The Republic, Mayfield
April 2026

THE REPUBLIC

VMU Assessment Report

Revision	Date	Prepared	Description
P01	24.04.2026	YT	Report prepared for discharge of planning condition 3b

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Introduction

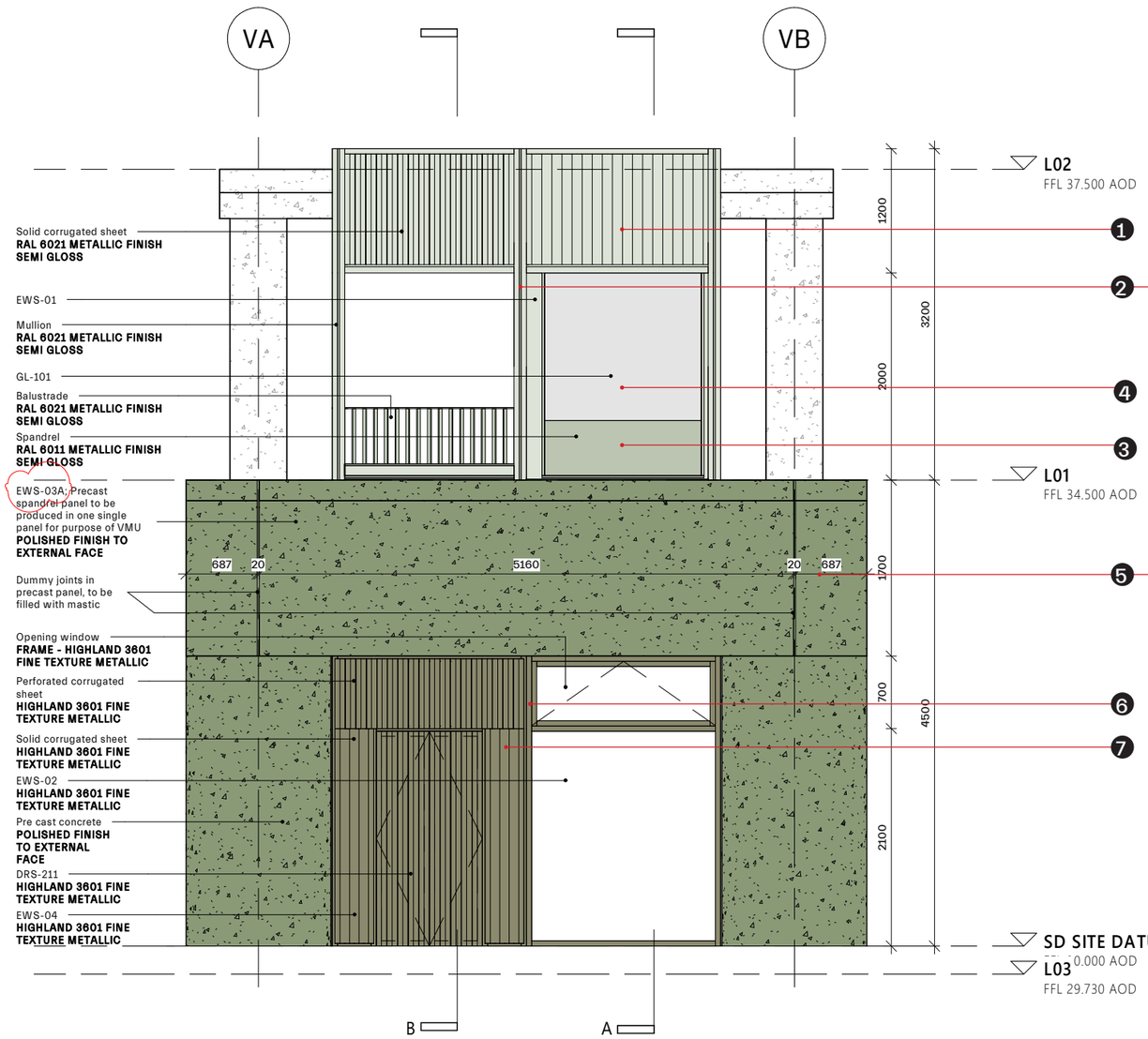
This Document has been prepared by Morris+Company following MCC's visit to the VMU, addressing concerns raised during the visit, and to support our application to discharge planning condition 3b.

