

The Fairfax Portugal Street East

Condition 3B: Sample Panels
September 2024
Issue No. 01

DAY

DAY

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1 OVERVIEW

This document sets out the information proposed for Part (b) of Condition 3, in relation to planning permission 121099/FO/2018.

Part (a) of Condition 3 approved under application CDN/22/0882.

Part (b) of the planning condition states:

The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

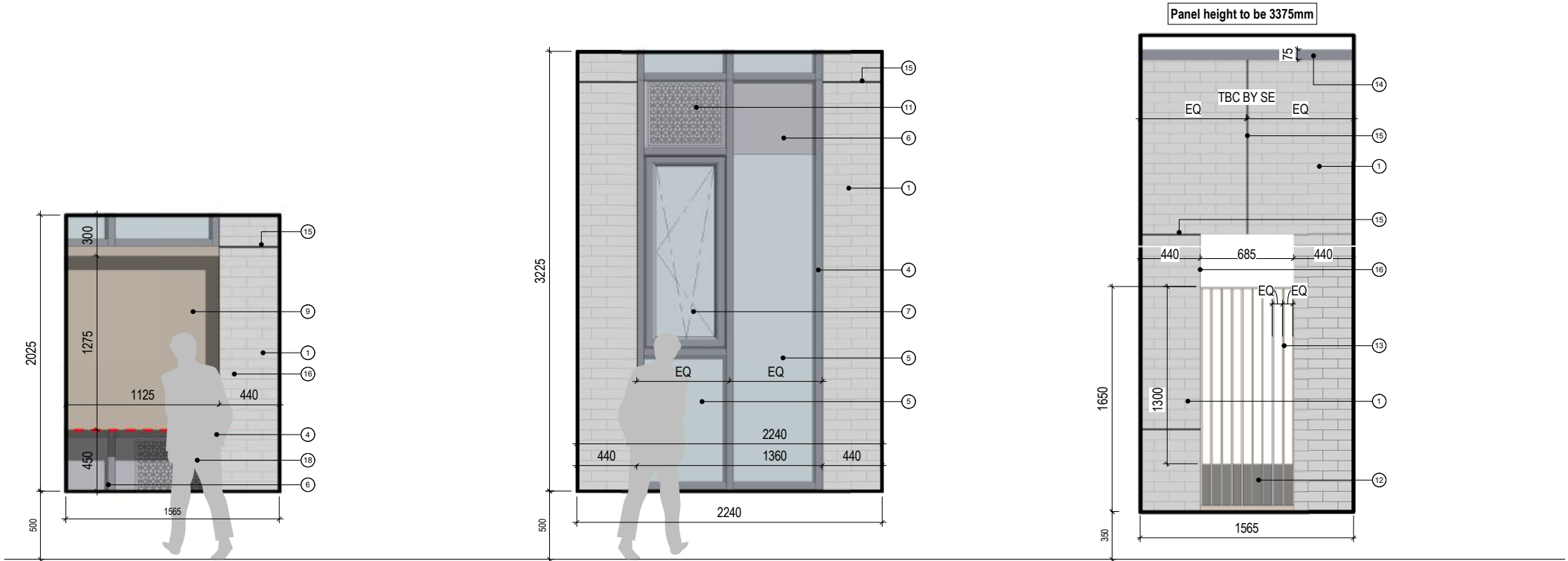
This document follows on from and aligns with the information approved under application CDN/22/0882, and includes photographs of the built sample panels on site, along with a record of site meetings and discussions with the LPA.



