

Planning Condition 8: Strategy For Envelope Material Approval (Pre-commencement Element of the Condition)

Contract Name:	Project Bradford OVG Arena, Planning Permission Ref. 126431/FO/2020
Contract Number:	HNW2001
Purpose	The purpose of this document is for submission to MCC Planning Department to address the Planning Condition 8 that seek review and approval of samples and specifications of all material to be used on all external elevations of the development.

Rev	Date	Comment	Author
P01	18/11/2020	First Issue	AW
P02	25/11/2020	Comment from Deloitte (LF) incorporated	AW /PO

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1. Introduction

As noted on the cover page the purpose of this document is for submission to MCC Planning Department to address the Planning Condition 8 that seek review and approval of samples and specifications of all material to be used on all external elevations of the development.

The initial condition 8 on Approval Notice 126431/FO/2020 noted the following Pre-Commencement condition.

Prior to the commencement of development, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with reveals, jointing and fixing details, details of the drips to be used to prevent staining, soffits, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part of the development.

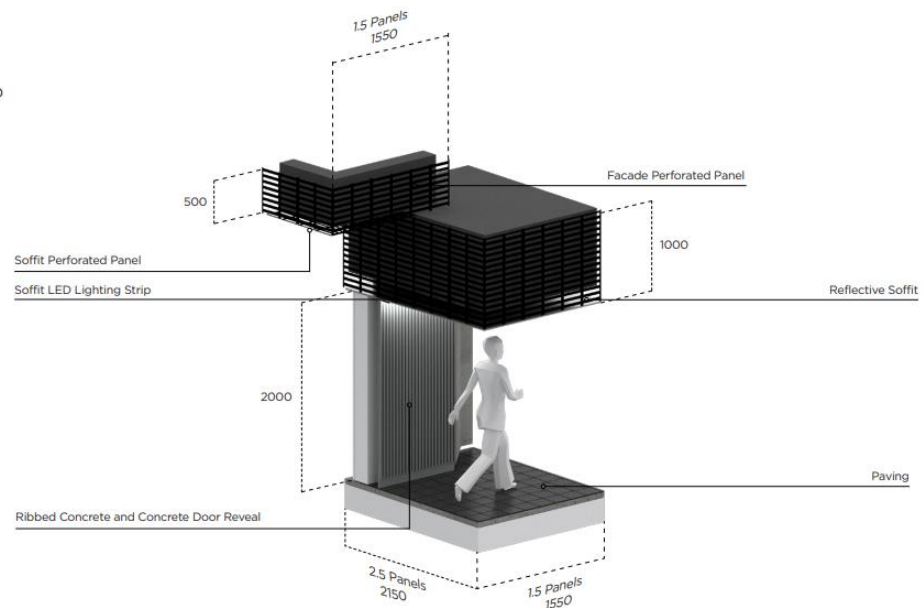
This document sets out to represents the initial proposal and approach of the design team to meeting the requirements of the condition in respect of materials' samples and specifications. It set out the proposed scale and nature of the mock-up to be produced, other samples and drawings to be provided and the indicative timescales. This is proposed with a view to securing a partial discharge of the condition to enable the commencement of below ground works.

2. Sample Panel

The following mock up is proposed to be erected on site for approval by MCC.

Dimensions

3500mm H x 2800mm W x 2150mm D



* To be made structurally sound by temporary structure

** Height of concrete wall, lower perforated box and depth of overhang reduced to reduce size of mock up

This mock up includes precast concrete, soffits and rainscreen cladding.

The louvres and windows on the project will be obscured by mesh rainscreen cladding. Therefore, we propose to deal with these elements via the submission of detailed drawings (at a 1:20 scale) and hand samples.

We will also provide a sample of the external door material for acceptance and along with a proposed product data sheet.

3. Programme

We will be going to develop the façade mock up.

We have developed the following delivery programme with our façade contractor, taking cognisance of design period and material procurement period.

		Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21
Workshops & Consultant 4b Design										
Contractor Design										
Material Procurement										
Assembly										

As a result, we would hope to submit the sample panel for condition discharge in the summer of 2021.

4. Quality Control & Inspection

BAM will deploy a simple seven step process as follows:

4.1. Pre-Subcontract Appointment.

During project mobilisation meetings the item 'quality matters to address' is addressed. . A meeting is with the project team and regional Defects / Customer Care Manager. The meeting establishes the project strategy for quality control of risk elements within the project.

The outcome of this is recorded in the Project Management Plan. The Project Management Plan, notes reference to the Inspection and Test Process that is developed in this procedure. The most important inclusion within the plan is the naming of project staff. This includes their project specific responsibilities. For which they must take full ownership, for all duties but particular risk package management, via this procedure.

Quality Control in relation to subcontract risk packages can then start during the procurement process

4.2. Subcontract Pre-Commencement.

The quality procure for each package is address using the following document:

- Subcontractor Interview Meeting Minutes
- Inspection and Test Plan
- Hold point Quality Control Hold Point Inspection Sheets
- Subcontractor Technical Meeting Minutes

4.3. Construction Phase.

The induction checklist must be fully agreed for operative. Any major failures in information training requirements etc. Will result in the package works not commencing, until fully resolved.

One of the main items is to provide written confirmation that the workforce has the required qualification, skills, experience and certificated training. To install the products to the projects and manufacturers specification.

A Risk Defects Avoidance Construction Plan will be completed jointly by the subcontractor and Bam. To ensure all risk element discussed in the technical meting have been fully understood and passed onto the installation team and leads nicely onto the next phase.

Plan, Do, Check, Act;

The Quality risk inspection and Test process agreed upon, must now be carried out throughout the construction phase.

4.4. Material Samples.

The submission of samples or construction of mock-ups required by the contract for review by the client, or by a subsequent instruction, will be monitored by BAM through a Schedule of Sample Submissions.

This will record the date of submission, and verification that approval has been received (date and reference to supporting documentation – meeting minutes, letter, instruction, etc.).

4.5. **Drawing Management.**

Drawings are necessary on any building project it is vital at every stage to ensure that all parties are using the latest issue drawing. This must be the only one revision uploaded onto BIM360

4.6. **Design Team Inspections.**

Inspections may be carried out during the construction period by members of the Design Team to satisfy themselves that the works are being constructed in accordance with the design requirements.

External consultants will usually have their own system for recording their inspections and notifying the Construction team. This must be via official notification channels.

4.7. **Non-Conforming Works; Minor And Major Non-Conformances.**

The root causes of both major and minor works must be completed within the relevant Section of 360 next generation forms.

Minor discrepancies requiring simple reworking by the subcontractor are to be actioned by mutual agreement as part of the construction process and recorded on quality control hold point inspection sheets. All issues raised on an inspection sheet must be agreed, closed out, and signed off as such.

Major non-conformances are likely to require further investigation and appropriate corrective action will have to be agreed by the Design Team and / or the client. These should be recorded on a Non-conformance Report