Using the VMU Material Schedule as basis, we will highlight comments received against each facade element, and note the measures taken by design and technical team to resolve and improve raised concerns.

Visual Mock-Up review
01 April 2026

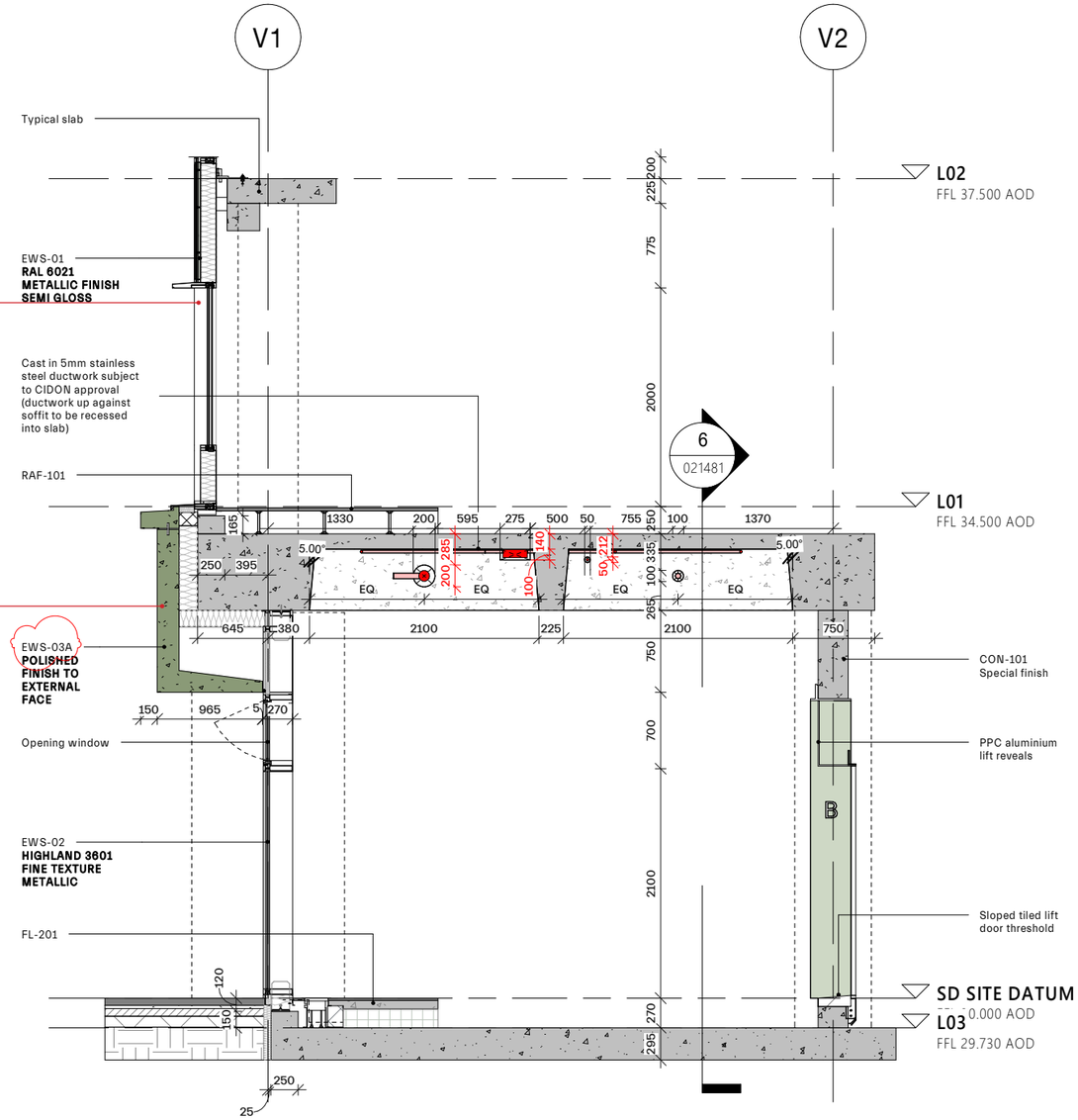


VMU Design and Material Call-Out



01 / 021481 VMU - ELEVATION

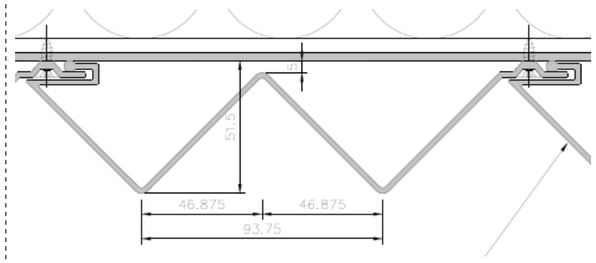
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04 / 021481 VMU - SECTION A

1 : 50

EWS-01 : Corrugated Spandrel Element on Unitized Curtain Wall

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
