

The Linx Building: Cladding Remediation Project

DESIGN AND ACCESS STATEMENT

Property Address:

The Linx Building, 25 Simpson Street,
Manchester, M4 4AS

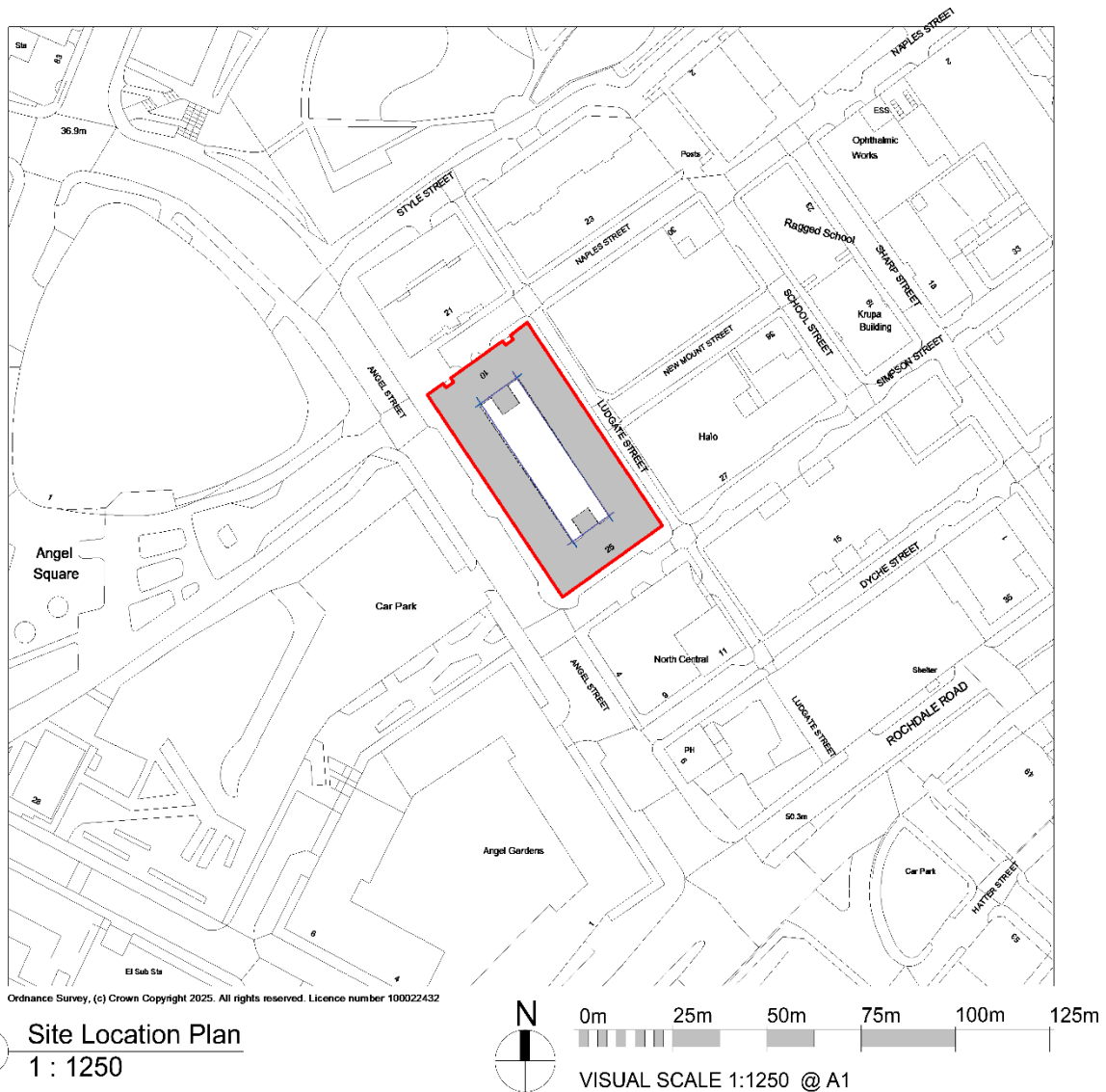
Document Ref.	2525-CAL-RP-A-mlr-P3	Project No.	2525
Issue Date	06 10 2025	Prepared by:	BH
Revision Ref & Date	Rev P3 – Planning – Update to WT3b		

1.0 Introduction

Cowan Architects Ltd has been instructed by the applicant, Guildmore, to prepare a full planning application submission which seeks approval for the cladding remediation works to The Linx Building, located at: The Linx Building, 25 Simpson Street, Manchester, M4 4AS. The building has been registered with the BSR with registration HRB17894C7K3.

