



Port Street

Project Quality Strategy – Façade

Revision 0.2

1 Port Street, Manchester, M1 2EG

**Renaker Build Limited
NQ Building
47 Bengal Street
Ancoats
Manchester M4 6BB**

Reference	TEM-QM-12	Project Quality Strategy – Façade Port Street	RENAKER
Author	SG		
Revision	0.2		

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Revision Information

Current version approved by

Name	Title	Date
Ben Cullen	Project Manager	24/08/2024
Rob Colville	Head of Sustainability, Quality & Environment	Click or tap to enter a date.

Revision History

Date revised	Reason	Key changes
18/10/2023	Draft for Comment	Full Document
24/08/2024	Updated comments/appointments.	Click or tap here to enter text.
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Click or tap to enter a date.	Click or tap here to enter text.	Click or tap here to enter text.
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1.0 Introduction

The purpose of this document is to set out the quality control strategy and procedure for the selection, design, manufacture, delivery, and installation of the building Façade.

The curtain walling is unitised glass and stick system facet on the 31-story residential tower as shown in General Arrangement Drawing (See Appendix 1 – Reference documents) and the curtain walling is Stick glass and brickwork with punch hole windows which have a cladded reveals on the low-rise podium block of varying levels (6, 8 and 9 storeys) as shown in General Arrangement Drawing (See Appendix 1 – Reference documents).

2.0 Subcontractor Selection and Management

The selection of satisfactory subcontractor(s) is paramount to achieving the required quality on the project.

Therefore, there are several factors applied to identify suitable subcontractor(s) such as:

1. Financial strength to sustain the required cash flow
2. Quality management system
3. Standard of workmanship
4. Competency and experience of employees
5. Number of relevant projects completed
6. Adherence to programme / on-time delivery
7. Sufficiency of resources
8. Provision of safety information & performance
9. Costing
10. Past relationships
11. Current and projected workload
12. Reputation

3.0 Roles & Responsibilities

The Design and Construction team members all have important roles and responsibilities in managing the quality of the facade materials and installation for the project.

Interested Parties in the Façade design and construction are as follows:

- Architect(s) – SHP
- Construction Management – Renaker Build Ltd.
- Façade Contractor - Focchi Ltd. (Tower)
 - Glass & Framing Solutions Ltd. - GFS (Podium Buildings)
 - McCorry Brickwork (Podium Buildings)
 - Axis – Aluminium flashings (Podium Buildings)
 - Morgan Brothers - metal balustrade (Podium Buildings)
- Façade Consultant – WSP
- Acoustic Consultant - Fisher

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4.0 Interface Management

4.1 Design Approach

See Doc. Ref. No.: [10376-SHP-RP-FBP_01](#)

4.1.1 Facade materiality – Tower

The elevations of the podium have been carefully considered to respond to the immediate surrounding context of historic mills plus emerging new developments, responding to more traditional construction techniques and detailing.

The tower element acts as a local landmark element and employs modern materials. The appearance strategy links the entire site through the materials used and the colour palette chosen

North and East Elevations

The North and East elevations are flat and described the extruded square of the tower form. These elevations are composed as a vertical array of windows, solid panels and perforated purge ventilation panels, The orientation of these facades and their flat nature aim to obtain interesting sky reflections

The selected colour for the anodised aluminium is dark red/brown, providing a complementary colour to the lower podium brick.

South and West Elevations

The South and West elevations incorporate projecting fins into the composition, adding a layer of texture and shadow to be read from the city. Being south facing facades they will obtain crisper shadows and help with the solar gain within the rooms The selected colour for the anodised aluminium is dark red/brown, providing a complementary colour to the lower podium brick

4.1.2 Facade materiality – Podium

The podium facade is designed with a combination of brick and aluminium. This responds to the immediate context whilst linking the podium with the tower. The colour palette chosen for the brick relates to the local red brick and terracotta traditionally used in the area.

The rhythm of windows and brick piers varies depending on what they face, changing gradually to respond to the different aspects of the context:

- Street façade 1500 mm grid
- Great Ancoats Street 3000mm grid
- Brownsfield Mills Block 2 storey grid

4.1.3 Facade materiality – Terrace, balconies, and loggia

These elements of the design are emphasized in the composition with the use of a white/light cream brick, which is traditionally used in Victorian buildings for the back facades and courtyards.

