



DESIGN & ACCESS STATEMENT

SKYLINE CHAMBERS LUDGATE HILL, MANCHESTER, M4 4TG

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Document Control Schedule:

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01	Original	20/08/2021	None	N Pavlou BSc (Hons)	S Totty MRICS
02	Rev A	08/11/21	Materials Table and other amends	D. Morris MCIOB	S Totty MRICS
03	Rev B	10/11/21	General formatting and final	D Morris MCIOB	S Totty MRICS
04	Rev C	26.11.21	Additional information adds	D Morris MCIOB	S Totty MRICS



1. Introduction

This Design and Access Statement has been prepared on behalf of Wallace Estates Ltd in respect of the proposed cladding remediation scheme at Sky Chambers, 5 Ludgate Hill, Manchester, M4 4TG.

The works comprise replacement of combustible materials forming the façade of the building, namely the prefabricated hung timber panel system, prefabricated hung brick panel system, Rockpanel HPL panel system, external wall insulated render system, metallic spandrel panels, timber weatherboarding system, metallic architectural features, timber balcony decking and balustrades. The works will include the replacement of the horizontal and vertical cavity barriers at the appropriate junctions and the closing of cavities at opening with the façade. The project will also replace all combustible insulation, cement particle sheathing boards and breather membranes that form part of the external wall systems, with a non-combustible material.

The timber decking to the balconies is also to be replaced with a non-combustible product along with some sections of the timber balustrades. The principles of this proposal have been established during consultation with Manchester City Planning Department and the pressing need by the Government to improve Fire Safety on high rise blocks.

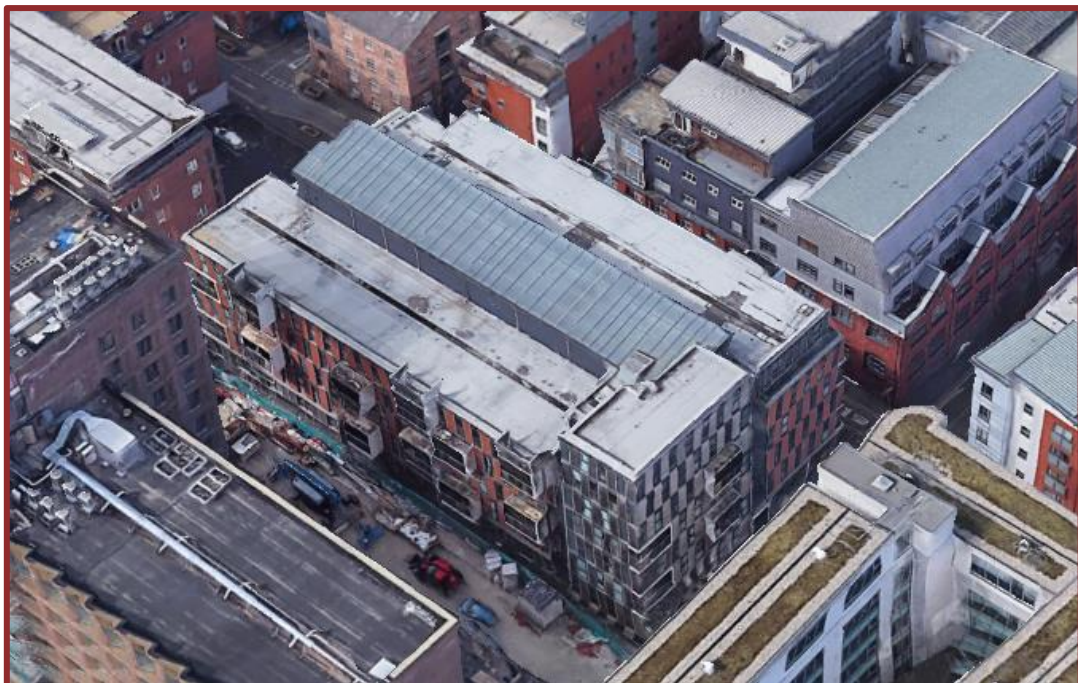


Image 01 – Aerial View of Skyline Chambers, Ludgate Hill, Manchester, M4 4TG



2. Property Information

The property is located on Ludgate Hill, just off the main arterial route of Rochdale Road in the North-eastern part of Manchester City Centre. It is within a 10-minute walk of the popular Northern Quarter area. It is not in a Conservation Area.

