CIS Tower,
Miller Street,
Manchester.
M60 0AL.

CIS Tower, Manchester
Photographic Record

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Prepared for:
Devonshire (CIS Tower) Ltd.
March 2025

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1 Purpose of the Record

1.1 Introduction

i) This ***Photographic Record*** was initially commissioned to inform and secure the discharge of conditions associated with the Planning and Listed Building Consents for the refurbishment and redevelopment of the Grade II listed Co-operative insurance (CIS) building in 2020 (Listed Building Consent ref: 126119/LO/2020 and Planning Permission ref: 126118/FO/2020). Updated photographic records were then made of floors 2, 3, 14 and 15 in 2021 following agreed strip out works.

ii) The purpose of this current document is to provide a photographic record of the building to support a new LBC and PP application in Spring 2025 (please note the appendices still reference the previous use of the record for the discharge of conditions under the 2020 proposals).

iii) The CIS Tower has been subject to considerable alteration since opening in 1962, to adapt changing service requirements. The result has been to change both the external and internal fabric.

iv) The statutory listing entry for the building is provided in Section 6 below in its entirety for information and reference.

v) This report has been prepared by Stephen Levrant : Heritage Architecture Ltd., a practice of conservation architects, chartered building surveyors and historic building consultants specialising exclusively in the historic cultural environment.

The authors in 2020/ 2021 were:

- Nick Grimshaw [BA(Hons); BPL; MA; RICS.PgDipBldgCons; MRTPI; IHBC] Senior Associate
- Declan Cahill [BSc (Hons); SPAB Lethaby Scholar] Historic Building Surveyor

The current report was reviewed and amended by:

- Kirsten McKnight [BA (Hons); MA, MSc, IHBC] Associate Director

1.2 General Methodology – compliance with Historic England's guidance.

i) The methodology accords with the prescriptive format of **Historic England's 2016 guidance** on, *"Understanding Historic Buildings. A Guide to Good Recording Practice",* specifically the structure of '**Photographic Surveys'** as described in Section 5.5.1, page 27.

ii) A photographic survey differs from other Historic England defined surveys (as described in the 2016 guidance) as it provides a *"very full visual record, but without a written or drawn survey at a comparable level of detail"*. The latter information is provided in the Heritage Statement which accompanies the Planning and listed Building Consent applications.

iii) A detailed photographic survey of the interior and exterior character is appropriate as the CIS Tower building has been extensively altered but retains some features of its complex and important decoration and furnishings. However, this report does not provide an extensive narrative of the building's development as this more detailed analysis is recorded elsewhere (see the Heritage Statement prepared by SLHA Ltd).

iv) Therefore, the Photographic Record and Audit of internal and external features includes the following:

a. The **external appearance** of the building-group. These views are contained within this document and were taken on 04 September 2020 and comprise a series of detailed and general views of the elevations and the external features from the enclosing streets of: Miller Street, Riga Street, Hanover Street and Dantzic Street.

   The external record photographs show the external elevations of the building-group and give an overall impression of its scale and mass within its current townscape context.

b. The overall **internal appearance** is recorded by a compilation of photographic records of each of the floor levels from the basement plant rooms (Level B3) to the former observation deck on Level 25 and include circulation areas.

   The annotated images of the internal floor levels will record the existing fixtures and fittings as they relate to each particular floor. Given the size of the document, the floor levels are included as separate **Appendices** (numbered **1** to **32)** to this document.

c. As was specifically required by the conditions of the 2020 Planning and Listed Building Consents, details are also included of two of the main plant items mentioned in the list description.

   These are the perimeter **Weathermaster** Air Conditioning system and the **Thuyssen Telelift** documentation distribution structures. These plant items are illustrated and discussed in some detail in **sections 4.3** and **4.4** of this document.

2 EXTERNAL ELEVEATIONS & FEATURES

2.1 Exterior fabric and character overview.

i) The external elevations were recorded from ground-level with close up images taken from the immediately enclosing streets between August and September 2020.

ii) Reference should be made to the below Hollis Surveyors digital survey Topographic plan and extracts from the Hollis Survey elevations to identify the direction of the view where necessary for clarity.

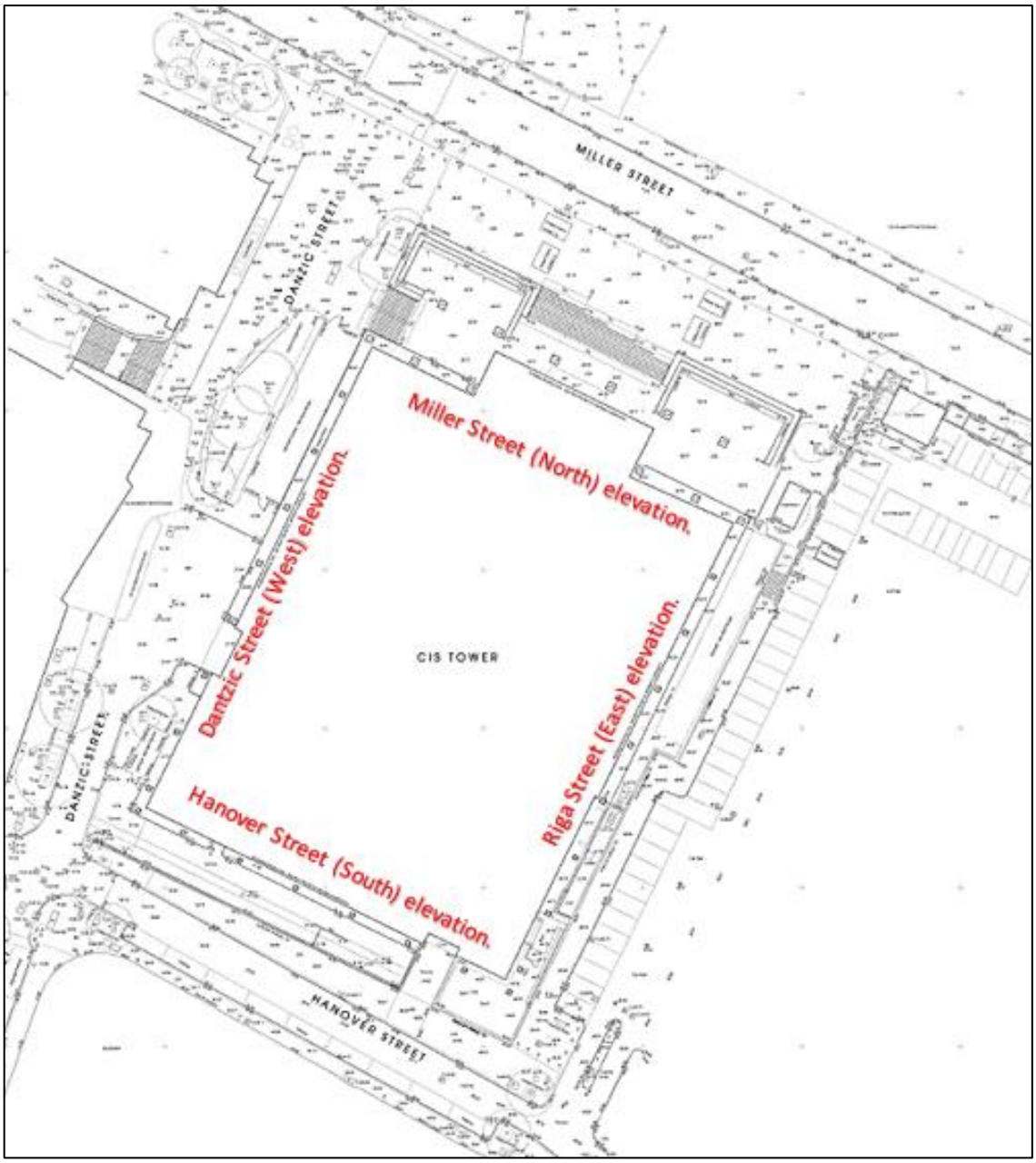


Figure 1. The external elevations considered below.
Extract from Hollis Drg: 79048-MHL-))-ZO-M-4-12000-A7 (Drawn: 14.10.2019).

