

FALCONER
CHESTER
HALL

SPEAR STREET, MANCHESTER

—
RESIDENTIAL DEVELOPMENT

—
EXTERNAL MATERIALS BROCHURE

—
NORTHERN GROUP

—
P16081-FCH-BA-XX-RG-A-0002

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P04

—
JUNE 2023



External Materials Approval Brochure

Residential Development

Northern Group

Spear Street

Manchester

M4 1LF

INTRODUCTION

SPEAR STREET, MANCHESTER

This document outlines the selection process and final proposals for the external construction materials to be used at the new development on Spear Street, Manchester (Planning Application no. 117280/FO/2017), and is to be submitted to Manchester City Council for approval in connection with the discharge of associated Planning Condition no. 3;

"(a) 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:

- *hand sized 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 in line with an agreed programme: and

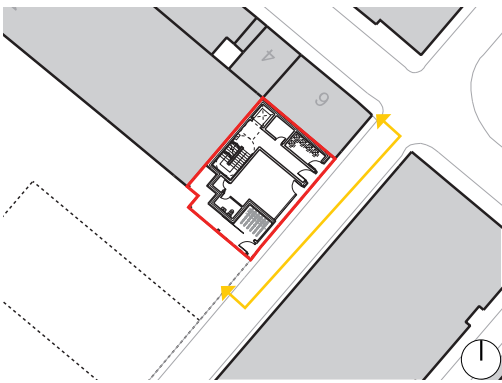
- *a programme for the production of the full sized sample panels and a strategy for quality control management; and

The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames and

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above."

ELEVATIONAL DRAWINGS

SOUTH (FRONT) ELEVATION - SPEAR STREET

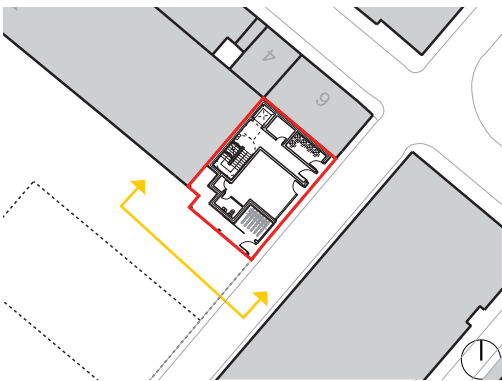


- 1
Imperial bespoke handmade brick
Colour: 'Weathered Red Multi Linear'
Dimensions: 288 x 88 x 48mm
Mortar: Dark grey recessed horizontal joints with flush perpend
A Bond: Stretcher
B Bond: Soldier
C Bond: Stacked (stepped window reveals)
D Bond: Stretcher (window reveals)
E Bond: Stretcher (soffit)
F Bond: Soldier (Slip system)
- 2
Aluprof MB-Slimline window system
Glazing: Clear
Frame: Black
- 3
Aluprof MB-SR50N curtain walling system
Glazing: Clear
Joints: Horizontal & vertical capped, black
- 4
Aluminium soffit with perforations
Colour: Anodised Dark Grey
Finish: Matt
- 5
Glass balustrading
- 6
Metal Louvred door
Colour: PPC Dark Grey
Finish: Matt
- 7
Steel security gate
Colour: PPC Black
Finish: Matt

