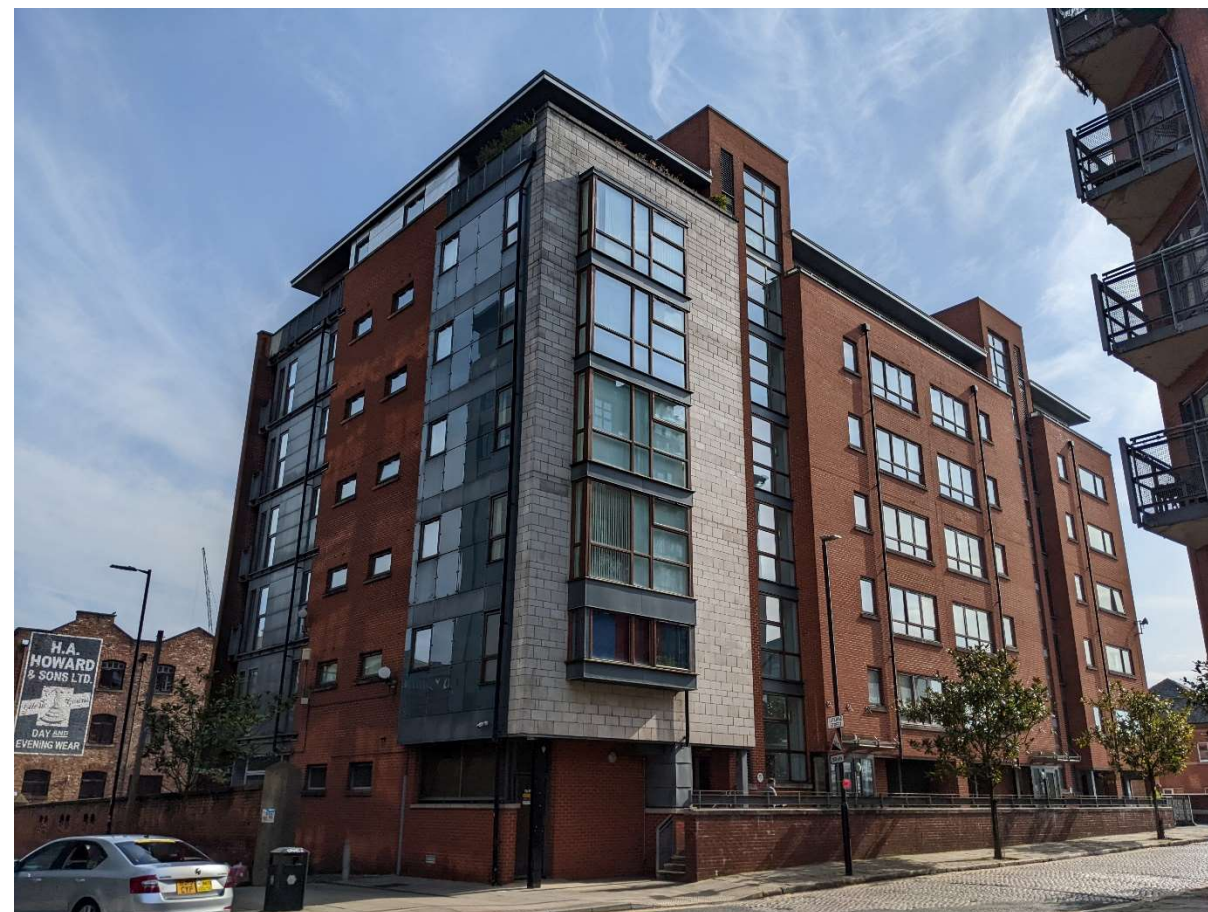




Design & Access Statement

Jutland House & Whittles Croft,
Paradise Wharf

May 2022

Rev A

1.0 INTRODUCTION

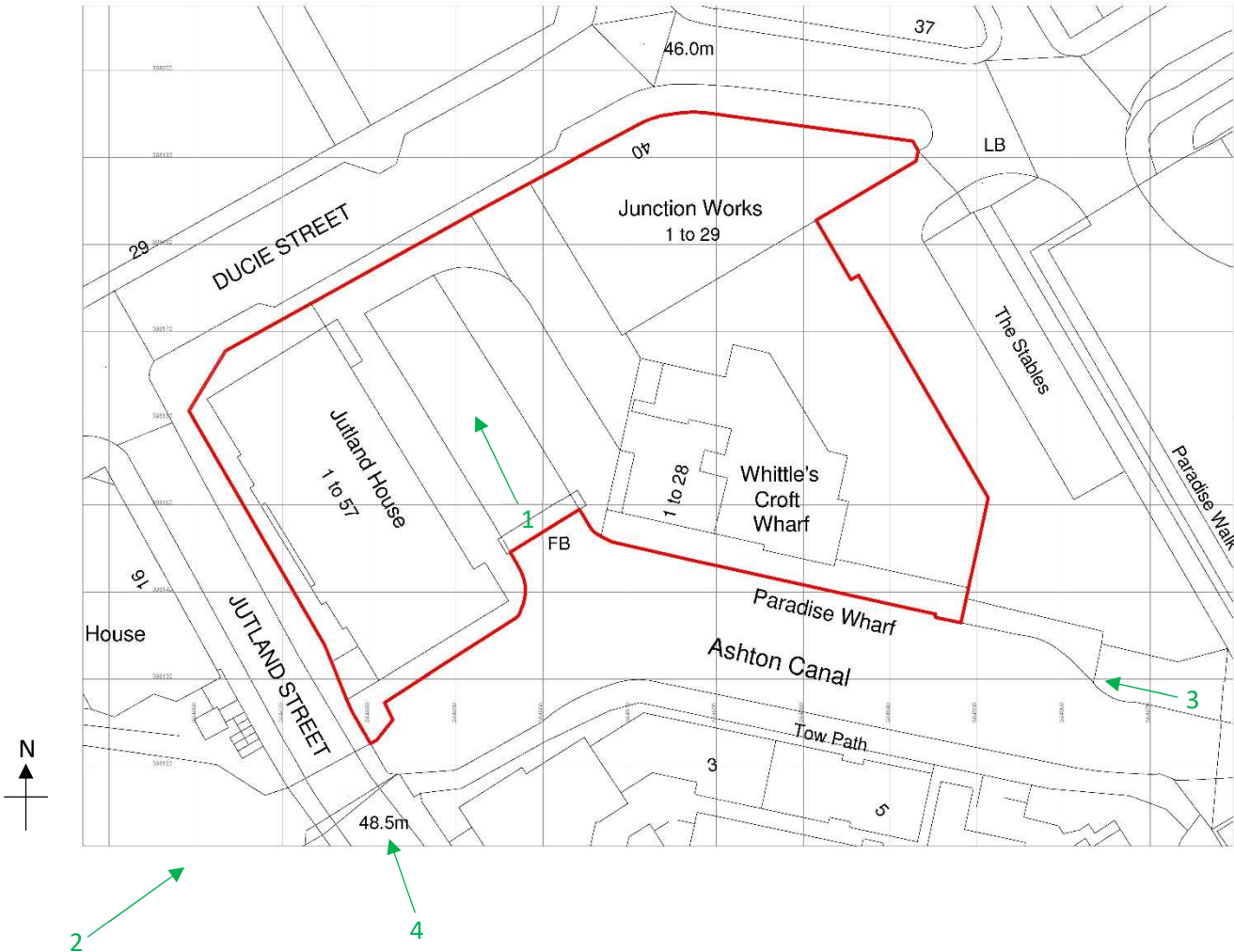
This Design and Access Statement has been prepared on behalf Paradise Wharf Management Company Ltd, and forms part of a full plans planning application for façade works to Jutland House and Whittles Croft at the Paradise Wharf development.

2.0 SITE LOCATION

Paradise Wharf is located within Manchester City Centre and occupies an area south of Piccadilly basin bounded by Ducie Street to the north, Manchester’s steepest street - Jutland Street to the west, Ashton Canal to the south and Grade II listed Stable Block to the east. The development provides waterside living in a quiet and predominantly residential area and incorporates the Grade II listed former Junction Works to provide 101 apartments with retail and bar/restaurant.

Nearby properties include Junction House and Navigation House at Ducie Wharf, BDP’s modern and purpose-built offices at 11 Ducie Street, and the recently completed boutique hotel – Dakota, Manchester. Piccadilly Basin.

In the background to the north, is Burlington House, a contemporary residential development with a sculptural form by SimpsonHaugh and Partners.



