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**Record of Paint Finishes to selected locations of
Pall Mall Court, King Street, Manchester**



JANUARY 2022

**Pall Mall,
Manchester**

Summary

Project	To record appearance and colour of window finishes to Pall Mall Court, Manchester
Nature of project	Investigations to inform redecoration under Grade II Listed Building Regulations.
List Entry Number:	1246934
Listing:	Grade II
Date first listed:	4 th December 2000
Last amendment:	26 th April 2013
National Grid Reference:	SJ 8397898279
Address of Building	Pall Mall Court King Street Manchester
Name and address of Client	Sam Markowicz Bruntwood Union, Albert Square Manchester M2 6LW
Name and address of Conservator	Hirst Conservation Limited Laughton, Sleaford Lincolnshire NG34 0HE
Date of works	January 2022
Related reports	n/a
Author(s) and date of investigative report	Charlotte Owen, Hirst Conservation January 2022
Methods employed	photographic recording of reference locations (colour reference), provision of colour reference to RAL D2 Colour Chart; documentation;

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Registered Office: Laughton Hall Farmhouse, Laughton, Sleaford Lincolnshire NG34 0HE
Company No. 09797372 England - VAT Registration No: 425 6915 39*

Executive Summary

The aim of the colour assessment was to understand the appearance of the metal window frames across the various elevations of the building in order to inform a renewal of the applied coatings.

Removal and cross-sectional analysis of any applied paint films was not included in the scope of works due to the apparent limited number of coatings present.

Colour references to a number of facets across all elevations were taken during the site visit and the majority of these references returned the same NCS® Colour reference, these are outlined in section 3 for each elevation and shown with corresponding other colour systems references in section 4 of the report.

The findings of this assessment show that whilst there is some localised evidence of overpainting to some metal frames, the building appears to have largely retained its early finishes which corresponds to the NCS Colour System reference NCS S8010-Y10R shown in the swatch below.



NCS S8010 Y10R

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1. Introduction

The following document records the spot colour reading taken from external metal window frames to Pall Mall Court, King Street, Manchester in January 2022. Readings were taken by architectural paint researcher from Hirst Conservation.

The aim of this report is to provide a basis upon which formulate colour references for the redecoration of the exterior of the grade II listed building.

The investigation was undertaken at the request of Sam Markowicz from Bruntwood.

2. Definitions of the Aims of the Project, Discussions of the Research Strategy and Details of the Methodology.

2.1 Aims and Objectives of Paint Sampling

The aims of the research are:

- To record the appearance and colour references for the exterior window finishes.
- To inform the development of proposals for redecoration.

2.2 Brief History & Description

Constructed in 1969 the building is described as following on Manchester History website as follows:

*"Pall Mall is a complicated set of interconnected buildings and annexes, its two 5 storey annexes and 12 storey tower cleverly weaving themselves in and around King Street, Marsden Street, and Brown Street. Its bronzed glass windows are distinctive with their boxy columns set out from the sheer wall and were designed to reflect the buildings around it and mediate somewhat against its weight and bulk on the street. The tall service tower occupies the top of the sloped site, luxurious and luminous with deep blue-bronze mosaic cladding." "Pall Mall is more than a building or mere office block, it is a citadel in bronze and iridescent blue, which can be navigated and explored from 360 degrees and a variety of angles and vantage points."*¹

Date	Event
1969	Construction to designs by architects Brett & Pollen for client London Assurance Ltd
2003	Record of refurbishment works in listed building details (see Appendix I)
2021	Acquisition by Bruntwood Group

Table 1: Recorded relevant history

2.3 Archive

No archive research has been commissioned as part of this project. Any information pertaining to the site or feature has been obtained from internet searches.

2.4 Sample Allocation

The removal of paint samples was not commissioned as part of the research. Should analysis of paint media be required then sampling will need to be undertaken.

¹ Extract from <https://manchesterhistory.net/manchester/tours/tour5/area5page82.html> accessed 25th January 2022

2.5 Cie Lab References

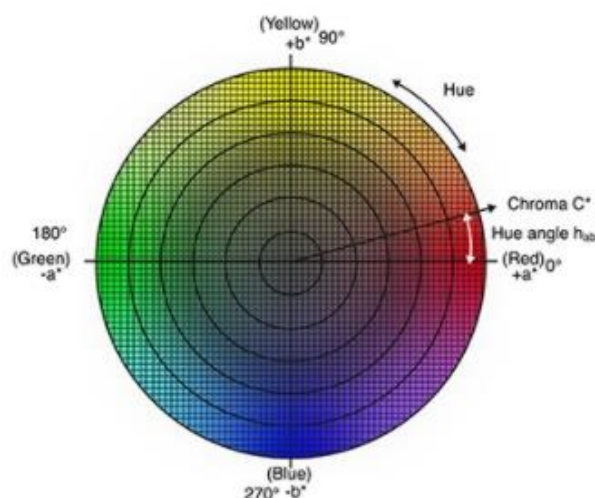


Figure 1: illustration of colour wheel

The L*a*b* colour model was developed in 1976 in an attempt to standardise colour communication using data points to define colour. CIELAB is an abbreviation for the International Commission on Illumination (Commission Internationale de l'Eclairage) with L*a*b* representing the three values used to measure objective colour – L* for lightness from black to white (0-100), with a* and b* representing chromacity. For example, negative a* corresponds with green spectrum while a* positive relates to colour in the red spectrum.

