



REV A: 26th January 2021

NOMA, CIS Tower, Manchester

HERITAGE STATEMENT– Enabling Strip Out Works, Heritage Discussions and Conclusions REV A

1.0 Introduction

- i. The CIS Tower, Manchester (Grade II listed, list entry no. 1270494), was granted permission on 4th February 2020 (ref. 126119/LO/2020) to undertake a major scheme of refurbishment and extension works across the whole building, including the replacement of the glazing and insulated panels of the curtain walling system, the removal of internal finishes and redundant equipment such as floor, wall and ceiling finishes and the removal of mechanical and electrical equipment.
- ii. At the time permission was granted for the proposed redevelopment scheme, there were and still are a number of unknown elements of how the scheme would be implemented. It was not practically possible at that stage of the project to undertake these investigatory and practical works due to the building being occupied by the previous owner.
- iii. The aim of the enabling strip out works is to allow for further investigations in order to understand how the proposed or similar refurbishment scheme can be implemented across the whole building. The Heritage Statement relates to a listed building consent application for the full strip out of floors 2, 3, 14 and 15 and is described in the application as follows:

Listed Building Consent for asbestos removal and strip out works to levels 2, 3, 14 and 15 of the CIS Tower and associated works

- iv. Although this scheme of initial strip out works are investigatory, the proposed sample areas should be seen as a standalone package of works that will provide reassurance of how the rest of the building will be successfully refurbished in the future. The works could provide a greater understanding of the building and enable a refurbishment project to come forward by allowing all risks to be understood and therefore making the consented scheme more feasible.
- v. This strip out sits alongside a package of investigative works which are being agreed with Manchester City Council via exchange of correspondence as they have been deemed not to impact the special architectural or historic interest of the building.
- vi. This Heritage Statement should be read in conjunction with the following documents:
 - Application Forms and Cover Letter prepared by Deloitte Real Estate;

- Conservation Impact and Specifications Report prepared by Stephen Levrant Heritage Architecture;
- Building and Photographic Record prepared by Stephen Levrant Heritage Architecture;
- Design and Access Statement REV 1 prepared by SimpsonHaugh Architects (revised 18th December 2020)
- Existing and proposed drawings prepared by SimpsonHaugh Architects; and
- Methodology of Works prepared by Bowmer and Kirkland

2.0 Significance of impacted areas

- The SLHA *CIS Tower, Miller Street, Manchester, M60 0AL. Heritage Statement. Part 1: Significance appraisal & Part 2: Heritage impact assessment*. Provided a comprehensive study of the significance of the CIS tower including those areas impacted by the proposed works, we have here provided a summary of the significance of the impacted areas.
- The interior of the CIS Tower has been heavily altered from its original design, with the interiors of the 2nd, 3rd, 14th and 15th floors being no different, as a consequence the interiors as a whole are of low heritage significance. However, the individual fabric components of the interiors do have differing significance and are summarised as:
 - Surviving original fabric is of high heritage significance
 - The original single glazed units are however of low heritage significance as they are compromised by the application of protective solar film
 - Surviving architectural, historic structural or M&E features that closely reflect the function of the building are of considerable heritage significance
 - The replacement 'Weathermaster' perimeter heating and ventilation system, and the non-original 'Telelift' document transport systems are of low heritage significance.
 - Internal partitions and finishes that are non-original are of no heritage significance.
 - Modern electrical services are of no heritage significance.

3.0 Enabling Works and their interface with Historic Fabric

- It has become apparent that in order to understand the full extent of strip out works across the whole building, and understand how the proposed alterations can be implemented, a select scheme of investigations and trial strip out works are necessary to provide this information and quantify the works across the whole building.
- The works to be undertaken are limited to the 2nd, 3rd, 14th and 15th floors, which have been chosen due to their standard form to the rest of the building floors, as well as the proportion of original fabric and finishes that survive. The proposed works include the following:
 - Intrusive investigation and samples of fabric to be removed for analysis for asbestos.

- Removal of non-original carpet tiles, removal of original vinyl floor tiles and adhesive back to the original floor screed (to be retained), within the office space, lift lobby and back of house areas.
- Removal of non-original suspended ceilings, within the office space, lift lobby and back of house areas.
- Removal of non-original internal partitions, and wall finishes, including skirtings, within the office space, lift lobby and back of house areas, excluding high significant features.
- Strip out of WC's back to the building shell.
- Removal of all redundant M&E equipment, including the complete removal of the heavily altered Weathermaster system, ductwork and cabling back to the services riser cupboard.
- Stair cores and associated lobbies will have non-original ceilings and floor finishes removed.
- Removal of the fire shutters between the office tower and lift / service tower.
- Removal of the Telelift system.

