

Recladding Castlegate Apartments

Design and Access Statement

30th July 2021

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1.0 Introduction



1.01 This Design and Access Statement describes the design proposals for the recladding of the existing building Castlegate Apartments in Manchester.

1.02 The address of the site is:

Castlegate Apartments
Chester Road
Manchester
M15 4QG

1.03 The proposed works are required following a client commissioned Fire Risk Assessment, identifying that the existing building is over 18m in height with combustible materials used in the external façade. An application has been made to the Building Safety Fund (BSF) to replace the combustible materials with non-combustible materials.

1.04 The report has been structured in accordance with CABI's design and access statements; how to read, write and understand them. It forms part of the planning submission to Manchester City Council, along with drawings and specialist technical reports.

2.0 Process

2.01 Project Need

The client has identified a need for full cladding replacement of some parts of the building and commissioned a series of Fire Risk Assessments, surveys and investigation that have confirmed that the external wall cladding contains combustible insulation and there are limited areas of fire breaks that limit the spread of flame in a fire scenario.

Following the investigations, the recommendations provided were to:

- remove the red sandstone cladding and the combustible insulation, replacing these elements with a new sandstone cladding
- remove the ACM cladding and replace it with an appropriate A2 fire rated cladding system of equal appearance
- add cavity barriers to the external windows and at floor level and compartment wall lines to the facade generally
- remove the timber cladding generally and replace with new A rated plank materials

The client is seeking funding from the Ministry of Housing, Communities and Local Governments Building Safety Fund to deliver the works.

2.02 Existing Site and Building Assessment

The existing building is situated just outside Manchester city centre within the Castlefield Conservation area and was constructed in 2003. The project secured planning approval on 16th February 2001 (planning reference: 058195/FO/CITY3/99) for the construction of a mixed-use development comprising 84no apartments and retail (Class A1) units.

The building comprises of 84 apartments under mixed ownership. Each apartment has their own balcony, with the apartments on the northern façade, facing Bridgewater canal and the apartments on the southern façade, facing Chester Road.

Externally, the materials comprise of white reconstituted stone, red natural sandstone, red brick, aluminium cladding, curtain walling with spandrel panels and steel balustrades and timber cladding.

2.03 Consultation and Involvement

The team were appointed in June 2021 to develop the design and are working towards Government Set targets in order to secure funding through the BSF. Over this period,



the team have been in regular contact with residents to discuss the project scope and remedial actions.

Also, the works are focused on removing existing defective materials and reinstating new non-combustible materials in the same configuration and of an identical appearance. On this basis, we have not carried out a pre-application consultation.

2.0 Process



Notable Design Features

- External Balconies - Galvanised steel structure with timber decking
- Recessed External Balconies - Paved decking
- White reconstituted stone blocks (Forticrete)
- Aluminium framed windows
- Red brick
- Glass balustrades with metal handrails
- Red natural sandstone



- Existing External Materials
- White reconstituted stone blocks (Forticrete)
 - Glass balustrades with metal handrails
 - Recessed External Balconies - Paved decking
 - Soffit panel (aluminium)
 - Timber cladding
 - Aluminium framed windows



- ACM cladding
- Curtain wall with obscured glazing
- Red natural sandstone
- Aluminium framed windows
- White reconstituted stone blocks (Forticrete)
- External Balconies - Galvanised steel structure with timber decking
- Glass balustrades with metal handrails
- Aluminium fascia
- Aluminium framed windows
- Timber cladding
- Existing standing seam



2.0 Process

2.04 Design

2.04.1 Strategic Options

During the early design discussions, the team considered options in relation to re-cladding and the introduction of new materials to replace the existing. This option was discounted due to the complexity of the façade and the design proposal focused on replacement of the cladding to match the existing.

2.04.2 Brief

The Brief, put simply is to replace the combustible insulation to the façade where there is red sandstone cladding. The existing natural sandstone cladding is secured using steel dowls that are resin fixed into each of the adjoining panels. The stone panels cannot be preserved intact as they are removed, therefore they must be replaced in matching red sandstone.

