Halliday Meecham

Creative | Planning
town planning solutions

Eastlands Homes

Eastlands Homes

Green Deal – Go Early ECO Project (Ref: 4462)

External Refurbishment of:
52 and 60 Ilford Street, Clayton, Manchester M11 4FL
and 65 Ranelagh Street, Clayton, Manchester M11 4 FX

January 2013

DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT



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1. INTRODUCTION

This statement has been prepared by Halliday Meecham Architects and Creative Planning on behalf of Eastlands Homes. It accompanies a planning application (area ECO3) for the proposed external refurbishment works to 3 residential properties. There are also a further six applications being submitted, with a separate statement. Together, the seven applications form Eastlands Homes' Green Deal Go Early ECO project. The project seeks to thermally insulate 89 aging terraced properties, distributed across different streets over south and east Manchester.

Some of the properties are owned by Eastlands Homes, but applications are also being submitted on an enveloped basis for the privately owned properties on the same streets, and it is hoped that the owners of these properties will elect to take part in the project, with the aim of insulating their homes into the future, reducing heating requirements and fuel poverty. It is anticipated that these occupants will be eligible for Government funding to allow the whole street to be clad with the insulation system.

This report is to be read in conjunction with the architects' drawings and other planning submissions.

2. THE PROPERTIES

The properties consist of terraced houses located across the Manchester suburbs of Beswick, Clayton and Openshaw. Although scattered individually around these areas, they have been parcelled into 7 clusters according to geographical proximity and submitted as 7 planning applications to streamline the planning process. This strategy has been discussed and agreed with Manchester City Council.

Ilford Street and Ranelagh Street are traditional Victorian terraced streets with the houses facing directly onto the pavement. At the rear is a yard bounding a shared alleyway.

3. EXISTING DWELLINGS

The existing properties are 2 storey terraced houses with red facing brick and blue slate roofing. The properties were built in the first half of the 1900's with solid brick walls which are generally in good condition for their age.

4. PROPOSAL

With the rapid depletion of the world's energy resource and the impact of climate change, the demands on thermal performance are ever more important.

In recent years, Decent Homes Standards and Part L of the Building Regulations have significantly increased insulation standards. The demand for more innovative insulation solutions for renovating properties and reducing carbon emissions has become an important consideration.

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Eastlands Homes, a responsible Registered Social Landlord, are seeking as part of their ongoing modernisation programme, to externally refurbish these properties, improving their thermal performance in line with latest standards.

Each house has been individually surveyed and the proposed scope of works has been assessed on the architectural merits of each individual property.

The proposals for the external refurbishment consist of external brick slip system to the front, and (where present) gable walls. The rear of the properties will be overclad with rendered insulation.

The front, rear and gable elevation (where present) of each property is to receive the insulated render or brick slip system as indicated on the submitted drawings.

The brick slip and insulated render systems will improve insulation values, reducing heat loss and consequently carbon emissions and heating bills. This solution is a flexible and cost effective method to upgrade the properties. Similar projects are being rolled out under separate programmes by others up and down the country.

The application of external insulation does not reduce the internal floorspace of the existing building. There will be no need to decant occupants during the works.

The insulated brick and render system is designed to be impact- and water-resistant therefore prolonging the life expectancy of the building.

The overall aim is to improve the quality of the housing stock and to meet the needs of the modern community.

5. SYSTEM DETAILS

Solid wall properties such as these or properties constructed with a cavity too narrow to be sufficiently insulated, now fail to meet current building regulations. Refer to Appendix B for a wall U-Value calculation.

The gable ends and rear of the properties are to be treated with a render system (see *Fig. 1)* which involves the mechanical or adhesive fixing of 60mm thick insulation boards to the outside of the building. It is covered with mesh reinforcement, a base coat and a final decorative finish. The layered system encases the property and helps prevent heat from escaping from the property.

The front elevations are to be overclad with brick slips (see *Fig. 2)*. The system is similar to the render system, except it uses a 25mm brick ‘slice’ bonded to the insulation so as to soften the impact of the overcladding.

