

**FOR THE APPLICATION OF A RENDER SYSTEM TO COVER THE
EXTERNAL TILES**

AT

CHATSWORTH HOUSE APARTMENTS

PREPARED FOR AND ON BEHALF OF LIVING CITY

02.2024

BY

12/23 ARCHITECTURE DESIGN LTD

WHAT THE SCHEME IS

This Design and Access statement has been prepared in support of a Planning Application for the rendering of the external tiles on the stair cores and penthouse apartment at Chatsworth House.

The existing tiles have been applied to a re-enforced, in-situ poured concrete structure. Over time the reinforcement has corroded causing the concrete structure to spall. This has caused damage to the outside surface and is causing the tiles to become loose and to fall off in-to public areas.

There is nothing related to Access in the planning application, therefore this document will provide Design information only.

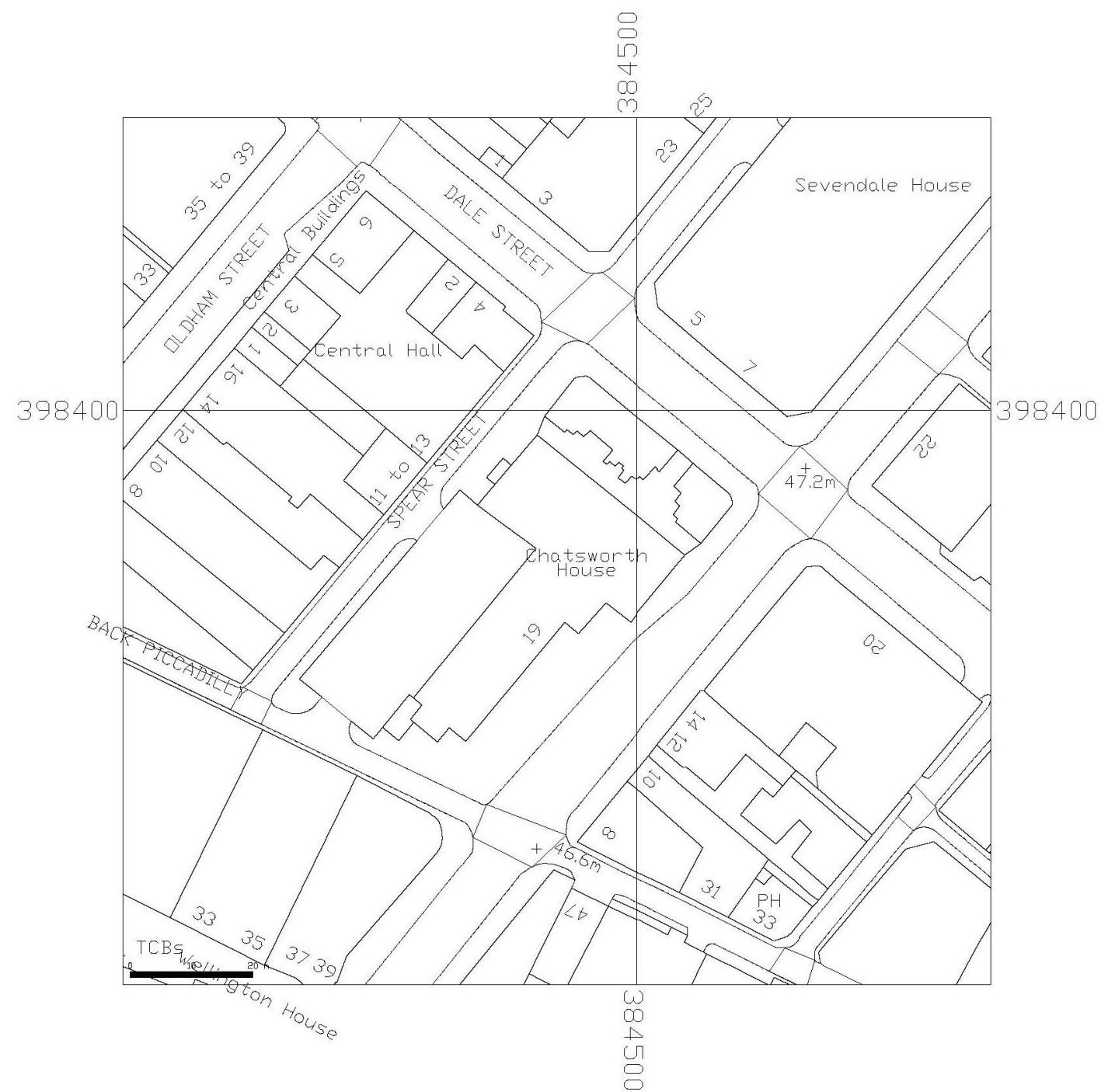


WHERE THE SITE IS

The site is in the Northern Quarter of Manchester. It is bound by Dale Street, Lever Street, Spear Street and Back Piccadilly. The principal Elevations are Lever Street and Dale Street; the other two streets are considered to be service streets.

PLANNING BACKGROUND AND HISTORY