At every floor level, vertical compartment walls and around external window openings, a cavity barrier will be installed. The timber cladding at penthouse level is above the 18m limit placed on the use of combustible materials. The timber here will be replaced by an A-rated cement based timber cladding.

2.04.3 Design Aims

The design is focused on the replacement of cladding where necessary, to match the existing materials and installing additional cavity barriers, to maintain minimum visual impact on the external appearance of the building and to conserve the respect and setting of the conservation area.

2.04.4 Delivery Aims

The proposed works are to be carried out using safe construction procedures with the buildings in full occupation throughout.



Fig 01 Aerial view of site

3.0 Use

3.1 Existing

The existing use is residential units.

3.2 Proposed

The proposed use of the building will remain as existing.

4.0 Amount

The existing number of residential units is 84.

There are no proposed changes to the accommodation as a result of these works.

Basement level	Parking/ residential
Ground floor	Residential
First floor	Residential
Second floor	Residential
Third floor	Residential
Fourth floor	Residential
Fifth floor	Residential
Sixth floor	Residential/ Roof



5.0 Layout

5.1 Proposed Site and Building Layout

The proposed site and building layouts will remain unchanged by the proposed development.

6.0 Scale and Massing

6.1 Existing Massing and Context

The existing building is 6 storeys high on Chester Road and 7 storeys high from Bridgewater canal, due to the sharp fall in the ground levels.

6.2 Proposed Massing

The proposed massing and scale will be unchanged by the proposed development.

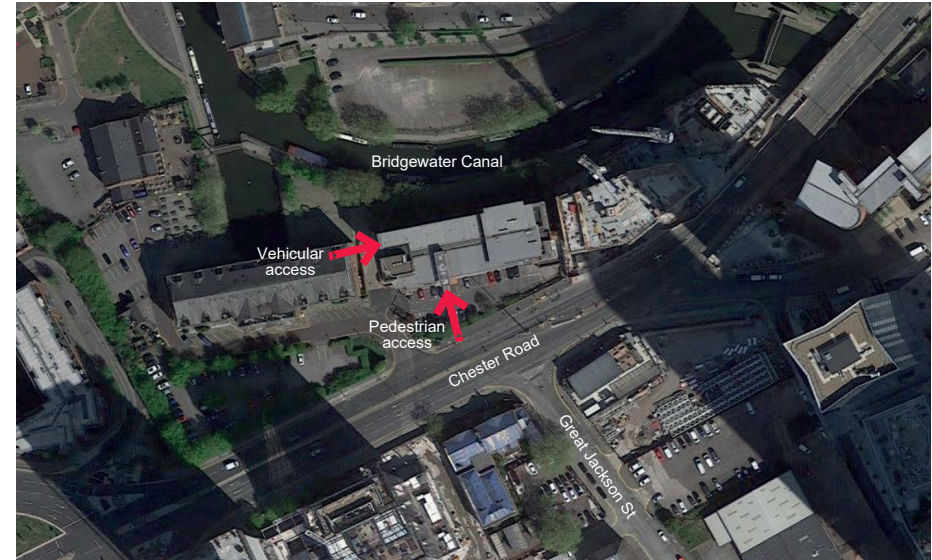


Fig 02 Proposed Site Plan

7.0 Appearance

As previously mentioned, this project is focused on the replacement of combustible materials within the external façade. The proposed approach is to replace the red natural sandstone cladding with new sandstone to match the existing and to remove and re-instate red bricks and white reconstituted stone blocks, to allow for the installation of cavity barriers. The buildings overall appearance will remain the same, but have an enhanced performance in the event of a fire. In summary, the visual impacts are outlined below:

Red brick

Bricks will be removed, to enable the installation of cavity barriers at floor level, compartment wall lines and around external windows. The existing bricks will be re-instated, unless they become damaged whilst the work is being carried out, in which case new bricks that match the existing will be installed.

