled at any time to require the Buyer to deliver up the Goods to PFFE and, if the Buyer fails to do so forthwith, to enter upon any premises of the Buyer or any third party where the Goods are stored and repossess the Goods.

8 BUYERS OBLIGATIONS

- The Buyer shall be responsible at its own expense for:
- 8.1. the availability and supply of adequate supplies of water, electricity, steam and lighting and other necessary utilities;
- 8.2. the operation of its own plant and machinery.
- 8.3. the availability and supply of adequate temperature and humidity control at the premises where the Goods are to be used;
- 8.4. inform PFFE within five days in writing of any material changes in the site design, materials of construction, operating conditions and uses or requirement of, or in respect to, the system(s) which are used together with or to which the Goods are applied;
- 8.5. the provision of all such notices as may be required in accordance with the relevant local authority requirements in connection with the disposal of effluent or waste occasioned by use of the Goods;
- 8.6. indemnifying PFFE (and its employees and/or agents) in respect of any claims which may be made against PFFE (or its employees and/or agents) as a result of the disposal of such effluent or waste occasioned by the use of the Goods.

9 WARRANTIES

- 9.1. Subject to the conditions set out in clauses 8, 9 and 10 the Buyer shall only be entitled to the benefit of any such warranty or guarantee as is given by the manufacturer to PFFE.
- 9.2. The above warranty is given by PFFE subject to the following conditions:
- 9.2.1. PFFE shall be under no liability in respect of any defect in the Goods arising from any drawing, design or specification supplied by the Buyer;
- 9.2.2. PFFE shall be under no liability in respect of any defect arising from fair wear and tear, wilful damage, negligence, abnormal working conditions, failure to follow PFFE's instructions (whether oral or in writing), misuse or alteration or repair of the Goods without PFFE's approval;
- 9.2.3. PFFE shall be under no liability under the above warranty (or any other warranty, condition or guarantee) if the total Price has not been paid by the due date for payment;
- 9.3. PFFE will not be liable for any loss whether direct or indirect or consequential or loss of profit or any damage as a result of:
- 9.3.1. any inaccurate or insufficient information or technical background given to PFFE;
- 9.3.2. any failure to comply strictly with the instructions, advice or recommendations given to the Buyer by PFFE;
- 9.3.3. any use or application of the Goods for any purpose other than those detailed in the Specification or 9.3.3. advised by PFFE; or
- 9.3.4. any breach of the obligations set out in clause 8;

