



simpsonhaugh



CIS Building – Manchester

DAS ADDENDUM | 24 MARCH 2020
10246-SHP-RP-DAS ADDENDUM | REV 01

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(Clients Agent)



Gardiner & Theobald
(Cost Consultant)

Introduction

The purpose of this document is to provide additional information to address the specific comments and points of clarification raised by internal Manchester City Council consultees during the determination period. The document does not change any of the submitted documents or the information within them.

The information within the document has been contributed to by the parties listed on this page.

The document should read in conjunction with the documents submitted with the planning application, and the Viability Report produced by Deloitte and submitted on 16th March 2020

1.0 : Podium Extension and Recreation Space

Podium Extension Mass Analysis

Summary of design process

- As demonstrated in the Viability Report prepared by Deloitte (confidential, dated 16.03.20), the need for additional floor area has been established. This chapter therefore explores how this can be achieved through a podium extension.
- Masses were subsequently iteratively tested for feasibility with regard to the accommodation required, in three dimensions and plan and section. The massing was concurrently tested with regard to its impact on the surrounding townscape and with regard to the heritage impact, alongside Stephen Levrant Heritage Architecture.
- The existing mass, as shown in the adjacent image, takes form as a two tier extrusion for the plant and recreation hall, sat atop the office podium floor extrusion. These have distinctly different languages, which will be explored further into the document.
- Whilst 'single storey', the existing masses are c.6m and 7.4m in height, measured from the office podium roof level and are therefore not insignificant in scale.
- As a process, the mass was explored on the language of a tiered form, with an emphasis on making the different functions read distinctly within a tiered mass. As highlighted by Stephen Levrant Heritage Architecture in their commentary of the planning scheme, "*the stepped design of the proposed podium extension reflects the current, layered architectural form of the rear of the building, while retaining the focus on the main components.*"
- This can be seen in the overleaf silhouettes and visuals, which also demonstrate the rationale behind retaining a tiered form, based on the emphasis and dominance that a 'simpler' extrusion would have on the townscaping and the experience of the mass from ground level. It is felt that a tiered form, albeit extended beyond the existing roof line, has less impact on the 'heritage mass' elements than a simpler extrusion that actually reads more dominantly and in competition with the strong tower and podium elements.
- It is also felt that an overall mass constructed of a number of elements is in keeping with the existing language of the building, whereby the tower is formed of three interlocking vertical elements, interlocking with a podium mass formed of three tiered masses; as demonstrated further into the document.

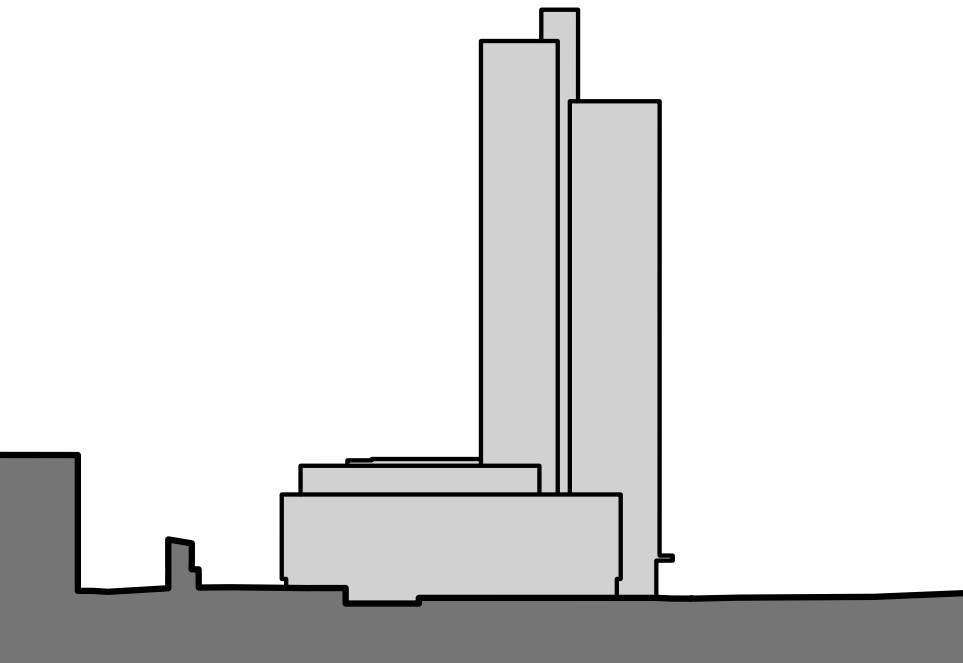


PODIUM EXTENSION AND RECREATION SPACE

With regard to the commentary provided to each option by Stephen Levrant Heritage Architecture (SLHA); the criteria for evaluating the extent and impact of the proposals is defined in the Heritage Statement in terms of the measure of both direct and indirect impact described by Historic England and ICOMOS. The evaluation approach acknowledges the fundamental issues stressed by both Historic England and ICOMOS that physical or visual change does not necessarily equate to harm. The test of impact is measured against the particular heritage values of the subject site (in this case a single-use office tower). The evaluation of the heritage impact should thus refer to the nine-point criteria range set out in page 117 of the Heritage Statement. The comments for each option are defined in these terms for consistency.

The conclusion of this process, as described by Stephen Levrant Heritage Architecture is that *“the objective to alter and extend the podium to create additional accommodation was explored at length at the pre-application stage with all appropriate stakeholders, not least MCC, Historic England, the Twentieth Century Society and the Manchester Modernist Society. The principle of extending this rear section of the building is understood to have been acknowledged by all consultees. The proposed rear extension was not raised as a particular cause for concern, in terms of the potential impact on the special architectural or historic interest of the building, at this stage. The impact of the extension is evaluated in the Heritage Statement as resulting in a broadly beneficial impact, with at most a negligible adverse visual impact from particular perspectives. This is because the proposed addition would remove a detrimental roof-top feature (the plant room) and alter but not diminish the heritage values and architectural appreciation of the CIS Building as a whole. The addition of the podium extension would primarily impact on the ancillary rear podium to the CIS Building, while helping enable the comprehensive refurbishment and sustainable re-use of the building as a whole. The identified adverse impact would consequently be more than outweighed by the beneficial impacts of the overall development.”*

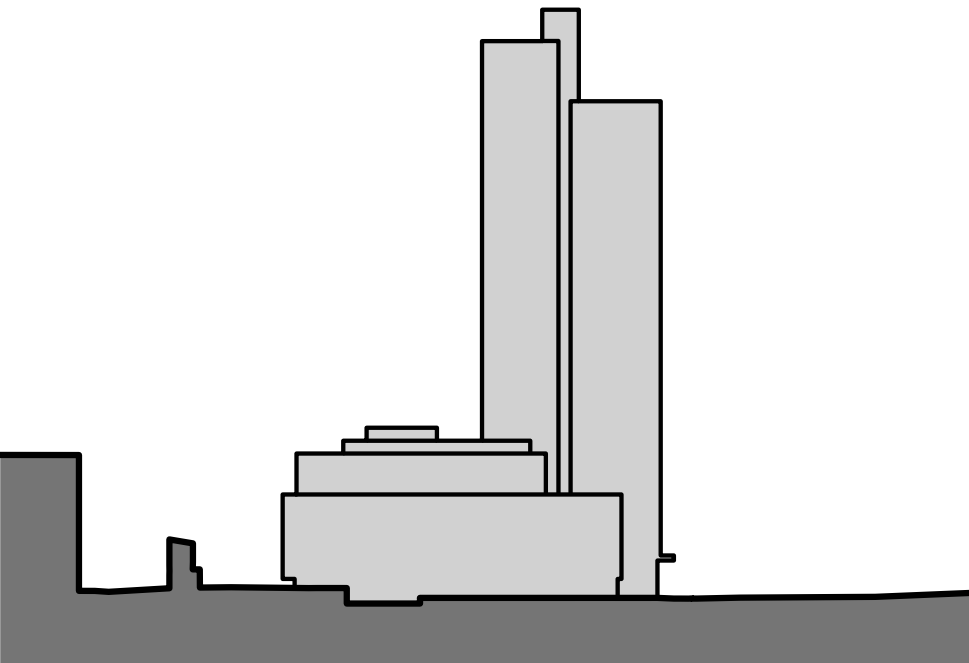
Existing Mass



SLHA Commentary

“The podium-roof plant room was designed to be a relatively anonymous feature on an enclosed elevation, which contrasted with the building’s glazed elevations and the visual movement afforded by the aluminium-alloy mullions. The clearance of the former warehouses and the development of the lower-lying bus-station exposed the rear elevation of the CIS Building and emphasises the solidity of the plant-room as an intrusive roof-top feature which detracts from the view of this ancillary elevation. Therefore, although the plant-room is an existing feature, its exposure evidently results in a degree of compromise to the contemporary views of the CIS Building from particular views along Dantzic Street”

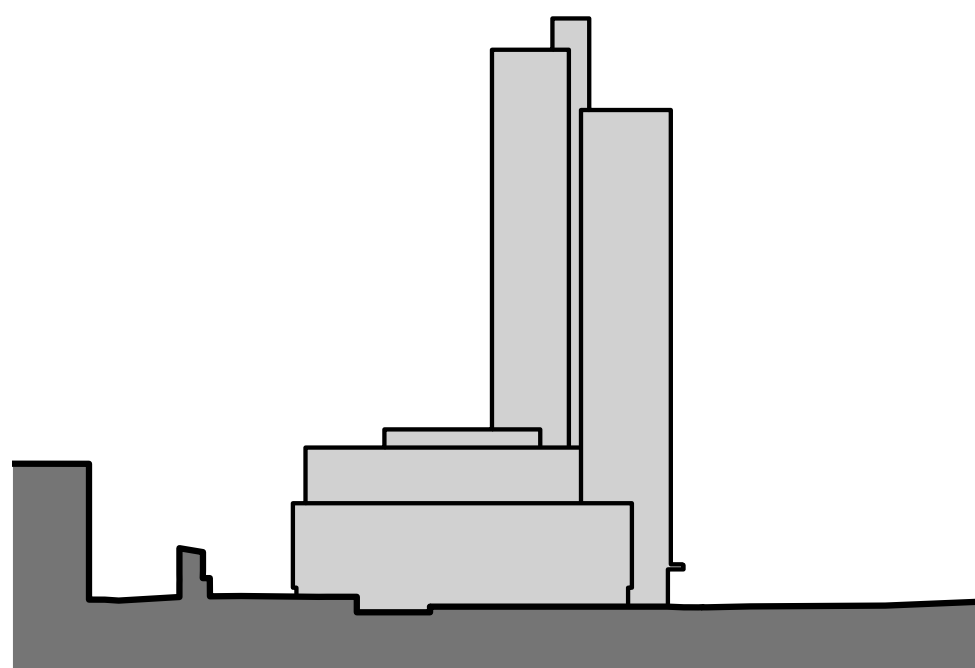
Relocation of the Recreation Hall at L7 (Presented in DAS as Option 2)



SLHA Commentary

“The potential option to create a two-storey volume, sat beneath two further set back single storey roof-top volumes would increase the visual prominence of the podium extension and, thereby, exacerbate the apparent visual compromise of the rear, podium-extension to the CIS Building. The simple, larger volume would extend across the podium and the visually embrace both service tower and the main office-block, resulting in an undue focus on this ancillary elevation and would result in a minor adverse visual impact”

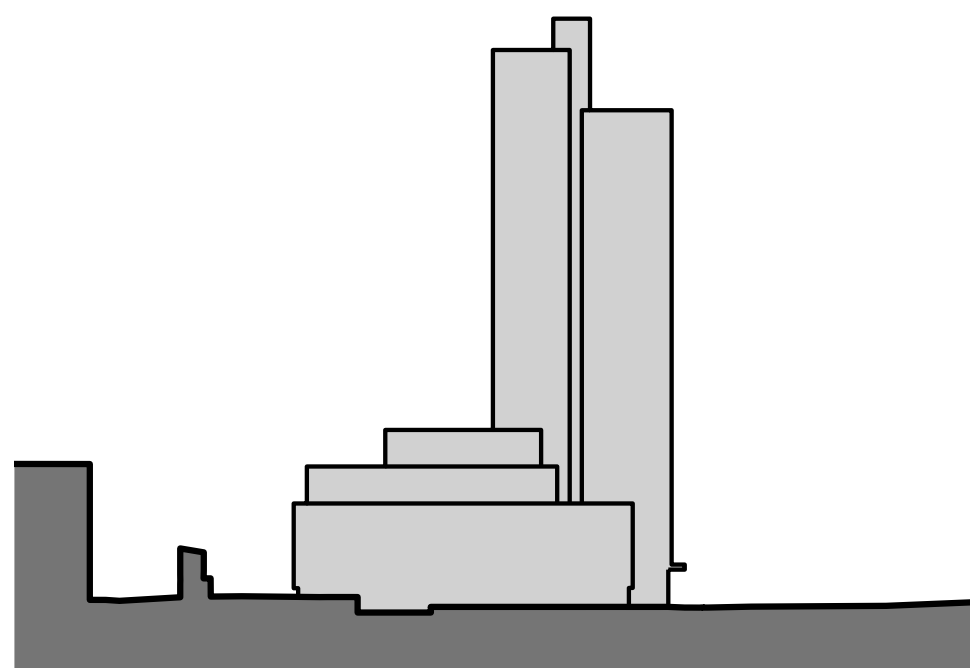
Three storey Office extrusion with offset Plant



SLHA Commentary

"The potential option to create a three-storey roof-top volume with a set back single storey plant volume, was considered to increase the visual prominence of the podium extension and, thereby, exacerbate the apparent visual compromise of the rear, podium-extension to the CIS Building. The simple volume extends across the podium and has an increased impact on both the service tower and the main office-block, resulting in an undue focus on this ancillary elevation. This would result in moderate adverse visual impact"

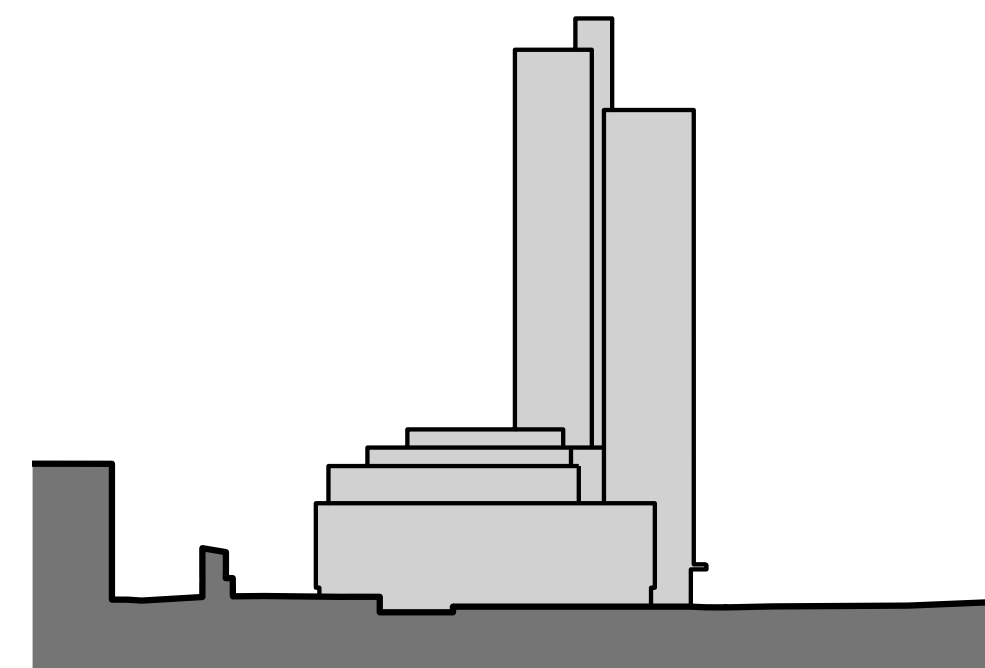
Relocate of the Recreation Hall at B1 (Two tiers, presented in DAS as Option 3)



SLHA Commentary

"The potential option to create a stepped four-storey roof-top volume, while reducing the impact on the main tower, was considered to fail to address the proportions of the podium's elevations and the horizontal expression of the floors from this rear view. The increased the visual prominence of the podium extension would, thereby, exacerbate the minor degree of visual compromise of the rear of the CIS Building. This would result in minor adverse visual impact"

Restore and relocate Barry Daniels' artwork to B1 (Three tiers, presented as Planning Scheme)



SLHA Commentary

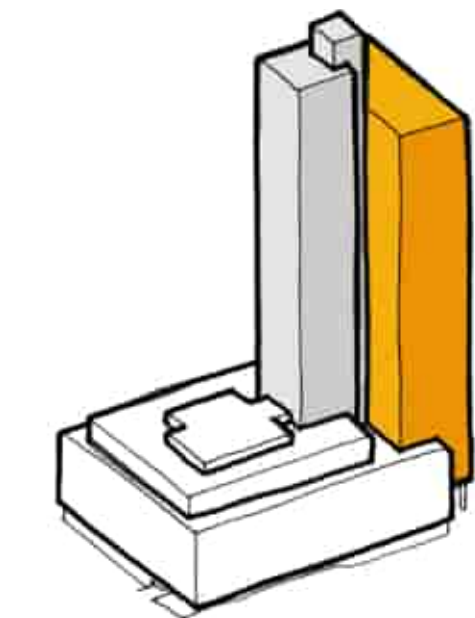
"The proposed three-storey extension, with a single storey plant volume above it, is clearly interpreted as a new addition to the podium (and rear of the building) and remains appropriately deferential to the design focus, scale and mass of both service and main tower by breaking-up the mass into stepped components. The materiality and stepped form of the addition integrates the roof-top addition into the rear elevation to avoid an undue focus on this addition to the building's components. Therefore, despite its scale and mass, the proposed development from this perspective would not diminish the intrinsic aesthetic values and special interest of the CIS Building from this ancillary, rear view, resulting in a negligible adverse heritage impact"

PODIUM EXTENSION AND RECREATION SPACE

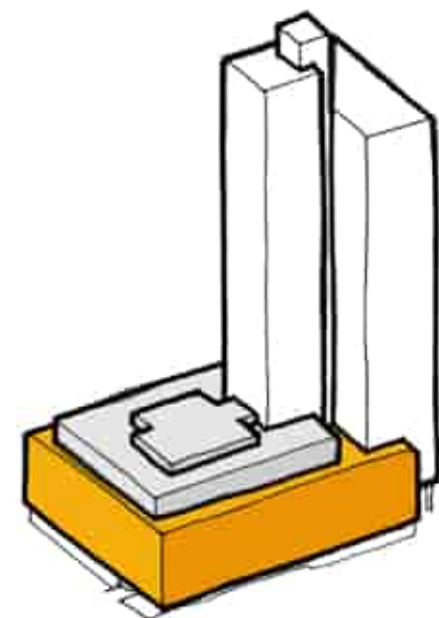
Podium Extension Mass Language

Design approach

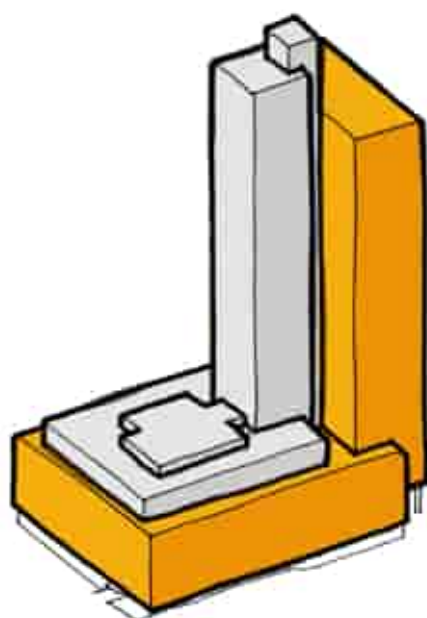
- › A design approach has been taken to be cognisant of the existing massing diagram and uses the characteristics of the existing mass as a context for the extension's design, which is described below.
- › The existing mass consists of an interlocking tower and podium forms at its most basic, but on further analysis, it can be seen that both elements are formed of three masses each, two of which subservient to the office accommodation masses. The broader podium surrounds the tower at the base.
- › It is the office accommodation masses (shown in orange) that are most dominant and provide the recognisable identity and language of the building.
- › As a result, when incorporating a new extension mass within the overall form, emphasis has been put into ensuring the strong office accommodation masses remain the primary focus. This is reflected in the setback tiering from the existing podium office mass and the new mass also being set back from the tower mass at the point at which they meet.
- › With regard to the form of the extension, the existing podium masses are set back from the podium office mass, and are tiered. These sit on the 1575mm grid of the building, however the existing upper mass in particular is quite incongruous to the overall form.
- › The new mass is defined by the 1575mm grid, however it is offset by half a grid, to enable a subtle language change and different rhythm to the facade design, when viewed against the existing podium facade below.
- › The new mass also tiers, following the existing language of the form, with an emphasis of simplifying the plan form in comparison to the existing upper plant tier in particular.
- › Where the new mass does differ to the existing is that there is an additional tier to the existing, and the hierarchy in terms of use is different, going from two tiers of subservient plant to two tiers of office and a single tier of plant.
- › To counteract this, there has been emphasis placed on ensuring the new office and plant read differently from one another and the the new office draws from the language of the existing facade, but does not mimic it, as is described in the following section.
- › As described on the previous page, this approach is deemed to be appropriate with regard to a number of factors, but importantly that there is at worst a negligible adverse heritage impact from particular perspectives, which is outweighed by the overall benefits to the scheme.



