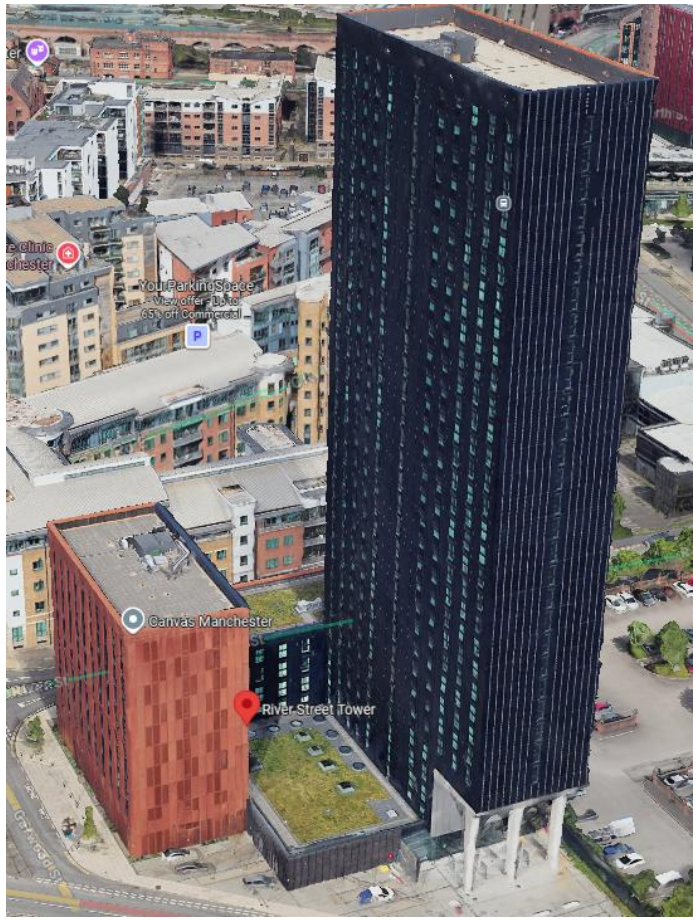


River Street Tower, Manchester
Design and Access Statement
668-GUA-RS-XX-RP-90.001B

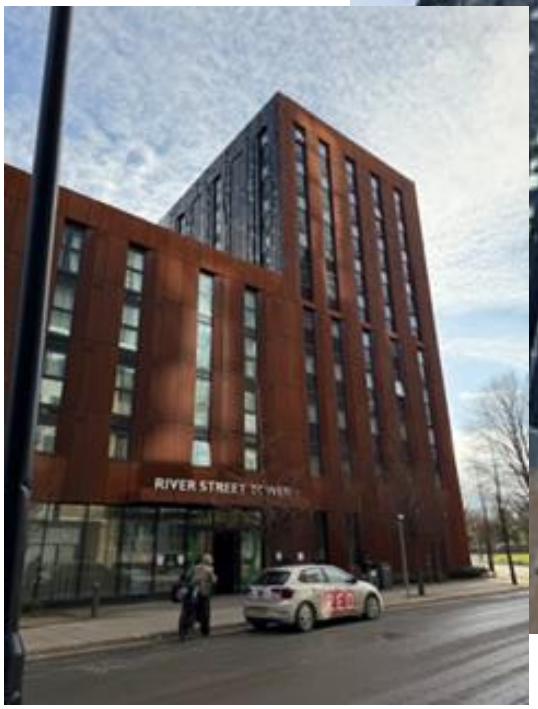
Garry Usherwood Associates Limited
The Old Barn
59 Northcote Road
Wallasey CH45 8LQ
T: 0151 638 3484
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INTRODUCTION

This Design and Access Statement has been prepared to be a positive and helpful tool for the council and interested third parties, to demonstrate the need and impact of the proposals that form this application.

