



FAÇADE – MATERIAL SAMPLES AND QUALITY MANAGEMENT PLAN

PROPOSED HOTEL
28-30 OLDHAM STREET
MANCHESTER
M1 1JN



Hightown
Group

COMPLETE BUILDING SOLUTIONS

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A low-angle photograph of a modern glass skyscraper at dusk. The building's glass facade reflects the sky and shows some interior lights. A large, semi-transparent blue geometric shape, resembling a stylized 'A' or a series of overlapping planes, is superimposed on the right side of the image. The text '1. INTRODUCTION' is centered within this blue area in a white, bold, sans-serif font.

1. INTRODUCTION

INTRODUCTION

Hightown Group understand that delivering a high profile Hotel development in the prosperous “Northern Quarter” of Manchester requires a building façade which is of the highest quality and is of paramount importance. With this in mind, we are pleased to present our Façade Quality Plan.

Our design team have worked closely with key supply chain partners, to ensure that the delivered project complies with the approved scheme.

This document sets out the framework plan for demonstrating compliance with condition 4a and 4b of the planning approval. It sets out our commitment to delivering quality benchmark samples for the scheme. Additionally sets out clear management processes for inspection regimes that will guarantee the highest standard of installation quality.

Once completed this project will complement the completed works to Oldham Street as part of Manchester’s “ Northern Quarter” development.

We hope this document clearly demonstrates our commitment to deliver project excellence and addresses the key requirements of planning condition 4a and 4b. If you require further information please do not hesitate to contact us.

Client: Treasure Choice Enterprises Ltd

Principle Contractor: Hightown Group

Architect: Buttress

Project Manager: Mace Ltd

Structural Engineer: Curtins

M&E Consultants : PSH Consulting



Hightown
Group

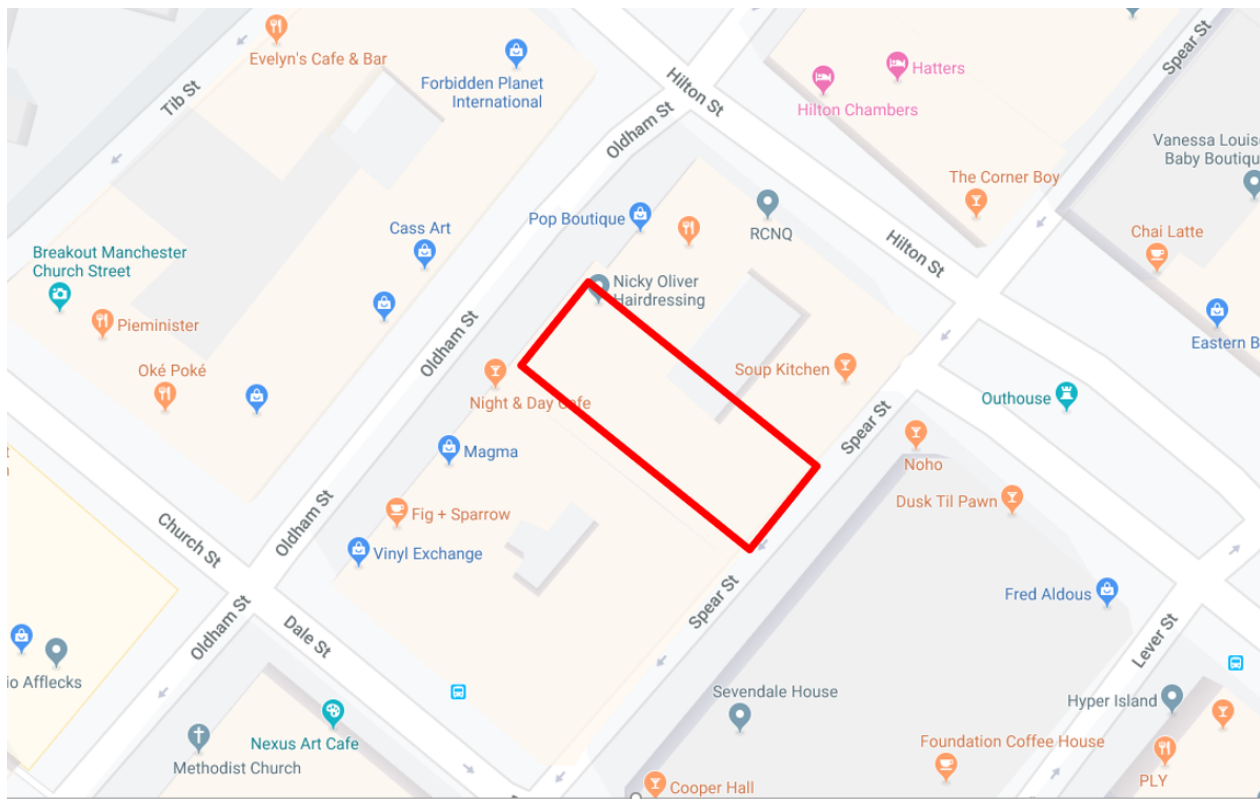


Buttress



PSH.