CIELAB colour uses values to plot its location on a chart (similar to that shown in figure1) allowing for an infinite number of colours. Readings are taken on a spectrophotometry instrument.

2.6 Colour References

Colour readings were taken using a handheld colour measurement tool² calibrated to the NCS 1950 Colour System ®. NCS 1950 ® is used by Hirst Conservation as it records 1950 colours in its atlas, compared to 1688 in RAL Design. Colour references were recorded in NCS with the CIEL*a*b* details noted. The closest matching RAL references have been provided, where possible.

The colour references provided in Section 4 are to illustrate the palette of colours recorded. Any intention to recreate colour schemes should make use of colour swatches or test panels prior to final colour scheme selection.

² NCS Colour Scan 2.0, which can give colour translation details in LRV D65 10°, CIE Lab D65 10°, RGB D65 2°, Adobe RGB D65 2° and CMYK Euro. Cites the nearest NCS colour reference and can also indicate sheen/gloss.

2.7 Environment

The weather was fine and dry on the day of the readings. It was noted that the paint finishes were covered with a varying level of dirt though were in generally good condition. Small areas of loss were noted in the form of chipped edges. No significant indication of paint failure was recorded at ground level.

3. Colour Recording:

3.1 Building Elevation

3.1.1 North

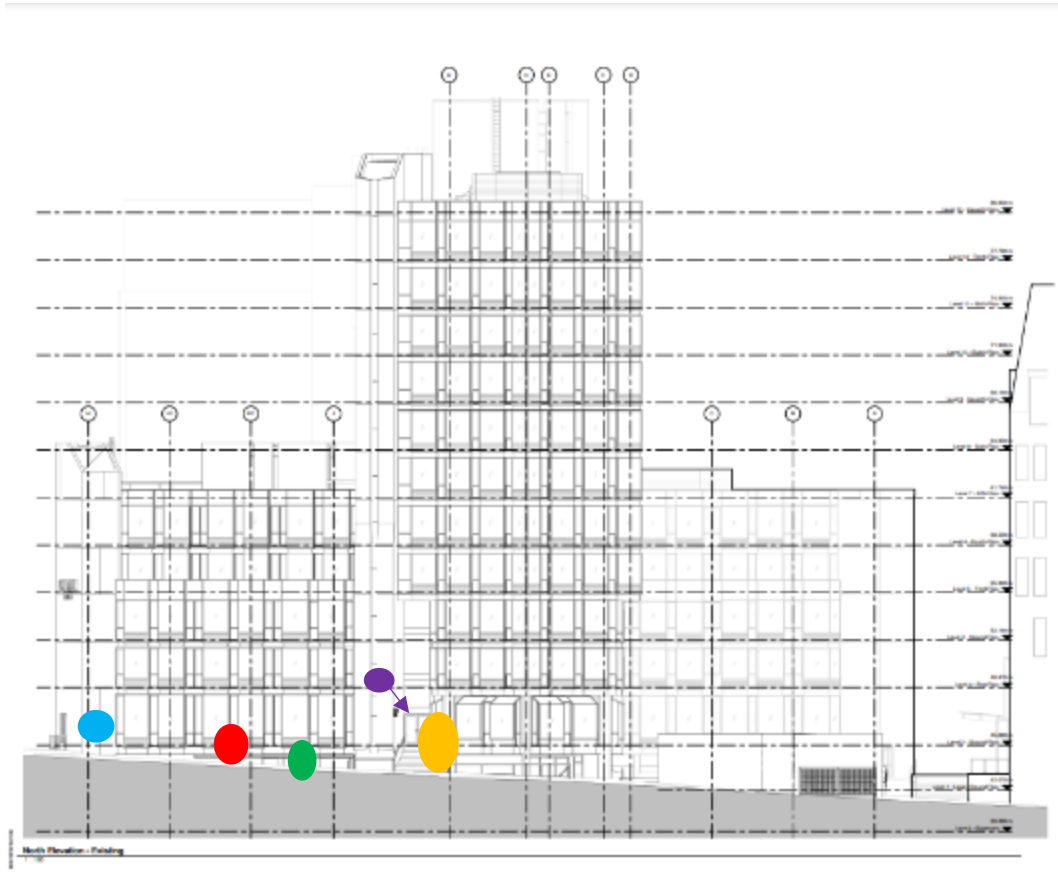