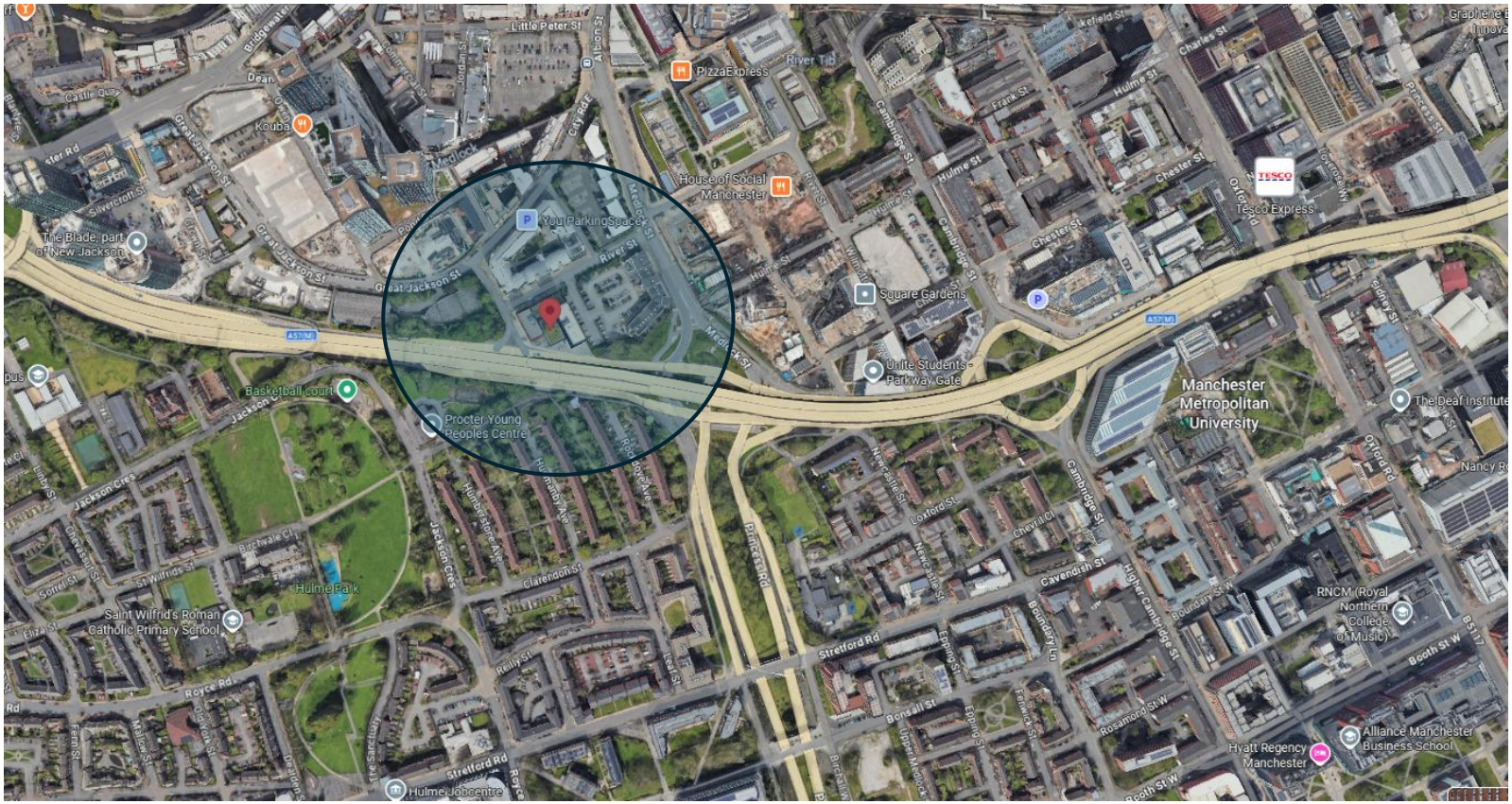


River Street Tower is a purpose-built student accommodation development constructed by Downing Construction Ltd for Riverstreet Limited Partnership (UK), with completion achieved in September 2020. The building occupies a strategic location on the southern edge of Manchester city centre, within the area designated as the Southern Gateway. As stated in the document, the wider site is “bound by Knott Mill to the North, Great Jackson Street to the West and First Street to the East,” with Hulme forming the southern boundary.



