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CIS Building Surveys - Manchester
DESIGN AND ACCESS STATEMENT | 18 SEPTEMBER 2020
10246-SHP-RP-DAS02

Design and Access Statement

1.0 OVERVIEW

This Design and Access Statement has been prepared by SimpsonHaugh, with input from others, on behalf of Devonshire (CIS Tower) Ltd. This report should be read in conjunction with the associated application drawings and all other information submitted in support of the application.

The purpose of this document is to outline the proposed removal of internal fabric and services across four floors, in relation to additional surveying of the Grade II Listed CIS Tower and the future implementation of the approved Planning and Listed Building Consent references 126118/FO/2020 and 126119/LO/2020.

This application includes the removal of the specific elements highlighted below, alongside fabric removal within the following areas:

- › Internal spaces of levels 2 and 3 of the podium and levels 14 and 15 of the tower, including office floors, lift lobbies, back of house risers and corridors
- › WCs on the half landings below each floor listed above, referred to as levels 1.5, 2.5, 13.5 and 14.5
- › Staircores between levels 1.5 and 3, 13.5 and 15
- › Partial removal of the Telelift on each floor listed above
- › Removal of the Weathermaster encasement and associated services on each floor listed above
- › Redundant services in risers, ceiling voids and spaces described above and in the drawings

2.0 PROPOSALS

The proposed fabric and services removal is intended to take the internal spaces back to a shell and core status, save for original fabric that is of historical significance or services that are required to keep the building operational. The removal and retention sits back to back with the permitted consents noted above, which were informed by the Heritage Statement & Conservation Strategy produced by Stephen Levrant Heritage Architecture Ltd. As such, the principle of the removal of the identified fabric items has already been established as having no detrimental impact by the grant of LBC by the local planning authority, in accordance with the requirements of the Planning (Listed Building and Conservation) Act 1990, section 16(2).

For clarity, the fabric for removal is explained on an area by area basis below. This is reflected in the associated drawings.

On completion of the removal works, the internal spaces are proposed to be left as a shell and core, in anticipation of the implementation of the permitted scheme. In the circumstances that this is not implemented, an office fitout would remain achievable across the four floors and associated spaces.

The additional surveying is required ahead of the main works, as this will allow the client, design team and potential main contractors to further understand the status and construction of the existing building fabric and consented alterations to the Listed Building. Due to the significant scale of the existing building, the relatively small area proposed for survey at this stage will provide significant insight that is replicated across the entire building, due to the repetitive nature of the original design. This insight will subsequently inform the implementation of the consented development and whether time and cost allowances are sufficient with regard to scheme viability. Further dimensional information will also be obtained, beyond existing site measurements that are limited by access and finishes. This provides benefits such as confirming spatial fit assumptions with regard to new servicing installations and generally upgrading the accommodation to modern office standards.

2.1 RECORDING

As per the planning conditions associated with 126118/FO/2020 and 126119/LO/2020, a Recording Strategy and Photographic Audit has been prepared by Stephen Levrant Heritage Architecture Ltd for the purpose of recording the building fabric prior to refurbishment.

2.2 EXPOSED FABRIC

As per the planning conditions associated with 126118/FO/2020 and 126119/LO/2020, it is proposed that any "removal of any original floor, wall, ceiling finishes exposed during strip out works which shall be subject to a watching brief".

2.3 OFFICE FLOOR PLATES

Across all four office floors, the main office spaces are proposed to have the flooring and ceilings (including blind boxes and support structure) removed, exposing



Level 2 (highlighting wallpaper)



Level 3 (highlighting metal wall panelling and column trims)



Level 14



Level 15 (highlighting carpet, lino and paint on top of screed)



Typical light lobby (highlighting timber to retain)



Typical Weathermaster

the soffits and screed. Wall and column finishes, such as non-original wallpaper, timber trims and metal panelling are to be removed, whilst skirting is retained. Walls and partitions that were proposed to be removed under the permitted scheme are proposed to be removed here also.