- 9.3.5. any failure to comply with any applicable legislation or any guidelines issued by the Health and Safety Executive or other appropriate regulatory authority current at the time of use of the Goods by the Buyer or any of its employees, agents or sub-contractors.
- 9.4. It is understood that PFFE is not an insurer and insurance (if any) shall be obtained by the Buyer, and that amounts payable to PFFE under the Contract are based upon the value the Goods and Services to be provided hereunder and the scope of PFFE's liability as set forth herein.
- 9.5. Subject as expressly provided in these Conditions, and except where the Goods are sold to a person dealing as a consumer (within the meaning of the Unfair Contract Terms Act 1977), all warranties, conditions or other terms implied by statute or common law are excluded to the fullest extent permitted by law.
- 9.6. Where the Goods are sold under a consumer transaction (as defined by the Consumer Transactions (Restrictions on Statements) Order 1976) the statutory rights of the Buyer are not affected by these Conditions.
- 9.7. Any claim by the Buyer which is based on any defect in the quantity, quality or condition of the Goods or their failure to correspond with the Specification shall be notified to PFFE within 7 days from the date of delivery or (where the defect or failure was not apparent on reasonable inspection) within a reasonable time after discovery of the defect or failure. If delivery is not refused, and the Buyer does not notify PFFE accordingly, the Buyer shall not be entitled to reject the Goods and PFFE shall have no liability for such defect or failure.
- 9.8. Where any valid claim in respect of any of the Goods which is based on any defect in the quality or condition of the Goods or their failure to meet the Specification is notified to PFFE in accordance with these Conditions, and provided the Goods are returned to PFFE's premises carriage paid PFFE will at its option either replace the Goods (or the part in question) free of charge or refund to the Buyer the Price of the Goods (or a proportionate part of the price), but PFFE shall have no further liability to the Buyer.
- 9.9. PFFE shall not be liable to the Buyer by reason of any representation (unless fraudulent), or any implied warranty, condition or other term, or any duty at common law, or under the express terms of the Contract, for any indirect, special or consequential loss or damage (whether for loss of profit or otherwise), costs, expenses or other claims for compensation whatsoever (whether caused by the negligence of PFFE, its employees or agents or otherwise) which arise out of or in connection with the supply of the Goods or their use or resale by the Buyer and the entire liability of PFFE under or in connection with the Contract shall not exceed the Price, except as expressly provided in these Conditions.
- 10** **INTELLECTUAL PROPERTY INDEMNITY**
- 10.1. If any claim is made against the Buyer that the Goods infringe or that their use or resale infringes any intellectual property rights of any other person, then unless the claim arises from the use of any drawing, design or specification supplied by the Buyer, PFFE shall reimburse the Buyer against all reasonable loss and damages awarded against or incurred by the Buyer in connection with the claim, provided that PFFE is given full control of any proceedings or negotiations in connection with any such claim and the Buyer shall give all assistance to PFFE as it may require and take such steps as PFFE may reasonably require to mitigate or reduce any such loss, damages, costs or expenses for which PFFE is liable to indemnify the Buyer under this clause.
- 11** **BUYERS INDEMNITY**
- 11.1. The Buyer shall indemnify PFFE and keep it indemnified for the duration of the Contract against all injury (including death) to any persons and any loss and/or damage as a result of any act, default or negligence by the Buyer and its employees or agents (other than PFFE or its sub-contractors) and against all claims, demands, proceedings, damages, costs, charges and expenses whatsoever in respect thereof or in relation thereto.
- 12** **INSOLVENCY OF BUYER**
- 12.1. If the Buyer makes any voluntary arrangement with its creditors or becomes bankrupt or becomes subject to an administration order or goes into liquidation or PFFE reasonably apprehends that any of the events mentioned above is about to occur then PFFE shall be entitled to cancel the Contract or suspend any further deliveries under the Contract without any liability to the Buyer, and if the Goods have been delivered but not paid for the price shall become immediately due and payable notwithstanding any previous agreement or arrangement to the contrary.
- 13** **GENERAL**
- 13.1. PFFE shall not be liable to the Buyer or be deemed to be in breach of the Contract by reason of any delay in performing, or any failure to perform, any of PFFE's obligations in relation to the Goods, if the delay or failure was due to any cause beyond PFFE's reasonable control.
- 13.2. Any notice required or permitted to be given by either party to the other under these Conditions shall be in writing addressed to that party as its registered office or principle place of business or such other address as may at the relevant time have been notified pursuant to this provision to the party giving the notice.
- 13.3. No waiver by PFFE of any breach of the Contract by PFFE shall be considered as a waiver of any subsequent breach of the same or any other provision.
- 13.4. If any provision of these Conditions is held by any competent authority to be invalid or unenforceable in whole or in part the validity of the other provisions of these Conditions and the remainder of the provision in question shall not be affected thereby.
- 13.5. The Contract and its performance shall be governed by the laws of England, and PFFE agrees to submit to the non-exclusive jurisdiction of the English court.
- 13.6. These terms and conditions and any document referred to within them represent the entire agreement between PFFE and the Buyer in relation to the subject matter of any Contract and supersede any prior agreement, understanding or arrangement between PFFE and the Buyer, whether oral or in writing.



Standard Terms and Conditions of Sale

IMS6001FFE:	Revision 99
Issue Date:	02/07/2024
Review date:	Annually
Process Owner:	Bid Director
Approved by:	Managing Director
Note:	Printed documents are uncontrolled

HOUSE OF SOCIAL

Food Hall & External Areas Management Plan
First Street, Manchester

Appendix 4 – Acoustic Technical Note



MPF/PR0679/L04

22 November 2024

Cameron Radford
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EC4A 3H

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Dear Cameron

HOUSE OF SOCIAL, FIRST STREET, MANCHESTER, PLANNING CONDITION 17

I write in relation to condition 17 of the planning approval for House of Social, First Street, and in particular in relation to noise breakout and noise transfer from the Food Hall on the ground floor.

INTRODUCTION

The planning approval for House of Social, First Street, Manchester includes a condition which requires that a noise study is conducted in relation to entertainment noise levels within the ground floor Food Hall on the ground floor of the building.

Fisher Acoustics Ltd has been commissioned by Renaker to determine the allowable activity noise levels within the Food Hall and to advise on compliance with the requirements of the planning approval for the development.

