simpsonhaugh

Trinity Islands, Site D – Manchester

SITE D - SAMPLE APPROVAL SUMMARY | JULY 2023

10364-D2-SHP-A180-Rp-XX-001 | REVISION P 02

Visual Mock-Up (VMU) and sample summary

Purpose of the report

The report summarises agreements made relating to finishes and materiality of the unitised curtain walling on the Site D1 and D2 towers at Trinity Islands

- Site D (Building D2) - Visual Mock Up review
- Sample summary

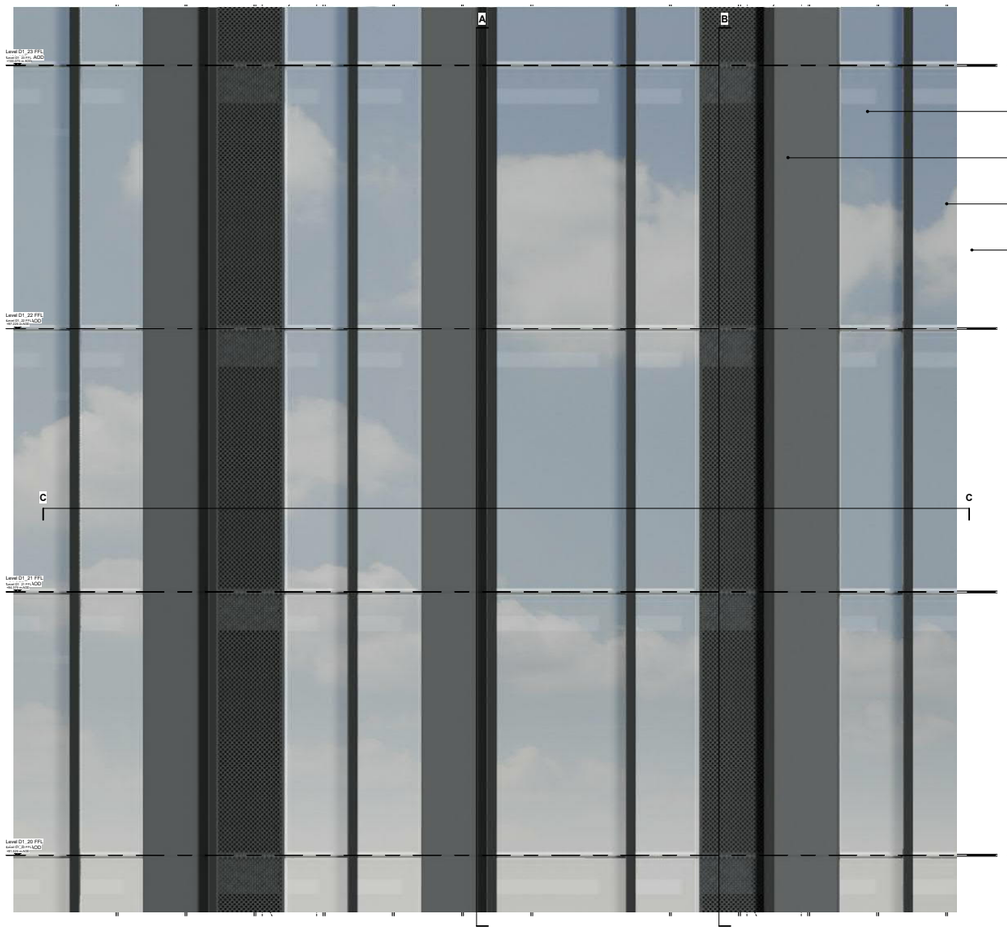
Tower D2 and podium

CGI

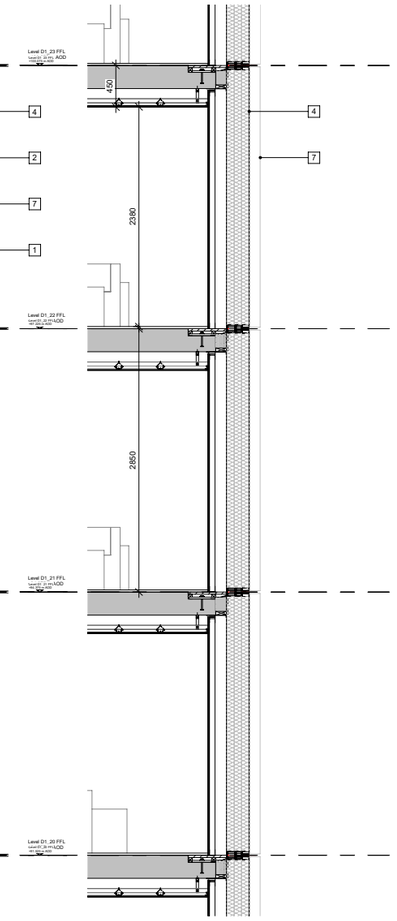
Visual Mock Up - Tower facade

Page 5

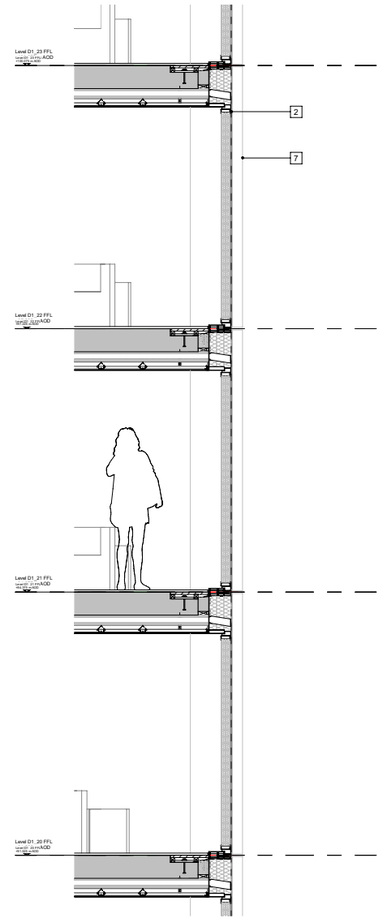
D2 North & South Facade - Planning Detail Drawing



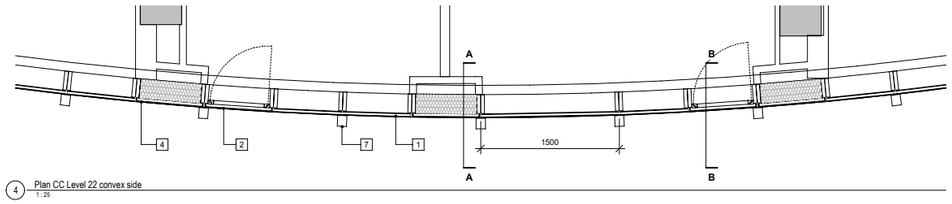
1 Elevation DD convex side
1 : 25



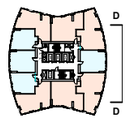
2 Section AA - Insulated metal panel section detail
1 : 25



3 Section BB - Rapid vent section detail
1 : 25



4 Plan CC Level 22 convex side
1 : 25



Level 04 Keyplan 01

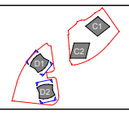
KEY

01	Vision Unit – (Vertical): Full height clear vision unit (unitised)
02	Purge Vent – TYPE 1 (Dark Grey): Dark Grey anodised aluminium perforated sheet in plane of façade, concealing a glazed or solid door behind (unitised)
