

Planning Support Statement

IBIS HOTEL AND NOVOTEL,
FRIAR STREET,
READING
Accor Invest

Planning Application for Replacement of Cladding



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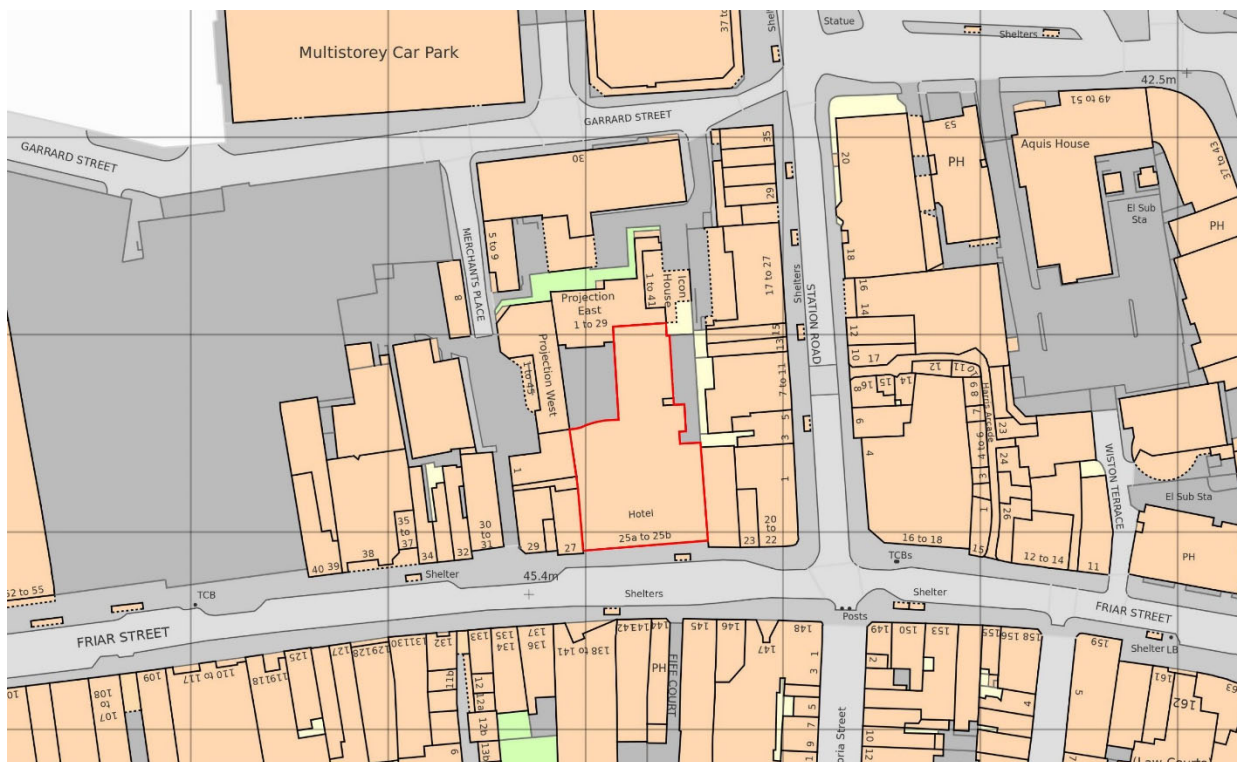
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SECTION 1.

INTRODUCTION :

The Ibis and Novotel is a 14-story hotel building constructed in 2005 and located on Friar Street in Reading. This planning submission covers the replacement of the flammable Proteus 10 insulated metal panel rainscreen cladding and insulated metal curtain wall panel on all elevations from ground to fourteenth floor as set out in the drawing package.



SECTION 2.

PROJECT INFORMATION

2.1 - PROJECT DATA

Project:	Recladding of Accor Ibis Reading
Location:	Ibis Hotel and Novotel Friar Street Reading
Applicant:	Accor Invest
Date	May 2021

SECTION 3.

PROJECT DETAILS

3.1 – BACKGROUND

The highest occupied floor is 38m above grade on Friar Street. The building façade primarily consists of brick masonry, glazed curtain wall, insulated metal curtain wall panel, insulated metal rainscreen panel and composite metal rainscreen panel. An analysis of the materials on the building was carried out and compared against Approved Document B 2019 edition with 2020 amendments by WJE. It was found that all cladding materials are in compliance other than the insulated metal curtain wall panel and insulated metal rainscreen panel. Although approved Document B states that the cladding does not need to have a fire class rating of A2-s1, d0 or Class A1 because the hotel is not a relevant building, the flammability and the proximity of the insulated metal panels to the fire escape route and neighbouring buildings, renders the cladding unsafe in the event of a fire.

3.2 – PLANNING CONSIDERATIONS

A Solid Aluminium cladding alternative is proposed to replace the Proteus 10 insulated metal rainscreen panel cladding and the insulated metal curtain wall panel. Although, solid aluminium has a different build up than the existing cladding products currently on the building, the same aesthetic finish can be achieved. The proposed replacement cladding is a Polyester Powder Coated Aluminium panel which achieves a fire class rating of A2 on a system that incorporates hidden fixings. A metallic PPC finish has been chosen to mimic the metallic matt silver finish of the existing cladding panels that are to be replaced as much as possible.

CONCLUSION.

The Proteus 10 insulated metal rainscreen panel and insulated metal curtain wall panels are being replaced for fire safety purposes. They will be replaced with an alternative solid aluminium material with a hidden fixing system and metallic PPC finish to match the appearance of the existing panels.