

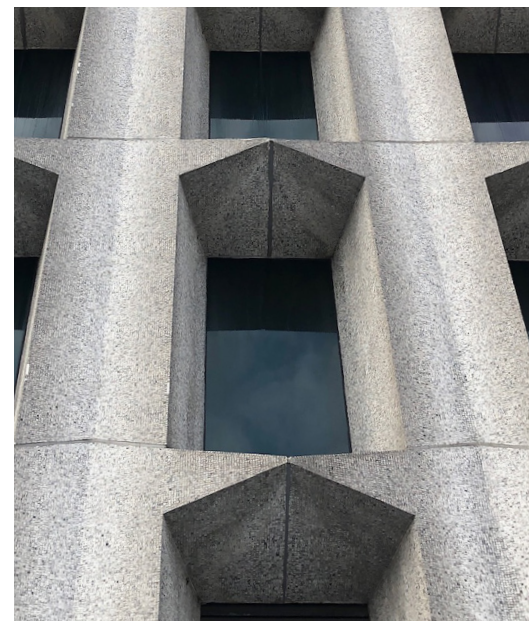
3.5 Glazing | Refurbishment Vs Replacement

Glazing to Principal Facades

The existing crittal windows have a relatively slim profile which is painted black. We would envisage that this is a purposeful design decision made by Seifert & Partners to maximise the light and aspect of the glazing provided across elevation that is circa. 50% solid. The slim profiles help to emphasise the almost 'frameless' look of the building.

The windows are original to the building and are no longer fit for purpose. The windows perform poorly, compromising the building's ability to satisfy modern office standards leading to a greater use of energy.

There are also issues with water ingress through the existing windows along with the need to replace panes of glass due to damage. Some windows have been replaced on an individual basis which has proven costly and time consuming. The proposals therefore include for replacement windows.



Existing Crittal windows with low level transom



View of internal finish and suspended ceiling



Replacement service void doors and stall riser: painted white finish.

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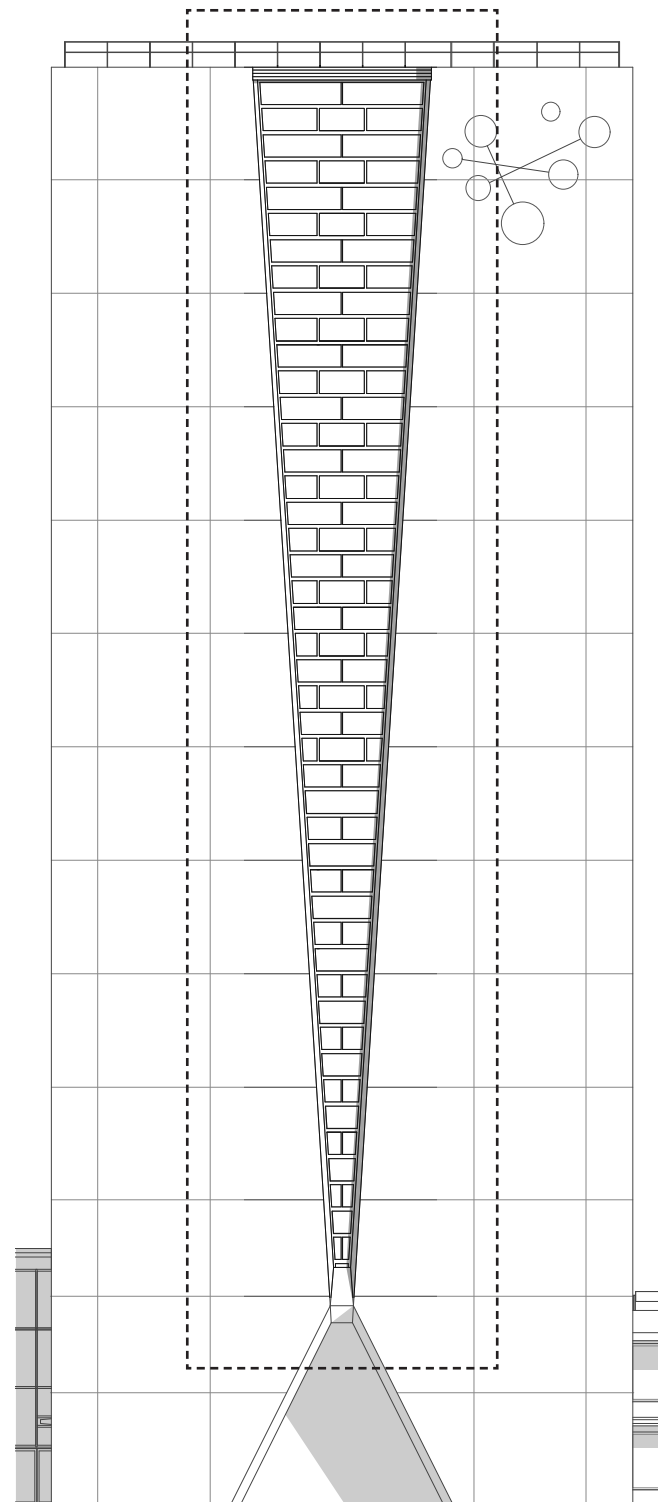
Glazing to Gables

The Crittal windows to the stair cores are openable and manually operated with restrictors. They are no longer fit for purpose and are performing poorly. They are suffering with water ingress and attempts for remediation have been made internally although these are temporary. The existing windows are tied back to existing horizontal structures.