PLANNING CONDITION

Planning condition 17 of the planning approval for House of Social (planning application number 136170/FO/2023) states:

17) Notwithstanding the recommendation within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23 before the operation of the ground floor Food Hall commences, details of it will be acoustically insulated and treated to limit the break out of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels. The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

NOISE SENSITIVE RECEPTORS

The closest residential dwellings to the Food Hall at House of Social are the residential studios and clusters within House of Social itself. Other nearby residential receptors include the Vita Student residential building at First Street and Macintosh Mill.

There are other residential receptors that are at a greater distance from the Food Hall than the identified receptors and experience similar levels of pre-existing background noise. Thus, if satisfactory conditions are expected at the receptors identified in Figure 1, then satisfactory conditions can also be expected at other buildings that are at a greater distance from the Food Hall.

Plot 10A to the west of House of Social has planning approval for a 13-storey office building (planning reference 136043/FO/2023).

Figure 1 shows the location of the noise sensitive receptors in relation to House of Social.

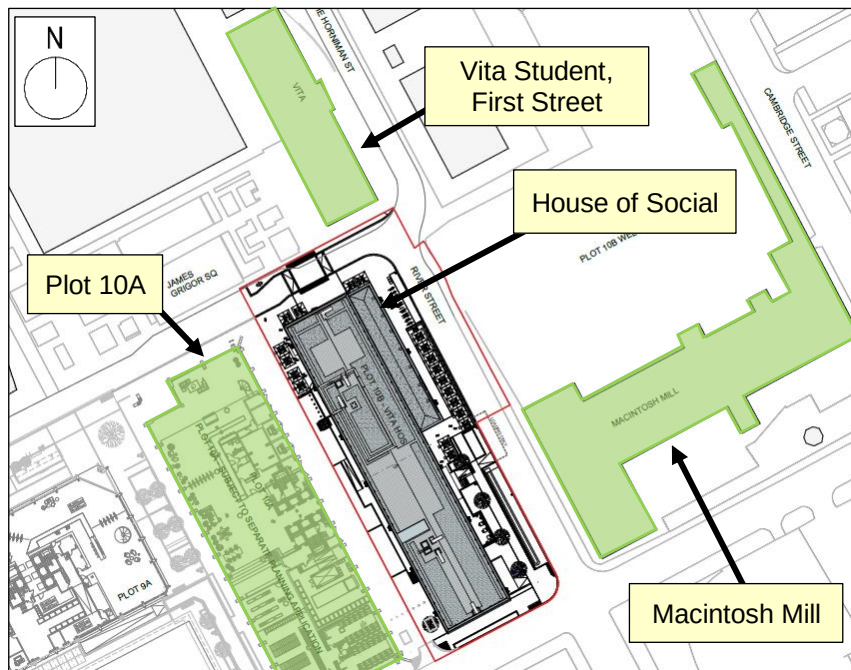


Figure 1: Site location plan

Figure 2 shows the proposed internal layout of the ground floor Food Hall.

