

The Place - ApartHotel Manchester Street Food Fitout

Environmental Noise Survey and Noise Impact Assessment Report

32488/NIA1

17 July 2025

For:
Manchester Street Food
Hudson House
8 Albany Street
Edinburgh
EH13QB



Hann Tucker Associates

Consultants in Acoustics Noise & Vibration

Head Office: Duke House, 1-2 Duke Street, Woking, Surrey, GU21 5BA (t) +44 (0) 1483 770 595

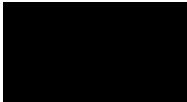
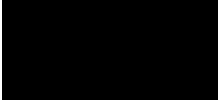
Manchester Office: First Floor, 346 Deansgate, Manchester, M3 4LY (t) +44 (0) 161 832 7041

(w) hanntucker.co.uk (e) enquiries@hanntucker.co.uk



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Document Control

Rev	Date	Comment	Prepared by	Reviewed by	Approved by
1	17/07/2025	Revised to address Follow-Friday Comments			
			George Grenfell Senior Consultant MSc, BSc(hons), MIOA	Jake Howarth Senior Associate BEng(Hons), MIOA	
0	16/07/2025				
			George Grenfell Senior Consultant MSc, BSc(hons), MIOA	Jake Howarth Senior Associate BEng(Hons), MIOA	



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1.0 Introduction

Manchester Street Food Ltd has appointed Hann Tucker Associates (Hann Tucker) to produce a Noise Impact Assessment for the ground-floor lobby and bar areas at Native Manchester, Ducie Street, M1 2TP. The ground floor venue is to be remodelled as a street-food hall incorporating ten open kitchens, a new bar and 2no. small stages for occasional live music performances.

This report includes an environmental noise survey, a review of potential noise breakout from customer activity, music and kitchen ventilation plant, and the provision of outline mitigation measures suitable for submission with the current planning application.

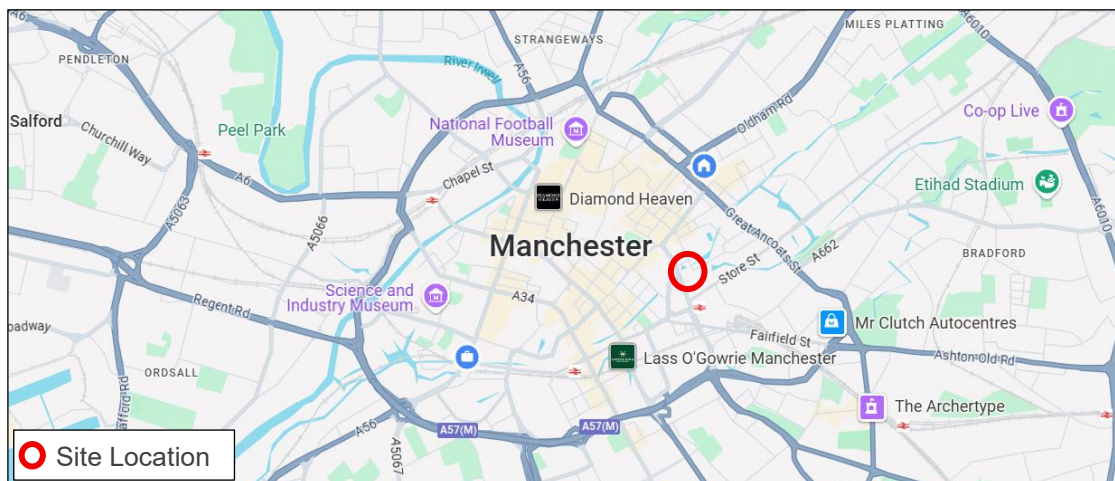
2.0 Acoustic Terminology

For an explanation of the acoustic terminology used in this report please refer to Appendix A enclosed.

3.0 Site Description

3.1 Location

The proposed development is located on Ducie Street in Manchester city centre and falls under the jurisdiction of Manchester City Council. See site location below:



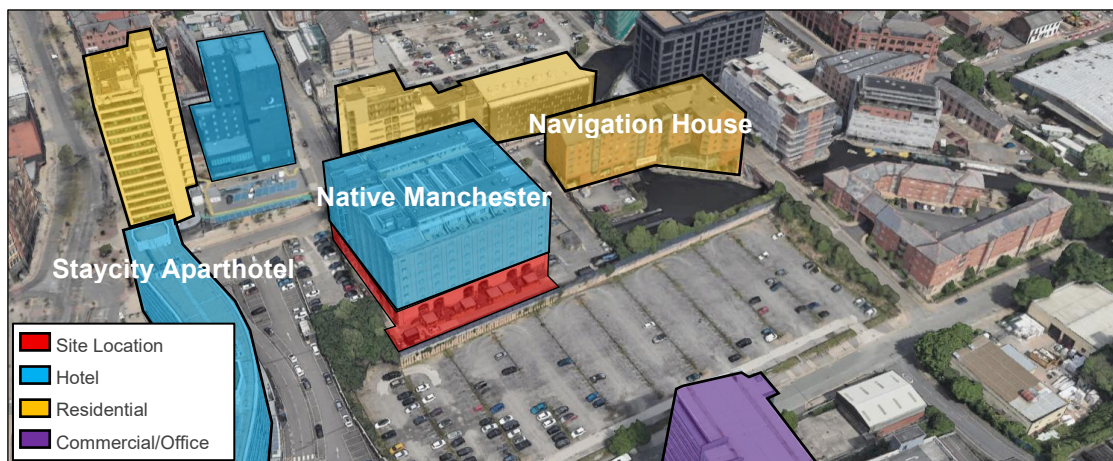
Site Location (Google Maps 2025)



3.2 Description

The premises occupy the ground floor of a former warehouse fronting Ducie Street, Manchester M1 2TP. The building comprises ground plus six upper storeys with two basement levels and is surrounded by a mixed residential-commercial context. Ducie Street forms the northern site boundary, while service and access roads lie to the east and west. To the south the structure overlooks a single-deck car park set below street level.

The closest external noise-sensitive receptors are the residential windows of 'Navigation House' residential building approximately 25m northeast of the site, however relative to the large rear terrace, the worst-affected external noise sensitive receptor is the Staycity Aparthotel approximately 50m west of the site boundary. Internally, the upper-floor hotel rooms within the building itself represent the nearest receptors and therefore provide the primary focus for the assessment.



Site Plan (Satellite Imagery c/o Google Earth 2025)

4.0 Existing Development

The site currently accommodates a large restaurant/café/bar and coffee-shop fronting the atrium, bookable meeting suites, a cinema, a gym with reception and studios, winter-garden lounge and associated back-of-house kitchens, WCs and plant rooms. The existing bar also accommodates a DJ Booth, which hosts weekend club music events.

Upper levels of the building comprise hotel accommodation accessed from a mezzanine walkway, with baseline acoustic performance and glazing upgrades previously documented in the 2017 Hann Tucker memorandum (appended to this report).

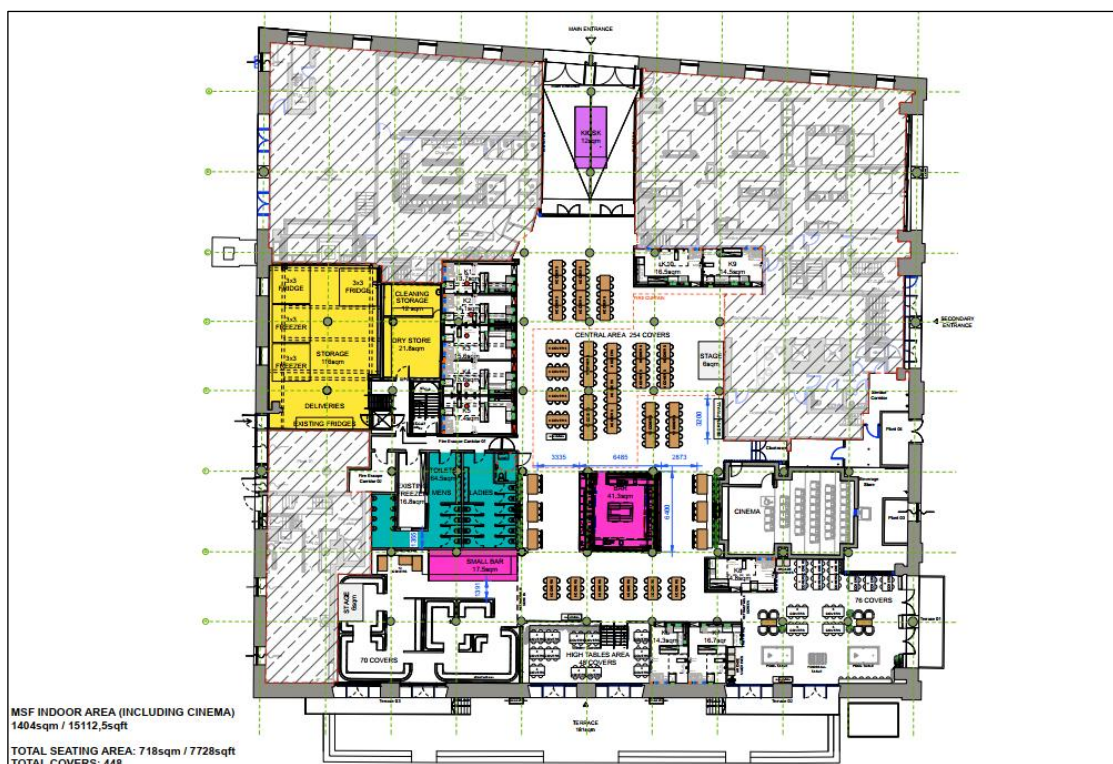


5.0 Proposed Development

The ground floor is to be reconfigured as a 1,400 m² multi-vendor street-food hall. Ten perimeter kitchen units (K1–K10, 13–17 m² each) will serve a central seating zone arranged for roughly 450 diners, supplemented by high-table and games-lounge areas. Beverage provision is split between a 41.3 m² principal bar (significantly reduced in size from the existing bar) and a 17.5 m² satellite bar. 2no. 6 m² raised stages are also included for low-key live acts and background music.

To the south, there is a 181 m² terrace, accessed via doors on the south facade. Back-of-house facilities include dry and cold stores, waste-recycling stations and a 79 m² staff/service area, all linked to existing service corridors. Ventilation plant will connect to the established rooftop route with minor duct additions internally.

The proposed site is shown in the GA Plan below.



Plan showing Project Proposals (MSF_10 c/o Follow Friday 2025)



6.0 Planning Policies, Standards & Guidance

6.1 Policies & Guides

In order to provide a suitable assessment several national planning policies have been considered, including:

- The National Planning Policy Framework (NPPF), 2024
- The Noise Policy Statement for England (NPSE), 2010
- Planning Practice Guidance – Noise (PPGN), 2019

The above documents highlight the importance of considering the potential noise effects on any new residential development and provide a qualitative approach to assessment. However, each of the above does not provide any quantitative guidance. As such, all quantitative guidance used to form a noise impact assessment is taken from various other standards, guidance, and Local Authority requirements as summarised below:

- Local Planning Policy – Manchester City Council (MCC)
- World Health Organisation: 2018
- British Standard BS8233: 2014
- ProPG : Planning & Noise: 2017
- British Standard 4142:2014 + A1:2019

Detailed information for relevant planning policies and guidance can be found within Appendix B.

6.2 Specific Local Authority Criteria

Manchester City Council requirements are outlined in Section 3.0 of Manchester City Council Planning and Noise Technical Guidance document (Oct 2022).

Section 3.7.1.5 outlines the noise assessment for commercial developments should be based on BS4142:2014 and the assessment must demonstrate that:

‘The development should be designed so as to achieve a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location.’

Section 3.7.1.5 also outlines the noise assessment for fixed plant should be based on BS4142:2014 and the assessment must demonstrate that:



'Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location'.

7.0 Baseline Noise Survey

7.1 Procedure

Fully automated environmental noise monitoring was undertaken by George Grenfell (MSc, BSc(Hons), MIOA) and Will Robertson (BSc(Hons), TechIOA) from approximately 14:00 hours on Friday 27 June 2025 to 12:00 hours on Wednesday 2 July 2025, to establish full daytime and night-time noise levels over a typical weekday and weekend period. Measurements were taken continuously of the A-weighted (dBA) L_{90} , L_{eq} , and L_{max} sound pressure levels over discrete 2 and 15-minute periods.

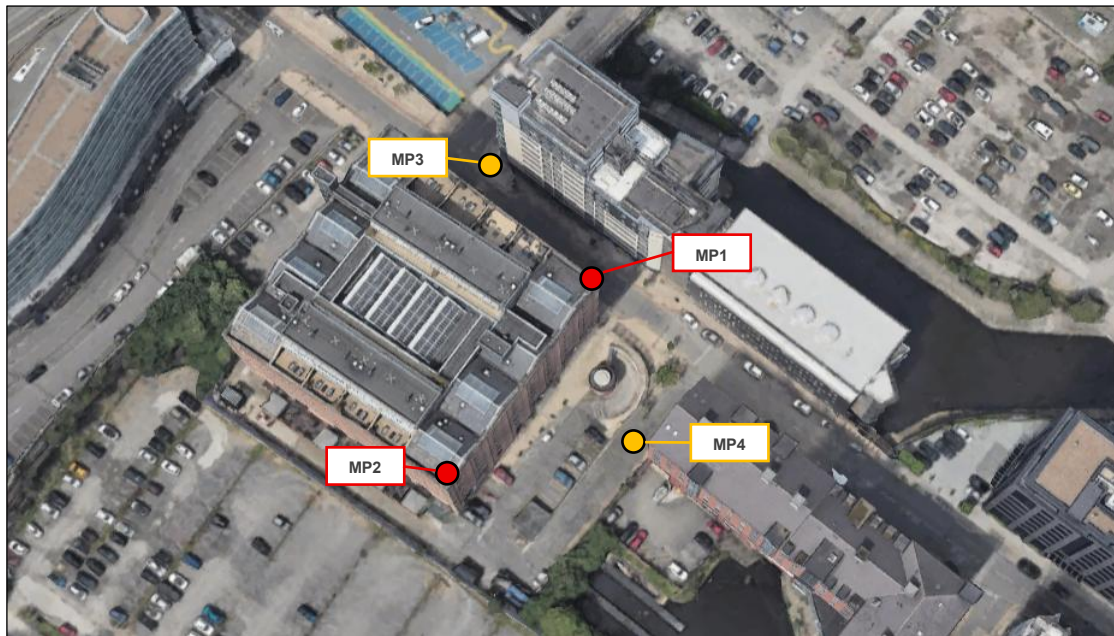
Additional attended measurements were performed between 11:00 hours and 12:00 hours on Wednesday 2 July 2025 with the purpose of establishing specific noise levels associated with road traffic at ground level.

7.2 Measurement Positions

The noise level measurements were undertaken at 4no. positions as described in the table below.

Position	Type	Description
1	Unattended	To the northeast corner of the site, approx. 4m from the nearside edge of Ducie Street. Microphone in free-field conditions approx. 24m above ground.
2	Unattended	To the southeast corner of the site, overlooking the carpark and external terrace. Microphone in free-field conditions approx. 24m above ground.
3	Attended	Measurement undertaken on Ducie Street, near The Reach on Picadilly Hotel, immediately north of the development site. Microphone in free-field conditions, fixed on a tripod at 1.5m above ground.
4	Attended	Measurement undertaken on the carpark entranceway, near the residential apartments immediately northeast of the development site. Microphone in free-field conditions, fixed on a tripod at 1.5m above ground.

The positions are shown on the plan below.



Plan Showing Measurement Positions (insert copyright info - see above)

7.3 Weather Conditions

For the unattended survey between Friday 27 June 2025 and Wednesday 2 July 2025, local weather reports indicated no prolonged or heavy rainfall during the monitoring period. Night-time temperatures were around 14 °C and daytime reached 28 °C, while wind speeds remained below 5 m/s. Skies were largely clear with occasional broken cloud, winds were light south-westerlies and road surfaces were dry at both installation and collection.

During the attended survey on Wednesday 2 July 2025, conditions were again clear and dry with light south-westerly breezes and no rainfall.

7.4 Instrumentation

The instrumentation used during the survey is presented in the table below:

Position	Description	Manufacturer	Type	Serial Number	Calibration
1	Type 1 Data Logging Sound Level Meter	Larson Davis	LxT	4568	30/05/2024
2	Type 1 Data Logging Sound Level Meter	Larson Davis	LxT	4569	30/05/2024
3/4	Type 1 Data Logging Sound Level Meter	Larson Davis	LxT	5111	30/05/2024



Position	Description	Manufacturer	Type	Serial Number	Calibration
1/2/3/4	Type 1 Calibrator	Larson Davis	CAL200	3083	28/02/2025

Each sound level meter, including the extension cable, was calibrated prior to and on completion of the surveys. No significant changes were found to have occurred (no more than 0.1 dB).

Each sound level meter was in an environmental case with the microphone connected to the sound level meter via an extension cable. Each microphone was fitted with a windshield.

7.5 Results

The results have been plotted on Time History Graphs 32488/TH1 to 32488/TH2 enclosed presenting the 15-minute A-weighted (dBA) L_{90} , L_{eq} and L_{max} levels at each measurement position throughout the duration of the survey.

In order to compare the results of our survey with the relevant guidelines it is necessary to convert the measured $L_{Aeq(15\text{ minute})}$ noise levels into single figure daytime $L_{Aeq(16\text{-hour})}$ (07:00-23:00 hours) and night-time $L_{Aeq(8\text{-hour})}$ (23:00-07:00 hours) levels.

A summary of the results, as used to inform subsequent assessments against current guidelines, is presented in the table below. The L_{A90} values presented are the 'representative' levels determined through statistical analysis of the 15-minute readings in line with BS 4142.

Position	Period	Typical measured Background Sound Level (dB $L_{A90,15min}$)
MP1	Daytime 07:00-23:00 hrs	53
	Night-time 23:00-07:00 hrs	47
MP2	Daytime 07:00-23:00 hrs	52
	Night-time 23:00-07:00 hrs	50



Position	Description	Typical Lowest Background Sound Level (dB L _{A90,15min}) at Octave Band Centre Frequency (Hz)						
		63	125	250	500	1000	2000	4000
1	Daytime 07:00-23:00 hrs	58	53	50	49	49	46	39
	Night-time 23:00-07:00 hrs	52	47	43	43	44	39	33
2	Daytime 07:00-23:00 hrs	58	56	51	47	47	45	39
	Night-time 23:00-07:00 hrs	57	55	49	45	45	43	37

The following table summarises noise levels recorded at each of the attended measurement positions.

Position	Date/Time	Measured Background Sound Level (dB L _{A90,15min})
MP3	02/07/2025 11:30	55
MP4	02/07/2025 11:45	53

7.6 Discussion of Noise Climate

The survey was conducted on an unattended basis; consequently, individual noise events cannot be catalogued in full. Observations during installation and retrieval, together with inspection of the time-history plots, confirm that the acoustic environment continues to be dominated primarily by road traffic on Ducie Street, Store Street and the wider city-centre road network, supplemented by occasional service-yard/carpark activity within the existing development.

8.0 Noise Transfer Assessment

8.1 Criteria

The operational L_{eq}/L_{max} sound level (noise from operation of the street food area) limit in hotel bedrooms, is Presented in the table below:

Description	Maximum Operational Sound Level in Hotel Bedrooms(dB) at Octave Band Centre Frequencies (Hz)						
	63	125	250	500	1k	2k	4k
L _{eq} limit in Hotel bedrooms	47*	41*	26	19	15	12	9
L _{max} limit in Hotel bedrooms ¹	52	47	31	24	20	17	13

* Absolute limits of 47 dB and 41 dB at 63 Hz and 125 Hz respectively in line with MCC guidance.



8.2 Sound Insulation Test Locations

Historical airborne sound insulation testing was undertaken across the development with several tests between the restaurant/bar area and the adjacent, “inward-facing” bedrooms being carried out. The inward-facing bedrooms are those on the upper levels separated from the restaurant/bar by the glazed elements or the bedrooms on the ground floor.

The most relevant tests were between the restaurant/bar and the following locations:

- Unit 121 Bedroom – Test B1
- Unit 104 Bedroom 104 – Test B2
- Unit 118 Bedroom 2 – Test B3
- Unit 204 Bedroom – Test B4
- G01 Ground Floor Bedroom – Test C1
- G06 Mezzanine Bedroom. – Test C2

In addition to the above airborne sound insulation testing was undertaken between the restaurant/bar area and first floor “outward-facing” bedrooms/living rooms directly above. These outward-facing bedrooms are those that do not have any internal glazed elements and look outward of building and are listed below:

- 107 Bedroom – Test R1
- 107 Living Room – Test R2
- 106 Living Room – Test R3
- 106 Bedroom 1 – Test R4
- 106 Bedroom 2 – Test R5

8.3 Existing Internal Sound Insulation Performance

The measured level differences for each test undertaken are presented below.

Test Ref	Receiver Room	Measured Sound Level Difference, D (dB) at Octave Band Centre Frequencies (Hz)						
		63	125	250	500	1000	2000	4000
B1	121 Bedroom	44	50	60	68	79	83	84
B2	104 Bedroom	43	50	56	61	64	70	76
B3	118 Bedroom 2	45	48	58	68	77	77	78



Test Ref	Receiver Room	Measured Sound Level Difference, D (dB) at Octave Band Centre Frequencies (Hz)						
		63	125	250	500	1000	2000	4000
B4	204 Bedroom	46	47	53	57	67	72	79
C1	G01 Ground Bedroom	50	56	65	68	69	66	68
C2	G06 Mezzanine Bedroom	62	64	64	65	64	61	64
R1	107 Bedroom	42	45	57	63	66	69	73
R2	107 Living Room	42	46	55	63	70	70	72
R3	106 Living Room	38	43	50	61	63	67	70
R4	106 Bedroom 1	44	43	56	70	74	73	77
R5	106 Bedroom 2	44	45	57	69	77	77	78

8.4 Limiting Noise Levels

Based on the measured levels of sound insulation, the following limits for the restaurant/bar area would be suitable to ensure the proposed noise transfer criteria (See 8.1) are achieved.

Description	Internal Music Noise Level (dB) at Octave Band Centre Frequency (Hz)						
	63	125	250	500	1000	2000	4000
L _{max} bar music limit (designed)	90	90	85	85	85	80	80

9.0 Plant Noise Assessment

9.1 Proposals

The mechanical strategy retains the two existing kitchen extract systems that already discharge approximately 2 m above street level; both units will be overhauled and recommissioned, with no alteration to their external appearance or duty. Make-up and exhaust air for the ten mini-kitchens will be ducted back to this network in galvanised circular steel, with new runs limited to Kitchens 6–10 and located within the double-height front-of-house space.

Heating, cooling and domestic-water services are likewise based on the current plant, requiring only local pipework revisions where kitchens encroach on the previous floor area.

9.2 Plant Noise Emission Limits

Based on the results of the noise survey and the requirements of the Local Authority, we propose that the following plant noise emission criteria be achieved incident at the nearest noise sensitive residential windows, in free-field conditions, with all plant operating simultaneously.



Location	Plant Noise Emission Criteria ($L_{Aeq,T}$ dB)	
	Daytime (07:00 – 23:00 hours)	Night-time (23:00 – 07:00 hours)
Any Receptor	47	42

Noise shall be assessed in accordance with BS 4142:2014 with corrections applied for any plant emitting noise of a tonal or irregular quality. The above limits shall be subject to the final approval of the Local Authority.

10.0 Noise Breakout Assessment

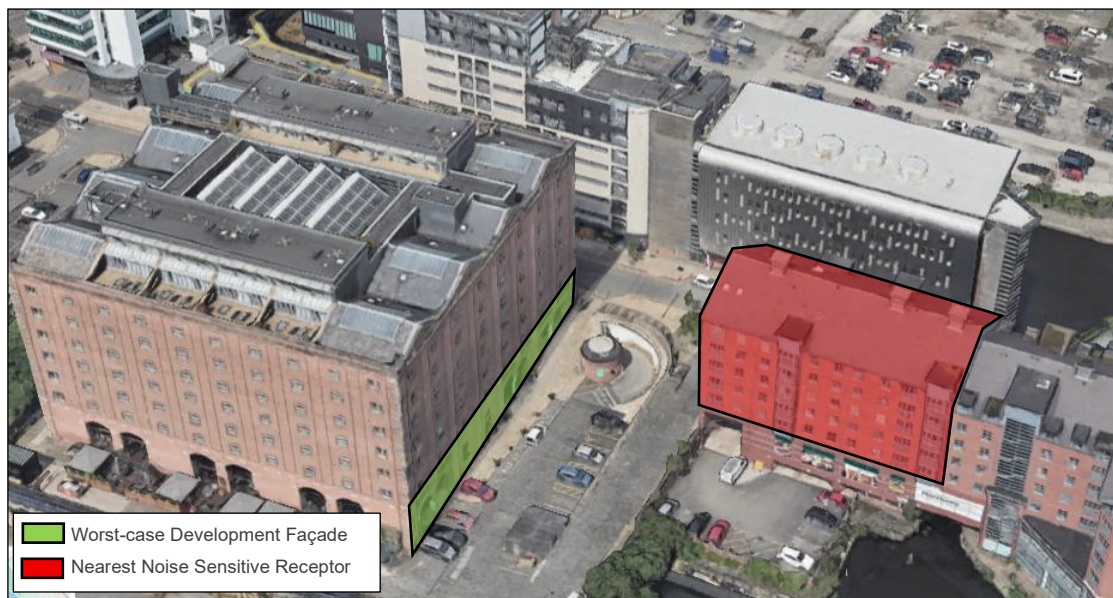
The ground-floor space will operate as a street-food hall with ten open kitchens, a principal bar, and two small stages for background-level live music. Given the established façade performance and the prevailing urban noise climate on Ducie Street, breakout from normal trading activity should be contained.

However, for completeness, the following limits should be achieved at 1 m from the nearest noise sensitive receptor.

Location	Description	Operational Noise Emission Limits at 1m from nearest receptor (dB $L_{Aeq,15min}$) at Octave Band Centre Frequency (Hz)						
		63	125	250	500	1k	2k	4k
1m from nearest noise sensitive receptor	Daytime 07:00-23:00 hrs	53	48	45	44	44	41	34
	Night-time 23:00-07:00 hrs	47	42	38	38	39	34	28

The closest, and likely worst-case, receptors are the hotel-room windows immediately above the restaurant/bar area. However, a noise transfer assessment has been carried out in Section 8.0 to the bedrooms.

As such, the noise egress criteria should only apply to off-site receptors. The external noise limits will therefore be set with reference to the nearest off-site dwellings (distance of 25m), as identified below.



Based on the limits above, previously set internal noise limits (Section 8.4) and a typical façade performance a noise breakout assessment is provided in the table below. Please note, only the nighttime limit is included as this is the most onerous:

Item	Noise Breakout Assessment						
	63	125	250	500	1k	2k	4k
Internal Bar Noise Limits, $L_{\max}$	90	90	85	85	85	80	80
Façade Composite Sound Reduction (R dB)	27	31	34	38	41	45	45
Predicted Operational Noise Breakout at 1m nearest receptor (25m)	44	40	32	28	25	16	16
Night-time Limit at 1m from Receptor	47	42	38	38	39	34	28

As indicated above, providing the internal noise limits set out in Section 8.4 are maintained, the external noise emissions should be achieved.

11.0 Assessment of Limiting Noise Levels

The proposed street-food hall occupies the same structural volume as the former café/bar and retains the existing soffit, floor and facade that were commissioned in 2019. Provided these elements remain intact and any local penetrations for new services are correctly sealed, the previous internal noise limits (set to preserve acceptable conditions in the hotel apartments above) should continue to govern overall noise transfer via the atrium void and façade.



Description	Internal Music Noise Level (dB) at Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
L _{max} bar music limit (designed)	90	90	85	85	85	80	80

Note that the above relies on there being no significant ceiling or façade alterations; in this case adhering to the above limits should maintain the noise-transfer performance already accepted by Manchester City Council and demonstrated in commissioning tests. However, if significant alterations are proposed, these should be developed at design stage to uphold or improve the existing sound insulation performance.

Notwithstanding the above, the new scheme incorporates two 6 m² stages intended for unamplified or lightly amplified live acts (solo acoustic, DJ with background-level playback). The Hann Tucker data archive for music noise levels, indicate the following internal levels may occur during different music events.

Description	Internal Music Noise Level (L _{max} dB) at Octave Band Centre Frequency (Hz)						
	63	125	250	500	1000	2000	4000
Busy bar with loud amplified Music	86	90	87	85	90	89	85
Busy restaurant with background music	86	82	81	85	85	85	80
Live rock band	110	110	105	99	97	95	96

Note: Green cells indicate where the noise levels are below the proposed limits and the orange cells indicate where the noise levels are above the proposed limit.

The octave-band spectra presented above confirm that the proposed internal limits comfortably accommodate a busy restaurant operating with background music. The suitability of this type of event is demonstrated by the existing development, which hosts regular background level DJ events without adverse impact. By contrast, the same limits would be exceeded by full club-level DJ sets or full live bands, whose peak levels can surpass 100 dB in the low and mid bands. The retained criteria therefore remain appropriate only if the entertainment offer is restricted to quieter performance types.

The Manchester Street Food concept is intended to mirror the operational model already proven at Edinburgh Street Food, where programming is limited to acoustic or lightly amplified acts such as solo guitar-vocalists, small duos and background-level DJs, which is reinforced by the image below from the Edinburgh Street Food website:



Image of a live music event at Edinburgh Street Food (<https://edinburgh-street-food.com/>)

Field measurements drawn from the Hann Tucker data library show that these types of performance typically generate noise levels that sit within the existing limits. In addition, only 1no. of the 2no. proposed stages will be active at any given time, eliminating the possibility of concurrent sources combining to breach the limits.

Where light amplification is employed, for example a compact PA to reinforce vocals, sound levels shall be governed by a calibrated SPL-limiter inserted on the final mix. The limiter must be set so that, levels do not exceed the agreed limits. The reference microphone should be fixed out of reach of performers and linked to an automatic attenuation circuit; limiter event logs should be retained for inspection.

On the basis that (i) the building fabric remains unchanged and (ii) the above operational controls are implemented; the historical internal noise limits are expected to maintain suitable conditions within the overlying hotel accommodation.



12.0 Restaurant Terrace Noise Emissions

12.1 Criteria

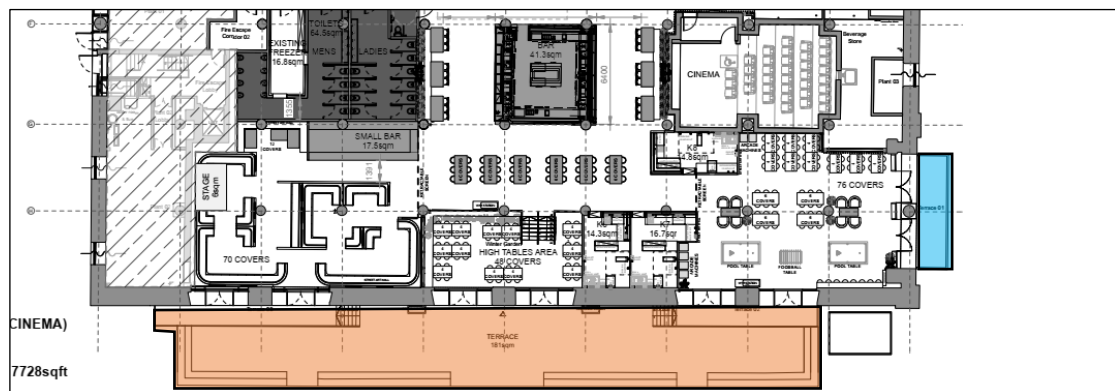
Manchester City Council's Planning & Noise – Technical Guidance offers music-noise advice for bars and restaurants but not on conversational speech from outdoor seating. Following the approach adopted in the 2018 assessment the site, the design target is therefore set so that cumulative terrace noise does not exceed the prevailing background level (L_{A90}) at the nearest dwelling façades.

On the basis of the 2025 unattended survey this equates to 52 dB $L_{Aeq,1hr}$ by day (07:00–23:00) and 47 dB $L_{Aeq,15min}$ by night (23:00–07:00) at 1 m from the most exposed residential window.

12.2 Assessment

Two customer terraces are proposed:

- The principal south terrace, retained at approximately 180 m² and positioned 50 m from the Staycity Aparthotel façade; Highlighted orange below
- A new pocket terrace of about 15 m² on the western elevation, 32 m from the nearest receptor (Navigation House) Highlighted blue below.



Calculations adopt a normal speech level of 60 dB L_{Aeq} at 1 m (Acoustics of Schools, BB93, 2015), assume 50 % of patrons are talking simultaneously and apply free-field spherical divergence:

The table below presents the calculated worst-case cumulative sound pressure level from the proposed external terrace areas at the nearest residential property during a night-time period.



Description	Main Terrace (Existing)	Pocket Terrace (new)
Sound pressure level at 1m (dB L _{Aeq})	60	60
Quantity correction (dB)	+17 (50No)	+10 (20No)
Distance correction (dB)	-34 (50m)	-30 (32m)
Sound pressure level at receptor (dB L _{Aeq})	43	40
Sound pressure level limit (dB L _{Aeq}) Daytime/Night-time	52/47	52/47
Compliance note	✓/✓	✓/✓

Both predicted levels remain below the 52 dB daytime and 47 dB night-time criteria; no additional acoustic mitigation is required. These results correspond to well-managed terraces without anti-social behaviour such as shouting after 23:00 hrs.

13.0 Conclusions

A detailed unattended noise survey has established the prevailing environmental sound climate at the site.

The potential noise impact of the proposed street-food hall, covering its, entertainment and outdoor terrace use and new fixed plant items, has been assessed against the requirements of Building Regulations, national guidance, and Manchester City Council policy.

Target internal and external noise limits have been set, and these are achievable with retention of the existing façade and ceiling constructions, correct sealing of any new service penetrations, and a noise level limiter governing amplified sound systems.

Subject to these measures, the scheme is suitable for operation alongside the nearest noise sensitive receptors (adjoined hotel) and neighbouring dwellings in terms of noise.

Appendix A

Acoustic Terminology

The acoustic terms used in this report are defined as follows:

dB	Decibel - Used as a measurement of sound level. Decibels are not an absolute unit of measurement but an expression of ratio between two quantities expressed in logarithmic form. The relationships between Decibel levels do not work in the same way that non-logarithmic (linear) numbers work (e.g. 30dB + 30dB = 33dB, not 60dB).
dBA	<p>The human ear is more susceptible to mid-frequency noise than the high and low frequencies. The 'A'-weighting scale approximates this response and allows sound levels to be expressed as an overall single figure value in dBA. The _A subscript is applied to an acoustical parameter to indicate the stated noise level is A-weighted</p> <p>It should be noted that levels in dBA do not have a linear relationship to each other; for similar noises, a change in noise level of 10dBA represents a doubling or halving of subjective loudness. A change of 3dBA is just perceptible.</p>
L _{90,T}	L ₉₀ is the noise level exceeded for 90% of the period <i>T</i> (i.e. the quietest 10% of the measurement) and is often used to describe the background noise level.
L _{eq,T}	L _{eq,T} is the equivalent continuous sound pressure level. It is an average of the total sound energy measured over a specified time period, <i>T</i> .
L _{max}	L _{max} is the maximum sound pressure level recorded over the period stated. L _{max} is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the L _{eq} noise level.
L _p	Sound Pressure Level (SPL) is the sound pressure relative to a standard reference pressure of 2×10^{-5} Pa. This level varies for a given source according to a number of factors (including but not limited to: distance from the source; positioning; screening and meteorological effects).
L _w	Sound Power Level (SWL) is the total amount of sound energy inherent in a particular sound source, independent of its environment. It is a logarithmic measure of the sound power in comparison to a specified reference level (usually 10^{-12} W).

Appendix B

Planning Policies, Standards & Guidance

B.1 Noise Policy Statement for England

The Noise Policy Statement for England (NPSE) was published in March 2010 (i.e. before the NPPF). The NPSE is the overarching statement of noise policy for England and applies to all forms of noise other than occupational noise, setting out the long term vision of Government noise policy which is to:

“Promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development.”

That vision is supported by the following NPSE noise policy aims which are reflected in three of the four aims of planning policies and decisions in paragraph 123 of the NPPF (see paragraph 8.2 (b) below):

“Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- *avoid significant adverse impacts on health and quality of life;*
- *mitigate and minimise adverse impacts on health and quality of life; and*
- *where possible, contribute to the improvement of health and quality of life.”*

The Explanatory Note to the NPSE has three concepts for the assessment of noise in this country:

NOEL – No Observed Effect Level

This is the level below which no effect can be detected and below which there is no detectable effect on health and quality of life due to noise.

LOAEL – Lowest Observable Adverse Effect Level

This is the level above which adverse effects on health and quality of life can be detected.

SOAEL – Significant Observed Adverse Effect Level

This is the level above which significant adverse effects on health and quality of life occur.

None of these three levels are defined numerically and for the SOAEL the NPSE makes it clear that the noise level is likely to vary depending upon the noise source, the receptor and the time of day/day of the week, etc. The need for more research to investigate what may represent an SOAEL for noise is acknowledged in the NPSE and the NPSE asserts that not stating specific SOAEL levels provides policy flexibility in the period until there is further evidence and guidance.

The NPSE concludes by explaining in a little more detail how the LOAEL and SOAEL relate to the three NPSE noise policy aims listed above. It starts with the aim of avoiding significant adverse effects on health and quality of life, then addresses the situation where the noise impact falls between the LOAEL and the SOAEL when *“all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development.”* The final aim envisages pro-active management of noise to improve health and quality of life, again taking into account the guiding principles of sustainable development which include the need to minimise travel distance between housing and employment uses in an area.

B.2 National Planning Policy Framework (NPPF)

The following paragraphs are from the NPPF (published December 2023):

191. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

193. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.”

Paragraph 185 also references the Noise Policy Statement for England (NPSE). This document does not refer to specific noise levels but instead sets out three aims:

- “Avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.
- Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.
- Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.”

B.3 Planning Practice Guidance on Noise

Planning Practice Guidance (PPG) under the NPPF has been published by the Government as a web based resource at <http://planningguidance.planningportal.gov.uk/blog/guidance/>. This includes specific guidance on Noise although, like the NPPF and NPSE the PPG does not provide any quantitative advice. It seeks to illustrate a range of effect levels in terms of examples of outcomes as set out in the following table:

Perception	Examples of Outcomes	Increasing effect level	Action
Not noticeable	No effect	No Observed Effect	No specific measures required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
		Lowest Observed Adverse Effect Level	

Perception	Examples of Outcomes	Increasing effect level	Action
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance.	Observed Adverse Effect	Mitigate and reduce to a minimum
		Significant Observed Adverse Effect Level	
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable hard, e.g. auditory and non-auditory.	Unacceptable Adverse Effect	Prevent

B.4 World Health Organisation

The current Environmental Noise Guidelines 2018 for the European Region (ENG) supersede the Guidelines for Community Noise from 1999 (CNG). Nevertheless, the ENG recommends that all CNG indoor guideline values and any values not covered by the current guidelines (such as industrial noise and shopping areas) remain valid.

A summary of the guidance from the ENG and CNG is shown in the table below.

Source	CNG guideline indoors all sources	ENG guideline outdoors noise from specific source only
Road traffic noise	35 L _{Aeq} , 16h	53 dB L _{den}
	30 L _{Aeq} , 8h	45 dB L _{night}
Railway noise	35 L _{Aeq} , 16h	54 dB L _{den}
	30 L _{Aeq} , 8h	44 dB L _{night}
Aircraft noise	35 L _{Aeq} , 16h	45 dB L _{den}
	30 L _{Aeq} , 8h	40 dB L _{night}

With regard to single-event noise indicators, Section 2.2.2 of the WHO Environmental Noise Guidelines 2018 state:

“In many situations, average noise levels like the L_{den} or L_{night} indicators may not be the best to explain a particular noise effect. Single-event noise indicators – such as the maximum sound pressure level ($L_{A,max}$) and its frequency distribution – are warranted in specific situations, such as in the context of night-time railway or aircraft noise events that can clearly elicit awakenings and other physiological reactions that are mostly determined by $L_{A,max}$. Nevertheless, the assessment of the relationship between different types of single-event noise indicators and long-term health outcomes at the population level remains tentative. The guidelines therefore make no recommendations for single-event noise indicators.”

B.5 ProPG : Planning & Noise : 2017

The primary goal of the ProPG is to assist the delivery of sustainable development by promoting good health and well-being through the effective management of noise. It seeks to do that through encouraging a good acoustic design process in and around proposed new residential development having regard to national policy on planning and noise. It is applicable to noise from existing transport sources (noting that good professional practice should have regard to any reasonably foreseeable changes in existing and/or new sources of noise). The recommended approach is also considered suitable where some industrial or commercial noise contributes to the acoustic environment provided that is “not dominant”.

This ProPG advocates a systematic, proportionate, risk based, 2-stage, approach. The approach encourages early consideration of noise issues, facilitates straightforward accelerated decision making for lower risk sites, and assists proper consideration of noise issues where the acoustic environment is challenging.

The two sequential stages of the overall approach are:

- Stage 1 – an initial noise risk assessment of the proposed development site; and
- Stage 2 – a systematic consideration of four key elements.

The four key elements to be undertaken in parallel during Stage 2 of the recommended approach are:

- Element 1 – demonstrating a “Good Acoustic Design Process”;
- Element 2 – observing internal “Noise Level Guidelines”;
- Element 3 – undertaking an “External Amenity Area Noise Assessment”; and
- Element 4 – consideration of “Other Relevant Issues”.

The ProPG considers suitable guidance on internal noise levels found in “BS8233:2014: Guidance on sound insulation and noise reduction for buildings”. Table 4 in Section 7.7.2 of the standard suggests that “in general, for steady external noise sources, it is desirable that the internal ambient noise level does not exceed the guideline values”. The standard states (Section 7.7.1) that “occupants are usually more tolerant of noise without a specific character” and only noise without such character is considered in Table 4 of the standard.

Activity	Location	07:00 – 23:00 Hours	23:00 – 07:00 Hours
Resting	Living Room	35dB $L_{Aeq,16hr}$	-
Dining	Dining Room / Area	40dB $L_{Aeq,16hr}$	-
Sleeping (daytime resting)	Bedroom	35dB $L_{Aeq,16hr}$	30dB $L_{Aeq,16hr}$ 45dB $L_{Amax,F}$

NOTE 1 the Table provides recommended internal L_{Aeq} target levels for overall noise in the design of a building. These are the sum total of structure-borne and airborne noise sources. Ground-borne noise is assessed separately and is not included as part of these targets, as human response to ground-borne noise varies with many factors such as level, character, timing, occupant expectation and sensitivity.

NOTE 2 The internal L_{Aeq} target levels shown in the Table are based on the existing guidelines issued by the WHO and assume normal diurnal fluctuations in external noise. In cases where local conditions do not follow a typical diurnal pattern, for example on a road serving a port with high levels of traffic at certain times of the night, an appropriate alternative period, e.g. 1 hour, may be used, but the level should be selected to ensure consistency with the L_{Aeq} target levels recommended in the Table.

NOTE 3 These internal L_{Aeq} target levels are based on annual average data and do not have to be achieved in all circumstances. For example, it is normal to exclude occasional events, such as fireworks night or New Year’s Eve.

NOTE 4 Regular individual noise events (for example, scheduled aircraft or passing trains) can cause sleep disturbance. A guideline value may be set in terms of SEL or $L_{Amax,F}$, depending on the character and number of events per night. Sporadic noise events could require separate values. In most circumstances in noise-sensitive rooms at night (e.g. bedrooms) good acoustic design can be used so that individual noise events do not normally exceed 45dB $L_{Amax,F}$ more than 10 times a night. However, where it is not reasonably practicable to achieve this guideline then the judgement of acceptability will depend not only on the maximum noise levels but also on factors such as the source, number, distribution, predictability and regularity of noise events (see Appendix A).

NOTE 5 Designing the site layout and the dwellings so that the internal target levels can be achieved with open windows in as many properties as possible demonstrates good acoustic design. Where it is not possible to meet internal target levels with windows open, internal noise levels can be assessed with windows closed, however any façade openings used to provide whole dwelling ventilation (e.g. trickle ventilators) should be assessed in the “open” position and, in this scenario, the internal L_{Aeq} target levels should not normally be exceeded, subject to the further advice in Note 7.

NOTE 6 Attention is drawn to the requirements of the Building Regulations.

NOTE 7 Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal L_{Aeq} target levels may be relaxed by up to 5dB and reasonable internal conditions still achieved. The more often internal L_{Aeq} levels start to exceed the internal L_{Aeq} target levels by more than 5dB, the more that most people are likely to regard them as “unreasonable”. Where such exceedances are predicted, applicants should be required to show how the relevant number of rooms affected has been kept to a minimum. Once internal L_{Aeq} levels exceed the target levels by more than 10dB, they are likely to be regarded as “unacceptable” by most people, particularly if such levels occur more than occasionally. Every effort should be made to avoid relevant rooms experiencing “unacceptable” noise levels at all and where such levels are likely to occur frequently, the development should be prevented in its proposed form (See Section 3.D).

B.6 British Standard 4142:2014 + A1:2019

When setting plant noise emission criteria reference is commonly made to BS 4142:2014 “*Methods for rating and assessing industrial and commercial sound*”.

The procedure contained in BS 4142:2014 provides an assessment of the likely effects of sound on people when comparing the specific noise levels from the source with representative background noise levels. Where the noise contains “a tone, impulse or other characteristic” then various corrections can be added to the specific (source) noise level to obtain the “rating level”.

BS 4142 states that: “*The significance of sound of an industrial and/or commercial nature depends upon both the margin by which the rating level of the specific sound source exceeds the background sound level and the context in which the sound occurs*”. An estimation of the impact of the specific noise can be obtained by the difference of the rating noise level and the background noise level and considering the following:

- “*Typically, the greater this difference, the greater the magnitude of the impact.*”

- *“A difference of around +10dB or more is likely to be an indication of a significant adverse impact, depending on the context.”*

- *“A difference of around +5dB is likely to be an indication of an adverse impact, depending on the context.”*

- *“The lower the rating level is relative to the measured background sound level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.”*

The determination of the “rating level” and the “background level” are both open to interpretation, depending on the context.

B.7 Defra NANR45: Assessment of Low Frequency Noise Complaints

This document aims to recommend an objective method for assessing low frequency noise suitable for use by Environmental Health Officers in the UK.

Criteria already in use in Germany, Sweden, Denmark, Netherlands and Poland were reviewed and compared against the experience from these countries in applying the criteria, which was found to be generally positive.

The above study was supplemented by field and laboratory studies to subsequently inform the proposed criteria (Moorhouse Curve) in 1/3 octave bands between 10 Hz and 160 Hz.

When logarithmically summed, the Moorhouse Curve provides limits at 63 Hz and 125 Hz of 47 dB L_{eq} and 41 dB L_{eq} , respectively, with a relaxation of 5 dB during daytime hours.

The above levels provide a good practical basis to assess low frequency noise and are now implemented as a criterion for planning applications across many Local Authorities.

Appendix C

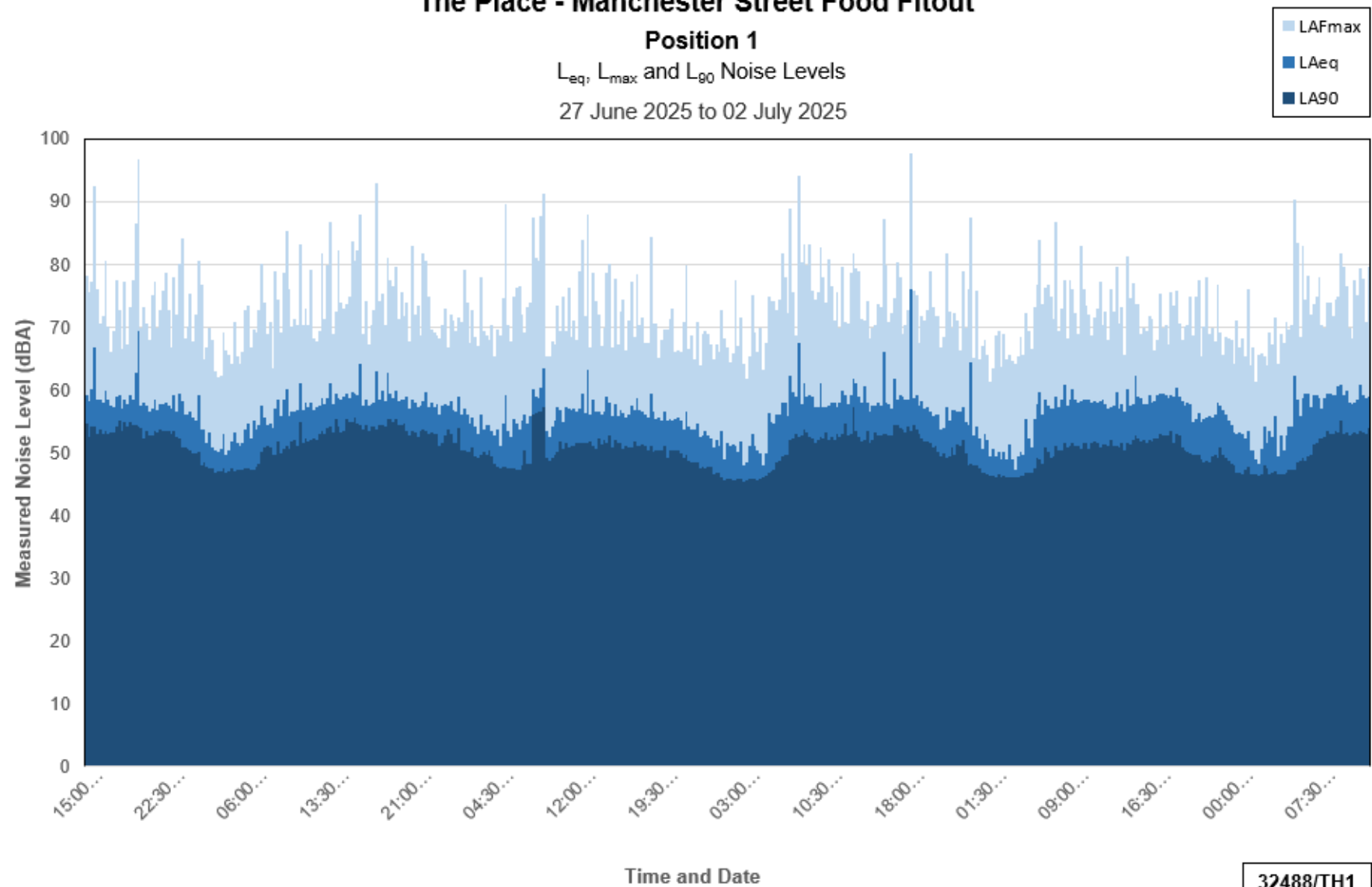
Time History Graphs

The Place - Manchester Street Food Fitout

Position 1

L_{eq} , L_{max} and L_{90} Noise Levels

27 June 2025 to 02 July 2025

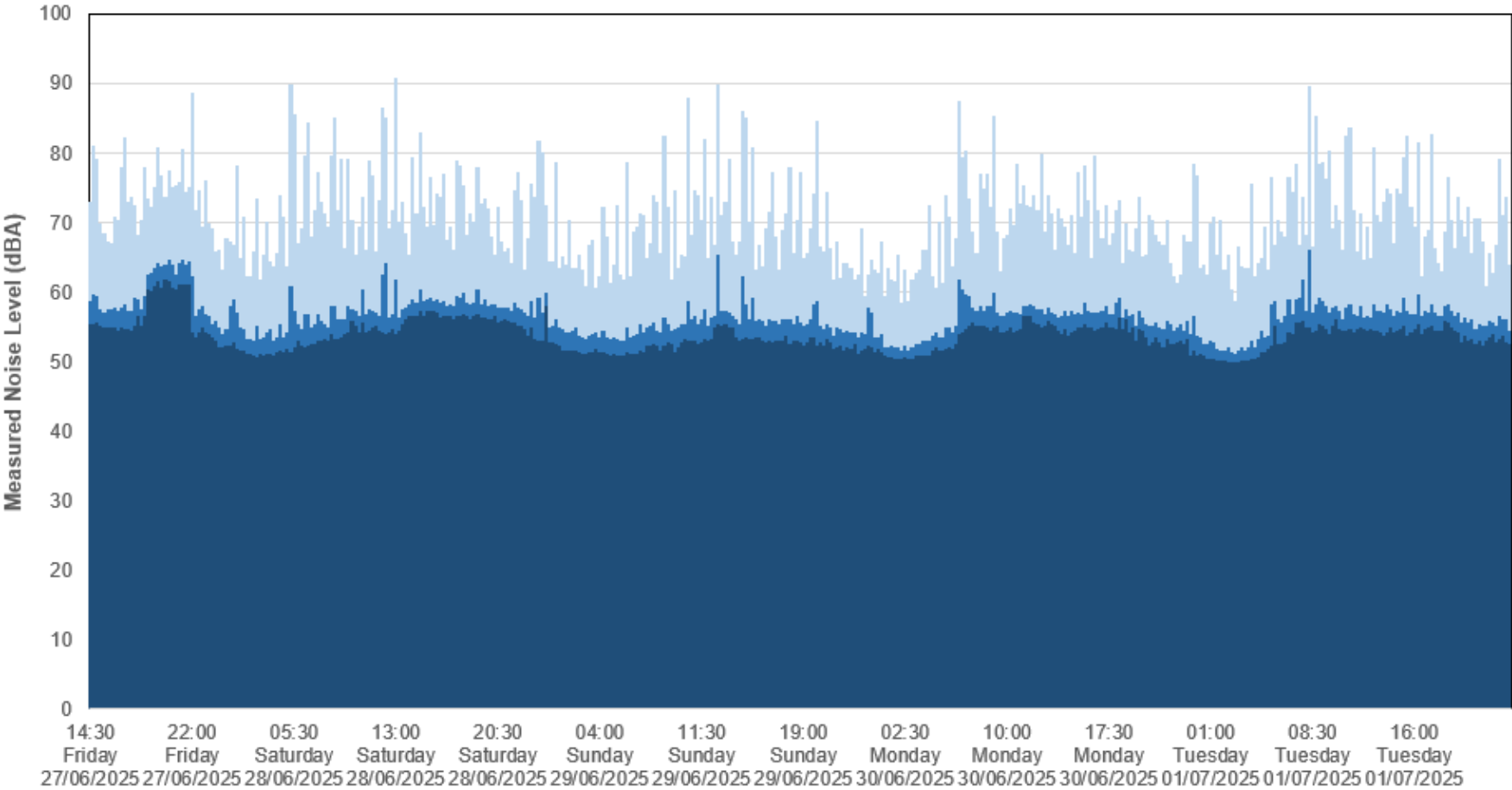


The Place Manchester Street Food Fitout

Position 2

L_{eq} , L_{max} and L_{90} Noise Levels

27 June 2025 to 01 July 2025



Time and Date

32488/TH2



Hann Tucker Associates

Consultants in Acoustics Noise & Vibration
First Floor 346 Deansgate Manchester M3 4LY
(t) +44 (0) 0161 832 7041
(e) enquiries@hanntucker.co.uk
(w) hanntucker.co.uk

Directors:

Stuart G Morgan CEng MIMechE MCIBSE FIOA (Chairman)
Simon R Hancock BEng(Hons) CEng MCIBSE FIOA (Managing)
John L Gibbs MIOA(D) MSEE CEnv
John R Ridpath BSc(Hons) MIOA
Andrew D Fermer BSc(Hons) MIOA
Andrew G Jameson BSc(Hons) MIOA MIET

Associates:

Adam Kershaw BSc(Hons) MIOA
Gareth Evans BSc(Hons) MIOA

JOB TITLE : The Place ApartHotel, Manchester
OUR REF : 22977
DATE : 7 July 2017
FROM : Andrew Jameson
ISSUED TO : Capital & Centric (and team)

RE: THE PLACE, MANCHESTER ARCHITECTURAL ACOUSTIC DESIGN STATEMENT

This primary aim of this memo is to review the architectural Stage 4 design information against the project's acoustic design brief.

The acoustic design brief is not defined in any specific document that we are aware of. We have therefore taken this opportunity to define this brief, as we understand it, and confirm the associated numeric acoustic design targets that have been used to inform our pre-contract acoustic design input.

1.0 Pre-Contract Acoustic Appointment & Brief

Hann Tucker Associates has received appointment on the following specific items, as opposed to full design input/monitoring services:-

- a) Sound insulation testing of a selection of existing party walls and floors.
- b) Assist the architect, with consideration for Building Regulations Part E requirements and sensible standards for acoustic-privacy within a high end apartment-hotel, on sound reduction of party walls and floors and associated constructions (stud wall build-ups, floor/ceiling elements).
- c) Review acoustic performance of new ground floor office partitions.
- d) Review and assist with associated flanking details for the above.
- e) Advise on a suitable acoustic specification for new secondary glazed windows between bedrooms and atrium.
- f) Undertake an environmental noise survey & external plant noise impact assessment.
- g) General guidance on noise and vibration control from internal building services installations.

Note, items c) and g) were not carried out.

To inform the other items, our understanding that any modified, replaced or new internal building fabric elements forming residential accommodation should be constructed in such a way that they:-



- Satisfy current Building Regulations' Approved Document E performance standards.
- Do not compromise performance standards currently achieved with the building.
- Are commensurate with standards akin to a high end apart-hotel.

In addition, occupants' enjoyment of apartments must not be unduly affected by noise transfer from the atrium and, in particular, noise associated with the operation of the proposed ground floor bar. Separating elements (i.e. atrium walls, entrance doors, and windows to bedrooms) must therefore be designed to provide sufficient sound insulation whilst not unduly restricting how loud music can be played within the bar.

2.0 Acoustic Design Documentation

Due to the ad hoc nature of our appointment, no combined Acoustic Design Report was produced and our input on party walls and floors was restricted to email correspondence only.

Official correspondence was, however, produced in relation to the control of atrium bar noise transfer into apartments (secondary glazing) and external plant noise emissions, as below:-

- Memo dated 30/11/16 entitled 'Secondary Glazing Acoustic Assessment', which set out the acoustic performance of the existing glazing and various recommendations to control bar noise transfer including secondary glazing, entrance doors and bar noise limits.
- Memo date 09/05/17 entitled 'Secondary Glazing Acoustic Assessment', which sets out the findings of secondary glazing mock up testing and revised bar noise limits.
- Report dated 09/03/17 entitled 'Noise Survey & Plant Noise Impact Assessment 22977/PNIA1' which presents external plant noise emission limits.

3.0 Acoustic Design Criteria

The results of our preliminary sound insulation tests across existing and our design work above, the following internal building fabric sound insulation design criteria shall apply, which relate to a

Location	Element	Sound Insulation Criterion	
		Airborne (Minimum Value)	Impact (Maximum Value)
Apartment to any other part of building	Party Walls*	48 dB $D_{nT,w} + C_{tr}$	N/A
	Party Floor	48 dB $D_{nT,w} + C_{tr}$	59 dB $L'_{nT,w}$
Within Apartments	Internal Wall	40 dB R_w	N/A
	Internal Floor	40 dB R_w	N/A

* excluding glazed front walls to atrium; see below.

For existing walls subject to modifications, the works must ensure the existing performance of the element is not compromised in addition to achieving the above performance figures.



Secondary glazing to bedroom-to-atrium front walls, together with associated modifications to the framing and encompassing walls, must ensure the following minimum sound reduction values are achieved.

Element	Apparent Sound Reduction, R' (dB) at OBCF (Hz)							Weighted R' _w (dB)
	63	125	250	500	1k	2k	4k	
Bedroom Atrium Windows	28	32	38	43	45	45	45	45

All entrance doors to apartments shall be acoustically rated at **R_w 35 dB** (min). Riser doors/access panels shall be equivalent to those currently installed (or rated at R_w 35 dB).

New elements of internal glazing to apartments shall be rated at **R_w 45 dB** (min).

Note: The above atrium window/entrance door ratings are based on limiting music noise levels for the bar, which are to be commissioned prior to operation. Indicative limits are presented in our memo dated 09/05/17 (attached).

4.0 Acoustic Review of Archer Humphries Architects Stage 4 Pack

Documentation within the following Archer Humphries Dropbox folders as of 29 June 2017 have been reviewed with some cross reference to the NBS Specification where applicable (as attached).

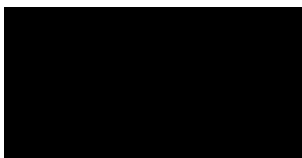
- Apartment Drawings (specifically, series 15 drawings – 'Wall Type Plans');
- Proposed GA Plans;
- Wall Build-Up Details;
- Floor Build-Up Details;
- Ceiling Details.

Our review indicated the scheme proposals are commensurate with the design brief with some areas subject to design development.

We can confirm to Styles and Wood that the acoustic elements of the designs produced by Archer Humphries Limited have been reviewed and, subject to design development, are considered to be in line with the above acoustic specifications.

For and on behalf of

Hann Tucker Associates



Andrew Jameson



Hann Tucker Associates

Consultants in Acoustics Noise & Vibration
First Floor 346 Deansgate Manchester M3 4LY
(t) +44 (0) 0161 832 7041
(e) enquiries@hanttucker.co.uk
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Andrew D Ferner BSc(Hons) MIOA
Andrew G Jameson BSc(Hons) MIOA MIET

Associates:

Adam Kershaw BSc(Hons) MIOA
Gareth Evans BSc(Hons) MIOA

PROJECT TECHNICAL MEMORANDUM

JOB TITLE : The Place ApartHotel, Manchester
OUR REF : 22977
DATE : 9 May 2017
FROM : Andrew Jameson
ISSUED TO : Capital & Centric (and team)

RE: THE PLACE, MANCHESTER SECONDARY GLAZING ACOUSTIC ASSESSMENT

We present below the results of our in-situ mock-up acoustic testing of the newly installed secondary glazing to apartment atrium front walls, undertaken on 18 April and 8 May 2017.