White reconstituted stone blocks (Forticrete)

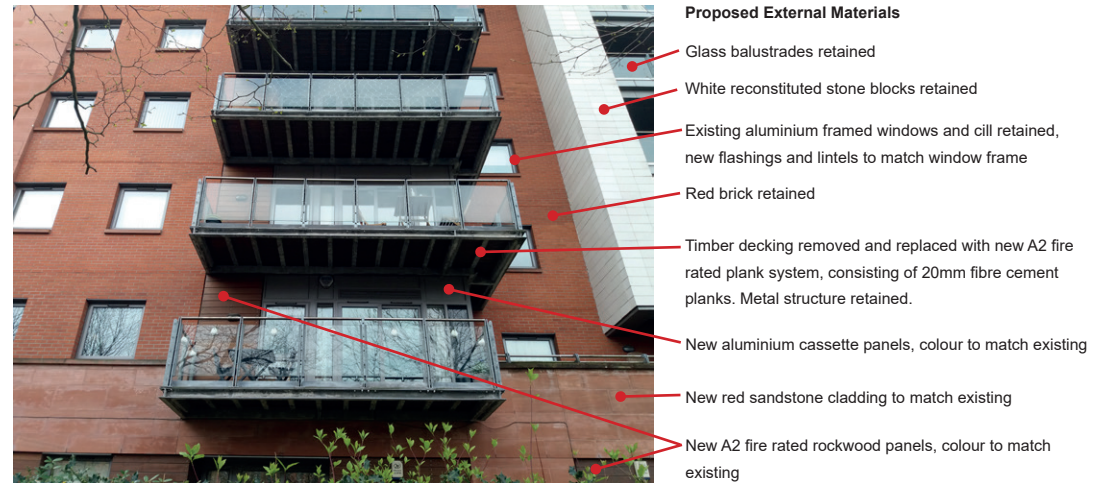
The existing white reconstituted stone blocks will be removed, to enable the installation of cavity barriers at floor level, compartment wall lines and around external windows. The existing reconstituted stone blocks will be re-instated, unless they become damaged whilst the work is being carried out, in which case new blocks that match the existing will be installed.

Red sandstone

The red sandstone cladding system and PIR insulation will be removed and disposed of, to allow for the safe installation of appropriate non-combustible insulation and new red sandstone cladding, to match the existing, which is compliant with current standards.

Timber cladding – decorative

Where there are elements of timber cladding, as a decorative feature within the façade, the timber cladding will be removed, along with the breather membrane. A new breather membrane and A2 fire rated Rockwood timber cladding will be installed, to ensure fire performance.