Figure 2: plan of building - North elevation

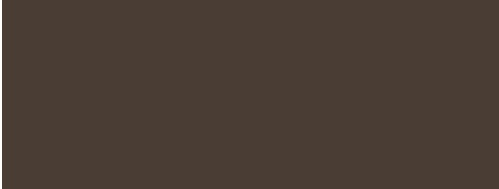
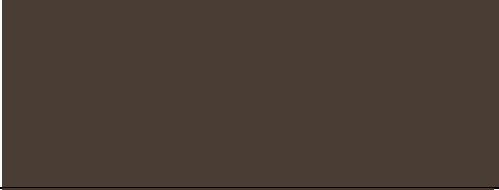
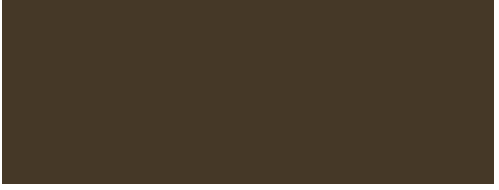
Sample Location		
This area appears to have been repainted, there is a brown -red colour paint noted in addition to brown-yellow that is seen to other window frames. An air vent to the ground floor level was also tested. There is visual evidence to suggest that a repainting of the exterior may have taken place due to the visual variation seen across a number of surfaces. There are two noticeable colour variations with a deeper brown with a red undertone and a second brown with a yellow undertone.		
Colour Readings	Colour Swatches	
 Air Vent NCS S8005 – Y50R Or NCS S7005-Y80R		
 Window the side of the access door NCS S8010-Y10R		
 Recessed window to the inner recess of the door NCS S8005-Y50R		
 Window to the east side of the door NCS S8005-Y50R		
 Eastern most window before corner NCS S8010-Y10R		

Table 2: Colour readings from north elevation

3.1.2 East

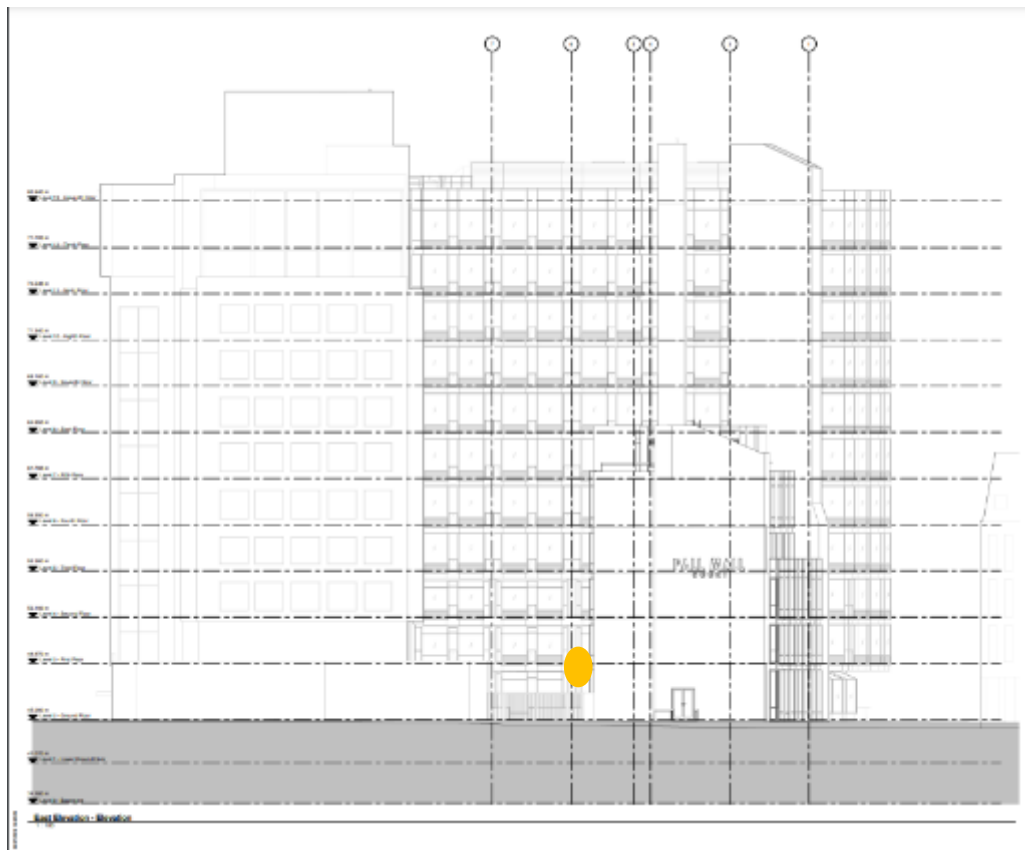


Figure 3: elevation drawing - east

Sample Location	
the east appears to be the rear of the building with a recessed courtyard noted behind an access barrier. Low level was possible to some windows to the south elevation of the courtyard.	
Colour Readings	Colour Swatches
All readings NCS S8010-Y10R to the north elevation of the east courtyard.	