Lighting and services are to be removed, including small power and other surface mounted fixtures, which will involve the removal of plaster to enable associated wiring to be removed and for the installation to be left in a safe manner.

On levels 2 and 3, some of the existing risers and stairs that are proposed to be removed under 126118/FO/2020 and 126119/LO/2020 are to be retained at this stage, to enable continued operation of the whole building from a servicing and fire escape perspective.

2.4 WEATHERMASTER

The encasement of the Weathermaster system is proposed to be removed, enabling the removal of the associated services within it. The internal structure of the Weathermaster is to be exposed and retained at this stage, to enable it's relationship with the cladding to be scrutinised.

2.5 TELELIFT

The portion of the Telelift that sits within the office space is proposed to be removed alongside the rest of the fabric described, in anticipation of implementing the permitted scheme. The associated hatch that allows the Telelift to pass into the adjacent riser is also proposed to be removed, allowing the riser to be separated from the office space through the infilling of the associated hole. The Telelift will be dismantled at a suitable joint within the riser and the associated equipment in the riser itself will be retained as part of the overall system, for removal at a future date.

2.6 LIFT LOBBIES

The lift lobbies are proposed to follow the logic of the office spaces, whereby the ceiling, flooring and services including lighting and surface mounted fixtures are removed. The original timber skirting and detailing around the lift openings is to be retained at this time. The purpose of this work is to inform spatial fit and provide information regarding existing services installations.

2.7 BACK OF HOUSE CORRIDORS AND STORES

Within the back of house spaces, the approach is again

to remove the ceiling, flooring and services including lighting and surface mounted fixtures; along with FFE such as sinks. The purpose of this work is to inform spatial fit and provide information regarding existing services installations.

2.8 WCs

The WC fitouts on the half landing below each office floor plate are proposed to be fully stripped out, back to the building shell, with the primary function of informing spatial fit of forthcoming proposals.

2.9 STAIRCORES AND ASSOCIATED LOBBIES

The staircores are proposed to have timber corner protection and signage removed, alongwith the services removed back to the required minimum for fire safety and escape. Some areas of ceiling are proposed to be removed, along with the removal of non-original carpets. This will inform spatial fit and the condition of original terrazzo finishes within these spaces.

2.10 DOORS

Doors are proposed to be retained throughout at this point in time, unless they sit within a wall or partition that is to be removed. Three fire shutters per floor are also proposed to be removed, as indicated on the associated JC20 series of drawings.

2.11 NEW INTERVENTIONS

As a result of the removed fabric and services, there will be instances where a temporary installation of plasterboarding or other suitable fire protection material will be required to infill openings or holes, to provide continuity of fabric, as indicated on the G200 series of drawings.

