



DESIGN & ACCESS STATEMENT

33 SIMPSON STREET
MANCHESTER, M4 4BG

Date: 01st December 2021

Document Ref: NAP/4.2/0770/01122021

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Document Control Schedule:

Ref:	Version	Date:	Notes:	Written By:	Reviewed by:
01	Original	20/08/2021	None	N Pavlou BSc (Hons) MRICS	S Totty MRICS
02	Rev A	10/11/21	General formatting and QA	D Morris BSc Hons	S Totty MRICS
03	Rev B	01.12.21	Additional Information adds	D Morris BSc Hons	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 33 Simpson Street, Manchester, M4 4BG.

The works comprise the replacement of combustible materials forming the façade of the building, namely the External Wall Insulated Render System, the Metallic Architectural Panel System, Timber Effect Weatherboard Cladding System. Metallic Architectural features and the timber balcony decking and walkways, the works will include replacement of horizontal and vertical cavity barriers at the appropriate junctions and the closing of cavities at openings within 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 non-combustible materials.

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 33 Simpson Street, Ancoats, Manchester M4 4BG (Centre)



2. Property Information

The property is located on Simpson Street 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 33 Simpson Street. The building accommodates 30 residential apartments spread over 7-floors. The upper two-storeys are understood to have been added as part of the building's conversion undertaken circa 2008. There is an under-croft car park within the footprint of the newer part of the building on the ground floor. The flats are leasehold tenure and private rented accommodation.

There are works to be conducted to the boundaries of the property with the adjoining buildings that will require negotiation for access to conduct the works, with all materials and aesthetics to match the existing joints. 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 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, Sharp Street and Naples 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 potential for spread of fire between buildings from one to the next.