Table 3: Colour reading east elevation

3.1.3 South

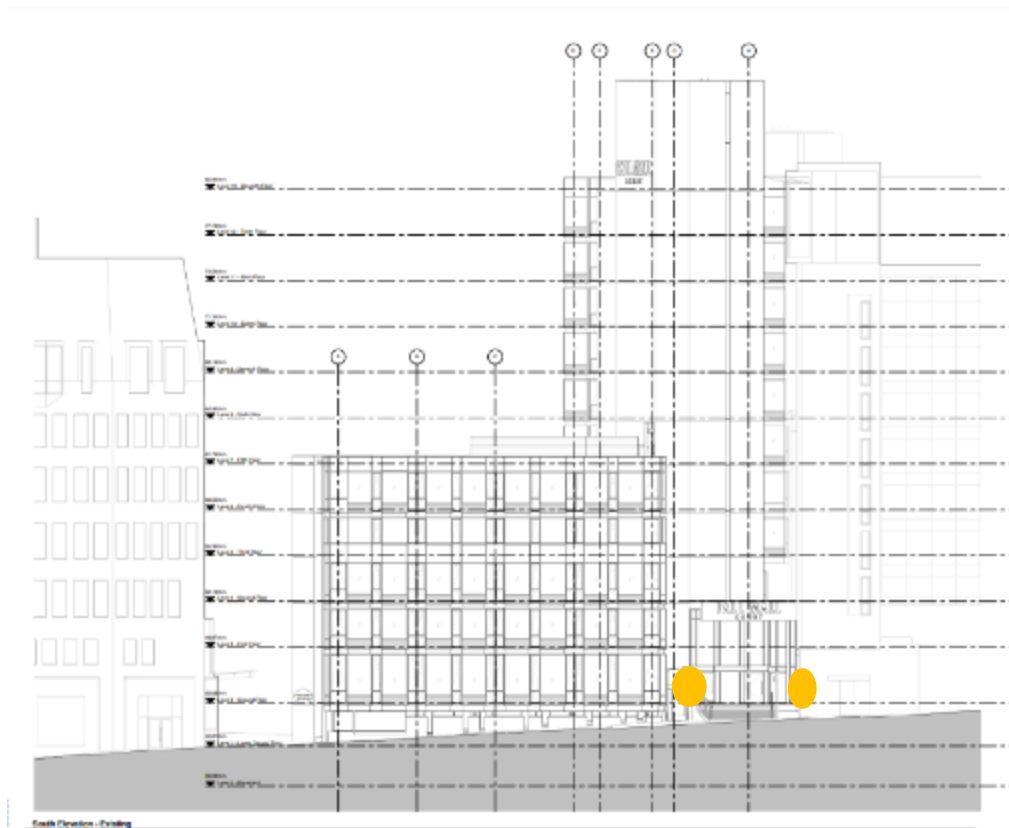


Figure 4: Elevation drawings – south



Figure 5: South elevation entrance

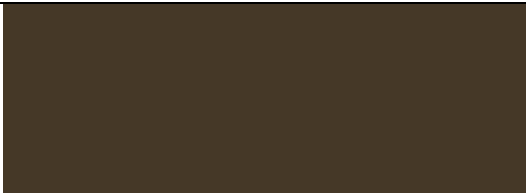
Sample Location	
Spot readings were taken from the either side of the main entrance door	
Colour Readings	Colour Swatches
West side NCS S8010-Y10R	
East Side NCS S8010-Y10R	

Table 4: Colour readings south elevation

For comparison reasons and to provide a basis for potential impact of ultraviolet light (sunlight) exposure on the paint films, readings were taken from the interior of the building within the entrance foyer.