- Podium blocks corner articulation
- Podium blocks roofs
- Internal courtyard Circulation loggia

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Brickwork Interface Details are given in Doc. Ref. No.: [Z2-SHP-G251-DE_Combined](#)

4.2 Façade mock-up for construction

There is a requirement for the Façade to have a full-size on-site mock-up after selection to demonstrate compliance with the specification, to allow review of the appearance, and for testing to be carried out prior to the commencement of construction on the project.

Samples include sections of cladding, window assemblies, brickwork & masonry.

The benefits of requiring samples or mock-ups include:

- Potential issues and causes of failures can be taken into consideration and mitigated against.
- Help test the way installed materials interact.
- Provide assurance that the specified materials will look and function as required under a variety of conditions
- They can help understand the boundaries between trades.
- They can help improve installation techniques prior to actual work beginning.
- They can be useful obtaining approval from stakeholders who may find it difficult to understand drawings and specifications

The benefits of the site-built mock-ups are that the installation can take place under the actual conditions that the actual structure will be exposed to, no travel costs to the manufacturer, and there are likely to be fewer time constraints.

The project documents and specifications include the precise requirements and procedures. The procedures should cover the specific qualifications for acceptance and any requirement for witnesses to attend, such as designers or the client. This allows for the cost of the mock-up to be included as part of the original bid.

Once the supply contract has been let, comments on samples and mock-ups can only be made in relation to what is allowed by the contract. Comments that amount to a change in requirements would have to be consented to by the supplier and may result in an adjustment to the contract sum and a claim for extension of time.

Samples, are given in Doc. Ref No.: [Z0-SHP-A-180-RP-XX-001](#)

4.3 Acoustic Reports and U Values

The Acoustic reports for both External and Internal will be carried out by the Acoustic Consultant - Fisher

See Doc Ref. No.: [Z0-FAC-A180-Sp-XX-001](#)

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5.0 Project Quality Management

5.1 Supplied Product

Procedures are in place to ensure products supplied to Renaker Build Ltd., are manufactured in accordance with standard requirements. Façade suppliers and installers Focchi & GFS's documented Quality Management Systems are certified by DNV and TUV Nord respectively and operated in accordance with the requirements of [ISO 9001: 2015](#).

Focchi and GFS have manufacturing factory Non-Conformance Report (NCR) Procedures and Corrective and Preventive Action (CAPA) procedures to ensure the Quality of the supplied Façade products.

See Doc Ref. No.: [FLTD-QUA-PLN-001](#)

Appendix 3 – Examples of Certification Schemes covering construction materials

5.2 Transportation, Deliveries & Installation

5.2.1 Transportation & Deliveries

There is risk of damage during transportation if the panels are not adequately protected.

Focchi and GFS's delivery trailers are specially designed for the transportation of their unitised panels etc. The panels are held in place using hydraulic rams, with foam protection between the rams and the panels.

For photos of typical transport and installation methods, see Doc Ref. No.: [Z0-FOC-C505-RAM-XX-004](#) & [Z0-GFS-C505-RAM-XX-001](#)

5.2.2 Installation

Once on-site, the unitised panels are lifted into position using a specialist lift system for Focchi (Tower) or using the site tower crane. Lifting points are cast into the top of the panels, removing the need to sling or chain around the panels. GFS (Podiums) will install windows and glazing by hand.

The panels are delivered just in time (JIT), removing the need to store on-site for any significant period and be exposed to potential damage. The panels are lifted into position on the façade and bolted back to the retention brackets secured into the Channels cast in the concrete structure.

5.3 Site Installation

5.3.1 Inspection & Test Plans (ITPs)

An Inspection & Test Plan (ITP) is a document that describes the plan for managing the quality control and assurance of a particular element of the construction works providing information on the following:

- the requirements,
- an overview of the method(s) to be used,
- responsibilities of all relevant parties, and
- documented evidence to be provided to verify compliance.

ITPs are detailed within the subsidiary Envelope (2) Quality Plan.

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5.3.2 Snagmaster QA Checklists

Snagmaster (SM) is RBLs online portal for storing information on defects, checklists, forms and permits ascertaining to the QC & QA of the project.

The personalised, interactive, and secure dashboard provides views for main contractor, sub-contractor, and client users to ensure everyone has the access they require. In addition, the Snagmaster Business Dashboard available on the RBL HIVE.

