

Design House, Copperas Street, Manchester. M4 1HS

Design and Access Statement

Prepared on behalf of Urbanbubble

By DMWR Architects Ltd

January 2021



Ariel Photo of Design House, Manchester.

1.0 Introduction

This Design and Access Statement has been prepared by DMWR Architects Ltd in support of a planning application by **Urbanbubble** for EXTERNAL CLADDING REMEDIATION AND REPLACEMENT.

2.0 The proposed works

The building known as Design House on Copperas Street, Manchester, is an 8 stories corner / end residential block connected to two other blocks. The building decreases in height from 8 stories at the front to 4 stories at the rear. The ground floor comprises of commercial units including a restaurant and offices. It was completed circa 2004.

Since completion, the building has been found to have two external wall constructions: timber cladding and render, which are not compliant with current building regulations and therefore need to be removed and replaced with non-combustible materials.

The developer, urbanbubble, appointed specialists to undertake a detailed inspection of the external walls to ascertain compliance status with current Building Regulations in respect of fire safety. Material sampled were sent to BRE for testing for fire performance. These results have been received back and have been proved to be non-compliant with the current Building Regulations.

Urbanbubble has assembled a professional team to carry out investigative works to design and specify replacement cladding systems that will comply with building regulations and to prepare construction drawings and a set of schedule of works. The team includes the following;

Thomasons

Consulting Civil & Structural Engineers

DMWR Architects Ltd

Architects

Assent Building Control Ltd

Approved Inspector, Building Regulations.

Design Fire Consultants Ltd

Fire Engineering Consultant

3. Conclusion

The conclusion of the investigative works was that external materials including the cladding panels are non-compliant with current building regulations and that they need to be replaced with non-combustible panels.

The proposed re-cladding will be designed to be visually the same as the existing with no discernible differences.