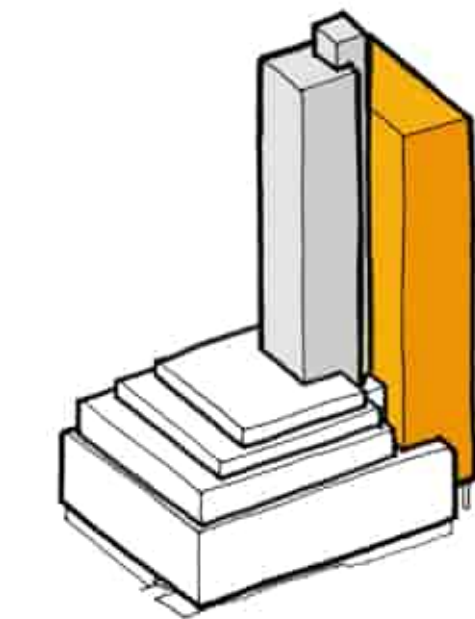
Existing mass tower expression



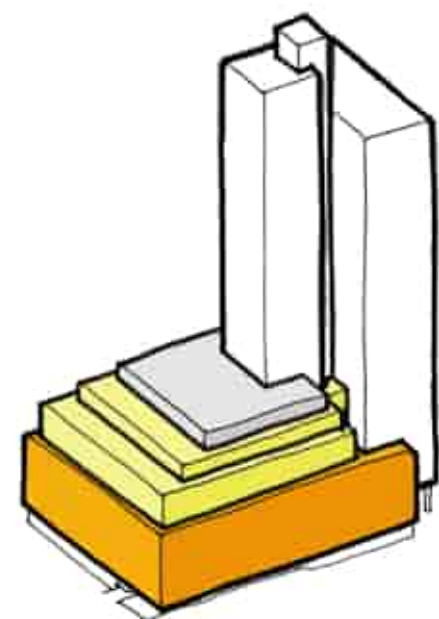
Existing mass podium expression



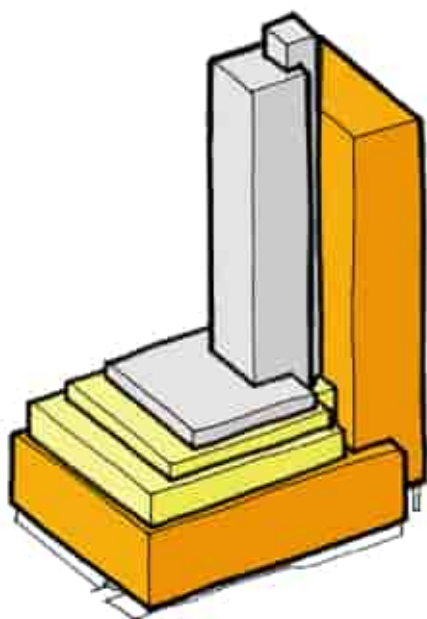
Existing mass overall expression



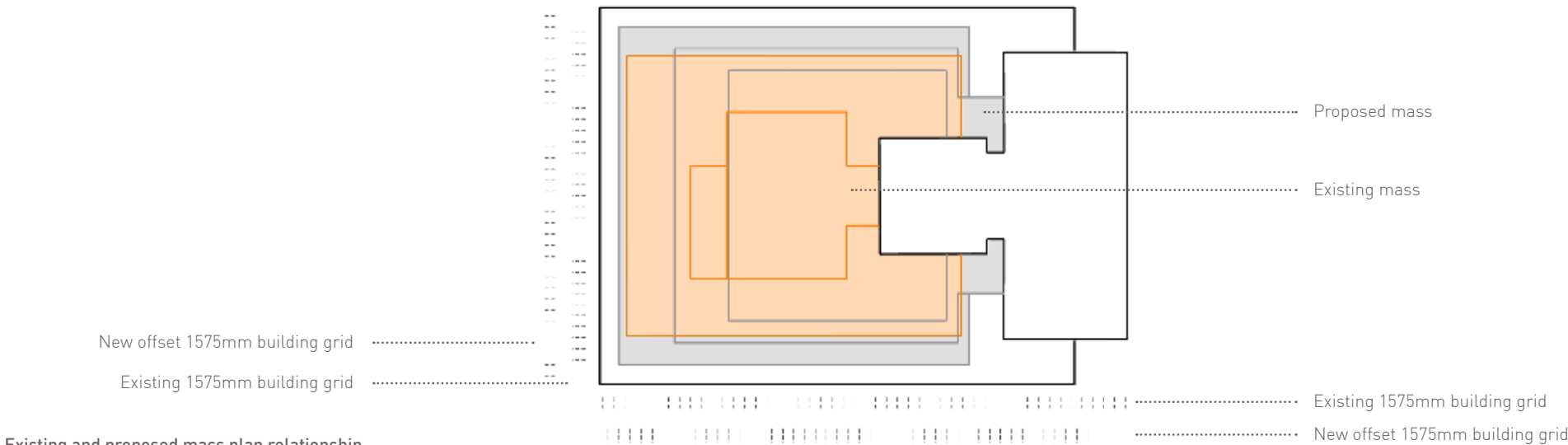
Proposed mass tower expression



Proposed mass podium expression



Proposed mass overall expression



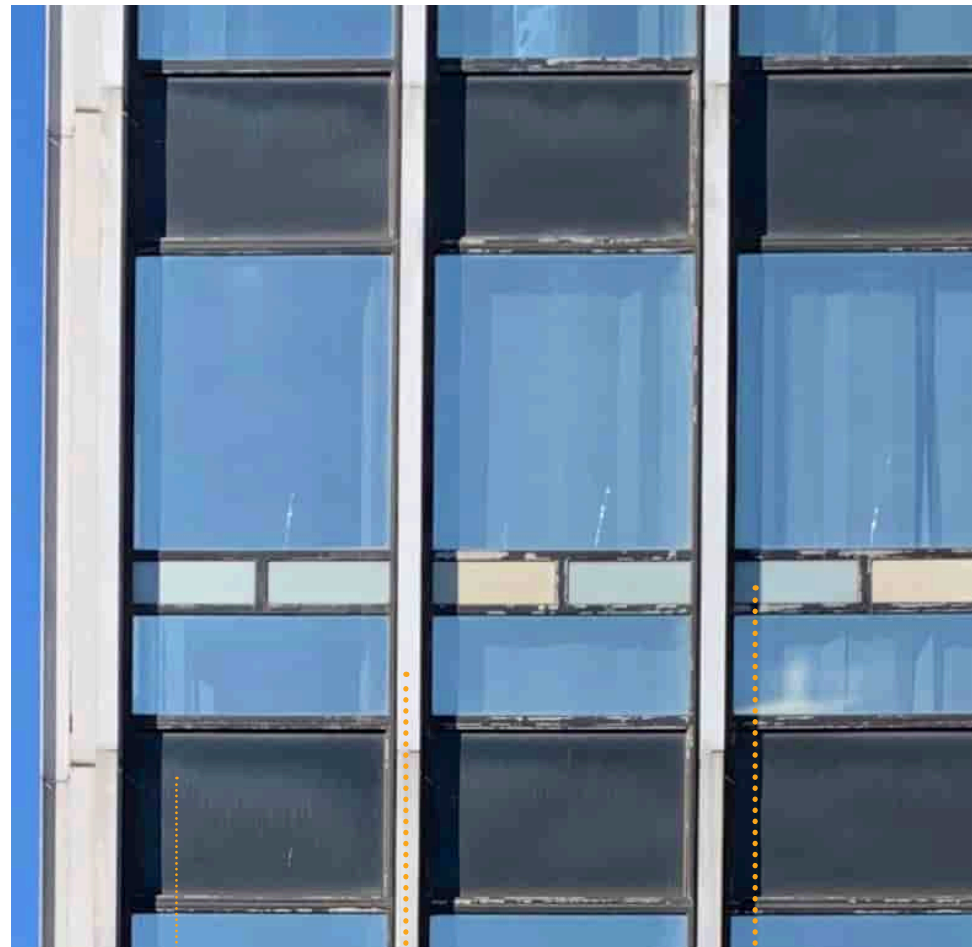
Existing and proposed mass plan relationship

Podium Extension Facade Language

Design approach

- › To expand on the process explained with regard to the mass language, the information on this page demonstrates how the approach to the facade design intends and is felt to be complimentary to the existing design, particularly when viewed in comparison to the existing podium plant levels that have a facade layout which is incongruous to the proportions of the rest of the building.
- › Materially, it is similar to that of the spandrel panels, following the restrained palette usage.
- › Tonally, it again sits within the restrained monochromatic palette
- › The proposed extension palette and language intends to take cues from the existing, as demonstrated below, whilst remaining a new addition opposed to a direct replication

Existing facade elements

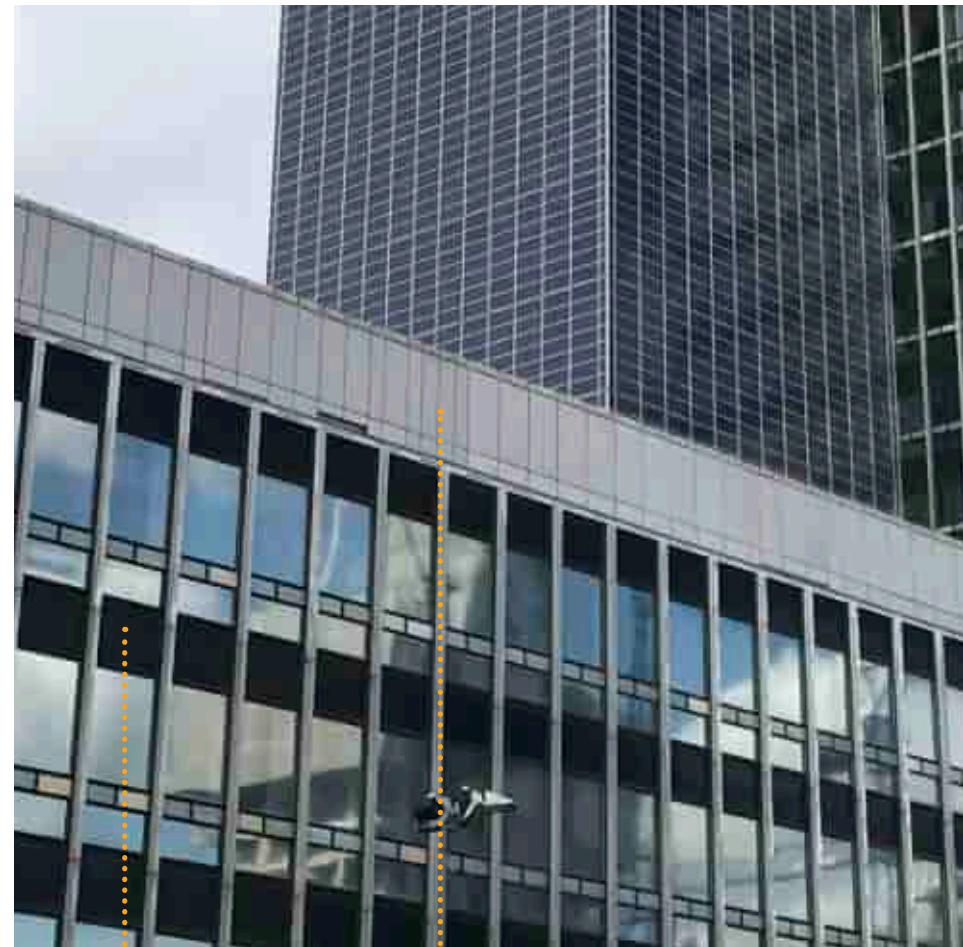


Dark horizontal
spandrel banding

Projecting, functional
extrusions

Light horizontal
obscure glazing band

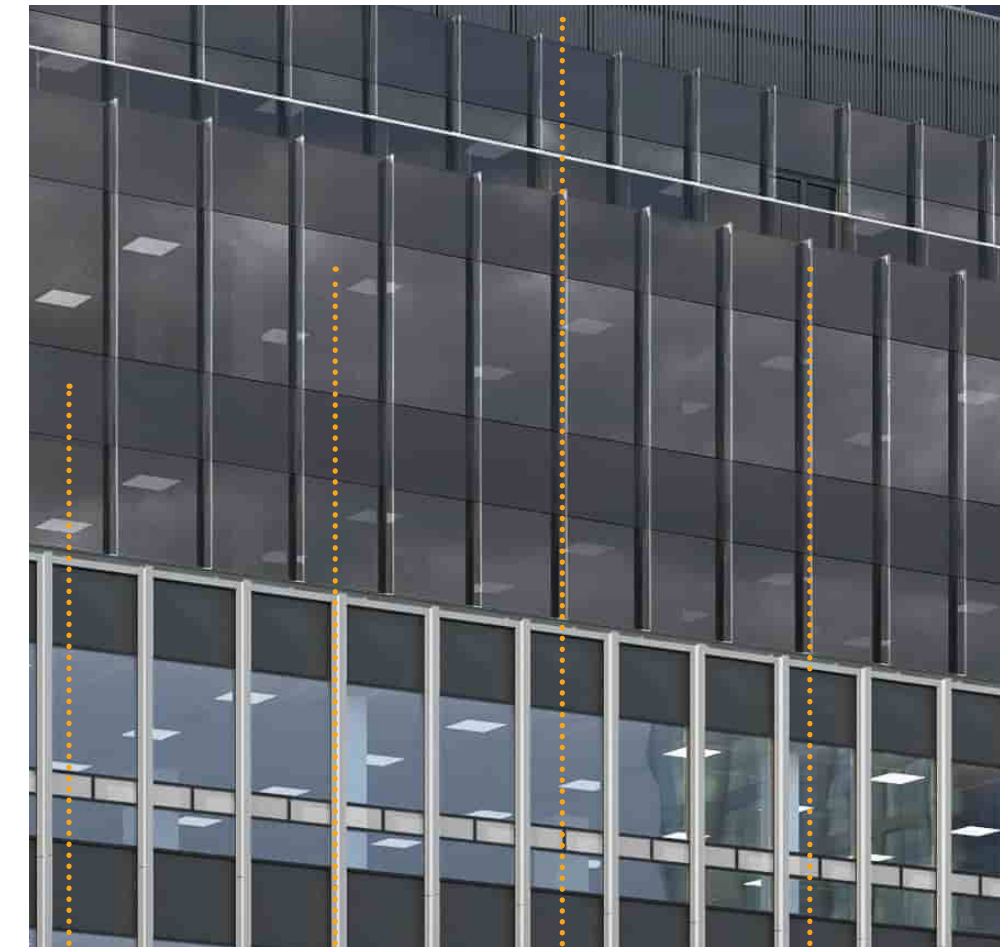
Existing facade language



Highly ordered and rational
office cladding

Plant cladding with varying panel widths
and heights unrelated to office cladding

Proposed facade language



Dark, glazed horizontal spandrel
banding aligned with existing,
with tinted glazing to create uniform
appearance that avoids detracting from
existing facade articulation

Half grid offset
to create different
rhythm to existing
facade, with same
proportions

Vertical plant screen
louvres, emphasising
language of
verticality

Projecting glass
fins to create
similar shadow and
rhythm as below

PODIUM EXTENSION AND RECREATION SPACE

Podium Extension Options

Design Process

Whilst assessing the mass with regard to the potential additional floor area that could be housed within it and achieved a scheme that represents the Deloitte Viability Report conclusions; the internal accommodation was tested in terms of the successfulness of the resulting office floorplates and market expectations, alongside the feasibility of retaining the recreation space and during this process, the appropriateness of relocating the Barry Daniels artwork.

This process was closely carried out alongside Colliers International, who describe the context of the scheme within Manchester City Centre, below:

“It is exceptionally expensive to take this building back to its frame, remove all of the asbestos and re-position it so that it has a further life of 70 years and will attract institutional occupiers on institutional terms. Without the additional income it is not a financially sustainable project.

Furthermore, the additional space that we are advocating consists of large floor plates which no other developer is providing because the nature of Manchester City Centre’s tight streetscape. Corporates want large floorplates. Very few developers are capable of providing large floorplates in prime locations. This will attract new corporates into Manchester City Centre and provide much needed office stock.”

Retention of the existing layout

As a briefing point for the scheme, Colliers International explained the scheme in the context of the market expectations and the level of refurbishment required to make the scheme attractive to the market, as stated by Colliers International; *“if you did a simple refurbishment, retaining the existing envelope, existing M&E, existing WC facilities so in effect it was a cosmetic interior makeover a number of occupiers would reject it because of the asbestos. There would be no interest on the ground or lower ground areas.”*

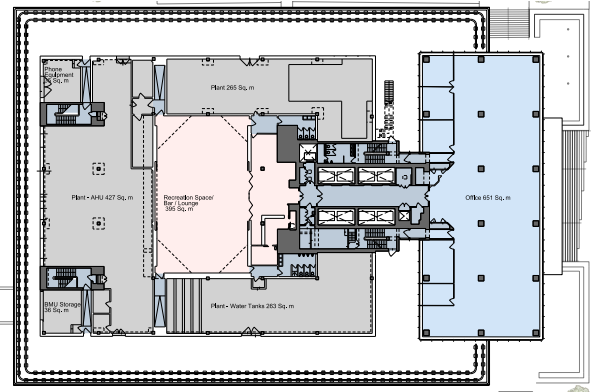
This option looked at the plant being retained around the recreation space, albeit a large number of the plant spaces are now redundant. Structurally and spatially, the plant spaces are specific to their current use and could not be used for successful office accommodation.

In this instance, the recreation space could only be retained as a recreation space or similar, due to the lack of daylight for use as an office space.

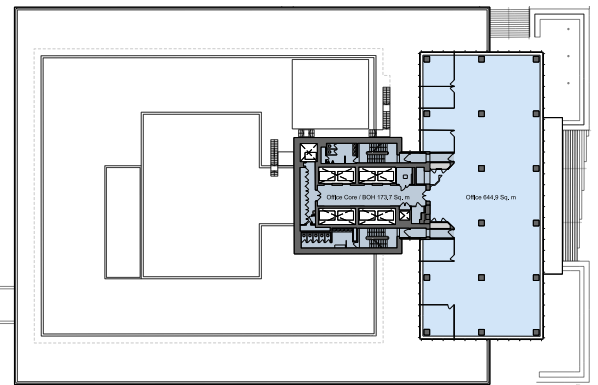
However, as Colliers International also explained in the early stages of the process, *“the vision is to incorporate the ballroom function into a conference facility that the wider business community can experience as part of a conference facility type offer. At present no one experiences this existing feature.”*

As the Deloitte Viability Report concludes, this approach is not a viable option.