- 1.1 The Linx Building is located within the Ancoats district of Manchester just outside of the Ancoats conservation area. The building was constructed around 2005 as residential building.
- 1.2 The building contains architectural aspects described as follows:
 - **The Linx Building:** Linx is a residential development in Manchester, comprising a single block. The property has seven storeys (G + 6) and is approximately 21m in height (measured from the ground floor on the lowest elevation to the highest occupied floor). Additionally, there is a basement floor with carparking and a central courtyard at ground floor level. The property is served by two internal stair cores located at opposite sides of the building (South East side and North West side)
- 1.3 There are seven different external Wall Types in the building, which are: Vertical Cedar Wood Cladding (Wall Type 1), Masonry (2a - Masonry (Brick) with steel frame inner leaf, 2b – Architectural Masonry (Blockwork), 2c - Architectural Masonry (Blockwork) with steel frame inner leaf) (Wall Type 2), Horizontal Cedar Wood Cladding (A. Natural Finish. B. White Paint Finish) (Wall Type 3), Trespa Meteon (Wall Type 4), Curtain walling (Spandrel Panels) (Wall Type 5), Insulated Render (Wall Type 6).
- 1.4 Cowan Architects Ltd have been appointed to review these initial investigation report findings, observe the further intrusive opening-up and investigation works to the existing cladding systems and advise and coordinate the gateway submissions for the proposed works.

2.0 Site Context



The Linx Building, Manchester

Design and Access Statement



The Linx Building – Simpson Street Elevation



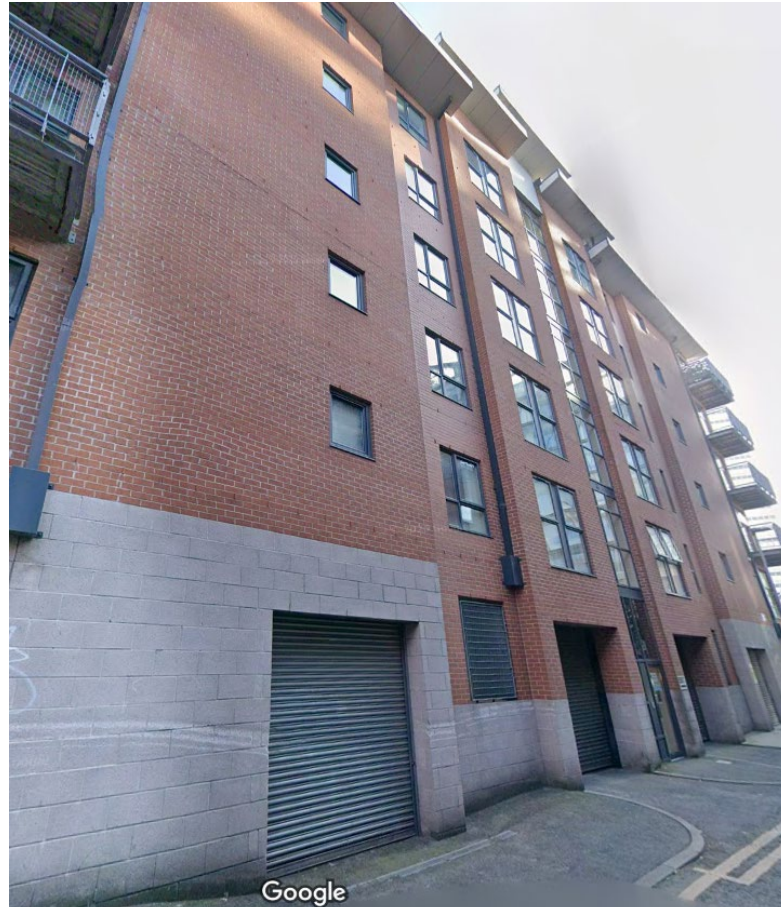
The Linx Building – Angel Street Elevation

The Linx Building, Manchester

Design and Access Statement



The Linx Building – Ludgate Street Elevation



The Linx Building – Naples Street Elevation

3.0 Application Proposal

3.1 The description of the proposed works in the application;

“Major renovations and cladding remediation of the existing façade materials of a 7-storey residential, for the purposes of compliance with a FRAEW (PAS 9980) report of the existing fire risk and safety of the building”.

