EWS-03A : Precast Panels

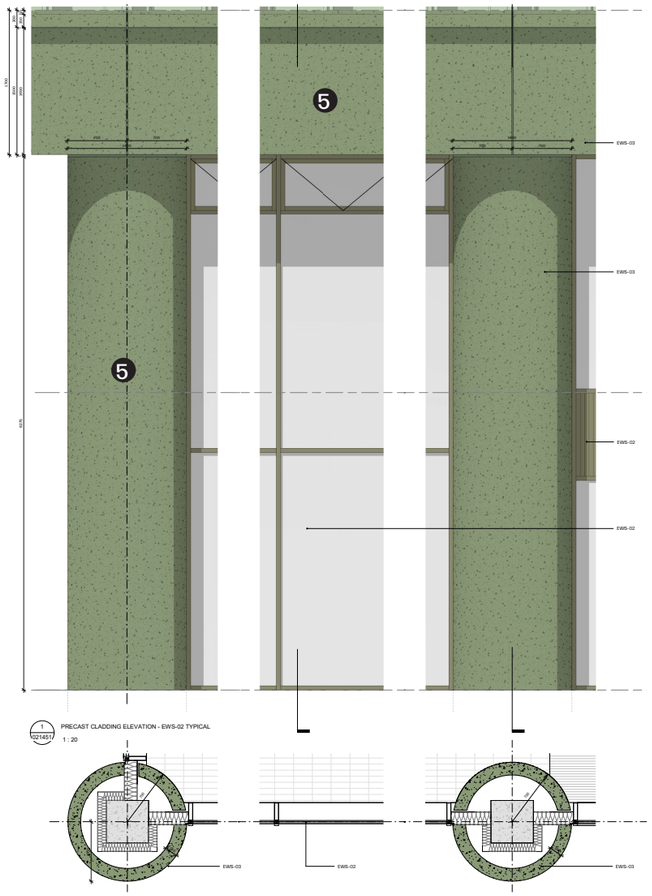
CALL OUT CODE	SPEC / SYSTEM CODE	PRODUCT DESCRIPTION / SPECIFICATION	SUPPLIER	COLOUR / FINISH DETAILS	LANDSEC APPROVAL DATE (TARGET)	SCHEDULE MATERIAL APPROVAL DATE (TARGET)	VMU APPROVAL DATE (TARGET)	SAMPLE IMAGE
5	EWS-03A	Below Datum Masonry finish Large format precast aggregated concrete panels in green tone with honed exposed aggregate to external face.	Decomo Precast Concrete Subcontractor	Ref no. No8975 Cement: Green Pigment Course Aggregate: Dark grey / Black Finish: Polished	W/C 01 September 2025	W/C 23 June 2025 Verbally Accepted (26/08/25)	April 2026	

EWS-03A : Precast Panels

There were no comments against the finish of this item on the VMU.

The final quality and outcome of the precast columns and spandrel panel presented is a result of the hard work by the fabrication and design teams after several iterations of refining their processes.

A quality control management strategy will be developed by the fabrication team to outline remedial strategy in case of damaged panels.



