

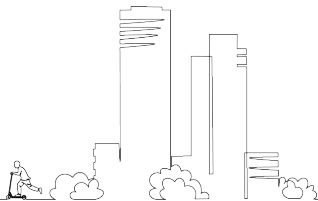
Site:
Halo House,
27 Simpson Street,
Manchester M4 4GB

Design and Access Statement



The site address is Halo House,
27 Simpson Street, Manchester M4 4GB

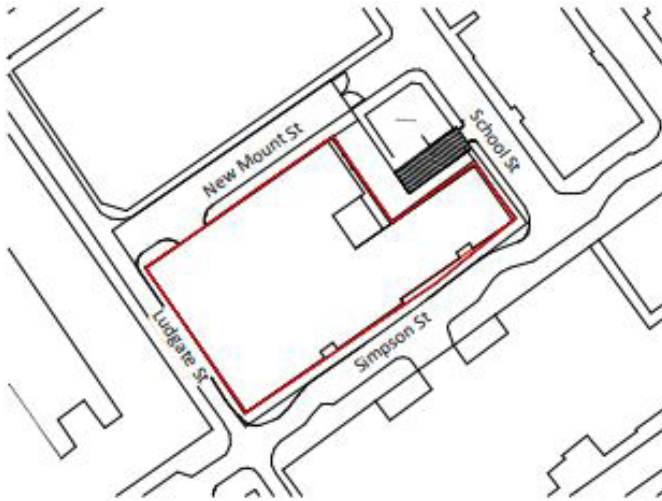
Halo House is to have the existing zinc cladding system removed from an area of facade
on School Street elevation and replaced with new brick slip cladding system.



Introduction:

This Design & Access Statement (DAS) accompanies the Planning Application made on behalf of Forshaw Group for the proposed works to Halo House, Simpson Street, Manchester.

The proposal for which planning consent is sought is for the replacement of the zinc cladding on an area of the facade with a brick slip cladding system.



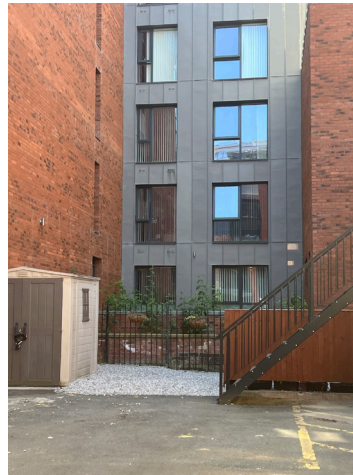
The above image shows the location plan for the Halo Building. The site boundary in red and the zinc cladding to be replaced facing onto School Street.

Site Location and Context

Halo House is located in Central Manchester on Simpson Street in the Piccadilly ward and in the constituency of Manchester Central.

Halo House is a residential building constructed in 2018 and comprises of six storeys of residential apartments and four basement split levels which are primarily used as residential car parking.

Halo House is c. 16.5 metres in height with a total of 66 apartments.



View taken of the current zinc cladding which will be replaced with a brick slip cladding system.



The picture above shows the adjoining section of Halo House. This picture is taken from School Street.



The picture above is of the building directly adjacent to Halo House. Halo House can be seen to the left of the picture. This picture is also taken from School Street.

Relevant Planning Policies

Full details regarding the proposals, planning history and planning policy, have been considered in the submitted planning application. Below is a summary of planning policies at local and national level considered particularly relevant to this application:

National Planning Policy

The National Planning Policy Framework (NPPF) came into force in 2012 and was last revised in 2019. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration and its policies should be taken into account.

The NPPF places high importance on "a presumption in favour of sustainable development" (para 11) and confirms support for sustainable and accessible economic development that will meet the need of local communities.

Of particular relevance is "Section 5: Delivering a sufficient supply of homes" where the sustainable development is reinforced by supporting the Government's objective of significantly boosting the supply of homes and providing a provision of housing to be available for affordable home ownership. (Paragraph 59 & 64).

Also of relevance to this scheme is "Section 12: Achieving well-designed places" whereby "good design is a key aspect of sustainable development, creating better place in which to live" (p. 124) and the development is sympathetic to the local character and history whilst establishing a strong sense of place, using the arrangement of street, spaces and building types and materials to create an attractive, welcoming and distinctive place to live (para.127).

The proposals for the development will provide high quality residential development in an accessible and sustainable location, integrated with its surroundings and in keeping with national planning policy.

