Jefferson Sheard Architects

Design Statement

Project

Façade Remedial Works, Lockes Yard

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Project No.	2534
File Reference	3.1

Rev	Date	Prepared By	Checked By	Comments
P1	21/05/26	DS	DL	Initial Issue

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1. Introduction

This document aims to outline the proposals for facade remedial works scheduled for implementation at Lockes Yard, Manchester. The development comprises two blocks which are six-storey residential buildings with 45 apartments. The building height is approximately 16.3 metres. Therefore, the building would not be considered a relevant building under the current iteration of the building regulations and does not 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 Great Marlborough Street, within the Manchester City council. The site address is –

Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL

3. Proposed Remedial Work

Octa Fire 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 but not tolerable and remedial works are necessary to reduce this risk to a tolerable level.

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

Block A:	Block B
Reference: OF00190	Reference: OF00190-1
Client: Taylor Wimpey	Client: Taylor Wimpey
Issue Status: Initial issue	Issue Status: Initial issue
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as follows:

- The existing combustible timber T&G cladding balcony dividers 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
- Fire Barriers to be installed along horizontal and vertical compartment lines of the Curtain Wall system and surround in brickwork to form compartments
- 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.

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4. Existing & Proposed Materials Schedule



Existing timber cladding on timber battens



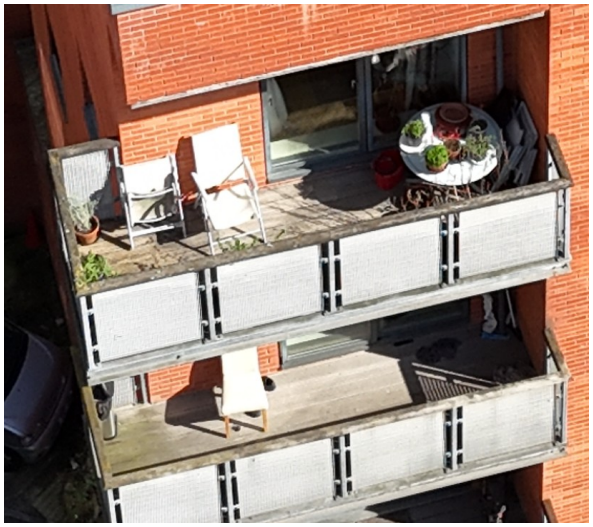
Proposed Cedral Click Fibre Cement weather board cladding system, T&G fittings on metal support frame, Colour ref. Cocoa Brown, wood grain texture finishes to match existing



Existing Brickwork



Proposed Brickwork to match existing (only needed for any breakages when reinstating Brick work) to install injectable fire barrier solution around Curtain Walling



Existing timber balconies



Sepia Brown: RAL 8014

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

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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.

6. Appendices

1. 2534-JSA-LOC-XX-DR-A-04101-T1_Existing Elevation 01Block A
2. 2534-JSA-LOC-XX-DR-A-04102-T1_Existing Elevation 02 Block B
3. 2534-JSA-LOC-XX-DR-A-04201-T2_Proposed Elevation 01 Block A
4. 2534-JSA-LOC-XX-DR-A-04202-T1_Proposed Elevation 02 Block B
5. 2534-JSA-LOC-XX-DR-A-00001-P1_Site_Location_Plan