



**Agecroft House, 34 Copperas Street, Manchester, M4 1HQ.
Design and Access Statement - Cladding Remediation Works.**

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AFL Project ref: 254108

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This Design and Access Statement has been prepared to support a planning application for the cladding remediation work to Agecroft House, 34 Copperas Street, Manchester, M4 1HQ.

Building Summary:

The building is located at the junction of Hare Street, Edge Street and Copperas Street in the city centre of Manchester. Agecroft House is a six-storey (excluding basement) multi-occupancy property consisting of a commercial unit to the ground floor with sole access to the basement and 29no apartments to the remaining floors. Based on the information available the building was completed circa 2006. The flats are a mix of one and two bedrooms with a building height approximately 12.42m from the adjacent ground level to the upper floor level on level 5 – OCTA Fire Engineering Fire Risk Appraisal for External Walls (FRAEW).

Background:

The proposed works follow 2no intrusive surveys & subsequent Fire Risk Appraisal for External Walls (FRAEW) carried out by OCTA Fire Engineering [Ref: OF00178 version 01 dated 25-02-2025].

The OCTA report assessed the fire safety of the external wall systems and cladding and made recommendations for remedial works.

External Wall Types:

The external walls of Agecroft House consist of the following six primary wall types:

EW1 - Traditional brick façade.

EW2 - Grey/blue terracotta tiles.

EW3 - Grey metal cladding panels.

EW4 - Silver ACM cladding panels.

EW5 - Grey insulated window cladding panels.

EW6 - Curtain walling.

Scope of Works:

Taking into consideration a holistic view of the fire risk when considering the risk factors for the fire performance, façade configuration fire strategy and fire hazards, OCTA Fire determined that remedial action was not required to EWT1, EWT2, EWT3, EWT5 & EWT6.

OCTA Fire recommend the removal of all combustible ACM cladding (EWT4) to levels 4 & 5 and replace with materials achieving a minimum of A2-s1, d0 as outlined within the current Approved Document B to comply with the Building Regulations.

Install robust and effective cavity barriers to EWT4 in accordance with the current Approved Document B to comply with the Building Regulations.

The new external cladding material will be as close a match in appearance to the material removed.

Sample of the new external cladding material will be submitted to planning by the Principal Contractor for approval prior to commencement of works and to discharge any planning condition.

Access:

The replacement of the external wall silver ACM cladding is solely to the top two floors (levels 4 & 5) and will be co-ordinated with the occupants of the apartments to ensure minimal disruption.

The principal Contractor will provide method statements regarding the remediation of all cladding to ensure access/escape is always maintained to the apartments – refer to the following AFL designers risk assessments:

1. 254108-AH-AFL-XX-ZZ-RP-A-81001-P1 – General Risk Assessment Summary.
2. 254108-AH-AFL-XX-ZZ-RP-A-81002-P1 – Specific Risk Assessment Schedule.

The presence of ACM cladding above the attached 104-106 High Street roof, which is to be replaced as part of the works will require careful consideration to ensure safety of operatives with regard the scaffold design. The Principal Contractor will need to ensure that operatives are trained and experienced with the risks they may be exposed to.

Architectural Drawings:

254108-AH-AFL-ZZ-XX-DR-A-00100-P1 - Block Plan

254108-AH-AFL-ZZ-GF-DR-A-20100-P1 - Ground Floor Plan

254108-AH-AFL-ZZ-01-DR-A-20101-P1 - First Floor Plan

254108-AH-AFL-ZZ-02-DR-A-20102-P1 - Second Floor Plan

254108-AH-AFL-ZZ-03-DR-A-20103-P1 - Third Floor Plan

254108-AH-AFL-ZZ-04-DR-A-20104-P1 - Fourth Floor Plan

254108-AH-AFL-ZZ-05-DR-A-20105-P1 - Fifth Floor Plan

254108-AH-AFL-ZZ-ZZ-DR-A-20200-P1 - Proposed Photographic Elevations Sheet 1 - Level 4

254108-AH-AFL-ZZ-ZZ-DR-A-20201-P1 - Proposed Photographic Elevations Sheet 2 - Level 5

254108-AH-AFL-ZZ-ZZ-DR-A-67200-P1 - Proposed Typical Photographic Cavity Barrier Elevations Sheet 1 - Level 4

254108-AH-AFL-ZZ-ZZ-DR-A-67201-P1 - Proposed Typical Photographic Cavity Barrier Elevations Sheet 2 - Level 5

254108-AH-AFL-ZZ-ZZ-DR-A-21400-P1 - Typical Existing and Proposed Wall Build-ups

254108-AH-AFL-ZZ-ZZ-DR-A-21401-P1 - Typical Existing and Proposed Wall Details

254108-AH-AFL-ZZ-ZZ-DR-A-67400-P1 - Typical Cavity Barrier and Fire Stopping Locations

Site Photos:



View from junction of Edge Street & Hare Street



View from Junction of High Street and Edge Street



View from junction of High Street and Copperas Street



View from junction of Hare Street and Copperas Street