



FACADE QUALITY CONTROL MANAGEMENT PLAN

One Victoria OVE & OVW

August 2024 Revision A

Torsion
Construction

PART OF TORSION GROUP

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This Quality Control Management Plan document has been developed to set out the quality control procedures for the design, manufacture and installation of the brick slip system and window systems for the project.

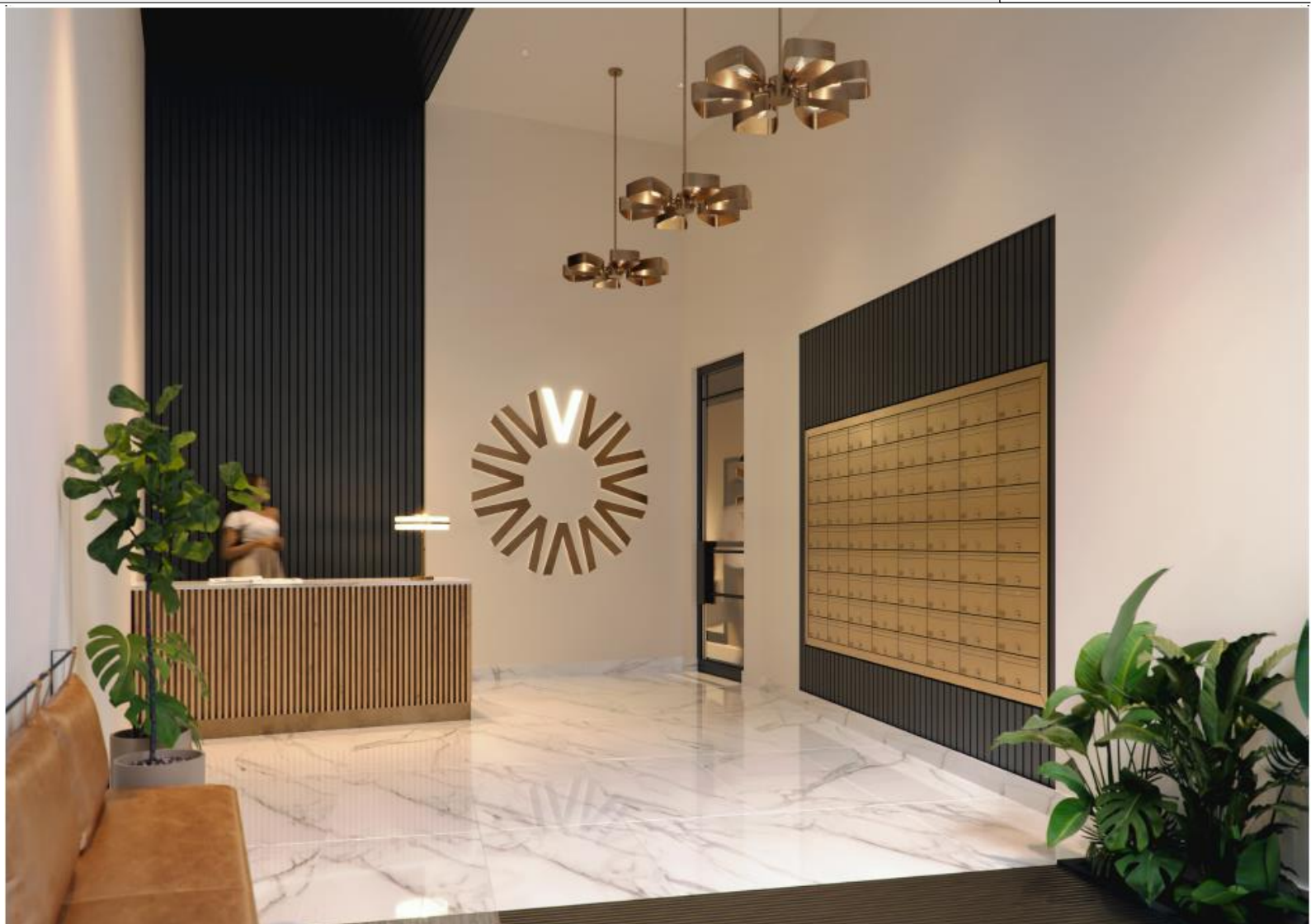
The proposed systems are:

Brick Cladding

Sto therm mineral K - Sto External Wall Insulation System with adhesive Clay brick Slips

External Glazing – Anodised Aluminium finish

- Technal MX52 Curtain Wall
- Technal 75 Next windows
- Technal 75 Next Residential Doors
- Technal Stii Commercial Open Out Doors



Torsion construction have been selected by One Heritage, to demolish existing art studio building and construct two residential buildings comprising Block OVE (14 and 10 Storey's) entering on Great Ducie Street, Block OVW (10 Storey's) entering on Mirabel St with the 2 buildings will deliver 129 apartments, and 3 commercial spaces and with communal roof top terrace located at level 10 OVE, 3 disabled and 3 standard car parking spaces located at ground floor OVW, 65 cycle spaces, landscaping, lighting, highways and associated works.