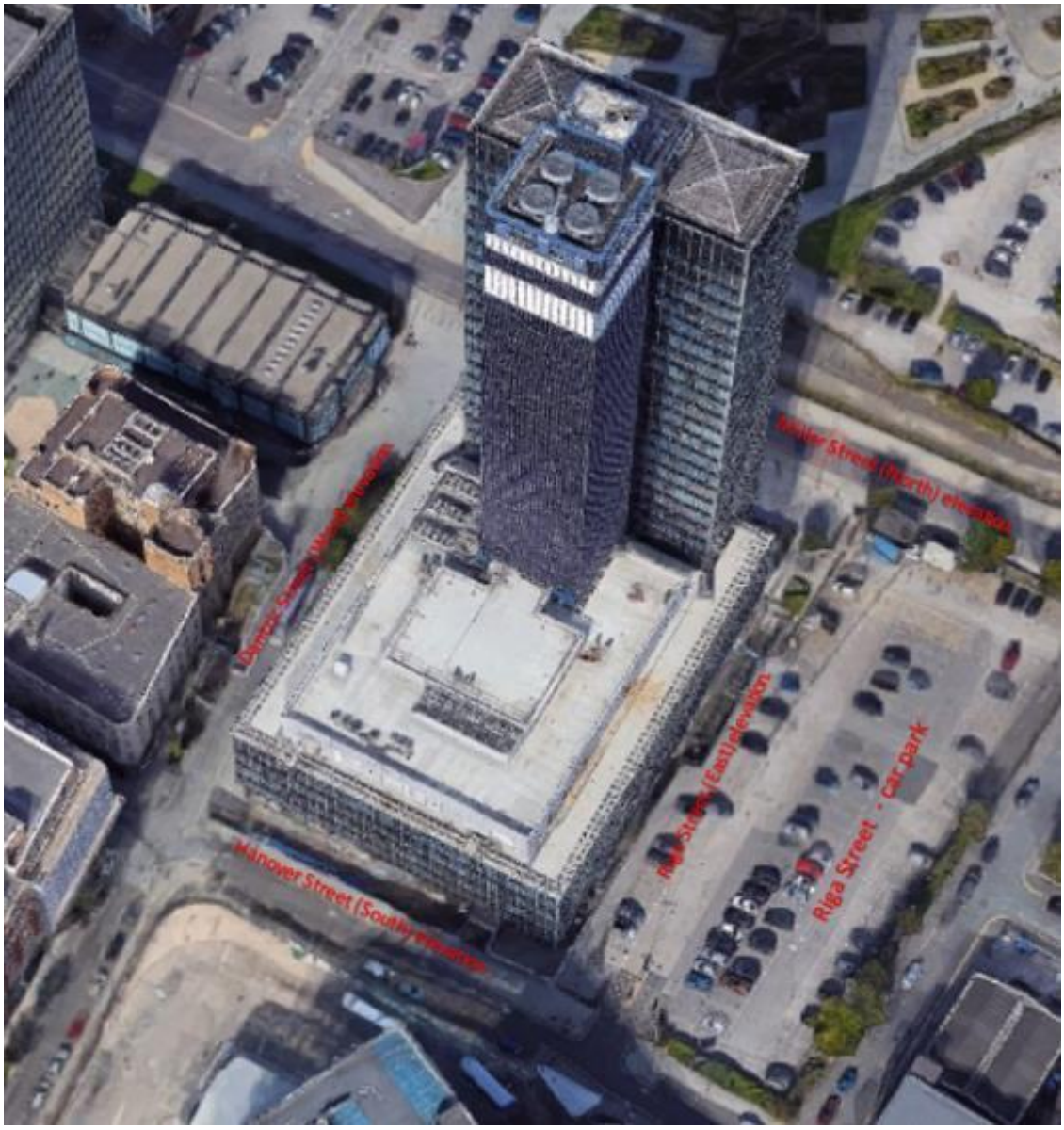


Figure 2. Google earth image sourced 27.08.2020 for context only.

iii) The principal cladding system to the CIS tower comprises a mixture of clear single-glazing polished plate-glass with an applied non-original reflective film) and with mid-rails of obscured glass. The vertical structure of the building is not expressed externally. However, each floor of the building is demarcated by the black, vitreous enamelled, steel spandrel panels that obscure the concrete floors and ceiling / floor void.

iv) The glass panes are separated by mullions and transoms of anodised aluminium and the curtain walling structure is of hiduminium. The latter is a specialty aluminium-alloy that appears to have been rarely used in buildings as it was developed for the motor aircraft industry and was innovative for its use in the aircraft industry for being lightweight and having a high tensile strength. It is not known the extent of its use as a building material outside of the CIS and CWS group in Manchester. The aluminium-alloy frames appear to be in functional condition, however, the hiduminium mullion rails have been over-sprayed in some places. The hiduminium structural component of the curtain walling would have originally had a shinier-metallic

appearance, however, due to pollution and atmospheric soiling, these currently have a dull finish.

v) The service tower is in reinforced concrete, clad with tiles which are now obscured and protected by the Photovoltaic panels. The same tiles are used on the areas below the soffits on the Miller Street frontage. The lower-sections of the elevations on Riga, Dantzic and Hanover Streets also some reveal small sections of mosaic tiling. The more extensive sections which have not been over-clad and are to retained (as accessible to repair) are located on part of the Hanover Street elevation and the Riga Street car-park elevation, at ground and basement level. The mosaic tiling is generally in poor condition. The tiling within the basement light-well is heavily stained by pollution / biological staining, the latter especially near to ground level.

Figure 3. View of Miller Street frontage comprising black vitreous enamelled steel spandrel panels supported by the hiduminium mullions. The glazing panels are fitted internally and are supported by a mixture of timber and some replacement aluminium beads. The opaque horizontal glazing is formed of a encased asbestos/glass fibre sheet.

vi) The photovoltaic panels to the Service Tower were installed to enclose and retain the mosaic tiling that was directly adhered to the tower's concrete service tower but has been slowly failing. The Photovoltaic panels are not of any heritage value and are excluded from the listing. The photovoltaics are to be retained under the consented refurbishment scheme.

vii) The plastic-based paint system to the anodised aluminium cladding of the structural columns is non-original and flaking and will be removed. The aluminium rain-screen cladding to the fifth floor to the podium is to be removed under the proposed scheme and are of no architectural interest.

Figure 4. View of the main entrance onto Miller Street frontage (January 2020), showing the main soffit clad in metallic ceiling panels.

2.2 Miller Street (North) elevation.

i) The Miller Street frontage was designed as the main entrance elevation to the building and the focus of the architectural design. The exterior form of the CIS Tower has been subject to some significant change to its appearance and character since its initial completion in 1962, but retains its architectural integrity by means of its impressive and still dominant scale and mass.

ii) It was designed to be as transparent as possible with a steel and concrete frame supporting a glass curtain-wall (6.25mm polished plate-glass below 61m, and 3.1mm thick above) with aluminium-alloy (hiduminium) mullions and black enamelled steel spandrel panels. These materials are particularly well expressed on the Miller Street frontage. Hiduminium is a high-strength aluminium alloy created by Rolls Royce for pistons, and mainly used in aeroplanes.

iii) Contemporary opinion, as recorded in the Architect & Buildings of 1963, stressed that the Miller Street frontage was the focus of the uncluttered architectural form, expressing the steel-frame office block which screens the windowless, reinforced concrete service shaft. The office tower was praised for, eschewing, *"any pyrotechnics and relies solely on the excellence of its proportions for effect"*. The character and detail of the Miller Street elevation is recorded below; see **Figures 5, 6, 7** and **Table 1**.

iv) Unless otherwise stated all views were taken on 04 September 2020.