MCO design intent for precast



Polished finish in factory



Polished finish on VMU

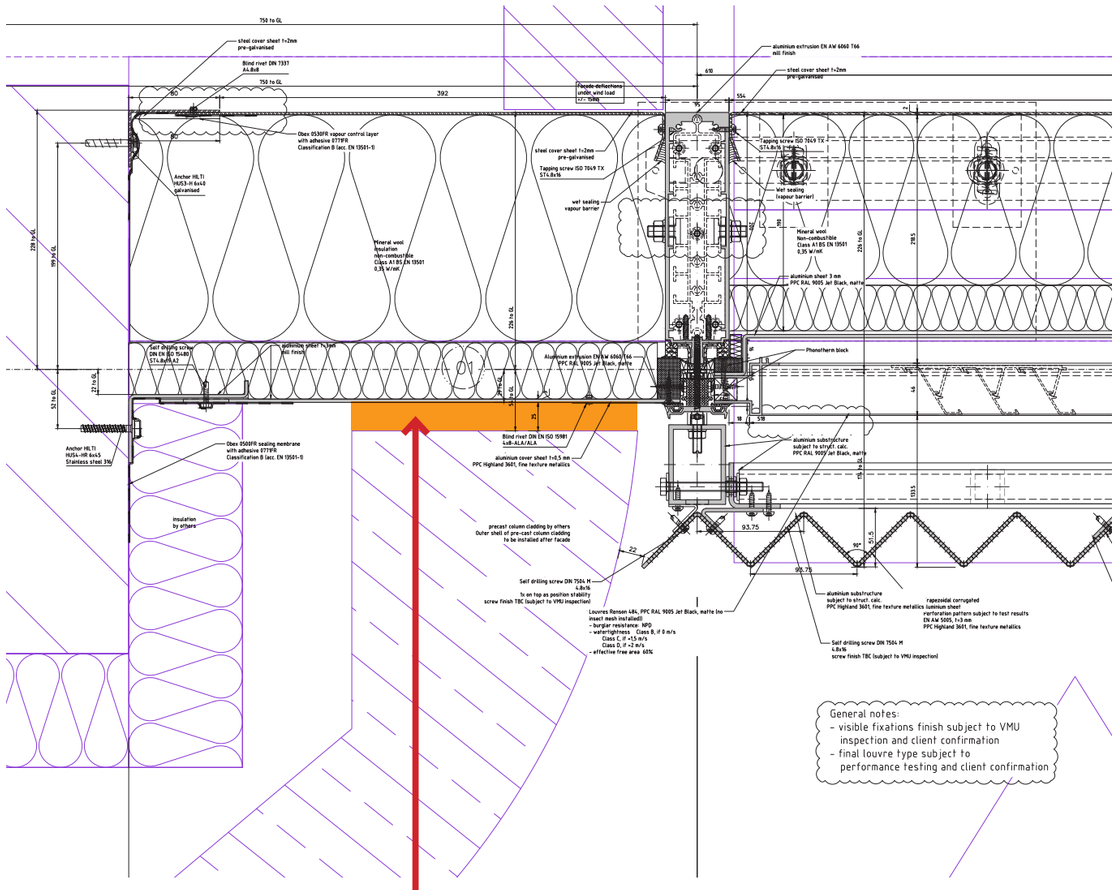
EWS-03A : Precast Panels

A larger gap (circa 50mm) was noted on the VMU between the curtain wall and the precast column on ground floor. This was an error during installation that could not be rectified in time before the visit by MCC.

The gap on the main project will in reality be only 25mm and is a consistent gap across all precast and curtain walling interfaces to maintain tolerances.



Gap between precast column and curtain walling on VMU



Standard 25mm gap between precast column and curtain wall in technical detailing by facade subcontractor

EWS-02 : Mullion and Transom Element on Stick Curtain Walling

CALL OUT CODE	SPEC / SYSTEM CODE	PRODUCT DESCRIPTION / SPECIFICATION	SUPPLIER	COLOUR / FINISH DETAILS	LANDSEC APPROVAL DATE (TARGET)	SCHEDULE MATERIAL APPROVAL DATE (TARGET)	VMU APPROVAL DATE (TARGET)	
6	EWS-02	Below Datum - Mullion / Transom Elements Stick Curtain Wall System Pre-anodized PPC extruded aluminium fins width 120 x depth (depth from Mullion outer edge to glazing line)	FKN Unitized Facade Contractor TIGER DRYLAC Paint Supplier	Polyester Powder Coated (PPC) “3D” liquid-paint-like metallic effect powder coating Colour: RAL Highland 3601 Finish: MF (Metallic Fine texture) / Matte	W/C 7 July 2025	W/C 14 July 2025 Verbally Accepted (13/08/25)	April 2026	

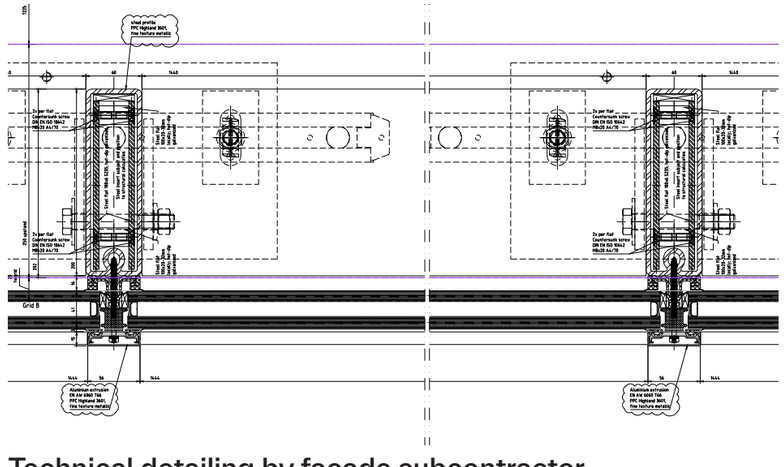
EWS-02 : Mullion and Transom Element on Stick Curtain Walling

There were no comments against this item on the VMU.