1	EWS-01	Above Datum – Profiled Spandrel Element Framed Unitised Curtain Wall System Profiled extruded corrugated spandrel panel with sharp edges, depth 50mm x width 100mm	FKN Unitized Facade Contractor TIGER DRYLAC Paint Supplier	Polyester Powder Coated (PPC) “3D” liquid-paint-like metallic effect powder coating Colour: RAL 6021 Finish: Metallic Finish Semi Gloss - ME/SGL	Approved 01.05.2025	30 April 2025	April 2026	 

EWS-01 : Corrugated Spandrel Element on Unitized Curtain Wall

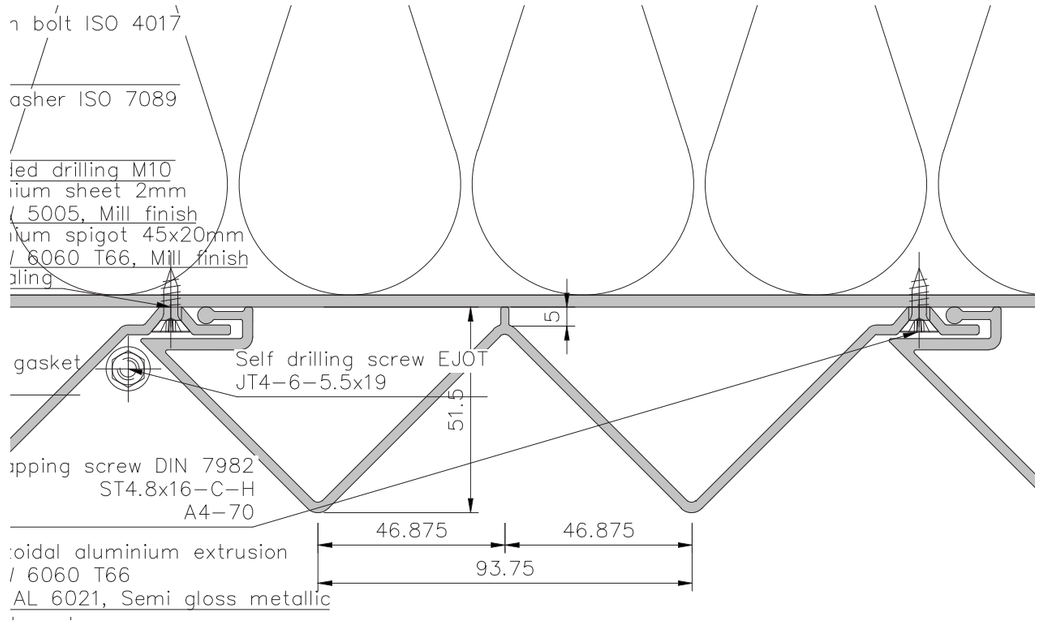
The exposed fixings on the upper level corrugated spandrel panel were noted on the VMU. However in reality most of these fixings will be concealed on the main project.

