

Façade Quality Plan –1 NQ Tariff St - Manchester





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The proposed facade treatment is to be a combination of the following components: -

Brick facade - Anodised cladding and composite windows, doors and louvres .

These products and components will be procured and installed by ourselves through the use of our preferred supply chain.

The quality control of both the product and installation is paramount to achieve the requisite finish.

To ensure the delivery of a high quality finish requires a number of policies to be implemented, including the preparation of an Architect's Specification and the implementation of the Sub-contractor's Trade Quality Plan.

Once the sub-contractor has completed sections of work and provided ULNH with QA/QC documentation as per their TQP. United Living New Homes In accordance with ULNH QMS and our ISO 9001 accreditation, will undertake Inspections of associated works including photographic evidence of quality & compliance.

The architect's role is to check all works for compliance against the above specification. It will also be a fundamental requirement for the architect, in collaboration with MCC planning department, to sign-off full scale mock-up samples/Benchmarks before works commence.

These samples are to demonstrate the abutment and interface details between all components, as detailed in the drawing later in the report.

As main contractor, we will work closely with the supply chain and architect to ensure robust details are developed that accurately represent the quality aspirations of the scheme and can be effectively implemented on site.

Brickwork specification

The architect has prepared and will ensure the implementation of a detailed specification. The architect's specification describes the exacting detail and quality measures requested by the installation.



WORKMANSHIP GENERALLY

Wet to reduce suction. Do not soak.

MORTAR GROUPS

- Mix proportions: For a specified group select a mix design from the following: -
- 1:0–0.25:3 (Portland cement:lime:sand with or without air entraining additive). 1:3 (Portland cement:sand and air entraining additive).
- Batching: Mix proportions by volume.
- Mortar type: Continuous throughout any one type of masonry work.

LAYING GENERALLY

- Mortar joints: Fill vertical joints. Lay bricks, solid and cellular blocks on a full bed.
- Bond where not specified: Half lap stretcher.
- Vertical joints in brick and concrete block facework: Even widths. Plumb at every fifth cross joint.



ACCURACY

- Courses: Level and true to line.
- Faces, angles and features: Plumb.
- Permissible deviations: -
 - Position in plan of any point in relation to the specified building reference line and/ or point at the same level ± 10 mm.
 - Straightness in any 5 m length ± 5 mm.
 - Verticality up to 3 m height ± 10 mm.
 - Verticality up to 7 m height ± 14 mm.
 - Overall thickness of walls ± 10 mm.
 - Level of bed joints up to 5 m (brick masonry) ± 11 mm.
 - Level of bed joints up to 5 m (block masonry) ± 13 mm.

HEIGHT OF LIFTS IN WALLING USING CEMENT GAUGED OR HYDRAULIC LIME MORTAR

- Quoins and advance work: Rack back.
- Lift height (maximum): 1.2 m above any other part of work at any time.
- Daily lift height (maximum): 1.5 m for any one leaf.
- Profile: Consistent in appearance.

POINTING TO ALL BRICKWORK AND BLOCKWORK

- Joint preparation: Remove debris. Dampen surface.
- Mortar: - Standard: to BS EN 998-2.
- Additional requirements: trial panel required for approval.
- Profile: Bucket handle.



FIRE STOPPING

- Avoidance of fire and smoke penetration: Fit tightly between cavity barriers and masonry. Leave no gaps.

ADVERSE WEATHER

- General: Do not use frozen materials or lay on frozen surfaces.
- Air temperature requirements: Do not lay bricks/ blocks:
 - In cement gauged mortars when at or below 3°C and falling or unless it is at least 1°C and rising. –
 - In hydraulic lime:sand mortars when at or below 5°C and falling or below 3°C and rising.
- Temperature of walling during curing: Above freezing until hardened.
- Newly erected walling: Protect at all times from:
 - Rain and snow.
 - Drying out too rapidly in hot conditions and in drying winds.

ADDITIONAL REQUIREMENTS FOR FACEWORK

BRICK/ CONCRETE BLOCK SAMPLES

- General: Before placing orders with suppliers submit for approval of appearance labelled samples of the following :
 - 1NQ block facing brickwork: Manufacturer: Vandersanden Type: Mottram Multi
 - Clements block facing brickwork: Manufacturer: Vandersanden Type: Broadstone Buff Multi
- Selection of samples: Representative of the range in variation of appearance.



FINISHED MASONRY WORK REFERENCE PANELS

- General: Before proceeding to construct the following walling types, construct panels as specified. Give notice when panels are dry.
- Selection of masonry units: Reasonably representative of the average quality of the whole order to be delivered .

