

AXIOM ARCHITECTS //

6234 – UNITE STUDENTS, KINCARDINE COURT, MANCHESTER.

Design and Access Statement.

12th June 2024





1. INTRODUCTION.

1.1. THE APPLICATION.

This Design and Access Statement forms part of a full plans planning application for the removal and replacement of existing cladding systems for the remediation works associated at Kincardine Court, Kincardine Road, Manchester, M13 9SY. Kincardine Court is positioned just under two miles south of Manchester city centre.

The application is submitted on behalf of Unite Students and Clarke facades.

1.2. DRAWINGS.

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

- P90 Block and Site Location Plan.
- P100 Existing Elevations - sheet 1.
- P101 Existing Elevations - sheet 2.

- P104 Proposed Elevations - sheet 1.
- P105 Proposed Elevations - sheet 2.

2. THE PROPERTY.

2.1. KINCARDINE COURT.

Being positioned in the heart of Manchester, Kincardine Court is a short walk to Manchester Metropolitan University, Manchester University, the Royal Northern College of Music and the Manchester Business School, all being within a mile west of the property. Its location also means that you are within easy walking distance of central Manchester.

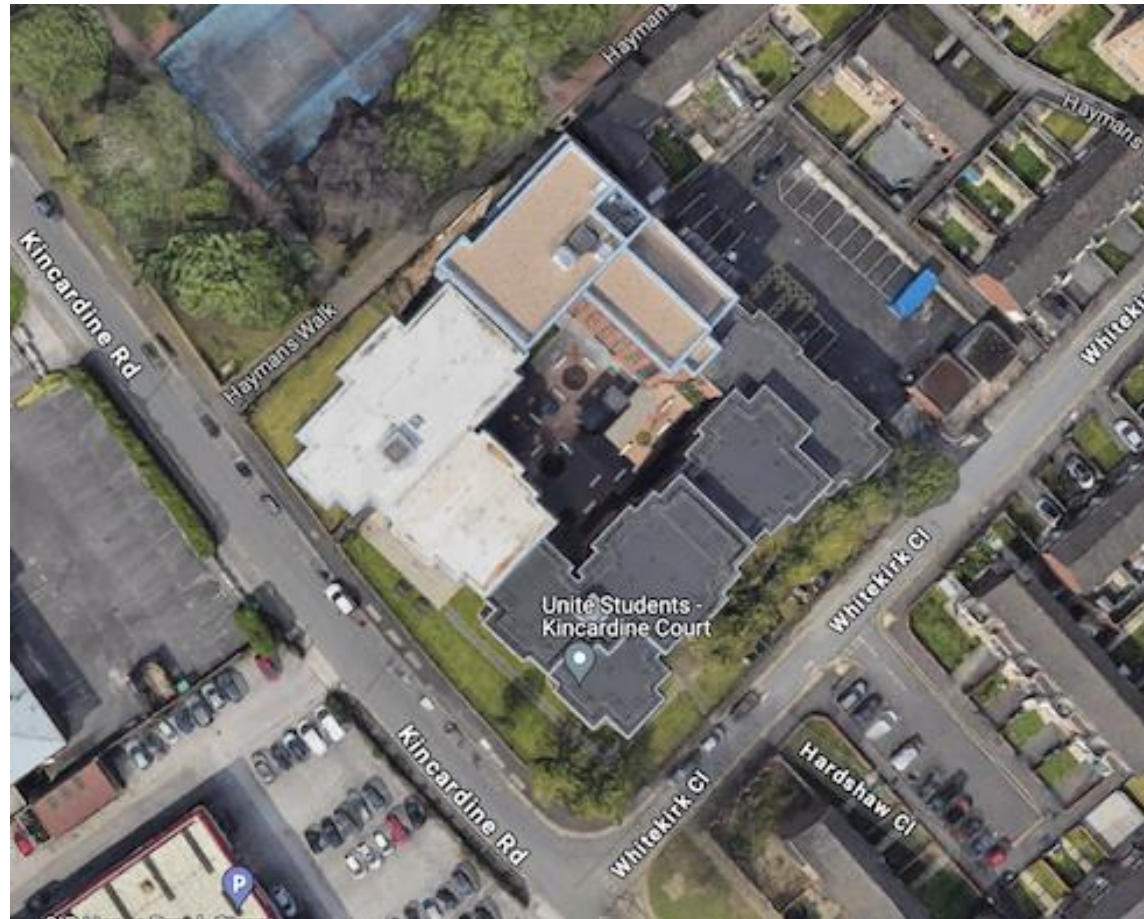
The property on the junction of Kincardine Road and Whitekirk close. The property provides accommodation to 321 students, offering accommodation of both ensuite rooms in shared flats and studios. The Main entrance to the building is accessed via a secure gated complex at ground floor level directly of Kincardine Road. The Building consists of four units in a square shape form with a central courtyard area. The building rises to 6 storeys in height, with the height of the top floor being just around 17m from street level.

