

Planning Support Statement

IBIS MANCHESTER PRINCESS STREET HOTEL
Charles Street / Princess Street
Manchester M1 7DG

Accor Invest

Planning Application for Replacement of Cladding



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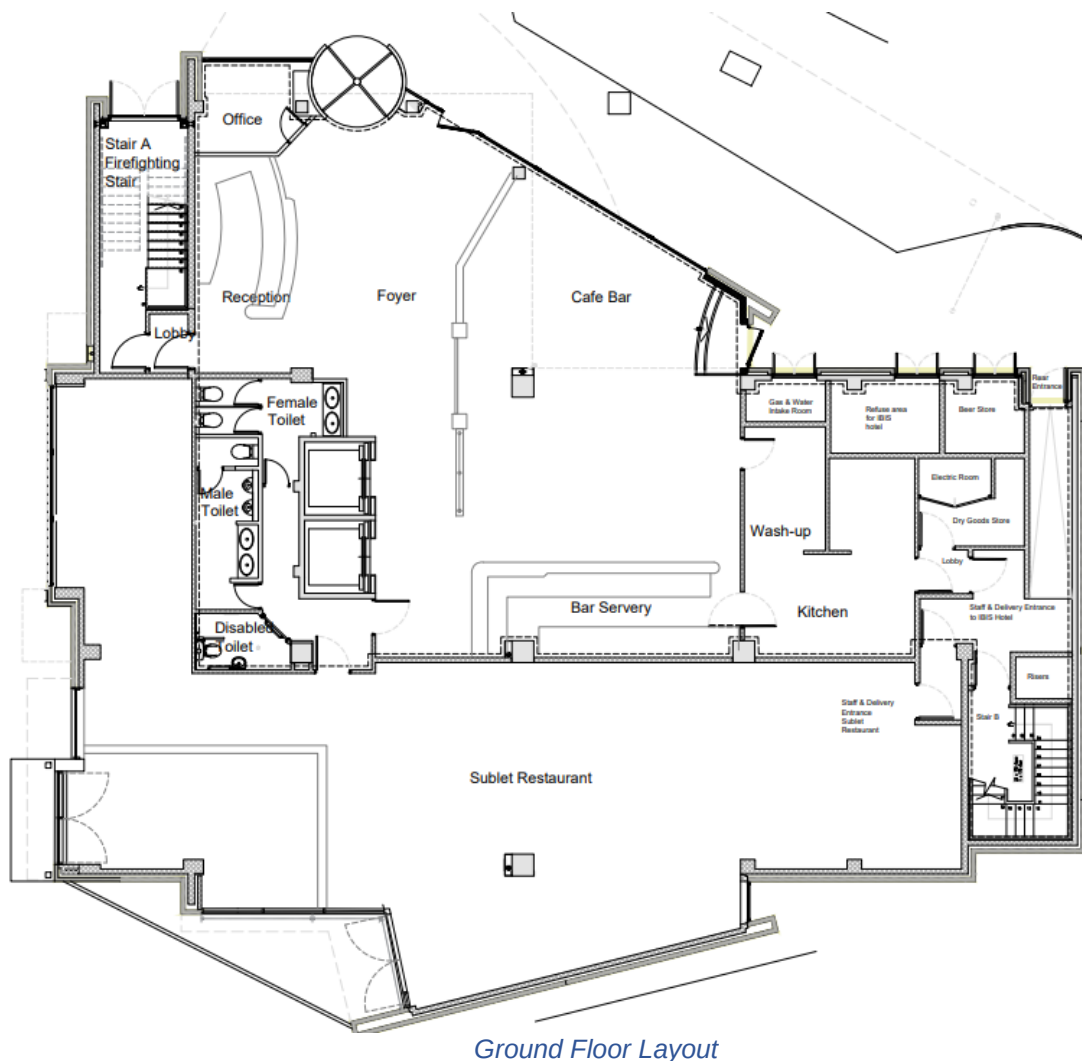
SECTION 1

INTRODUCTION

The Ibis Manchester Centre Princess Street is an 8-story hotel building constructed in 2001 and located at the intersection of Charles Street and Princess Street in Manchester.

The ground floor of the building houses public amenity spaces (reception area, foyer, and café bar), front office in the northwest portion of the floor, and back-of-house areas (kitchen, staff areas, and delivery lobby) on the east side. The southwest portion of the building is sublet as a restaurant space. Levels 1 through 7 consist entirely of guest rooms with ensuite bathrooms. There is a small plant room on the main roof that is clad in masonry and aluminium louvers.