FACING BRICKWORK ACCURACY

- Notwithstanding any other specified requirements:
 - After approval of the appearance of the reference panel(s), survey the panel and measure a representative selection of the following dimensions:
 - Perpendicular joint widths. - Bed joint heights.
 - Vertical alignment of perpendicular joints.
- Submit survey results to Architect on a scaled drawing of the reference panel indicating the exact location of the dimensions measured.
- After obtaining Architect's approval to the survey results, ensure that all completed facing brickwork is built to the same degree of accuracy as the reference panel(s).

COLOUR CONSISTENCY OF MASONRY UNITS

- Colour range: Submit proposals of methods taken to ensure that units are of consistent and even appearance within deliveries.
- Conformity: Check each delivery for consistency of appearance with previous deliveries and with approved reference panels; do not use if variation is excessive.
- Finished work: Free from patches, horizontal stripes and racking back marks.

APPEARANCE

- Brick/ block selection: Do not use units with damaged faces or arises.
- Cut masonry units: Where cut faces or edges are exposed cut with table masonry saw.



- Quality control: Lay masonry units to match relevant reference panels.
- Setting out: To produce satisfactory junctions and joints with built-in elements and components.
- Coursing: Evenly spaced using gauge rods.
- Lifts: Complete in one operation.
- Methods of protecting facework: Submit proposals.

CLEANLINESS

- Facework: Keep clean.
- Mortar on facework: Allow to dry before removing with stiff bristled brush.
- Removal of marks and stains: Rubbing not permitted.

Design rationale

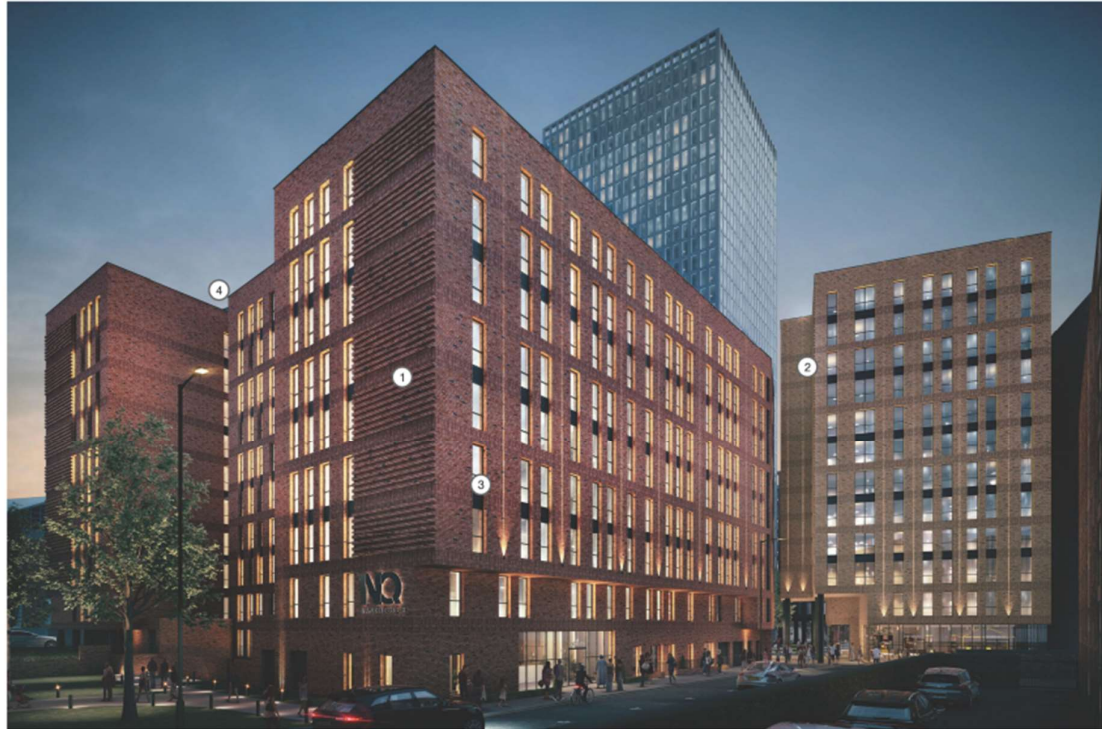
The material palette is limited to brickwork and aluminium cladding and composite windows. The design objective is to use brick in a number of subtle variations to give the building an identity as a modern development rooted in an area with a strong identity and sense of place. The N1Q block will use a multi red brick while the Clements block will use a Buff Multi brick .

