



Job Number:	23.1855
Project:	56 High Street
Client:	Warden Construction
Date:	09 August 2023

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 work”. The application proposals relate to 56 High Street, Manchester, M4 1ED.

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 56 High Street, Manchester, M4 1ED. The site forms a building occupying a central position within an urban block, bounded by mixed use development to the north and south. To the west is High Street and to the east is Edgehill Street and a small surface car park.



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

The application building is eight storeys in height. The ground floor is a commercial unit and the upper floors comprise 33 flats. The application site is rectangular in shape and entirely occupied by built development.

The principal access to the building is via the main entrance on High Street. Personnel doors are located on the rear (Edgehill Street) elevation of the building.

The building façade is constructed using red brick in Yorkshire Red, powder coated aluminium spandrel panels and cladding, and ashlar faced reconstituted stone.

The application building is not listed, and is understood to have been constructed in the early 2000s. The site is located within the Smithfield Conservation Area.

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 with a new powder coated aluminium cladding system, with colour and finish to match the existing.
- Replacement of spandrel panels with new powder coated aluminium spandrel panels glazed into the existing curtain wall frame, the colour and finish is to match the existing.
- Replacement of louvred vents, 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.
- Installation of vertical cavity barriers behind the brickwork, 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.
- Removal of the roof fascia trim to enable cladding removal works. The trim will be reinstated. Should the fascia trim need to be replaced, a visually similar material will be used.
- The sealing and backing strip to the windows is to be stripped out to enable a new galvanised steel plate at the joint.

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 within the building.

Layout

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

Scale

The existing building is eight 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 and louvre vents will be removed and replaced with fire safe materials. The replacement materials will be chosen to match 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, stone and roof fascia trim, to enable remedial works to be undertaken and for these materials 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.