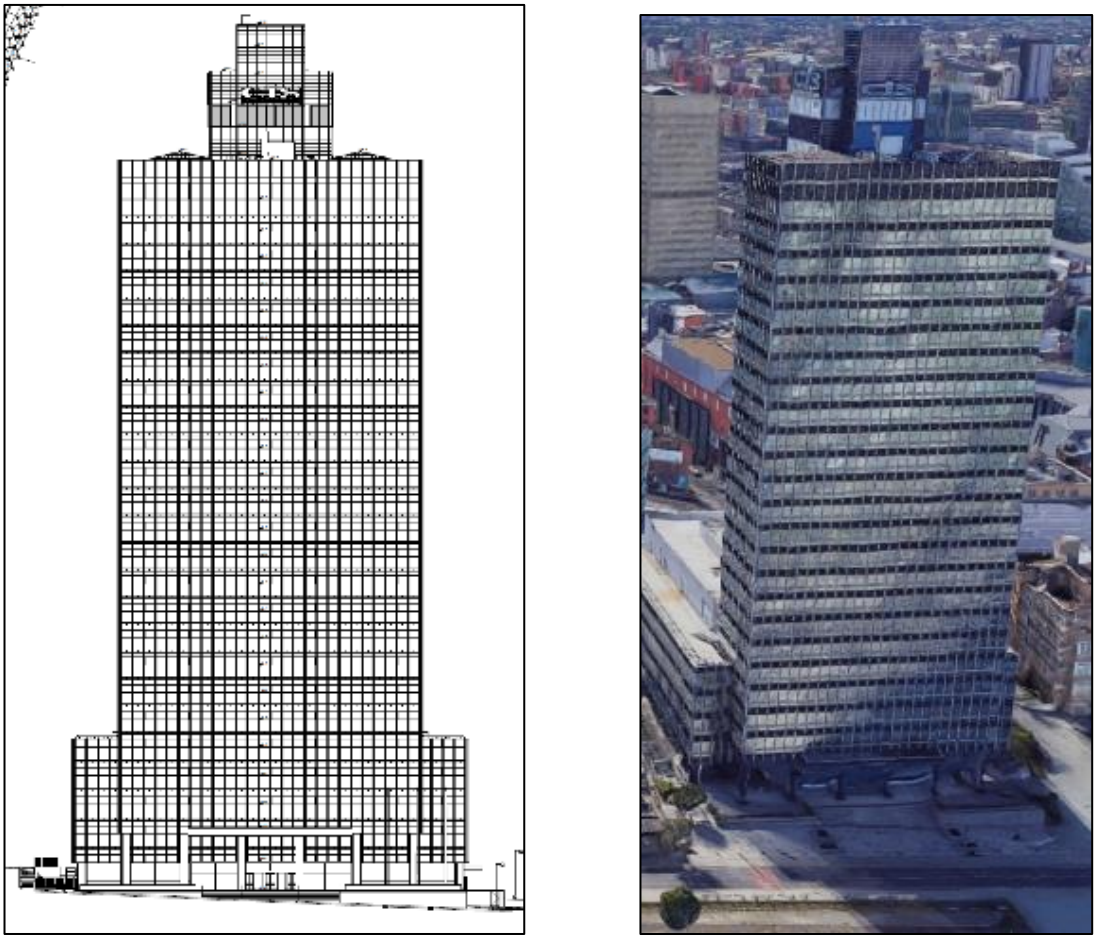


Figure 5. Extract from Hollis Miller Street elevation Drg:79048-MHL-0-ZO-M-4-10400-G and comparison with Google image. (27.08.2020).

Figure 6. Miller Street elevation (Jan 2020), showing the result of the application of the reflective film on the glazing.

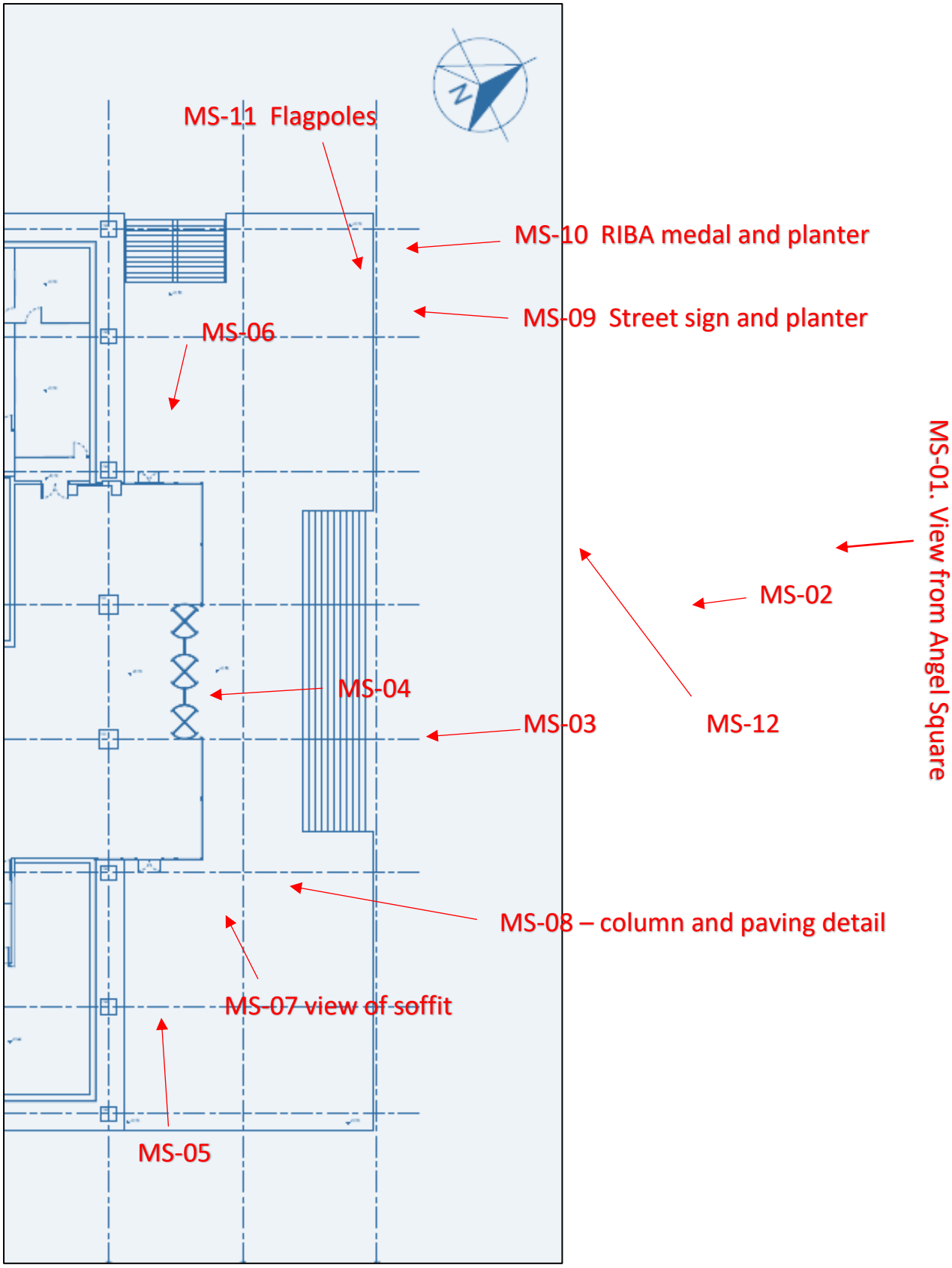


Figure 7. Location and direction of Miller Street views (MS-01 – MS-12) included in Table 1 below.

Table 1: Miller Street – external character and details.

MS-01 Context view looking south-west from Angel Square.

MS-02 View looking south-west showing the reflective result of the film applied to the glazing.

MS-03 Details of the Miller Street entrance, showing steps and flanking planters

MS-04 Details of the concrete steps and non-original revolving doors and metal-sheet clad columns.

MS-05 View looking west into the entrance canopy and porch, showing the use of concrete, metal panels and tiling to the soffit.

MS-06 View looking east into the entrance canopy and porch showing the concrete and metal panels and tiling to the main soffit of the porch.

MS-07 Detail of the soffit to the entrance canopy showing the glazing to the mezzanine floor and columns.

MS-08 Column cladding details and entrance paving .

MS -09 Integral signage on retaining wall and planter.

MS-10 RIBA Medal 1962 on the retaining wall and planter.

MS-11 Flagpoles and detail of the base – west side of the entrance platform.

MS-12 The rectangular lighting units and planters on the west end of the frontage.

2.3 Dantzic Street (West) elevation.

i) Dantzic Street was historically an important north-south route from the city centre, extending to the Irk Valley and is re-emerging as a key route connecting the CIS Tower to the wider NOMA area. However, this was designed to be a secondary elevation which is relatively enclosed by the flanking streets and former COOP buildings.

ii) The CIS Tower's Dantzic Street frontage provides the service and delivery access points into the ground-floor and basements and originally the connection to the extensive 'Postal Department' which occupied a substantial area of the ground-floor, with an elevated position above the street and over-looking the external plant rooms and fire-escapes.

iii) The Dantzic Street frontage is primarily experienced at the intimate, street-level. The character and detail of the Dantzic Street elevation is recorded below see **Figures 8,9,10** and **Table 2**.

iv) Unless otherwise stated all views were taken on 04 September 2020.