Corrugated profiles on majority of the building (L01 onwards) have secret fixings unlike the ground and mezzanine levels. This is achievable due to die-extruded aluminium sections with no perforations. The majority of fixings are countersunk and hidden within folds of the corrugation.

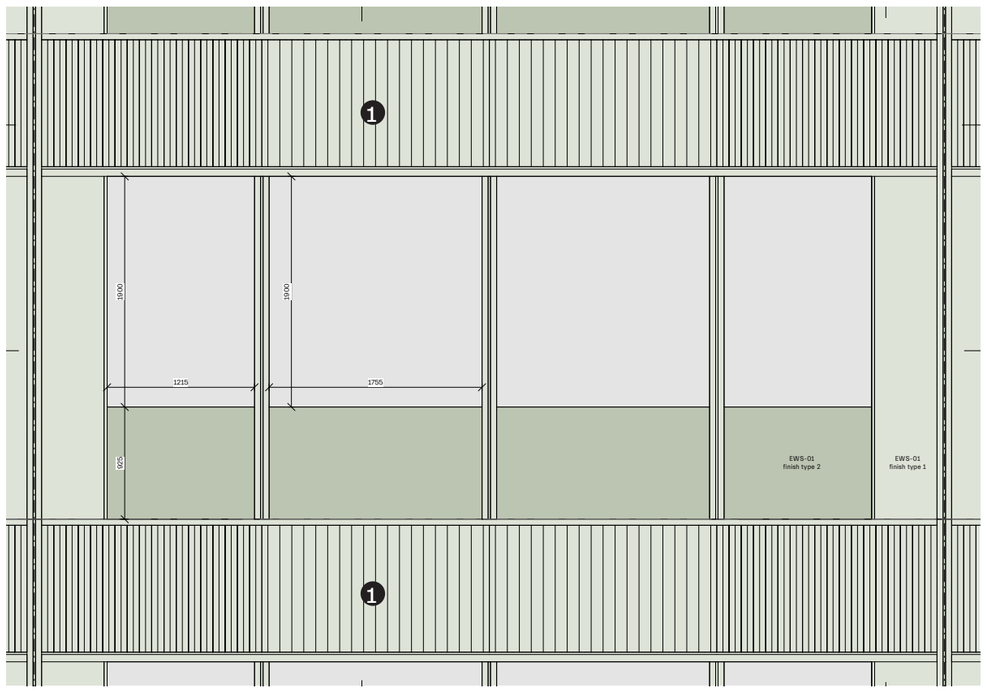
During the fabrication of the VMU these custom dies were not manufactured in time, therefore a similar fixing strategy had been adopted as the ground level corrugation with exposed fixings.



Corrugated spandrel on VMU



Technical detail by facade subcontractor

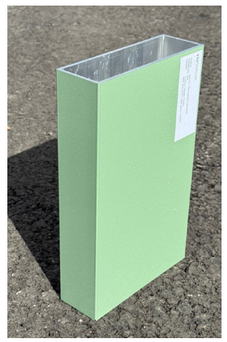


MCO design intent elevation



MCO design intent axonometric

EWS-01 : Mullion and Transom Element on Unitized Curtain Wall

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
2	EWS-01	Above Datum – Mullion / Transom Element Framed Unitised Curtain Wall System Pre-anodized PPC extruded aluminium fins width 120 x depth 250 (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 6021 Finish: Metallic Finish Semi Gloss - ME/SGL	Approved 01.05.2025	30 April 2025 Verbally Accepted	April 2026	 

