

1207 PLOT 9B FIRST STREET, MANCHESTER VMU ASSESSMENT REPORT

1207-TGA-XX-XX-RP-A-FI_10_10-00401 P02

TIM GROOM ARCHITECTS

Revision	Date	Description
P01	19.02.26	Project Team Issue
P02	18.03.26	Curtain Walling Specification Added

CONTENTS

01. Introduction

Purpose of the Report	6
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02. Hand Samples - Condition 03a

Hand Samples Presentation	10
Mortar and Pointing Sample Presentation	11
VMU Proposals	12

03. Visual Mock-up - Condition 03c

VMU Presentation - Unitised Facade	18
VMU Presentation - Punched Windows	19
VMU Presentation - Brickwork Plinth	20
VMU Presentation - Brickwork Detailing	21

04. Detail Review

Agreed Amendments	24
Additional Information	27

01. INTRODUCTION

Purpose of the Report

This document has been prepared as a record of the visual inspections of the samples and mock-up panels for Plot 9B, First Street, Manchester Ref. 141786/FO/2024 as amended Ref. 144252/NMC/2025 in accordance with the dates below -

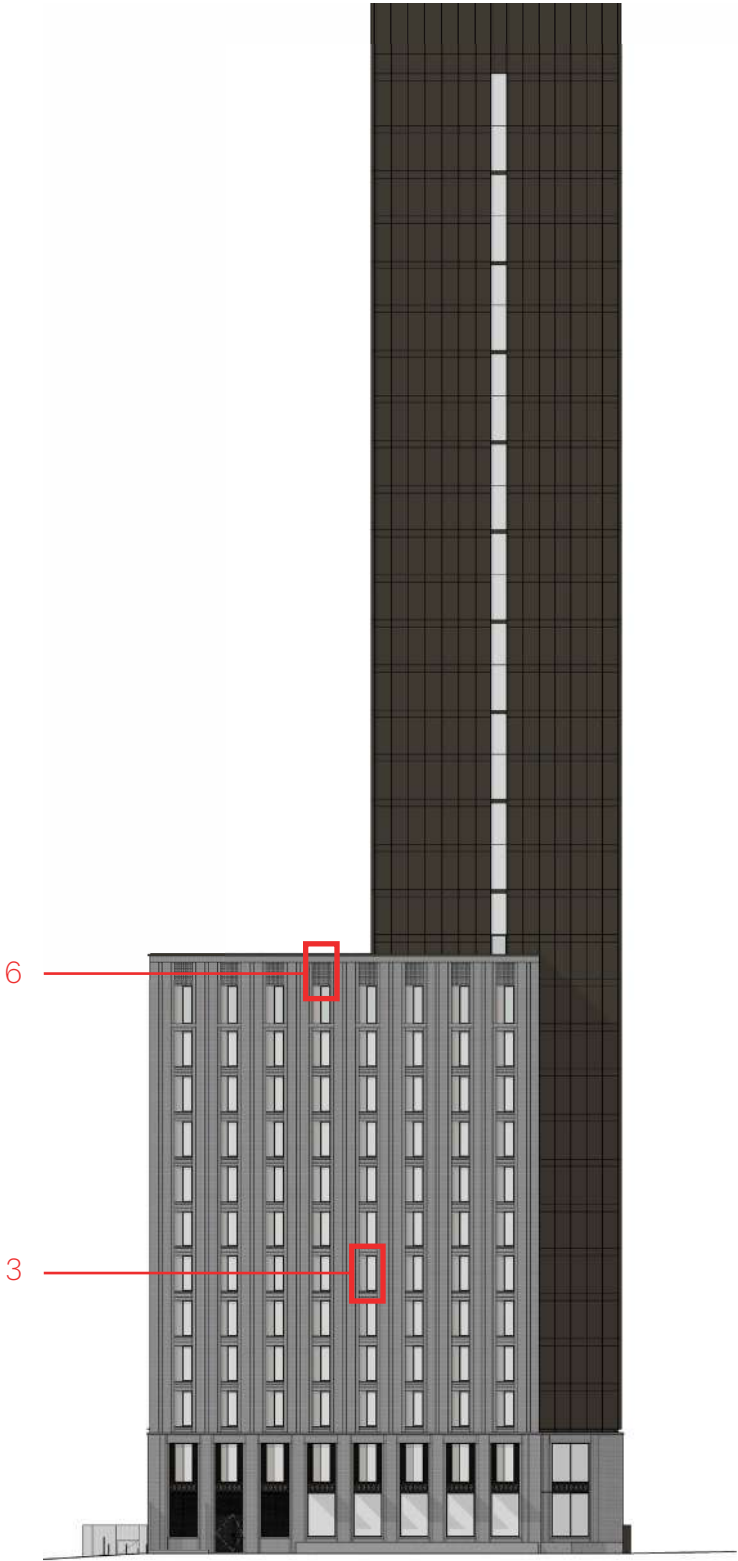
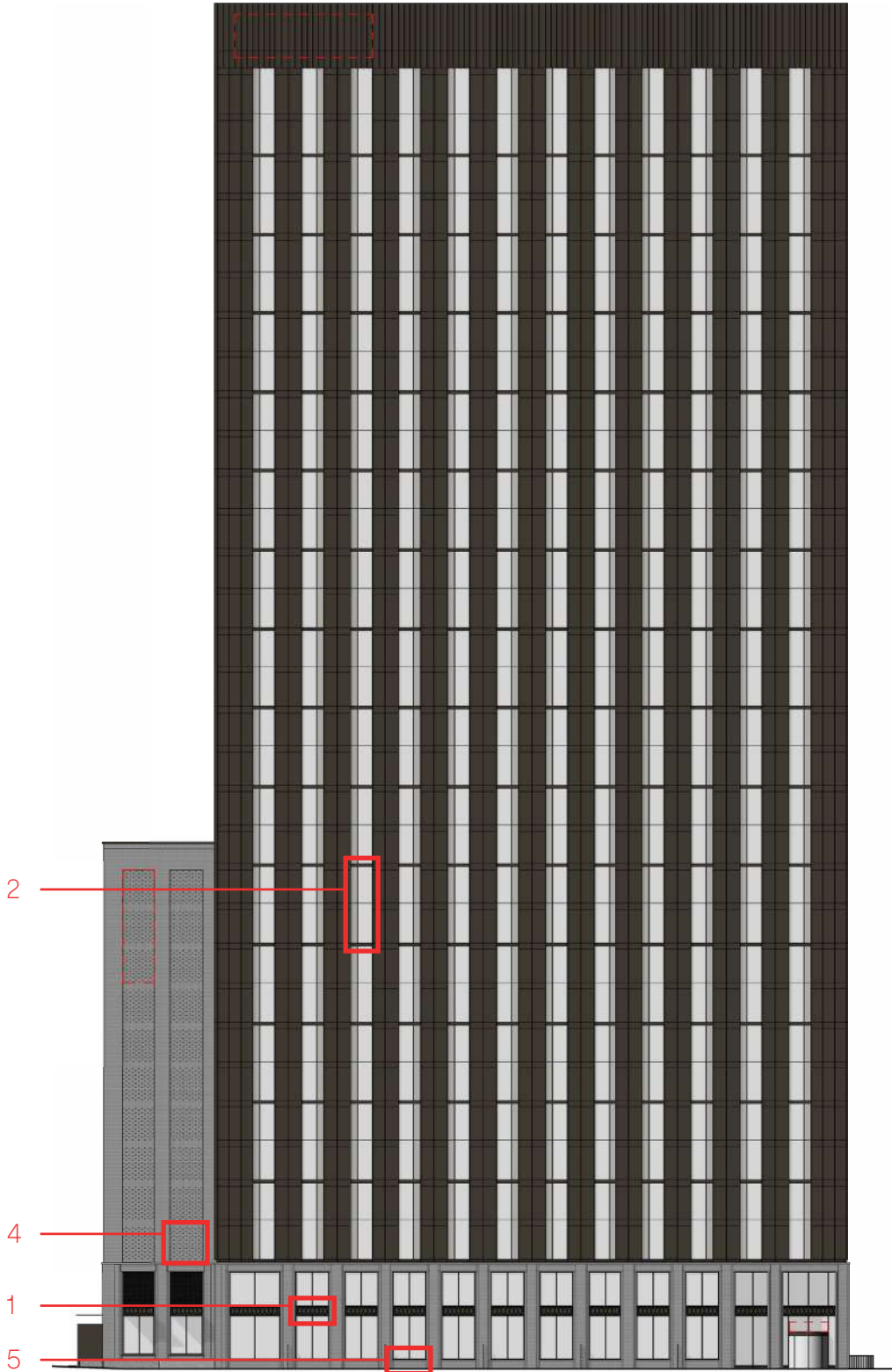
Hand Sample Review
17th September 2025 Review with MCC

Mortar and Pointing Review
25th November 2025 Review with MCC

Visual Mock-up Review
18th February 2026 Review with MCC

General Comments
The VMU is built for inspection of material quality and is not reflective of the built dimensions of the final construction.

Following visual inspection of the VMU, TGA comments relate to the visual appearance and configuration criteria only.





02. HAND SAMPLES - CONDITION 03A

Hand Samples Presentation

Date 17.09.25	
Location Manchester Town Hall	
Attendees	
Tim Groom Architects:	Tim Groom Lawrence Somerville Thomas Rawnsley
VITA Group:	Jon Weston Matthew Fletcher
Manchester City Council:	Dave Roscoe Angela Leckie
Deloitte:	Niall Alcock

General Comments
Hand samples were presented to MCC for each material element of the building. Those chosen are illustrated opposite and detailed in the key below.

MCC requested that various mortar colour and pointing types were sampled in small brickwork panels.

1. Facing Brickwork
Vandersanden Lima Brick
2. Architectural Precast
Amber Valley Wetcast Stone 0264
3. Anodised Aluminium
Oxicolour R56 Anodised Bronze



1



2

3



Mortar and Pointing Samples Presentation

Date
25.11.25

Location
Renaker Site Compound, First Street

Attendees
Tim Groom Architects: Tim Groom
Lawrence Somerville
Thomas Rawnsley

Renaker Build Ltd (RBL): Lee Hickey
Matthew Petruzzelli

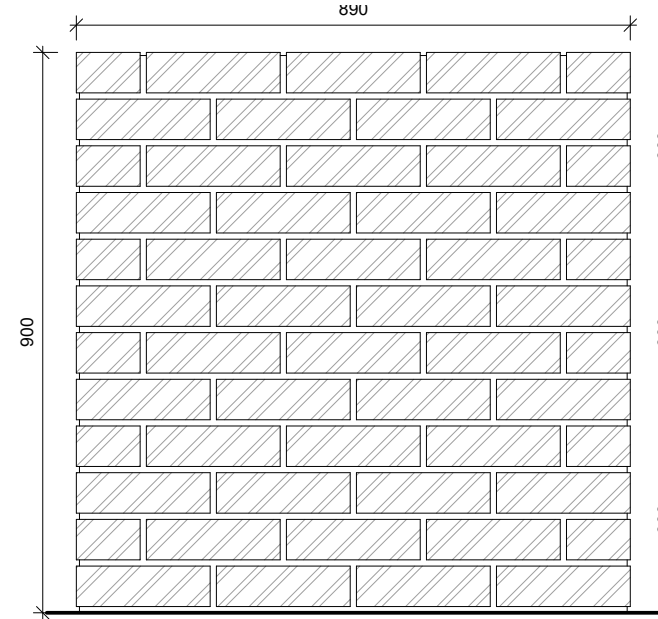
VITA Group: Jon Weston
Matthew Fletcher

Manchester City Council: Dave Roscoe
Angela Leckie

General Comments
Three brickwork sample panels were constructed on site with different mortar and pointing types and presented to MCC for review.

