

ROSSETTI PLACE
LOWER BYROM STREET
MANCHESTER
M3 4AN

DESIGN AND ACCESS STATEMENT

PROPOSED REPLACEMENT CLADDING TO EXTERIOR ON FIRE SAFETY GROUNDS

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REVISIONS

Revision	Date	Details	By

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General Introduction

This document has been prepared by Craig Foster Architects on behalf of the Owners of Rossetti Place, Lower Byrom Street, Manchester M3 4AN.

This Design and Access Statement has been prepared in accordance with Planning Practice Guidance National Information Requirements Revision 06.03.2014.

The Site

Rossetti Place sits on the corner of Lower Byrom Street and Great John Street with an elevation opening on to Little John Street.

The site comprises an area of 1,215m².

The property sits within the Castlefield Conservation Area.

The property is not a Listed Structure.

The Need for the Proposal

Rossetti Place comprises a post-2000 residential apartment building, steel frame clad externally primarily with brickwork but with some areas of metal faced panels and timber faced panels.

The property comprises a ground floor with 8 floors of residential above.

The property is over 18m and has been subject to an external facade investigation by Fire Consultants/ Fire Engineers.

The fire safety investigations have concluded that areas of flammable cladding exist in the following locations:-

- Timber cladding.
- Metal faced panelling systems incorporating PIR insulation.

This application is to address the renewal of those materials identified above.

Funding has been applied for and the building has been designated eligible for Building Safety Fund allocation to address the external wall fire safety issues.

The funding requirement is that the works are on site September 2021 because of the hazard presented to occupants.

Materials

Non-combustible cladding can be classified as A1 or A2 depending on fire performance.

Whilst both categories meet with current guidance the decision has been taken on fire safety grounds to only use A1 materials in these replacement works and this has been a key driver in the material selection process.

Anodised aluminium has excellent fire performance being Class A1 non-combustible.

A photograph of the proposed aluminium slats, bronze anodised is attached below.



The Proposals

On fire safety grounds the timber cladding will be removed and replaced with anodised aluminium slats, bronze coloured.

Areas of metal faced cladding when required to be removed on fire safety grounds will be replaced with anodised aluminium panelling insulated with non-combustible insulant.

Access for All

The works do not impact on or alter access to the building or installations within the building.

Impact on the Conservation Area

The massing and arrangement of the building are unaltered by the proposals.

The metal faced panel systems will be very similar in appearance to those that are being replaced.

The areas of timber cladding to be removed represent a small proportion of the existing facades, the use of aluminium slats has been selected to retain the horizontality of the timber cladding and the selected bronze colour is to retain the existing dark timber colouring,

The proposals will not adversely affect the Conservation Area.

Conclusion

This is an Application to re-clad an existing building on fire safety grounds.

The primary elements of the building being brickwork will remain unaltered by the proposals.

Materials have been selected to respect the detail and design of the existing building and its location within the Conservation Area.

Craig Foster Architects
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