1.0 Overview

It is proposed to renovate The Place ApartHotel in Manchester, involving a rearrangement of the ground floor facilities (including the replacement of a quiet lobby bar into a bustling late bar open to the atrium) and upper floor apartments. The latter will critically involve, in many cases, a new layout whereby existing living rooms – which have a glazed frontage onto the atrium – are swapped with bedrooms.

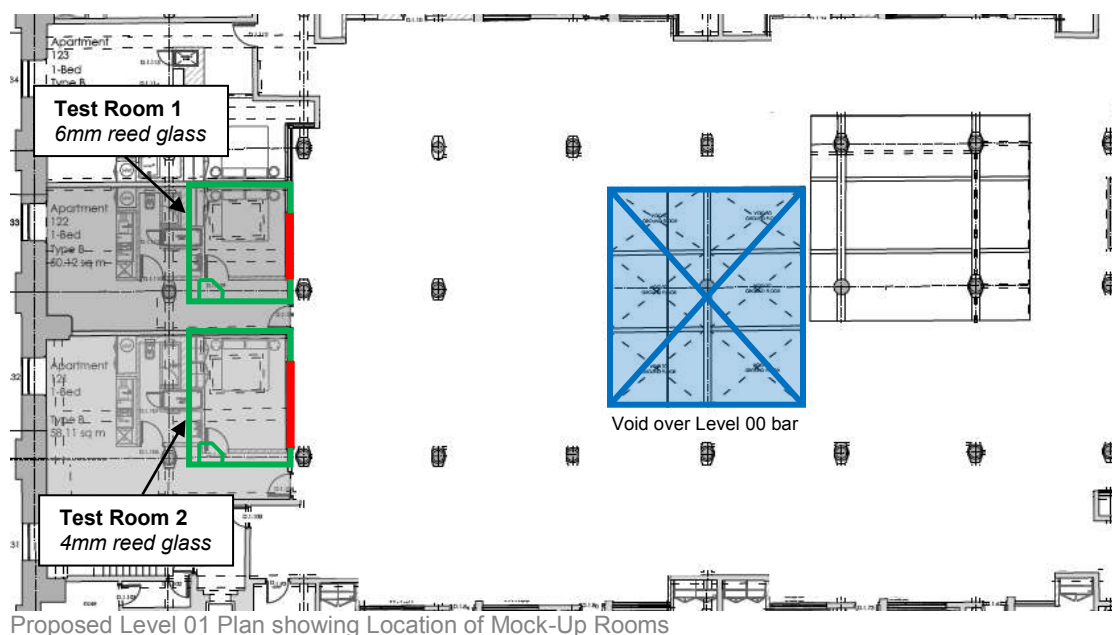
This introduces a significant potential acoustic issue whereby music and activity noise from the bustling ground floor bar (as well as noise from other atrium activities), could easily transfer into bedrooms via the glazed front walls, thus adversely impacting on sleep/relaxation conditions.

In our memo dated 30 November 2016, we advised on measures to reduce the significance of this issue (as best as practically possible) by installing secondary glazing to the bedrooms and sound limiters to amplified sound systems within the bar.

To determine whether these measures would be sufficient to prevent an adverse noise impact without unduly restricting how loud music can be played within the bar, mock-up testing has been carried out.

2.0 Mock Up Test Set Up

Two mock-up test rooms were selected. Both rooms (within proposed Apartments 121 and 122) were on the first residential floor, with glazed living room (soon to be bedroom) fronts onto the atrium, as illustrated below.



Secondary glazing was installed to both test rooms as per the Archer Humphryes Architects drawing AHA/PLC/DET/502a Rev B. Test Room 1 was fitted with 6mm (6.2mm toughened) reeded glass on a 150mm cavity. Test Room 2 was fitted with 4mm (4.2mm toughened) reeded glass on a 150mm cavity. Other test conditions are summarised below:-

- No acoustic ventilators were installed. Existing trickle vents in the retained frames were effectively blocked off by the new plasterboard cavity reveals.
- Retained window frames were not refurbished. Opening frame panels were closed for testing but did not have retrofit acoustic seals.
- New secondary glazed panels were fully closed.
- The two test rooms were unfurnished, although an array of soft cushions were brought in for the subjective music noise test in an attempt to replicate bedroom soft finishes.

The arrangement allowed us to carry out testing to (a) determine the in-situ sound reduction performance of the glass to inform a minimum performance specification, and (b) subjectively analyse music noise levels within the test rooms when played from the proposed ground floor bar space to inform a preliminary sound limiter specification.

3.0 Secondary Glazing Sound Reduction Performance

3.1 Test Method

The sound level differences across the glazed partitions were determined by generating a broadband, random diffuse sound field in the mock up rooms and measuring the spatially-averaged octave band sound pressure levels within (the source room) and within the atrium in the vicinity of the glazed element (receiver room).



The receiver levels were corrected for background noise, subtracted from the source levels and corrected for receive 'area' volume (taken as 4m L x 2.5m W x 4m H = 40 m³) and glazed area (Test Room 1 = 5.0m², Test Room 2 = 6.8m²) to determine the apparent sound reduction performance of the windows. A fully calibrated Precision 1 sound level meter was used.

3.2 Results & Discussion

The following table presents the measured apparent sound reduction performance of the two windows.

Secondary Element (150mm cavity)	Apparent Sound Reduction, R' (dB) at OBCF (Hz)							Weighted R' _w (dB)
	63	125	250	500	1k	2k	4k	
6mm reed glass	29	33	40	45	48	47	48	47
4mm reed glass	28	32	39	44	47	46	46	46

The results indicate the 4mm glass system performs 1-2 dB worse than the 6mm system, which is a negligible difference. As such, we would suspect the 4mm system would be the preference.

3.3 Specification

Based on the above test results and with some reasonable corrections applied for test tolerances/uncertainties, we would suggest the following performance figures are considered as a minimum acoustic performance specification for the newly installed secondary glazing to bedroom fronts.

Element	Apparent Sound Reduction, R' (dB) at OBCF (Hz)							Weighted R' _w (dB)
	63	125	250	500	1k	2k	4k	
Bedroom Atrium Windows	28	32	38	43	45	45	45	45

The contractor should demonstrate compliance with the above through a series of pre-completion sound tests in addition to any sound tests required for Building Control (e.g. new-build party walls / refurbished floors). Note that it is the duty of the person carrying out the building work to ensure appropriate/sufficient sound insulation testing is implemented.

For the glazed fronts, we would advise at least one of every ten "apartments" (10%) with a glazed frontage to the atrium is tested, assuming no test fails. The sound insulation criteria have built in allowances for measurement uncertainty, so if any test does not achieve the criteria by any margin the test may be considered as a fail, subject to client review. If a test is considered to fail the Contractor will need to determine the cause. It will then be necessary for the Contractor to undertake appropriate remedial treatment, to the satisfaction of the client, and the element may be subject to a re-test.



4.0 Subjective Assessment of Music Noise Levels

4.1 Test Method

A large amplified sound system was installed within the proposed bar area (an indoor garden at the time of the test) directly beneath the void opening to the atrium, which is highlighted blue on the plan in Section 2.0. The system comprised 2No sub-woofers and 2No mid-high cabinets, with a power amplifier and mp3 player. The loudspeakers were distributed around the space and used to play music at a loudness considered representative of a typical modern late bar.

A selection of design team members, including representatives from Capital & Centric, the Gardiner & Theobald, Archer Humphryes, Go Native and Hann Tucker, occupied one of the mock up rooms to subjectively evaluate the impact of the music noise within the (soon to be) bedroom.

The music levels and spectral EQ shape (primarily low-frequency bass levels) were adjusted until it was agreed amongst the team that music levels were approximately low enough to prevent sleep/rest disturbance.

This was determined by playing a typical modern dance/pop song:

TEST TRACK: Chris Brown – Beautiful People

The team then moved down to the proposed bar area to listen to the same song again in order to determine whether the loudness (and bass EQ) was sufficient for the type of late bar proposed.

A series of noise levels were then recorded with music and pink noise in order to determine the approximate limiting music noise levels for the bar.

4.2 Results & Discussion

Initial music levels were set at what we (Hann Tucker) believed to be typical of a late bar. During the subjective testing, these levels needed to be reduced by around 8-10 dB before it was agreed by all that the resultant music noise level within the bedroom was quiet enough.

Note that there was almost no background noise within the test room. All doors were closed, the room had no external elevation (or window for road traffic intrusion) and other services such as extract fans, fridges etc. were turned off.

The following table presents the sound levels within the proposed bar area with the sound system loudness set to the agreed level.



Descr.	Index	Sound Pressure Level (dB) at OBCF (Hz)							Overall Weighted (dBA)
		63	125	250	500	1k	2k	4k	
Test Track at Agreed Loudness @ 1m from loudspeaker	L _{eq}	85	79	63	70	69	63	58	73
	L _{max}	90	84	68	78	76	69	62	77
Test Track at Agreed Loudness, average sweep in bar	L _{eq}	81	75	61	65	63	58	54	68
	L _{max}	89	82	67	72	69	63	62	72
Pink Noise at Agreed Loudness @ 1m from loudspeaker	L _{eq}	81	78	67	70	70	67	63	75
	L _{max}	86	81	73	73	73	71	66	77
Pink Noise at Agreed Loudness, average sweep in bar	L _{eq}	76	73	63	65	64	61	60	69
	L _{max}	84	80	67	70	71	67	64	75

It was agreed between Capital & Centric and Go Native that the above levels were reasonable and should suit the intended operation of the bar.

Additional measurements were taken with the sound system set to play pink noise at an arbitrary (greater) loudness at various locations in the atrium. These levels (L_{eq}) are tabulated below which can be used for correcting the above agreed music noise limits to a corresponding noise limit at 1m outside of bedroom windows.

Descr.	Index	Sound Pressure Level (dB) at OBCF (Hz)							Overall Weighted (dBA)
		63	125	250	500	1k	2k	4k	
Pink Noise at Arbitrary Loudness @ 1m from loudspeaker	L _{eq}	92	92	84	85	85	82	86	91
Pink Noise at Arbitrary Loudness, average sweep in bar	L _{eq}	92	89	80	80	78	76	81	85
Pink Noise at Arbitrary Loudness @ Level 01 void opening	L _{eq}	87	82	75	73	71	66	64	76
Pink Noise at Arbitrary Loudness @ 1m outside L01 Room 116	L _{eq}	78	74	63	62	59	54	51	65
Pink Noise at Arbitrary Loudness @ 1m outside L02 Room 203	L _{eq}	77	70	64	63	60	55	54	66
Pink Noise at Arbitrary Loudness @ 1m outside L03 Room 303	L _{eq}	77	71	63	63	60	55	53	65
Pink Noise at Arbitrary Loudness @ 1m outside L06 Room 603	L _{eq}	75	72	67	65	62	56	52	67

Note: the above illustrates that music noise does not dissipate with high up the atrium. At the top floor, music noise is at its loudness, primarily because the ceiling over top floor walkways is hard and, in combination with the roof, reflects and increases the noise from below.

4.3 Specification

The bar sound system supplier shall ensure a noise limiter is included that allows octave band (or one-third octave band) equalizer limits to be applied to music levels. The limiter should either compress or limit (or a combination of both) the audio output.



Prior to operation, the above noise limiter should be commissioned, for which Hann Tucker would be pleased to assist with. The commissioning would involve playing music and tweaking octave band noise levels up/down whilst simultaneously measuring noise levels at 1 metre outside the worst case bedroom windows. Once the music levels meet the pre-agreed criteria within the bedroom at each octave band, the noise limiter can be set. Based on the above test results, we would advise the following preliminary limiting noise levels.

INDICATIVE MUSIC NOISE LIMITS (SUBJECT TO FURTHER COMMISSIONING)

Descr.	Index	Sound Pressure Level (dB) at OBCF (Hz)							Overall Weighted (dBA)
		63	125	250	500	1k	2k	4k	
Noise Limit @ 1m outside any apartment window front	L_{max}	71	65	54	58	55	48	36	60
<i>Indicative Noise Limit within Bar Area (Reverberant, Average Sweep)</i>	L_{max}	89	82	67	72	71	67	64	76
<i>Indicative Noise Limit @ 1m from Loudspeakers</i>	L_{max}	90	84	73	78	76	71	66	80

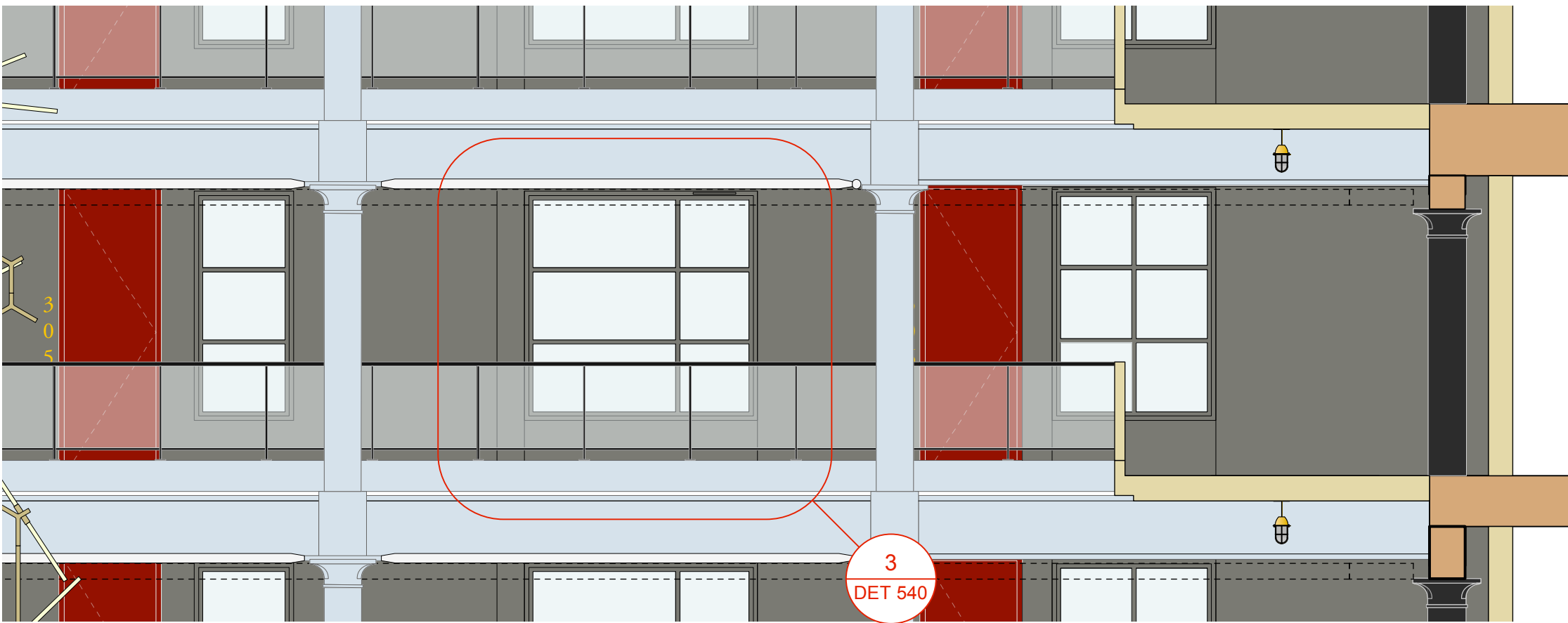
As the finishes in the atrium and bar are due to change (and mechanical ventilation may be introduced to apartments), the above limits may be subject to change. The above limits are not definitive and are presented to inform initial commissioning levels. We would recommend the client attends a final subjective commissioning test at pre-completion.

Note: Loudspeakers that will provide music to the bar should be positioned in such a way that they provide no direct line of sight to the apartment windows/entrance doors. We would recommend the installation of an array of many smaller loudspeakers around the bar, to evenly distribute music.

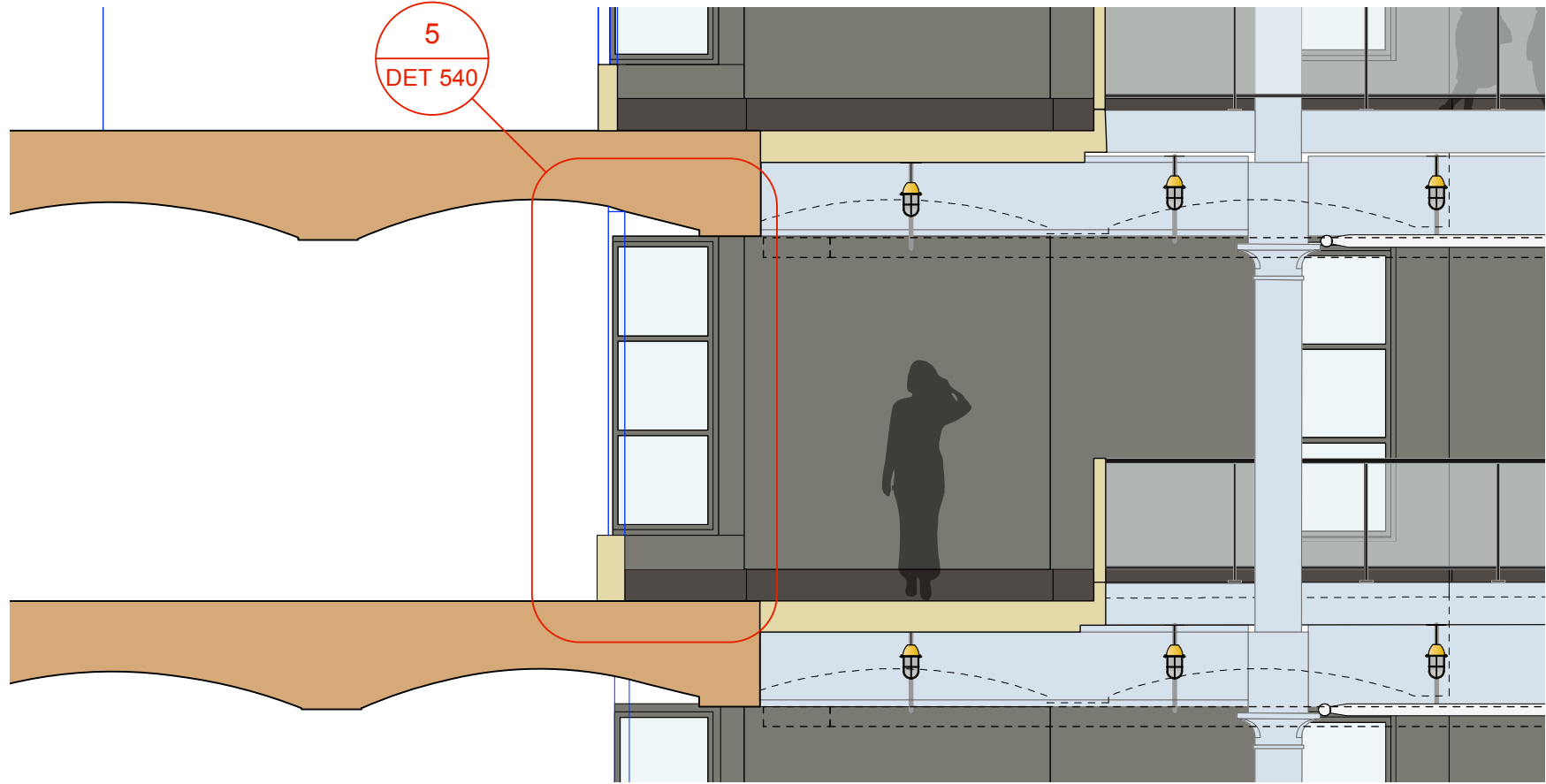
For and on behalf of

S

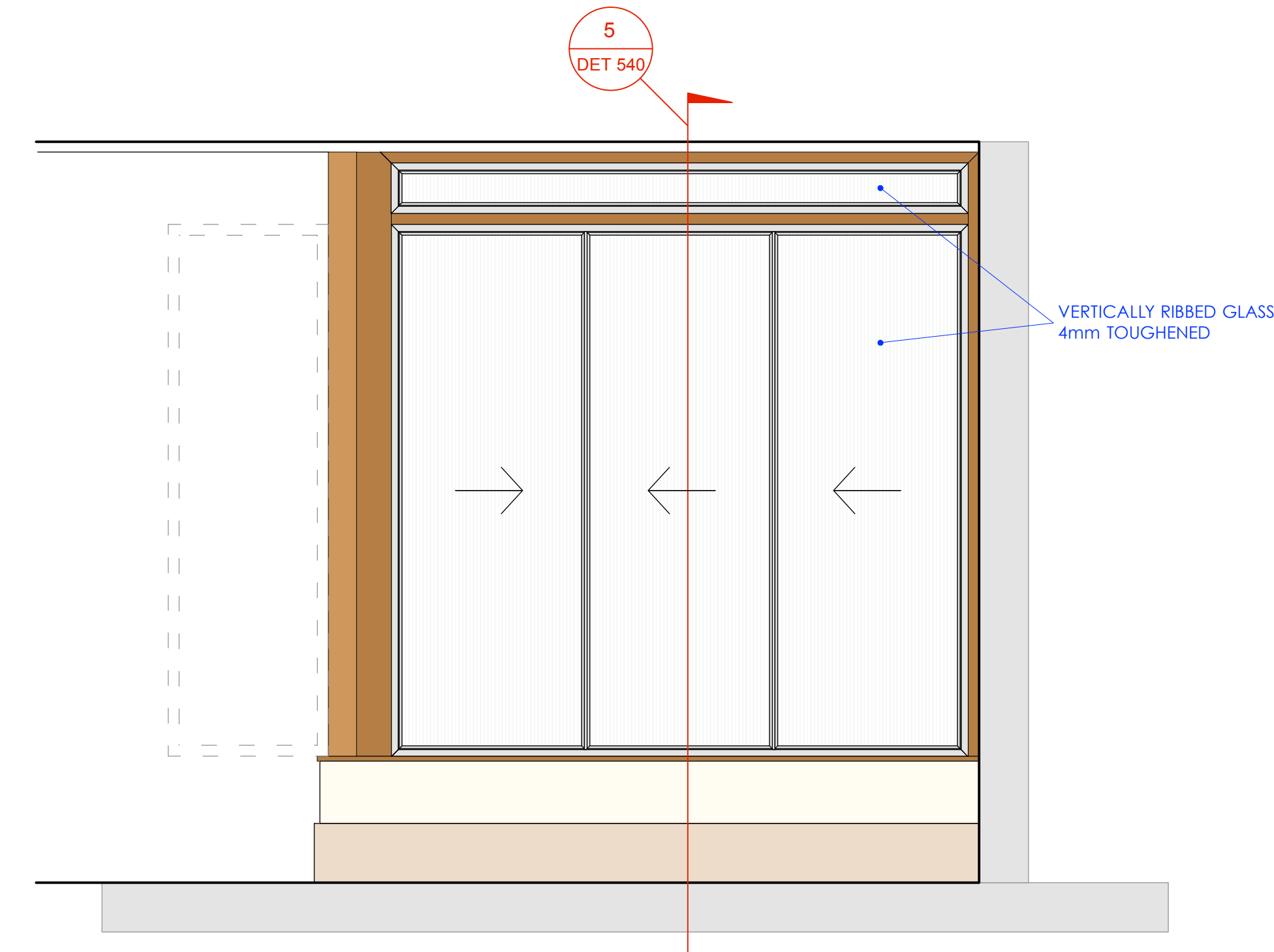
Andrew Jameson



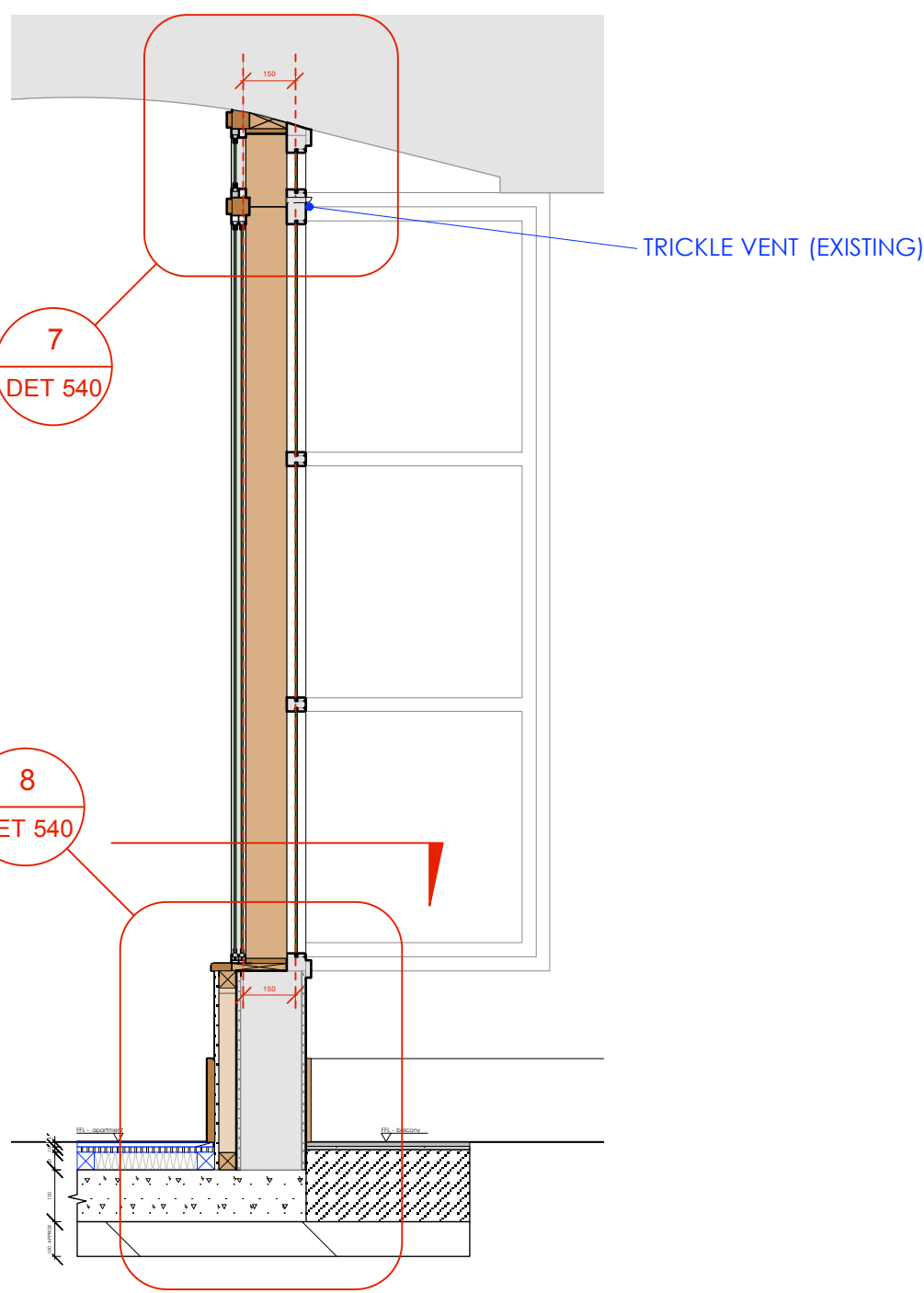
DETAIL 1 : TYPICAL ELEVATION TO INTERNAL WINDOWS TO APARTMENTS
SCALE 1:50



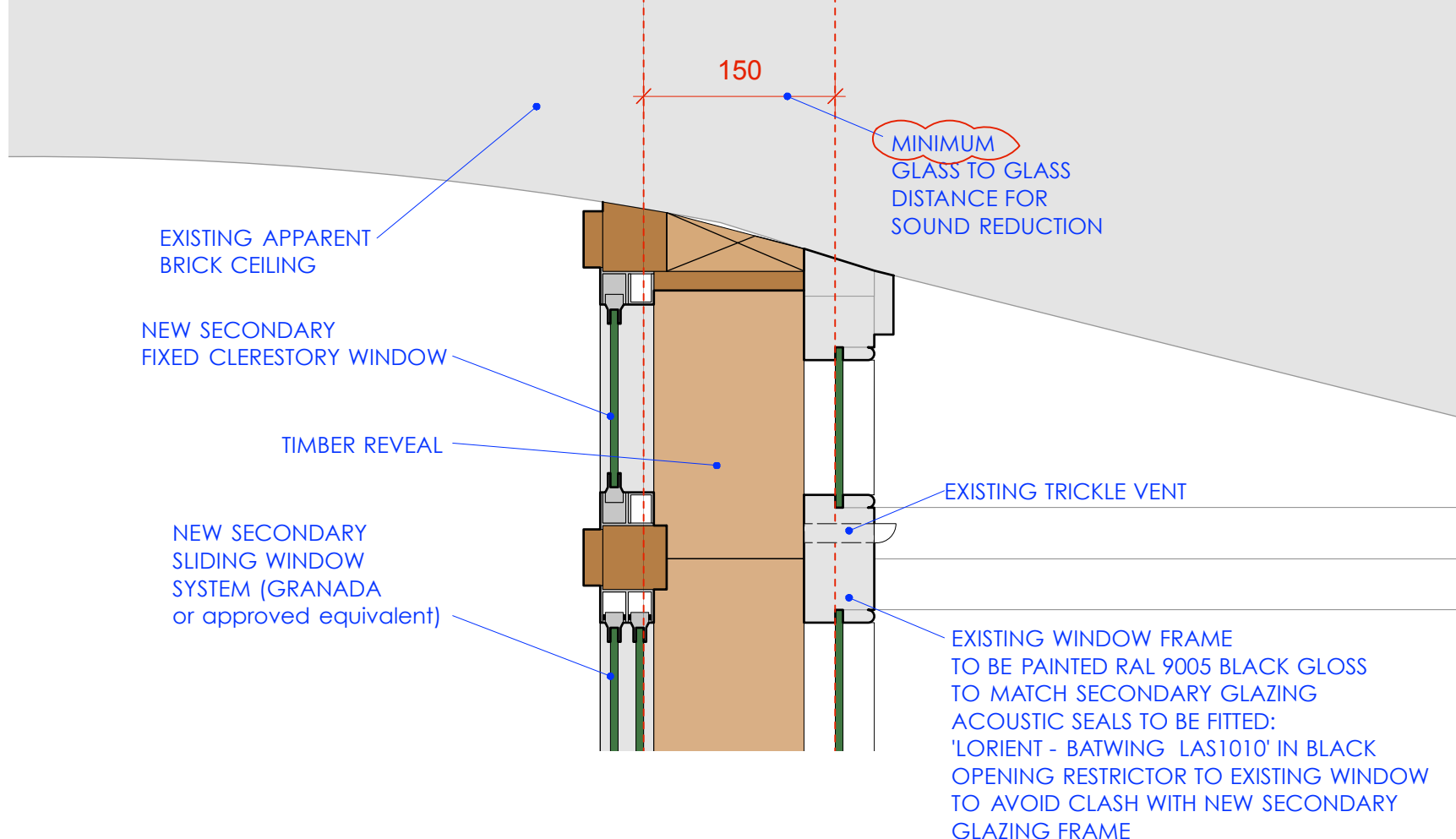
DETAIL 2 : TYPICAL SECTION THROUGH INTERNAL WINDOWS TO APARTMENTS
SCALE 1:50



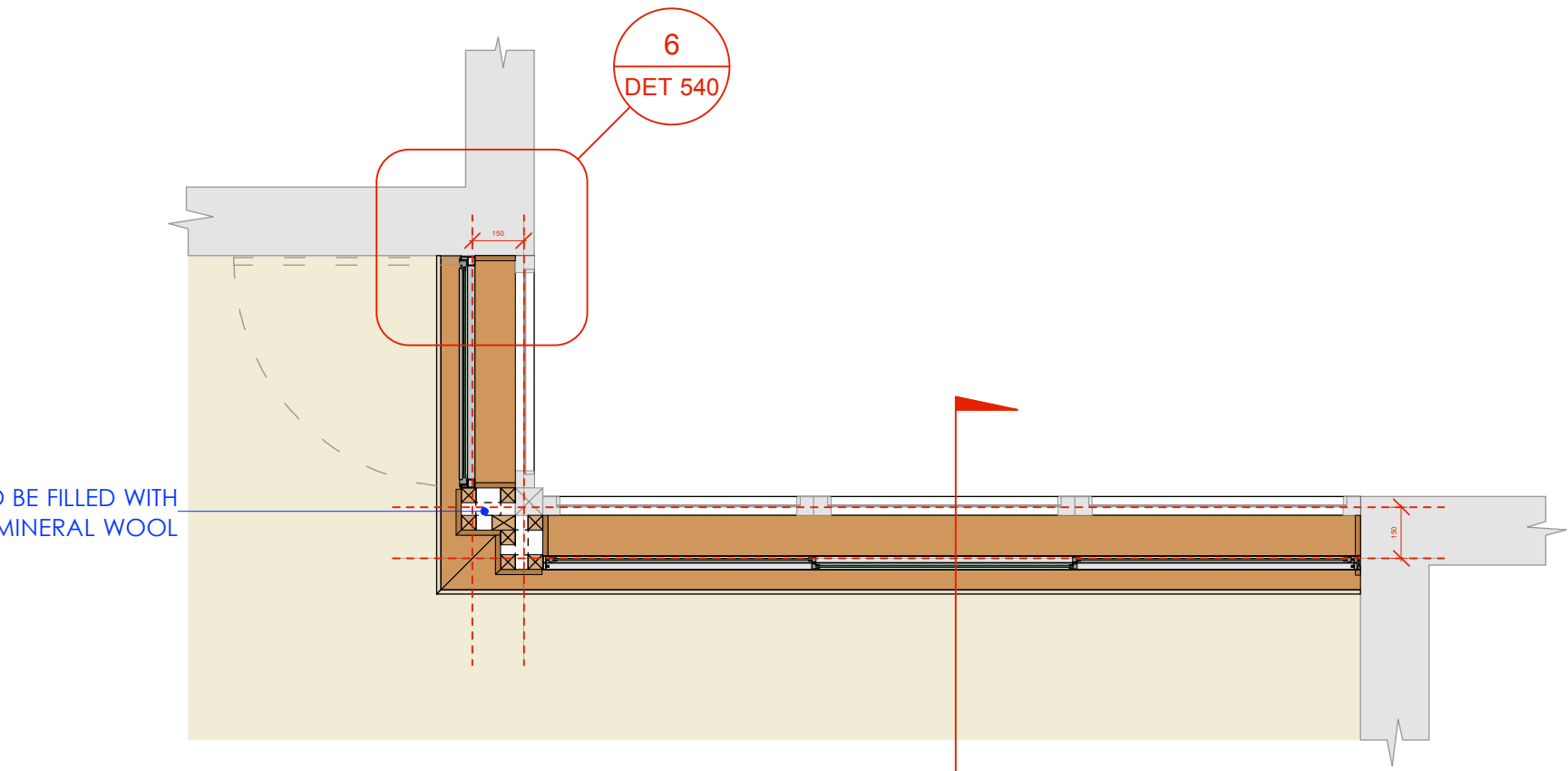
DETAIL 3 : TYPICAL DETAIL ELEVATION - INTERNAL SECONDARY GLAZING
SCALE 1:20



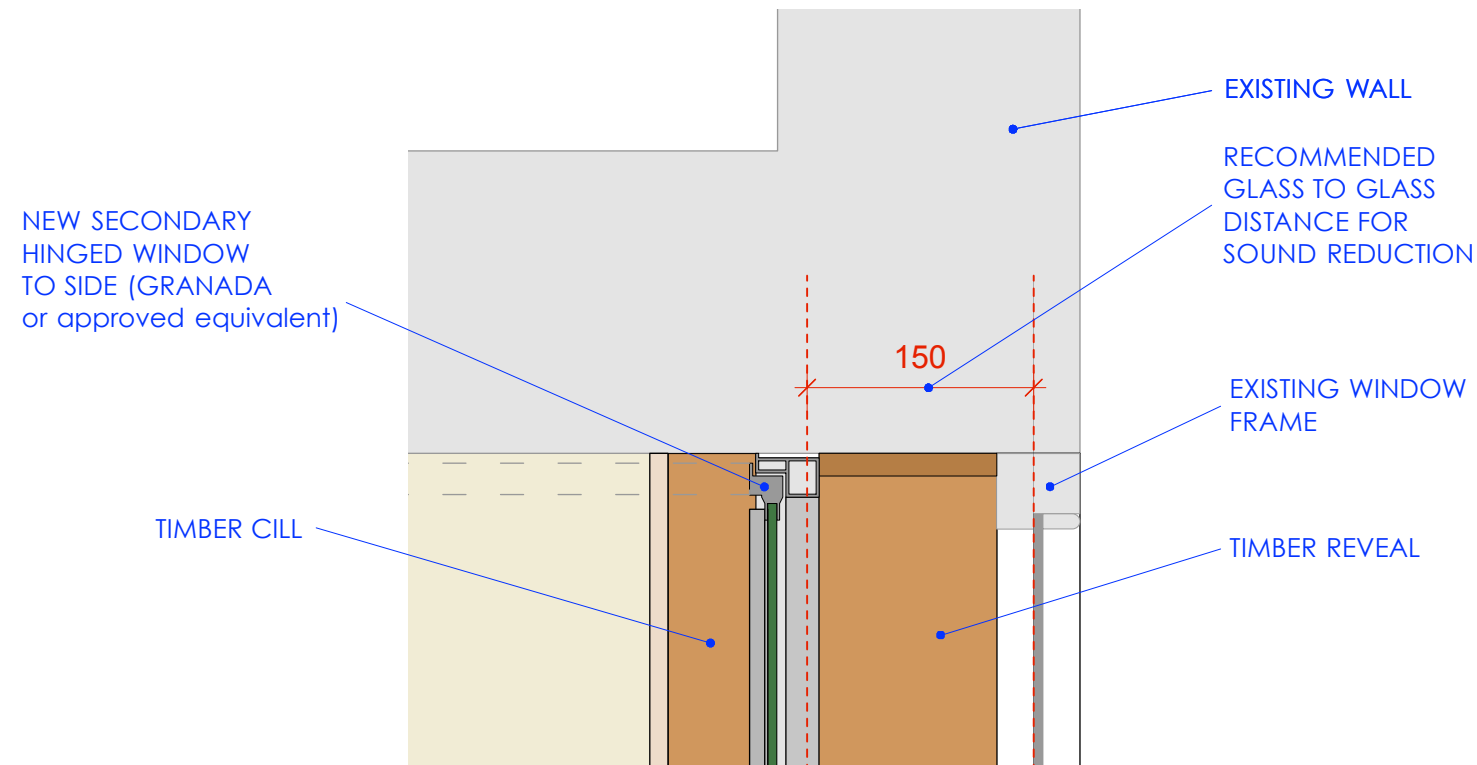
DETAIL 5 : TYPICAL DETAIL SECTION THROUGH WINDOW BAY
SCALE 1:20



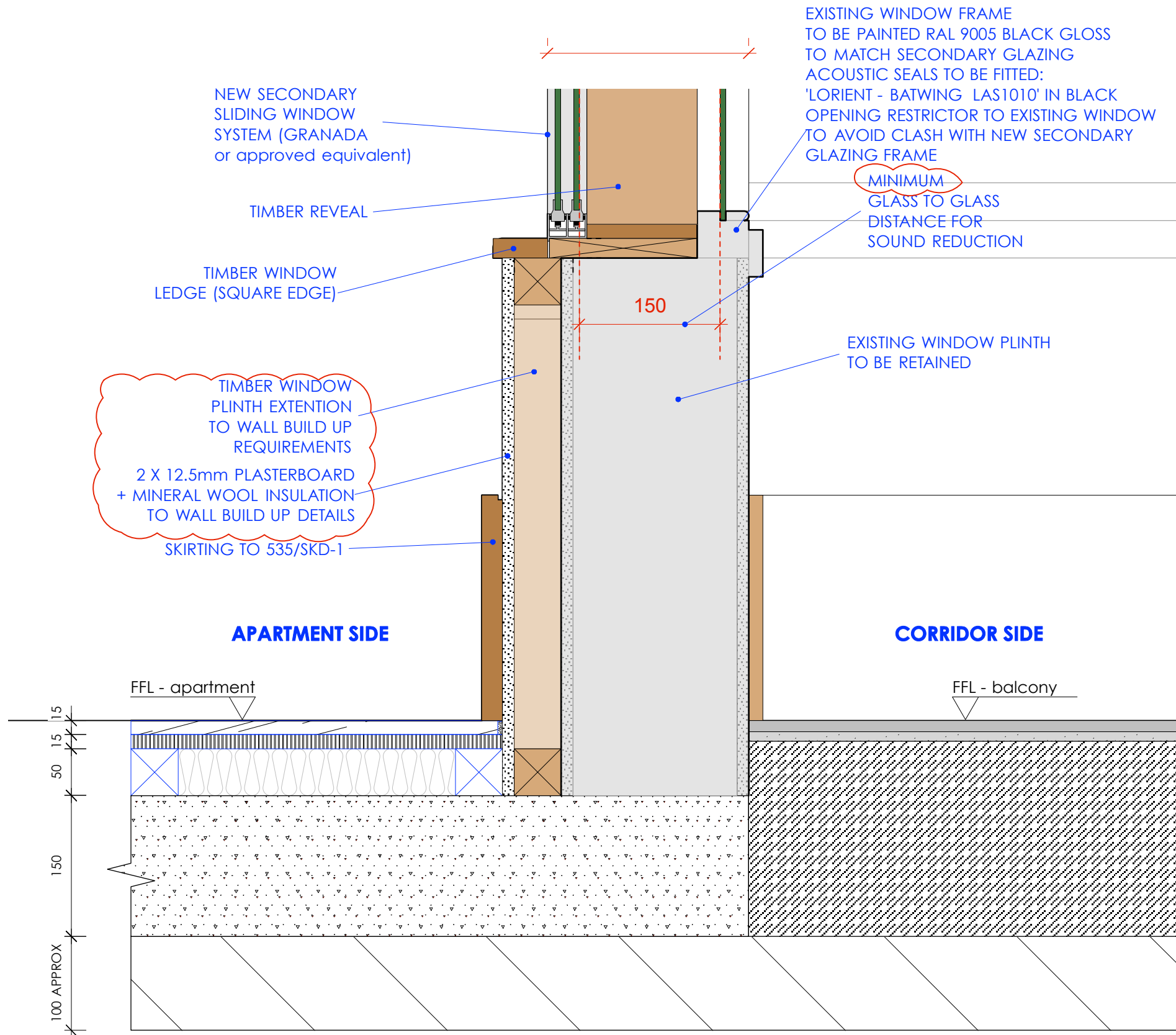
DETAIL 7 : TYPICAL DETAIL SECTION THROUGH WINDOW HEAD
SCALE 1:5



DETAIL 4 : TYPICAL DETAIL PLAN THROUGH WINDOW BAY
SCALE 1:20



DETAIL 6 : TYPICAL DETAIL PLAN THROUGH WINDOW JAMB
SCALE 1:5

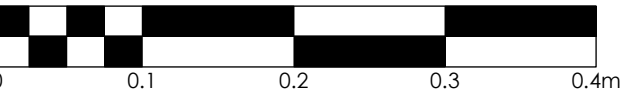


DETAIL 8 : TYPICAL DETAIL SECTION THROUGH WINDOW CILL
SCALE 1:5

Note:
1. Refer to Acoustic report for minimum acoustic requirements.

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Only the original drawing should be relied upon. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.
All shop drawings to be submitted to the architect for comment prior to fabrication.
This drawing is to be read in conjunction with the Architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision	date	amendments
A	01.03.17	Acoustic trickle vent
B	21.04.17	Existing window to be painted
C	06.06.17	Existing window restrictor
D	20.06.17	Amended comments



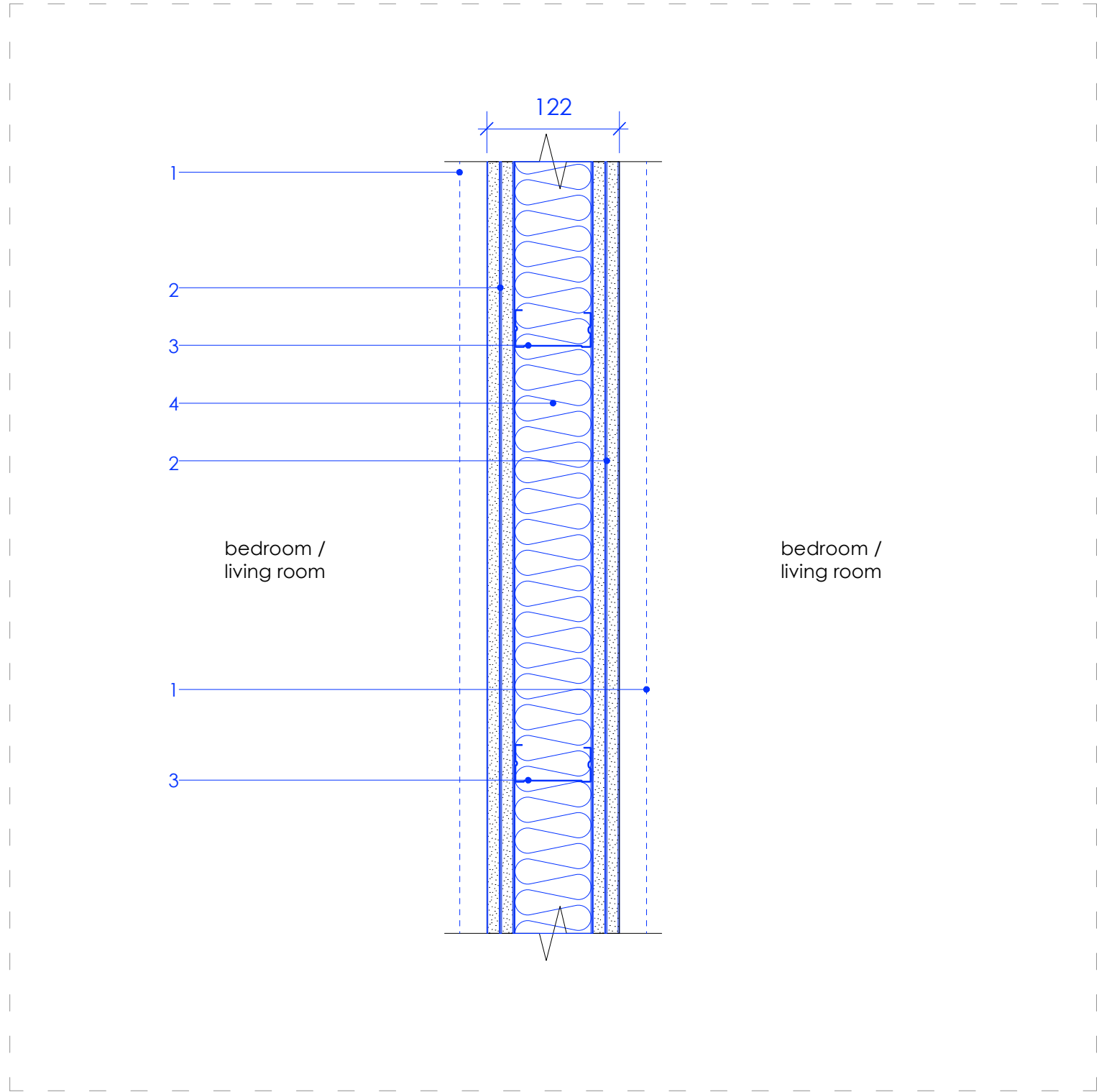
Stage 4

Archer Humphryes Architects

Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

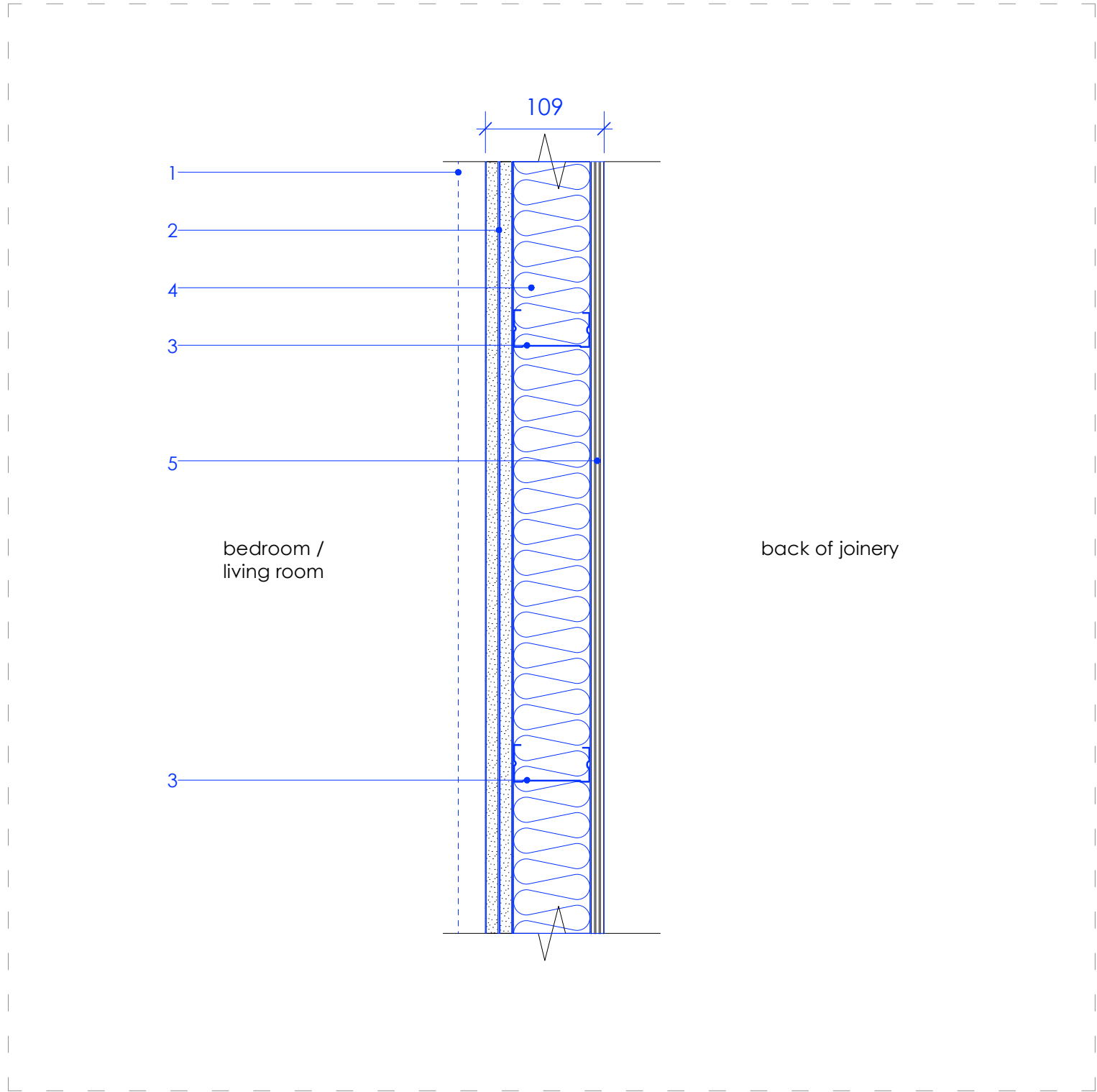
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drawing title Internal Window Details - Toughened Reeded glass test	scale VAR. @A1	date 26.10.16
drawing number AHA/ PLC /DET/502a	drawn FR/PD	checked DA
	revision	D

revision / date / amendments		
A / 16.12.16 /	Wall details updated following Acoustic consultant comments.	
B / 3.02.17 /	Re-issue	



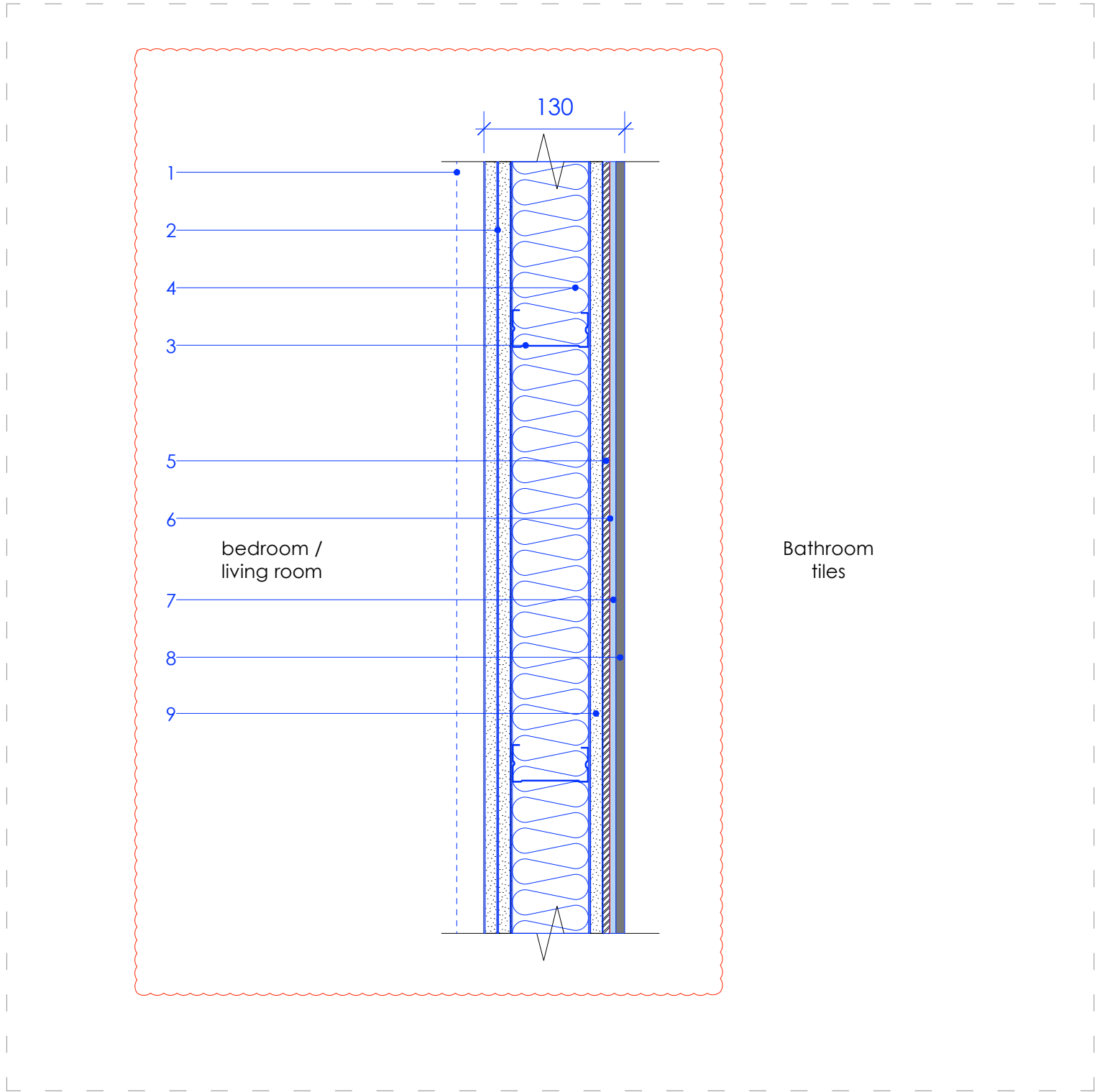
IWB-1: Internal wall build-up 'bedroom / living room' to 'bedroom / living room'
Scale 1:5 Plan

- 1 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
- 2 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish.
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 70mm Rockwool RWA45 (OSA)



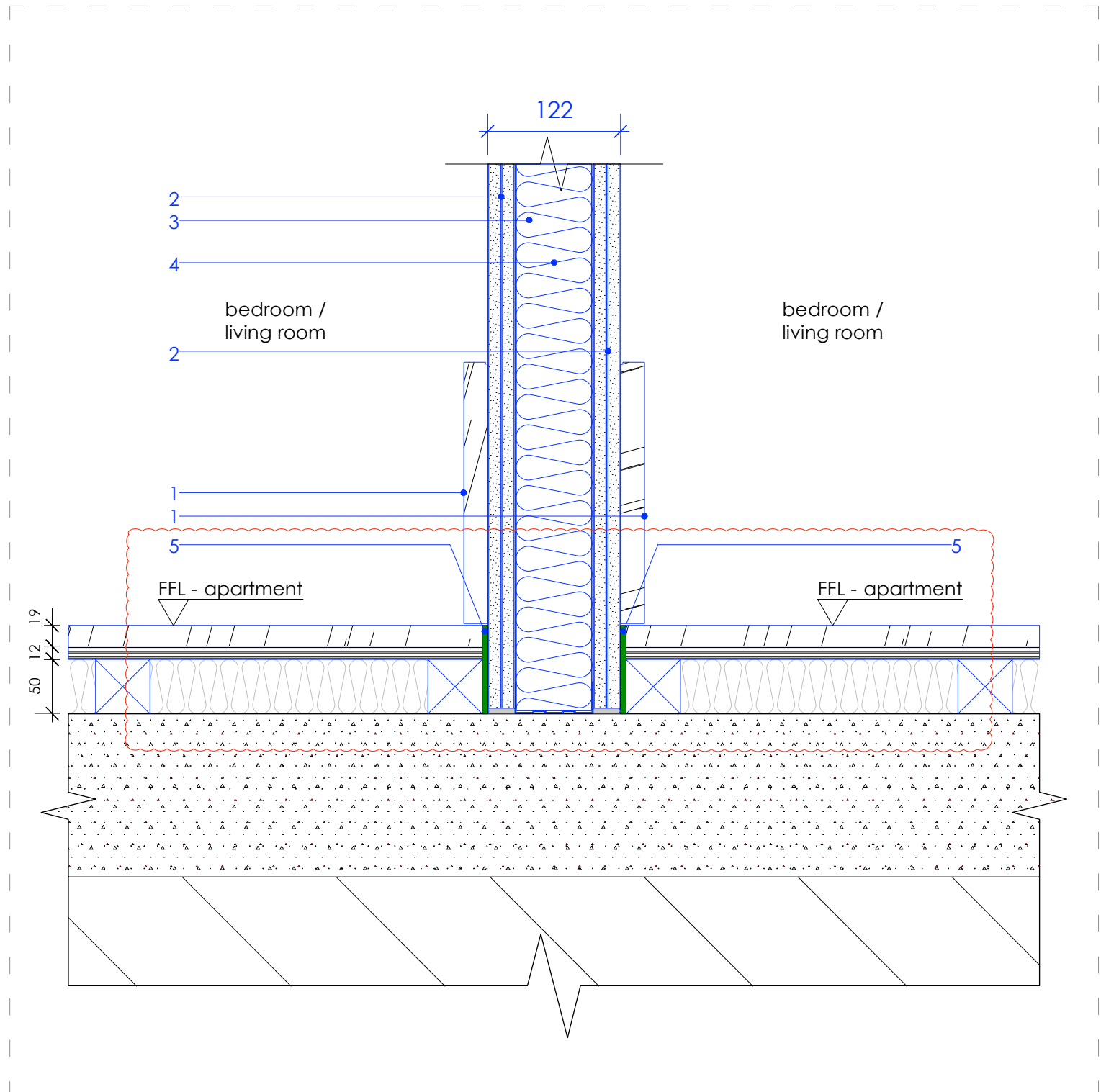
IWB-2: Internal wall build-up 'bedroom / living room' to 'back of joinery'
Scale 1:5 Plan

- 1 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
- 2 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish.
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 70mm Rockwool RWA45 (OSA)
- 5 - 12mm Plywood



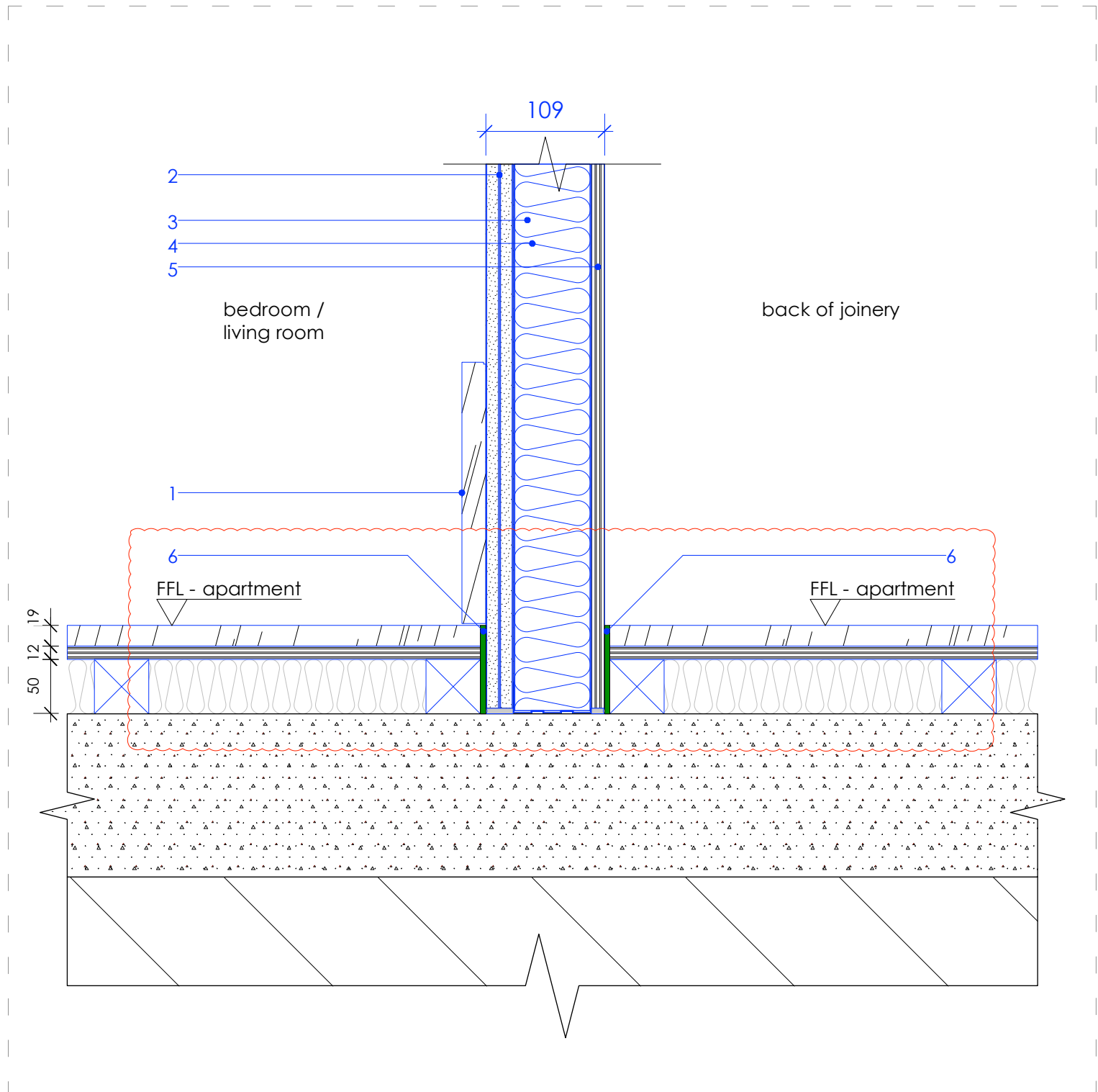
IWB-3: Internal wall build-up 'bedroom / living room' to 'bathroom tiles'
Scale 1:5 Plan