The site is identified as a key site adjacent to Manchester Victoria train station located on Great Ducie street and Mirabel Street, Breslynn Street separates both towers. The proposed scheme will provide a visual landmark for the area.

The appearance of the building will signal the aspirations for the regeneration of the area whilst complimenting and improving Manchester's rich built environment.

The proposals for the One Victoria development aim to provide simple, high-quality materials that are durable and maintainable, which respond to the surrounding context.

On both blocks the emphasis is placed on the vertical accentuation which is achieved by the vertical piers with a dark grey brick outer face with a plinth of textured brick with a smoother 'Himley Blue' matching coloured brick for the remainder of the facades. Between the piers, a floor to ceiling anodized glazing system is used which sits flush with the brick, except where the glazing is recessed to form a natural thermal release with a full height door and a perforated anodized aluminium panel. The recess also allows for soffit slots for the intake and extract to the MVHR units in each apartment.

Further depth to the facades is provided by balconies at some corners and at higher levels.

As part of the construction process the design and construction team all have important roles and responsibilities in managing the quality of the façade materials.

Torsion construction being the main contractor have full responsibility for the delivery of the One Victoria project. Working with the design team we have appointed the relevant sub contractors to deliver a high-quality building and façade.

Advanced Glass Ltd will be installing the Technal glazing systems and Precision facades will be installing the Sto Brick Slip system and anodised rainscreen cladding system. The ground floor perforated screens will be installed by WPL UK Ltd.

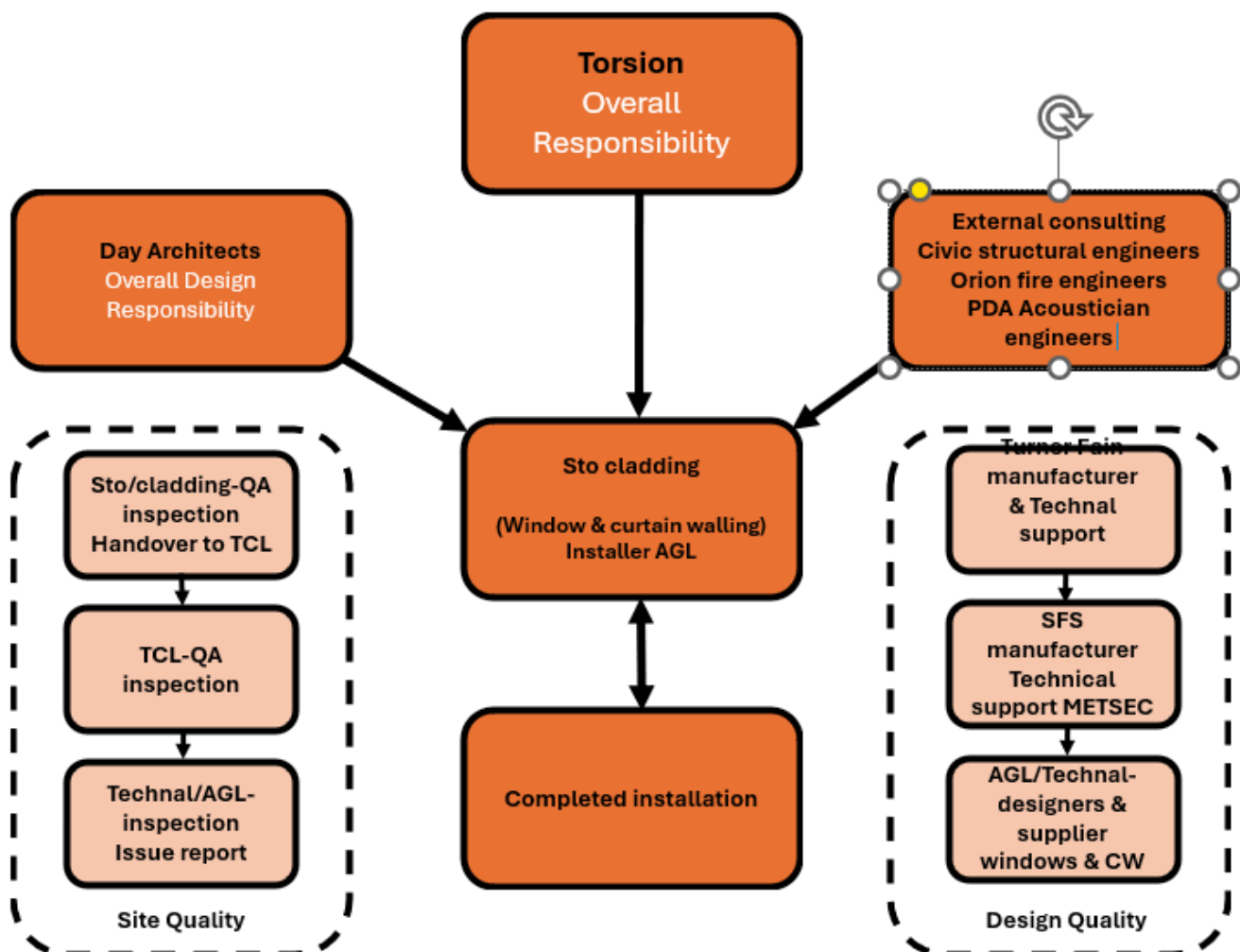
DAY Architects are the delivery architects for the project and are responsible for checking and coordinating other design consultants and subcontractors' information. For the façade packages DAY will be ensuring the materials and detailing achieve the design intent.

