simpsonhaugh

Port Street, Ancoats – Manchester

VISUAL MOCK-UP ASSESSMENT REPORT | 30 AUGUST 2024

Z0-SHP-A180-RP-XX-002 | P02

Purpose of the report

THIS DOCUMENT HAS BEEN PREPARED AS A WORKING RECORD OF THE VISUAL INSPECTIONS OF THE SAMPLES AND MOCK-UP PANELS FOR PORT STREET, ANCOATS, MANCHESTER REF132489/FO/2021 (WITH RELEVANT CONDITIONS AS AMENDED BY 135938/NMC/2023), IN ACCORDANCE WITH THE DATES BELOW:

HAND SAMPLE REVIEW (REFER TO Z0-SHP-A180-RP-XX-MMC01)

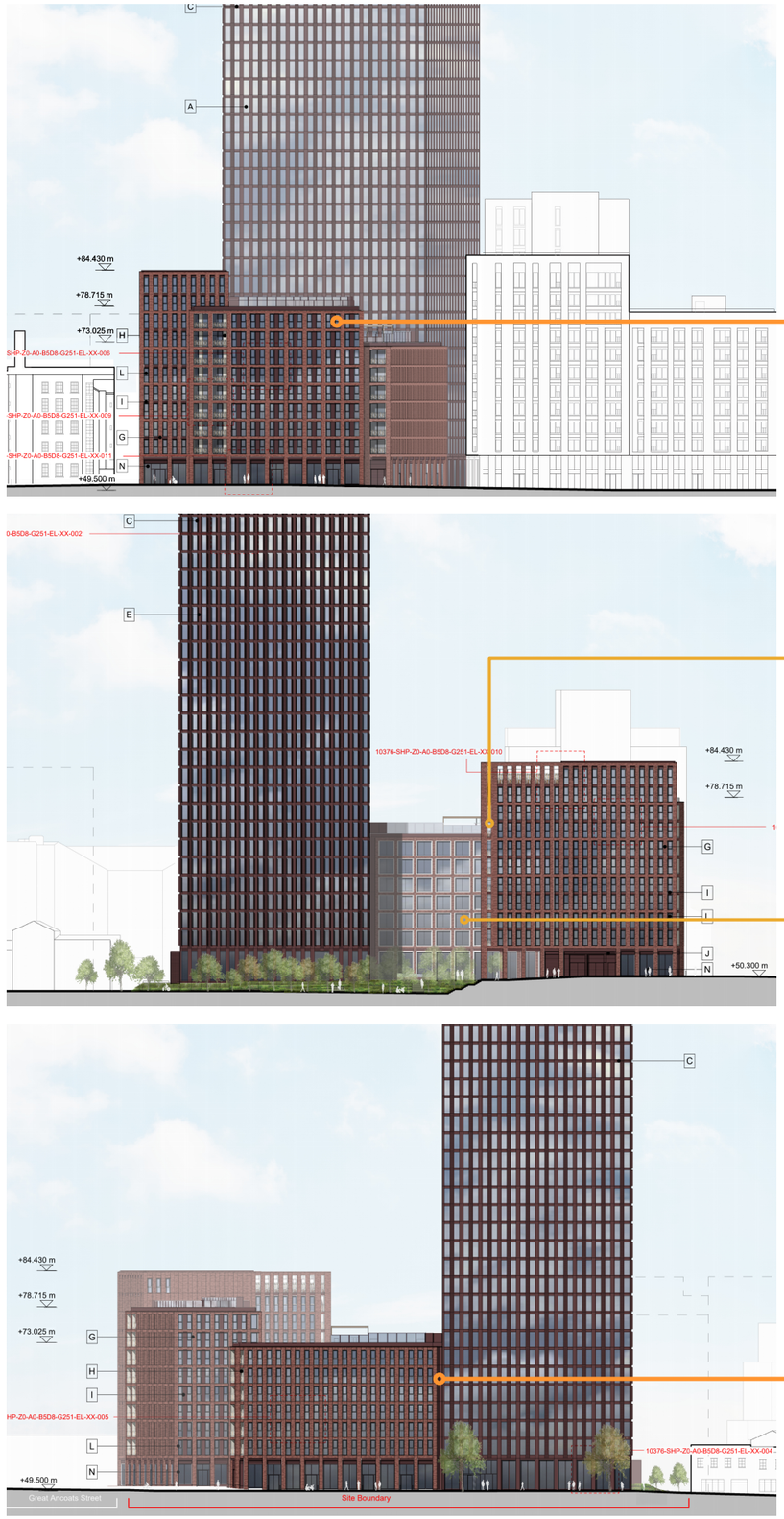
31st May 2023	Review with Manchester City Council