03	Purge Vent – TYPE 2 (Steel Effect): Steel effect anodised aluminium perforated sheet in plane of facade, concealing a glazed or solid door behind (unitised)
04	Opaque Unit – TYPE 1 (Dark Grey): Dark Grey anodised aluminium sheet (unitised)
05	Opaque Unit – TYPE 2 (Steel Effect): Steel effect anodised aluminium perforated or embossed sheet in plane of façade (unitised)
06	Opaque Unit – TYPE 3: Full height opaque (light grey back painted glass-faced) unit (unitised)
07	Vertical Aluminium Fin – Very dark grey extruded aluminium profile at 1500mm centres
08	Floor Edge Cover: Dark grey, concealing floor slab edge
09	Uncapped glass curtain wall with up to 50% opaque (back painted) units
10	Exposed Concrete Column – Architectural Finish
11	PPC Aluminium Soffit Panel – (Steel Effect)
12	PPC Aluminium Cladding Panel – (Steel Effect)
13	Metalwork Balustrade – (Painted Dark Grey)
14	Horizontal steel panel (Dark Grey) at high level linking the wind screen to the building (detached from building)
15	Perforated Wind Mitigation Screen (Dark Grey)
16	Opaque back painted glass faced unit at floor/ slab edge

This drawing is copyright
Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.



