

AXIOM ARCHITECTS //

6423 – TATTON HOUSE, 55 HATHERSAGE ROAD, MANCHESTER M13 0BP

Design & Access Statement

09th May 2025





1. INTRODUCTION

1.1. The Application

This Design & Access Statement forms part of a full planning application for the removal and replacement of existing cladding and spandrel panels to Tatton House, 55 Hathersage Rd, Manchester. The property is located within the boundaries of Manchester City Council.

The application is submitted on behalf of Emperic Student Property

Tatton house is a purpose-built student accommodation block located at 55 Hathersage Road, Manchester, M13 0BP. The building is rectangular shape in plan-view and comprises of seven floors providing studio apartments. The building occupies a rectangular shaped plot.

The building is believed to have been construction in 2016

The purpose of the application is to acknowledge the remediation of the following cladding materials following onsite investigations by Axiom Architects. When assessed for risk to life in accordance with the PAS 9980:2022 risk-based assessment methodology, the following external wall systems pose a fire level of High Risk and require replacement.

Wall Type 2: Aluminium ACM Cladding Panels

Replace the existing ACM panels with an alternative that achieves a reaction to fire classification of A2-s1,d0 or better to EN 13501-1.

Wall Type 3: Metal Faced Insulated Spandrel Panels

Replace existing insulated spandrel panels with an alternative that achieves a reaction to fire classification of A2-s1,d0 or better to EN 13501-1.

Wall Type 4: Glass Faced Opaque Spandrel Panels

Replace existing material/insulation with an alternative that achieves a reaction to fire classification of A2-s1,d0 or better to EN 13501-1.

Each will be removed & replaced with non-combustible products, including all cladding materials, fixings and any non-conforming insulations and sheathing boards.

Further to this, cavity closers and barriers are required to be installed to manufacturer specifications in each instance.

1.2. Drawings & Documentation

The application is accompanied by the following drawings which have been prepared by Axiom Architects LLP.

- 6423-PL-001-Location Plan
- 6423-PL-002-Block Plan
- 6423-PL-120-Existing North & East Elevations
- 6423-PL-121-Existing South & West Elevations
- 6423-PL-125-Proposed North & East Elevations
- 6423-PL-126-Proposed South & West Elevations

2. THE PROPERTY

2.1. TATTON HOUSE

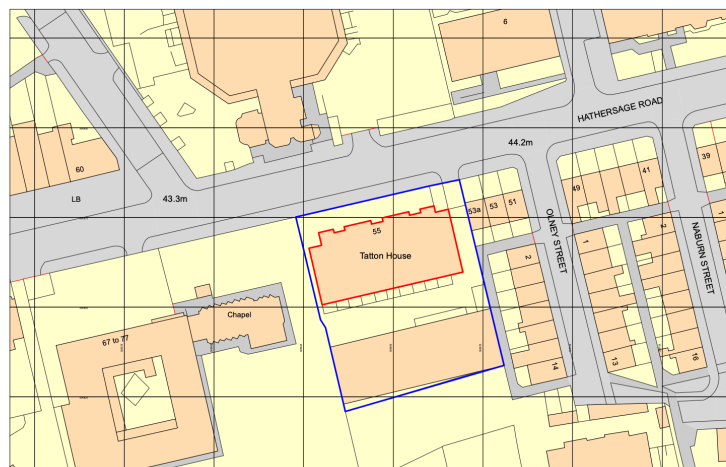
Tatton house is a purpose-built student accommodation block located at 55 Hathersage Road, Manchester, M13 0BP. The building is rectangular shape in plan-view and comprises of seven floors (Lower Ground + Ground – 5th) providing 136 studio apartments Accommodation is provided on all floors of the building. The building occupies a rectangular shaped plot.

The uppermost habitable floor level is approximately 16.2m from the external lower ground level.

The rear grounds are excavated, resulting in the building being sunken from the external main road frontage. Within the rear grounds is a two-storey carpark. Along the East elevation there is a sloping road providing access to the rear of the building and a detached carpark structure secured via electric security gate. The building has two stair cores, one to the east and one to the west end of the building. A lift is also provided to by the east stair core for vertical movement.

The main entrance is located to the north elevation fronting Hathersage Rd at ground floor level, the door has key fob security access.

The external walls are predominately red brick with the Hathersage Rd portion of the top two storeys clad in combination of glazing and composite aluminium panels. The N.E Stair core is of similar glazing and ACM panel make up. To both East & West elevation there is a limited quantity of ACM cladding also at the top two floors.