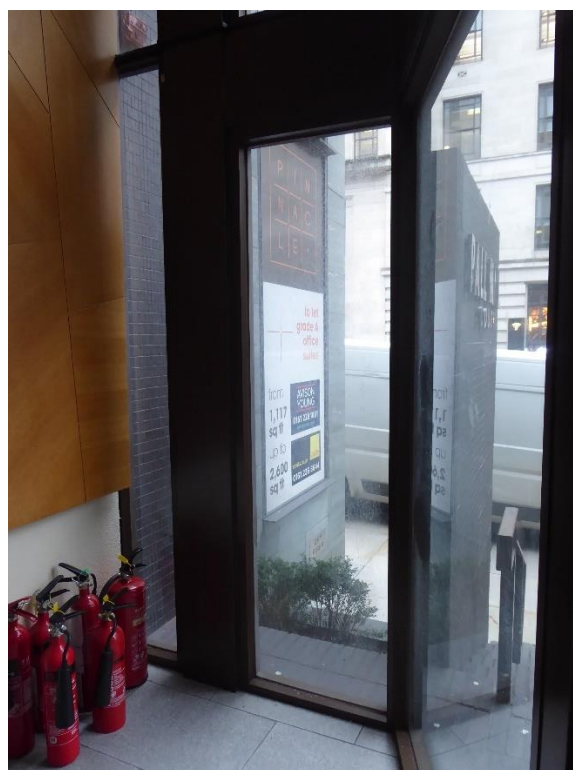


Figure 6: Interior frame where some readings were taken for comparison

Sample Location - Interior		
A number of spot readings were taken from the either side of the main entrance door, to the interior. These were taken for comparison to the exterior readings and to see if any significant variation was noted in the readings.		
Colour Readings	Colour Swatches	
NCS S8010-Y10R		
NCS S7020-Y30R		

Table 5: Colour readings - entrance

3.1.4 West

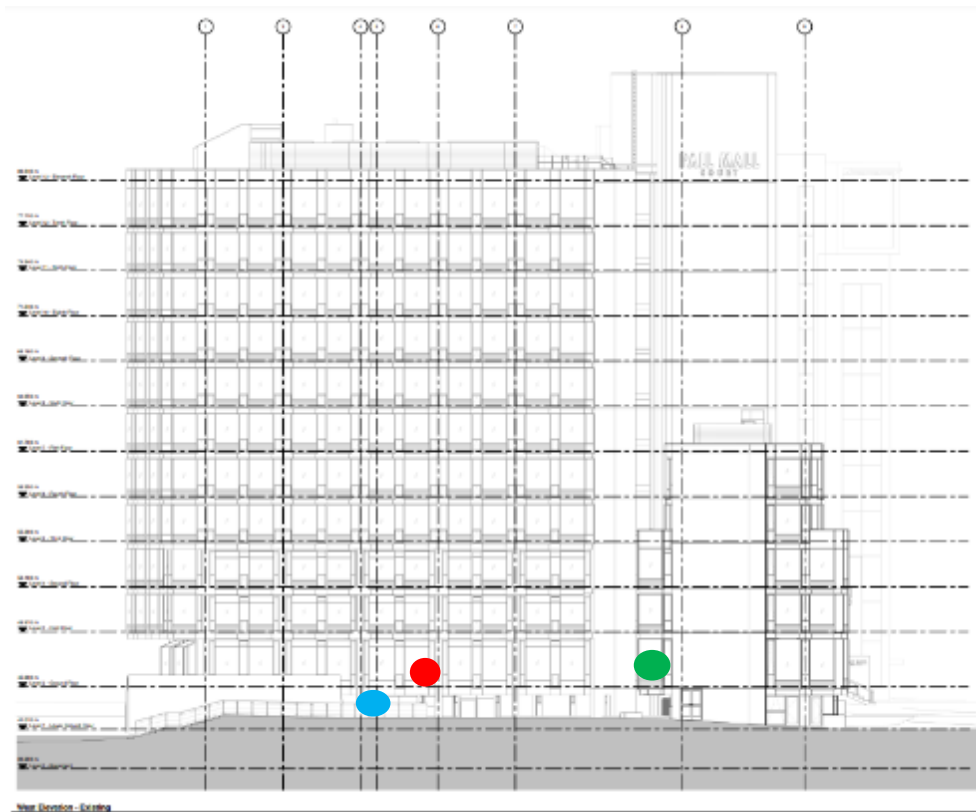


Figure 7: Elevation drawings - west

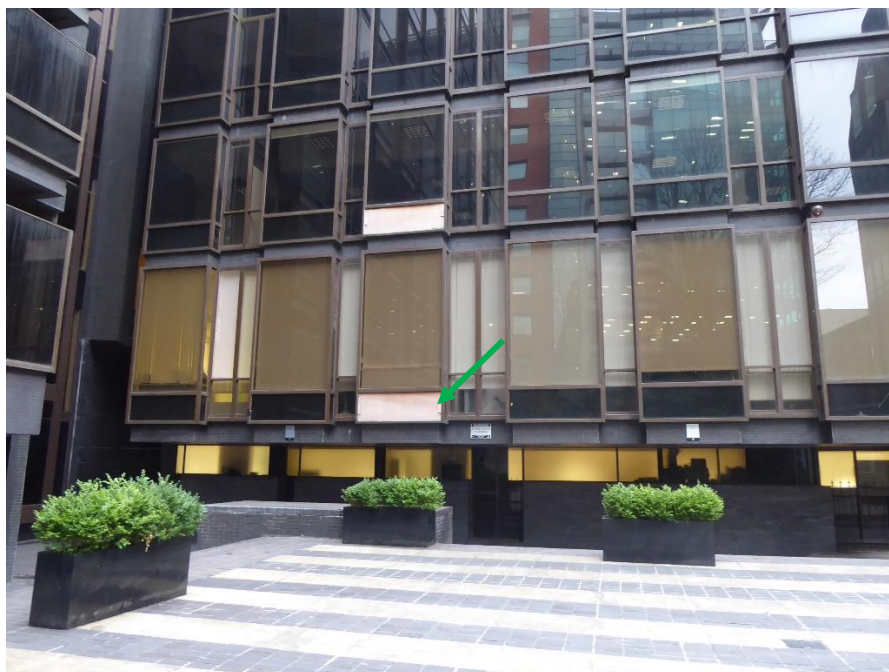


Figure 8: east elevation of north section of building (courtyard)