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Fig. 1 Detail of retrofit render system:

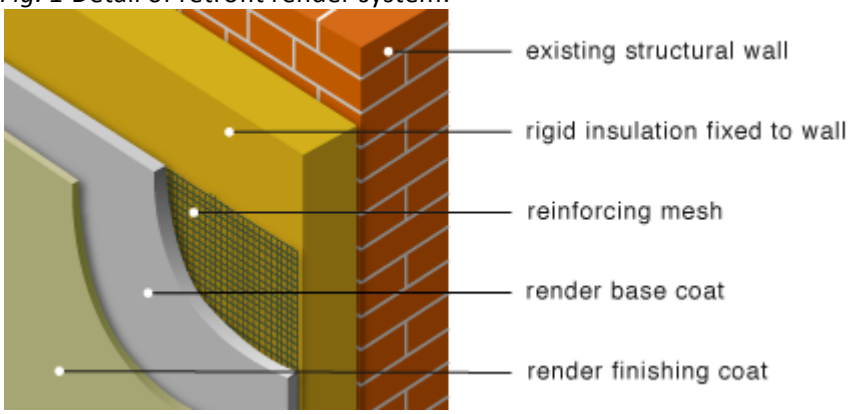
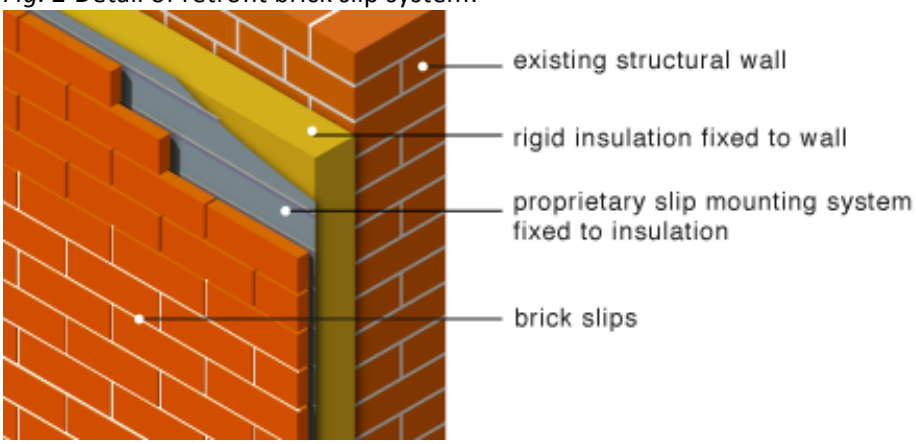


Fig. 2 Detail of retrofit brick slip system:



In order to avoid interstitial condensation of the properties, the cladding system must not bridge the existing damp proof course at low level, therefore the render stop bead will be placed a minimum 150mm above the external ground level.

Existing air bricks are to be maintained where present.

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Fig. 3 A typical example of the insulated brick slips cladding system to a terraced street In Craighead, Durham.



6. ARCHITECTURAL DETAILING

A largely consistent approach is proposed to the detailing of the individual properties. Architectural details will be retained where possible, or be replicated in the new system, in a sympathetic manner.

Where brick slips are proposed to the facades of houses a brick and mortar colour will be used that is in keeping with the existing red stock brick and dark coloured mortar.

7. ACCESSIBILITY

Where tenants have grab rails fixed at front doors, these will be re-fixed on completion of the works.

8. LANDSCAPING AND ECOLOGY

There are no proposals to alter any external landscaping.

No existing trees or mature planting are to be removed or disturbed by the proposals. Some smaller shrubs may be disturbed during the erection of scaffolding necessary to undertake the proposed works.

