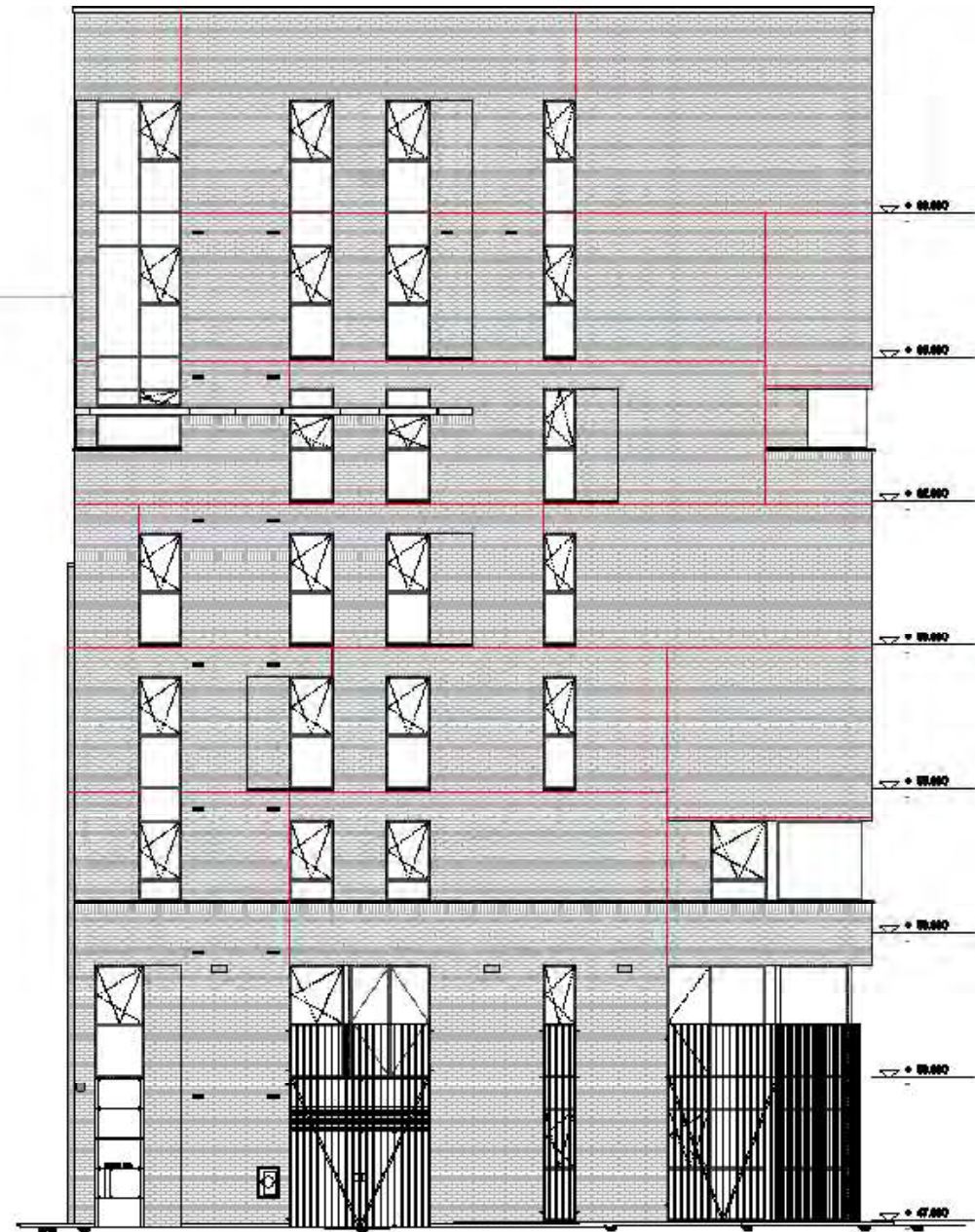


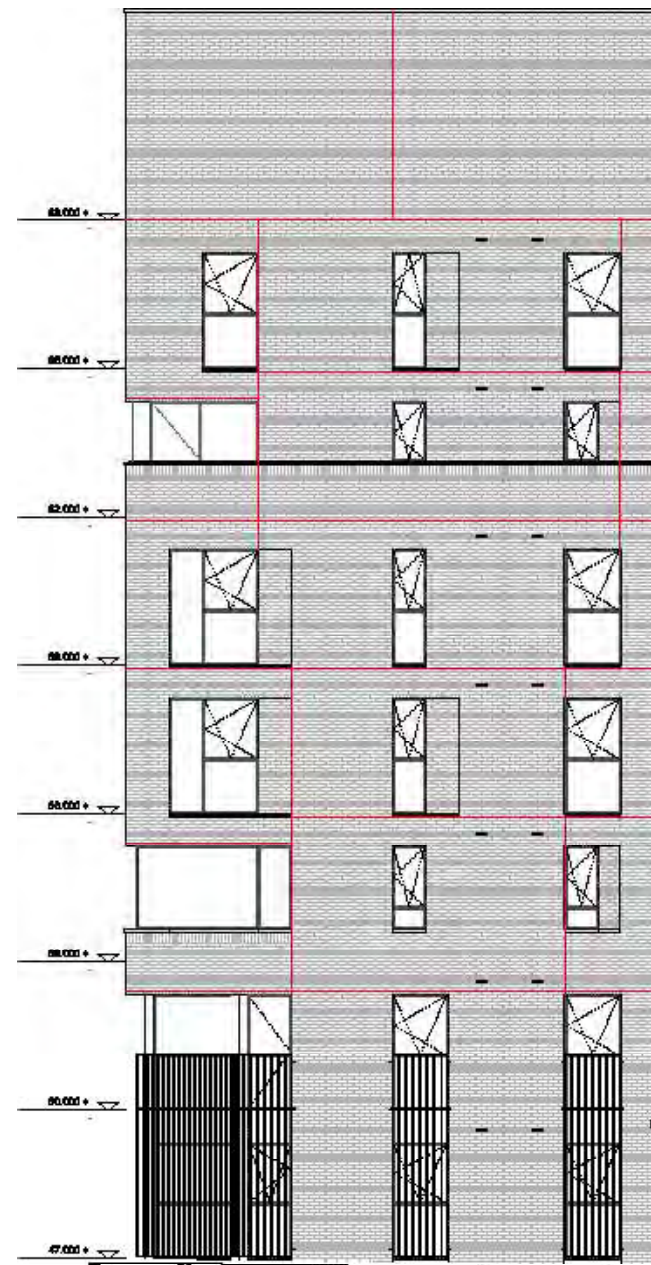


[planning approval 115529/FO/2017 \(condition 4 material submission\)](#)

