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10007 Design and Access Statement

Cooper House, Manchester M15 6DX

For

The Guinness Partnership

May 2025

Revisions:

- P1 — 08/05/25
- P2 — 13/06/25

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- Architects: Design and project management services which cover all stages of design, from feasibility and planning through to construction on site and completion.

- Acoustic Consultants: Expertise in planning and noise, the control of noise and vibration and the sound insulation and acoustic treatment of buildings.

- Construction Technology Consultants: Expertise in building cladding, technical appraisals and defect investigation and provision of construction expert witness services.

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This report has been prepared specifically in response to instructions received from Guinness and is not intended for any other purpose. Survey work carried out in connection with this commission is limited in extent to the scope of those instructions.

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1.0 Introduction

Bickerdike Allen Partners LLP (BAP) have been appointed by The Guinness Partnership (Guinness) in relation to the external facades of Cooper House, Camelford Close, Manchester M15 6DX.

For fire safety reasons it is proposed to replace the existing cladding panels to localised external wall and soffit areas of the building, including to external columns, balcony dividing walls and soffits, access walkway soffits, lower ground floor soffits and entrance lobby walls. It is also proposed to replace existing insulated aluminium and PVCu spandrel panels to curtain walling and windows.

The replacement cladding materials have been chosen to match the existing as far as possible so that the overall existing appearance of Cooper House is maintained. A Pre-application submission was made to Manchester City Council who advised that a full planning application would be required due to the proposed change in materials.

In this statement a description of the building is outlined in Section 2. A detailed description of the proposed material changes, along with elevations showing the proposed locations are presented in Section 3. Details of the proposed materials to be used are included in Section 4, and a summary of the proposals are presented in Section 8.

Elevations of the existing building showing the existing cladding panels, along with elevations that show the proposed replacement cladding systems have been prepared to accompany this statement.