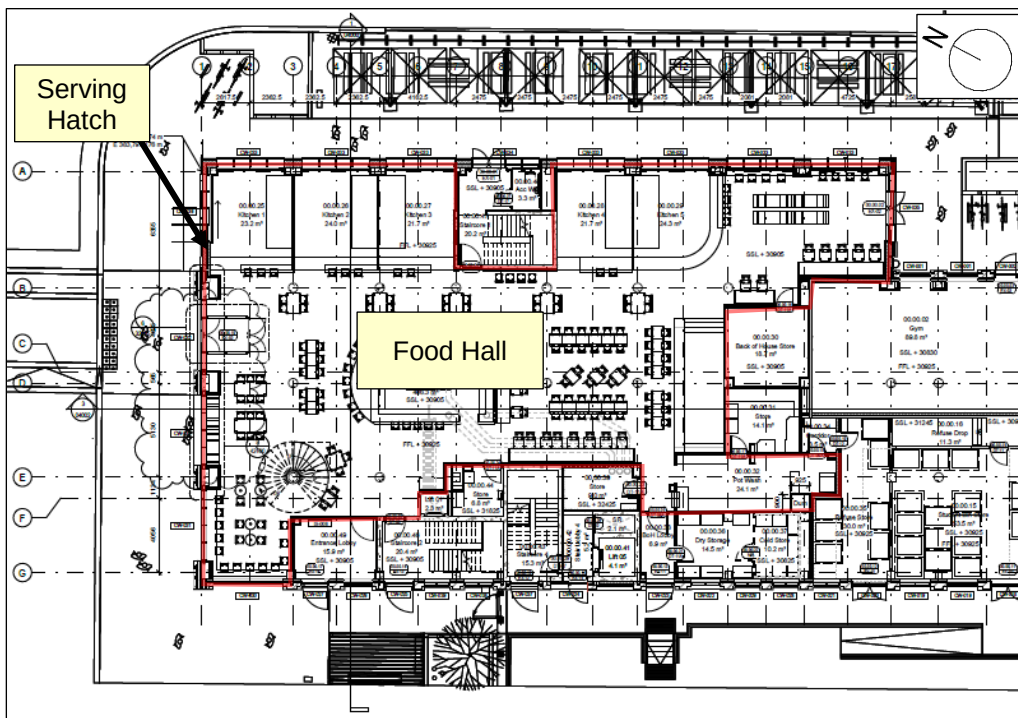


Figure 2: Proposed internal layout of Food Hall – Ground Floor

The Food Hall on the ground floor is acoustically open to the ‘mezzanine’ dining space on the 1st floor of the building. Figure 3 shows the proposed layout of the dining space.

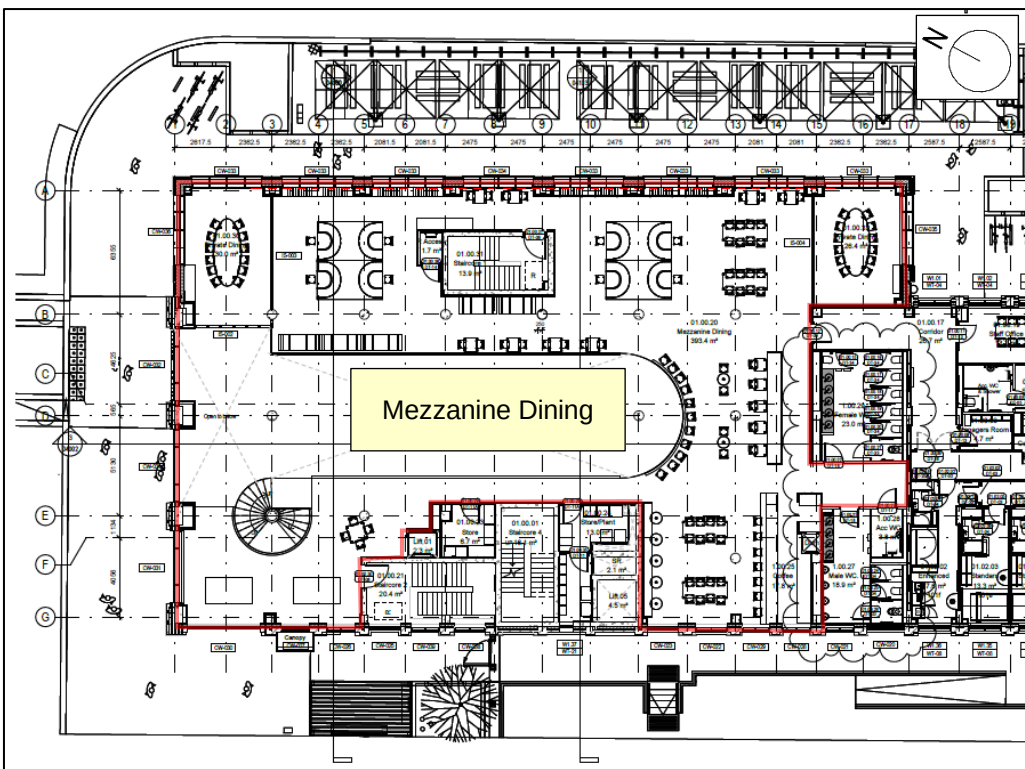


Figure 3: Proposed internal layout of Food Hall – First Floor

ENVIRONMENTAL NOISE CRITERIA

A sound system for background music replay is proposed within the Food Hall. Therefore, an assessment of potential music noise egress from the Food Hall and 1st floor dining space unit has been carried out in relation to planning condition 17.

As identified above, the criterion that must be designed to in relation to noise breakout to the external environment is as follows:

- Entertainment noise (LAeq,5 min) should be controlled to 5dB below the background noise level (LA90) without the entertainment noise present, in each octave band at the nearest noise sensitive location'.

The environmental noise report submitted as part of the planning application for the development and referenced by condition 17 identifies the specific external noise levels that must not be exceeded at the nearest residential properties to comply with the criteria identified in the condition, as follows:

Period	Sound Pressure Level (dB Leq) @ Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Daytime (07:00 to 23:00)	55	48	45	34	46	38	26
Night time (23:00 to 07:00)	45	38	38	34	33	25	16

Table 1: Maximum allowable external noise levels due to entertainment noise breakout

It is understood that the proposed latest operating time of any sound system within the Food Hall is 1am. Therefore, noise egress from House of Social must comply with the night time noise limits given in Table 1.

