



Design House Cladding Remediation

Heritage Statement

Client: Thomasons Ltd

Job n°: 3685

Date / Rev: 03.08.2022

Introduction:

Design House is situated in the Smithfield Conservation Area. The building was constructed c.2004. The cladding materials comprise insulated render, timber panels and metal / timber composite windows. The purpose group is Residential Flats (1a).

Investigations have been conducted to assess the façade cladding for compliance with Regulation 7 (2018 amendment) of the Building Regulations, in terms of fire safety. It has been ascertained that the cladding does not comply. Therefore, it is proposed to replace non-compliant elements with new non-combustible elements.

Context: Smithfield Conservation Area

The area is bounded by Oldham Street, Swan Street, Market Street and High Street and is one of three conservation areas within the Northern Quarter. The area is one of the most interesting and historically significant in Manchester. Once the centre of Manchester's food markets and likely to have been the largest and most complex in Britain at its industrial height around 1900. The range of goods on offer would have been wide and varied including livestock.

The area demonstrates successful preservation of a considerable number of buildings and historical urban texture. The experienced quality is that of an evolved space with connections to the past as well as an optimistic movement to the future, with a mix of old and new - but complete in terms of scale and proportion.

Today the area is vibrant with a variety of buildings and uses. The original buildings which survive to this day are now serving new uses. For example, the original retail fish Market on William Fairburn Way is now the Manchester Craft Centre; The Wholesale Food market on High Street is now a modern residential building, within the preserved red brick and stone arches. The Smithfield Market Hall on Swan Street dating from 1858, built in a classical style with an elaborately engineered steel and glass roof is now a popular bar and restaurant destination.

It is recognised that an intervention, whether as a new building, or an alteration of an existing one, must maintain the qualities of the area and contribute to its continuing success.

Location and Heritage Significance

Design House is located on High Street which is an important thoroughfare in terms of the history of the Northern Quarter and immediate surrounding buildings. Opposite is the North-eastern corner of the recent housing development which sits within the original walls of the wholesale fish market (built 1873-1879). To the rear on William Fairburn Way lies the Manchester Craft Centre which was once the original retail fish market.

Adjacent 106 King Street is a grade two listed building c.1870 which was originally a small warehouse in an Italianate style. The building has strong visual similarities to the Wholesale Food Market opposite, built at a similar time.

A short distance along High Street lies the Old Smithfield Market Hall dating from 1857 built in classical Corinthian style.

High Street is historically significant as a thoroughfare dating from 1700s and is currently a major route through the Northern Quarter, from Market Street to Shudehill

Photo 1 Below: Design House as seen from High Street looking East. To the left is the walls of what was the wholesale fish market which is now residential flats. To the right and in the for-ground is a small warehouse (c.1870). The large, rendered wall facing east of design house is clearly visible.



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Photo 2 and 3 shows the relationships with 108 King Street, Manchester Craft Fair and Smithfield Market beyond.



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The building and the proposals

Designed by Mills Beaumont Leavey Channon (MBLC) and constructed 2004, the architecture is modern and typical of the work undertaken by the practice at that time. The aesthetic is interplay between planes and is an interesting well-proportioned modern insert into the surrounding context. Materials are comprised of white render (insulated render system), timber panels to windows and metal / timber framed glazing. It is well placed as a residential block with easy access to the city.

As is the case for numerous buildings investigations of the façade demonstrate that there are features in the construction that are not currently compliant with regulations. This includes the omission of fire barriers (as a departure from the design). To remedy this the proposals, include the replacement of the white insulated render cladding system with a compliant system. The timber panels between windows are also to be replaced with a non-combustible system.

The existing rendered polystyrene cladding is to be replaced with a new rendered non-combustible mineral wool cladding. In some areas the build-up will be slightly deeper than existing by approximately 30mm. This allows a cavity behind the insulation, where possible for enhanced water management. In other areas such as around windows, such a cavity is not possible and here the build-up remains the same – in line with the plane of the window frames. The colour and finish of render will match the existing.

The timber cladding is to be replaced with non-combustible aluminium planks. This also includes the insertion of horizontal concealed cavity barriers into voids. The aluminium planks will be of a comparable size to the timber to maintain the horizontal format which we feel is important to the original design intent. Consideration has been given to the colour and finish to the aluminium cladding. It has been decided not to attempt to replicate the timber but be true to material. The finish is therefore PPC flat colour and will be in agreement with the planning department.



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Conclusion

These proposed works are required to remedy the problem of combustible materials within the existing cladding and the absence of fire barriers, bringing the building in line with current regulations. This will reduce the risk posed by fire and improve safety of the occupants.

The materials and cladding systems have been chosen in consideration of the surrounding context and to be sympathetic to the design of the building.

In addition to the benefit of bringing the building in line with regulations in terms of cladding, there is the benefit of replacing materials which show signs of poor weathering. The result should then be a cleaner improved building.



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Aerial photo showing site location (yellow) within context of Smithfield Conservation Area (red line)