

M5119 X1 Aire Leeds

Architectural Supporting Statement

CLM M5119. X1 Aire

Justification for recladding

Following The Grenfell fire in 2017 and subsequent updated to the Approved Document B, all high-rise buildings over 18m were subject to review of the materials used in the cladding, and following initial surveys of X1 Aire in Leeds, timber and HPL cladding, combustible insulation and a lack of, or poorly installed cavity barriers were identified.

This building is being remediated to a PAS 9980 (FRAEW) report completed following detailed inspections. The proposed cladding systems will allow for external materials to visually closely match the existing where possible, all facing materials samples required by the local authority for approval form part of this application.

Process

The Client, Fire Engineers, Façade Consultants and Principal Contractor have surveyed the building and have issued documents to ensure compliance that the building is safe and limit disruption to the residents whilst work is taking place.

Correspondence

A planning application was approved for these remediation works on 16th April 2021, however this is due to expire prior to commencement of the works, as such this is a new planning application, although the principles of the remediation works remain as the original planning approval (20/08167/FU). We have contacted the Local Authority, and it was confirmed that an extension to the existing planning approval was not possible, and a new planning application/approval would be required.

The submission includes the following documents.

See document tiled, X1 Aire Supporting Document for Re-Cladding

- Location plan (scale1:1250)
- Site / block plan (scale1:200)
- Existing and proposed elevations (scale 1:100)
- Design and access statement
- Application form (completed on planning portal)
- Fee, to be paid separately
- Ownership certificate to be issued separately due to the number of leaseholders