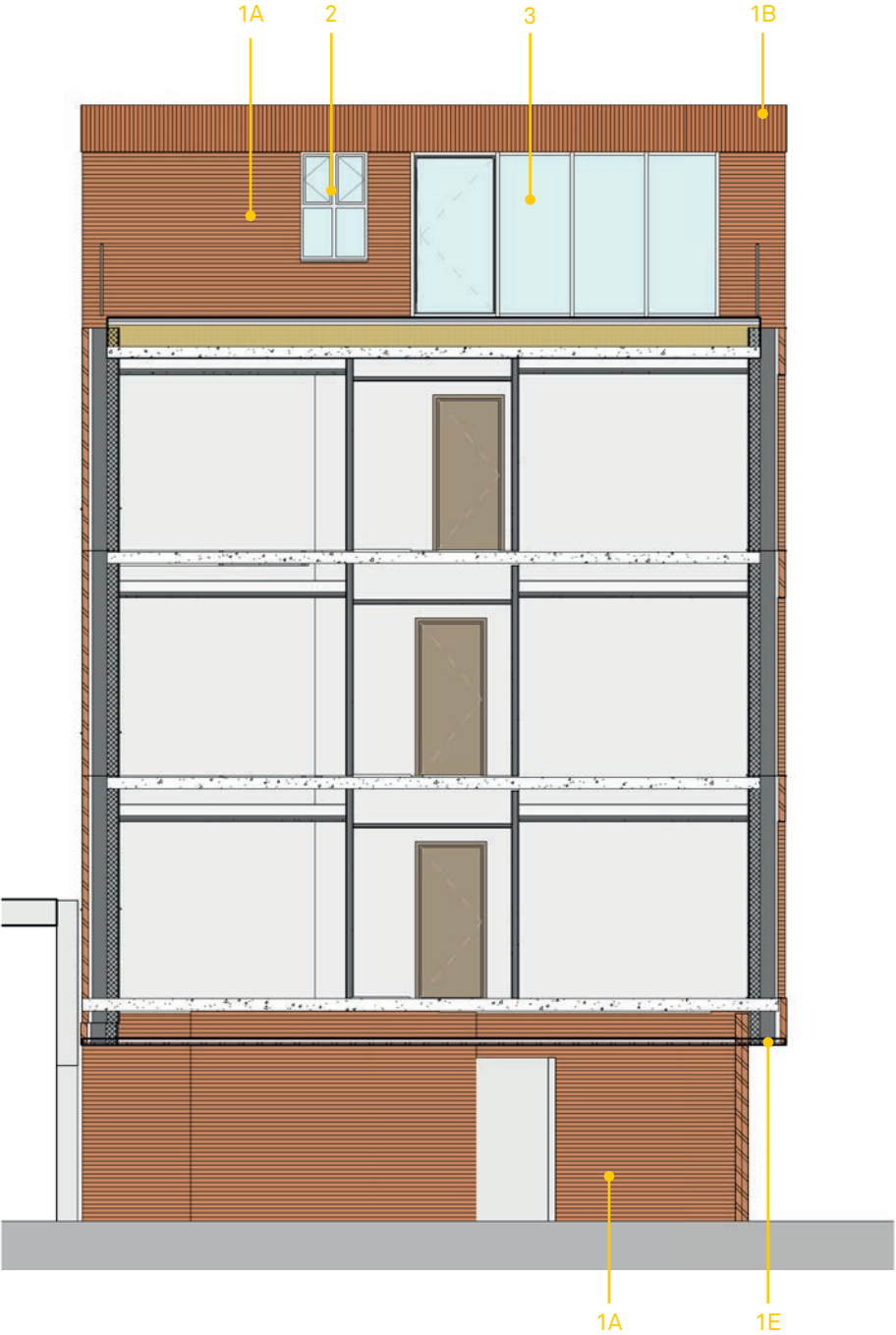


ELEVATIONAL DRAWINGS

WEST (SIDE) ELEVATION

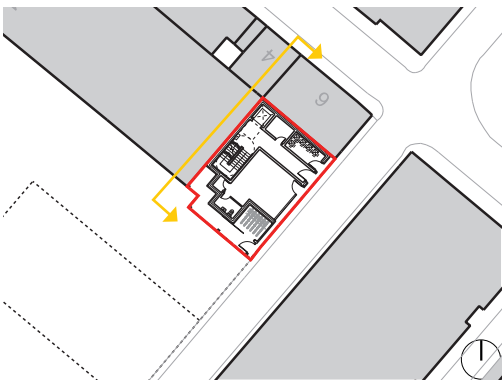


- 1 Imperial bespoke handmade brick
Colour: 'Weathered Red Multi Linear'
Dimensions: 288 x 88 x 48mm
Mortar: Dark grey recessed horizontal joints with flush perpend
- A Bond: Stretcher
B Bond: Soldier
C Bond: Stacked (stepped window reveals)
D Bond: Stretcher (window reveals)
E Bond: Stretcher (soffit)
F Bond: Soldier (Slip system)
- 2 Aluprof MB-Slimline window system
Glazing: Clear
Frame: Black
- 3 Aluprof MB-SR50N curtain walling system
Glazing: Clear
Joints: Horizontal & vertical capped, black
- 4 Aluminium soffit with perforations
Colour: Anodised Dark Grey
Finish: Matt
- 5 Glass balustrading
- 6 Metal Louvred door
Colour: PPC Dark Grey
Finish: Matt
- 7 Steel security gate
Colour: PPC Black
Finish: Matt