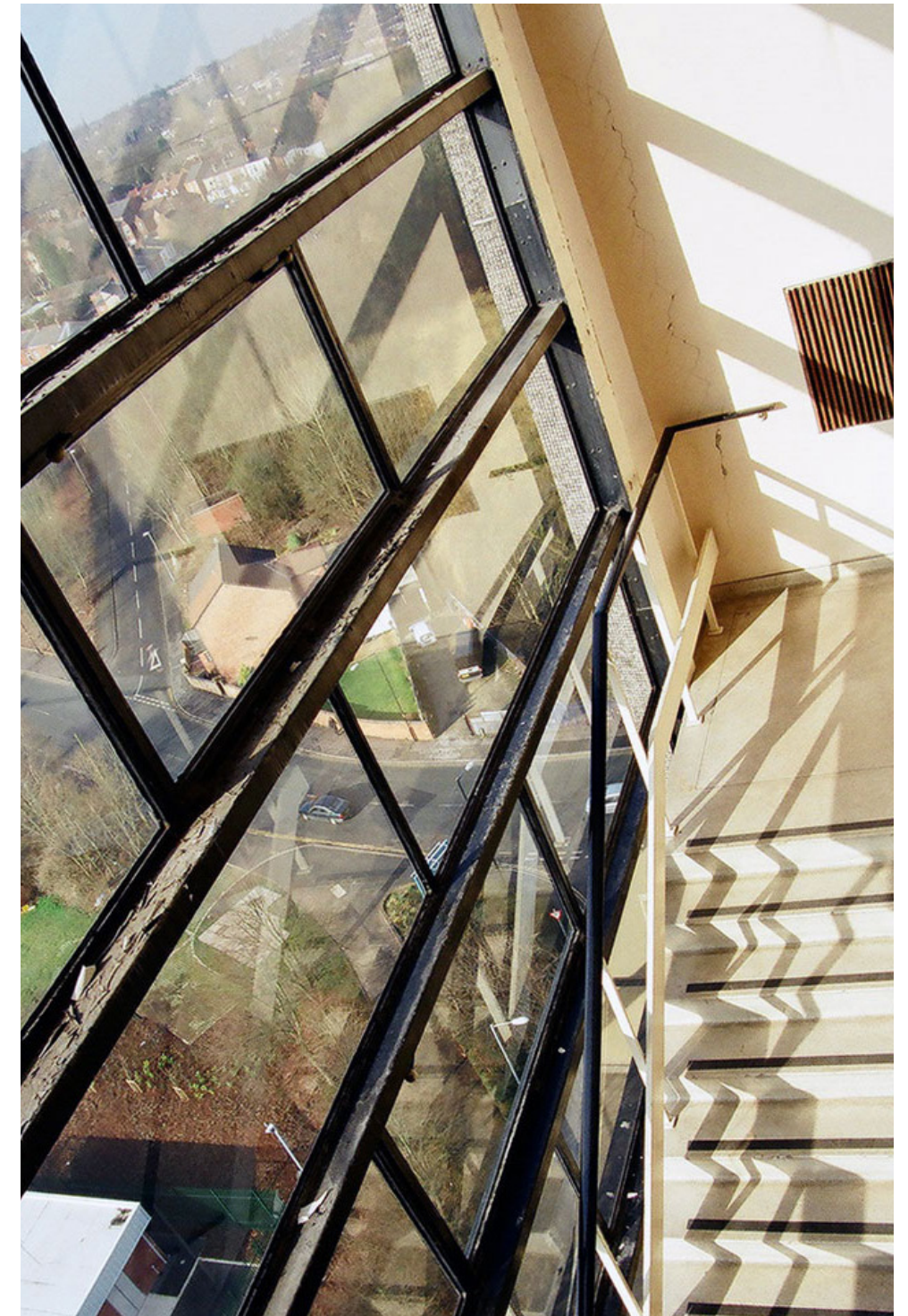
The proposals therefore will include for the windows to both stair wells on the north and south elevations to be replaced with a suitable double glazed system that replicates the existing pattern like for like. This can be achieved by fixing back to the existing horizontal structural members subject to further structural surveys.



Existing winding gear to stairwell windows



Existing North elevation



Internal view of stairwell windows

3.6 The Big Idea

The purpose of this design and access statement is to establish a visual/ design/ technical framework from which proposals for the over-cladding of the precast, mosaic-clad panels and the replacement of the existing single-glazing can take place – “a clear Big Idea” as detailed in our Project Approach.

From the analysis and supporting visual condition survey provided in this document, where we have attempted to establish a deep appreciation for the design of the Hexagon Tower, we have extracted three principles for the treatment of the over-cladding of the precast panels – the ‘Big Idea’ for these future works.

The ‘Big Idea’.

The over-cladding of the precast panels at Hexagon Tower should:

- have a uniform treatment of materials;
- shimmer, and;
- have sharpness in its form.

In realising this ‘Big Idea’ Corstorphine + Wright understand that in addition to finding a solution to satisfy these visual parameters, that it is imperative that the solution(s) proposed not only satisfies the technical and performance criteria required of it but also that it is commercially viable.





INVOLVEMENT



4.0

4.0 INVOLVEMENT

4.1 Initial Advice from Historic England

Corstorphine + Wright has previously sought Pre-App advice from Manchester City Council in respect of the proposed overcladding and window replacement at Hexagon Tower.

For further details please refer to Q+A Planning's **Planning Statement**.



Image of Painting opposite: Proposals put forward by Seifert & Partners showed four connected towers provided as a campus of buildings.

A large yellow chevron graphic pointing to the right, with a smaller light gray chevron nested inside its right side.

DESIGN

5.0