Sample Location		
A number of spot readings from the courtyard to the north elevation were taken this included readings from the underside of the window frame, not just the front face. The low level space set back from the higher elevation windows has a distinctly different appearance, however a deterioration in the metalwork was noted that was more pronounced than other areas, it is not known if this area has been subject to replacement elements in the past.		
Colour Reading	Colour Swatch	
4 th window on the north elevation NCS S8010-Y10R		
West elevation NCS S8010-Y10R		
Low level recessed windows NCS S7010-G90Y		



Figure 9: lower level of north elevation where paint finishes appear distinctly different from west facing windows of east elevation (figure 9)

4.0 Colour Scheme

The NCS colour reference shown were recorded during a secondary visit to site when the author was already at the property.

Such uncovering is achieved by mechanically removing overlying paint films to small area to expose individual schemes. Due to the small area available on the samples colour trials should be undertaken in situ to find the most appropriate colour using the supplied NCS references as a guide only.

Screen and printing calibration is rarely accurate, test panels should always be trialled in situ prior to final selection.

For alternative colour system such as Dulux, Sherwin Williams, BS, see <https://www.e-paint.co.uk/colour-alternatives.asp>

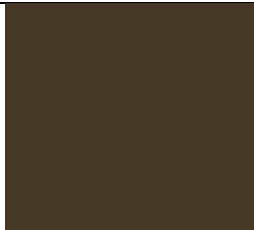
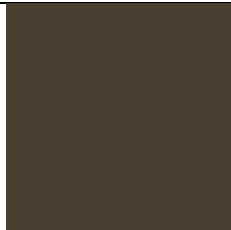
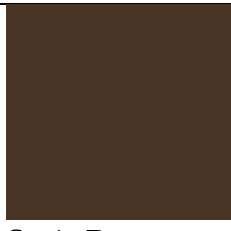
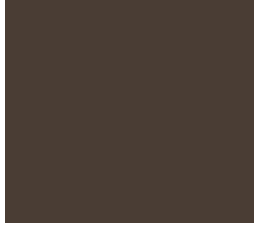
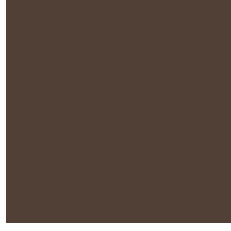
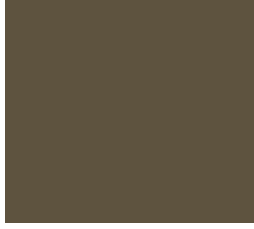
NCS Reference	Cie Lab	NCS Swatch	RAL Swatch	RAL	Cie Lab
Consistent reading to all elevations NCS S8010-Y10R	L – 24.09 a – 4.65 b – 12.57		 Olive Black	Classic: RAL 8014 Design 080 30 10	L – 27.91 a – 2.27 b – 11.12
Alternative NCS S8010-Y30R	L – 24.01 a – 6.27 b – 12.79		 Sepia Brown	RAL Classic RAL 8014	L – 24.029 a – 7.289 b – 12.866
Option 2: NCS S8005-Y50R	L – 26.23 a – 4.09 b – 6.55		 Nutria Fur Brown	Design RAL 060 30 10	L – 28.47 a – 5.88 b – 9.03
Option 3 NCS S7010-G90Y	L – 35.27 a – 1.01 b – 12.67		-	No direct match	

Table 6: Colour reference and swatches



Figure 10: image of NCS S8010-Y10R / Y30R fan deck swatches shown next to a section of window

5. Recommendations

5.1 Appropriate Redecoration Strategy

Every effort should be made to retain paint archaeology where possible.

No exposure of historic schemes has been included in the programme of research so has not been outlined in this report.

5.2 Health and Safety

Paint films were not tested for toxicity. Where paint removal is to be undertaken, methods should ensure safe working practice appropriate to the works. Any waste material from the use of paint strippers or abrasive removal should ensure adherence to waste regulations and appropriate health and safety measure for operatives.

The testing of the paint media has not been commissioned as part of this survey.