NOISE BREAKOUT

Within the curtain wall of the Food Hall there are patron access doors with lobbies and a 'grab-and-go' serving hatch openable to exterior. The principal determinant of the sound insulation performance of the external envelope will be the installed glazing, access doors and the open serving hatch.

As door lobbies are to be installed to the Food Hall, intermittent increases of external noise during the movement of patrons in and out of the Hall are not expected. However, the assessment has included a worst-case scenario of both internal and external doors of a lobby being open. In addition, between the hours of 7am and 7pm, a 'grab-and-go' hatch in the curtain wall is proposed to allow the serving of items. The assessment has included noise egress from the open hatch during the day.

The glazing specifications to the Food Hall, installed as part of the main construction contract for HoS, is as follows:

- 11.5 mm acoustic laminate – 16 mm thermal cavity - 6 mm float

The expected minimum weighted sound reduction index of the curtain wall fixed units and the patron access doors when closed are given in Table 2.

Building element	Sound Reduction Index (dB) @ Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Glazing - 11.5 mm laminate – 16 mm thermal cavity - 6 mm float	24	26	29	34	40	41	45
Doors	22	22	24	29	32	34	38

Table 2: Expected sound reduction index of Food Hall curtain wall elements

Calculations have been carried out to determine the allowable internal noise levels to achieve compliance with the external noise limits identified in Table 1 on the basis that the external doors to the Food Hall are closed or lobbied. The calculated noise levels during the day assumes that the 'grab-and-go' hatch is also open.

Table 3 identifies the calculated noise levels that could be generated in the Food Hall with doors closed and serving hatch open during daytime hours but closed during night-time hours without exceeding the daytime and night time external noise limits given in Table 1.

Location	Sound Pressure Level (dB Leq) @ Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Food Hall Daytime (0700 hrs to 2300 hrs)	87	81	78	77	79	71	59
Food Hall Night time (2300 hrs to 0700 hrs)	87	82	85	85	86	78	71

Table 3: Maximum allowable internal activity noise levels – daytime and night time, doors closed or lobbied, hatch open during the day

The overall daytime and night time noise levels given in Table 3 are 81 dB LAeq and 88 dB LAeq respectively. These noise limits represent reasonably high levels of music replay and could accommodate the proposed use of the Food Hall and Mezzanine Dining.

In the unlikely event that both the internal and external doors of a door lobby are propped open, the maximum allowable internal activity noise levels during the daytime and night time are given in Table 4 below.

Location	Sound Pressure Level (dB Leq) @ Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Food Hall Daytime (0700 hrs to 2300 hrs)	84	77	74	73	75	67	55
Food Hall Night time (2300 hrs to 0700 hrs)	76	69	69	65	64	56	47

Table 4: Maximum allowable internal activity noise levels – daytime and night time, all doors of lobbies open, hatch open during the day

The overall daytime and night time noise levels given in Table 4 are 77 dB LAeq and 68 dB LAeq respectively. These noise limits represent reasonably high levels of background music replay and could accommodate the proposed use of the Food Hall and Mezzanine Dining.

INTERNAL NOISE TRANSFER

There are residential apartments directly above the Mezzanine Dining area at Level 1 of Houd of Social. There is therefore the possibility of internal noise transfer between the Mezzanine Dining and the residential rooms above via the party floor.

Planning condition 17 identifies the maximum allowable noise levels at 63 Hz and 125 Hz in structurally adjoined residential properties due to entertainment noise transfer from the Food Hall. The condition does not stipulate allowable noise levels at frequency bands above 125 Hz. However, section 3.7.1.2 'Entertainment Venues' of 'Planning & Noise, Technical Guidance' issued by Manchester City Council in October 2022 states that in relation to entertainment noise 'the [NR15] curve may be too stringent at mid and higher frequencies'. It is therefore suggested that at frequency bands above 125 Hz, the allowable noise level in apartments due to entertainment (music) noise from adjoining amenity spaces lies between NR15 and NR20.

With reference to the above, in order to comply with the requirements of condition 17 and to avoid potential noise nuisance, the internal noise levels within a residential room due solely to music replay in the Food Hall should not exceed the values given in Table 5.

