

DESIGN AND ACCESS STATEMENT

Application for Certificate of Lawful Development in relation to

Non-Compliant Façade Remediation

at

Stonebridge House, Cobourg Street, Manchester, M1 3GB



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Regulated by RICS

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1.0 INTRODUCTION

- 1.1 This Design and Access Statement provides supporting information for the application of a certificate of lawful development in relation to façade remediation at Stonebridge House, Cobourg Street, Manchester, M1 3GB in central Manchester.
- 1.2 The works are necessary to improve life critical fire safety deficiency identified at the subject building following amendments to the Building Regulations made in the wake of the Grenfell disaster to improve the fire safety of High Risk Buildings.

2.0 PROCESS

Site Appraisal

- 2.1 Stonebridge House is an eight storey (>18m) purpose built residential development, Use class C3.
- 2.2 Whilst the building is in a conservation area, the building itself is NOT protected.
- 2.2 The building appears to be of reinforced concrete construction to the lower ground car park level, with a steel framed superstructure construction, clad in a mixture of metal composite material (MCM) at the 8th storey and brick and tile system at storeys 2 to 7.
- 2.3 Due to its height and configuration, the building is categorised by the Building Safety Regulator as a Higher Risk Building.
- 2.4 At floors 1 -7 timber decked, steel frame cantilever balconies are installed on the front and rear elevation.

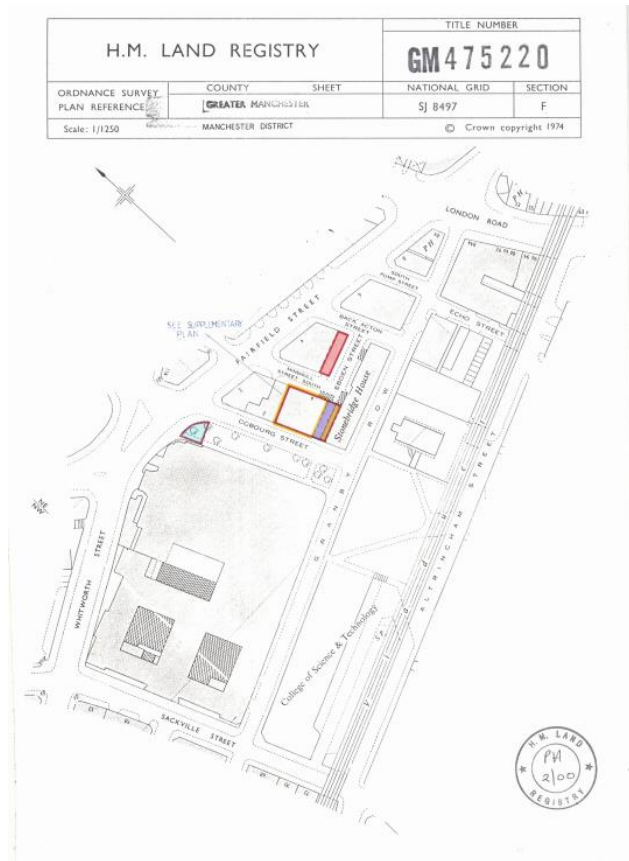
- 2.5 There are polyester powder coated aluminum framed windows and patio doors, with galvanised projecting cellular balconies to apartments.
- 2.6 There is a main ground floor entrance to the front of the building.
- 2.7 The common areas of the building are relatively basic, comprising drylined plastered walls and ceilings, with protected lobby arrangement outside the apartments to either side of a single concrete access stairs throughout all floor levels.
- 2.8 There is a feature tubular metal and glazed balustrade.
- 2.9 There is one hydraulic lift serving all levels in the premises.
- 2.10 It is understood that the interiors of the respective apartments are of a relatively basic speculative standard and not containing any bespoke fixtures and finishes.
- 2.11 A fire risk assessment was undertaken in August 2020 by Chartered Fire Engineers, Design Fire Consultants, that identified that the MCM and the balconies timber decks are non-compliant with the current Building Regulations, The Regulatory Reform (Fire Safety) Order 2005.
- 2.12 In consideration of the Grenfell tragedy and the significant risk to life in the event of a fire, Design Fire Consultants have recommended that the Non-compliant materials be fully removed and replace with compliant materials.

