



Job Number:	23.1855
Project:	Garden House, 114 High Street, Manchester, M4 1HQ
Client:	Warden Construction
Date:	18 January 2024

Introduction

This Design and Access Statement has been prepared to support a planning application for the 'Replacement of combustible cladding and other associated fire remediation works'. The application proposals relate to Garden House, 114 High Street, Manchester M4 1HQ

Investigations have confirmed that the external cladding needs to be replaced with non-combustible cladding, together with other fire remedial works which will require removal and reinstatement of external materials.

The Site

The application site relates to an existing residential-led development located at Garden House, 114 High Street, Manchester, M4 1HQ. The site is located in the Northern Quarter of the city centre and is bounded by High Street to the west, New George Street to the north, and medium to low rise residential apartment blocks to the south and east.

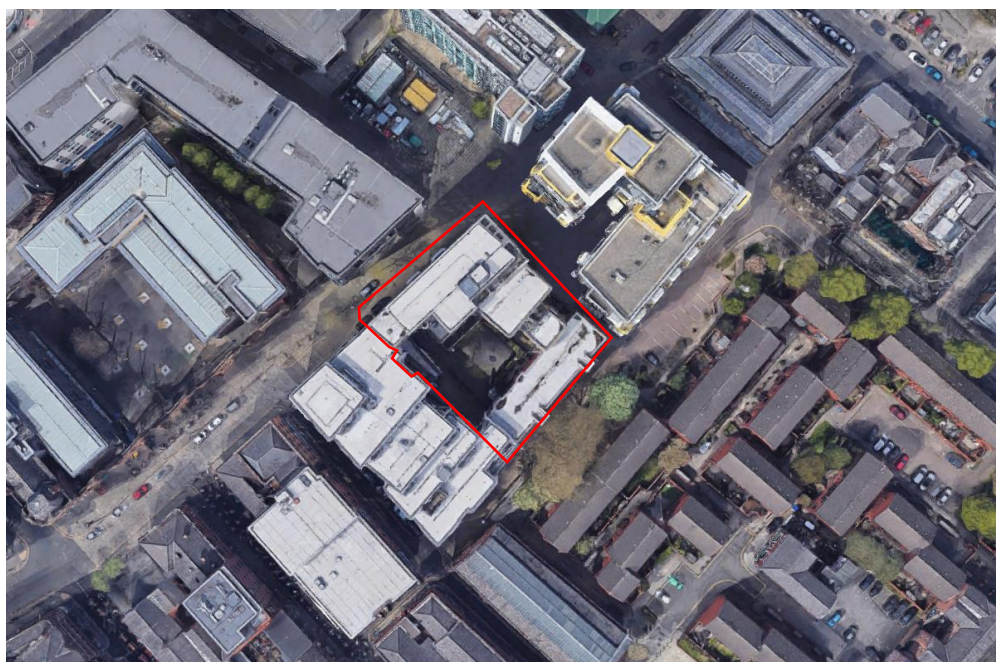


Figure 2.1: Aerial view of the application site (outline red).

The application site comprises a part six, part seven storey residential development consisting of 47 apartments, a ground floor commercial unit, and communal garden in the courtyard to the rear.

The building façade is constructed using buff and light brown brick, aluminium cladding, and aluminium framed windows.

The principal access to the residential apartments is via the entrance on the High Street elevation. Secondary access points are also located on the New George Street and the William Fairburn Way elevations.

The application site is located in the heart of Manchester City Centre within the Northern Quarter District. Garden House is not listed, and is understood to have been constructed in the early 2000s. The site is located within the Smithfield Conservation Area and is in proximity to various listed buildings.

Proposals

The proposals are for the removal of external cladding which has been found to be combustible, and for replacement with non-combustible cladding. In addition to this, other fire remediation works are required to the building which will require removal of localised external materials to enable remedial works to be undertaken. Where these external materials cannot be reinstated, the application also seeks replacement of these materials with new materials.

The following works are proposed to be undertaken:

- Replacement of non-fire compliant cladding and spandrel panels with a new cladding system, with colour and finish to match the existing. The cladding installed to the spandrel panels and penthouse apartments will be a powder coated aluminium, whereas the cladding installed to the projecting bays will be an anodised aluminium system.
- Installation of cavity barriers, this will require careful removal of localised brickwork which is to be retained and reinstated. Should new brickwork need to be installed, a visually similar replacement brick will be used. New brickwork reveals and PPC aluminium flashings will be required to the windows.
- Replacement of the existing aluminium louvred vents as required with new aluminium units in a colour to match existing. These will be removed to allow for installation of a new steel liner to the vent opening. Brickwork will be carefully removed and reinstated to enable new steel liners to be installed.
- Removal of wooden decking to balconies and the masonry around the fixing points at each floor to allow installation of new galvanised steel plates. The balcony will be reinstated with new timber effect decking 'Mydeck Luxura' colour Natural Hickory.

Design

Use

The use of the building will not be affected by the proposals.

Amount

The application proposals will not result in an increase in floorspace, and there will no increase in the number of residential apartments or commercial units/floorspace within the building.

Layout

The layout of the site and the building internally will remain unchanged.

Scale

The existing building is part six, part seven storeys. The scale and massing of the building will not be affected by the proposals.

Appearance

The proposed works are being undertaken for fire remediation purposes. The proposals do not seek to alter the appearance of the building, therefore selection of materials has been based on materials which are visually similar to the existing and which meet the necessary fire safety requirements.

The existing cladding, spandrel panels, louvre vents and timber balcony decking will be removed and replaced with fire safe materials. The replacement materials will be chosen to be visually similar to the existing in colour and finish.

Whilst the proposed materials are to match the existing, should there be any slight variance the materials would still be broadly similar in appearance to the existing, and therefore there will be no material affect to the appearance of the building. The building will benefit from an enhanced performance in the event of a fire.

The proposed approach is to retain fire safe materials where possible. The investigative works have confirmed that brickwork can be removed without damage, therefore the intention is to carefully remove the brick to enable remedial works to be undertaken and for the masonry to be reinstated once remedial works are complete.

None of the remedial treatments will result in the external walls getting any deeper so the overall profile will remain unchanged.

Access

The proposed access arrangements into and around the building will not be impacted by the proposals.