KPP
ARCHITECTS

QUALITY CONTROL MANAGEMENT STRATEGY

REFERENCE DAKOTA HOTELS, DUCIE STREET, MANCHESTER

PLANNING REFERENCE 114818/FO/2016

This document has been prepared in support of the Planning Approval.

PROPOSED MATERIALS

The principal material used in the design of the project is brickwork. This was proposed in the Planning Application and Approved drawings.

Other materials which have been proposed for use within the development include powder coated aluminium cladding panels and powder coated aluminium window and curtain walling sections plus associated flashings and drip details, etc.

Following Approval of the Planning Application and during the subsequent detailed design stage, the selection of the proposed materials has been subject to a detailed review of all products including checks on suitability for achieving their required details and design intent.

Brickwork is a principal material proposed for this development. The quality and finish of the brickwork is fundamental to the appearance and finish of the development and is integral as part of the 5 Star quality Dakota Brand. The proposed facing brick is a blue engineering style brick which fully complies with requirements of BS3921 and BSEN7772-5. The proposed facing brick achieves the highest rating for severe exposure and the lowest level of salts, therefore achieving a high rating suitable for long saturation and also achieves a size tolerances and consistency in appearance in accordance with the highest British and European standards.

In order to maintain the quality it is proposed that the brickwork is in part prefabricated off site in order to maintain the quality and consistency required. All modules will be subject to the manufacturer's own QA system and will be subject to factory visits by the Design Team and Main Contractor to maintain and monitor quality. Careful consideration is to be given to jointing and that all joints are limited in location and thickness to align with traditional expansion and mortar joint depths and configuration. The joints between the lower traditional brickwork and upper brick modules are at second floor level, aligned with the bottom of the glazing cill, so that the 'brick to brick' joint is limited to a mortar depth across the pier only.

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Where brickwork is constructed on site our specification prohibits the laying of brickwork during periods of frost, prolonged low temperatures, or in long periods of rain in order to maintain the quality of the brickwork and must be adhered to by the Contractor.

Aluminium Cladding

Whilst in limited areas, the cladding has been designed to co-ordinate with other features of the building, such as windows and flashings. In order to maintain consistency of finish, the cladding is to be finished in a powder coated aluminium to an Industry Standard RAL colour to allow precise colour matching between the different elements. The proposed systems uses flat cladding panels which will be fixed with a secret fixing system. The panels will be delivered to site as part of a pre cast module and will be delivered with a protected film coating which will be removed before completion of the building. Removal of this film would be carried out by hand and will not be removed with a knife or other mechanical means to protect the finished surface. All flashings and trims will be coated in a similar industrial standard RAL colour, to receive the same finish and colour match.

Powder Coated Curtain Walling and Windows

The windows will be provided by a recognised British or European supplier and the finish will be an industrial standard RAL colour. Specification requires for a minimum 40 micron thickness which is Industry Standard for an Application of this type. The majority of window units will be glazed off site in factory conditions and the glazing will be protected for installation.

Sample Panel

A sample panel will be constructed on site and retained throughout the contract and will form part of the quality control being retained as reference as a 'bench mark' of quality throughout the construction phase.

PROJECT MANAGEMENT – QUALITY CONTROL

The design process has been led throughout by KPP Architects, who have been appointed, not only to under the design and management work on Dakota Manchester, but also have been appointed by Dakota to oversee the development of all their Hotels in the UK and importantly, with regard to maintaining and enhancing the 5 Star quality Brand throughout (4 Hotels completed to date).

KPP Architects prepared the design which was submitted for Planning Approval and subsequently Approved and have undertaken the detailed working drawings. This process is including discussions with potential suppliers and contractors to select appropriate materials for the development. These products have formed the basis of samples presented to Manchester City Council (MCC) for Approval.

During the construction period, there are a number of levels at which quality control will be assessed and managed by the Contractor and Project Team to ensure quality and consistency across the project.

The day to day responsibility for carrying out the works in accordance with the sample panel, specification and details will be the Foreman responsible for individual elements of the project. This foreman will be directly responsible to and regularly reviewed by the on-site Site Manager and

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Contracts Manager, who will have general overall responsibility for monitoring the delivery of the project. These Senior Managers are based on site and will be able to closely monitor the day to day progress and highlight any deficiency should they occur, giving an opportunity to rectify any anomalies.

Further monitoring will be carried out by KPP Architects who are to be retained throughout the construction phase and will complete the architectural design and ultimately be responsible for handing over of the project to Dakota Hotels. The Project Architect will work closely with the Site Manager and Site Team and will observe progress at regular site visits and frequent site meeting. Site visits will be weekly and site meetings 3 weekly.

It is expected that any areas which are considered defective are reviewed during this process, with strategies of putting right issues and identify solutions to mitigate any further occurrences will be undertaken.

Dakota Hotels are also to appoint Rex Procter Management who would monitor the site on their behalf, in a similar manner to the Project Architect, reviewing the progress of work on site during regular site visits, flagging up early and potential discrepancies at a time when they may be addressed.

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