

The Fairfax Portugal Street East

External Materials Schedule

January 2024

Issue No. 02

DAY

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1 OVERVIEW

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

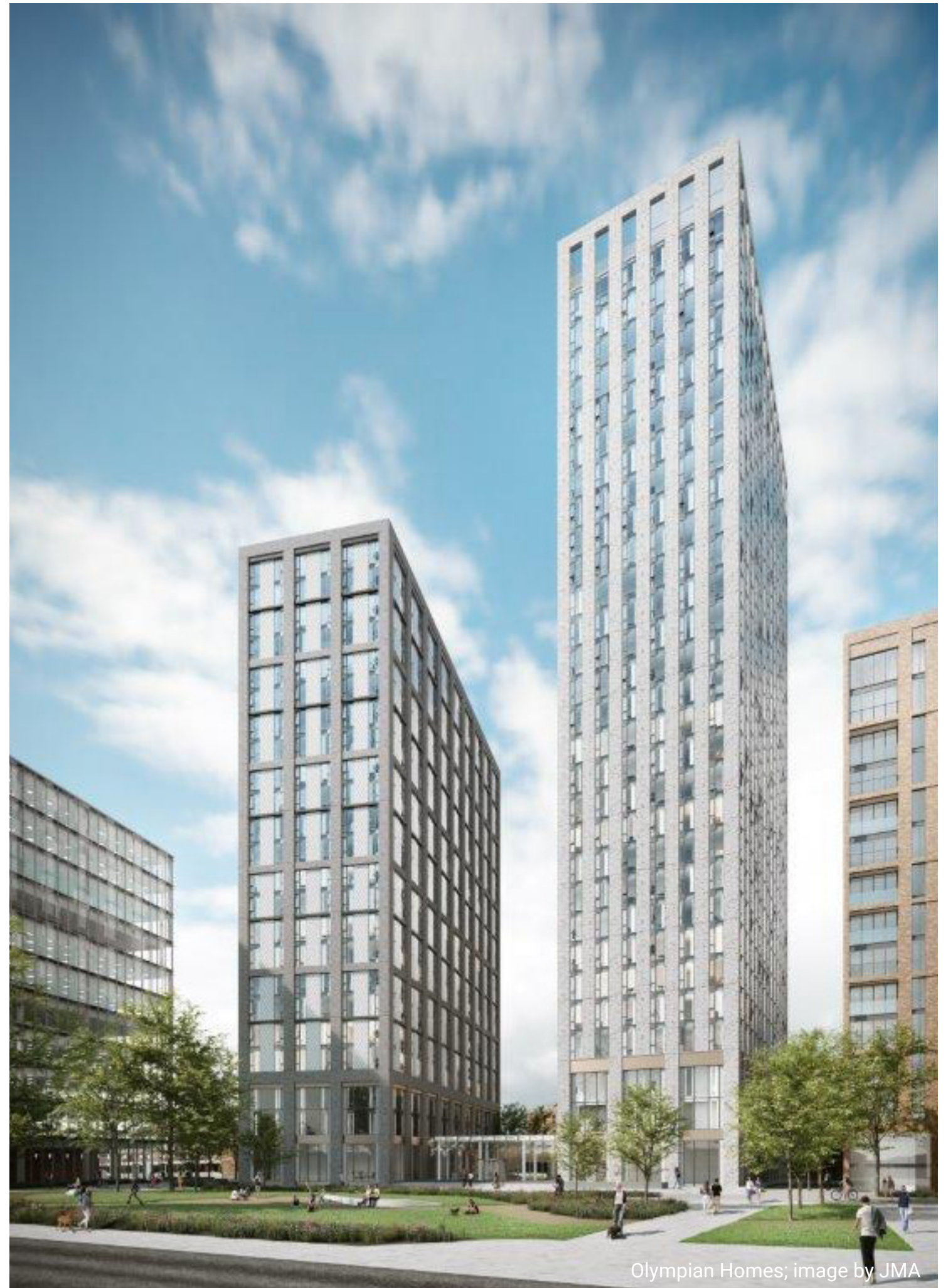
The planning condition states:

Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: Samples and specifications of all materials to be used on all external elevations drawings to illustrate details of full sized sample panels that will be produced. The panel to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements for the residential accommodation, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management

This document includes information on the programme for the production of the full sized sample panel, proposed material specifications, images of the proposed samples, and details of the proposed sample panels to be constructed. For reference, a detailed elevational study from the approved application drawings is included.