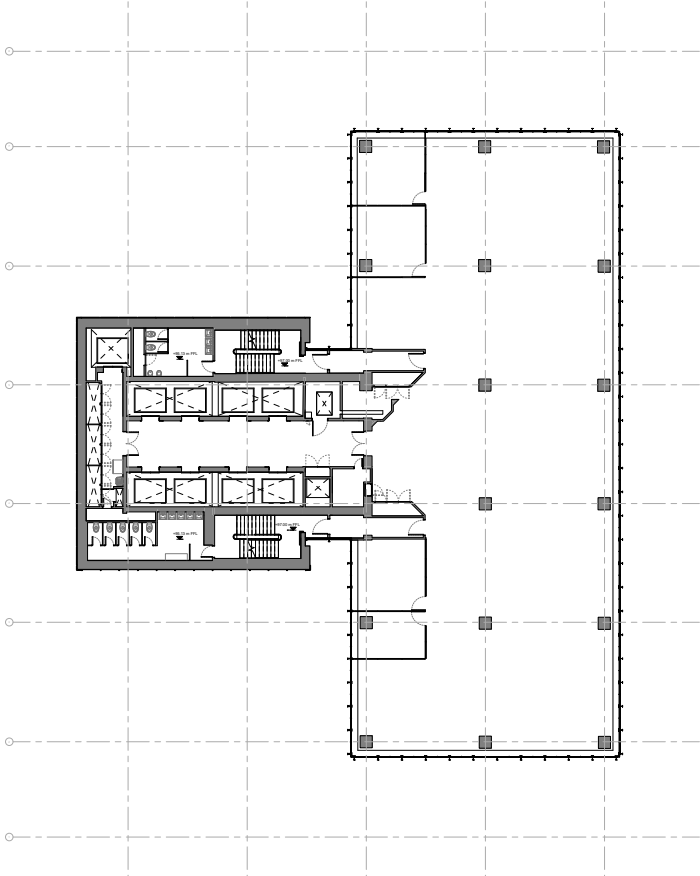
3.0 ACCESS STRATEGIES

In terms of the shell and core condition that the spaces will be left, these will be unoccupied and not intended for occupation until either the implementation of the permitted schemes or another fitout scheme should the scheme not come forward.

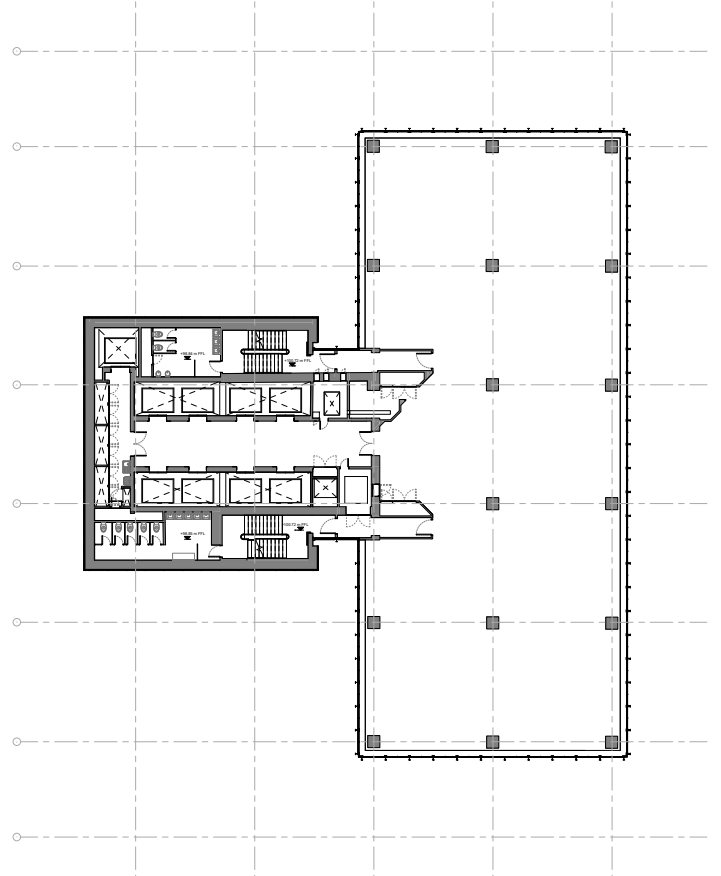
In the temporary case and the case of implementing the permitted schemes, the access strategies and inclusive design principles apply as outlined in the Design and Access Statement associated in applications 126118/FO/2020 and 126119/LO/2020.