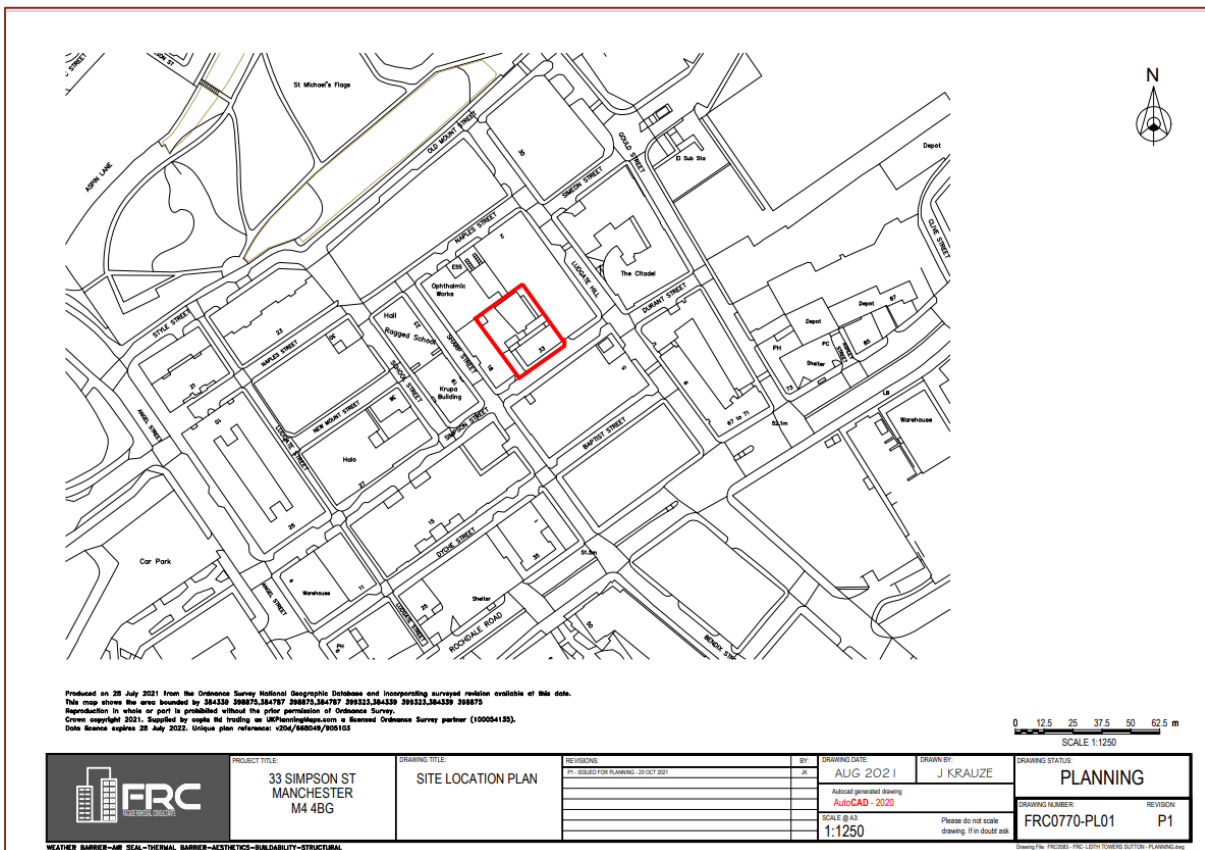


Image 02 – Location Plan



Image 03 – South-eastern facing Elevation



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
Metallic Architectural Panel System	Metallic Architectural Panel Cladding System, manufactured by METALLINE ARCHITECTURAL FABRICATIONS 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, as manufactured by WETHERBY, STOLIT, or similar approved, which has a EUROCLASS Combustibility rating of A2-s1, d0 or better. To Include but not limited to all render to facades of the communal entrance areas, car park entrance including the under-croft car park facades and all communal walkways, and accesses to and from each flat.	All Colours, face texture, and finishes to match existing and to the approval of the local planning authority.
Timber Effect Weatherboard Cladding System.	Timber Effect Weatherboard Cladding System, manufactured by ROCKPANEL WOODS 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.
Metallic Architectural Features including fascia's, soffits, flashings, and coverings.	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 Decking Boards – Balconies, Cantilever Balconies, suspended Communal	New decking boards and support frameworks, manufactured by ENVIROBUILD NON-COMBUSTIBLE DECKING or similar approved, where	Colours, face textures and finishes to match existing and to the approval of the local planning authority



Walkways and Roof Terraces - Decking Board to all balcony types, includes accesses and egresses to all dwellings	timber decking, and associated combustible material in connection with the balconies and walkways are removed. The new decking board and support framework should have a EUROCLASS Reaction to Fire classification according to BS EN 13501-1 as A2-S1, d0 or better	
Timber Balustrades, Panels, Soffits, and Vertical Slatted screens to Balconies and Suspended Communal Walkways	Replace timber balustrades, panels, soffits, and vertical slatted screens, including all associated fixings with new timber-effect balustrade, panel and soffit systems manufactured by ROCKPANEL WOODS or similar approved, which has a EUROCLASS Combustibility rating of A2-s1, d0 or better	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 north side of Simpson Street and is surrounded by several other converted and new build residential apartment blocks of the similar height. This area of Manchester has undergone a significant amount of development and change over the years. The locality is often referred to as the Tobacco Warehouse Area which hints at the type of industry that used to be prevalent.

The site (and original parts of the building which are now converted) was formerly industrial use with a variety of processes understood to have been undertaken within the premises over the years. 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 from the intersections with Sharp Street and Ludgate Hill looking Northeast and Southwest, respectively. The local street scene is dominated by Skyline Chambers on the right-hand side as viewed from Sharp Street, which is easily the most significant and dominant building mass in the immediate area. Visual glimpses of 33 Simpson Street can be had from two entrance points along 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 Simpson Street scene.

4. Topography

The area on which the building is positioned is flat, until you enter Ludgate Hill where the terrain transcends downwards in the direction of Naples Street and Old Mount 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 project 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