The mortar colour and pointing types highlighted opposite and detailed below were chosen by MCC.

- 1. Mortar Colour
Flomix Renaker White
- 2. Pointing Type
3mm Recessed



Brickwork Sample Panel 01

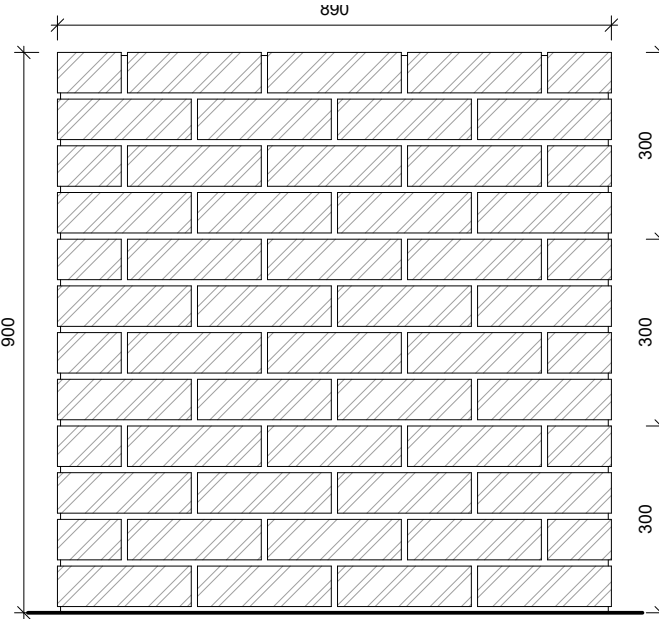
Brickwork - Vandersanden Lima

Mortar - Flomix Renaker White

Pointing Type A - Bucket Handle

Pointing Type B - Weather Struck

Pointing Type C - 3mm Recessed



Brickwork Sample Panel 02

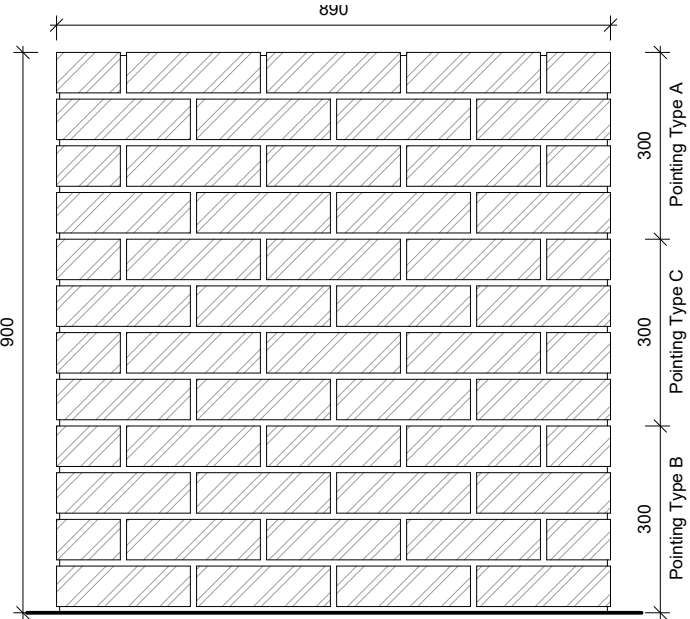
Brickwork - Vandersanden Lima

Mortar - Flomix Light Black

Pointing Type A - Bucket Handle

Pointing Type B - Weather Struck

Pointing Type C - 3mm Recessed



Brickwork Sample Panel 03

Brickwork - Vandersanden Lima

Mortar - Flomix Dark Choc Brown

Pointing Type A - Bucket Handle

Pointing Type B - Weather Struck

Pointing Type C - 3mm Recessed

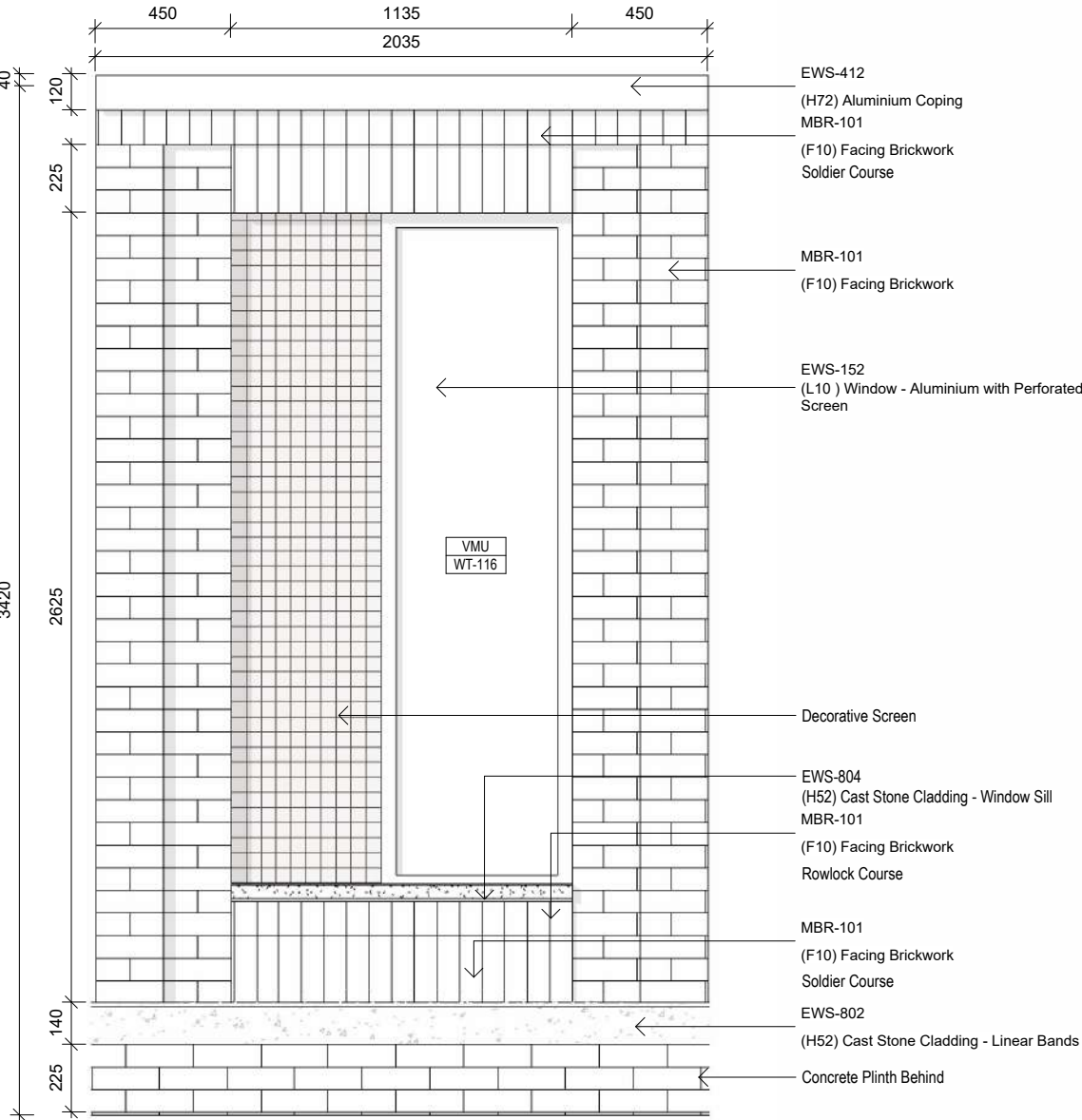
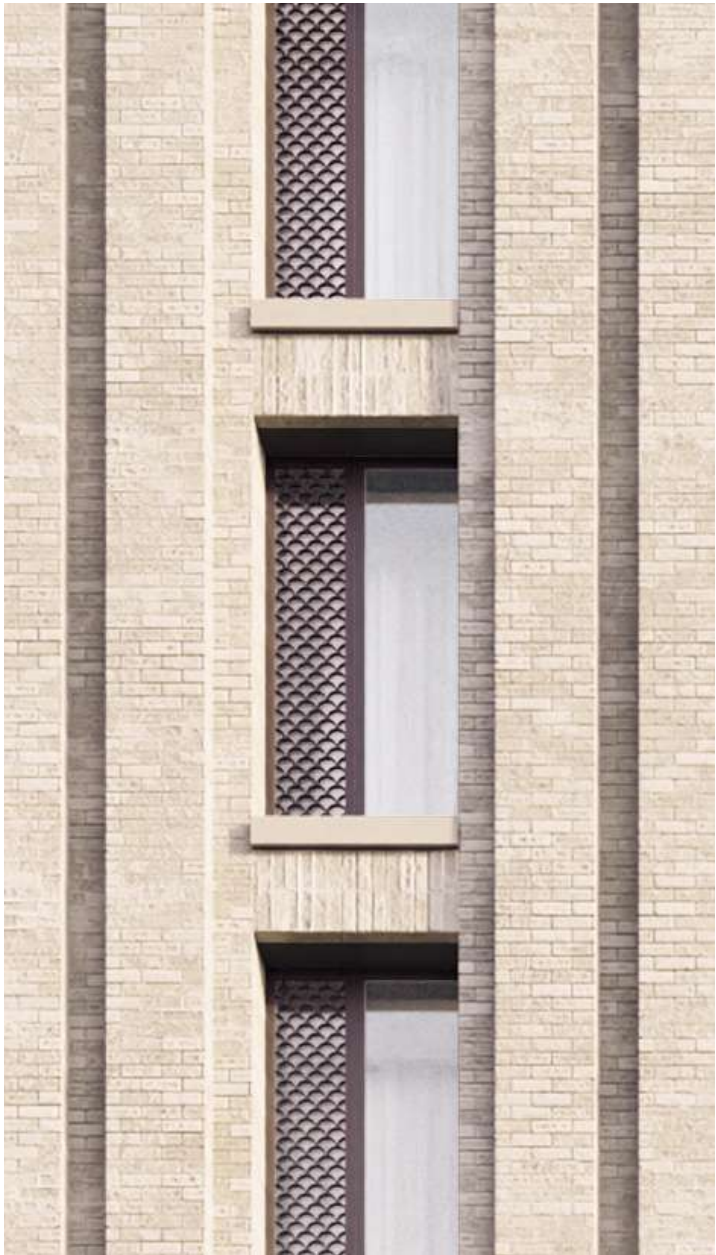


VMU Proposal
Punched Windows

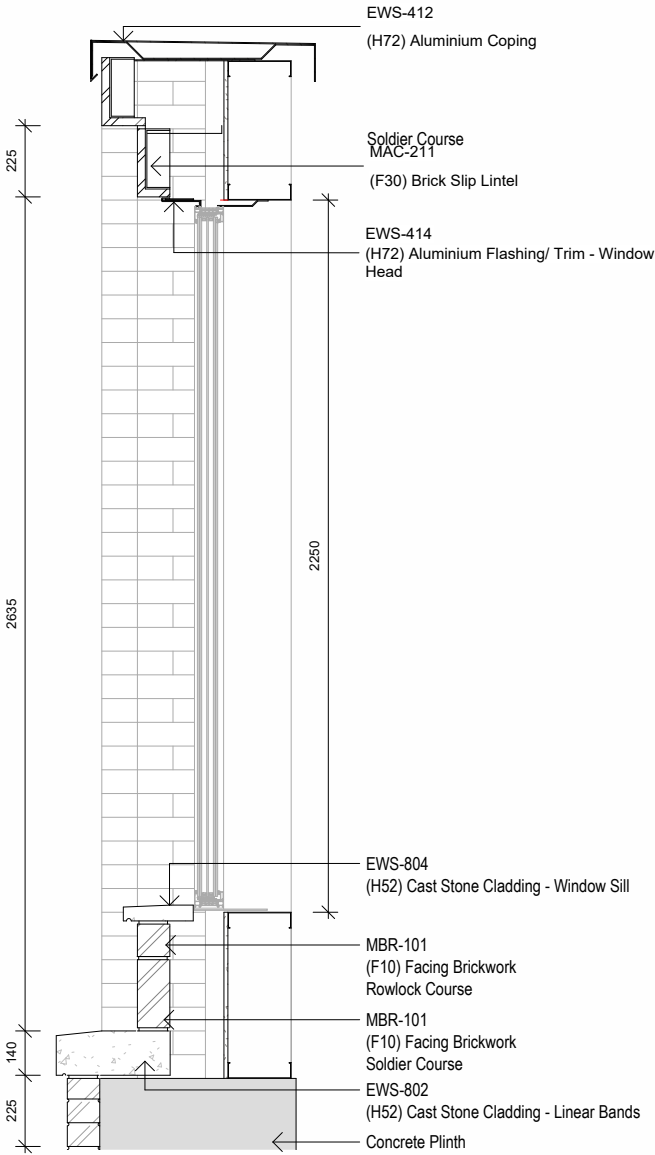
The VMU proposal for the brickwork and punched window element of the building was designed to demonstrate the interface of the window system, brickwork detailing and precast stone elements.