PROJECT DETAILS





TEAM ROLES AND RESPONSIBILITIES

Architects – Buttress

As Architect during the Design Stage, Buttress provided design intent drawings for all envelope interfaces and an architectural specification that provided details of samples, mock-ups, prototypes and site quality benchmarks required for the project.

As Architect during the Manufacture & Procurement Stage, Buttress will be reviewing and commenting on specialist sub-contractor design information for general compliance with the architectural drawings and specification.

As Architect, during the Construction Stage, Buttress will be making visits to site to review the general progress of the construction works to determine, as far as is reasonably practicable, that the quality of the materials and workmanship is consistent with the architectural drawings and specification. In addition to which, Buttress will be monitoring submissions of material samples.

Proto types and workmanship benchmarks, as required by the specification, and visiting sites of fabrication and assembly to review and comment upon the quality of materials, components and workmanship.

Specialist Subcontractors

Specialist subcontractors will undertake all specialist designs drawings. Members of their respective design teams will also attend site to inspect the installation is as the design details. Quality of the installation will be monitored by the project management teams and benchmark areas will set the standard for the overall installation. They will also provide operative training where necessary. This is carried out in conjunction with the system suppliers technical team.

Hightown Group Design Manager

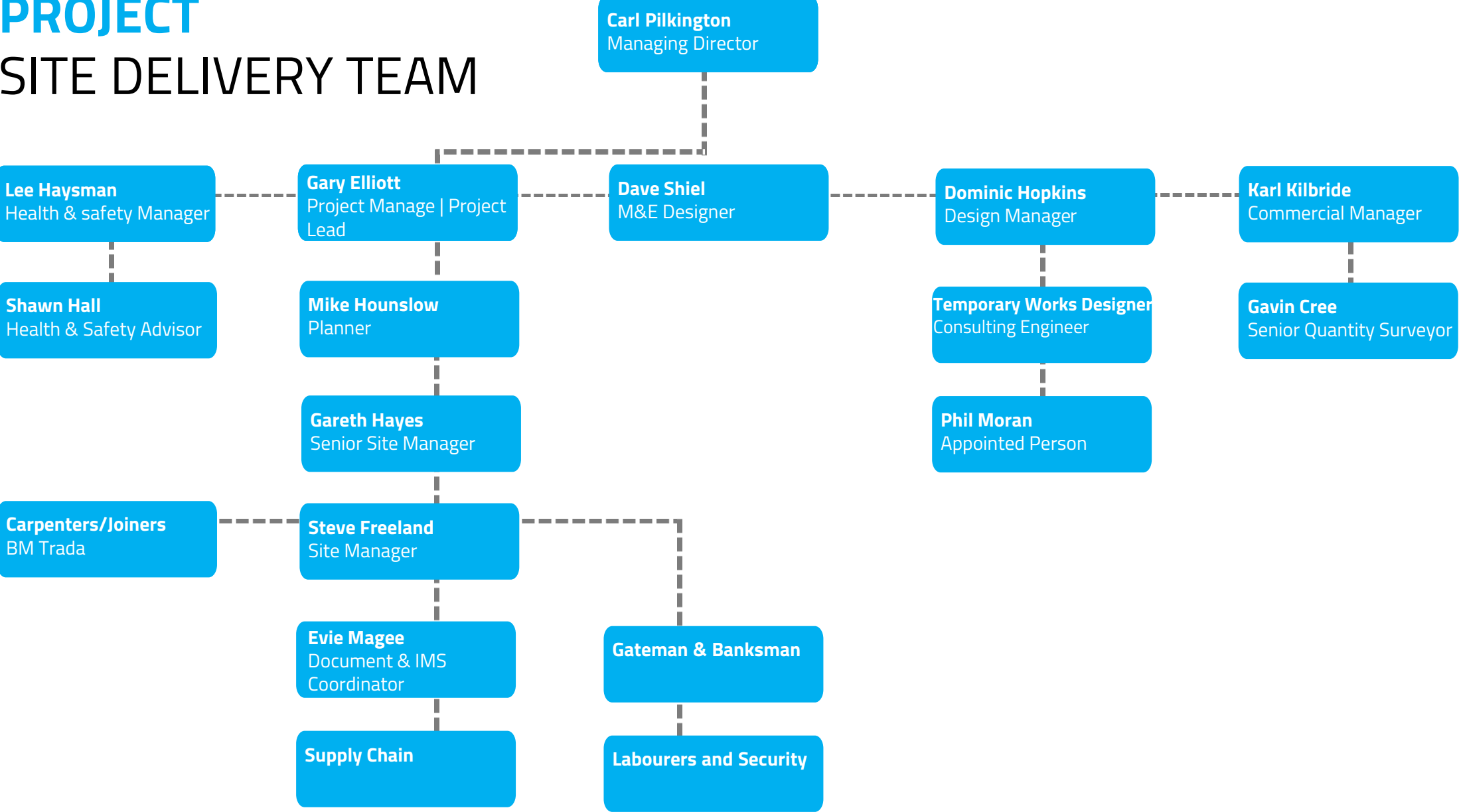
The design manager will co-ordinate all design interfaces between the Architect and specialist designers this will be done through Design Team Meetings and Façade Workshops to work through all details, design development and interface issues. In addition regular co-ordination meetings will be conducted by Hightown Group to ensure the Specialist Subcontractors meet the specification requirements For Fire, acoustic, thermal and Structural performance.

