

26 March 2021

By Planning Portal (Ref. PP-09679742)

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our ref. 114

Dear Sir

Travelodge, Great Ducie Street, Manchester, M3 1RR

Planning Permission ref. 092523/FO/2010/N1 for:

“Proposed erection of a part six/part seven storey building to form a 200 bedroom hotel with ground floor reception area, meeting rooms, restaurant and bar with associated staff accommodation, storage, servicing and boundary treatments, following demolition of the existing buildings”

**Application for Non Material Amendment (NMA) under Section 96A of TCPA 1990 for:
Amendments to External Cladding of Building**

On behalf of our client, Travelodge Hotels Ltd, we enclose the above application.

The enclosed NMA application comprises:

- This letter and completed planning application forms.
- J9290-100 Site Location Plan
- J9290-101A North West Elevation existing and proposed
- J9290-102A South West elevation existing and proposed
- J9290-103A South East elevation existing and proposed
- J9290-104A North East Elevation existing and proposed
- Warrington Fire Letter dated 280121
- Wintech letter dated 100221

We have made electronic payment of the application fee of £234.

Planning permission was granted for the Travelodge hotel known as Travelodge Manchester Central Arena on Great Ducie Street on 1 March 2010. The hotel was built soon afterwards.

The hotel has been identified as requiring various works to improve its external cladding to make it more resistant to fire and fire spread. The works have not as we understand it been in an urgent category of works required, post “Grenfell”, but are works required now and indeed are works being required and monitored by MHCLG (Ministry of Housing, Communities & Local Government). We are not experts in

fire risk, and do not purport to be, but are relying upon what we have been advised by Travelodge and their consultants advising on this issue.

The remedial works required are significant in that all external render and cladding materials to the elevations have to be removed, for works to be undertaken to cavity barriers and the cladding build up including adding a calcium silicate board. The vast majority of the elevations will be replaced on a like for like basis and thus not requiring planning permission, as the proposed works are works of repair and maintenance that will not affect the external appearance of the building. As the cladding and render is having to be removed the opportunity is also being taken to improve the quality of the material finish and detailing in a number of locations (e.g. improved joints and flashings).

This letter and submitted drawings seek to explain all works being undertaken to the building, in order to advise the Council and to seek permission as a Non Material Amendment for any works that the Council consider need to be approved. Non Material Amendment submissions have been used widely, post Grenfell as a relatively straightforward way of approving such external changes to buildings.

Each elevation of the building is different in terms of its configuration and materials used, although there are common materials between the elevations. These materials are as follows:

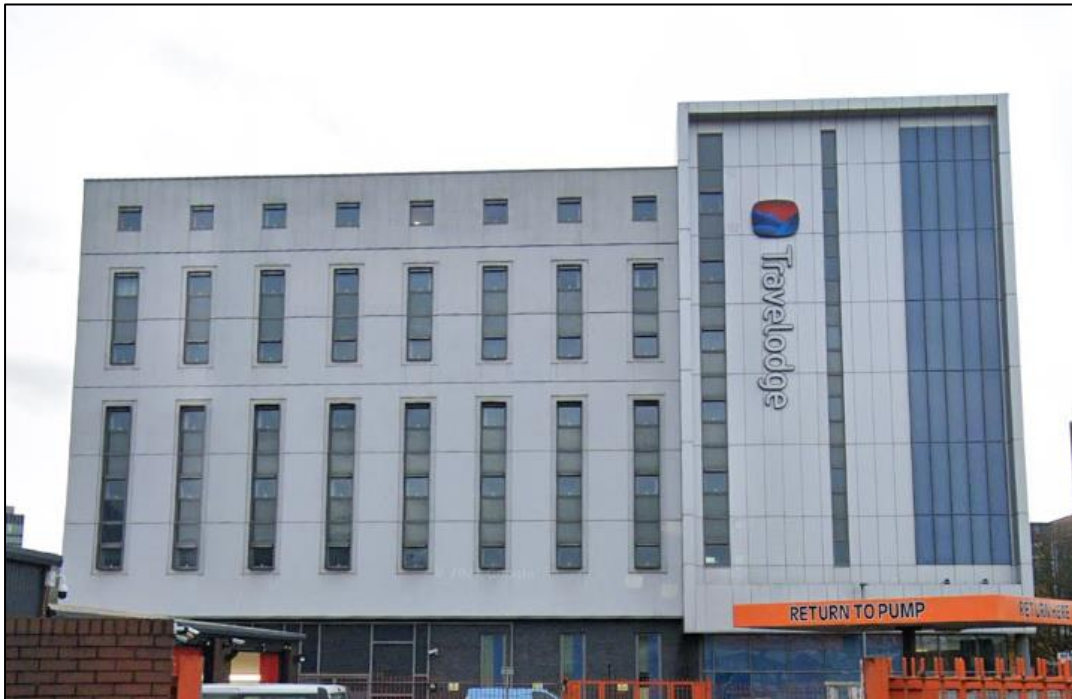
- Aluminium Composite Material (ACM) cladding in grey.
- Standing seam metal cladding in light grey/silver.
- Glass rainscreen cladding in blue/grey.
- Through colour render in off white.

