BowkerSadler

MCWFC Facility

Manchester City Football Club

Condition 13 Discharge Note BSA Project No: 22-053 | 900-02 | May 2025



BowkerSadler

City football

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BSA Project No: 22-053

Report No: 900-02 Issue No: 02

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Tracker

Issue	Date	Revision	Received By	Comment	Approved
01	12/03/2025	01		Report issued in “draft” status	
02	30/05/2025	02		Option 3 references removed	

1.0 Executive Summary

1.1 Introduction

Bowker Sadler Architecture have compiled this brief document to expand upon the requirements of Condition 13 ‘Details of Materials’ as attached to the Planning Approval notice for Application 138987/FO/2024 as issued on 16th April 2024.

We understand that planners from Manchester City Council have attended site in 2024 to review initial cladding sample panels as proposed by the main contractor John Turner Construction.

Comments as fed back to us via the main contractor indicated that the planners were not keen on the fixing details of the half-round panels to the main cladding panels. As such, we have sought to investigate an alternative method of fixing and advised on the production of a new cladding mock-up which is now available to view on site.

The following pages show the original cladding sample proposal followed by the revised cladding sample proposal.



2.0 Original Sample Panel

John Turner Construction originally presented this cladding sample on 11th December 2024. This indicated a section of Euroclad Half Round Wall Profile fixed to a small section of Kingspan Quadcore Karrier Panel using Hex Screw fixings with Nylon Cappings. In addition, the fixings were indicated in every recess in the middle section rather than in every other recess.

We understand that Jennifer Atkinson (Manchester City Council Planning Authority), who attended site to view the sample was not happy with the visibility of the fixings (see image below).



Close-up of original Hex Screw & Nylon Cover Cap Fixing



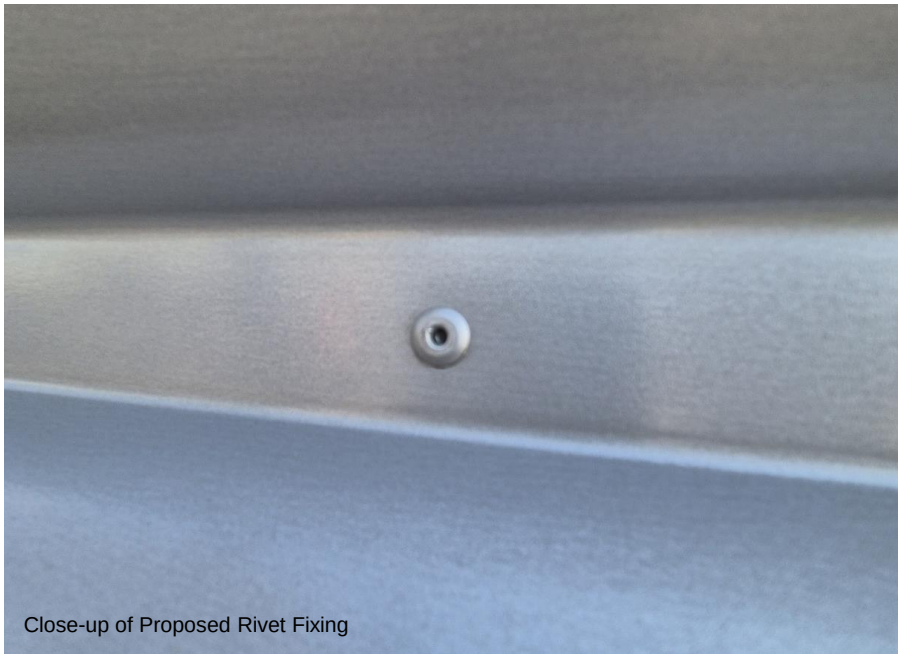
Cladding (original sample panel)

3.0 Revised Sample Panel

Since the previous cladding sample was presented to the planners, Bowker Sadler have been working with John Turners Cladding Sub-contractor 'Total Roofing & Cladding Ltd' to develop an alternative, more unobtrusive fixing detail.

To that end we now propose a very unobtrusive rivet fixing as shown in the photograph below. In the photograph to the right and those on the next page, it is evident that the new fixing is virtually undetectable to the naked eye.

The new sample panel (shown on the left in the adjacent picture alongside the original sample panel) indicates the Euroclad Half Round Wall Profile fixed to a larger section of the Kingspan Quadcore Karrier Panel using the rivet fixing as described.