In the case of any other fitout scheme coming forward,

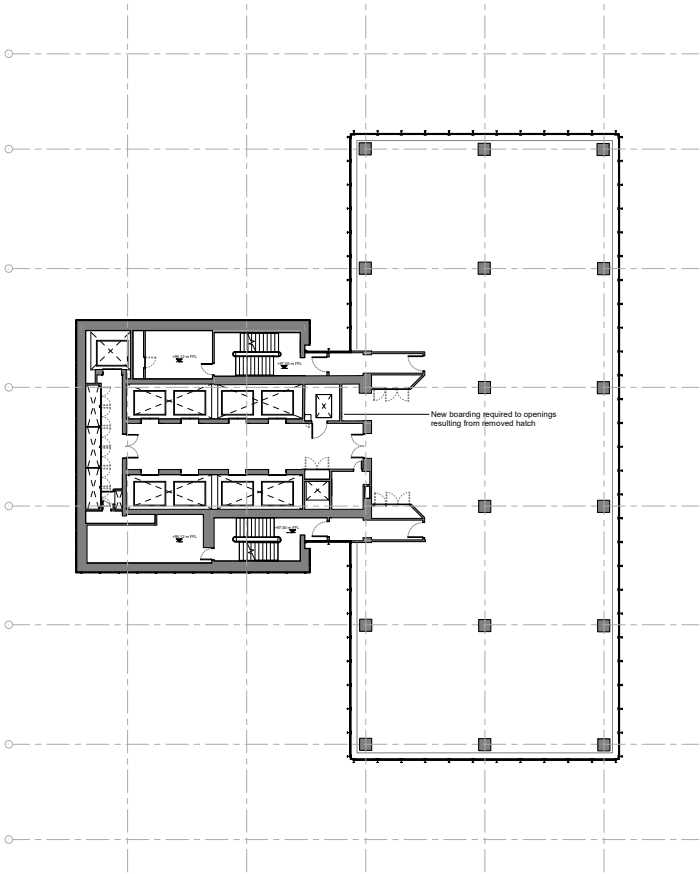
LEVEL 14 EXISTING



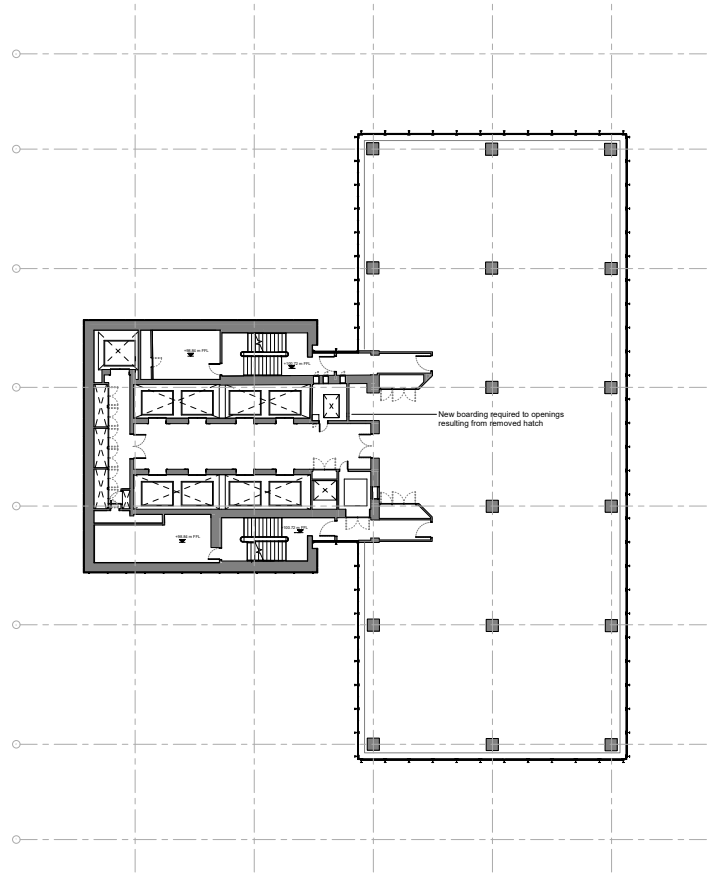
LEVEL 15 EXISTING



LEVEL 14 PROPOSED