The cladding remediation scheme will focus on the external facades to Skyline Chambers. The building accommodates around 107 residential apartments spread over a part 6 and part 8-storey block with a covered car park on the ground floor. The building was constructed circa 2007. The flats are leasehold tenure and private rented accommodation.

No works are to be undertaken to the boundaries of the property. No works are to be undertaken which will affect access and egress into the building and no internal remodelling works are to be undertaken. The proposal does not affect the footprint and integrity of the existing buildings. The proposal will not cause any impact on the amenity of any neighbouring properties.

The site lies within the Ancoats area to the Northeast of the city centre and comprises an existing, and occupied, apartment block situated within the existing road network of Ludgate Hill, Simpson Street, Sharp Street and Baptist Street.

The location plan and a photograph of the property is shown on the next page to show its whereabouts and the external wall finishes in more detail. This illustrates the property in relation to being near the adjacent buildings. The remediation project will significantly reduce the spread of fire between buildings from one to the next.

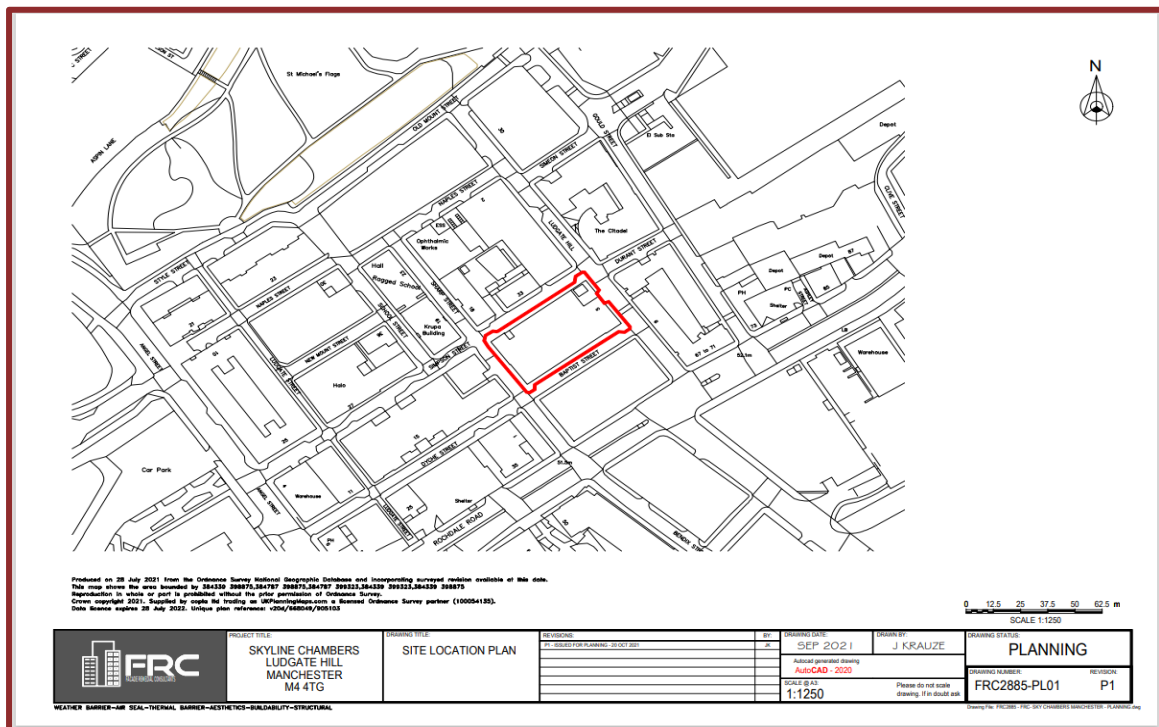


Image 02 – Location Plan



Image 03 – Elevation from the Southwest corner of Sharp Street and Simpson Street

The new materials chosen to replace the existing façade materials will replicate the existing look of the building, both in colour, and texture. The architectural language and materials palette of the existing structure will be retained as far as practicable.



