XYZ, Manchester

Complete	Area	Client	Architect
2017	UK England	Allied London	Cartwright Pickard

XYZ is an office development located on Hardman Boulevard in the Spinningfields business district of Manchester.

The development includes 22,000 sqm of office space over seven floor levels with optional shell, Cat A or bespoke specification. It contains a managed entrance hub which includes a lobby, business lounge and restaurant space at ground floor level. A gym is located in the basement and an event space is included on the 7th floor.

Images courtesy of Sandy Brown

Services provided

Sandy Brown was commissioned to provide acoustic advice on the base building and the Category A fit-out of the new offices for the design and construction stages which included the following:

- building envelope sound insulation
- the sound insulation performances of the base-build floors, partitions and doors
- control of noise from building services – internally and externally
- advice on sound absorbent finishes and reverberation control in the offices with fit-out options for tenants
- Room acoustics in the entrance hub
- BREEAM assessments for the design and construction stages
- construction noise assessments
- commissioning testing and planning condition discharge reports.

Special acoustic features

The XYZ Building has been designed to fully embrace the working and lifestyle needs of contemporary business, supporting both fledgling and more mature businesses by providing a dynamic environment for them flourish alongside each other.

Ensuring suitable internal noise levels on the office floors could be achieved was a key part of the design so detailed facade sound insulation assessment work was provided.

The entrance connects via an open stairway to flexible office space at first floor areas which is designed to encourage interaction and collaboration. Detailed calculations were provided to assess possible options for the locations and performance of sound absorbent treatment. Bespoke timber batten finishes were developed with the architect to incorporate the acoustic treatment to the walls in these areas. Suspended sound absorbent rafts were also used above the main walkway through the hub.

The building utilises a mechanical ventilation strategy for all the internal spaces. Detailed noise egress calculations were carried out along with advice on mitigation measured to meet external plant noise limits required to comply with local authority planning conditions.

A construction noise assessment was carried prior to works on site beginning in order to determine to impact of construction works on the surrounding premises. This involved 3D environmental noise modelling of the site at various stages throughout the construction.

The building has achieved an Excellent BREEAM rating which accounted for acoustic credits relating to indoor ambient noise levels and plant noise egress.