

DESIGN, ACCESS, and HERITAGE STATEMENT

Regarding:

360 Apartments
Rice Street
Manchester
M3 4JL

November 2022

AW/22/P10078

Prepared for:

360 Management Company
C/O Stevenson Whyte
5-9 Duke Street
Manchester
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Prepared by:

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1. Context

- 1.1. 360 is a mixed-use development comprising 59 residential units, and a commercial unit, and undercroft carpark over 3 interconnected blocks. The development was completed in 2006, is set within the Castlefield conservation area and overlooks the Castlefield Urban Heritage Park. Local listed building and historically significant structures include: The Former St Matthews Sunday School (Grade II, ref: 1200860) to the north, the Castlefield Railway Viaduct from G-Mex to Dawson Street (Grade II, Ref: 1292315) to the southeast, The Giants Basin (Grade II, Ref: 1247068) to the west, and the Roman Fort of Mamucium to the east.
- 1.2. The proposed works seek to replace the existing standing seam zinc cladding and combustible substrates with new standing seam zinc cladding and non-combustible substrates. The works are required to satisfy the EWS1 form, and meet the provisions of Approved Document B 2019, Regulation 7, wherein buildings 18 meters or higher may no longer contain combustible materials in their external wall system.
- 1.3. Easton Bevins Chartered Building Surveyors were appointed by the management company to inspect the building and specify remedial works to the external walls. Easton Bevins are further instructed to apply for relevant statutory consents such as planning permission for the works.

2. Assessment of Heritage Significance

- 2.1. 360 is located within the boundary of the Castlefield Conservation Area, which is a significant area of historic importance within Manchester. Designated in 1979, the Castlefield CA contains a number of historically and culturally significant buildings and public spaces, including the Roman Fort of Mamucium.
- 2.2. Though not listed itself, nor directly adjacent any listed structures, 360 can be seen from the listed structures identified in section 1.2 above and remains an integral part of the Castlefield CA and the Castlefield Urban Heritage Park.
- 2.3. The railway viaduct running to the south of the site is the most prominently visible listed structure from the site of 360 and is reminiscent of Manchester's industrial history which is so prevalent around the Castlefield conservation area. The listed structure consists of a cast/wrought iron and red brick viaduct running near to the 360 site along the far south side of the Castlefield Urban Heritage Park.

3. Heritage Impact Assessment

- 3.1. The proposals seek to replace the existing standing seam zinc cladding with a new standing seam zinc cladding system. The replacement of the zinc cladding is necessitated by the process of replacing the combustible substrates, which will render the existing zinc cladding unusable.
- 3.2. The new zinc cladding will be vertically orientated and spaced to match the existing zinc cladding. Initially the new zinc cladding will present with a brighter finish, similar to when the building was first completed, however this will dull over time to a colour and texture similar to that of the existing zinc.

- 3.3. The proposed alterations will have a negligible impact on the visual appearance of 360, and will ensure compliance with Approved Document B, and ensure the safety of the residents.
- 3.4. The proposed work will not impact the heritage significance of the adjacent listed structures, viaduct, their surroundings, or the wider Castlefield conservation area, as the proposed works seek to minimise changes with a like for like material appearance.

4. Justification

- 4.1. A detailed intrusive investigation of the property identified the substrates to the zinc cladding as non-compliant with Approved Document B Regulation 7. The existing zinc clad sections pose a risk to health and safety due to their combustible properties.
- 4.2. The effect on the visual amenity of the area and listed structures is negligible, and the appearance of the proposed material is in-line with the original architect's design, and original approved design.
- 4.3. There will be a slight colour change from the existing zinc to the new zinc, however this is considered negligible, will dull over time to match the existing zinc, and will not materially affect adjacent listed structures, or impact the amenity of adjacent buildings within the conservation area.

5. Access

- 5.1. Access to the proposed working area will be via a scaffold. No alterations to existing access are proposed or required, either temporarily or permanently.

6. Conclusion

- 6.1. The proposed work involves the replacement of a standing seam zinc cladding system.
- 6.2. The works are sympathetic to the building and surrounding environment and will have no detrimental impact on the heritage significance of the Castlefield conservation area or the local listed structures.
- 6.3. The works will help to reduce the risk to the health and safety of occupants and members of the public. The proposed works will aid in minimising the spread of fire should one occur.