Data can be displayed as tables or graphs and filtered, ordered, and downloaded in a variety of useful .pdf layouts, or exported to Excel for further analysis. It can also produce and export activity reports, tracker views, plan views, sub-contractor worksheets and room sheets.

Snagmaster improves project productivity and quality by securely managing site data in a single project portal.

The Snagmaster layout / contents are supported by [GN-QM-01 – Snagmaster Guidance Document](#)

Further information for training sub-contractors in the use of Snagmaster is available in [GN-QM-05 – Snagmaster sub-contractor Training](#) documents.

5.3.3 Non-conformance Reporting (NCR)

A Non-conformance report (NCR) is where there is a specification deviation or work that fails to meet quality standards. The report is used for the quality control process, in which it details the problem, how it occurred, and how to prevent it from happening again.

Non-conformance reports (NCR) shall be recorded on the RBL HIVE system under the following:

- [PRO-QM-03 - Non-Conformance Reporting \(NCR\) Procedure](#)

5.3.4 Sub-contractor Non-conformance Reporting (NCR)

Sub-contractor(s) supplying or working on behalf of RBL are expected to report to the project team where any non-conformance has been identified within their scope of work.

5.3.5 Snagging

A Snag is a minor defect which can be easily corrected without the need for redesign, significant cost and/or involvement of the wider project team.

Snags are identified and raised by both RBL and authorised third parties (e.g., Clients) in Snagmaster. These are then transmitted to the relevant sub-contractor for repair and then closed (or rejected) by RBL. Where snags are raised by third parties, they will be invited to sign off their snags once RBL has first closed them.

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5.4 Completion and Handover

Prior to an apartment being considered complete and ready for handover, all relevant checklist shall be closed and all snags resolved. Where there is an external client or institutional purchaser, further inspection and or snagging may be required before the apartment is considered complete.

Prior to a building or wider development being considered complete ready for handover, all quality records for the area in question, shall also be fully completed.

5.5 Report & Review

To maintain the effectiveness of the QMS and QPs, regular review sessions shall be held at a frequency not less than monthly with the Quality Manager with topics including but not limited to:

- Effectiveness and timeliness of NCR close out,
- Robustness of ASITE workflows and operation,
- Review of sample checks and audits (Including close outs of CAPA),
- Review of Snagmaster performance,
- Review of sub-contractor specific quality issues,
- Close out of quality checklists,
- Review of relevance and implementation of QPs,
- Review of externally required Quality Reporting.

6.0 Standards & Tolerances

The precast cladding panels are manufactured and installed as per tolerances set out in BS 8297 & BS 5606 which can vary the gap between panels from the desired 20mm.

Typical manufacturing tolerances for individual pieces are as follows:

- Length / height up to +/- 5mm
- Thickness +/- 3mm
- Bow up to +/- 6mm
- Square 3mm per 2m length, max. 9mm
- Twist up to +/- 6mm

Typical erection tolerances for individual pieces are as follows;

- Space between elements up to 7m apart: At floor - +/- 15mm: At soffit +/- 18mm
- Verticality up to 3m – 11mm
- Position on plan - +/- 14mm
- Straightness in 5m - +/- 6mm

This is minimised and 'evened out' on site during installation wherever possible but there will be a degree of tolerance with the spacing of the concrete panels.