Finlays Yard, Mangle Street



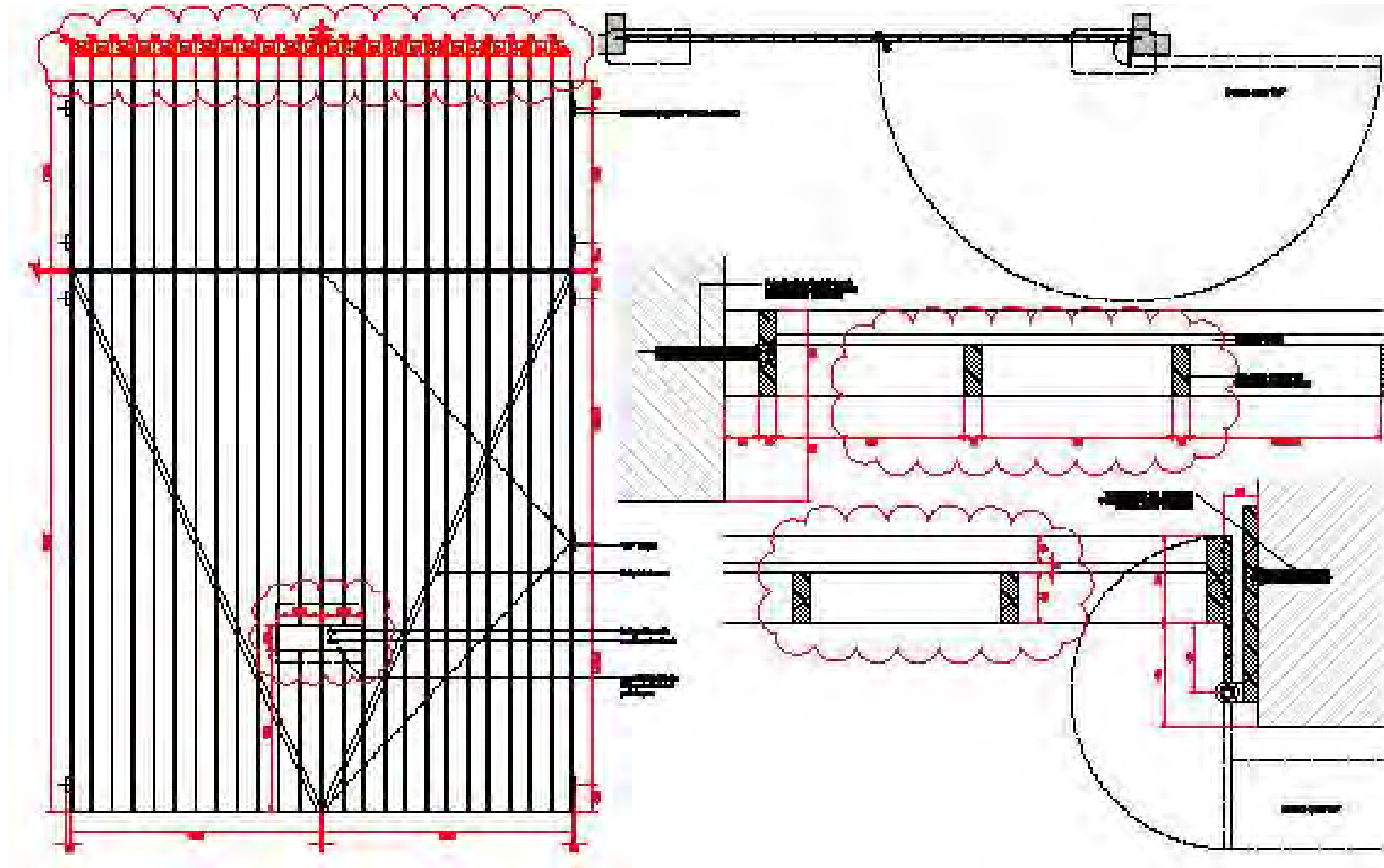
mangle street elevation



back piccadilly elevation

The brickwork is a non-loadbearing external masonry leaf supported on stainless steel shelf angle brackets off the main steel structure. The shelf angle brackets have been placed at intervals to avoid a gridded appearance on the facade. The intention is to work with the asymmetric composition of the elevation. Due to the use of sand cement mortar, vertical movement joints are required. These have also been designed and located in such a fashion to work with the asymmetric composition of the elevation to avoid a gridded appearance.

It is proposed that the movement joints be recessed approximately 10mm from the face of the brickwork to create a shadow gap and avoid seeing the mastic finish.



typical metal railing assembly

The decorative metal railings have been conceived as a contemporary version of the ornate ironwork railings of the adjacent Finlays Warehouse building.

The railings are fabricated from flat steel plate and powder coated to match the window frames and pressed metal flashings.



21st April 2021 inspection



13th May 2021 inspection



2nd June 2021 inspection

The sample panel was viewed on 21st April 2021 by Angela Leckie and Paul Mason of MCC, and Justin Risley of stephenson hamilton risley STUDIO.