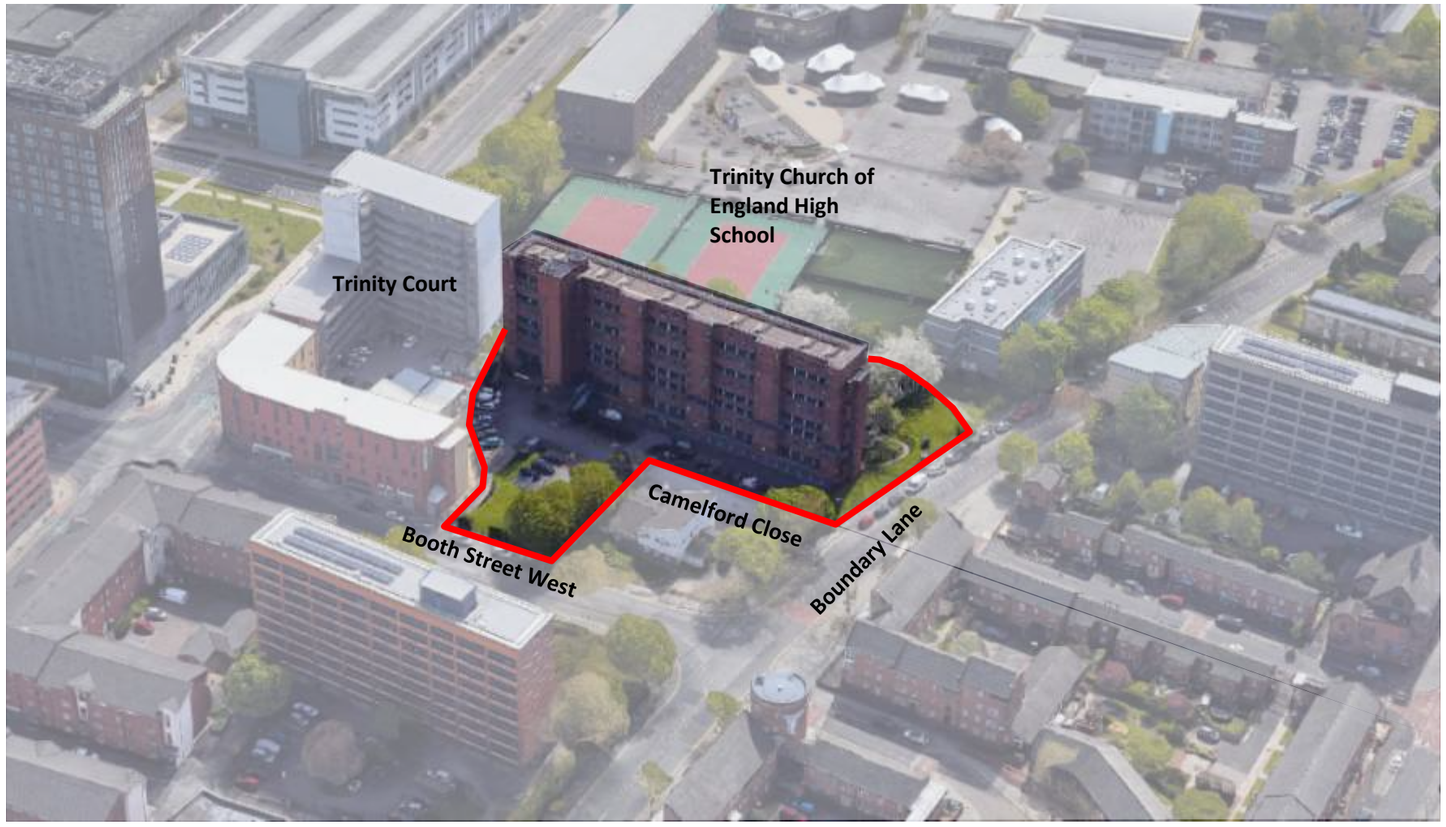
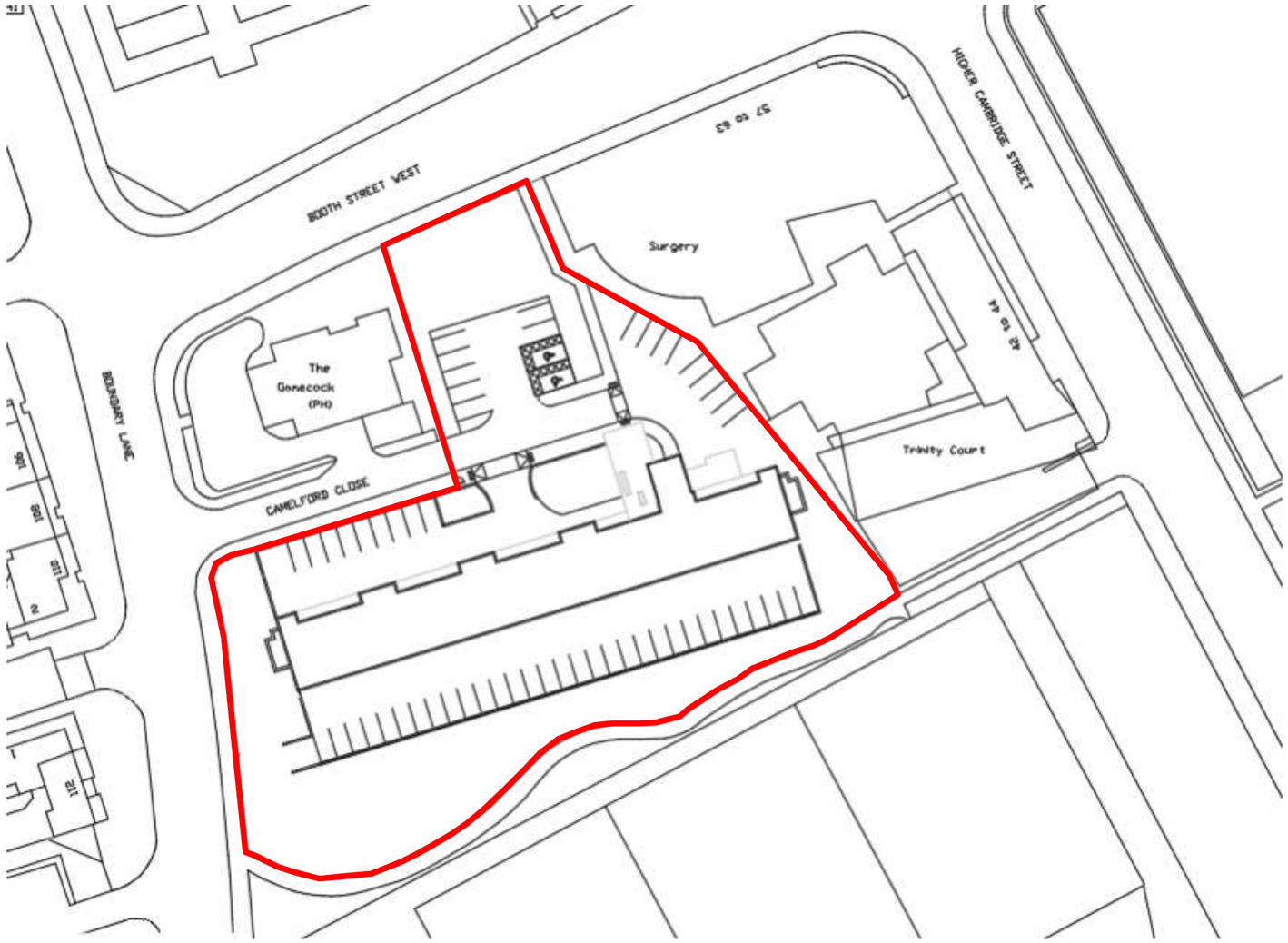


Image 1.01 Aerial view of Cooper House, courtesy of Google Earth.