1. View from the footbridge looking north



2. View from Piccadilly Station looking northeast towards Jutland House



3. View west along Ashton Canal towards Whittle's



4. View north from Jutland Street towards Dakota, Ducie Street

3.0 JUTLAND HOUSE - EXISTING

Jutland House provides accommodation over 9 storeys with split level access at the lowest floors in a uniform, single, rectilinear block. Access to the residential apartments is from Jutland Street, with supporting commercial uses facing onto the canal side.

The existing facades are predominantly finished with red facing brick, with a feature artstone corner treatment at the junction of Ducie Street and Jutland Street. The north and southern gables are clad in a mix of matt grey HPL cladding with back-painted glass, and penthouse floors are clad in mirrored stainless steel.

Brown-stained timber windows have been installed throughout residential areas with PPC Aluminium curtain walling to commercial spaces.

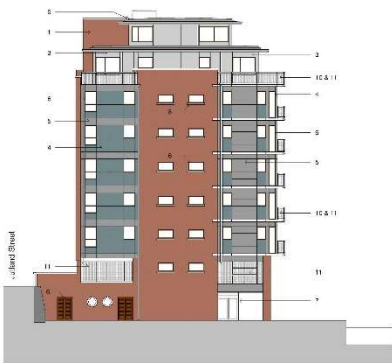
Balconies are constructed from galvanised steel with infill galvanised mesh guarding, and timber decking. The steel balcony PFCs wrap around the gable ends to create relief between cladding panels.



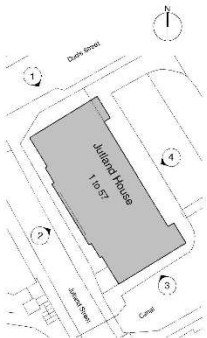
① Jutland House-NW Elevation (Ducie Street)
1:200



② Jutland House-SW Elevation (Jutland Street)
1:200



③ Jutland House-SE Elevation (Canal Tow Path)
1:200



Key Plan - Elevations
1:500



④ Jutland House-NE Elevation (Canal Side)
1:200

Jutland House - Existing Materials		
Ref	Material Type	Materials
1	Brick	Crutwick Red
2	Brick	Portland Antstone
3	Cladding	Mirrored Stainless Steel
4	Cladding	Back-painted Glass
5	Cladding	Temple HPL - Dark Grey
6	Windows	Timber - Brown
7	Curtain Walling	PPC Aluminium - Dark Grey
8	Glass	Portland Antstone / Timber
9	Roof	Light Grey membrane (Rubber Fused)
10	Balconies	Galvanised Steel
11	Balustrade	Galvanised Steel
12	Balustrade	Temple HPL
13	Balcony Floor	Timber Decking