The selection of materials and proposed sample panels have been developed in consultation with the executive planning architect, Jon Matthews Architects.

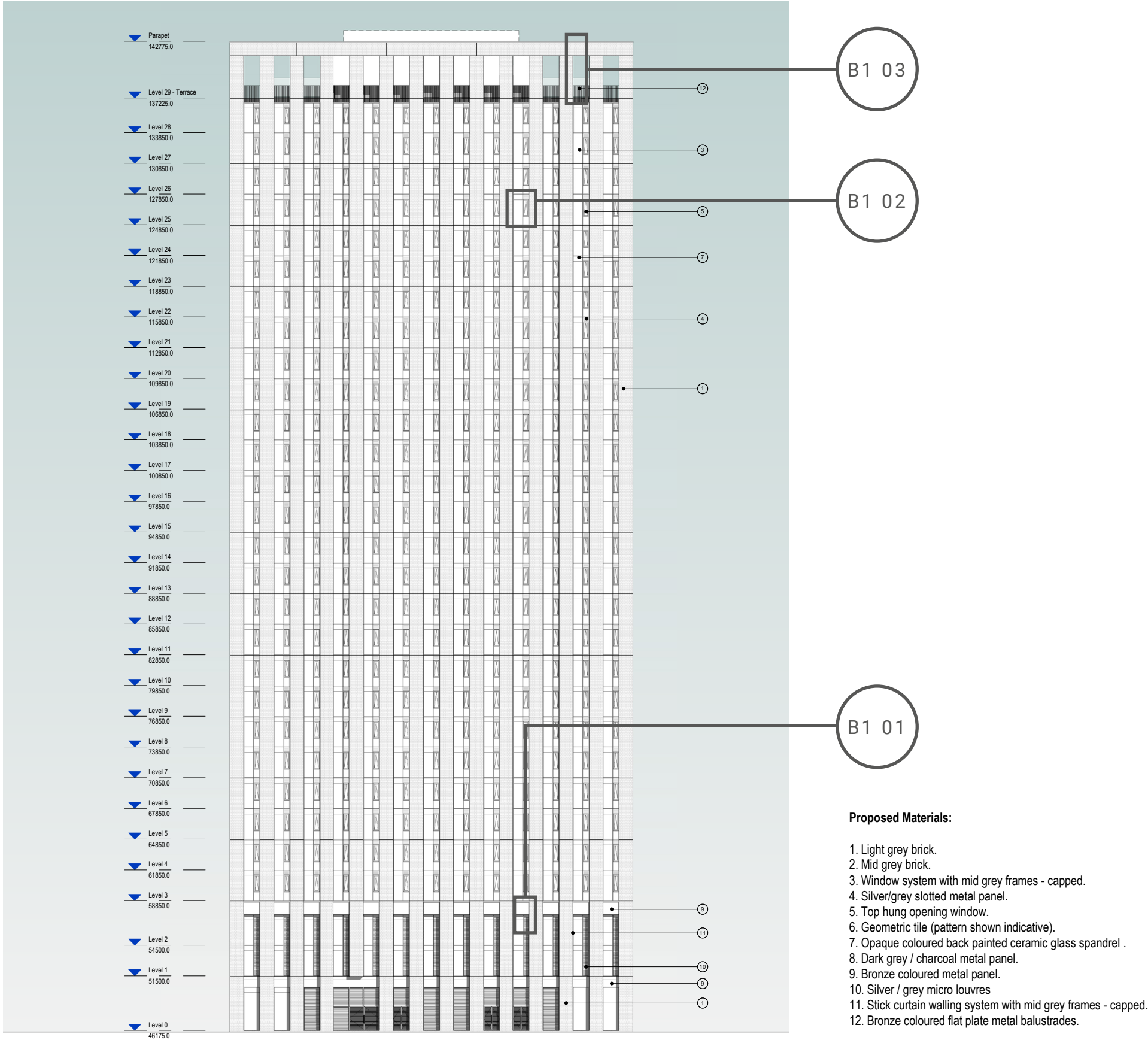
Issue 02 has been updated following a sample panels review meeting with MCC held in March 2023. The material specifications have been updated to capture MCC comments with an anodised finish proposed where detailed in section 4 of the document. It has been agreed with MCC that an NMA application will be submitted to capture the proposed materials upon approval of Condition 3(a).