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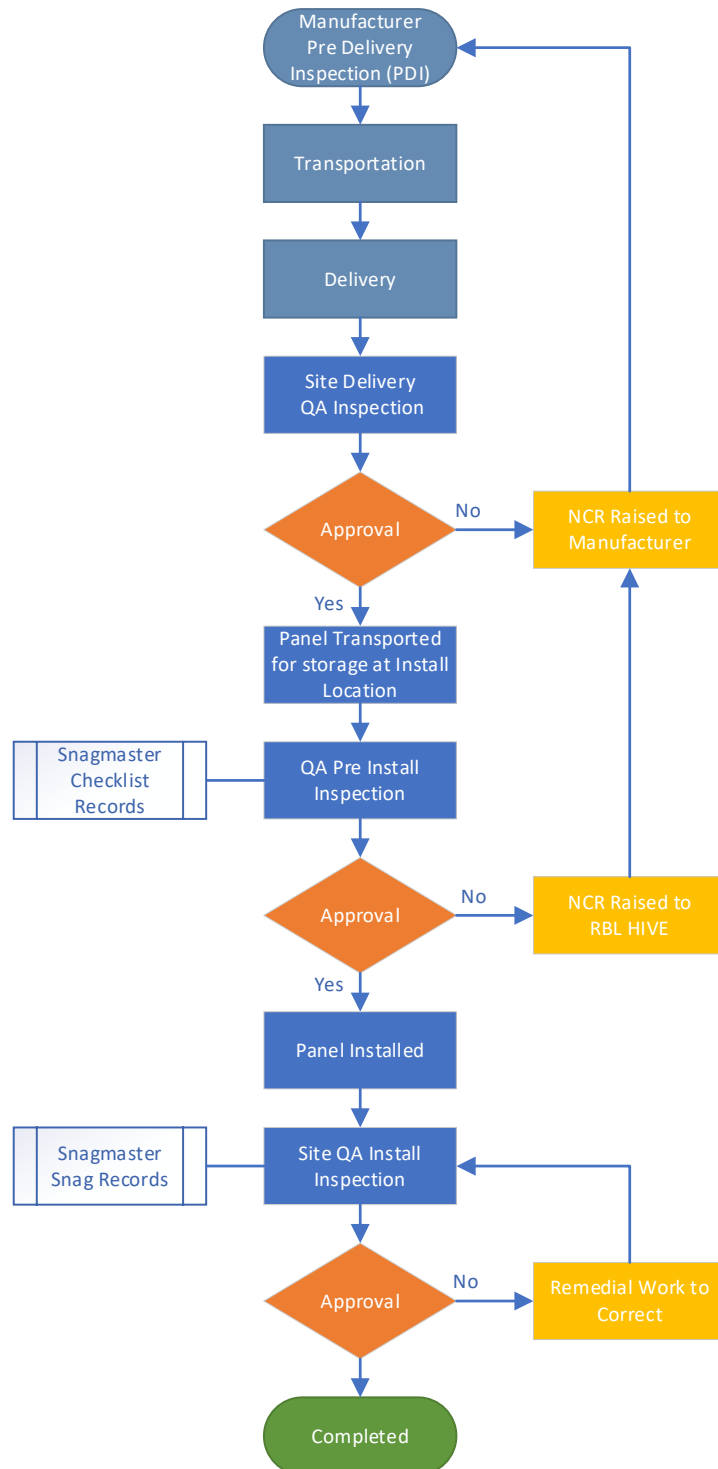
7.0 Remedial Works

Whenever there is damage to a unitised panel the below process is followed:

- Site Engineer will issue an NCR, copies of work to be carried out will be circulated to all relevant persons including the finishing dept.
- Replacement unitised panels will be ordered if not stocked through purchasing.
- Defective, cracked or marked unitised panels will be marked with an "X" on the label and affected

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8.0 Site Inspection & Test Flow Chart



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Appendix 1 – Reference Documents

Tower Block (Z1) - Focchi

Z1-FOC-G251-EL-XX-101 - General Arrangement Facet 1

Z1-FOC-G251-EL-XX-102 - General Arrangement Facet 2

Z1-FOC-G251-EL-XX-103 - General Arrangement Facet 3

Z1-FOC-G251-EL-XX-104 - General Arrangement Facet 4

Z1-FOC-G251-Sk-XX-022 - Interface Between Tower and Brickwork North Elevation (Facet 5)

Z1-FOC-G251-Sk-XX-021 - Interface Between Tower and Brickwork North Elevation (Facet 6)

Podium Blocks (Z2) - GFS

Z2-SHP-G251-El-XX-F11 - Z2 Podium - Facet Elevations Facets X1 and X2

Z2-SHP-N320-El-XX-F01 - Z2 Podium - Facet Elevations Facets 01 and 02

Z2-SHP-G321-Sc-XX-002 - Z2 Podium - Window Facet Elevations Facets 01 and 02

Z2-SHP-G321-El-XX-F02 - Z2 Podium - Window Facet Elevations Facets 03, 05 and 06

Z2-SHP-G321-El-XX-F03 - Z2 Podium - Window Facet Elevations Facets 08 and 09

Z2-SHP-G321-El-XX-F04 - Z2 Podium - Window Facet Elevations Facets 12 and 13

Z2-SHP-G321-El-XX-F05 - Z2 Podium - Window Facet Elevations Facets 15, 16, and 17