Planning design by JMA

2 PROPOSED SAMPLE PANELS

Approved under application CDN/22/0882



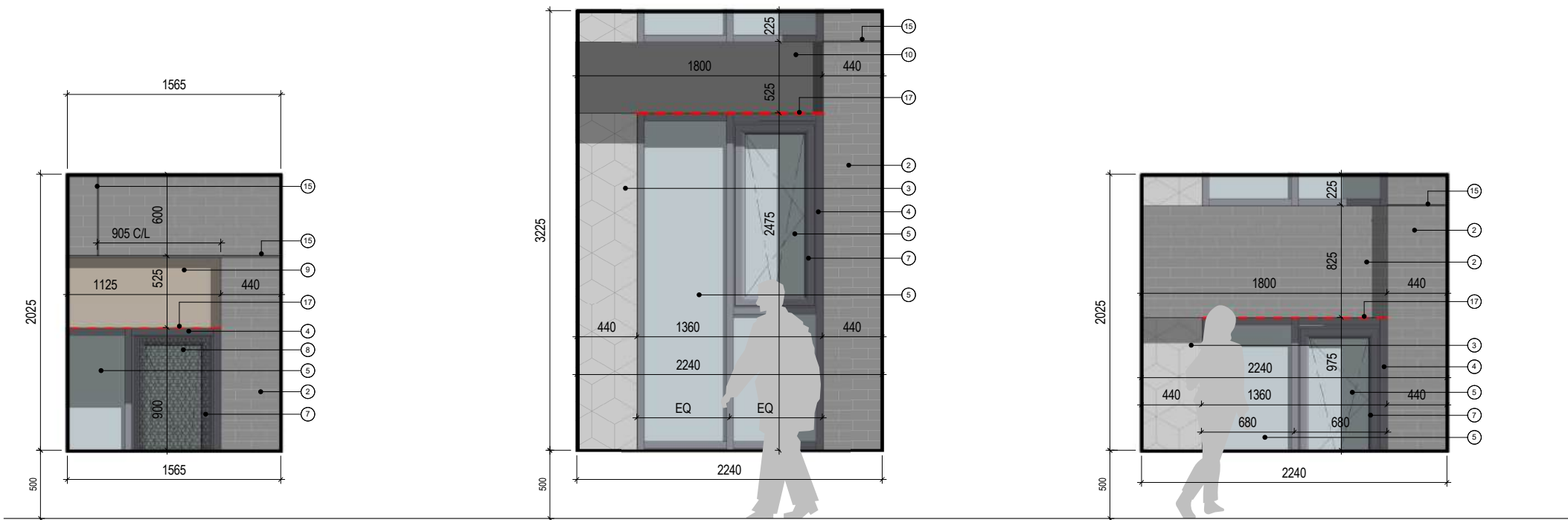
Block 01 Sample Panel 01
Levels G-02
Elevations East & West

Block 01 Sample Panel 02
Levels 03-28
Elevations North, East, South & West

Block 01 Sample Panel 03
Level 29
Elevations North, East, South & West

Materials Key

1. Light grey clay brick slip. Aliva 22mm clay brick slip. Ref: bespoke handmade white grey.
2. Mid grey clay brick slip. Aliva 22mm clay brick slip. Ref: bespoke handmade grey.
3. Mixed grey coloured glazed clay geometric tiles. Ceramica Cumella mixed grey glazed clay geometric tiles supplied by Aliva. Ref: M-118; M-118-2; M-118-3.
4. Silver coloured anodised aluminium capped curtain walling. Ref: 100A Natural anodised. Internal finish to be PPC in white.
5. Clear glazing.
6. Dark grey back painted glass spandrel. Ref: graphite grey.
7. Opening window vent. To match curtain walling finish.
8. Decorative full height anodised aluminium hex tray panel glazed into curtain walling with finish to match curtain walling finish. To have full height opening window vent to rear with finish to match curtain walling finish.
9. Bronze coloured anodised aluminium panel / cladding. Ref: Anolok 543 (Anolok Bronze collection).
10. Dark grey coloured anodised aluminium panel / cladding. Ref: Anolok 54B (Anolok Bronze collection).
11. Anodised decorative hex tray panel to match window colour (ref: 100A Natural) with concealed PPC matt black coloured aluminium slotted vent panel to rear.
12. Dark grey coloured anodised aluminium flashing. Ref: Anolok 54B (Anolok Bronze collection).
13. Bronze coloured anodised aluminium metal flat plate balustrade. Ref: Anolok 543 (Anolok Bronze collection).
14. Dark grey anodised aluminium metal parapet capping. Ref: Anolok 54B (Anolok Bronze collection).
15. Movement joint in brickwork. Soft joint colour matched to mortar joints. Size of joint TBC by Structural Engineer. Vertical joint locations are indicative only to show design intent on the sample panels and not reflective of true setting out.
16. Brickwork return; demonstrates full corner brick pier geometry.
17. Indicates location of soffit ventilation intake / extract detail for MVHR system. For cladding areas, soffit panel to have integral slots. For brickwork areas, soffit to have colour matched aluminium grill / air brick integrated into brickwork. Size shown indicative only; subject to further detailed design.
18. Decorative full height anodised aluminium hex tray panel glazed into curtain walling with finish to match curtain walling finish. To have opening window vent with finish to match curtain walling finish and dark grey coloured PPC aluminium slotted vent panel to rear.