The following table illustrates the examples of the proposed materials.

Façade Type	Proposed Material	Comments
Rain Screen Cladding System and Individual Panels	HPL Rainscreen Cladding systems and/or individual panels will be replaced with a new rainscreen cladding system, manufactured by ROCKPANEL FS XTRA or similar approved, which has a EUROCLASS Combustibility rating of A2-s1, d0 or better	All Colours, face texture, and finishes to match existing and to the approval of the local planning authority.
External Wall Insulated Render System	New external wall insulated render system to all previously rendered areas including all parapet walling, as manufactured by WETHERBY, STO THERM, or similar approved.	All Colours, face texture, and finishes to match existing and to the approval of the local planning authority.
Prefabricated Hung Brick Panel System	Prefabricated Hung Brick Panels will be replaced with a Prefabricated Hung Brick Panel Cladding system, manufactured by TAYLOR MAXWELL or similar approved, which has a EUROCLASS Combustibility rating of A2-s1, d0 or better	Colour, brick face texture, brick bond, mortar colour and finish of mortar joints to match existing as approved by the local planning authority
Prefabricated Hung Timber Effect Panel System	Prefabricated Hung Timber Effect Panels will be replaced with a Prefabricated Hung Timber Effect Panel Cladding system, manufactured ROCKPANEL WOODS or similar approved, which has a EUROCLASS Combustibility rating of A2-s1, d0 or better	Colours, timber effect face texture, bonds, mortar colour and finishes to match existing as approved by the local planning authority.
Metal Spandrel Panels	New metal spandrel panel system manufactured by METALLINE ARCHITECTURAL FABRICATIONS or similar approved, where the metal spandrel panels have been removed from the window surrounds	All Colours, face textures and finishes to match existing and approved by the local planning authority.
Timber effect weatherboard system.	Timber effect weatherboard systems will be replaced with a Timber effect cladding weatherboard system manufactured by ROCKPANEL WOODS or similar approved,	All Colours, face texture, and finishes to match existing and to the approval of the local planning authority.



	which has a EUROCLASS Combustibility rating of A2-s1, d0 or better.	
Metallic Architectural Features	Renewal of replacement sections where required with a system from METALLINE ARCHITECTURAL FABRICATIONS or similar approved. All replacement sheet coverings to be A2-s1, d0 or better.	All Colours, face texture, and finishes to match existing and to the approval of the local planning authority.
Timber Effect Balcony Decking	New timber effect balcony decking boards and support frameworks, manufactured by ENVIROBUILD NON-COMBUSTIBLE DECKING or similar approved, where timber decking, and associated combustible material in connection with the balconies are removed.	Colours, face textures and finishes to match existing and to the approval of the local planning authority
Timber Balustrades, Panels and Soffits to Balconies	Allow to replace previously removed timber balustrades, panels and soffits including all associated fixings with new timber-effect balustrade, panel and soffit systems, manufactured by ROCKPANEL WOODS, or similar approved	Colours, face textures and finishes to match existing and to the approval of the local planning authority

3. Heritage and Townscape

The subject building is on the corner of Ludgate Hill and Simpson Street and is surrounded by several other new build and converted residential apartment blocks of varying heights. This area of Manchester has undergone a significant amount of development and change over the years.

