Supporting Information

This document provides responses to a number of queries raised by Manchester City Council in relation to the Listed Building Application **143895/LO/2025** for the 4th and 5th Floor CAT B Office Fit-Out at Pall Mall.

The scheme has been in development for the past 15 months, evolving into a detailed and high-quality design. While the Tenant Fit-Out Guide was issued at a late stage in the design process (July–August, during commercial tendering), Gunnercooke has since taken occupation of the 4th and 5th floors and is now awaiting a confirmed start date for works to begin. Over the past three months, the project team has carefully reviewed and responded to the concerns raised by Manchester City Council, ensuring the proposals are both sensitive and appropriate to the heritage context.

Supporting Drawings and Information:

- SA_131 (04) 006 – (PR) 4th Floor Annotated Plan
- SA_131 (04) 007 – (PR) 5th Floor Annotated Plan
- SA_131 (05) 001 – (PR) Internal Elevations
- SA_131 (05) 002 – (PR) Perimeter Bulkhead Details
- Optima Product Summary Information
- Illustrative 3D Visual of Client Welcome Area

Internal Glazing and Spatial Arrangement

The ratio of drylining to internal glazing, together with the spatial arrangement, has been the subject of ongoing dialogue with Manchester City Council since July 2025. Following this engagement, the scheme has been amended to increase the proportion of internal glazing, enhancing natural light and reinforcing a sense of openness within the workspace.

As outlined in the Design & Access Statement, the layout has been developed to support three distinct user groups — Clients, Partners, and GC Trust; each with specific functional and spatial needs. The Client Area, on the 4th floor of the King Street block, has been identified by the Council as not fully achieving an open-plan aesthetic. However, this area has been deliberately designed as a hospitality-led, client-facing environment, serving as the principal interface between Gunnercooke LLP and its clients. It incorporates formal and informal meeting rooms, a broadcast-quality media studio, and a high-specification refreshment suite. Its positioning directly adjacent to the lifts and reception ensures that visitors are welcomed into a secure and prestigious environment, without the need to pass through Partner or GC Trust spaces; an arrangement essential for both confidentiality and legislative compliance.

To support openness, the scheme now includes full-height internal glazing (to 2100mm door height, c.150mm below the lighting zone). This goes beyond the baseline requirement of the Tenant Fit-Out Guide, which proposed glazing starting at desk height with a solid panel below. Drylining will extend to the concrete soffit using the approved head fixing detail (as outlined in the Guide and on page 11 of the D&A Statement). To meet DDA and privacy requirements, the central glazing band will incorporate either reeded glass or vinyl manifestation.

The annotated 4th and 5th floor plans clearly identify glazed screen and door locations alongside areas of solid drylining. Solid walls are required in specific areas to support the operational needs of a law firm — including

secure storage for scanned and archived documents, green-wall backdrops for the TV studio, and staff lockers and coat storage. These provisions are essential for delivering a professional, clutter-free working environment.

Details of the glazing specification and visual intent are provided in Drawing SA_131 (05) 001 – (PR) Internal Elevations, the Optima Product Summary, and the illustrative 3D render of the Client Arrival Area.

On balance, the spatial layout has maximised all reasonable opportunities for internal glazing. Further increases are limited by both functional needs (such as acoustic separation for phone booths, server rooms, multi-faith rooms, quiet rooms, and storage) and the constraints of the existing fabric. Given that Pall Mall is fundamentally a glazed structure, solid wall opportunities are already limited, and functional requirements inevitably influence the degree to which a fully open-plan aesthetic can be achieved.

Ceilings have been incorporated into the larger 8–10 person meeting rooms and workpods to improve acoustic performance. (See Drawing (05) 102 for Perimeter Bulkhead Details adjoining the external curtain walling.)

Colour and Material Palette

Manchester City Council has also raised queries regarding the colour and material palette and its relationship to the building's 1960s–70s heritage. The design team has taken a carefully considered approach, drawing on key architectural features that define the building's character: the exposed ribbed concrete structure, reinstated perimeter curtain walling with its distinctive bronze mullions and transoms, and the minimalist, organic forms of mid-20th century modernism.

This historic context has been sensitively woven together with Gunnercooke's brand identity, creating a scheme that is both authentic to the building's heritage and reflective of the firm's ethos. The palette blends deep greens, muted neutrals, and blues with warm timber finishes, refined wall panelling, and Crittall-style glazing. The result is an industrial yet contemporary aesthetic that respects the building's history while providing a modern, professional workspace.

The design also reflects Gunnercooke's status as a global law firm and the significance of Pall Mall as their new international headquarters. Brand identity is integral to the design ethos and has already been successfully implemented in their London office, ensuring continuity across the estate. This consistency not only enhances corporate identity but also secures Pall Mall's position as a flagship, world-class headquarters.

Specific interventions reinforce this balance of heritage and brand: proportioned mosaic tiling is proposed to the Partner Lounge fireplace and as a backdrop within the Client Reception and Visitor Area, providing crafted detail aligned with the building's modernist character. Loose furniture selections further draw inspiration from 1960s design, with elegant minimalist forms, warm wood tones, and clean detailing that echo the era in which the building was constructed.

Conclusion

The proposals for the 4th and 5th floors of Pall Mall strike a careful balance between heritage sensitivity, functional necessity, and brand identity. The scheme increases openness and natural light through the expanded use of internal glazing, while accommodating privacy, acoustic, and storage requirements intrinsic to a law firm's operations. The material and colour palette respects the building's 1960s–70s heritage whilst embedding Gunnercooke's global brand ethos, ensuring the space is both contextually appropriate and internationally recognisable.