3.2 The following documents, for this planning application, have been submitted on the Planning portal:

- Drawings:
 - Location Plan (at 1:1250 scale),
 - Block plan (at 1:500 scale),
 - Existing / Proposed Elevations (at 1:100 scale),
 - Extent of Wall Type Drawings (at 1:200 scale / 1:5 scale)
 - Drawing Issue Sheet
- Design and access Statement.
- Fire Statement.
- CIL Forms.
- Proposed Material and details (included in the Design and Access Statement).

3.3 In January 2020 the Ministry of Housing, Communities & Local Government (MHGLC) published the ‘Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings’ which consolidated previous guidance notes in relation to the measures Building Owners should take to review External Wall Insulation systems and Spandrel Panels to their residential blocks and to assess the surety of their fire safety, and the potential risks to residents of external fire spread.

3.4 The main focus of the updated consolidated Advice Note was to ensure that Building Owners of all multi-storey and multi-occupied residential buildings undertook investigations to the external wall systems in order to investigate their compliance and determine whether they have been installed correctly or represented a fire risk to the health and safety of residents.

3.5 A FRAEW report (PAS 9980) was completed by CHPK Fire Engineering Ltd, identifying the following issues through the building and outlining the required remediation works to compliance.

- Wall Type 1, 3, 4, and 5: Remove and replace all combustible materials (including the sheathing board) in the wall type with materials that achieve Euroclass A2-s1, d0 or better. All combustible membranes must also be removed and replaced with membranes achieving a minimum of class B-s3, d0. Install cavity barriers at the relevant locations in conjunction with the current Building Regulations in Approved Document B. This is required in all locations where this wall type is present.
- Wall Type 2a: Remove and replace all combustible materials in the wall type with materials that achieve Euroclass A2-s1, d0 or better. This also includes the sheathing board. All combustible membranes must also be removed and replaced with membranes achieving a minimum of class B-s3, d0. Install cavity barriers at the relevant locations in conjunction with the current Building Regulations in Approved Document B. This is required in all locations where this wall type is present.
- Wall Type 2b: Remediation is not required.
- Wall Type 2c: Remove and replace all combustible materials in the wall type with

materials that achieve Euroclass A2-s1, d0 or better. This also includes the sheathing board. All combustible membranes must also be removed and replaced with membranes achieving a minimum of class B-s3, d0. Install cavity barriers at the relevant locations in conjunction with the current Building Regulations in Approved Document B. This is required in all locations where this wall type is present.

- Wall Type 6: Remediation is not required.

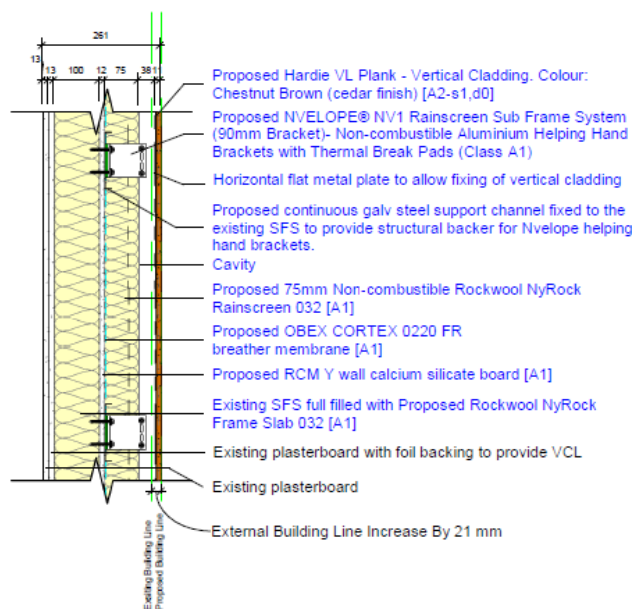
3.6 For the reasons above the applicant has commissioned this planning application to consider all of the above remediation works as appropriate to the fire risk and safety of the building.