Anodised window frames, curtain walling, panels, cills, fascia's, flashings will be used to contrast against both brick types.

The architect and main contractor acknowledges the precise detailing of the brickwork façade and importance of quality control. To this end, we have included the visual mock up drawing, bay study and typical elevations that capture the key interface details of the proposed façade to the end of this quality document. We believe these details are robust, achievable, correctly detailed and will achieve a crisp façade.

Sub-contractor's Quality Plan

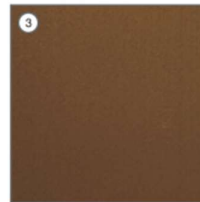
The brickwork and window sub-contractors will have to comply with the architect's specification and be subject to rigorous inspection procedures. It will be the responsibility of the architect and main contractor to 'police' the sub-contractor to ensure all policies and procedures are adopted in full.



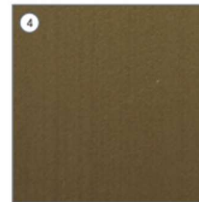
1NQ black facing brickwork:
Manufacturer - Vandersanden
Name - Mottram Multi
Colour - Red Brown with dark shades



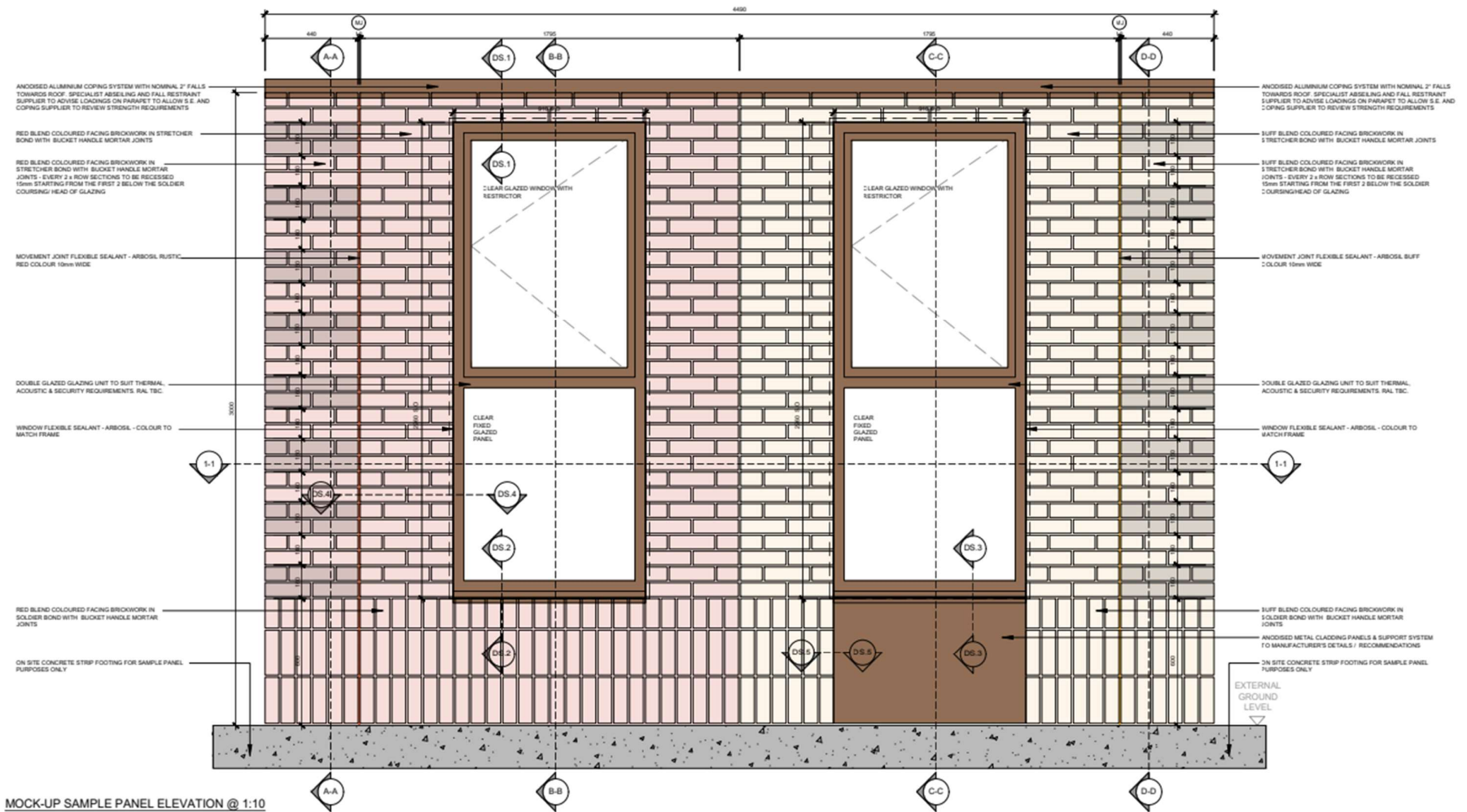
Clements block facing brickwork:
Manufacturer - Vandersanden
Name - Broadstone Buff Multi
Colour - Yellow-Rose-White-Grey-
Brown - Multi-coloured