Hightown Group – Façade Construction

As principle Contractor, Hightown Group are responsible for overall specification compliance, performance and Quality. As such Hightown Group recognizes the importance of allocating suitable and sufficient resources to manage this process.

PROJECT

SITE DELIVERY TEAM



A low-angle photograph of a modern building facade with a repeating pattern of vertical fins and windows. A large, semi-transparent blue geometric shape, resembling a stylized 'Z' or a series of overlapping planes, is positioned on the right side of the image. The text is centered within this blue area.

2. INTERFACE MANAGEMENT AND CONTRACTUAL RESPONSIBILITY

INTERFACE MANAGEMENT AND **CONTRACTUAL RESPONSIBILITY**

Hightown Group will manage the co-ordination, of the design process through regular design co-ordination meetings, document control and the design review process will be undertaken. All the façades drawings, specifications will be robustly checked by Hightown Group's specialist Design Team. All design details and interfaces between trades will be checked to ensure responsibility is clearly defined.



3.OFFSITE MANAGEMENT – CONTRACTOR'S PROCESS INSPECTION AND TEST PLANS FOR ALL FAÇADE ELEMENTS

OFFSITE MANAGEMENT - CONTRACTOR'S PROCESS

INSPECTION AND TEST PLANS FOR ALL FAÇADE ELEMENTS

Detailed inspection and Test plans for all elements will be produced and Hightown Group will carry out regular inspections of the materials and production process for the façade elements. In addition Hightown Group will be undertaking 100% inspection of all components and detailed Quality Control Records for inward inspection of materials and hold point checks during fabrication and assembly.

Installation - Inspection and Sign off Procedure – Inspection Test Plans (ITP)

Hightown Group operates an inspection and test plan procedure for the entire building process, to this end individual trade specific QA checklists with relevant hold points identified for relevant stages of the construction. Quality Control inspections are jointly undertaken by the Installers, Facades Contractor site manager and Hightown Group site management. In addition Hightown Group's Quality Manager will undertake independent inspections of the Façade installation throughout construction.

A sample inspection test certificate format is shown below.

INSPECTION CHECKLIST FOR WINDOW INSTALLATION		Hightown Group	
Site		Location/Description of Works	
Date		No of Pages	
Inspection Point		Status	Comments Re-inspect
		Y N N/A	
Pre-Commencement Check Openings, DPC's, Access Etc.			
Visual Appearance			
1. Window is installed plumb, square and vertical			
2. Exposed faces- including beads - free from surfaced damage			
3. Window and frame clean, and all protective film removed			
4. Check for weld cracks, clean and consistent shadow grooves			
5. Check for damage to surrounding aperture			
6. Check all internal trims installed correctly			
7. Check site clean and all debris removed			
Glazing			
1. Glazing as specified			
2. No cracks, scratches on glass or signs of sealed unit failure			
3. Obscure glasses oriented correctly			
4. Top of sealed unit spacer bars not visible above glazing sight line			
5. Glazing not loose within the beading			
Operation			
1. All opening sashes open and close correctly & rebates clean.			
2. No air gaps between seals and frames			
3. No scraping/rubbing between cams and strikers			
4. When doors slam, no mullion bounce, nor outer frame movement.			
5. All operating gear correctly lubricated.			
6. All hardware attached with correct number of fixings.			