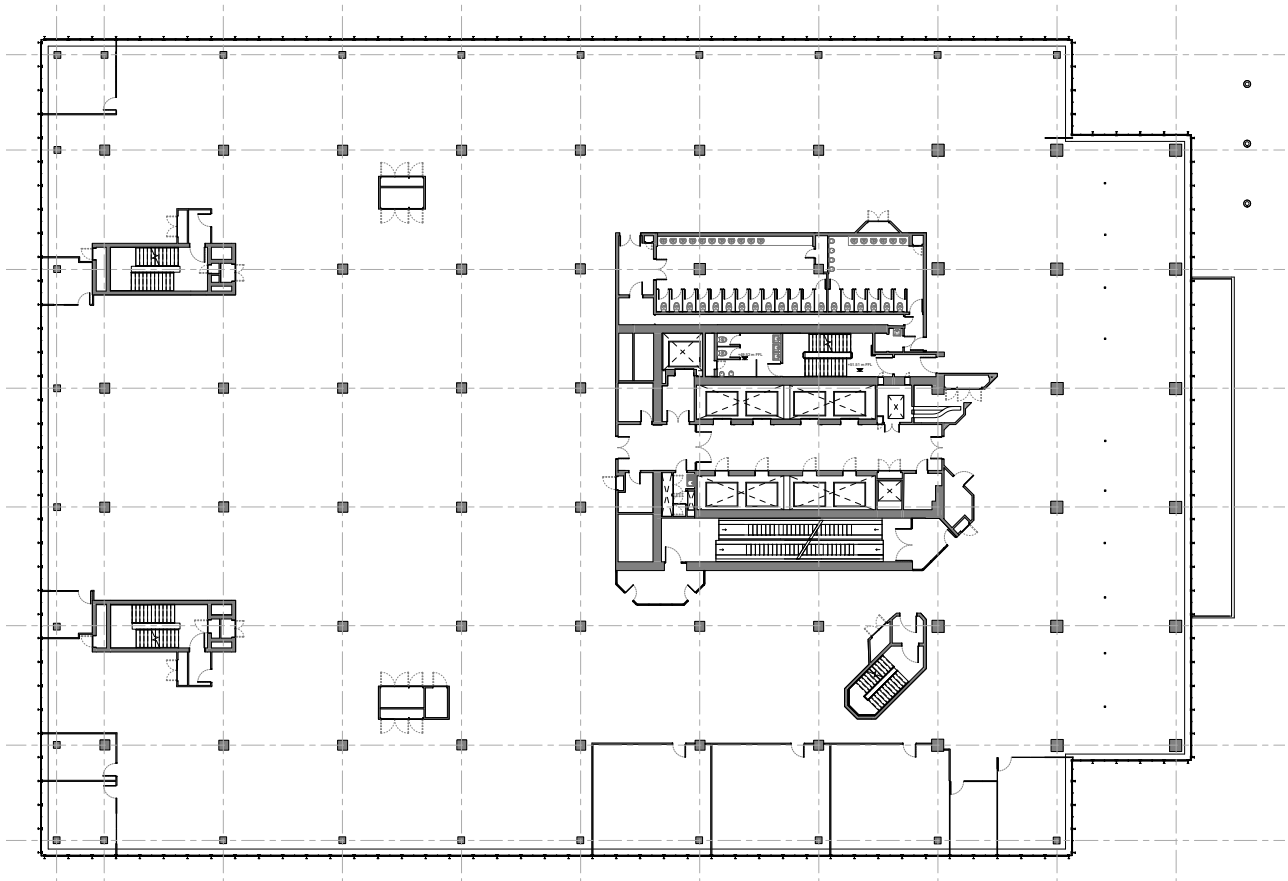
LEVEL 15 PROPOSED



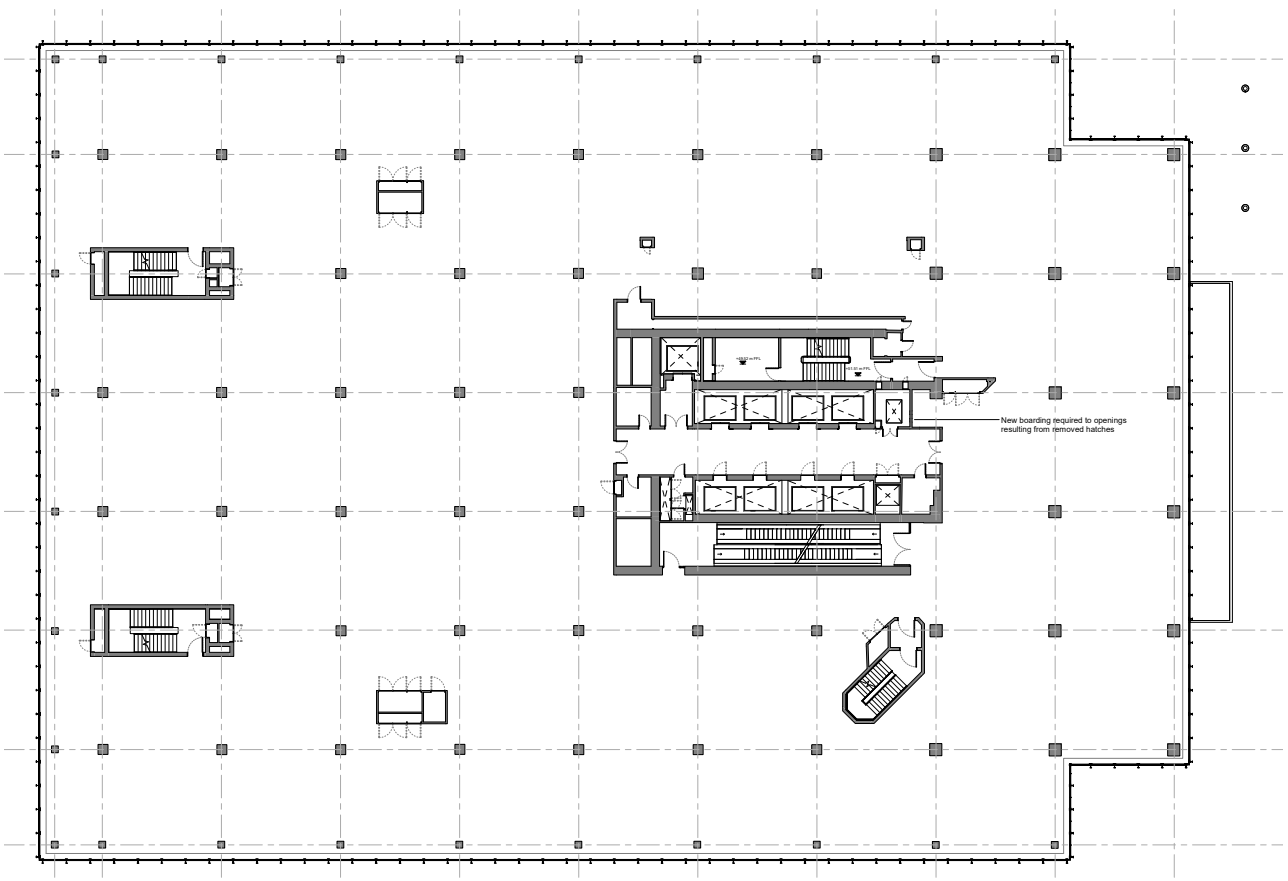
driven by what is feasible within the existing services infrastructure and fabric, these would be able to replicate what has been removed, with the principles demonstrated in applications 126118/FO/2020 and 126119/LO/2020 as a best practice target that was designed under the context of a fabric and services refurbishment across the entire building.