Site Plan

2.0 The Site

Cooper House is a residential building located in Manchester that is bounded to the west by Boundary Lane, to the east by Trinity Court, a mixed used development including apartments, and to the south by the playing fields of Trinity Church of England High School. The site entrance is from Camelford Close to the north of the site, which also provides access to a neighbouring low rise building.

The building has a reinforced concrete frame construction, with uninsulated masonry cavity walls with a brickwork outer leaf and blockwork inner leaf.

Cooper House was originally constructed in the 1970s as a purpose built block of flats. The building was refurbished around 2013 to 2014 which involved major works to internal areas, balconies and access walkways, the installation of new windows and the construction of a new entrance lobby. A sprinkler system was installed around 2021.

The building is 10 stories in height and contains approx. 90no. one and two bed apartments on the upper nine floors. Storage units and ancillary facilities to the building, including a caretakers office, refuse stores and plant rooms are located on the lower ground floor.

Approximate Site Outline

2.1 Site Context

The adjacent aerial views show the extent of the site and how it sits within the surrounding context.

The existing cladding materials to which this application relates are highlighted on the elevations in Section 2.2



Image 2.11 NW Aerial view of Cooper House, courtesy of Google Earth.



Image 2.12 SE Aerial view of Cooper House, courtesy of Google Earth.

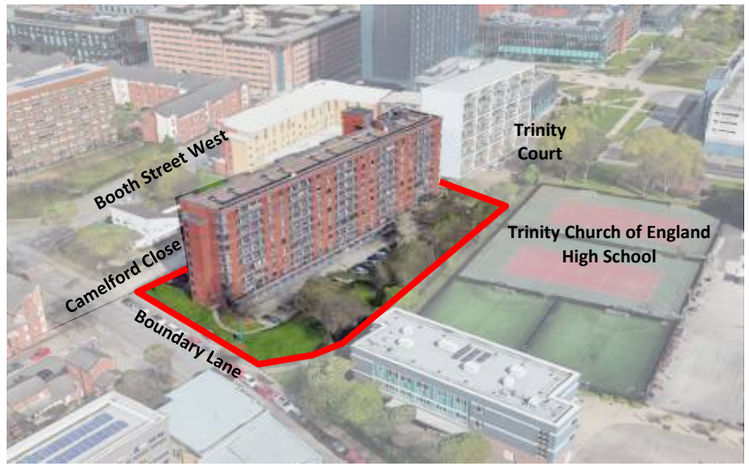


Image 2.13 SW Aerial view of Cooper House, courtesy of Google Earth.

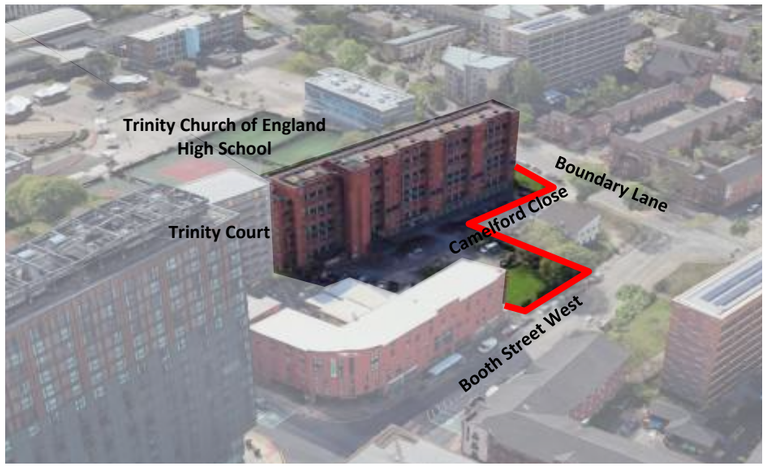


Image 2.14 NE Aerial view of Cooper House, courtesy of Google Earth.

2.2 Existing Elevations



1. North Elevation



2. East Elevation



3. South Elevation



4. West Elevation

3.0 External Cladding Materials

3.1 Cladding Materials - Entrance Lobby

Existing Cladding Materials To Be Replaced

Trespa rainscreen

1) 6mm Trespa standard grade panel, rated D-s2,d0, installed on softwood timber battens (turquoise and grey)