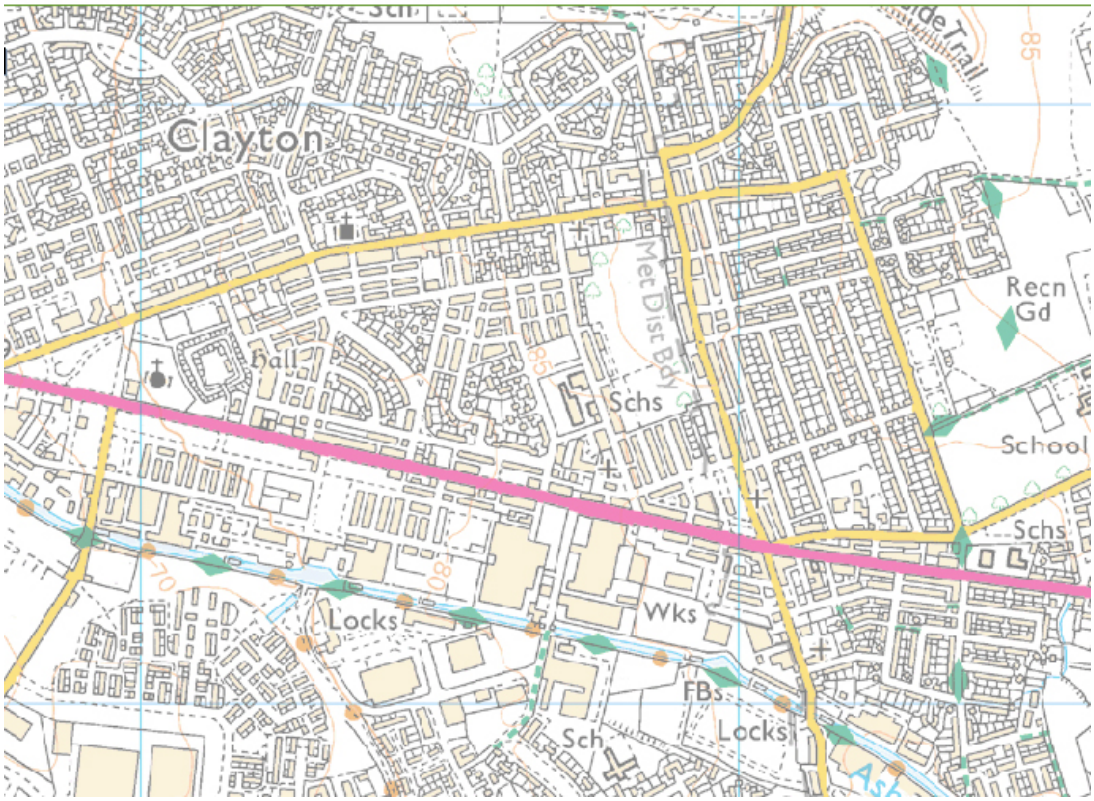
During internal and external surveying works there were no signs of nesting birds within properties.

9. FLOODING

None of the sites are within a Flood Risk Area according to the Environment Agency website.

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Extract from the Environment Agency Flood Map



10. PLANNING STATEMENT

The following summarises the planning policy and guidance at national and local level that is relevant to the proposed development.

NATIONAL PLANNING GUIDANCE

National Planning Policy Framework

This new national guidance sets a presumption in favour of sustainable development. It states that:

- The Government's objective is to create strong, vibrant and healthy communities, by creating a good quality built environment, that reflects community needs and supports well-being.

- Planning decisions should enable the reuse of existing resources, such as through the conversion of existing buildings, and encourage, rather than restrict, the use of renewable resources (for example, by the development of renewable energy).

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LOCAL PLANNING POLICY AND GUIDANCE

Manchester Unitary Development Plan

The Manchester Plan states objectives of maintaining and where necessary improving the quality of the housing stock and residential environments to improve the appearance of areas, make them safer and reduce maintenance costs. In order to meet these objectives, it states the following statutory policies, specifically relevant to the development proposals:

Policy H1.5 - Ensure that the City's various communities remain, or become more, sustainable in economic and social terms.

Policy H2.1 - Encourage environmental improvements to make residential areas safer and more attractive.

Policy H2.7 - New housing schemes will be expected to be of a high standard of design and make a positive contribution towards improving the City's environment.

Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance

This document encourages high quality design and creation of a sense of place. It states that buildings should relate well to each other.

It states that good design should enable easy and cost effective long-term maintenance and care and that areas requiring regular maintenance should be constructed from robust, replaceable materials that are proportionate to the profile of the space or area.

It promotes environmental sustainability, high standards of energy efficiency and the use of renewable energy sources.

It promotes good weather resilience.

CONCLUSION ON PLANNING POLICY/GUIDANCE CONTEXT

The proposed development accords with all the principles and aims of the relevant policy and guidance and national and local levels.