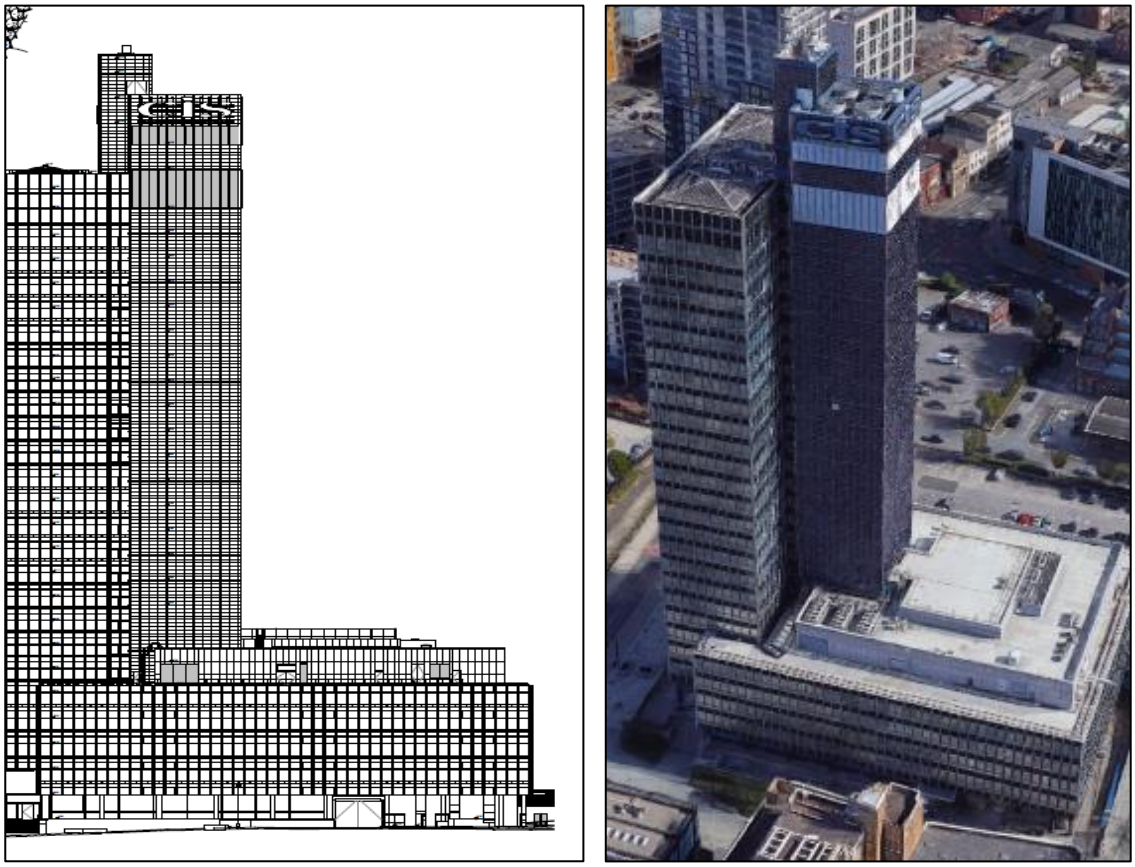


Figure 8. Extract from Hollis Dantzic Street survey elevationDrg:79048-HL-0-ZZ-M-3-10400-G and comparison with a Google earth view (accessed Sept.2020).

Figure 9.. View of the main office tower, podium office and service tower (clad in Photovoltaic Cells) from Danztic Street illustrating how the narrow street focuses views at street-level.

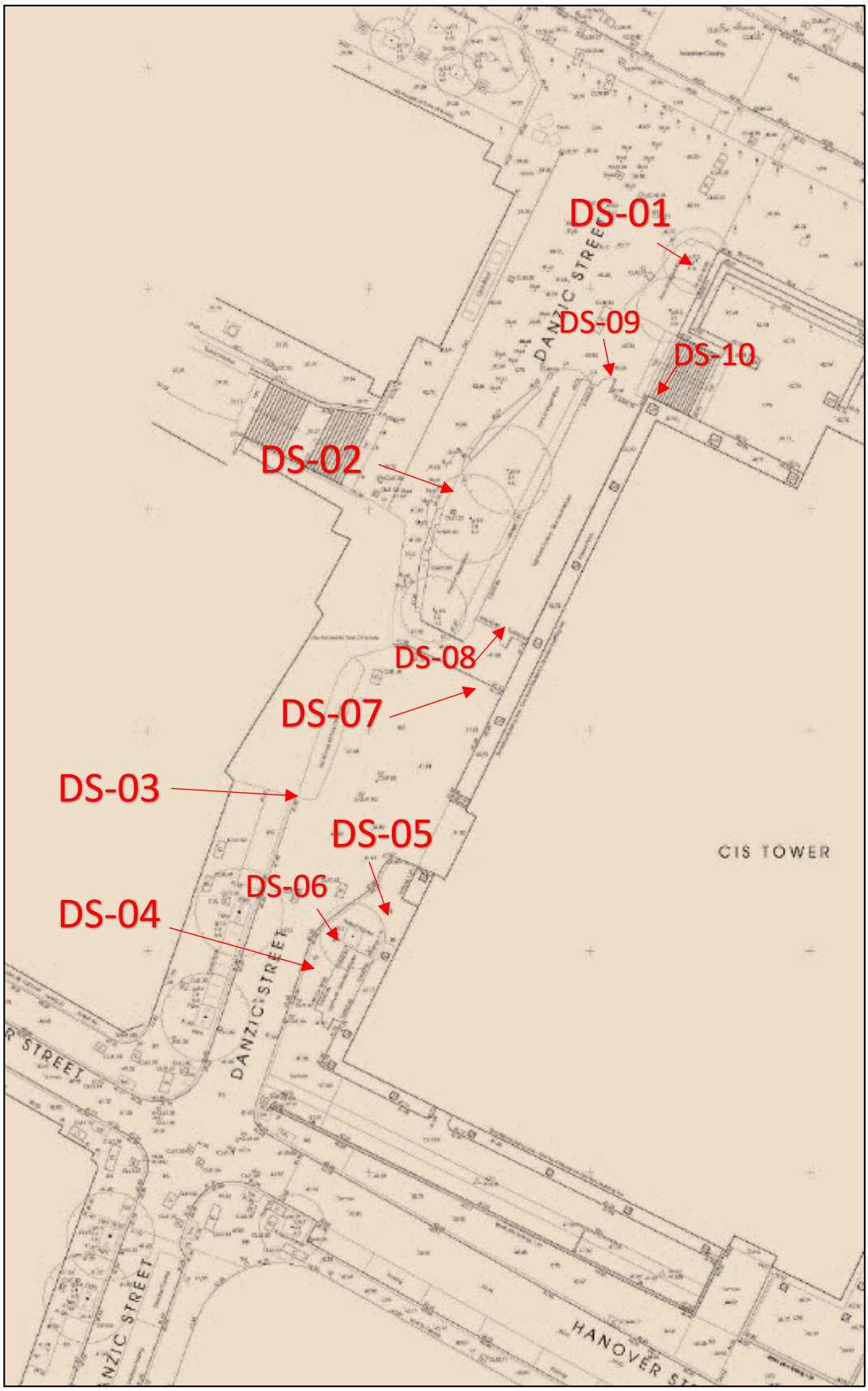


Figure 10. Location and direction of Dantzic Street views (DS01 to DS10) included in Table 2 below.

Table 2: Dantic Street – external character and details.

DS-01 The Dantizic Street sign, north end of the street (west end of plinth).

DS-02 Partial elevation from the steps to Sadlers Yard, showing the former ground-floor Postal Department rooms ands the reflective nature of the applied glazing film. The hedge screens the north-west fire escape and gas-plant room.

DS-03 Detail of the Dabtzic Street service entrances, showing the tiled elevations below the soffit and the refective film to the glazing.

DS-04 Detail of the Dantzic Street elevation showing foreground south-west fire escape exit.

DS-05 Detail of the elevation and soffit materials, shoiwng the south-west fire escape.

DS-06 View looking into the Dantzic Street south-west fire escape.

DS-07 Detail of the former Postal Dept elevation and north fire escape exit and plant room.

DS-08 Detail of the Dantzic Street north-west fire escape entrance and gas plant ventilation..

DS-09 Looking south along Dantzic Street toward the north-west fire escape

DS-10 The commemorative plaque applied to the Dantzic Street access steps.

