



Project reference: 20-059: Bruntwood – 38 Mosley Street Refurbishment (Bond)

03/11/23

Second Floor Terrace / Third Floor Glazing: Materials and Quality Control

The following statement has been written in response to the outstanding planning conditions regarding the application for works to the new terrace glazing at the above address:

Materials

It would be misleading to classify new glass and aluminium framework as de facto 'renewable' materials despite the possibility of their recycling. However, in terms of lifespan and the overall environmental impact of the building, the glazing system is significantly more efficient in both glass and framework than the existing.

The new glazing is in toughened laminated double glazed glass units, with a weighted u-value that exceeds the minimum 1.6 W/m²K laid out in the approved Building Regulations guidance documents. The final achieved u-value for the central pane of glass is 1.1 w/m²k. As a combination the frame and glazing achieve 1.3 W/m²K

This specification has formed part of the successful building strategy that has seen the refurbished building achieve an EPC 'A' rating.

The aluminium framework provides a more efficient and durable material than steel, which allows for an improved lifecycle. The warranty period for the new units is 10 years but expected lifespan will be considerably longer.

The terrace glazing has been manufactured and installed by City Glass, who are a locally based company out of Manchester. Their location has minimised the environmental impact of transportation and installation of the new units.

Quality control management

Weekly site inspections and regular snagging reports have been undertaken throughout the refurbishment process, involving the main contractor, subcontractors, client and AXI as architectural designers. The design for the terrace glazing has undergone a lengthy process including consultation with MCC as part of the Listed Building Consent process.

City Glass are a well established specialist installer with over 45 years of experience in the sector. They work within ISO 9001 guidelines for their manufacturing process and are accredited by Constructionline, CHAS, and Acclaim for Health and Safety. City Glass have provided full certification details for the above and will be providing full O&M details on completion of the works to be included in the Health and Safety file for the building.

Health and safety issues have been at the forefront of the design process and are the main reason behind the reduction in size of the glazing panels from the existing, which allows safe transportation of the glazing units through the building, and alleviates concerns regarding from height as well as use of cranes and very large heavy equipment during the installation and for future maintenance.

Kind regards

Stephen Ormesher
Technologist
AXI

ARCHITECTURE X INTERIOR

Calico, 4th Floor, 53-55 Mosley St, Manchester, M2 3HQ
www.axi.studio
+44 (0)161 879 7357

Company No: 11847325