4.0 Remediation Strategy & Materials

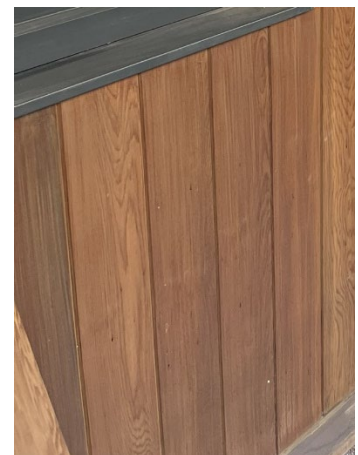
4.1 Cowan Architects commission was to review the initial investigation report findings, undertake further opening up and investigation works to the existing cladding systems and give options and recommendations on the new Cladding Remediation works for the External Wall systems.

4.2 The proposed measures will ensure compliance with fire safety guidance through the replacement of all combustible cladding materials with systems and materials that meet the fire safety standard Euro class A2-s1, d0 or better, and in doing so ensure that all cavity barriers are correctly specified and installed.

4.3 Wall Type 1 – Vertical Cedar Wood: It is proposed to replace the existing Vertical Cedar Wood Cladding with a new A2,s1-d0 Fire rated Hardie VL Plank – vertical cladding. Colour Chestnut Brown, to match existing. refer to extent of wall type elevation 0110. The replacement insulation will comprise Euro class A1-rated dual density insulation batts e.g. Rockwool Nyrock Rainscreen 032 or equivalent to satisfy current Part L requirements.

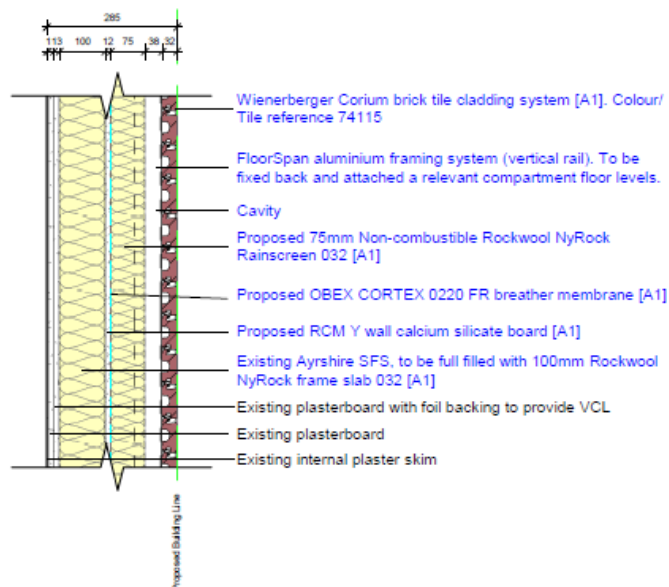


Proposed Hardie VL Plank – Chestnut Brown (Cedar)

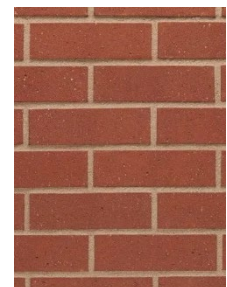


Existing Vertical Cedar Wood Cladding - Natural

- 4.4 Wall Type 2a, 2c and 2d – Masonry:** It is proposed to replace the existing facing brick (Wall Type 2a and 2d) and the existing architectural masonry with a new A1 Fire rated Corium brick tile cladding system. Colour 74115 to match existing facing brick colour, refer to extent of wall type elevation 0111. The replacement insulation will comprise Euro class A1-rated dual density insulation batts e.g. Rockwool Nyrock Rainscreen 032 or equivalent to satisfy current Part L requirements.