2.4 Hanover Street (South) elevation.

i) Hanover Street connects the CIS Tower building to the heart of the former COOP building group and to Victoria Station. This is the rear elevation and service access to the CIS Building which was originally enclosed by substantial warehouse buildings but is now more exposed as the rear opens onto the bus station.

ii) Hanover Street rises to give access to the executive garage which is located at first floor level on the podium section of the building. The streetscape views from Dantzic Street focus on the podium office section and the double-height plant room which encloses the fifth-floor, former recreation room which forms the top section of the podium block. The service tower rises above podium, providing good views of the blue, photovoltaic panels which cover and protect the small ceramic tiles which cover its window-less concrete facades. The erection of the blue, photovoltaic panels considerably changed the materiality and character of the rear tower facades, especially as the views of this elevation are now more exposed by the clearance of the former warehouses on Dantzic Street and Hanover Street.

iii) The lower-levels of the Hanover Street elevations, including the podium, are primarily experienced at the intimate, street-level, although the rear service tower is a feature of the city across its townscape in particular from High Street. The character and detail of the Hanover Street elevation is recorded below see **Figures 11, 12, 13** and **Table 3**.

iv) Unless otherwise stated all views were taken on 04 September 2020.

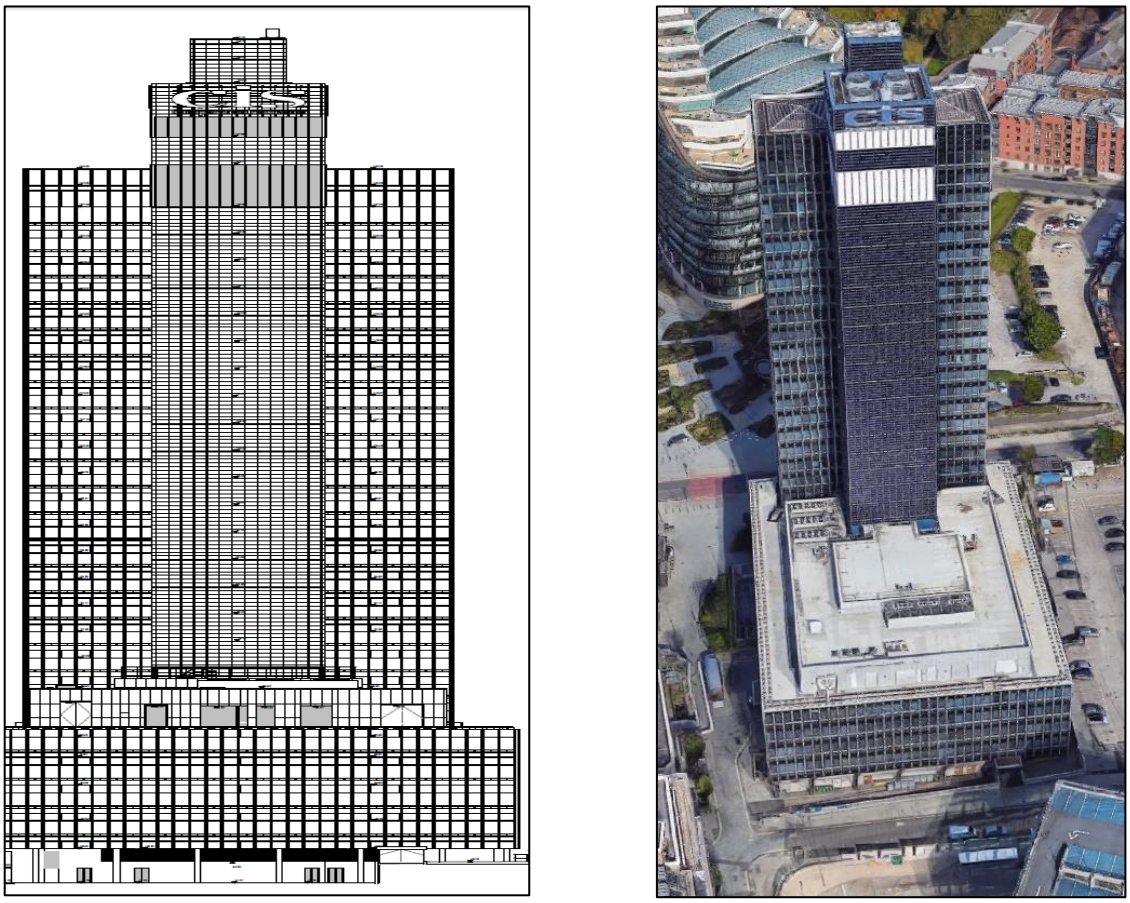


Figure 11. Extract from Hollis Hanover Street survey elevation Drg:79048-HL-0-ZZ-M-G-10400-A and comparison with a Google earth view (accessed Sept.2020).

Figure 12. View of the Hanover Street frontage from the junction of Dantzic Street and Balloon Street, showing the exposed rear elevation of the podium following the redevelopment of the former warehouse to accommodate the bus station.

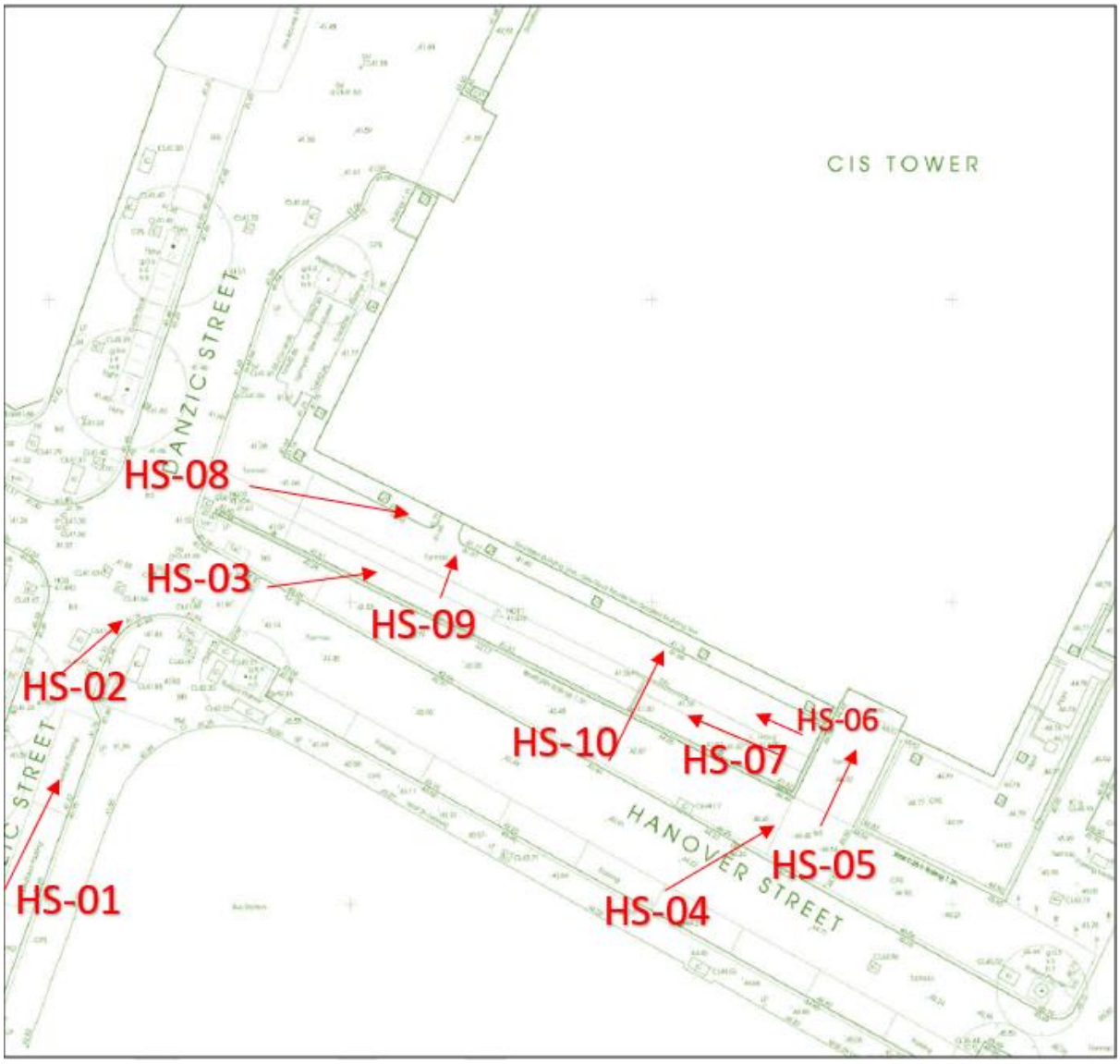


Figure 13. Location and direction of the Hanover Street views (HS-01- HS-10) included in Table 3 below.