The items which were agreed at that meeting were as follows:

1. bricks
2. mortar
3. window

The items which were not agreed and required further work were as follows:

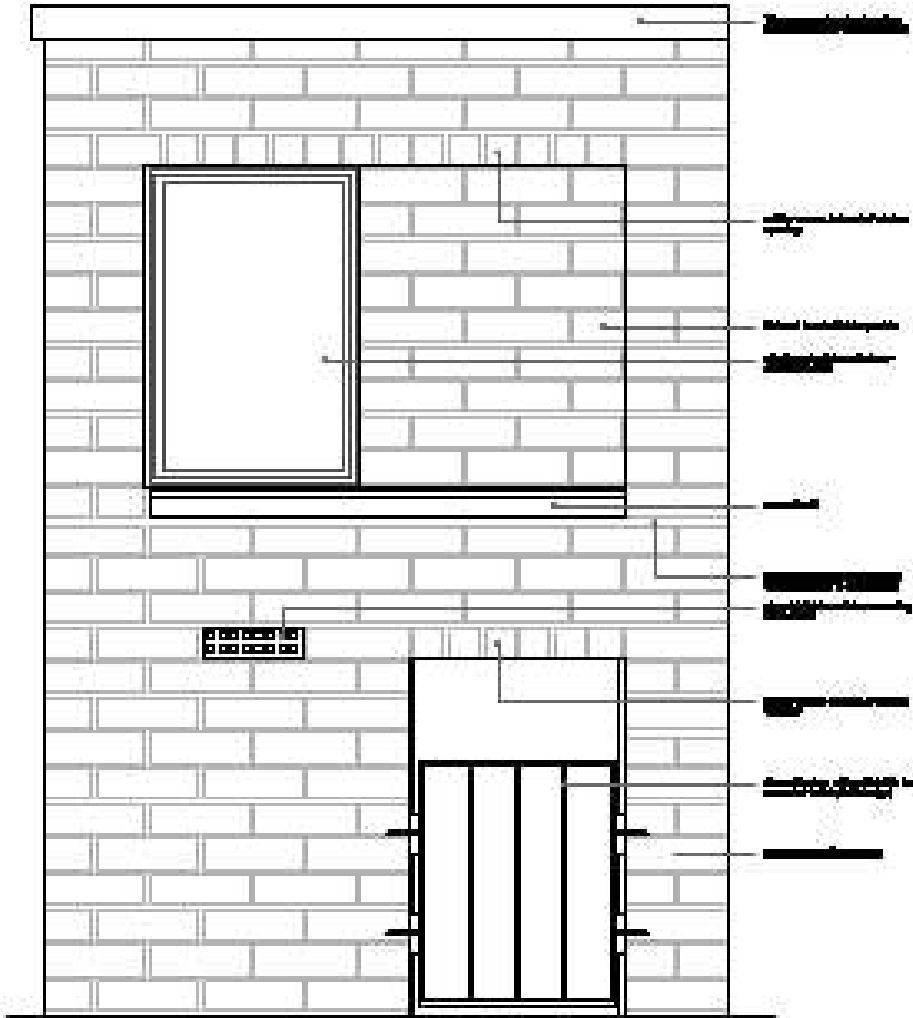
4. Install a fixed window sample within the main sample panel. Ensuring there is the appropriate joint around the frame to recess the mastic into.
5. Recess the mastic seal around the window with a colour match to the window.
6. Replace plastic air brick with replacement brick sized terracotta product.
7. Make an alternative air brick from 25mm vertical cuts of bricks with 25mm gap between.
8. Clean face of window cill so it is presentable.
9. Install special brick angles to the chamfered reveal.
10. Install brick pistol bricks to soffit as per the design drawings.
11. Re-point complete sample panel with flush jointed pointing, bagged off to provide rough texture surface.
12. Install 75mm coping, colour to match window.
13. Provide a corten steel sample.
14. Improve general quality of workmanship of brickwork and pointing.
15. Rake out horizontal joint below window cill and install colour match mastic, dusted off to provide a matt finish.