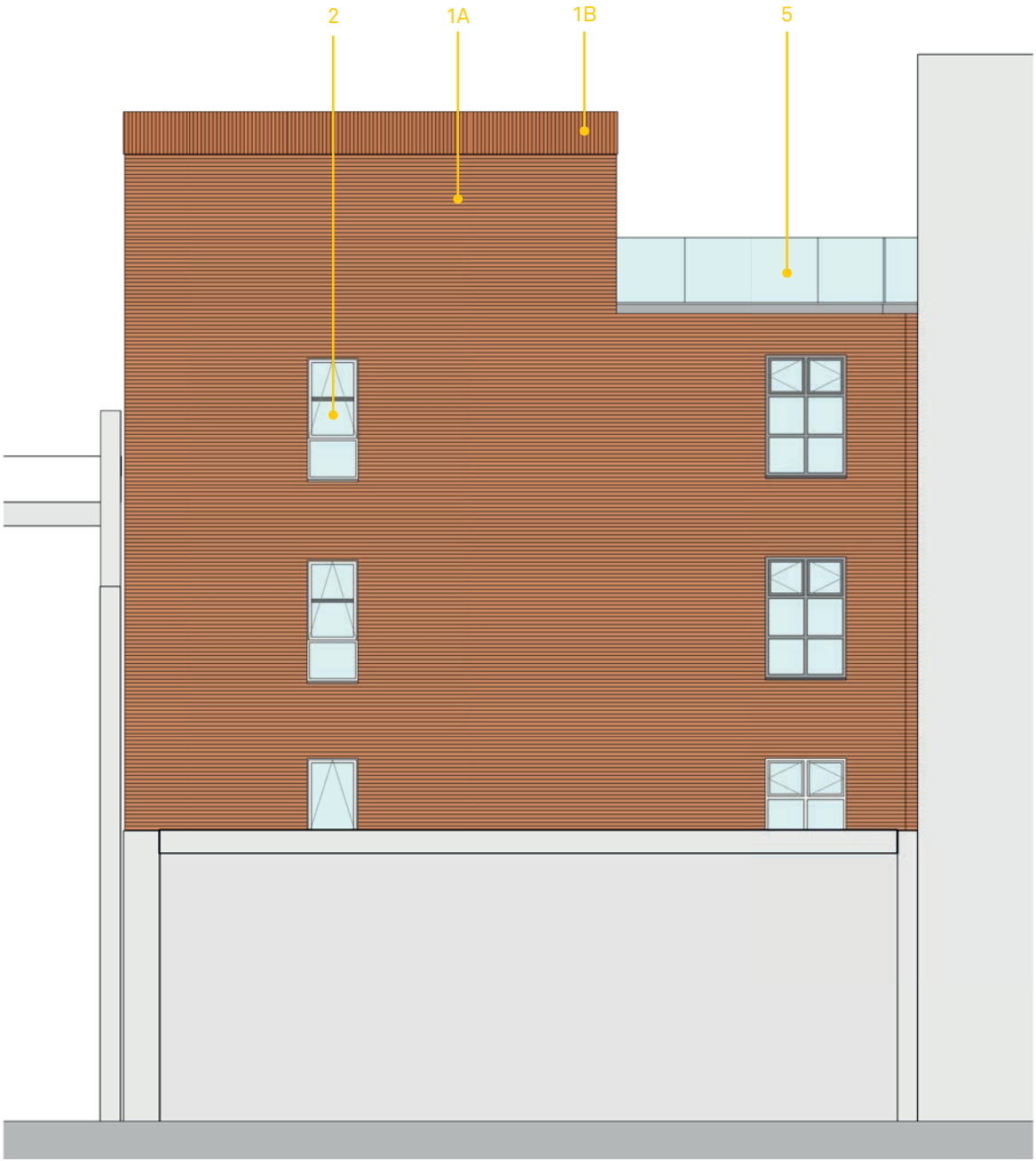


ELEVATIONAL DRAWINGS

NORTH (REAR) ELEVATION

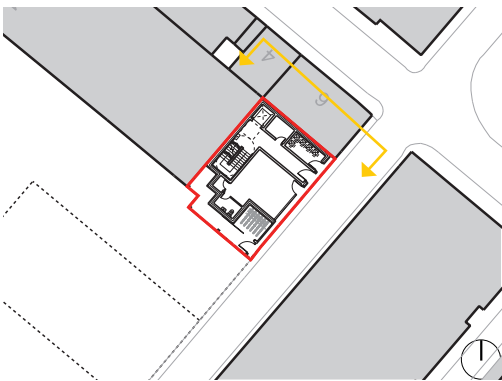


- 1** Imperial bespoke handmade brick
Colour: 'Weathered Red Multi Linear'
Dimensions: 288 x 88 x 48mm
Mortar: Dark grey recessed horizontal joints with flush perpend
 - A** Bond: Stretcher
 - B** Bond: Soldier
 - C** Bond: Stacked (stepped window reveals)
 - D** Bond: Stretcher (window reveals)
 - E** Bond: Stretcher (soffit)
 - F** Bond: Soldier (Slip system)
- 2** Aluprof MB-Slimline window system
Glazing: Clear
Frame: Black
- 3** Aluprof MB-SR50N curtain walling system
Glazing: Clear
Joints: Horizontal & vertical capped, black
- 4** Aluminium soffit with perforations
Colour: Anodised Dark Grey
Finish: Matt
- 5** Glass balustrading
- 6** Metal Louvred door
Colour: PPC Dark Grey
Finish: Matt
- 7** Steel security gate
Colour: PPC Black
Finish: Matt