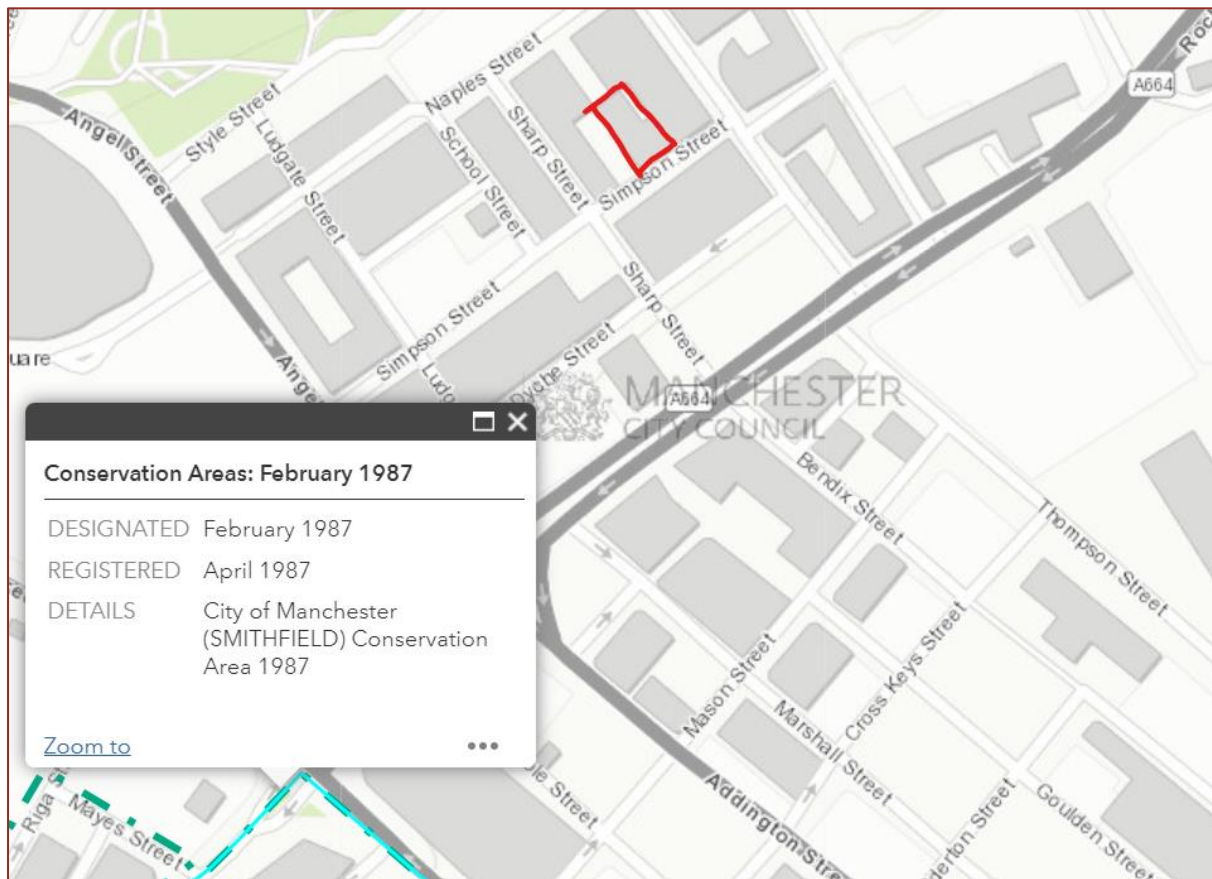
The subject building has several converted and new-build residential apartment buildings located adjacent to it on both Simpson Street and Ludgate Hill. These buildings are in keeping with the architectural character of 33 Simpson Street comprising of both original building fabric materials, such as solid masonry, in conjunction with various modern cladding systems, such as terracotta tiles, laminated panels, and the like.

33 Simpson Street 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 considerable 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

33 Simpson Street is easily accessible by car, from the M60 via the A62, and is provided with a small car park. 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 33 Simpson Street.

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.

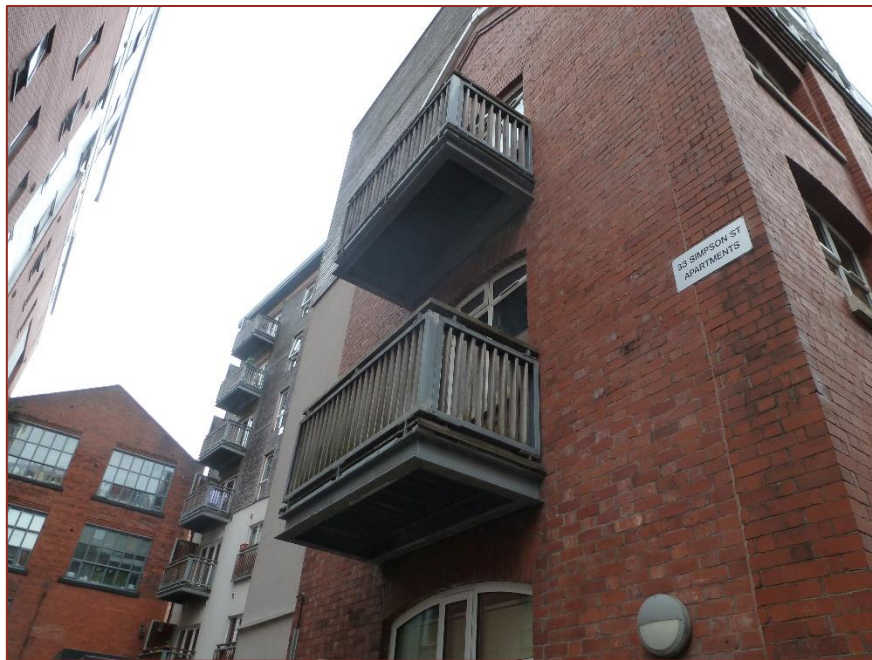
10. Existing Site Photographs



Photograph 01 - View along Simpson Street showing the South-eastern Elevation



Photograph 02- South-eastern Elevation showing joint between the adjacent building to the right-hand side



