

0322_Oldham Road

Sample Panel Review

Date of Meeting: 09.03.22

Comments issued: 16.03.22

Post-meeting notes:
22.03.22

Attendance:

Dave Roscoe MCC

Jennifer Atkinson MCC

Nick Leggett MUL

Tim Groom TGA

Danielle McParland TGA

Matthew Cox TGA

Andy King GMI

Rafal Zwolen GMI

1.0 Brickwork

1.1 Brick specification and mortar colour acceptable.

2.0 Glass Reinforced Concrete (GRC)

2.1 Colour acceptable

2.2 Since the previous sample panel review the following has been introduced;

- Increased fall to top of GRC panels, minimising risk of any water pooling

- proposal to replace GRC at ground floor with brick as an anti-graffiti safeguard

2.3 GRC design and specification are acceptable

3.0 Window – Glazed opening light and fixed aluminium panel

3.1 Colour and finish are acceptable,

3.2 Weep vent – colour is acceptable,

3.2 Soffit vent detail is acceptable.

4.0 Balustrade

4.1 Colour and finish are acceptable,

4.2 Bracket design and offset from brick reveal – 2 options presented on the sample panel. The right- hand side offset is acceptable, the left- hand side offset is too wide.

5.0 Mastic

5.1 Mastic colour – the sample panel includes four colour options that have been tested;

- a. colour matched to window and metalwork powder coating,

- b. colour matched to GRC,

- c. translucent.

- d. colour matched to mortar

5.2 Agreed Mastic colour locations;

- Window to brickwork: colour a. is acceptable,

- Window to GRC: colour a. is acceptable,

- GRC to GRC: colour b. is acceptable,

- GRC to brickwork: colour a. is acceptable.

5.3 Mastic workmanship – MCC raised concern of the size and consistency of joints. The following proposals have been introduced to the design of the main building;

- TGA have adjusted design tolerances to reduce the size of the gap.
- GMI to ensure consistency through site quality control measures.
- Proposal to replace GRC at ground floor with brick

MCC suggested potential opportunity to match detail on neighbouring development. TGA to review feasibility of introducing this detail.

Post meeting note 22.03.22

TGA reported that the mastic details obtained for the neighbouring DEX development are not suitable for use on this scheme. MCC have requested to inspect the first mastic installations on the main building for approval prior to discharge of Condition 10.