

Design and Access Statement

2a (The Frame) and 2b (The Cube), The Waterfront, Gibbon Street, Manchester M11 4BX

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1.0 INTRODUCTION

This Design and Access Statement provides supporting information for the recladding of 2a (The Frame) and 2b (The Cube), two buildings that form The Waterfront on Gibbon Street, Manchester M11 4BX, within the wider area known as Sportcity.

The life critical fire-safety works are necessary following amendments to the Building Regulations made in the wake of the Grenfell disaster.



2.0 PROCESS

2.1 Site Appraisal

The Frame (2a The Waterfront) is a seven storey building comprising 47 no. residential apartments. comprising now weathered, timber panel façade installed in connection with a contrasting High Pressure Laminate (HPL) façade system of an Anthracite colour.

The building was constructed with this somewhat unusual timber feature cladding and it offers a unique style against the other buildings that it in the visible local area.

The Cube (2b The Waterfront) is a nine storey building comprising 55 no. residential apartments.

The Cube as the name suggests is a residential tower in the shape of a cube, comprising now weathered, timber panel façade installed in connection with a contrasting High Pressure Laminate (HPL) façade system of an Anthracite colour.

The building was constructed with this somewhat unusual timber feature cladding and it offers a unique style against the other buildings that it in the visible local area.

It is proposed to replace the non-compliant Equitone Anthracite facade panels, with fully compliant Equitone Natura Anthracite colour composite panels that visually look very similar to the existing HPL panels.

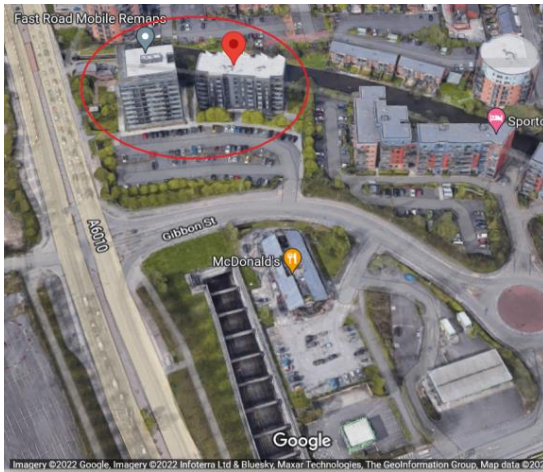
Aside from now being non-compliant, the timber panel facade is deemed to be injurious to the visual amenity and consequently it is proposed to replace the timber panelling with fully compliant Equitone Tectiva light grey colour composite panels. The light grey panels are designed to offer a contrast to the Anthracite panels.

To enable the work to replace the non-complaint façade panels with fully compliant panels, will require the removal of the existing timber decks that form the balconies.

Timber decks within balconies are no longer compliant and therefore as part of the façade improvement works it is proposed to reinstate the balconies with fully compliant timber effect composite deck panels.

2.2 Site Photographs & Map

01 ariel view of the subject buildings and local vicinity.



02 Front view of The Frame residential tower indicating timber and HPL cladding to be removed



03 Additional view of rear elevation The Frame residential tower indicating timber and HPL cladding to be removed



Front view of The Cube residential tower indicating timber and HPL cladding to be removed



Additional view of rear elevation The Frame residential tower indicating timber and HPL cladding to be removed



3.0 DESIGN

3.1 Use

It is not intended to change the use of the development.

3.2 Amount

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

3.3 Layout

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

3.4 Scale

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

3.4 Appearance

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 no longer compliant.

A residential high rise is currently classed as a building that is 18m or above, where people live.

It is not the intention of the applicant that the building retains its existing appearance as closely as possible. Timber panels are deemed to be injurious to the visual amenity.

In order to comply with the amended regulations, replacement cladding must achieve a minimum fire rating of A2-s1, d0 when tested to BS EN 13501 methodology.

The proposed replacement material for the combustible timber cladding is Equitone Natura N251 Anthracite and Equitone Tectiva TE20 Light Grey these both closely match and contrast the existing façade visual appearance. Samples are attached to the building and are available for inspection.

To ensure the façade performs as intended the Equitone panels will be installed in-line with the manufacturers recommended installation requirements. The panels will be face fixed riveted to the support structure. To fix in any other fashion would invalidate the manufacturers warranty and would render the work non-compliant in all respects.

3.5 Materials

The Cube and The Frame are to be reclad in Equitone products to provide a similar and visually contrasting finish to existing HPL, but which complies with building regulations.

The images below are case study images, provided by Equitone that show unrelated installations and specifically how the proposed new two colours of façade boards will interact and contrast with each other.





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

4.0 ACCESS

The proposal will not affect the existing access to the property.