This approach and extent was agreed with MCC.

Date
17.09.25



Brick Visual Mock Up Panel - Elevation
1 : 20



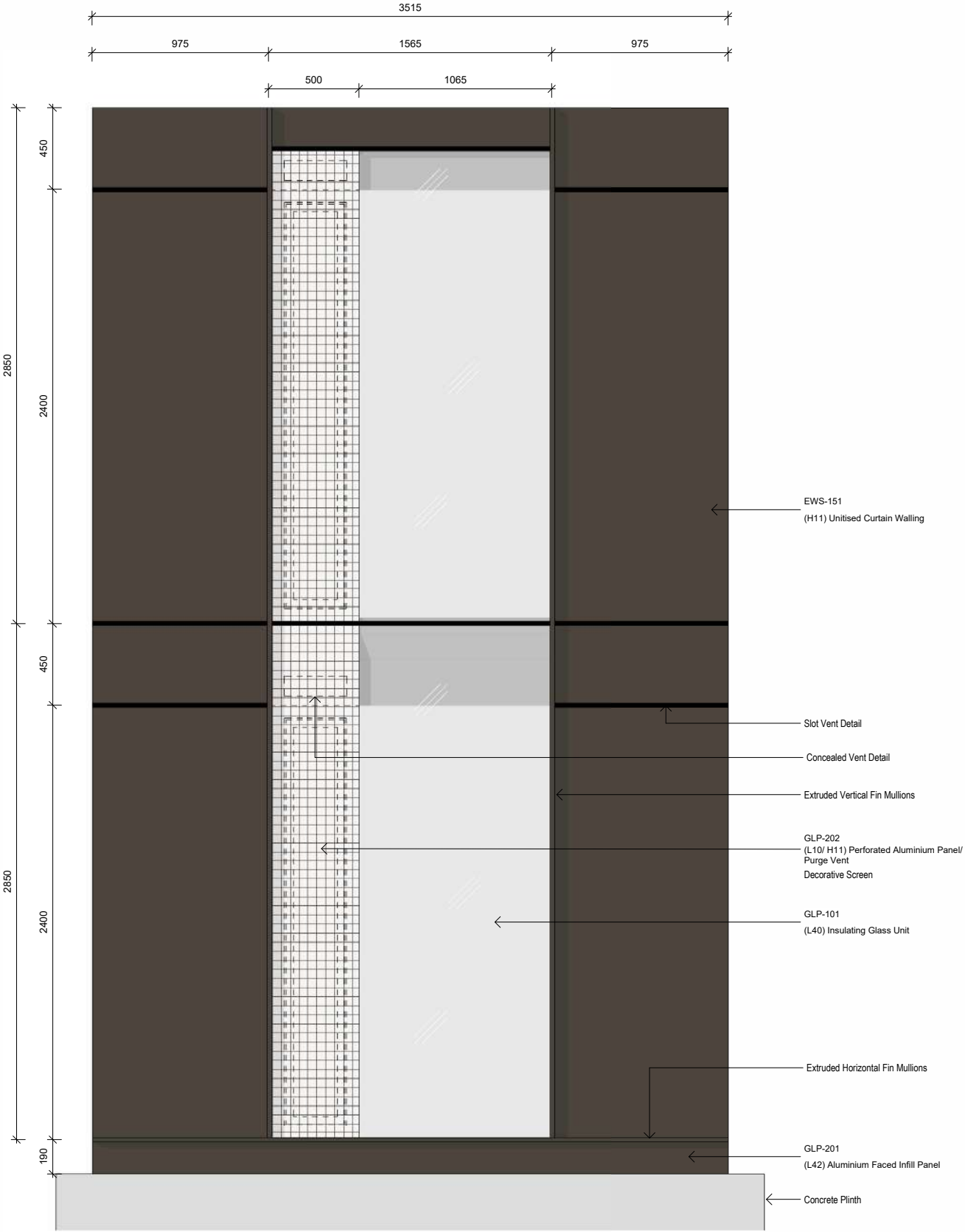
5 | Brick Visual Mock Up Panel - Section
1 : 20

VMU Proposal
Unitised Facade

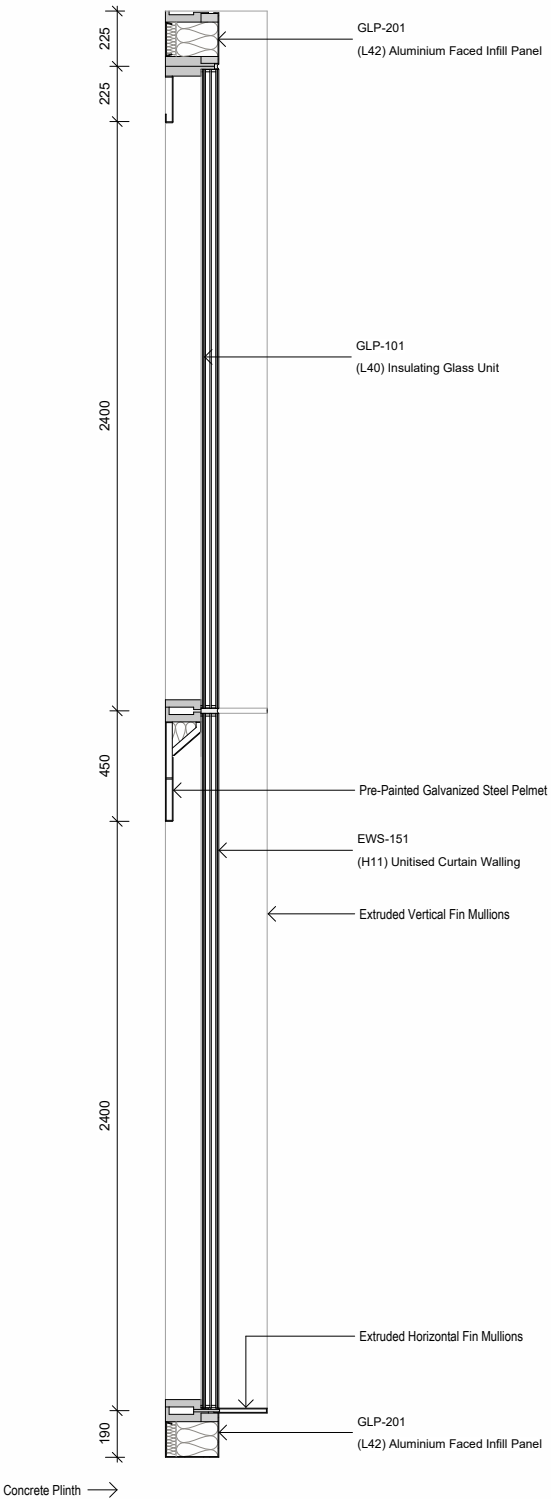
The VMU proposal for the unitised element of the building was designed to demonstrate the typical details featured within the typical bay inclusive of key facade details.

This approach and extent was agreed with MCC.

Date
17.09.25



Unitised Visual Mock Up Panel - Elevation
1 : 20



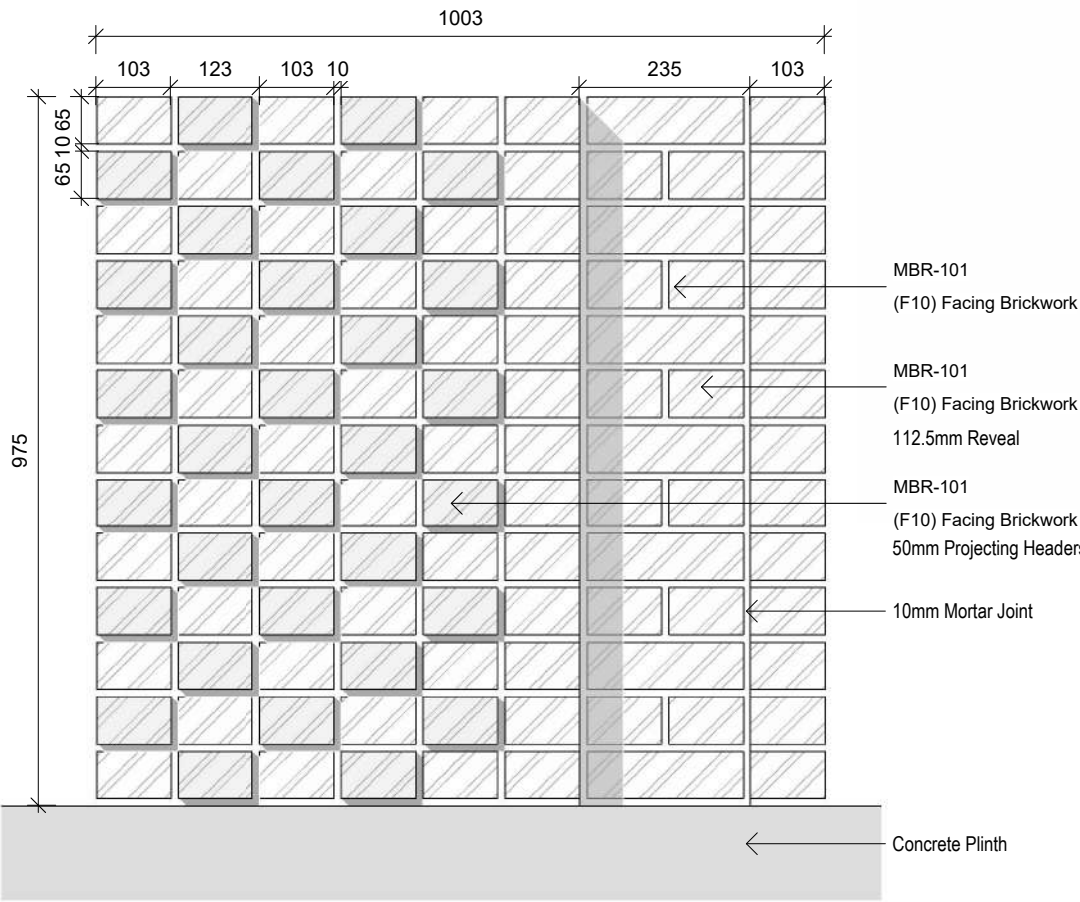
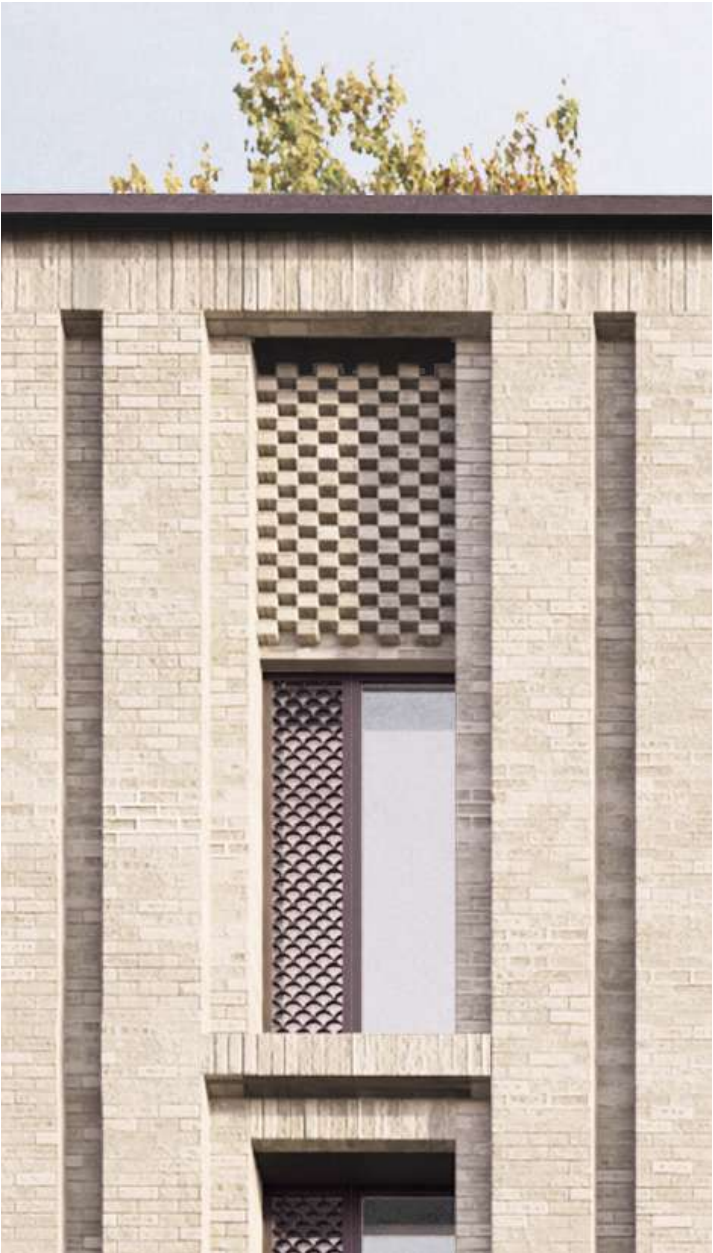
2 | Unitised Visual Mock Up Panel - Section 2
1 : 20