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INSPECTION CHECKLIST FOR WINDOW INSTALLATION		Hightown Group	
Site Lines			
1. Visually Correct			
2. Adjacent Vents Aligned			
3. Spacer bars straight			
Sealing			
1. Sealant joints have smooth finish, correct shape & dimension			
2. Sealant to be continuous around frame run			
3. No excess sealant to be present on frame faces			
4. Gaskets full length / complete at corners			
Drainage			
1. All drainage channels free from obstructions			
2. Sub-sill end caps in place			
Surrounding Construction			
1. Ensure no settlement of structure when temporary supports removed (installation into existing building)			
2. Check that any flashing DPC are correctly located & not been disturbed / damaged			
Testing			
1. Specified Performance Tests carried out			
Inspection By			
Name		Date	
Sign			
Re-inspection By			
Name		Date	
Sign			
Approval to Proceed with Following Trade			
Name		Date	
Sign			

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Pre-Construction Checks
Structure
Methodology
Interfaces
Materials

Hold Point 1 Checks
Brackets
Fixings
Framing
Weather Seals
Air Seals

Hold Point 2 Checks
Glass
Panels
Stone
Fire and Acoustic Barriers

Final Inspection and Handover
Finishes
Visual Presentation
Silicone Pointing
Water Testing

A low-angle photograph of a modern glass skyscraper at dusk. The building's windows are illuminated from within, creating a warm glow against the cool blue tones of the twilight sky. A large, semi-transparent blue triangle is overlaid on the right side of the image, serving as a background for the text.

4. SUBCONTRACTOR SELECTION AND MANAGEMENT

SUBCONTRACTOR SELECTION **AND MANAGEMENT**

Hightown Group will utilise the services of approved facade contractors with whom they have previously worked with and successfully completed several projects

Ensuring that suitably capable contractors are selected is critical. As such Hightown Group's vetting of its supply chain takes into account design capability and resource, manufacturing capacity including arrangements for quality assurance and control (including the wider supply chain). In addition safety performance, culture and financial security are also critical.

A low-angle photograph of a modern, curved glass skyscraper, likely the European Central Bank building in Frankfurt. The building's facade is composed of many rectangular glass panels, creating a grid-like pattern. A large, semi-transparent blue geometric shape, resembling a stylized 'A' or a large triangle, is overlaid on the right side of the image. In the bottom left corner, a few people are visible walking on a paved plaza. The sky is overcast and grey.

5. TRANSPORTATION, PROTECTION AND TRAFFIC MANAGEMENT

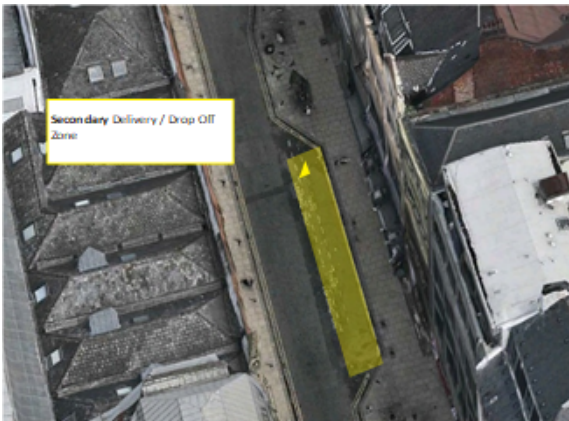
TRANSPORTATION, PROTECTION AND TRAFFIC MANAGEMENT

DELIVERY STRATEGY

Material deliveries will be guided to a primary 'drop-off zone' located on Spear Street. We have carefully positioned the drop-off zone here to avoid road obstruction and ensure continuous and uninterrupted access for buses and traffic to pass safely on Oldham Street. We also propose to apply to Manchester Council to suspend the 4 parking bays on Spear Street to facilitate our primary drop-off zone. This will allow continuous space for delivery vehicles to visit the site without any disturbance to the local roads.

We have made allowance for a secondary drop-off zone located in the loading bay on Oldham Street. This zone will only be used if space is unavailable in Spear Street or vehicle access is restricted due to the size of the delivery.