The mullion and transoms are colour matched to rest of curtain walling on ground and mezzanine levels.



Mullions and transoms on GF of VMU



Technical detailing by facade subcontractor



MCO design intent elevations

EWS-04 : Corrugated Spandrel Element on Stick Curtain Walling

CALL OUT CODE	SPEC / SYSTEM CODE	PRODUCT DESCRIPTION / SPECIFICATION	SUPPLIER	COLOUR / FINISH DETAILS	LANDSEC APPROVAL DATE (TARGET)	SCHEDULE MATERIAL APPROVAL DATE (TARGET)	VMU APPROVAL DATE (TARGET)	
7	EWS-04	Below Datum – Profiled Spandrel Element Stick Curtain Wall System Profiled pressed corrugated spandrel panel, depth 50mm x width 100mm Perforated to necessary openable area where required to facilitate intake / extract. Concealing Weather louvres	FKN Unitized Facade Contractor TIGER DRYLAC Paint Supplier	Polyester Powder Coated (PPC) “3D” liquid-paint-like metallic effect powder coating Colour: RAL Highland 3601 Finish: MF (Metallic Fine texture) / Matte	W/C 23 July 2025	September 2025	April 2026	

EWS-04 : Corrugated Spandrel Element on Stick Curtain Walling

This element of facade received several comments from MCC during the VMU visit on 01.04.2026.

The comments were predominantly focused on the visual impact of the exposed fixings. As discussed the fixings are unavoidable for these specific perforated panels designed to cover up the louvres at ground and mezzanine levels.

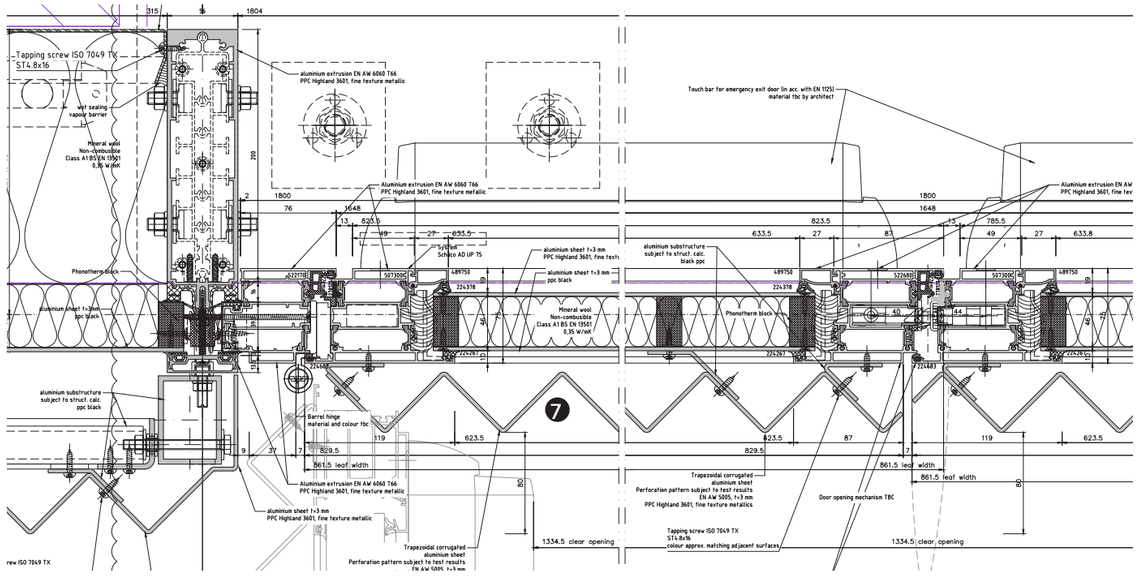
The purpose of the perforated panels is to :
- Conceal louvres behind which are required for ductwork ventilation to external areas. Corrugated profiles have perforations for ventilation and need to achieve aerodynamics and acoustics requirements of louvres behind.
- Maintain a consistent language to match the spandrel design intent throughout.