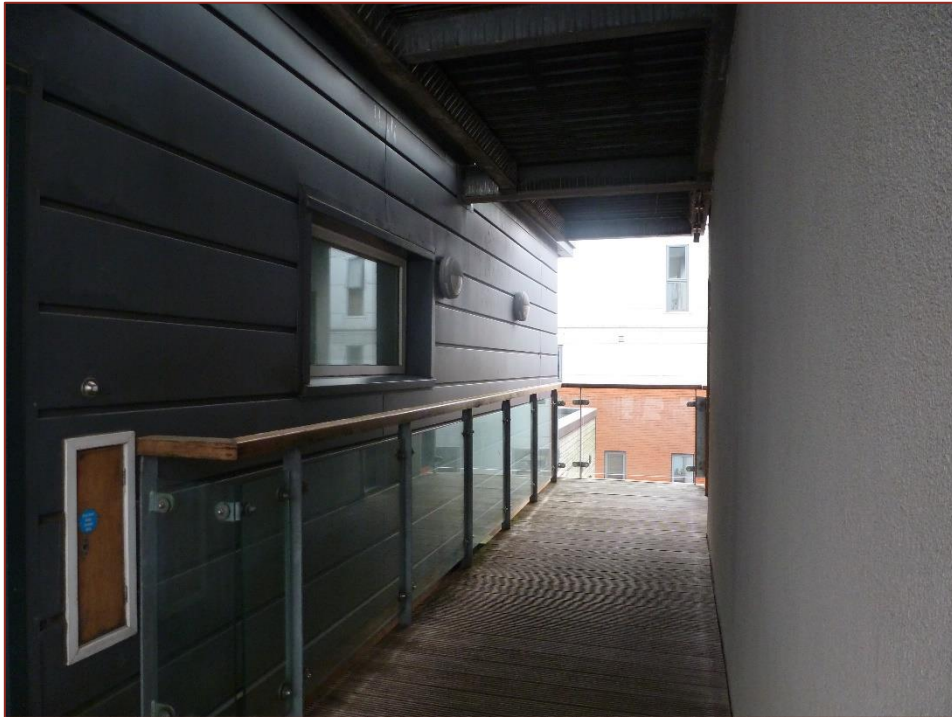
Photograph 03 - Western Elevation showing original solid brickwork construction with new build section to the rear



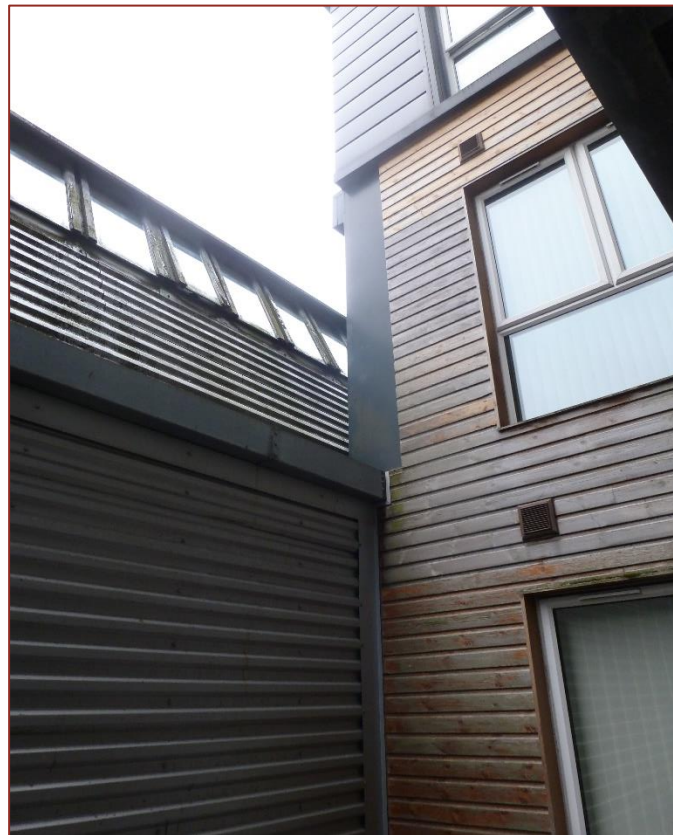
Photograph 04 - Western Elevation of the new build part to the rear of the original building



Photograph 05 - Western side of the under-croft car park



Photograph 06 - General View showing Metallic Cladding at higher levels



Photograph 07 - Rear Western corner showing junction detailing with adjacent building and timber weatherboarding.