Rev	Date	Description
P01	2021-10-29	Planning Issue

TRINITY ISLANDS

Project Title
Trinity Islands
Trinity Way
Manchester

Drawing Title
Site D Site Wide
External Walls - Typical Levels
Sheet 01

Project No.
10364

Scale
1 : 25 @ A1

Status
Planning Issue

10364-ZD-SHP-G251-DE-XX-B5D801

Revision
P01

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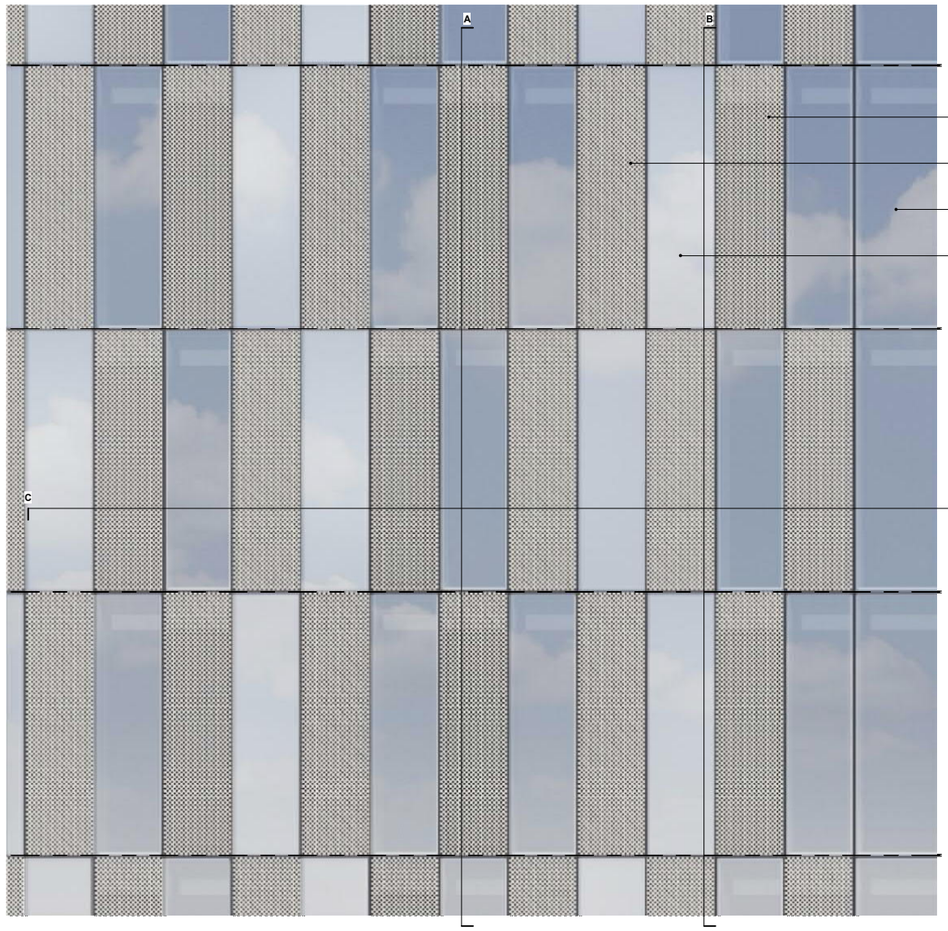
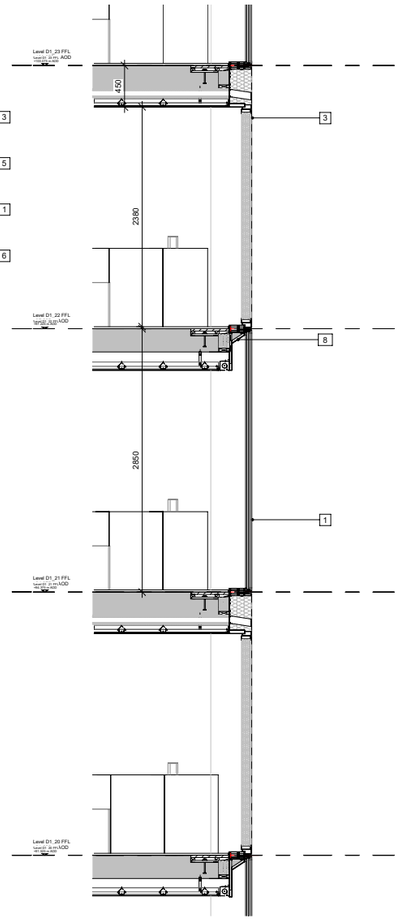
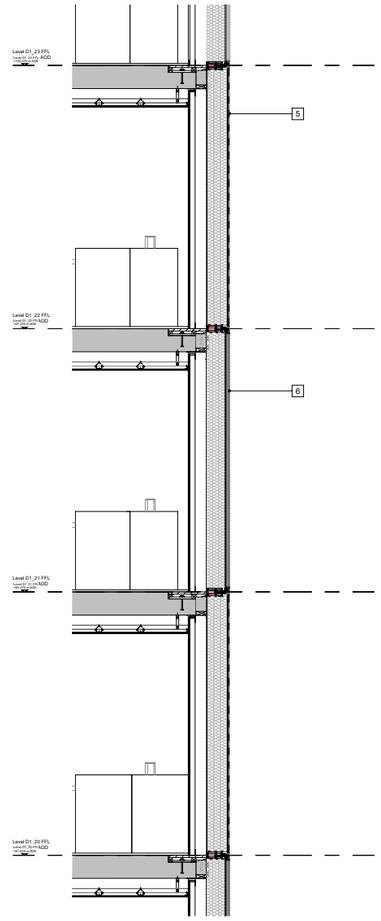
D2 East & West Facade - Planning Detail Drawing