- 1 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
- 2 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish.
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 70mm Rockwool RWA45 (OSA)
- 5 - 6mm Polystyrene board - Marmox (OSA)
- 6 - Waterproofing layer
- 7 - 6mm Adhesive
- 8 - 8mm Ceramic bumpy tile
- 9 - 1 x 15mm Moisture resistant Soundbloc plasterboard



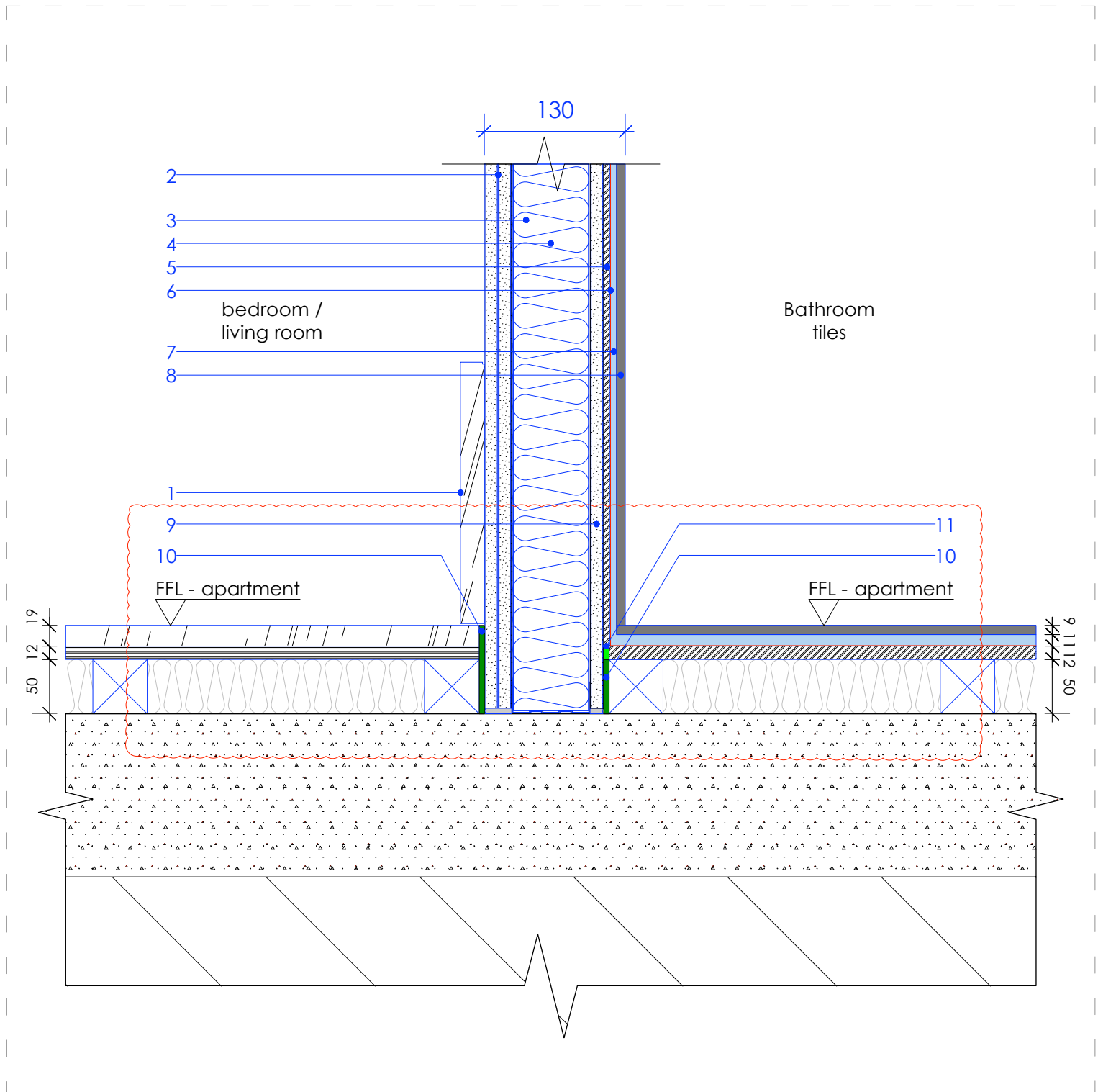
IWB-1: Internal wall build-up 'bedroom / living room' to 'bedroom / living room'
Scale 1:5 Section

- 1 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring.
- 2 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish.
- 3 - 70 C 50 'C' Gypframe stud (OSA) with top and bottom track and head deflection detail to SE spec.
- 4 - 70mm Rockwool RWA45 (OSA)
- 5 - Resilient flanking strip



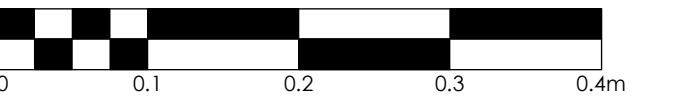
IWB-2: Internal wall build-up 'bedroom / living room' to 'back of joinery'
Scale 1:5 Section

- 1 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
- 2 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish.
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 70mm Rockwool RWA45 (OSA)
- 5 - 12mm Plywood
- 6 - Resilient flanking strip



IWB-3: Internal wall build-up 'bedroom / living room' to 'bathroom tiles'
Scale 1:5 Section

- 1 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
- 2 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish.
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 70mm Rockwool RWA45 (OSA)
- 5 - 6mm Polystyrene board - Marmox (OSA)
- 6 - Waterproofing layer
- 7 - 6mm Adhesive
- 8 - 8mm Ceramic bumpy tiles
- 9 - 1 x 12.5mm Moisture resistant Soundbloc plasterboard
- 10 - Resilient flanking strip
- 11 - Nominal acoustic sealant



Stage 4

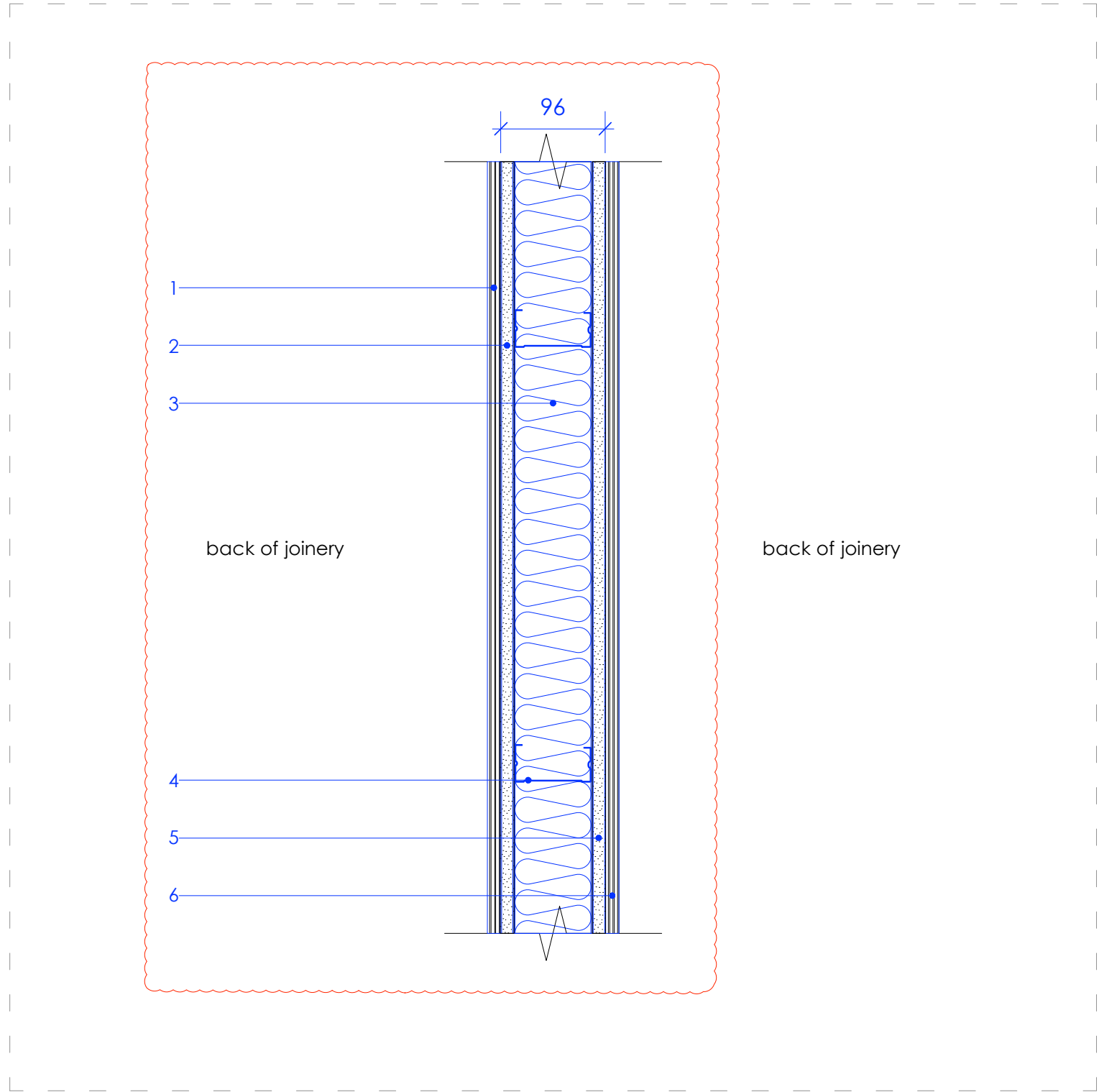
Archer Humphries Architects

Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

project title		
The Place Manchester		
drawing title	scale	date
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drawing number	drawn	checked
AHA/ PLC /DET/S10	FR/RL	DA
revision		8

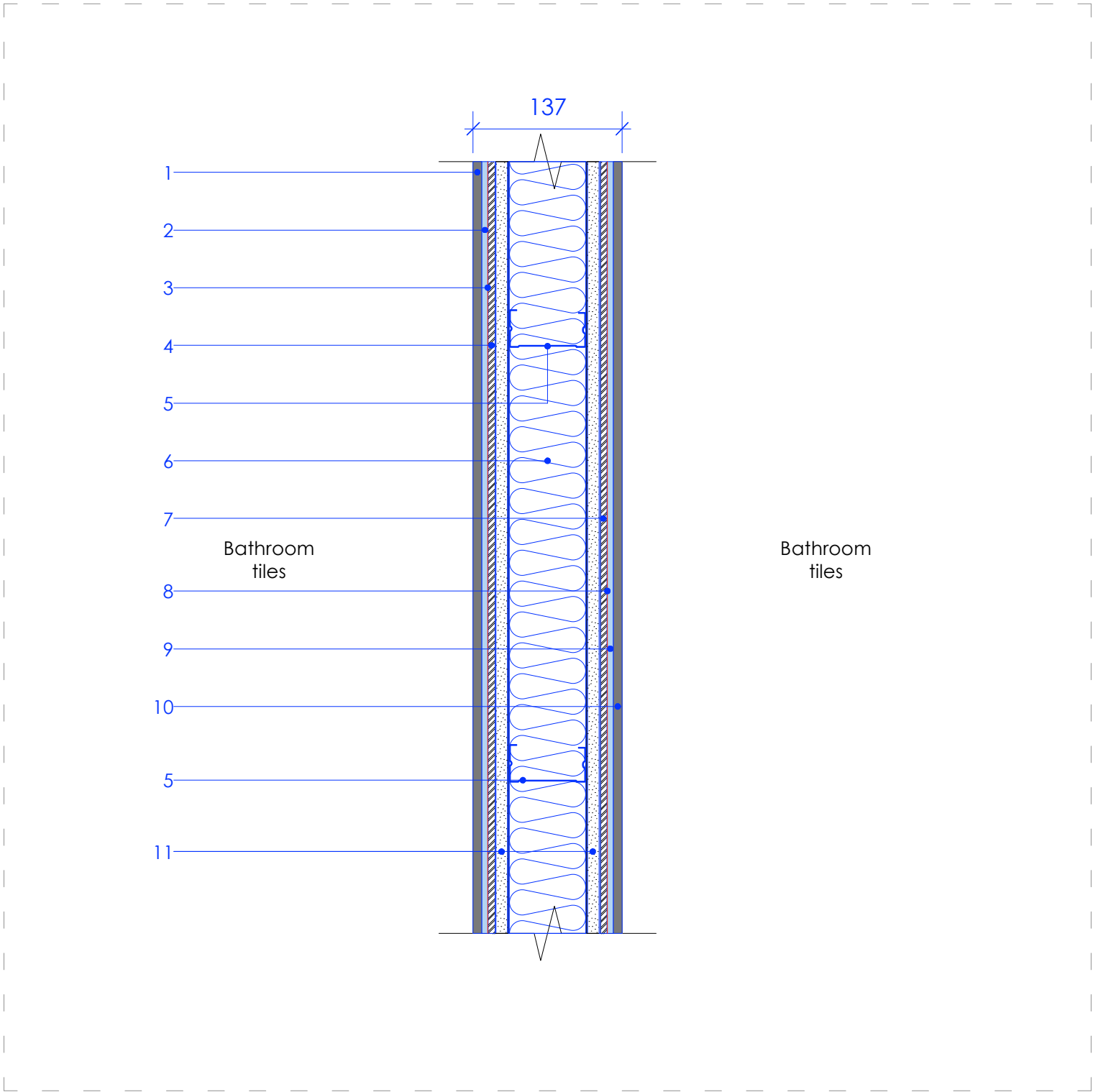
Note:
1. Metal stud partition wall systems to be installed per manufacturer's installation guidelines / information.
2. Refer to Acoustic report for minimum acoustic requirements.

revision / date / amendments		
A / 16.12.16/	Wall details updated following Acoustic consultant comments.	
B / 25.01.17/	IWB-4 Wall detail updated with one layer of plasterboard either side. IWB-5 8mm bumpy tiles. IWB-6 Wall detail updated with one layer of plasterboard as per detail IWB-4.	



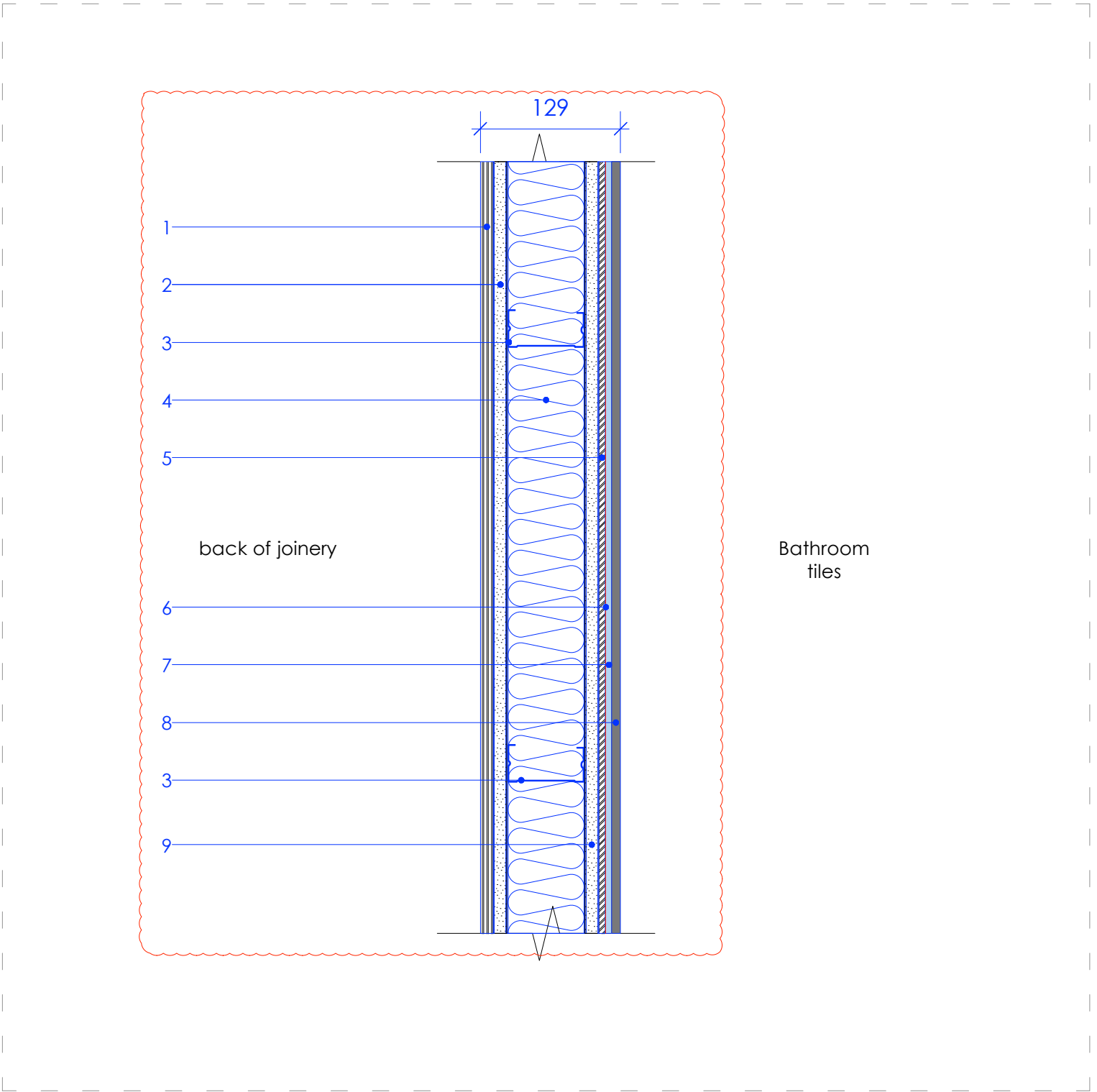
IWB-4: Internal wall build-up 'back of joinery' to 'back of joinery'
Scale 1:5 Plan

- 1 - 12mm Plywood
- 2 - 1 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 70mm Rockwool RWA45 (OSA)
- 5 - 1 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed
- 6 - 12mm Plywood



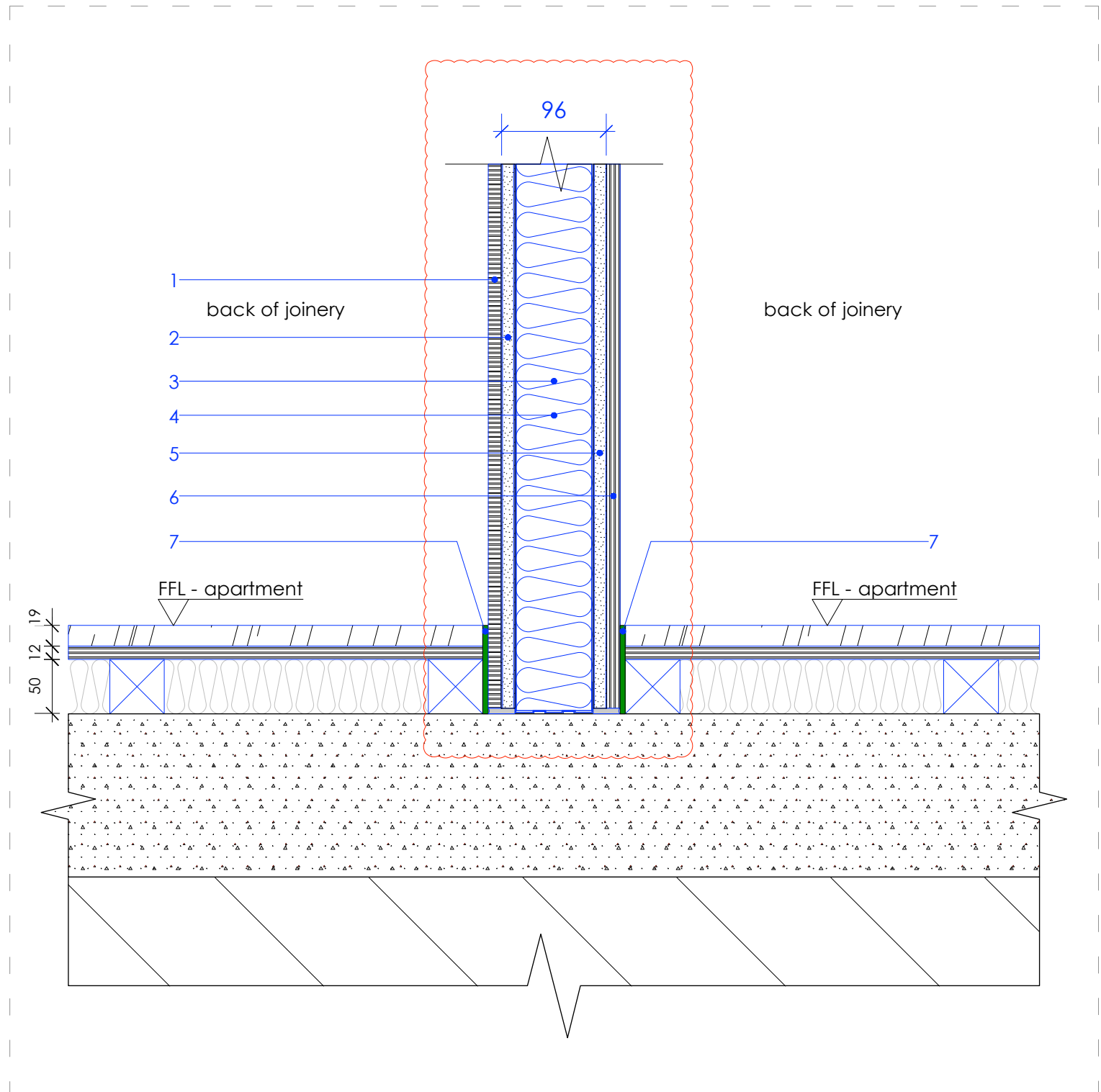
IWB-5: Internal wall build-up 'bathroom tiles' to 'bathroom tiles'
Scale 1:5 Plan

- 1 - 8mm Ceramic bumpy tiles
- 2 - 6mm Adhesive
- 3 - Waterproofing layer
- 4 - 6mm Polystyrene board - Marmox (OSA)
- 5 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 6 - 70mm Rockwool RWA45 (OSA)
- 7 - 6mm Polystyrene board - Marmox (OSA)
- 8 - Waterproofing layer
- 9 - 6mm Adhesive
- 10 - 8mm Ceramic bumpy tiles
- 11 - 1 x 12.5mm Moisture resistant Soundbloc plasterboard



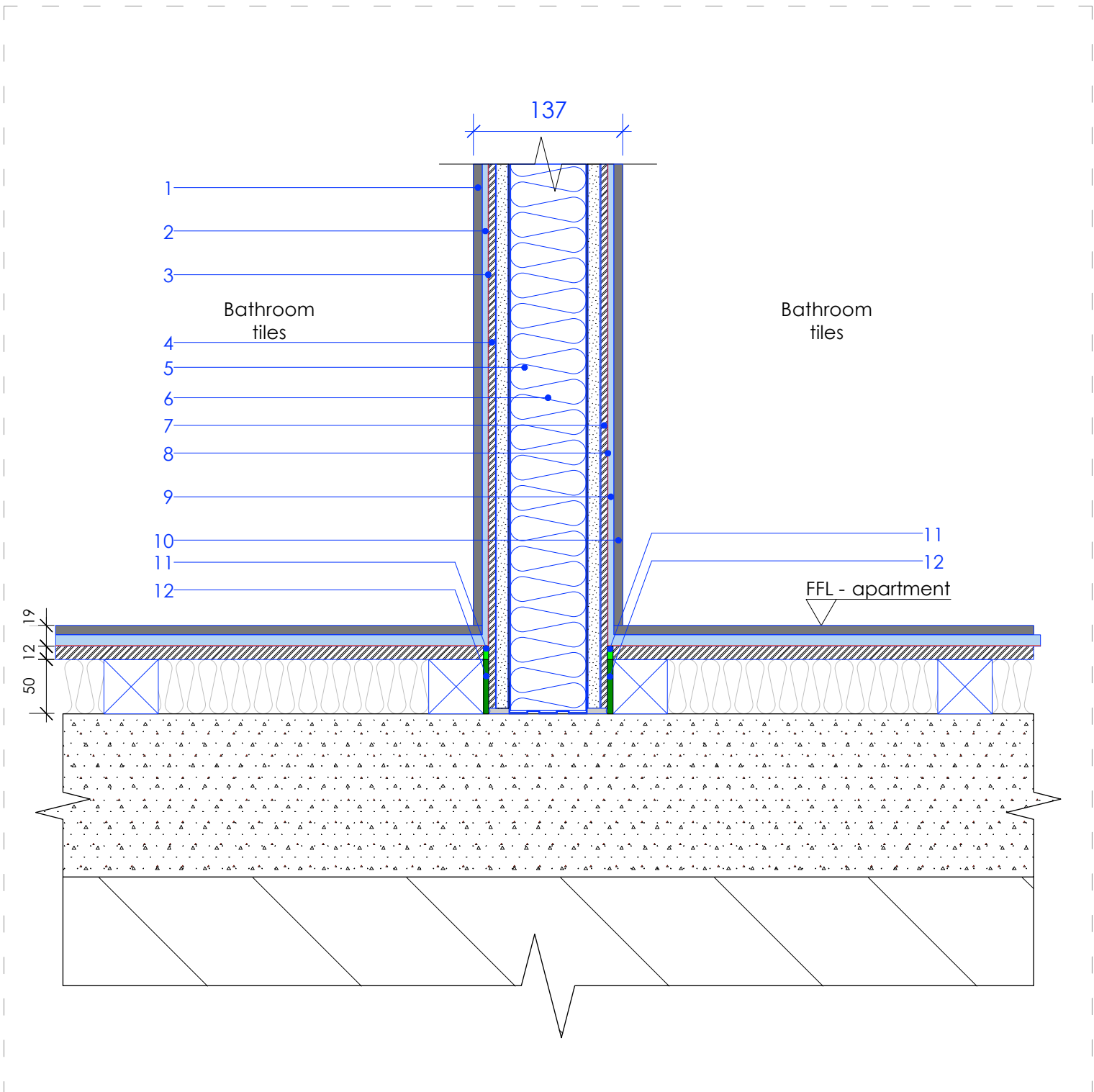
IWB-6: Internal wall build-up 'back of joinery' to 'bathroom tiles'
Scale 1:5 Plan

- 1 - 12mm Plywood
- 2 - 1 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 70mm Rockwool RWA45 (OSA)
- 5 - 6mm Polystyrene board - Marmox (OSA)
- 6 - Waterproofing layer
- 7 - 6mm Adhesive
- 8 - 8mm Ceramic bumpy tiles
- 9 - 1 x 12.5mm Moisture resistant Soundbloc plasterboard



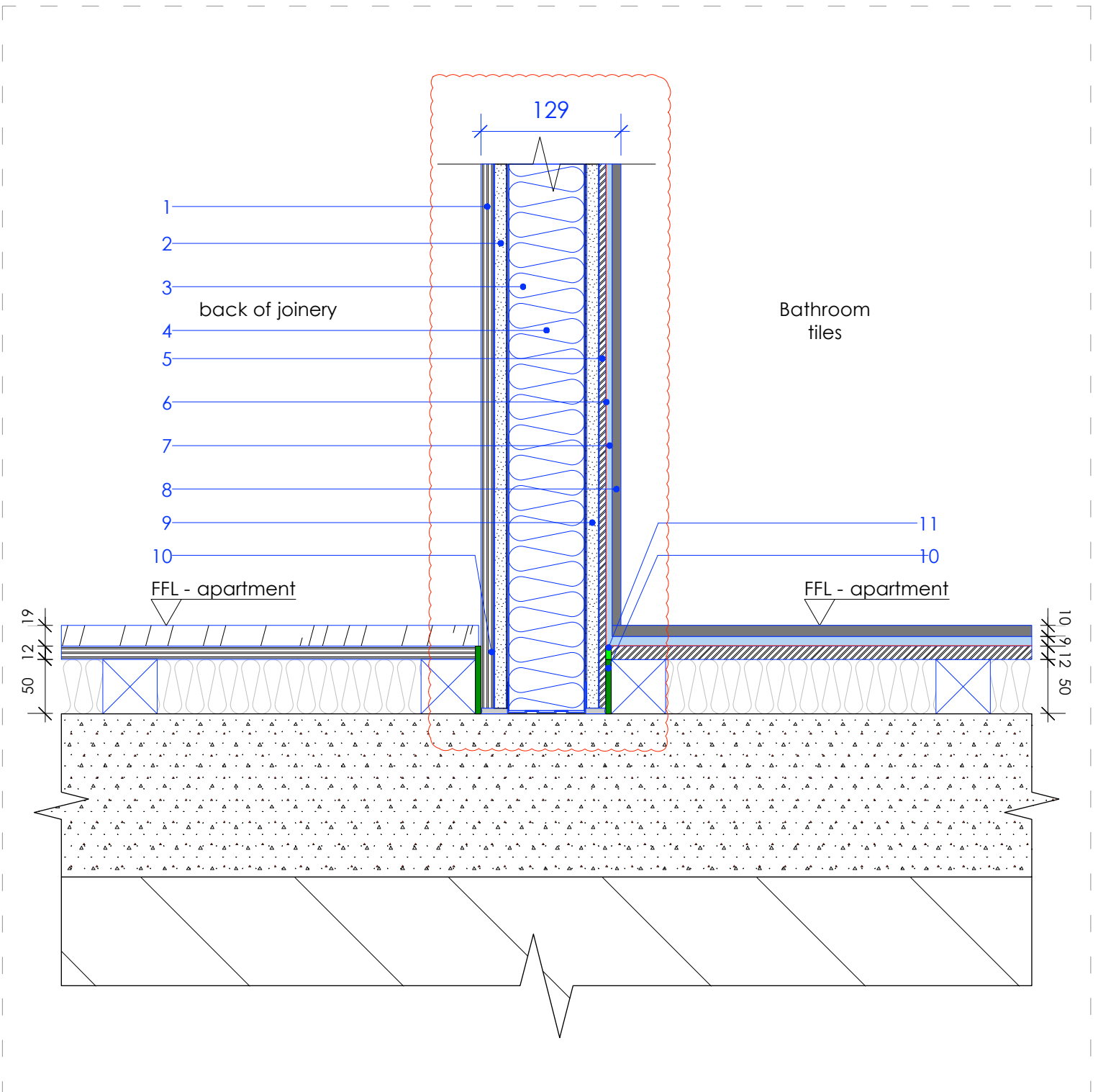
IWB-4: Internal wall build-up 'back of joinery' to 'back of joinery'
Scale 1:5 Section

- 1 - 12mm Plywood
- 2 - 1 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 70mm Rockwool RWA45 (OSA)
- 5 - 1 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed
- 6 - 12mm Plywood
- 7 - Resilient flanking strip



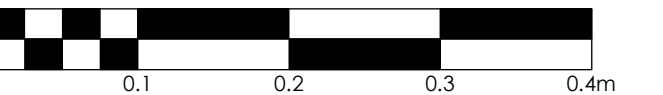
IWB-5: Internal wall build-up 'bathroom tiles' to 'bathroom tiles'
Scale 1:5 Section

- 1 - 8mm Ceramic bumpy tiles
- 2 - 6mm Adhesive
- 3 - Waterproofing layer
- 4 - 6mm Polystyrene board - Marmox (OSA)
- 5 - 70 C 50 'C' Gypframe stud (OSA) @400c/s with top and bottom track and head deflection detail to SE spec.
- 6 - 70mm Rockwool RWA45 (OSA)
- 7 - 6mm Polystyrene board - Marmox (OSA)
- 8 - Waterproofing layer
- 9 - 6mm Adhesive
- 10 - 8mm Ceramic bumpy tiles
- 11 - Nominal acoustic sealant
- 12 - Resilient flanking strip



IWB-6: Internal wall build-up 'back of joinery' to 'bathroom tiles'
Scale 1:5 Section

- 1 - 12mm Plywood
- 2 - 1 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 70mm Rockwool RWA45 (OSA)
- 5 - 6mm Polystyrene board - Marmox (OSA)
- 6 - Waterproofing layer
- 7 - 6mm Adhesive
- 8 - 8mm Ceramic bumpy tiles
- 9 - 1 x 12.5mm Moisture resistant Soundbloc plasterboard
- 10 - Resilient flanking strip
- 11 - Nominal acoustic sealant



Stage 4

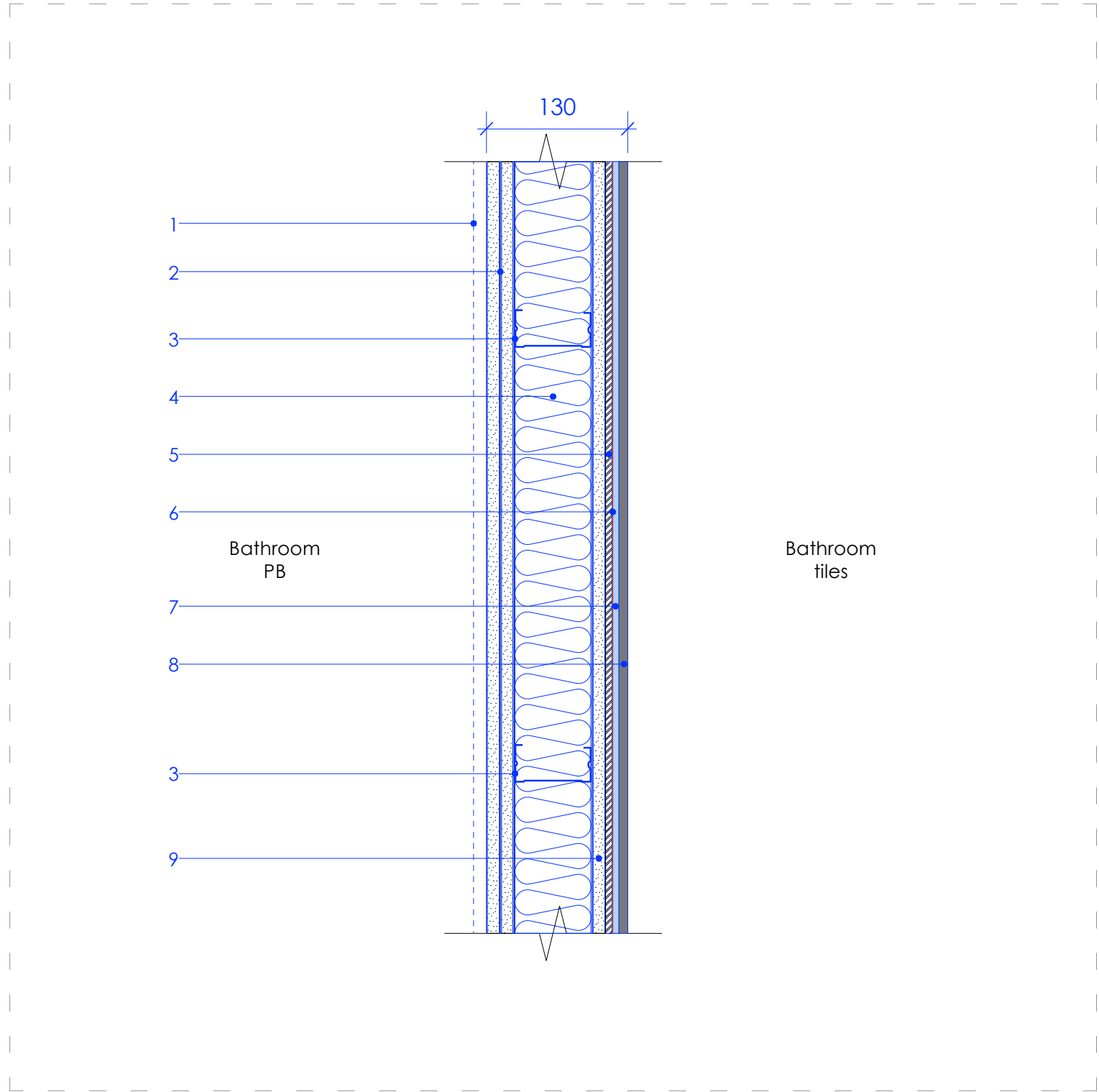
Archer Humphries Architects

Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

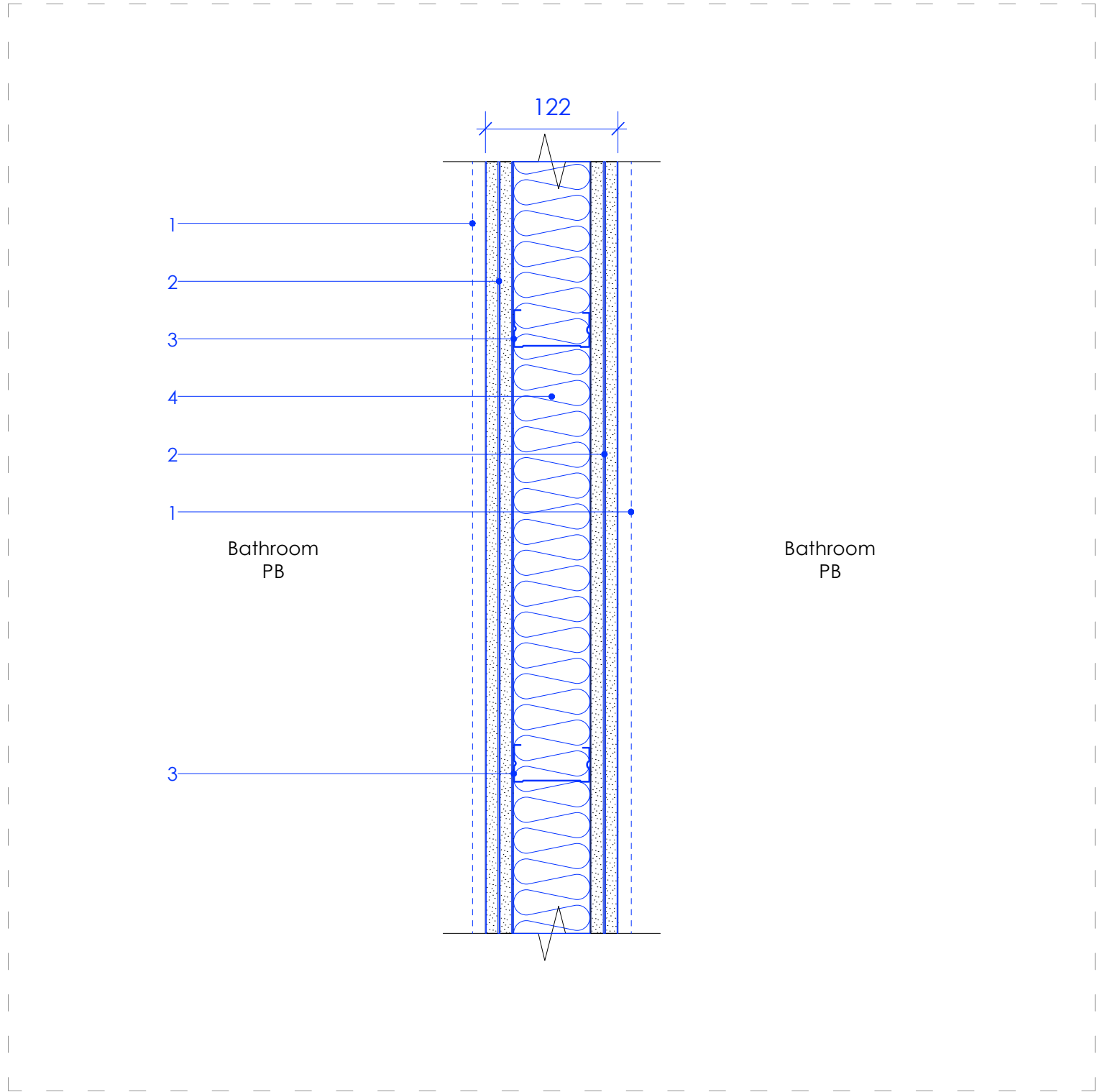
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drawing title	scale	date
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drawing number	drawn checked	revision
AHA/ PLC /DET/511	FR/RL DA	8

- Note:
1. Metal stud partition wall systems to be installed per manufacturer's installation guidelines / information.
 2. Refer to Acoustic report for minimum acoustic requirements.

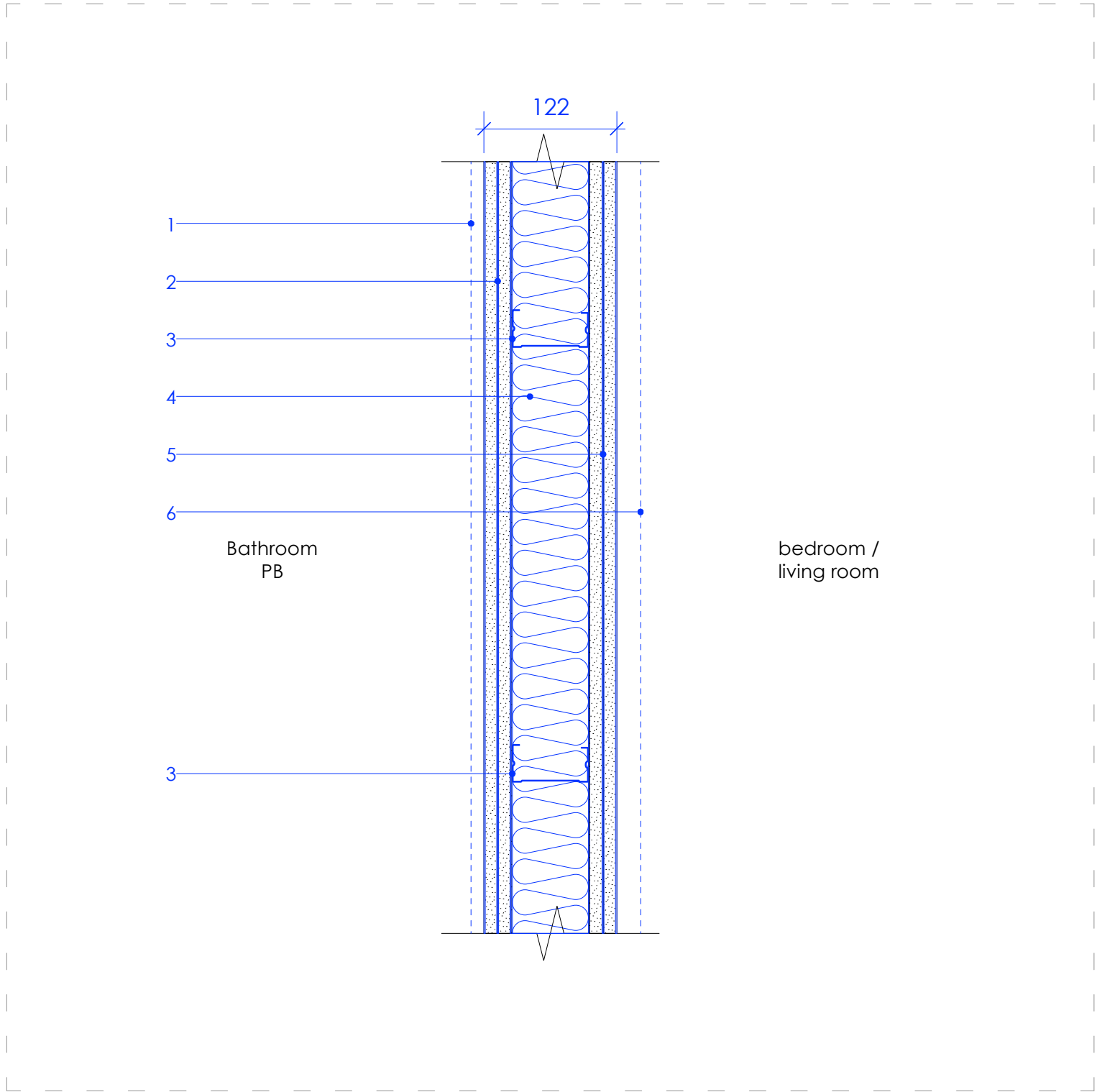
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A / 16.12.16 /	Wall details updated following Acoustic consultant comments.	
B / 13.01.17 /	IWB-9 Amended title	



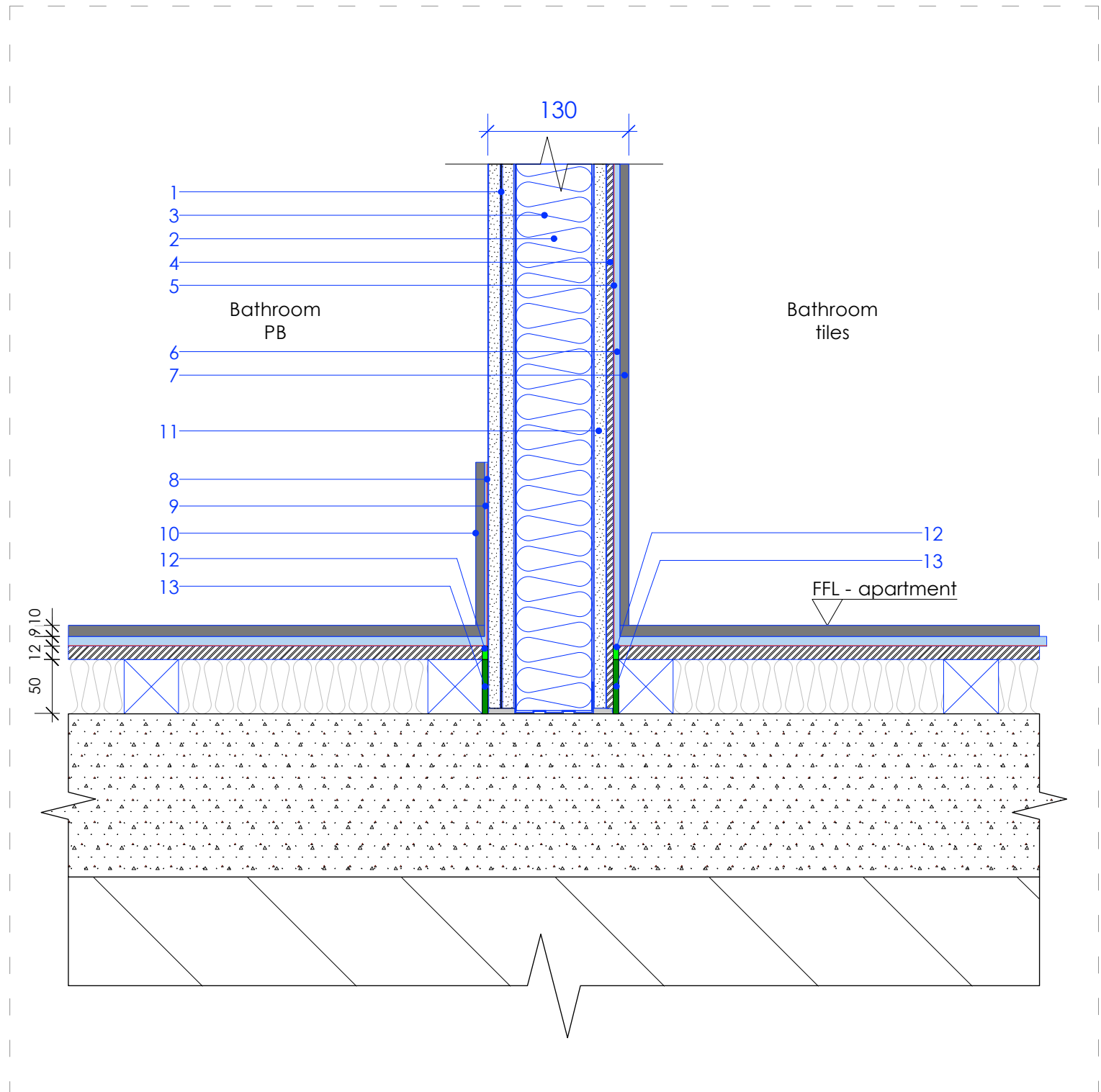
IWB-7: Internal wall build-up 'bathroom plasterboard' to 'bathroom tiles'
Scale 1:5 Plan
1 - 150mm Plant on tiled skirting
2 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish.
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 70mm Rockwool RWA45 (OSA)
5 - 6mm Polystyrene board - Marmox (OSA)
6 - Waterproofing layer
7 - 6mm Adhesive
8 - 8mm Ceramic bumpy tiles
9 - 1 x 12.5mm Moisture resistant Soundbloc plasterboard



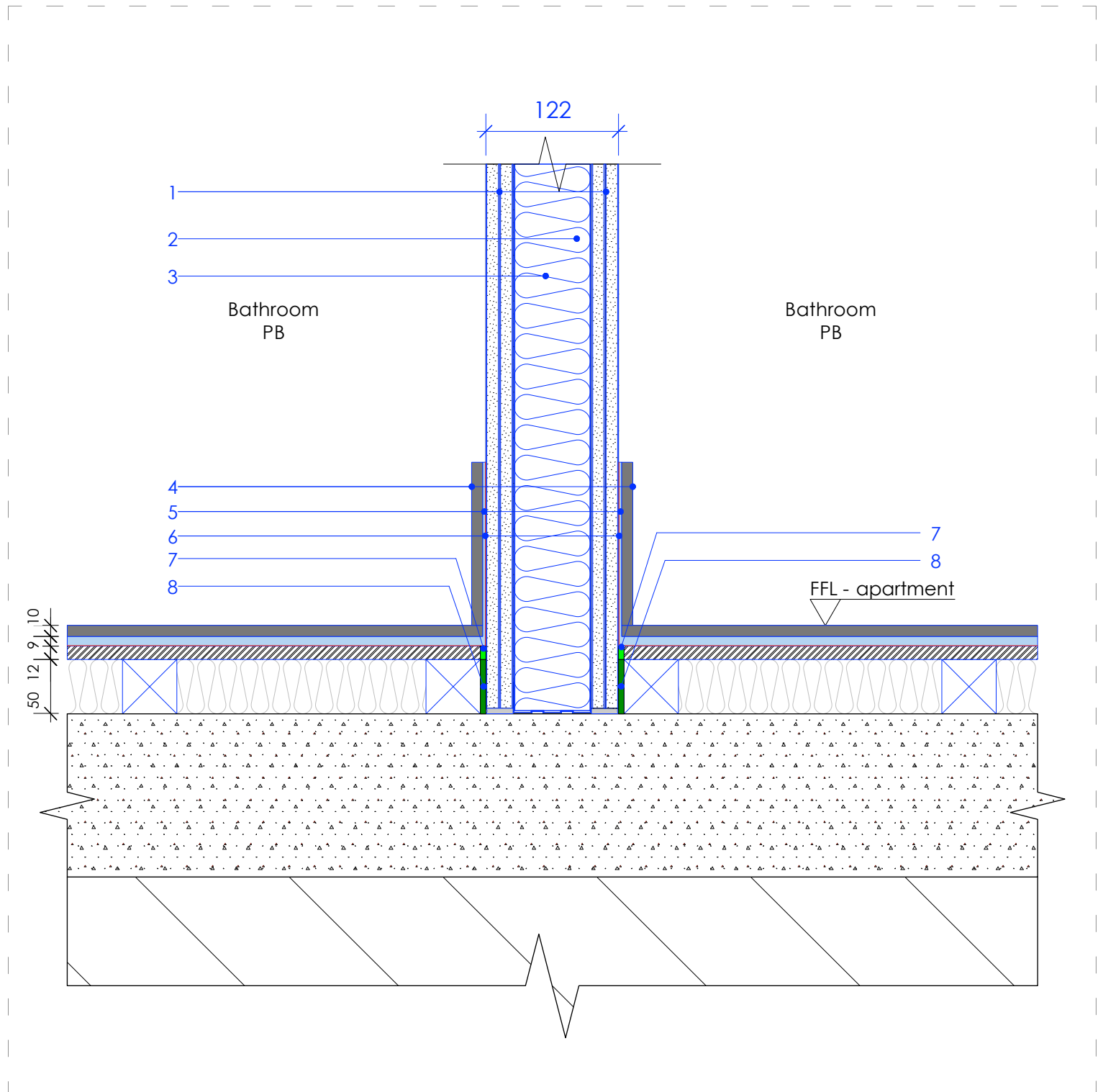
IWB-8: Internal wall build-up 'bathroom plasterboard' to 'bathroom plasterboard'
Scale 1:5 Plan
1 - 150mm Plant on tiled skirting
2 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish.
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 70mm Rockwool RWA45 (OSA)



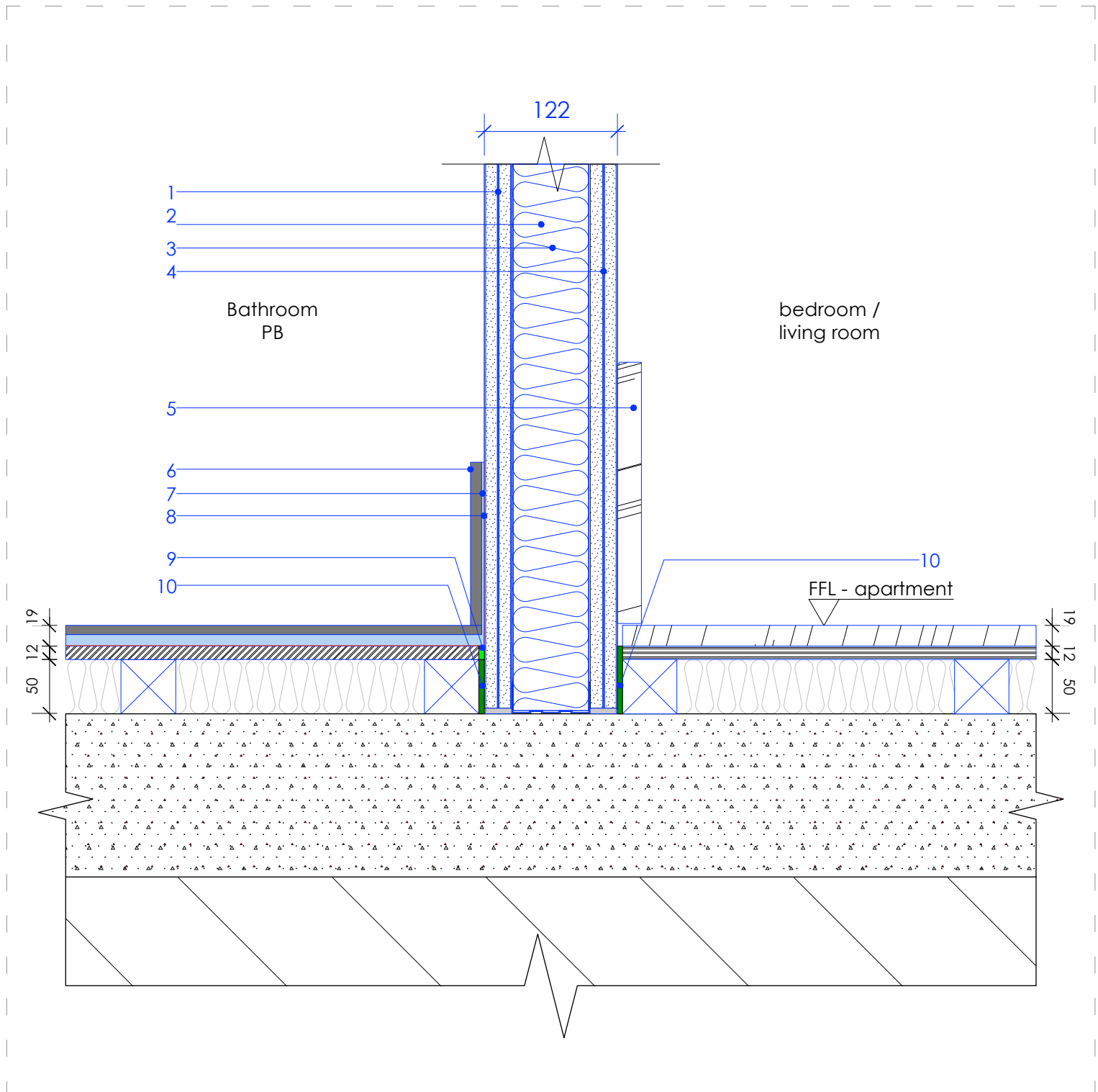
IWB-9: Internal wall build-up 'bathroom plasterboard' to 'bedroom / living room plasterboard'
Scale 1:5 Plan
1 - 150mm plant on tiled skirting
2 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish.
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 70mm Rockwool RWA45 (OSA)
5 - 2 x 12.5mm Soundbloc plasterboard taped and jointed with painted finish.
6 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring



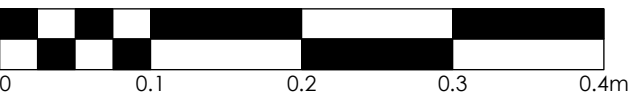
IWB-7: Internal wall build-up 'bathroom plasterboard' to 'bathroom tiles'
Scale 1:5 Section
1 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish.
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 6mm Polystyrene board - Marmox (OSA)
5 - Waterproofing layer
6 - 6mm Adhesive
7 - 8mm Ceramic bumpy tiles
8 - Waterproofing layer
9 - 3mm Adhesive
10 - 150mm plant on tiled skirting
11 - 1 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed.
12 - Nominal acoustic sealant
13 - Resilient flanking strip



IWB-8: Internal wall build-up 'bathroom plasterboard' to 'bathroom plasterboard'
Scale 1:5 Section
1 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish.
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 150mm plant on tiled skirting
5 - 3mm Adhesive
6 - Waterproofing layer
7 - Nominal acoustic sealant
8 - Resilient flanking strip



IWB-9: Internal wall build-up 'bathroom plasterboard' to 'bedroom / living room plasterboard'
Scale 1:5 Section
1 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish.
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 2 x 12.5mm Soundbloc plasterboard taped and jointed with painted finish.
5 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
6 - 150mm plant on tiled skirting
7 - 3mm Adhesive
8 - Waterproofing layer
9 - Nominal acoustic sealant
10 - Resilient flanking strip



Stage 4

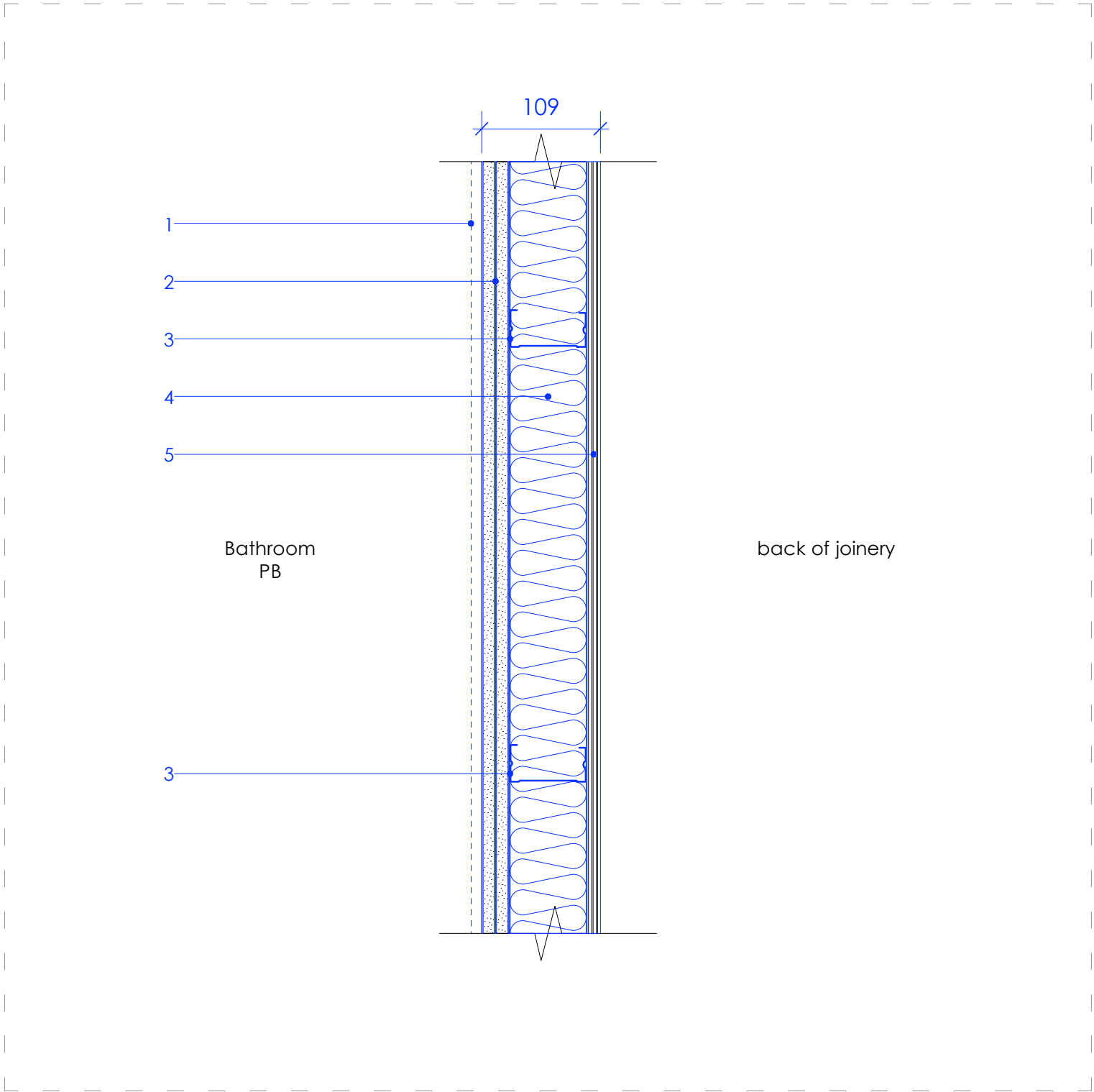
Archer Humphryes Architects

Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

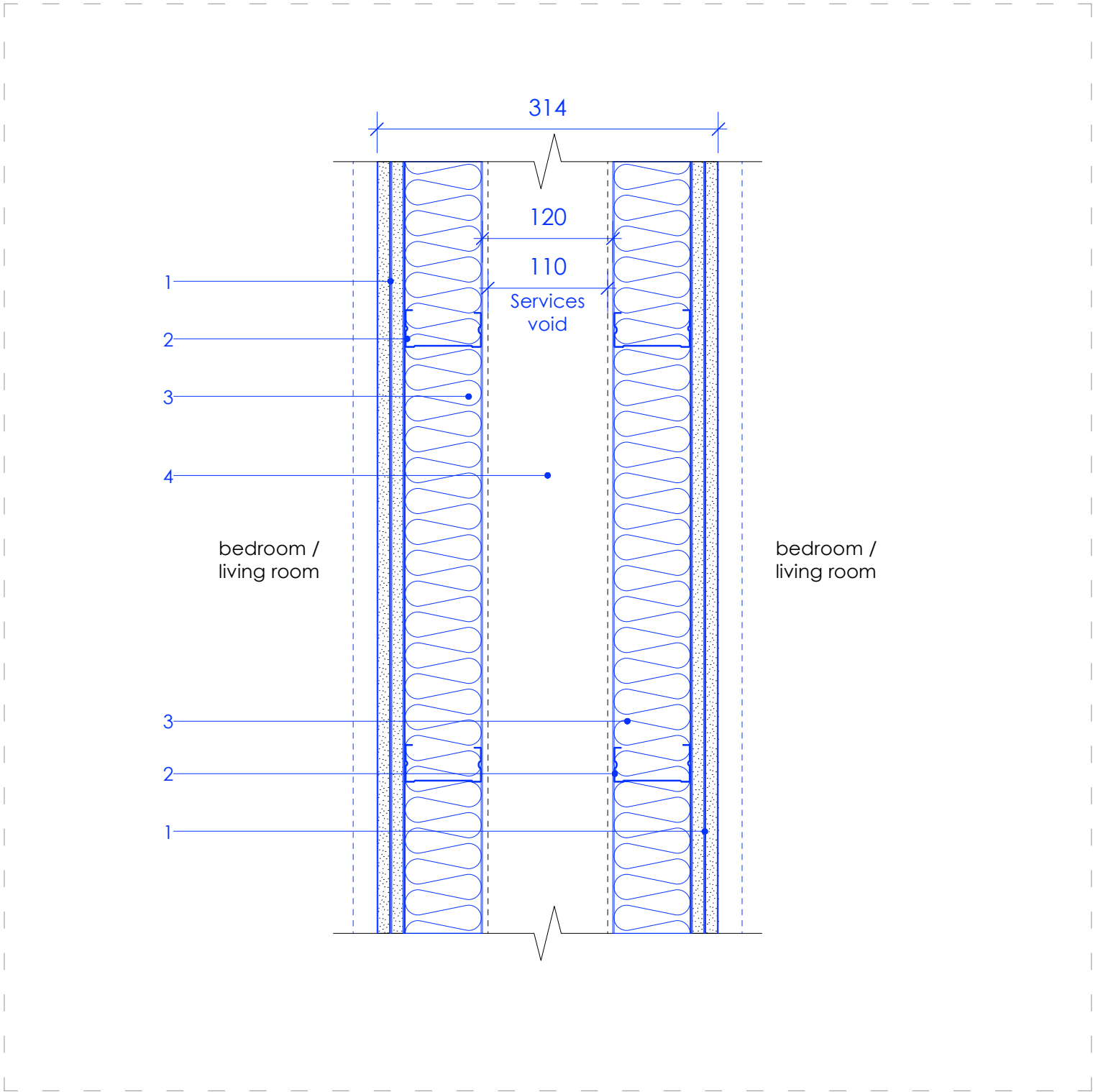
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drawing number	drawn	checked
AHA/ PLC /DE1/512	FR/RL	DA
	revision	
	8	

Note:
1. Metal stud partition wall systems to be installed per manufacturer's installation guidelines / information.
2. Refer to Acoustic report for minimum acoustic requirements.