TOWER VMU (REFER TO Z0-SHP-A180-RP-XX-001)

21st September 2023	Tower VMU review with design team
29th September 2023	Tower VMU review with design team
5th October 2023	Tower VMU review with Manchester City Council

PODIUM VMU

7th February - 7th May 2024	Podium VMU reviews with design team
14th May 2024	Podium VMU review with Manchester City Council



VMU - GRID

VMU - BALCONY

VMU - LOGGIA

VMU - TOWER INTERFACE

GENERAL NOTES:

THE VMU IS BUILT FOR INSPECTION OF MATERIAL QUALITY ONLY AND IS NOT REFLECTIVE OF THE BUILT DIMENSIONS OF THE FINAL CONSTRUCTION.

FOLLOWING VISUAL INSPECTION OF THE VMU, SHP COMMENTS RELATE TO THE VISUAL APPEARANCE AND CONFIGURATION CRITERIA ONLY. RBL COMMENTS RELATE TO TECHNICAL PERFORMANCES WITH INPUT FROM SPECIALIST SUBCONTRACTORS AND CONSULTANTS.

Hand samples - Condition 4A

DATE

31ST MAY 2023

LOCATION

PORT STREET, ANCOATS, MANCHESTER, UK

ATTENDEES

SIMSPONHAUGH (SHP):	JAMES HIND, PABLO CABREJAS
RENAKER BUILD LTD (RBL):	IAN WOODALL
SELECT PROPERTY GROUP (SPG):	TRISTAN HERBERT
MANCHESTER CITY COUNCIL (MCC):	DAVE ROSCOE, ANGELA LECKIE
DELOITTE	NIALL ALCOCK, CAMERON RADFORD

GENERAL COMMENTS

THE HAND SAMPLES OPPOSITE WERE CHOSEN FOLLOWING THE VISUAL INSPECTION OF HAND SAMPLES EXPLORED FOR PORT STREET - REF132489/FO/2021 (WITH RELEVANT CONDITIONS AS AMENDED BY 135938/NMC/2023) IN ACCORDANCE WITH THE HAND SIZED SAMPLES PROGRAMME 24.11.2022 SUBMITTED TO MCC AS PART OF CONDITION 4A.

THE BROWN BRICKWORK HAS BEEN BUILT IN STRETCHER BOND USING CREST BUCKINGHAM MULTI BRICK AND A BROWN COLOURED MORTAR WHICH WAS SELECTED TO MATCH THE BRICK. THE POINTING WILL BE 2MM RECESSED.

THE WHITE BRICKWORK HAS BEEN BUILT IN A STRETCHER BOND USING MICHELMERSH PORCELAIN WHITE SMOOTH BRICK AND A WHITE COLOURED MORTAR WHICH HAS BEEN SELECTED TO MATCH THE BRICK. THE POINTING WILL BE 2MM RECESSED.

MORTAR COLOUR AND POINTING

Dark brown mortar - 2 mm recess . Colour matches brick tone. Pointing keeps a clean edge in an otherwise rough brick texture. Selected option

White mortar- 2 mm recess - Pointing highlights brick sharp finish. Colour matches with brick tone. Selected option