VMU Proposal
Brickwork Detailing

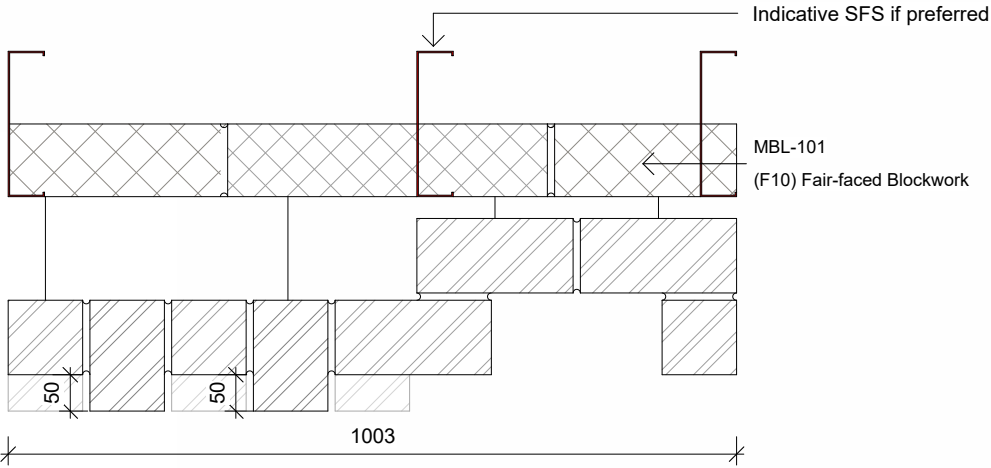
The VMU proposal for the brickwork detailing was designed to demonstrate details within the brickwork facade, inclusive of the brickwork crown detailing and the depth of the recesses.

This approach and extent was agreed with MCC.

Date
17.09.25



Brickwork Sample Panel - Projecting Header Gables Elevation
1 : 10



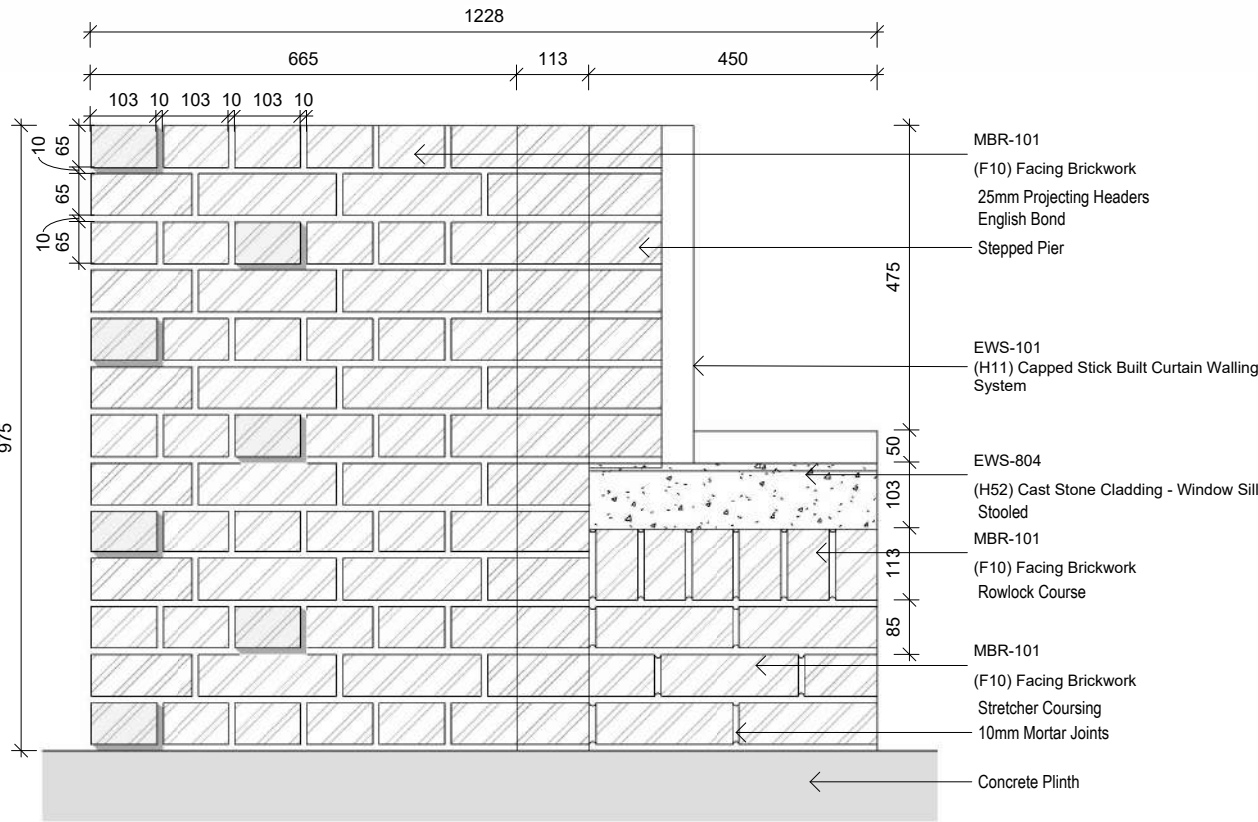
Brickwork Sample Panel - Projecting Header Gables Plan
1 : 10

VMU Proposal
Brickwork Plinth

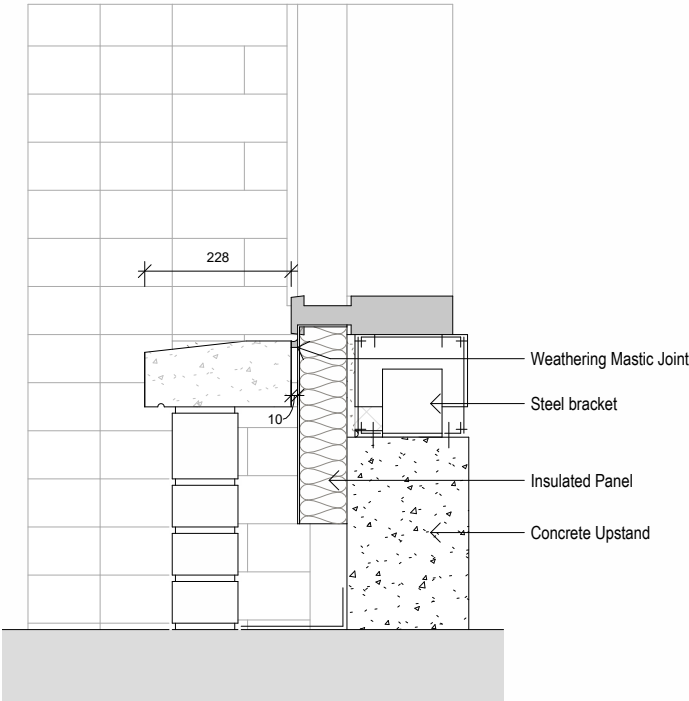
The VMU proposal for the brickwork plinth was designed to demonstrate the interface between the stepped piers and the precast sill as well as the stepped brickwork to the gables.

This approach and extent was agreed with MCC.

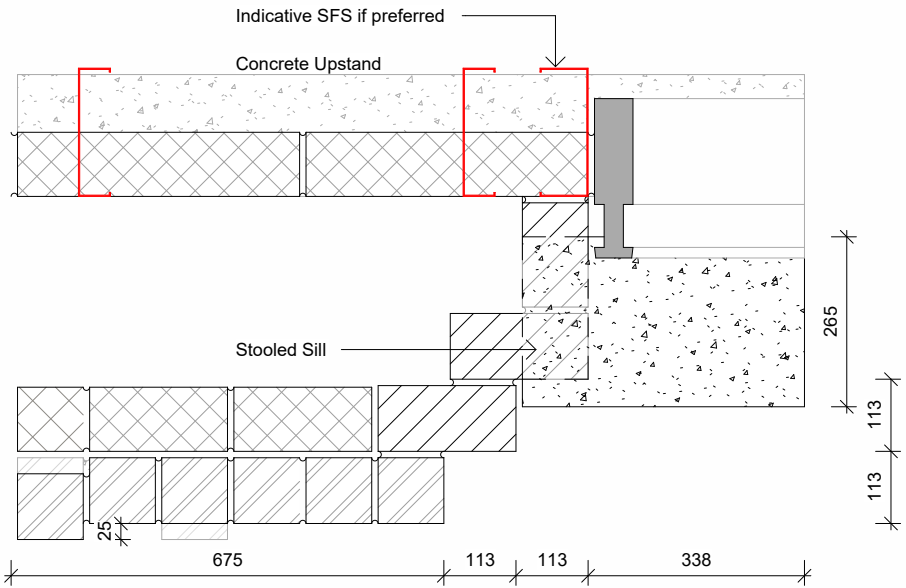
Date
17.09.25



Brickwork Sample Panel - Curtain Wall & Projecting Headers Elevation
1 : 10



Brickwork Sample Panel - Curtain Wall & Projecting Headers Section
1 : 10



Brickwork Sample Panel - Curtain Wall & Projecting Headers Plan
1 : 10

03. VISUAL MOCK-UP - CONDITION 03C

Presentation to MCC Planning Department

Unitised Facade & Decorative Panel

Date
18.02.26

Location
Renaker Site Compound, First Street

Attendees

Tim Groom Architects:	Tim Groom Lawrence Somerville Thomas Rawnsley
Renaker Build Ltd (RBL):	Lee Hickey Matthew Petruzzelli Craig Williams
VITA Group:	Jon Weston Matthew Fletcher
Manchester City Council:	Dave Roscoe Angela Leckie
Deloitte:	Ragini Dutta

