

REF: MR/TJ/R00841

Planning, Building Control and Licensing
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

23 June 2023

Dear Planning,

**FULL PLANNING APPLICATION FOR RE-CLADDING AND FAÇADE REMEDIATION WORKS
BRIDGEWATER HEIGHTS, 1 GREAT MARLBOROUGH STREET, MANCHESTER, M1 5NJ
UNITE STUDENTS**

I write on behalf of our client, Unite Students, (the Applicant), to submit a planning application for the re-cladding and façade remediation works at Bridgewater Heights, 1 Great Marlborough Street, Manchester, M1 5NR (the Application Site).

Background to Planning Application

Full planning permission was granted on 6th August 2010 under LPA Ref. 091920/FO/2009/C1 for:

“New build accommodation, 33 storeys of accommodation for post-graduate, mature and overseas students (520 rooms), with ground floor/mezzanine common room, entrance/reception, and ancillary accommodation comprising post room, bin store, cycle store and plant rooms.”

The permission has been implemented and the building has been in active use as purpose-built student accommodation for some time. Proposed façade works are required in order to remove combustible material from the building envelope to improve the fire safety of the building, and to maintain the aesthetic appeal of the site.

Proposed Works

This application seeks planning permission for:

“Re-cladding and façade remediation works.”

In terms of the proposed works which form part of the full application, these comprise and are detailed on the proposed elevations prepared by Hadfield Cawkwell Davidson:

- Existing terracotta rainscreen in pastel blue, light grey, pastel purple and pastel brown to be removed and reinstalled during fitting of new insulation. All breakages are to be replaced with matching panels. Tiles to be reinstalled to a random pattern generally matching existing;
- Existing powder coated Aluminium panel in metallic satin-gold (RAL 1036) on rigid insulation backing to be replaced with non-combustible alternative panels. Aluminium facing retained or matched with existing;
- Existing Aluminium cassette panels combustible insulation to be removed. Aluminium panel to be retained or replaced with matching;
- Existing Powder coated Aluminium. 'Butt jointed' (RAL 9006 and 9023) where adjoining wall build up has increased in depth all flashings, copings and linings are to be replaced to accommodate. Colour to match existing;
- Existing Powder coated Aluminium, internally fixed (RAL 9006 and 9023) combustible insulation to be replaced with non-combustible alternative. Louvre to be retained or matched with existing;
- Existing aluminium cassette panels in metallic satin-silver to be retained or replaced with matching; and
- Existing Birdsmouth powder coated Aluminium corner flashing to terracotta rainscreen façade in metallic satin-grey (RAL 9006) to be replaced by new powder coated Aluminium corner flashing with alternative profile to allow for increased depth to external wall build up in colour to match existing.

Planning Considerations

As outlined above, the proposed re-cladding of the building will allow for the improvement of fire safety measures to the external façade of the building to minimise the risk of fire spread. In accordance with the Fire Safety Act it is proposed to carry out fire safety remedial work to the existing façades in order to remove combustible material from the building envelopes and replace with new, thus achieving compliant EWS1 classification upon completion. It is considered that by providing remediation, the fire safety of the development is being made significantly better, as verified by the Fire Statement prepared by Marshall Fire.

The proposed re-cladding and façade remediation works seek to largely maintain the existing design approach and architectural expression of the blocks by the replacement of the existing materials with largely matching materials of high-quality finishes. We therefore consider this to be in line with Policy SP 1 of the Manchester Core Strategy (2012) which states that development in Manchester should make a positive contribution to creating well designed places. In accordance with Policy EN 1, the development proposes to incorporate high quality and durable materials appropriate to the character of the area. It is considered that the development will maintain a safe, attractive, durable and well-managed built environment in line with the policy.

The high-quality of the proposed work's materials and the careful consideration given to the site's context is also deemed to be in line with Part 12 of the National Planning Policy Framework (NPPF) (2021).

Overall, it is important to note that the proposed re-cladding of the building will allow for the improvement of fire safety measures to the façade of Bridgewater Heights, as well as maintaining the aesthetic appeal of the site and, thus we believe planning permission should be granted.

Content of the Application

The following supporting documents have been submitted via planning portal in support of this application:

- Completed application forms;
- The relevant planning application fee of £462.00;
- This covering letter prepared by ROK Planning;
- Fire Statement prepared by Marshall Fire (dated 7th June 2023);
- Design and Access Statement prepared by Hadfield Cawkwell Davidson (dated May 2023 Rev P02);
- The following drawings prepared by Hadfield Cawkwell Davidson:
 - Site Location Plan (drawing no. A-PL-001 Rev P02);
 - Existing North and East Elevations (drawing no. A-PL-200 Rev P02);
 - Existing South and West Elevations (drawing no. A-PL-201 Rev P02);
 - Proposed North and East Elevations (drawing no. A-PL-250 Rev P04);
 - Proposed South and West Elevations (drawing no. A-PL-251 Rev P04);
 - Terracotta Rainscreen External Wall Details (drawing no. A-PL-400 Rev P02);
 - Aluminium Rainscreen External Wall Details (drawing no. A-PL-401 Rev P02);
 - Proposed Terracotta Rainscreen Corner Flashing (drawing no. A-PL-405 Rev P02); and
 - External Materials Schedule (drawing no. A-PL-410 Rev P01).

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Tiahna Joshi (tiahna.joshi@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



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