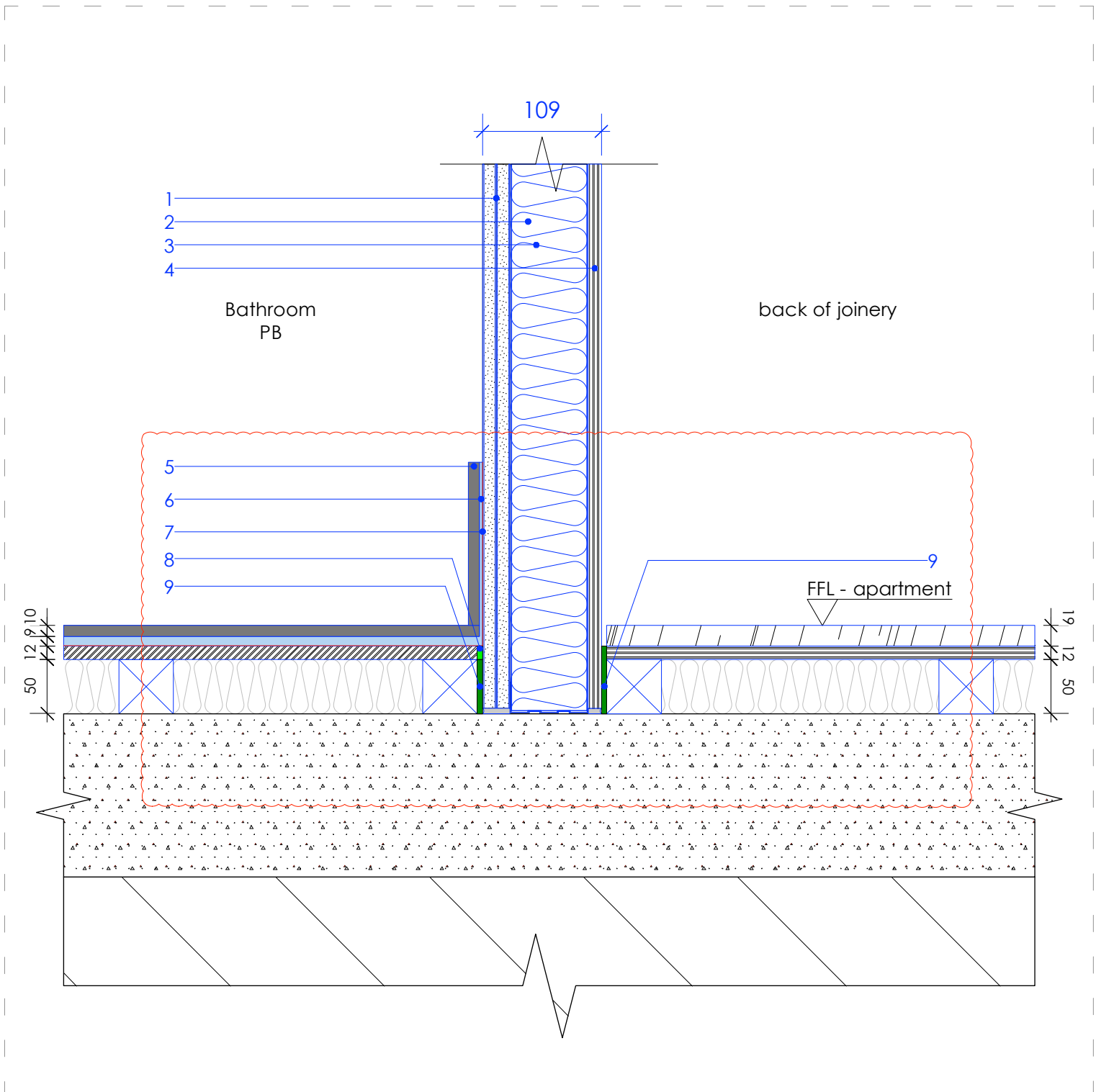
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A / 16.12.16/	Wall details updated following Acoustic consultant comments.	



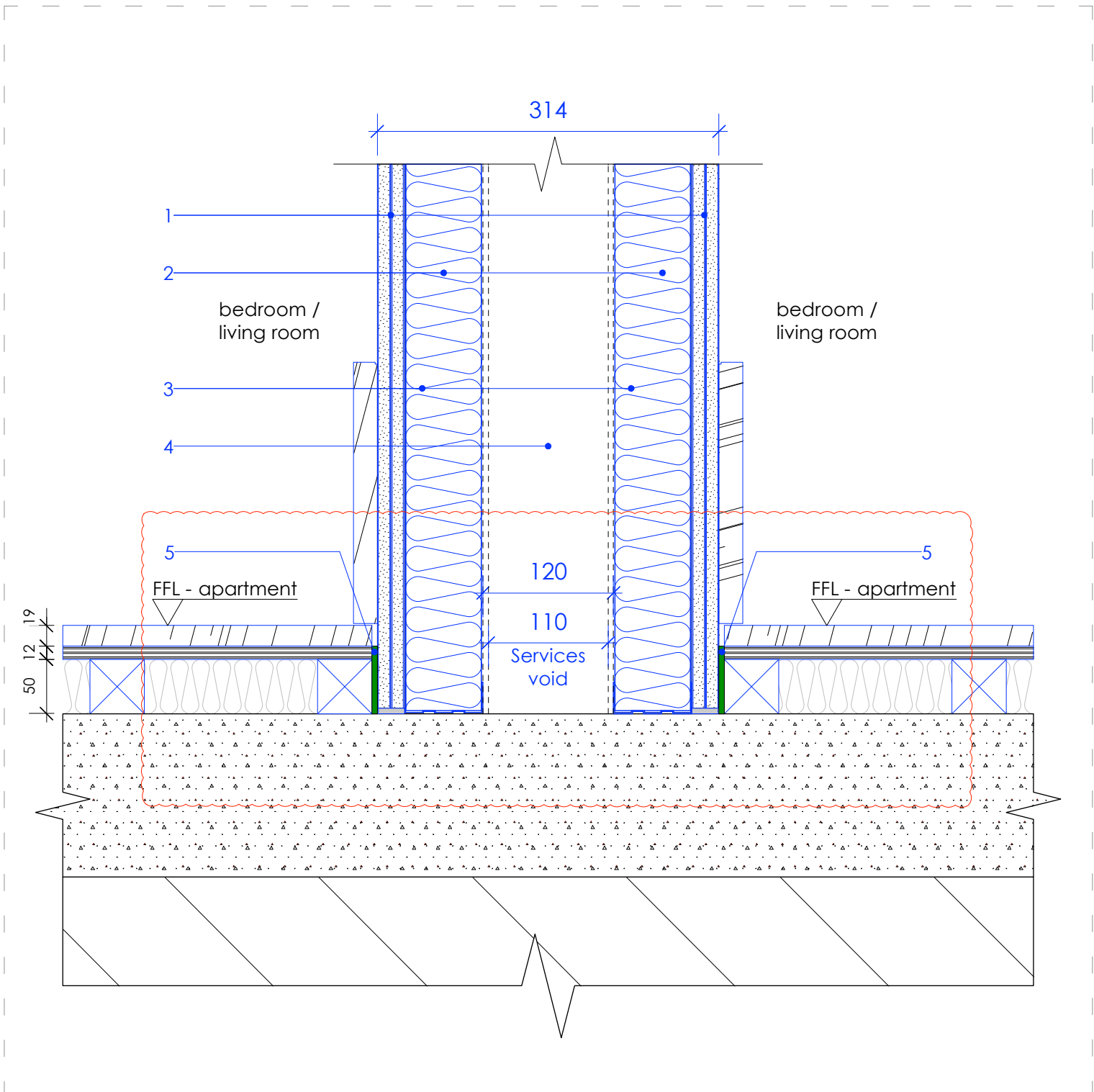
IWB-10: Internal wall build-up 'bathroom plasterboard' to 'back of joinery'
Scale 1:5 Plan
1 - 150mm plant on tiled skirting
2 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 70mm Rockwool RWA45 (OSA)
5 - 12mm Plywood



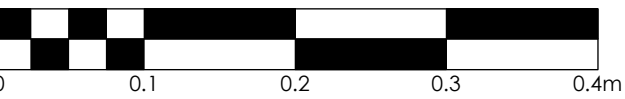
IWB-11: Internal wall build-up for services
Scale 1:5 Plan
1 - Wall finish refer to wall build-ups
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - Service void



IWB-10: Internal wall build-up 'bathroom plasterboard' to 'back of joinery'
Scale 1:5 Section
1 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 12mm Plywood
5 - 150mm plant on tiled skirting
6 - 3mm Adhesive
7 - Waterproofing layer
8 - Nominal acoustic sealant
9 - Resilient flanking strip



IWB-11: Internal wall build-up for services
Scale 1:5 Plan
1 - Wall finish refer to wall build-ups
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - Service void.
5 - Resilient flanking strip



Stage 4

Archer Humphryes Architects

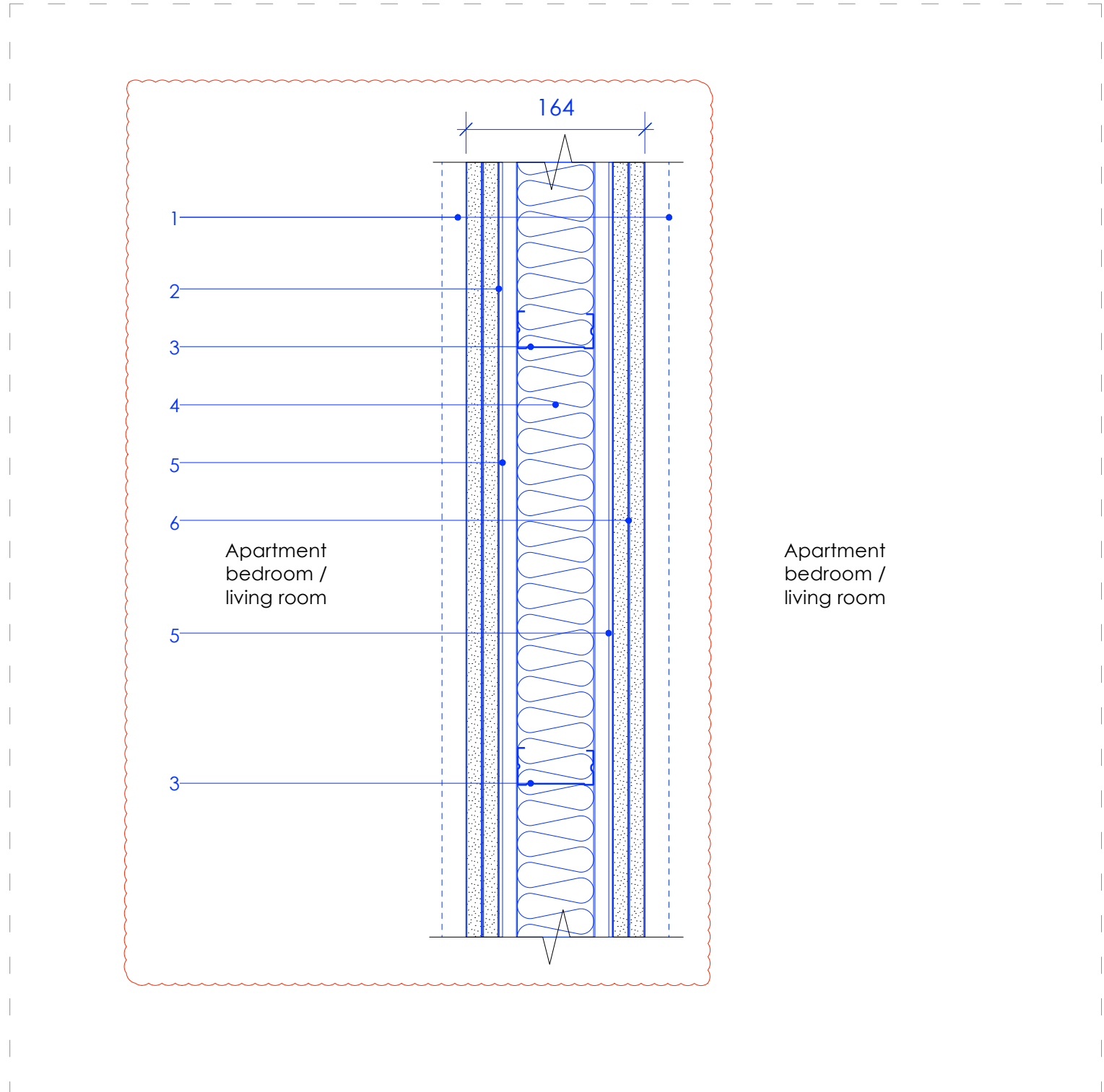
Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T : +44 (0) 20 7251 8555

project title	
The Place Manchester	
drawing title	scale date
Internal Wall build-ups - 4	1:5 @A1 26.10.16
drawing number	drawn checked
AHA/ PLC /DET/513	FR/RL DA
revision	revision
	A

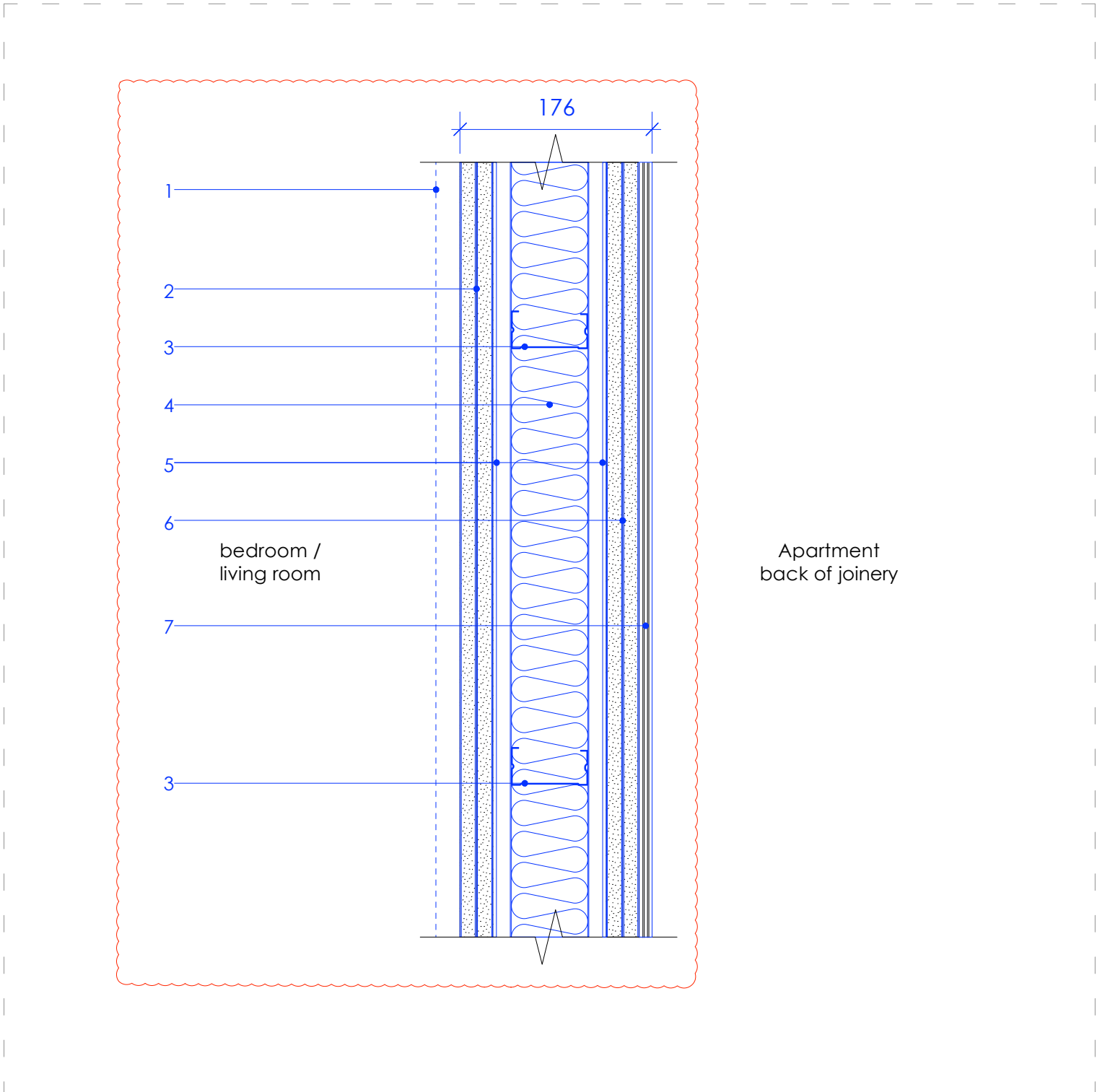
Note:

1. Metal stud partition wall systems to be installed per manufacturer's installation guidelines / information.
2. Refer to Acoustic report for minimum acoustic requirements.

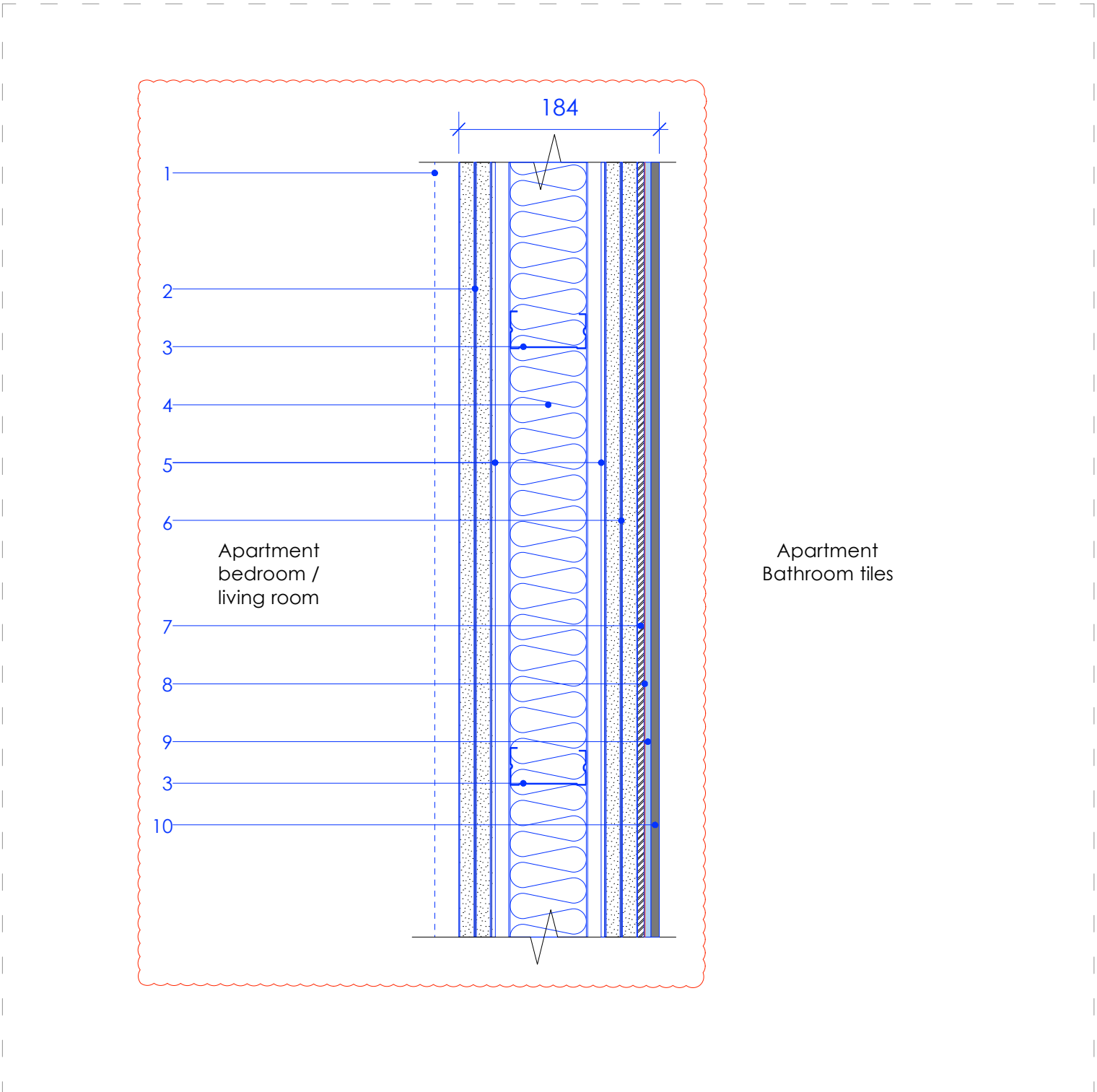
revision / date / amendments	
A / 16.11.10 /	Security mesh omitted and stud centres changed.
B / 16.12.09 /	Wall details updated following Acoustic consultant comments.



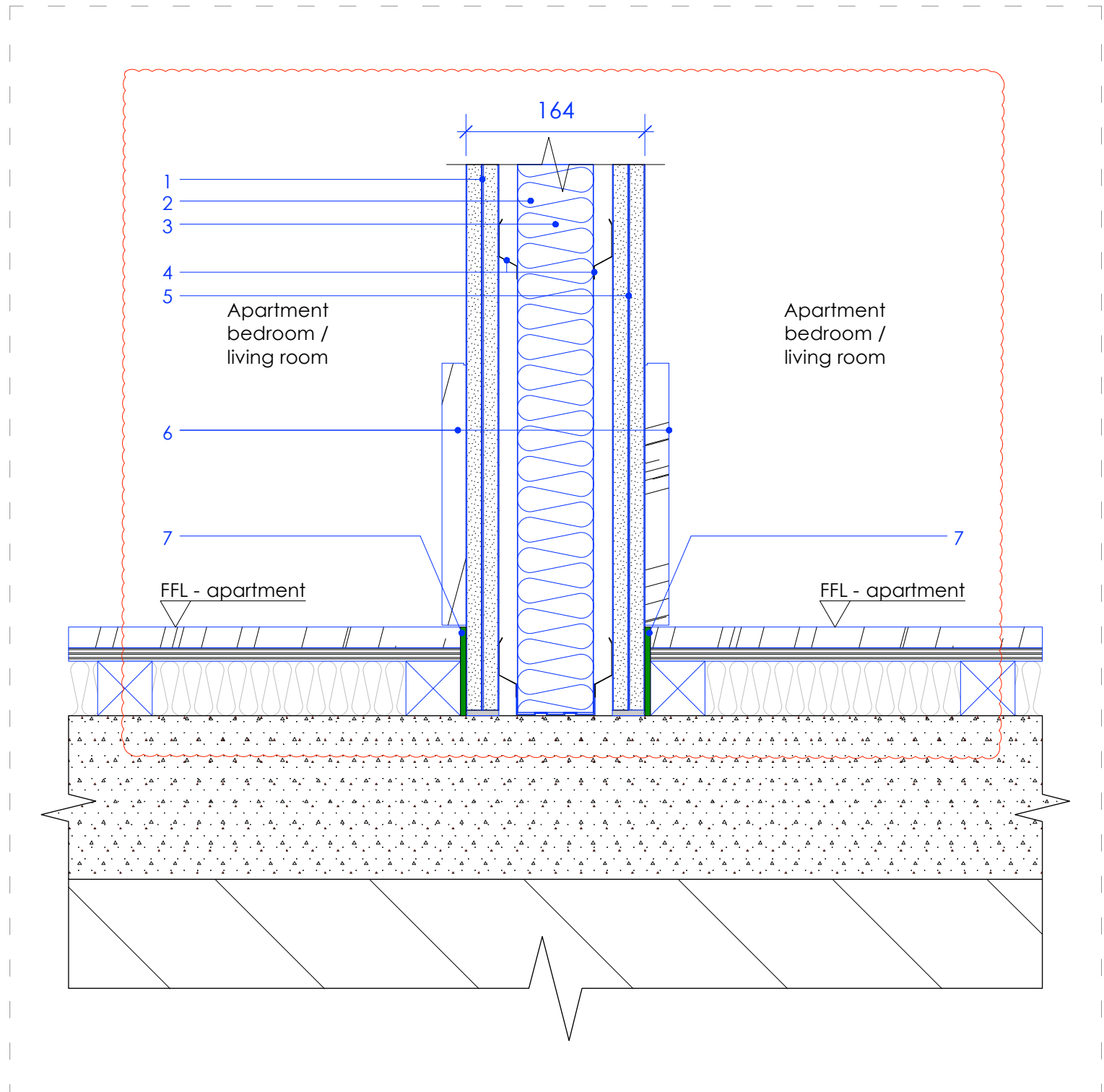
IPW-1: Internal party wall build-up 'bedroom / living room' to 'bedroom / living room'
Scale 1:5 Plan
1 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
2 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 70mm Rockwool RWA45 (OSA)
5 - 16mm Resilient Bars
6 - 2 x Soundbloc plasterboard 15mm taped and jointed with painted finish



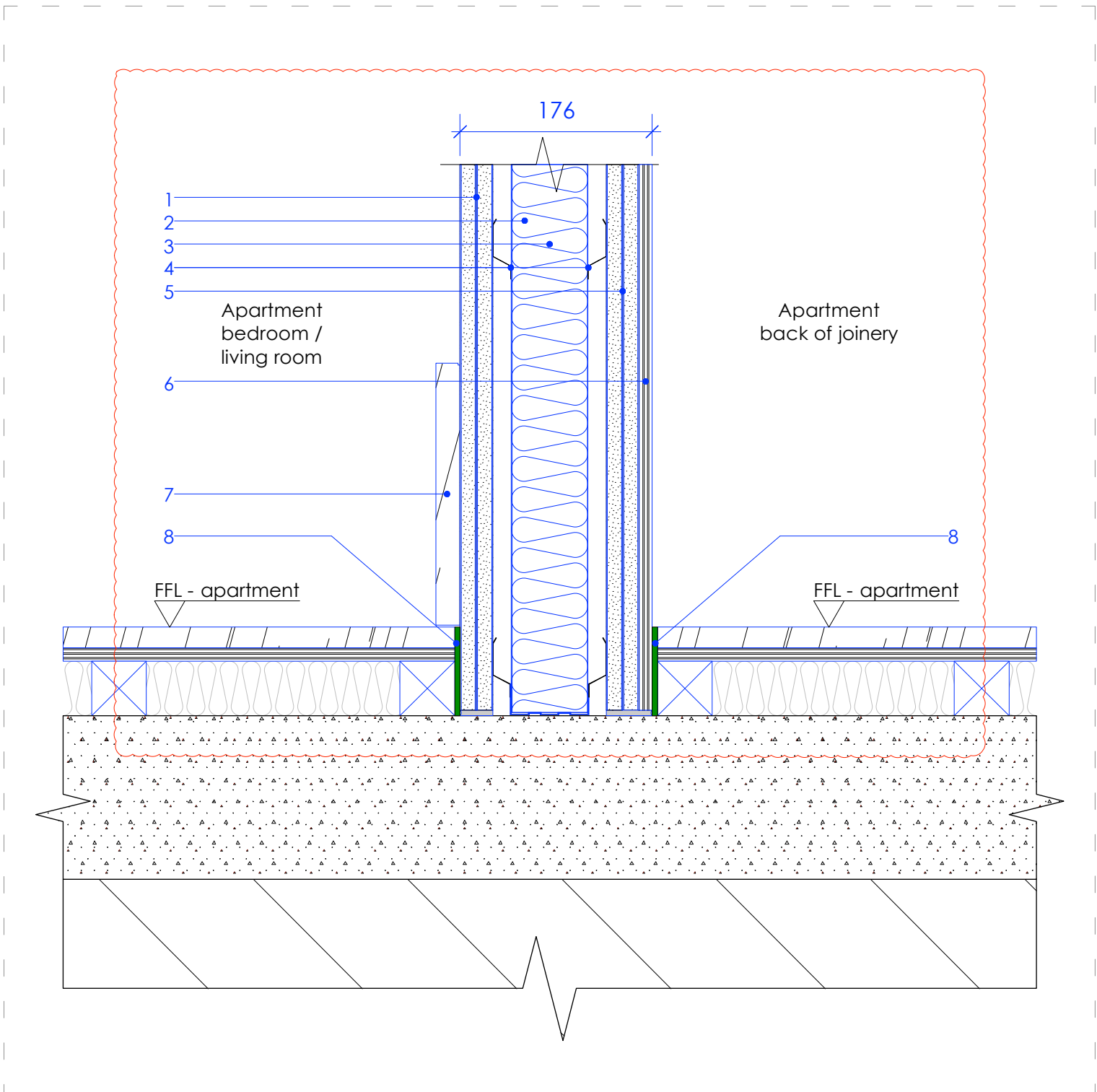
IPW-2: Internal party wall build-up 'bedroom / living room' to 'back of joinery'
Scale 1:5 Plan
1 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
2 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 70mm Rockwool RWA45 (OSA)
5 - 16mm Resilient Bars
6 - 2 x Soundbloc plasterboard 15mm taped and jointed
7 - 12mm Plywood



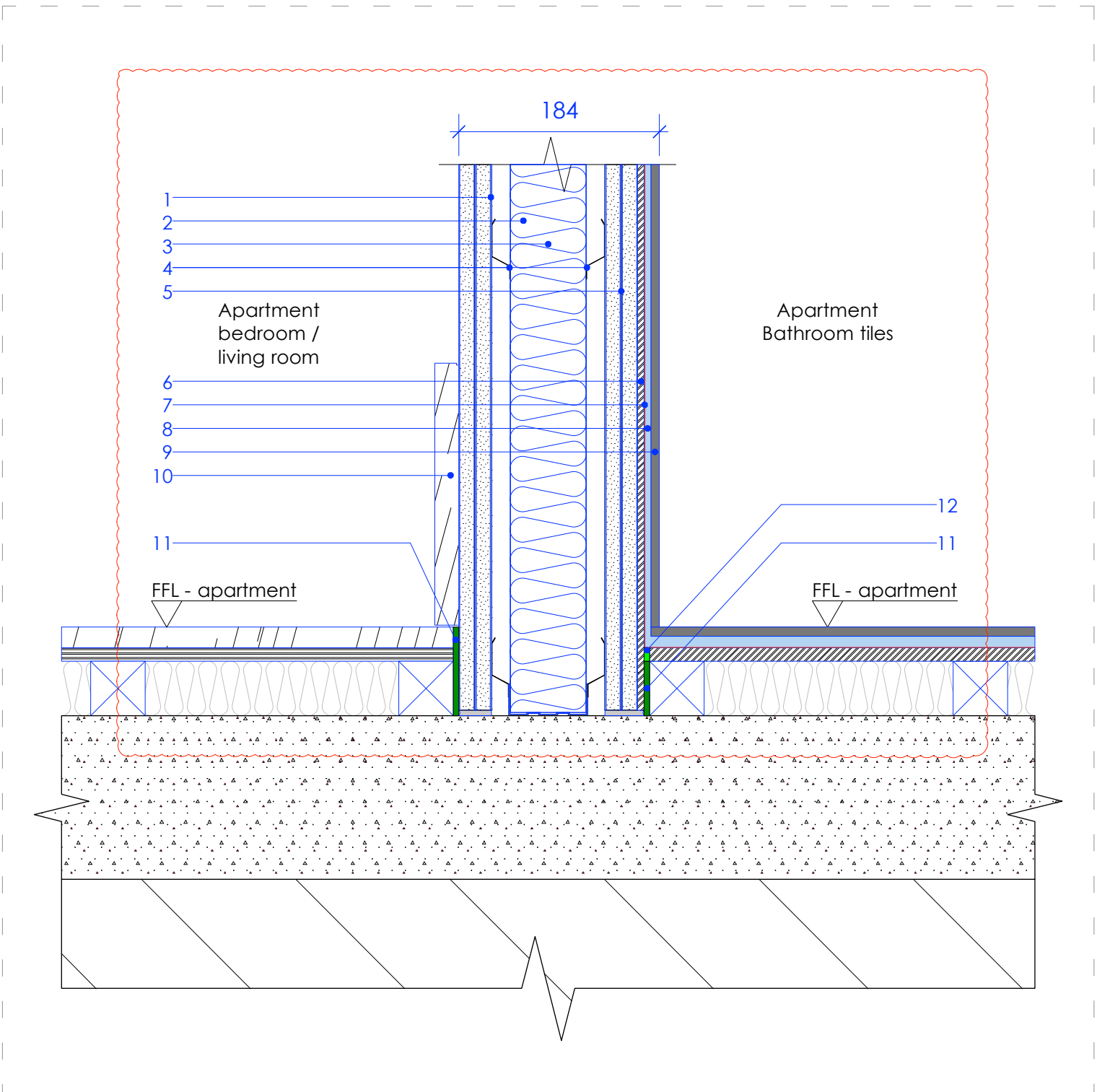
IPW-3: Internal party wall build-up 'bedroom / living room' to 'bathroom tiles'
Scale 1:5 Plan
1 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
2 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 70mm Rockwool RWA45 (OSA)
5 - 16mm Resilient Bars
6 - 2 x 15mm Moisture resistant Soundbloc plasterboard
7 - 6mm Polystyrene board - Marmox (OSA)
8 - Waterproofing layer
9 - 6mm Adhesive
10 - 8mm Ceramic bumpy tile



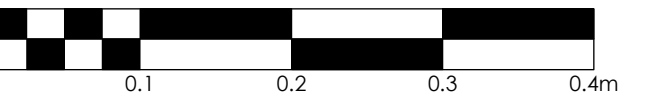
IPW-1: Internal party wall build-up 'bedroom / living room' to 'bedroom / living room'
Scale 1:5 Section
1 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 16mm Resilient Bars
5 - 2 x Soundbloc plasterboard 15mm taped and jointed with painted finish
6 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
7 - Resilient flanking strip



IPW-2: Internal party wall build-up 'bedroom / living room' to 'back of joinery'
Scale 1:5 Plan
1 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 16mm Resilient Bars
5 - 2 x Soundbloc plasterboard 15mm taped and jointed
6 - 12mm Plywood
7 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
8 - Resilient flanking strip



IPW-3: Internal party wall build-up 'bedroom / living room' to 'bathroom tiles'
Scale 1:5 Plan
1 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 16mm Resilient Bars
5 - 2 x 15mm Moisture resistant Soundbloc plasterboard
6 - 6mm Polystyrene board - Marmox (OSA)
7 - Waterproofing layer
8 - 6mm Adhesive
9 - 8mm Ceramic bumpy tile
10 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
11. Resilient flanking strip
12. Nominal acoustic sealant



Stage 4

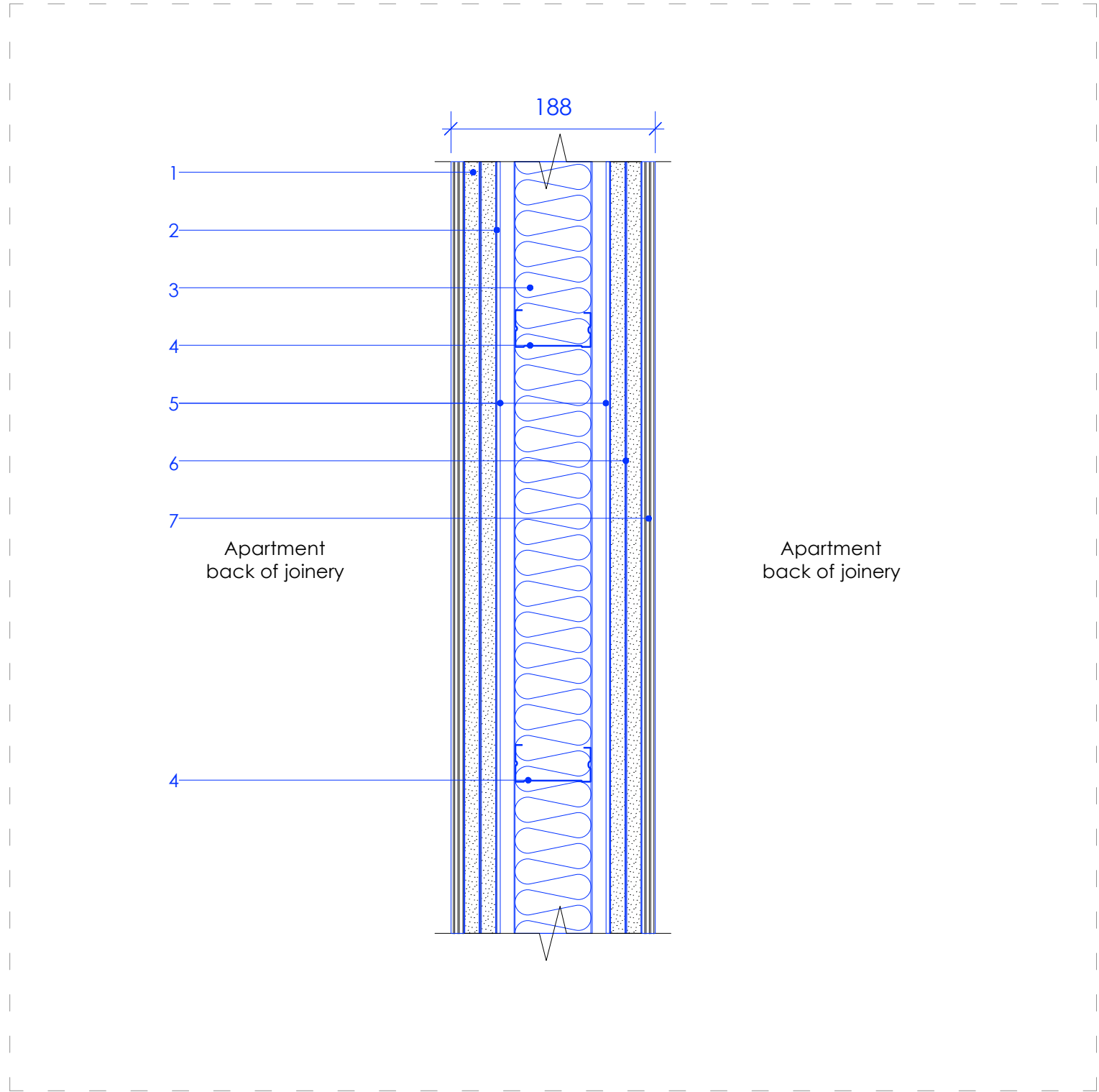
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Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

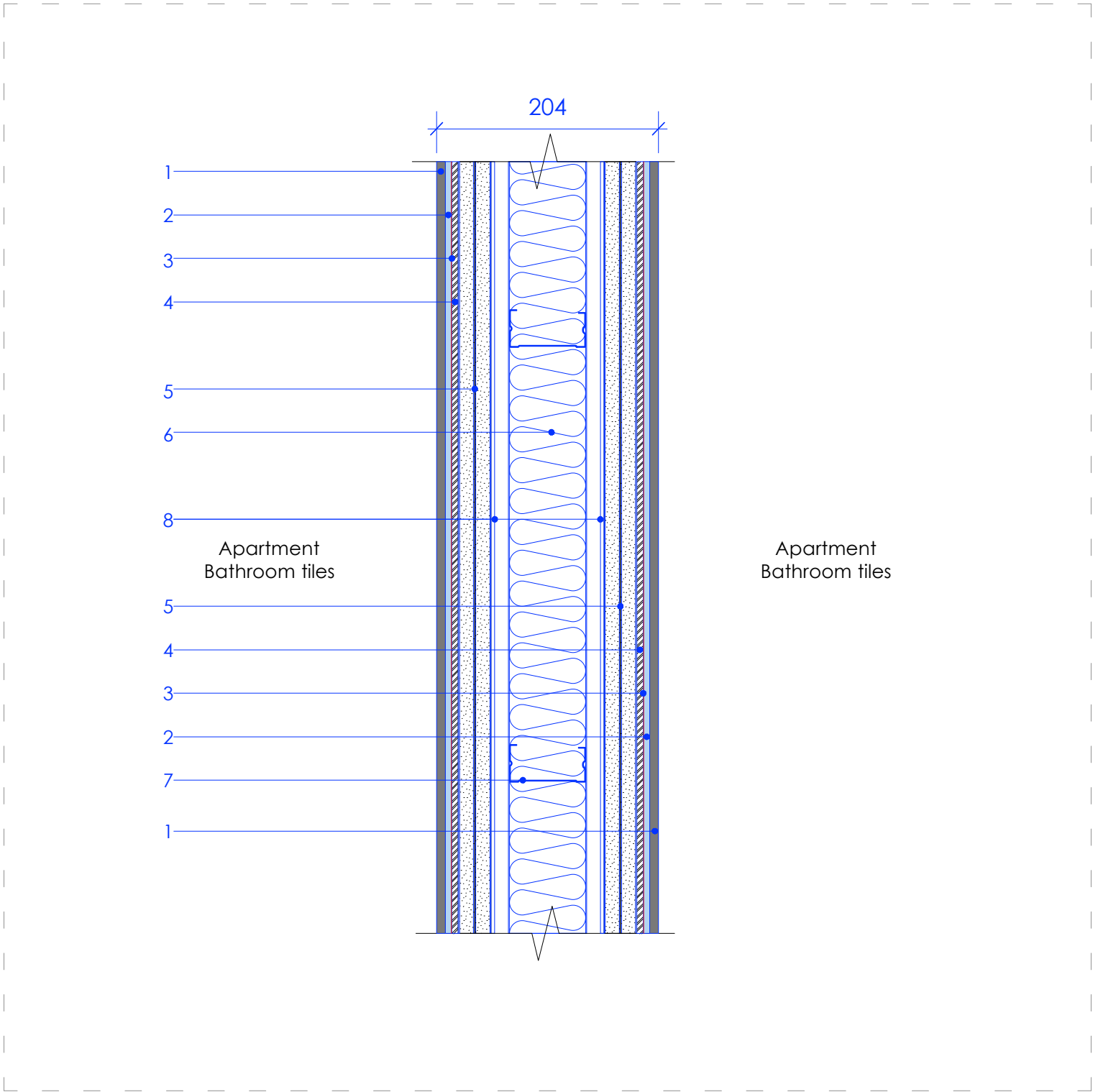
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The Place Manchester		1:5 @A1	26.10.16
drawing title	Party Wall build-ups - 1	drawn	checked
drawing number	AHA/ PLC /DET/514	FR/RL	DA
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Note:
1. Metal stud partition wall systems to be installed per manufacturer's installation guidelines / information.
2. Refer to Acoustic report for minimum acoustic requirements.

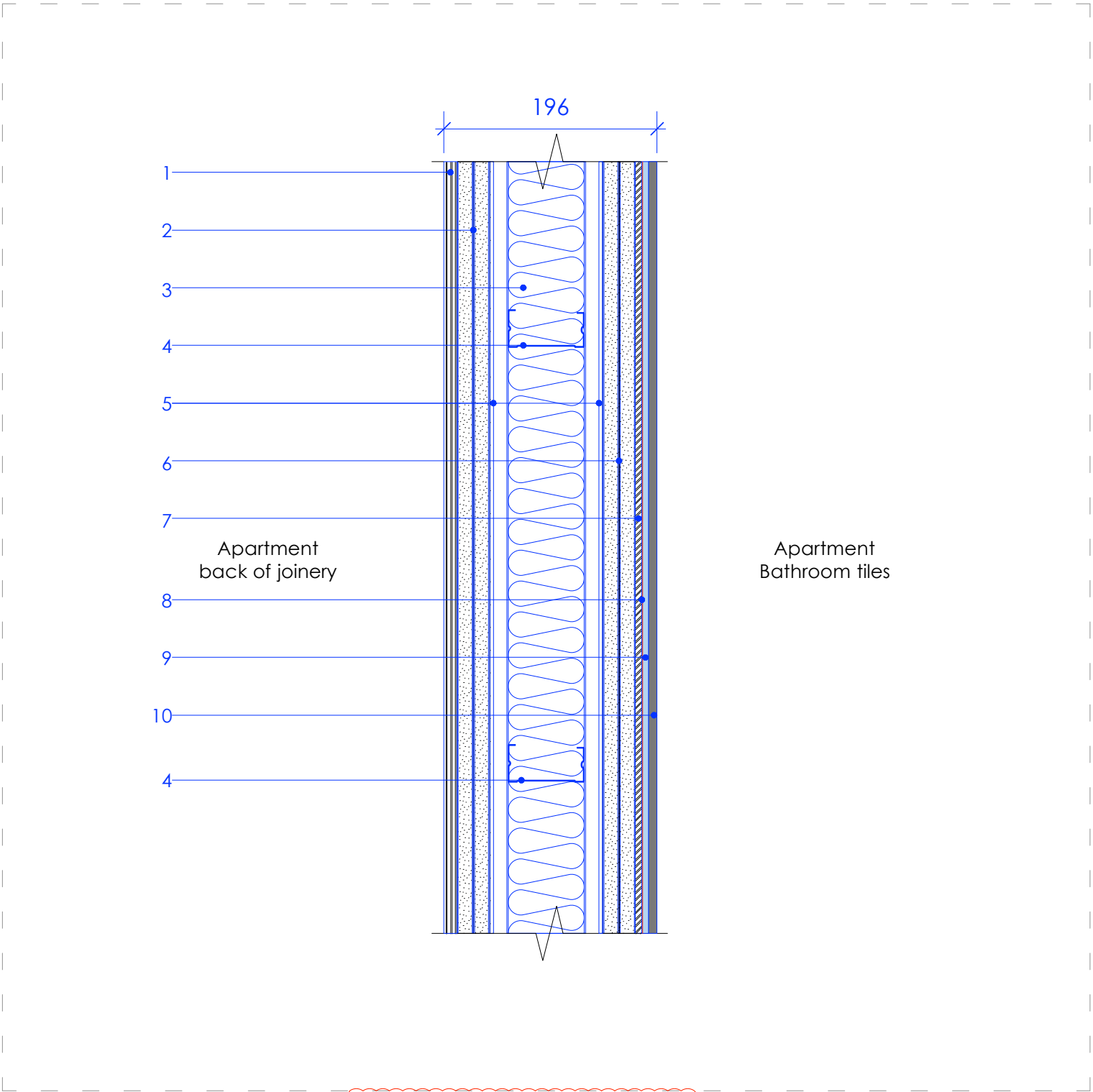
revision / date / amendments		
A / 16.11.10 /	Security mesh omitted and stud centres changed	
B / 16.12.09 /	Wall details updated following Acoustic consultant comments.	
C / 13.01.17 /	IPW-6 amended note	



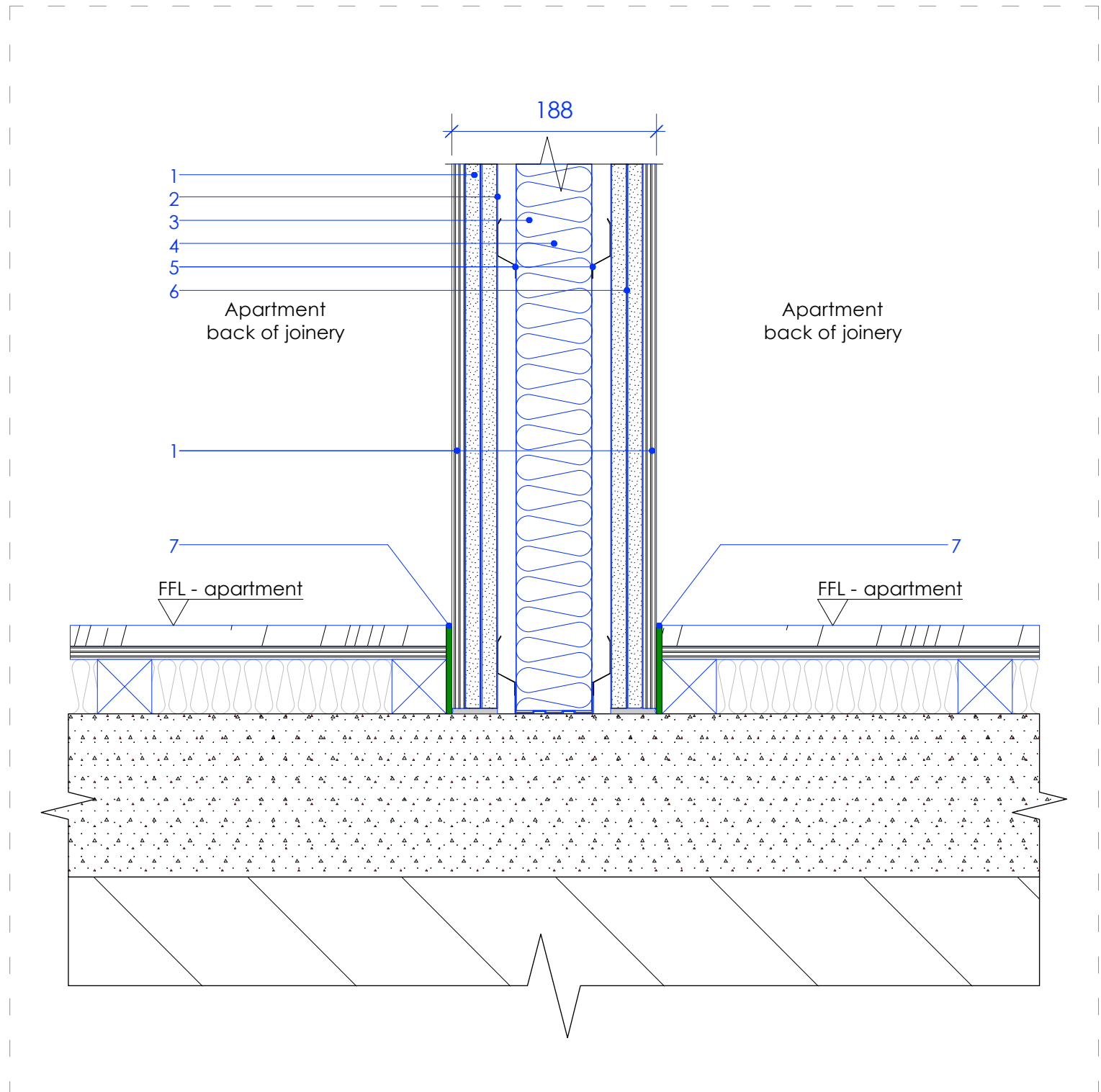
IPW-4: Internal party wall build-up 'back of joinery' to 'back of joinery'
Scale 1:5 Plan
1 - 12mm Plywood
2 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
3 - 70mm Rockwool RWA45 (OSA)
4 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
5 - 16mm Resilient Bars
6 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
7 - 12mm Plywood



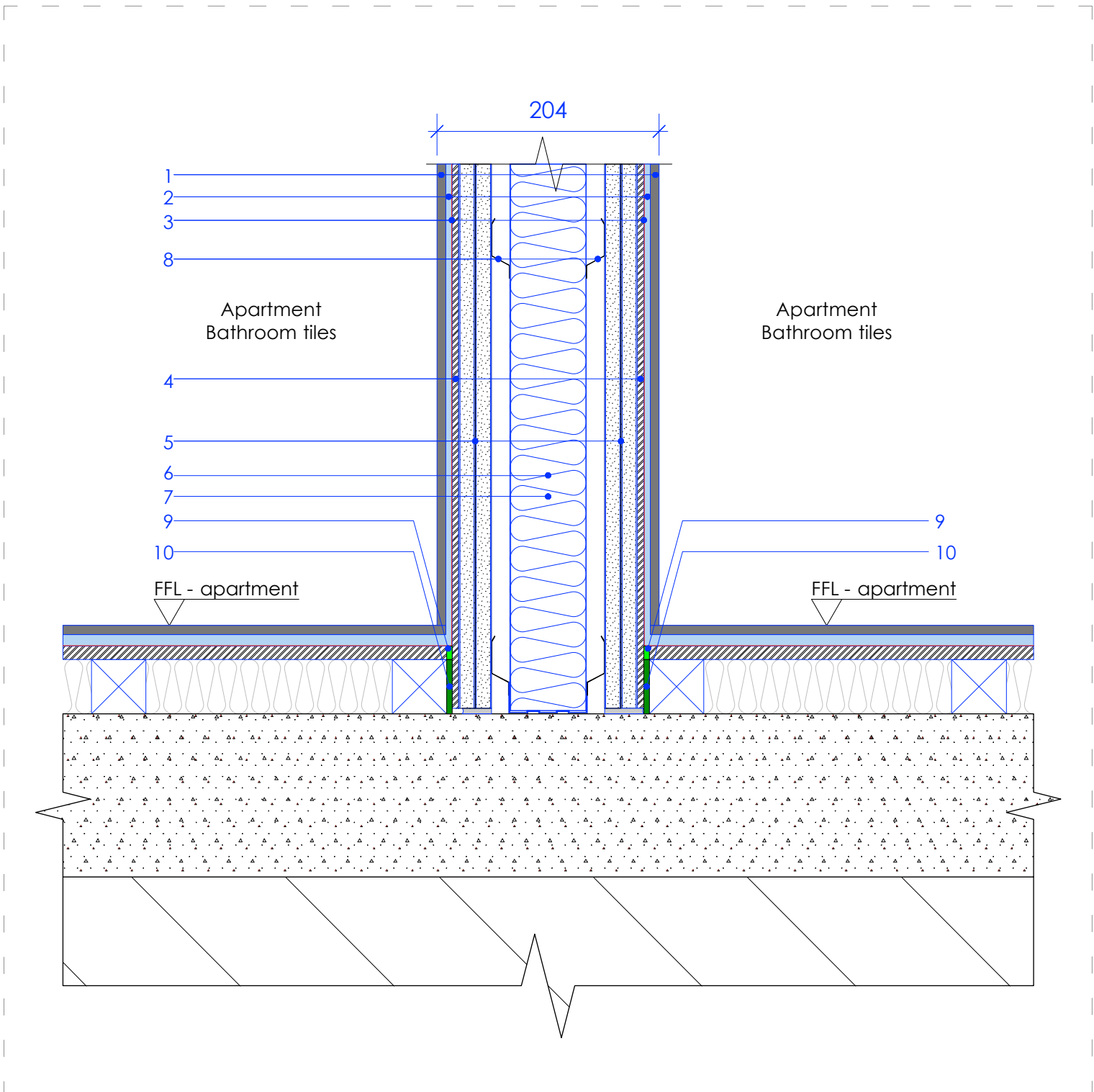
IPW-5: Internal party wall build-up 'bathroom tiles' to 'bathroom tiles'
Scale 1:5 Plan
1 - 8mm Ceramic bumpy tile
2 - 6mm Adhesive
3 - Waterproofing layer
4 - 6mm Polystyrene board - Marmox (OSA)
5 - 2 x 15mm Moisture resistant Soundbloc plasterboard
6 - 70mm Rockwool RWA45 (OSA)
7 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
8 - 16mm Resilient Bars



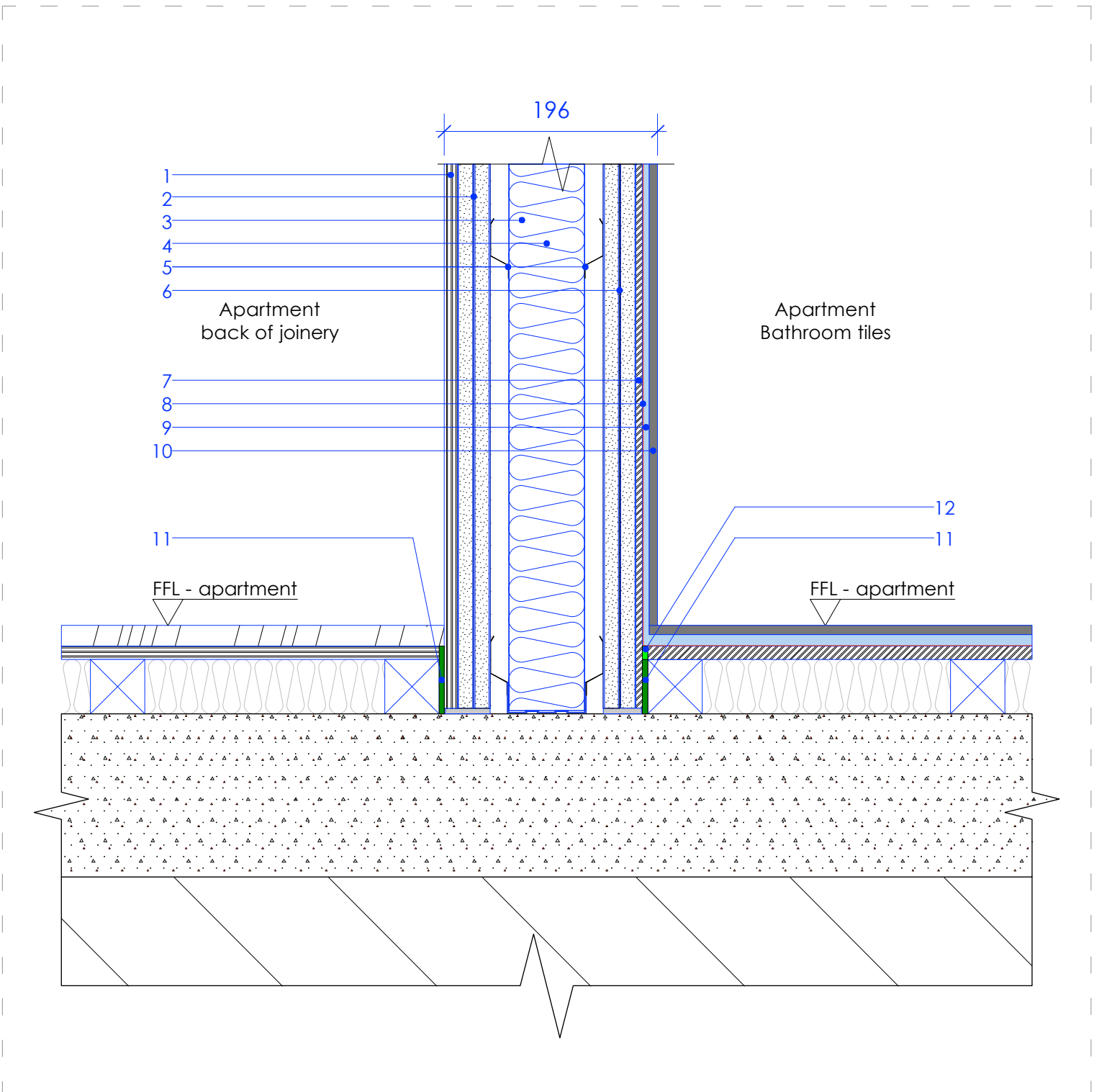
IPW-6: Internal party wall build-up 'back of joinery' to 'bathroom tiles'
Scale 1:5 Plan
1 - 12mm Plywood
2 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
3 - 70mm Rockwool RWA45 (OSA)
4 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
5 - 16mm Resilient Bars
6 - 2 x 15mm Moisture resistant Soundbloc plasterboard
7 - 6mm Polystyrene board - Marmox (OSA)
8 - Waterproofing layer
9 - 6mm Adhesive
10 - 8mm Ceramic bumpy tile



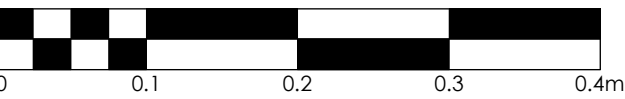
IPW-4: Internal party wall build-up 'back of joinery' to 'back of joinery'
Scale 1:5 Plan
1 - 12mm Plywood
2 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
3 - 70mm Rockwool RWA45 (OSA)
4 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
5 - 16mm Resilient Bars
6 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
7 - Resilient flanking strip



IPW-5: Internal party wall build-up 'bathroom tiles' to 'bathroom tiles'
Scale 1:5 Plan
1 - 8mm Ceramic bumpy tile
2 - 6mm Adhesive
3 - Waterproofing layer
4 - 6mm Polystyrene board - Marmox (OSA)
5 - 2 x 15mm Moisture resistant Soundbloc plasterboard
6 - 70mm Rockwool RWA45 (OSA)
7 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
8 - 16mm Resilient Bars
9 - Nominal acoustic sealant
10 - Resilient flanking strip



IPW-6: Internal party wall build-up 'back of joinery' to 'bathroom tiles'
Scale 1:5 Plan
1 - 12mm Plywood
2 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
3 - 70mm Rockwool RWA45 (OSA)
4 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
5 - 16mm Resilient Bars
6 - 2 x 15mm Moisture resistant Soundbloc plasterboard
7 - 6mm Polystyrene board - Marmox (OSA)
8 - Waterproofing layer
9 - 6mm Adhesive
10 - 8mm Ceramic bumpy tile
11 - Resilient flanking strip
12 - Nominal acoustic sealant



Stage 4

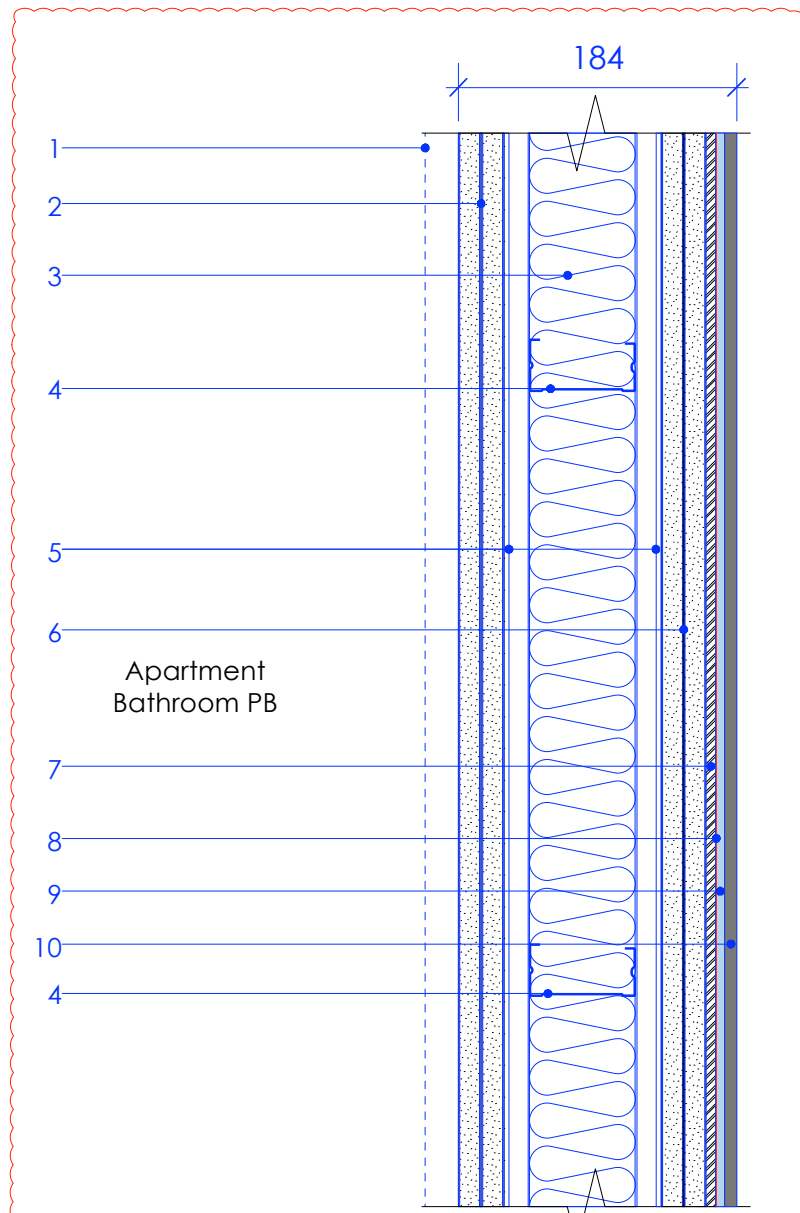
Archer Humphryes Architects

Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

project title		
The Place Manchester		
drawing title	scale	date
Party Wall build-ups - 2	1:5 @A1	26.10.16
drawing number	drawn checked	FR/RL DA
AHA/ PLC /DET/515	revision	C

Note:
1. Metal stud partition wall systems to be installed per manufacturer's installation guidelines / information.
2. Refer to Acoustic report for minimum acoustic requirements.