Curtain Walling

2) PPC aluminium spandrel panels to PPC aluminium curtain walling stick system

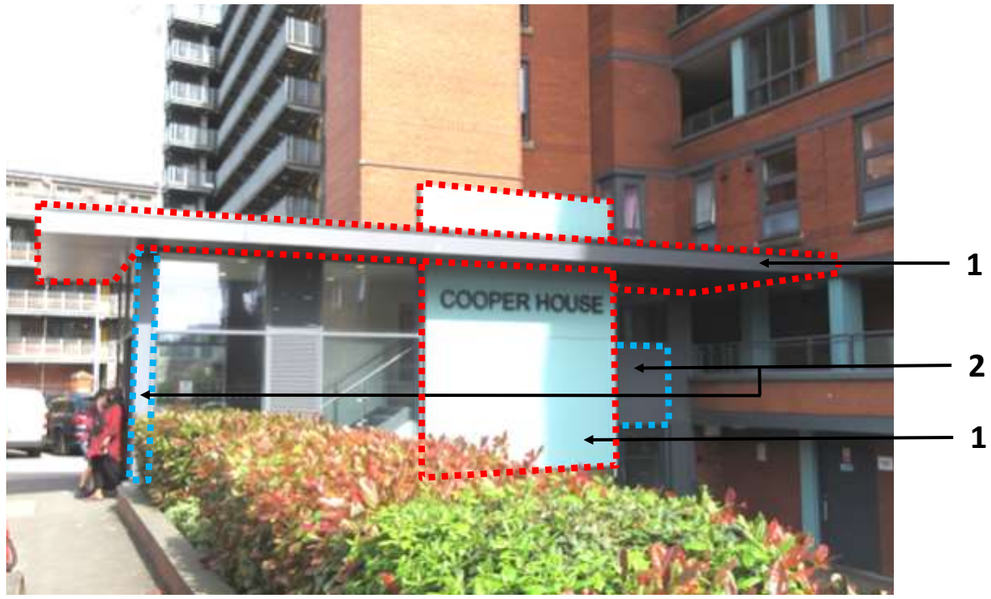
Replacement Cladding Materials

Rockpanel rainscreen

1) 9mm Rockpanel rainscreen panels, rated A2-s1, d0.
RAL colour 6034 (turquoise) and RAL colour 7016 (grey)

Curtain walling

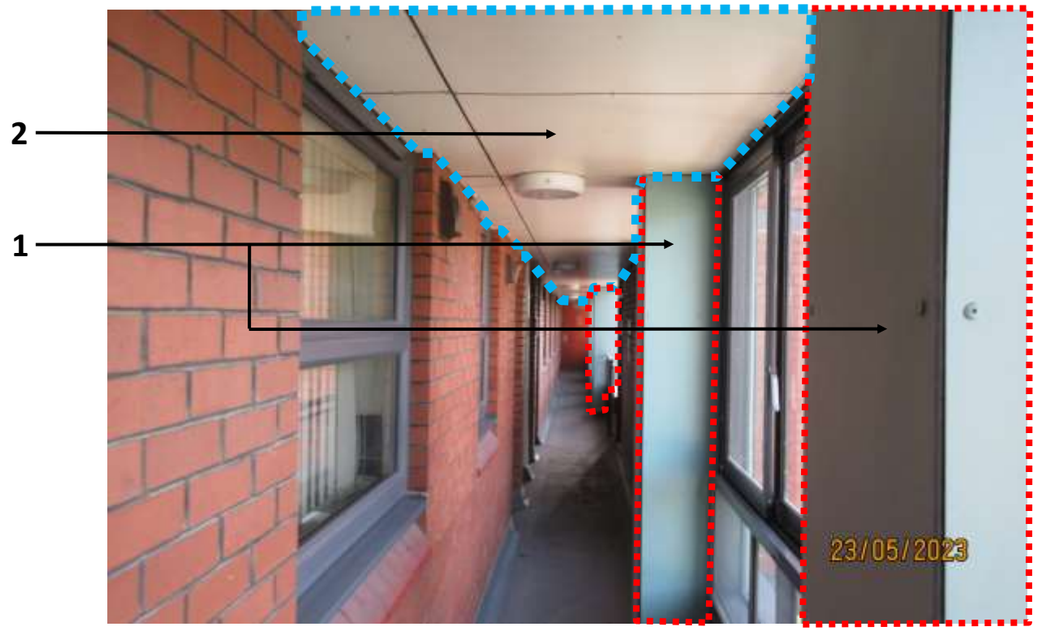
2) Existing PPC aluminium spandrel panels to be replaced to match existing



3.11 Entrance lobby west elevation showing existing cladding materials



3.12 Entrance Lobby north elevation showing existing cladding materials



3.21 North Elevation external walkway showing existing column encasements and soffits



3.22 North Elevation showing existing window spandrel panels and existing access walkway cladding

3.2 Cladding Materials - Access Walkways and Punch windows

Existing Cladding Materials To Be Replaced

Trespa Column Encasements

1) 6mm Trespa standard grade panel, rated D-s2,d0, installed on softwood timber battens (turquoise)

Trespa Soffits

2) 6mm Trespa standard grade panel, rated D-s2,d0, installed on softwood timber battens (white)

Punch Windows

3) PVCu framed windows with infill spandrel panel consisting of PVCu outer skin, insulated core and PVCu inner skin

Replacement Cladding Materials

Rockpanel Column Encasements

1) 9mm Rockpanel rainscreen panels, rated A2-s1, d0. RAL colour 6034 (turquoise)