The planning and history of the building is covered in the Heritage Statement submitted as part of this application.



SCOPE OF THIS DOCUMENT

This document is structured in line with guidance documents prepared by CABE: ‘Design and Access statements: how to write, read and use them’ and should be read in conjunction with the submitted drawings and reports prepared by 12/23 Architecture Design Ltd and reports prepared by other consultants.

This document forms part of a series of reports and documents produced in support of the Planning Application.

This document will outline the following information for the proposal to be explained:

- The current issue leading to the requirement of a planning application – The issue
- Architectural design and strategy laid out to form the proposed development – The solution

CHARACTER – BUILT FORM

Chatsworth Apartments was constructed primarily as an office building and converted into apartments later on in its life. The external fabric is mainly off-site fabricated panels placed on to an in-situ concrete frame.

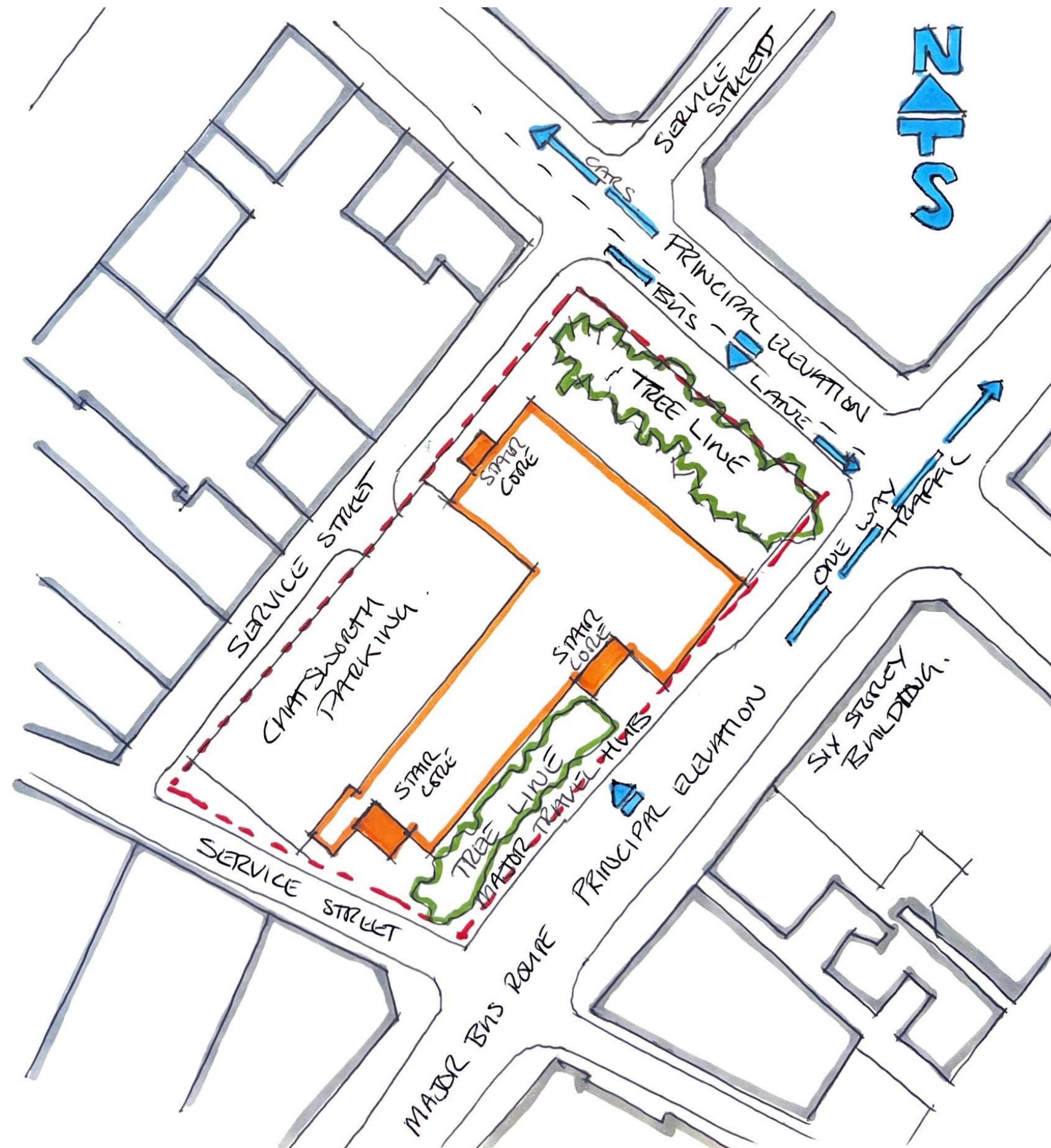
The panels each contain a window and form a classical pattern around the extent of the building on the four elevations. The building fits the architectural style brutalism.