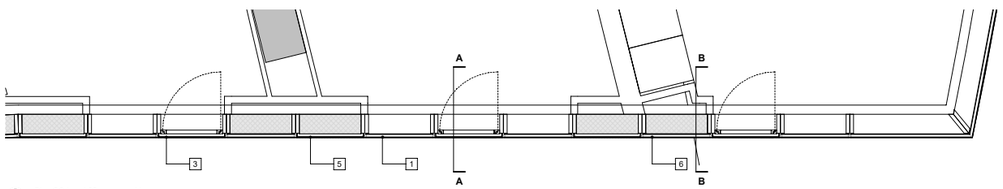
1 Elevation DD concave side
1 : 25



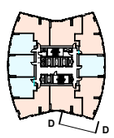
3 Section AA - Vision glass & rapid vent. section detail
1 : 25



4 Section BB - back painted glass & dummy rapid vent insulated panels
1 : 25



2 Plan CC Level 22 concave side
1 : 25



Level 04 Keyplan 03

KEY

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Rev	Date	Description
P01	2021-10-29	Planning Issue

TRINITY ISLANDS

Project Title: Trinity Islands, Trinity Way, Manchester

Drawing Title: Site D Site Wide, External Walls - Typical Levels, Sheet 02

Project No: 10364

Scale: 1 : 25 @ A1

Status: Planning Issue

10364-ZD-SHP-G251-DE-XX-B5D802

Revision: P01

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Selected Hand Sample Reviews

Swatches and Anodised Samples
Initially, small anodised aluminium hand swatches were reviewed to consider the appropriate anodised colours prior to the planning application submission. A limited selection of colours were then produced as larger 1m x 1m anodised samples for final selection prior to planning submission.

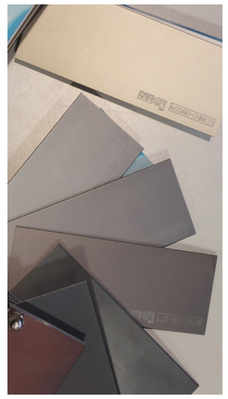
Date

22nd July 2021

Attendees
SimpsonHaugh, Renaker

Location

Deansgate Square, Manchester



300 x 300 Double Glazed Units (Preliminary Options)

The procurement of the facade package then allowed for triple and double glazed units to be produced by the facade contractor, bespoke to the project to accurately represent the colour and configuration options of each panel on the project. This allowed the design team to accurately appraise and refine colour configurations based on the initial hand swatch options.