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THE SITE



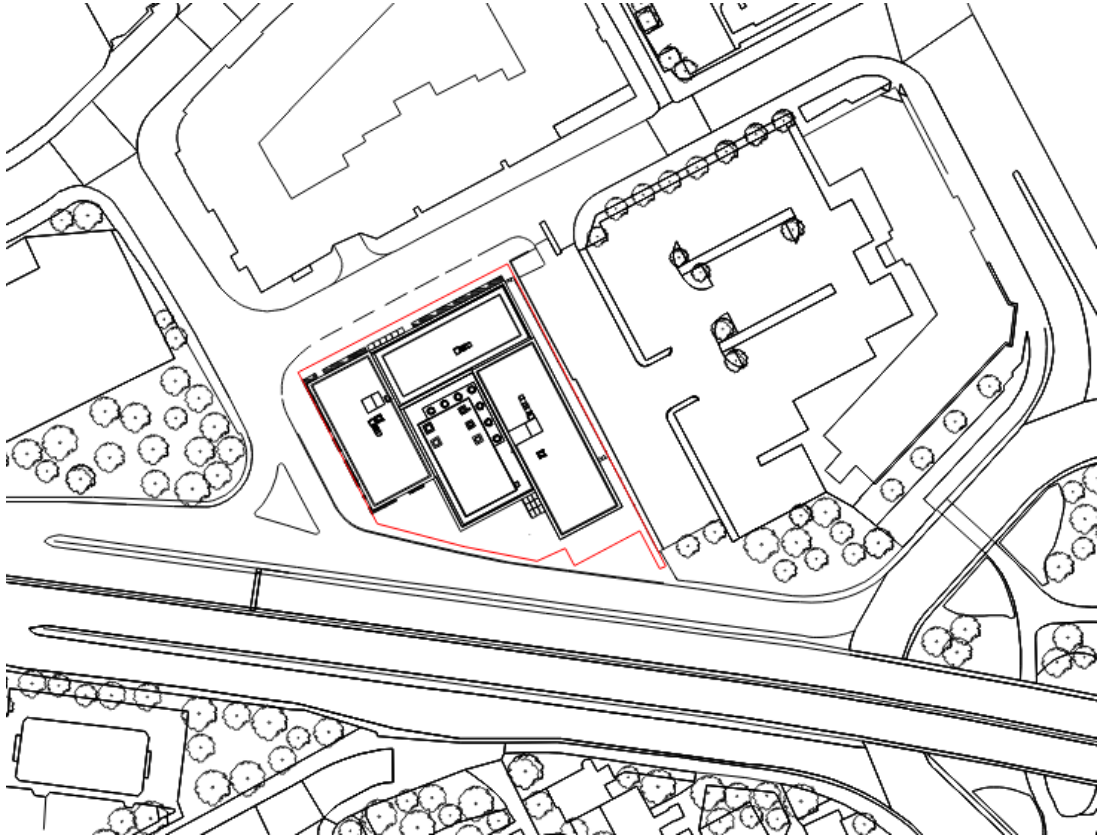
Site Location
River Street Tower, River St, Manchester, M15 5GQ

THE SITE

Site Context and Configuration.

The development site covers approximately 0.4 hectares and is positioned along the northern edge of the A57 Mancunian Way, directly opposite its junction with the A5103 Princess Parkway. The immediate boundaries comprise River Street to the north, Garwood Street to the west, and the existing Premier Inn to the east.

The building is arranged as a continuous perimeter block with an infilled courtyard, incorporating two tower elements of 32 and 10 storeys respectively. The scheme provides 807 student residential units supported by amenity, ancillary, and external landscaped areas. The main entrance and reception foyer are located at ground level on River Street, alongside student amenity spaces, plant areas, and back-of-house functions.



EXISTING BUILDING



General View from Southwest

EXISTING BUILDING



General View from Northeast

EXISTING BUILDING





EXISTING BUILDING

- Building Elements

- The development is composed of four principal-built components:

- -River Street Block — 5 storeys fronting River Street
- -Garwood Street Block — 10 storeys fronting Garwood Street
- -Main Tower— 32-storey primary tower element
- -Courtyard Block — Single-storey infill structure forming the internal courtyard



EXISTING BUILDING

- External Envelope Materials
- The elevations are finished in three primary materials:

- Proteus GL RAL 5004 coloured rainscreen cladding, installed on the southwest and southeast elevations of the 32-storey tower, the northeast elevation of the 10-storey tower, and the southeast elevation of the 5-storey block.

- CorTen steel rainscreen cladding, installed on the northwest and northeast elevations of the 32-storey tower, the northwest, southwest, and southeast elevations of the 10-storey tower, and the northwest elevation of the 5-storey block.