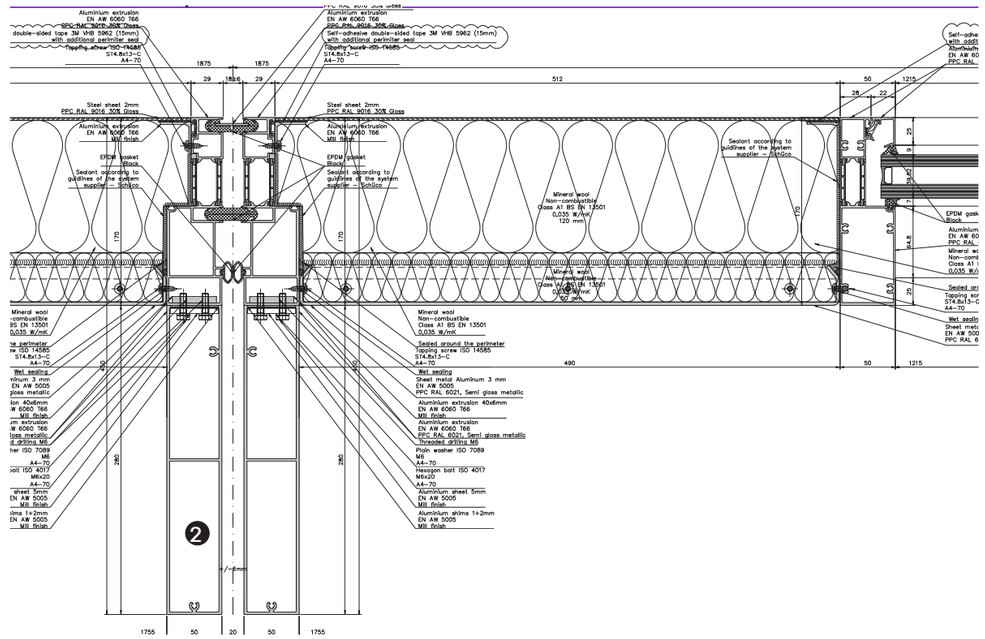
EWS-01 : Mullion and Transom Element on Unitized Curtain Wall

There were no comments against this item on the VMU.

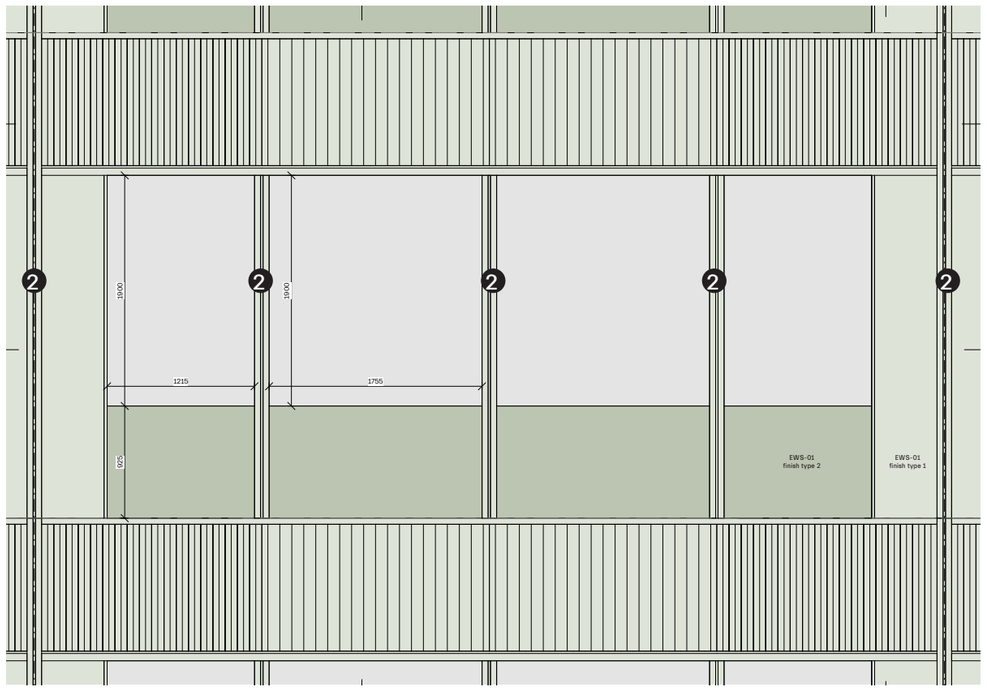
The mullions and transom elements form part of the unitized curtain wall cladding and varies in depth to express rhythm and provide interest within the facade.