Table 3 Hanover Street external character and details.

HS-01 Looking north along Dantzic Street across the bus station to the Hanover Street frontage showing the exposed form of the podium block and plant room and the service tower clad in photovoltaic cells

HS-02 Detail of the Hanover Street podium block and plant room. Note the reflective nature of the film applied to the glazing.

HS-03 Details showing the over-hang, service area, railings and the eastward rise of Hanover Street.

HS-04 The east- end of the Hanover Street frontage showing the access to the former COOP executives' interior car-park.

HS-05 Detail of the bridge and car-park entrance, showing the railings, canopy and roller-shutter door.

HS-06 Looking west from the car-park access bridge along the service yard, showing the tiled soffit of the canopy and detail of the square-section, grey painted railings**.**

HS-07 Looking west along the Hanover Street service yard, showing the tile-clad elevations and columns.

HS-08. Looking east along the Hanover Street service yard, showing the tile-clad soffit and access for kitchen deliveries and bin stores.

HS-09 Detail of the Hanover Street service yard elevation and fire-escape doors. The railings to the elevation screen the executive garage. Showing the tile-clad elevations, soffit and columns.

HS-10 Details of the tiling to the Hanover Street service yard and the kitchen delivery entrance.

2.5 Riga Street (east) elevation.

i) The eastern flank of the CIS Tower faces the Riga Street surface car-park and is prominent in the cityscape when viewed from the junction at Miller Street and Rochdale Road. The surface car-park and cleared sites to the east of the CIS building expose the lower sections of this elevation, as well as the scale of the two towers which are fully expressed.

ii) The service tower and podium floors are fully read, with the photovoltaic-clad secondary tower projecting above the main office block. The boundary of the CIS building adjoins the Riga Street car-park which provides detailed views of the elevation and into the below-ground, basement plant rooms.

iii) The character and detail of the Riga Street elevation is recorded below see **Figures 14, 15, 16,** and **Table 4** below. Unless otherwise stated all views were taken on 04 September 2020.

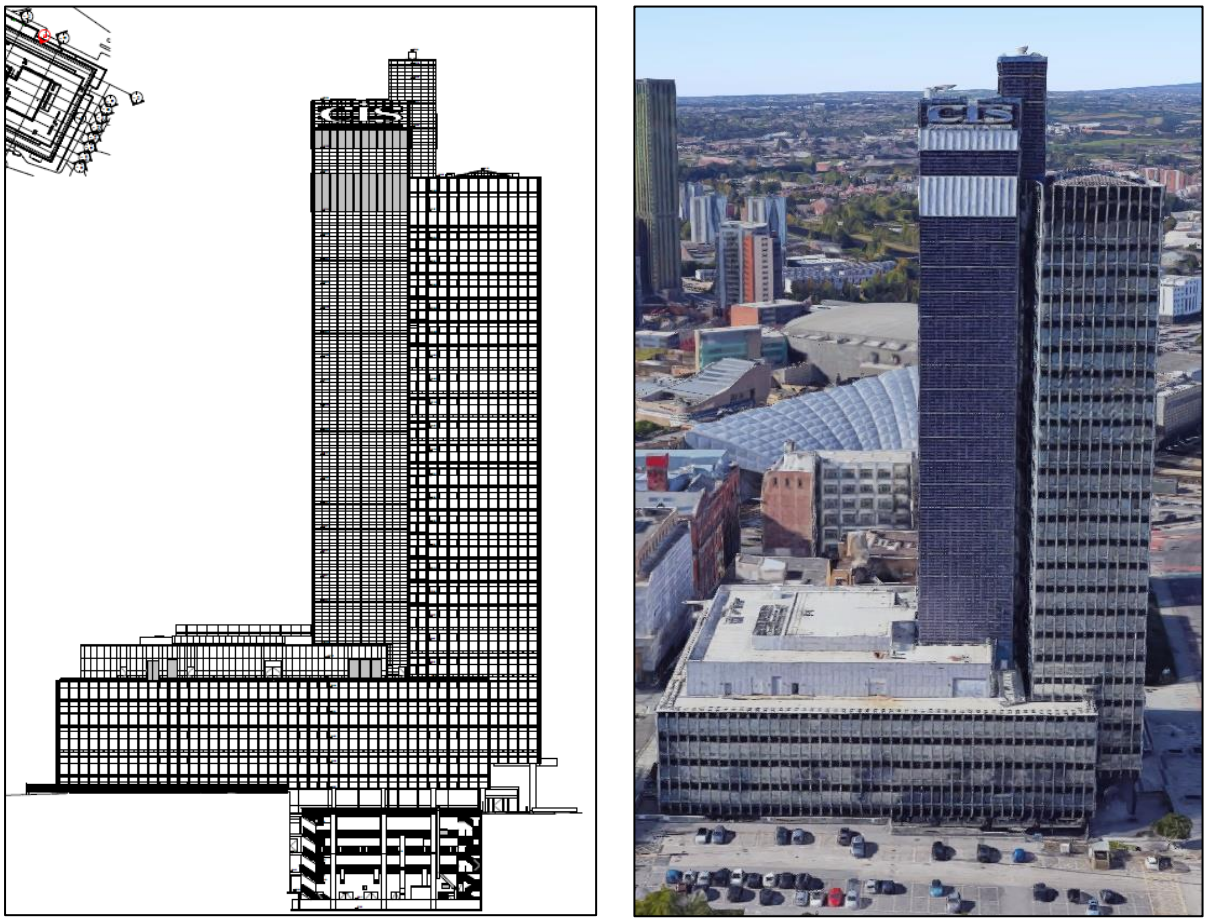


Figure 14. Extract from Hollis Riga Street survey elevation Drg:79048-HL-0-ZZ-M3-G-10400-A (showing the extent of the basement) and comparison with a Google earth view (accessed Sept.2020).

Figure 15. Detail of the eastern elevation of the CIS from the Riga Street car-park.