Z2-SHP-G321-El-XX-F06 - Z2 Podium - Window Facet Elevations Facets X1 and X2

Z2-SHP-N320-El-XX-F02 - Z2 Podium - Fire Strategy Facets 03 and 04

Z2-SHP-N320-El-XX-F03 - Z2 Podium - Fire Strategy Facets 05, 06 and 07

Z2-SHP-N320-El-XX-F04 - Z2 Podium - Fire Strategy Facets 08 and 09

Z2-SHP-N320-El-XX-F05 - Z2 Podium - Fire Strategy Facets 12 and 13

Z2-SHP-N320-El-XX-F06 - Z2 Podium - Fire Strategy Facet 16

Z2-SHP-G321-El-XX-F06 - Z2 Podium - Window Facet Elevations Facets X1 and X2

Z2-SHP-G321-Sc-01-001 - Z2 Podium - Window Schedule Apartment External Windows Level 01

Z2-SHP-G321-Sc-02-001 - Z2 Podium - Window Schedule Apartment External Windows Level 02

Z2-SHP-G321-Sc-03-001 - Z2 Podium - Window Schedule Apartment External Windows Level 03

Z2-SHP-G321-Sc-04-001 - Z2 Podium - Window Schedule Apartment External Windows Level 04

Z2-SHP-G321-Sc-05-001 - Z2 Podium - Window Schedule Apartment External Windows Level 05

Z2-SHP-G321-Sc-06-001 - Z2 Podium - Window Schedule Apartment External Windows Level 06

Z2-SHP-G321-Sc-07-001 - Z2 Podium - Window Schedule Apartment External Windows Level 07

Z2-SHP-G321-Sc-08-001 - Z2 Podium - Window Schedule Apartment External Windows Level 08

Z2-SHP-G321-Sc-XX-001 - Z2 Podium - Window Schedule Apartment External Windows Levels 09-10

Z2-SHP-G321-Sc-XX-002 - Z2 Podium - Window Schedule Communal Corridor External Windows Levels 01-06

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Z2-SHP-G321-Sc-XX-003 - Z2 Podium - Window Schedule Communal Corridor External Windows Levels 07-08

Z2-SHP-G321-Sc-XX-004 - Z2 Podium - Window Schedule Internal Windows Levels 01-08

Z2-SHP-G251-EL-XX-B003 - Z2 Podium - Brickwork Setting out Facet

Z2-SHP-G251-EL-XX-B004 - Z2 Podium - Brickwork Setting out Facet

Z2-SHP-G251-EL-XX-B008 - Z2 Podium - Brickwork Setting out Facet 16 and 17

Tower Block (Z1) - Focchi

Z1-FOC-G251-EL-XX-300 - Glass Replacement Strategy

Z1-FOC-G251-EL-XX-300 - DC993 and DC791 Sealant Technical Data Sheet

Z1-FOC-G251-Ca-XX-009 - Silicone Bite Calculation report

Z1-FOC-G251-MS-XX-P01 - Performance Mock-up 1:50 @A3 Method Statement (2 Sheets)

Z1-FOC-G251-RP-XX-006 - IN-OUT Acoustic Tests

Z1-FOC-G251-SC-XX-001 – Port Street Glass Schedule

Z1-FOC-G251-De-XX-000 - Port Street Material Key List

Fire Protection

Z1-FOC-G251-EL-XX-300 - Fire Resistance Performance of Siderise CW-FS120

Access

Z1-FOC-G251-De-XX-000 - Façade Access Strategy Report

Podium Blocks (Z2) - GFS

Z2-SHP-G251-De-XX-027 - Z2 Podium - Typical Section Details Brick to Window Head/Base Detail
Lintel support

Reference	TEM-TBC-01	Project Quality Strategy – Façade Port Street	RENAKER
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Appendix 2 - Interested Parties

The below table should be populated with any relevant interested parties, their needs and expectations (relevant to the envelope) and how these will be met.