- 2.13 An application for funding via the Department for Levelling Up Housing and Communities Building Safety Fund has been awarded to do the remedial work.
- 2.14 Invasive investigations have been done and a proposal for the remedial work has been prepared for the remedial work to fix the 7 storey façade and the balcony decks.
- 2.15 The proposed work is not intended to alter the dimensions of the building, nor to visually alter the appearance of the subject building.
- 2.16 The work is intended solely to remove the defective materials and replace them with compliant materials that aesthetically closely match the existing in both style and colour.
- 2.17 Whilst the subject building is located within the Whitworth Street Conservation Area it has not been designated listed status by Heritage England.

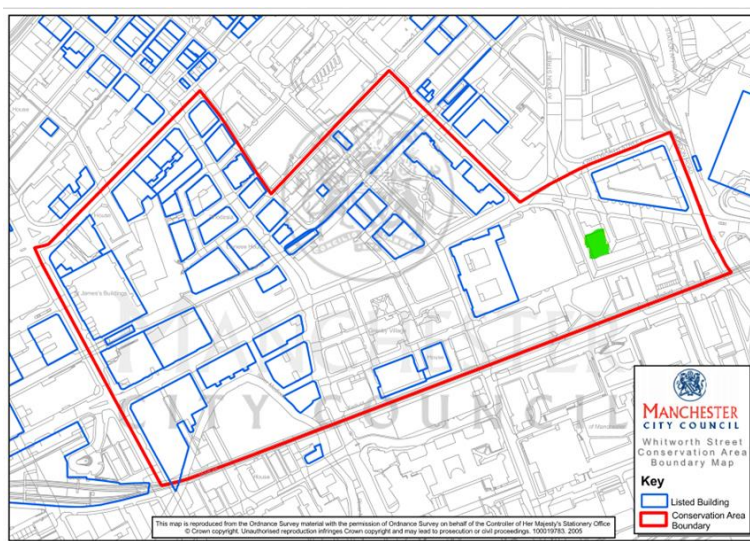
Site Photographs & Map

- 01. Location map and ariel view of the subject buildings and local vicinity.

Stonebridge House, Manchester



02. Extract of Whitworth Conservation Area Map. The subject building is highlighted green.



03 Front views of the subject building



04 Front view of the subject building



3.0 DESIGN

Use

- 3.1 The subject building is residential accommodation, Use Class C3. It is not intended to change the use of the development.

Amount

- 3.2 There is to be no increase in the amount of accommodation provided within this proposal.

Layout

- 3.3 There is to be no alteration to the existing layout proposed within this application.

Scale

- 3.4 There is to be no alteration to the existing scale of the building in relation to these proposals.

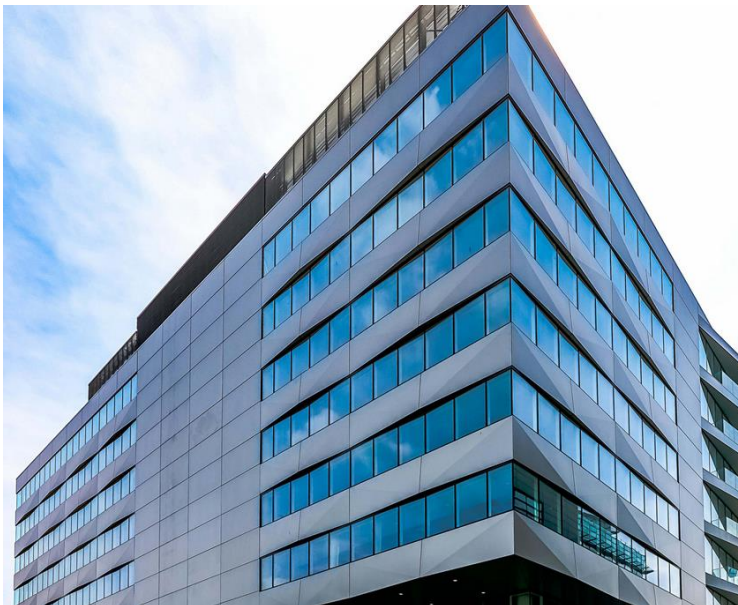
Appearance

- 3.5 Following the changes to the Building Regulations in the wake of the Grenfell disaster, if a residential high-rise building has combustible materials on its external walls, it is deemed non compliant and is deemed a risk to life.
- 3.6 A higher risk building is currently classed as a building that is greater than 6 storeys and or 18m or above, with two or more residential dwellings.
- 3.7 In consideration of the wider conservation area objectives, when remediating the façade, it is the intention of the applicant that the building retains its existing appearance as closely as possible.