With the perforations, an alternative pressed system is required to achieve detail and performance (a different process from the die-extruded corrugated profiles at upper levels). Brittle nature of the panel requires additional fixings. As there is very little substrate for fixings to fix into, countersinking into perforated and pressed (+ brittle) sheet is not possible.

The design team looked at several ways to improve the appearance of these exposed fixings, which will be illustrated in pages below. The steps taken include testing of the :
- Finish to exposed fixings
- Number/frequency of exposed fixings
- Alignment of exposed fixings



Perforated corrugated panels on GF of VMU



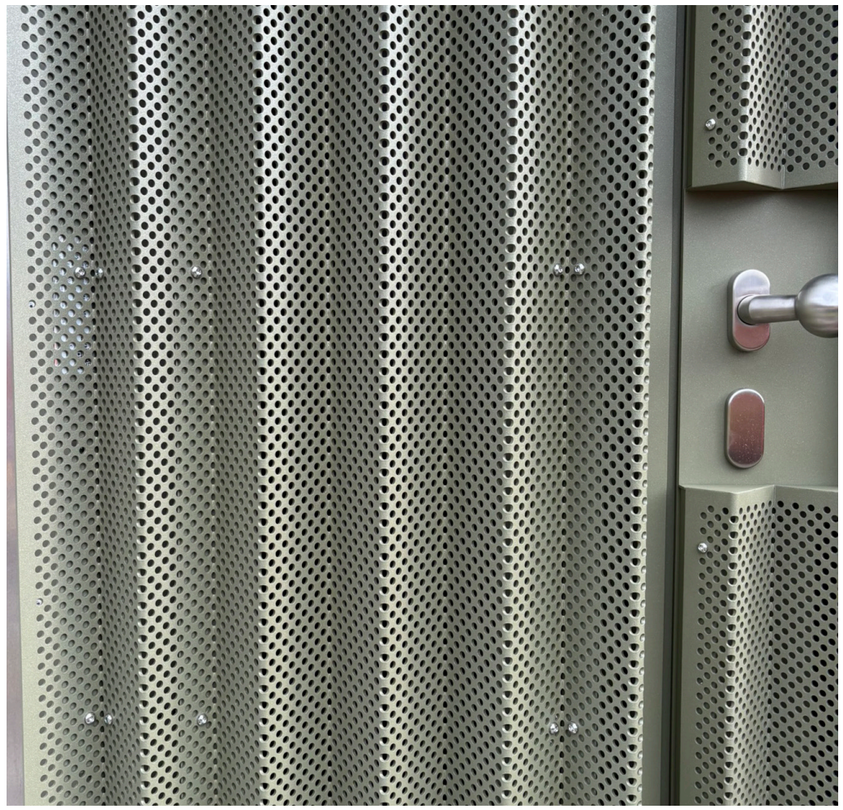
Technical detail by facade subcontractor

EWS-04 : Corrugated Spandrel Element on Stick Curtain Walling

The default finish of exposed external fixings is stainless steel, to meet requirements of the FMDC performance specification for corrosion resistance.

Alternative means of corrosion protection are liable to being stripped off during action of drilling in the fastener, undermining the longevity and potentially causing rust staining.

On the VMU previously, FKN had shown stainless steel external fixings. Upon review with design team, it was decided that another option should be tested.





FKN have previously shown stainless steel fixings to the corrugated panels. Upon review with design team, it was decided that another option should be tested.