NW & SW Elevation from Ducie Street / Jutland Street



NW Elevation from Ducie Street



SW & SE Elevation from Jutland Street



NE Elevation from Junction Works, Ducie Street

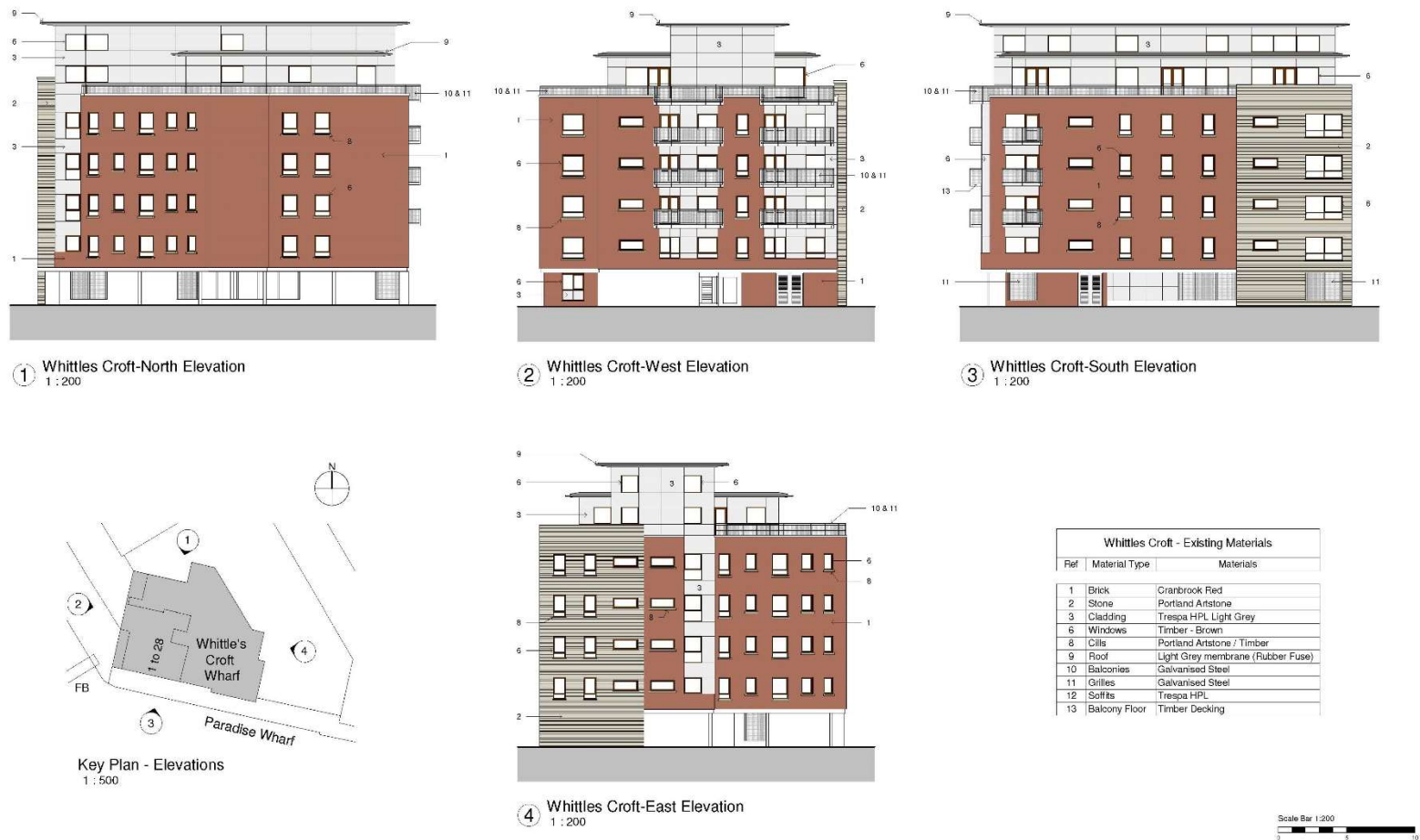
4.0 WHITTLES CROFT - EXISTING

Whittles Croft provides accommodation over 7 storeys with undercroft parking to the rear. Access to the residential apartments is from canal side facing Jutland House.

The architectural expression is simpler in form and detail with the facades predominantly finished with red facing brick, with a feature artstone corner treatment facing the canal. The uppermost floors are clad in light grey HPL which extends to Level 1 adjacent to the artstone corner.

Brown-stained timber windows have been installed throughout residential areas.

Balconies facing towards Jutland House are constructed from galvanised steel with infill galvanised mesh guarding, and timber decking.