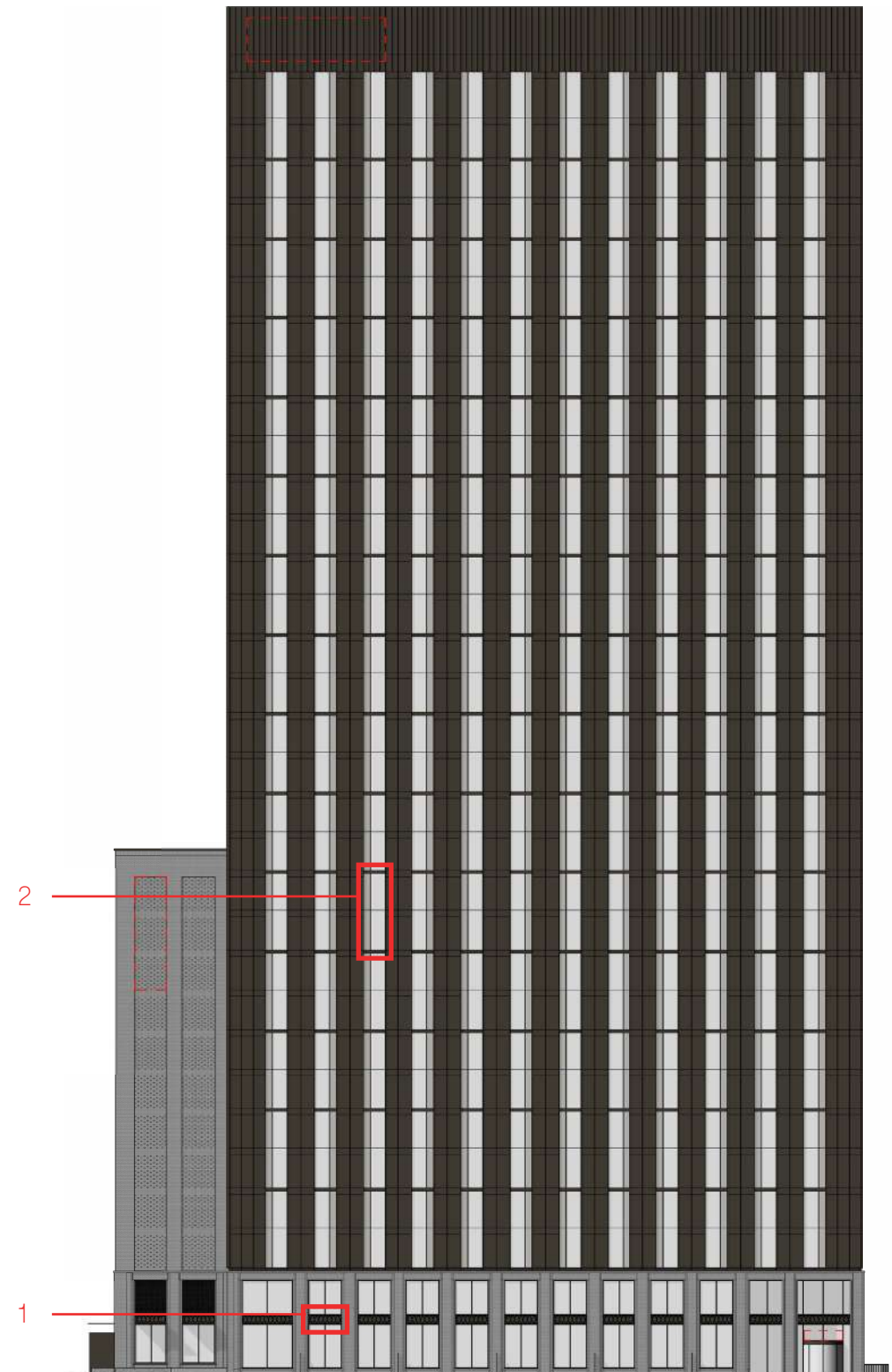
General Comments

MCC were pleased with the quality and outcome of the VMU with minor comments on the BMU sockets which have been installed in a stainless steel finish.

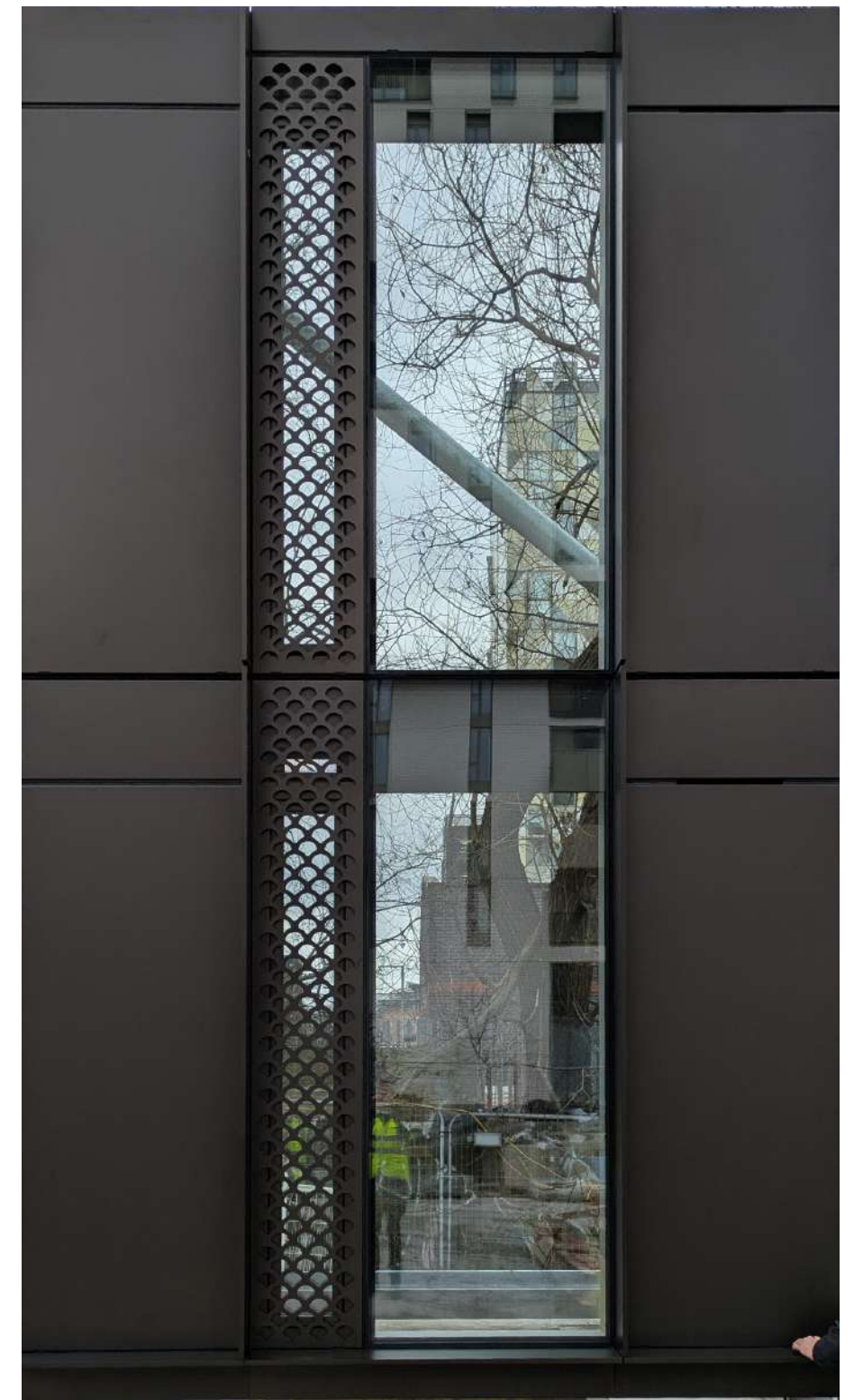
The project team explained the sockets will be installed in a blackened finish which was agreed to be more discreet.

The project team have also agreed to provide a consistent finish to the panel above the purge door. The final build will be consistently flush as demonstrated in the lower bay.

Refer to Detail Review section for the agreed amendments.



1 - Decorative Panel



2 - Unitised Typical Bay

Presentation to MCC Planning Department
Punched Windows

Date
18.02.26

Location
Renaker Site Compound, First Street

Attendees

Tim Groom Architects:	Tim Groom Lawrence Somerville Thomas Rawnsley
Renaker Build Ltd (RBL):	Lee Hickey Matthew Petruzzelli Craig Williams
VITA Group:	Jon Weston Matthew Fletcher
Manchester City Council:	Dave Roscoe Angela Leckie
Deloitte:	Ragini Dutta

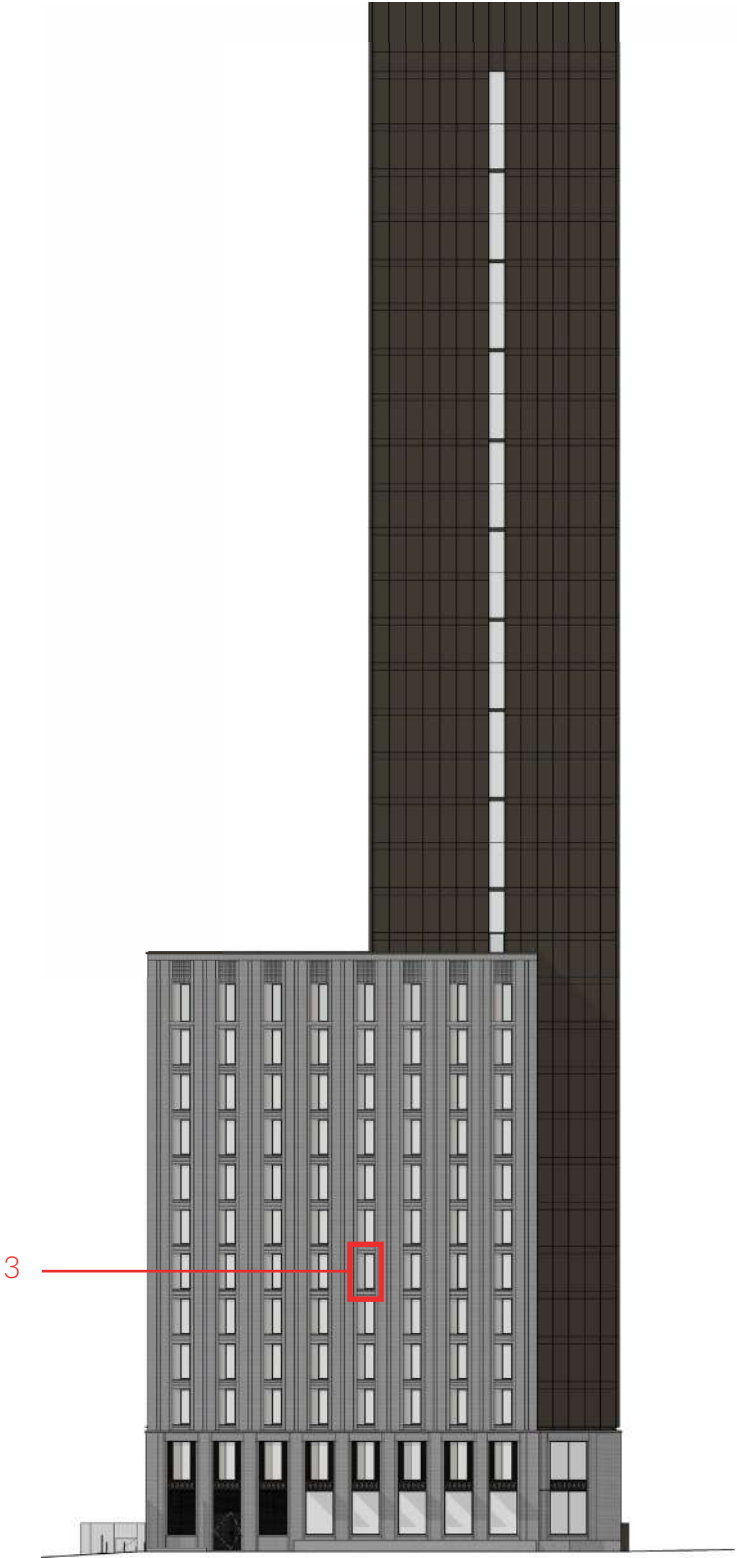
General Comments
MCC were pleased with the quality and outcome of the VMU with minor comments on the execution of the mastic joints.