The site was formerly industrial use with a variety of processes understood to have been undertaken over the years, and it has been referred to as the Tobacco Warehouse Area. The impact of the proposed cladding remediation scheme has been considered within the townscape with replacement materials specified to match existing.

The important viewpoints for the project are predominately along Rochdale Road looking Northeast from Manchester where the street scene is dominated by Skyline Central on the right-hand side which is easily the most significant and dominant building mass in the immediate area. Visual glimpses of Skyline Chambers can be had from two entrance points along Rochdale Road at the junctions with Sharp Street and Ludgate Hill. This will not be altered by the proposed remediation scheme.



The proposed cladding remediation of this building will not affect the amenity of any adjacent interests and will harmonise with the existing buildings and will not present an over dominant presence within the Rochdale Road Street scene.

4. Topography

The area on which the building is positioned transcends downwards in the direction of Simpson Street and Sharp Street towards the St. Michael's Flags & Angel Meadow Park. However, this scheme does not involve any invasive work at foundation level, therefore, no disruption will be had to any in-situ remains.

Furthermore, there will be no opportunity to explore or record any new archaeological investigations through this scheme because the scheme will not involve any invasive work at foundation level therefore, no further disruption will be had to any in-situ remains. The building is bounded by public highways and public footpaths.

5. Flood Risk

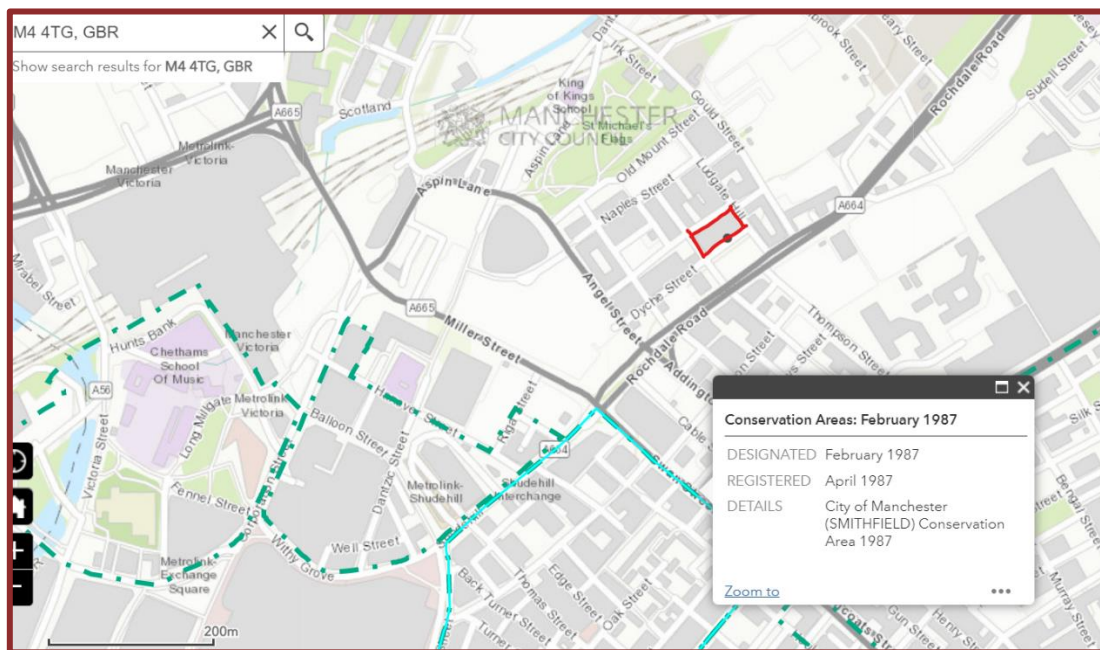
The site is within an area identified on the Environment Agency map as being at "Very Low Risk" from surface water flooding and "Very Low Risk" from Rivers and the Sea.

