

CIS Tower,
Miller Street,
Manchester.
M60 0AL.

CIS Tower Refurbishment.

Recording Strategy and Photographic Audit of internal & external features –
Post Strip Out

APPENDIX 20.1 – LEVEL 14. INTERNAL.

Planning Permission ref: 126118/FO/2020. Condition 29.
&

LBC ref: 126119/LO/2020. Condition 10 and LBC ref: 128841/LO/2020

Prepared by:



Stephen Levrant Heritage Architecture Ltd
Canada House, Suite 2.3a
3 Chepstow Street
www.heritagearchitecture.co.uk

Prepared for:

Devonshire (CIS Tower) Ltd.
10 November 2021

CIS Tower. Appendix 20.1 - Level 14 Recording Strategy and Photographic Audit of internal features – Post Strip Out, 2021.

All rights reserved.

Copyright © Stephen Levrant: Heritage Architecture Ltd.

Whilst copyright of this report as a whole is vested in Stephen Levrant: Heritage Architecture Ltd., copyright of individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted, stored in a retrieval system in any form or by any means whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent of the author.

Stephen Levrant: Heritage Architecture Ltd.

Document production © Stephen Levrant: Heritage Architecture Ltd 2021.

Final Issued: 10 November 2021

Heritage Architecture Ltd is Registered in England, Number 3053944 • VAT GB656883581.

Registered office: 5 Technology Park, Colindeep Lane, Colindale, London NW9 6BX

Correspondence to be addressed to 62 British Grove, London, W4 2NL; or: Suite 2.3a, Canada House, Chepstow Street, Manchester M1 5FW

FLOOR LEVEL 14. Typical tower office workspace.**Level 14. Context and general character.**

- i) Floor **level 14** has been recorded (photographed on 01 November 2021) as a representative example of the extent form of the cleared, standard office spaces following an exercise of soft strip works in 2021 to four levels of the building, which extend across the plan of the building from Miller Street to Hanover Street (i.e. both tower and podium areas).
- ii) A separate listed building consent (ref: 128841/LO/2020) was granted in February 2021 to enable four levels of the building (2,3, 14 and 15) to be undertaken as to facilitate the future implementation of the approved planning and listed building consents (references 126118/FO/2020 and 126119/LO/2020).
- iii) The removal of internal fabric was to strip out all asbestos and office fit out of each floor as to provide a measure of the removal works required across the entirety of the building.
- iv) The strip out works included the majority of all floor, wall and ceiling finishes back to the concrete structure, mechanical and electrical services back to the incoming riser as well as asbestos.
- v) The programme of works also included a selection of intrusive investigations as to inform the future works.
- vi) Refer to the below plan, page 9, for the location and direction of views. The views are shown on an archive plan (Figure 1) as to enable a comparison against the floor plan prior to strip out.



14-01 Close up view of the perimeter structure that housed the Weathermaster heating system.



14-02 View of one of the repairs following intrusive investigation of the primary structural concrete beams.



14-03 View of the tower floor slab construction showing the use of a metal mesh as shuttering (compared to tradition timber shuttering used at podium level) that is retained in situ.



14-04 View of the internal partition between the office space and the stair lobby, being a non-original partition retained at present for fire separation.



14-05 View of the eastern 14th floor WC following strip out with terrazzo floor tiles surviving.

