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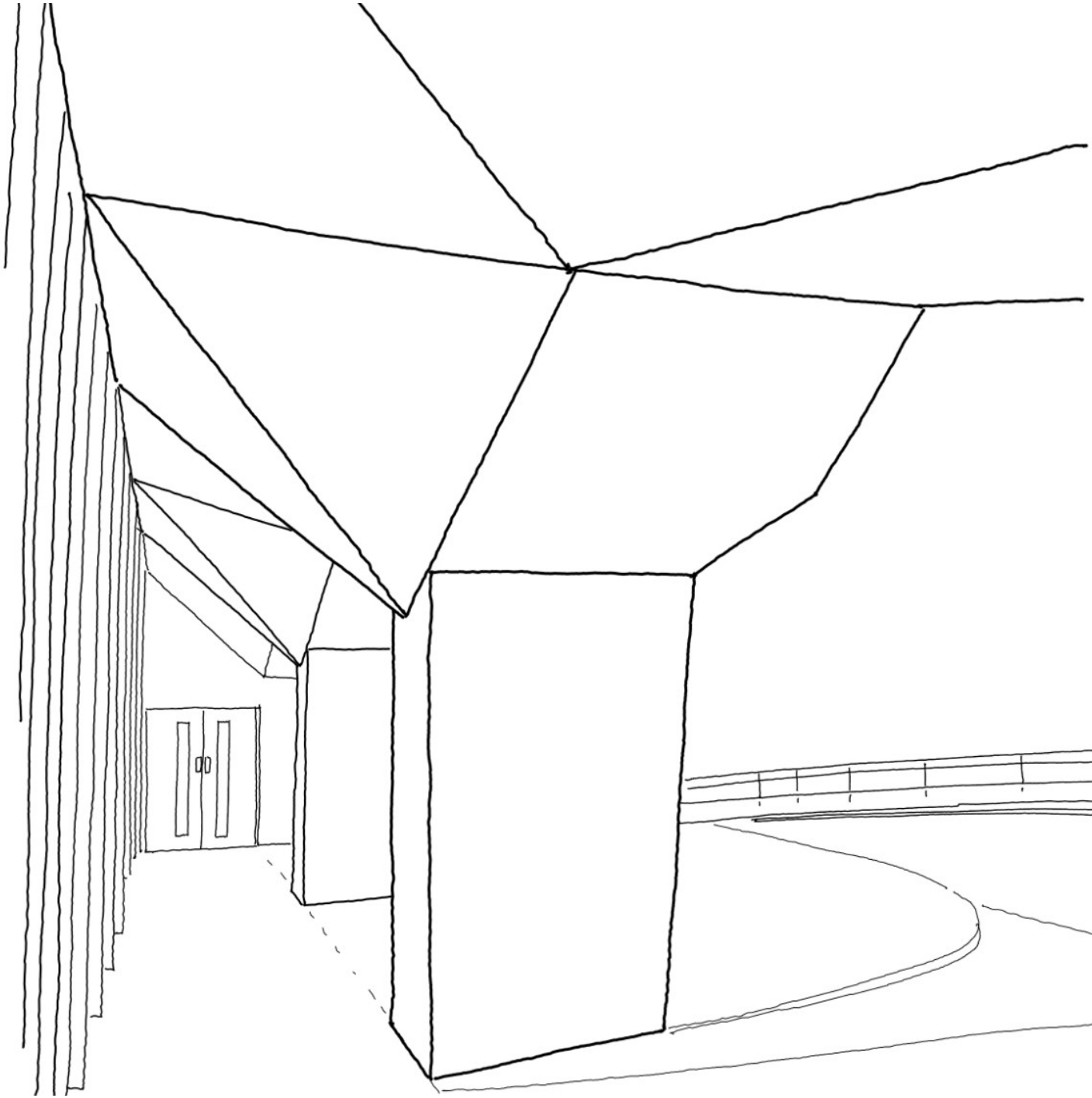