Date

27th January 2023

Attendees
SimpsonHaugh, Renaker, Focchi

Location

Trinity Islands Site Compound, Water Street, Manchester

300 x 300 Double Glazed Units (Final Selection)
Through the option appraisal process and design development of glass composition, a final range was agreed on for each unique instance to allow the manufacture of full size units for the VMU (Visual Mock Up).

Date

29th March 2023

Attendees
SimpsonHaugh, Renaker

Location

SimpsonHaugh Offices, Manchester

Visual Mock-up Review

Date

7th July 2023

Location

Trinity Islands Site C, Water Street, Manchester, UK

Attendees

SimpsonHaugh (SHP): Ian Simpson, Rachel Haugh, David Green, Simon Critchley

Renaker Build Ltd (RBL): Dave Varty, Peter Cregeen, Joe Sherwin

Focchi (FOC): Gabriele Lasi, Mattia Sergi, Linda Spadoni

The Visual Mock-Up (VMU) has been constructed in Manchester by the project's Facade Contractor; Focchi to an agreed scope by RBL / SHP. The VMU comprises two storeys of the corner of the D2 building, capturing both the darker facades present on the north and south elevations and the lighter facades of the east and west elevations. The VMU is constructed from representative units, that visually, are identical to the colour, finish and glass composition of the proposed final units that will be used within the construction of the building.

The initial review of the VMU allowed the design team to review the finishes and materiality on a full sized scale. The VMU was agreed as suitable to proceed to sign off with Manchester City Council.

Items to note that differ from the final proposal:

1. The corner vertical gasket does not seal tight due to the requirement to use an off the shelf mullion profile for the corner units - due to programme constraints. This will be rectified in the final build.

2. The vertical fins are 10mm shorter in length than those to be used in the final build.

Date

Ist August 2023

Location

Trinity Islands Site C, Water Street, Manchester, UK

Attendees

SimpsonHaugh (SHP): David Green

Renaker Build Ltd (RBL): James Sidlow, Peter Cregeen, Joe Sherwin

Manchester City Council (MCC): Dave Roscoe, Jennifer Atkinson

SHP presented the VMU to MCC to contextualise the VMU within the wider scheme. MCC were supportive of the overall quality and appearance of the cladding.

Visual Mock Up

Photographed 07.07.23

Sample Description

Description	Manufacturer	Specification / Finish	Location	Sample Type
Anodised Aluminium				
Dark Grey	COROXAL (incorporated into bespoke Focchi unitised curtain walling system)	Equivalent to NECE S-ARC-94-G	North and south elevation - perforated panels, solid aluminium panels and vertical fins	Sheet sample / VMU
Light Grey	OXICOLOR (incorporated into bespoke Focchi unitised curtain walling system)	Equivalent to NECE - Acciaio Chimico	East and west elevation - perforated panels	Sheet sample / VMU
Black	NECE (incorporated into bespoke Focchi unitised curtain walling system)	NECE - Black anodised	North and south elevation - purge vent door outer	Sheet sample / VMU
Silver - Natural Anodised	NECE (incorporated into bespoke Focchi unitised curtain walling system)	NECE - Natural anodised	East and west elevation - purge vent door outer	Sheet sample / VMU
Extruded profile - dark grey	NECE (incorporated into bespoke Focchi unitised curtain walling system)	NECE S-ARC-94-G	North and south elevation - vertical fins	Extrusion sample / VMU
Clear Vision Glass				
Typical Clear Glass (All Elevations) - Triple glazed	AGC Group (incorporated into bespoke Focchi unitised curtain walling system)	88.2 Annealed mid-iron+Cool-Lite SKN 183 #4; 16mm cavity 90% argon; 5 Annealed mid-iron; 14mm cavity 90% argon; 66.2 mid-iron+Planitherm XN #7	Typical vision units - all elevations	TGU / VMU
Opaque Glass				
Opaque glazed panel 100% enamelled frit - dark grey	AGC Group (incorporated into bespoke Focchi unitised curtain walling system)	10 HS mid-iron; 14mm air cavity; 8 T+HST mid-iron + 100% enameling RAL 7016 #4	Spandrel units - all elevations	DGU / VMU

VMU = Visual Mock-Up

DGU = Double Glazed Unit
TGU = Triple Glazed Unit