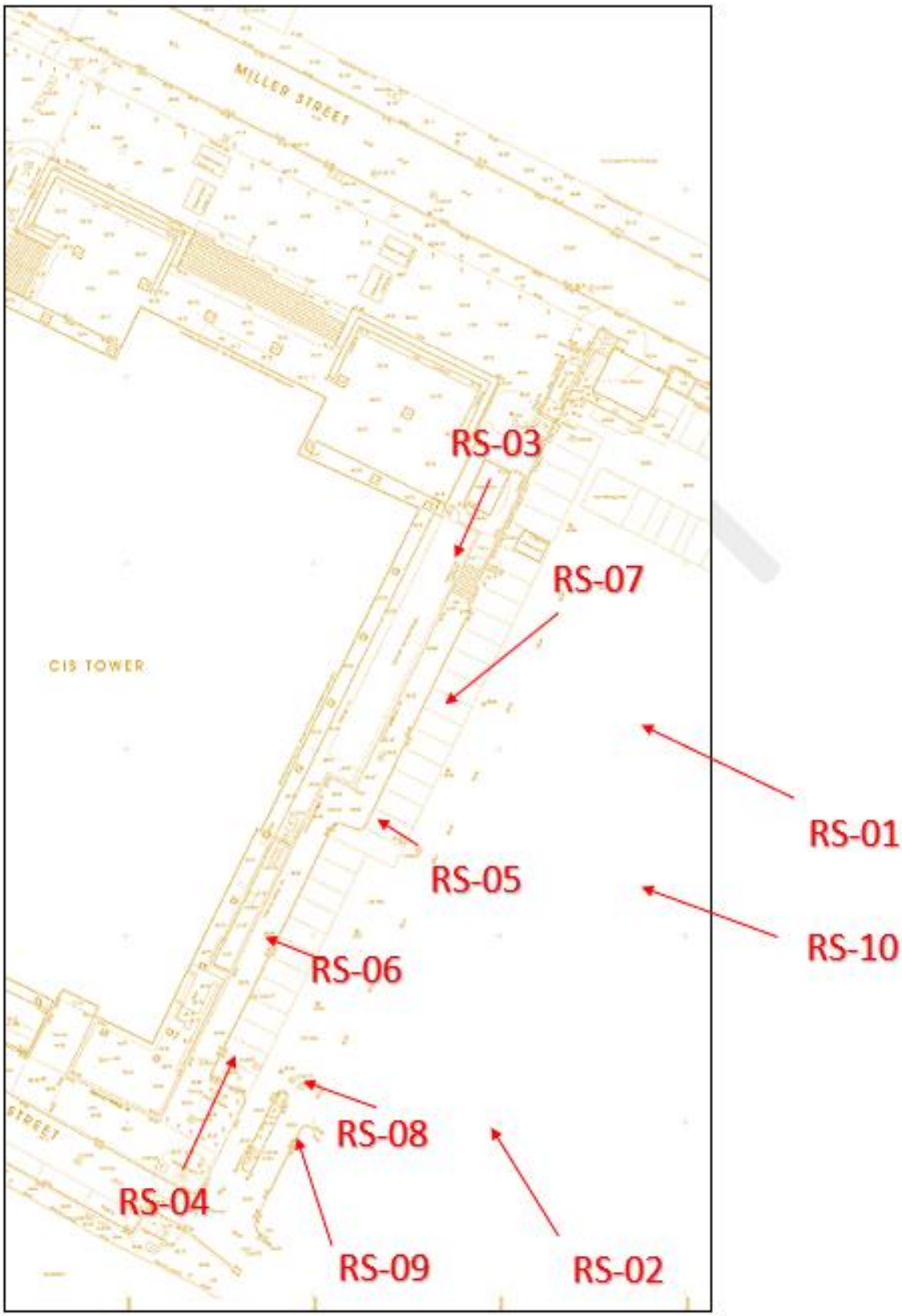


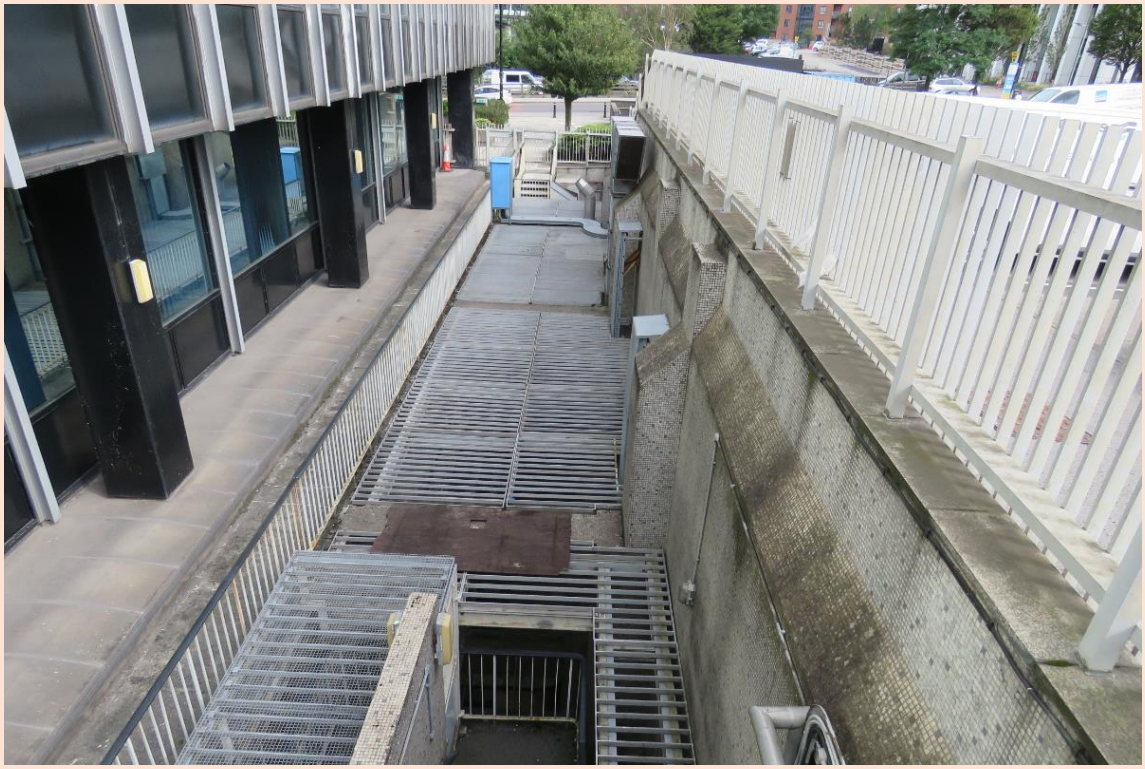
Figure 16. Location and direction of the Riga Street views (RS-01 - RS-10) included in Table 4 below.

Table 4 Riga Street external character and details.

RS-01 The eastern elevation of the CIS tower from Riga Street carpark

RS-02 Looking north-west from Hanover Street across the Riga Street car-park.

RS-03 Looking south into the plant basement, showing the square-section railings and retaining walls.



RS-04 Looking north into the plant basement, and south-east fire escape, showing the tile-clad retaining wall.

RS-05 Detail of the central section of the Riga Street ground floor elevation and plant basement, showing the reflective nature of the film applied to the glazing.

RS-06 Detail of the north end of the Riga Street plant basement abutting the carpark.

RS-07 Looking south showing detail of the Riga Street podium elevation and railings.

RS-08 Looking west showing the corner of the Riga Street podium elevation.

RS-09 Detail of the Riga Street podium elevation, looking north-west, showing the plant room and expressing the four main blocks to the building.

RS-10 Details of the top of the service and office towers from the Riga Street car-park, showing the non-original signage, photovoltaic panels and failing film applied to the glazing.

4 INTERNAL AUDIT.

4.1 The extent of change.

i) The interior spaces of the CIS Tower building have been subject to considerable alteration since construction, implementing a series of modernisations of plan-layouts, furniture, plant and fixtures and fittings. A snapshot of the result of the series of alterations (taken August/September 2020) are recorded floor by floor in the detached Appendices numbered **Appendices 1 to 32**) from the basement up to the roof. The following section includes an overview of the character of the interior spaces and refers to the individual floors for details of the record.

ii) The original interiors were designed by Professor Misha Black and Alexander Gibson of the Design Research Unit (DRU), although extensive alteration since opening in 1962 mean that only limited original features survive. The significant surviving fabric features are mainly limited to the two executive level floors (23 and 24 – see **Appendices 31 and 32**), which continue to display the use of high quality materials, such as teak and cherry veneer panelling as wall linings and doors, with the door-frames also flanked by blue-green coloured, roughcast-glass vertical side lights.

Figure 17.. An example view of the original, Design Research Unit (DRU) designed interiors of a typical office floor at the opening of the CIS building in 1962 as a comparison to the following audit of the interiors extant in August/September 2020.

iii) However, the majority of the original Design Research Unit (DRU) designed interiors have been altered or removed as noted in the list description (see Section 6 below) with the partial exception of the 23rd floor executive suite (see **Appendix 29**). The general office work-spaces were designed to be as flexible as possible as a result most of the original partitions have been replaced as business needs and working practices changed.

iv) The higher-quality interiors include key spaces such as the Reception Hall (Level 00 – see **Appendix 5**). This main entrance space has been comprehensively altered since 1962, with a series of alterations. These culminated in a major scheme of refurbishment in the 1980s at which time the existing marble wall coverings were installed (replacing timber panels) and new security control measures were installed. The granite floor tiles in the entrance hall survive as original fabric features, along with the **William Marshall wall mural.** The latter is an abstract sculptured fibreglass mural by William G. Mitchell, with a bronze patinated finish and splashed with ammonia to create green-coloured highlights. It is one of only two surviving abstract artworks which date from the original design and decorated the key interior spaces.