VMU - Podium Facade Mock-up

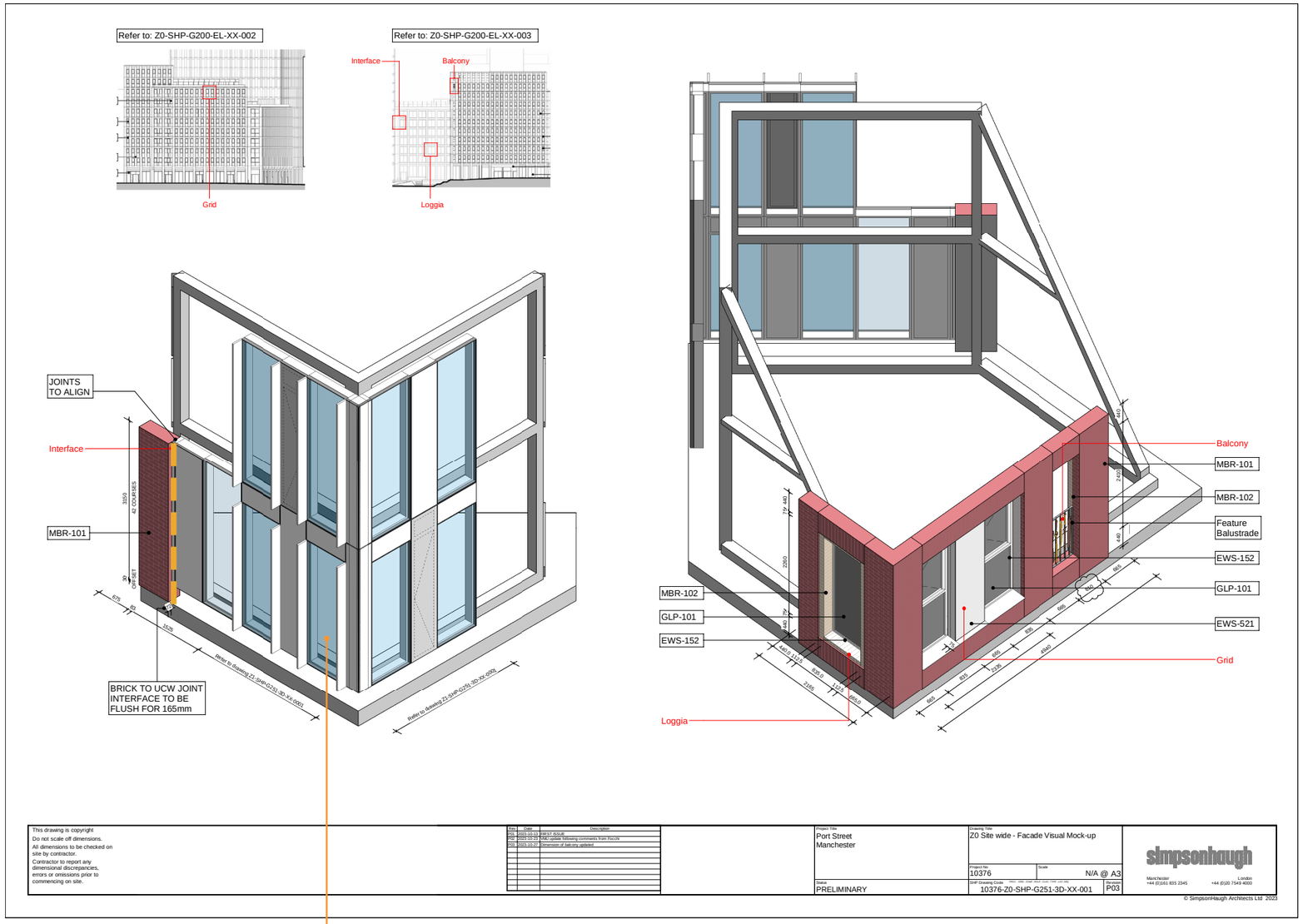
THE VMU OF THE PORT STREET PODIUM WAS DESIGNED TO DEMONSTRATE HOW KEY ELEMENTS OF THE FACADE WOULD APPEAR, WHILE TESTING THE INTERFACES BETWEEN VARIOUS TRADES. FACADE ELEMENTS INCLUDING THE BRICK AND ALUMINIUM CLADDING GRID, BALCONIES, TOWER INTERFACE AND LOGGIA WINDOWS WERE SELECTED TO BEST DEMONSTRATE THE RANGE OF DETAILS DEPLOYED ACROSS THE BUILDING

FOLLOWING SHP'S DESIGN INTENT, SEVERAL SUBCONTRACTOR DESIGNS HAVE BEEN COORDINATED TO ENSURE THESE DETAILS WOULD BE BUILT FOR INSPECTION. SEVERAL REVIEWS WERE CARRIED OUT BY THE DESIGN TEAM WITH DETAILS REVISED ACCORDINGLY TO IMPROVE THE QUALITY OF THE BUILD AND ALIGN WITH THE DESIGN INTENT.