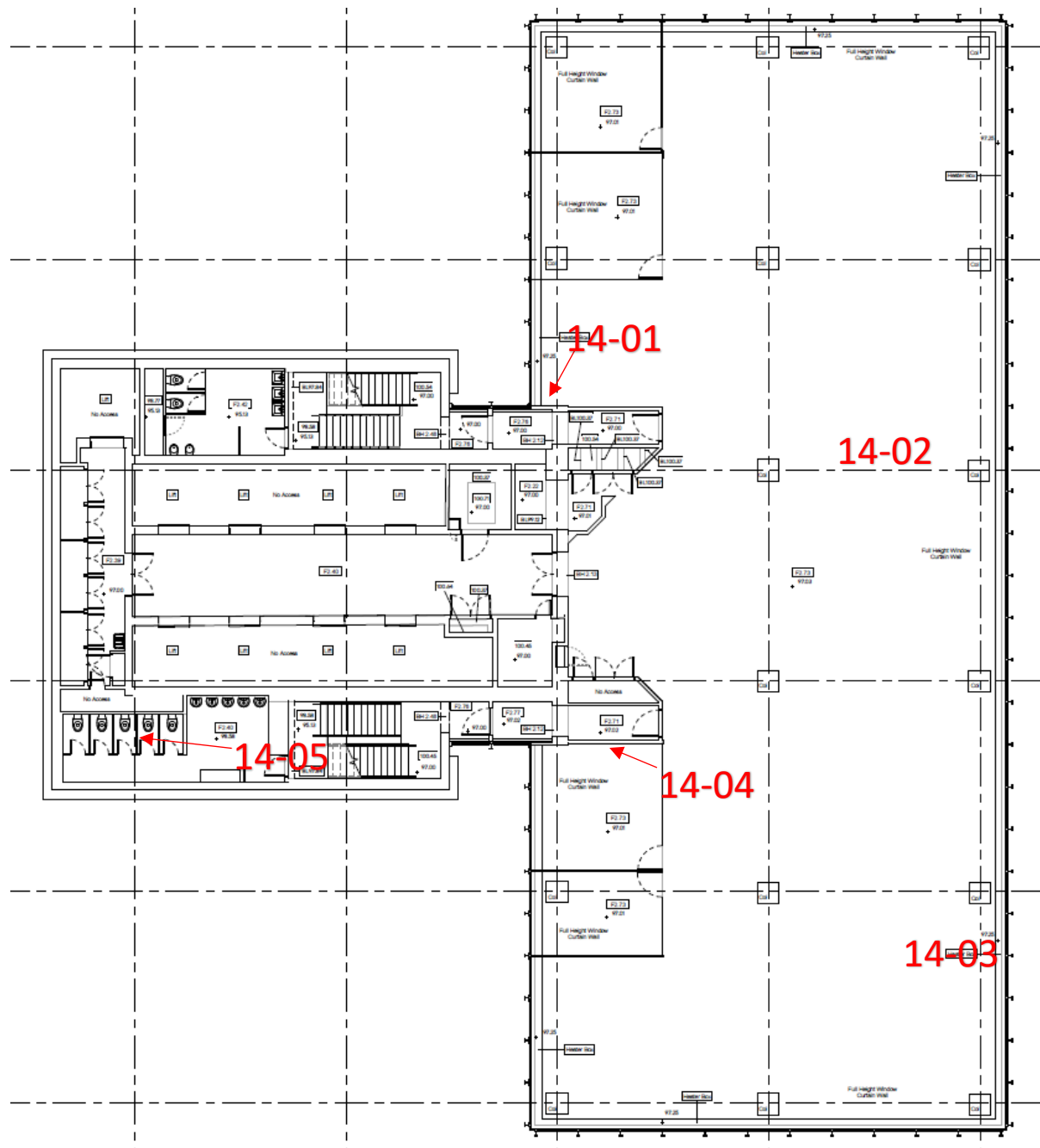
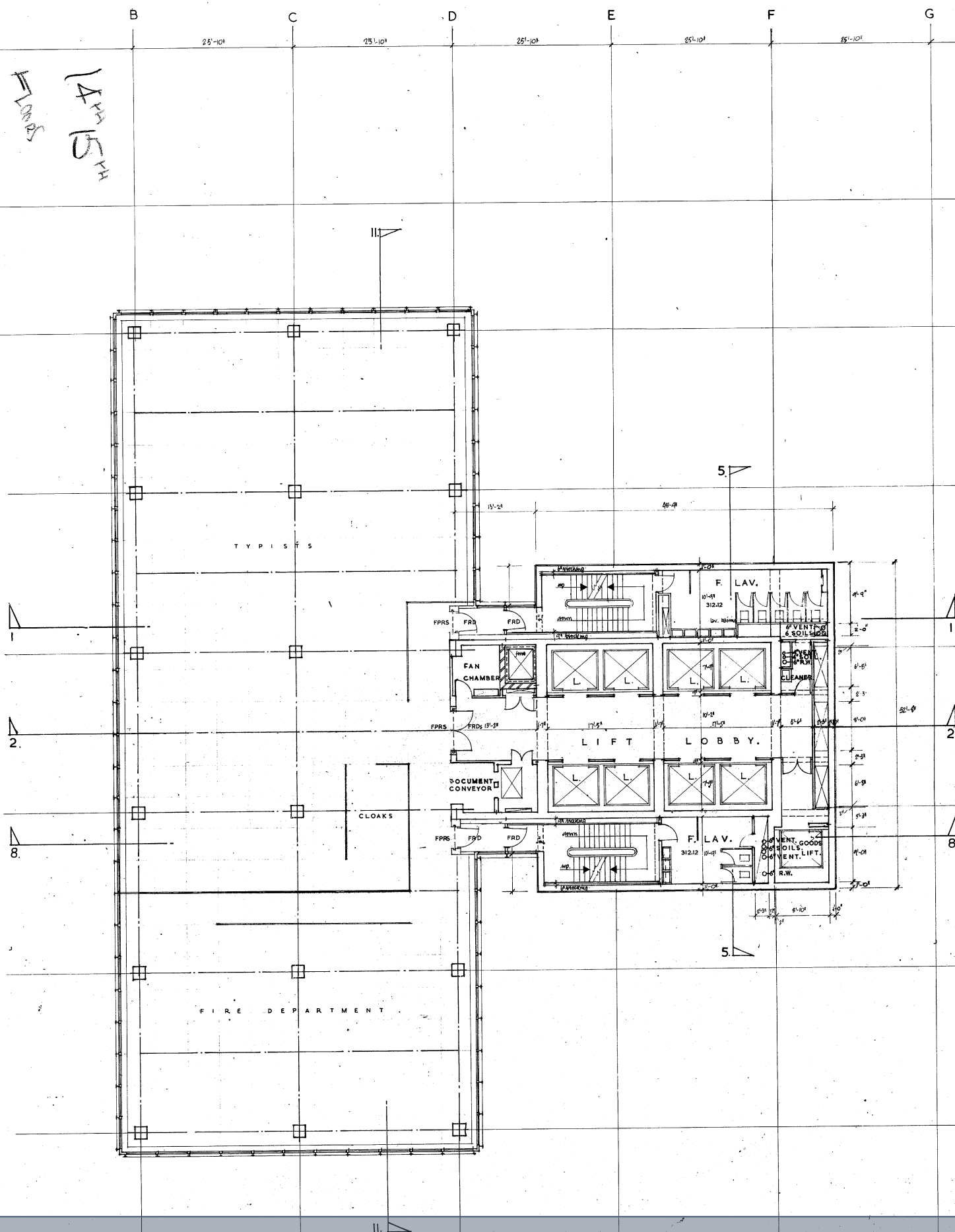


Figure 1: Location and direction of the views on Level 14. Extract from Hollis survey drawing no.: 79048-HLS-00-ZZ-14-M3-G-10800.

14TH FLOOR
#1408



PLAN AT LEVEL 316.25

Stephen Levrant Heritage Architecture Ltd
CONSERVATION ARCHITECTS & HERITAGE CONSULTANTS

London. 62 British Grove, Chiswick, 0208 748 5501 (Tel)
Manchester. Canada House, 3 Chepstow Street, M1 5FW 0161 247 8335 (Tel)