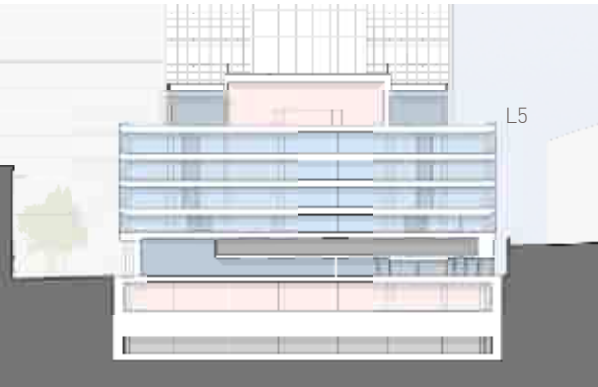
Key Drawings:



Level 5



Level 7



Podium section

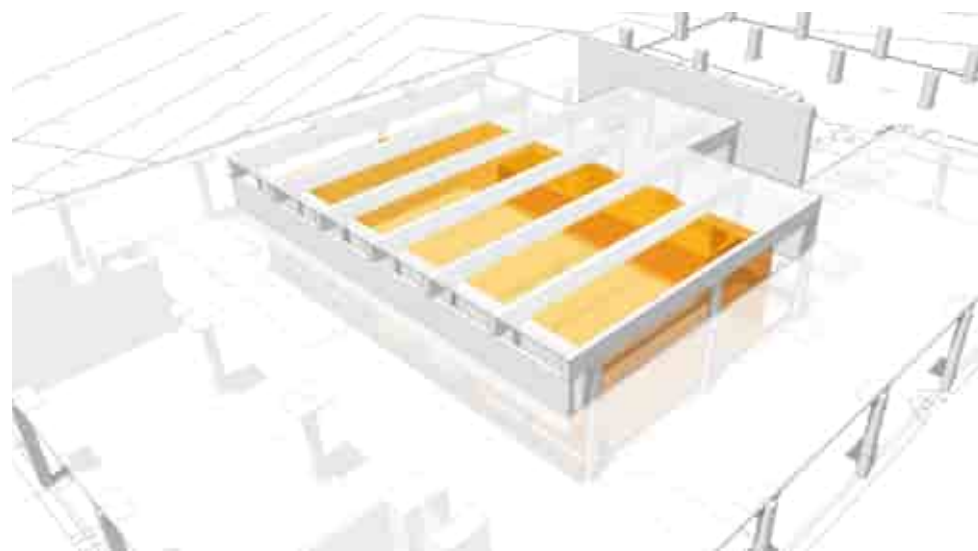
Surrounding the Recreation Hall with Office areas

A number of options were explored that surrounded the recreation hall with new office space, to enable to retention of the recreation hall.

However, the resulting office floors plates presented a substandard layout with regard to BCO 2019 standards, and therefore market expectations. For example, as shown on the adjacent Level 5 plan, this option resulted in two long, shallow floor plates that are smaller in scale than the tower floorplates in area, which are already considered to be at the smaller end of the scale. The resulting spaces were less successful than the tower floorplates in their layout on the basis of reduced space planning flexibility and opportunities for subdivision. The resulting 'doughnut' arrangement on Level 6 had a large dark corridor between the recreation hall and the core.

Placing office accommodation within the recreation hall was also discounted, given the lack of daylight and the quantum of timber panelling that would need to be removed to make the space usable in terms of daylighting and the effect this would have on the existing qualities of the space. Due to the double height nature of the hall, this would also result in an unusual spatial arrangement in the centre of the plan. Similarly, avoiding a new use in the recreation hall, such as office space, avoids the Barry Daniels artwork becoming available to only one tenant.

In terms of retaining just the recreation hall and/or placing accommodation above it, the resulting floorplates would be unfeasibly small and again, a large quantum of timber panelling would need removing to provide sufficient daylight, significantly changing the existing spatial qualities of the recreation hall.

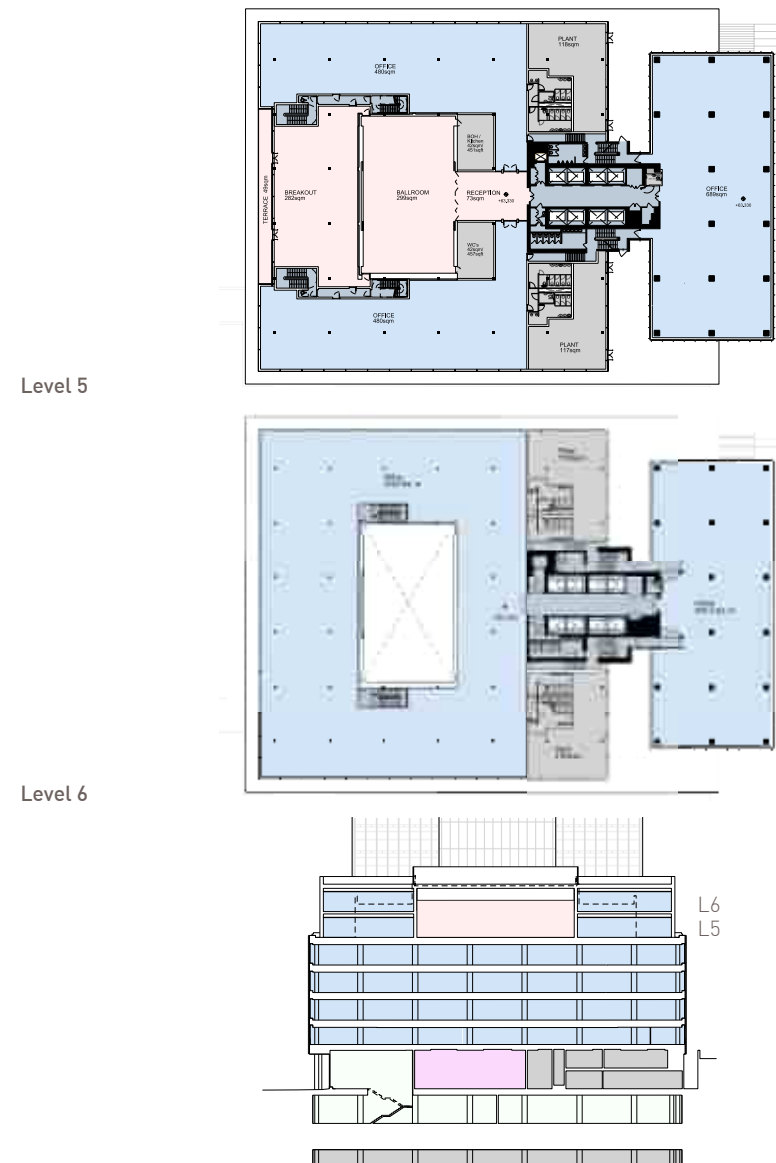


View of long span beams sitting on plant room roof slab supported by beams in plant rooms

Structurally, it was also determined that to remove the surrounding plant spaces, the recreation hall structure would also require removal as the structure is co-dependent; with long span beams supported by the plant roof slab to achieve the large clear spans in the recreation hall. This would therefore require the recreation hall and artwork to be dismantled as a result of any changes proposed to the surrounding plant spaces.

Overall, this approach was also deemed inappropriate, on the basis of meeting none of the Colliers International briefing notes described previously and the level of structural amendment to achieve it.

Key Drawings:



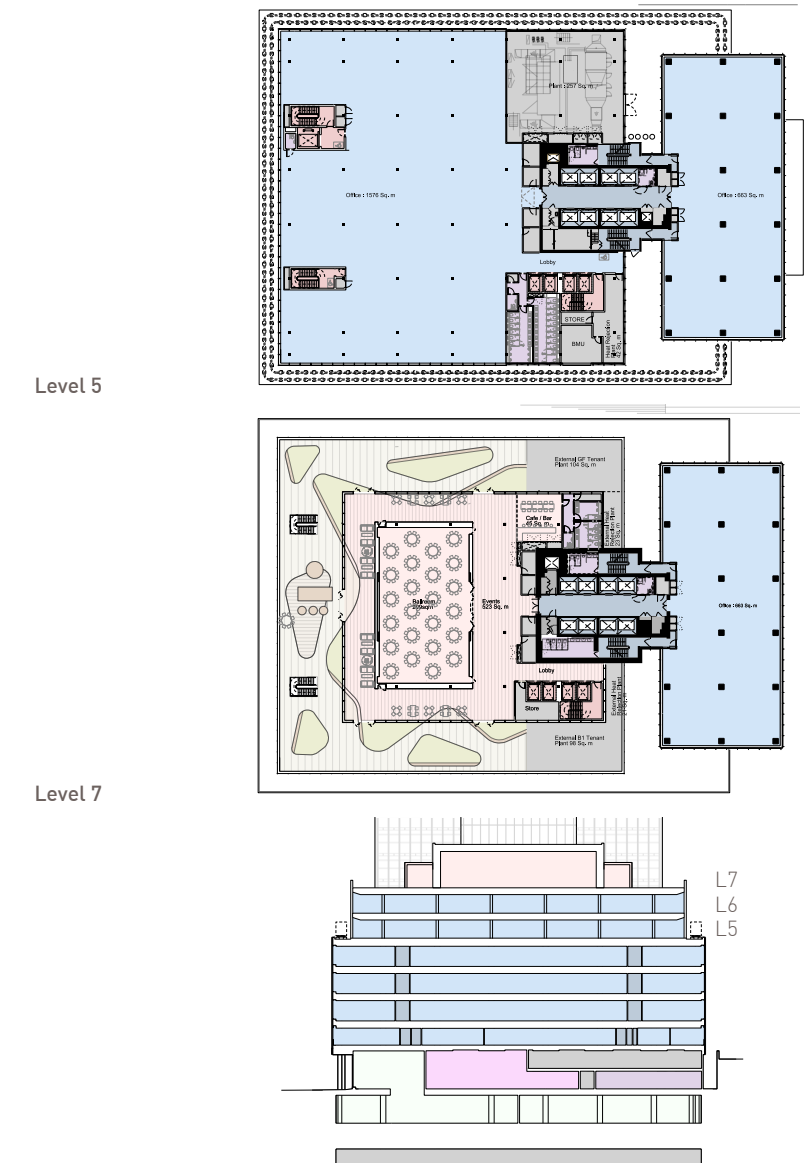
Podium section

Relocate the Recreation Hall at L7 (Presented as DAS Option 2)

This option was derived from the need to demolish the supporting structure to the recreation space and reinstate a new structure, if the existing plant was removed and the recreation hall retained; as described previously. Therefore the opportunity to relocate the space was explored.

At this stage, the office floorplates become much larger and more attractive. However, the recreation space relocation comes at an unviable cost and does not successfully meet the vision of a space that is easily accessible to the wider business community within the context of being situated on Level 7 of a multi-tenanted building. On this basis, this approach was deemed inappropriate.

Key Drawings:



Podium section

PODIUM EXTENSION AND RECREATION SPACE

Relocate the Recreation Hall at B1 (Presented as DAS Option 3)

The next iterations of the mass explored where the recreation hall could be placed within the existing fabric, enabling multiple large office floorplates within the podium extension, that contribute to a ‘four building’ concept described by Colliers International, which provides a broad market offer, whereby;

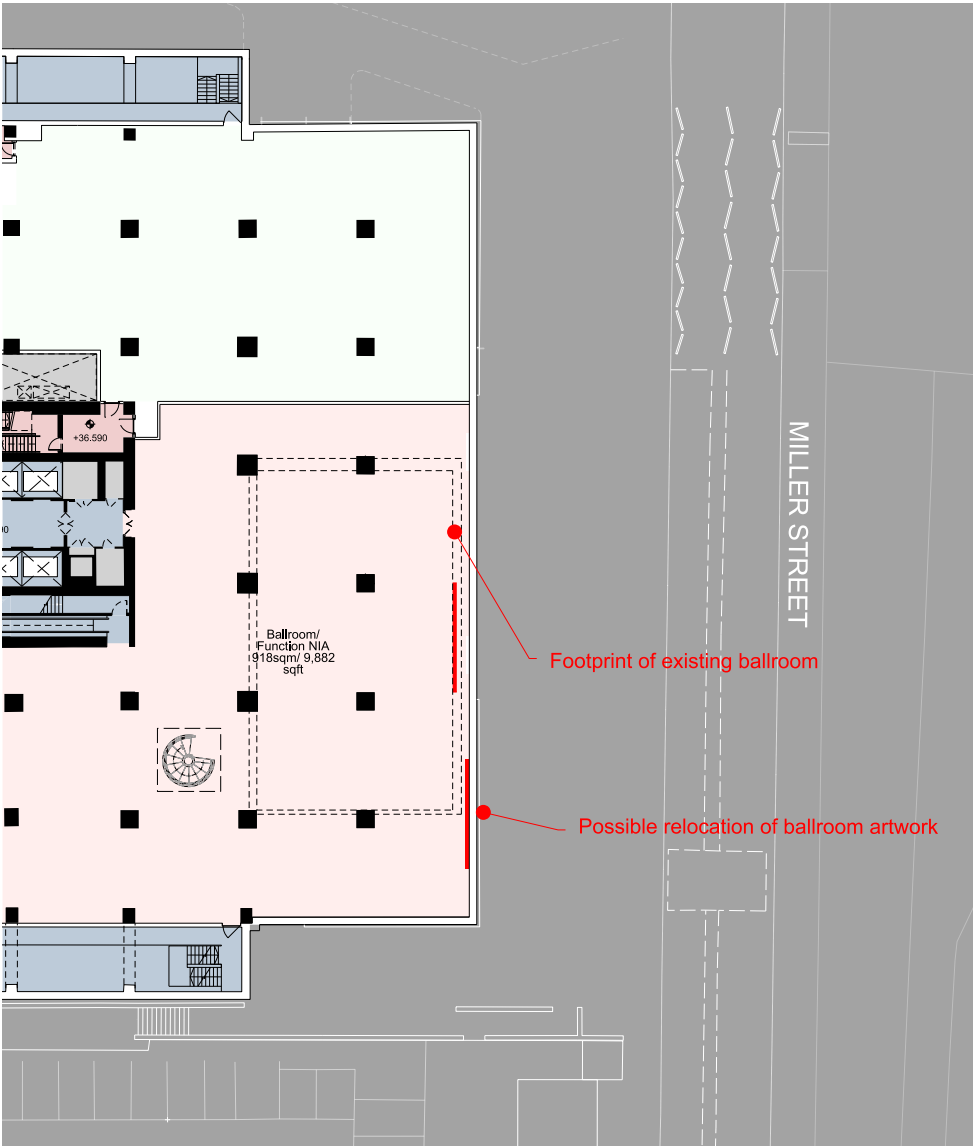
- Building One comprises of ground floor and basement, attractive to the building users and the wider community
- Building Two comprises of Levels 1-7, including the podium extension, which provides a style of accommodation that “offers the most sought after product in any mature city centre, which offers large uninterrupted floor plates of between 20,000 sq ft and 35,000 sq ft. This type of accommodation appeals to Corporates seeking collaboration space and an environment that attracts organisations can operate on a 24 hour basis.”
- Building Three comprises of Levels 5-14 of the tower
- Building Four comprises of Levels 15-25 of the tower

However, the 5.2m ceiling height of the hall constrains the insertion of the hall to B1 only. The existing column grid (supporting 25 storeys above it and therefore cannot viably be amended) would however have to be imposed on the hall layout, which is currently column free. Concurrently, Stephen Levrant Heritage Architecture concluded that;

“The Large Recreation suite, comprising the bar/lobby area, toilets and storage areas, were designed to accommodate internal/company functions such as training events, conferences, staff events and lectures. The entire suite underwent a major refurbishment in 1985 which resulted in the transformation of the character, fabric and services of the suite and included significant alteration to the: ceiling, walls, floors, and the removal of some original fixtures and fittings. The timber panelling on the walls of the main hall was adapted to accommodate new lighting units and was extended to provide a frame around the artwork, fixing through the enclose the artwork.

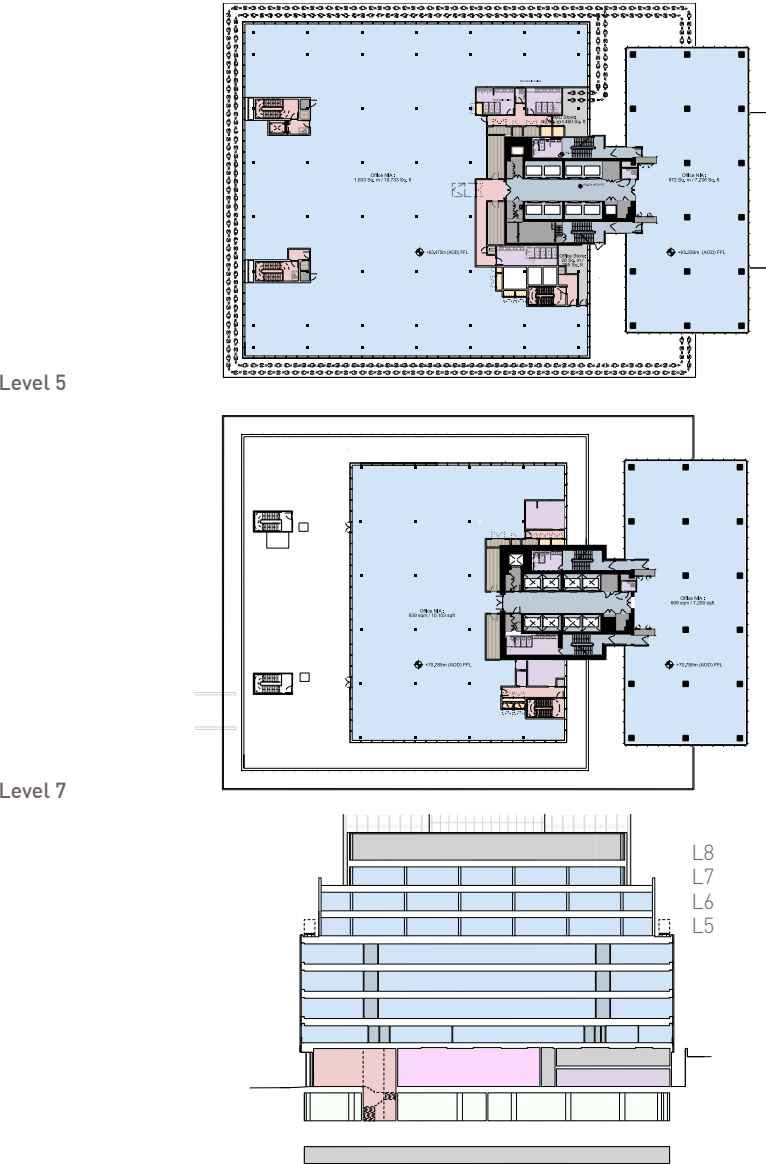
The wall panelling is of moderate intrinsic value and although retains some expression of the original form of the space it is significantly compromised and has damaged both the fabric and appreciation of the Barry Daniels artwork. The demolition of the suite would remove the remains of an original feature but would not substantially compromise the character of the skyscraper office block.”

Whilst the recreation space could be relocated in B1 and this would achieve the vision of an accessible space to the wider business community, within the context of providing additional multiple large office floorplates via the podium extension; this option was subsequently deemed inappropriate on the basis of being able to provide a larger function space than the existing recreation hall footprint, the requirement to impose basement column layout within the footprint and the deemed neglible harm in terms of the demolition of the space from a heritage standpoint.