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10. CONSULTATION

Residents have been notified of the proposed works via a newsletter.

Pre-application advice has taken place between the planning consultant, Creative Planning, and Manchester City Council's planning officers Des Jones and Ian Jarvis via telephone conversations, email and at a meeting with Ian Jarvis at the Council offices on 12 October.

The Council has verified that planning permission is required for the works and has agreed the approach of grouping the affected 89 properties into clusters resulting in approximately 7 planning applications.

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Appendix A

Property List with application area groupings

Application Name		Address	Ownership
Green Go Early (ECO)	ECO1.1	1 Cyclone Street M11 3RG	Eastlands
		2 Cyclone Street M11 3RG	Eastlands
		3 Cyclone Street M11 3RG	Eastlands
		4 Cyclone Street M11 3RG	Eastlands
		5 Cyclone Street M11 3RG	Eastlands
		6 Cyclone Street M11 3RG	Eastlands
		7 Cyclone Street M11 3RG	Eastlands
		9 Cyclone Street M11 3RG	Eastlands
		10 Cyclone Street M11 3RG	Eastlands
		11 Cyclone Street M11 3RG	Eastlands
		12 Cyclone Street M11 3RG	Eastlands
		13 Cyclone Street M11 3RG	Eastlands
		15 Cyclone Street M11 3RG	Eastlands
		16 Cyclone Street M11 3RG	Eastlands
		17 Cyclone Street M11 3RG	Eastlands
		19 Cyclone Street M11 3RG	Eastlands
		20 Cyclone Street M11 3RG	Eastlands
		21 Cyclone Street M11 3RG	Eastlands
		22 Cyclone Street M11 3RG	Eastlands
		24 Cyclone Street M11 3RG	Eastlands
		1 Isca Street M11 3RG	Eastlands
		3 Isca Street M11 3RG	Eastlands
		7 Isca Street M11 3RG	Eastlands
		11 Isca Street M11 3RG	Eastlands
		13 Isca Street M11 3RG	Eastlands
		15 Isca Street M11 3RG	Eastlands
		17 Isca Street M11 3RG	Eastlands
		19 Isca Street M11 3RG	Eastlands
		21 Isca Street M11 3RQ	Eastlands
		23 Isca Street M11 3RQ	Eastlands
		25 Isca Street M11 3RQ	Eastlands
		27 Isca Street M11 3RQ	Eastlands
		1 Townley Street M11 3RQ	Eastlands
		3 Townley Street M11 3RQ	Eastlands
		5 Townley Street M11 3RQ	Eastlands
		6 Townley Street M11 3RQ	Eastlands
		7 Townley Street M11 3RQ	Eastlands
		9 Townley Street M11 3RQ	Eastlands
		10 Townley Street M11 3RQ	Eastlands
		12 Townley Street M11 3RQ	Eastlands
		13 Townley Street M11 3RQ	Eastlands
		14 Townley Street M11 3RQ	Eastlands
		16 Townley Street M11 3RQ	Eastlands
		17 Townley Street M11 3RQ	Eastlands
		18 Townley Street M11 3RQ	Eastlands
		20 Townley Street M11 3RQ	Eastlands
		21 Townley Street M11 3RQ	Eastlands
		23 Townley Street M11 3RQ	Eastlands
		24 Townley Street M11 3RQ	Eastlands

