

REF: MR/AP/R01021

Planning, Building Control and Licensing
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

07 October 2024

Dear Planning,

**FULL PLANNING APPLICATION FOR RE-CLADDING AND FAÇADE REMEDIATION WORKS
KINCARDINE COURT, KINCARDINE ROAD, MANCHESTER, M13 9JA
UNITE STUDENTS**

I write on behalf of our client, Unite Students, (the Applicant), to submit a planning application for the recladding and façade remediation works at Kincardine Court, Kincardine Road, Manchester, M13 9JA (the Application Site).

Background to Planning Application

Kincardine Court is a six-storey student accommodation building situated at the junction of Kincardine Road and Whitekirk Close in the heart of Manchester. It provides accommodation for 321 students, offering a range of en-suite rooms in shared flats as well as self-contained studios. The property is located within walking distance of Manchester Metropolitan University, the University of Manchester, the Royal Northern College of Music, and Manchester Business School, all of which are located approximately a mile to the west. The main entrance to the building is accessed via a secure gated complex at ground level off Kincardine Road. The building itself forms a square configuration around a central courtyard, rising to a height of six storeys, with the top floor situated approximately 17 metres above street level. The exterior is clad in a mix of materials, including masonry brick, insulated aluminium cladding panels, and glazed aluminium spandrel panels.

The surrounding area is predominantly residential. To the east and south, the site is bordered by houses on Haymans Walk and Whitekirk Close, which form part of the Brunswick neighbourhood. To the north lies Gartside Gardens, an urban park featuring recreational facilities and mature trees that directly adjoin the site boundary. Kincardine Road bounds the site to the west, providing the primary access point for both vehicles and pedestrians. Beyond Kincardine Road is the SIP car park and the beginning of the University of Manchester campus. The remainder of the site includes 45 car parking spaces and the internal courtyard, which serves as a communal space for the residents.

The site has a limited planning history. All relevant planning history is as follows:

LPA ref. 059881/FO/NORTH2/00 - Planning permission was granted on the 12th December 2000 for the *“Erection of 3 to 6 storey building to form 63no. student flats (230 bedrooms) with associated parking and landscaping following demolition of existing.”*

LPA ref. 124472/FO/2019 – Planning permission was granted on the 6th December 2019 for the *“Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank”.*

The high-quality of the proposed work's materials and the careful consideration given to the site's context is also deemed to be in line with Part 12 of the National Planning Policy Framework (NPPF) (2023).

Proposed façade works are required to remove non-compliant material from the building envelope to improve the fire safety of the building, and to maintain the aesthetic appeal of the site.

Proposed Works

This application seeks planning permission for:

“Re-cladding and façade remediation works.”

The proposed works at Kincardine Court focus on replacing sections of the building's existing cladding to improve safety standards, particularly through the removal of metal composite material (MCM) cladding. The new cladding will consist of Eurobond A-rated mineral wool insulated sandwich panels, which are designed to enhance the building's performance while maintaining its current appearance. The materials have been carefully selected to match the existing façade in both colour and texture, preserving the visual integrity of the building. In addition to the cladding replacement, significant portions of the façade, including the face brickwork, window frames, door vents, and rainwater pipes, will be retained across all elevations to minimise the impact of the upgrades on the overall look of the building.

The proposed material replacements apply consistently across the building's key elevations. Elevation E1, which fronts Kincardine Road, will retain its existing face brickwork, while the Eurobond panels will replace the MCM cladding, blending seamlessly with the retained elements. Similarly, Elevation E2, which faces Haymans Walk, and Elevation E4, along Whitekirk Close, will follow the same approach, maintaining the building's brick façade and replacing the cladding with matching Eurobond panels. Elevation E3, also along Whitekirk Close, follows suit with consistent material retention and replacement, ensuring visual continuity across the entire frontage.

The courtyard-facing elevations (E5 to E8) will also see the replacement of the existing cladding with Eurobond panels. These internal elevations play an important role in the communal spaces of the building, and the design ensures that the aesthetics of the courtyard are preserved. The retained brickwork and other features such as window and door frames, as well as rainwater pipes, will remain unchanged, allowing the courtyard to maintain its functional and visual appeal.

