Jefferson Sheard Architects

Design Statement

Project

Façade Remedial Works, The Green Building

Jefferson Sheard Architects

Project No.	2915
File Reference	3.1

Rev	Date	Prepared By	Checked By	Comments
P1	20/05/26	DS	DL	Initial Issue

Jefferson Sheard Architects

Contents

1. Introduction 3

2. Existing Site 3

3. Proposed Remedial Work 4

4. Existing & Proposed Materials 5

5. Conclusion 7

6. Appendices 8

Jefferson Sheard Architects

1. Introduction

This document aims to outline the proposals for facade remedial works scheduled for implementation at The Green Building, Manchester. The development comprises a twelve-storey residential building with 32 apartments. The building height is approximately 31.9 meter. Therefore, the building would be considered a relevant building under the current iteration of the building regulations and does meet the thresholds for being classified as a high-risk building.

The primary objective of this document is to establish that a planning application is not required for the aforementioned project.

This document should be read in conjunction with the associated drawings produced by Jefferson Sheard Architects.

2. Existing Site

The site is located on New Wakefield Street, within the Manchester City council. The site address is –

19 The Green Building, New Wakefield Street, Manchester, M1 5NP

3. Proposed Remedial Work

BEFS have assessed the combustibility of the external walls and the risks associated with external fire spread in a multistorey, multi-occupied residential building, in accordance with the guidance provided in PAS 9980:2022.

According to the fire consultant's risk analysis summary in the FRAEW report, the overall risk for the building is assessed as Medium (High), and remedial works are necessary to reduce this risk to a tolerable level.

BEFS Fire Safety Engineering was appointed as fire safety consultants for the project. The proposed work will be carried out based on BEFS FRAEW report

Reference:The Green Building
Issue Status: Second Issue
Date Published 10/09/2025
Revision: V1.1

as follows:

- Fire barriers will be upgraded within the façade wall construction as highlighted in the proposed scoping elevation drawings.
- The existing combustible timber T&G cladding will be replaced with the Cedral Click Fibre Cement cladding system, fire rated to minimum A2-s1, d0 and ensure the colour matches the existing finish.
- Existing Timber decking on balconies to be replaced with Ryno Balcasmart decks fire rated to minimum A2-s1, d0
- Vent fittings where necessary will be replaced with like for like non-combustible products.
- All fixtures and fittings from facades where necessary to facilitate works including, CCTV cameras, signage, access control call points, light fixtures, rainwater goods and associated fixings will be removed, retained, and reinstated prior to completion.

Refer to Proposed Materials Schedule on the following pages for details of matching products.

Jefferson Sheard Architects

4. Existing & Proposed Materials Schedule



Existing timber cladding on timber battens



Proposed Cedral Click Fibre Cement weather board cladding system, T&G fittings on metal support frame, Colour ref. Cocoa Brown, wood grain texture finishes to match existing



Existing timber balconies



Proposed Ryno BalcaSmart Aluminium deck, powder coated with a textured coating for high slip resistance. Colour Ref. Sepia Brown

Jefferson Sheard Architects

5. Conclusion

It is considered that the proposals set out in this design statement demonstrate that the proposed works are essential for complying with statutory guidance, specifically ‘PAS 9980:2022 Fire Risk Appraisal of External Wall and Cladding of Flats’ and are based on the recommendations of the fire consultant.

The proposed works will reinstate existing materials where possible, and where it is necessary to replace existing external finishes or cladding materials, we will use visually matching products or systems, ensuring that the proposals do not materially alter the buildings' external appearance.

We therefore trust that the proposed works will not require a planning application and that this application for a Certificate of Lawfulness is appropriate. We hope this design statement will be viewed favourably and look forward to receiving a positive response.

Jefferson Sheard Architects

6. Appendices

1. 2915-JSA-GRN-XX-DR-A-04101-T1_Existing Elevation 01
2. 2915-JSA-GRN-XX-DR-A-04102-T1_Existing Elevation 02
3. 2915-JSA-GRN-XX-DR-A-04103-T1_Existing Elevation 03
4. 2915-JSA-GRN-XX-DR-A-04104-T1_Existing Elevation 04
5. 2915-JSA-GRN-XX-DR-A-04201-T1_Proposed Elevation 01
6. 2915-JSA-GRN-XX-DR-A-04202-T1_Proposed Elevation 02
7. 2915-JSA-GRN-XX-DR-A-04203-T1_Proposed Elevation 03
8. 2915-JSA-GRN-XX-DR-A-04204-T1_Proposed Elevation 04
9. 2915-JSA-GRN-XX-DR-A-00001-P1_Site_Location_Plan