

Design & Access Statement

In support of
Listed Building Application at
37 Cross Street,
Manchester
M2 4JE

For the:

Small Flat Roof Repair Works

Prepared for:

Manchester City Council

Planning Department

On behalf of

37 Cross Street Management

Company Ltd

c/o Rebekah Cooper

Casserly Property Management

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1.0 INTRODUCTION

- 1.1 This statement is to accompany the Listed Building application submitted on behalf of 37 Cross Street Management Company Ltd, to undertake minor works to the small flat roof within the rear lightwell at 37 Cross Street, Manchester, M2 4JE.
- 1.2 Planned works comprise replacing a flat roof covering on a high-level area which is causing water ingress into one flat (401).
- 1.3 The building was originally constructed in 1895 and formerly housed the Northern Rock Society. The building is believed to be in Flemish Renaissance style with 2no. prominent Dutch gables and minor decorative architectural features.
- 1.4 The building is Grade 2 listed and was transformed in 1980 into a modern, mixed-use building providing 12 apartment units/duplexes across 1st, 2nd and 3rd floors with commercial space on the ground floor.

2.0 DESIGN DEVELOPMENT

- 2.1 The objective of the project is to remediate water ingress issues occurring within Flat 401.
- 2.2 Our solution is to replace the small flat roof with a BMI Icopal roof system. Whilst onsite, minor readjustments of limited existing dislodged flashings and slates will be undertaken.
- 2.3 Apart from minor cosmetic changes in appearance to the flat roof, our proposal does not include making any significant aesthetic alterations to any historic fabric.
- 2.4 No internal works are currently proposed.

3.0 SCALE & APPEARANCE

- 3.1 The planned works are limited to the external areas noted.
- 3.2 Replacement of the small flat roof covering above a small area of Flat 401 includes removing the concrete copings, gutters and asphalt covering, installing a new bitumen felt roofing system, encapsulating the outer wall cavities followed by re-instatement of the copings and guttering.

- 3.3 Materials and finishes to demolished areas for the purpose of access to work areas will be re-instated with the same materials as much as possible, e.g. coping stones temporarily removed will be reinstated after roofing work is completed.
- 3.4 No alterations in appearance are currently included in the planned works apart from minor cosmetic changes to the appearance of the small roof which is currently only visible from Flat 401's external terrace and from limited vantage points in the stairwell and at ground level in the rear lightwell.
- 3.5 No structural works are to be undertaken as part of planned works.

4.0 ACCESS

- 4.1 Pedestrian and vehicular access to the site will not be altered.

5.0 SUSTAINABILITY

- 5.1 The proposals should not adversely affect ventilation or power usage following completion of works and with added insulative material, the works will improve the thermal retention properties of the building.
- 5.2 The proposals will not affect the ongoing general maintenance required for the building but will prevent further damage to the internal decorations from ongoing water ingress to Flat 401.

6.0 CONCLUSION

- 6.1 The proposed works are a consequence of a flat roof coming to the end of its natural life and requiring replacement. By carrying out the proposals, the residential flats will be better protected from water ingress with a new replacement flat roof which has a 20-year warranty when installed by a BMI Icopal approved contractor.
- 6.2 The proposals are designed to cause minimal visual impact externally with no alterations or works being undertaken internally.