6. Historic & Modern Context

The subject building has several converted and new-build residential apartment buildings located adjacent to it on both Simpson Street and Ludgate Hill. These buildings are not in keeping with the contemporary architectural character of Skyline Chambers, which contains several façade materials, including spandrel panels, prefabricated brick hung panels, horizontal timber planks, laminate panels, and white render. There is a building nearby at 33 Simpson Street which has been converted from the former Victorian era industrial warehouse use into accommodation. Four storeys of this block are original solid brick construction and window openings with new build and metal cladded accommodation built to the rear and on the top two levels.



Several historic mills and warehouse buildings concentrated in the Ancoats area have been and continue to be brought back into use. Other elements of the area's industrial heritage, reflected in several other clusters of industrial activity and extensive railway lines and sidings, present an ongoing challenge. In a significant number of East Manchester neighbourhoods one of the key issues is the close physical proximity of industrial and commercial uses with residential uses. The remediation project will directly support sustaining these neighbourhoods where the key challenge is to achieve a physical separation of these uses thereby helping to improve the quality of the living/built environment.



Location of the property in relation to the nearest conservation area.

The building is not statutory listed or in a conservation area. The nearest conservation area is the City of Manchester (SMITHFIELD) Conservation Area 1987 as shown above. The property is shown by the small red coloured outline.

7. Access & Infrastructure

Sky Chambers is easily accessible by car, from the M60 via the A664, and is provided with a basement car park at the lowest floor level. The building is well served by local amenities including shops, restaurants, and bars as it is within 5-minutes walking distance of Manchester City Centre. There are number of Public



Transport Links close by including the Shudehill Bus / Metrolink interchange and Victoria Station together with frequent bus services along Rochdale Road. The nearest Tram Stops are Shudehill and Victoria Bus Station.

During the proposed cladding remediation works, public footpaths may be partially obstructed by scaffolding stanchions and hoardings, however, access and egress to the building and the demised car park will not be compromised. Safe systems of work will be of paramount importance and applied to all aspects of the remediation project to always ensure public and resident safety.

Some of the surrounding roads are restricted to one-way traffic flow and the Contractor should make themselves aware of this and not restrict access in any way whatsoever unless formally arranged with the Local Authority.

8. Open Space

The nearest green open space to the building is known as Angel Meadow Park, which borders Old Mount Street. At less than 0.5 miles away from the subject building, this green space will not be affected by the proposed remediation works to the facades of Skyline Chambers.

9. Planning Policy Supporting Statement

The remediation project has been informed by and fully supports the Manchester Core Strategy 2012-2027 towards the Objective 3 Housing Policies as follows:

- Policy CC3 Housing
- Policy H1 Overall Housing Provision
- Policy H2 Strategic Housing Location

The remediation project will allow the building to continue supporting the Manchester Now policy and continue the provision of the housing offer in Manchester, including modern apartments, (with new build and converted mills/industrial buildings). The project will help to sustain, improve, and diversify the existing housing offer.

The remediation project, by way of significantly improving the fire safety of the existing property, will also fully support the S.03 Housing Spatial Objective within the Manchester Core Strategy. The spatial objective



promotes a significant increase in high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth.

The emphasis on providing a good range of high-quality housing, (in terms of size, type, tenure, accessibility, and price) including affordable housing across the City; to create sustainable lifetime neighbourhoods with high quality environments, good local facilities and with easy access to employment opportunities.

The proposed major renovation of this building will significantly sustain the Core Development Principles within the Manchester Core Strategy, particularly in relation to resident safety and well-being. The policy states that:

“Development in all parts of the city should: -

- Make a positive contribution to neighbourhoods of choice including:
 - creating well designed places that enhance or create character.
 - making a positive contribution to the health, ***safety and wellbeing*** of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.
 - protect and enhance the built and natural environment.
 - Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
 - Improve access to jobs, services, education, and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.”

The project will also significantly contribute to the long-term sustainability of the city by way of continuation of the use of previously developed land for housing as set out under National Policies PPS1 and PPS3.