PermaRock EWI Soffits

2) 50mm external wall insulation system rated A2-s1, d0. (white)

Punch windows

3) PVCu spandrel panels to be replaced with PPC aluminium spandrel panels to match existing

3.3 Cladding Materials - Rear Balconies

Existing Cladding Materials To Be Replaced

Trespa Column Encasements

1) 6mm Trespa standard grade panel, rated D-s2,d0, installed on softwood timber battens (turquoise)

Trespa Balcony Dividers

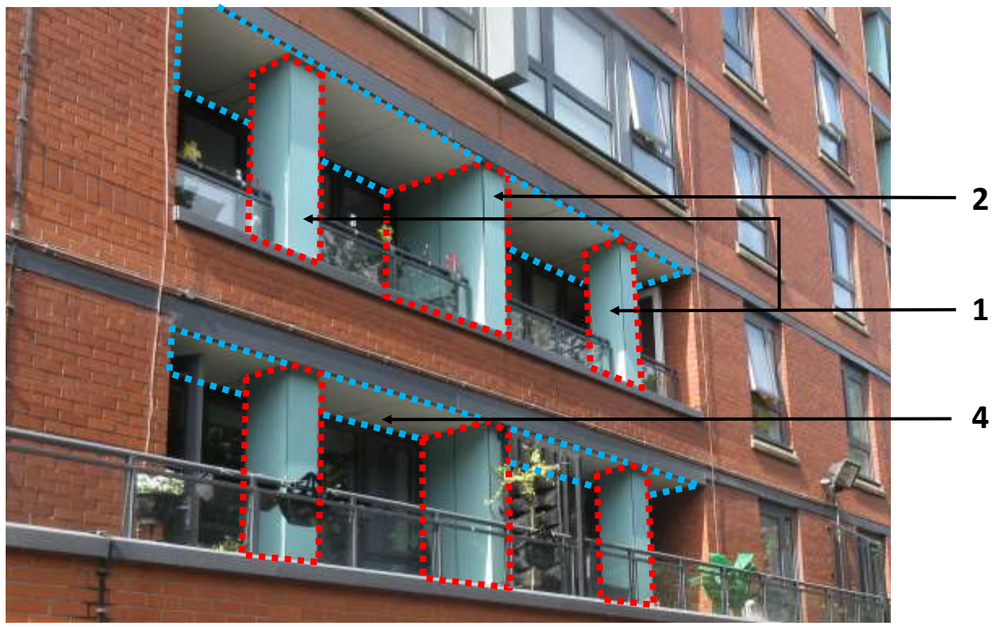
2) 6mm Trespa standard grade panel, rated D-s2,d0, installed on softwood timber battens (turquoise)

Trespa Balcony Returns

3) 6mm Trespa standard grade panel, rated D-s2,d0, installed on softwood timber framing (turquoise)

Trespa Soffits

4) 6mm Trespa standard grade panel, rated D-s2,d0, installed on softwood timber battens (white)



3.31 South Elevation Balconies

Replacement Cladding Materials

Rockpanel Column Encasements

1) 9mm Rockpanel rainscreen panels, rated A2-s1, d0. RAL colour 6034 (turquoise)

Rockpanel Balcony Dividers

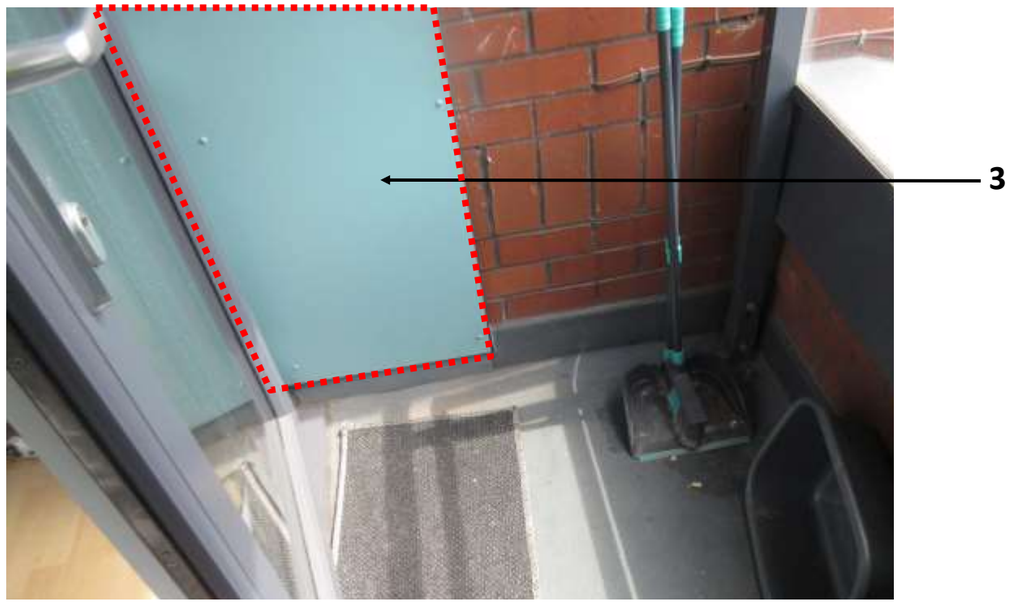
2) 9mm Rockpanel rainscreen panels, rated A2-s1, d0. RAL colour 6034 (turquoise)

