

10th February 2021

04458/GB/RS/51717/WL

**For the attention of Manchester City Council
Planning Department on Behalf of Travelodge Ltd**

Ground Floor, Town Hall Extension,
Mount Street Entrance,
Albert Square
Manchester
M2 5 DB

To whomsoever it may concern,

Re: Manchester Central Arena / Render Horizontal Joint Design

This letter is to bring to your attention the proposed change of horizontal joint design to the external façade render system.

The Travelodge Manchester Central Arena is a seven-storey hotel with 200 individual rooms. The current built design incorporates a render system with 20mm horizontal open joints. These horizontal joints are located at every floor level. The render finish is carried out on the carrier board and forms part of a rainscreen system. The carrier board was observed to be mechanically fixed to vertical timber studs.

For the remedial works, the timber framework, supporting the render carrier board, will be replaced with vertical sub-frame members, which will be fixed to the structural framing system (SFS) using horizontal 'top hat' sections and helping hand brackets. We recommend considering a labyrinthed joint instead of the open joints currently used. The design of the proposed labyrinth joint utilises continuous PVC edge protection beads on either ends of the carrier board (refer to Figure No. 1 in the Appendix section). This will require reducing the height of the carrier board in order to fix the PVC labyrinth joint beads to the top and bottom edges of the board.

The labyrinthed joint has a number of benefits over and above the open joint design. Currently, the 12-15mm wide open joints are quite prominent even from a distance and a continuous, dark shadow line is observed throughout the building at every floor level. With the labyrinth joint, the appearance will appear much more monolithic and the overall aesthetic appearance will be improved. Additionally, the design of the labyrinth joint PVC bead promotes surface drainage. This will prevent any staining at the joint edges as currently observed due to the open joint flat edge surface (refer to Photograph No. 3 in the Appendix section).

With the above in context, highlighting the advantages of a labyrinth joint over an open joint for this project, we hope to receive the required planning permission for the changes in the joint design while carrying out the remedial works.

Yours sincerely,



Gurprit Bassi, MSc, BSc (Hons), MSFE, MCIBSE
Associate Façade Engineer

Wintech Limited

Group Head Office: Quartz House, Pendeford Business Park, Wolverhampton, WV9 5HA, UK
T: +44 190 230 7430
E: enquiries@wintech-group.com

Research & Projects: Unit 2, 44 St Paul's Crescent, London NW1 9TN, UK
T: +44 207 267 1234
E: projects@wintech-group.com

www.wintech-group.com

REGISTERED IN ENGLAND: No. 2430998
VAT REGISTERED: No. 559437795



Appendix



Photograph No. 1: Render system external view – North elevation



Photograph No. 2: Render system external view – South elevation



Photograph No. 3: Render system – Stains at open joint edges

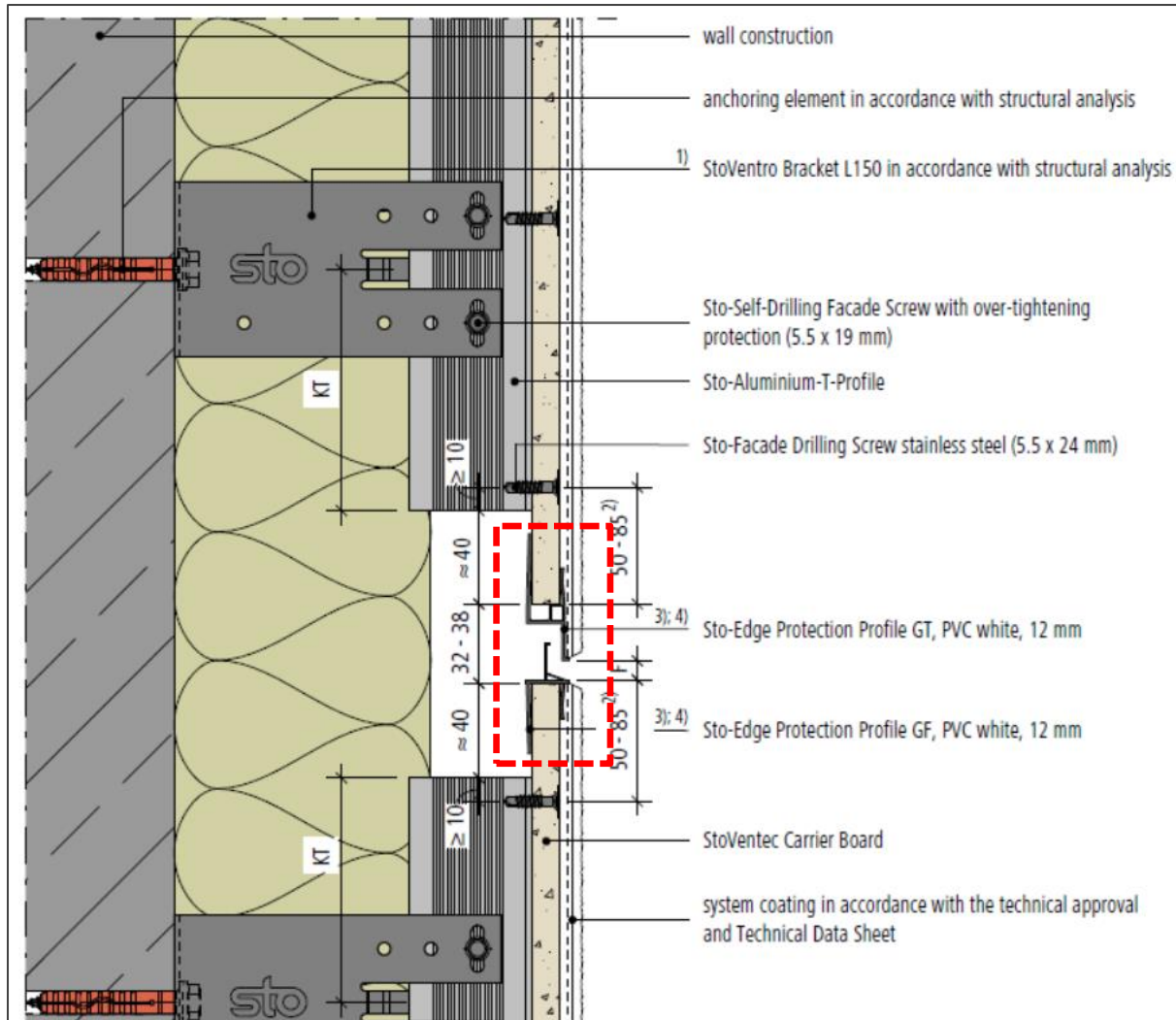


Figure No. 1: Proposed labyrinth joint design