

Planning Department
Manchester City council
PO Box 532
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Manchester
M60 2LA

28/2/25

RE. Fire remediation cladding replacement.
Vulcan Works, 2 Malta St, Manchester, M4 7BH

Design statement

The proposal is to undertake urgent cladding replacement works that are required as a result of recently updated Building Regulations and Government Guidance Notes for Building Owners with respect to Fire, resulting in a requirement for the replacement of 'combustible' cladding materials on residential buildings.

We believe the works will not materially affect the overall external appearance of the building, as there will be no significant change to the building's external appearance. The visual appearance of the external materials and elevations, both in set out, colour and texture will be as existing or as close as possible in respect of the timber replacement.

The extent of the visible elevational materials that require replacement cover portions of the external walls (excluding windows and doors). These require replacement, either due to the properties of the external material, and or of elements of the wall build up beyond.

Further points to consider in our cladding remediation approach are:

- the application site area is identical to the original application
- the proposal does not result in changes to external details that would materially alter the appearance of the building
- the amendment does not increase the size of any part of the development
- the amendment does not increase the height of the building or structure
- the amendment does not place any part of the development closer to a neighbour
- the amendment does not alter windows or doors in any elevation
- the amendment would not result in a greater visual intrusion, loss or light or feeling of enclosure to neighbours
- the amendment would not affect any relevant objections to the original proposal
- no previous enforcement action has been taken against development

Timber cladding

Timber cladding has been installed here as an external wall cladding. It has been used on the elevations fronting Pollard St and Malta St, but also around the side elevation and into the gated courtyard. This is to be replaced with a non-combustible extruded aluminium Knotwood plank effect cladding in Grey Ash timber effect colour but noted that this is yet to be agreed with yourselves. Other than an obvious alteration of colour, given that the existing timber has naturally degraded somewhat, the proposed replacement product is a good non-combustible alternative to the timber cladding. Matching profiles will be used to frame the panels to match the existing aesthetics and there will be no change in the building envelope size.

Existing timber cladding



Proposed replacement cladding