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SITE LOCATION PLAN 1:1250@A3

— BUILDING BOUNDARY

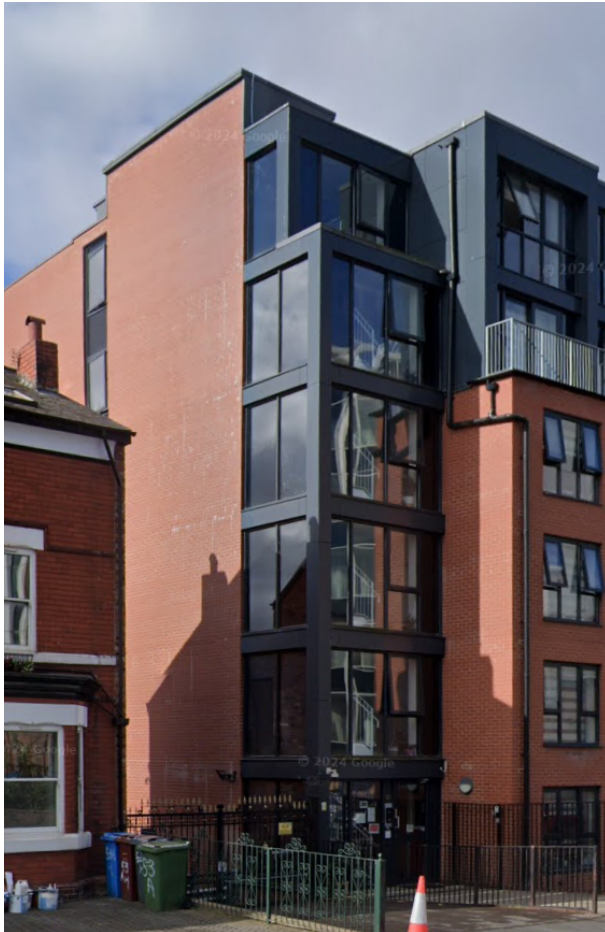
— SITE OWNERSHIP BOUNDARY



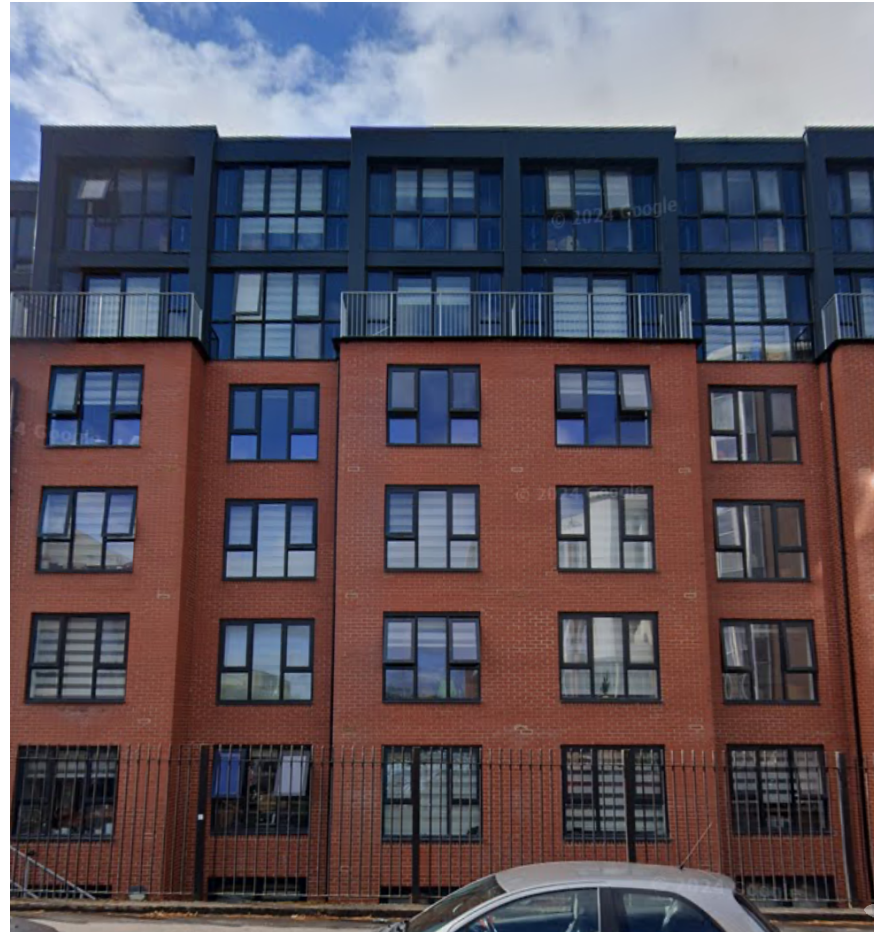
3. PHOTOGRAPHS

Hathersage Road (North Elevation)





Hathersage Road/ East Corner.