These works were completed and viewed again on 13th May 2021 by Angela Leckie and Paul Mason of MCC, and Justin Risley of stephenson hamilton risley STUDIO. All the above items were agreed with the exception of the following:

7. Item 6. as approved so 7. was no longer required.
9. Further work required to conceal glued edges of the brick specials.
15. Further work required on recessed mastic joint.

The above works were completed and viewed again on 2nd June 2021 by Angela Leckie and Paul Mason of MCC, and Justin Risley of stephenson hamilton risley STUDIO. All the above items were agreed as follows:

9. The special bricks have been tinted to conceal the glued edges. This will require viewing on site once full installatin is complete to guage where any tinting would be required.
15. The recessed mastic finish was agreed in principal but subject to this submission which explains the rationale behind the movement joint locations. It will be necessary to view the first mastic smaple insatllled on site prior to installation of all others.



The final sample panel was viewed on 2nd June 2021 by Angela Leckie and Paul Mason of MCC, and Justin Risley of stephenson hamilton risley STUDIO.

It was agreed that the following will need to be in place to control the quality of the installation:

- The special bricks will require viewing on site once full installation is complete to gauge where any tinting would be required.
- The recessed mastic finish was agreed in principal but subject to this submission which explains the rationale behind the movement joint locations. It will be necessary to view the first mastic sample installed on site prior to installation of all others.

The purpose of this section is to set out the quality control procedure for the design, manufacture, delivery and installation of the facade cladding system to the Finlays Yard project in Manchester.

The selection of the right main contractor and sub-contractor is key to achieving the required quality. The key to any successful project is not only dependant on the selection of the materials specification, whilst considering the sourcing and availability of materials in the current market but also the selection of suitable contractors to complete the works.

Following a rigorous tender process, the main contractor, HH Smith & Sons, was selected for their proven experience with small to medium scale bespoke projects either in or adjacent Listed buildings within Conservation Areas. stephenson hamilton risley STUDIO and HH Smith & Sons have a proven track record of delivering high quality buildings, having both just complete Halle St Peters in Ancoats. HH Smith & Sons have in-house bricklayers. Most main contractors sub-contract this element of the works. Due to the complete facade being in brickwork we decided that they were the most suitable contractor to undertake the works.

The design and construction team members all have important roles and responsibilities in managing the quality of the façade materials. The key team members include stephenson hamilton risley STUDIO as architects, HH Smith & Sons as main contractor. stephenson hamilton risley STUDIO is responsible for the development of the design from RIBA Stages 1 to 6 inclusive. They are also responsible as lead designer for checking and coordinating sub-contractor design information and coordination of information from other design team members. This includes building product specification / selection and the policing of the quality of all installations. HH Smith & Sons is the principle contractor with total responsibility for the delivery of the project. This includes the selection and management of all subcontract package contractors.

The main interfaces on the façade are the brickwork and windows. To ensure the interface of these components remains consistent it is of paramount importance that there are regular inspections carried out throughout the works. Both stephenson hamilton risley STUDIO and HH Smith & Sons undertake weekly inspections. Delivery of a defect free project is also a very important factor to the success of the project.

The quality control of both the product and installation is paramount to achieve the requisite finish. To ensure the delivery of a high-quality finish requires several policies to be implemented, including the preparation of an Architect's Specification. To ensure quality, it will also be a fundamental requirement for the architect, in collaboration with MCC planning department, to sign-off a full-scale sample panel before works commence. These samples are to demonstrate the abutment and interface details between all components. The previous pages in this report, outline the sample panel process already undertaken with MCC Planning.

The architect's role is to check all works for compliance against the below specification.