These materials are found in the following locations:

South West Elevation (Great Ducie Street) - Standing seam metal cladding to left part of elevation and render on the right hand side.



North West Elevation (Francis Street) – ACM cladding with glass rainscreen cladding to front part of elevation closest to Great Ducie Street and render to rear part of elevation.



North East Elevation – render to all parts



South East Elevation (and inward facing elevations) – render to all parts



The works proposed to the various elevations, having regard to the materials found on them, is as follows.

Aluminium Composite Material (ACM) cladding in grey (NW elevation only)

The ACM cladding is to be replaced with new aluminium rainscreen cladding due to the fire risks with ACM cladding. The colour will be colour matched. The new aluminium rainscreen façade will extend out from its current datum by 27mm due to the need to incorporate necessary tolerance and to incorporate the depth of cladding build up for fire risk purposes. The new cladding will not appear any different to the old and the extra 27mm build up and projection will not be noticeable.

Standing seam metal cladding in light grey/silver (SW Elevation only)

It is proposed to keep the existing standing seam cladding, but an additional cover welt seam may be added to the front of the seams. This is dependent on the level of damage caused when unseaming the panels. Any additional welt seam won't be noticeable.

Glass rainscreen cladding in blue/grey (NW Elevation only)

It is proposed to replace with existing glass rainscreen that is bonded to its build up structure with an aluminium rainscreen with labyrinthed joints as per the aluminium cladding. The colour and reflectively (via a high gloss finish) will be matched to the existing as closely as possible and the width of panels will also remain the same.

This existing glass rainscreen cladding, whilst only covering a small area, is the greatest material of concern on the building as it is unlikely to perform well at high temperatures i.e. in the event of fire, and therefore unlikely to pass BS 8414 – Fire Performance of External Cladding Products (Nov 2020). The back paint of the existing panels is beginning to delaminate and because the glass panels are

structurally bonded to the back of this paint, they may also present a long term safety risk of detachment, regardless of any fire risks. It is also proposed to remove the vertical aluminium fins to this section of elevation as they are badly fastened together (i.e. missing fasteners and badly installed) and the fasteners used are corroding. These fins are not proposed to be replaced.

The letter from Warrington Fire dated 28 January 2021 sets out further details on the glass rainscreen system.

Through colour render in off white (All elevations)

The render cladding will be replaced with a similar product. It is proposed that the depth of the recessed render that continues vertically between the windows is removed, so that the recesses are now locally around each window. This relates to the SW, SE and NE elevations. The reason for this is that the render must be the same depth for fire testing under BS 8414-2 and therefore the large vertical recesses have been removed, to create a consistent finish. The current vertical recess is very slight and its removal would hardly be noticeable. To the NW elevation the top row of windows would have a local recess added to them to match those below.

There will also be some minor amendments to the render detailing to include increased projecting drip details and extending sill flashing at the jambs. The purpose of these details is to shed water away from the façade to mitigate long term staining. The open horizontal joints to the render cladding will also be altered to a labyrinthed detail. The explanation for this is on the attached letter from Wintech dated 10 February 2021. These are all consequential improvements of the render having to be removed for fire safety reasons and will result in improved as well as refreshed elevations.

Test of Materiality

The test as to whether planning permission (in whatever form that may be including a Non Material Amendment) is required for any of the above works depends upon whether the works will materially affect the external appearance of the building (section 55(2) of TPCA 1900 (as amended)).

There is no definition for “materially affect” but its linked to the significance of the change and case law has established that it is the building/elevation taken as a whole and it's degree of visibility that is important.

The leading case is *Burroughs Day v Bristol City Council* (1996), in which it was held that to be material that the 'external appearance' must be affected, not just the exterior; it must affect the way in which the exterior is seen. The effect must be judged for its materiality in relation to the building as a whole. Whether the effect on appearance is 'material' depends in part on the degree of visibility. It also depends on the nature of the building and the nature of the alteration.

Having regard to the proposed works, we do not believe that any of the proposed works will materially affect the external appearance of the building. It is therefore arguable whether any application for permission is required.

However, to be robust and to avoid any planning issues in due course, the enclosed application brings all proposed works to the attention of the Council and we invite the Council to either approve all changes to the elevations under the submitted Non Material Amendment, or to approve only those that it considers require permission, whilst acknowledging (perhaps as an informative on the approval letter or in the officer's delegated report) that the remaining works don't require permission.

We suggest, it may be easiest for the Council to approve all changes described in this letter under the Non Material Amendment, with reference to this letter and the submitted drawings, but this of course is for the Council's consideration.

Should you have any queries please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Nick Jenkins', with a stylized, flowing script.

Nick Jenkins MRICS
Director