Rockpanel Balcony Returns

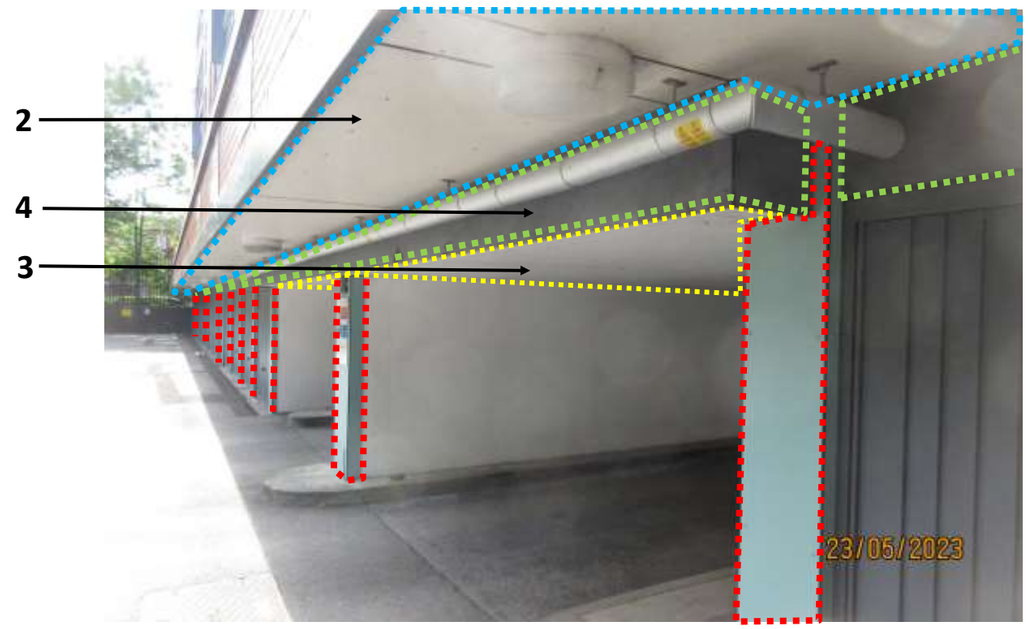
3) 9mm Rockpanel rainscreen panels, rated A2-s1, d0. RAL colour 6034 (turquoise)

PermaRock EWI Soffits

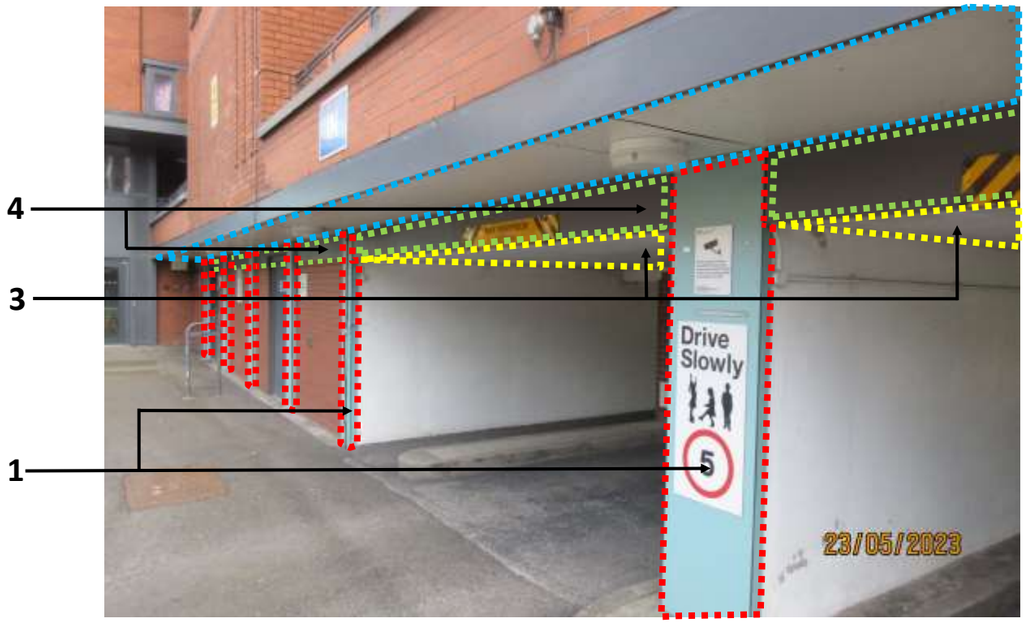
4) 50mm external wall insulation system rated A2-s1, d0. (white)