Olympian Homes; image by JMA

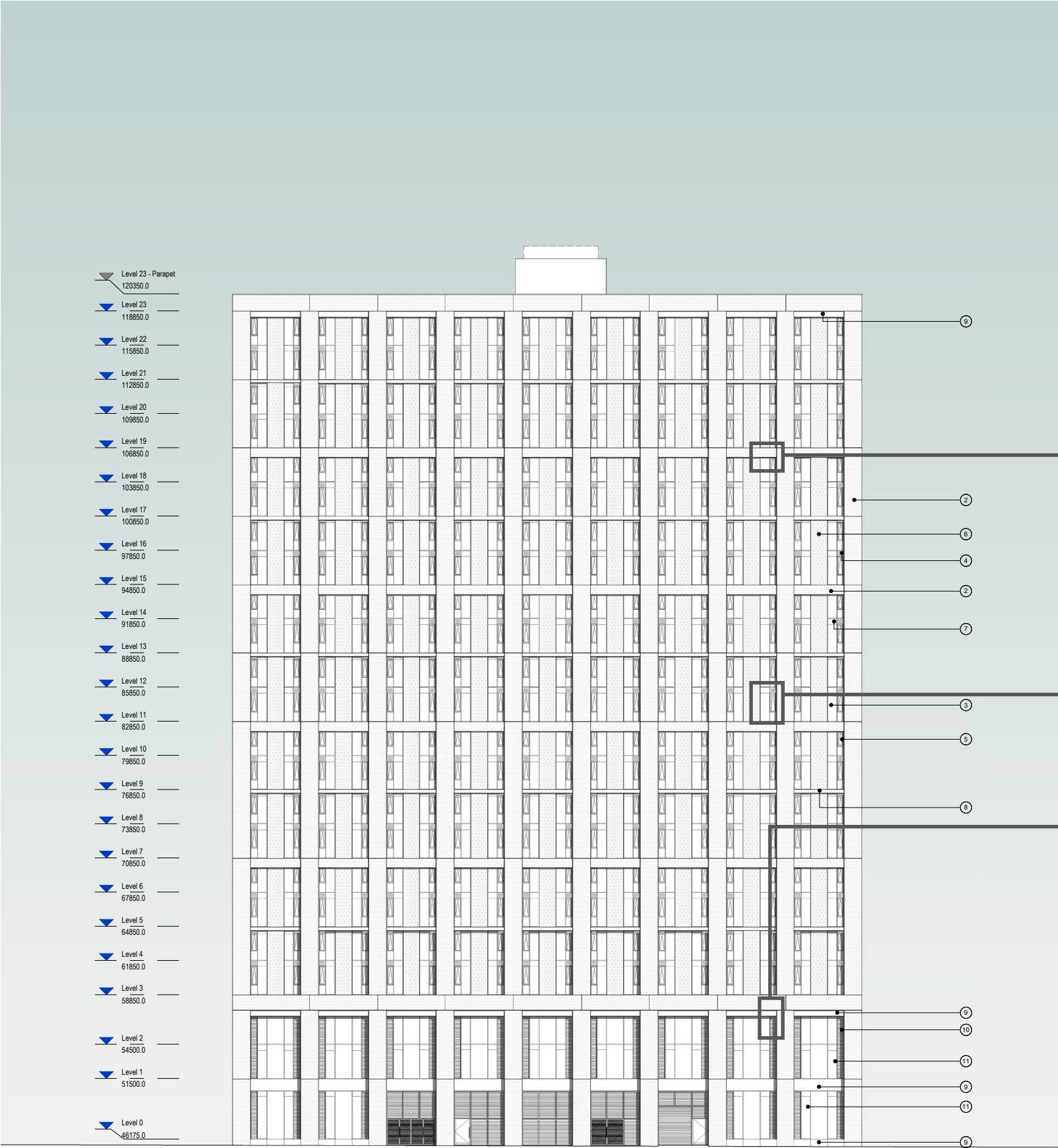
2 PLANNING APPROVAL DRAWINGS

BLOCK 01 - SUBMITTED UNDER APPLICATION 133730/NMC/2022



2 PLANNING APPROVAL DRAWINGS

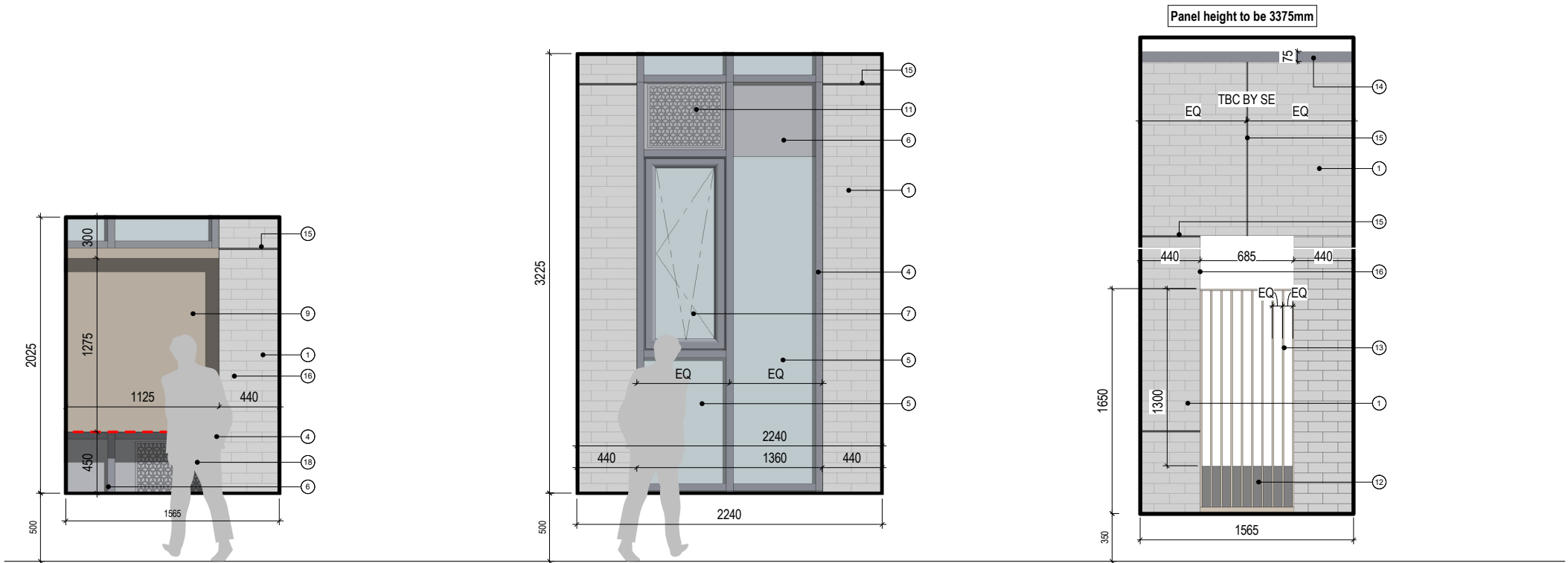
BLOCK 02 - SUBMITTED UNDER APPLICATION 133730/NMC/2022



- Proposed Materials:**
1. Light grey brick.
 2. Mid grey brick.
 3. Window system with mid grey frames - capped.
 4. Silver/grey slotted metal panel.
 5. Top hung opening window.
 6. Geometric tile (pattern shown indicative).
 7. Opaque coloured back painted ceramic glass spandrel .
 8. Dark grey / charcoal metal panel.
 9. Bronze coloured metal panel.
 10. Silver / grey micro louvres
 11. Stick curtain walling system with mid grey frames - capped.
 12. Bronze coloured flat plate metal balustrades.