Hathersage Rd Typical Bay

3. DESIGN

3.1. The Proposals

The proposal seeks to retain the existing aesthetic principals of the current building facade and to match, where practical, cladding finishes.

3.2. Materials and Colours

Type 1: Masonry Brickwork

The existing brick external walls will be retained in place. Generally traditional brick masonry is considered non-combustive, PAS 9980 states that brickwork is fire resistant to 60min when 100mm thick or more.

Type 2: Grey Aluminium ACM Panels

The existing grey aluminium ACM panels will be replaced with a PPC Aluminium rainscreen panel system achieving a reaction to fire classification of A2-s1, d 0 or better to EN 13501-1. The new rainscreen panels will be colour matched to those being replaced.

Type 3: Aluminium faced Spandrel Panels

The existing grey aluminium faced spandrel panels located between floor levels along both East & West Elevations will be replaced with a PPC Aluminium spandrel panel system achieving a reaction to fire classification of A2-s1, d 0 or better to EN 13501-1. The new panels will be colour matched to those being replaced.

Type 4: Black Glass faced opaque Spandrel Panels

The existing black spandrel panels located as noted along North, East & West Elevations will be replaced with a

similar product achieving a reaction to fire classification of A2-s1, d 0 or better to EN 13501-1. The new panels will be colour matched to those being replaced.

All Existing windows are to be retained.

3.3. Access

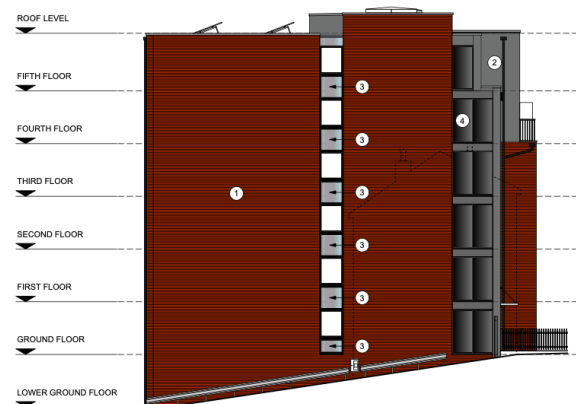
Existing access arrangements will remain unchanged.

3.4. Landscaping

Existing hard and soft landscaping will remain unchanged.



1 NORTH ELEVATION TO FRONT (Hathersage Road)
Scale: 1:100



2 EAST ELEVATION
Scale: 1:100

WALL TYPE KEY:	
	1 Existing Red Brickwork
	2 Existing Dark Grey ACM Cladding
	3 Existing Aluminum Faced Spandrel Panels
	4 Existing Black Glass Spandrels

Existing North & East Elevations



3 SOUTH ELEVATION TO REAR
Scale: 1:100



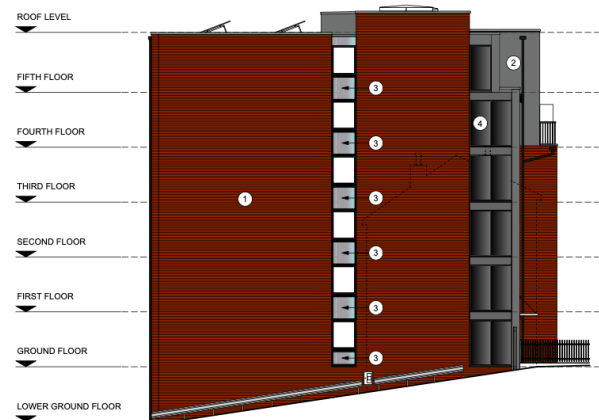
4 WEST ELEVATION
Scale: 1:100

WALL TYPE KEY:	
	1 Existing Red Brickwork
	2 Existing Dark Grey ACM Cladding
	3 Existing Aluminium Faced Spandrel Panels
	4 Existing Black Glass Spandrels