The project team also noted required amendments to the soffit detail which were explained and agreed with MCC..

It was noted that the finish to the precast elements did not match the control sample.

Refer to Detail Review section for the agreed amendments.

1. Agreed Window Mastic
Arbosil LMS Dark Bronze



3 - Brickwork Typical Bay

Presentation to MCC Planning Department
Brickwork Plinth

Date
18.02.26

Location
Renaker Site Compound, First Street

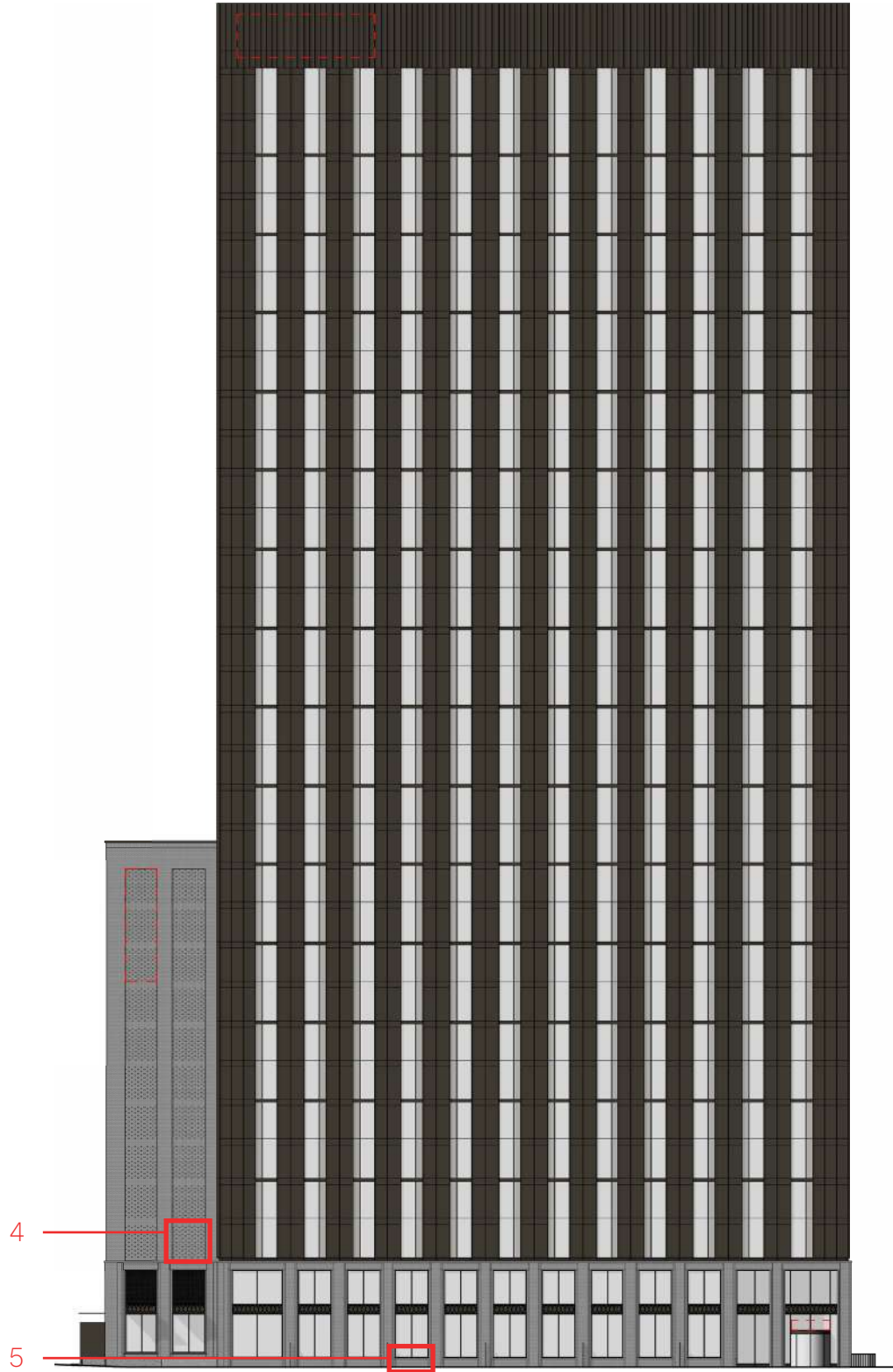
Attendees

Tim Groom Architects:	Tim Groom Lawrence Somerville Thomas Rawnsley
Renaker Build Ltd (RBL):	Lee Hickey Matthew Petruzzelli Craig Williams
VITA Group:	Jon Weston Matthew Fletcher
Manchester City Council:	Dave Roscoe Angela Leckie
Deloitte:	Ragini Dutta

General Comments
MCC were pleased with the sample panels and the general detailing presented.

TGA noted that the curtain walling profile is still yet to be installed and should be provided once procured.

Refer to Detail Review section for the agreed curtain walling details.



4 - Gable Brickwork



5 - Plinth

Presentation to MCC Planning Department
Brickwork Detailing

Date
18.02.26

Location
Renaker Site Compound, First Street

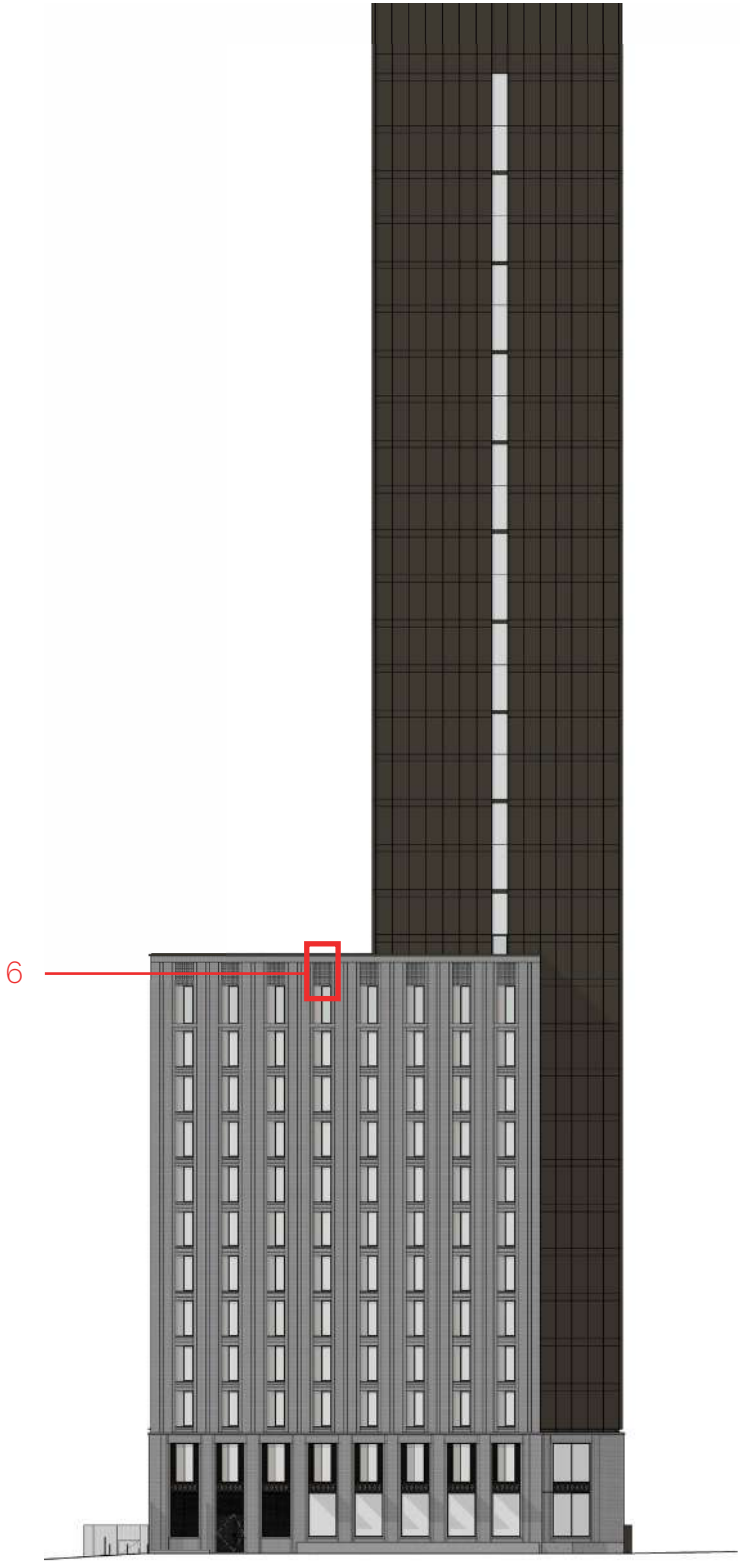
Attendees

Tim Groom Architects:	Tim Groom Lawrence Somerville Thomas Rawnsley
Renaker Build Ltd (RBL):	Lee Hickey Matthew Petruzzelli Craig Williams
VITA Group:	Jon Weston Matthew Fletcher
Manchester City Council:	Dave Roscoe Angela Leckie
Deloitte:	Ragini Dutta

General Comments
MCC were pleased with quality of the sample panels provided and had no comments on the detailing.

MCC reviewed the four mastic samples proposed for the brickwork expansion joints and expressed a preference for that indicated on image 7.

1. Agreed Brickwork Expansion Joint Mastic
Arbosil Portland



6 - Brickwork Crown



7 - Brickwork Mastic

04. DETAIL REVIEW

Detail Review – Agreed Amendments

Unitised Facade

Minor amendments were proposed to the Unitised design. The notes opposite illustrate the agreed amendments to be incorporated into the final construction.