Interested party	Needs and expectations	How these will be met
Architect(s) WSP	Meets with the Architectural / Clients Design Intent / Expectations.	Pre-Construction: Robust design approval process involving: Periodic DTM's. Formal Drawing Approval/Sign-off - Asite. Visual inspections/approval of physical samples including full size VMU/PMU. Review of performance data of products/systems to be used on the scheme to ensure compliance with specification and environmental expectations. Managing and Issuing of the O&M to the client including all commissioning, and on-site testing information to meet end user requirement.
Planner(s) MCC	Meets with MCC's aesthetic, and environmental expectations. A finished building that in keeping with the surrounding environment while also providing a practical and energy efficient living space for the Manchester Community.	Formal Review / Approving Of requested visual samples including full size VMU, followed by Formal Discharge of all products reviewed.
Building Control Officer (BCO) Sweco	Project compliant with Current Building Regulations.	Periodic site inspections, followed by the issuing of a formal report. Regular review of Site ITPs / Check Sheets. Formal sign-off of the building.
Client Select	Finished Construction Build is regulation compliant and meets aesthetic and performance expectations.	Innovative/Modern Design Achieving: <ul style="list-style-type: none"> • Aesthetic Excellence. (Zero Defects) Enhanced Performance: <ul style="list-style-type: none"> • Acoustically efficient. • Energy efficient. • Reduced emissions/carbon footprint.

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		<ul style="list-style-type: none"> EWS1 Sign-off to verify Firestopping meets or better fire legislation.
Construction RBL	Finished Construction Build Meets with the Aesthetic / Performance Expectations of Client is in keeping with the local environment and provides benefit to the local community.	Robust Quality Management System to be Implemented: <u>Pre – Construction:</u> <ul style="list-style-type: none"> DTM's/Formal Design Sign-off Asite. Sample Reviews Including Full Size Visual Mock Up Followed by Formal Sign-off. System Performance Testing (PMU). <u>Construction Phase:</u> <ul style="list-style-type: none"> Strategic hold points. Site ITP Quality Checks recorded on SM. Periodic Visual Inspections by 3rd party organisations (Fire Consultant/Façade Consultant/BCO/Clients COW etc.) Formal sign-off process to client. <u>Post Construction:</u> <ul style="list-style-type: none"> Detailed aftercare O&M Package provided.
Frame Project Manager Fearghal McKillop	Floor Plate Handover Frame – Façade. This is triggered by completion of Cast-in Channel Survey, Provision of Set Out Information, and floor plate clear of material.	Construction sequence and programming will ensure all works complete before handover to façade team.
Façade Contractor(s) - RBL Colin Pilkington (Tower) Colin Stuart (Podium)	Floor Plate Handover Frame – Façade. This is triggered by completion of Cast-in Channel Survey, Provision of Set Out Information, and floor plate clear of material.	Frame Team will informally advise Façade when floor plate is ready. Façade will then initiate formal Floor Handover Inspection and Sign-off to Façade Sub-contractor [Insert]. Recorded on SM.
Façade Consultant John Williams - WSP	Design Details/Quality of Materials/Installation all compliant with The Façade Performance Specification & ER's.	Periodic Site Visits (Quantity as identified within their order) with a Formal Report issued following each visit.
Fit Out Team Nick Sainthouse (Tower) Neil Jefferys (Podium)	Façade weathertight ahead of fit-out commencing.	Construction sequence and programming will ensure all works complete before handover to fit-out team