Local Planning Policy

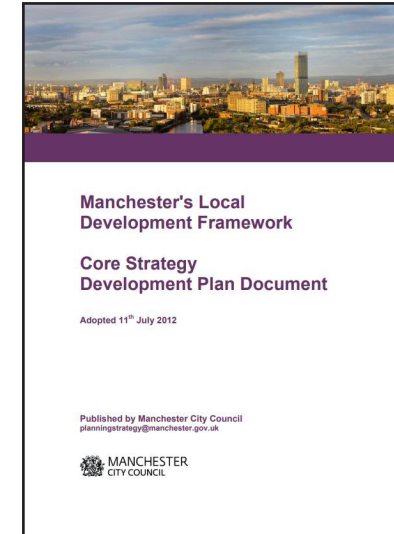
Local Planning Policy

Manchester Core Strategy was adopted in 2012 and is the key Development Plan Document in the Local Development Framework. The relevant planning policies which have been investigated in relation to this application are listed below:

Policy CC9 : Design and Heritage

"Design of new buildings will need to be of the highest standard in terms of appearance and function"

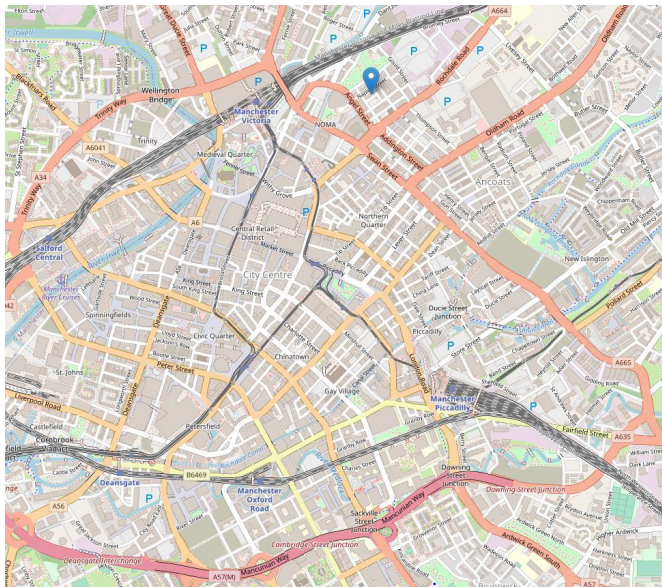
"The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementary of function and form"



Transport, Access and Highway Issues

The site is well served by transport connections which allow for easy access to across Manchester and beyond with Victoria Train station nearby with access to the Manchester Metrolink.

The proposal is to replace the cladding on the facade of the building, this alteration does not have any implications for transportation or highway issues.



The map above shows the location of Halo House within Central Manchester. As mentioned above Halo House is within a mile from the three main train stations in Manchester.

Proposals

The existing section of the wall is on the Northeast elevation facing School Street and comprises of zinc cladding on timber battens, with Kingspan K15 PIR insulation in the cavity behind.

As mentioned previously, the reason for the replacement of the zinc cladding follows a fire risk assessment of the external walls by a qualified Fire Engineer. The section being replaced was found to have inadequately installed fire stops and cavity barriers, restricted by the timber battens to which the zinc cladding is fixed. Therefore this section of facade was considered by the Fire Engineer to pose the greatest risk to spread fire and is to be replaced with a system that complies with Regulation 7(3) of the Building Regulations and with mechanically fixed fire stops and cavity barriers which are fully fire tested to suit the system to which they are fixed.

The proposal is therefore to replace this section with a new brick slip system. The new brick slip system will use clay brick slips in a colour to match the existing main facing bricks.

The reason for specifying brick slips is because of the insulation and thermal performance. Stone/mineral wool does not match the thermal performance of PIR. A greater thickness of insulation is required to maintain the U-values as existing.

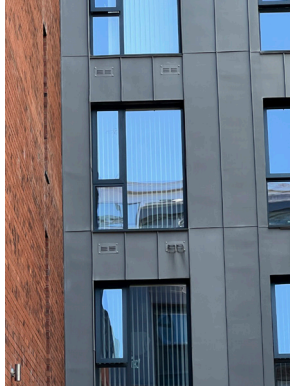
A series of details of typical junctions is included with this planning application

The elevation drawing (HL-BTP-00-EL-DR-A-4055_103) which is shown below illustrates the location of the new brick slip system in orange on the Northeast Elevation of Halo House.



Appearance

Please see the images taken of the existing zinc cladding which will be replaced.



Impact on Existing Residents

It is unlikely that the proposal will negatively impact the residents of Halo House as the replacement brickslip system will comply with Building Regulations and reduce the risk of a fire spreading.

Aesthetically the brick slip system will incorporate a clay brick slip to match the existing, so the visual impact on the existing building and general design/aesthetic is maintained as per original design.



Access Statement

Philosophy

The submitted proposal reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the need of people with impairments is considered as an integral part of the development process. By developing an inclusive environment the scheme shall have positive effect on society by benefiting the increasing elderly population.

Guidance

The scheme has been designed based on the following publications:-

- (i) BS 8300 : 2001 Design of buildings and their approaches to meet the needs of disabled people.
- (ii) Design and Quality Standards 2007 (as guidance and good practice)
- (iii) Equality Act 2010
- (iv) Building Regulations Part M 2016 (2015 amendments)