It is Torsion construction intent to deliver a high-quality product, and two number sample panels will be produced not only for sign off for planning but to act as a quality benchmark throughout the project.

During the construction phase there will be continuous inspections and snagging of each element to ensure the installations are of the highest standard.

Both subcontractors will have their own QA procedures documents reviewed to ensure the quality required is achieved. This documentation will include off site management and transportation procedures.

Below is an overview of the design and site quality control process for the glazing and brickslip system used on the One Victoria project.



East Elevation – Great Ducie St

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Proposed Materials:

1. Dark blue brick, smooth – Matclad Himley Blue Slip / Kettley Staffordshire (Same Clay) .
2. Dark blue brick, texture – Wienerberger Blend 109
3. Aluminium windows – Technal Anodised Aluminium finish.
4. Aluminium Anodised cladding panel.
5. Clear glazed balcony.
6. Perforated aluminium panel.



Rink & . East Elevation NMA

South Elevation – Facing Victoria Station

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Proposed Materials:

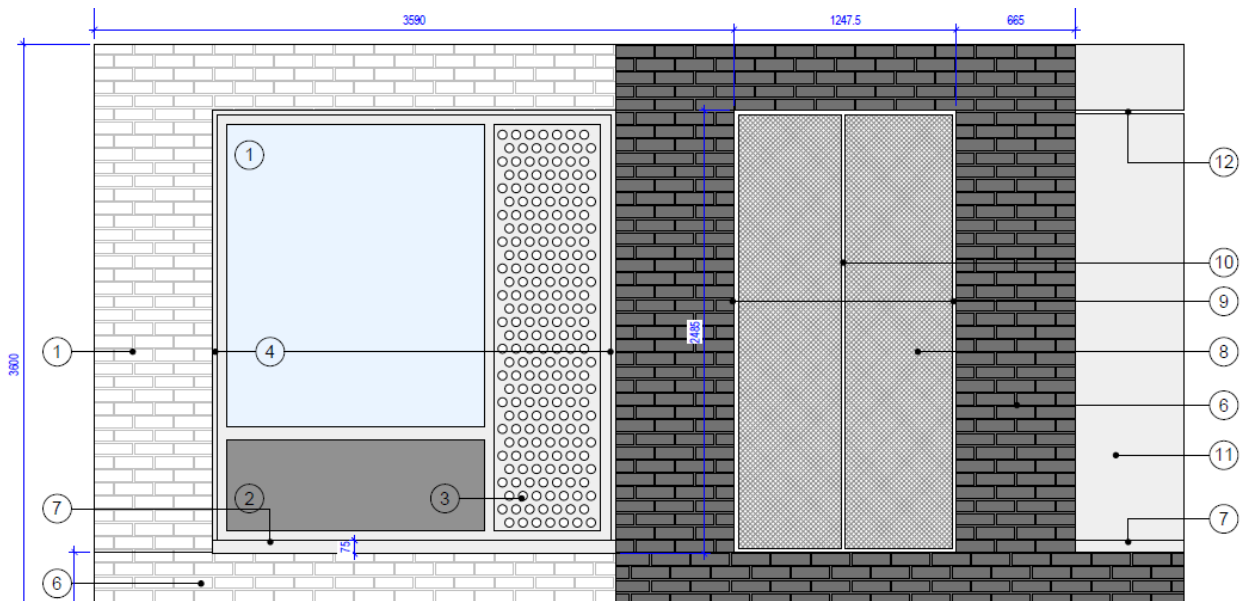
1. Dark blue brick, smooth – Matclad Himley Blue Slip / Kettley Staffordshire (Same Clay) .
2. Dark blue brick, texture – Wienerberger Blend 109
3. Aluminium windows – Technal Anodised Aluminium finish.
4. Aluminium Anodised cladding panel.
5. Clear glazed balcony.
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Sample Panel 01