Plan highlighting effect of placing existing recreation hall fabric in B1

Key Drawings:



Podium section

Relocate the Barry Daniels artwork at B1 (Presented as Planning Scheme)

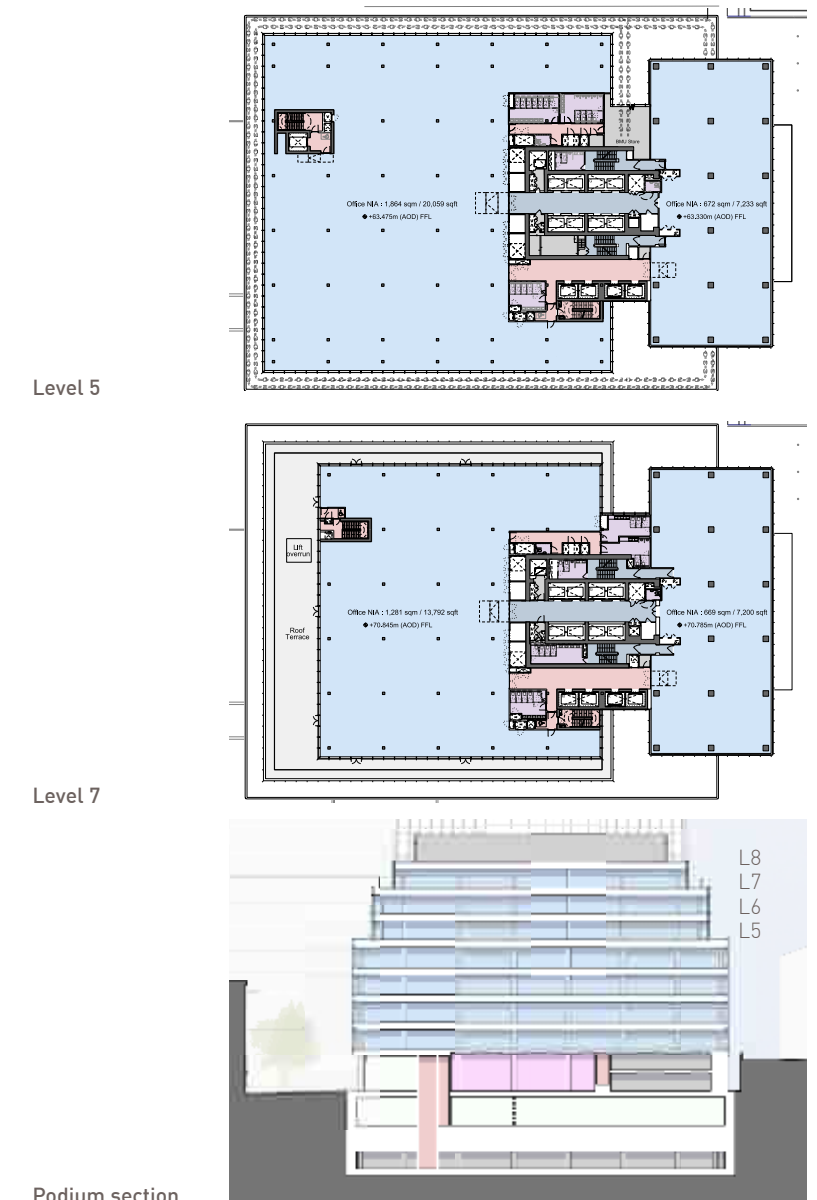
As per the previous option described, the Barry Daniels artwork was identified as currently being compromised, but also identified as the significant heritage feature of the recreation hall by Stephen Levrant Heritage Architecture. It was also identified as being feasibly restorable by a specialist conservator and deliverable in B1. This was deemed appropriate based on the existing fabric constraints, and importantly, providing a location for the artwork that is accessible to a wider audience, in a space that commemorates the existing recreation hall.

Architecturally, this approach corresponded with achieving a mass that was viable with regard to the additional floor space provided and the resulting office floorplate layouts; whilst balancing townscaping and harm to the existing fabric.

As summarised by Stephen Levrant Heritage Architecture, *“the demolition of the existing podium plant rooms will remove a roof-top feature which would have originally enclosed two sides by the former warehouses. The stepped design of the proposed podium extension reflects the current, layered architectural form of the rear of the building, while retaining the focus on the main components. Therefore, despite the evident change to the building’s rear podium, the extension would remain subservient to the architectural expression of the tower and would not diminish its integrity as one of the city’s most prominent skyscrapers.*

As a result of the iterative process undertaken by the design team and the consultation undertaken, this option is deemed an appropriate solution based on the process described and the complex issues presented by bringing a Grade II listed building of this scale back into use in the context of 2020. The appropriateness of the relocation of the Barry Daniels artwork and doing so within the existing fabric constraints are explored in more specific detail overleaf, in the context of this planning scheme and the further justifications for taking this approach.

Key Drawings:

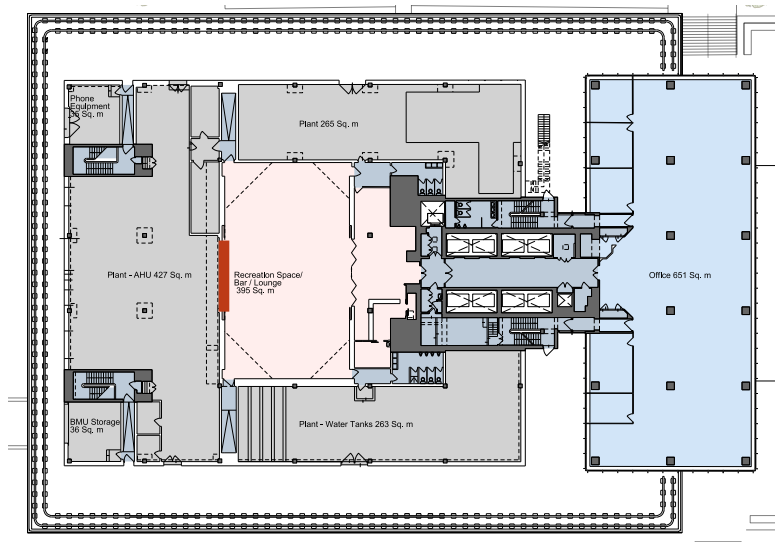


PODIUM EXTENSION AND RECREATION SPACE

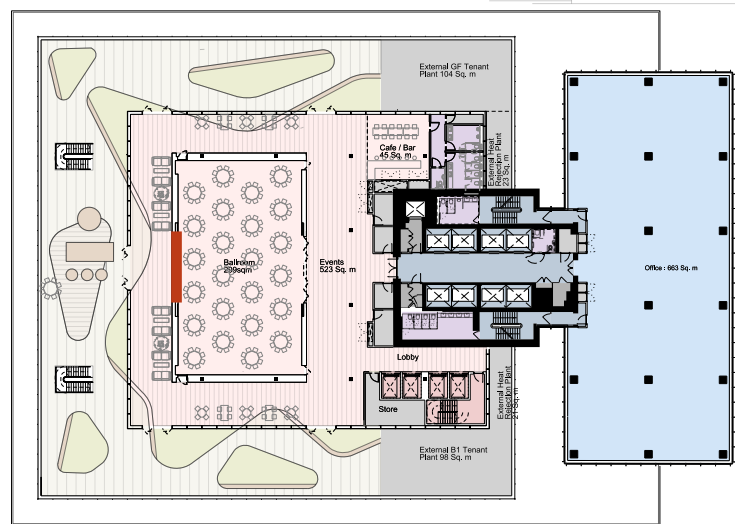
Accessibility to Barry Daniels artwork

Addressing the appropriateness of relocation

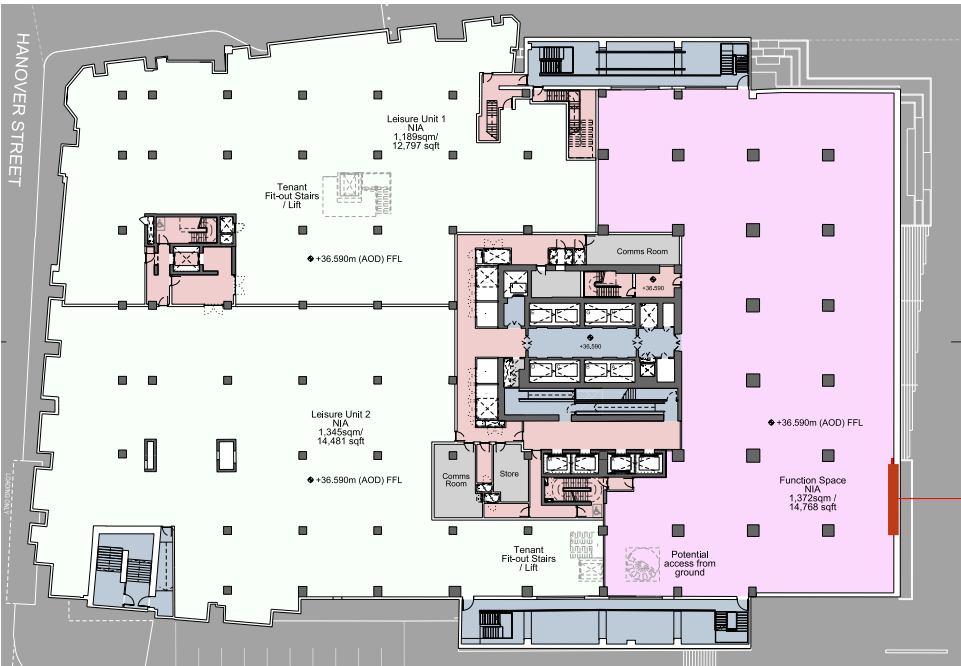
- › The information on this page looks at the artwork relocation in detail, with regard to the appropriateness of this move, within the planning scheme.
- › The existing location of the artwork is specific to the single occupancy of the building, whereby it is accessible to all building users, but not those that do not work in the building.
- › Its scale is based on the size of the space it occupies, as explored in the following section. This space is located where it is due to its scale and height, as it can be argued that its position is not the most suitable, functional or logical.
- › Spatially, the recreation hall is a windowless box and could theoretically be located anywhere without altering the experience of the space or the artwork within it.
- › During the design process, non-viable iterations were explored whereby the recreation hall sat on L7 with the artwork. Viability aside, this location raised questions with regard to access and security in a multiple tenant environment. For example, should the recreation hall be intended for use for dinner functions with external guests, how are these guests managed and delivered to the space via the day to day lifts, without causing security concerns for tenants within the building.
- › In terms of locating the artwork in the basement, this is achievable based on the scale of the space as is explored in the following section. Spatially, whilst the fitout of the space remains to be designed by others, the environment is similarly windowless as it is currently.
- › With regard to access, the space can be linked to the main entrance via a linking stair or lift, matching/improving the current experience, whilst simplifying the security requirements and allowing a wider community of people to enjoy the artwork.
- › This proposed relocation design process has been carried out alongside Stephen Levrant Heritage Architecture, who highlight that “the method of relocation and restoration is outlined in the specialist Conservator’s report on the Barry Daniels artwork which is included in Appendix 4 of the Heritage Statement. The survey identified the ability for the artwork to be dismantled and moved without causing further damage. The artwork will be dismantled, removed for conservation works during implementation of the main contract works and rehung on completion of the works. The relocated and restored artwork will be re-established as a focal point of the proposed B1 level ‘Function Space’ which will enable this artwork to be better displayed and appreciated as an artwork, restoring its purpose which has been diminished by years of the former recreation suite as an office space.”



Existing artwork location (L5)



DAS Option 3 artwork location (L7)



Proposed artwork location (B1)

Potential locations for artwork

Design approach

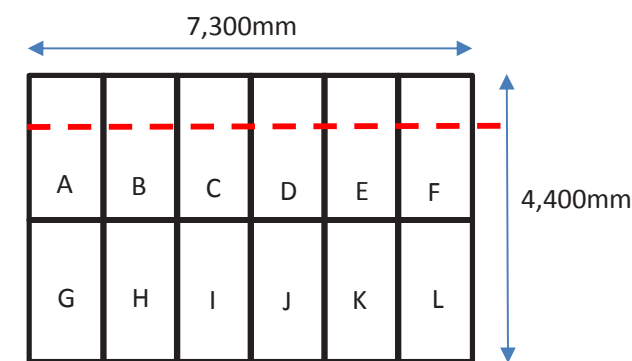
- Working within the context of a complex existing structure and the need to achieve a viable proposal poses many challenges, as are described below, providing further justification for the relocation within B1.
- In terms of scale, the Barry Daniels artwork measures 7.3m x 4.4m. The existing setting for the artwork partially screens the full scale of the artwork as a result of the retrofitted timber panelling installed around the artwork, as demonstrated by the presented photos and conservators drawings.
- The size of the artwork is larger than the structural grid of the building in plan and the typical floor to floor heights. Therefore slab and beam removal would be required to create a space to locate the artwork other than the location it currently sits, which has been assessed as described in the previous section. However, the removal of beams is not structurally viable.
- The two exceptions to the above are B3, which is currently the primary plant room and intended to be retained in this arrangement. The other exception is B1, once the archive decking is removed at B1 Upper; which is deemed to be appropriate as a location as described in the previous sections.
- As concluded by Stephen Levrant Heritage Architecture, *"the scale of the artwork requires a space which is proportionate to the character and interest of the piece. The original setting of the artwork has been substantially compromised by the alterations to the fabric and use of the former recreation suite, resulting in the artwork becoming a neglected panel to the wall of the latter office use. The impact of the loss of the recreation suite would be tempered by the restoration of the most significant component of the former staff recreation suite, and its enhanced display in a more accessible part of the CIS building. The intrinsic interest of the artwork demands a suitably proportioned and active space, as has been identified in the proposal."*



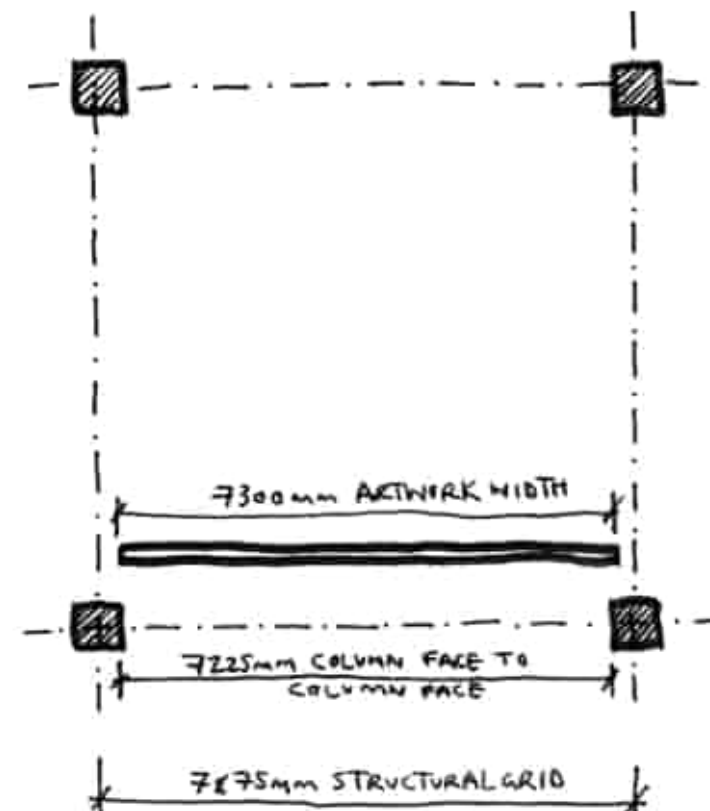
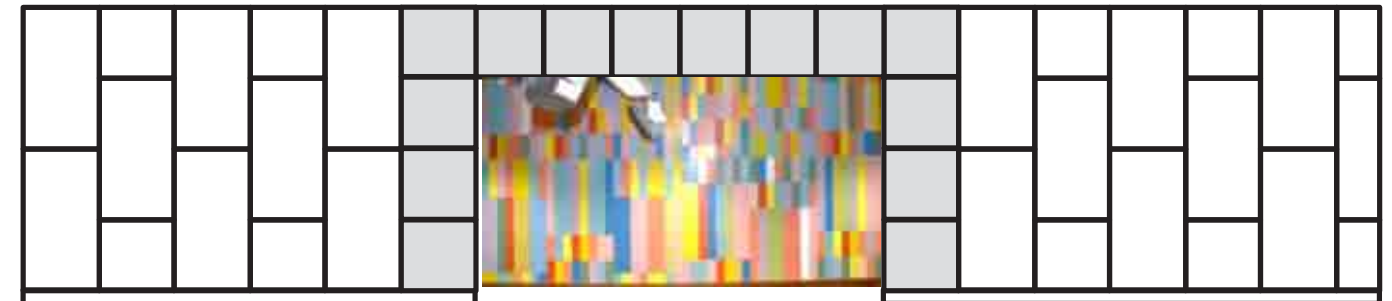
Recreation Hall and Artwork in 1962



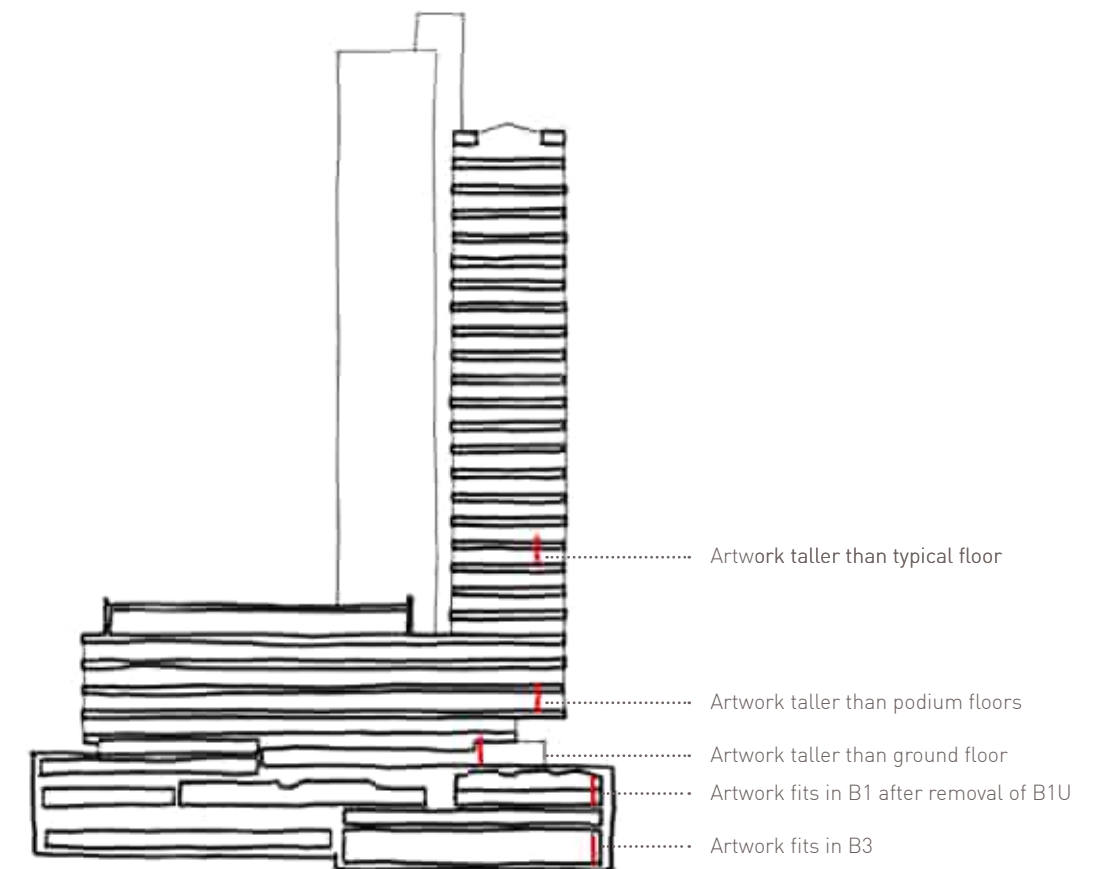
Recreation Hall and Artwork existing condition



Conservators drawings highlighting retrofitted panels in grey



Structural limitations in plan



Structural limitations in section

2.0 : Reception Alterations

RECEPTION ALTERATIONS

Removal of Existing Finishes

General

- › The Entrance Hall of the CIS Building has been subject to much amendment since its completion, contributing to the adulteration of the original character of the space.
- › There is little remaining of the original finishes, only the granite floor and the marble to the lift lobby and escalator walls (and much of this has been damaged and altered).
- › As stated in the DAS, the approach to materiality is one that seeks to reinstate the original design intention and richness of the entrance hall with high quality materials to reinforce the design proposals.