Each of the three staircases was erected in-situ using reinforced concrete. Each stair well contains windows and external exits. They were constructed as static, cold spaces for fire escape and vertical circulation in its earlier life. Each staircase was externally clad with small format mosaic tiles and a dark shade of grey. The tiles were adhered directly to the outside of the in-situ formed construction.

Secondary areas of the building are rendered and painted whilst the shop fronts are mainly glazed and face on to Lever Street. These elevations are largely covered by a busy bus interchange and a row of trees.

It is outlined in the heritage statement that the building is not of particular architectural or historical importance and the architect is unknown. The building is very different in character to those of its surroundings.





THE ISSUE

Over time the building has been exposed to some extreme weather conditions, particularly on the South West elevation on Back Piccadilly. Water egress has occurred which has caused the reinforcement bars within the in-site poured concrete to rust.

The effect of the rusted re-bar has caused visible spalling on the internal and external surfaces. Internally the concrete has spalled in large areas and has exosed the etremely corroded metals. The same affect has happened externally but instead of visible spalling on the concrete, the tiles are being pushed out and in many cases have losened and fallen to the external gorund level.

The submitted draings show the extent of damage caused by the spalling concrete.

There is no viable solution to repair the damaged surfaces as they are without causing major structural damage to the stair cores.

TOP RIGHT IMAGE: shows the South West staircore and the current damage circled in white