type 2a - Staffordshire Smooth Red



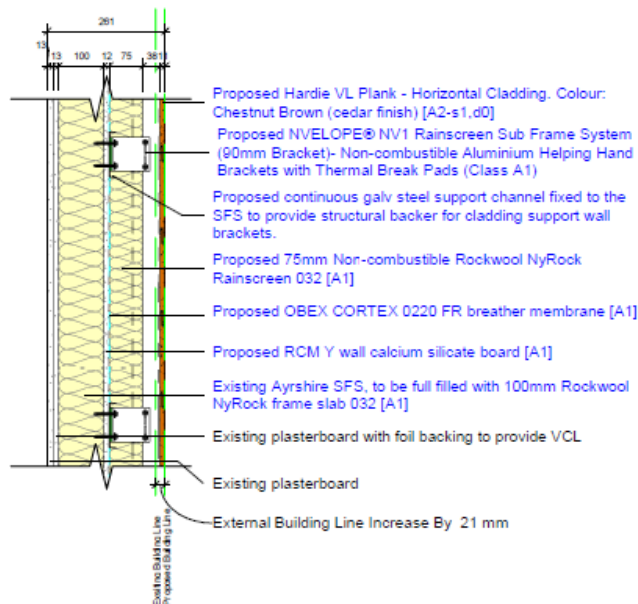
Type 2d – Chelwood Berkshire Red



existing facing brick.

4.5 Wall Type 3a-b - Horizontal Cedar Wood Cladding: It is proposed to replace the existing horizontal cedar wood cladding as follows:

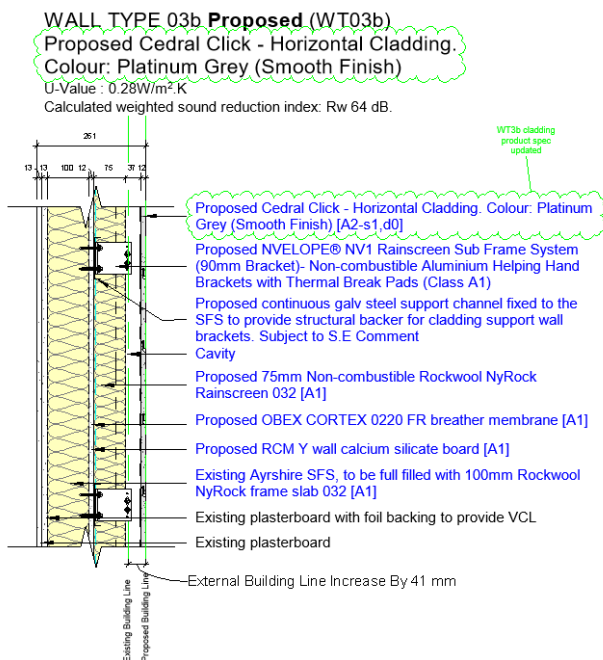
Wall Type 3a (WT3a): The existing natural finish horizontal cedar cladding will be replaced with Hardie® VL Plank, colour Chestnut Brown, with an A2-s1, d0 fire rating, to match the existing appearance. Wall Type 3b (WT3b): The existing cladding will be replaced with Cedral® Click Horizontal Cladding, colour Platinum Grey (Smooth Finish), also rated A2-s1, d0. Refer to extent of wall type elevation 0115 and 0116. The replacement insulation will comprise Euro class A1-rated dual density insulation batts e.g. Rockwool NyRock Rainscreen 032 or equivalent to satisfy current Part L requirements.



Proposed Hardie VL Plank – Chestnut Brown (Cedar)



Existing Horizontal Cedar Wood Cladding - Natural

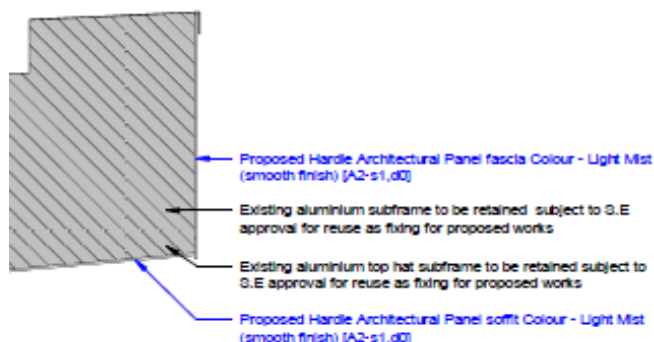


Proposed Cedral® Click Horizontal Cladding, colour Platinum Grey (Smooth Finish),



Existing Horizontal Cedar Wood Cladding – Light Grey Paint Finish

- 4.6 Wall Type 4 - High-pressure laminate panels:** It is proposed to replace the existing combustible High-pressure laminate panels with a new A2,s1-d0 Fire rated Hardie Architectural panel. Colour Artic White to match existing, refer to extent of wall type elevation 0117 and 0118.