THE FLASHINGS WERE SCRUPULOUSLY DETAILED TO ACHIEVE NEAT FOLDED EDGES AND CONSISTENT JOINTS. THE WINDOW DETAILS WERE DESIGNED TO HAVE CONCEALED VENTS, ACHIEVING AN INCONSPICUOUS DETAIL AND ALIGNING THE BUILD WITH THE DESIGN INTENT. THE BALUSTRADE DETAILS WERE DEVELOPED TO MAINTAIN THE PICTURE FRAME APPROACH OF THE DESIGN INTENT WITH THE DECORATIVE FIGURES ATTACHED USING COUNTERSUNK FIXINGS.

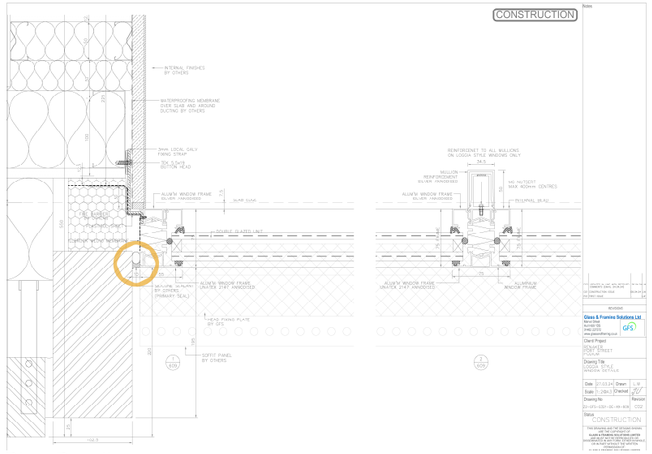
MASTIC SEALS WERE ALSO PRESENTED FOR INSPECTION, ALONGSIDE THE DIFFERENT COLOUR OPTIONS EXPLORED BY THE TEAM. THE LOCATIONS IN THE VMU REPRESENT THE MAJORITY OF THOSE OF THE ACTUAL BUILD - AROUND WINDOWS, BETWEEN RED AND WHITE BRICK AND MOVEMENT JOINTS. THESE ARE HIGHLIGHTED ON THE FOLLOWING PAGES

A SELECTION OF CONSTRUCTION DETAILS WILL APPEAR ON THE FOLLOWING PAGES.

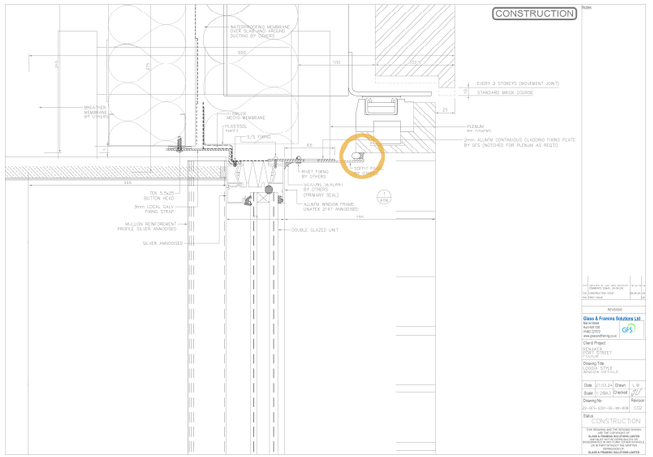


TOWER VMU REVIEWED ON 5TH OCTOBER 2023

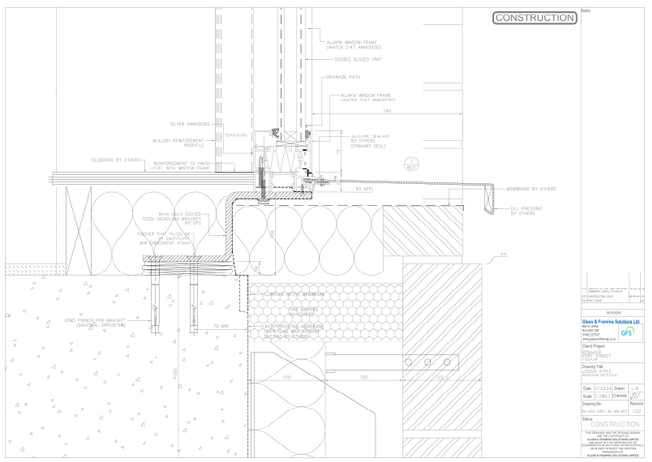
LOGGIA (GFS DETAILS)