Sample Panel 04
Block 02
Levels G-02
Elevations East & West

Sample Panel 05
Block 02
Levels 03-22
Elevations North, East, South & West

Sample Panel 06
Block 02
Level 3-22
Elevations North, East, South & West

3 BUILT SAMPLE PANELS



BLOCK 01 - SAMPLE PANEL 01



BLOCK 01 - SAMPLE PANEL 02



BLOCK 01 - SAMPLE PANEL 03



BLOCK 02 - SAMPLE PANEL 04



BLOCK 02 - SAMPLE PANEL 05



BLOCK 02 - SAMPLE PANEL 06

4 RECORD OF SITE MEETINGS & DISCUSSIONS

Site Meeting 01:

26th June 2024

Attendance:

Dave Roscoe & Angela Leckie – MCC
Matthew Hayward – JMA
John Marshall – RGG
Matt Grindey – DAY

General comments:

- No adverse comments on proposed materials and colours (see notes on bronze and window caps).
- Cladding to have concealed fixings.
- Mastix joints – ensure installation isn’t bleeding into the brickwork, and any joints are clean and tidy.
- Mastix colours acceptable.
- All bronze elements to be Anolok 541 (currently installed as 543).
- Positive feedback on the hex tray vent detail.
- Drainage caps to windows to be colour matched to window frame (currently black). Options to be reviewed with installer.

In addition to the general comments, please see comments below on the individual panels.

Sample panel 01:

- Curtain walling base and sill detail to be amended. Installed sample detail differs to design details.

Sample panel 02:

- Refer to general comments.

Sample panel 03:

- Parapet capping to be bronze.
- Welds to balustrade should be ground down & avoid the front face welds.

Sample panel 04:

- Refer to general comments.

Sample panel 05:

- Charcoal panel to be cleaned up.
- Workmanship on tiled bay to be improved. Concerns over control and consistency of joints and alignment.
 - Curtain walling trim to tiles to be increased in length to provide more tolerance for installation of mastic seal. Joint to be consistent width.
 - Can edge bead be used either side of tiled bay to give something to work to?
 - Review feasibility of providing factory made panels.
- Can tiles be supplied without rounded edge for sample panels? If not viable, confirmation to be provided to MCC prior to next review.

Sample panel 06:

- Comments on tiled bay as per sample panel 05.
- Metal vent piece to be installed to brickwork soffit.

Post-meeting note:

Due to the long lead-in time on the ceramic tiles, it was agreed to replace the ceramic till installation on one of the (two) panels only.

Site Meeting 02:

7th August 2024

Attendance:

Angela Leckie – MCC
John Marshall & Chris Broadhead – RGG
Matt Grindey – DAY

Sample panels were agreed in principle inclusive of the points below and subject to agreeing the fixing detail for the cladding panels.

General comments:

- For Block 01, all mastic joints are to be the lighter colour presented. This is the mastic used on the right-hand side of Panel 02.
- All fixings for the balustrade are to be colour matched (Anolok 541).
- Colour matched window caps acceptable in new colour as shown in photos.
- The tile installation to be as per the new detail presented on Panel 06 – photo of area below.

We discussed the proposals for fixing the cladding panels. It was agreed we would follow up under separate cover to provide a more technical overview of the options available and the pros and cons of each option, to enable the fixing detail to be agreed. Since the meeting this morning, we have commenced discussions with the specialist and will follow up once we’ve had opportunity to review further (we are also looking at a further option of a fixing with a flat surface).

MCC confirmed by return the sample panels are approved in principle with the fixing detail for the cladding panels to be agreed.

4 RECORD OF SITE MEETINGS & DISCUSSIONS

DAY Email on options for fixing cladding:
16th August 2024

Email discussion between MCC and DAY on the proposed cladding fixings.

The two options discussed were are an exposed fixing (within the recess) or concealing the fixings using a mastic applied over the top. As requested, some points of consideration were outlined for each option. DAY outlined the use of cladding is limited on the project and will be installed higher on the building than currently installed on the sample panels and will therefore reduce the actual visibility of the fixing zone when viewed on the completed building.

Option 1 – applied mastic:

- Conceals the fixings.
- Mastic joint would be in the region of 25-30mm, which is a considerable joint to apply mastic. Quality control.
- We believe it detracts from the overall design quality of the metal to brick interface and waters down the sharp lines between the materials.
- Concerns that over time, given the size of the joint the mastic could:
 - deform and contract and look unsightly.
 - collect dirt and be hard to clean.
- We don’t believe the mastic would be required for the dark panels at level 5 upwards given the current fixings aren’t visible.

Option 2 – exposed fixings:

- Fixings would be exposed. To be colour matched to the panel.
- 4No. fixings total per panel with 2No. either side. To be in the recessed joint.
- More robust than a mastic solution.
- Recessed joint looks more intentional and considered and maintains sharper lines.
- There are two options available for the fixings:-
 - Option 2A is a screw type fixing, with visible head pattern. This is what was installed on the sample panels.
 - Option 2B is a hex head type fixing with a washer. The washer is required for anti-vibration and is a requirement with this fixing type. This fixing is slightly bigger but looks more intentional than option 2A. To be colour matched to the panel.