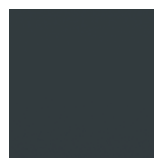
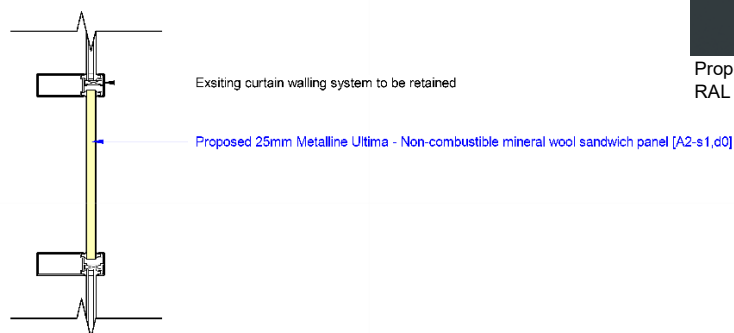


Proposed Hardie Architectural – Light mist (Smooth)



Existing High-pressure laminate panels - White

- 4.7 Wall Type 5 – Spandrel Panels:** It is proposed to replace the existing combustible Aluminium spandrel panel with new Mineral Wool Insulated aluminium spandrel panel with a Euroclass rating of A2,s1-d0. Colour RAL 7026 to match existing, refer to extent of wall type elevation 0119 and 0120.



Proposed PPC RAL 7026



Existing Spandrel Panels – Dark Grey

- 4.8** The replacement 'rainscreen' insulation will comprise Euro class A1-rated dual density insulation batts eg Rockwool Nyrock or similar. To match the existing thermal performance.
- 4.9** It is proposed to install an A1 Fire-rated calcium silicate board on the internal met-sec wall as a substrate for the new cladding systems.
- 4.10** It is proposed to replace the combustible timber decking present on balconies with an A1 fire rated Ryno ADB60 Aluminium Decking Board, colour RAL 8014.
- 4.11** Windows and glazed doors are exempt from the fire safety requirements and can be retained.

4.12 Incidental alterations and improvements:

- External building line will be maintained.
- All ancillary external fabric fixtures and fitting with a Euro-class fire resistance rating worse than A2, s1-d2 to be replaced with compliant alternatives.
- As part of the facing material and insulation upgrades where appropriate fire rated vapour control/ interface sealing membranes (ISM's) will be introduced to improve air permeability and thereby thermal performance whilst reducing the overall vapour infiltration from both sides & especially around the compartment line junctions.
- The use of rockwool insulation will significantly improve the acoustic insulation of the building. Rockwool is a great sound absorber since it is thick and has a lot of air pockets inside of it, therefore it will provide a better acoustic performance.
- Rainscreen system allows for the use of thicker rockwool insulation (75mm) that will significantly improve the acoustic insulation of the building. Rockwool is a great sound absorber since it is thick and has a lot of air pockets inside of it, therefore it will provide a better acoustic performance.
- Mechanical ventilation ducts to be sleeved at the façade, fire rated grilles installed and re-sealed to improve the efficiency of the intermittent extract ventilation to the bathrooms and kitchens.

5.0 Planning Considerations

5.1 Use. The proposed measures will not alter the use of the buildings at all.

5.2 Amount. The proposed measures do not alter the extent of development on the site.

5.3 Appearance. In terms of their aesthetic appearance the general scope is to replace 'like for like' facing materials with an A2, s1-d0 or better classification of resistance to the external spread of fire. The architectural blockwork is proposed to be replaced with new materials. Matching the existing materiality would not satisfy current Part L requirements; therefore, the proposed specification aligns with the materials used across the remainder of the building.

5.4 Layout. The proposed measures do not alter the layout of the existing development.

5.5 Scale. The proposed measures do not alter the scale of the existing development.

5.6 Conservation Appraisal. The site is not within Ancoats conservation area.

5.7 Heritage Assessment. The building in this site is not on the local heritage list.

5.8 Landscaping. The proposed measures do not alter any landscaping at the existing development.