7.0 Appearance

Timber cladding – with cavity

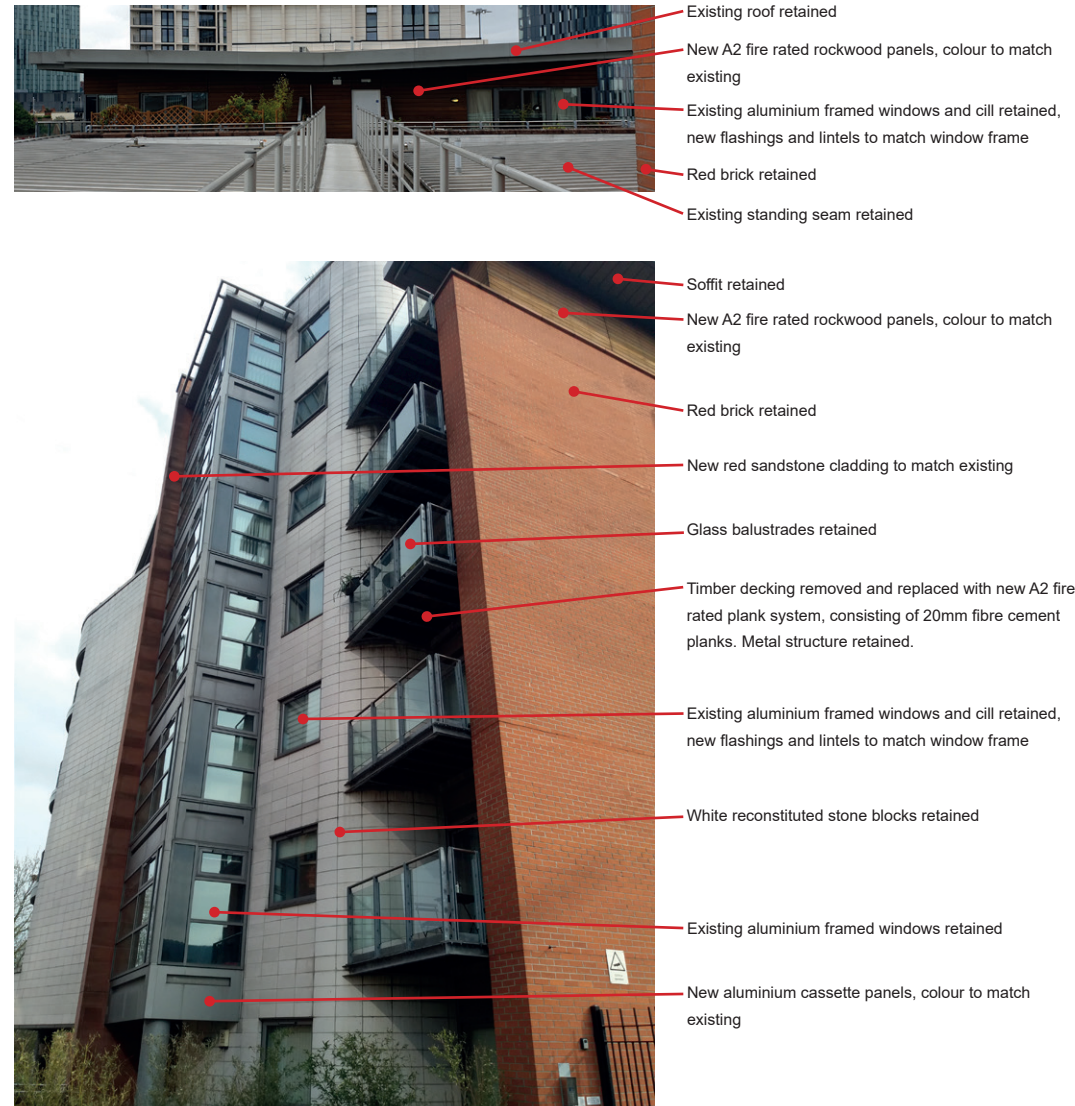
The existing timber cladding and PIR insulation will be removed and disposed of. This will be replaced with non-combustible insulation and an A2 fire rated Rockwood panel system, to ensure compliance with fire safety standards.

ACM cladding

The existing combustible aluminium composite material cladding will be removed to enable the removal of the combustible PIR insulation behind and the safe installation of non-combustible materials for fire stopping and fire performances. The cladding will be replaced with powder coated aluminium cassettes to match the existing appearance, size, profile and spacing.

External balcony timber decking

On the first - fourth floor, there are two balconies on the northern façade, one balcony on the western façade and one balcony on the southern façade, which has timber decking on the balcony. On the sixth floor, there is one balcony with timber decking on the northern façade. As this material is deemed to be combustible, this material will be removed and replaced with an A2 fire rated system, consisting of 20mm fibre cement planks, to match the existing.



8.0 Access

8.1 Building and Site Access

The proposed access will be unchanged by the development.

8.2 Inclusive Design.

It is proposed that all works will not affect the existing inclusive design elements extant with the existing building. Where there is a requirement to replace combustible materials that have the potential to affect access, the Building Control and Fire Engineering team are happy to accept reasonable compromises required against the regulations at the time of construction.

9.0 Sustainability

9.1 Environmental Strategy

It is proposed that all works deliver the thermal performance of the external façade at the time of construction. On this basis there is not intended to be an impact on the thermal performance of the building.