Planning Policy Context

The statutory development plan for the application site consists of the Manchester Local Plan (2012), and its 2024 addendum, the Places for Everyone Joint Development Plan (2024). Other material considerations include the National Planning Policy Framework (NPPF) 2023, National Planning Practice Guidance (NPPG), and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007).

Planning Considerations

The proposed cladding replacement at Kincardine Court satisfies Policy EN 1 by preserving the building's design integrity while upgrading to compliant materials. The use of Eurobond A-rated panels, chosen to closely match the existing façade in both colour and texture, ensures that the visual appearance remains consistent, maintaining the building's contribution to the city's character. The proposals follow urban design principles by retaining the building's original layout, form, and height, ensuring it continues to integrate seamlessly within the city centre's dense, mixed-use environment. The retention of key features, such as brickwork, windows, and doors, preserves the aesthetic of the surrounding area.

In accordance with Policy DM 1, the proposals focus on appropriate siting, layout, scale, and materials. The replacement of the existing cladding with Eurobond panels addresses modern safety requirements without altering the building's height, form, or massing, thus respecting the character of the surrounding residential area. The works have no negative impact on local amenities, with no changes to privacy, light, or noise levels for neighbouring properties. Accessibility to the building and its surrounding area remains fully intact, ensuring that the development continues to meet the needs of all users, including those with disabilities. By enhancing the building's safety through the use of upgraded materials, the proposals support community safety and health objectives.

In addition to the cladding replacement details, the Noise Impact Assessment, prepared by Noise Solutions Ltd, will be submitted with the application to address the acoustic considerations outlined in Policy DM 1. This report evaluates the potential noise impact of the proposed cladding works and confirms that the replacement will not diminish the building's acoustic performance. The slight increase in wall thickness, combined with denser materials, improves sound insulation, ensuring that the development meets the requirements for amenity protection, as specified under Policy DM 1, particularly in terms of noise and vibration. By ensuring the acoustic integrity of the building, the proposal also

complies with Policy EN 1, which requires developments to positively contribute to the surrounding environment and quality of life for residents. This assessment demonstrates that the works will have no adverse effects on the acoustic environment, ensuring the continued comfort of residents and alignment with local policies.

The high-quality of the proposed work's materials and the careful consideration given to the site's context is also deemed to be in line with Part 12 of the National Planning Policy Framework (NPPF) (2023).

Overall, it is important to note that the proposed re-cladding of the building will allow for the improvement of fire safety measures to the façade of Kincardine Court, as well as maintaining the aesthetic appeal of the site and, thus we believe planning permission should be granted.

Content of the Application

The following supporting documents have been submitted via planning portal in support of this application:

- Completed application forms;
- The relevant planning application fee of £578.00;
- This covering letter prepared by ROK Planning;
- Fire Statement prepared by Design Fire Consultants;
- Design and Access Statement prepared by Axiom Architects;
- Acoustic Report prepared by Noise Solutions Ltd;
- The following drawings prepared by Axiom Architects:
 - Block Plan and Site Location Plan (Drawing No. 6234-P90);
 - Existing Elevations Sheet 1 of 3 (Drawing No. 6234-P100);
 - Existing Elevations Sheet 2 of 3 (Drawing No. 6234-P101);
 - Existing Elevations Sheet 3 of 3 (Drawing No. 6234-P102);
 - Proposed Elevations Sheet 1 of 3 (Drawing No. 6234-P104);
 - Proposed Elevations Sheet 2 of 3 (Drawing No. 6234-P105);
 - Proposed Elevations Sheet 3 of 3 (Drawing No. 6234-P106);
 - Existing Wall Details (Drawing No. 6234-Sk1 REV A); and
 - Proposed Wall Details (Drawing No. 6234-Sk2).

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Aidan Payne (aidan.payne@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



ROK Planning Ltd
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A handwritten signature in blue ink, appearing to read 'Matthew Roe', with a stylized flourish at the end.

Matthew Roe
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