◀ Plan comparison of levels 14 and 15 , showing existing layout and proposed shell and core following the works. Levels 2 and 3 can be seen overleaf

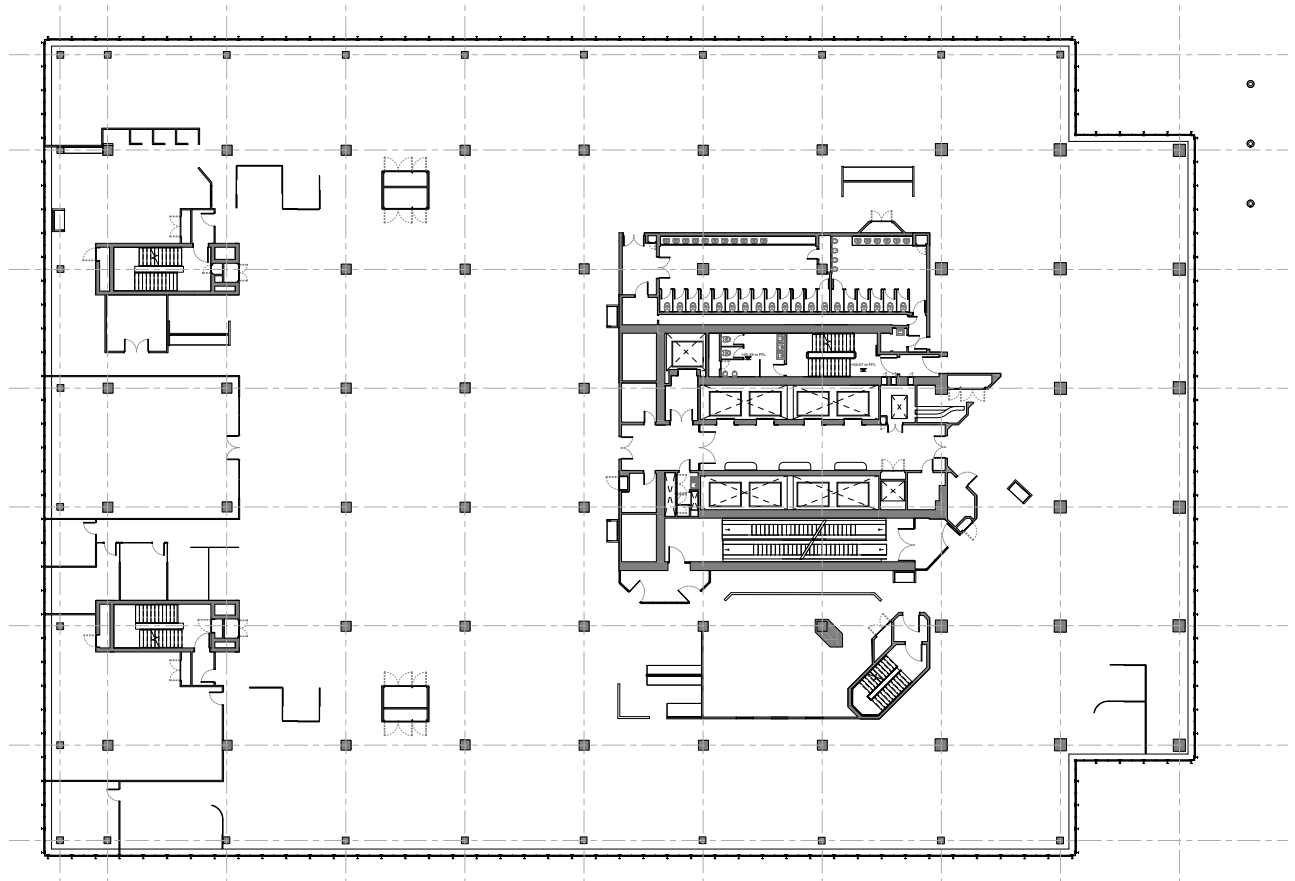