Close-up of Proposed Rivet Fixing



3.0 Revised Sample Panel



Image to left shows a front view of the on-site sample panel for the preferred Revised Cladding Option. The revised rivet fixings being practically invisible

Image to right shows a side-on view of the on-site sample panel for the preferred Revised Cladding Option. The revised rivet fixings being practically invisible



3.0 Revised Sample Panel

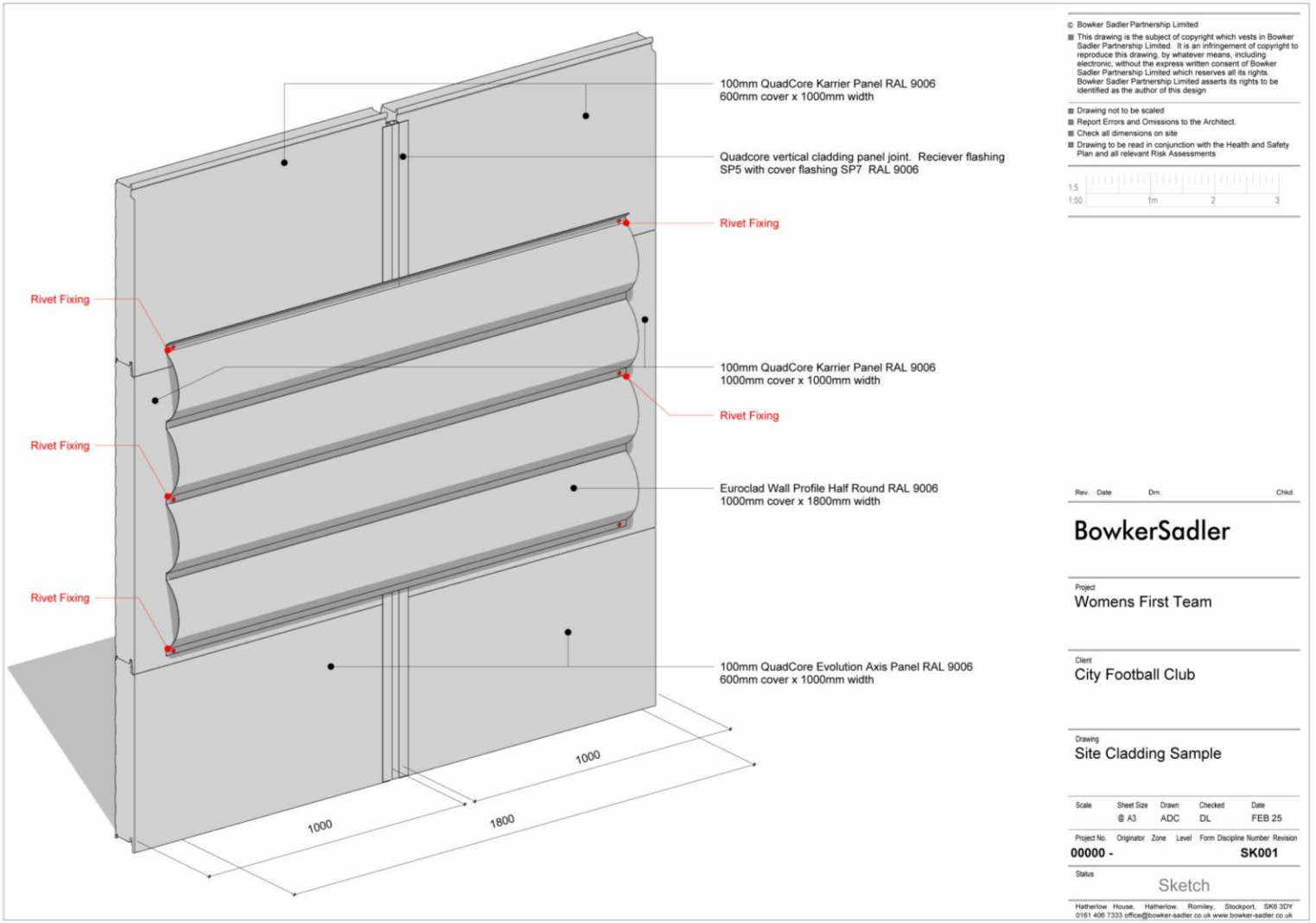


Image to left shows the Bowker Sadler drawing of preferred Revised Cladding Option for the purposes of construction the on-site sample mock-up.

4.0 Summary & Conclusion

This document seeks to propose an alternative option that can be considered for the bullnose feature of the proposed development for the Women's Facility at the Etihad Campus.

Original sample, which incorporates a Hex Fixing with Nylon Cover Cap has already been viewed by the planning authority and rejected on the grounds that the fixings are visible. We've included it in this document for comparison purposes.

Proposed option, is a development of the previous sample but utilizing a very discreet Rivet Fixing which, as the photos illustrate, becomes virtually naked to the public eye from most distances and viewpoints.

The design as submitted for planning shows **a bullnose cladding feature that wraps around the building in a continuous line**. Each panel can be butt-jointed to the next without the need for a cover cap or fin. As such the bullnose feature flows around the elevations. **The revised option now employs a discreet fixing to address the main concern of the planning authority from their initial visit to view Option 1 back in December 2024.**