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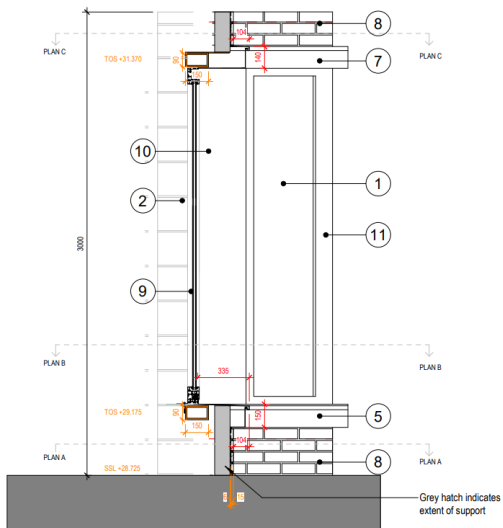
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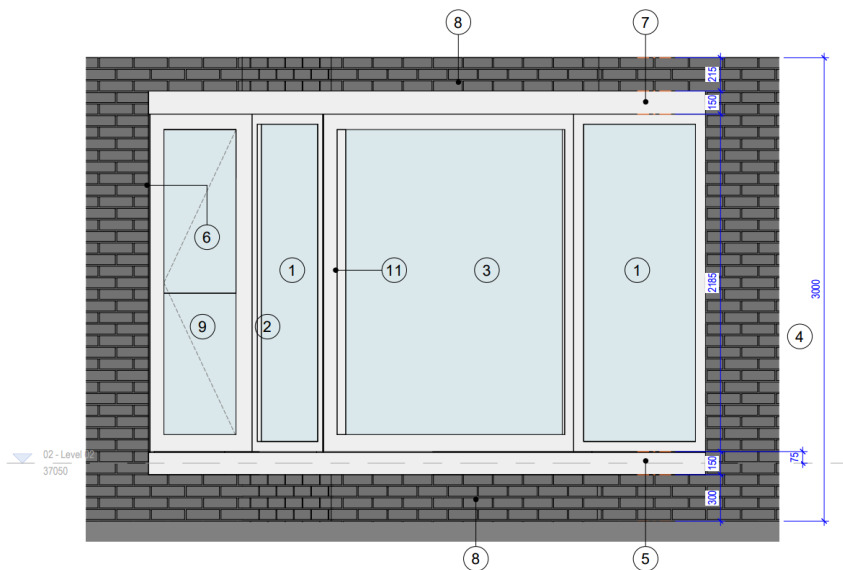
KEY

- ① Aluminium framed clear glazing system, milled / silver finish.
Finish: powder coated / milled silver finish
- ② Insulated aluminium panel.
Finish: powder coated / milled silver finish
- ③ Recessed, insulated openable panel and perforated aluminium panel / vent.
Finish: powder coated / milled silver finish
- ④ Aluminium window reveal.
Finish: powder coated / milled silver finish
- ⑤ Brickwork - Type 1: dark blue brick (smooth, sharp edged, finish)
Mortar: dark grey
- ⑥ Brickwork - Type 2: dark blue brick (textured finish) (lower floors)
Mortar: dark grey
- ⑦ Aluminium sill flashing.
Finish: powder coated / milled silver finish
- ⑧ Perforated aluminium panel / screening.
Finish: powder coated / milled silver finish
- ⑨ Brickwork reveal to areas receiving perforated screening
- ⑩ Joint detail between panels
- ⑪ Rainscreen aluminium cladding panel.
Sotech Optima FC+ or similar approved
- ⑫ Joint detail between rainscreen cladding panels

