

DESIGN, ACCESS, and HERITAGE STATEMENT

Regarding

St. Georges Island
Hulme Hall Road
Manchester
M15 4LE

January 2021

HC/21/P10253

Prepared for:

St. Georges Island Management Company
Limited
c/o Scanlans Property Management Llp
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1. Context

- 1.1. St. Georges Island (SGI) is a mixed-use development comprising 434 residential units, and a commercial unit, set over 5 blocks. The development was completed in 2007, and is partly set within the Castlefield conservation area, and is directly adjacent to the grade II listed Hulme Lock Branch Canal (list no. 1208196). The grade II listed "Railway Bridge over Canal" (list no. 1283078) lies further to the south of the development.
- 1.2. The proposed works seek to replace the existing timber cladding with a non-combustible cement board alternative. The works are required to satisfy the EWS1 form, and meet the provisions of Approved Document B 2019, Regulation 7, wherein buildings 18 meters or higher may no longer contain combustible materials in their external wall system.
- 1.3. Easton Bevin, Chartered Building Surveyors, have been appointed by the management company to inspect the building and specify remedial works to the external walls. Easton Bevin are further instructed to apply for relevant statutory consents such as planning permission for the works.

2. Assessment of Heritage Significance

- 2.1. SGI is located on the waterfront of Hulme Lock Branch Canal (list no. 1208196). The lock dates to 1838, and through its subsequent development provides an important reminder of Manchester's industrial history.
- 2.2. The listing notes the lock is no longer navigable, however the lock and basin provide amenity and leisure for the residents of SGI and the local area.
- 2.3. The lock was listed in 1994 and is part of the wider Bridgwater canal system.
- 2.4. The railway viaduct running through the site is further reminiscent of Manchester's industrial history, although carries an active rail line. The viaduct over the canal was listed in 1994.

3. Heritage Impact Assessment

- 3.1. The proposed alterations will have a minor impact on the visual appearance of SGI, but will ensure compliance with Approved Document B, and ensure the safety of the residents.
- 3.2. The proposed work will not impact the heritage significance of the adjacent listed lock, viaduct, or their surroundings, as the proposed works seek to remediate changes for a like for like material appearance.

4. Justification

- 4.1. A detailed intrusive investigation of the property identified the timber as non-compliant with Approved Document B Regulation 7. The existing timber cladding poses a risk to health and safety due to its combustible properties.

- 4.2. The effect on the visual amenity of the area and listed structures is negligible, and the appearance of the proposed material is in-line with the original architect's design, and original approved design.
- 4.3. There is a slight colour change from the existing timber to the replacement cement board, however this is considered negligible as the timber is recessed behind glazed balustrades, and will not materially affect adjacent listed structures, or impact the amenity of adjacent buildings within the conservation area.

5. Access

- 5.1. Access to the proposed working area will be via a scaffold. No alterations to existing access are proposed or required, either temporarily or permanently.

6. Conclusion

- 6.1. The proposed work involves the replacement of a combustible timber cladding system.
- 6.2. The works are sympathetic to the building and surrounding environment and will have no detrimental impact on the heritage significance of Hulme Lock Branch Canal, railway viaduct or the Castlefield conservation area.
- 6.3. The works will help to reduce the risk to the health and safety of occupants and members of the public. The proposed works will aid in minimising the spread of fire should one occur.