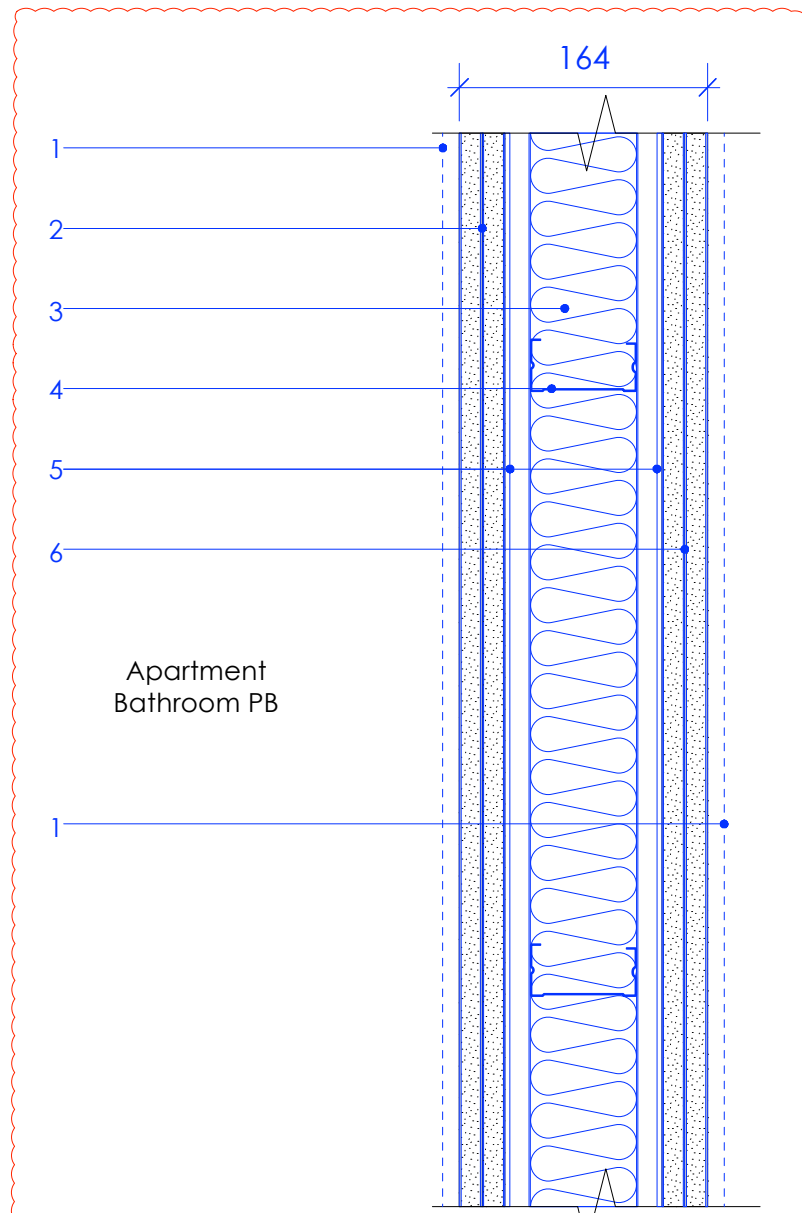
revision / date / amendments		
A / 16.11.10 /	Security mesh omitted and stud centres changed.	
B / 16.12.09 /	Wall details updated following Acoustic consultant comments.	



IPW-7: Internal party wall build-up 'bathroom plasterboard' to 'bathroom tiles'

Scale 1:5 Plan

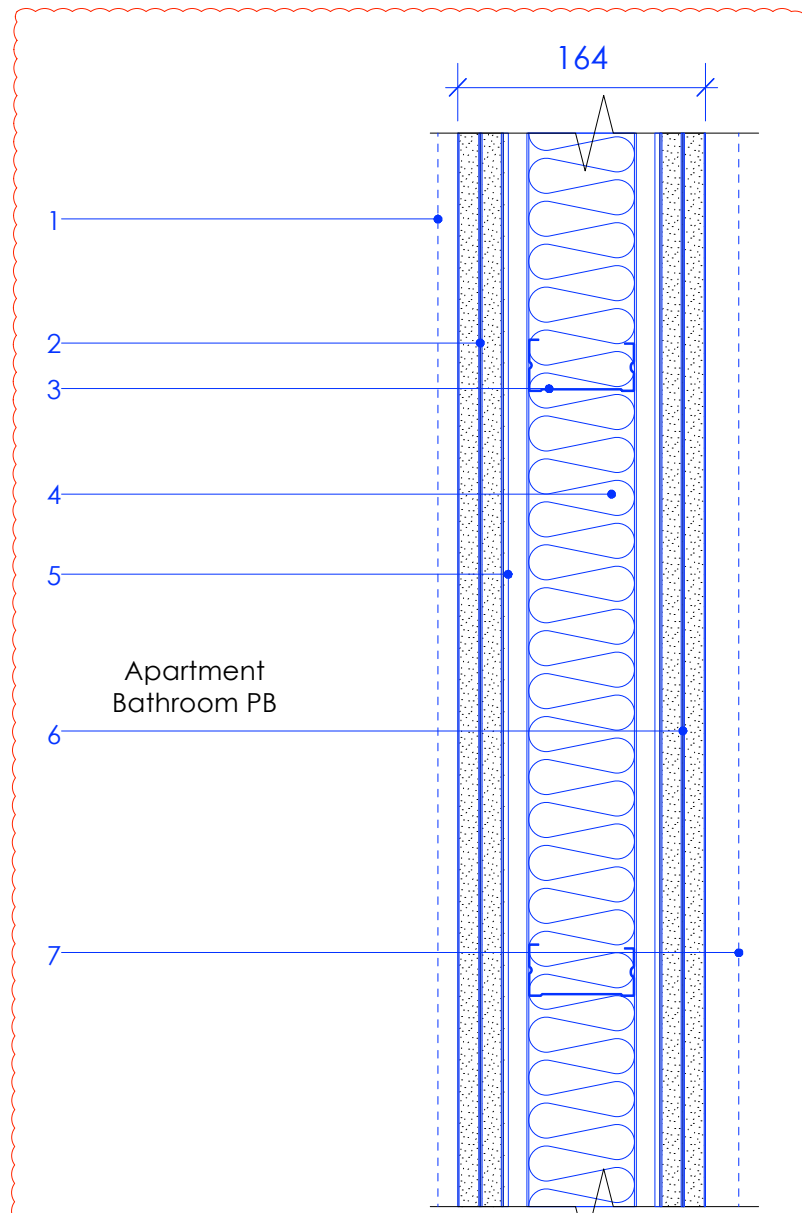
- 1 - 150mm Plant on tiled skirting
- 2 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
- 3 - 70mm Rockwool RWA45 (OSA)
- 4 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 5 - 16mm Resilient Bars
- 6 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
- 7 - 6mm Polystyrene board - Marmox (OSA)
- 8 - Waterproofing layer
- 9 - 6mm Adhesive
- 10 - 8mm Ceramic bumpy tile



IPW-8: Internal party wall build-up 'bathroom plasterboard' to 'bathroom plasterboard'

Scale 1:5 Plan

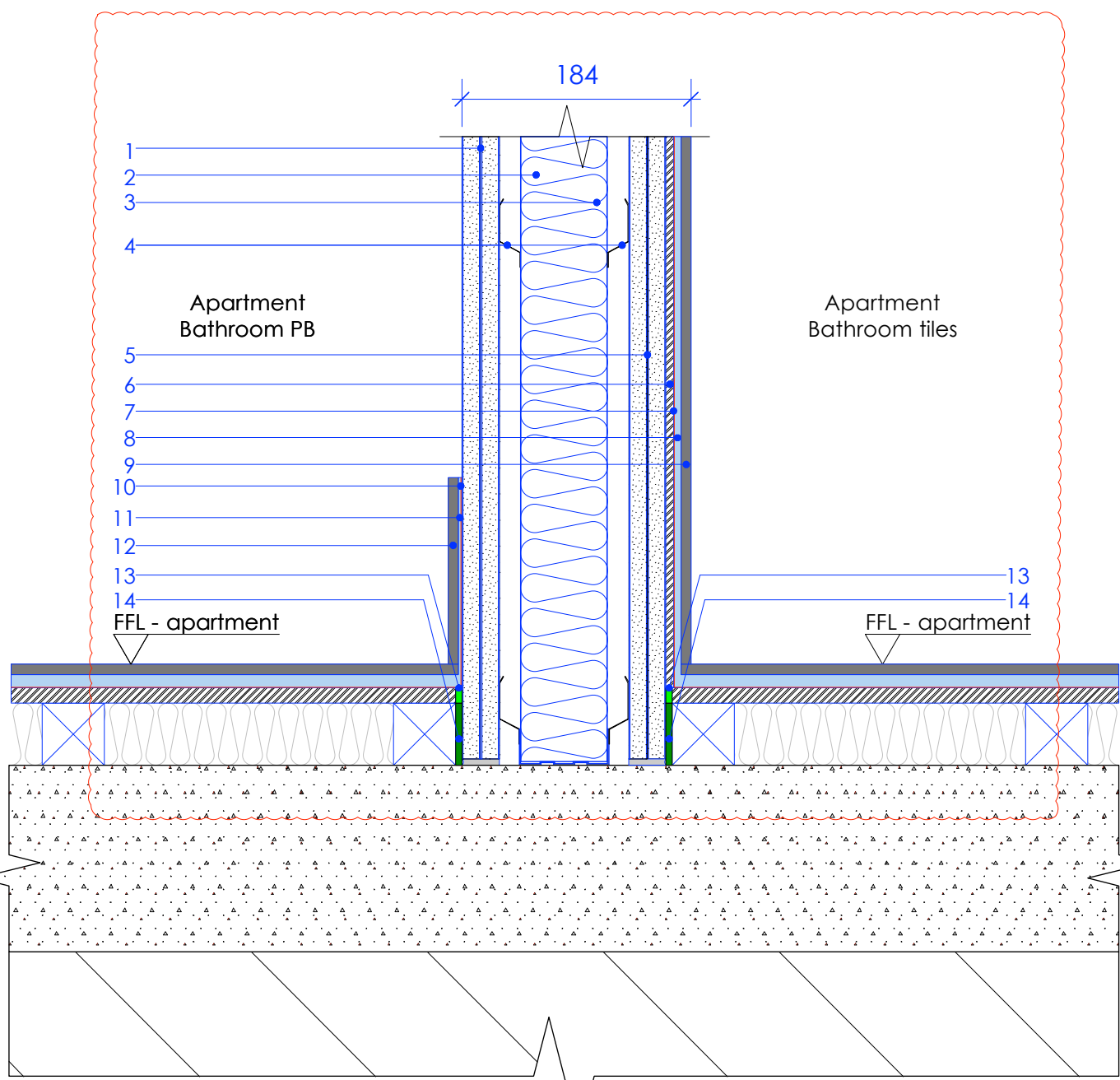
- 1 - 150mm Plant on tiled skirting
- 2 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
- 3 - 70mm Rockwool RWA45 (OSA)
- 4 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 5 - 16mm Resilient Bars
- 6 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish



IPW-9: Internal party wall build-up 'bathroom plasterboard' to 'living / bedroom plasterboard'

Scale 1:5 Plan

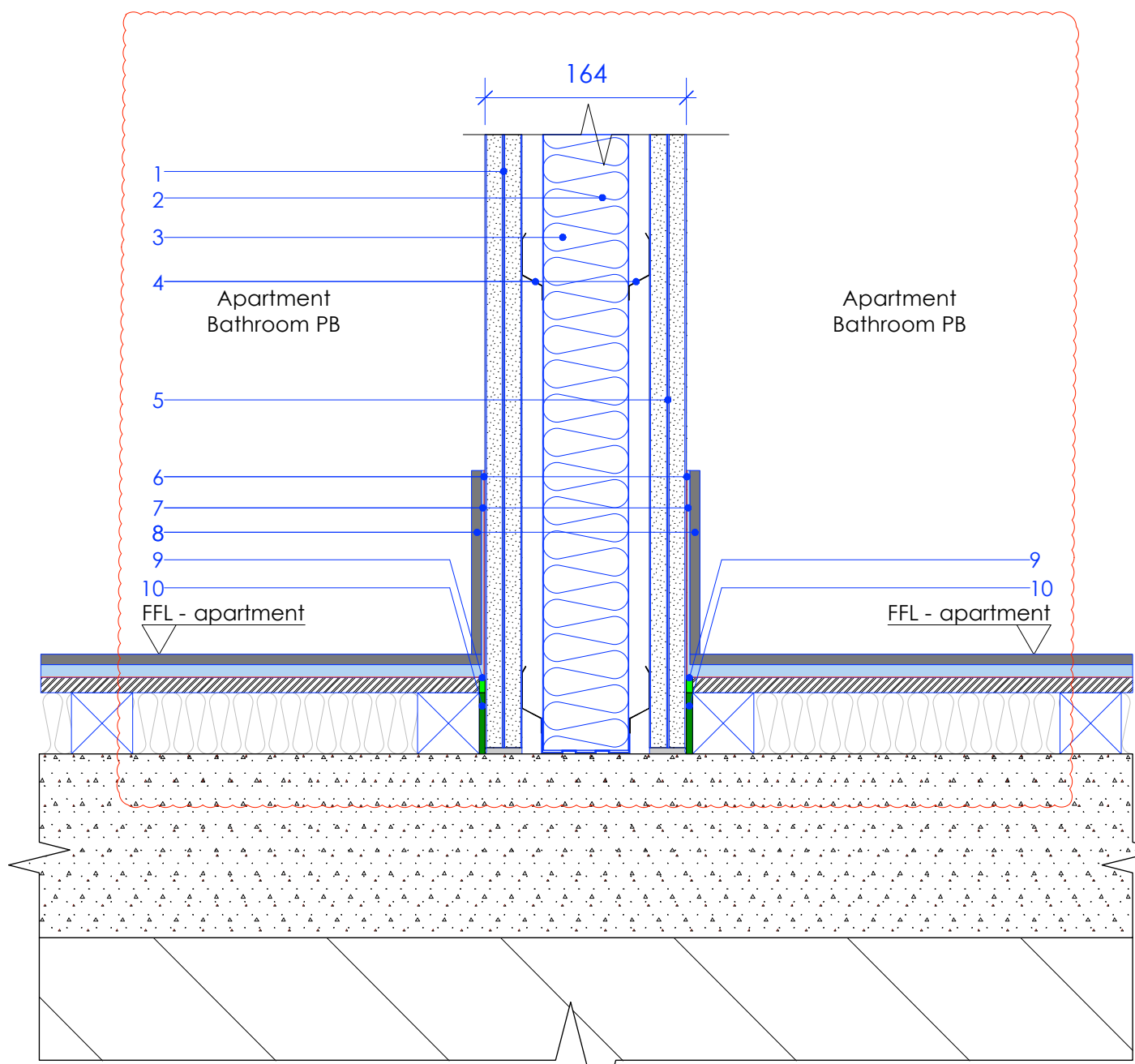
- 1 - 150mm Plant on tiled skirting
- 2 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 70mm Rockwool RWA45 (OSA).
- 5 - 16mm Resilient Bars
- 6 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
- 7 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring



IPW-7: Internal party wall build-up 'bathroom plasterboard' to 'bathroom tiles'

Scale 1:5 Plan

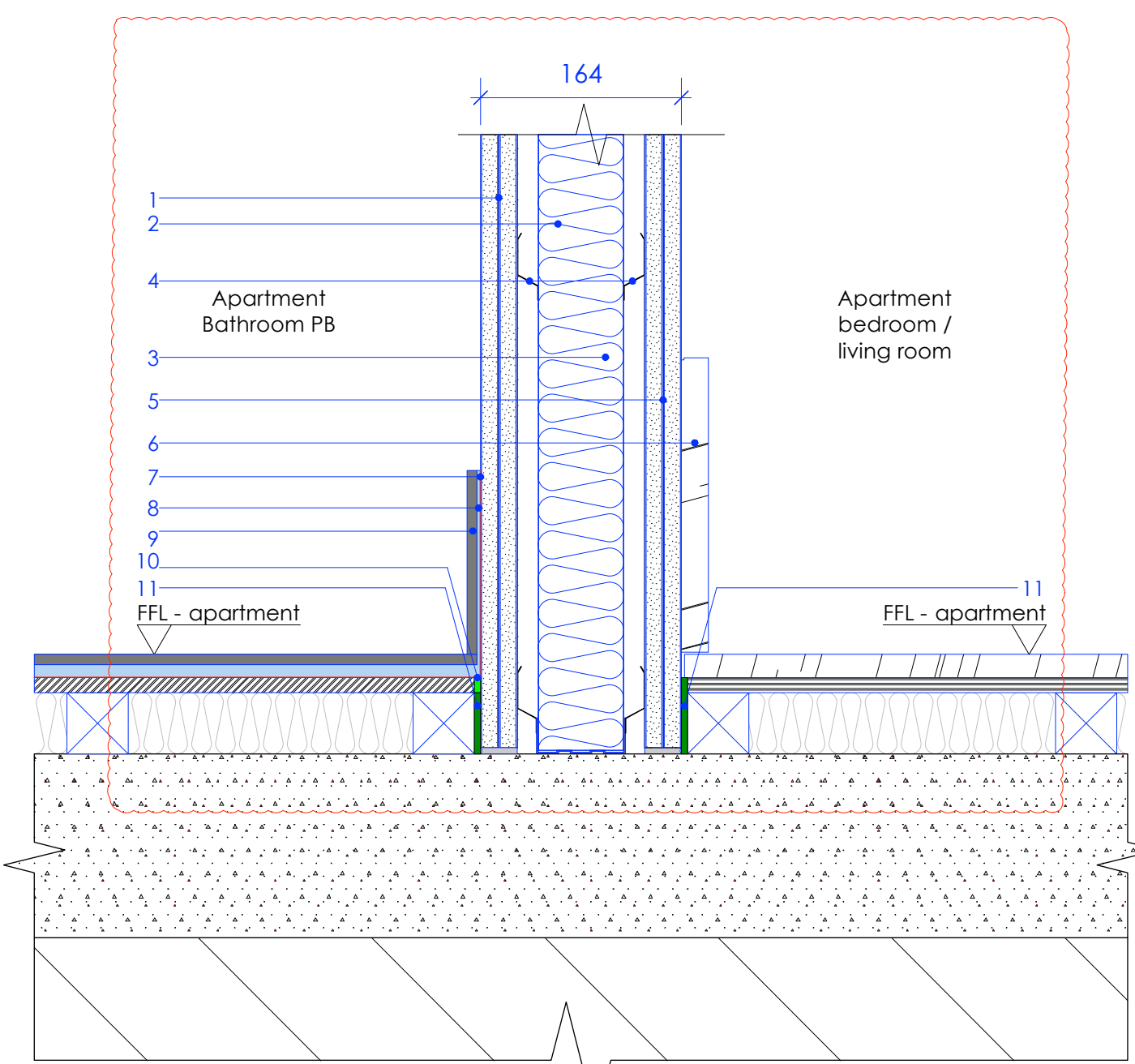
- 1 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
- 2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 3 - 70mm Rockwool RWA45 (OSA)
- 4 - 16mm Resilient Bars
- 5 - 2 x 15mm Moisture resistant Soundbloc plasterboard
- 6 - 6mm Polystyrene board - Marmox (OSA)
- 7 - Waterproofing layer
- 8 - 6mm Adhesive
- 9 - 8mm Ceramic bumpy tile
- 10 - Waterproofing layer
- 11 - 6mm Adhesive
- 12 - 150mm Plant on tiled skirting
- 13 - Nominal acoustic sealant
- 14 - Resilient flanking strip



IPW-8: Internal party wall build-up 'bathroom plasterboard' to 'bathroom plasterboard'

Scale 1:5 Plan

- 1 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
- 2 - 70mm Rockwool RWA45 (OSA)
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 16mm Resilient Bars
- 5 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
- 6 - Waterproofing layer
- 7 - 3mm adhesive
- 8 - 150mm Plant on tiled skirting
- 9 - Nominal acoustic sealant
- 10 - Resilient flanking strip



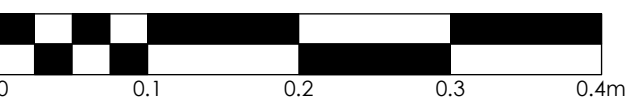
IPW-9: Internal party wall build-up 'bathroom plasterboard' to 'living / bedroom plasterboard'

Scale 1:5 Plan

- 1 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
- 2 - 70mm Rockwool RWA45 (OSA)
- 3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
- 4 - 16mm Resilient Bars
- 5 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
- 6 - 240mm Plant on distressed oak timber skirting with square edges to match timber flooring
- 7 - Waterproofing layer
- 8 - 3mm adhesive
- 9 - 150mm Plant on tiled skirting
- 10 - Nominal acoustic sealant
- 11 - Resilient flanking strip

Note:

1. Metal stud partition wall systems to be installed per manufacturer's installation guidelines / information.
2. Refer to Acoustic report for minimum acoustic requirements.



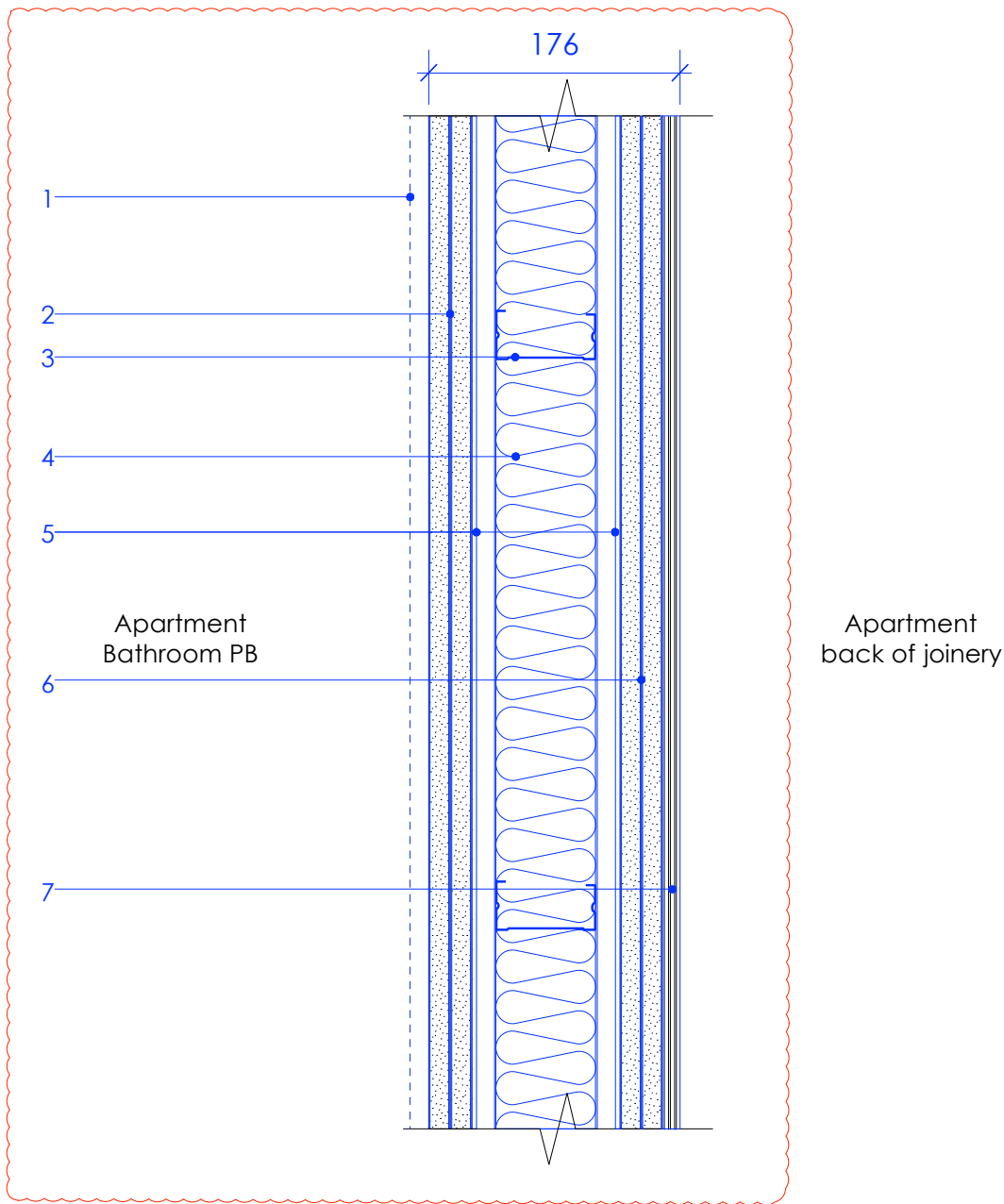
Stage 4

Archer Humphries Architects

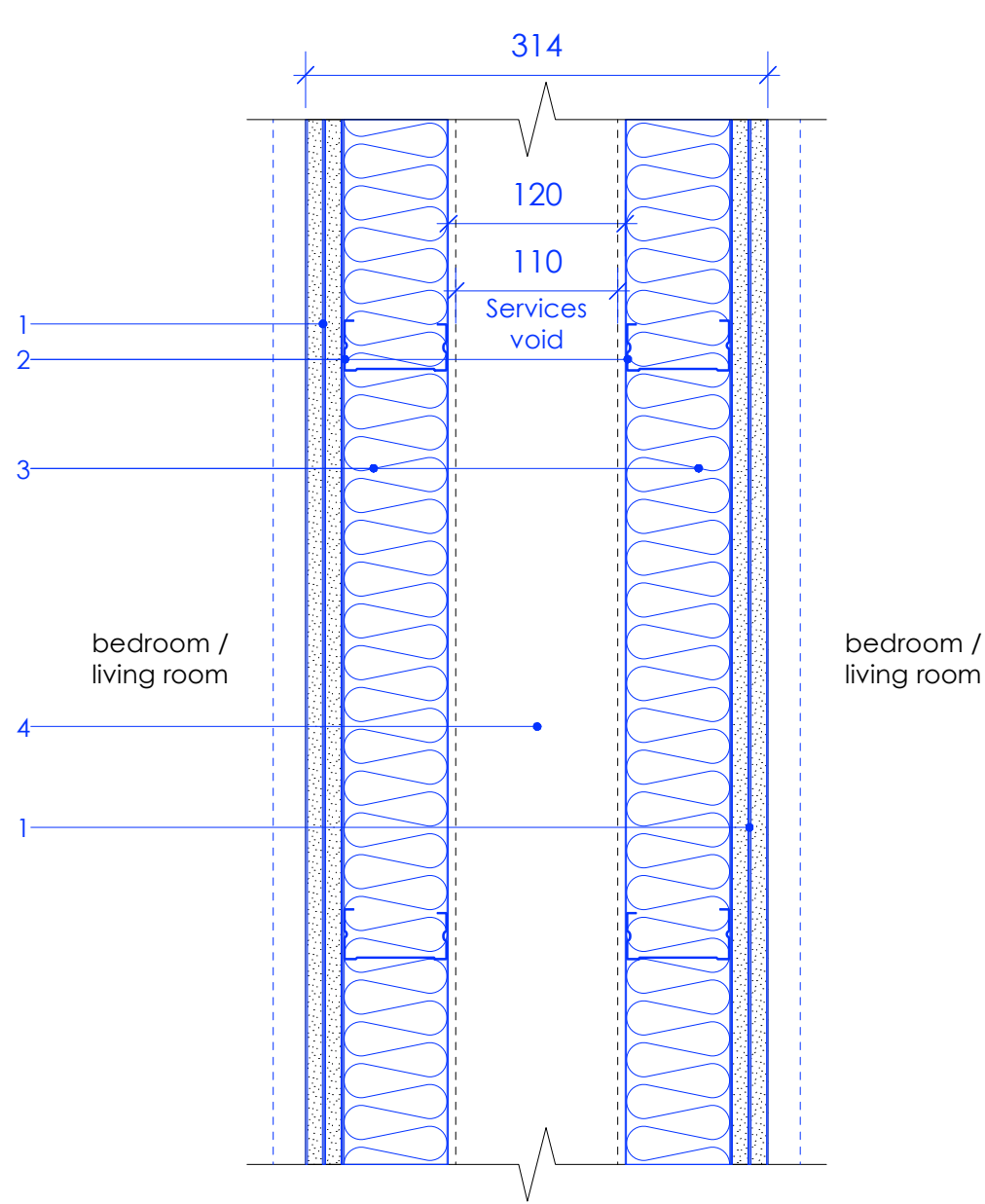
Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

project title		
The Place Manchester		
drawing title	scale	date
Party Wall build-ups - 3	1:5 @A1	26.10.16
drawing number	revision	
AHA/ PLC/DEI/S16	8	

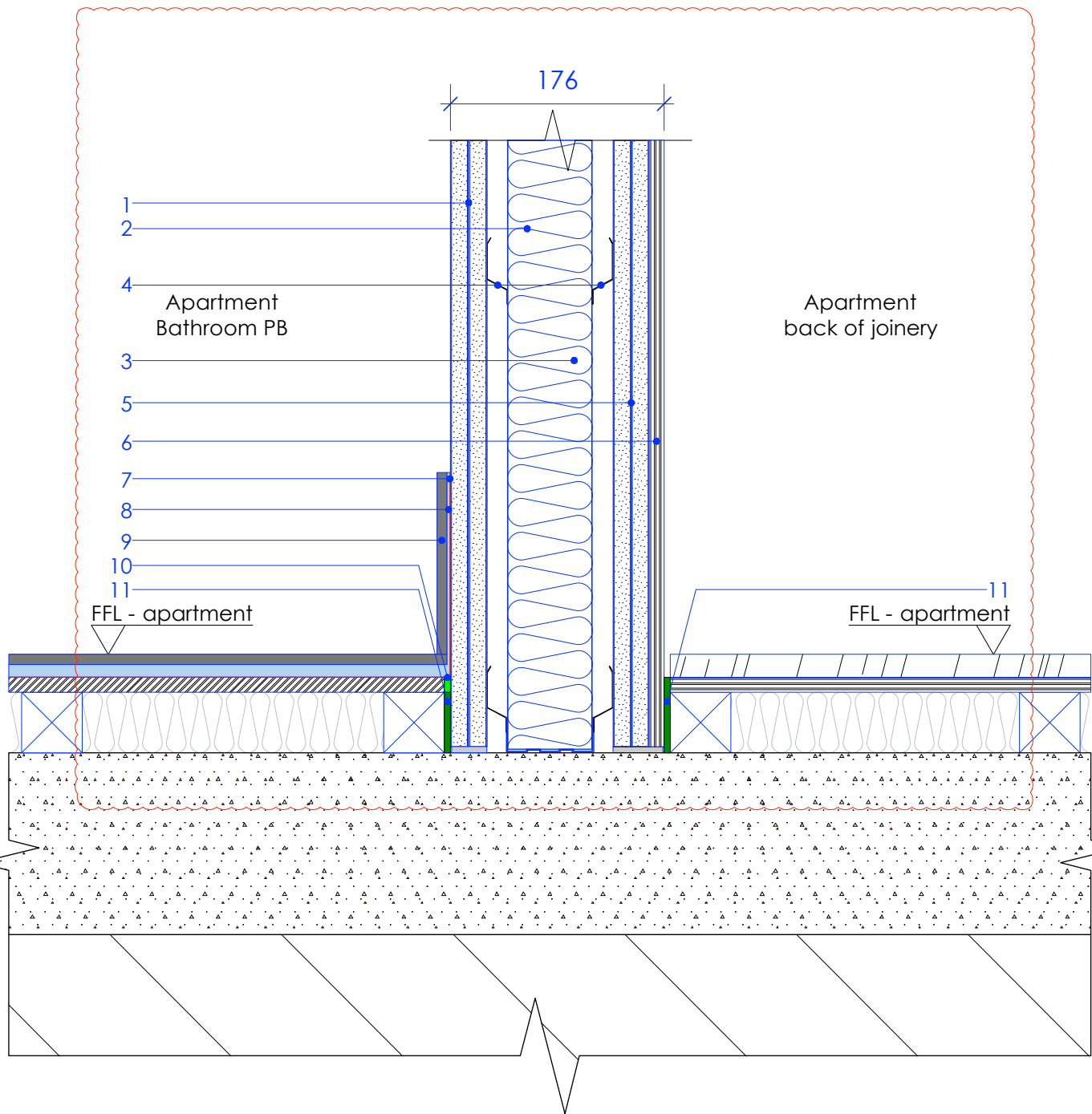
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A / 16.11.10 /	Security mesh omitted and stud centres changed	
B / 16.12.09 /	Wall details updated following Acoustic consultant comments.	



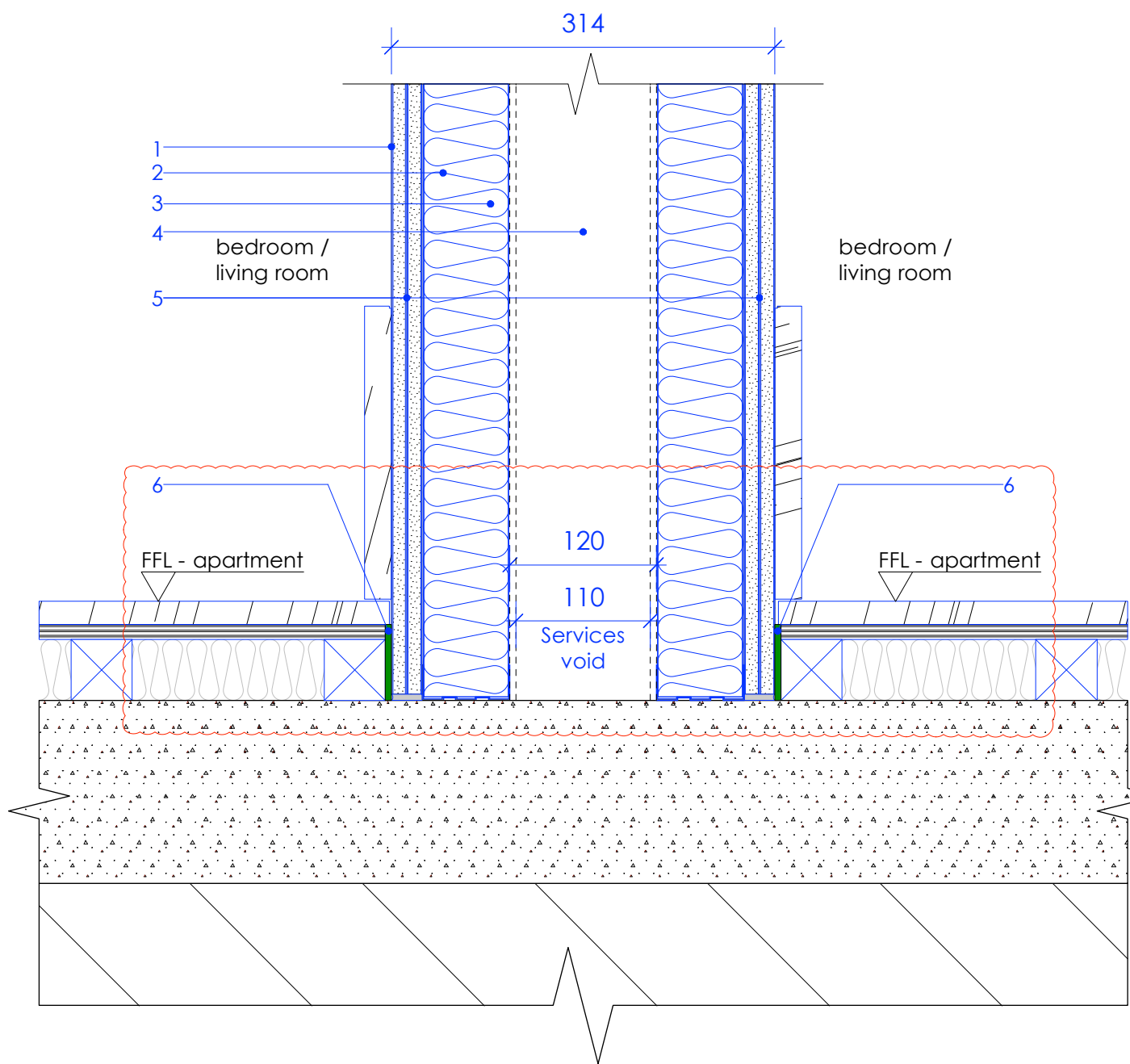
IPW-10: Internal party wall build-up 'bathroom plasterboard' to 'back of joinery'
Scale 1:5 Plan
1 - 150mm Plant on tiled skirting
2 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 70mm Rockwool RWA45 (OSA)
5 - 16mm Resilient Bars
6 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
7 - 12mm Plywood



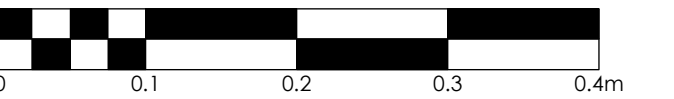
IPW-11: Internal party wall build-up for services
Scale 1:5 Plan
1 - Wall finish refer to wall build-ups
2 - 70mm Rockwool RWA45 (OSA)
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - Service void



IPW-10: Internal party wall build-up 'bathroom plasterboard' to 'back of joinery'
Scale 1:5 Plan
1 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
2 - 70mm Rockwool RWA45 (OSA)
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 16mm Resilient Bars
5 - 2 x 15mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish
6 - 12mm Plywood
7 - Waterproofing layer
8 - 3mm Adhesive
9 - 150mm Plant on tiled skirting
10 - Nominal acoustic sealant
11 - Resilient flanking strip



IPW-11: Internal party wall build-up for services
Scale 1:5 Plan
1 - Wall finish refer to wall build-ups
2 - 70mm Rockwool RWA45 (OSA)
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - Service void
5 - 2 x 15mm Soundbloc plasterboard taped and jointed with painted finish
6 - Resilient flanking strip



Stage 4

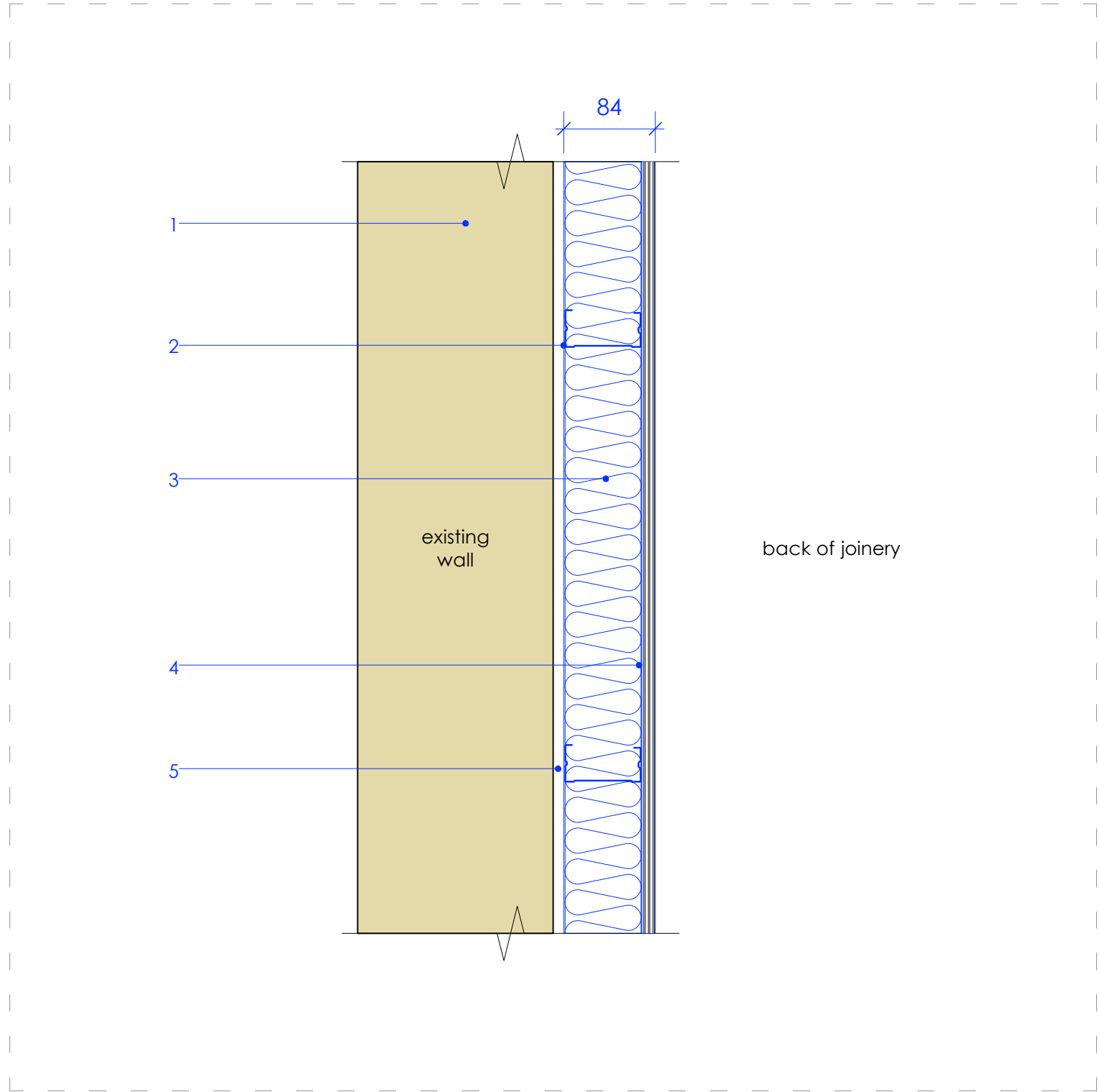
Archer Humphries Architects

Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

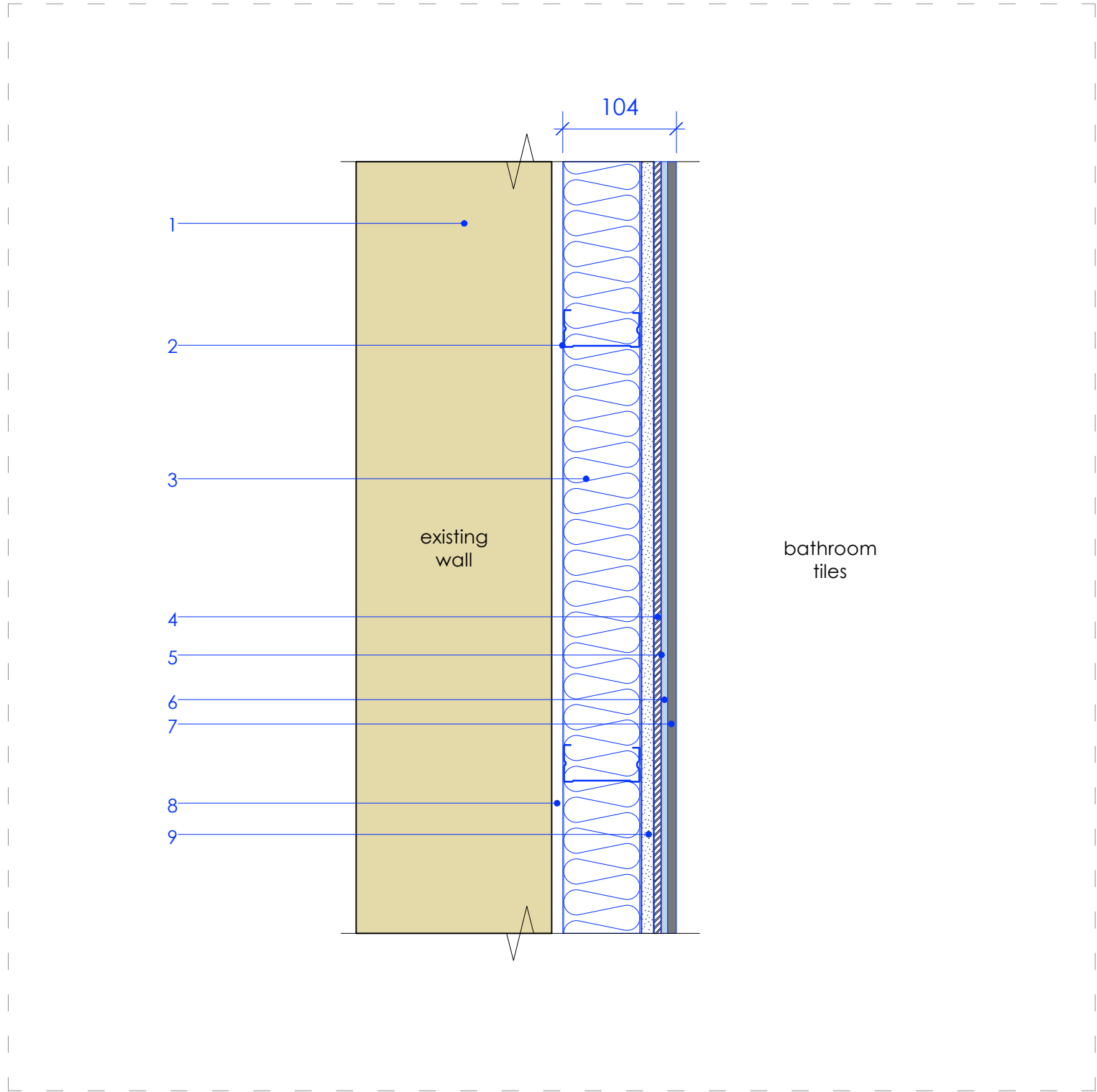
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drawing number AHA/ PLC /DET/517	drawn FR/RL	checked DA
	revision 8	

- Note:
1. Metal stud partition wall systems to be installed per manufacturer's installation guidelines / information.
 2. Refer to Acoustic report for minimum acoustic requirements.

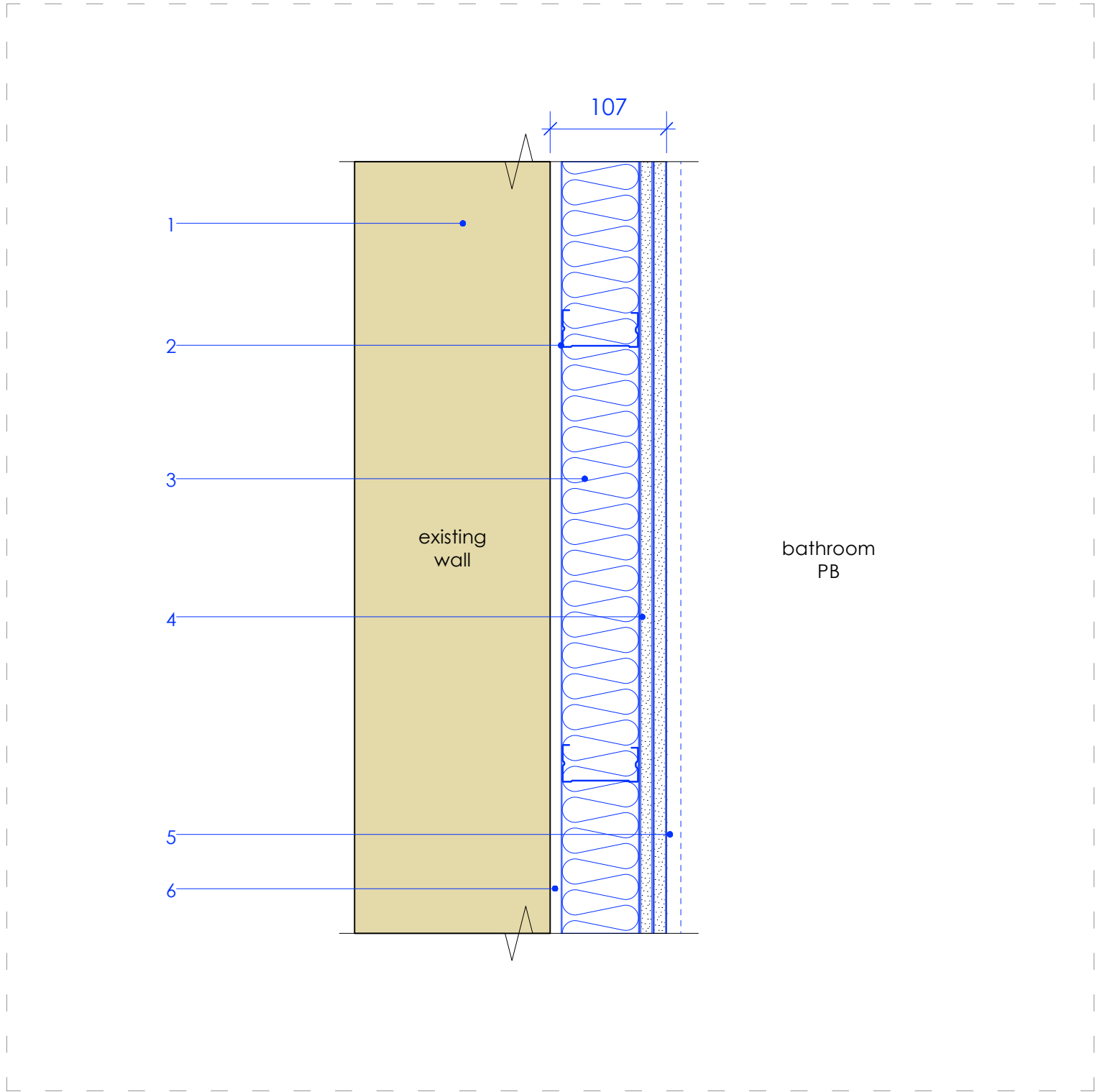
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A / 16.12.09 /	Wall details updated following Acoustic consultant comments.	
B / 17.01.25 /	Amended ILB-2	



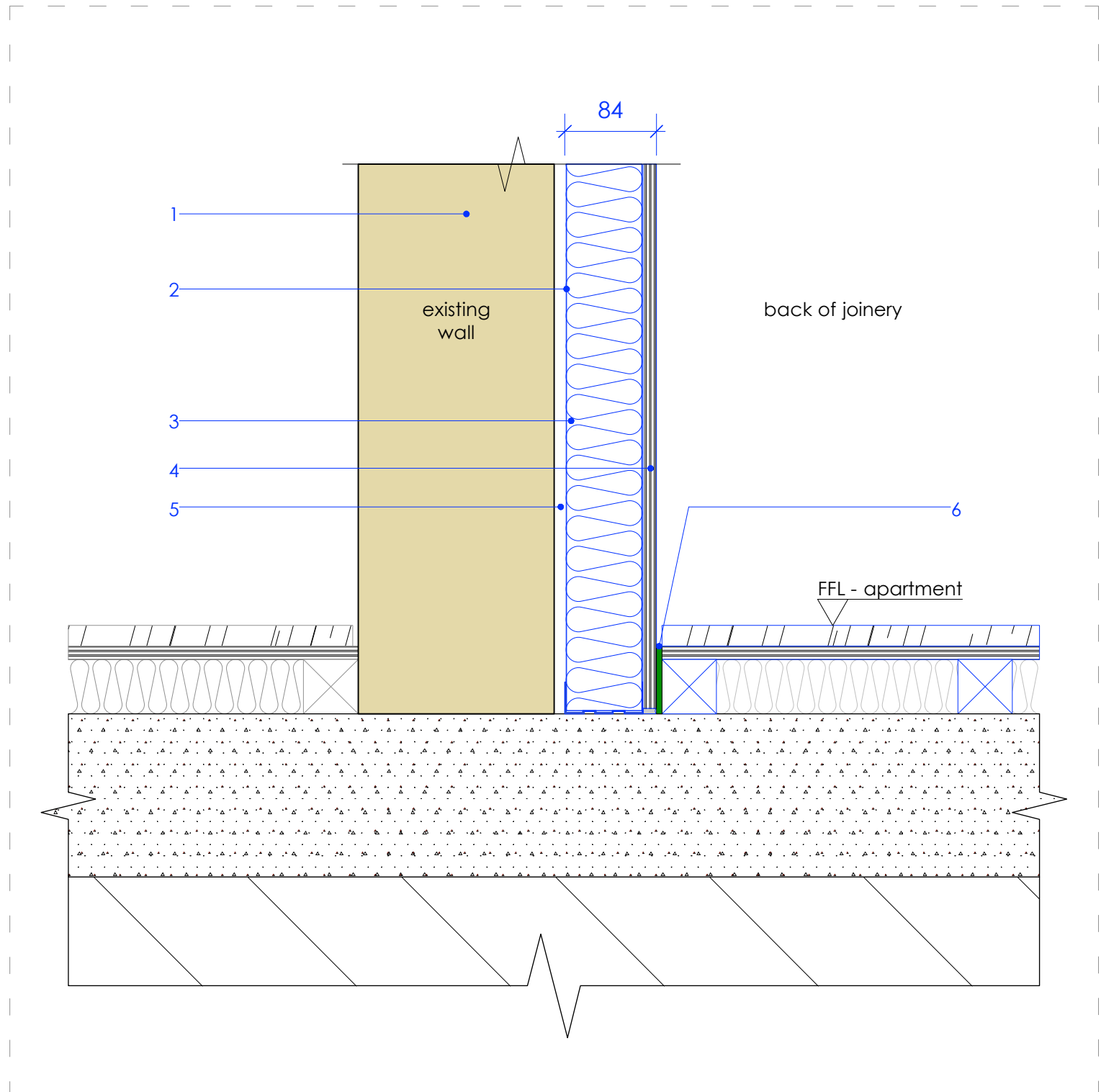
ILB-1: Existing Internal Lining wall build-up 'existing internal wall' to 'back of joinery'
Scale 1:5 Plan
1 - Existing residential converted fabric
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 12mm Plywood
5 - 10mm void



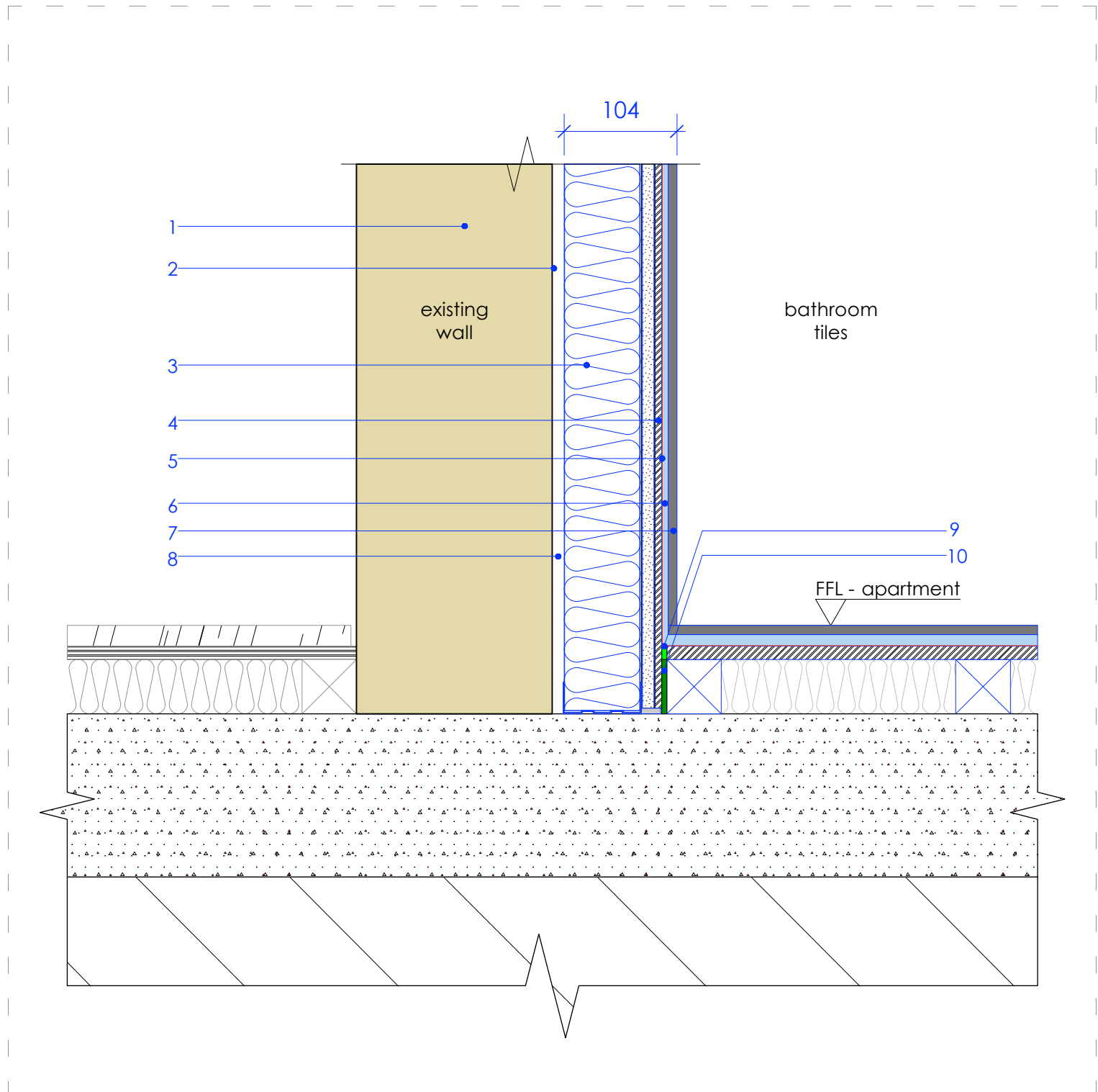
ILB-2: Existing Internal Lining wall build-up 'existing internal wall' to 'bathroom tiles'
Scale 1:5 Plan
1 - Existing residential converted fabric
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 6mm Polystyrene board - Marmox (OSA) on a 12,5mm Moisture resistenr soundbloc plasterboard
5 - Waterproofing layer
6 - 6mm Adhesive
7 - 8mm Ceramic bumpy tile
8 - 10mm void
9 - 1 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed.