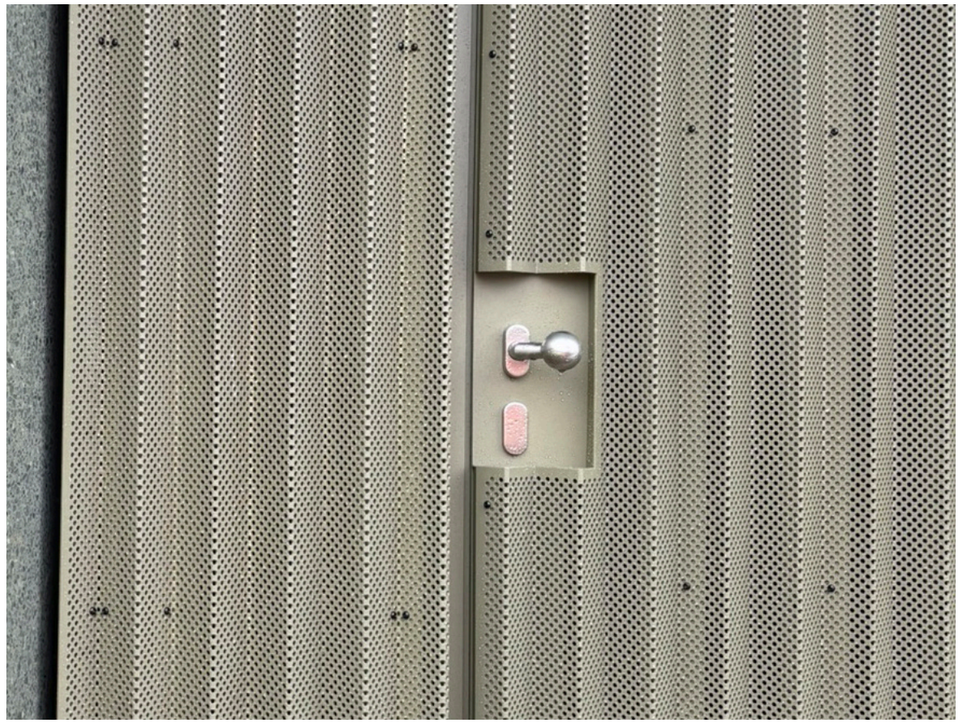
EWS-04 : Corrugated Spandrel Element on Stick Curtain Walling

The stainless steel fixings cannot be painted. Any painting/coating of the fixings will be damaged during installation.

On the VMU FKN are now showing blackened stainless steel fixings to the ground floor corrugated panels. There is a chemical process to blacken the stainless steel fixings, but not green.

FKN will not provide warranty if the fixings are painted green in-situ.

The black fixings provide the optimal balance, as their non-reflective nature ensures they blend more readily into the shadow lines, making them significantly less prominent than any other viable alternative. We believe this approach represents the most considered and practical solution within the constraints of the approved scheme.



On ground floor of VMU, FKN are now showing black fixings against the corrugated panels.



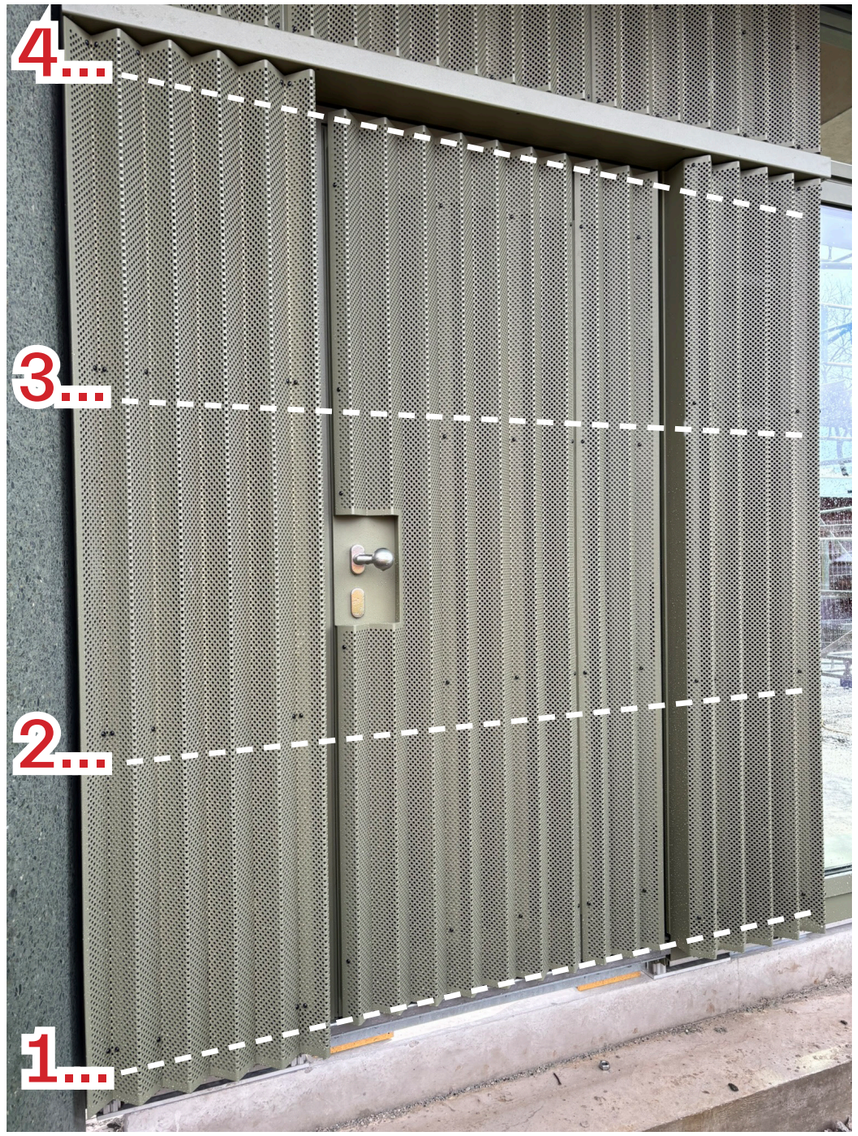
EWS-04 : Corrugated Spandrel Element on Stick Curtain Walling