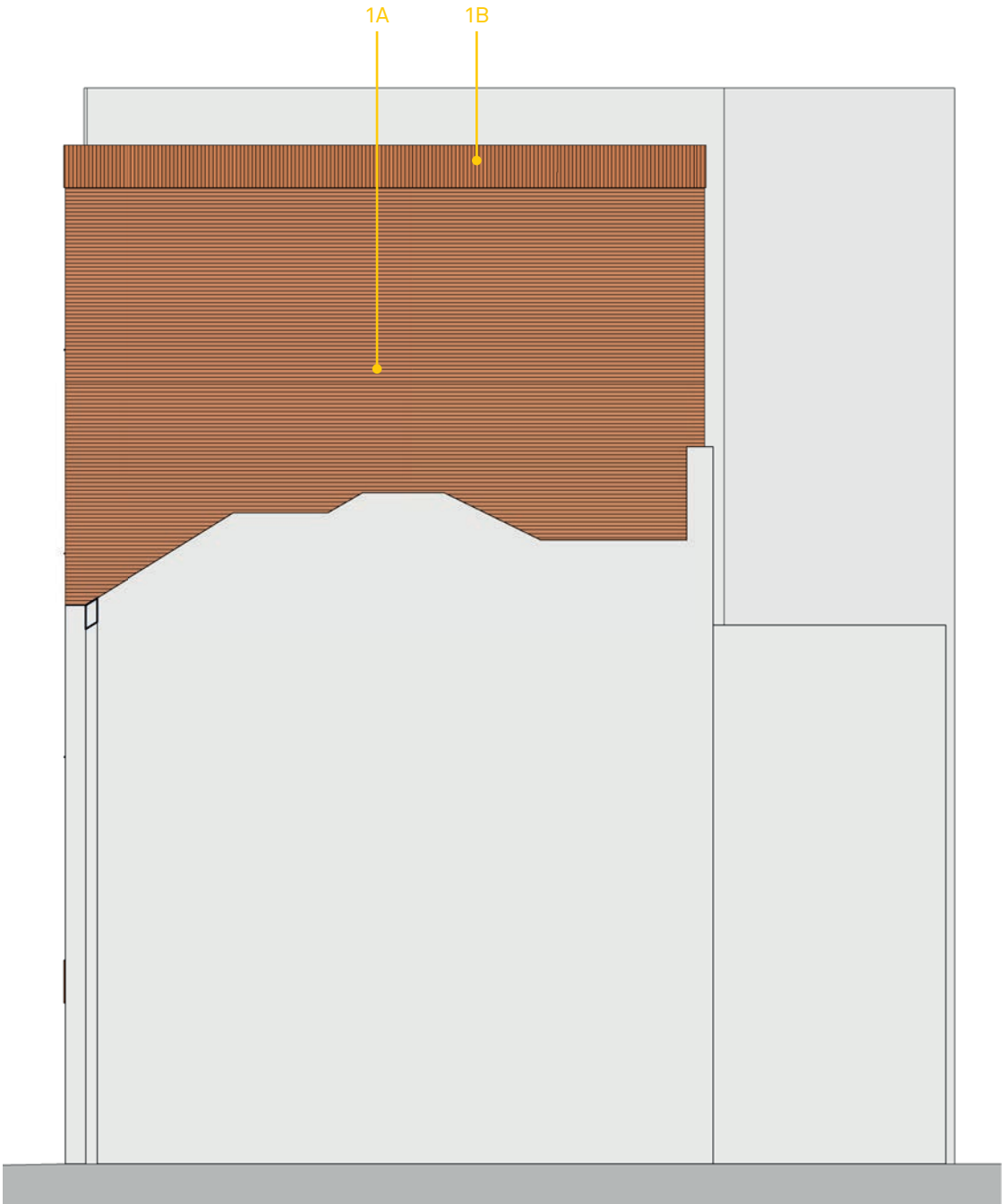


ELEVATIONAL DRAWINGS

EAST (SIDE) ELEVATION - HOULDSWORTH STREET



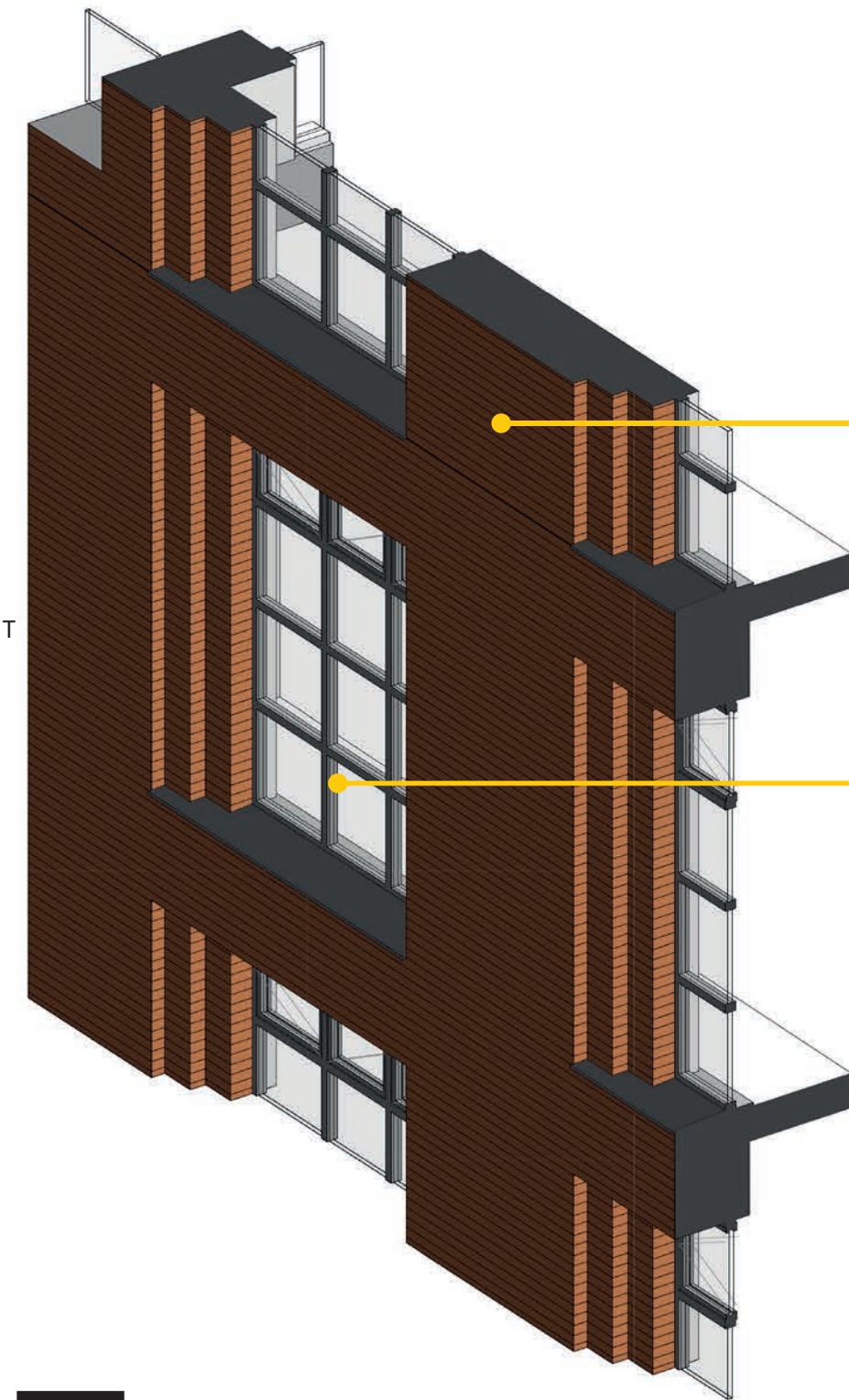
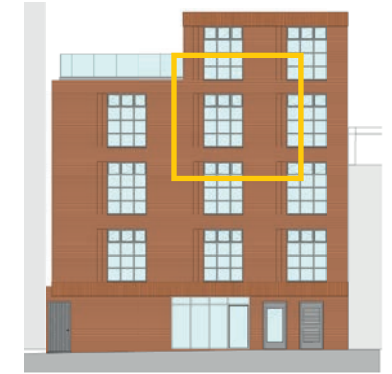
- 1
- Imperial bespoke handmade brick
Colour: 'Weathered Red Multi Linear'
Dimensions: 288 x 88 x 48mm
Mortar: Dark grey recessed horizontal joints with flush perpend
- A
- Bond: Stretcher
- B
- Bond: Soldier
- C
- Bond: Stacked (stepped window reveals)
- D
- Bond: Stretcher (window reveals)
- E
- Bond: Stretcher (soffit)
- F
- Bond: Soldier (Slip system)
- 2
- Aluprof MB-Slimline window system
Glazing: Clear
Frame: Black
- 3
- Aluprof MB-SR50N curtain walling system
Glazing: Clear
Joints: Horizontal & vertical capped, black
- 4
- Aluminium soffit with perforations
Colour: Anodised Dark Grey
Finish: Matt
- 5
- Glass balustrading
- 6
- Metal Louvred door
Colour: PPC Dark Grey
Finish: Matt
- 7
- Steel security gate
Colour: PPC Black
Finish: Matt