- Facing brickwork, applied to limited areas at ground-floor level.



THE BRIEF

Existing Cladding Condition and Need for Replacement
In October 2022, issues were identified with the performance of the existing Proteus GL rainscreen cladding system installed to parts of the building facade. Subsequent investigations confirmed that the installed cladding solution has not performed as intended and that the matter affects a wider area of the facade, covering approximately 3,100 m2.

As a precautionary measure, temporary retention fixings were installed to ensure the continued safe retention of elements of the facade pending a permanent remediation strategy.

Following technical review, it was concluded that the most appropriate long-term solution is the replacement of the affected cladding elevations. The proposed works therefore seek to replace the existing system with a new facade solution that provides improved long-term performance, durability, and compliance with current standards.

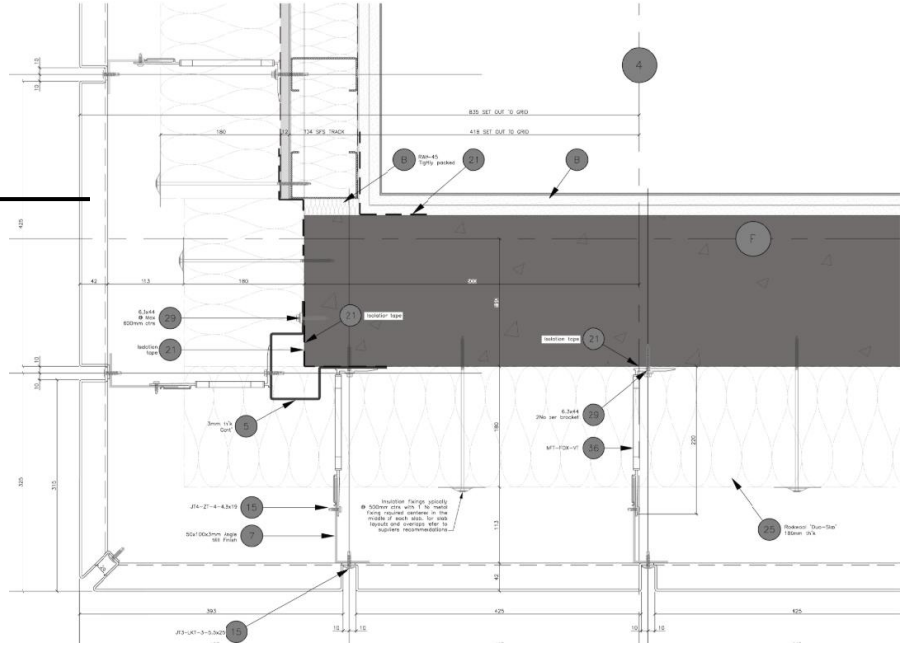
Replacement Strategy
The building owner's brief required a replacement cladding system that:

Matches the colour and visual characteristics of the original Proteus GL panels, does not rely on a composite construction and provides equivalent aesthetic quality and durability

The proposed solution is the installation of a high-gloss Proteus SC aluminium panel system, utilising a discrete-fix arrangement and achieving an 85% gloss finish.

PROPOSED NEW MATERIALS

Proteus SC Discrete Fix, Aluminium, RAL 5004, 85% Gloss to match existing Proteus GL rainscreen



All panel sizes will match the existing installation

SUMMARY

•River Street Tower is a 32-storey student accommodation development in Manchester, completed in 2020, providing 807 units.

•The building forms a perimeter block with a courtyard and includes 5-, 10-, and 32-storey elements.

•External façades use three materials: Proteus GL rainscreen, CorTen steel rainscreen, and limited ground-floor brickwork.

•Issues were identified in October 2022 with the performance of the Proteus GL panels.

•Temporary retention fixings were installed to ensure safe retention of elements.

•The manufacturer advised full replacement of all Proteus GL-clad elevations (approx. 3,100 m²).

•The owner required a visually similar but non-composite replacement system.

•The proposed replacement is a high-gloss Proteus SC aluminium panel with an 85% gloss finish.

• The remedial work and replacement cladding required to River Street Tower is unavoidable and all options to minimise its impact have been explored.

Garry Usherwood
Garry Usherwood Associates Limited
17/03/26