Flooring

- › New flooring is proposed throughout the enlarged entrance hall which would require the removal of the existing granite floor finish. This is to unify the enhanced and enlarged entrance hall.
- › It would be not be possible to match the existing granite floor with the new surrounding floor finish. It is important the enlarged reception hall appears as a unified space and mismatched materials would not achieve this. In addition, the existing granite floor is already very patched due to the many alterations to the reception hall over the years:
 - › Areas of the granite have been replaced, primarily around the turnstiles for the provision of wireways. The replaced areas are monotone and quite obvious. Large areas of the granite floor are damaged by the fixings for the turnstiles.
 - › A metal bar has been fixed to the floor in multiple places in front of the mural. The floor is damaged by wireways/ fixings for the reception desk and by the fixed furniture and ventilation housing.
 - › The granite floor is stained and damaged adjacent to the curtain walling,
- › It is important to reinforce the character of clean, elegant and uncluttered space of the original design with unifying materials. Mismatched materials would not achieve this.
- › Another consideration for the choice of floor material is the BREEAM “Green Guide 2018 Ratings” states for commercial hard floor finishes porcelain is more sustainable than quarry tiles.

Stephen Levrant Heritage Architecture commentary

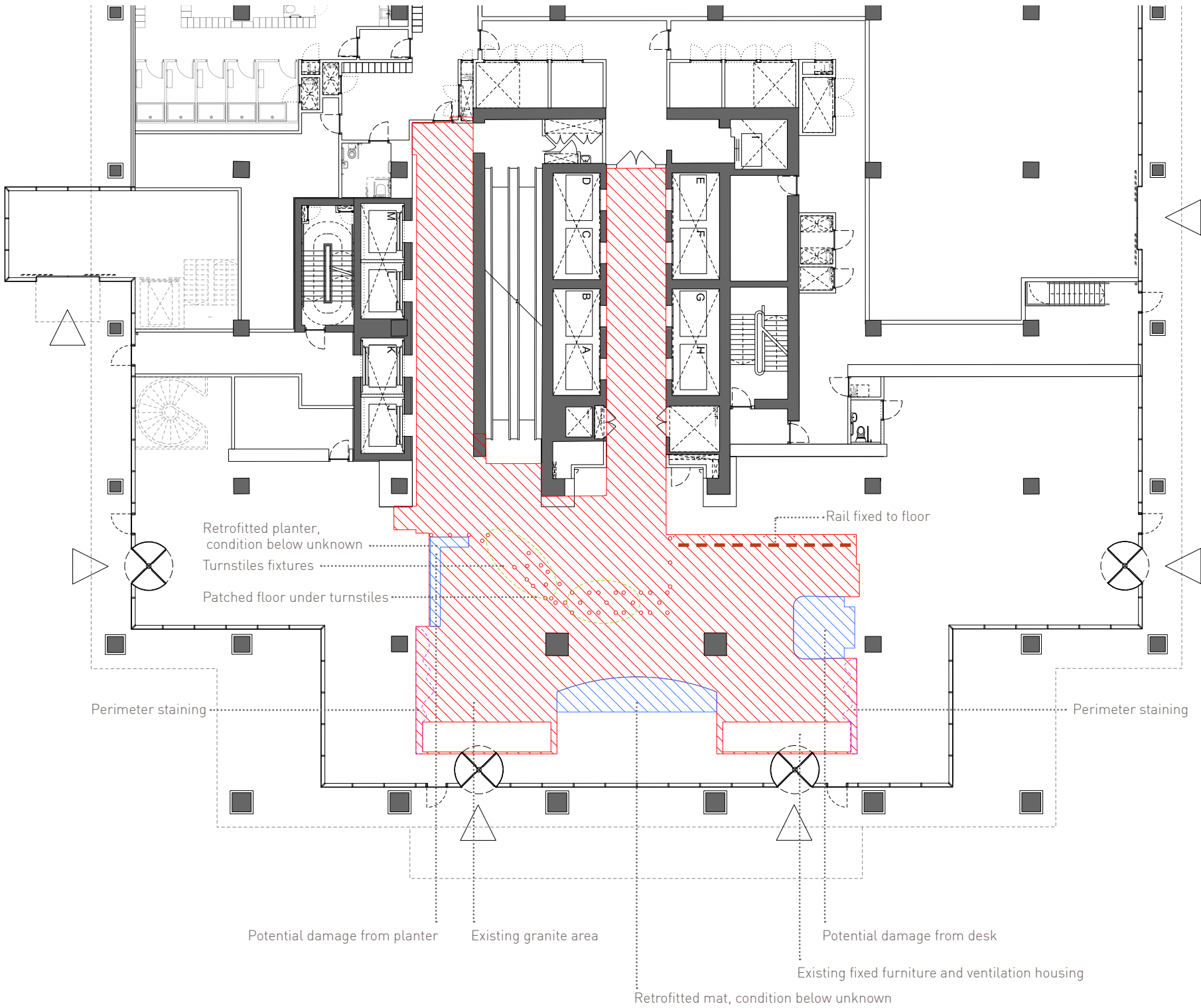
- › *“The ground-floor entrance hall was recorded as being the most disappointing space on the building on its opening and, although a highly-significant space, has also been considerably adapted since 1962 in a series of adaptations. The alteration works resulted in the original fabric and design being compromised by alterations to the: ceiling, floors, lighting, wall cladding, cladding of the internal columns and replacement furniture. The Cornish Granite floor is the most authentically surviving single element, although variations in the material created a random patchwork effect which has been exacerbated by subsequent alterations, including the installation of the existing security control barriers.”*
- › *“The design objective is to recover the character of the entrance as the focal point of the building. The enhanced accessibility of the enlarged entrance provides the opportunity to recover the coherence of the floor-covering as a unifying feature connecting the new Dantzic entrance and the new lifts into a coherent whole. The beneficial impact resulting from the re-creation of a coherent and appropriately accessible interior entrance space will far outweigh the loss of the compromised floor-covering.”*



Existing view of entrance hall



1963 view of entrance hall



Plan illustrating area of existing granite floor within proposed enlarged entrance hall



Turnstiles fixtures



Patched floor under turnstiles



Rail fixed to floor



Floor repairs

Removal of Existing Finishes

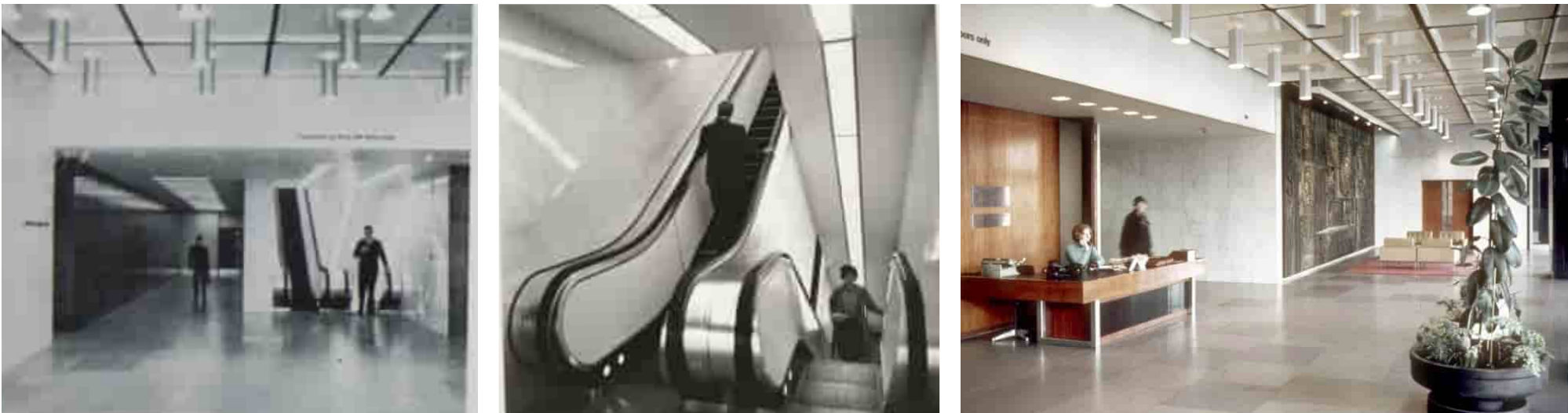
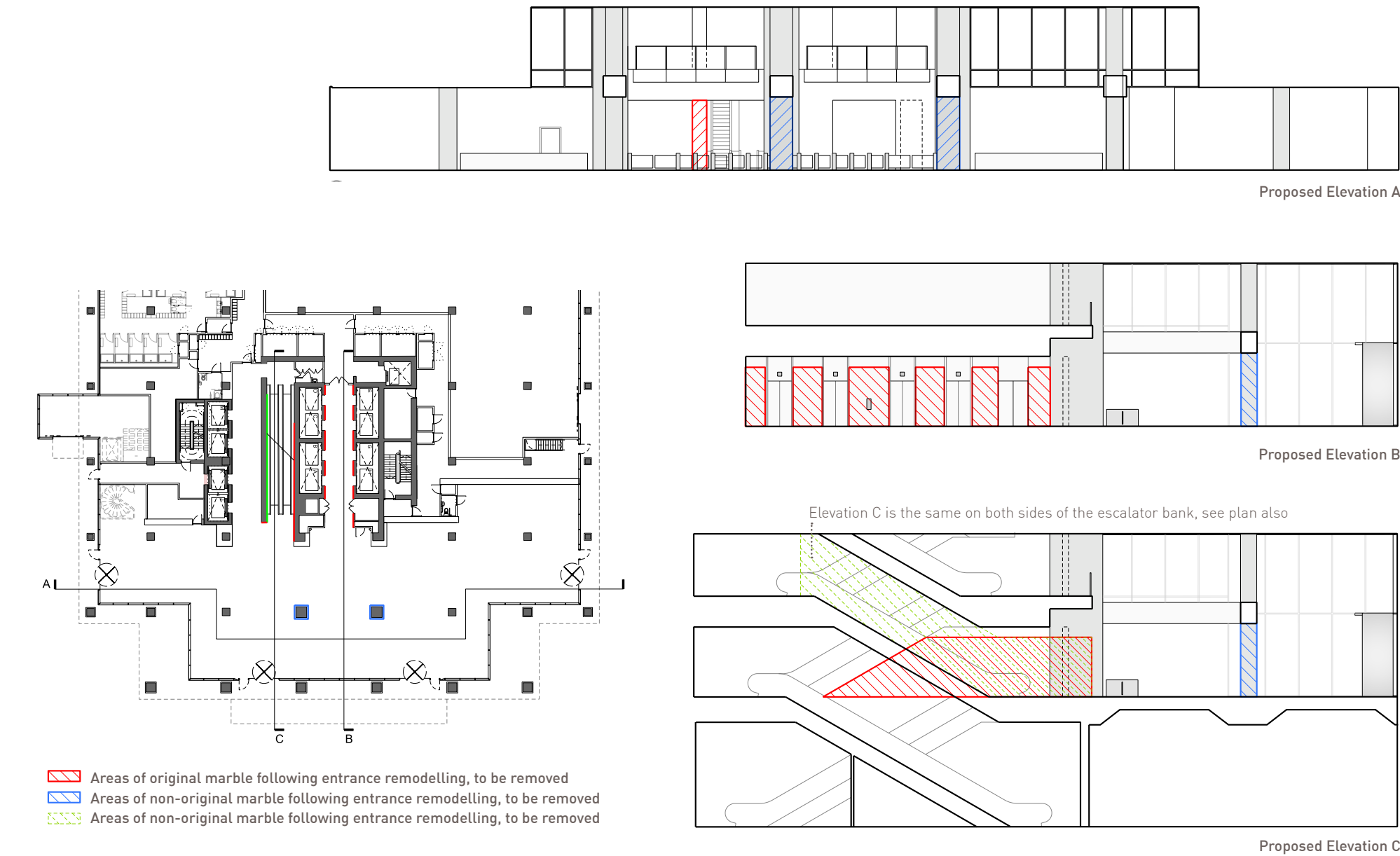
Wall finishes

- > Of the walls that are to remain after the proposed remodelling the only original marble finish is to the remaining existing lift lobby walls and the escalator walls. In the lift lobby, the marble has multiple penetrations for signage, and services (fire alarm, switches etc). The escalators walls are only partially finished in marble providing an incomplete appearance.
- > The remaining marble to the columns is non-original, having replaced the original black aluminium cladding. The non-original marble does not match the original marble.
- > It is proposed to replace all the marble with a high, quality material such as large format porcelain tiles to avoid mismatched materials and to provide coherence to entire, enlarged reception hall.
- > The proposed enlarged entrance hall includes a bank of new lifts adjacent to the existing escalators (as described in the DAS). The design aspiration is for the 2no. lift lobbies have equal status, (including the escalators), therefore they will require the same finishes that are reflective of a high quality, contemporary office building.
- > It is important to reinforce the character of clean, elegant and uncluttered space of the original design with unifying materials.

Stephen Levrant Heritage Architecture commentary

- > *“The design objective is to retain the key features of the entrance which includes the escalators. The wall materials were intended to be read as high-quality but neutral backcloth to the space and the William Mitchell artwork. The interior elevations (along with the ceilings) were altered following a series of refurbishments, including the cladding to the escalator enclosures. The enhanced accessibility of the enlarged entrance also provides the opportunity to recover the coherence of the space. The beneficial impact resulting from the proposed accessible and coherent interior entrance space will far outweigh the minor change to the wall coverings.”*

The adjacent drawings illustrate the existing marble wall finishes that are to be removed, in addition to those on walls that are proposed to be demolished



1963 views of entrance hall



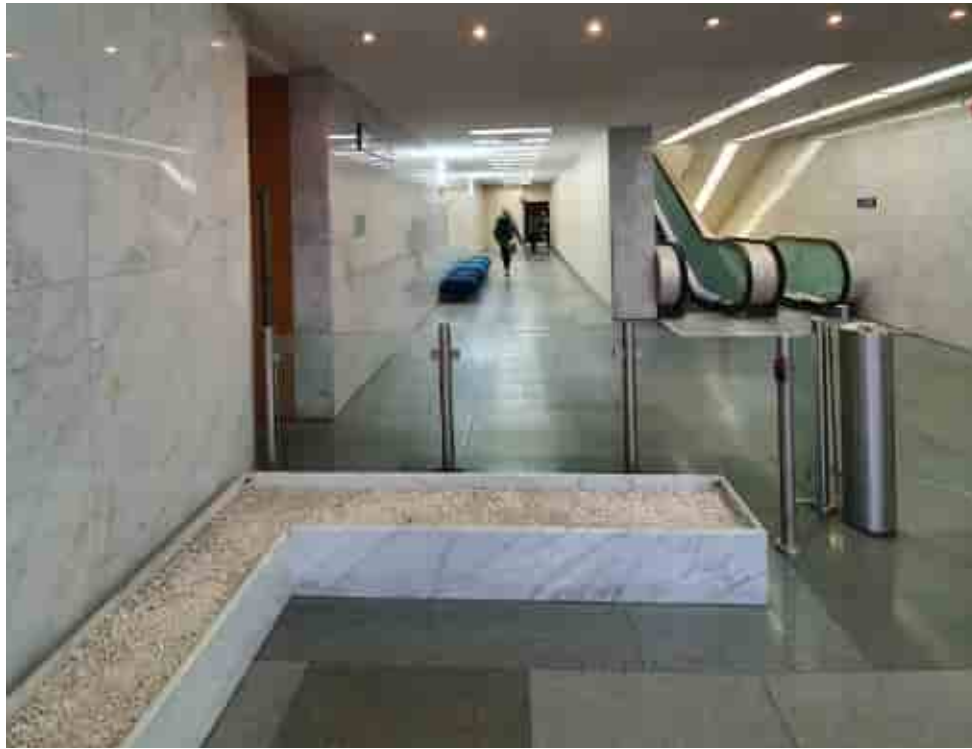
Current view of escalators- partial marble wall finishes



Current view of existing lift lobby



Current view of entrance hall



Current view towards escalators and corridor



Current view of reception hall



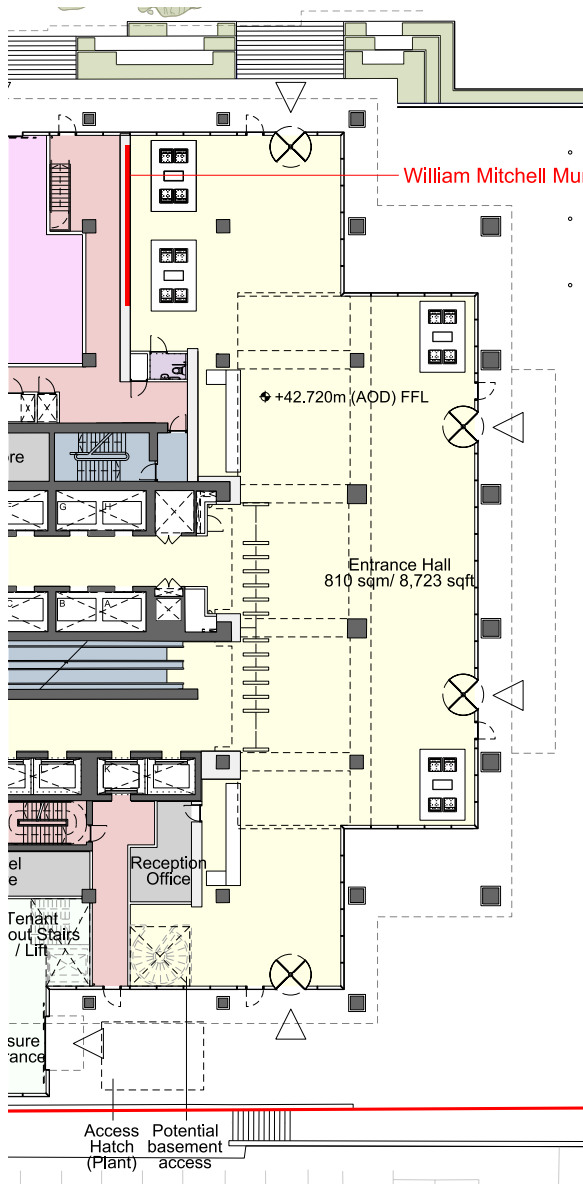
View of entrance hall in 1963

3.0 : Public Realm and Lower Plinth

Doors and cladding grid

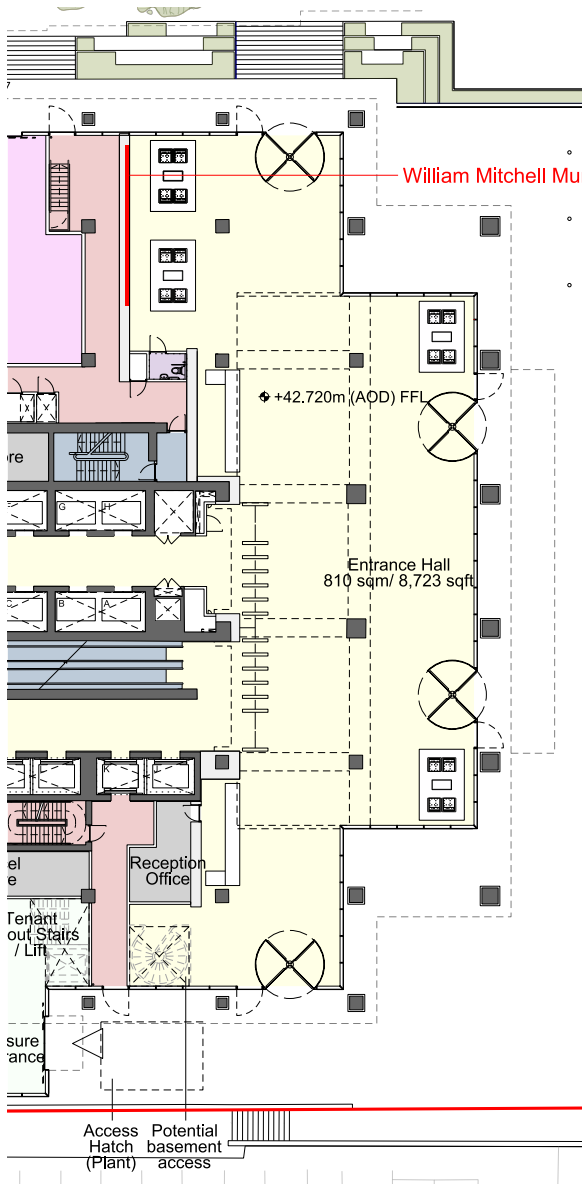
Design process

- The remodelling of the ground floor results in a new facade that like the podium extension, has a design philosophy of being read alongside the existing, taking cues from the existing proportions for example. As a result of this, the new entry points have to be integrated within the existing modulation, whilst reflecting the increased building population and current accessibility requirements.
- The existing cladding grid is based on an imperial 1575mm module. All new cladding has been designed to match this module, opposed to the more typical 1500mm grid for modern office buildings
- Based on supply chain input, the size and quantity of revolving doors have been based on readily available standard sizes that are suitable for the population of the building and the resulting flow of people in and out of the building, whilst wanting to achieve a symmetrical layout.
- Currently, the revolving doors are inset to allow the door opening to sit inline with the glazing line and to maximise distances such as the top step to the door on Dantzig St. The result of this are vertical secondary mullions within the 1575mm module.
- To avoid additional secondary mullions, the revolving doors would become obtrusively large and bespoke to be inset as currently proposed. This would also clash with the adjacent wheelchair accessible pass door, which would have to move out of the framing column bay to work successfully.
- The alternative option would be for the revolving doors to protrude further beyond the cladding line, however this creates a less generous approach via the stairs on Dantzig St for example, creating congestion at the top of the stairs. The revolving doors would become a much more significant feature on the facade, as the adjacent sketches emphasise.
- With regard to the pass doors, again, on the basis of a 1575mm cladding grid, a door of this scale and weight is of considerable size for a single leaf door and can be prone to maintenance and use issues.
- Both the revolving doors and pass doors are also to be integrated within a structurally glazed facade system, therefore the detailing is intended to provide minimal expression of the verticals.
- Subsequently, the approach toward the revolving doors and pass doors is deemed to be pragmatic with regard to the accessibility, maintenance and congestion issues presented within the context of delivering a new facade within an existing building.