West Elevation from Ducie Street



South Elevation from Jutland Street



East Elevation from tow path

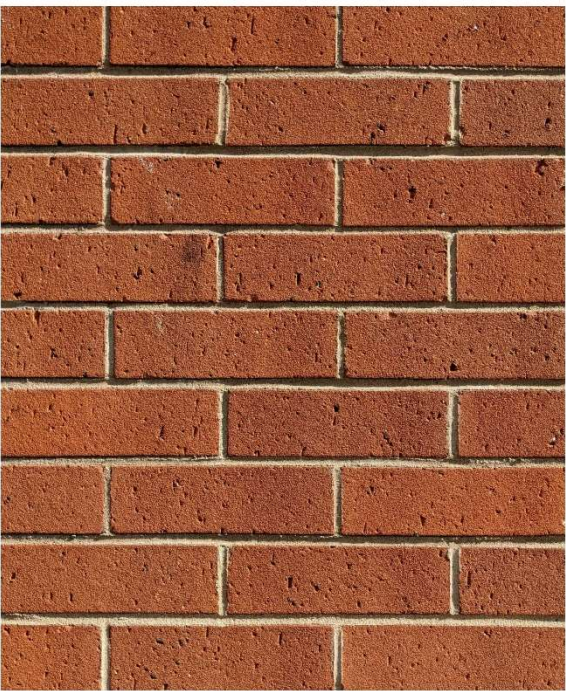


North Elevation (partial) from Junction Works/The Stables

5.0 DESIGN PROPOSALS

The Client wished to retain the separate visual identities of the Jutland House and Whittles Croft, with common material language and details. A warm, brown-grey colour, RAL 7022 ‘Umbra Grey’ has been selected to provide contrast with the brick and artstone and to compliment two finishes of ALBOND (A2) ACM cladding in ‘Metallic Grey’ and ‘Aluminium Grey’ to Jutland House and Whittles Croft respectively.

The ALBOND (A2) cladding will be face fixed with colour-matched rivets and PPC Aluminium pressings in RAL 7022 to the perimeter and cills.



Cranbrook Red Facing Brick



Portland Artstone



1. PPC Aluminium RAL 7022



2. ALBOND 9000 'Aluminium Grey' (A2)



3. ALBOND 9000 'Metalic Grey' (A2)

PROPOSED MATERIALS

1. PPC Aluminium RAL 7022
2. ALBOND 9000 'Aluminium Grey' (A2)
3. ALBOND 9000 'Metalic Grey' (A2)



Local Precedent:
Burlington House, 22 Tarriff Street, Mcr
Red brick / RAL 7022



SITE PHOTOGRAPH
Proposed ALBOND 9000 (A2) materials
against the existing brick

6.0 JUTLAND HOUSE – PROPOSED

ALBOND 9000 ‘Metallic Grey’ ACM cladding (A2) is proposed to replace the existing matt grey HPL cladding, soffits, and back-painted glass together with new PPC aluminium windows in RAL 7022.

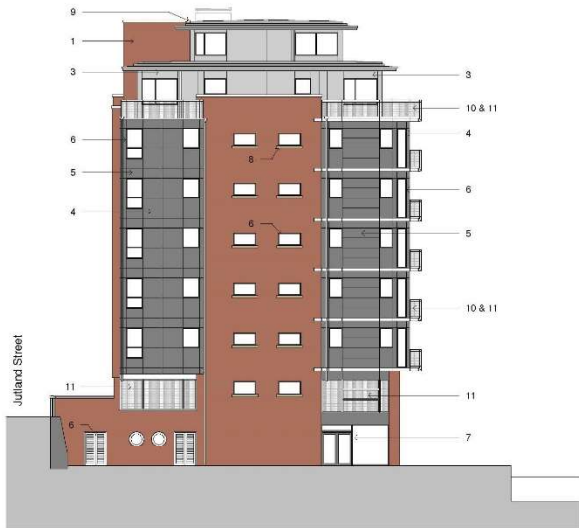
The mirrored stainless-steel cladding to penthouse levels will be removed, reserved, and reinstated but with mineral wool insulation within the cavity.



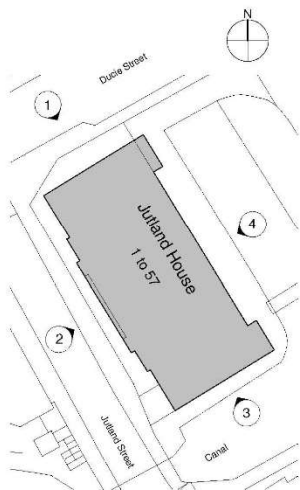
1 Jutland House-NW Elevation (Ducie Street)-Proposed
1 : 200