To minimise disruption to the surrounding roads all vehicle movements to and from the site will be carefully coordinated. The 'drop off zone' will be managed by Hightown personnel who will liaise with subcontractors and schedule all deliveries. Due to the restricted site area for the delivery of components and materials we will undertake a structured 'Just in Time' approach and coordinate deliveries out of peak hours.



ROAD CLOSURES/OCCUPATIONS

We anticipate that due to the nature of the surrounding area road closures will be necessary to facilitate in the delivery of some aspects of the scheme. We will be applying for a full road closure for the use and operation of the crane and delivery and installation of the steel works, dates to be confirmed. We will apply within the stipulated lead in period as advised by Manchester City Council to ensure the works meet the programme. Any road closures, especially to Oldham Street will be carried out at the most convenient time to local residents and programme. Where possible we will programme road closures to .

weekend working, thus causing minimum disruption to traffic routes

Parking of contractor vehicles will be off site. Hightown staff and contractors parking will be at various public pay and display type public car parks located within short walking distance from the site.

<https://www.justpark.com/uk/parking/m1-1jn/>

All loading and unloading of vehicles shall be suitably planned and will be subject to a Risk Assessment, taking into consideration the risk of persons / materials falling from vehicles and also taking into account site conditions such as traffic and pedestrian routes, uneven ground and overhead lines, etc. Where the loading and unloading involves a lorry loader this operation must be planned by the supplier and carried out safely in accordance with BS7121, Part 4 Lorry Loaders. The Principal Contractor will request and will review / approve Risk Assessments, Method Statements and Lifting Plans before deliveries to site when using Lorry Loaders.

EXISTING TRAFFIC SYSTEM

Loading/unloading of materials will be coordinated and pre-planned in advance. Existing traffic management systems in operation will be adhered to at all times. Peak Hour congestion will be avoided on the on Oldham street. Deliveries of skips and bulk materials will be arranged prior to 8.30am or after 4.30pm. All vehicles will be escorted and banked as necessary when situating cranes and lorries for deliveries. A hoarding system will be installed to the perimeter of the site compound as per the CDM Plan. This plan will show the means of access into the building, the skips and waste management locations and the areas where it is intended to store materials.

WORKING IN AND AROUND THE OCCUPIED PREMISES

In line with the Party Wall Conditions' Surveys (issued as part of the tender documentation) for both the Soup Kitchen and Night and Day premises, all existing adjacent party walls, structures, services and the like have been recorded and scheduled prior to commencement of the works for evidence of existing defects.

As part of the party wall arrangement, a reinspection shall take place on completion of the Contract to verify that no damage or deterioration of the said party walls, structures, service or apparatus has occurred as a result of the Works. A schedule of the findings of this reinspection shall be circulated to all parties concerned for their records.

The programming of the works, use of materials and equipment will be agreed and planned to minimise and where possible eliminate the hazards. Where possible, deliveries will be carried out prior to 8.30am. Risk assessments will be provided for these operations. Fire escapes and other routes including internal passageways will be maintained and kept clear at all times.

The Principal Contractor will ensure that the work is planned and executed in such a manner that there is no compromise to good health and safety practice

PROTECTING AGAINST THE ELEMENTS

We will ensure all areas are maintained as watertight at all times. We will ensure sheeting shall be adequately secured against wind uplift etc, and all sheeting will be checked by a competent person once a week and a signed record kept onsite. Any defects will be rectified immediately.

MANOEUVRING OF VEHICLES

All manoeuvring of vehicles will be kept to a minimum and where this is unavoidable, a competent banksman will be in attendance who is trained in vehicle safety and banksman duties. The programme of the works and scheduling of delivery of materials will ensure the minimum of disruption caused by these operations.

A suitable CDM Plan will be put in place, including controls for access/egress and deliveries. Road signage will be in accordance with Chapter 8 requirements. Where applicable the Project Manager will be advised and where necessary appropriate permits obtained from Manchester City Council.

SITE WIDE ELEMENTS

All access and egress will be closely monitored by the Principal Contractor. All access/egress points for vehicles or pedestrians will be maintained throughout the duration of the contract.

TRAFFIC ROUTES TO AND FROM THE SITE

All work activities shall be planned to ensure the safe segregation of people from moving plant and vehicles in accordance with the hierarchy of control: eliminate, minimise and mitigate. All traffic movements will be supervised by a competent banksman.

LOCATION OF CAR PARKING

Parking of contractor vehicles will be off site. Hightown staff and contractors parking will be at various public pay and display type public car parks located within short walking distance from the site.