MCC response:
20th August 2024

MCC noted one option discussed on site was having a metal strip over the fixing area which could be fixed over the top and bottom of the panel but this does not appear to have been considered further. Can this also be looked at.

MCC requested a drawn detail of the Option 2 A and 2B fixing to compare and could these be countersunk so that they are flush with the panels.

MCC noted it is unusual for them to be presented with a design solution which has visible fixings. MCC requested confirmation what it is about the design that has resulted in this being required rather than use of concealed fixing

DAY Email on options for fixing cladding:
22nd August 2024

Email discussion between MCC and DAY on the proposed cladding fixings.

DAY provided typical details showing an option for a metal cover strip to conceal the fixings. The cover strip would be anodised and coloured to match the panel.

The cover strip would match the profile of the perimeter shadow gap / recessed joint (visible on the second image below) and fix over the front and the underside to conceal the fixings in the front face. There would be a mechanical fix to the underside in the gap to securely fix the cover strip in place. There would then be a small mastic joint between the cover strip and the brickwork.

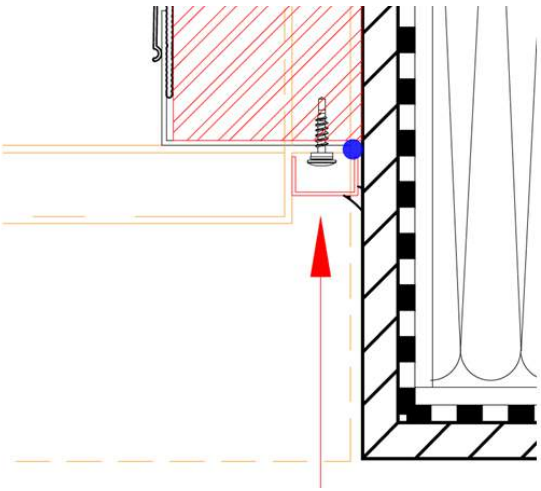
DAY proposed to use this detail for the bronze panels and retain the current detail (as per sample panels presented to MCC 26th June 2024) to the dark panels.

MCC response:
28th August 2024

MCC requested omission of the visible mastic joint from the face of the cover strip.

DAY response:
28th August 2024

DAY confirmed the mastic joint can be omitted from the outside face, with just the cover strip visible. Small mastic joint to be included prior to the installation of the cover strip - shown in blue on the sketch below - which wouldn’t be visible externally.



MCC response:
29th August 2024

MCC confirmed acceptance of the cover strip solution with the mastic as noted on 28th August 2024. MCC confirmed the strip will have to be on both shades of panels.

5 PROPOSED CLADDING DETAILS - 541 BRONZE CLADDING AREAS

Proposed cladding details - to all 541 bronze cladding areas:
Concealed screw fixing detail to the front face using colour matched screw cover strips. To be installed to both sides. To have 2No. mechanical fixings per cover strip installed to the underside. Refer to images 01, 02 and 03.