- 3.8 It is acknowledged that since it was originally built, the existing non-compliant materials have weathered and colours have faded due to things like the effects of UV light from sunlight .
- 3.9 The intention of the work is to use materials that closely match the original colours used at the time of the original construction in around 1998.
- 3.10 In order to comply with the amended regulations, replacement façade materials must achieve a minimum fire rating of A2-s1, d0 when tested to BS EN 13501 methodology.
- 3.11 The proposed replacement façade panels are from the Metaline Unity range, that aesthetically, closely match the existing façade materials.
- 3.12 The Manufacturers' Product Brochure is enclosed within the suite of supporting information supporting this statement.
- 3.13 To ensure the façade performs as intended the Metaline Unity panels will be installed in-line with the manufacturer's installation requirements.
- 3.14 The Manufactures' technical fixing requirements are enclosed within the suite of information supporting this statement.

Materials

- 3.15 The images below are case study images, provided by Metaline that show unrelated case study installations, specifically how the proposed façade boards will closely match with the existing.



- 3.16 A product data sheet accompanies this application. The product will not protrude further from the exterior face than the existing timber cladding.

4.0 FIRE STATEMENT

- 4.1 The subject building is deemed by the Building Safety Regulator as a HIGHER RISK BUILDING.
- 4.2 The proposed work is to the external façade and to the timber balcony decks only at the 7th and 8th Storey and is intended to fix life critical fire safety defects to preserve life.
- 4.3 A Fire risk assessment has been prepared in relation to the building's internal common parts and escape routes and is enclosed within the document suite supporting this claim.
- 4.4 It is not intended, nor envisaged that the internal fire safety arrangements for the building is to be affected, nor altered during performance of these remedial works.
- 4.5 Nonetheless, the contractor has prepared a preliminary risk assessment and method statement that indicates the only potential risk to the building's existing integrity is the ability for access scaffold components to obscure the building's main exit points.
- 4.6 In this unlikely eventuality the scaffold design will be amended to ensure the integrity of the existing escape provision is maintained throughout the performance of the work.
- 4.7 Furthermore, throughout the design of the work a Chartered Fire Engineer and an Approved Building Inspector has been engaged to advise and oversee the compliance of the proposal. A condition of the DLUHC's Building Safety Fund

award requires that the works are monitored throughout the work program by a Clerk of Works and a Compliance Inspector and approved at critical stages by the Chartered Fire Engineer and Approved Building Inspector.

- 4.8 The Fire Engineer will also be monitoring on behalf of the applicant to ensure that the existing internal fire integrity is never compromised by the performance of the proposed work.
- 4.9 The proposed design has been confirmed as adequate and compliant by a Chartered Fire Engineer and Approved Building Inspector.
- 4.10 A fire statement is enclosed in the suite of documents supporting this statement.

5.0 STRUCTURAL STATEMENT

- 5.1 The proposed work is to the non-structural 7th and 8th Storey façade and balcony decks only. It is not intended to alter the structural integrity of the building's superstructure.
- 5.2 The new façade support system and fixing detail has been calculated and designed in accordance with the manufactures requirement and is to accommodate the façade panel and with the anticipated climatic forces that may be imposed upon the building.
- 5.3 The proposed design has been confirmed as adequate and compliant by a Chartered Structural Engineer

6.0 TOWN AND COUNTRY PLANNING.

- 6.1 The applicant is deemed to be an Accountable Person as defined in Part 4 of The Building Safety Act 2022. The Accountable Persons' role is to ensure the

building is managed and maintained, to minimise or eliminate the risks from the spread of fire or structural failure. The work to remediate life critical fire safety defects necessary to discharge the applicants obligations in respect of Article 8 of the Regulatory Reform (Fire Safety) Order 2005 and part 4 of The Building Safety Act 2022. The proposal is simply to replace non-compliant materials with materials that aesthetically match the existing in both style and colour with complaint materials.

The work is considered NOT to be development as defined in Section 55 of the Town and Country Planning Act 1990, on account it does not materially change the building nor its current use. T

- 6.2 The work is solely to preserve life. As such a determination and certificate of Lawful development is requested.

Yours sincerely



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