MOVEMENT OF PLANT AND MACHINERY

It is anticipated that there will be items of plant/machinery required on site. A risk assessment will be carried out and methods to control/eliminate the hazards will be employed. Due care will be taken to protect the public, operatives and associated property when gaining access to the site. The use of electrical plant will be used to avoid the creation of carbon monoxide in enclosed areas.

All plant etc. will be in good order and statutory inspections will be carried out as required and controlled by competent banksman.

All persons employed in roles covered by approved competency schemes shall be trained to the appropriate standard and hold the current competency cards for the use of plant i.e. CPCS or NPORS.

SITE STORAGE

Storage of all materials, plant and waste will be within the boundaries of the site. All waste generated from the works shall be, where practicable, segregated and disposed of to a licensed tipping facility utilising registered and licensed waste disposal contractors.

The Principal Contractor will ensure, so far as is reasonably practicable, that site deliveries and collections are scheduled at suitable times during the day to avoid antisocial hours, work rush hours, peak bus times and local organised events where the volume of local traffic may increase.

LIFTING OPERATIONS

All lifting operations will be carried out by our internal lifting team. Our Appointed Person will develop a Method Statement, Risk Assessment and a Lifting Plan. The Lifting Plan will be appraised by Site Management. The lifting team competencies shall be checked prior to the commencement of work and the crane driver and crane certification shall be checked and recorded.

The restrictive nature of the site in a city centre location determines that mobile cranes will be needed to safely and efficiently position and install the new steel works. The cranes will unload and distribute all steel deliveries around the site. We anticipate that when using the crane, road closures will be required. This is due to the constraints of the site and to avoid oversailing the surrounding buildings.

All lifting equipment and accessories on site shall be adequately maintained, must be in current certification for LOLER examinations and pre-use inspected. Subcontractors are responsible for ensuring lifting equipment and accessories they use are tested and inspected and that records are made available to Site Management.

For lifting operations by mechanical lifting equipment such as genie hoists, pallet trucks, chain blocks etc, the lifting operation shall be planned using the Risk Assessments and Method Statements for the task.

Prior to the proposed steel work crane lifts taking place a ground survey will be undertaken to the area which has been identified as a possible location off Spear Road. The consideration of surface drains located within this area and possible other unknown underground services will be made by the contract lift company. A survey and assessment will be undertaken to determine the suitability for the weight of the required crane and load that would be lifted.