Image 01 - typical plan detail - 541 bronze cladding

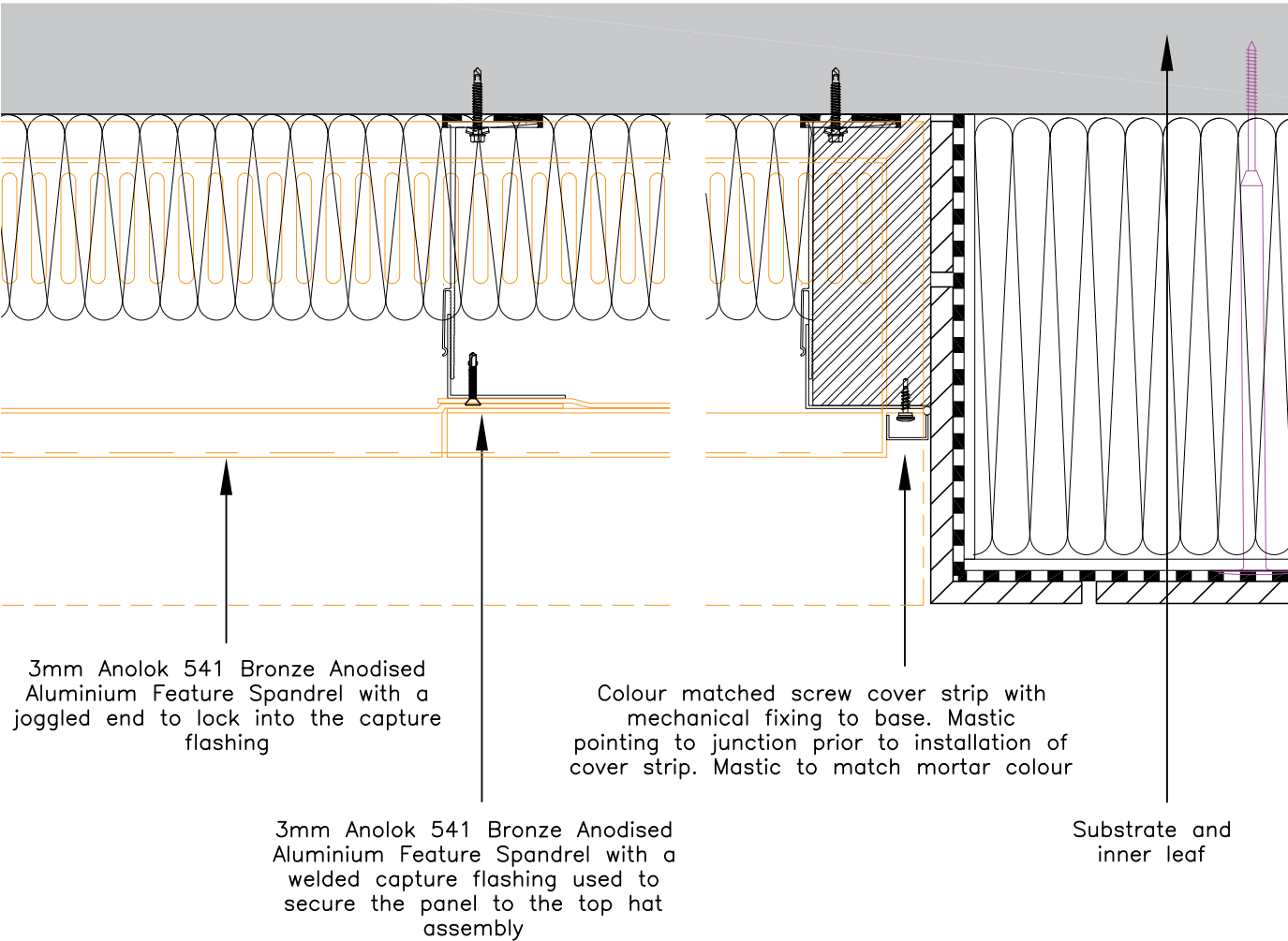


Image 03 - typical 