3 PROPOSED SAMPLE PANELS

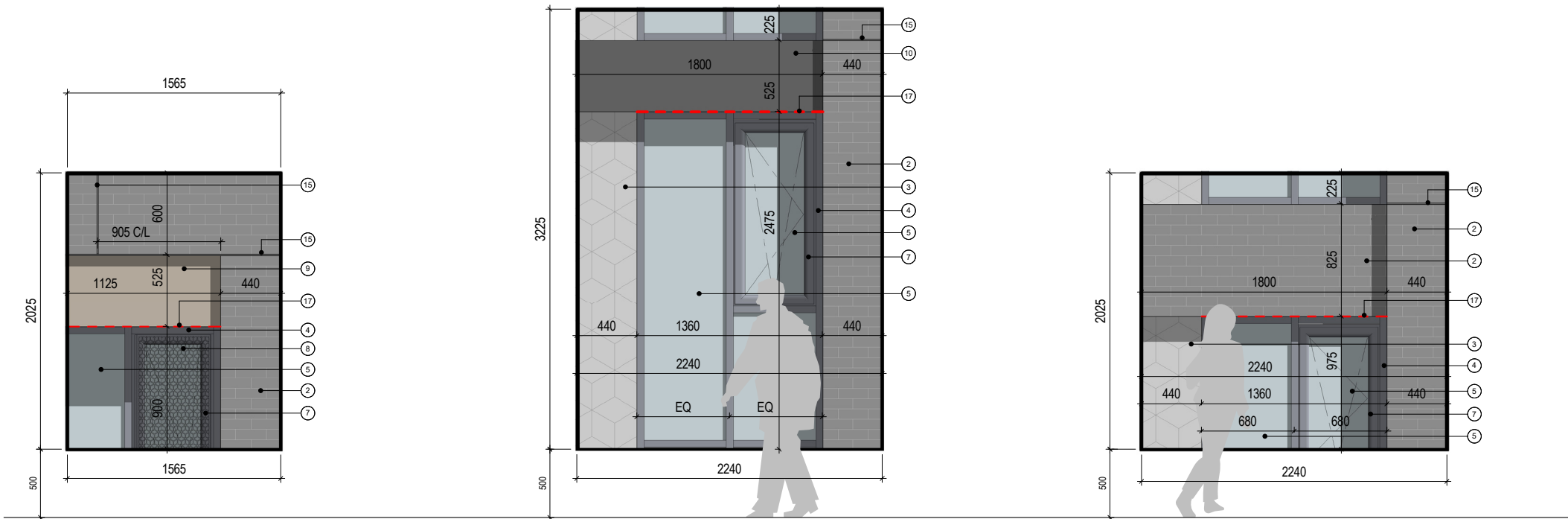
REFER TO DRAWING A-00-115



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



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

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.