1. BMU Socket Finish

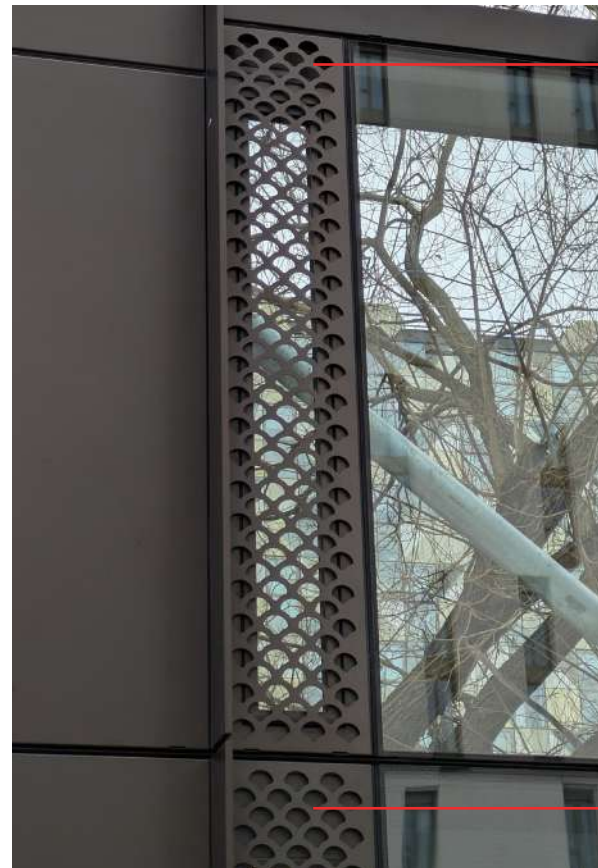
The stainless steel finish employed on the VMU will be revised for a blackened finish so the sockets are more discreet.

2. Flush Panel Detail Above Purge Doors

It was agreed that a consistent detail should be employed throughout to the panel above the purge doors. The preference is to use the flush panel detail as constructed in the lower bay of the VMU.



1. BMU sockets to be installed in a blackened finish as agreed with MCC.



2. Project Team agreement that a flush panel detail should be installed to panels above the purge doors as demonstrated in the lower panel.

Detail Review – Agreed Amendments
Punched Windows

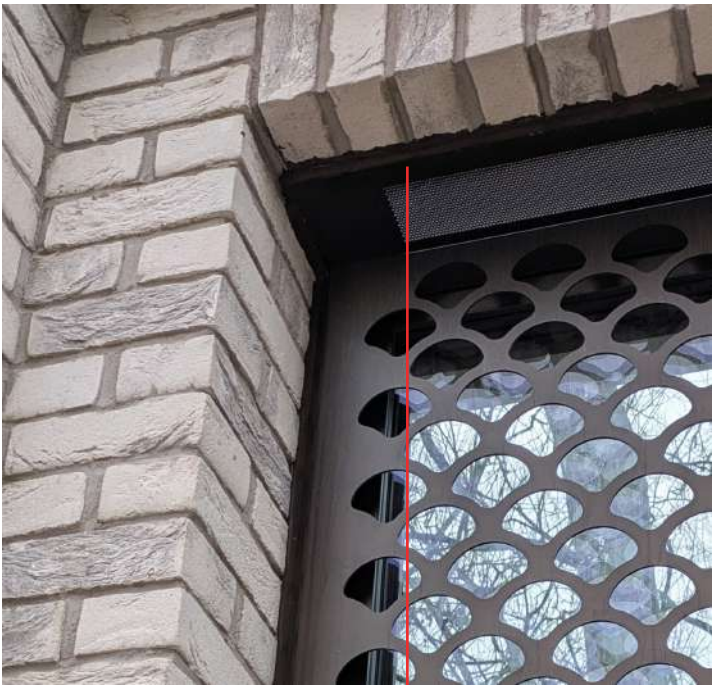
Minor amendments to the punched window VMU were agreed with MCC and the project team. The drawings opposite demonstrate how the concerns raised will be addressed in the final construction.

1. Soffit Pressing Detail

Detail revised to raise the soffit pressing level with the underside of the brickwork and conceal the mastic joint. Fixings will have colour matched painted heads.

2. Mastic Spilling

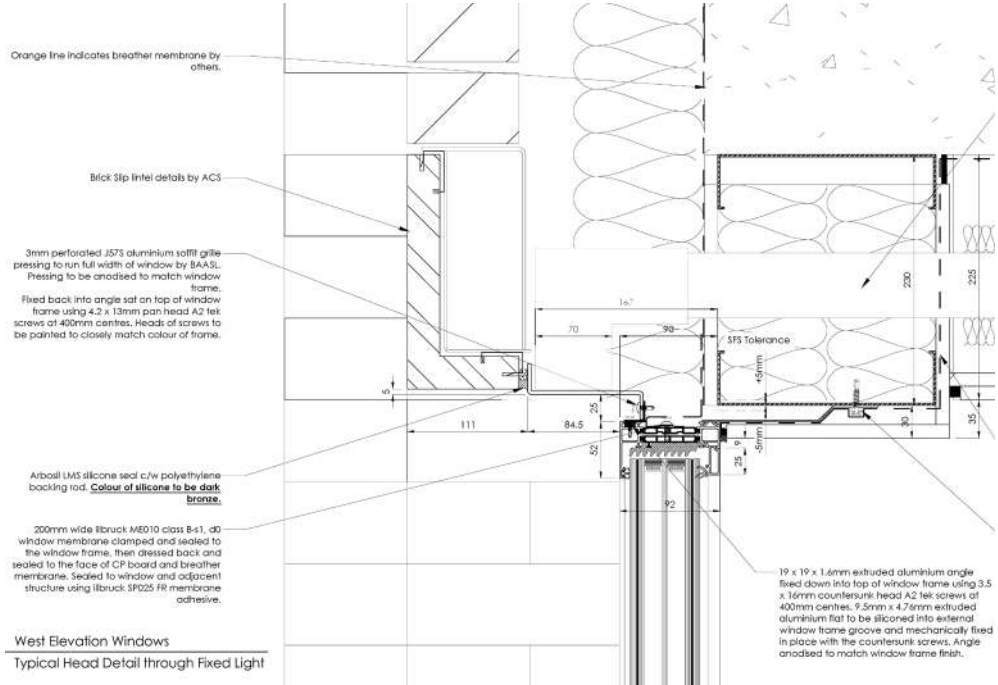
In order to prevent mastic spilling into the recessed mortar joints at the window jamb abutment, a 20mm length of flush pointing will be employed to the brickwork.



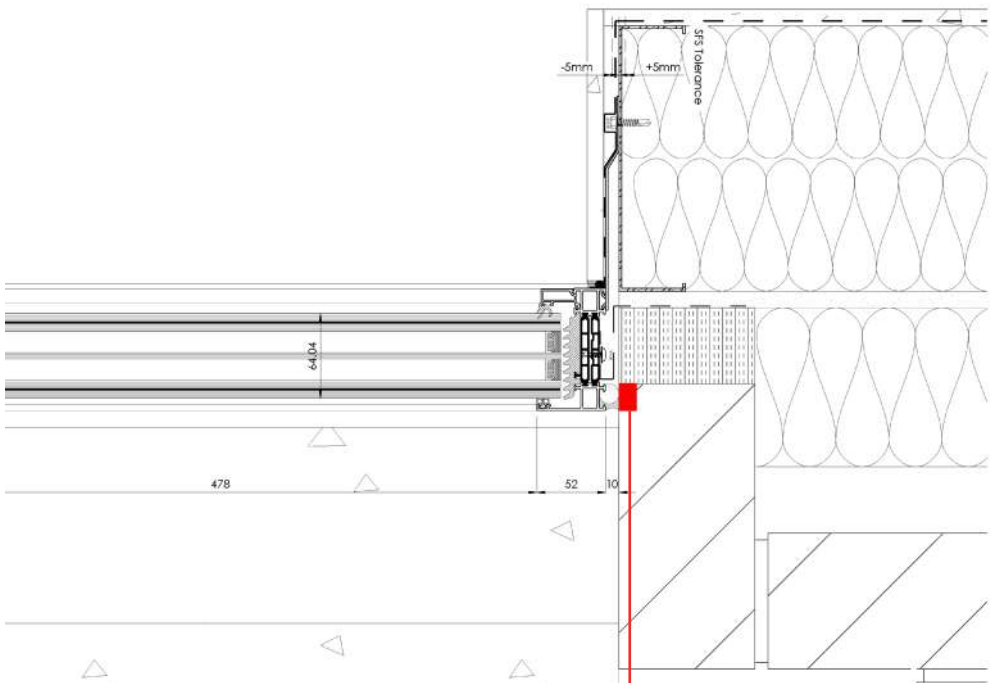
1. Soffit Pressing Detail



2. Mastic Spilling



Agreed Amendments
Raised Soffit Pressing, concealed mastic and colour matched fixings.



Agreed Amendments
20mm Flush Pointing at Window Jambs

Detail Review – Agreed Amendments

Architectural Precast

There were minor comments relating to the architectural precast made by the project team which will be incorporated into the final construction.

1. Architectural Precast Finish

It was noted that the finish to the architectural precast elements was inconsistent and not as textured as that shown in the agreed hand sample. All elements in the final construction will be reviewed against the control sample for consistency and depth of texture.

2. Window Sill Profile

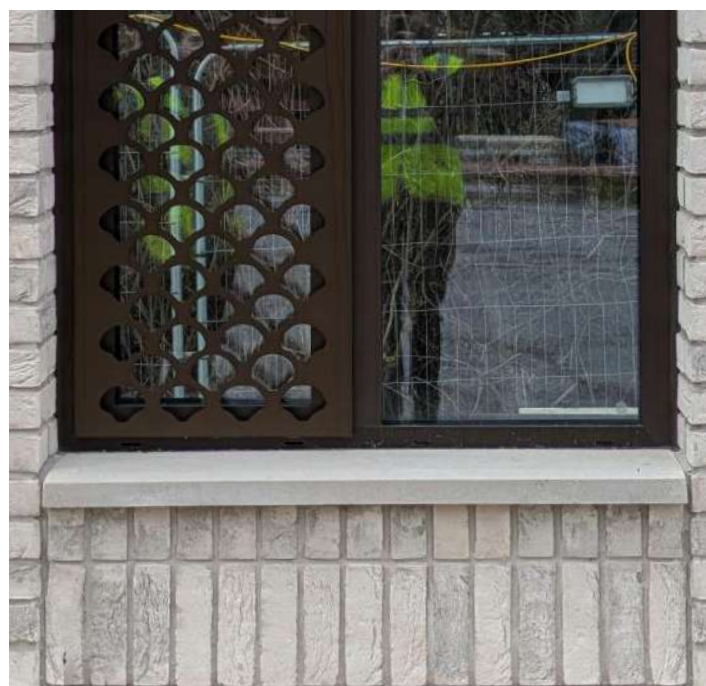
TGA have reviewed an amended profile to the sill to better improve weathering. It was also noted that the cuts to the jambs should not be angled in the final construction.



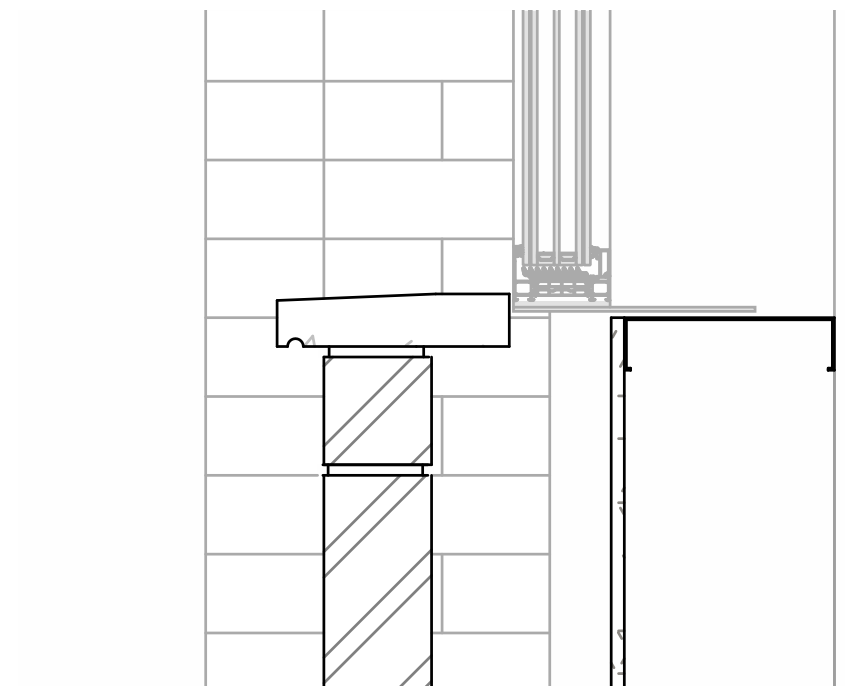
1. Architectural Precast Finish



Agreed Amendments
Precast finish to be consistent with the agreed control sample.