MATERIAL SPECIFICATION & PRECEDENT IMAGES

2 ALUPROF MB-SLIMLINE WINDOW SYSTEM

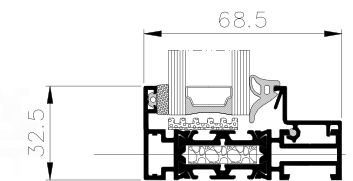
SOUTH ELEVATION



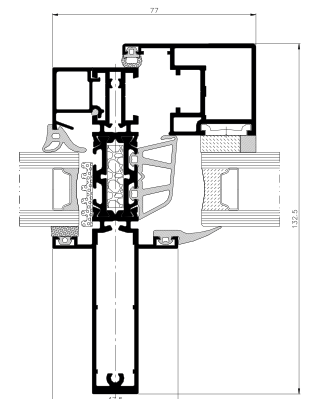
Imperial bespoke handmade brick
Colour: 'Weathered Red Multi Linear'
Dimensions: 288 x 88 x 48mm
Mortar: Dark grey recessed horizontal joints with flush perpend
Bond: Stretcher



Slimline window system
Glazing: Clear
Frame: Black



Fixed window – cross section



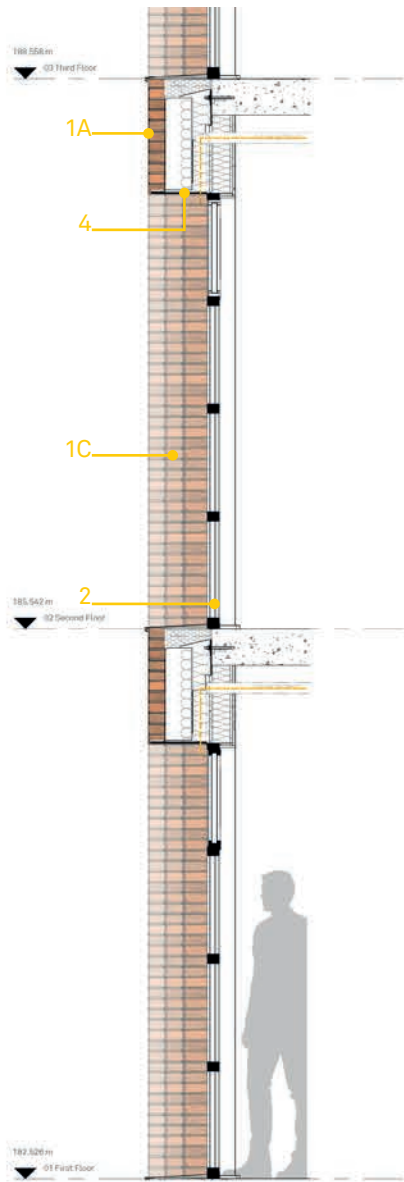
Fixed and opening window – cross section

FACADE INTERFACE DETAILS

TYPICAL WINDOW BAY



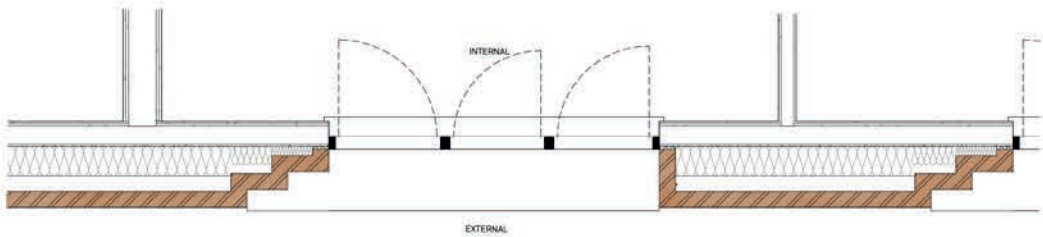
- 1 Imperial bespoke handmade brick
Colour: 'Weathered Red Multi Linear'
Dimensions: 288 x 88 x 48mm
Mortar: Dark grey recessed horizontal joints with flush perpend
A Bond: Stretcher
B Bond: Soldier
C Bond: Stacked (stepped window reveals)
D Bond: Stretcher (window reveals)
E Bond: Stretcher (soffit)
- 2 Aluprof MB-Slimline window system
Glazing: Clear
Frame: Black
- 4 Aluminium soffit with perforations
Colour: Anodised Dark Grey
Finish: Matt