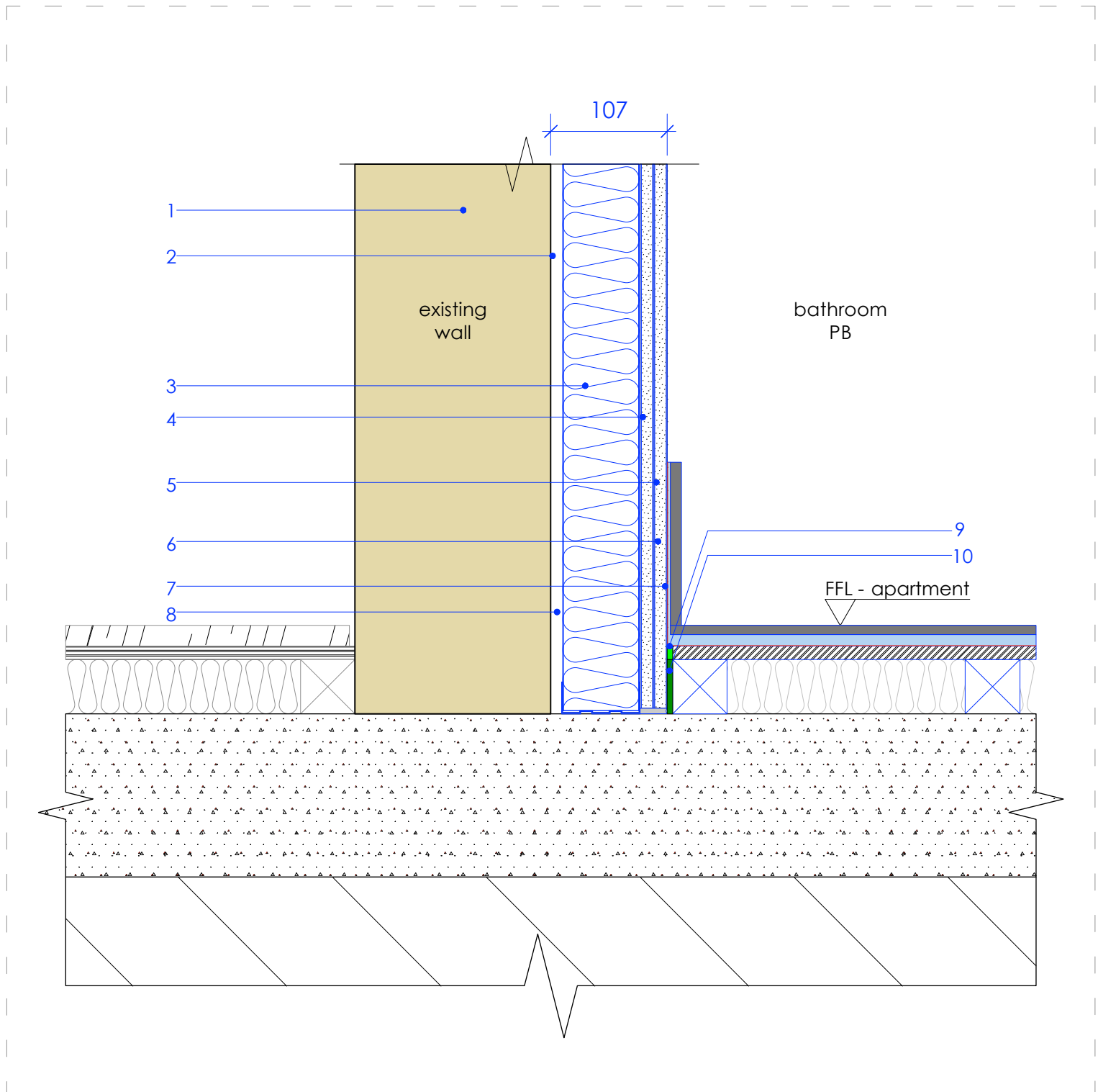
ILB-3: Existing Internal Lining wall build-up 'existing internal wall' to 'bathroom plasterboard'
Scale 1:5 Plan
1 - Existing residential converted fabric
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish.
5 - 150mm Plant on tiled skirting
6 - 10mm void



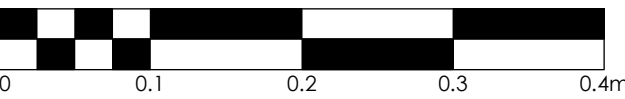
ILB-1: Existing Internal Lining wall build-up 'existing internal wall' to 'back of joinery'
Scale 1:5 Plan
1 - Existing residential converted fabric
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 12mm Plywood
5 - 10mm void
6 - Resilient flanking strip



ILB-2: Existing Internal Lining wall build-up 'existing internal wall' to 'bathroom tiles'
Scale 1:5 Plan
1 - Existing residential converted fabric
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 6mm Polystyrene board - Marmox (OSA) on a 12,5mm Moisture resistenr soundbloc plasterboard
5 - Waterproofing layer
6 - 6mm Adhesive
7 - 8mm ceramic bumpy tile
8 - 10mm void
9 - Nominal acoustic sealant
10 - Resilient flanking strip



ILB-3: Existing Internal Lining wall build-up 'existing internal wall' to 'bathroom plasterboard'
Scale 1:5 Plan
1 - Existing residential converted fabric
2 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA)
4 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish.
5 - Waterproofing layer.
6 - 3mm Adhesive
7 - 150mm Plant on tiled skirting
8 - 10mm void
9 - Nominal acoustic sealant
10 - Resilient flanking strip



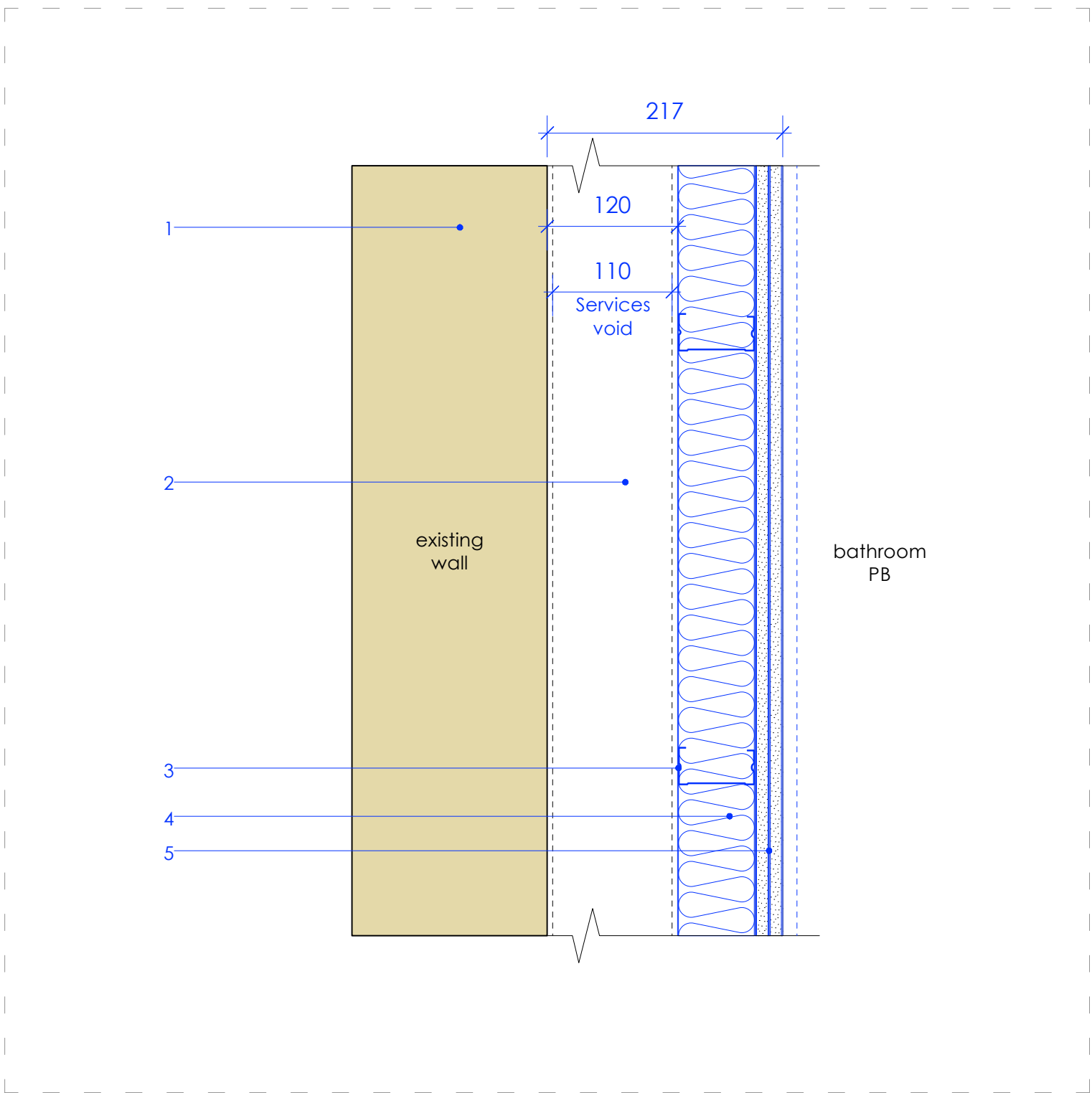
Stage 4

Archer Humphries Architects

Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

project title		
The Place Manchester		
drawing title	scale	date
Existing Internal Wall Lining build-ups - 1	1:5 @A1	26.10.16
drawing number	drawn / checked	FR/RL DA
revision	revision	8
AHA/ PLC /DET/518		

Note:
1. Metal stud partition wall systems to be installed per manufacturer's installation guidelines / information.
2. Refer to Acoustic report for minimum acoustic requirements.



ILB-4: Existing Internal Lining wall build-up 'existing internal wall' to 'bathroom plasterboard'

Scale 1:5 Plan

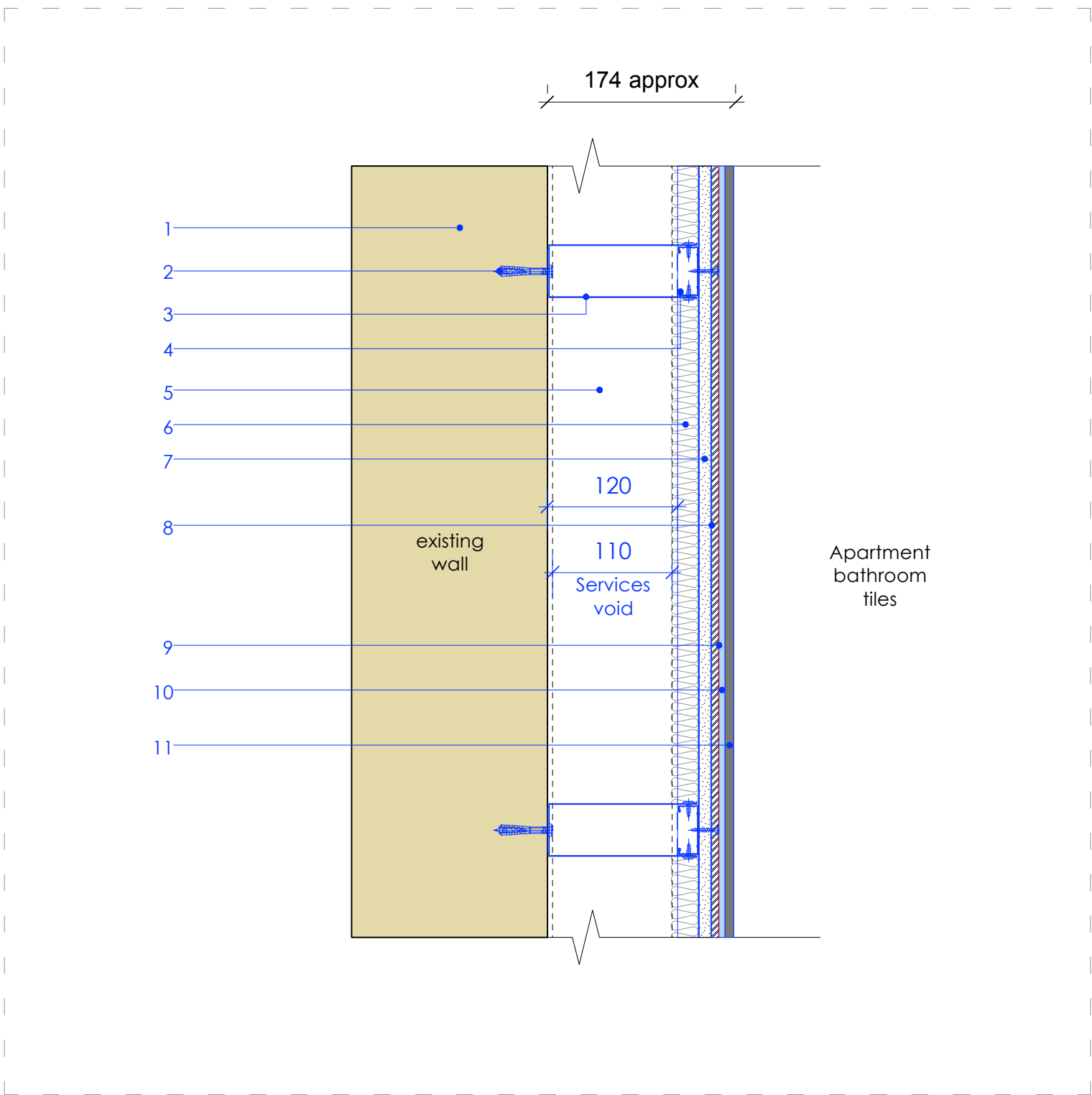
1 - Existing residential converted fabric

2 - Service Void

3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.

4 - 70mm Rockwool RWA45 (OSA)

5 - Wall finish refer to wall build-ups



ILB-5: Existing Internal Lining wall build-up 'existing internal wall' to 'bathroom tiles'

Scale 1:5 Plan

NB: Metal studs installed per manufacturer's installation guidelines / information.

1 - Existing residential converted fabric

2 - Gyplyner Universal (OSA) brackets suitably fixed to existing wall.

3 - Gypframe GL2 or GL9 brackets as per Gyplyner Universal system (OSA).

4 - Gypframe GL1 lining channels installed as per Gyplyner Universal system (OSA).

5 - Service Void

6 - 25mm Isover insulation packed as tight as possible between metal studs.

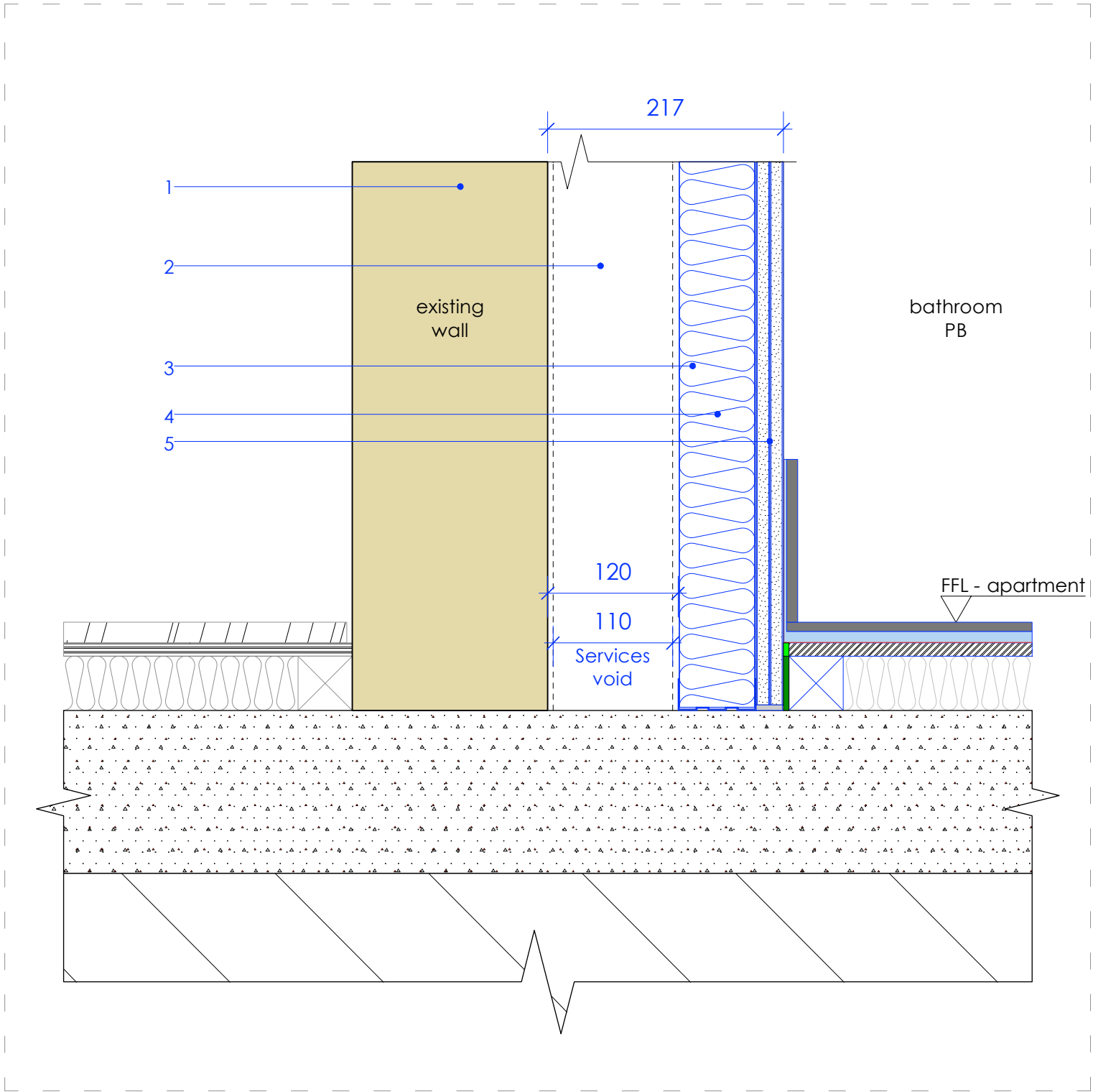
7 - 12.5mm Soundbloc plasterboard taped and jointed with painted finish

8 - 12mm Marmox board

9 - Waterproofing layer

10 - 6mm Adhesive

11 - 8mm Ceramic bumpy tile



ILB-4: Existing Internal Lining wall build-up 'existing internal wall' to 'bathroom plasterboard'

Scale 1:5 Plan

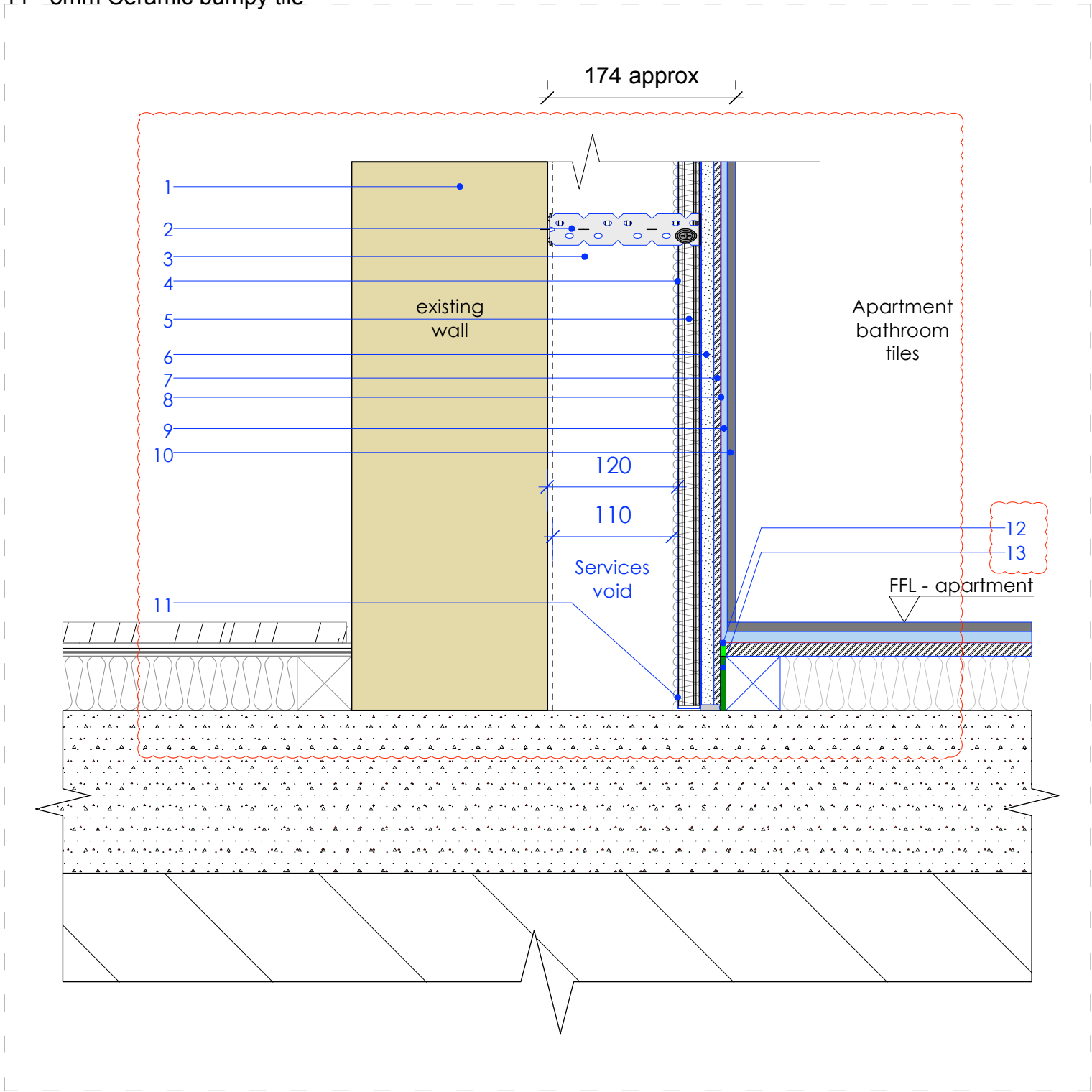
1 - Existing residential converted fabric

2 - Service Void

3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.

4 - 70mm Rockwool RWA45 (OSA)

5 - Wall finish refer to wall build-ups



ILB-5: Existing Internal Lining wall build-up 'existing internal wall' to 'bathroom tiles'

Scale 1:5 Plan

NB: Metal studs installed per manufacturer's installation guidelines / information.

1 - Existing residential converted fabric

2 - Gypframe GL2 or GL9 brackets as per Gyplyner Universal system (OSA) suitably fixed to existing wall.

3 - Service Void

4 - Gypframe GL2 or GL9 brackets as per Gyplyner Universal system (OSA).

5 - 25mm Isover insulation packed as tight as possible between metal studs.

6 - 12.5mm Soundbloc plasterboard taped and jointed with painted finish

7 - 6mm Marmox board

8 - Waterproofing layer

9 - 6mm Adhesive

10 - 8mm Ceramic bumpy tile

11 - Gypframe GL1 lining channels installed as per Gyplyner Universal system (OSA).

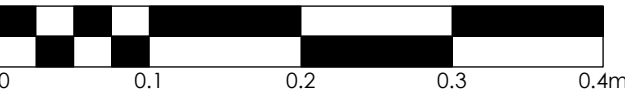
12 - Nominal acoustic sealant

13 - Resilient flanking strip

Note:

1. Metal stud partition wall systems to be installed per manufacturer's installation guidelines / information.

2. Refer to Acoustic report for minimum acoustic requirements.

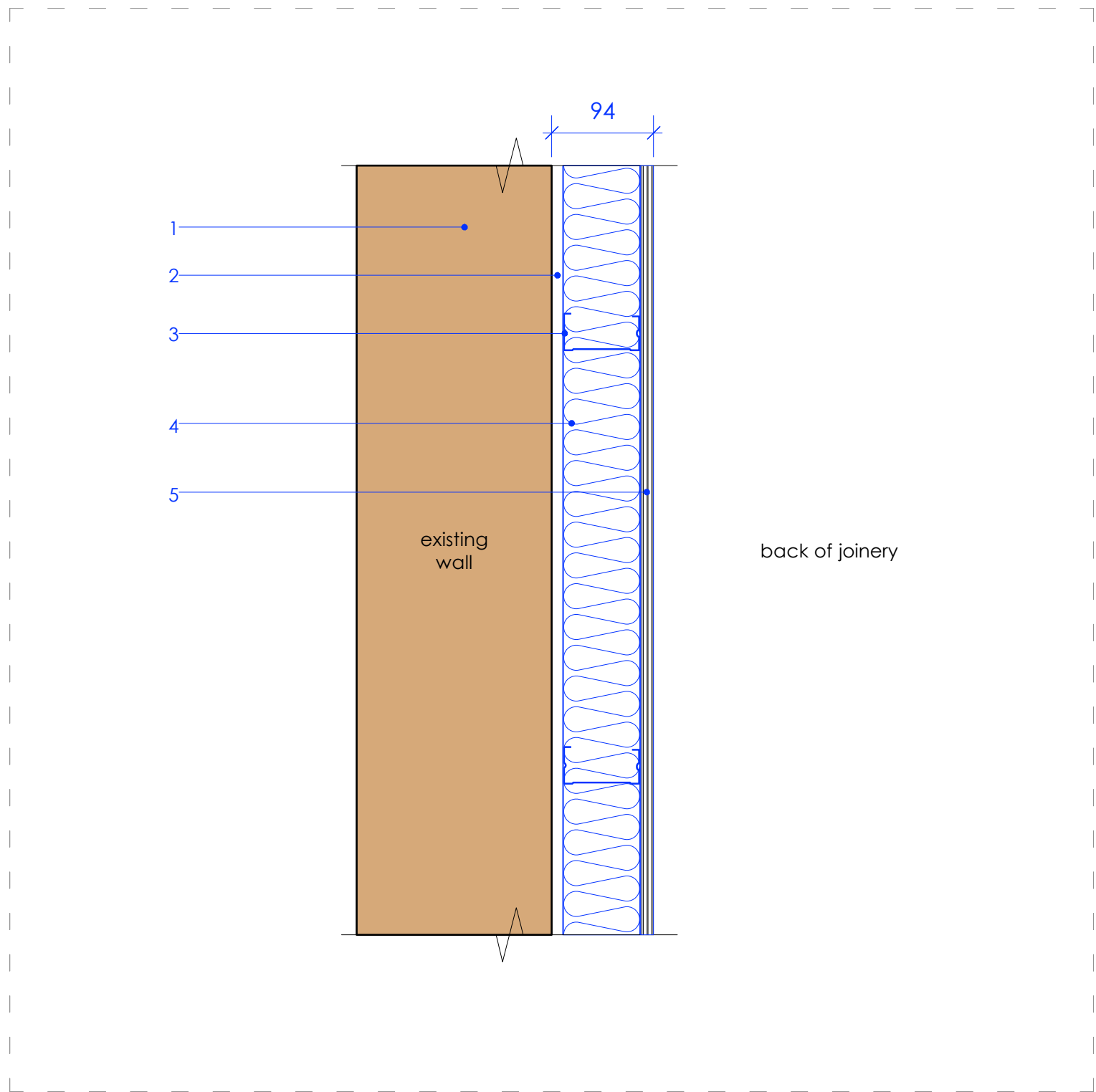


Stage 4

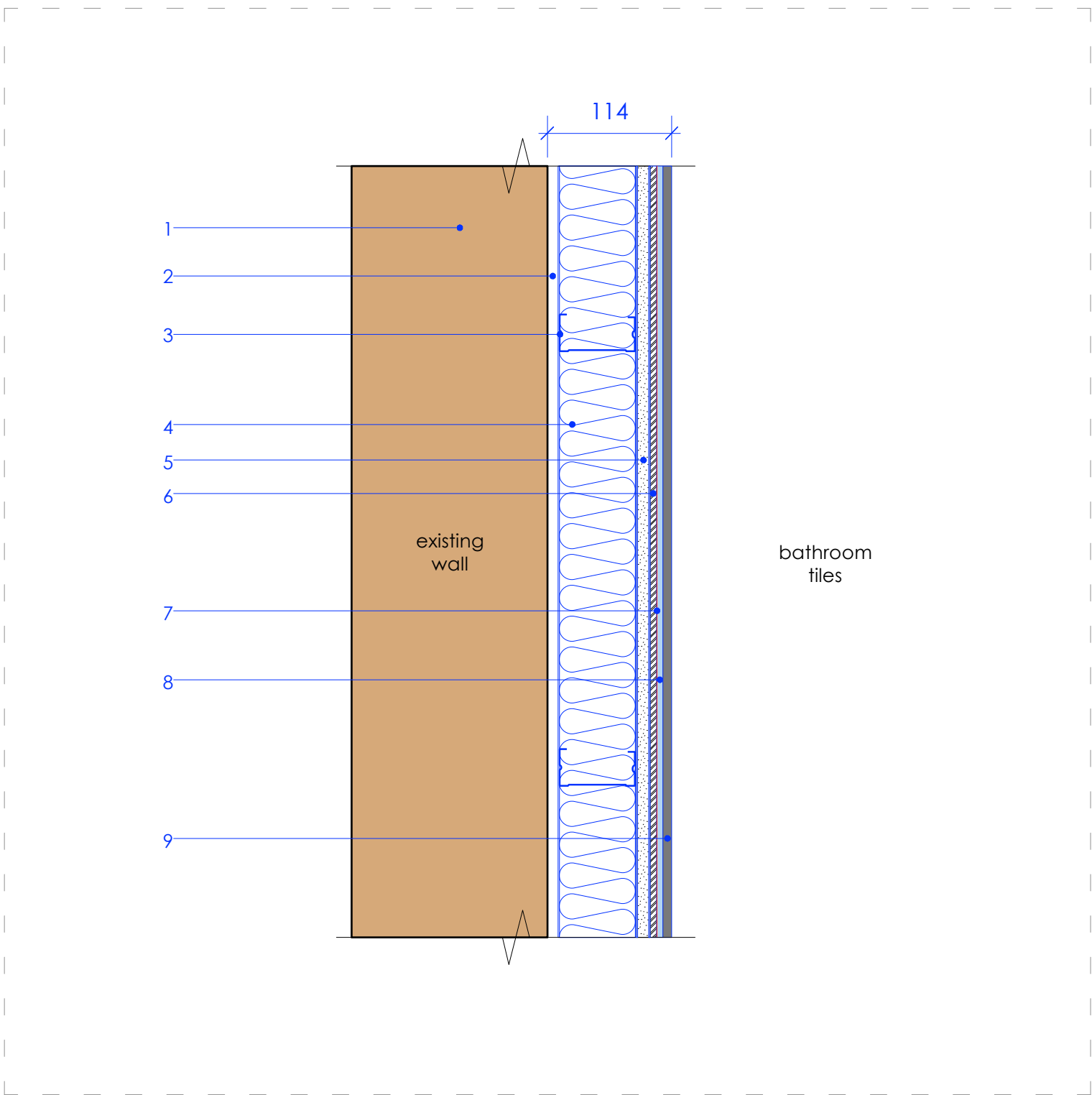
Archer Humphries Architects

Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

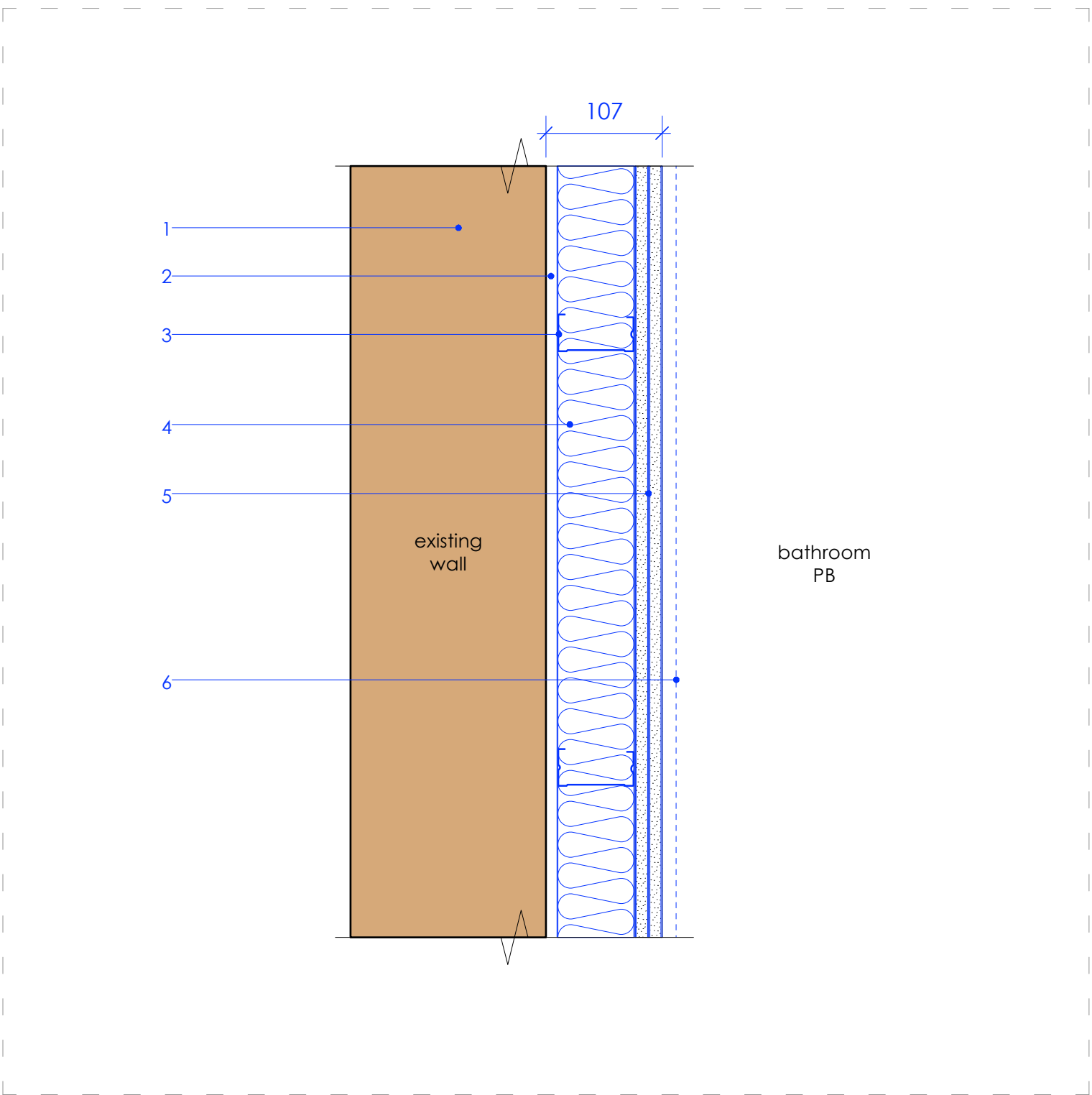
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The Place Manchester		
drawing title	scale	date
Existing Internal Wall Lining build-ups 2	1:5 @A1	26.10.16
drawing number	drawn	checked
AHA/ PLC /DET/519	FR/RL	DA
	revision	
	A	



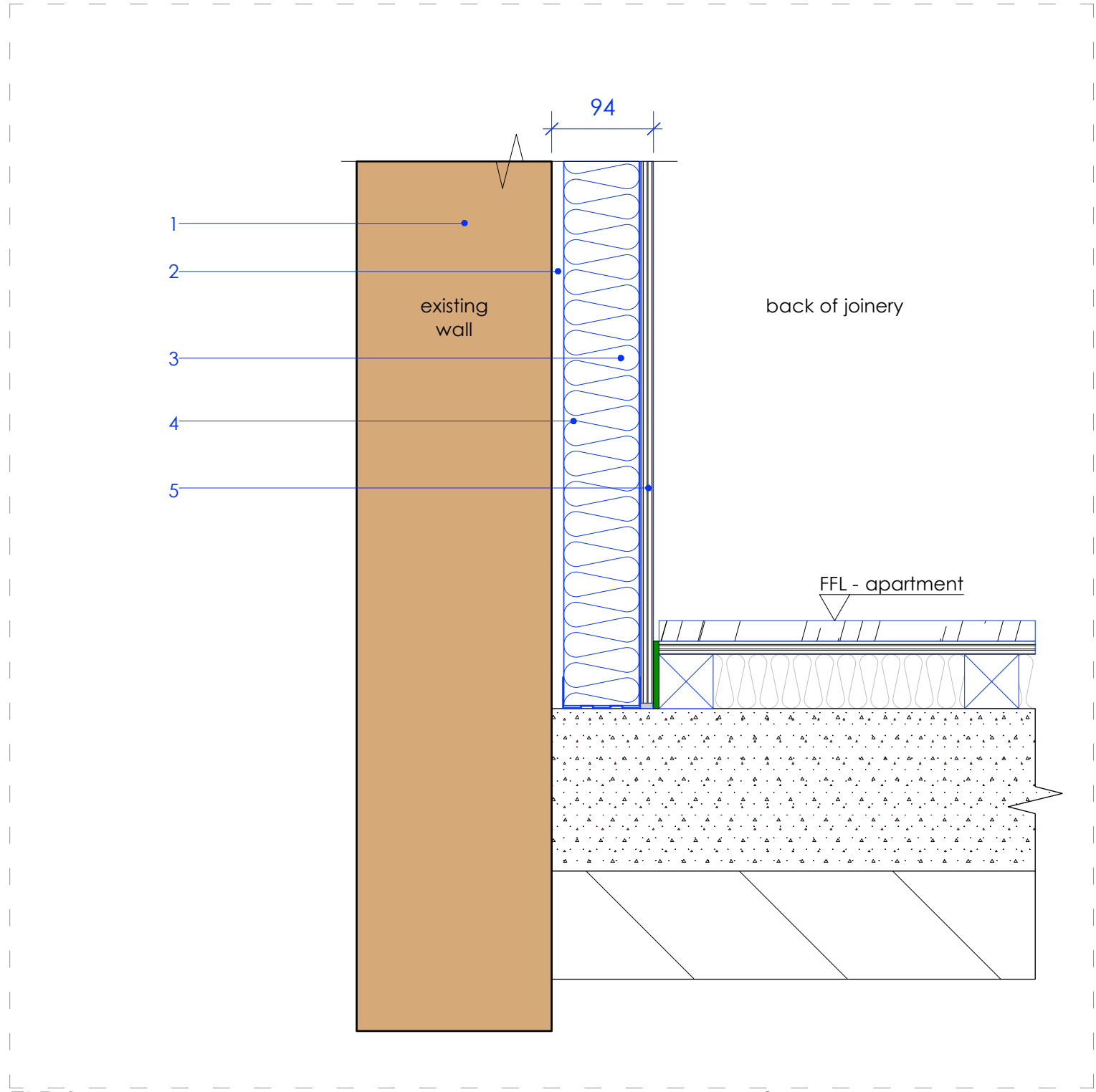
ELB-1: Existing External Lining wall build-up 'external brick wall' to 'back of joinery'
Scale 1:5 Plan
1 - Existing listed brick fabric
2 - 10mm gap
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 50mm Rockwool RWA45 (OSA)
5 - 12mm Plywood on a polyethylene vapour control barrier



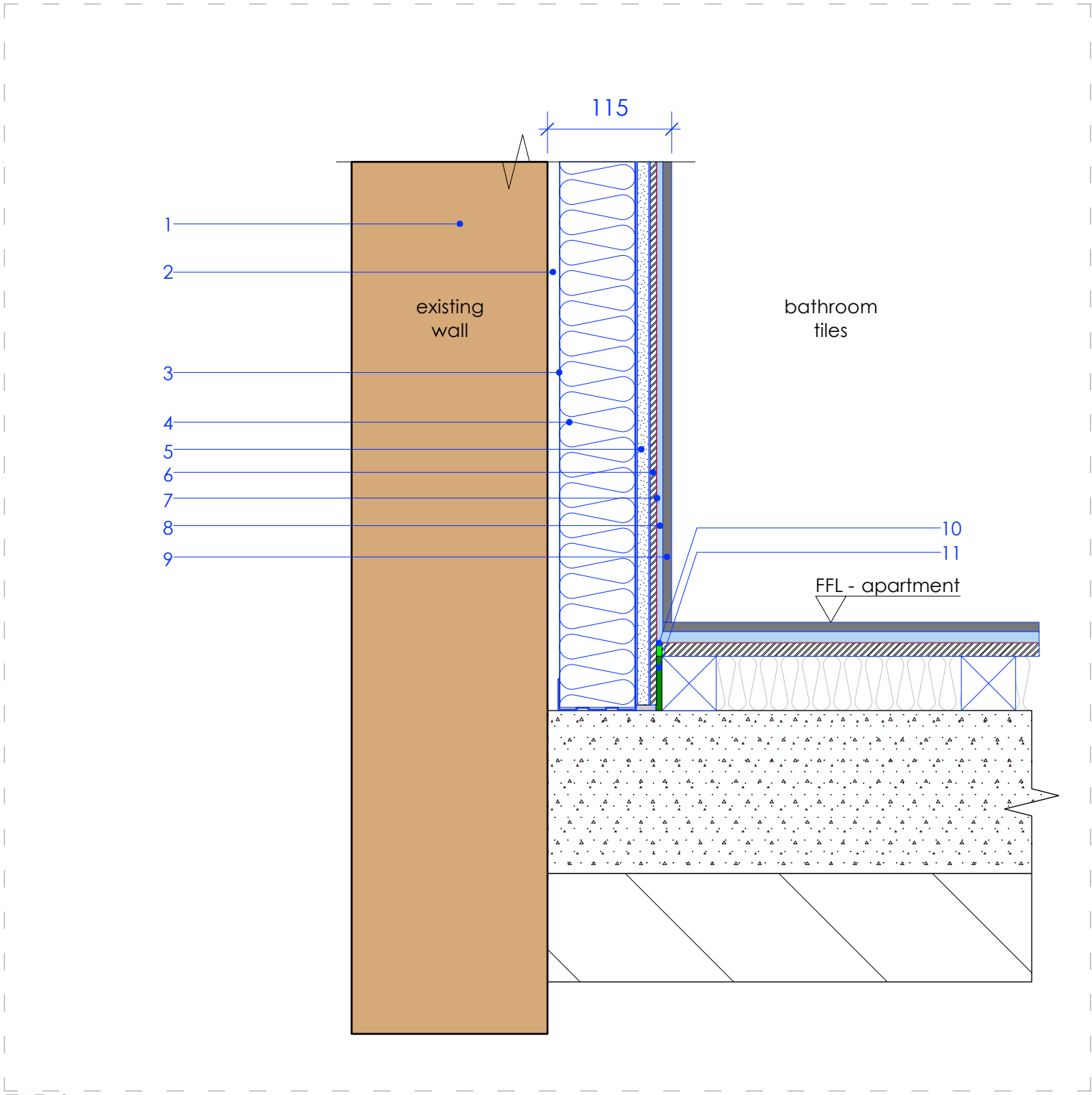
ELB-2: Existing External Lining wall build-up 'external brick wall' to 'bathroom tile'
Scale 1:5 Plan
1 - Existing listed brick fabric
2 - 10mm gap
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 50mm Rockwool RWA45 (OSA)
5 - 12.5mm Soundbloc plasterboard taped and jointed with painted finish
6 - 6mm Marmox board
7 - Waterproofing layer
8 - 6mm Adhesive
9 - 8mm Ceramic bumpy tile



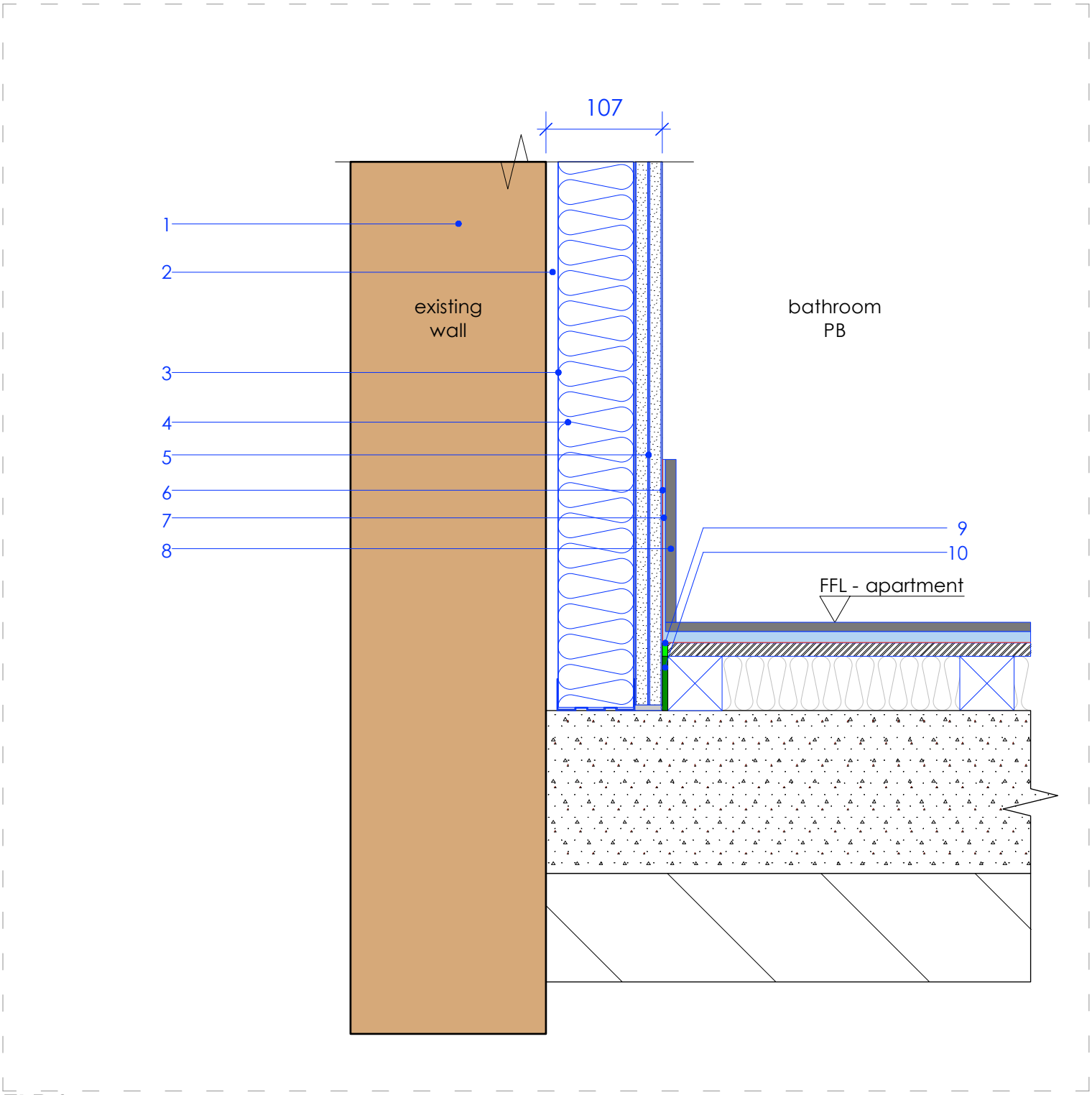
ELB-3: Existing External Lining wall build-up 'external brick wall' to 'bathroom plasterboard'
Scale 1:5 Plan
1 - Existing residential converted fabric
2 - 10mm gap
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 50mm Rockwool RWA45 (OSA)
5 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish. (First fix plasterboard to be foiled back.)
6 - 150mm Plant on tiled skirting



ELB-1: Existing External Lining wall build-up 'external brick wall' to 'back of joinery'
Scale 1:5 Plan
1 - Existing listed brick fabric
2 - 10mm gap
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 50mm Rockwool RWA45 (OSA)
5 - 12mm Plywood on a polyethylene vapour control barrier
6 - Resilient flanking strip



ELB-2: Existing External Lining wall build-up 'external brick wall' to 'bathroom tile'
Scale 1:5 Plan
1 - Existing listed brick fabric
2 - 10mm gap
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 50mm Rockwool RWA45 (OSA)
5 - 12.5mm Soundbloc plasterboard taped and jointed with painted finish
6 - 6mm Marmox board
7 - Waterproofing layer
8 - 6mm Adhesive
9 - 8mm ceramic bumpy tile
10 - Nominal acoustic sealant
11 - Resilient flanking strip



ELB-3: Existing External Lining wall build-up 'external brick wall' to 'bathroom plasterboard'
Scale 1:5 Plan
1 - Existing residential converted fabric
2 - 10mm gap
3 - 70 C 50 'C' Gypframe stud (OSA) @600c/s with top and bottom track and head deflection detail to SE spec.
4 - 50mm Rockwool RWA45 (OSA)
5 - 2 x 12.5mm Moisture resistant Soundbloc plasterboard taped and jointed with painted finish. (First fix plasterboard to be foiled back.)
6 - Waterproofing layer
7 - 3mm Adhesive
8 - 150mm Plant on tiled skirting
9 - Nominal acoustic sealant
10 - Resilient flanking strip



Stage 4

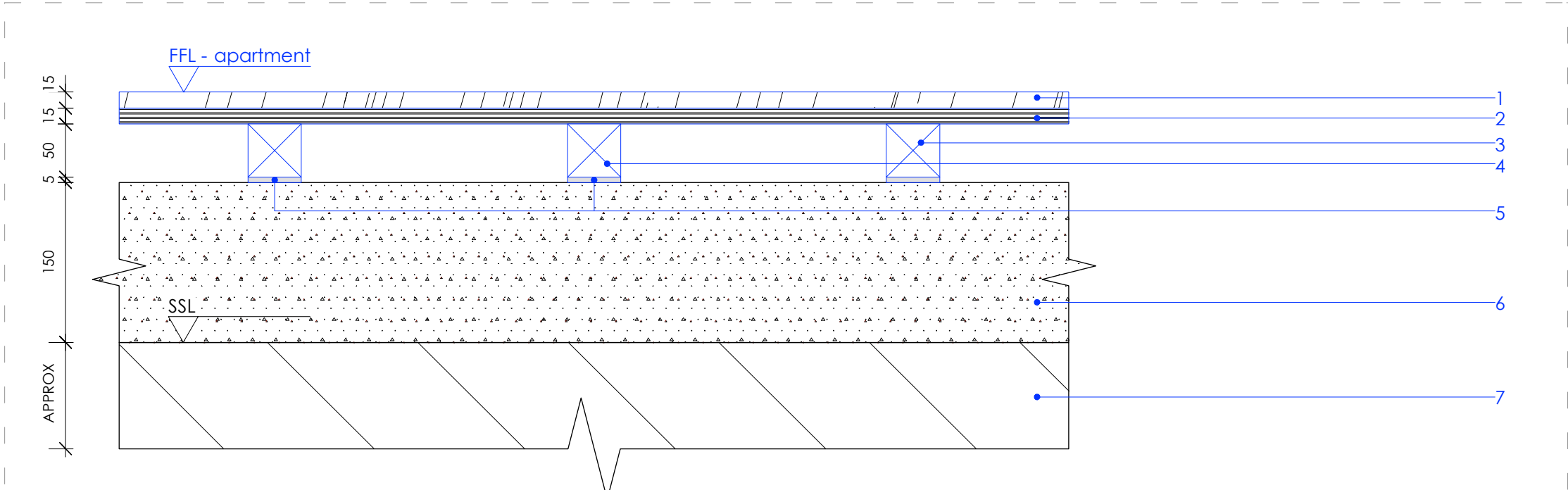
Archer Humphries Architects

Basement
Central House
142 Central Street
London, United Kingdom
EC1V 5AR
T: +44 (0) 20 7251 8555

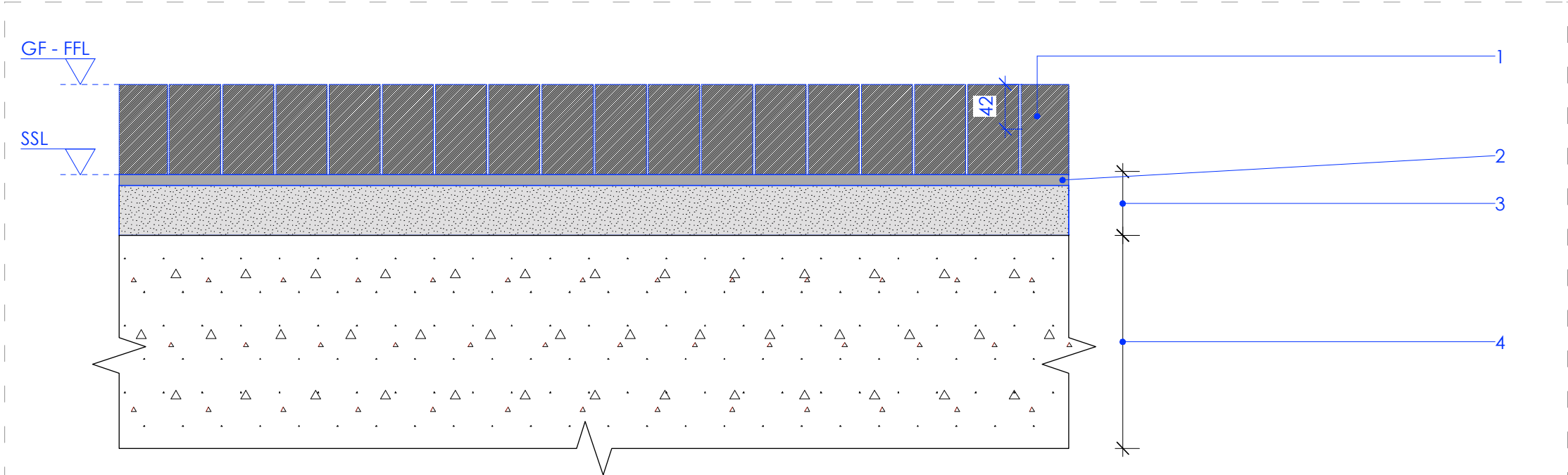
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The Place Manchester			
drawing title	scale	date	
External Wall Lining build-ups 1	1:5 @A1	26.10.16	
drawing number	revision	drawn	checked
AHA/ PLC /DET/520	8	FR/RL	DA

Note:
1. Metal stud partition wall systems to be installed per manufacturer's installation guidelines / information.
2. Refer to Acoustic report for minimum acoustic requirements.

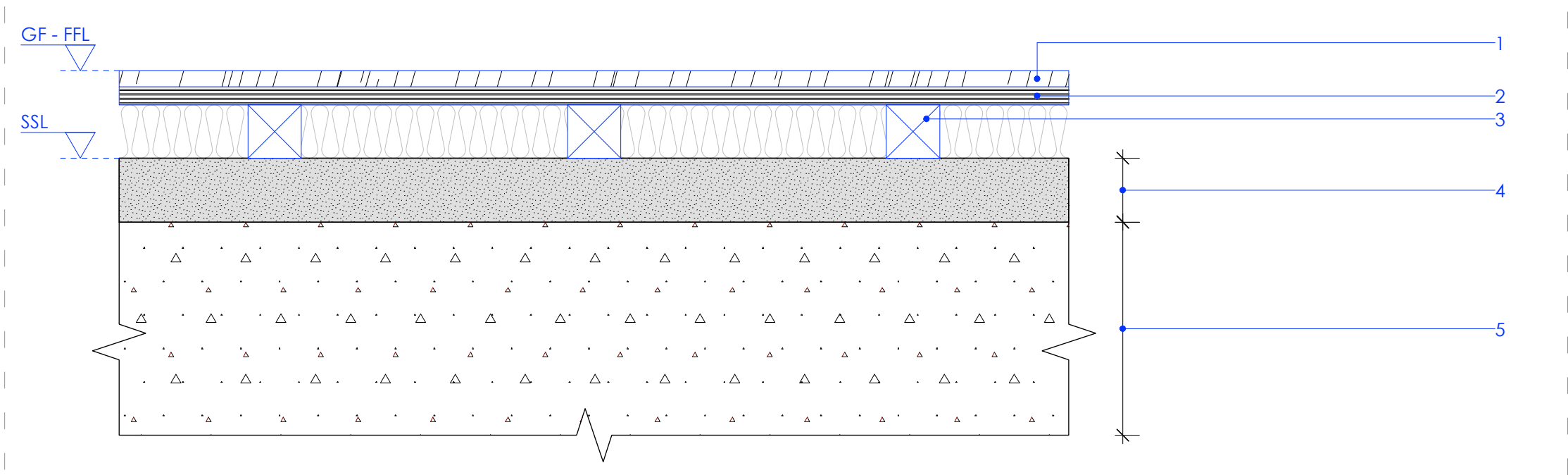
NOTE:
1. Floors finishes to be laid to manufacturer's installation guidelines / information.
2. To be read in conjunction with specification



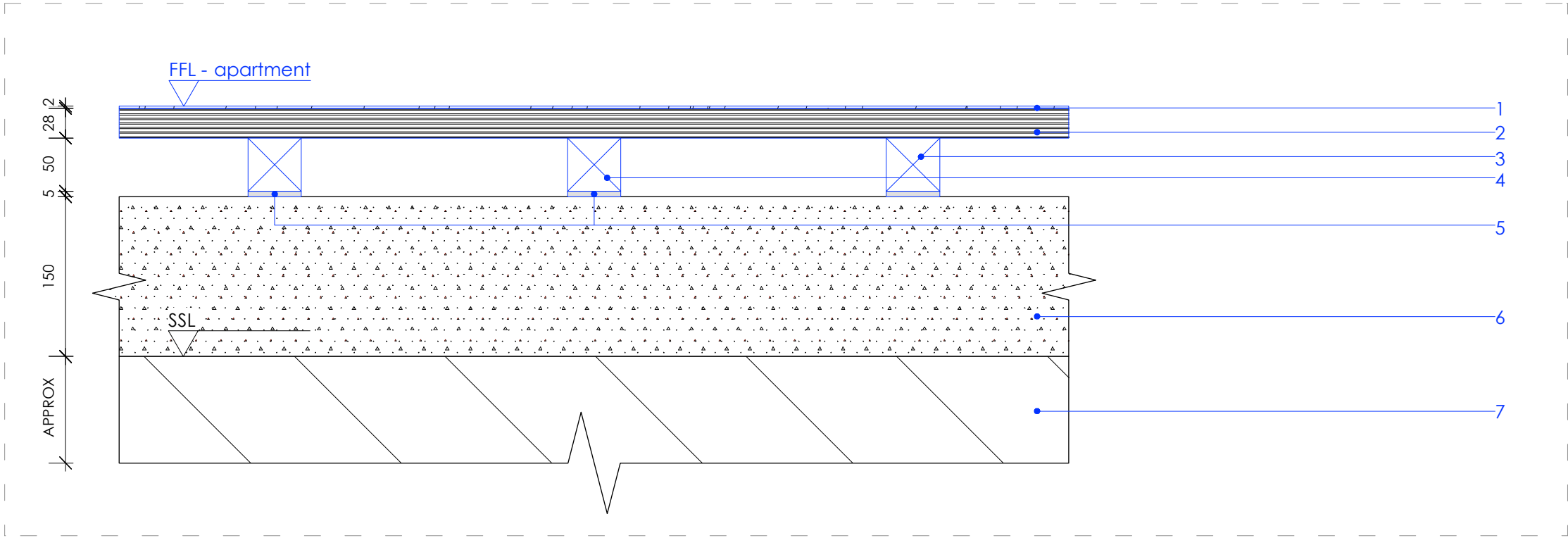
FB-1: Timber floor build-up - NBS reference K11-115A
Scale 1:5 Section
1 - 15mm distressed oak engineered timber floor planks.
2 - New 15mm plywood substrate.
3 - Existing 50 x 50 battens at 600mm C/C (refer to SE details).
4 - New 50 x 50 battens placed in between existing battens and fixed to slab as per to SE details.
5 - New acoustic resilient layer on new battens to match existing DEACKfon Battens OSA (refer to acoustic report)
6 - Assumed existing 150mm concrete slab. Refer to SE details.
7 - Existing Masonry brick arch. Refer to SE details.