3D detail - 541 bronze cladding

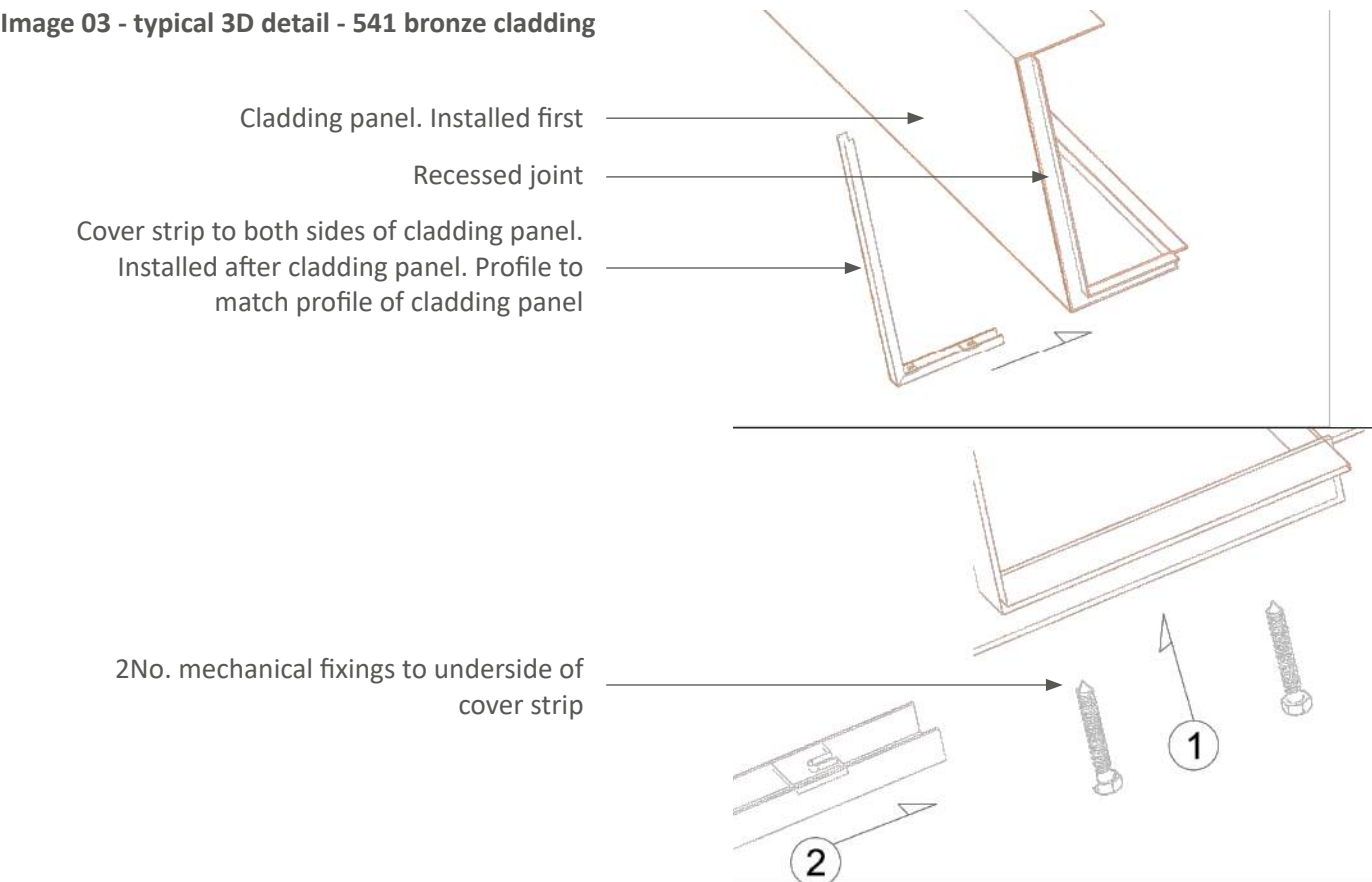
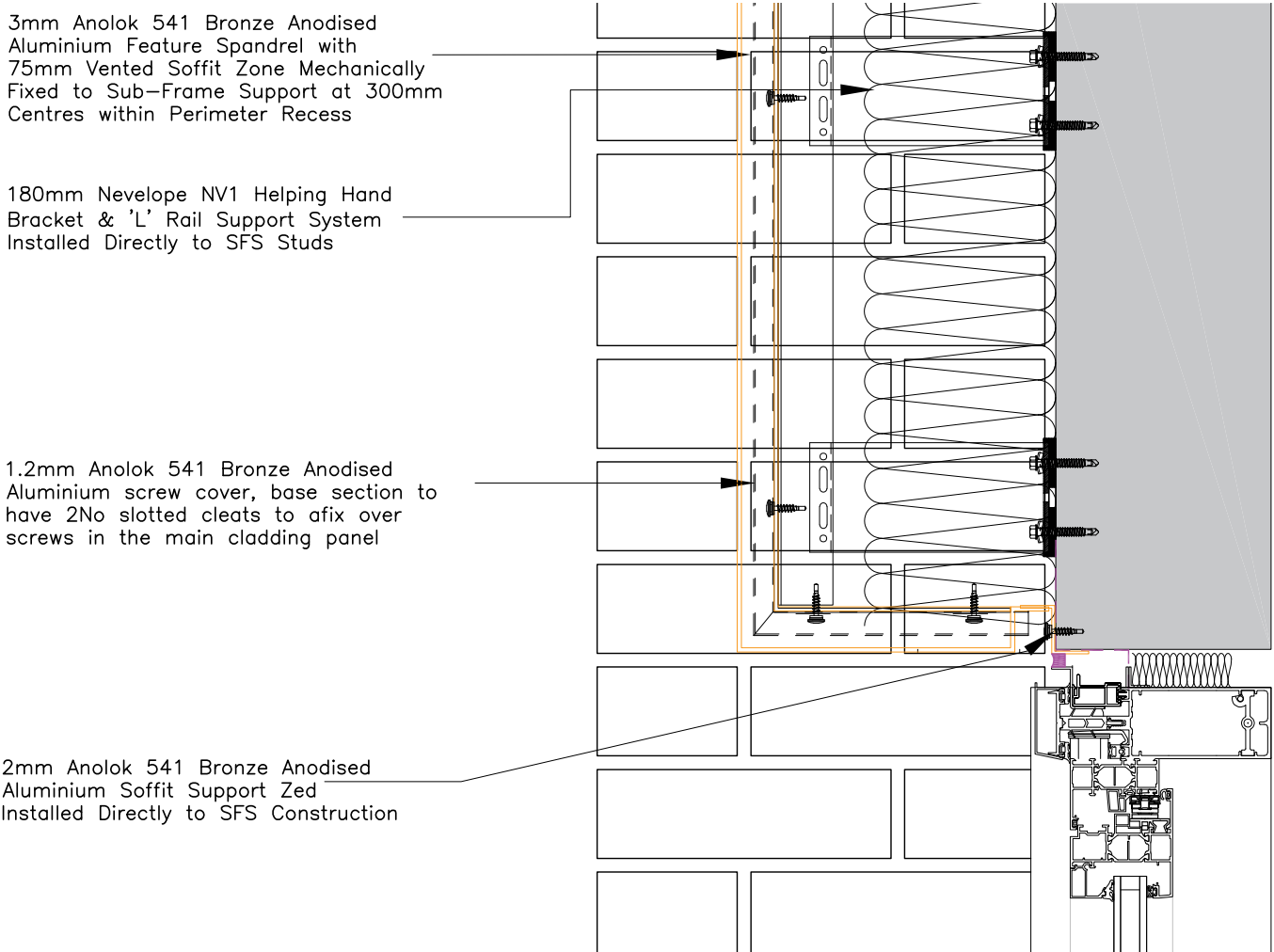