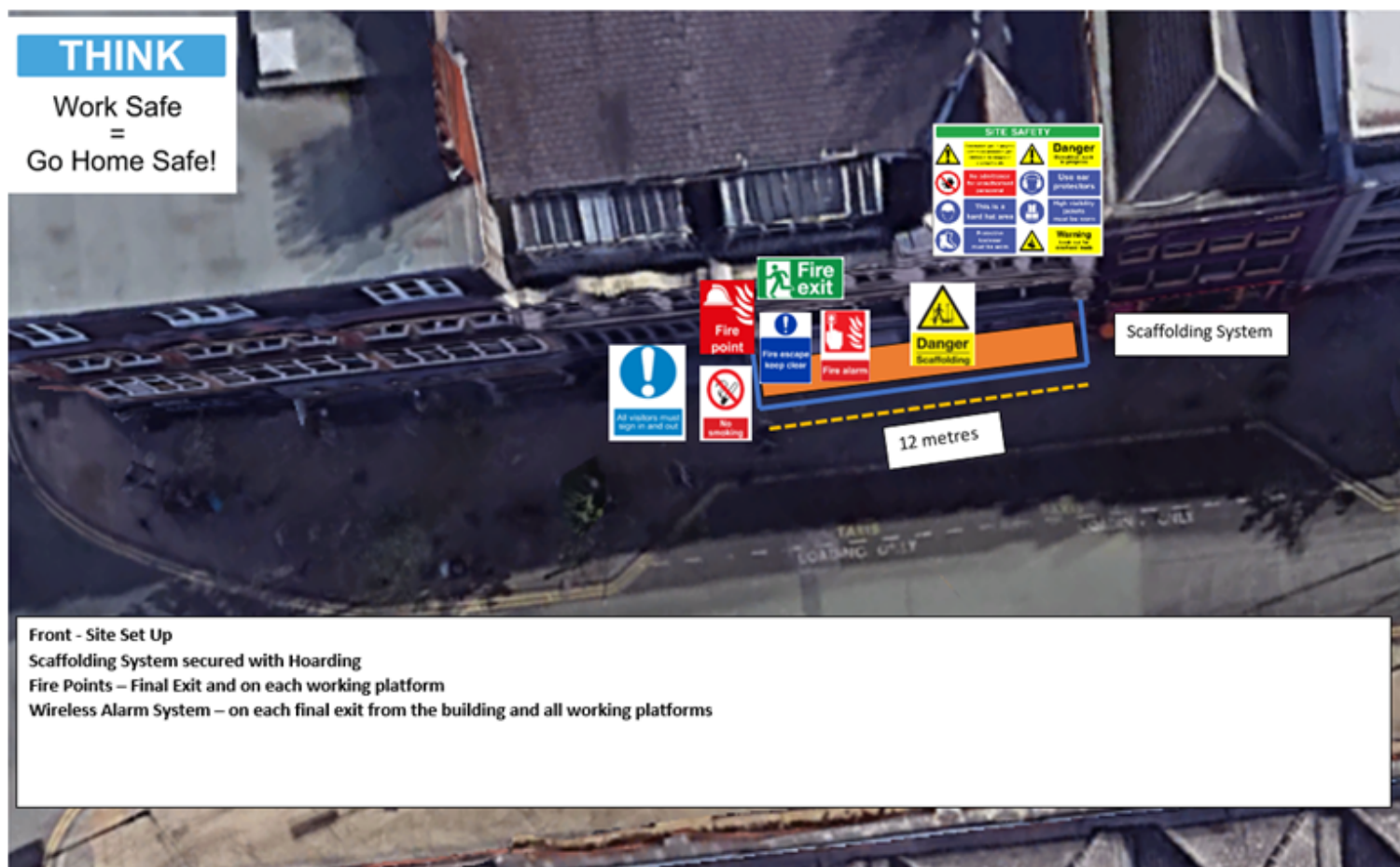
TEMPORARY WORKS

It is the policy of Hightown Construction to work in accordance with the recommendations of BS 5975:2019 Code of Practice for Temporary Works Procedures, General Design and other relevant Standards and Code of Practices for Temporary Works.

Our Temporary Works Co-ordinator (TWC) and Temporary Works Supervisor (TWS) have been assigned to the Project. The TWC shall manage, supervise and control temporary works on the project and ensure that objectives of the design requirements are met, and the company is compliant. The TWS is appointed to assist the TWC in the execution of their role / duties and ensure that those responsible for on-site supervision of the construction of temporary works receive full details of any limitations associated with the design.

The TWC shall ensure that appropriate safe systems of work are in place for the task i.e. Risk Assessment and Method Statement and the temporary works procedure is followed at all times

Dry Bar – Appendix 9 - Site Operational / CDM Plan Rev0





Back – Initial Site Set Up – based on welfare provision of between 26 – 48 operatives.

Compound is secured with Hoarding and has Construction Signage Displayed.

1 X 24' x 9' Ground Floor Canteen - Including 4no canteen table, 16 no poly chairs, 2no large pin boards and kitchen area.

1 X 24' x 9' First Floor Office (Open Plan) with kitchen end - Including 3no desks, 2no office table, 3no operator chairs, 4no soft chairs, 2no filing cabinets, 2no large pin boards