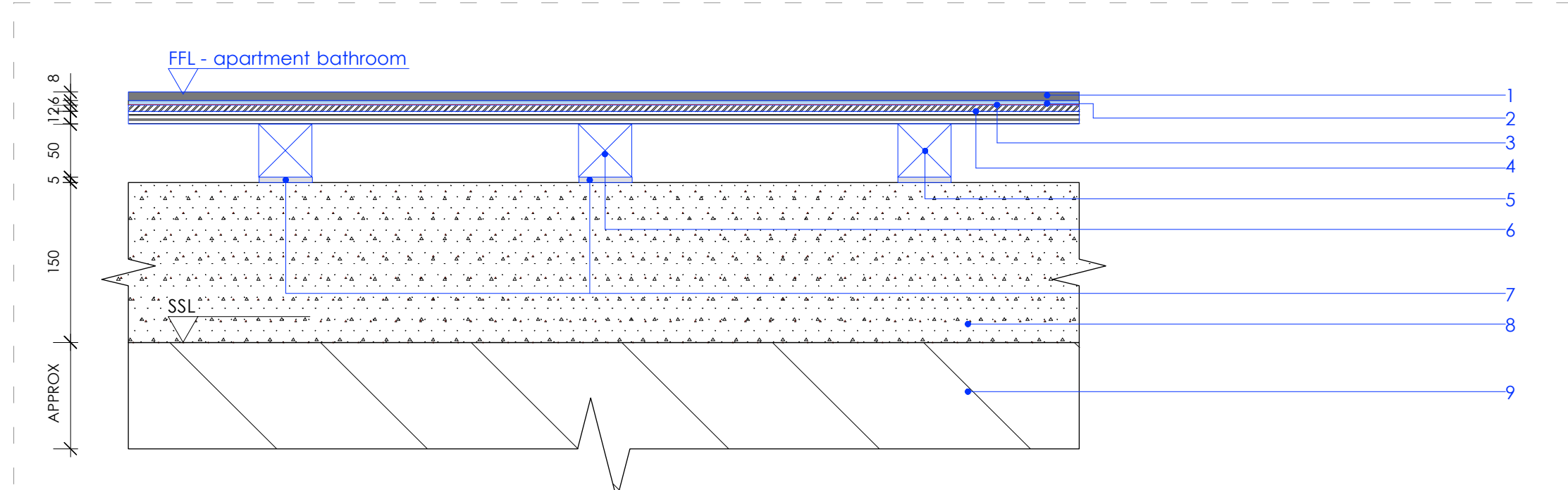
FB-3: Brick Pavers - NBS reference M40-1115A
Scale 1:5 Section
1 - Nero (Maastricht Dark Grey) WF Dutch Paver 85x48x200mm - from PENTER WIENERBERGER (OSA)
2 - nominal 10mm mortar substrate to fix the pavers.
3 - New screed, thickness TBC.
4 - Existing ground bearing slab.



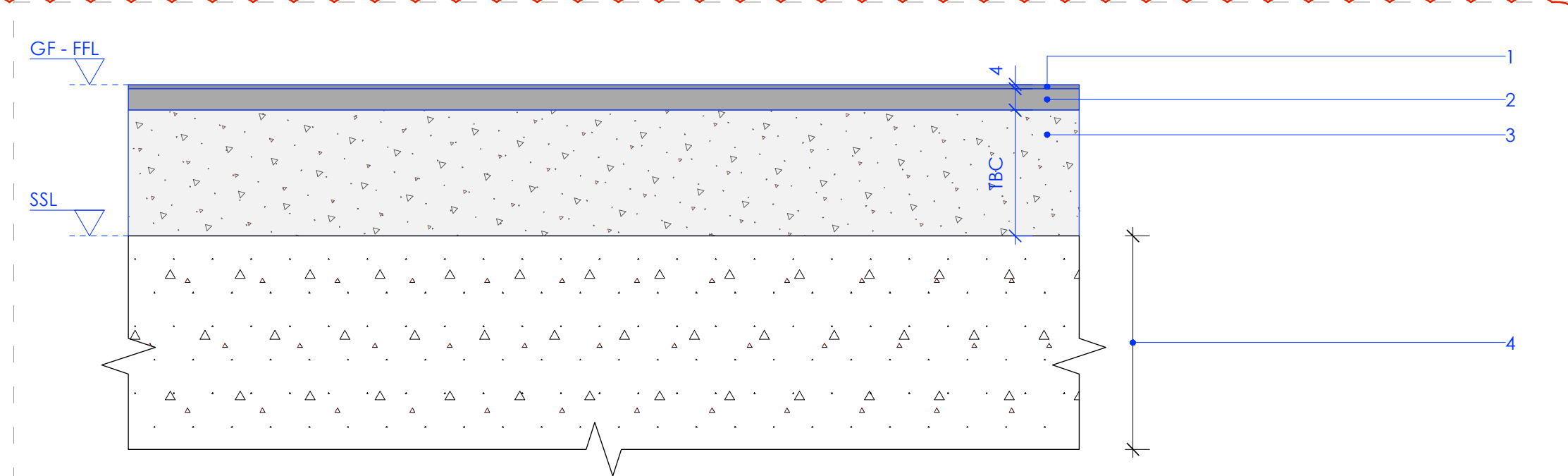
FB-5: Ground floor timber floor build-up - NBS reference K21-110A
Scale 1:5 Section
1 - 15mm distressed oak engineered timber floor planks.
2 - 15mm plywood substrate tongue and grooved
3 - New 50 x 50 battens placed in between existing battens and fixed to slab as per to SE details.
4 - Assumed existing screed.
5 - Existing ground bearing slab.



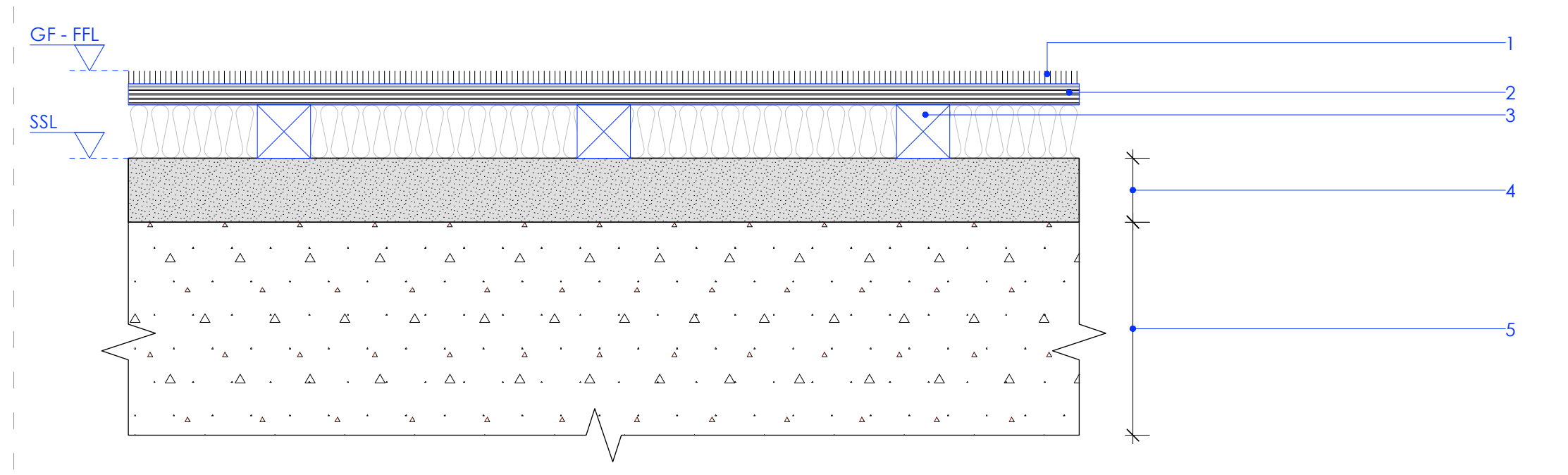
FB-7: Vinyl floor build-up - NBS M50/150A
Scale 1:5 Section
1 - 2-3mm vinyl NORA flooring (OSA).
2 - New 15+12mm plywood substrate.
3 - Existing 50 x 50 battens at 600mm C/C (refer to SE details).
4 - New 50 x 50 battens placed in between existing battens and fixed to slab as per to SE details.
5 - New acoustic resilient layer on new battens to match existing DEACKfon Battens OSA (refer to acoustic report)
6 - Assumed existing 150mm concrete slab. Refer to SE details.
7 - Existing Masonry brick arch. Refer to SE details.



FB-2: Tiled floor build-up - NBS reference K11-115B
Scale 1:5 Section
1 - 8mm cermaic floor tile.
2 - Allow for 4mm adhesive. NB: Tiled floor to be flush with timber floor.
3 - Waterproofing layer
4 - 6mm Marmox board on new 12mm plywood substrate
5 - Existing 50 x 50 battens at 600mm C/C (refer to SE details).
6 - New 50 x 50 battens placed in between existing battens and fixed to slab as per SE details.
7 - New acoustic resilient layer on new battens to match existing DEACKfon Battens OSA (refer to acoustic report)
8 - Assumed existing 150mm concrete slab. Refer to SE details.
9 - Existing Masonry brick arch. Refer to SE details.



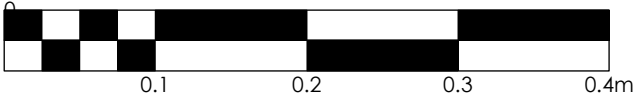
FB-4: Resin floor (polished concrete finish)
Scale 1:5 Section
1 - 4 mm Resin layer - 'Ryebroob - Ryefloor MD' on prime layer 'Ryepime SF' (OEA)
2 - 4-20mm Leveling latex screed. Thickness TBC depending on existing screed condition
3 - Assumed existing screed
4 - Existing ground bearing slab.



FB-6: Ground floor Carpet finish - NBS reference M50-170
Scale 1:5 Section
1 - Carpet (spec. TBC) on underlay
2 - 15mm plywood substrate tonge and grooved
3 - New 50 x 50 battens placed in between existing battens and fixed to slab as per to SE details.
4 - Assumed existing screed.
5 - Existing ground bearing slab.

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Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments		
A	10.11.16	Minor amendment to floor build up
B	09.12.16	Ground floor build-ups added
C	13.01.17	Amended waterproofing note
D	25.01.17	New screed on ground f. pavers build up
E	03.02.17	and addition of acoustic resilient layer.
F	16.06.17	Full depth pavers and ply on bathroom
		NBS reference + FB-7 floor
		FB-4 updated



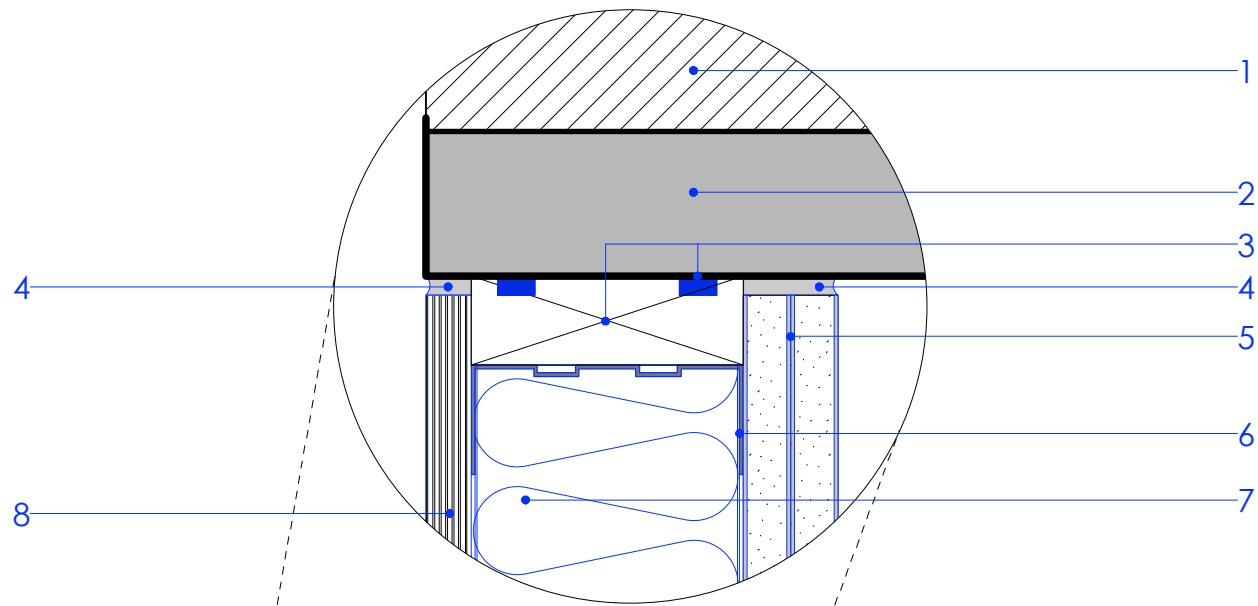
Stage 4

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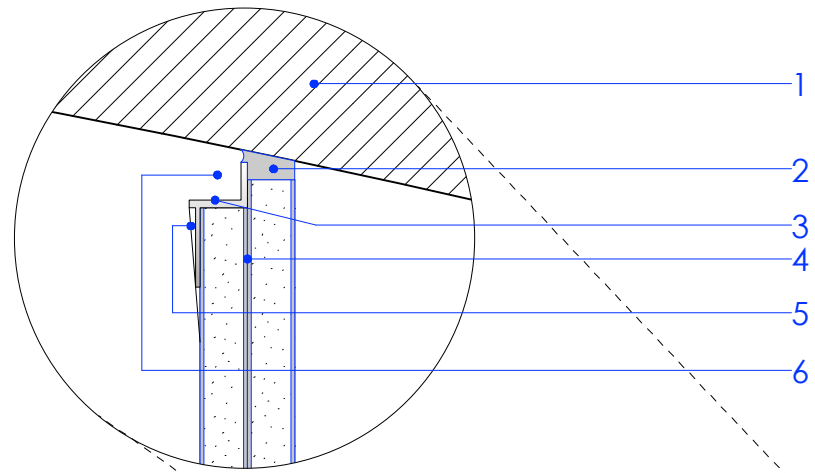
Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

project title		
The Place Manchester		
drawing title	scale	date
Floor build-ups	1:5 @A1	26.10.16
drawing number	drawn	checked
AHA/ PLC /DET/525	FR	DA
	revision	
	F	

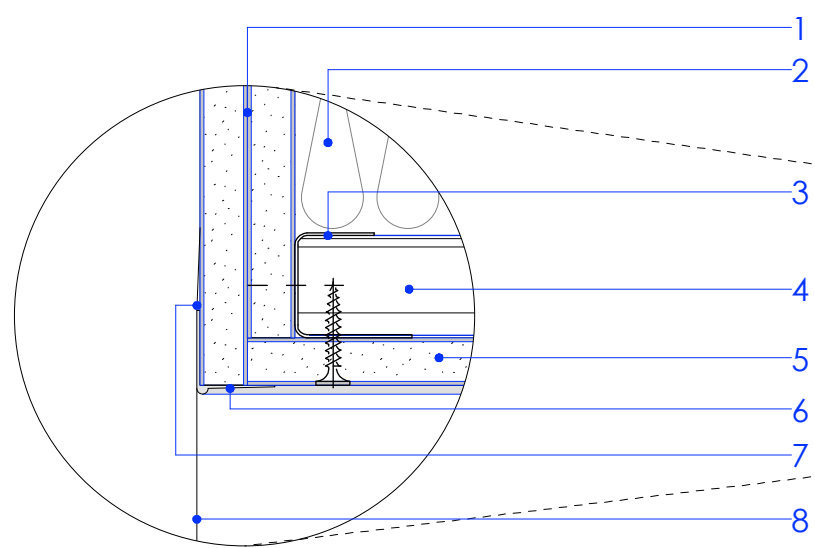
NOTE:
1. Refer to drawings series AHA/PLC/DET 510 - 517 for corresponding wall details.



- CD-1C:** Typical concealed beam and wall head detail
Scale 1:2 Section
- 1 - Existing Masonry brick arch. Refer to SE details.
 - 2 - Existing steel structural column. Refer to SE details.
 - 3 - Timber joist 35mm x 72mm approx with recessed fire seals at top.
 - 4 - Mastic sealant
 - 5 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish.
 - 6 - 70 C 50 'C' Gypframe stud (OSA) @400c/s with top and bottom track and head deflection detail to SE spec.
 - 7 - 70mm Rockwool RWA45 (OSA)
 - 8 - 12mm Plywood (to walls adjacent to joinery)

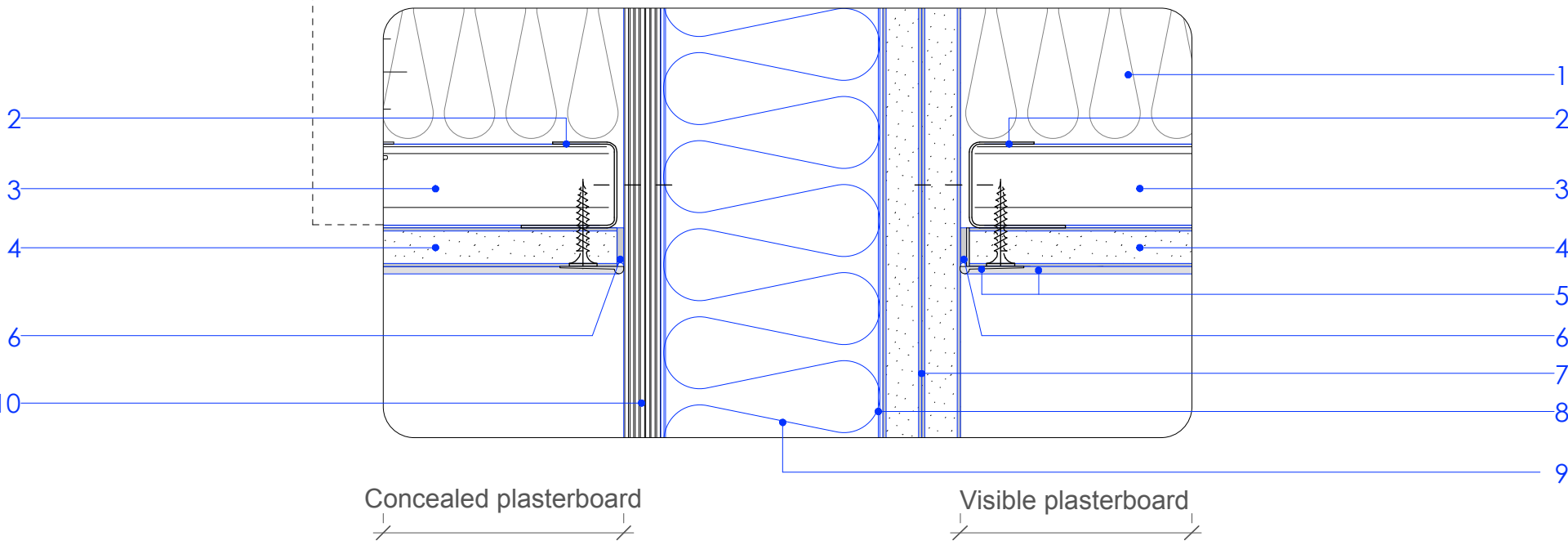


- CD-1A:** Typical ceiling head shadow gap detail over joinery / kitchen
Scale 1:2 Section
- 1 - Existing Masonry brick arch. Refer to SE details.
 - 2 - Mastic sealant
 - 3 - Qic Trim R12 (OSA) for tape and joint application set min 3mm from masonry brick arch
 - 4 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish. Outer plasterboard to be set below masonry brick arch by min 10-13mm.
 - 5 - Nominal 3mm skim coat and paint over tape and joint application.
 - 6 - Allow 10-13mm shadow gap



- CD-1B:** Typical Suspended ceiling corner detail over joinery / kitchen
Scale 1:2 Section
- 1 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish. Outer plasterboard to be butt jointed with 1 x 12.5 plasterboard. (See item 5)
 - 2 - Allow for 50mm Isover insulation.
 - 3 - Perimeter channel as part of Casoline MF concealed grid suspended ceiling system (OSA).
 - 4 - Ceiling sections as part of Casoline MF concealed grid suspended ceiling system (OSA).
 - 5 - Nominal 3mm skim coat on 1 x 12.5 plasterboard fixed as part of Casoline MF concealed grid suspended ceiling system (OSA).
 - 6 - External plasterboard corner trim.
 - 7 - Nominal 3mm skim coat and paint over tape and joint application.
 - 8 - Joinery below to be flush with corner edge.

- CD-1:** Ceiling detail over joinery / kitchen and general plasterboard ceilings
Scale 1:5 Section
- 1 - Existing Masonry brick arch. Refer to SE details.
 - 2 - Soffit cleat suitably fixed to masonry brick arch and then fixed to strap hanger or steel angle (see item 3) as part of Casoline MF concealed grid suspended ceiling system (OSA)
 - 3 - Strap hanger or Steel angle hangers as part of Casoline MF concealed grid suspended ceiling system (OSA)
 - 4 - Existing indicative structural beam. Refer to SE details.
 - 5 - Primary support channel as part of Casoline MF concealed grid suspended ceiling system (OSA)
 - 6 - Allow for 50mm Isover insulation
 - 7 - Ceiling sections as part of Casoline MF concealed grid suspended ceiling system (OSA)
 - 8 - Nominal 3mm skim coat on 1 x 12.5 plasterboard fixed as part of Casoline MF concealed grid suspended ceiling system (OSA)



- CD-1D:** Typical suspended ceiling wall detail
Scale 1:2 Section
- 1 - Allow for 50mm Isover insulation.
 - 2 - Perimeter channel as part of Casoline MF concealed grid suspended ceiling system (OSA).
 - 3 - Ceiling sections as part of Casoline MF concealed grid suspended ceiling system (OSA).
 - 4 - 1 x 12.5 plasterboard fixed as part of Casoline MF concealed grid suspended ceiling system (OSA).
 - 5 - Corner plasterboard trim with nominal 3mm skim coat and paint over tape and joint application. Ensure smooth and clean finish.
 - 6 - Mastic sealant
 - 7 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish.
 - 8 - 70 C 50 'C' Gypframe stud (OSA) @400c/s with top and bottom track and head deflection detail to SE spec.
 - 9 - 70mm Rockwool RWA45 (OSA).
 - 10 - 12mm Plywood.

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revision	date	amendments
A	25.01.17	Skim coat on ceiling



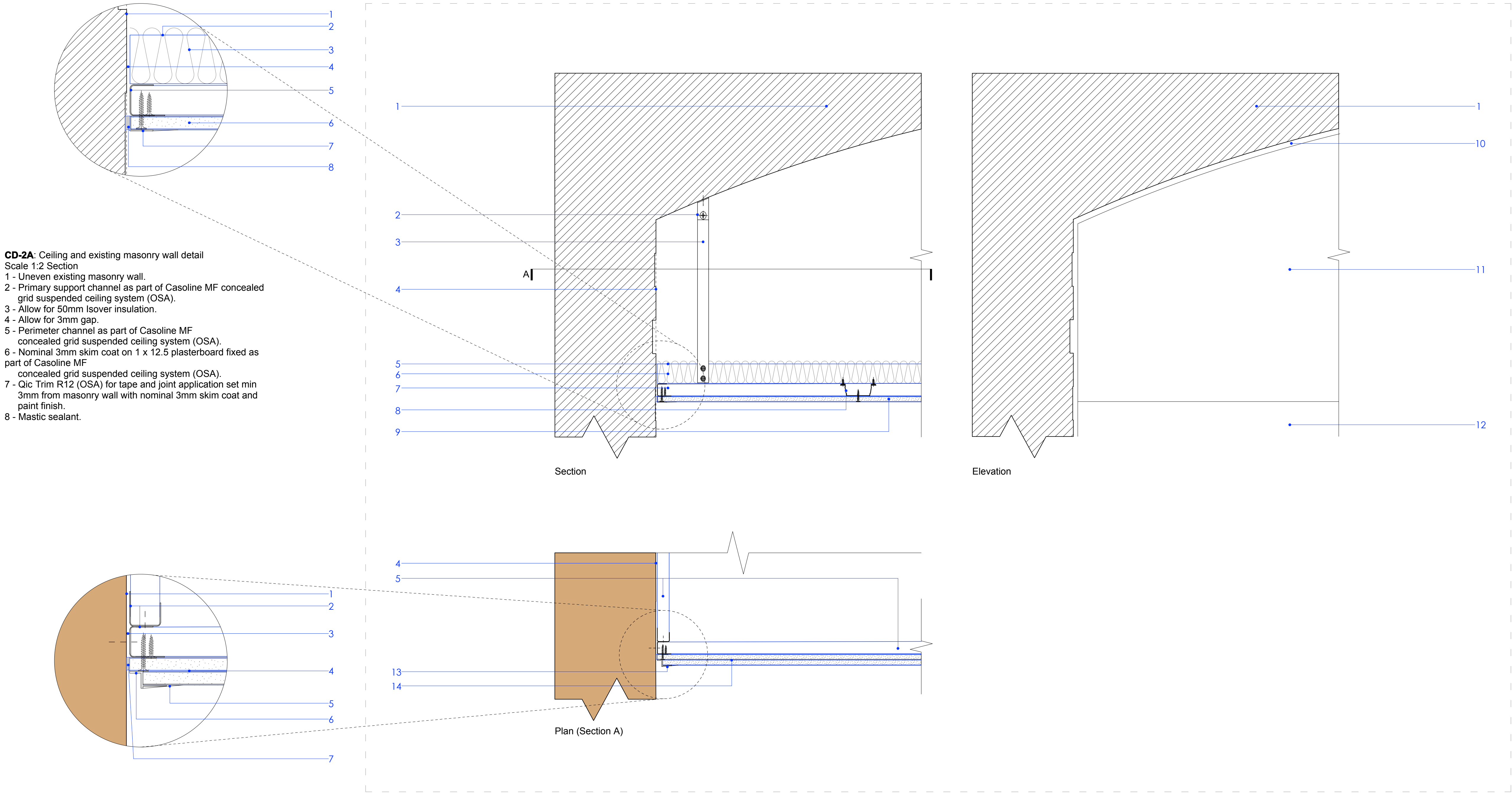
Stage 4

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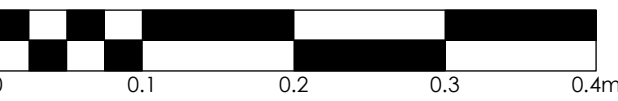
Basement
Central House
142 Central Street
London, United Kingdom
EC1V 5AR
T: +44 (0) 20 7251 8555

project title The Place Manchester			
drawing title Ceiling Details - 1	scale 1:5 @A1	date 26.10.16	drawn FR
drawing number AHA/ PLC /DET/530	revision A	checked DA	

revision	date	amendments
A	25.01.17	Skim coat on ceiling



- CD-2B:** Ceiling and existing brick wall detail
Scale 1:5 Section, Elevation + Plan
- 1 - Uneven existing masonry wall.
2 - Perimeter channel as part of Casoline MF concealed grid suspended ceiling system (OSA).
3 - Allow for 3mm gap.
4 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish.
5 - Allow for shadow gap with Qic Trim R12 (OSA) for tape and joint application, set min 3mm from masonry wall.
6 - Nominal 3mm skim coat and paint over tape and joint application.
7 - Mastic sealant.
- CD-2:** Ceiling and existing brick wall detail
Scale 1:5 Section, Elevation + Plan
- 1 - Existing Masonry brick arch. Refer to SE details.
2 - Soffit cleat suitably fixed to masonry brick arch and then fixed to strap hanger or steel angle (see item 3) as part of Casoline MF concealed grid suspended ceiling system (OSA).
3 - Strap hanger or Steel angle hangers as part of Casoline MF concealed grid suspended ceiling system (OSA).
4 - Uneven existing masonry wall.
5 - Primary support channel as part of Casoline MF concealed grid suspended ceiling system (OSA).
6 - Allow for 50mm Isover insulation.
7 - Perimeter channel as part of Casoline MF concealed grid suspended ceiling system (OSA).
8 - Ceiling sections as part of Casoline MF concealed grid suspended ceiling system (OSA).
9 - 1 x 12.5 plasterboard fixed as part of Casoline MF concealed grid suspended ceiling system (OSA).
10 - 10mm shadow gap to existing masonry wall and ceiling.
11 - Plasterboard finish (in elevation) taped and jointed with painted finish
12 - Joinery below flush with plasterboard corner edge above.
13 - Qic Trim R12 (OSA) for tape and joint application set min 3mm from masonry brick arch
14 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish with outer plasterboard layer setback.



Stage 4

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project title The Place Manchester		
drawing title Ceiling Details - 2	scale 1:5 @ A1	date 26.10.16
drawing number AHA/ PLC /DET/531	drawn FR	checked DA
	revision A	

NOTE:
1. Refer to drawings series AHA/PLC/DET 510 - 517 for corresponding wall details.

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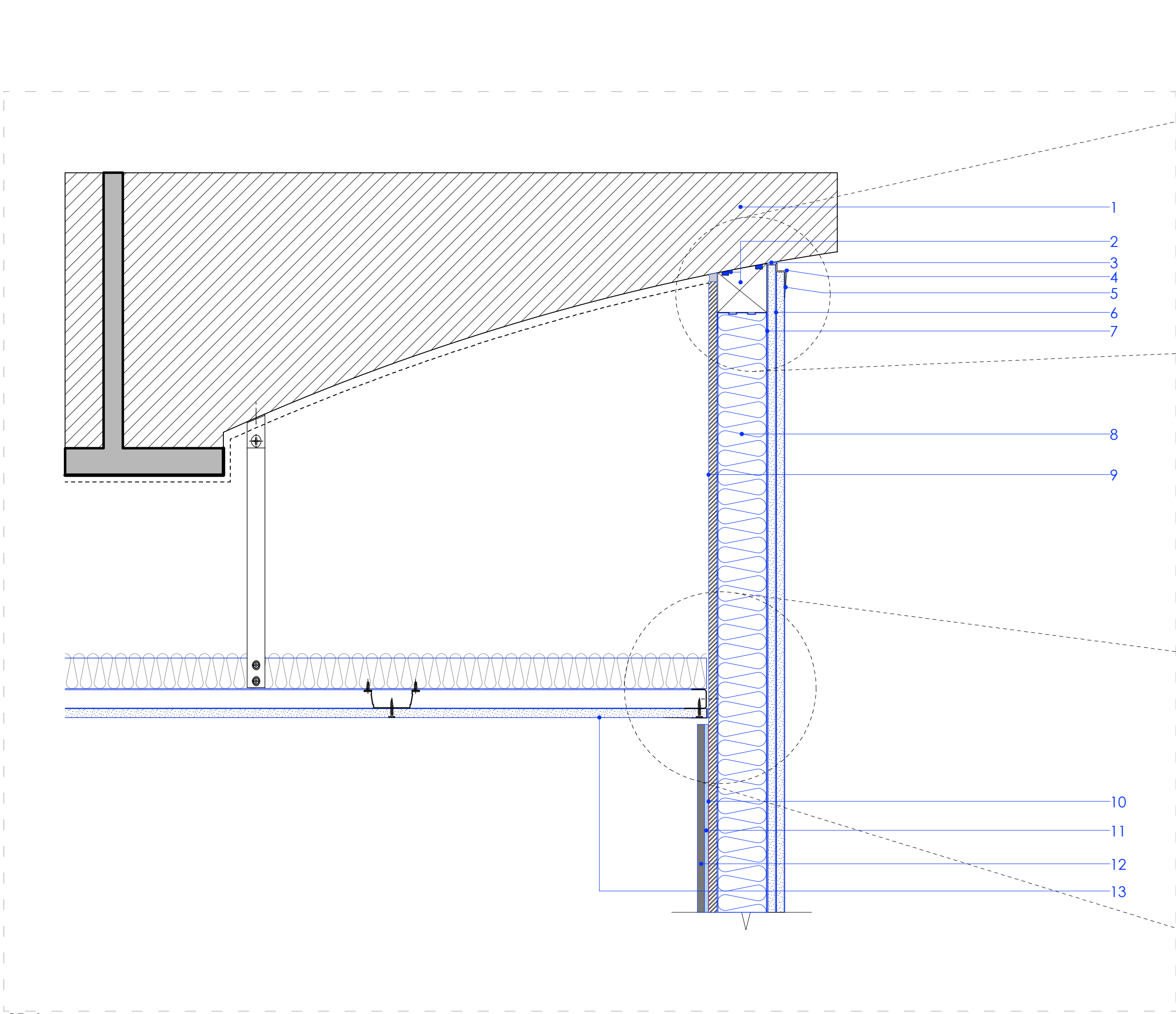
Only the original drawing should be relied upon. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

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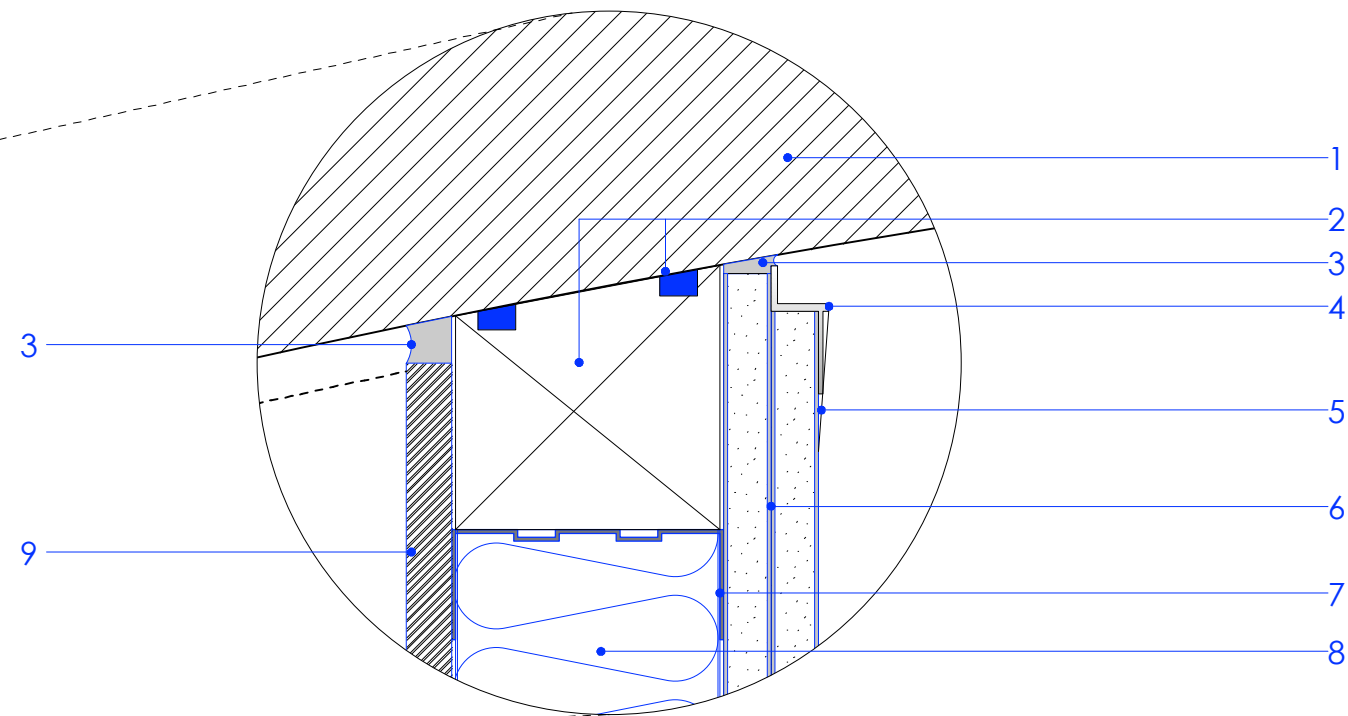
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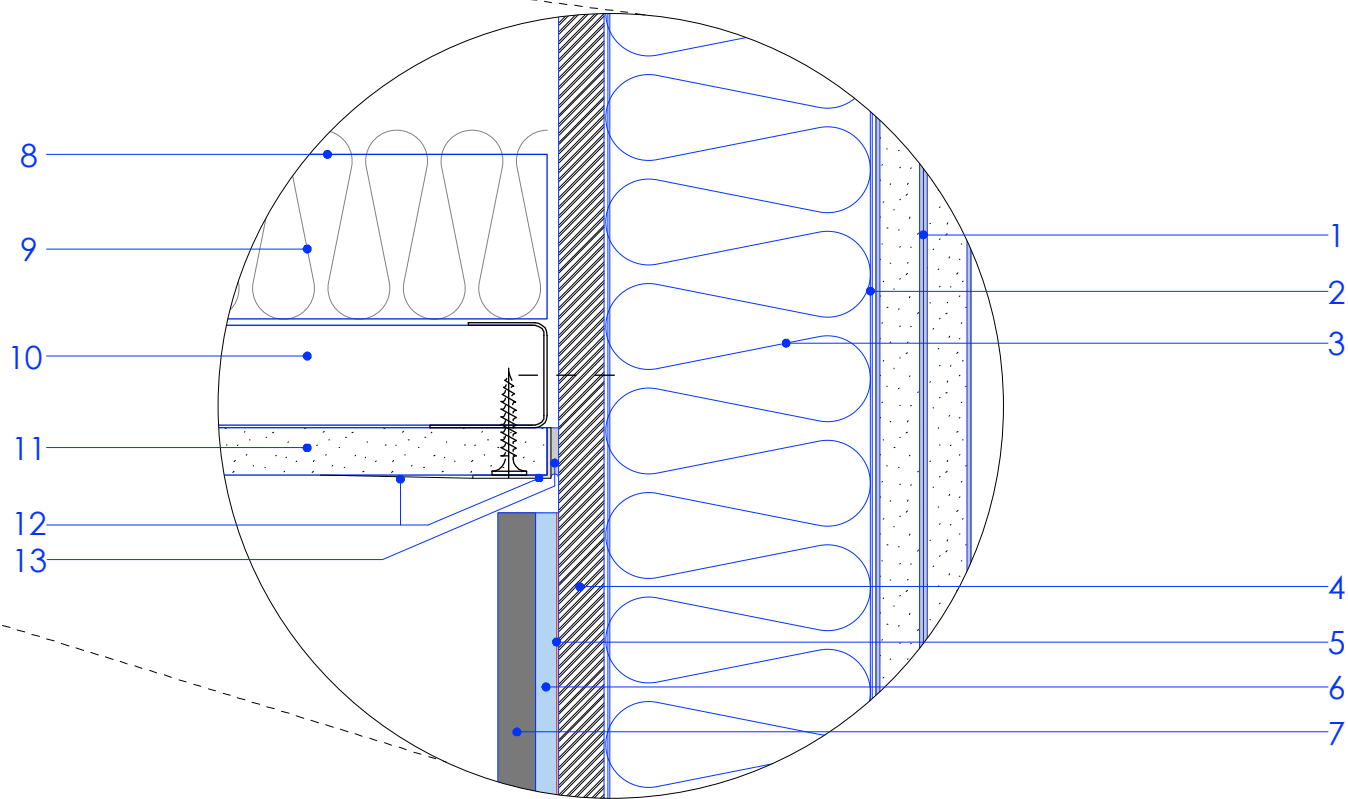
revision / date / amendments		
A	25.01.17	Skim coat on ceiling



CD-4: Typical ceiling over bathroom
Scale 1:5 Section
1 - Existing masonry brick arch ceiling. Refer to SE details.
2 - Timber joist 70mm x 70mm approx with recessed fire seals at top.
3 - Mastic sealant.
4 - Qic Trim R12 (OSA) for tape and joint application set min 3mm from masonry brick arch.
5 - Nominal 3mm skim coat and paint finish .
6 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish. Allow for 10mm shadow gap above external layer of plasterboard.
7 - 70 C 50 'C' Gypframe stud (OSA) @400c/s with top and bottom track and head deflection detail to SE spec.
8 - 70mm Rockwool RWA45 (OSA)
9 - 12mm Marmox board
10 - Waterproofing layer Mapei Tanking (OSA)
11 - 6mm Adhesive
12 - 10mm Ceramic tiles
13 - Nominal 3mm skim coat on 1 x 12.5 Moisture resistant soundbloc plasterboard fixed as part of Casoline MF concealed grid suspended ceiling system (OSA).



CD-4A: Typical masonry arch to wall head detail (with visible plasterboard)
Scale 1:2 Section
1 - Existing masonry brick arch ceiling. Refer to SE details.
2 - Timber joist 70mm x 70mm approx with recessed fire seals at top.
3 - Mastic sealant.
4 - Qic Trim R12 (OSA) for tape and joint application set min 3mm from masonry brick arch.
5 - Nominal 3mm skim coat and paint finish .
6 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish.
7 - 70 C 50 'C' Gypframe stud (OSA) @400c/s with top and bottom track and head deflection detail to SE spec.
8 - 70mm Rockwool RWA45 (OSA)
9 - 12mm Marmox board



CD-4A: Typical suspended ceiling and tiled wall detail
Scale 1:2 Section
1 - 2 x 12.5mm Soundbloc plasterboard (OSA) taped and jointed with painted finish. Allow for 10mm shadow gap above external layer of plaserboard.
2 - 70 C 50 'C' Gypframe stud (OSA) @400c/s with top and bottom track and head deflection detail to SE spec.
3 - 70mm Rockwool RWA45 (OSA).
4 - 12mm Marmox board to run full height.
5 - Waterproofing layer Mapei Tanking (OSA)
6 - 6mm Adhesive with 10mm shadow gap at top.
7 - 10mm Ceramic tiles with 10mm shadow gap at top.
8 - Primary support channel as part of Casoline MF concealed grid suspended ceiling system (OSA).
9 - Allow for 50mm Isover insulation.
10 - Perimeter channel as part of Casoline MF concealed grid suspended ceiling system (OSA).
11 - Nominal 3mm skim coat on 1 x 12.5 Moisture resistant soundbloc plasterboard fixed as part of Casoline MF concealed grid
suspended ceiling system (OSA).
12 - Qic Trim R12 (OSA) for tape and joint application set min 3mm from 12mm Marmox board with nominal 3mm skim coat and paint finish for tape and joint application.
13 - Mastic sealant.

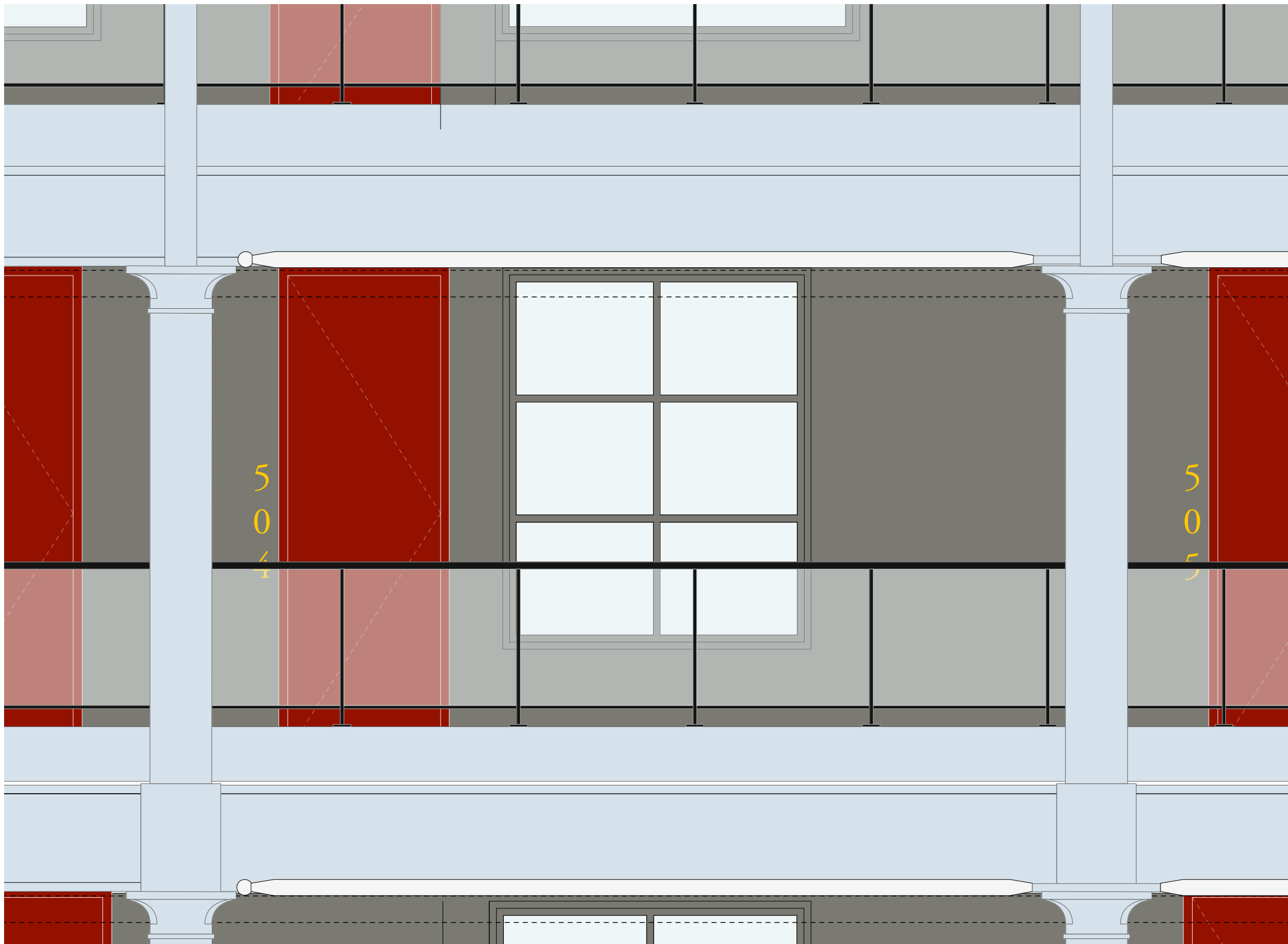


Stage 4

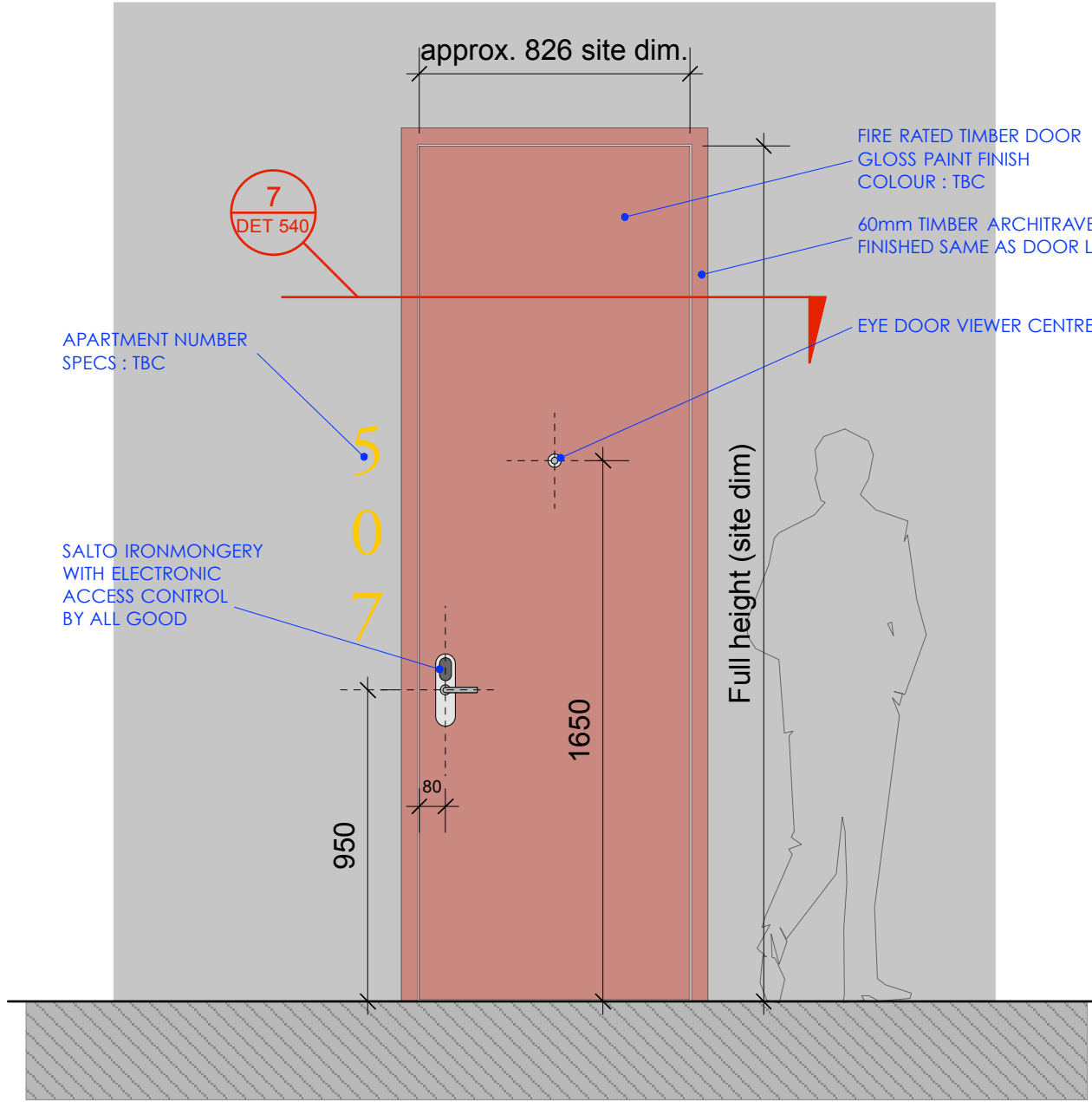
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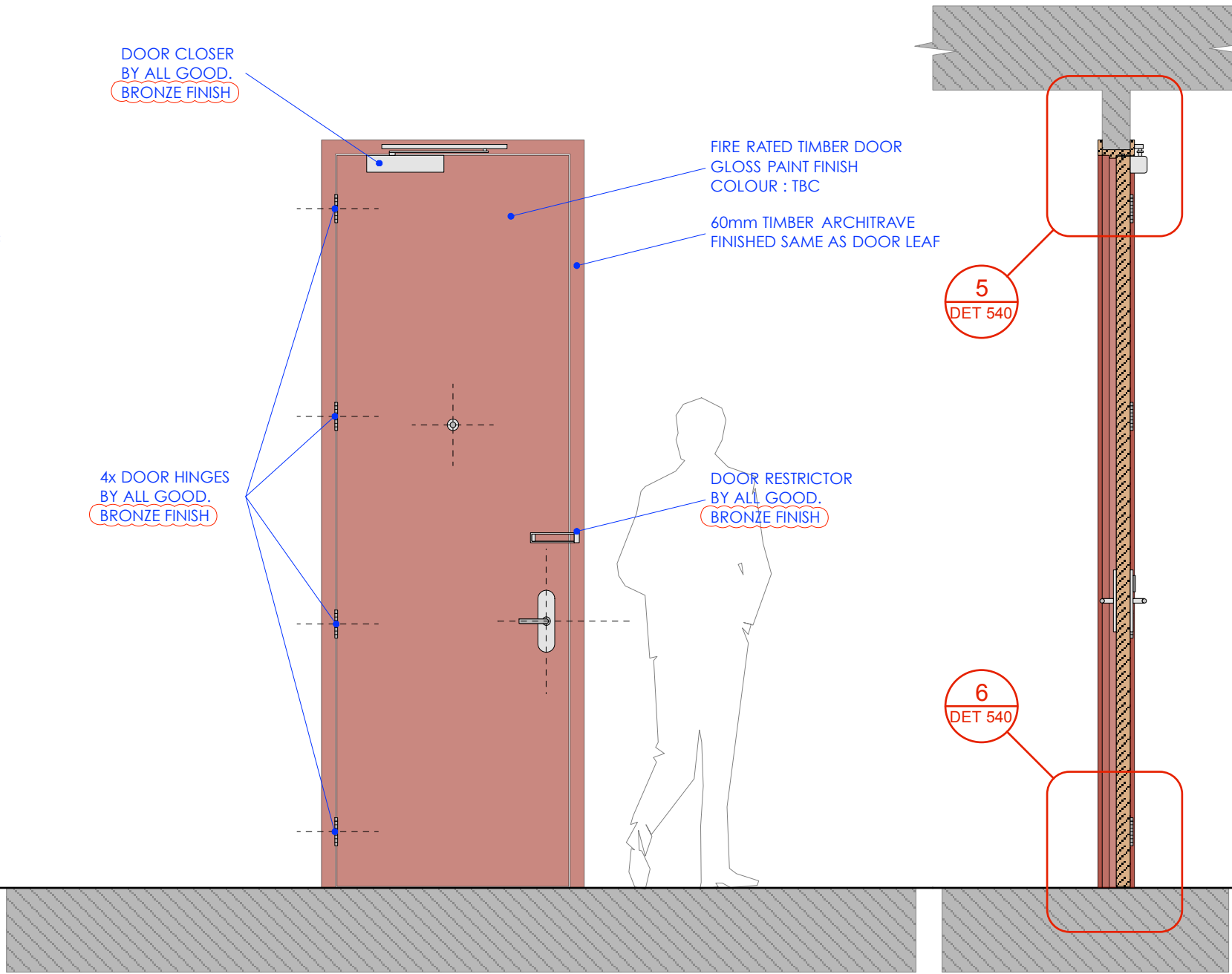
project title The Place Manchester			
drawing title Ceiling Details - 3	scale 1:5 @A1	date 26.10.16	checked DA
drawing number AHA/ PLC /DET/532	revision A		



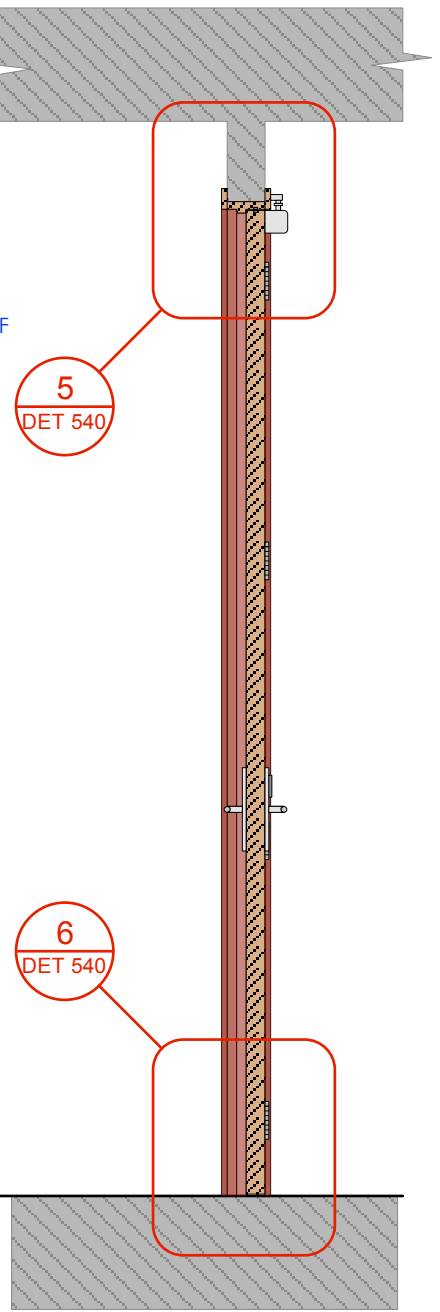
DETAIL 1 : ELEVATION SHOWING TYPICAL APARTMENT ENTRANCE DOOR
SCALE 1:25



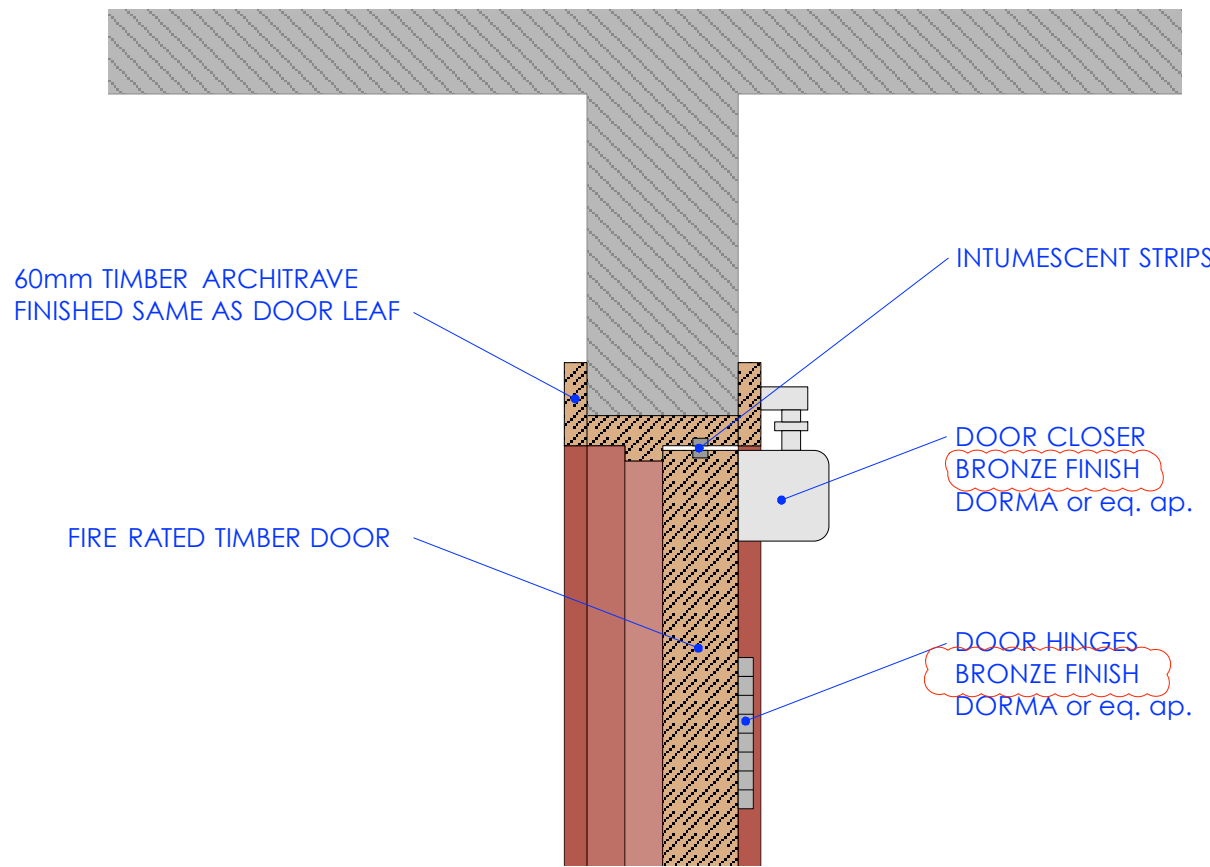
DETAIL 2 : TYPICAL ENTRANCE DOOR BALCONY SIDE
SCALE 1:20



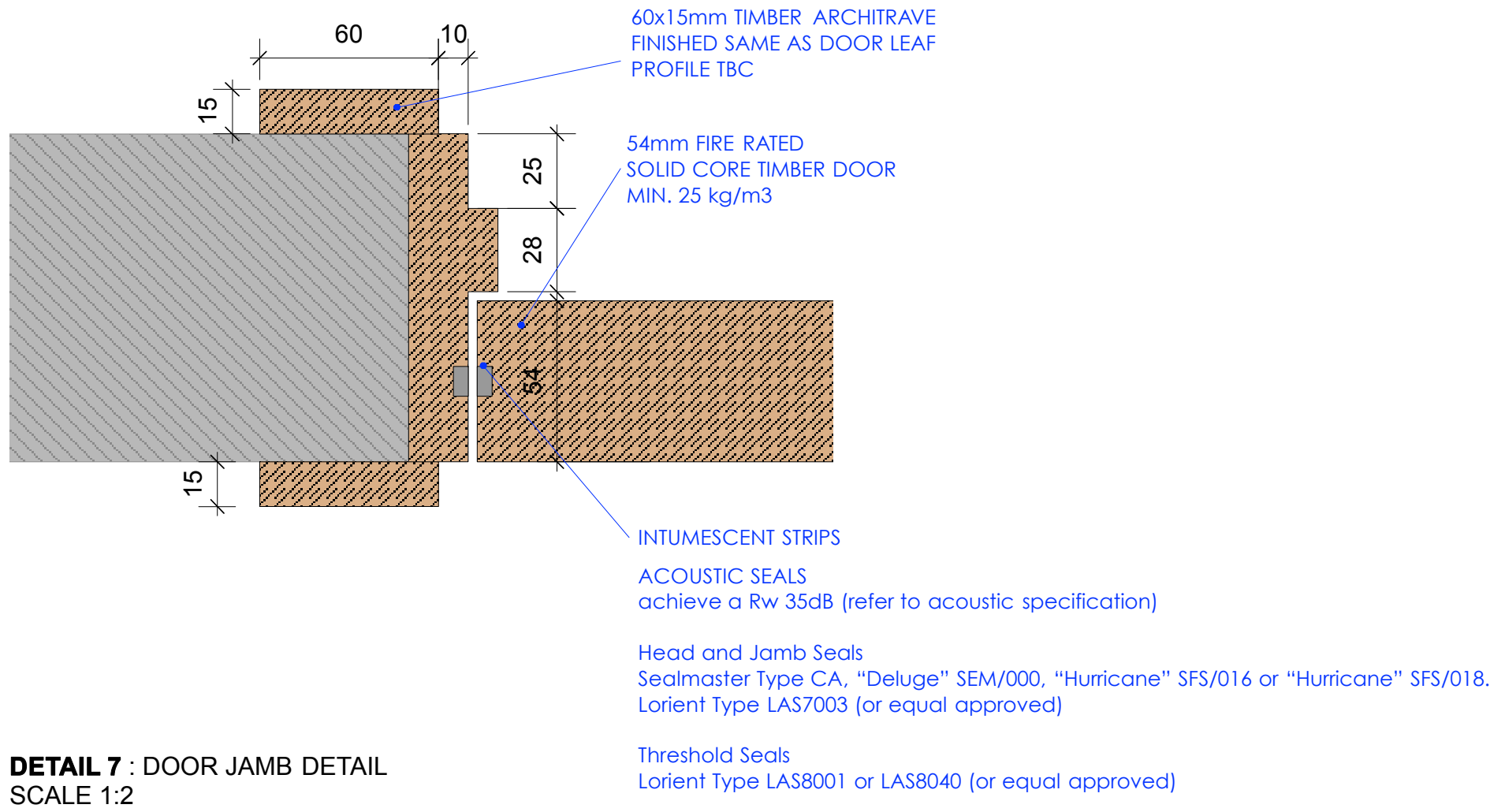
DETAIL 3 : TYPICAL ENTRANCE DOOR APARTMENT SIDE
SCALE 1:20



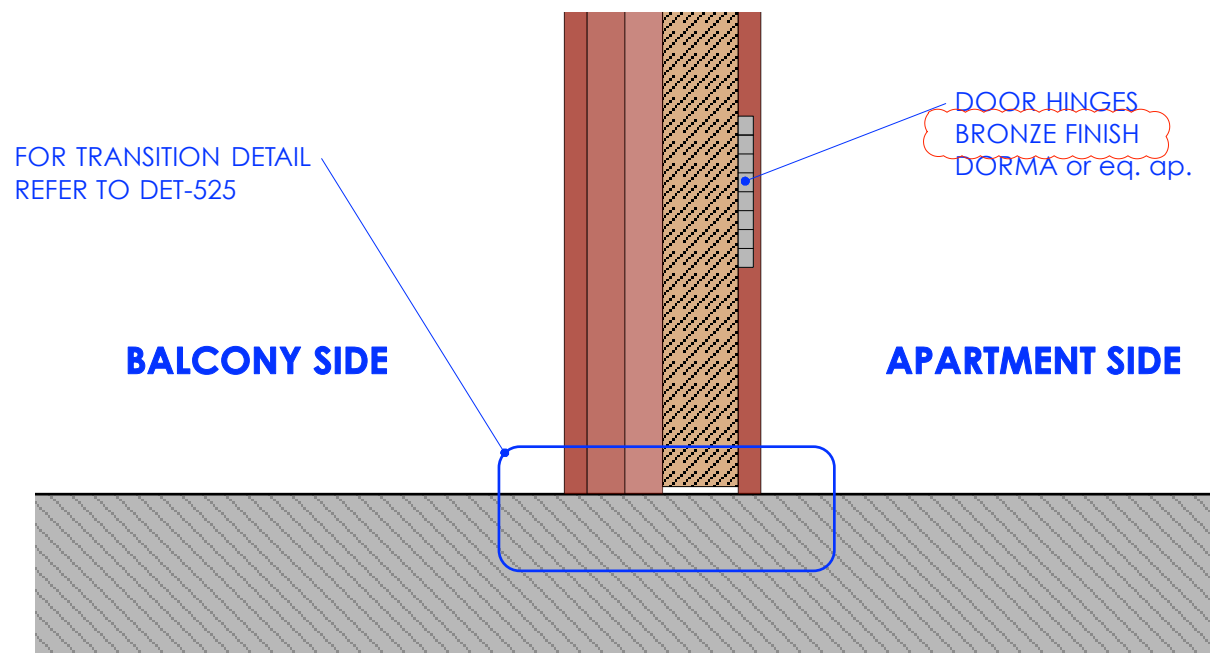
DETAIL 4 : TYPICAL SECTION
SCALE 1:20



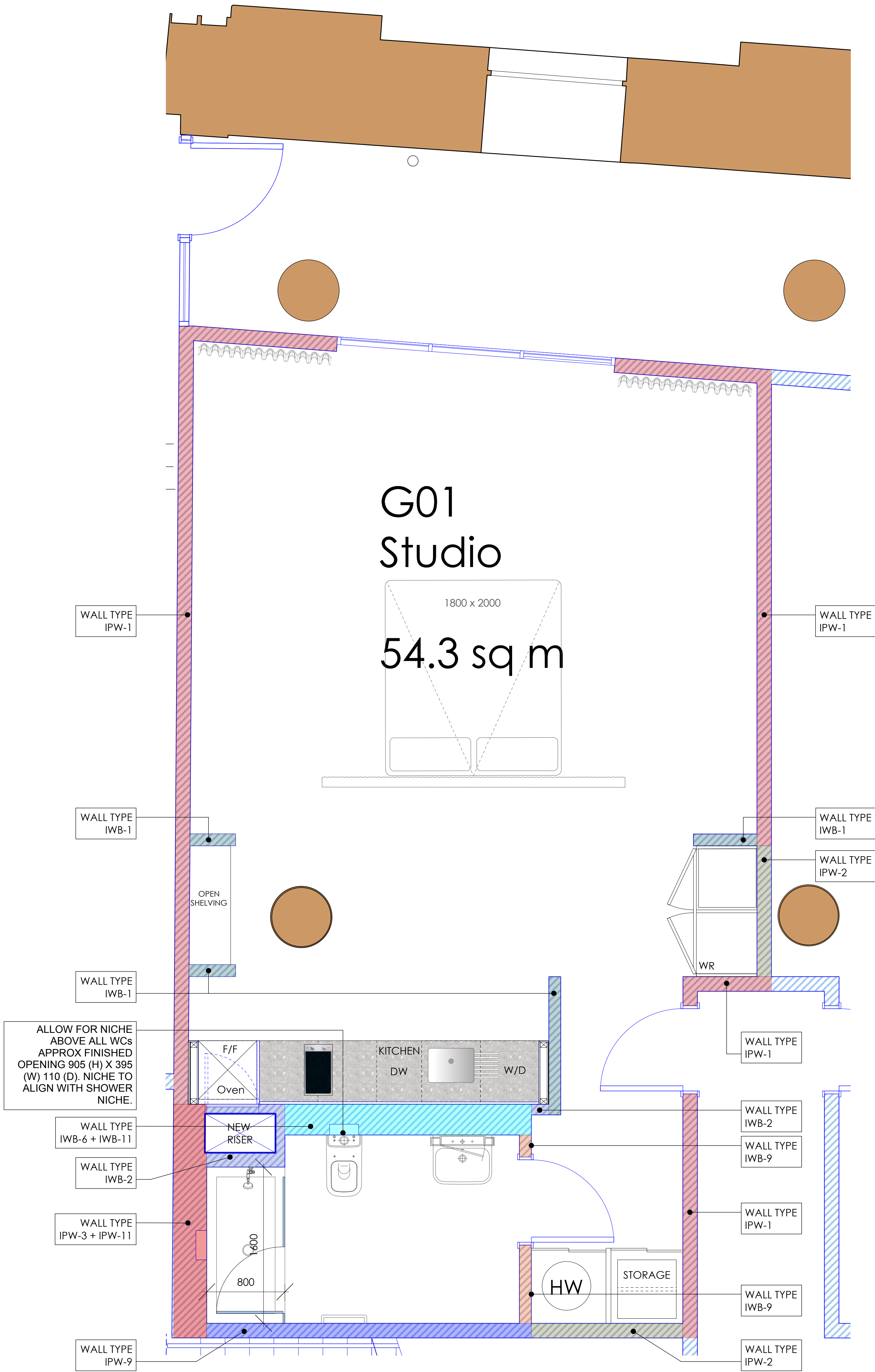
DETAIL 5 : DETAIL SECTION DOOR HEAD
SCALE 1:5