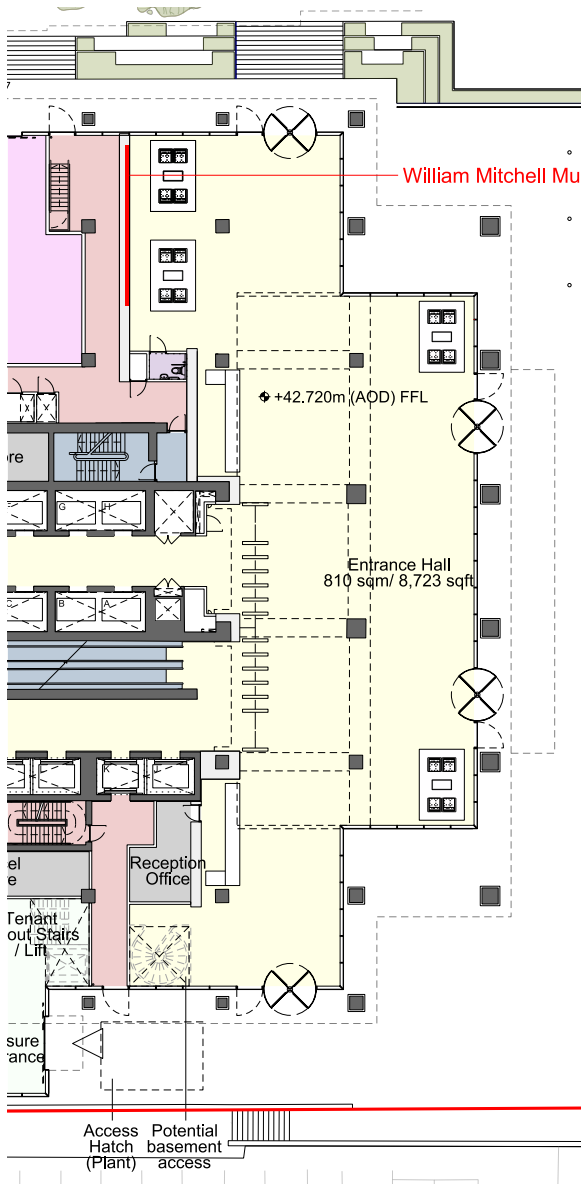
Proposed door layout

- Key Issue:
- Secondary mullions
- Key Benefit:
- Pavement depth in excess of 2.8m in front of revolving door



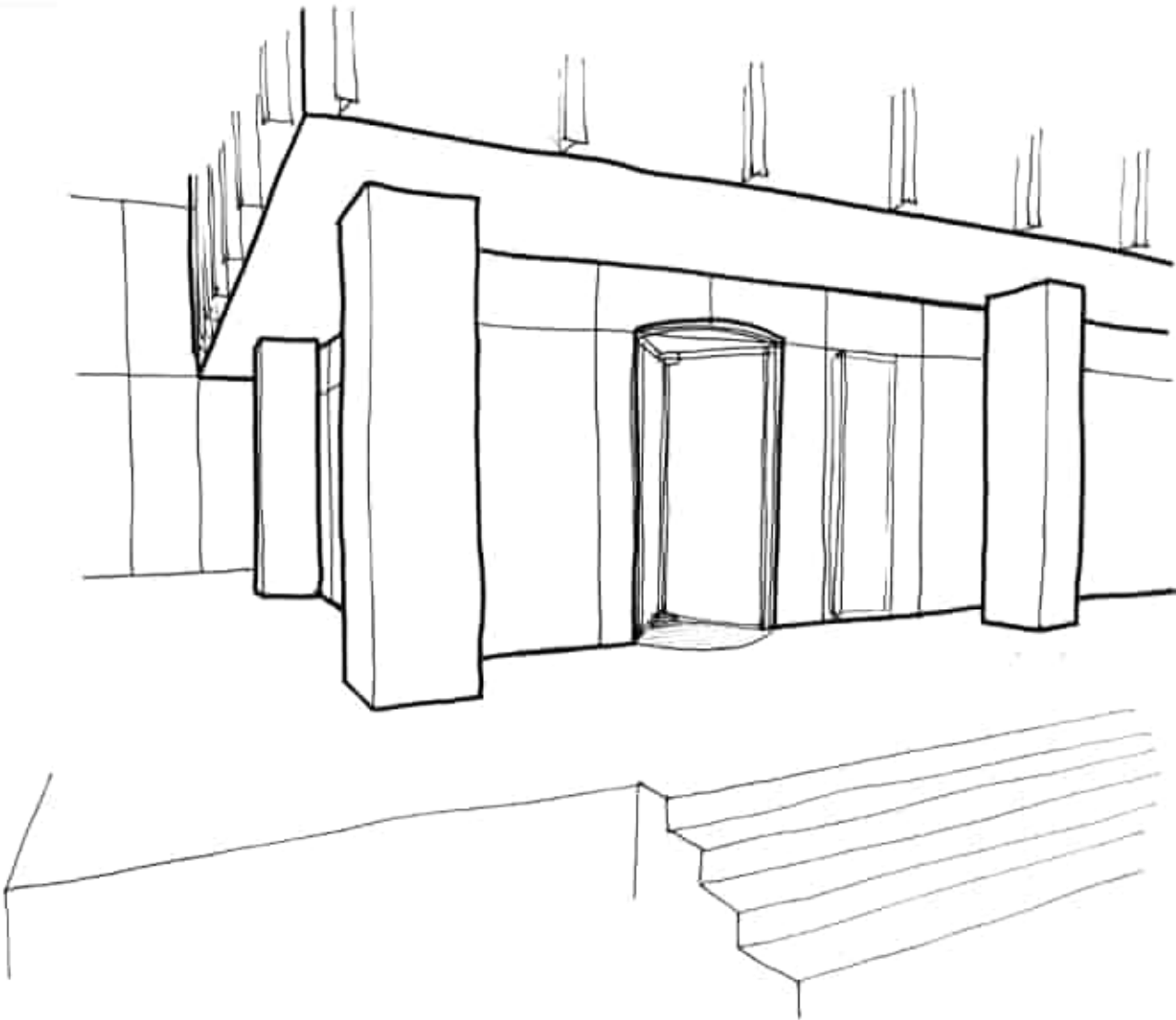
Revolving and pass doors increased in size to avoid secondary mullions, whilst retaining inset revolving doors

- Key Issues:
- Pass door width
 - Doors clash
- Key Benefit:
- Secondary mullions removed

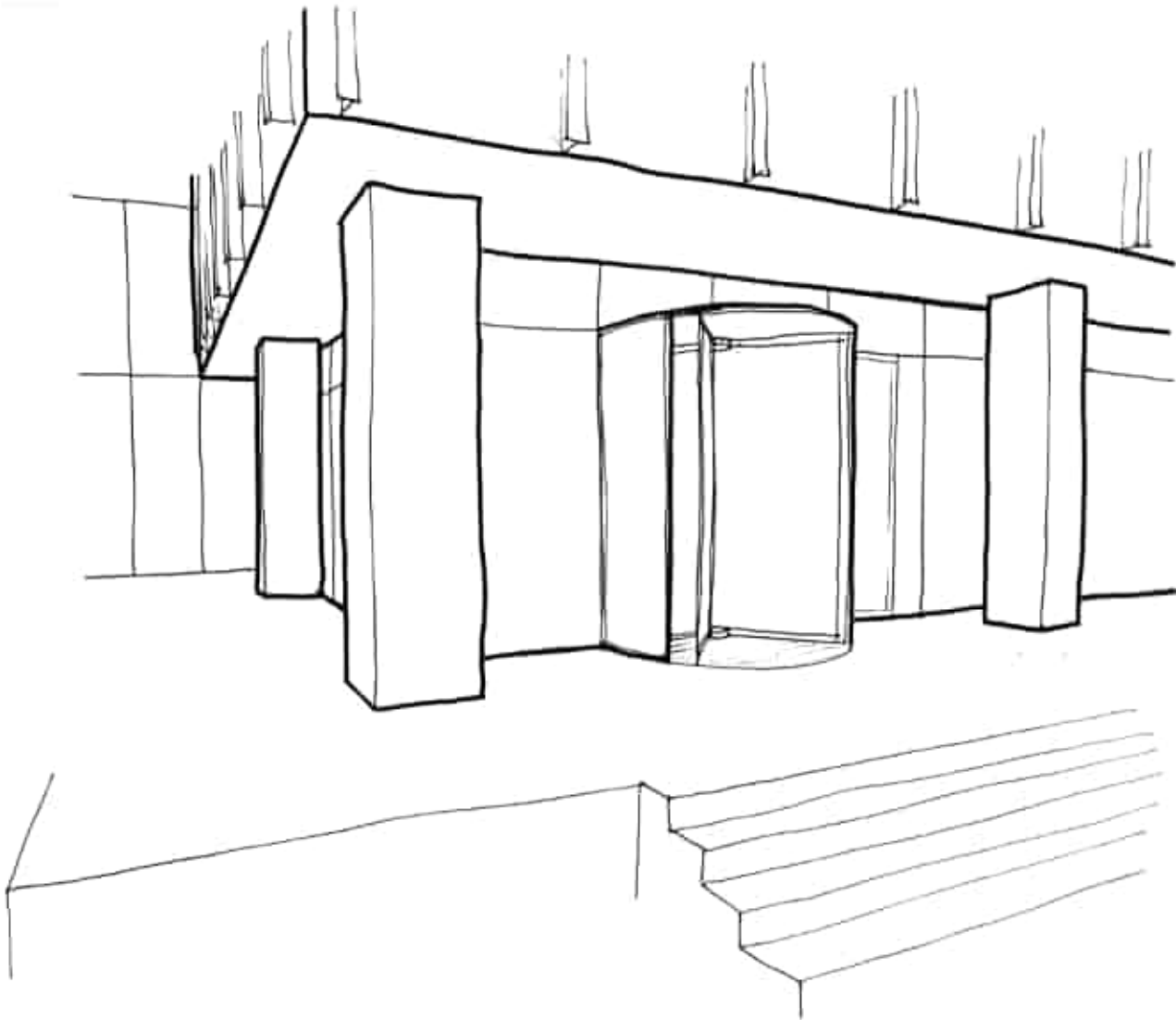


Revolving and pass doors increased in size to avoid secondary mullions, with revolving doors protruding to avoid clashes with pass doors

- Key Issues:
- Prominent revolving door reduces pavement width by 1m
 - Pass door width
- Key Benefit:
- Secondary mullions removed



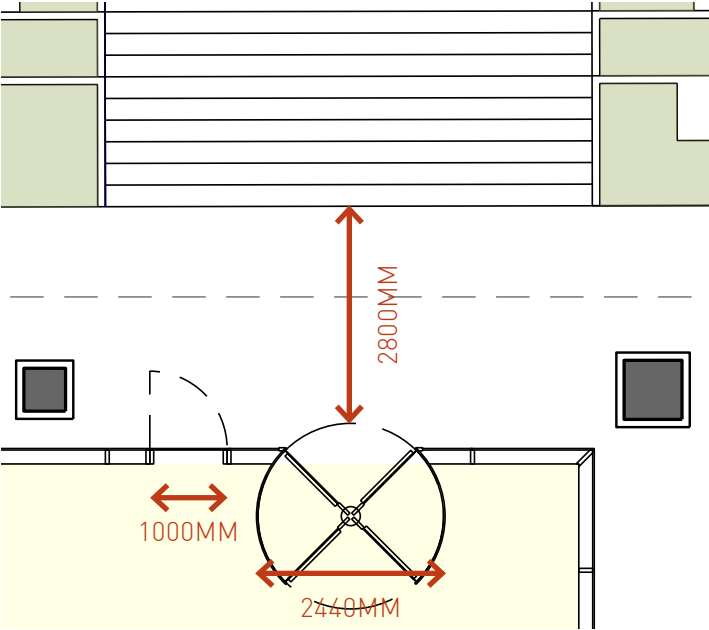
Current proposal for revolving and pass door arrangement on Dantzic St



Revolving and pass door arrangement on Dantzic St to avoid secondary mullions



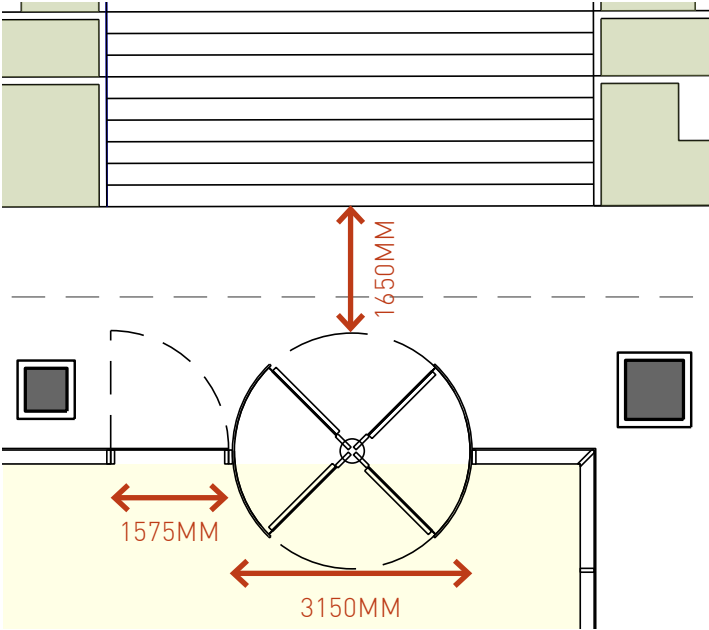
Elevation of current proposal for door arrangement on Dantzic St