2 Jutland House-SW Elevation (Jutland Street)-Proposed
1 : 200



3 Jutland House-SE Elevation (Canal Tow Path)-Proposed
1 : 200



Elevation Key Plan
1 : 500

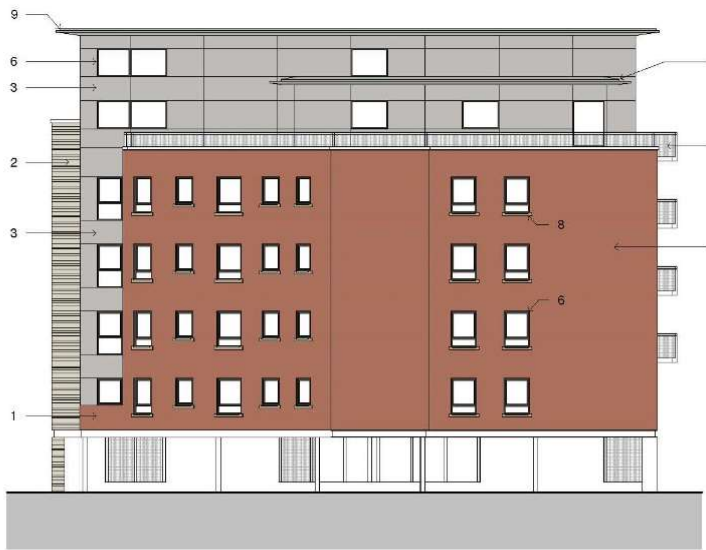


4 Jutland House-NE Elevation (Canal Side)-Proposed
1 : 200

Jutland House - Proposed Materials		
Ref	Material Type	Materials
1	Brick	Cranbrook Red (As extg)
2	Stone	Portland Artstone (As extg)
3	Cladding	Mirrored Stainless Steel (As extg)
5	Cladding	ALBOND 9000 (A2) 'Metalic Grey'
6	Windows	PPC Aluminium - RAL 7022
7	Curtain Walling	PPC Aluminium - Dark Grey (As extg)
8	Cills	Portland Artstone / PPC Aluminium RAL 7022
9	Roof	Light Grey membrane (Rubber Fuse) - (As extg)
10	Balconies	Galvanised Steel (As extg)
11	Grilles	Galvanised Steel (As extg)
12	Soffits	ALBOND 9000 (A2) 'Metalic Grey'
13	Balcony Floor	SHERA Decking (A2s1d0)

7.0 WHITTLES CROFT - PROPOSED

ALBOND 9000 ‘Aluminium Grey’ ACM cladding (A2) is proposed to replace the existing matt light coloured HPL cladding, soffits, and back-painted glass together with new PPC aluminium windows in RAL 7022.



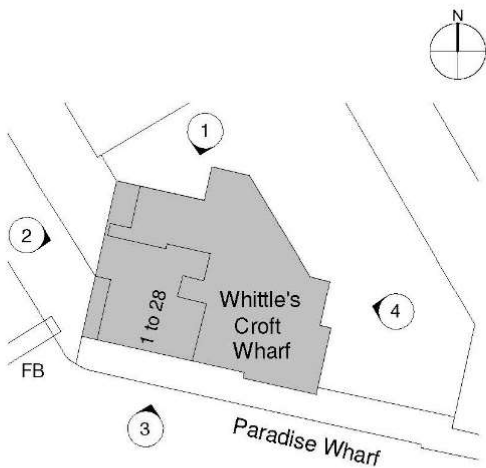
1 Whittles Croft-North Elevation-Proposed
1 : 200



2 Whittles Croft-West Elevation-Proposed
1 : 200



3 Whittles Croft-South Elevation-Proposed
1 : 200



Key Plan - Elevations
1 : 500



4 Whittles Croft-East Elevation-Proposed
1 : 200

Whittles Croft - Proposed Materials		
Ref	Material Type	Materials
1	Brick	Cranbrook Red (As extg)
2	Stone	Portland Artstone
3	Cladding	ALBOND 9000 (A2) 'Aluminium Grey'
6	Windows	PPC Aluminium - RAL 7022
8	Cills	Portland Artstone / PPC Aluminium - RAL 7022
9	Roof	Light Grey membrane (Rubber Fuse) - (As extg)
10	Balconies	Galvanised Steel (As extg)
11	Grilles	Galvanised Steel (As extg)
12	Soffits	ALBOND 9000 (A2) 'Aluminium Grey'
13	Balcony Floor	SHERA Decking (A2s1d0)



8.0 SUMMARY

The proposed remedial works and façade renovations to Jutland House and Whittles Croft presents an opportunity to create a more modern aesthetic to the appearance of the buildings that responds to recently completed and high-quality developments in the vicinity.

Replacement PPC Aluminium windows will provide improved thermal performance as well as reducing building maintenance.

Metallic cladding finishes are proposed in lieu of the existing matt cladding panels which will provide visual interest under varied lighting conditions and provide textural contrast with the existing brick and stone.

The new rainscreen cladding system will comprise materials that are classified as ‘limited combustible’ (A2), to meet current Building Regulations.