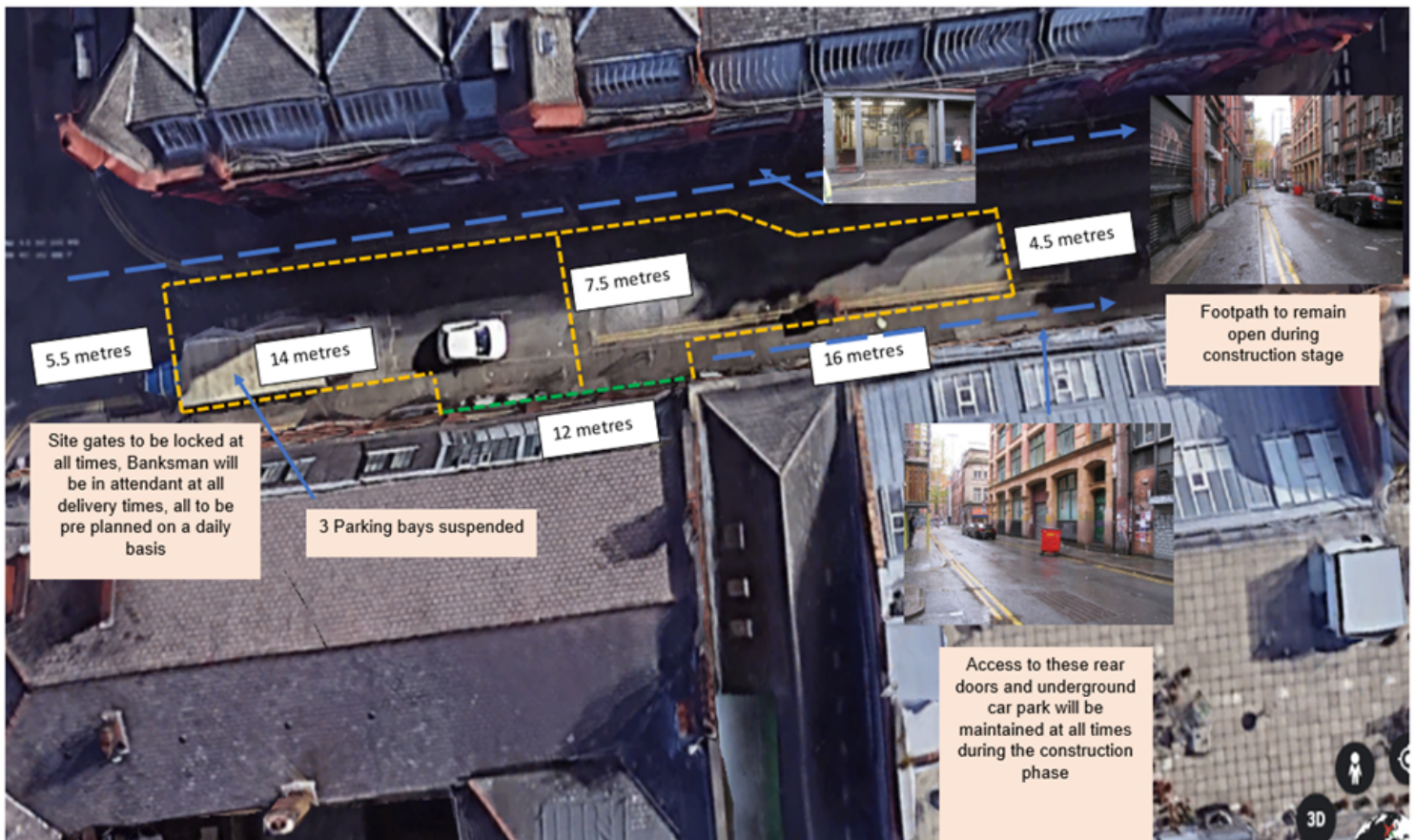
2 X Microwaves, 2 X Fridge and Kettles, 2 X Water Dispensers, First Aid Point, Fire Point in each cabin.

1 X 13 X 9 (2+1) Toilet Unit

Designated Smoking / Vaping Point.

Wireless Fire Alarm System and CCTV in place

Note: Once the structural elements are complete, HTC will develop the internal rooms, to provide additional welfare and offices accordingly, as the level of on-site resource significantly increases (as per tender issue programme)



The background of the slide is a photograph of a modern building's facade, featuring a grid of blue-tinted glass panels. A large, solid blue triangle is overlaid on the right side of the image, pointing towards the bottom left. The text is written in white, bold, sans-serif capital letters within this blue area.

6. SAMPLES AND DETAIL DESIGN VERIFICATION BY PLANNING

SAMPLES AND DETAIL DESIGN VERIFICATION BY PLANNING

The list below identifies the agreed scope of the samples required

These samples plus visual mock-up of the façade components are offered for inspection and approval by the planning officer also a control sample of repairs and cleaning to brickwork on site for inspection by Planners and Architect.

The list below identifies the scope of samples to be offered.

Project:	Refurbishment 28-30 Oldham Street	Date:	2 nd October 2018
Application Name	Treasure Choice Enterprise Limited	Sheet No:	

Item No	Description	Location	Sample proposed	Target date for Submission of sample	Date for incorporation Into works
1	Timber Windows	Courtyard elevation	600 x 600mm Corner sample	Mar-20	Nov-21
2	Aluminium windows	3 rd floor	600 x 600mm Corner sample	Mar-20	Jan-21
3	Curtain Walling	Front entrance	Corner sample	Mar-20	April-21
4	Zinc Cladding	Windows below Roofline	600 x 600mm Sample	Mar-20	April-21
5	Aluminium louvred Panel	Rear Elevation	Brochure images	Mar-20	April-21
6	Rooflights	Front and rear roof Elevation	Brochure images	Mar-20	Feb-21



**Hightown
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COMPLETE BUILDING SOLUTIONS



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