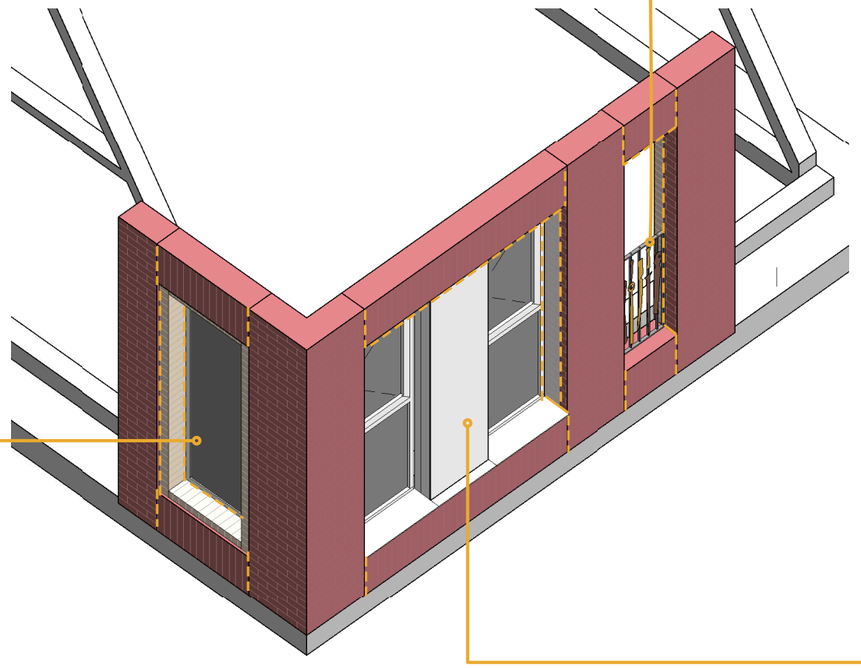
Plan Detail



Window Head Detail

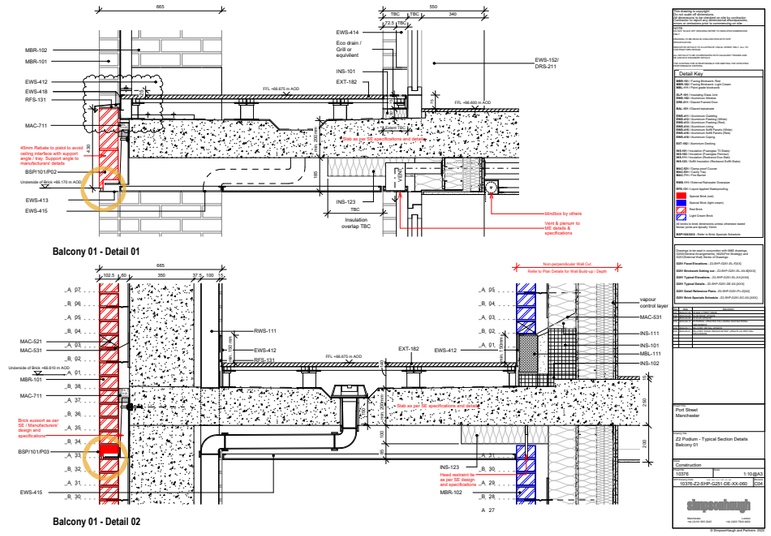


Window Sill Detail



MASTIC JOINTS PRESENT IN THE VMU

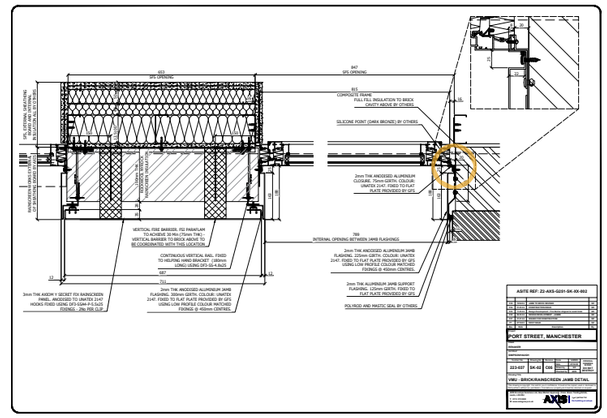
BALCONY (SH DETAILS)



