

Ancoats Gardens, Rochdale Road, Manchester Façade Sample Panel Review

August 2021



This document has been produced by Manchester Design & Build to record the development and design of the sample panel installed at Ancoats Gardens which has been subject to multiple site visits from the Local Planning Authority.

Contents

Main Facing Brickwork.....	Page 3
Feature Brickwork.....	Page 4
Air Bricks.....	Page 5
Frame Sections.....	Page 6
Frame Colour.....	Page 7-9
Cement Cladding Panel.....	Page 10
PPC Aluminium Cladding Panel.....	Page 11

Main facing brickwork

For the main brickwork to all elevations 'Lava' by Crest was selected and agreed to be included in the 'main mock-up' following review of several 1m x 1m brick mock-ups on site.
Extract email; 04.08.2020:

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Tom

Thanks for this. We have taken a look at the attachments and what was approved (referencing the CGI). Lava better represents the CGI with darker elements. Our concern would be that Highbury is too light.

Please can we progress with the mock up with the Lava brick?

Thanks

Jen

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Feature Brickwork

The agreed 'Lava' specification by Crest was used to form the 1m x 1m 'mock-up' for the 'projecting' and 'hit & miss' brick details.

Photos below showing these constructed on site for site visit review on 07/01/21:



Hit and Miss Brickwork



Projecting brickwork with a approx. 25mm projection

Air Bricks

Initially standard black air bricks were proposed for all areas on the elevations where they would be required. However this was deemed not suitable by the Planning Department who referenced water cut vent bricks on a nearby development which ensured consistent brickwork across the elevations and helped the vents to blend into the brickwork.

The bricks were grouped together in a 4, which interrupts the brick coursing on 1 course. It was requested by the Planning Department whether these could be rearranged into a cross shape to avoid interrupting the brick coursing.

Please see a response below from the Fire Consultant at Hydrock in relation to this query

Hi Marcus,

Thanks for your call earlier, I have provided a response as below:

To achieve the requirements of Part B of the Building Regulations, all materials that form part of the external wall should be non-combustible and provided with suitable fire stopping / cavity barriers. This is outlined within approved document B and the MHCLG external wall advice note.

At the rear of the brick vent detail there is a 2mm thick galvanised steel plenum which provides the link from the internal apartment ductwork to the exterior façade, in accordance with Approved Document Part B the plenum which passes through the cavity of the external wall must be non-combustible and incorporate the relevant fire stopping around it. The fire stopping proposed around the 2mm thick galvanised steel plenum need to be installed in accordance with the manufacturers details and Fire Report, as the product has only been tested in a uniform orientation around the 2mm thick galvanised steel plenum this has led to the stack / uniform pattern design of the brick air vent.

Hope this provides clarification.

Thanks,

Darren

As such due to the service and fire strategy of the building the air bricks will require the bricks to be stacked in a 4 to provide the required ventilation.

Frame sections

The sample shows the use of a sliding door section, due to the Juliette balcony being on the same mock-up.

The sliding doors are predominantly to the courtyard elevations only, which relate to a very small percentage over the whole scheme.

Other sliding door areas to more prominent elevations are to the recessed balcony areas and will therefore be less visible, given shadows and balustrades obscuring these sliding doors.

Please note, most of the scheme comprises windows only, with a powder coated profile section of 50mm, as per the image below.

All window / sliding door sections are sized to withstand the barrier loads and wind loads subjected upon them.



Powder coated (RAL7006) window frame sections showing a 50mm elevational / front face

Frame Colour

Frame Colour: Jet Black

The 'main mock-up' sample which was viewed on site on 17.11.20 had a black (RAL9005 – Jet black) painted frame which was agreed by all parties to be too dark and providing a severe contrast to the 'agreed' brickwork. It was agreed that a grey colour would be more suitable.



Frame Colour: Grey

The black window / sliding door frame was re-sprayed in grey (RAL7045 – Telegrey) in response to the comments received. However, once sprayed it was evident that this colour was too light and that it did not compliment the agreed brickwork and proposed cladding.



Frame Colour: Grey Beige

To find a suitable midway point between the Jet Black and Grey the frames and surrounding metal elements were re-painted to RAL7006 – Grey Beige which is much more complimentary to the chosen lava brickwork.



Cement Cladding Panel

The 'Pebble' (mid-grey) Equitone Linea panel was installed to both the black and grey window / sliding door mock-up samples. A different colour was selected to compliment the frame colour. The image below shows the selected frame colour (RAL7006) with a 'Hessian' (beige / grey) Equitone Linea panel installed next to it.



The fixing of this panel must be surface fixed (colour coded rivet fixings) as opposed to a 'hung' / secret fixed system. The reason being is that to get a secret fixed system, the panel must be lifted and hung off rails, this is not possible in this instance, as given the panels are slightly recessed within brickwork, this means the head of the panel when lifted, hits the brick lintel and is unable to be mounted on the brackets.

Hi Peter,

Following our video call earlier today, I've further looked in to the possibility of secret fixing the equitone cladding at Ancoats Gardens from a buildability point of view. Unfortunately, other than on the ground floor I can't see how it would be possible to secret fix the other linea panels due to the interface with the brick and the sequence of works on site. With the panels being set back in to the brickwork slightly, it may prove too tight to hook the panels over the support rails, and even if we were able to do this element of the install, we certainly wouldn't be able to fix the securing screw in to the support rail behind. It would be impossible.

Although from a wind load point of view the secret fix method would be fine, its unfortunately not possible anywhere other than the ground floor because of the building design.

Feel free to contact me to discuss further.

Best regards,
Joe

PPC Aluminium Cladding Panel

Following feedback from the Planning department the proposed Equitone Panel was substituted for an PPC Aluminium panel coloured in the same RAL colours as the window frames and metal work to ensure a cohesive look to the elevations.



The Planning department comments that for Level 01/02 that the fixings that are in the panels should be concealed.

There are two options available to do this;

- Fix the panels into the SFS to the side. Which would require some brick to be left out and as such as potential quality and sequencing issues.
- Cover the fixings with a vertical strip of PCC Aluminium the full height of the panels which will be stuck to the panel. This presents the best options in terms of overall quality of the build and is the proposed method.

Please note also that the image above also contains the proposed stacked air bricks to the top right of the window.