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Green Go Early (ECO)	ECO1.2	8 Cyclone Street M11 3RG	Private
		14 Cyclone Street M11 3RG	Private
		18 Cyclone Street M11 3RG	Private
		5 Isca Street M11 3RG	Private
		9 Isca Street M11 3RG	Private
		4 Townley Street M11 3RQ	Private
		8 Townley Street M11 3RQ	Private
		11 Townley Street M11 3RQ	Private
		15 Townley Street M11 3RQ	Private
		19 Townley Street M11 3RQ	Private
		22 Townley Street M11 3RQ	Private
		26 Townley Street M11 3RQ	Private
Green Go Early (ECO)	ECO2.1	1 Pennell Street M11 4PQ	Eastlands
		3 Pennell Street M11 4PQ	Eastlands
		7 Pennell Street M11 4PQ	Eastlands
		11 Pennell Street M11 4PQ	Eastlands
		29 Pennell Street M11 4PQ	Eastlands
		39 Pennell Street M11 4PQ	Eastlands
		14 Seymour Road South M11 4PG	Eastlands
Green Go Early (ECO)	ECO2.2	5 Pennell Street M11 4PQ	Private
		9 Pennell Street M11 4PQ	Private
		13 Pennell Street M11 4PQ	Private
		15 Pennell Street M11 4PQ	Private
		17 Pennell Street M11 4PQ	Private
		19 Pennell Street M11 4PQ	Private
		21 Pennell Street M11 4PQ	Private
		23 Pennell Street M11 4PQ	Private
		25 Pennell Street M11 4PQ	Private
		27 Pennell Street M11 4PQ	Private
		31 Pennell Street M11 4PQ	Private
		33 Pennell Street M11 4PQ	Private
		35 Pennell Street M11 4PQ	Private
		37 Pennell Street M11 4PQ	Private
		41 Pennell Street M11 4PQ	Private
Green Go Early (ECO)	ECO3	52 Ilford Street M11 4FL	Eastlands
		60 Ilford Street M11 4FL	Eastlands
		65 Ranelagh Street M11 4FX	Eastlands
Green Go Early (ECO)	ECO4	1 Coatbridge Street M11 4RL	Eastlands
Green Go Early (ECO)	ECO5	207 North Road M11 4NF	Eastlands
		1 Vale Street M11 4NR	Eastlands

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Appendix B

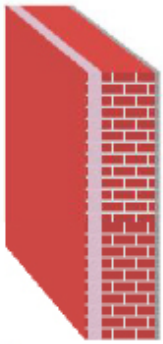
Wall Thermal Calculations for Render and insulation

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creating a greener future

Documentation of the component
Thermal transmittance (U-value) according to BS EN ISO 6946
Source: **own catalogue - Steve Kilbride**
Component: **Eastlands Homes, Manchester**

14. December 2012
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OUTSIDE INSIDE



Assignment: External wall

		Manufacturer	Name	Thickness [m], number	Lambda [W/(mK)]	Q	R [m²K/W]
		Rse					0.04
☑	1	WBS	WBS Brick Slip & Mortar inner leaf (f = 0.000 / automatic disregarding acc. BRE 4.4.3)	0.015	0.770	E	0.02
☑	2	WBS	WBS Phenolic Insulation Board (45+)	0.060	0.020	E	3.00
		Fixings	Plastic insulation anchors No./m²:	8/m²	0.500	D	-
		Air gaps	Level 1: dU' = 0.01 W/(m²K)				
☑	3	Own catalogue	Brick & Mortar inner leaf (f = 0.000 / automatic disregarding acc. BRE 4.4.3)	0.225	0.770	E	0.29
☑	4	Own catalogue	Gypsum plastering	0.020	0.382	E	0.05
		Rsi					0.13
				0.320			

$R_T = R_{si} + \Sigma R_i + R_{se} = 3.53$ m²K/W

Correction to U-value for	according to	delta U [W/(m²K)]
Mechanical fasteners	BS EN ISO 6946 Annex D	0.000
Air gaps	BS EN ISO 6946 Annex D	0.007
Air gaps and fixings corrections need not be applied, as their total effect is less than 3% (Annex D BS 6946:1996).		0.000

$U = 1/R_T + \Sigma\Delta U = 0.28$ W/(m²K)

Q .. The physical values of the building materials has been graded by their level of quality. These 5 levels are the following
A .. A: Data is entered and validated by the manufacturer or supplier. Data is continuously tested by 3rd party.
B .. B: Data is entered and validated by the manufacturer or supplier. Data is certified by 3rd party
C .. C: Data is entered and validated by the manufacturer or supplier.
D .. D: Information is entered by BuildDesk without special agreement with the manufacturer, supplier or others.
E .. E: Information is entered by the user of the BuildDesk software without special agreement with the manufacturer, supplier or others.

U_{max} = 0.35 W/(m²K) U = 0.28 W/(m²K) R_T = 3.53 m²K/W

Source of Umax value: England, Wales: Approved Document L1A (2006), Table 2 - New Build Dwellings

Calculated with BuildDesk 3.4.4

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