Existing South & West Elevations



4 NORTH ELEVATION TO FRONT (Hathersage Road)
Scale: 1:100



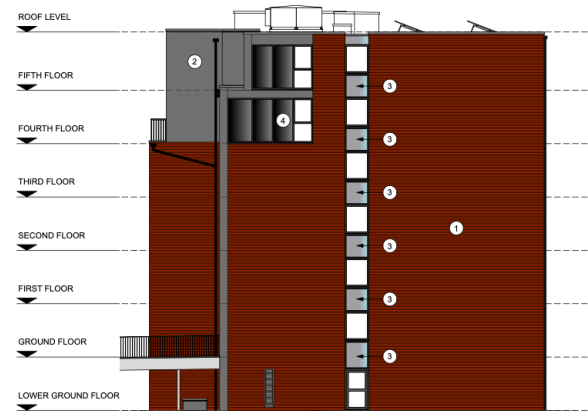
5 EAST ELEVATION
Scale: 1:100

WALL TYPE KEY:	
	1 Existing Red Brickwork Retained
	2 New Dark Grey PPC A2 rated Rainscreen Cladding System. Colour to match existing
	3 New PPC A2 rated spandrel panels. Colour to match existing
	4 New A2 rated Glass Spandrel panels. Colour to match existing

Proposed North & East Elevations



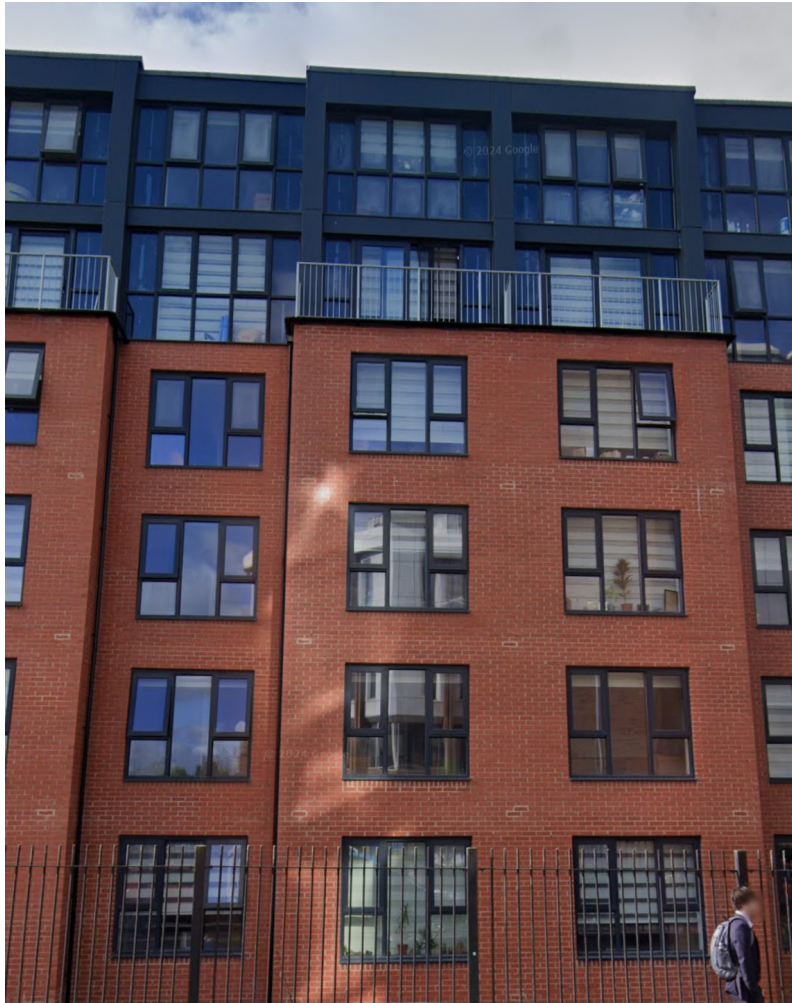
2 SOUTH ELEVATION TO REAR
Scale: 1:100



5 WEST ELEVATION
Scale: 1:100

WALL TYPE KEY:	
	1 Existing Red Brickwork Retained
	2 New Dark Grey PPC A2 rated cladding system Colour to match existing
	3 New PPC A2 rated spandrel panels Colour to match existing
	4 New A2 rated Glass Spandrel panels Colour to match existing

Proposed South & West Elevations



4. CONCLUSION

The proposed replacement of the listed cladding elements will ensure that the risk to life and the risk of fire spread across the façade is substantially reduced, which will enable residents to remain living comfortably in their apartments in the long term.

New cladding systems will comprise materials that are classed as non-combustible, (A1 or A2, s1-d0).

The alterations will have minimal impact on the aesthetic appearance of the building.

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