BOTTOM RIGHT IMAGE: typical render detail to all tiled surfaces

THE SOLUTION

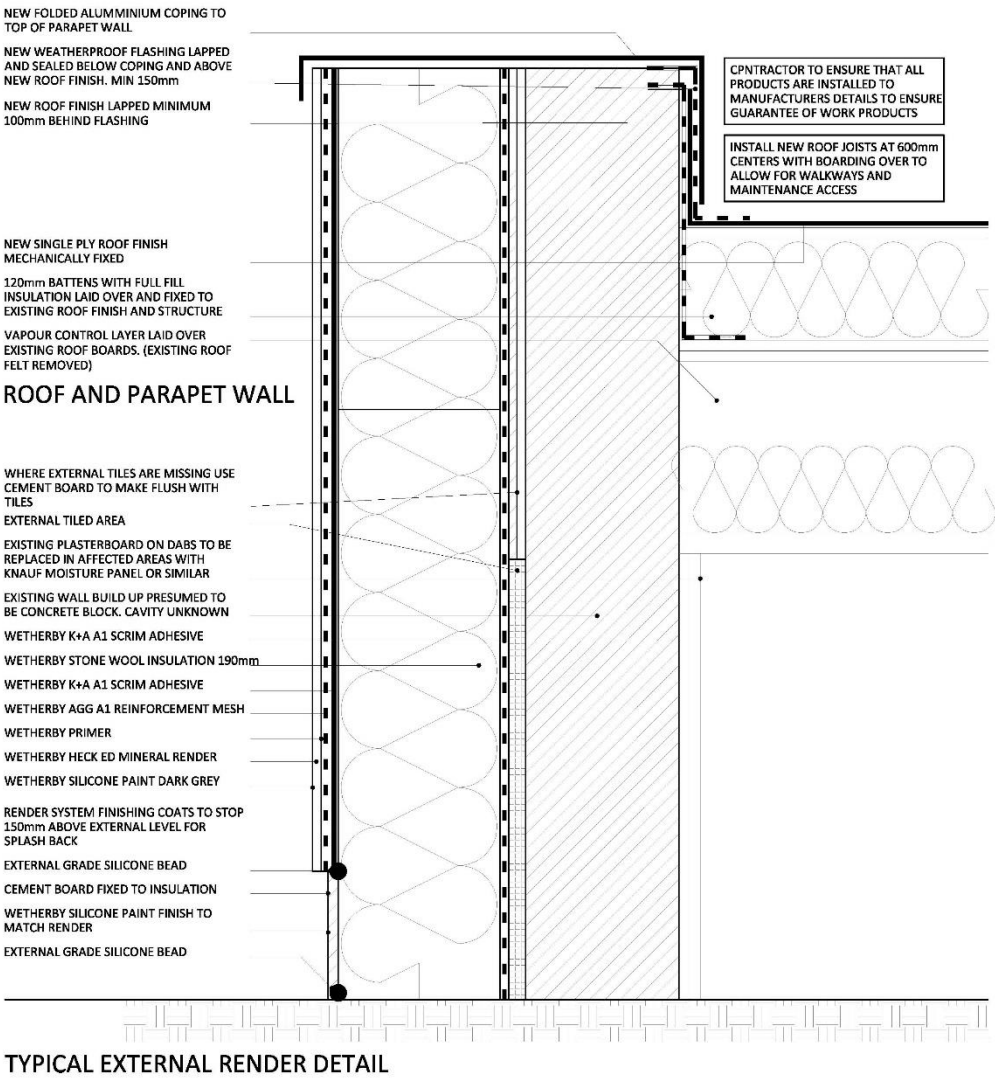
The treatment of the rusting re-bar will be done internally and externally where visible. A specialist has issued details and instrucion on how this should be carried out.

The propsoal is to apply a mechanically fixed layer of insulation against all tiled areas of the building, this will hold the tiles on to the building and prevent further failing tiles falling to the ground and causing harm/damage. A conversation between CityLiving and MCC planning department indicated that whichever solution was proven to be viable should be applied to all tiled areas to ensure the uniformity of materials that the builing currently benefitst from. The surfaces are those that cover the staircores and the penthouse apartment at roof level.

Over the insulation the new surface will be prepared to receive a coloured render finish with a fire spread rating of A1 as outlined by the Building Safety Regulator. The final colour will be similar in shade to the existing surface. The final colour will be Wetherby colour 6000N found at [Render Colours | Wide range of render colour options \(wbs-ltd.co.uk\)](#)

WHY RENDER?

Due to the nature of the rusting re-bar and failing concrete it is likely that large areas of the tiles are at early stages of failure. If these tiles were to be removed then serious damage could be caused to the struture of the building due to the failing ocncrete. Apart from the physical constraint the final surface finish has to have a fire rating of A1; this is in accordance with the Building Safety Regulator and new legislation and procedures being put in place as of September 2023. There are limited products on the market which offer A1 and are suitable for external use. Other products such as paint or directly applied liquid products will not stop the tiles from falling.



We are aware that MCC is committed to securing high quality design for all developments across the City. We are also aware that poor design is a valid reason for the refusal of planning permission.

Against that background, we have demonstrated through this document that there is an immediate need for the rectification of the issue caused by time and weather. We have also, through our research and employment of structural engineers and specialists demonstrated the most affective way of resolving the issue.

We believe that this proposal will enhance the character and context of Chatsworth House Apartments and local area and ultimately strengthen its identity. The renovation of the stair cores will be a welcome addition and scope of works for this building which through the issues outlined, has started to look tired and has a negative impact on the immediate surrounding area.

We believe that this proposal merits a recommendation for planning approval by relevant Planning Officer(s).