Sample Panel 02



sawtooth sections



sawtooth elevation

KEY

- ① Aluminium framed clear glazing system, milled / silver finish.
Finish: anodised Aluminium, 100A, milled silver finish.
- ② Aluminium framed clear glazed opening window system with secret fixed glazed balustrade
All framework to be milled / silver finish.
Finish: anodised Aluminium, 100A, milled silver finish.
- ③ angled facade: Glazing system with 70% translucent glass
- ④ Brickwork:
Type 1: level 03 and above
Hinley blue smooth (smooth, sharp edged, finish)
Mortar: dark grey.
Brickwork - Type 2: Up to underside of level 03
Special blend brickwork - dark blue brick (textured finish) (lower floors)
Mortar: dark grey
- ⑤ Aluminium cill flashing.
Finish: anodised aluminium, 100A, milled silver finish to profiles as indicated
- ⑥ Brickwork reveal to areas receiving perforated screening
- ⑦ Aluminium window head
Finish: anodised aluminium, 100A, milled silver finish.
- ⑧ Brickwork to follow line of sawtooth bay window
- ⑨ Clear glazed aluminium balustrade with anodised aluminium top cap. Balustrade located in front of opening panel.
- ⑩ Aluminium framed insulated window return panel with reinforced framework.
Finish: anodised aluminium, 100A, milled silver finish to profiles as indicated
- ⑪ Reinforced aluminium corner mullion
Finish: anodised aluminium, 100A, milled silver finish to profiles as indicated

Sample Panel, record photos



Sample panel 01, site photo



Sample panel 02, site photo

Throughout the delivery of the project there will be QA control measures put in place for all trade packages. As part of Torsion construction process of appointment of subcontractors, they all have to adhere to a Prequestionnaire Qualification which covers all topics such as Health + Safety and QA Procedures.

Torsion construction have their own QA forms that all subcontractors have to utilize throughout their time on site. An example of the Glazing and Façade QA Forms are shown in the following pages.

The sample panel being provided is dual purpose to sign off materials but also to serve as a reference for all parties to adhere to for approved levels of workmanship.

The glazing and façade subcontractors also have their own QA procedures which include:

- Delivery notes
- Recording installation on app-based platform
- Weekly reports
- Completed QA documentation and photograph records
- Supplier site inspections and reports

Quality Assurance

TCL QA Form: Cladding



D200-DFO-001I Brickwork and Blockwork (Superstructure)

Form Reference	E1.3667979
Owned By	Natasha Carr (Torsion Group)
Date	8/8/2024 12:27:52 PM
Status	Not Started
Location	C204 Manchester 1 Victoria

Contract	
Contract Number	
Issued to:	

Inspection Details	
Description of work:	

Check Sheet Details	
Drawing References Used:	
QA conformity certs for product in place?	
Base surfaces ready to receive bricks / blocks?	
If any of the above are no what remedial action taken to enable work to proceed?	
Has the setting out been signed off / handed over to gang (lines, levels, O/A dimensions, openings, features, etc)?	
Access provisions satisfactory?	
Products meet project specification for colour, weight, finish pattern etc.?	
Mortar meets specification for mix proportions, workability, class, colour, etc.?	
The correct type of DPC / trays used, positions correct and joints sealed?	
Check Gauge?	
Check expansion joints?	
Setting out checked?	
Width of cavities correct and not bridged?	
Have cavity closers been installed?	
Correct type of ties used, number and spacing, drip (if required) and clean?	
Position of weep holes, spacing, number colour and cleanliness satisfactory?	
If required correct type and thickness of insulation installed in cavity, using correct fixings and installed satisfactorily?	
Check fire barrier are the correct specification and installed as per manufacturer's instructions	
Support steelwork / head restraints / wind posts installed as per drawings to correct line, level, fixings, ties installed and bolts to correct torque?	
Bearing and bedding of lintels, protection measures, head joint fillers and intumescent fillers all satisfactory?	
Appearance of beds, perps, mortar, pointing, uniformity, colour and cleanliness satisfactory?	
Has the brickwork been patched in after removal of scaffolding?	

Area released for next activity

This check sheet has been issued with the purpose to progress "the works".
All work is subject to a final inspection and client approval at the date of the project handover.
This check sheet is flexible to allow full checking process to all parties.