Typical Bay Strip Section



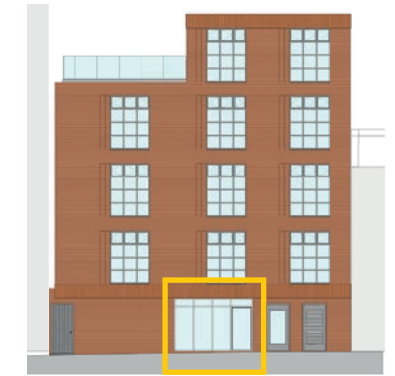
East_Typical Window Bay



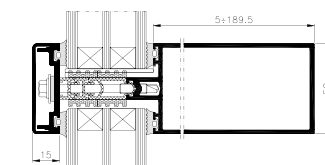
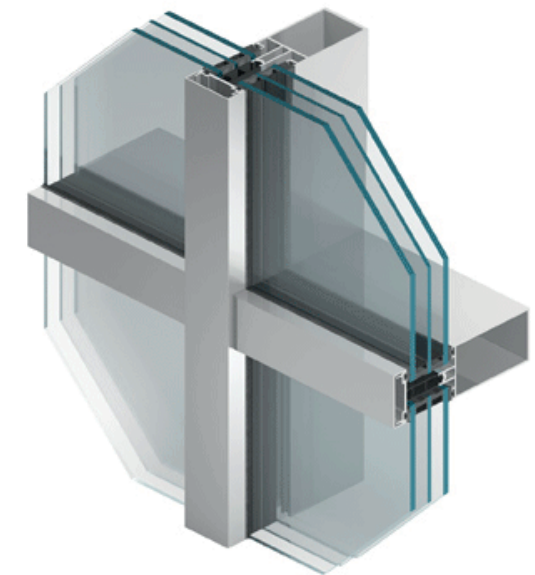
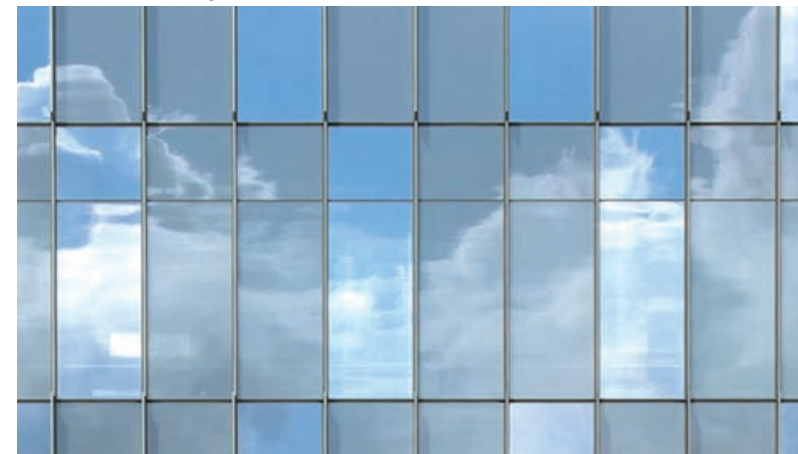
MATERIAL SPECIFICATION & PRECEDENT IMAGES

3 ALUPROF MB-SR50N CURTAIN WALLING SYSTEM

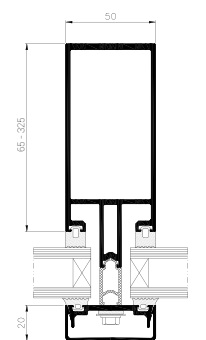
SOUTH ELEVATION



- 3 Aluprof MB-SR50N curtain walling system (Ground Floor offices & main entrance)
Glazing: Clear
Joints: Horizontal & vertical standard cap
Finish: Dark Grey