- Tolerances
Measure tolerances against the relevant Base Reference Datum; Location Reference Point; Location Reference Plane; Location Reference Surface or Reference Element.
- a) Elements shall be set out to their correct position as shown on the Working Drawings, within ±2mm.
 - b) Vertical elements shall be plumb, within ±2mm or 0.1% of the height, whichever is the lesser.
 - c) Horizontal elements shall be level, within ±2mm or 0.1% of the length, whichever is the lesser.
 - d) The maximum variation in gap from a straightedge applied to a flat plane shall be 2mm for a 3000mm straightedge and 1mm for a 1000mm straightedge.
 - e) The maximum offset in plane, level or section between any two adjacent sections shall be ±1mm.
 - f) The average width of any panel to panel joint shall be within ±1mm of the joint. Any variation shall be equally distributed with no sudden changes or steps.
 - g) The maximum deviation between adjacent panel surfaces either side of a joint shall be 1mm.
 - h) The bow of any flat surface shall not exceed more than ±2mm from a 2000mm straightedge placed against it in any direction.
 - i) The straightness of any surface of an edge shall not deviate by more than ±2mm from a 2000mm straightedge placed against it in any direction parallel to the long axis of the element.
 - j) The centre section of any lineal element shall not bow by more than the lesser of ±2mm or 0.075% of the length of the element measured from a straight line between the ends of the element.
 - k) The cross-section of any element shall not be twisted by more than 1° from the intended alignment.
 - l) Dimensional and location tolerances of cut-outs for interfacing works shall be ±1mm the dimensions indicated on the Design Drawings.
 - m) Account shall be taken of the installation tolerance requirements such that repetitive elements are located, relative to gridlines.
 - n) Tolerances shall not be cumulative.
 - o) Where an element/ component is subject to more than one applicable tolerance, the most onerous tolerance shall apply.

- General
- a) The system shall only be installed by installers accredited by the system manufacturer, and installed in accordance with the manufacturer's recommendations.
 - b) Make allowance for future moisture and temperature movement.
 - c) The works shall be set out and installed square, true to line, level and plane, free from undulations, with lines and joints aligned, straight and parallel unless specified otherwise, within stated tolerances and in the correct relationship with the building structure.
 - d) Where permitted by the manufacturer, cut materials/ components neatly and without damage. Keep cut edges to a minimum.
 - e) Setting-out shall be centred so that cut materials/ components at the perimeter are of equal sizes and not smaller than one third of original size.
 - f) Materials/ components intended to be installed in 'running lengths' shall be subject to the following:
 - i) Straight runs between angles or ends of runs shall be formed in single unjointed lengths wherever possible. Where running joints are unavoidable, obtain acceptance for location and method of jointing from the Employer.
 - ii) Joints at angles shall be mitred or to the acceptance of the Employer.
 - g) Inspect each material/ component of the works immediately before installation. The works shall be installed using materials/ components being properly sized, free from marks, defects, flaws, steps, waves, or damage of any nature.
 - h) Do not alter materials/ components with prefinished surfaces unless accepted by the Employer.
 - i) Do not repair damaged units unless accepted by the Employer.
 - j) Materials/ components from the same production batch shall be used in the same area to prevent banding, patchiness or other visual variations.
 - k) Do not cut, drill or otherwise alter interfacing works to accommodate the system installation unless accepted by the Employer. Make provision for movements/ expansion/ contraction in accordance with the system/product manufacturer's recommendations.

Protection
Finished areas shall be adequately protected from damage until Practical Completion.

- Completion
- a) Repair defects without delay to minimise damage and nuisance.
 - b) Do not use the works for any purpose, except testing, until Practical Completion.
 - c) On Practical Completion, check the works for damage and defects. Replace damaged or defective materials/ components.

Tinting
Should any tinting be required to the brickwork and mortar, stephenson hamilton risley STUDIO will attend site on completion of the brickwork facade to assess where this would be required. A specialist tinting sub-contractor will then attend to all areas which require tinting and undertake ready for a final inspection. This will then be offered to MCC Planning for approval.