Location	Sound Pressure Level (dB Leq) @ Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Residential rooms	47	41	26	20	17	15	12

Table 5: Maximum recommended noise levels in residential rooms due to music in Food Hall

The separating floor build-up between the Level 1 Mezzanine Dining and the residential rooms above is to be as follows:

- 225 mm thick concrete slab underdrawn with of two layers of 15 mm dense plasterboard (minimum density 830 kg/m³) fixed to resilient ceiling hangers to create a minimum cavity of 150 mm, 75 mm mineral wool of minimum density 22 kg/m³ within the ceiling void.

The separating floor is capable of achieving a weighted sound level difference between the Mezzanine Dining and the residential rooms above of approximately 65 dB DnT,w

Given the expected sound insulation performance of the proposed separating floor build-up, Table 6 identifies the maximum allowable noise levels in the Food Hall and the Mezzanine Dining area to comply with the noise limits identified in Table 5.

Room	Sound Pressure Level (dB Leq) @ Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Mezzanine Dining, Level 1	90	90	80	86	87	88	89
Food Hall, Ground floor	92	92	85	90	90	90	90

Table 6: Maximum recommended sound levels in rooms – due to internal noise transfer only

It will be noted that the allowable noise levels at 500 Hz and above are greater than the allowable noise levels below 500 Hz. In contrast, for a typical music source, noise levels at 500 Hz and above are generally lower than those below 500 Hz. As a consequence, the overall noise level in the room is expected to be determined by the noise levels at lower frequencies.

The expected overall noise level generated by music replay that complies with the noise limits at low frequency for the Food Hall is 85 dB LAeq. This noise limit represents reasonably high levels of music replay and could accommodate the proposed use of the Food Hall and Mezzanine Dining.

OVERALL MAXIMUM ALLOWABLE INTERNAL NOISE LEVELS WITHIN FOOD HALL

Given the above calculated allowable noise levels due to external noise breakout and internal noise transfer, Table 7 and 8 identifies the overall maximum allowable internal activity noise levels, including music replay, within the Food Hall.

Location	Sound Pressure Level (dB Leq) @ Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Food Hall Daytime (0700 hrs to 2300 hrs)	87	81	78	77	79	71	59
Food Hall Night time (2300 hrs to 0700 hrs)	87	82	85	85	86	78	71

Table 7: Maximum allowable internal activity noise levels – daytime and night time, doors closed or lobbied, hatch open during the day

The overall daytime and night time noise levels given in Table 3 are 81 dB LAeq and 88 dB LAeq respectively. These noise limits represent reasonably high levels of music replay and could accommodate the proposed use of the Food Hall and Mezzanine Dining.

Location	Sound Pressure Level (dB Leq) @ Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Food Hall Daytime (0700 hrs to 2300 hrs)	84	77	74	73	75	67	55
Food Hall Night time (2300 hrs to 0700 hrs)	76	69	69	65	64	56	47

Table 8: Maximum allowable internal activity noise levels – daytime and night time, all doors of lobbies open, hatch open during the day

The overall daytime and night time noise levels given in Table 4 are 77 dB LAeq and 68 dB LAeq respectively. These noise limits represent reasonably high levels of background music replay and could accommodate the proposed use of the Food Hall and Mezzanine Dining.

Given the proposed operation of the Food Hall as a food outlet with background music replay, compliance with the noise limits given in Tables 7 and 8 is fully expected.

CONCLUSION

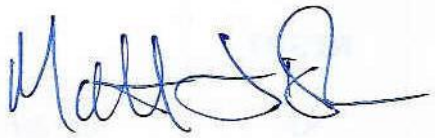
The maximum allowable internal noise levels within the Food Hall have been calculated such that the applicable external noise limits at the closest residential receptors and the maximum allowable noise levels within the structurally adjoined residential areas above the Food Hall are not exceeded.

The calculated allowable noise levels are greater than those expected within the Food Hall, given the proposed operation of the unit as a food outlet with music replay.

Compliance with the requirements of condition 17 of the planning approval is therefore fully expected.

If there is any aspect of the above that you would like to discuss then please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Matt Fisher', is written over a light blue rectangular background.

