City Edge Apartments, Manchester, M15 5JQ

Design and Access Statement

June 2026



Revision		Date
R1	Issue	02.06.2026

CRAIG FOSTER ARCHITECTS

ITEM	DESCRIPTION	PAGE
1.00	The Proposal	1
2.00	The Existing Building	1
3.00	The Need for the Proposal	1 - 2
4.00	Local Planning Policy	2
5.00	NPPF	2
6.00	Materials	3
7.00	Access for All	3

1.00	**THE PROPOSAL**
1.01	The proposal comprises fire safety remediation works to the external walls of an existing residential building.
1.02	The works include: • Removal of combustible materials. • Installation of cavity barriers. • Replacement of existing brickwork and rendered blockwork to match existing. • Replacement of existing timber cladding with non-combustible fibre cement cladding planks. Colour to match existing. • Replacement of existing uPVC curtain walling system with new colour coated aluminium curtain wall frame with glazing. New insulated aluminium composite panels to replace existing spandrel panels within curtain walling. Colour to match existing.
2.00	**THE EXISTING BUILDING**
2.01	The property comprises 5-storeys of residential apartments.
2.02	There are car parking facilities to the north east of the site. The car park can only be accessed via City Road.
2.03	The building can be accessed directly from Royce Road or through the car park. Both entrances are at ground floor level.
2.04	The external finishes of the building are predominantly brickwork with areas of coloured render, vertical timber cladding, and glazed curtain walling systems with spandrel panels.
2.05	There is a combination of flat and shallow pitched roofs which slightly overhang the facade.
3.00	**THE NEED FOR THE PROPOSAL**
3.01	The Fire Safety Act 2021 requires Landlords to assess external wall systems on multi-occupied buildings via a Fire Risk Appraisal of External Walls (FRAEW) in accordance with PAS 9980.
3.02	Harris Associates carried out a FRAEW in September 2025 which concluded that aspects of the external wall construction failed to meet the “tolerable” risk level as required under PAS 9980.
3.03	The FRAEW required the following actions to the building fabric of the external wall as part of an overall strategy to reduce the risk associated with the building to “tolerable”: • Removal of the combustible spandrel panels to be replaced with a non-combustible alternative material and, where applicable, the installation of cavity barriers in this area.

3.04	A report of the opening up work was produced by Craig Foster Architects (CFA) exposed several defects within the external walls which were not captured within the FRAEW. The report concluded that: • Cavity barriers throughout the building were occasionally present but rarely installed under compression. • The cavity surrounding the uPVC window frames is not closed and no cavity barriers present. • The extract vents penetrating the external wall are not provided with suitable cavity barriers/fire stopping measures.
3.05	Following the CFA report, A Peer Review Report from BEFS Ltd (fire engineer) was produced recommending an addendum to the original FRAEW report which is expected to alter the risk factor of all wall types. This has not been completed.
3.06	Based on current information, the required actions to the building fabric of the external wall as part of an overall strategy to reduce the risk associated with the building include: • Removal of the combustible material within the cavity to be replaced with a non-combustible alternative. • Installation of cavity barrier at compartment floors, compartment walls, and around openings. • Removal of combustible spandrel panels to be replaced with a non-combustible alternative. • Removal of timber cladding to be replaced with a non-combustible alternative. • Replacement of masonry facade to facilitate the fire remediation works.
3.07	This Planning Application is for the approval of the external visual alterations that arise as a result of addressing the issues raised within the FRAEW and subsequent Opening-Up Report and Peer Review Report.
3.08	It should be noted, the replacement works to the masonry, render, and curtain walling will be completed with materials that closely match those existing. The timber cladding, due to timbers inherent poor performance in fire, will be replaced with a fibre cement plank system.
4.00	**LOCAL PLANNING POLICY**
4.01	The site sits within Manchester City Council's Planning Authority but is not within a Conservation Area.
5.00	**NPPF**
5.01	The National Planning Policy Framework emphasises the importance of creating safe and sustainable spaces. Whilst not explicitly mentioning Fire Safety Remediation, the NPPF's focus on safety should guide planning decisions related to building design, materials and construction. Local Planning Authorities, guided by the NPPF, should consider fire safety risk a priority when reviewing Planning Applications for building refurbishment.

6.00	MATERIALS
6.01	Composite Panels The existing spandrel panels will be removed and replaced with Metalline Ultima A1 Insulated Aluminium Composite Panels. The new composite panels will achieve A2-s1,d0 to EN13501 at a minimum. Colour to match existing.
6.02	Brickwork The existing brickwork will be stripped, from roof to air brick near ground level, to facilitate the remediation works. Michelmersh Blockleys Hadley Red Smooth Clay Bricks or similar will be installed to replace existing brickwork.
6.03	Render The existing 75mm rendered blockwork will be removed and replaced with 100mm rendered blockwork. The render will closely match the existing in both colour and texture.
6.04	Plank Cladding The timber cladding will be replaced with Hardie VL plank fibre cement cladding of 182mm face laid vertically to match the visual aesthetic of the existing timber. Colour will be Khaki Brown. The Hardie plank has been selected for the following reasons: • Good fire performance achieving A2-s1,d0 to BS EN 13501. • Secret fix providing robust, durable facade. • Low maintenance. • Sustainably produced.

7.00	ACCESS FOR ALL
7.01	There will be no change to access into the building.
7.02	There are no alterations to existing external surfaces.
7.03	There are no alterations to access doors into the building.
7.04	There are no alterations to any internal arrangements.
7.05	The proposal is hence compliant with no change to access standards.

Craig Foster Architects : 2026