

Design Statement
Lincoln Gate
Red Bank, Manchester



Context image from Google Maps

0.1. Introduction

DMWR Architects have been appointed along with supporting consultants to carry out remediation works on the external facades and cladding systems of Lincoln Gate, which do not meet the recommendations, guidance and advice provided by the MHCLG.

This document has been prepared to support a planning application for the remediation works on the external facades and the cladding systems of Lincoln Gate, Red Bank. It seeks to demonstrate how the remediation works take into consideration the existing external materials appearance and their impact to the contextual surroundings.

Lincoln Gate consists of a purpose-built building residential apartment block, the Lower Ground floor forms a covered car park with the Upper Ground and subsequent stories being solely residential apartments. The external area forms further car parking spaces. The vehicular and pedestrian accesses is via a gate on Red Bank. The single block features a stepped roof and increase in stories to the rear. There are 6 stories to front increasing to 9 stories at the rear. The taller part has a top floor slab height of approximately 26.9m. The single entrance/exit to the apartment block is accessed from the external car park into a protected staircase. A single lift is also provided. There are two additional escape stairs, one existing onto Red Bank and other on to Stocks Street East.

0.2. The Brief

The design team have carefully developed the brief for this site with the following objectives:

- Following the Grenfell disaster and the publication of numerous advice notes and guidance issued by MHCLG regarding external façades and cladding systems (with the most recent dated January 2020) along with the publication of the Building (Amendment) Regulations 2018 (S.I. 2018/1230) banning certain cladding materials, there is a clear need for owners to determine the suitability and sufficiency of the materials used in the external façade construction and importantly whether or not the external facades are meeting the recommendations contained within the said advice notes and guidance.
- A methodology has been developed for undertaking such investigations based on the advice and guidance issued by the MHCLG which provided the client with a high level of validation and verification of the composition of an external façade and how this does or does not meet the recommendations, guidance and advice provided by the MHCLG.
- Create a sensitive external appearance that respects the existing material and original specification based on the advice and guidance issued by the MHCLG.

0.3 Materials

The replacement materials will match the existing in appearance. The colour and quality of the brick and cladding to be used will match the existing in order to maintain the visual quality and performance of the building within its setting along the street scape and wider area.

1 **1.1. Existing**
Brick (Buff)

1.2. Proposed
Brick (Buff) to match existing

2 **2.1. Existing**
Brick (Red)