4 MATERIALS SCHEDULE + PROGRAMME

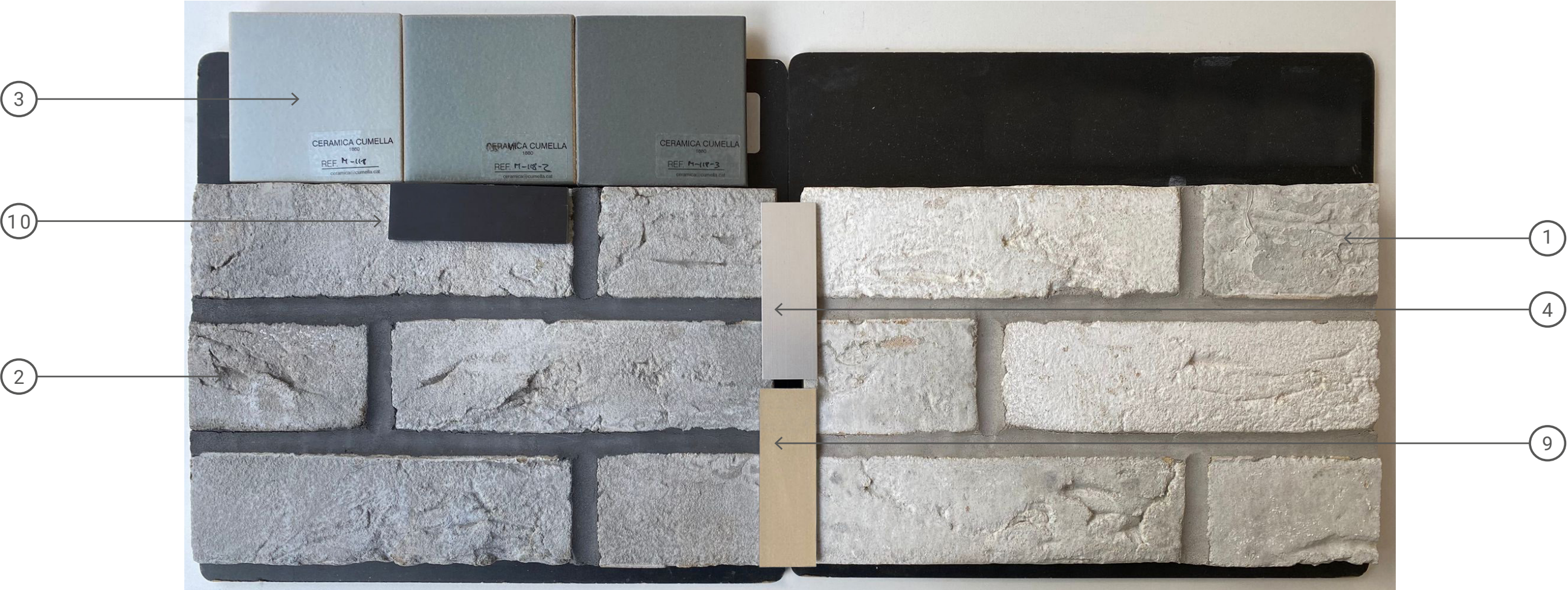
No.	SAMPLE	ITEM	BUILDING LOCATION	PANEL	NOTES
1	Aliva 22mm clay brick slip panel. Ref: Bespoke Handmade White Grey (light grey). To have light grey mortar	Brick	Block 01	B1 01/02/03	
2	Aliva 22mm clay brick slip panel. Ref: Bespoke Handmade Grey (Mid grey). To have dark grey mortar	Brick	Block 02	B2 04/05/06	
3	Aliva mixed grey glazed clay geometric tiles. Mortar to match Block 02 brickwork mortar.	Tile	Block 02	B2 05/06	Initial sample to indicate concept
4	Anodised aluminium capped curtain walling. Ref: 100A Natural	Curtain walling	Block 01 Block 02	B1 01/02 B2 04/05/06	
5	Clear glazing	Glazing	Block 01 Block 02	B1 01/02 B2 04/05/06	
6	Dark grey back painted glass spandrel. Ref: graphite grey	Glazing	Block 01 Block 02	B1 01/02 B2 05	
7	Anodised opening window vent. Ref: 100A Natural	Window unit	Block 01 Block 02	B1 01/02 B2 04/05/06	Sample to be provided
8	Anodised aluminium louvres (solid to rear). Ref: 100A Natural	Curtain walling	Block 01 Block 02	B1 01 B2 02	Sample to be provided
9	Anodised bronze coloured aluminium cladding panel. Ref: Anolok 543	Cladding	Block 01 Block 02	B1 01 B2 02	
10	Anodised dark grey coloured aluminium cladding panel. Ref: Anolok 54B	Cladding	Block 02	B2 05	
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	Facade	Block 01 Block 02	B1 02 B2 05	Initial sample to indicate concept
12	Anodised dark grey coloured metal flashing. Ref: Anolok 54B	Facade	Block 01	B1 03	
13	Anodised bronze coloured metal flat plate balustrade. Ref: Anolok 543	Terrace balustrade	Block 01	B1 03	Sample to be provided
14	Anodised dark grey coloured metal parapet capping. Ref: Anolok 54B	Parapet capping	Block 01 Block 02	B1 03	
15	Movement joint in brickwork. Soft joint colour matched to mortar joints	Facade joint	Block 01 Block 02	B1 01/02/03 B2 04/05/06	Sample to be provided
16	Brickwork return; demonstrates full corner brick pier geometry	Brick	Block 01 Block 02	B1 01/03 B2 04/05/06	Sample to indicate concept

PROGRAMME

It is proposed the 6 sample panels will be constructed and available for MCC appraisal from week commencing 11th March 2024, subject to MCC approval of the proposed sample panel arrangements and condition 3(a).

5 PROPOSED SAMPLE IMAGES

REFER TO SCHEDULE + PANEL DRAWING



6 WINDOW PRECEDENT

The adjacent image shows a sample of a curtain wall system with an inward opening framed window vent, which has recently been approved on a similar high-rise new-build residential project in Manchester City Centre.

The window vent used is a 'minimal' framed inward opening vent, as opposed to a fully framed outward opening vent.

It is proposed the same system specification will be used on The Fairfax project and would be presented as part of the full size sample panels.

Following previous feedback from MCC and a review of the proposed window unit, an inward opening framed vent has been chosen as it provides a slimmer overall frame width (including curtain walling frame), reduced sightlines and an increased glass to frame ratio, when compared to the alternative outward opening framed unit.



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