Mullions on VMU



Technical detail by facade subcontractor



MCO design intent elevation



MCO design intent axonometric

EWS-01 : Flat Recessed Spandrel Element on Unitized Curtain Wall

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3	EWS-01	Above Datum – Flat Recessed Spandrel Element Framed Unitised Curtain Wall System Recessed aluminium spandrel panel aligned with glazing. Width (to align with glazing)	FKN Unitized Facade Contractor TIGER DRYLAC Paint Supplier	Polyester Powder Coated (PPC) “3D” liquid-paint-like metallic effect powder coating Colour: RAL 6011 Finish: Metallic Finish Semi Gloss - ME/SGL	28 April 2025 Approved	30 April 2025 Verbally Accepted	April 2026	

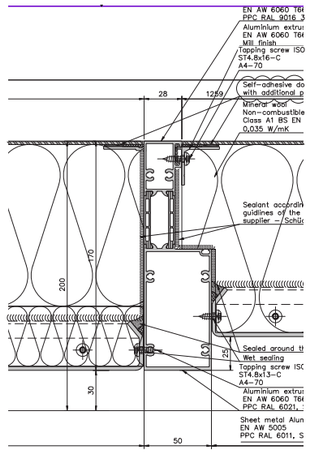
EWS-01 : Flat Recessed Spandrel Element on Unitized Curtain Wall

There were no comments against this item on the VMU.

The recessed flat spandrel panels are in a darker shade of green than the rest of EWS-01. This provides a sense of depth and relief within the facade panels.

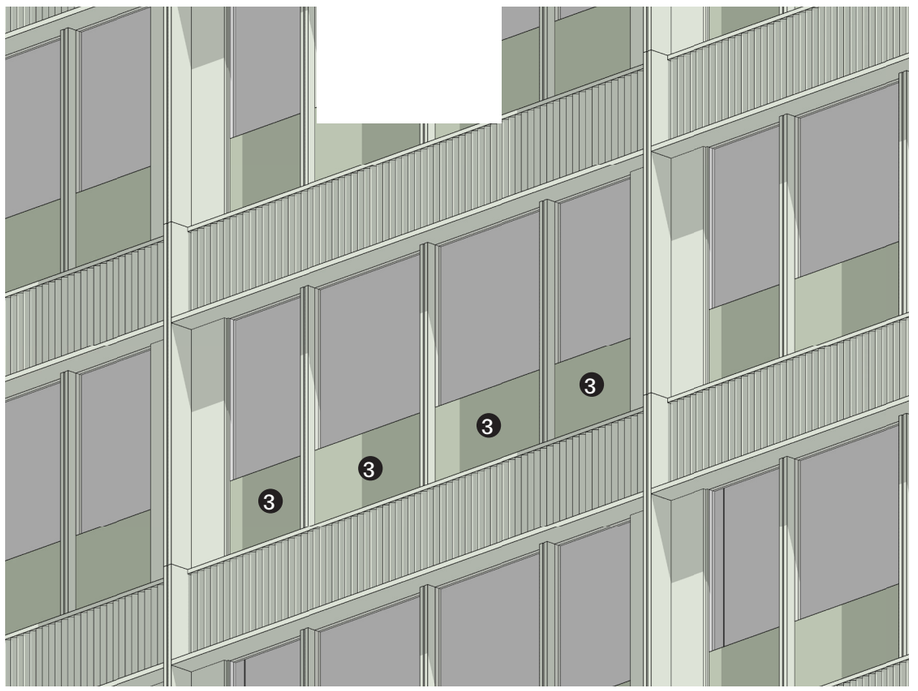


Recessed spandrel on VMU



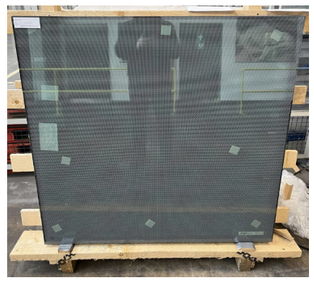
Technical detail by facade subcontractor