2.2. Proposed
Brick (Red) to match existing

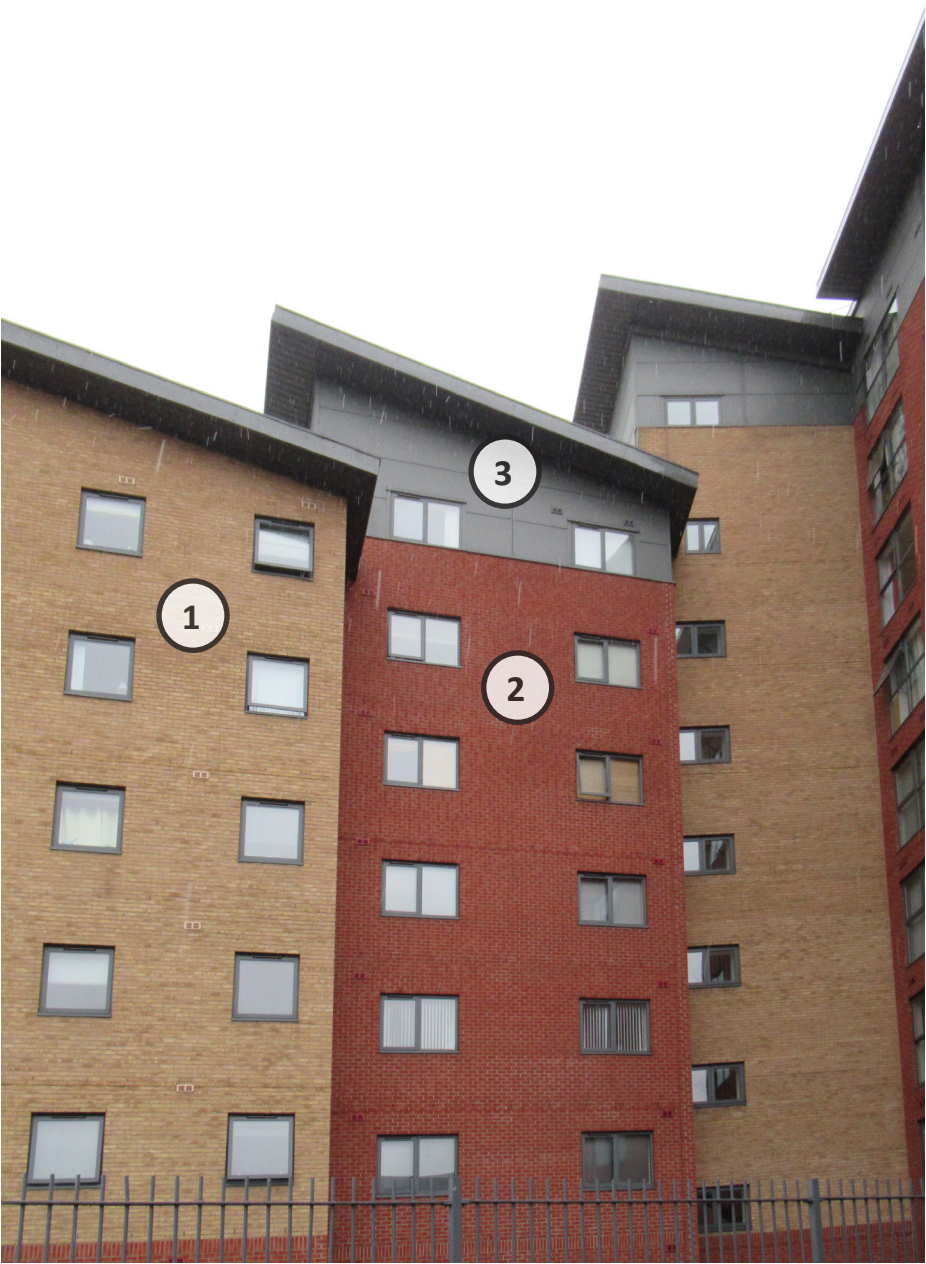
3 **3.1. Existing**
Composite Cladding

3.2. Proposed
Europanel F5 V-groove, colours to match existing.

4 **4.1. Existing**
Timber Decking Balcony Floor

4.2. Proposed
Aluminium Decking Balcony Floor

Colours subject to samples comparison on site with existing materials and Client's approval.
Replacement of material is not limited to location shown.