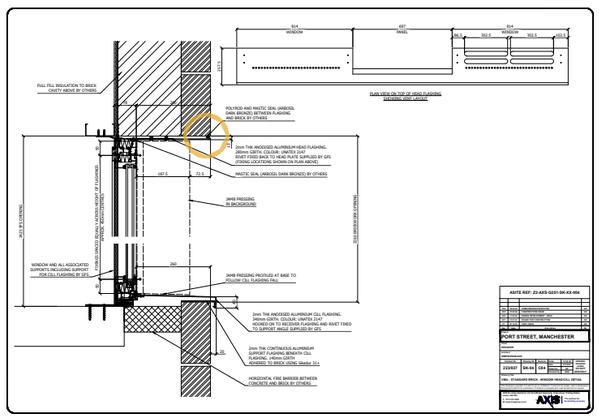
Balcony 01 - Detail 01

Balcony 01 - Detail 02

GRID (AXIS DETAILS)



Plan Detail



Section Detail

Presentation to MCC Planning Dept.

DATE

14TH MAY 2024

LOCATION

PORT STREET, ANCOATS, MANCHESTER, UK

ATTENDEES

SIMSPONHAUGH (SHP):	IAN SIMPSON, JAMES HIND, PABLO CABREJAS BENITO, ALEKSANDER WAGA
RENAKER BUILD LTD (RBL):	DAVE VARTY, BEN CULLEN
SELECT PROPERTY GROUP (SPG):	TRISTAN HERBERT
MANCHESTER CITY COUNCIL (MCC):	DAVE ROSCOE, ANGELA LECKIE
DELOITTE:	NIAL ALCOCK

GENERAL COMMENTS

MCC WERE PLEASED WITH THE QUALITY AND OUTCOME OF THE VMU WITH MINOR COMMENTS ON THE EXECUTION OF MASTIC JOINTS AND BALUSTRADE FIXINGS. A NUMBER OF AMENDMENTS TO THE CONSTRUCTED DETAILS WERE DISCUSSED AT THE PRESENTATION, ALONG WITH SEVERAL MINOR CHANGES TO FINISHES OF BALCONY ELEMENTS.

THE AGREED DETAILS AND AMENDMENTS TO THE CONSTRUCTED VMU ARE PRESENTED ON THE FOLLOWING PAGE.