DETAIL 7 : DOOR JAMB DETAIL
SCALE 1:2



DETAIL 6 : DETAIL SECTION DOOR FOOT
SCALE 1:5



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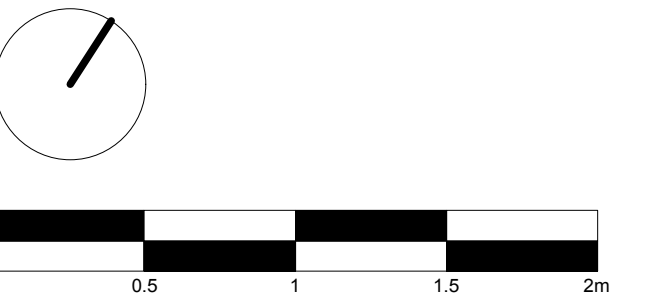
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revision	/ date	/ amendments
-	10.11.16	First Issue

- LEGEND**
- Existing riser location highlighted in red
 - Proposed riser location highlighted in blue
 - Original Fabric
 - Residential Conversion Fabric
 - Area of dropped ceiling over bathrooms and kitchens.
 - New walls
 - Indicative SVP route

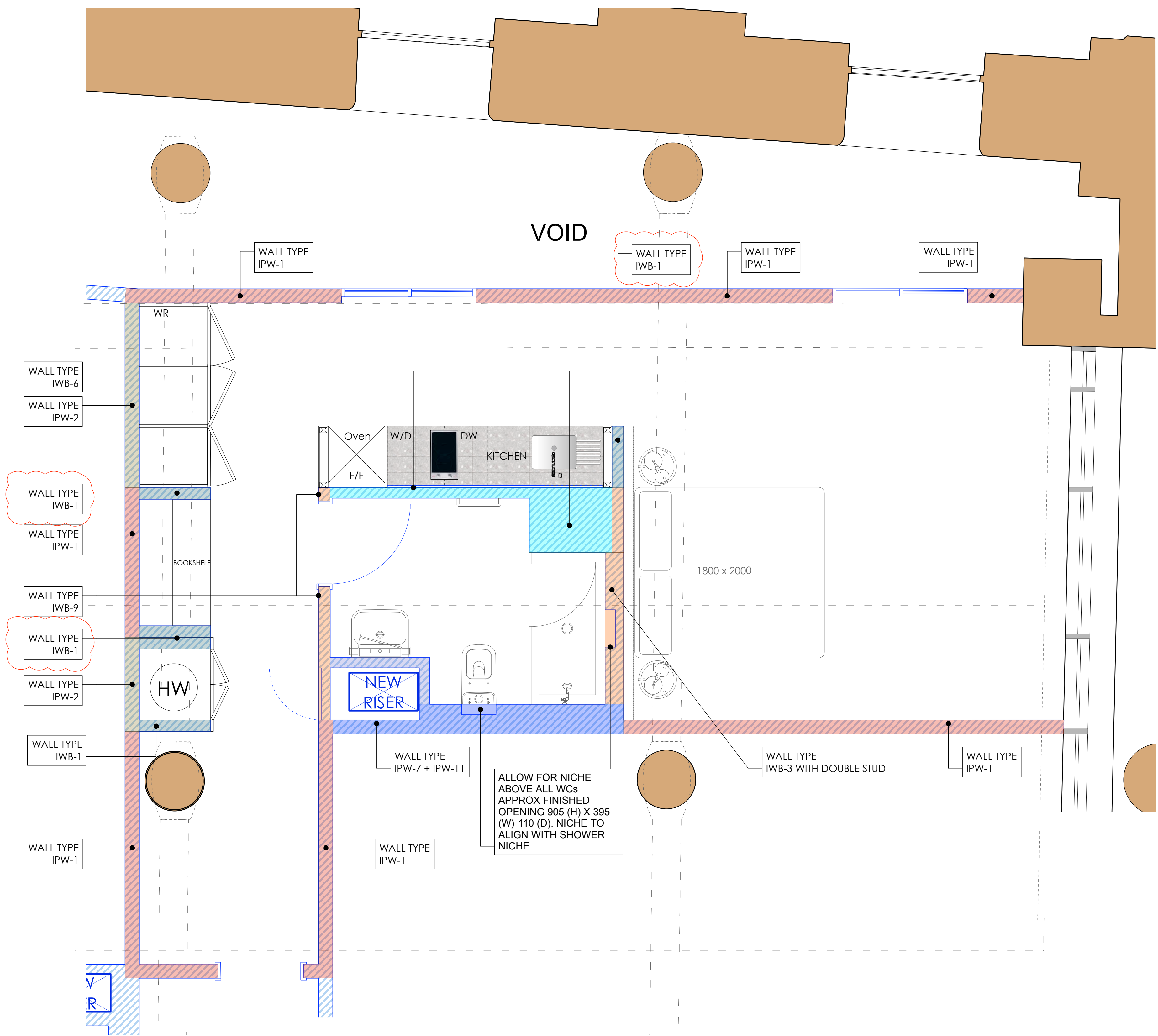


Stage 4

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EC1V 8AR
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project title	The Place Manchester			
drawing title	Proposed G01 Studio (Type C)	scale	1:25 @ A1	date
drawing number	AHA/PLC/GA/4001-15	drawn	RL	checked
		revision	-	DA



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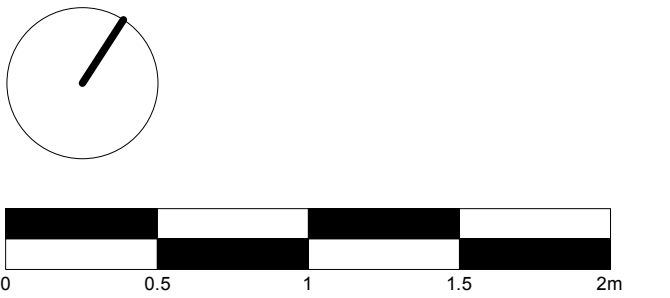
All shop drawings to be submitted to the architect for comment prior to fabrication.

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revision / date / amendments		
-	10.11.16	First issue
A	9.02.17	Amended annotations

- LEGEND**
- Existing riser location highlighted in red
 - Proposed riser location highlighted in blue
 - Original Fabric
 - Residential Conversion Fabric
 - Area of dropped ceiling over bathrooms and kitchens.
 - New walls
 - Indicative SVP route



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EC1V 8AR
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project title The Place Manchester			
drawing title Proposed G07 Studio (Type F) FF&E Plan	scale 1:25 @A1	date 10.11.16	checked DA
drawing number AHA/PLC/GA/4007-15	revision A		

1. Refer to drawing number series AHA-PLC-DET-510 to 520 for wall build up references and details.

revision / date / amendments
A 9.02.17 Amended annotations



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project title
The Place
Manchester

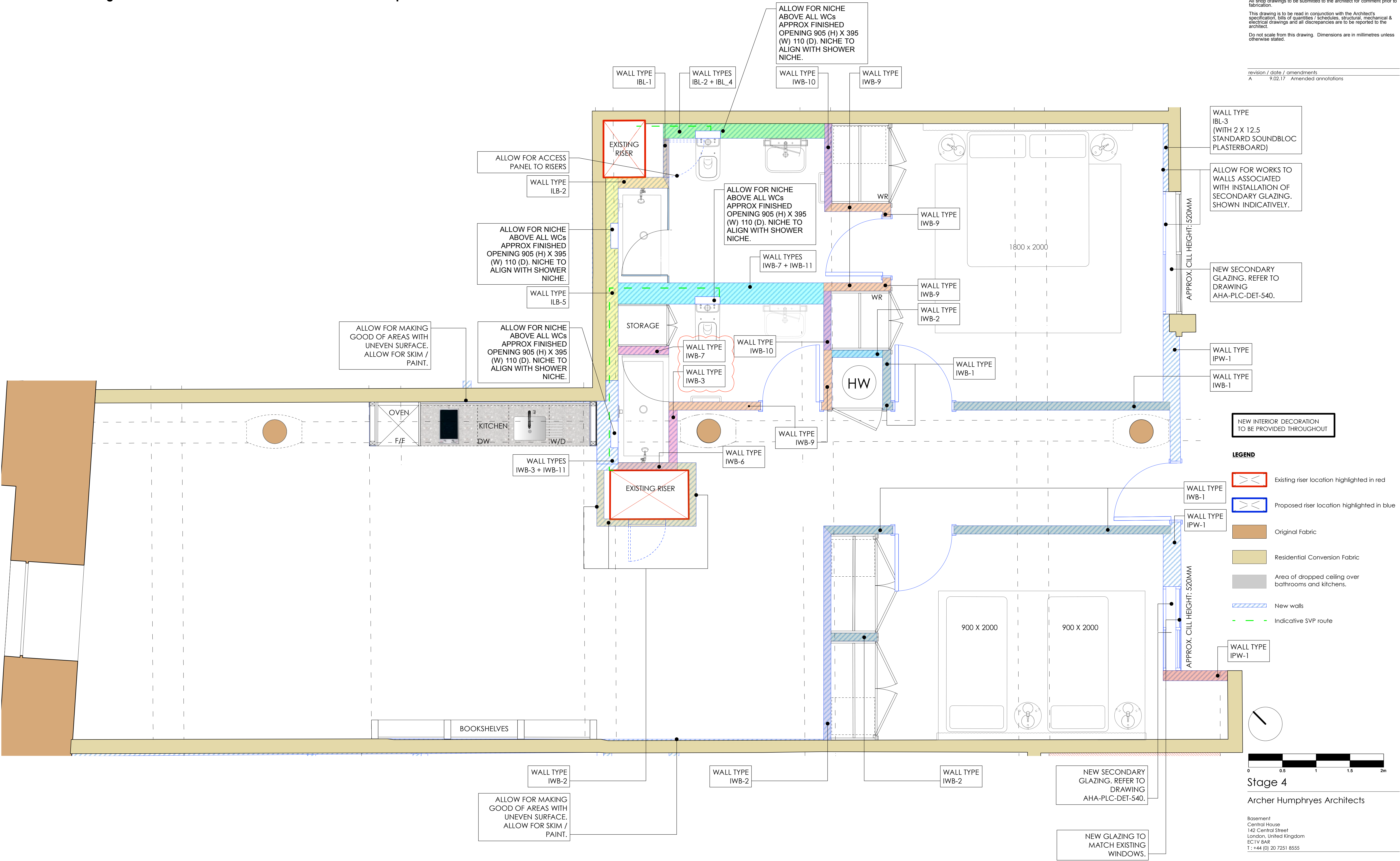
drawing title Apartments 201, 202, 224 Wall Types Plan (Type B & G)	scale 1:25 @ A1	date 10.11.14
drawing number AHA/PLC/GA/4201-15	drawn FR	checked DA
	revision A	

CORNER APARTMENTS (201 (TYPE B), 202 & 224 (TYPE G))

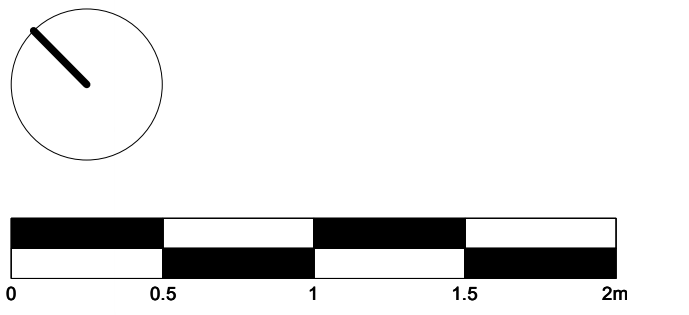
Note:
1. Refer to drawing number series AHA-PLC-DET-510 to 520 for wall build up references and details.

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revision / date / amendments
A 9.02.17 Amended annotations



- LEGEND**
- Existing riser location highlighted in red
 - Proposed riser location highlighted in blue
 - Original Fabric
 - Residential Conversion Fabric
 - Area of dropped ceiling over bathrooms and kitchens.
 - New walls
 - Indicative SVP route

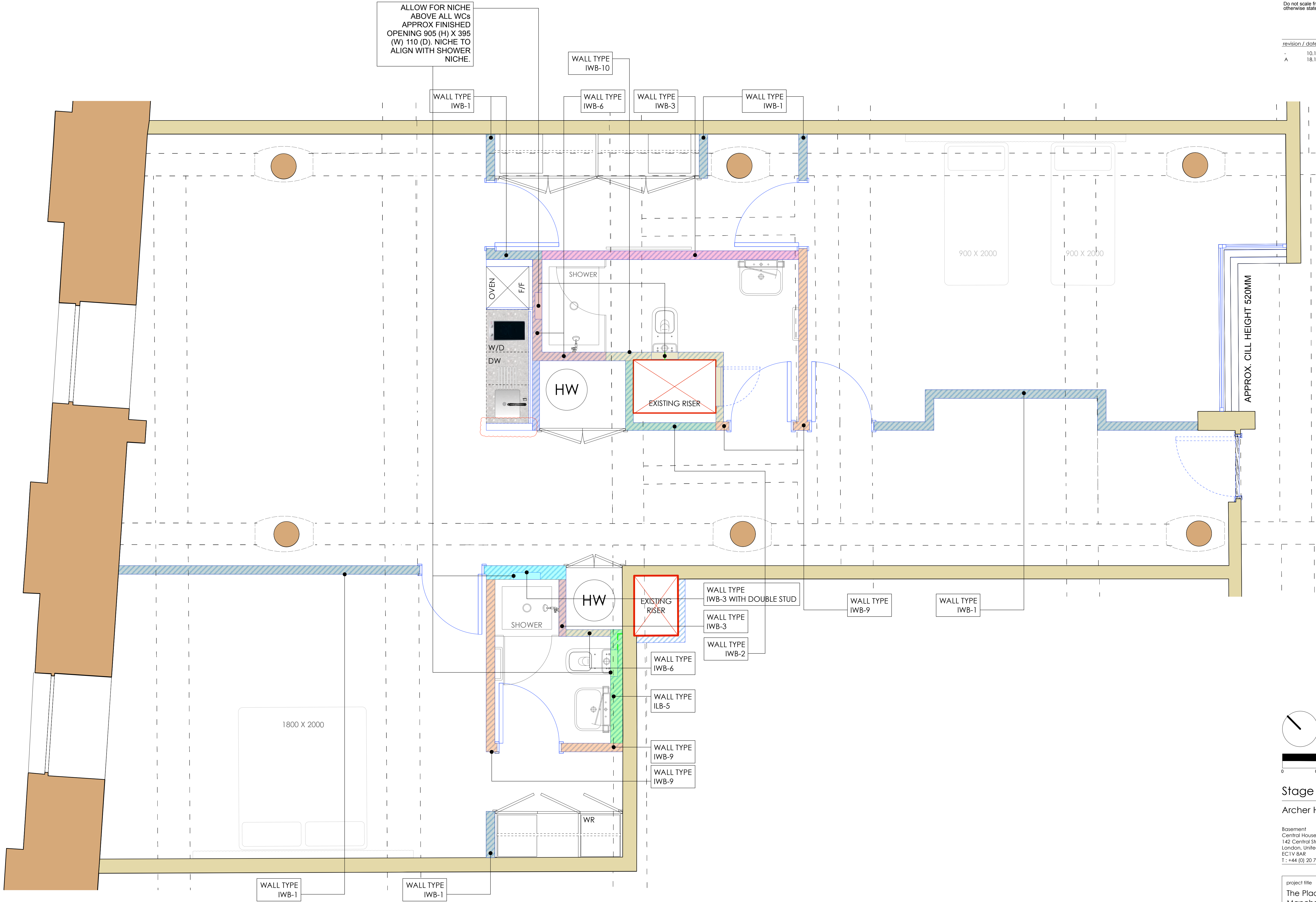


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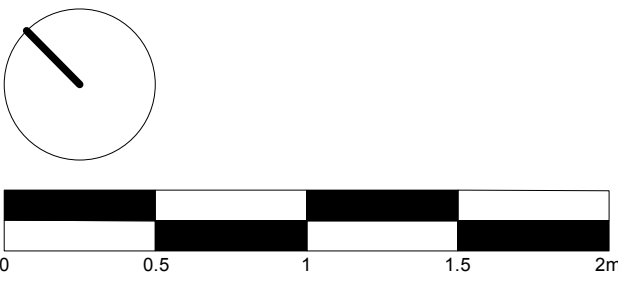
project title The Place Manchester			
drawing title Proposed Apartment 203 (Type A) Wall type Plan	scale 1:25 @ A1	date 26.10.16	checked DA
drawing number AHA/PLC/GA/4203-15	drawn FR	revision A	

APARTMENT TYPE A

revision / date / amendments		
-	10.11.16	First Issue
A	18.11.16	Kitchen side wall omitted



APARTMENT TYPE D



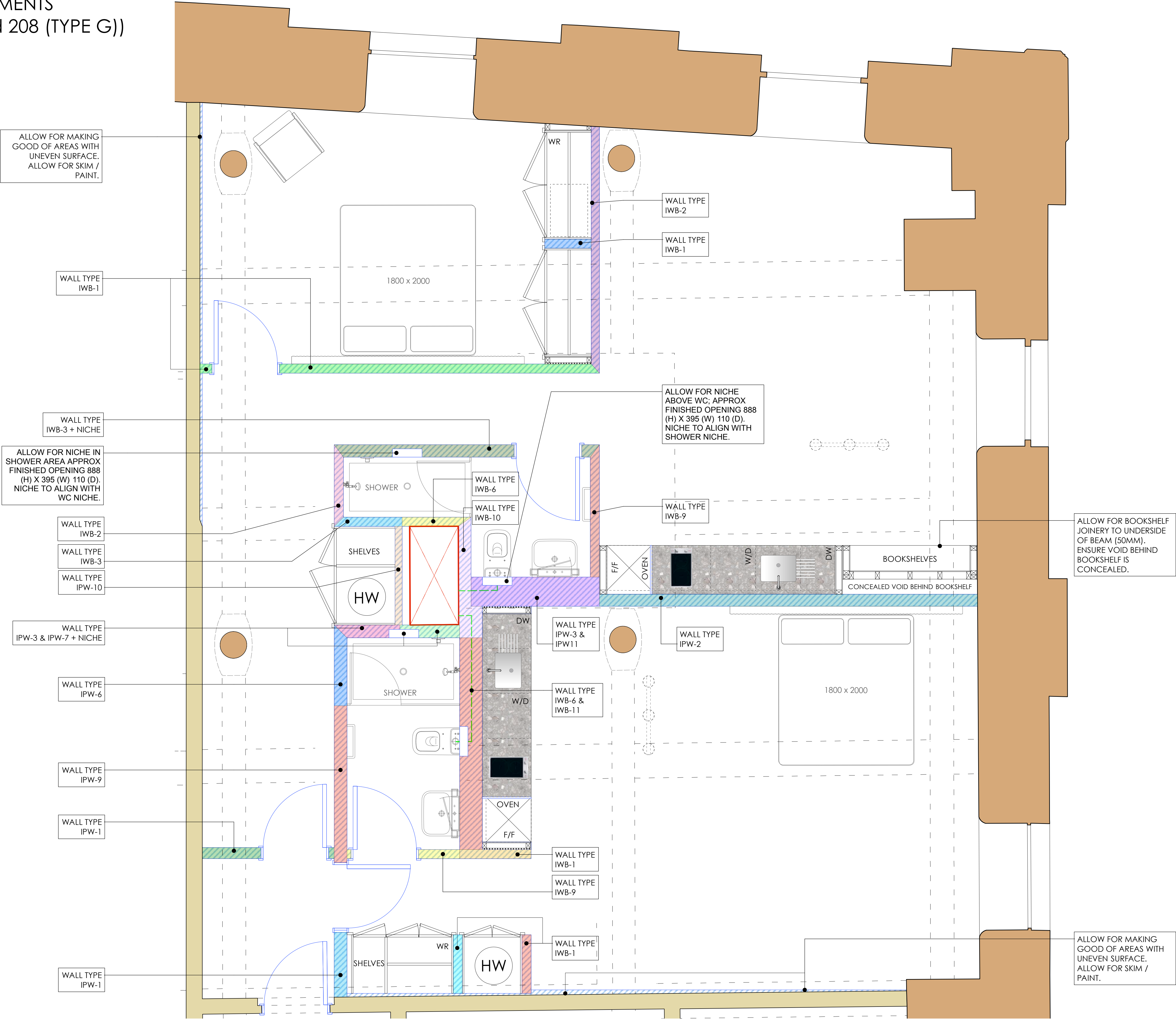
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EC1V 6AR
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project title The Place Manchester	
drawing title Apartment 204 (Type D) Wall types plan	scale 1:25 @ A1
drawing number AHA/PLC/GA/4204-15	date 10.11.16 checked DA revision A

CORNER APARTMENTS
207 (TYPE B) and 208 (TYPE G))



Note:
1. Refer to drawing number series AHA-PLC-DET-510 to 520 for wall build up references and details.

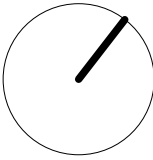
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revision / date / amendments

NEW INTERIOR DECORATION
TO BE PROVIDED THROUGHOUT

LEGEND

- Existing riser location highlighted in red
- Proposed riser location highlighted in blue
- Original Fabric
- Residential Conversion Fabric
- Area of dropped ceiling over bathrooms and kitchens.
- New walls
- Indicative SVP route



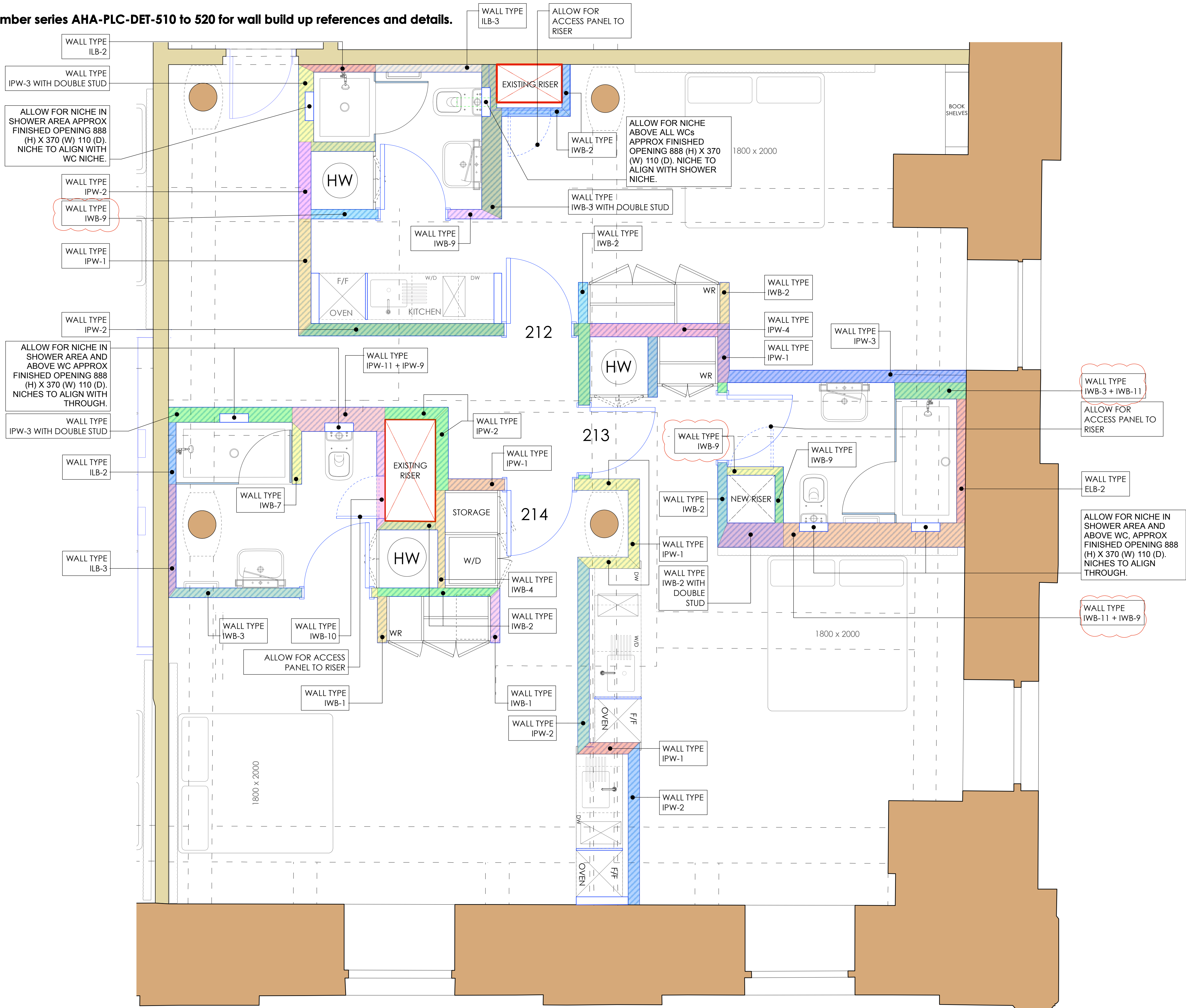
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project title	The Place Manchester			
drawing title	Proposed Apartment 207 & 208 (Type B + G) Wall Types Plan	scale	1:25 @ A1	date 18.11.16
drawing number	AHA/PLC/GA/4207-15	drawn	FR	checked DA
		revision	-	

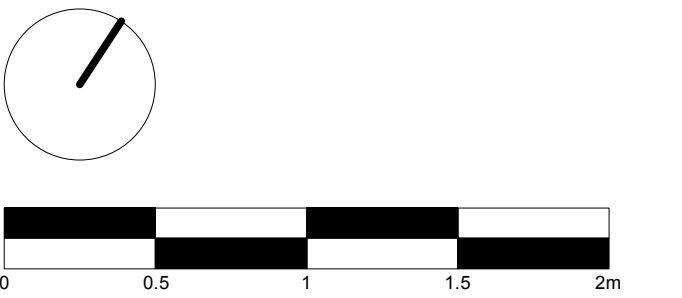
Note:
1. Refer to drawing number series AHA-PLC-DET-510 to 520 for wall build up references and details.



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revision / date / amendments
- 10.11.16 First Issue
A 9.02.17 Amended annotations

- LEGEND**
- Existing riser location highlighted in red
 - Proposed riser location highlighted in blue
 - Original Fabric
 - Residential Conversion Fabric
 - Area of dropped ceiling over bathrooms and kitchens.
 - New walls
 - Indicative SVP route



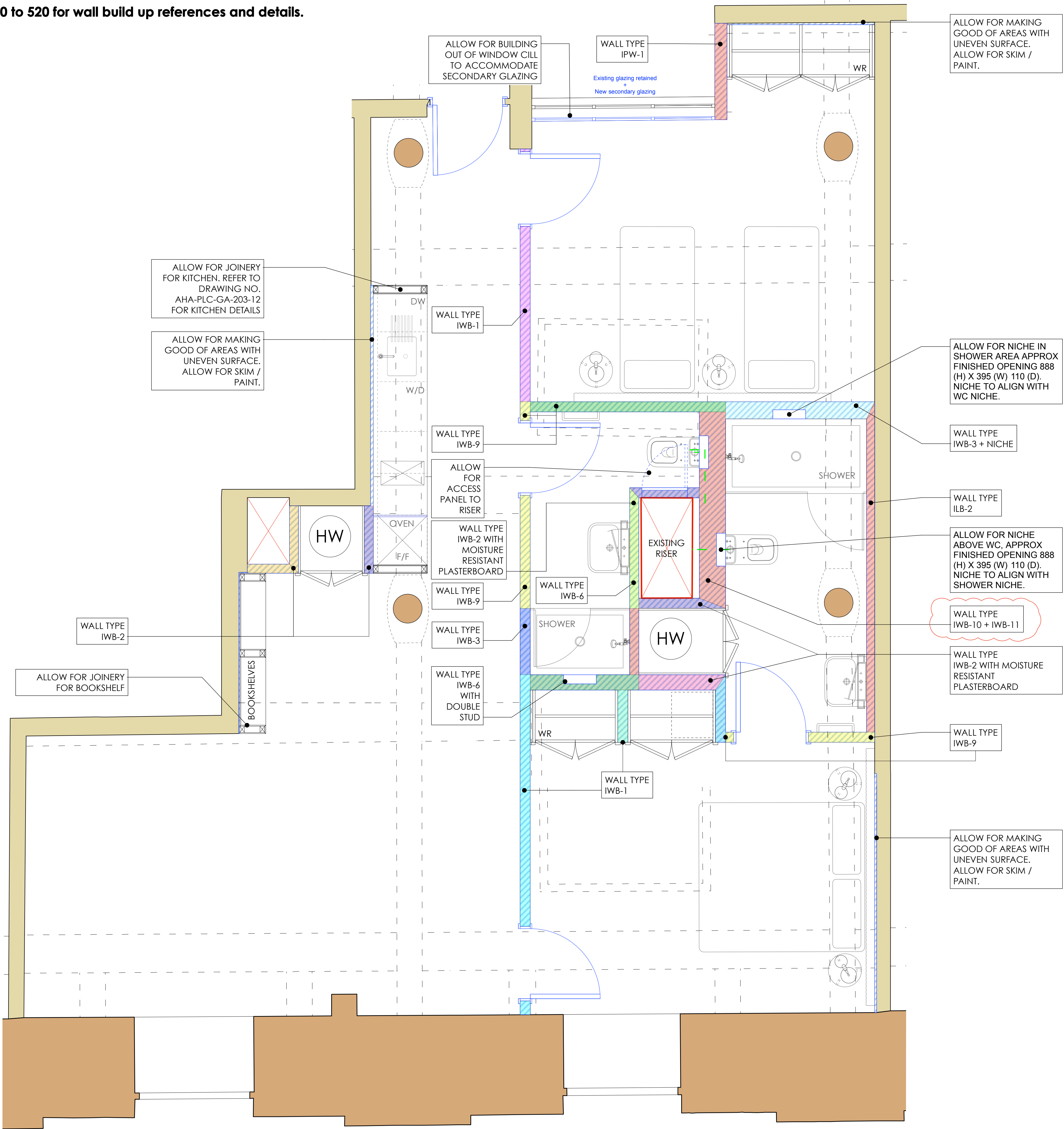
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project title	The Place Manchester
drawing title	Proposed Apartments 212, 213 & 214 (Type G) Wall Types Plan
drawing number	AHA/PLC/GA/4212-15
scale	1:25 @ A1
date	10.11.16
drawn	FR
checked	DA
revision	A

CORNER APARTMENTS 212, 213 & 214 (TYPE G)

Note:
1. Refer to drawing number series AHA-PLC-DET-510 to 520 for wall build up references and details.



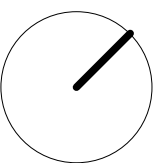
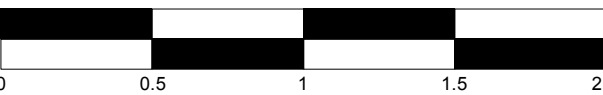
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revision / date / amendments		
-	18.11.16	Issued
A	9.02.17	Amended annotations

NEW INTERIOR DECORATION
TO BE PROVIDED THROUGHOUT

LEGEND

- Existing riser location highlighted in red
- Proposed riser location highlighted in blue
- Original Fabric
- Residential Conversion Fabric
- Area of dropped ceiling over bathrooms, kitchens and wardrobes.
- New walls
- Indicative SVP route



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project title			
The Place Manchester			
drawing title	scale	date	
Proposed Apartment 217 (Type D)	1/25 - 8A1	26.10.16	
Wall type Plan	drawn	checked	
	FR	DA	
drawing number	revision		
AHA/PLC/GA/4217-15	A		

APARTMENT 217 - TYPE D

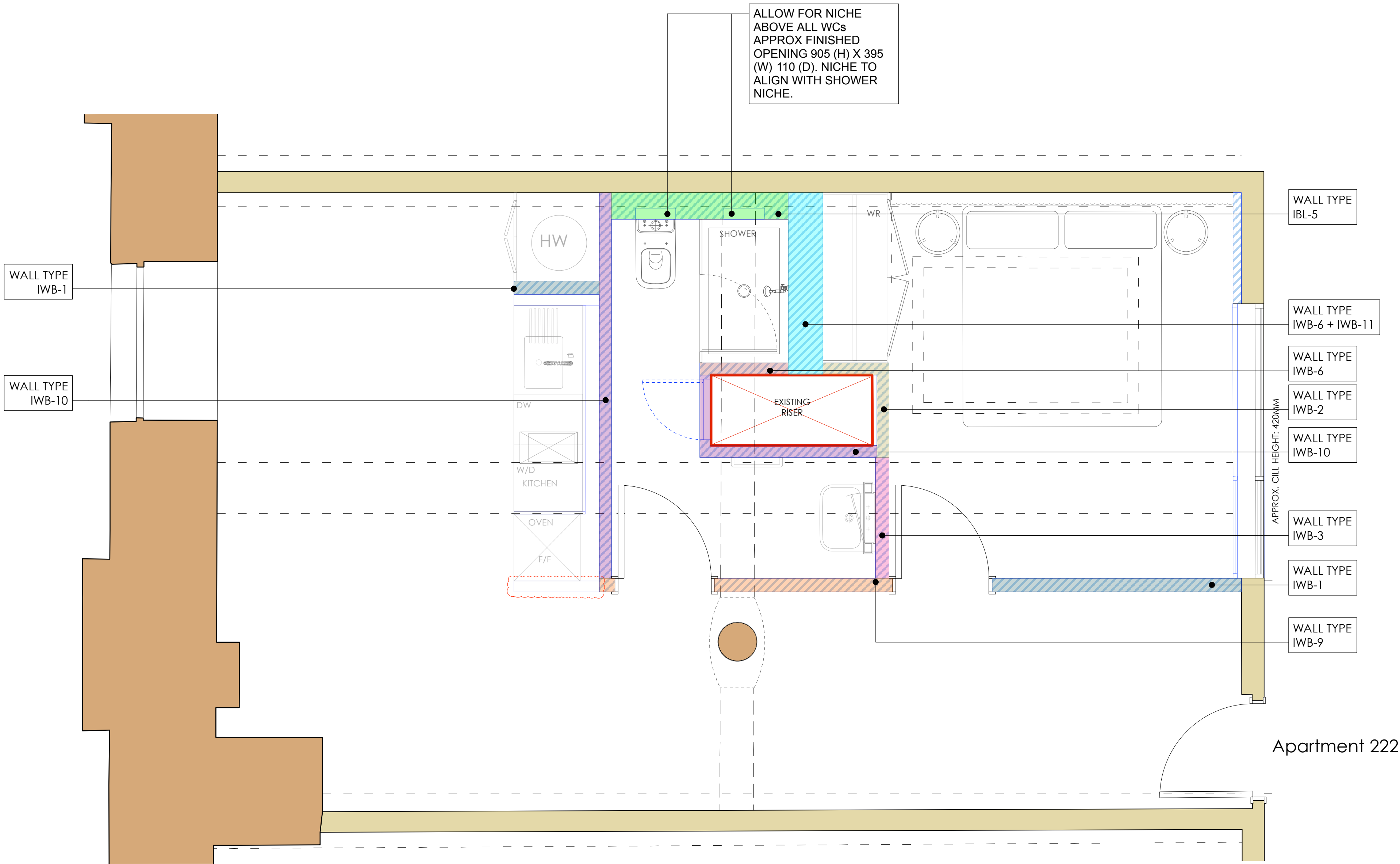
1. Refer to drawing number series AHA-PLC-DET-510 to 520 for wall build up references and details.

revision / date / amendments		
-	18.11.16	Issued
A	02.12.16	Relocation of ETR in bathroom



project title			
The Place Manchester			
drawing title	scale	date	
		1:25 @ A1	02.12.16
Proposed Apartment 218 (Type D) Wall Type Plan	drawn	checked	
	FR	DA	
drawing number	revision		
	A		
AHA/PLC/GA/4218-15			

APARTMENT 218 - TYPE D



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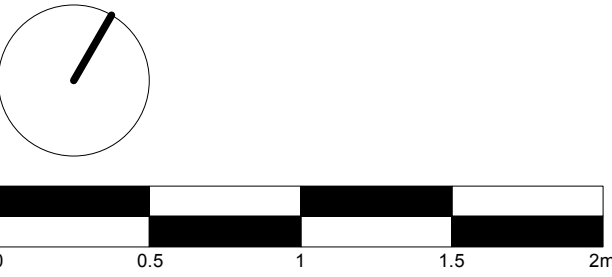
This drawing is to be read in conjunction with the Architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision	/ date	/ amendments
-	10.11.16	First issue
A	18.11.16	Kitchen side wall omitted

LEGEND

- Existing riser location highlighted in red
- Proposed riser location highlighted in blue
- Original Fabric
- Residential Conversion Fabric
- Area of dropped ceiling over bathrooms and kitchens.
- New walls
- Indicative SVP route



Stage 4

Archer Humphryes Architects

project title The Place Manchester			
drawing title Apartment 222 (Type B) GA Plan	scale 1:25 @A1	date 10.11.16	drawn RL
drawing number AHA/PLC/GA/4222-15	checked DA	revision A	

APARTMENT TYPE E

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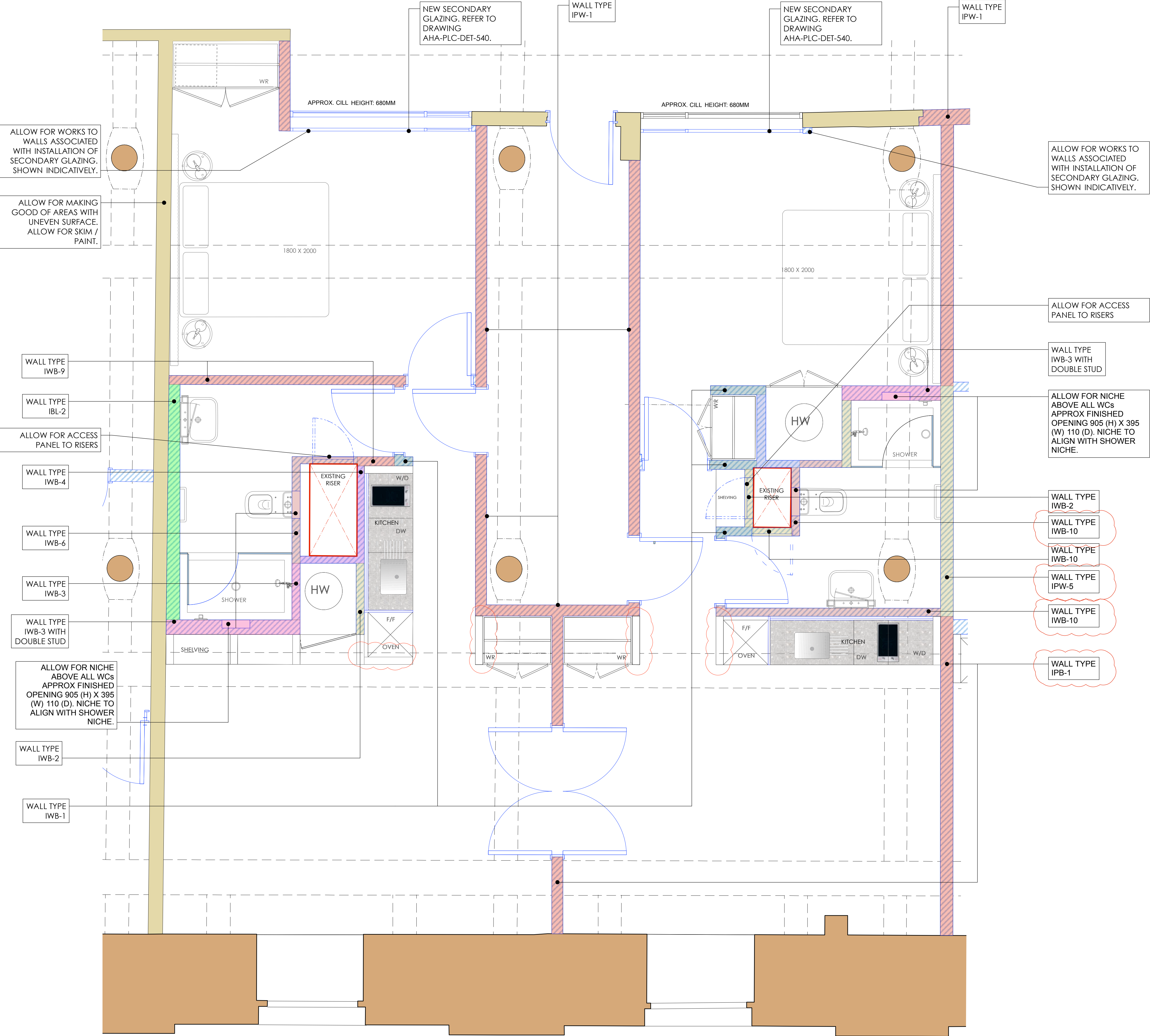
Only the original drawing should be relied upon. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

All shop drawings to be submitted to the architect for comment prior to fabrication.

This drawing is to be read in conjunction with the Architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.

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revision	date	amendments
-	10.11.16	First issue
A	18.11.16	Kitchen and joinery side walls omitted
B	9.02.17	Amended annotations



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project title The Place Manchester			
drawing title Proposed Swing Apartment 521, 522 (Type E) Wall types plan	scale 1:25 @A1	date 10.11.16	drawn RL
drawing number AHA/PLC/GA/4521-15	checked DA	revision B	

APARTMENT TYPE H

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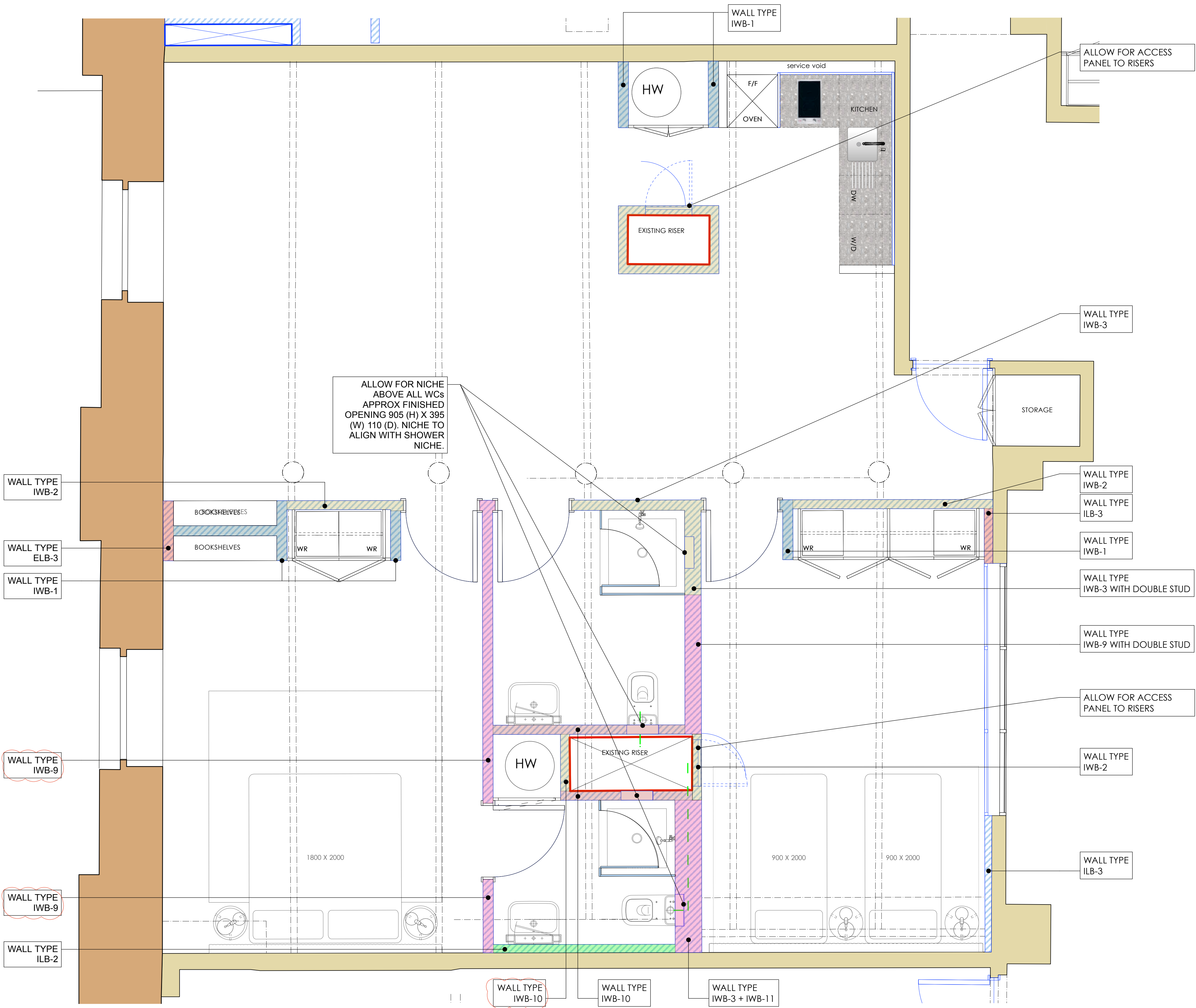
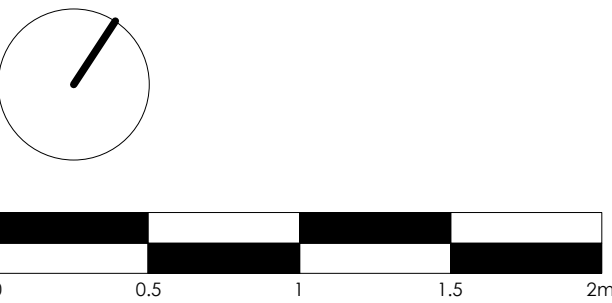
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revision	date	amendments
-	10.11.16	First issue
A	9.02.17	Amended annotations



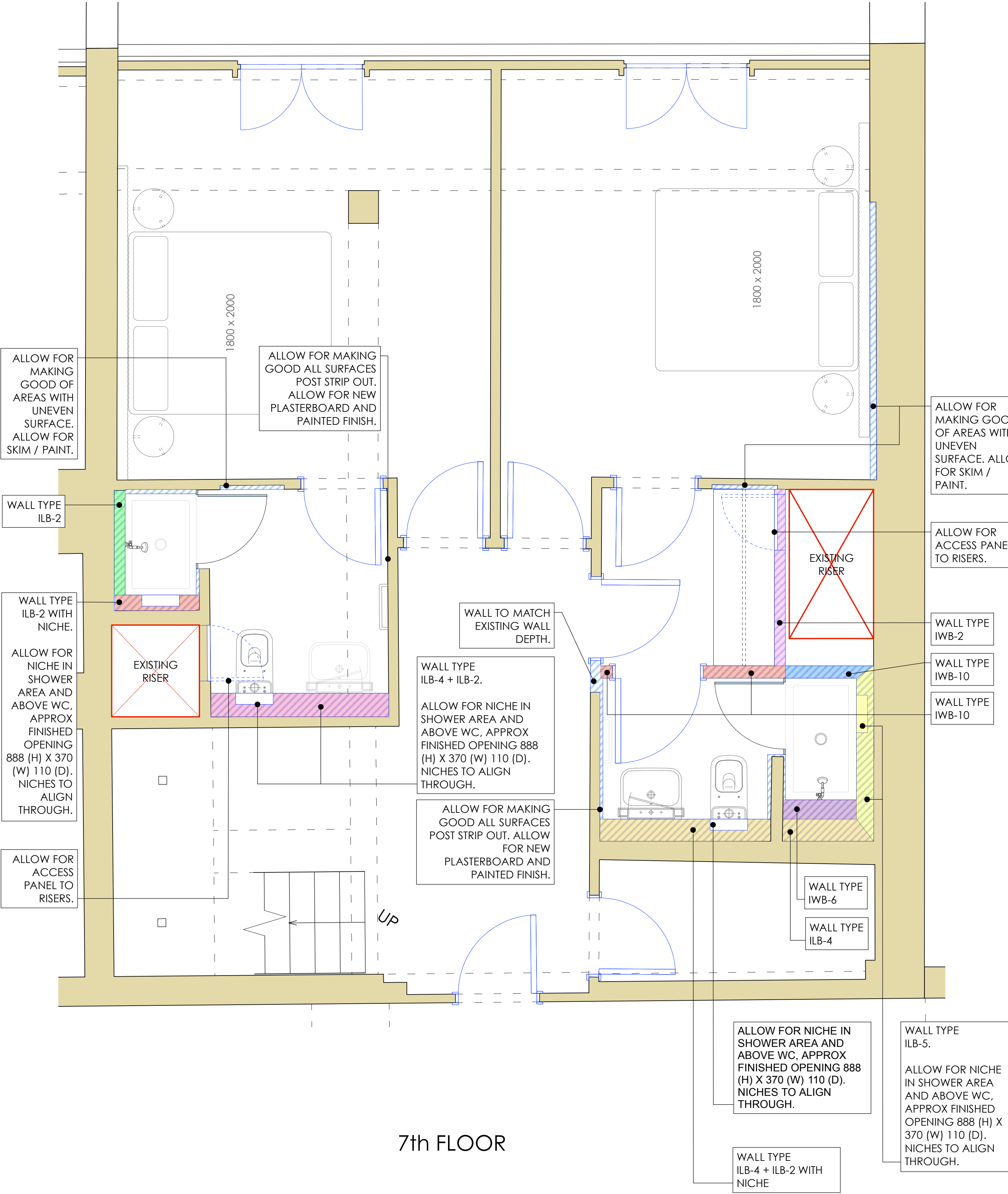
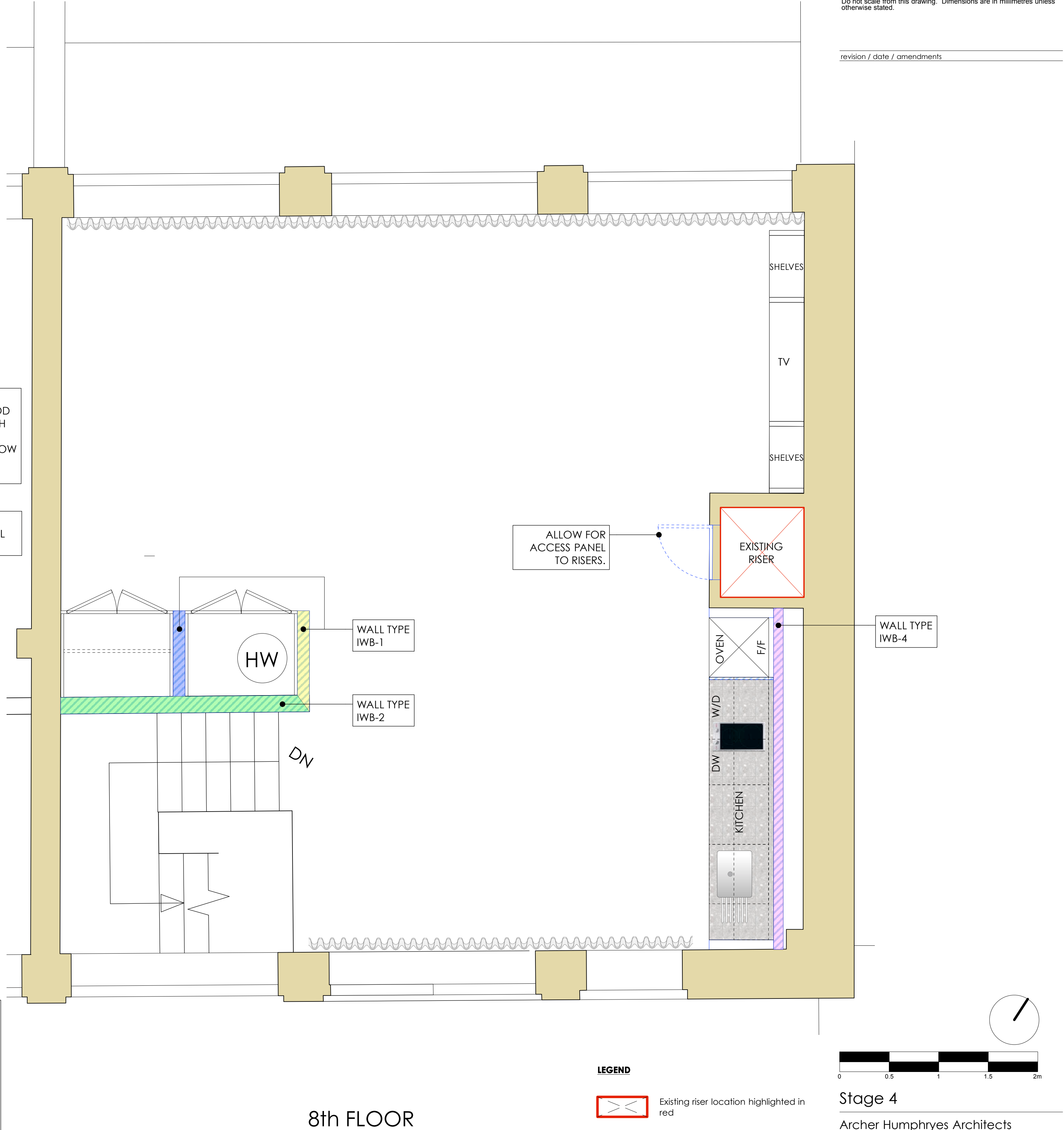
Stage 4

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project title The Place Manchester			
drawing title Proposed Apartment 625 (Type H) Wall types plan	scale 1:25 @ A1	date 10.11.16	drawn RL
drawing number AHA/PLC/GA/4625-15	checked DA	revision A	

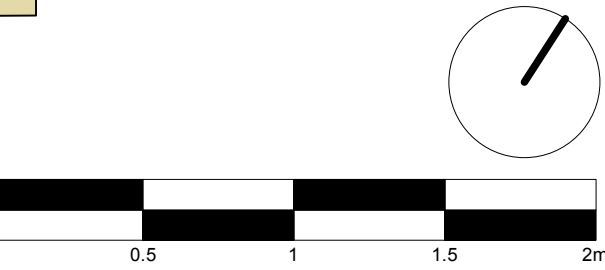
revision / date / amendments



APARTMENT TYPE K (DUPLEX PENTHOUSE)

LEGEND

- Existing riser location highlighted in red
- Proposed riser location highlighted in blue
- Original Fabric
- Residential Conversion Fabric
- Area of dropped ceiling over bathrooms and kitchens.
- New walls
- Indicative SVP route



Stage 4

Archer Humphryes Architects

Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T : +44 (0) 20 7251 8555

project title	
The Place Manchester	
drawing title	scale
Proposed Apartment 4704 Duplex Wall Types Plan	1:25 @A1
drawing number	date
AHA/ PLC /GA/4704-15	10.11.16
revision	drawn
-	FR
checked	DA
revision	-