Panels & glazing frames:
Manufacturer - United Anodisers
Type - Anodised aluminium
Colour / Spec - UA120-1



High level panels & glazing frames:
Manufacturer - United Anodisers
Type - Anodised aluminium
Colour / Spec - Anelok 545





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ARCHITECTS

Ground Floor (West) 50 Deansgate Place, Manchester, M3 2LN. 0161 833 8271. info@lrw.co.uk www.lrw.co.uk

8198 1NQ : BLOCK 1 ELEVATION A (COLOUR)

Scale: 1:200@A2 Auth By: CJG Drawn By: NC Date: 07.08.23 Dwg No: 8198-LRW-ZZ-ZZ-DR-A-00-229_P06



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8198 1NQ : BLOCK 1 ELEVATION B (COLOUR)

Scale: 1:200@A2 Auth By: CJG Drawn By: NC Date: 07.08.23 Dwg No: 8198-LRW-ZZ-ZZ-DR-A-00-230_P06

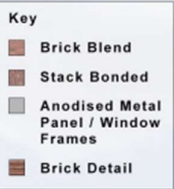


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8198 1NQ : BLOCK 1 ELEVATION C (COLOUR)

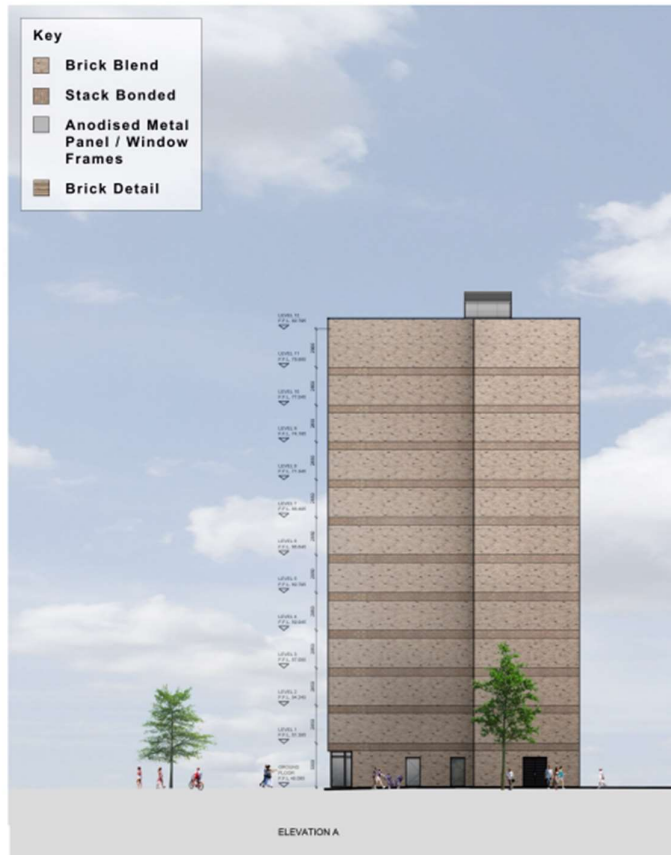
Scale: 1:200@A2 Auth By: CJG Drawn By: NC Date: 07.08.23 Dwg No: 8198-LRW-ZZ-DR-A-00-231_P06











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8198 1NQ : BLOCK 2 ELEVATION A&B (COLOUR)

Scale: 1:200@A2 Auth By: C.J.G. Drawn By: NC Date: 17.08.23 Dwg No: 8198-LRW-ZZ-ZZ-DR-A-00-236_P08



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8198 1NQ : BLOCK 2 ELEVATION C&D (COLOUR)

Scale: 1:200@A2 Auth By: CJG Drawn By: NC Date: 17.08.23 Dwg No: 8198-LRW-ZZ-ZZ-DR-A-00-237_P08