

Planning Statement

3746 – The Lighthouse, Manchester

Site address: The Lighthouse, 20 Church Street, Manchester M4 1PN

Re-cladding of Existing Nineteen Storey Accommodation Block.

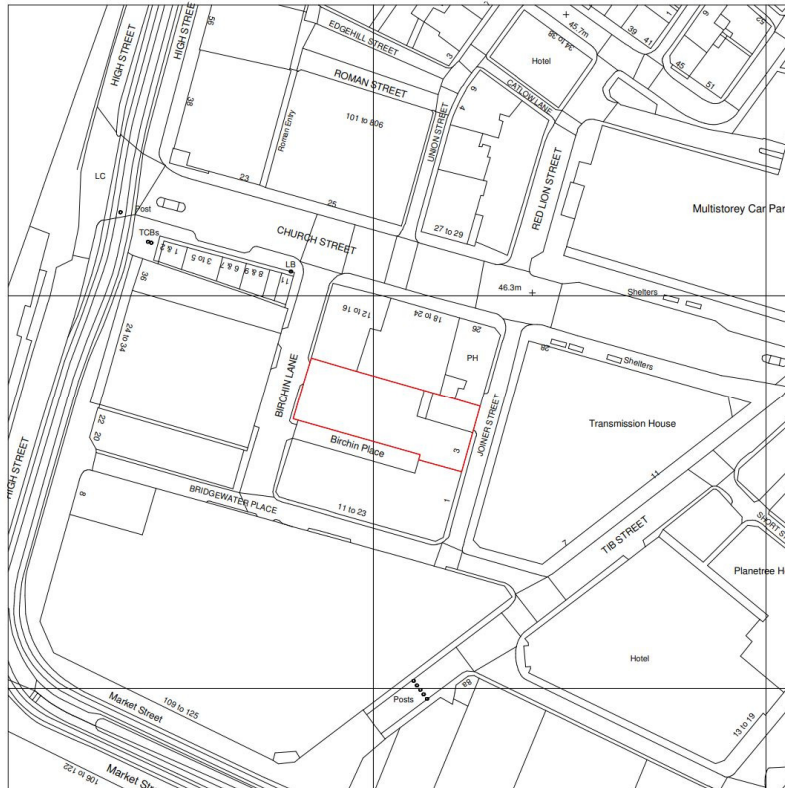


Directors: V J Saunders BA (Hons), B. Arch, ARB, RIBA, CA. C N Savage MCIAT. M P Knight Dip. Arch, ARB, RIBA, AABC
Associate Director: R S Harrington BA (Hons), Dip. Arch, ARB, RIBA, AABC
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Location

The Lighthouse is a nineteen-storey residential building situated in the Northern Quarter area to the North East of Manchester City Centre. It is nestled within an urban block behind Debenhams Department Store between Church Street to the North, Joiner Street to the East, Bridgewater Place to the South and Birchin Lane to the West.



Background

The government announced a ban on the use of combustible materials in the walls of residential buildings over 18m on 29th November 2018. The details were set out in amendments to the building regulations Regulation 7 'Materials and workmanship' and Approved Document B.

Regulation 7(2) applies to any building with a storey at least 18m above ground level (as measured in accordance with Diagram D6 in Appendix D) and which contains one or more dwellings; an institution; or a room for residential purposes (excluding any room in a hostel, hotel or a boarding house). It requires that all materials which become part of an external wall or specified attachment achieve class A2-s1, d0 or class A1, other than those exempted by regulation 7(3).

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The existing cladding systems, materials and components currently utilised on the Lighthouse have been assessed by a façade engineering consultancy to assess their 'natural compliance' with the Building Regulations Approved Document B (ADB) for Fire Performance. The 'Cladding Fire Performance Report' produced by Wintech concluded that the existing Proteus HR aluminium cladding panels and the Thermowood cladding panels both fail to meet the combustibility requirements of ADB 2019 edition. Both rainscreen systems 'as a system' are not compliant with either ADB 2000 or 2019 edition.

It has therefore been concluded that both of these cladding systems be removed and replaced. To comply the replacement external wall construction will be of non-combustible materials of class A1 or A2-s1, d0.

Appearance

The proposed materials have been selected to be as close to the existing appearance as possible whilst achieving the required compliance. We are proposing to replace the existing Merlin Grey and Dark Titanium aluminium panels with new aluminium cladding in the closest RAL colours and the Thermowood cladding with a timber effect cement board a wood, Etex Cedral Lapin Light Oak (CL104).



Existing Thermowood Cladding



Proposed Cedral Lap in Light Oak

Sustainability

The replacement cladding will meet or exceed the current building regulation requirements for the refurbishment of an existing building of 0.55 W/m²·K.