The building façade is clad in a diverse range of materials consisting of Masonry face brick, Insulated aluminium cladding panels and glazed and aluminium spandrel panels.



View to Front Entrance of Kincardine Court.

3. IMAGES.



Aerial view of Kincardine Court.



View to Front Entrance of Kincardine Court.



View to front elevation down Kincardine Road.



View to front elevation up Kincardine Road.



View of property from junction of Kincardine road and Whitekirk close.



View of property from junction of Kincardine road and Whitekirk close.



View to side elevation from Hardshaw close.



View to rear elevation from the Car park to rear of the property.



View along the side elevation facing Gartside Gardens from Kincardine Road.



View along the side elevation from Kincardine Road.



View of Kincardine from within the Courtyard.



View of Kincardine existing to new build block from within the Courtyard.



View of Kincardine existing to new build block from within the Courtyard.



View of new build block from within the Courtyard.



View of existing block from within the courtyard - 1.



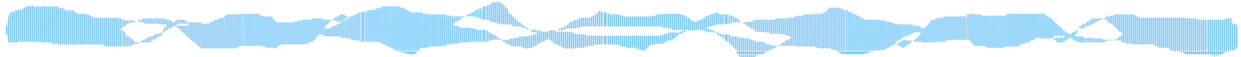
View of existing block from within the courtyard – 2.



EXISTING ELEVATIONS.



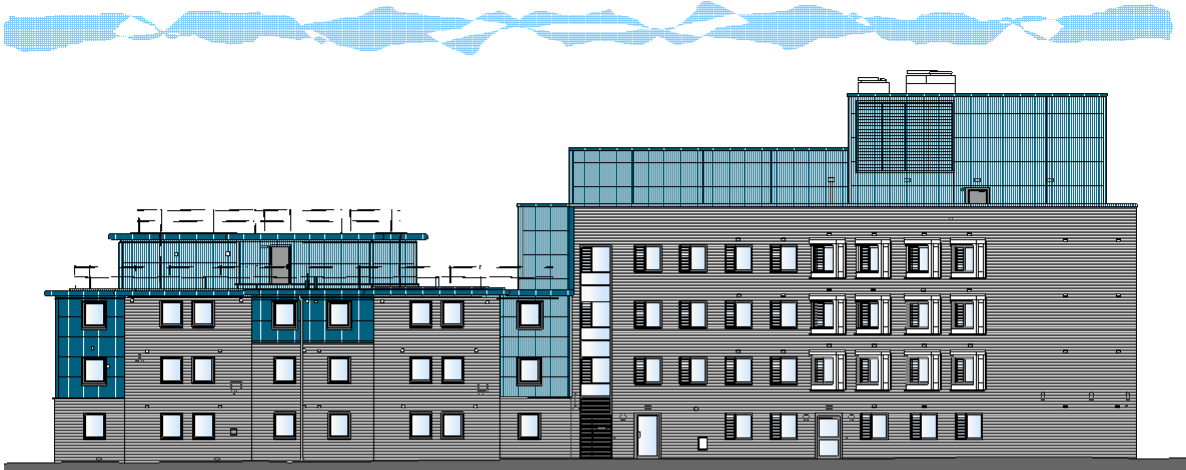
ELEVATION E1 - KINCARDINE ROAD.



ELEVATION E2 - HAYMAN'S WALK.



EXISTING ELEVATIONS.



ELEVATION E3.



ELEVATION E4 - WHITEKIRK CLOSE.



4. DESIGN.

4.1. THE PROPOSALS.

It is proposed that areas of combustible material on the building is to be replaced with material that have non-combustible properties, this will be primarily the existing MCM cladding panel that is currently in place on the building. It is proposed to retain the existing building aesthetics as close as possible to the existing cladding.

4.2. MATERIALS AND COLOURS.

Existing MCM (metal composite material) cladding panels will be replaced with a new Eurobond A-rated (mineral wool) insulated sandwich panel with colours to match as close to existing or in a suitable colour palette to be agreed.

4.3. ACCESS.

Existing access arrangements will be retained and are unaffected by the proposals presented within this application.

4.4. LANDSCAPING.

Existing hard and soft landscaping will be retained and are unaffected by the proposals presented within this application.

5. CONCLUSION.

The proposed removal and replacement of existing facade at Kincardine Court will provide enhanced fire safety measures of the building whilst retaining the existing building aesthetic.

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