MATT FISHER BEng (Hons) CEng MIOA
For and on behalf of Fisher Acoustics Limited

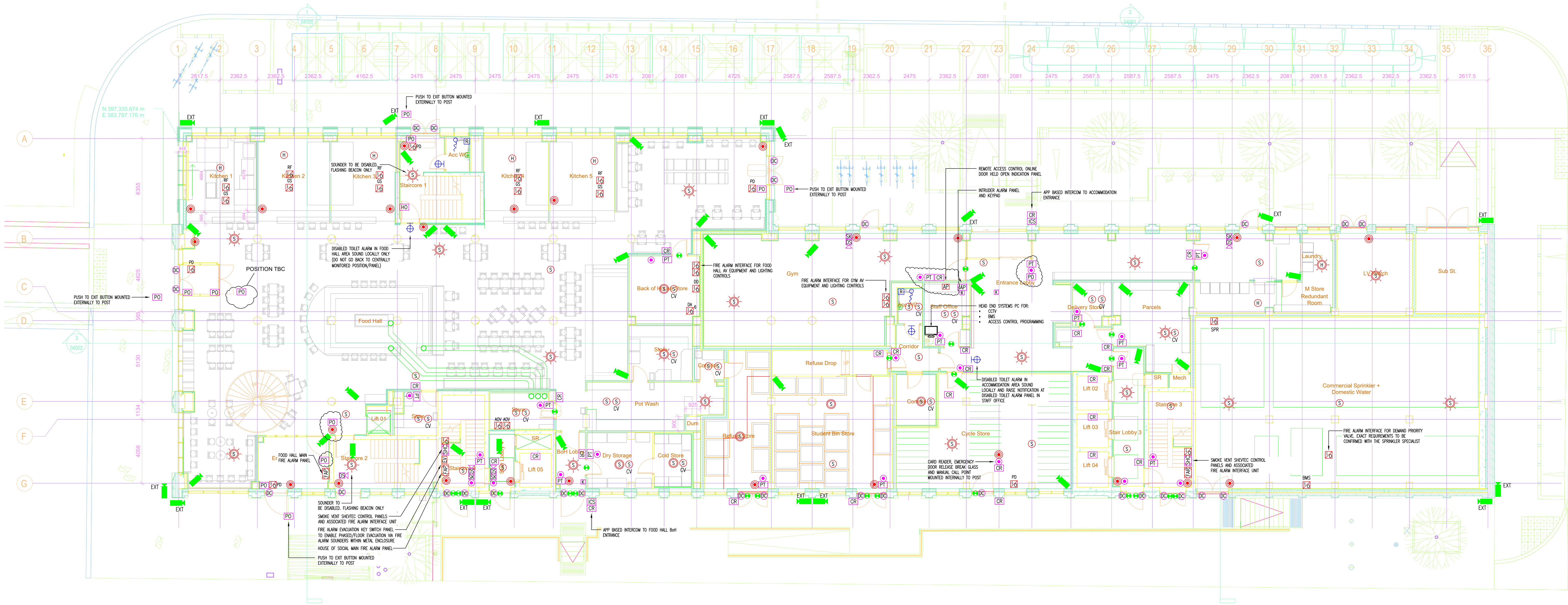
HOUSE OF SOCIAL

Food Hall & External Areas Management Plan First Street, Manchester

Appendix 5 – CCTV Plans



LOADING ONLY



NOTES

- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL MECHANICAL, ELECTRICAL, ARCHITECTURAL AND STRUCTURAL DRAWINGS, CONTRACT DOCUMENTATION AND THE SPECIFICATION FOR THE WORKS.
- THIS DRAWING REPRESENTS RIBA STAGE 4 LEVEL OF DETAIL AND MAY NOT INDICATE ALL ITEMS OF EQUIPMENT REQUIRED TO MEET THE PROJECT SPECIFICATION.
- CONTRACTORS SHALL CONFIRM THE SEQUENCE OF INSTALLATION WORKS TO ENSURE SAFE ACCESS IS MAINTAINED.
- ATTENTION IS DRAWN TO HEALTH & SAFETY ISSUES. LIAISE WITH THE MAIN CONTRACTOR TO ENSURE THAT INSTALLATION WORKS ARE PROGRAMMED TO MINIMISE H&S RISKS AND OPTIMISE COORDINATION.
- A KEY SWITCH SHALL BE PROVIDED ADJACENT THE FIRE ALARM PANEL TO ENABLE THE PERIODIC TESTING OF THE FIRE ALARM SYSTEM WITHOUT INTERRUPTING PLANT SERVICES, ACCESS CONTROL ETC.
- THE LOCATION OF ALL SMOKE VENT CONTROL PANELS, FIRE ALARM AND EXO PANELS IS TO BE AGREED WITH THE FIRE OFFICE / BUILDING CONTROL PRIOR TO INSTALLATION.