Appendix I

i. Heritage Listing Details³

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1246934
Date first listed:	04-Dec-2000
Date of most recent amendment:	26-Apr-2013
Statutory Address 1:	PALL MALL COURT, INCLUDING RAISED PIAZZA AND PODIUM TO THE WEST SIDE, 67 KING STREET & 12 MARSDEN STREET, MANCHESTER

Location

Statutory Address:	PALL MALL COURT, INCLUDING RAISED PIAZZA AND PODIUM TO THE WEST SIDE, 67 KING STREET & 12 MARSDEN STREET, MANCHESTER
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The building or site itself may lie within the boundary of more than one authority.

District:	Manchester (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SJ8397898279

Summary

Commercial office building, 1966-8 by Harry Teggin of Brett, Pollen & Teggin in association with A H Brotherton and Partners, and the engineers, Cyril Blumfield and Partners. Reinforced concrete frame with grey-bronze ceramic-mosaic cladding to the service towers, and Staffordshire blue-brickwork and bronze painted-aluminium cladding to the rest of the building with bronze glass. Flat roofs with parapets. 6-storeys and 12-storeys.

Reasons for Designation

Pall Mall Court is listed at Grade II for the following principal reasons:

* Architectural interest: it is a good example of a high-quality post-war office building with a striking design that is resolutely of its time, but which respects, and responds well to, its site and Victorian streetscape

* Design interest: its unusual Z-shaped plan and stepped elevations form a strong massing and composition, with rows of oriel-style windows creating a rhythmic pattern and movement across the principal facades. This strong level of stylistic detailing is enhanced by the

³ Taken from <https://historicengland.org.uk/listing/the-list/list-entry/1246934?section=official-listing> accessed on 25th January 2022

building's use of bronze painted-aluminium and glass, and grey-bronze mosaic cladding, which create a dramatic contrast to the other buildings on King Street

History

Pall Mall Court was constructed in **1966-8** to the designs of Harry Teggin of Brett, Pollen & Teggin in association with A H Brotherton and Partners; the engineers for the project were Cyril Blumfield and Partners. The building was commissioned as a prestige headquarters office building for London Assurance Ltd. London Assurance was taken over by the Sun Alliance Group as work on the building began, resulting in the building being in multi-occupation upon its completion instead of its originally intended sole use.

The partnership of Brett & Pollen was formed in 1959 and Harry Teggin joined shortly afterwards, later working in partnership with David Taylor as Teggin & Taylor. Teggin's partner, Major Lionel Gordon Baliol Brett, 4th Viscount Esher had previously designed 25-6 Pall Mall, London (now demolished) for London Assurance in 1956; hence the architect firm's involvement in the Manchester project and possibly also the reason for the location of the new building alongside Manchester's Pall Mall. Teggin's other building commissions include council offices constructed for Portsmouth City Council (1970s) and the Grade II listed Sekers building in Sloane Street, Kensington & Chelsea (1963-4).

Teggin conceived the building 'to have the impact of a jet stone by the use of bronze glass, sharp angles and opaque facets', although the cleaning of the surrounding stone buildings has subsequently tempered its illusional effect. Pall Mall Court won a Civic Trust Award and the RIBA Regional Award in 1970. **In c2003 the building underwent a programme of refurbishment, including some alteration works.**

Details

PLAN: Pall Mall Court occupies a plot bordered by King Street to the south, Marsden Street to the north, Brown Street to the east, and the former Pall Mall to the west, which is now closed at this point and the road space occupied by the unlisted no.35 King Street. The plot is set upon sloping ground with the highest point being on the eastern side and the lowest on the western side.

Pall Mall Court has a 'Z'-shaped plan formed by a 6-storey block fronting King Street, a 12-storey spine block attached at a right angle to the rear, and a 6-storey block fronting Marsden Street. Attached to the eastern end of the King Street block is 73-79 King Street, which does not form part of Pall Mall Court and is not listed. Two service-core towers containing lifts and stairs are located at each change in axis, along with further stair towers at each splayed end of the building.

Occupying the infill space to the west side of the building is a raised, paved public piazza called Pall Mall Court. At the northern end of the piazza is a massive brick planter podium located over a basement garage. Set to the east side of the building and surrounded by Pall Mall Court's spine block, Marsden Street block and the neighbouring 73-79 King Street is a service yard accessed from Brown Street.

EXTERIOR: Pall Mall Court has a raised ground floor with a lower ground floor level (visible on the King Street and spine blocks) clad in blue brick. On the piazza side of the building this lower level appears sunken due to the raised nature of the piazza, and the floors above project out, creating a covered walkway to allow pedestrians to pass through the square under cover. The lower ground floor was originally intended to be blank, but changes in occupancy prior to the building's completion meant that windows were inserted.

