Planning Department
Manchester City council
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25/05/21

RE. Zinc Cladding Replacement.
M3 4JN, 91 Liverpool Rd, Manchester.
Application number: PP-09876499

Design statement

The proposal is to undertake urgent cladding 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 in respect of the timber replacement.

The extent of the visible elevational materials that require replacement cover portions of the external walls (excluding windows and doors) to the uppermost floor only. 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 clearly identifies as a non-material 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 or 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

Cladding Replacement

Non-compliant zinc cladding has been installed to the upper floor of the development which features a vertical seam as per existing and proposed pictures below. The Proposed new cladding will be colour matched on site and replaced with compliant zinc panels so will look identical to existing. Colour will match the original material, and the size, layout, and any projection from original building envelope will match the original.

Sill Profile

The perimeter sill detail as seen below the cladding will be replaced with an identical item if the existing cannot be reused. Material, profile and colour will be replicated should the item require replacement.

Openings
All window and door openings are to be finished as existing with no additional trims or flashing materials.

Pic 1. Existing Zinc cladding



Pic 2. Proposed Zinc cladding



Pic 3. Existing Zinc cladding at Openings



Pic 4. Proposed Zinc Cladding to Opening



Pic 5. External Photo showing cladding to be replaced.