FKN had sought to reduce number of exposed external fixings following design team review. Supported by calculations, half the rows of original fixings have been removed.

FKN has since updated their detail to show horizontal alignment between fixings on door and side panels.



Previous setting out of stainless steel fixings



Reduced number of fixings in black. Fixings will be aligned on main project

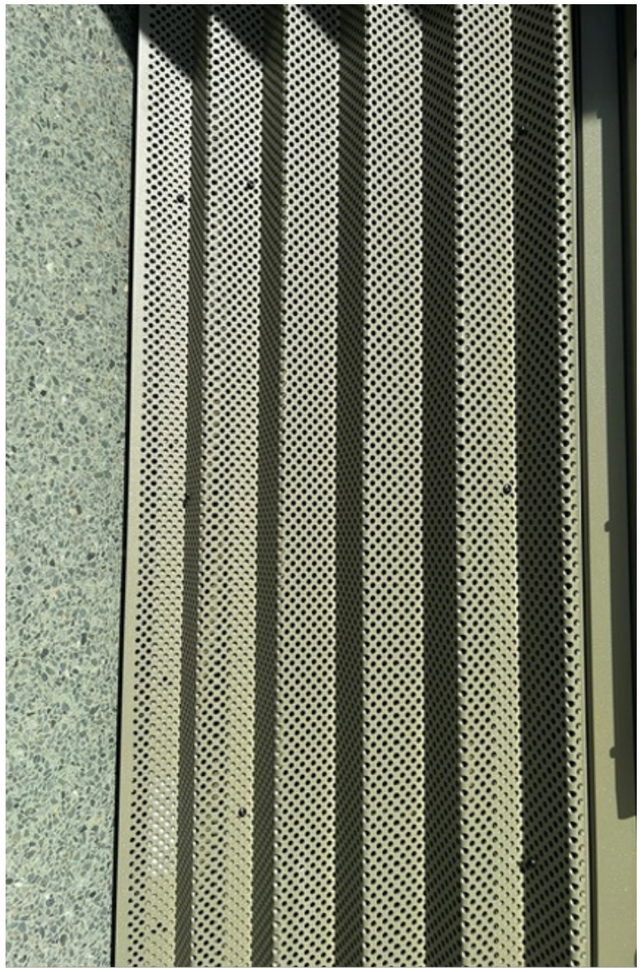
EWS-04 : Corrugated Spandrel Element on Stick Curtain Walling

Based on the suggestion received during the VMU visit, the team had also tested both scattered and straight-line options to fixing arrangement.