VMU - GRID AND BALCONY
PHOTOGRAPHED 14.05.2024

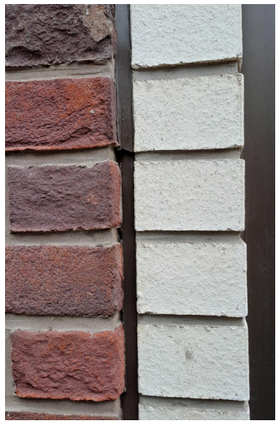
VMU - LOGGIA
PHOTOGRAPHED 07.05.2024

VMU - UNITISED FACADE INTERFACE
PHOTOGRAPHED 12.03.2024

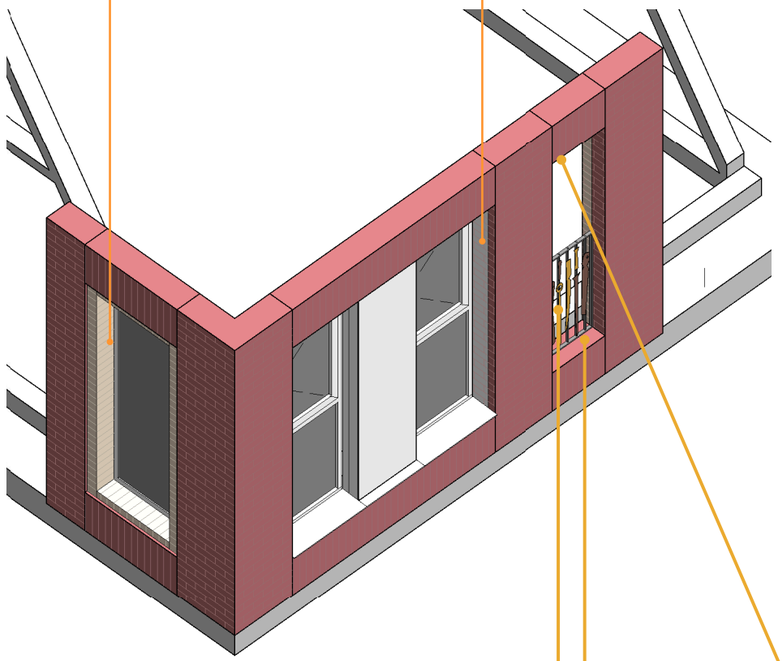
MASTIC AT CORNERS

TO AVOID MASTIC JOINTS SPILLING INTO THF MORTAR RECESS, THE JOINT WILL BE SET FURTHER BACK MINIMISING THE VISUAL IMPACT. A SMALL SECTION OF THE REMEDIAL WORK HAS BEEN BUILT AFTER THE REVIEW WITH MCC TO DEMONSTRATE THE ACHIEVED VISUAL APPEARANCE.

Mastic spilling



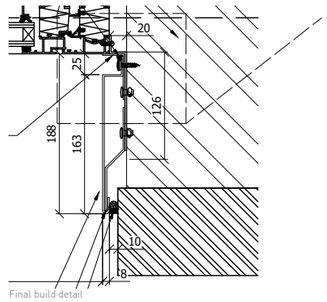
Proposed mastic installation (bottom section)



WINDOW JAMB DETAIL

Mastic as built on VMU

THE VMU FLASHING WERE BUILT TIGHT AGAINST THE BRICKWORK NOT ALLOWING ENOUGH SPACE FOR JOINT RECESS.



Final build detail

IN THE FINAL BUILT THE FLASHING WILL BE OFFSET BY 10MM OFF THE FACE OF THE BRICK TO ALLOW THE MASTIC JOINT TO BE RECESSED AND CONCEALED WITHIN THE GAP.

BALUSTRADE

THE VMU BALUSTRADE WAS FINISHED IN BLACK PPC TO VISUALLY SET BACK THE SUPPORTS FROM THE DECORATIVE PATTERN AS PER THE ORIGINAL DESIGN INTENT.

A BLACK FINISH WILL BE APPLIED TO THE STAINLESS STEEL NUTS TO VISUALLY CONCEAL THE FIXINGS.

Balustrade Fixings

Black steel burnish finish to conceal the fixings.

BALCONY

Balcony Edge Flashing

Anodised Aluminium
Unatex 2147

Balcony Decking

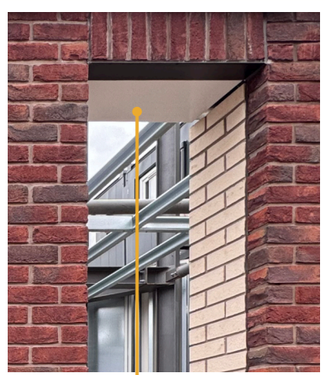
Aluminium Decking
RAL 8019

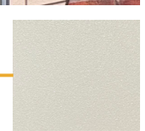
THE BALCONY EDGE FLASHING WAS FINISHED WITH BLACK PPC, MATCHING THE BALUSTRADE. IN THE FINAL BUILD THE FLASHING WILL BE ANODISED, MATCHING THE FINISH OF THE SILL.

A RANGE OF BALCONY DECKING FINISHES WAS PRESENTED AT THE REVIEW. ALUMINIUM DECKING IN RAL 8019 WILL BE INSTALLED IN THE FINAL BUILD TO MATCH THE COLOUR PALETTE OF THE RED/ BROWN BRICK AND ALUMINIUM ELEMENTS.

BALCONY SOFFIT

THE BALCONY SOFFIT WAS CONSTRUCTED FROM AN ALUMINIUM FLASHING FINISHED IN WHITE PPC. IN THE FINAL BUILD THE ALUMINIUM FLASHING WILL RECEIVE AN INTERPON D2525 BLANC Y2349F PPC FINISH TO COMPLEMENT THE COLOUR OF THE WHITE BRICK WITHIN THE BALCONY REVEAL.





Balcony soffit PPC

Interpon D2525
Blanc Y2349F

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