MCO design intent elevation



MCO design intent axonometric

EWS-01 : Glazing Element on Unitized Curtain Wall

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4	EWS-01	Above Datum - Glazing Units Framed Unitized Curtain Wall System Glazing Pane - Varying sizes G Value - varies depending on building locaiton Frit - Required in certain areas	FKN Unitized Facade Contractor		W/C 7 July 2025	W/C 14 July 2025	April 2026	 

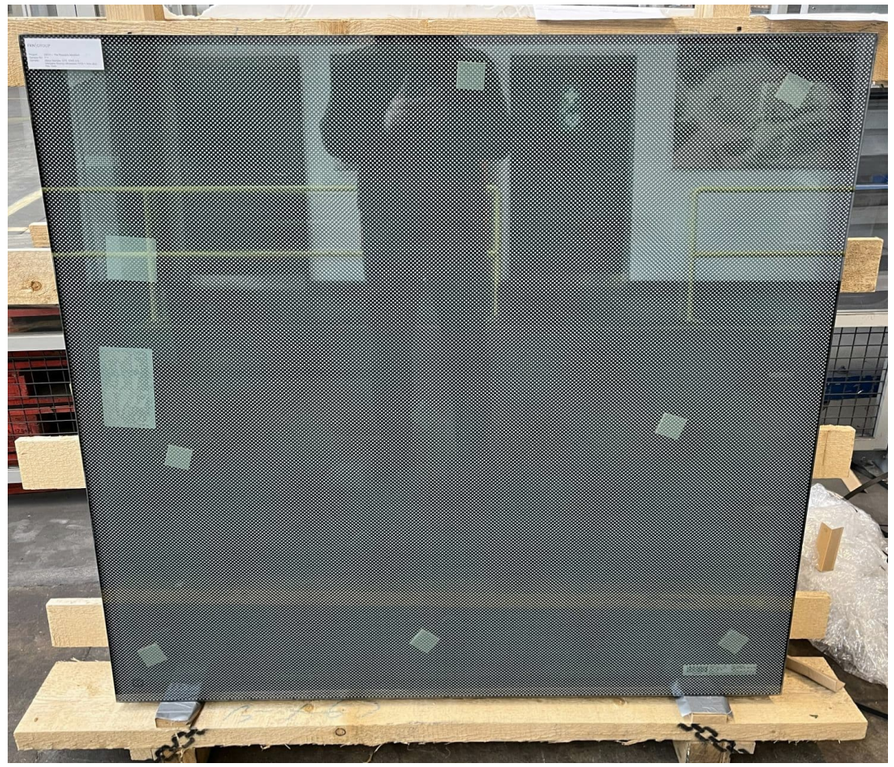
EWS-01 : Glazing Element on Unitized Curtain Wall

There were no comments against this item on the VMU.