2. Window Sill Profile



Agreed Amendments
Consistent fall applied across full profile. Square edge to jambs.

Detail Review - Additional Information

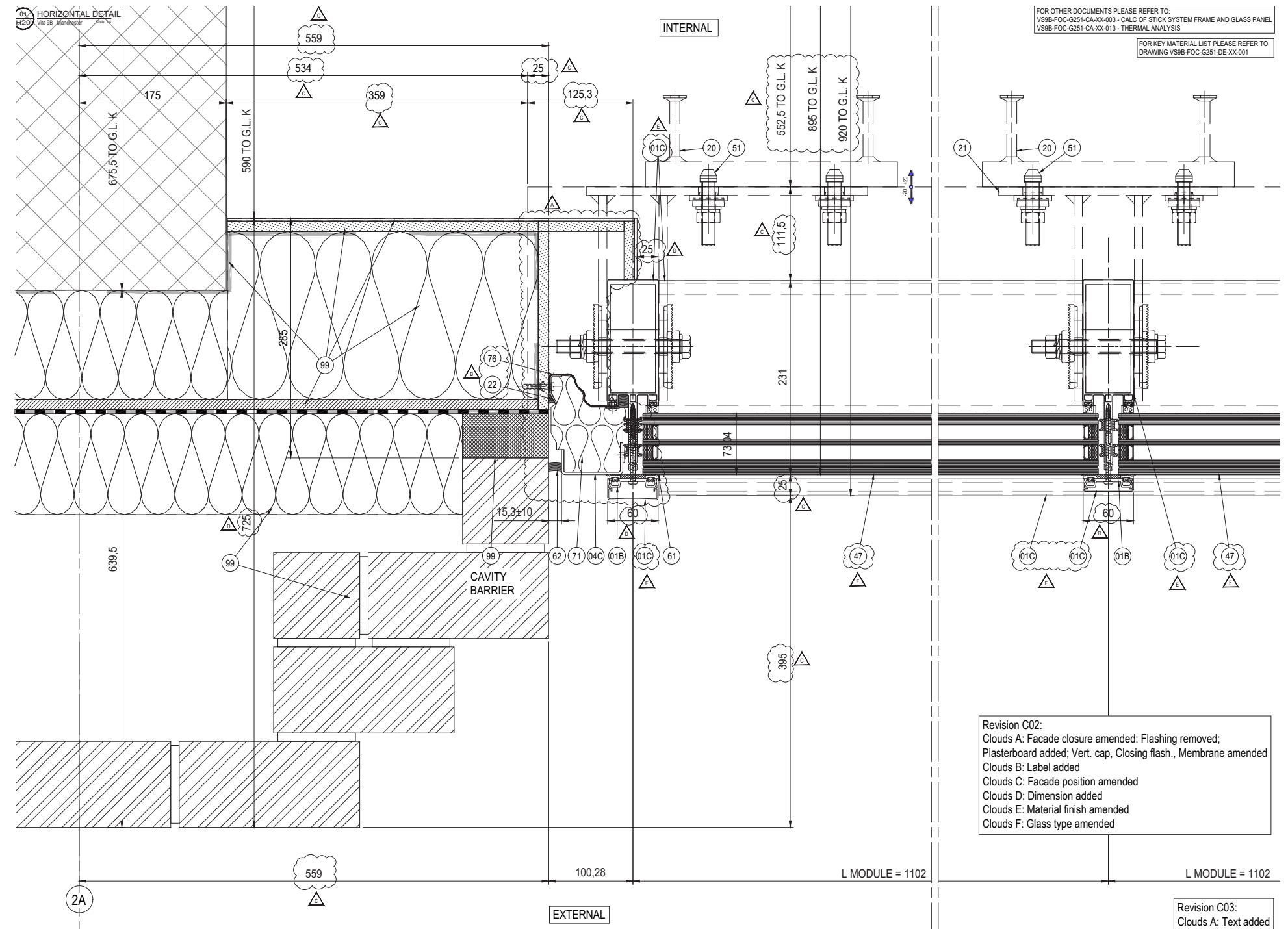
Curtain Walling

Technical information has been submitted separately in relation to the curtain walling specification, refer to document - 9B a Schuco System Passport.

A Schuco FW 60 system is proposed for the project. This system has been installed throughout Manchester City Centre with a recent example being the One Port St development.

The drawing opposite is representative of a typical abutment detail throughout the ground and first floor areas of the project.

The aluminium elements will anodised bronze to match all other windows and cladding throughout the project.



TIM GROOM ARCHITECTS

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2 Castle Street
Manchester
M3 4LZ

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timgroomarchitects.com

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express written consent of TGA.

Sample Images from Greengate Plot C - Bankside. It's the same curtain wall system as the one to be used in Plot 9b. It will just be a different colour.

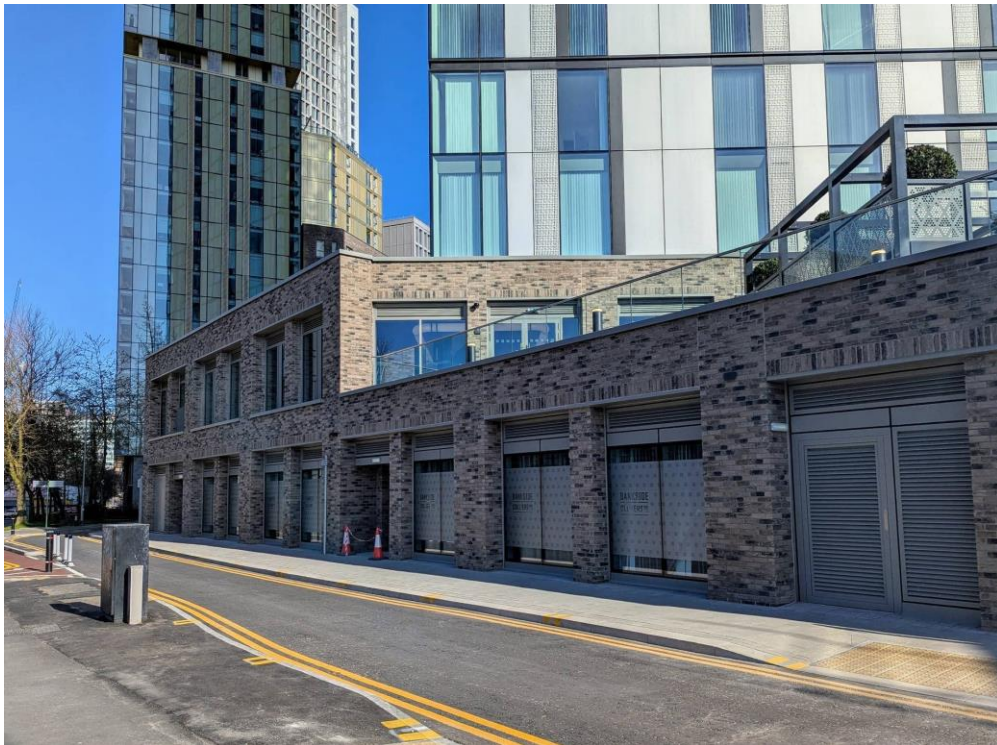


Figure 1- Sample Image



Figure 2- Sample Image



Figure 3- Sample Image

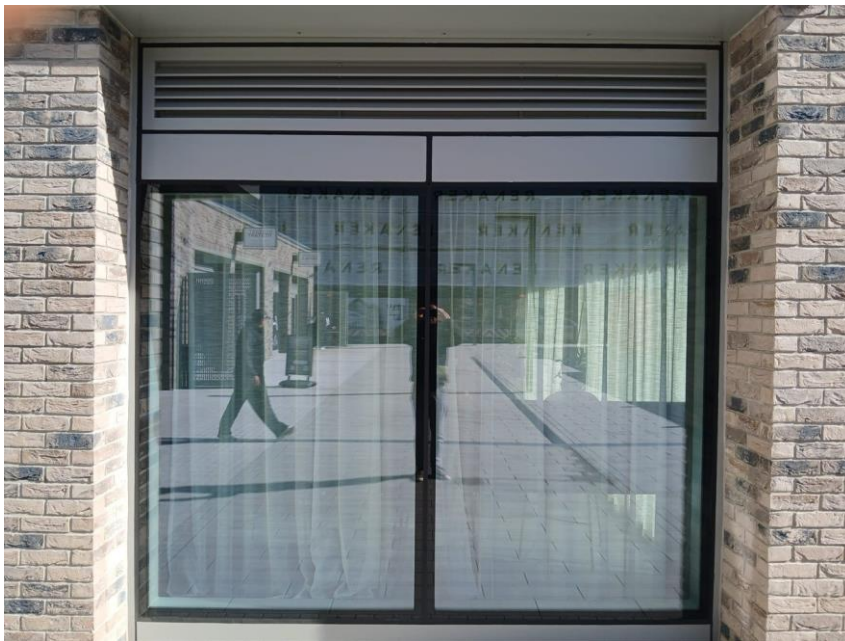


Figure 4- Sample Image



Figure 5- Sample Image

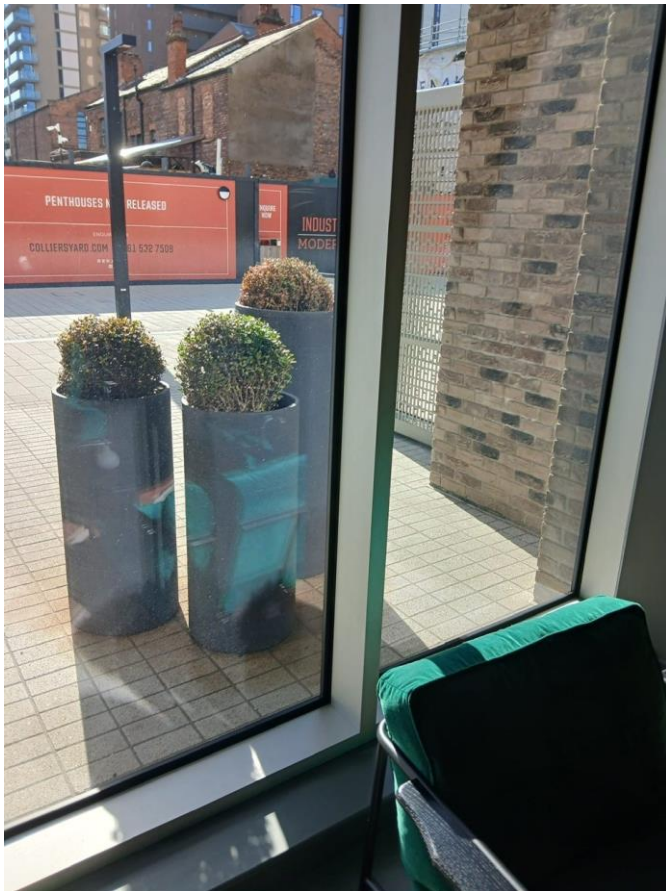


Figure 6- Sample Image



Figure 7- Sample Image