- iii. The proposed works have been developed in line with the SLHA *Conservation Strategy* for the CIS Tower as well as the *CIS Tower Refurbishment. Intrusive investigations & strip out works. Conservation impact and specifications* report issued 28th September 2020.
- iv. The methodologies for undertaking the investigation and strip out works have been developed in conjunction with SLHA to prevent and minimise disruption to historic fabric. Reference should be made to the Bowmer and Kirkland methodology of works document for detailed information.

4.0 Heritage impact assessment

- i. The below targeted heritage impact assessment of the proposed works follows the methodology outlined in SLHA *CIS Tower, Miller Street, Manchester, M60 0AL. Heritage Statement. Part 1: Significance appraisal & Part 2: Heritage impact assessment*.

Proposed works	Heritage impact
Intrusive investigations and removal of fabric samples.	Negligible adverse impact mitigated by the careful locations of samples to be taken.
Removal of carpet tiles and vinyl tiles back to screed.	Negligible adverse impact required to provide a better understanding of how the vinyl floor below the carpet tile can be removed due to asbestos content.
Removal of non-original suspended ceiling.	Minor beneficial impact as the non-original suspended ceiling will enable a better appreciation of the office space as it was

	originally experienced, especially to the podium office levels.
Removal of non-original internal partitions and wall finishes, including skirtings.	Minor beneficial impact as the removal of these items will enable refurbishment to be undertaken and bring the office space back into use.
Strip out of WC's back to the building shell.	The removal of non-original and early components (privacy screen) will have a neutral impact in enabling refurbishment and removing non-original finishes and fixtures.
Removal of redundant M&E equipment ductwork and cabling.	This work will lead to a minor beneficial impact as it will remove the redundant M&E equipment including the heavily altered perimeter Weathermaster system and enable a refurbishment to modern office requirements and enable potential future use of the building.
Removal of non-original ceilings and floor finishes within the stair core and lift lobbies	This work will have a minor beneficial impact in removing non-original finishes of no significance.
Removal of the fire shutters between the office tower and lift / service tower.	The proposed removal of fire shutters will have a neutral impact as the fire shutters are non-original whilst they do not harm the buildings significance.
Removal of the Telelift system	The removal of this component will have a negligible adverse impact , enabling the building to be refurbished and brought back into use, whilst the use of this riser prevent damage to introduce new riser capacity within the building.

- ii. Now that the CIS Tower is due to be 100% unoccupied before the end of the year, these works are integral to understanding and developing the process of successfully refurbishing the building and therefore bringing the building back into use.

- iii. Without these works there is high uncertainty in regard to the quantity of works required and this therefore poses a high risk in commencing a refurbishment scheme and ultimately places the building at risk of being left unoccupied and not refurbished.
- iv. The proposed investigation and strip out works are the minimum required to provide the necessary information to inform the design options and repairs and will be undertaken in line with the approved scheme to the building.
- v. It has also become clear that any future use of the building will require intrusive investigations to understand the full extent of asbestos containing materials in the building as well as the removal of tired and non-original finishes to be finally renewed.

5.0 Conclusion

- i. Individually, each intervention has been designed to prevent avoidable damage to historic fabric and therefore not cause harm to the special interest of the building. This has been developed in line with conservation best practice to prevent avoidable harm to historic fabric and where unavoidable, cause minimal harm that therefore does not diminish the buildings character.
- ii. The heritage impact assessment found:
 - 3 negligible adverse impacts
 - 4 minor beneficial impacts
 - 2 neutral impacts
- iii. The works will cumulatively have a **minor beneficial impact** on the significance of the heritage asset, neither diminish the character of the building nor result in any unmitigated or significant harm to its historic fabric. The works will ultimately bring the building closer to a full-scale refurbishment and redevelopment project as was consented in February 2020.

If you have any queries regarding the above, please do not hesitate to contact us directly.

Yours sincerely,



Declan Cahill

BSc(Hons)

Historic Building Surveyor

For and on behalf of Heritage Architecture Ltd