The rest of the building's external elevations are composed of a series of fully-glazed square bays, stepped in tiers in places, and separated by narrow glazed recesses that give the appearance of oriel windows. The bays contain sash windows (now sealed shut) that originally enabled natural ventilation in sheltered conditions, and are of a repetitive pattern on a 6ft-2ft-6ft-4ft grid so that they are paired. The service-core towers, containing lifts and stairs, have blank facades clad with small ceramic mosaic tiles that were specially made to have a bronze flash on a gun-metal colour. The stairs are lit by narrow, vertical glazed bands that run up the full height of the towers, and the main service tower also incorporates windows on the west side facing into Pall Mall Court, which light the lift lobbies. Air-conditioning plants are located on the building's flat roofs.

KING STREET BLOCK: This 6-storey, 6-bay block, fronting south onto King Street is set-back from the street line on this side, due to objections raised during the design process from the owners of the neighbouring building at nos.73-79 who were concerned about the new building masking theirs. The top 2-storeys of the King Street block are set back from the main face on both the north and south sides behind a parapet; a design feature intended to reduce the scale and impact of the building upon its Victorian neighbours. As the block's west end is splayed the elevation is of 8-bays on the south side and 6-bays on the north side, facing into the piazza. Set back and attached to the far right of the south elevation is the building's main service-core tower, which is of 12-storeys and has an irregular angled shape that articulates the main spine and King Street blocks and has later signage lettering attached to the west side. Attached in front of the service tower is the building's 2-storey, flat-roofed main entrance, which is fully glazed and has a raised ground floor entrance accessed by a flight of steps. Early-C21 revolving doors have been installed, along with new signage to a flat canopy above. A very narrow, gated alleyway to the left of the main entrance passes through the lower ground floor level and links King Street with the piazza. A further glazed entrance exists to the south-west corner of the lower ground floor. The roof of the main entrance projection is slightly angled with a drainage channel at the northern end, which was designed to allow rainwater to fall on to a stepped roof at the rear below, where another channel then flowed on to a further stepped roof below and then into a drain in the rear service yard. Unfortunately, the roofs are not sufficiently angled to enable this process to take place successfully.

PIAZZA-FACING SPINE BLOCK: This block, which fronts into the Pall Mall Court piazza, is of 12-storeys and 11-bays with the upper 8-storeys projecting outwards. The northern end of the block faces onto Marsden Street and the upper 10-storeys project outwards over the street's pavement with angled sides. A service-core tower lies to the east side of the block and incorporates a secondary entrance to the raised ground floor, accessed by a flight of steps.

MARSDEN STREET BLOCK: This block is of 6-storeys and 6-bays with a stepped elevation to both north and south sides. Later signage lettering in the same style as that to the

main service tower adorns the blank stair tower at the east end of the block. Attached to the western end of the Marsden Street block is the north end return of the spine block and attached service-core tower, as described above.

PIAZZA: Set to the western side of the building is a raised piazza that was originally accessed via flights of steps from both King Street and Marsden Street; the stair off King Street has since been replaced by a ramped access, and the stair off Marsden Street has been altered, reduced in width and a ramp inserted alongside. The piazza is paved in Staffordshire blue-brick and stone, and the northern end is occupied by a very large and high, blue-brick podium planter containing trees and tall plants. The planter occupies approximately one third of the overall piazza space and located underneath is a car park, which is accessed via a roller-shuttered entrance in the north side of the planter off Marsden Street. The far western side of the piazza, beyond the podium, has lost its original Staffordshire blue-brick and stone paving, and is not considered to be of special interest.

INTERIOR: Internally screed and board floors can be found throughout, except in the stairwells and lift lobbies, which have blue-brick floors (many of the floors are hidden under later coverings). The service-core towers contain original painted-brick and concrete, dog-leg stairs with simple timber and metal rail balustrades, and stairwells incorporating original smoke chutes to enable smoke to escape out of the building and aid evacuation. Both the stairwells and upper lift lobbies retain their original mosaic-clad walls, which are in the same style as those to the exterior; the lifts themselves have replaced cabs and machinery.

The remaining areas of the interior have been altered and/or modernised and are not considered to be of special interest. These include the office floors, which are largely plain and open plan, and have been modernised and refurbished, including replaced lighting, modern suspended ceilings, new radiators in the window bays, and the installation of new services in the north-east corner of the King Street block. The principal communal areas have also been altered, including the main ground-floor lift lobby, entrance foyer and toilets on each floor. The main entrance foyer is double-height and originally had a blue-brick floor, but this has since been replaced by a tiled floor. The walls were also originally clad with mosaic tiles in the same style as those to the exterior, but these have been removed, along with a small mosaic sculpture by Josephine Reid, which originally adorned one of the entrance foyer's walls and incorporated Sun Alliance's corporate logo of three interlocked hexagons (depicted on a photograph dating to 1969). A derelict principal ground-floor and lower-ground floor space in the King Street block contains a large, central open well overlooking the lower-ground floor, which is accessed by a stair located at the eastern end of the well. The basement below contains a reinforced concrete vault (retained from the space's previous use as a building society) and a small goods lift, which travels between the lower-ground and ground-floor levels.

Location



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