Brickwork and blockwork superstructure checked, approved and released for next activity:					
#	Print Name	COMPANY NAME (Torsion, Subcontractor, client or third party):	PRINT JOB TITLE:	SIGNATURE:	DATE:

Quality Assurance

SC-Precision QA Form: Cladding

INSPECTION & TEST PLAN									
WORK SECTION: STO THERMINERAL RENDER SYSTEM WITH BRICKSLIPS		ELEVATION:		GRIDLINES:		Key to "Code" column H Hold - cannot proceed until signed off			
		LOCATION:		DATE:					
OPERATION		INSPECTION						Relevant specification/drawing/document/other information	Comments
		Operator/Installer			Precision manager				
No.	Insulated Render	Code	Sign	Date	Code	Sign	Date		
1	Check general issue of details and documents are being used	H			R			Construction issues relating to design series and interface and Sls drawings	
2	Reexplorer of work area	H			H			Principal Contractor knowledge sheet	
3	Check ground works and access are available for the use of MEWP's	S			W			Principal Contractor knowledge sheet	
4	Check substructure (installed by others) is complete and correct	H			S			Principal Contractor knowledge sheet	
5	Apply Sls seal to interface of adjacent material	S			S			Check that all interface flashings have been installed and established before work, check Detail applications details and drawings	
6	Install starter track	S			S			Check Sls installation details and drawings	
7	Install rebar mesh	H			S			Check Sls installation details and drawings	
8	Application of base mesh and render	S			S			Ensure that all boards have been installed	
9	Application of primer to base mesh area	H			S			Ensure that the base seal is level and dry	
10	Application of brick slips	H			S			Check joints are level and gaps correct	
11	Application of mortar joint	S			S			Check finished work is per drawing and brickslips clean and free of mortar in gaps	
12									
13									
14									
15									
16									
		Precision Inspector Sign			Principal Contractor Inspector Signature:				
		Date:			Date:				

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Window/Door QA Check - part 1

6 Aug 2024 / Dace Gorbenko

Complete

Score	0 / 0 (0%)	Flagged items	0	Actions	0
Site conducted	AG35 One Victoria				
Conducted on	6 Aug 2024 11:39 AM BST				
Prepared by	Dace Gorbenko				
Location	Great Ducie St, Manchester M3 1PQ, UK (53.4878806, -2.2456584)				

Quality Assurance

TCL QA Form: Glazing

Window/Door QA Check

Unique reference:

Level:

Elevation:

WT -number:

Datums and gridlines provided by main contractor

Check and survey opening suitable for installation of windows/doors

Check all materials (Elements glass, panels, brackets, pressings etc.) for visible damage

Check the installation of window support brackets (Location, types, quantity)

Check window/door type for right location (Location drawing)

Check window/door position (Level, plumb, datum, gridline)

Check the window/door fixings (Quantity, position, fixing)

Check the transom is clean for dirt before installing glass/panels

Check the installation of glass/panels (Position bead, types)

Check the installation of gaskets (Type, size, corners, and fixing)

Check the installation of opening vent/door (Function, gaskets, and adjustment)

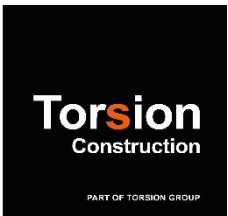
Check the installation of feature panel (Z feature panel)

Check for any loose infill insulation

Final check (intact and undamaged inspection of all installed materials)

Quality Assurance

TCL QA Form: Glazing



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Stage 1 completion	
Installer signature:	
MC signature:	
AGL Signature	

In addition to the attached QA inspection regimes the execution of the sawtooth bay windows have been noted to require a higher degree of workmanship and inspections. The internal process for achieving the critical dimensions and alignment of multiple trades is set out below:

1. SFS and EPDM inspection & handover.
2. TCL engineer to survey vertical lined position
3. TCL formal handover to façade contractor.
4. Façade contractor to install top & bottom flashing detail as per contractor approved design.
1st hold point / TCL to inspect in line with contractor's design /frequency, ALL.
5. Contractor to install façade insulation/fix and render.
6. Contractor to install masonry brick slips.
2nd hold point/TCL to visually inspection brick type is correct to planning material approval.
7. Contractor installing flashings to infill soft joint to each flashing joint to aid visual appearance and to aid with expansion/ 3rd hold point/TCL to visually inspection that the correct colour mastic is applied (light grey)
8. Contractor installing mastic between masonry and window interface/TCL to ensure that the subcontractor installs vertical tape to aid with straight mastic installation.
9. TCL to ensure final inspection is carried out to ensure good quality of flashing alignment and high standards and mastic installation prior to final sign off and acceptance.