Plan of current proposal for door arrangement on Dantzic St



Elevation of door arrangement on Dantzic St avoiding secondary mullions



Plan of door arrangement on Dantzic St avoiding secondary mullions

4.0 : 23rd and 24th Floors

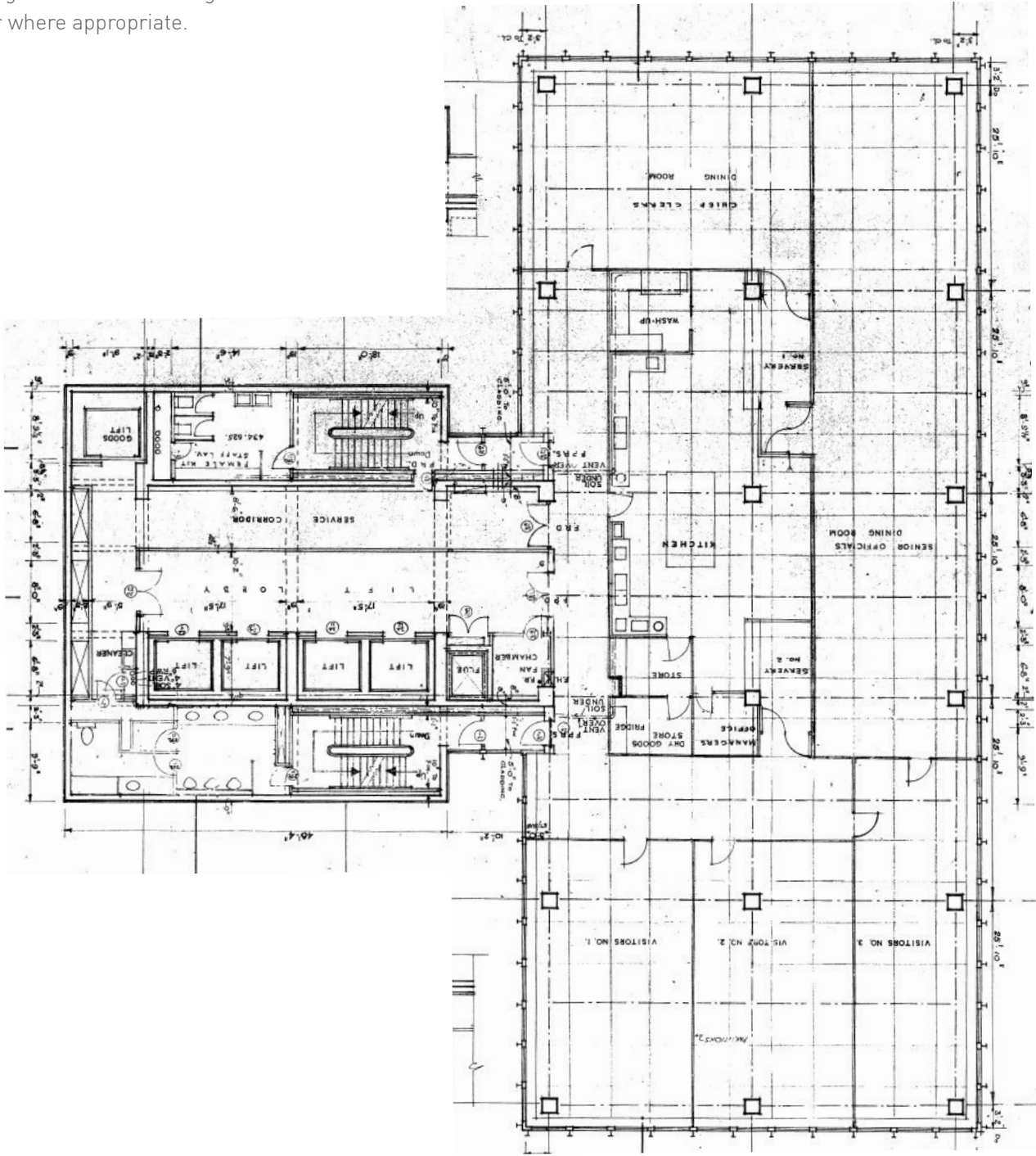
23RD AND 24TH FLOORS

24th Floor Layout

Rationale for layout amendment

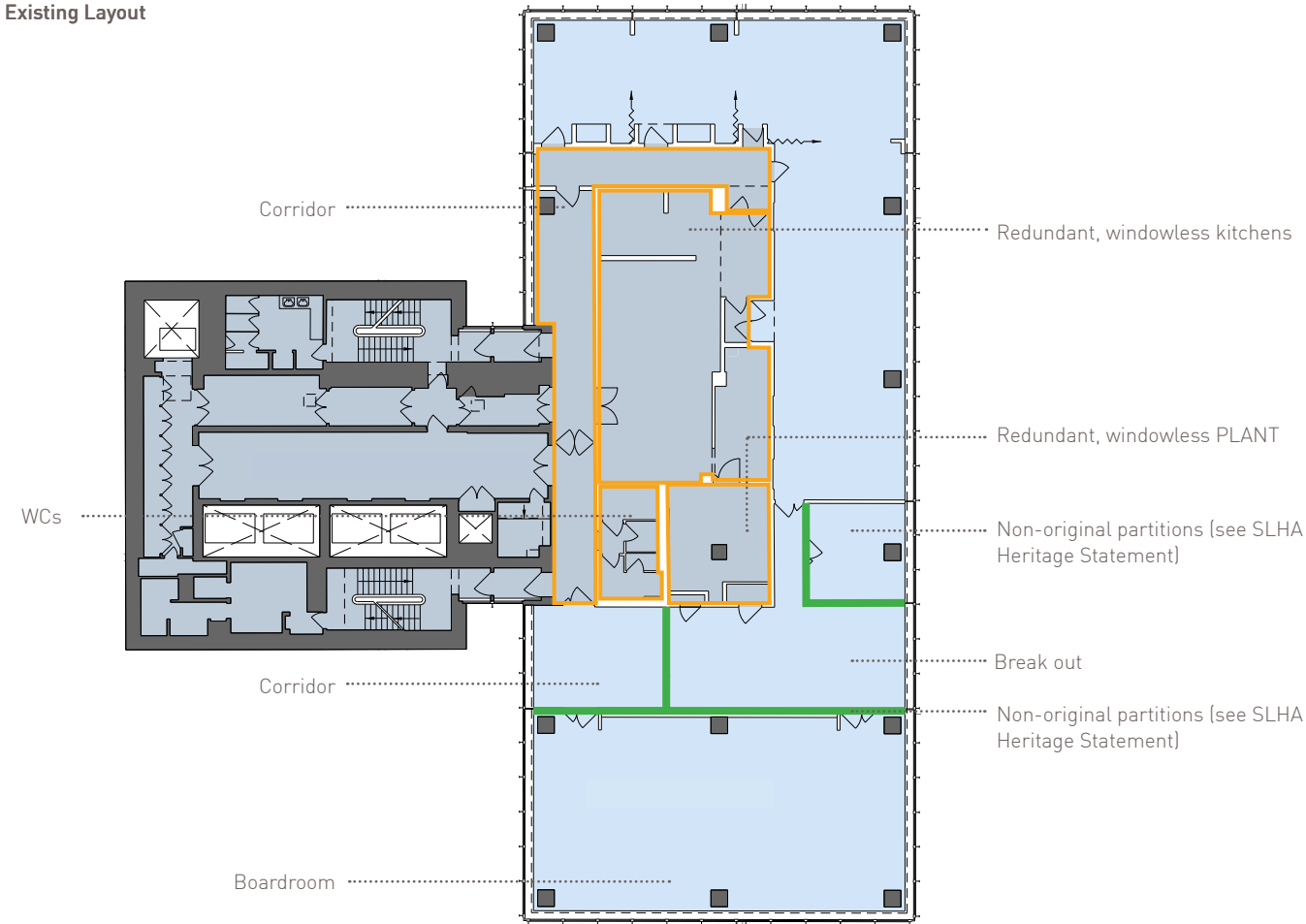
- › The existing layout represents a specific use within a single occupancy building, whereby this floor was originally used as a dining space for executives. As demonstrated by the adjacent 1960s plan.
- › As discussed in the submitted Heritage Statement by Stephen Levrant Heritage Architecture, “the 24th floor was comprehensively altered prior to listing. The floor-plan retains an expression of the former spatial layout of the former, Executive dining but contains non-original partitions and furniture which were installed in the 1980s, removing the DRU designed interiors. The 24th floor thus is of limited heritage value.”
- › As can be seenby the 1960s plan, the existing meeting rooms on the Dantzie St and Miller St sides of the layout were created by further subdivision of the original layout via moving partitions. The centrally located back of house spaces have undergone some remodelling and the rooms that currently contain the boardroom space, adjacent to the car park, were extensively changed.
- › Stephen Levrant Heritage Architecture also describe that “the extant wall panels, interior form, furniture and layout is distinctly late-C20th in character and was designed to accommodate new technology and facilitate contemporary meeting spaces. The extant partitions and alterations have erased the original design character of the former executive dining rooms. The materiality and form of the replacement 1980s partitions (installed to change the use of the space and accommodate audio-visual equipment/modern services) which have divided the east end of the tower, are unsuitable for adaption and reuse within the building. The non-original, 1980s partitions at the Dantzie St side of the tower are to be retained in situ. The original, surviving panels and connecting doors from the lift lobby will be subject to refurbishment, as necessary, and retained in situ.”
- › With regard to the re-use of the spaces contained by the existing wall layout from the view of a potential incoming tenant or a landlord looking to let the space, a number of these form spaces that are in the centre of the plan and have no access to daylighting. These spaces are subsequently only usable as store rooms or back of house functions. Those space that do have daylighting form inefficient corridors. These spaces are highlighted by the orange lines in the adjacent diagram.
- › There are four spaces that are formed by non-original partitions, highlighted in green. These again form two corridor/breakout spaces, along with a small office space and a larger boardroom. As the indicative space planning for the existing and proposed layouts highlight, whilst usable to some extent, they are inefficient (as described below) and will subsequently be less attractive to the market. This would be further exacerbated if the original 1960s layout to the carpark side of the floorplate was reinstated within the existing layout, which would impose cellular spaces that are narrow and deep.
- › The space planning demonstrates these conclusions.The layouts will inevitably undergo further development, demonstrates at this stage the potential for 40

desk spaces within the existing layout, whereas the proposed layout indicates the potential for 64 desk spaces to suit to targetted BCO 2019 density of 1:10, whilst retaining adequate ‘space’ for a tenant to incorporate modern back of house requirements, whilst importantly retaining the cellular meeting rooms in the existing finishes to retain existing character where appropriate.

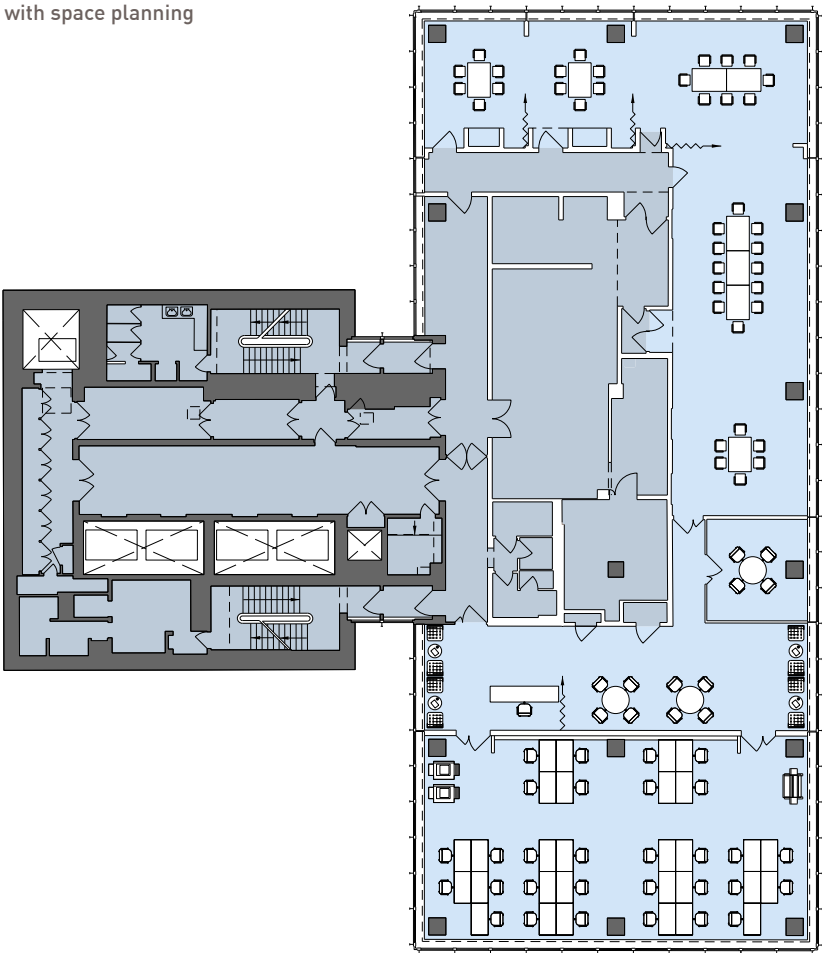


Original 1960s Layout
(rotated for consistency with SimpsonHaugh plans)

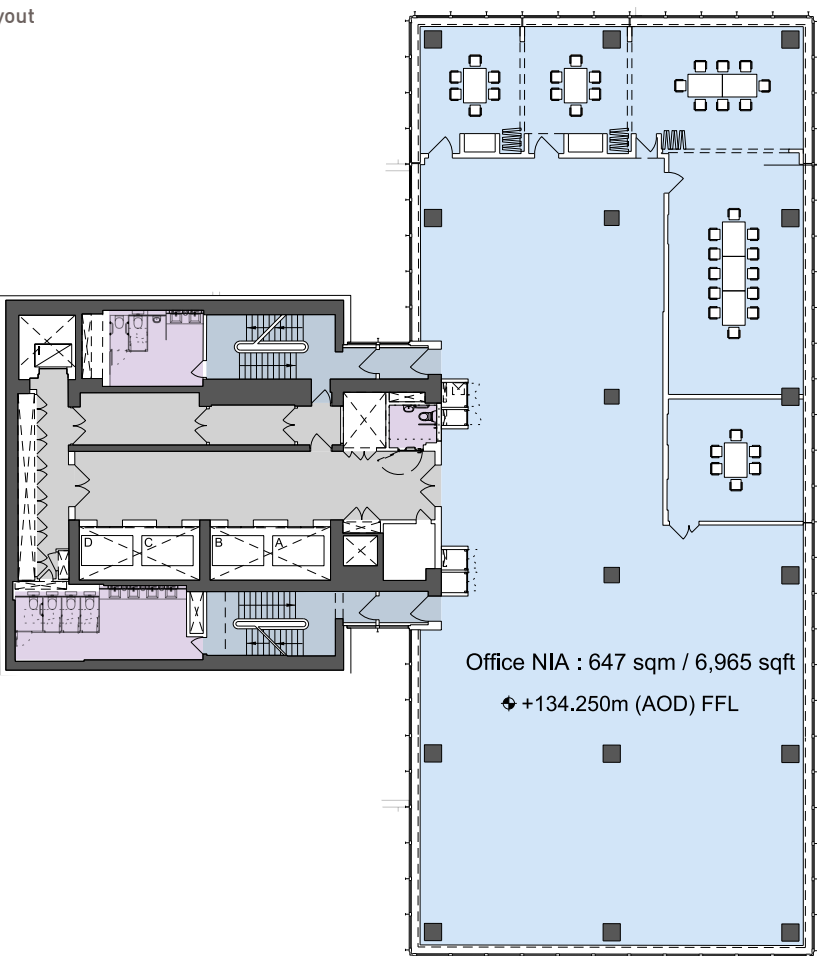
Existing Layout



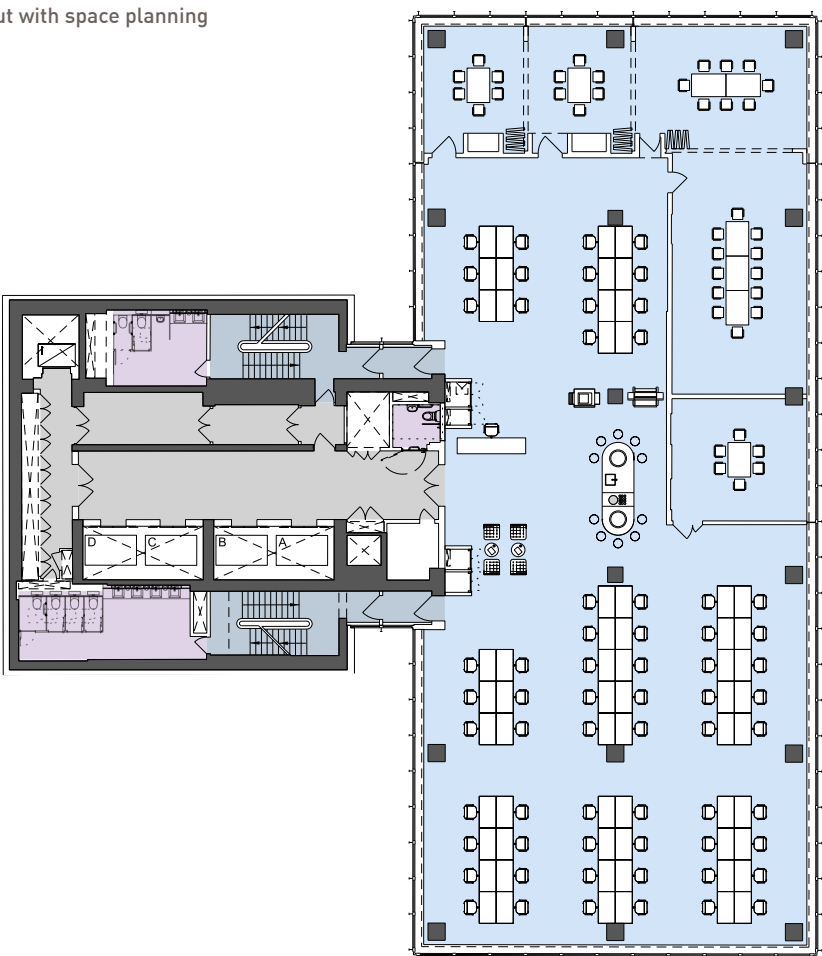
Existing Layout with space planning



Proposed Layout



Proposed Layout with space planning



Flooring

Interior design

“The top two floors, comprising the managerial suite and senior staff dining rooms, are beautifully done. The dining rooms and corridors are of natural cherry veneer with cool grey carpets and white ceilings. The executive floor below has walls and ceiling of teak venner, relieved by a neutral carpet and occasional panels of white formica and thin slices of green tinted glass to give a low, mysterious borrowed light to the main corridor.”

Extract from ‘The Architect & Building News’ article
by N. Keith Scott , 16 January 1963

- › Based on the above extract, we are aware that L23 was originally installed with a ‘neutral’ carpet and L24 had cool grey carpets.
- › Currently, there is still carpet in these spaces, albeit none of which is original. Originally, the office floors and lift lobbies to the Executive Suite on L23 and L24 demonstrated a better quality material than elsewhere, as they were intended to make a statement about the status of the particular areas and this remains the case today.
- › Whilst the interior design interventions for these levels are not fully resolved, the design objective is to appropriately restore the interior quality of the spaces and retain the subtle expression of the building’s hierarchy. The floor coverings will consequently be subject to further survey to determine the extent, condition and form of any hidden materials to inform the final interior design. However, any hidden carpets are anticipated to be well beyond their design life and not reusable.
- › Any new carpets or floor finishes are anticipated to be subject to conditions and will again be selected based on the context of the individual floors. the overall refurbishment interior design and the context of becoming a space let by incoming tenants.



L23 Boardroom in the 1960s



L23 cellular office existing condition



L24 dining space in the 1960s



L24 cellular meeting room existing condition

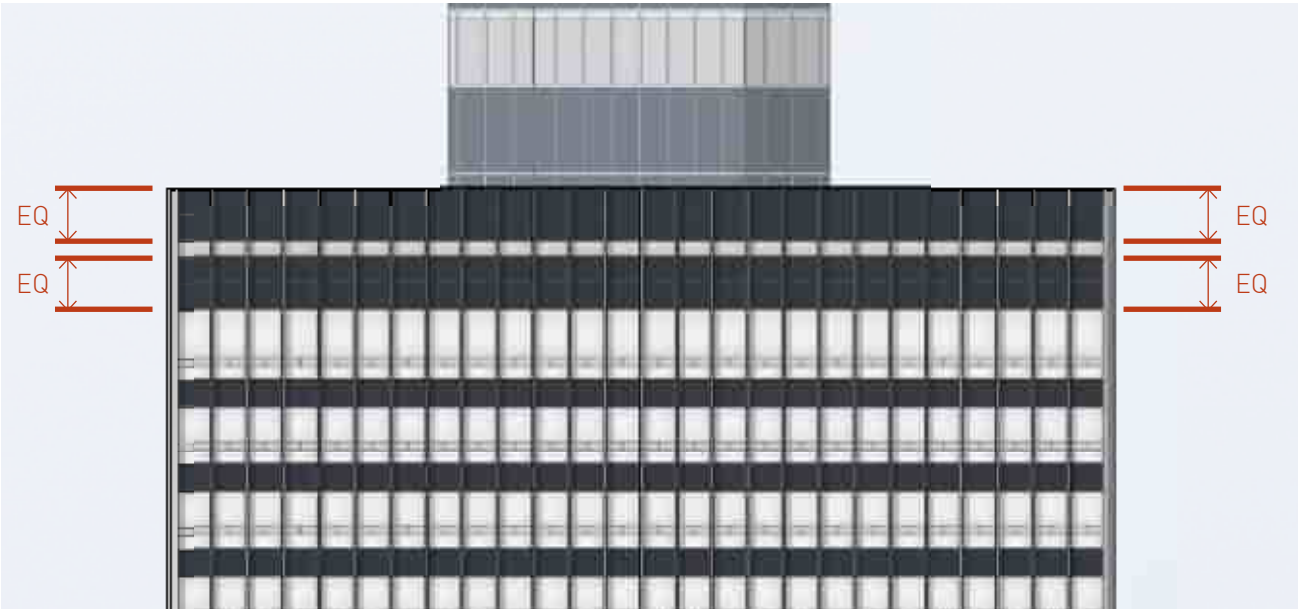
5.0 : 25th Floor

Lowered Cills Elevation Study

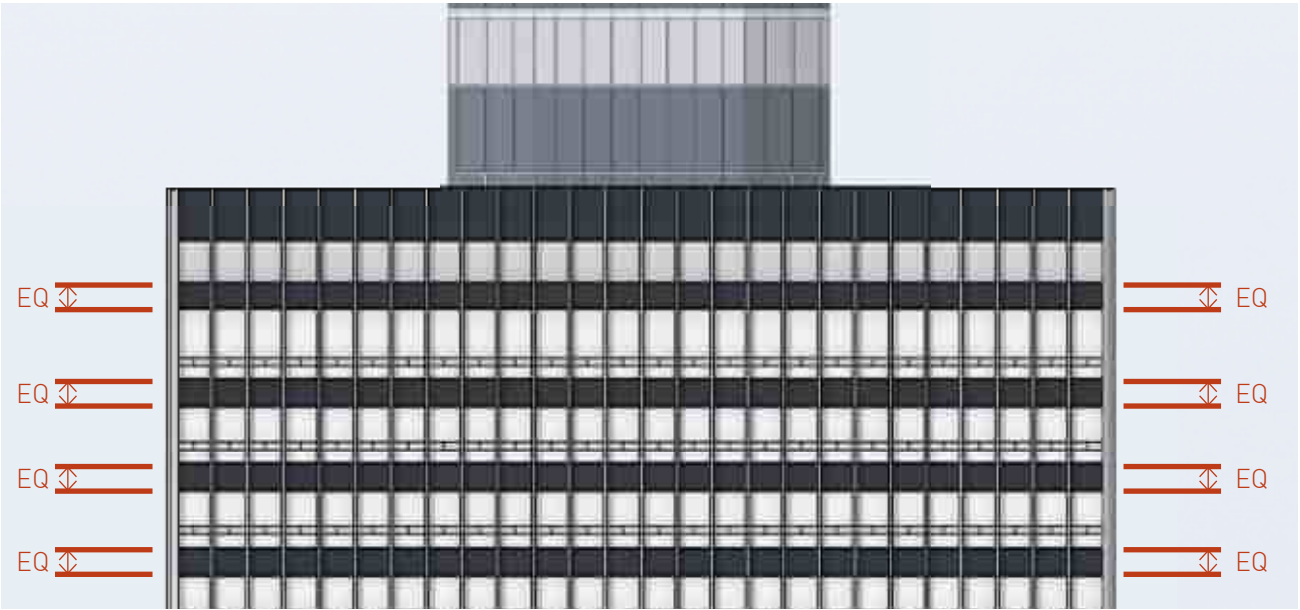
Design evaluation

- › Lowering the cills of L25 has the potential to bring the space into use as an office floor plate, however this has an effect on the aesthetic of the building ‘crown’. This has been reviewed in terms of other possible approaches, as described below.
- › The existing design places emphasis on the top of the building, as many towers do, by placing a banding ‘crown’ of two equal height vitreous enamel spandrels, with a small slot window.
- › The existing fenestration position renders the space unlettable an office, on the basis that views out are only available when standing, despite the potential for unobstructed views from heighest usable space of the building.
- › The proposed alterations intend to retain a single banding ‘crown’ to the top of the building, retaining a different proportion and point of difference from the rest of the tower facade detailing.
- › As part of the proposed alterations, the resulting spandrel from dropping the window cills is intended to be of equal proportion to the rest of the tower facade, unifying itself with the language of the tower.
- › The retained single banding ‘crown’ is then also emphasised by way of the increased glazing height below it and the different articulation of the glazing to below, whereby the narrow band of obscure glazing terminates at L24, which is the case regardless of the sill being lowered.
- › The spatial effect of dropping the cills becomes significant, enabling the space to become purposeful and for users, particularly those seated, to take in views across Manchester and towards the Peak District.
- › With regard to exploring options that enable an increased glazing height, whilst retaining an appearance of two dark crowning bands; this would require a dark panel of glazing to sit below a clear panel that is of similar proportion to the existing clear band.
- › To achieve this, a transom would be likely required to be introduced to create the visual effect of a dark bank, on the basis that the glass type would need to be different and that a treatment such as a frit on the lower portion of an enlarged pane would not achieve the visual effect; both externally or with views from inside to outside in mind.
- › This transom would sit around the height of a seated user’s eyeline, which is not an preferable relationship.
- › To create the visual effect of a dark band in glass at height, would likely require a significantly dark treatment that effects the transparency of the glazing to the point of being ineffective with regard to the aim of creating a lighter space with excellent views.
- › Importantly, it is also felt the visual effect internally would be quite unusual, as demonstrated by the adjacent internal elevations.
- › In conclusion, based on the above commentary, it is felt the current proposal is an appropriate approach in terms of balancing the internal environment and the external characteristics