3.32 South Elevation Balcony Returns



3.41 South Elevation showing lower ground floor storage units and vehicle access



3.42 North Elevation showing lower ground floor undercroft and vehicular access

3.4 Cladding Materials - Lower Ground Floor

Existing Cladding Materials To Be Replaced

Trespa Column Encasements

1) 6mm Trespa standard grade panel, rated D-s2,d0, installed on softwood timber battens (turquoise)

Trespa Soffits

2) 6mm Trespa standard grade, rated D-s2,d0, installed on softwood timber battens (white)

Undercroft Soffit

3) White painted plywood soffit, installed on timber battens

Trespa Panel to Head of Storage Doors and Brickwork Walls

4) 6mm Trespa standard grade, rated D-s2,d0, installed on softwood timber battens (grey)

Replacement Cladding Materials

Rockpanel Column Encasements

1) 9mm Rockpanel rainscreen panels, rated A2-s1, d0. RAL colour 6034 (turquoise)

PermaRock EWI Soffits

2) 50mm external wall insulation system rated A2-s1, d0 (white)

Undercroft Soffits

3) 50mm external wall insulation system rated A2-s1, d0. (white)

Rockpanel to Head of Storage Doors and Brickwork Walls

4) 9mm Rockpanel rainscreen panels, rated A2-s1, d0. RAL colour 7016 (grey)

3.5 Elevations showing proposed cladding materials



1. North Elevation



2. East Elevation



3. South Elevation



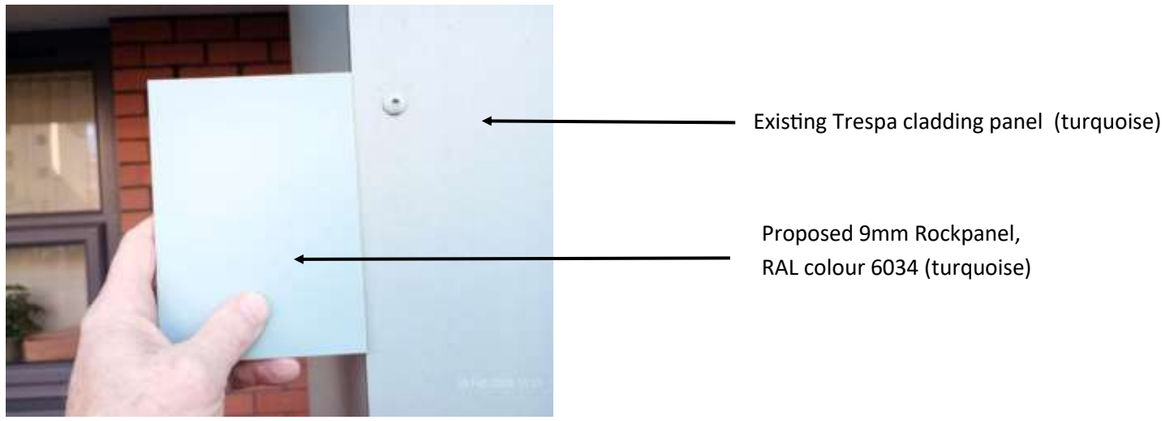
4. West Elevation

4.0 Proposed Replacement Cladding Materials and Colours

The existing Trespa panels will be replaced with 9mm Rockpanel that achieve class A2-s1,d0. The panels have been chosen to match the existing Trespa cladding panels, see Fig. 4.1

The proposed cladding materials will be installed to match the existing cladding zones. For example, the access walkway soffits will be replaced by an EWI rendered system comprising an adhesive coat, 50mm mineral insulation and a rendered finish, totaling a cladding depth of approx. 62mm. The same construction make up will be applied to the balcony areas to match the existing depths as close as possible.

Existing services in the ceiling voids will be rerouted in new conduits and fitted to the underside of the proposed EWI rendered system. The existing light fittings will be replaced to match existing on completion of the cladding remedial work.