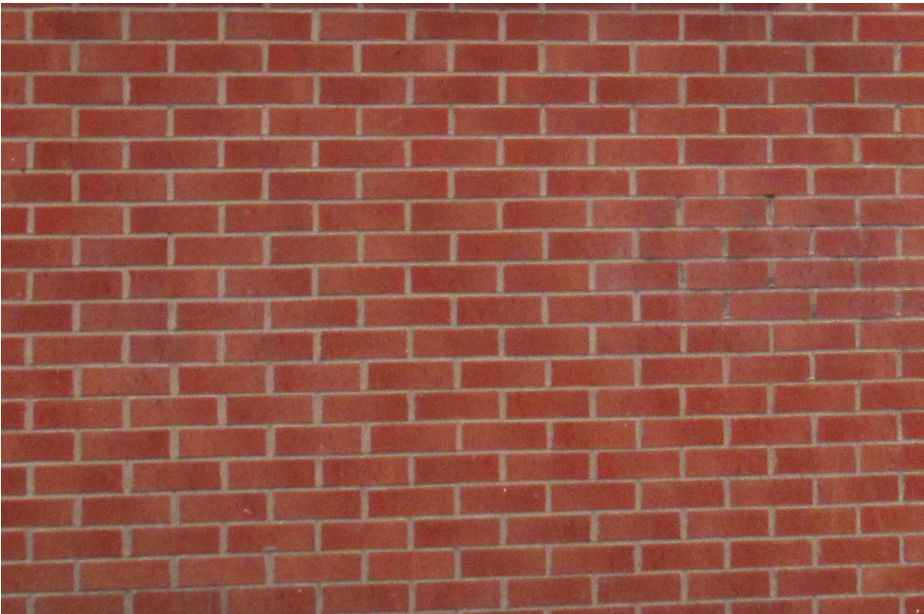
1

1.1. Existing
Brick (Buff)



2

2.1. Existing
Brick (Red)



1.2. Proposed
Brick - Yellow Multi Gilt Stock or acceptable equivalent to match existing



2.2. Proposed
Brick - Cinnabar Red Multi or acceptable equivalent to match existing



Colours subject to samples comparison on site with existing materials and Client’s approval.
Replacement of material is not limited to location shown.

3

3.1. Existing

Composite Cladding



4

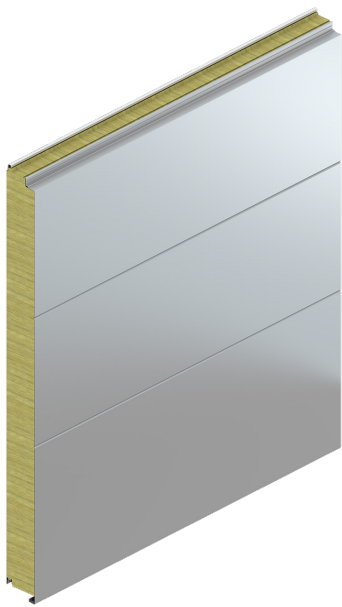
4.1. Existing

Timber Decking Balcony Floor



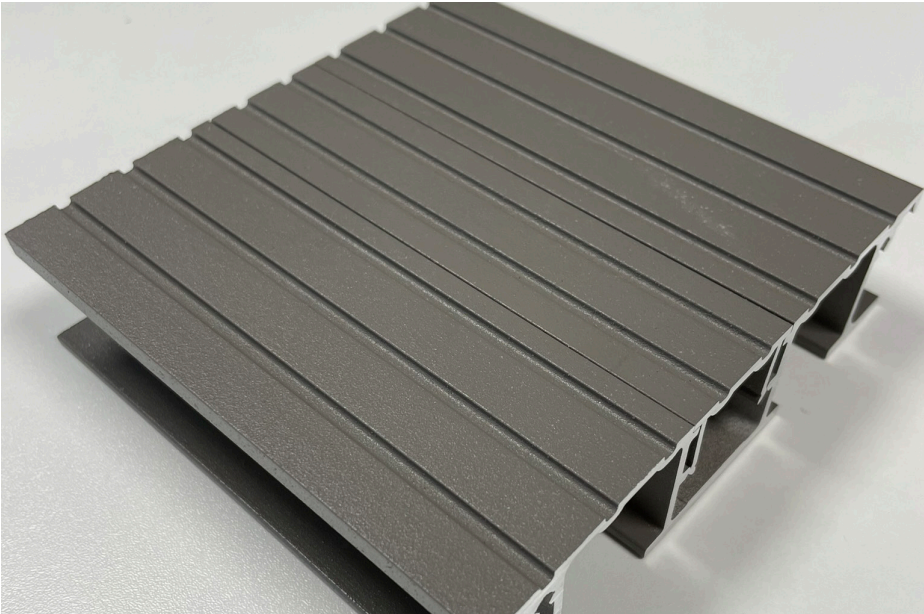
3.2. Proposed

Europanel F5 V-groove. Colour: orion matt or acceptable equivalent to match existing.



4.2. Proposed

Aluminium Decking Balcony Floor. Alideck Colour: Beige Grey RAL 7006 or acceptable equivalent to match existing.



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