Image 02 - typical section detail - 541 bronze cladding



5 PROPOSED CLADDING DETAILS - 54B

CHARCOAL CLADDING AREAS

Proposed cladding details - to all 54B charcoal cladding areas:
Exposed screw fixing detail. To have 2No. mechanical fixings to both sides of the cladding panel. As presented on built sample panels. Refer to images 04 and 05.

Image 04 - typical plan detail - 54B charcoal cladding

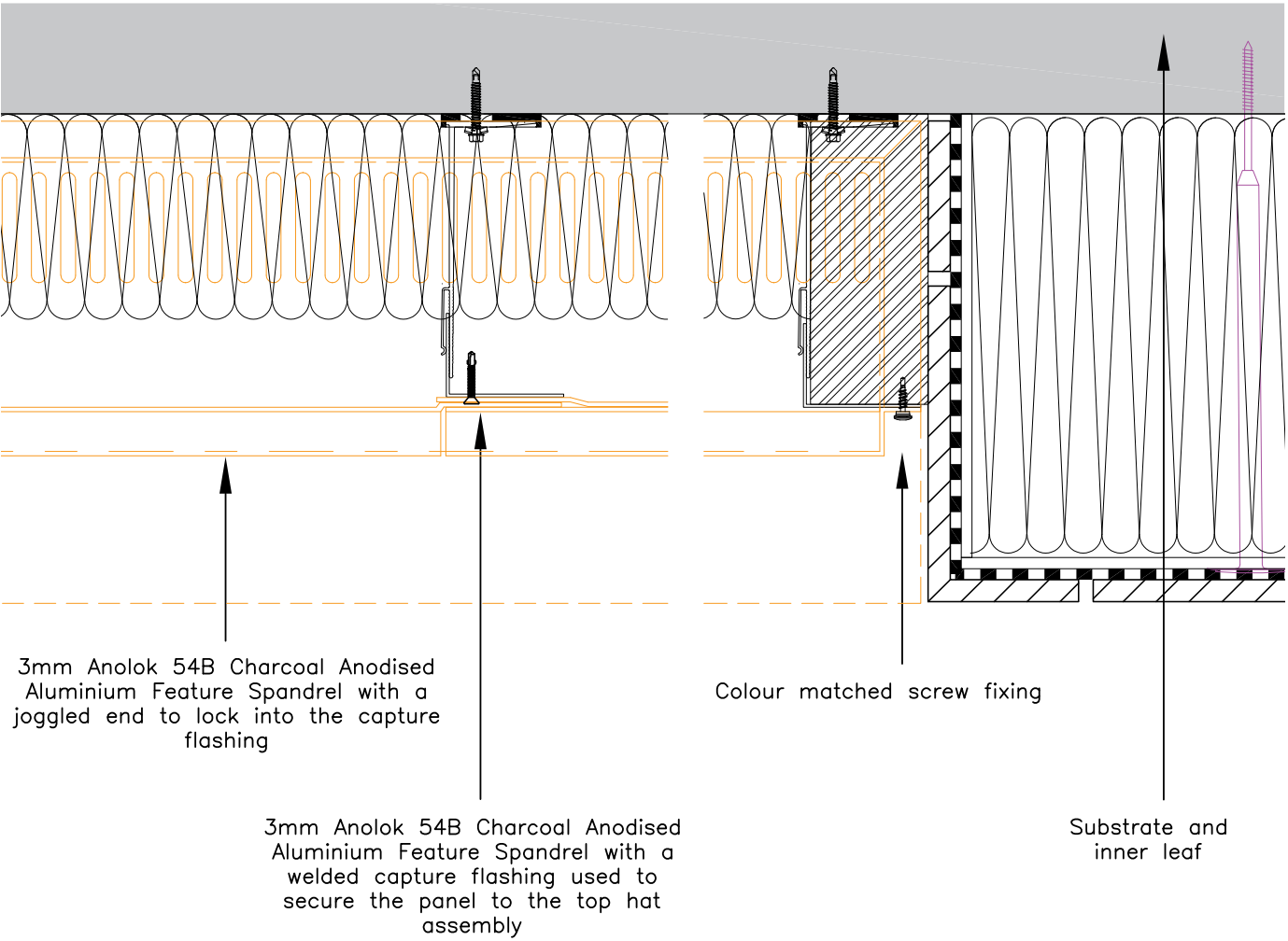
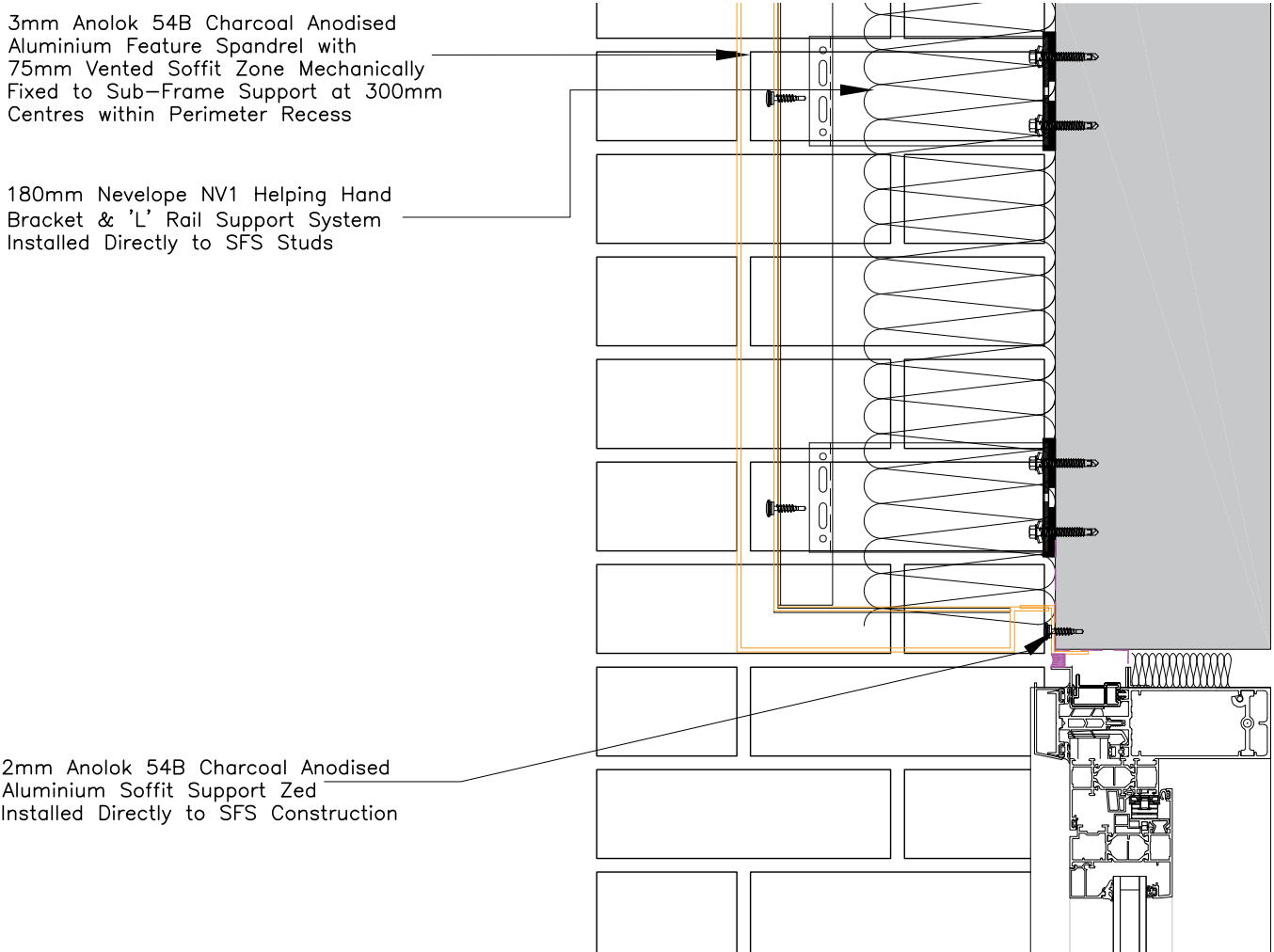


Image 05 - typical section detail - 54B charcoal cladding



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