



Design Statement

Project

Façade Remedial Works, Millennium House

Project No.	2449
File Reference	3.1

Rev	Date	Prepared By	Checked By	Comments
P1	12/06/26	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 Millennium House, Newport. The development comprises a six-storey residential building with commercial units on the ground floor and 14 apartments. The building height is approximately 14.3 meters. Therefore, the building would not 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 Millennium Walk, within the Newport City council. The site address is –

Millennium House, Millennium Walk, Newport, NP19 0NY

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 High 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 Fire's FRAEW report

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Issue Status: Draft

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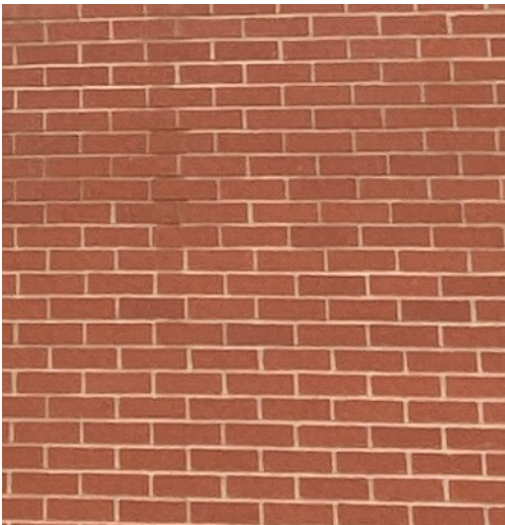
Revision: 01

as follows:

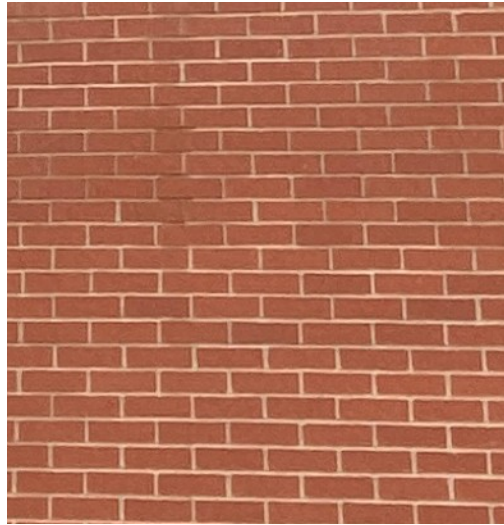
- Fire barriers will be upgraded within the façade wall construction as highlighted in the proposed scoping elevation drawings.
- The existing HPL Cladding panels to be removed with timber supporting structure and existing CP board to be replaced with Rockpanel fire rated to minimum A2-s1, d0 and ensure the colour matches the existing finish.
- Existing thin coat drained cavity Render system and existing CP board to be replaced with A2-s1,d0 rated materials. Wetherby Direct fix EWI silicone render and new CP board. Render colour to match existing.
- Insulated Spandrel panel - Existing spandrel panel to be replaced with A2-s1,d0 materials with min. Ultima insulated spandrel panels. Colour to match existing.
- Brickwork - Sectional removal of brickwork at compartment line only to allow for installation of cavity fire barrier at slab edge. Brick to be carefully removed and reinstated. Replaced to match if necessary. Remediation work is not required at ground floor brick facing masonry cavity wall.
- 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.

4. Existing & Proposed Materials Schedule



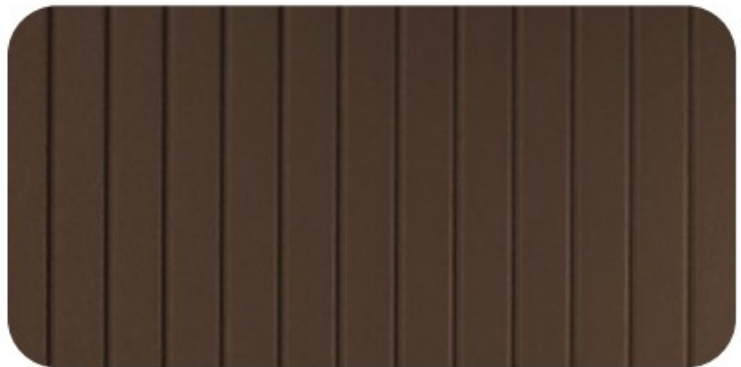
Existing



Proposed



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



Existing White Render



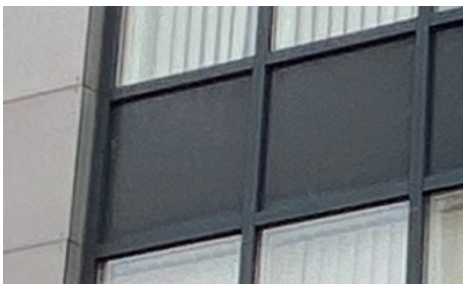
Proposed White Render



Existing HPL Cladding



Rockpanel RAL 7037



Existing Insulated Spandrel Panels



Ultima panel RAL 5008 (Grey Blue)

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. 2449-JSA-MIL-XX-DR-A-04101-T1_Existing Elevation 01
2. 2449-JSA-MIL-XX-DR-A-04102-T1_Existing Elevation 02
3. 2449-JSA-MIL-XX-DR-A-04103-T1_Existing Elevation 03
4. 2449-JSA-MIL-XX-DR-A-04104-T1_Existing Elevation 04
5. 2449-JSA-MIL-XX-DR-A-04105-T1_Existing Elevation 05
6. 2449-JSA-MIL-XX-DR-A-04106-T1_Existing Elevation 06
7. 2449-JSA-MIL-XX-DR-A-04201-T1_Proposed Elevation 01
8. 2449-JSA-MIL-XX-DR-A-04202-T1_Proposed Elevation 02
9. 2449-JSA-MIL-XX-DR-A-04203-T1_Proposed Elevation 03
10. 2449-JSA-MIL-XX-DR-A-04204-T1_Proposed Elevation 04
11. 2449-JSA-MIL-XX-DR-A-04205-T1_Proposed Elevation 05
12. 2449-JSA-MIL-XX-DR-A-04206-T1_Proposed Elevation 06
13. 2449-JSA-MIL-XX-DR-A-00001-P1_Site_Location_Plan