This planning submission covers the replacement of the insulated aluminium cladding located all throughout its façade, as set out in the drawing package.





Typical Floor Layout

SECTION 2

PROJECT INFORMATION

2.1. PROJECT DATA

Project: Recladding IBIS MANCHESTER HOTEL

Location: Ibis Hotel
Charles Street / Princess Street
Manchester M1 7DG

Applicant: Accor Invest

Date December 2021



SECTION 3

PROJECT DETAILS

3.1. BACKGROUND

The highest occupied floor is 19.8 m above the surrounding ground level.

The building is constructed using a combination of cast in place reinforced concrete panels and structural steelwork.

The building façade primarily consists of brick and concrete masonry, insulated aluminium panels, operable windows and curtainwall. The structure is reinforced concrete, and the backup wall construction consists of precast concrete panels. The projection at Princess Street is composite Cladding Panels fixed to a structural steel frame.

An intrusive investigation was commissioned in March 2020 and analysis of the materials on the building was carried out and compared against Approved Document B 2019 edition with 2020 amendments by WJE Engineering. It was found that the aluminium composite panels have an EPS insulation core which is Class E (high contribution to fire) and cavity barriers were not found within the cavity zone behind the cladding.

The report concluded the overall building risk to be substantial and recommended the removal of metal cladding or alternatively if the existing assemblies can be shown to meet BR 135 criteria in a full-scale assembly test, they can remain in place.

In practical terms, the replacement of all metal cladding was judged to be the correct approach.

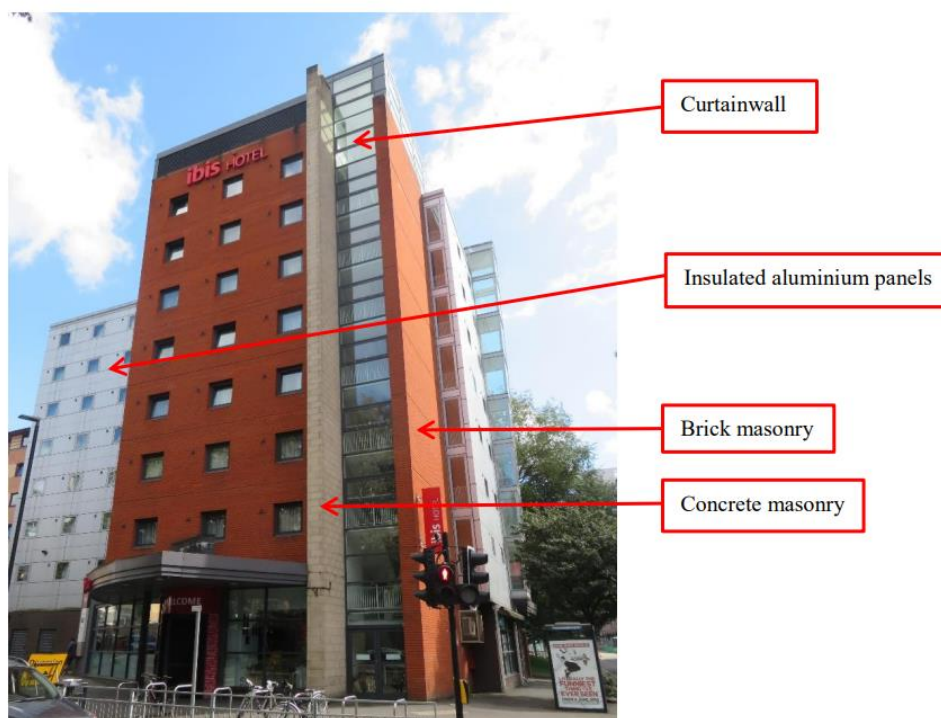


Figure 2. Cladding types.

3.2. PLANNING CONSIDERATIONS

The external systems replacement proposal can be summarized as follows:

- Existing Aluminium cladding: to be replaced with a rainscreen system with all components by Britfab class A2 panels (for further information please refer to the specification document). The proposed system is a 3mm solid aluminium panel with a ppc coating to match the existing panel colour, backed with rainscreen mineral insulation class A1, providing an external finish identical to the existing aluminium cladding.
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The proposed systems would have no impact on the external appearance of the existing hotel, as they constitute a like for like replacement in terms of visual considerations. Enclosed are the outline spec of the proposed cladding for information.

CONCLUSION

The existing aluminium cladding system needs replaced for fire safety purposes.

It is the client's intention to carry out the proposed works as a matter of urgency and it is hoped that the proposal will meet the LA approval to address the safety concerns brought to light by the WJE report.