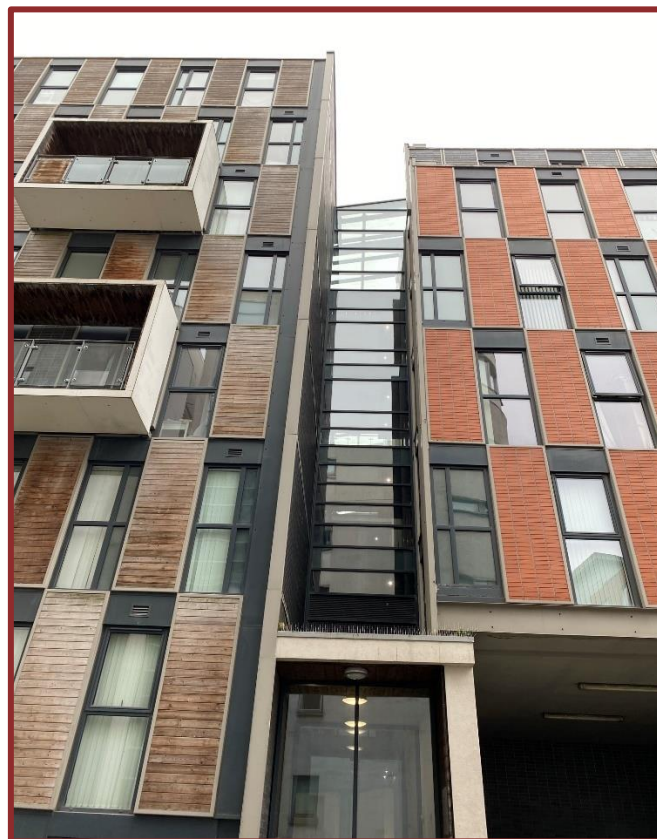
10. Existing Site Photographs



Photograph 01 - South Elevation viewed from the Eastern end of Baptist Street



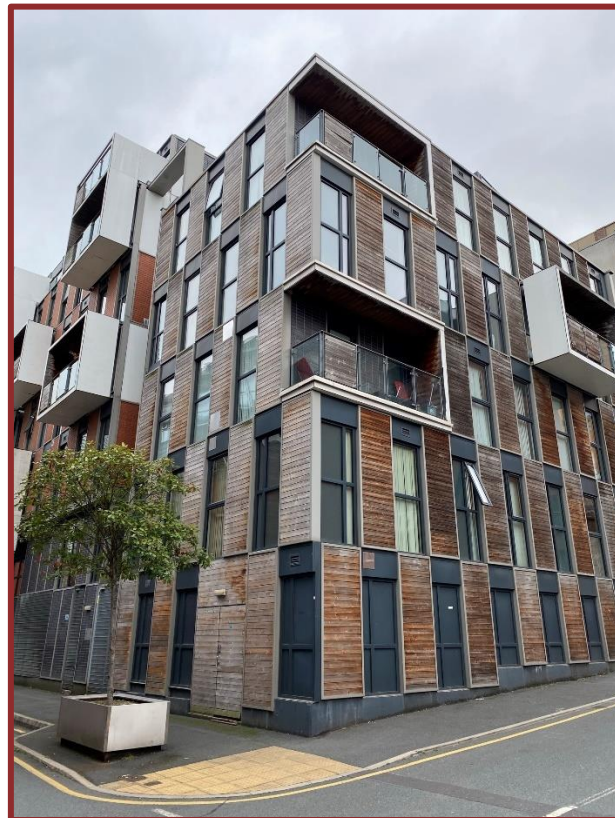
Photograph 02 - South Elevation showing Pod Balconies and HPL Cladding



Photograph 03 - East Elevation from Ludgate Hill illustrating different cladding finishes



Photograph 04 - North Elevation from Simpson Street



Photograph 05 - Eastern Corner at intersection of Baptist Street and Ludgate Hill