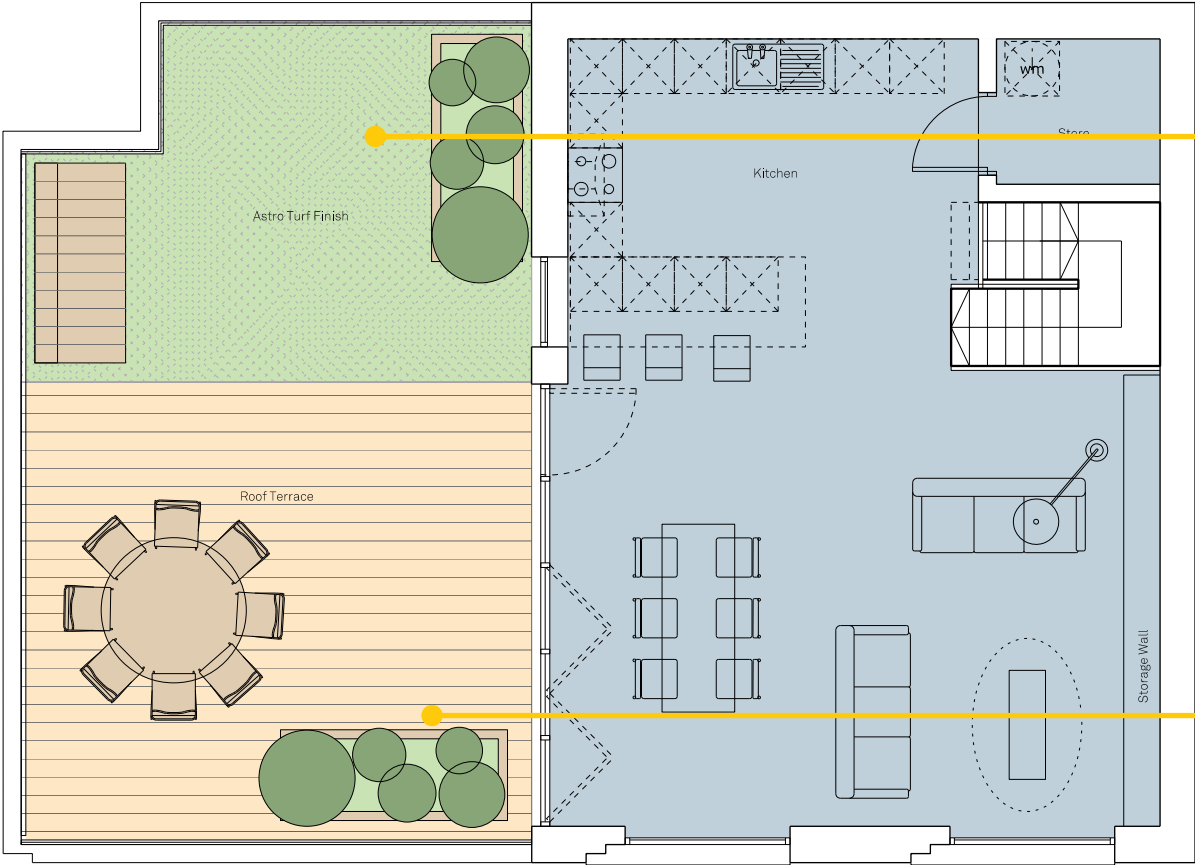


Transom – cross-section



Mullion – cross-section

LEVEL 04 ROOF TERRACE



Level 04-



25mm

ARTIFICIAL GRASS

- 25mm OF Premium Artificial Grass
- Yarn Count (Dtex): PE monoilament 8800+PP curl 4400Dtex
- Yarn Height (mm): 25(+3%)
- Drainage Hole Diameter (mm): 5
- Total Weight (g/m2): 3000 (+5%)
- Colours: Green 4-Tone



EXTERNAL TILE

- 20mm thick 60.5 x 60.5 external porcelain tile, Calacatta marble effect in matt.
- Dry- pressed ceramic tiles, with low water absorption.
- Reaction to Fire: A1_{FL}/A1
- Breaking Strength: >1 300 N
- Slipperiness: NPD
- Tactility: NPD
- Thermal shock resistance: Pass
- Durability for:
 - Internal use: Pass
 - External use: Freeze-thaw resistance: Pass



FACADE INTERFACE DETAILS

SAMPLE BAY LOCATION



FACADE INTERFACE DETAILS

SAMPLE BAY 01 - TYPICAL WINDOW BAY

01 Window Reveal

Imperial bespoke handmade brick
Colour: 'Weathered Red Multi Linear'
Dimensions: 288 x 88 x 48mm
Mortar: Dark grey 10mm recessed horizontal joints with flush perpend
1a. Reveal soffit Anodised pressed Aluminium Cill

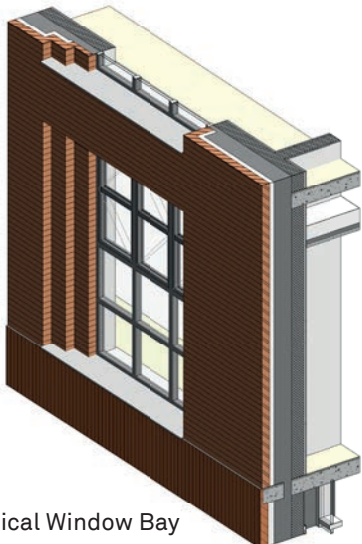
02 Stepped Window Reveal

Imperial bespoke handmade brick
Colour: 'Weathered Red Multi Linear'
Dimensions: 288 x 88 x 48mm
Mortar: Dark grey recessed horizontal joints with flush perpend
Bond: Stacked (stepped window reveals)
Recess: 10

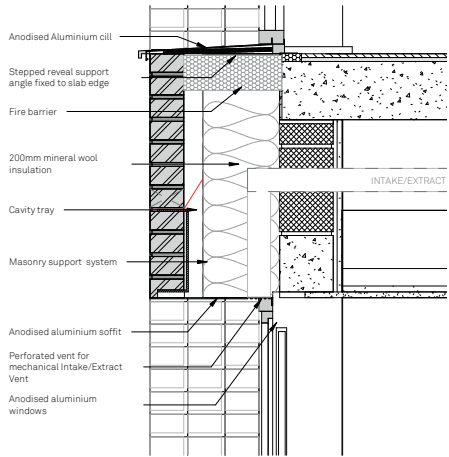
03 Pressed Aluminium Cill - Anodised

04 Soffit

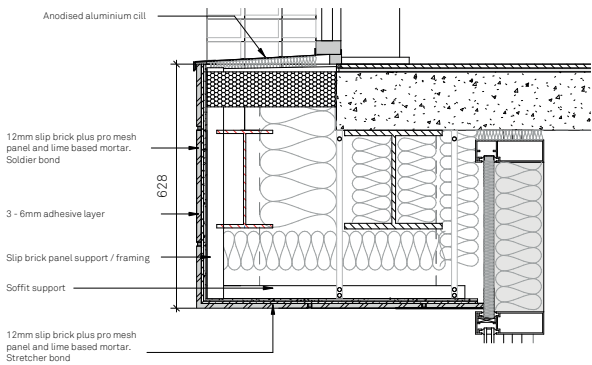
Imperial bespoke handmade brick slip
Colour: 'Weathered Red Multi Linear'
Dimensions: 288 x 88 x 12mm
Mortar: Dark grey 10mm recessed horizontal joints with flush perpend