HEXAGON TOWER, MANCHESTER

DESIGN AND ACCESS STATEMENT

20186 - 8000 - 00 | MARCH 2021





REVISION	DATE	NOTES
00	March 2021	ISSUED for Planning



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1.0 INTRODUCTION

1.1 Primary Objective

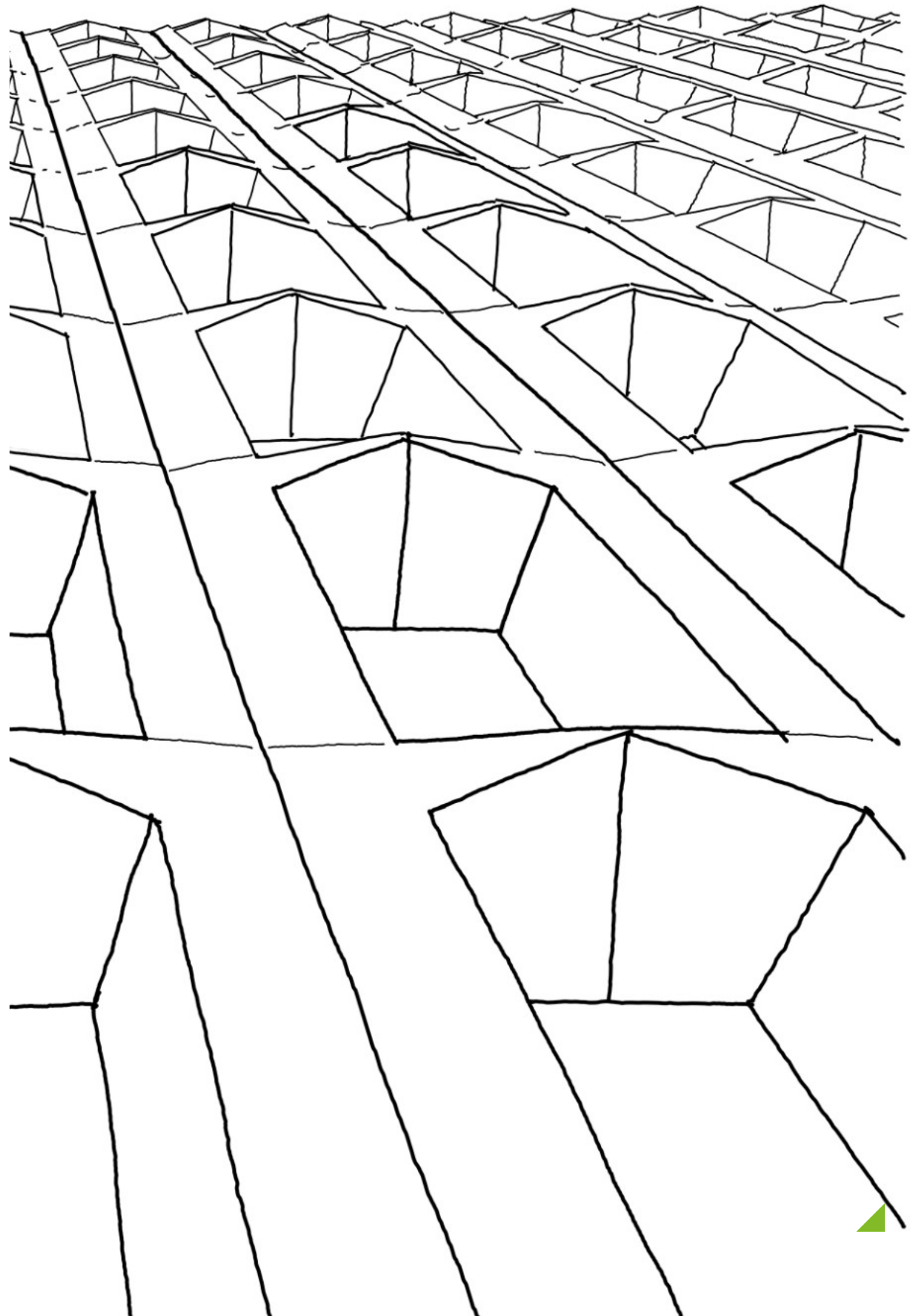
This Design and Access Statement forms part of a full planning application submission proposing the over-cladding and window replacement of Hexagon Tower, Blackley, Manchester.

This statement should be read alongside;

- 1 - Structural Report (by others)
- 2 - Sustainability Report (by others)

Hexagon Tower was completed in 1973 by R. Seifert & Partners, designed as research laboratories for Imperial Chemical Industries (ICI). The existing tower is comprised of a basement plus 13 storeys.

Although no longer owned or occupied by ICI, the building is still utilised for a purpose close to that of the original design intent as specialist science and technology facilities.



1.2 Summary of Brief

The external façade of the Hexagon Tower is deteriorating in a progressive manner leading to expanses of the mini-mosaic tiling that covers the entirety of the solid portions of the façade to delaminate.

It is understood from works previously undertaken that it has also not been possible to secure the existing mosaic tiles in some areas. This means that a solution focusing on their retention and exposure is no longer viable. Furthermore, it is understood that difficulties sourcing replacement tiles make this option not possible. With that said the proposals seek to overclad the building whilst retaining and securing the existing mosaics beneath.

The glazing to the building is the original, single glazing and subsequently performs poorly.

Trinity IM seek commercially and technically appropriate proposals for the over-cladding of the mosaic-clad panels and the replacement of the glazing.

Proposals are to be sympathetic to the original design to assist in achieving the approval of the local planning authority (Manchester City Council).

Proposals are to be compliant with Building Regulations.

Against the background of the current climate emergency Trinity IM are also keen to improve the building's poor sustainability and energy performance with a benchmark EPC rating of 'D' or above to be achieved.



View of existing soffit at ground level to entrance on South elevation