

12th July 2024

No3 Circle Square, VMU

This statement has been prepared following comments received from the Planners during their VMU inspection at No3 Circle Square on 3rd July 2024 with regard to the fixing cover caps and weep vents visible on the window system. The following statement provides an explanation and justification for the use of the proposed cover caps and weep vents following a review of any viable alternative options by the Project Team.

Note: The fenestration to the typical upper floors at No3 Circle Square comprises a thermally broken aluminium window system with double glazed units. The aluminium is finished in a metallic bronze coloured PPC. It is noted that the window system is used to all floor levels from Level 01 upwards and are thus not in direct eyeline as viewed from street level. The window system supplier is Technal. The ground floor glazing systems include both curtain walling and structural glazing, which do not require cover caps or face weeps.

Cover caps to window system

The VMU was presented with screw cover caps which are a near colour matched to the PPC aluminium window framing.

Cover caps are required to conceal a single fixing placed mid-point on each length of bead. The windows to the upper floors vary in size, but typically comprise 2 main types across all facades measuring 3050x2965mm and 2150x2695mm (width x height).

The fixings are required to stop the beads falling from 15 floors, (as tested under a certain set of extreme conditions, on the Project specific test rig at Vinci Technology Centre in Bedfordshire).

The windows are externally beaded, so the screws need to be stainless steel. A painted screw head would not be durable, so colour matched plastic cover caps are proposed to cover the screw heads.

The screws are required as a CDM risk mitigation as the concern is that the windows are very large, with a long length of bead on the outside, and that should this become loose, due to lack of maintenance or unusual circumstances, it could drop.

Face weeps to window system

Face weeps are required to prevent water becoming trapped in aluminium window framing. They allow condensation and rainwater to drain and escape, preventing it from collecting inside the window frame tracks/ chambers and causing moisture related damage to the window itself, the longevity of the double-glazed unit and the walls surrounding the window.

The Project Team have investigated alternative options for the colours of the face weep vents, as follows:

Alternative weep colours:

The Technal window system weep vents are only available in 3 colours; white, black and anthracite grey (RAL 7016). They are made of plastic and colour matched options are not available. Alternative vents are available in other standard colour ranges, (albeit not bronze coloured) however the Technal guarantee, and warranty will be voided if face weeps are replaced with parts sourced from other manufacturers.



P23-001 – Plot 3, Circle Square, Manchester

Titan House
13 Station Road
Horsforth
Leeds
LS18 5PA

Tel: 0113 226 0102
www.casuconsulto.co.uk

Painting:

The Technal system face weeps are made of plastic; therefore, they cannot be powder coated. Wet painting has been considered, but this would not be guaranteed by the supplier for any length of time, as the paint will deteriorate and come away over time.

The caps that are installed on the VMU are currently “black” and a part of the Technal warranted system and given the above we consider these to be the best solution.

Martin Thornton, MSc (Façade Engineering)
Casu Consulto Ltd