

Manchester Planning Department.

Dated. 10/06/21

Re Site: Left Bank, Spinningfields, Manchester, M3 3AG

Application number: PP-09933356

Design statement

Left bank Apartments/Commercial Units is located at Spinningfields, Manchester, M3 3AG. The apartment block stands over 30m above ground floor level. There are 4 blocks to this building: Block 2, 6, 12, and 18.

Comprising of, basement car park, commercial units on the ground floor and residential apartments above.

The proposal is to undertake urgent cladding and fire barrier replacement works that are required as a result of recently updated Building Regulations and Government Guidance Notes for Building Owners with respect to Fire, resulting in a requirement for the replacement of 'combustible' cladding materials on residential buildings.

We believe the works will not materially affect the overall external appearance of the building, as there will be no significant change to the building's external appearance. The visual appearance of the external materials and elevations, both in set out, colour and texture will be as existing or as close as possible.

The extent of the visible elevational materials that require replacement cover portions of the external walls (excluding windows and doors). These require replacement, either due to the properties of the external material, and or of elements of the wall build up beyond.

We believe the proposal identifies as a non-material or Lawful development application for the following reasons:

- the application site area is identical to the original application
- the proposal does not result in changes to external details that would materially alter the appearance of the building
- the amendment does not increase the size of any part of the development
- the amendment does not increase the height of the building or structure
- the amendment does not place any part of the development closer to a neighbour
- the amendment does not alter windows or doors in any elevation
- the amendment would not result in a greater visual intrusion, loss of light or feeling of enclosure to neighbours
- the amendment would not affect any relevant objections to the original proposal
- no previous enforcement action has been taken against development

Typical external areas to be rectified and replaced with materials to match existing as identified on elevations: -

Wall Type 1: Yellow Terracotta

Wall Type 2: Timber

Wall Type 3: Render

Wall Type 4: Brick / cavity

Wall Type 5: Brick / Void

Wall Type 6: Aluminium Insulated Panel

Wall Type 7: Aluminium Panel

Balcony Areas: Timber Decking

Occupied Bridge/Walkway: Aluminium Insulated Panels

Summary of works

Aluminium Insulated Panel cladding (As Identified on Elevations) has been installed in the development and is generally in panels with a rebated mechanical fixing. These will be colour matched on site and replaced with powder coated aluminium panels so will look identical to the existing. Colour will match the original material, and the size, layout, and projection from original building envelope will match the original.

Timber cladding (As Identified on Elevations)

Timber cladding has been installed here as an external wall cladding and a feature cladding to some balcony areas. This is to be replaced with a non-combustible alternative but noted that this is yet to be agreed with yourselves. Other than an obvious alteration of colour, given that the existing timber has naturally degraded somewhat, the proposed replacement product is a good non-combustible alternative to the timber cladding. Again, plank sizes and layout will match existing and there will be no change in the building envelope size.

Render (As Identified on Elevations)

Here we are designing out combustible material behind the render. The replacement render colour will match the original material, and the size, layout, and projection from original building envelope will match the original.

Brick, Stone and Hung Terracotta Tiled walls (As Identified on Elevations)

During intrusive surveys, essential cavity barriers were found to be missing. The cavity barrier positions have been highlighted on the elevations and will be investigated further to ensure inclusion. Any areas found to be missing cavity barriers will have remedial work undertaken to insert the correct type of barrier and then refinish the area with the existing materials in the original position and layout. A site match will be undertaken for mortar reinstatement and to the bricks to replace any like-for-like due to any damage occurring during remediation.

Spandrel panels (As Identified on Elevations)

During our intrusive surveys, the spandrel panels within the curtain walling were found to contain a combustible insulation core of unknown origin. These will be replaced with a non-combustible panel with a powder coated finish to match the existing. Colour will match the original material, and the size, layout, and projection from original building envelope will match the original.

Occupied Bridge/Walkway (located between Blocks)

External cladding to apartments areas such as balconies require replacement cladding, this work may also include the underside of this walkway which will use a non-combustible alternative of the same finish and dimensions.

Balconies

Balconies with timber decking have been highlighted within the fire report, this timber decking will need to be replaced with a 'like for like' alternative which is non-combustible which will be submitted for approval once confirmed.