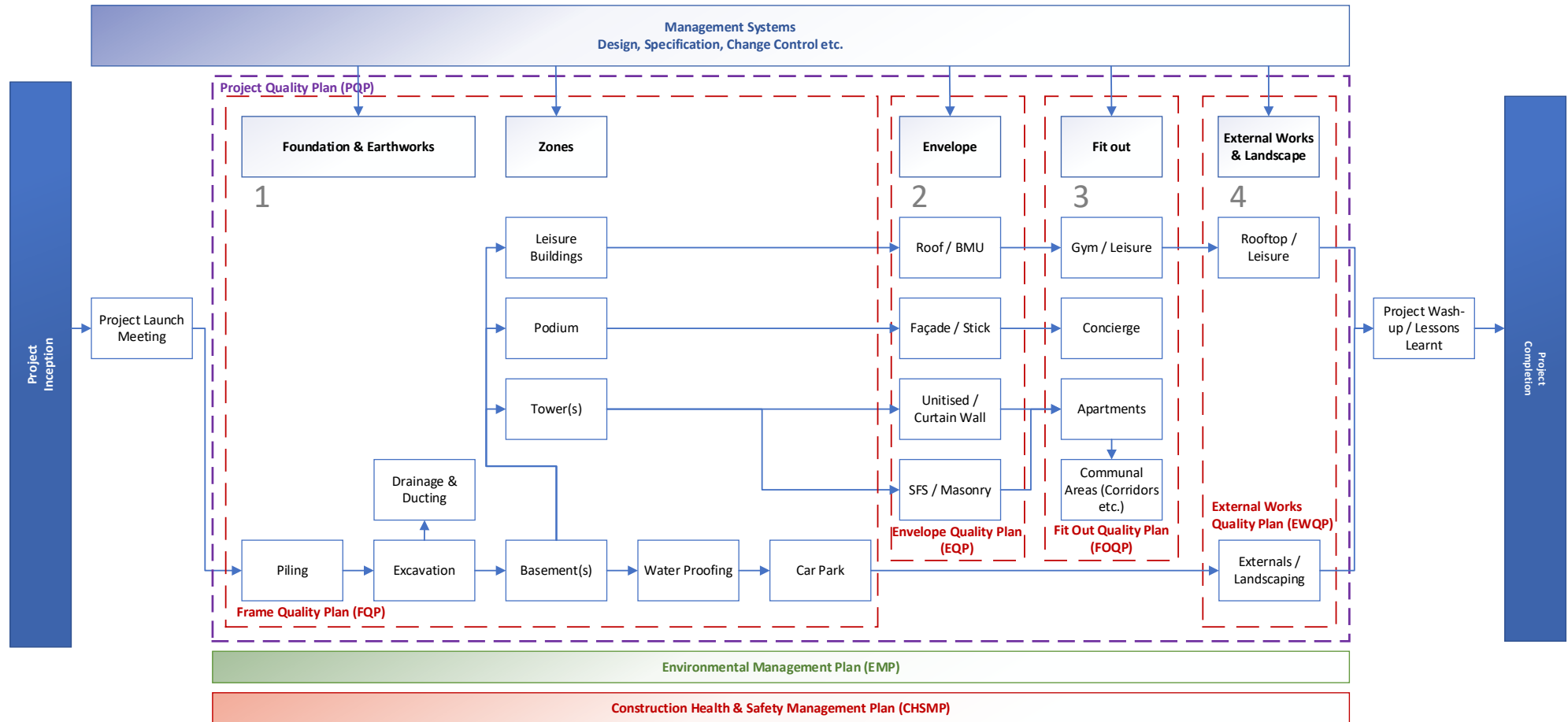
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Appendix 3 - Examples of certification schemes covering construction materials.

	From 2014, the CE (Communauté Européenne) marking of structural steelwork and aluminium was mandatory. CE is a 'declaration of performance' not a quality mark. It covers 400 products including: Timber; Wood flooring, wood panelling, cladding; Concrete, wall elements, Beam: precast blocks; Glass blocks and pavers etc.
	From The UKCA marking is the product marking used for products being placed on the market in Great Britain (England, Scotland and Wales) and UKNI (Northern Ireland).
	The Kitemark, which indicates that a product has been independently tested by BSI (the British Standards Institute) to confirm that it complies with the relevant British Standard and have licensed the product manufacturer to use the Kitemark.
	The British Board of Agrément (BBA) is a construction industry approvals body. The BBA runs an insulation Approved Installer Scheme, linking installations of injected cavity wall insulation to BBA approval. BBA approvals show compliance with Building Regulations and other requirements, including installation quality. The BBA also inspects for the Fenestration Self-Assessment Scheme (FENSA) and the Federation of Master Builders. The BBA runs the Highways Authorities Product Approval Scheme (HAPAS), County Surveyors Society and other UK agencies.
	The United Kingdom Accreditation Service (UKAS) is the sole national accreditation body for the United Kingdom. UKAS is recognised by government, to assess against internationally agreed standards, organisations that provide certification, testing, inspection and calibration services. UKAS provides accredited testing, calibration, inspection and certification to give consumers, suppliers, purchasers and specifiers the assurance that construction projects run efficiently, construction sites are safe and reliable materials are used. They also provide Government and Regulators with reliable evidence that completed projects meet regulatory compliance.
	BRE Global, a UKAS accredited certification body, provides independent, third-party certification of fire, security and environmental products and services.

Reference	TEM-TBC-01	<h1>Project Quality Strategy – Façade Port Street</h1>	
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Appendix 4 - Project & Quality Plan Structure



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