4.1 Photo showing proposed Rockpanel cladding placed against existing Trespa column cladding panel



4.2 Proposed white EWI Render to replace existing white Trespa soffit cladding panels



4.3 Proposed grey Rockpanel to replace existing grey Trespa cladding panels

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4.0 Use and Footprint

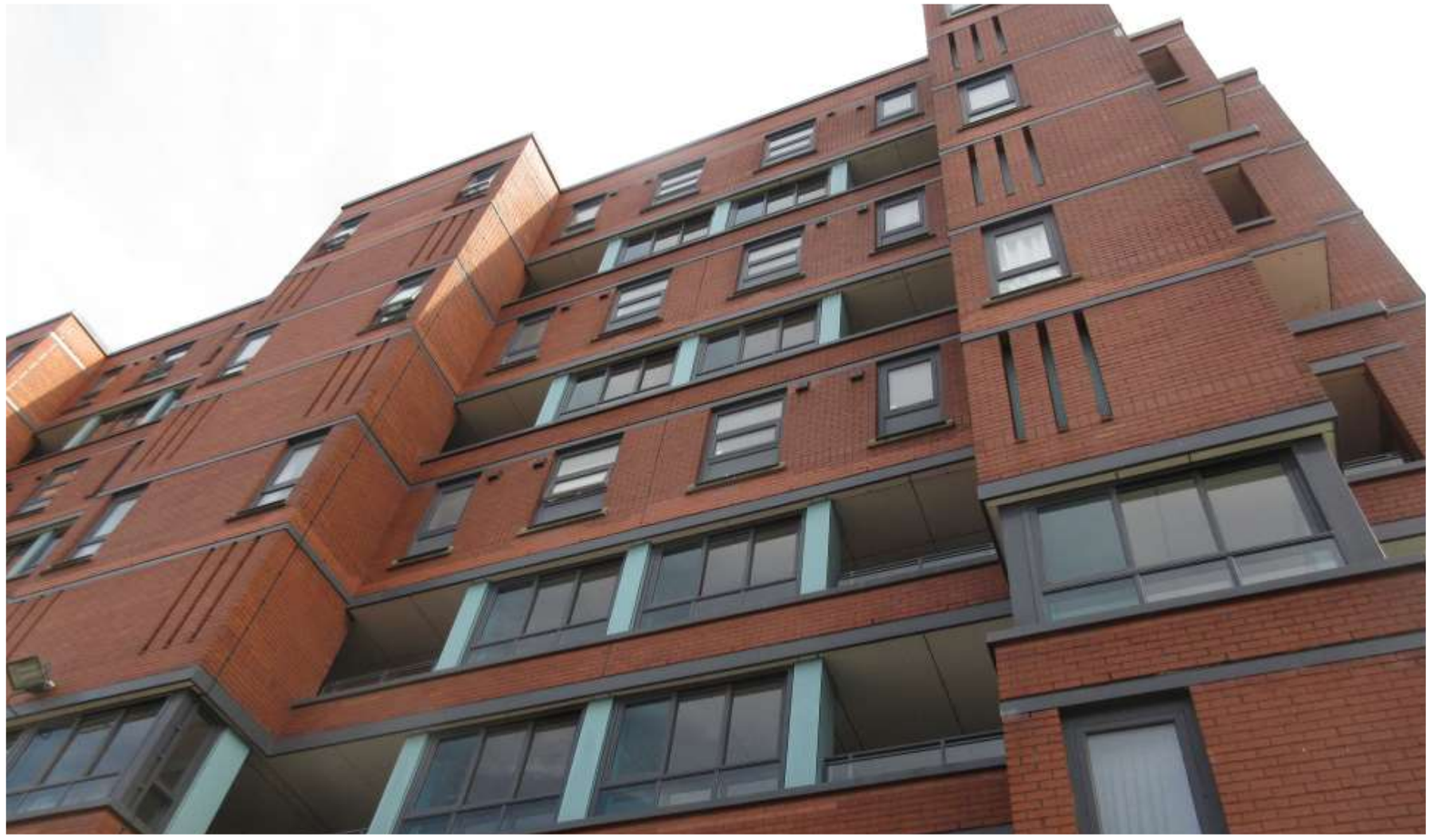
The proposals do not affect the use or layout of the existing building.

5.0 Landscaping

The proposals do not alter or change the current design of the existing landscaping either around the perimeter of the existing building at ground level nor at podium levels

6.0 Access, Servicing and Refuse

The proposals do not affect the current strategy for access or inclusive design, the servicing of the building or collection of refuse.



8.0 Summary

Proposed works to external walls and soffits of Cooper House are required for fire safety reasons. The proposed cladding materials set out in this document meet the technical requirements of the Building Regulations in terms of being non-combustible, thermally compliant, robust to impact as well as offering a similar aesthetic to the original materials. The proposed remedial works can be summarised as:

- A replacement of all the existing Trespa cladding panels to columns / fascias, balcony dividers, and entrance lobby, with 9mm Rockpanel cladding achieving a fire classification of A2-s1,d0, colours and finish to match existing.
- A replacement of all the existing Trespa cladding panels to soffits of access walkways, balconies and lower ground floor, with an EWI render system achieving a fire classification of A2-s1-d0, colour to match existing.
- A replacement of PPC Aluminium spandrel panels to entrance lobby curtain walling, achieving a fire classification of A2-s1,d0, colours and finish to match existing.
- A replacement of PVCu window spandrel panels with aluminium spandrel panels, achieving a fire classification of A2-s1,d0, colours and finish to match existing.