LEVEL 2 EXISTING



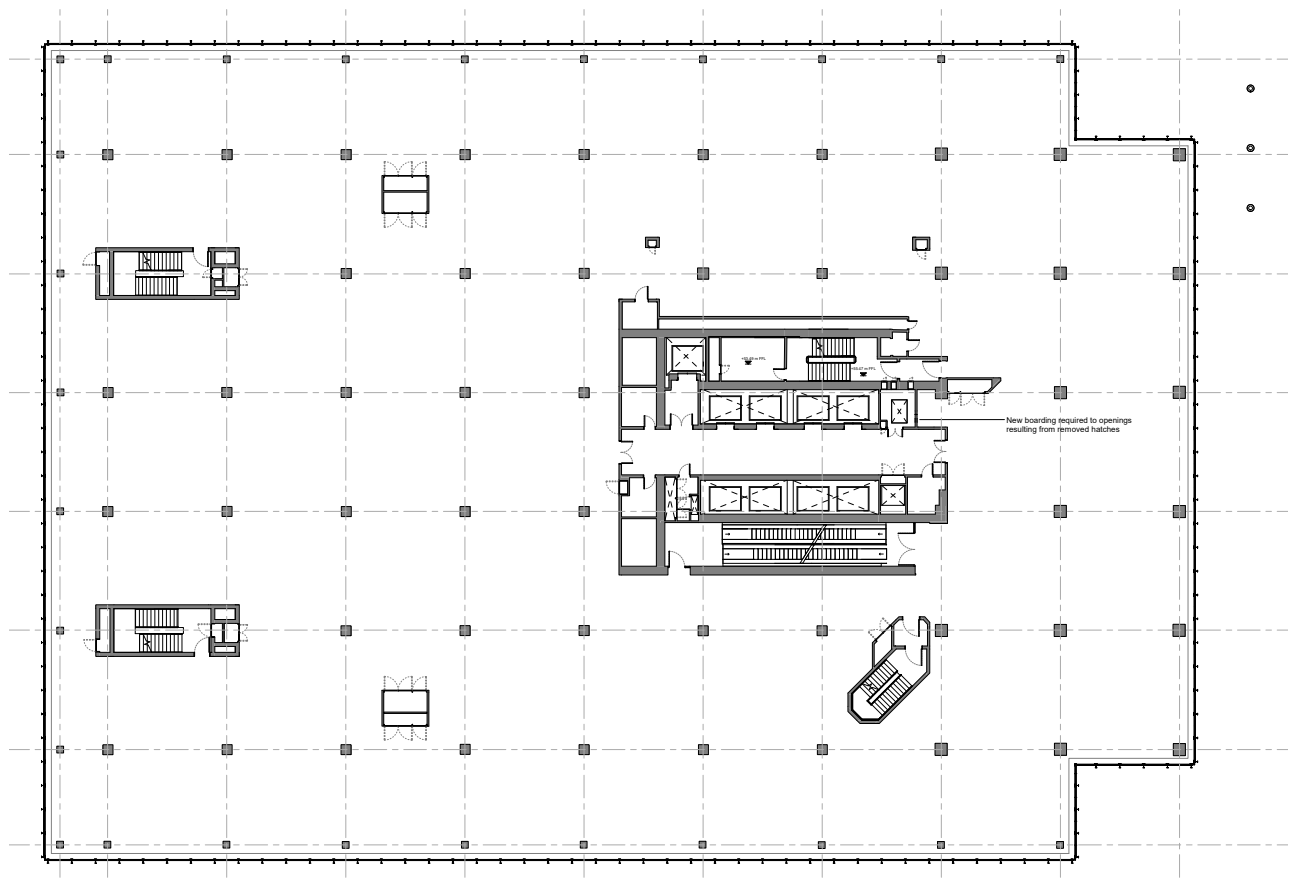
LEVEL 2 PROPOSED



LEVEL 3 EXISTING



LEVEL 3 PROPOSED



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