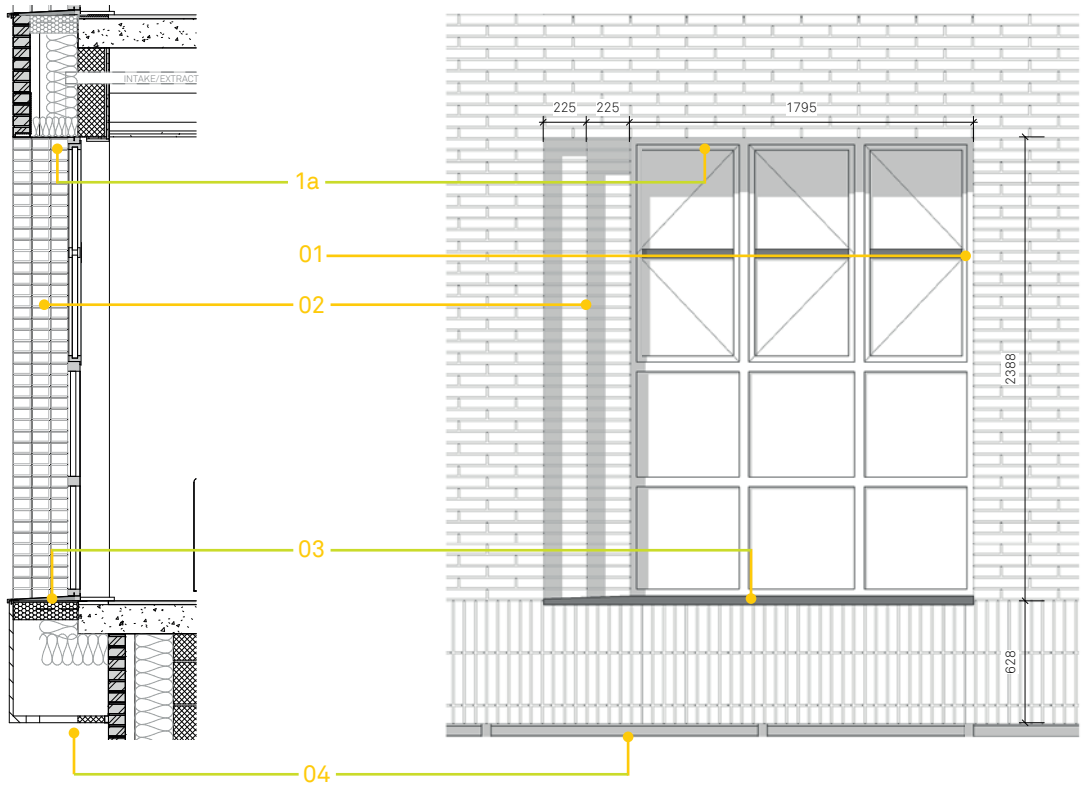
3D View _Typical Window Bay



Typical Window soffit Detail

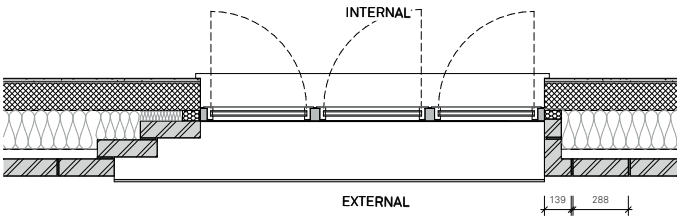


Typical Masonry / Soffit Detail 1



Typical Bay Strip Section

Typical Window Bay



Typical Window Bay Plan

1. Acceptance Criteria

It's important to ensure that management and subcontractors are on the same page about what does and does not qualify as an acceptable result. When all the project participants understand what the goal is, they are better able to get it right the first time. This will include:

- No visible defects
- Complies with minimum building standards
- Meets all manufacturers' specifications
- Conforms to the customer's contract specifications
- Specific organisational preferences
- Project-specific quality standards
- Industry common practices

2. Inspection Plan

The inspection process allows us to determine whether a specific task was completed to specification. The team needs to know what will be inspected, when inspections will happen, and who is responsible for doing them. In some cases, this might be third-party inspectors.

Creating a plan in advance allows you to determine all the necessary inspections and to confirm that they have been completed through a record of acceptance.

3. Inspection Checklists

A checklist can essentially be used as an agenda for pre-task conversations so you can communicate what areas warrant heightened awareness. Using checklists as a communication tool enables operatives to better understand how the work they are doing will be defined as acceptable.

The inspection process for a task concludes when all acceptance criteria have been met and all elements of a checklist, including high-risk items, have received sign-off.

4. Correct Deficiencies and Verify Acceptance Criteria

When deficiencies have been identified through the inspection process, they must be corrected. The process is:

- Physically mark the issue or area
- Take a picture to clearly identify the issue

- Correct the issue
- Document the correction

After all issues have been corrected, you must verify that the completed work meets the acceptance criteria.

5. Prevent Future Deficiencies

Learn why the deficiency happened and adjust the quality control process so it doesn't happen again. Make sure the item is included in the acceptance criteria and communicated to all parties.

Add to your checklist system and include it in your inspection plan. Success is when you don't see the issue again and you are that much closer to achieving first time quality with zero defects.

6. Programme

Initial Foundation Piles (4-6 Weeks from order)

Ring Beams (4 Weeks)

Concrete Pad (2 Weeks)

Steel transfer deck installation (6 Weeks from order – 2 weeks install)

Concrete Floor (1 Week)

First floor brickwork and blockwork (2 Weeks)

Lintel Installation (1 day)

Window installation (1 day)

Ground Floor Soffit (2 days)

First floor Soffit (1 day)

Total – On Site to – 18 Weeks from order

CONTACT

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