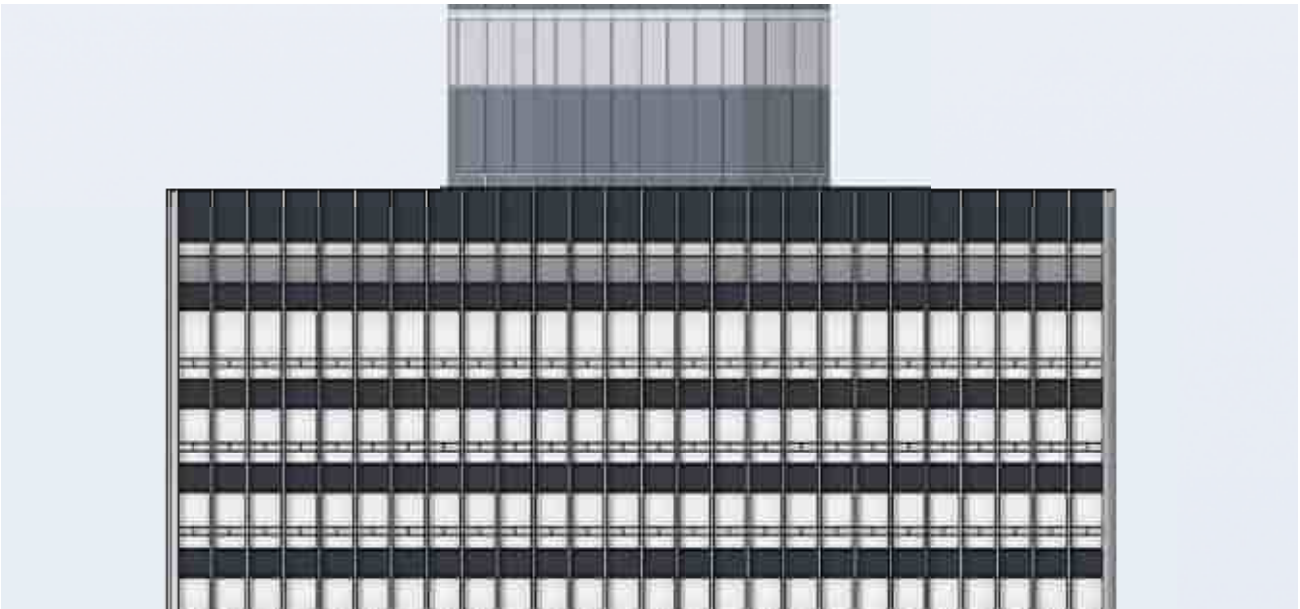
Existing elevation



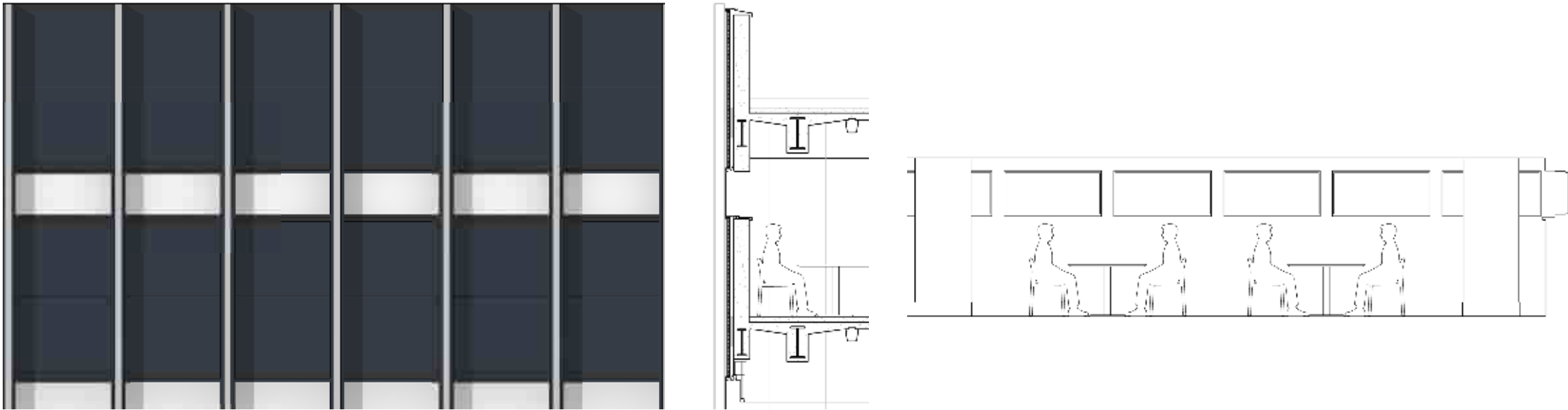
Proposed elevation



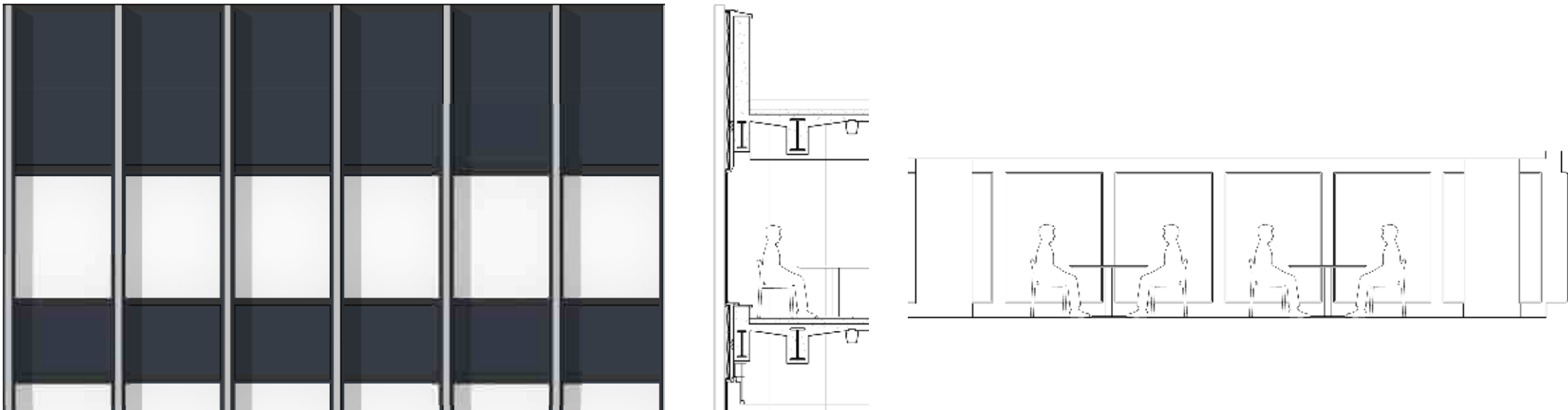
Elevation variation with two glazing types



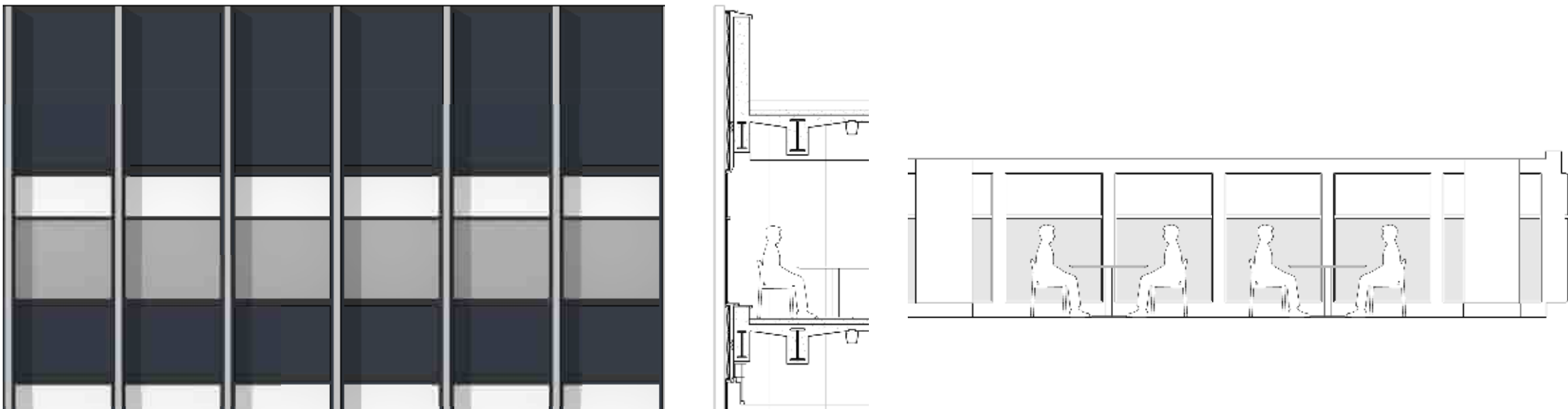
Existing
(Detailed elevation, cladding detail and internal elevation)



Proposed
(Detailed elevation, cladding detail and internal elevation)



Elevation variation
(Detailed elevation, cladding detail and internal elevation)



6.0 : Office Areas and Lift Lobbies

OFFICE AREAS AND LIFT LOBBIES

Office Ceilings

Review of options

- As demonstrated in the adjacent images, the original ceiling consisted of a square imperial sized grid, containing linear light fittings. This has subsequently been retrofitted or replaced as lighting and servicing technology advanced.
- As noted by Stephen Levrant Heritage Architects and the submitted Heritage Statement; *“the flexibly-designed office spaces have all been subject to extensive refurbishments which have transformed the original interior design and servicing of these spaces. These interiors were originally designed by the DRU, as appointed interior architects, and maintained a coherence of fabric and form. The surviving interiors (with the exception of the Executive suite) do not retain any significant DRU designed fabric components, with the floors, ceilings, demountable-partitions, furniture and services all having been subject to extensive change.”*
- The overall design objective is to refurbish the office areas and will include some adaption of the compromised spaces, which will impact upon non-original fabric, returning these work-spaces to their originally flexible, open-plan character, providing an internal environment that meets contemporary office and environmental standards. The fabric components which will be impacted are features that do not pertain to the original DRU design interiors and are of no heritage significance.
- Following careful review of the ceilings, there are 3 potential options for the approach to the ceilings; refurbishment of the existing, a bespoke replacement, and a standardised metric format replacement.
- The refurbishment has been discounted on the basis of being largely non-original, understood asbestos contamination, the damage risk involved with the required demounting and reinstallation, and the damage risk of removing and replacing fittings within the ceiling.
- The bespoke replacement, which would be a like-for-like of the current imperial format ceiling, has been discounted based on the current costing exercises, which have been informed by supply chain input, showing that the bespoke system would cost 2.25 times more than a standardised metric format replacement; adding significant cost across the area of ceiling in question. However, this would still not result in a total replication of the original or the existing layouts. Due to technological development, a BCO standard modern office would not require the level of lighting provided by the linear lighting shown in the 1960’s images of the ceiling and this is apparent in the chequerboard retrofitted layout that currently exists. Providing the original quantity of lights would create an environment that is far too bright in relation to CIBSE guidance and would also be unsustainable.
- The standardised metric format ceiling, currently proposed as a 600x600mm grid, is deemed in conclusion to be the most appropriate option as it is an industry standard for a modern Cat A office environment, which is quickly adaptable to tenant’s needs and is readily available for future maintenance and replacement.



Ceiling layout in the 1960s



Existing ceiling integrating retrofitted, but aging, lighting and servicing grilles



Lift lobby in the 1960s

Lift Lobby Ceilings

Design Status

- The existing condition of the lift lobby ceilings represents a significant level of change from the original design as is demonstrated by the images below.
- At present, the interior design of this space is unresolved and is anticipated to be conditioned, to reflect the forthcoming nature of this design.
- With regard to the forthcoming design in the context of the overall space, as noted in the submitted Heritage Statement and highlighted by Stephen Levrant Heritage Architecture; *“in common with the office floors, the fabric of the lift lobbies has been subject to extensive remodelling, impacting on the flooring, lighting, ceilings, and doors. The access doors to the offices have broadly survived and will be subject to further survey to determine their condition, requirement for refurbishment and any upgrades to meet the fire regulations. The floor surfaces will be subject to similar fabric surveys following a ‘Soft Strip’ exercise and confirmation of the interior design. The refurbishment proposals will result in a beneficial impact which avoids the loss of any significant historic fabric, or the compromise of any spatially important areas. The heritage impact will thus be beneficial as the fabric alterations would avoid any loss of significant historic fabric, while enhancing the spatial qualities of these prime access spaces”*
- Subsequently, the intention will be to produce an interior design for the space that is cost effective to be replicatable across all of the lift lobbies, and whilst not necessarily being a replica of the original design, is befitting of the building’s overall refurbishment works and the overall enhancement to the interior design.



Existing lift lobby condition

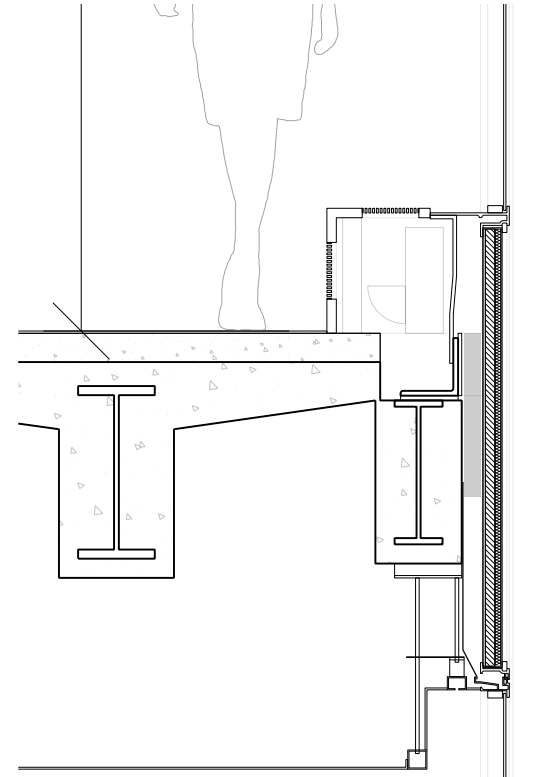
Weathermaster

Rationale for containment removal

The building was one of the first to utilise air conditioning via the Weathermaster system, however, the current proposal is for the removal of the Weathermaster system along with its containment, for a number of reasons as detailed below

- **Asbestos :** The information received from the building managers, highlights that the Weathermaster containment has asbestos within it and therefore cannot be disturbed by building occupants.
- **Servicing :** From a M&E servicing point of view, the system is proposed for replacement as it is substantially past its useful life expectancy of 20 years and can only provide heating or cooling ie the system cannot provide simultaneous heating and cooling. The system only has a heating season and a cooling season. A replacement VRF will also be more energy efficient and create an improved internal environment, as highlighted in the Design and Access Statement. To remove this system, the containment would require dismantling.
- **Echoing this, as a servicing system, Stephen Levrant Heritage Architects state that *"the perimeter floor heating system, the 'Weathermaster', is of negligible heritage value and is part of the extensive, defunct and redundant services. The heating system was an original service component but is not considered to be a significant feature of the building. The original system has been subject to extensive alterations since installation, not least to partially remove the asbestos insulation panels within the boxed units which contain the system. The facility was neither innovative, effective or unique to the CIS Building and its removal would not compromise the appreciation of the heritage value of the altered floor-plates."***
- **Acoustics :** An initial assessment by the acoustic engineer has highlighted that the slab edge currently acts as a weak point with regard to sound insulation between the floors, acting as a significant contributor towards not meeting BCO 2019 acoustic standards. The removal works will assist in allowing for acoustic insulation to be continuously installed without access restrictions.
- **Fire stopping :** Linked to the above, the fire strategy highlights that the compartment floor perimeter interface with the facade must be fire stopped to 90 minutes. Combined with the spandrel removal, the existing fire stopping can be assessed and sufficient access provided to install.
- **Facade fixings :** As stated in the Design and Access Statement, the facade engineer highlights that *"strengthening and/or replacement of existing brackets connecting the framing to the superstructure may be required pending data from further surveys"*, with regard to the glazing upgrade. Such access to carry out the surveys is not currently possible due to the asbestos understood to be within the spandrel and Weathermaster containment.

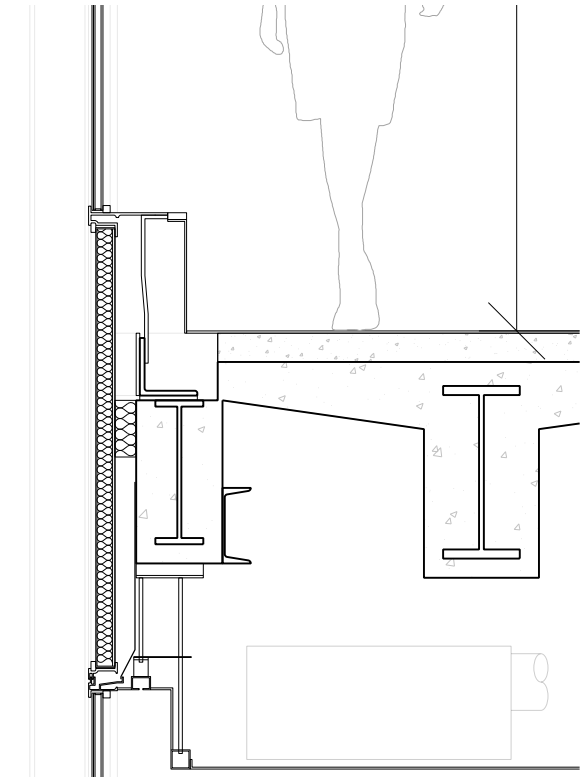
Based on the above, it is deemed that recording the system and its containment prior to its removal is appropriate, however due to the understood asbestos containment, it would not be offered to a museum archive.



Existing Weathermaster detail



Existing Weathermaster containment



Proposed stall riser detail



Warning signage placed on containment

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