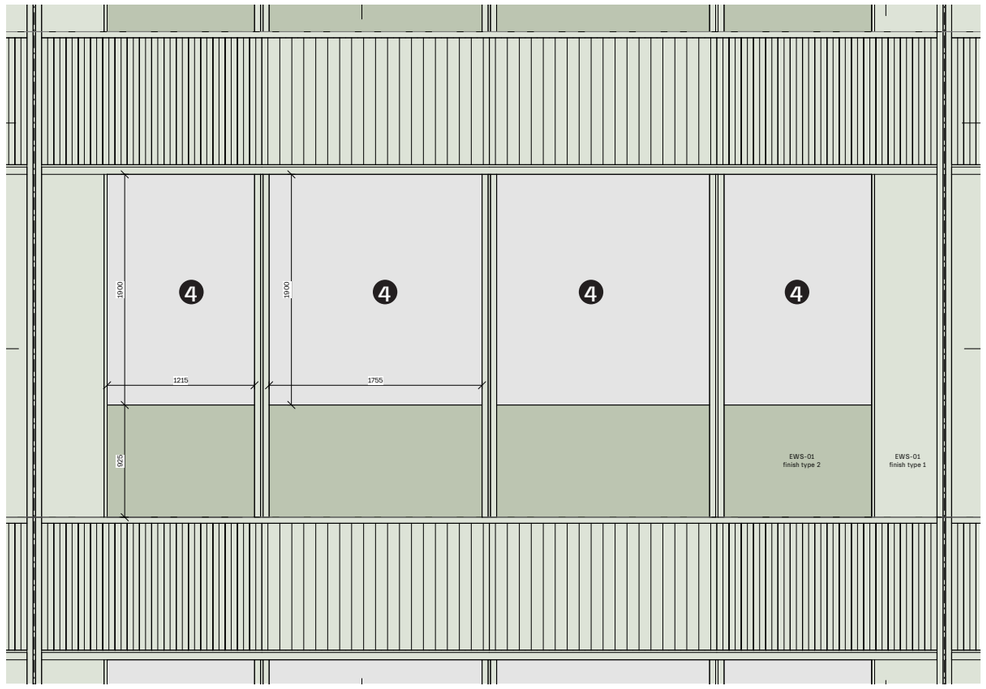
The glazing used on VMU will predominantly be on the north, east and west elevation unitized curtain walling. Frit glazing will have to be used on the south elevation to reduce solar heat gain as part of the thermal strategy.



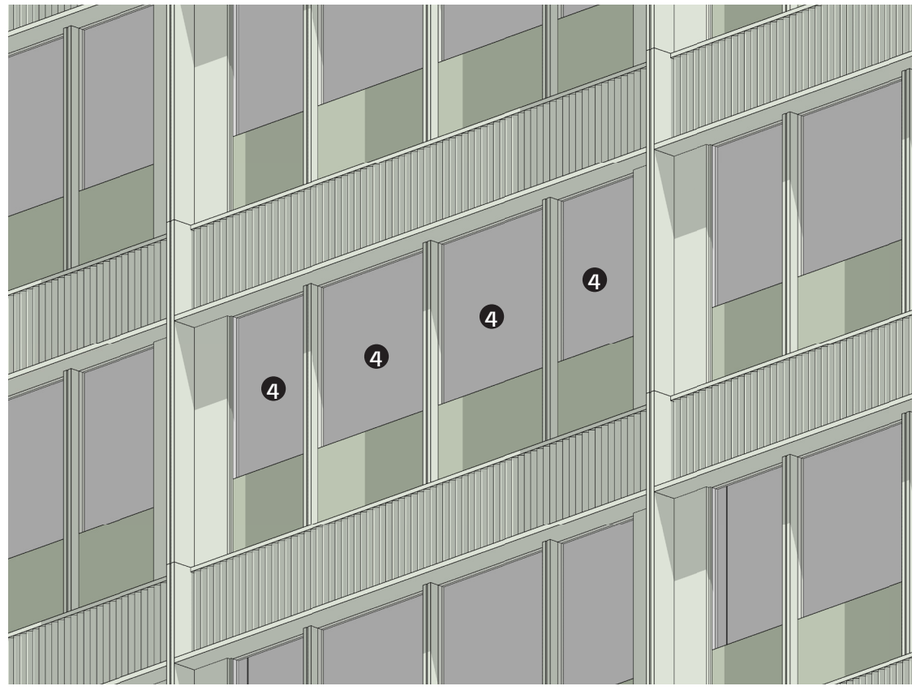
Glazing on VMU



Fritted glazing sample



MCO design intent elevation



MCO design intent axonometric