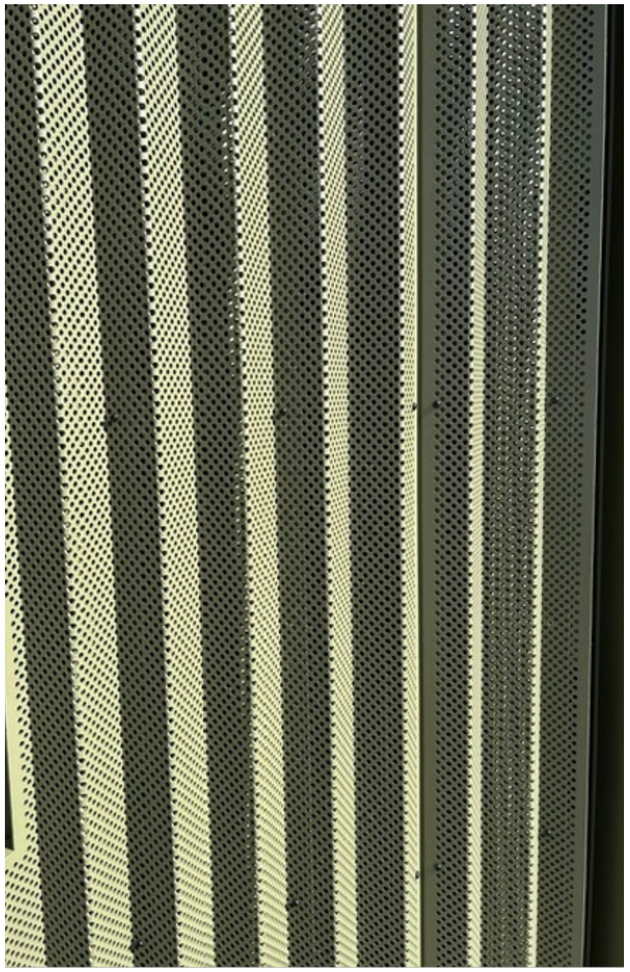
While a scattered approach intuitively could be less noticeable, the comparative assessment indicates that an irregular pattern draws more attention. Therefore a precise, straight-line arrangement is more discreet and visually harmonious.



VMU GF corrugated panels



1 Randomised scattered fixings



2 Fixings in line

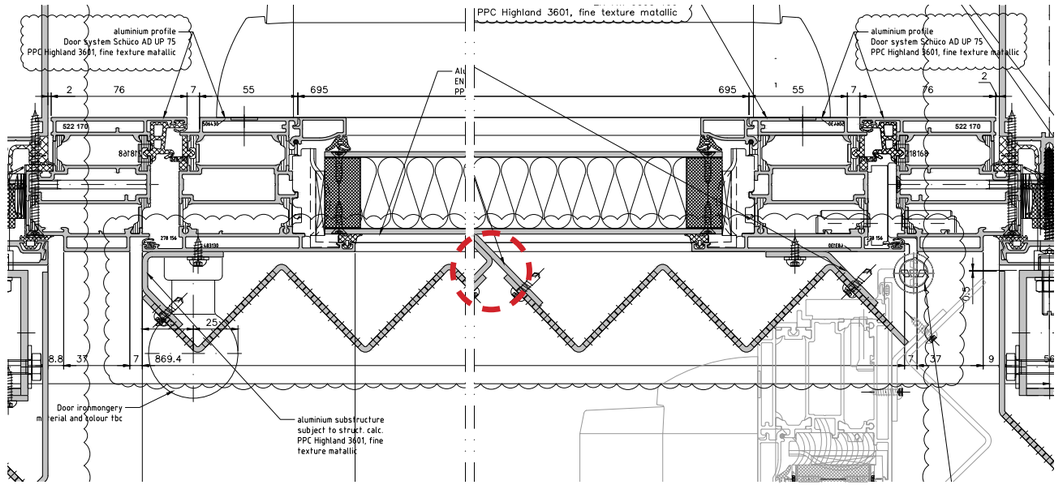
EWS-04 : Corrugated Spandrel Element on Stick Curtain Walling

Perforated panel on VMU door is formed by two pieces of corrugated panels, with a vertical joint of 9mm between panels.

This joint is dictated by FKN's base material for the perforated sheet, and manufacturing restriction from the machinery used for folding the sheet. The sheet has a max width of 1.15m, which gives a final width of approximately 800mm once the sheet is bent into its corrugated form. **FKN has since spoken to their supplier and confirmed that with some adjustments, max overall width of corrugated panel would be 1078mm, which will reduce number of joint lines overall. FKN has also since updated joint widths to 4.5mm, reducing the appearance of joints.**

All vertical joints within doors have now been omitted from main project.

MoCo are reviewing FKN elevational drawings with joint lines, ensuring their alignment is always considered and therefore reducing visual impact of a joint line.



FKN joint detail between corrugated panels



VMU joint detail between corrugated panels. No joint line will be required to doors on main project