LEGEND

- FAP FIRE ALARM PANEL
- FAR FIRE ALARM REPEATER PANEL
- FAN FIRE ALARM NODE PANEL
- OSC SMOKE VENT OSLOOP COORDINATOR PANEL
- SHC SMOKE VENT SHEVETEC CONTROL PANEL
- 2P 2 PIPE ASPIRATING SMOKE DETECTOR
- EV FIRE ALARM EVACUATION KEY SWITCH PANEL
- DC DISABLED REFUGE PANEL
- MC MANUAL CALL POINT
- S SMOKE DETECTOR
- SC SMOKE DETECTOR C/W SOUNDER BASE
- SCS SMOKE DETECTOR C/W SOUNDER BEACON BASE
- H HEAT DETECTOR
- HS HEAT DETECTOR C/W SOUNDER BEACON BASE
- MS MULTI DETECTOR C/W SOUNDER BEACON BASE
- W4 WALL MOUNTED EN54-23 VMD, 10" DENOTE FOR IP65
- W4 IP65 WALL MOUNTED SOUNDER/FLASHING BEACON
- FI FIRE ALARM INTERFACE UNIT
- DR DISABLED REFUGE TWO WAY CALL UNIT
- EXT FIXED EXTERNAL DOME IP CCTV CAMERA
- EXT BATTERY OPERATED, OFF LINE, ELECTRONIC ACCESS CONTROLLED DOOR HANDLE WITH KEY OVERRIDE, THE HANDLE ON THE SECURE SIDE IS PERMANENTLY AND PHYSICALLY CONNECTED TO THE LATCH, FOR THE PURPOSES OF GENERAL AND EMERGENCY EGRESS.
- CR DOOR ACCESS ONLINE PROXIMITY READER
- PT DOOR ACCESS PUSH TO RELEASE BUTTON
- PO DOOR ACCESS POWER ASSISTED OPEN
- DL DOOR ACCESS ELECTROMAGNETIC LOCK
- GR DOOR ACCESS GREEN EMERGENCY BREAK GLASS UNIT
- RI ACCESSIBLE TOILET ALARM RESET UNIT
- AL ACCESSIBLE TOILET ALARM PULL CORD
- ALV ACCESSIBLE TOILET ALARM OVER DOOR SOUNDER / STROBE, LOCAL AUDIO / VISUAL ALARM
- AVS APP BASED AUDIO VISUAL INTERCOM SYSTEM C/W PROXIMITY READER
- AP INTRUDER ALARM PANEL
- K INTRUDER ALARM KEYPAD
- DC INTRUDER ALARM DOOR CONTACT
- ASP HEAD END SYSTEMS PC

FIRE ALARM INTERFACE UNIT ABBREVIATIONS

THE BELOW LIST DETAILS THE MEANING OF THE ABBREVIATIONS ASSOCIATED WITH FIRE ALARM INTERFACE UNITS, DENOTING WHAT ITEM(S) OF EQUIPMENT EACH FIRE ALARM INTERFACE UNIT SERVES:

- DA - DOOR ACCESS CONTROL CONTROLLER
- SVD - SMOKE VENT DAMPER
- SFS - SPRINKLER FLOW SWITCH
- BMS - BMS CONTROL PANEL
- SPR - SPRINKLER CONTROL PANEL
- LT - LIFT CONTROL PANEL
- ASP - ASPIRATING SMOKE DETECTOR

WHERE FIRE ALARM INTERFACE UNITS ARE NOT DENOTED, THE FUNCTION IS STATED IN RELEVANT NOTES. IF THE PURPOSE OF THE FIRE ALARM INTERFACE REMAINS UNCLEAR, PLEASE QUERY WITH THE ENGINEER

CONSTRUCTION ISSUE

REV.	DESCRIPTION	DATE
AS BUILT		02/06/25
C01	FOR CONSTRUCTION	26/05/25
P06	PRELIMINARY ISSUE - PREV COMMENTS INCORPORATED	26/05/25
P04	PRELIMINARY ISSUE - ASITE	23/05/25
P03	PRELIMINARY ISSUE - BACKGROUND UPDATE, PO ADDED	27/01/25
P02	PRELIMINARY ISSUE - DOOR ACCESS REVIEW	08/11/24
P01	PRELIMINARY ISSUE	01/04/24

CLIENT: VITA GROUP

PROJECT: FIRST STREET HOUSE OF SOCIAL MANCHESTER

DESCRIPTION: ELECTRICAL SERVICES FIRE & SECURITY LAYOUT GROUND FLOOR

DATE FILE REFERENCE: HS-RNM-G570-PL-GRD-001
REVISION: AB

SCALE: 1:100 (A0)
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