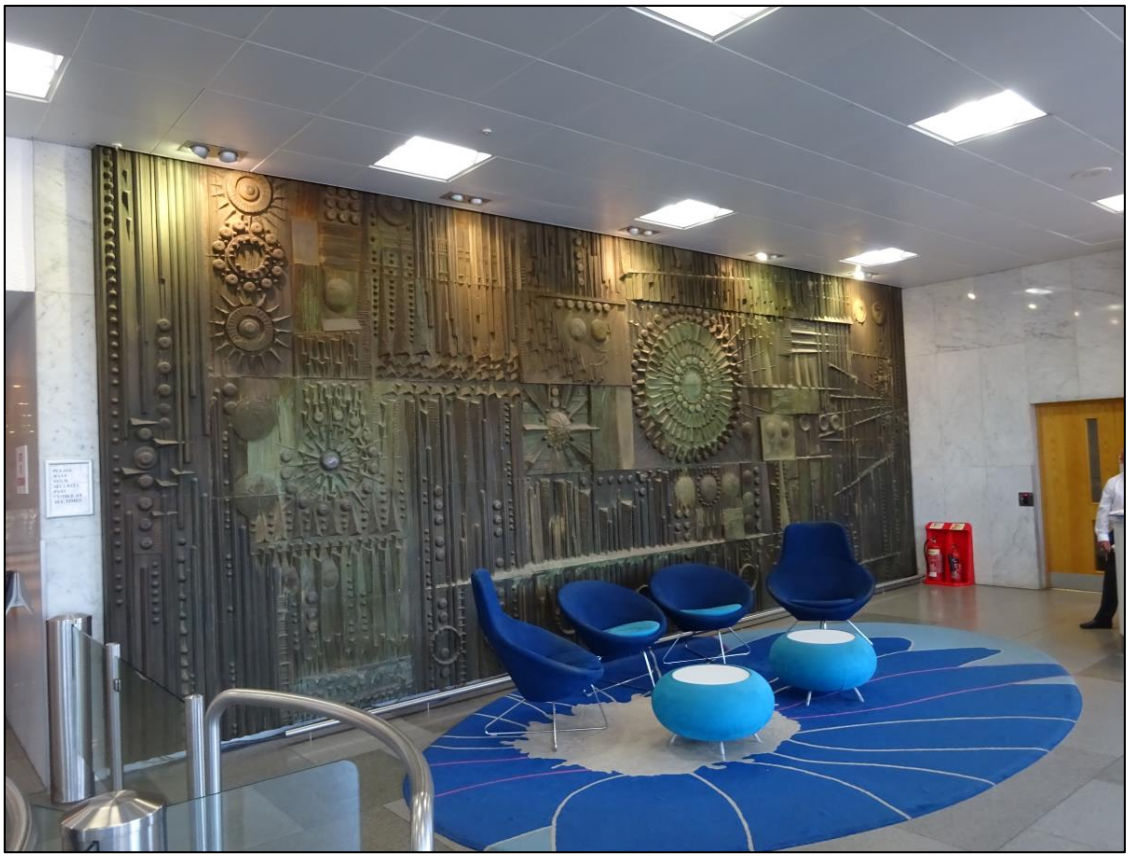


Figure 18. The security gates, granite floor William Mitchell wall mural (January 2020) in the much-altered entrance hall (see **Appendix 5**).

v) The below photographic audit (see **Appendices 1** to **32**) should therefore, be read as a snapshot of the building's interior fabric during August/September 2020.

4.2 Interior fabric and character overview (refer also to Appendices 1 - 32).

i) As noted above and in the list description, the majority of the original DRU designed interiors have been removed, so that the dominant character of the office floor spaces is one now simply decorated in neutral colours on a plasterboard. This does at least retain the flexibility of the original plan-form, while the Executive areas retain some timber panelling and a suggestion of the original interior design.

ii) The majority of the fabric items across the building, including the ceilings, fixed and loose furniture and security controls and lifts are non-original replacements from the 1980s refurbishment Ceilings consist of a mixed collection of suspended metal ceilings and painted ceiling directly to concrete or plaster. Although similar to the original ceiling pattern, the majority of the suspended metal ceilings are not original. The interior wall partitions are largely of negligible architectural or design interest.

Figure 19. Typical office floor (August 2020), Level 16 (see **Appendix 22**). The partitioned offices are non-original, as is the floor covering, ceilings and decorative finish.

iii) The building was one of the first large commercial buildings in England to be air-conditioned, using the American Weathermaster perimeter system. It has been modified and is largely redundant, but the plant and office outlets survive in situ (see **section 4.3** below).

iv) The open-plan interior is enabled by the core services, including passenger and goods lifts, stairs, toilets and ventilation ducts, being placed in the service tower. The lifts serve both the main tower and podium block, whilst the podium block is also served by escalators, which have been replaced in later years, but retain their original banded ceiling lighting. A Telelift document conveyor is also accessed via a riser located in the service tower. This replaced the original Westinghouse American system (see **section 4.4** below).

v)

Figure 20. Typical Podium floor office space (Level 04 – **Appendix 10**) all fabric components shown (ceilings, floors, cladding to columns) are non-original.

vi) The majority of the original furnishings (many of which were made by the CWS) and partitions have been removed, although some built-in units survive on the executive levels. Original inter-changeable interior signage by DRU has also been removed, along with the majority of the original lighting.

vii) On the top floor of the podium block at Level 05 is a 'Large recreation room' enclosed by a plant room (see **Appendix 11**) . The recreation room was latterly used as office space, but originally was used as a staff special space (ballroom), conference hall and cinema. It retains its original sprung dance floor, which is hidden under a later covering, and retains some walls clad in elm panelling, although it has a replaced ceiling. A massive, brightly-coloured plastic laminate mural by Barry Daniels of DANAD Design Associates covered the rear (south-west) wall, originally located behind a small stage. The stage has been lost but the original glazed folding screen which separates the room from the former (much-altered) bar area survives.

viii) The majority of the office floors retain few original features and little (if any original furniture and fittings).

ix) However, Levels 23 and 24 within the tower retain some high-quality finishes on the executive floor levels (see **Appendices 29** and **30**). These include on Level 23: panelled teak-veneer partitioned offices, including a board room and executive suite with white formica and teak-veneer panelled walls lining the office interiors and some offices incorporating vertical, blue-green coloured, roughcast-glass strips which act as side-lights to the original doors.

x) The more extensively altered Level 24 originally formed the executive dining rooms and kitchens and was distinguished from the Level 23 office floor by the use of cherry-veneer wall panelling to line the lift lobby. The interiors have been altered to accommodate meeting spaces and a modern (much bigger) boardroom which includes a folding screen within the atrium space which can be opened to create a single space for functions.

Figure 21. Views of Level 23 (Jan 2020) (see **Appendix 29**) showing the teak panelled partitions and door side lights. This was the executive office floor level.

Figure 22. Views of Level 24 (Jan 2020) (see **Appendix 30**) showing the cherry veneer panelled lift lobby and the replacement partitions which enclose the modern boardroom. This was the executive dining floor and kitchen level, latterly converted to meeting rooms.

xi) **Level 25** (see **Appendix 31**) was originally known as the 'Observation floor' and was an open-plan space used for viewing the city and relaxing. It originally contained afrormosia bench seating, planters and a greenhouse, but these have all since been removed and was latterly used as office space before being cleared of all furniture. The floor coverings, ceilings and decorative details are all modern replacements, similar to the main tower offices. The upper parts of the walls incorporate a series of horizontal viewing windows and the space is lit by two very large, pyramidal skylights located at each end; the original glass ceilings underneath have been removed.

xii) The CIS tower building has three basement levels (**Levels B1, B2** and **B3**), which accommodate plant, archives and staff cafeteria and kitchens (see **Appendices 1, 2, 3, & 4**). These spaces have all been extensively altered and their features and interiors are not of special interest. For

example, the **Level B1** cafeteria space was comprehensively altered during the 1980s/1990s such that the original plan-form, wall cladding, wall mural, mosaic cladding to the columns, and original metal-louvred ceiling all having been removed (see **Appendix 4**). The sub-basement levels B2 and B3 (see **Appendices 1,2 & 3**) are of lesser interest and contain plant and control rooms, storage space and a space intended for use as a fall-out shelter. The original control rooms survive and contain some original control panels within **Level B2** (**Appendix 2**), although much of the operating system has also been changed to a computerised version.

xiii) The floor finishes throughout the building are predominantly carpeted to all office areas and lift lobbies. The carpeted areas are non-original, with only the executive floors originally covered in carpets. The original vinyl floors have been removed and replaced with carpet tiles of no interest. A visual survey of the extant doors has been undertaken to scope the type of doors and the extent of repairs required. A large proportion of the original doors contained asbestos and have been removed.

xiv) The existing WC's and ancillary areas located in the service tower are floor tile / vinyl and plant areas are painted concrete of no interest. The interior of the **service tower** contains the lifts and stairs. The Stair cores consist of painted plaster walls, concrete stairs covered in carpet floor tiles, metal / plastic nosings, painted undersides and steel balustrades with a vinyl handrail.

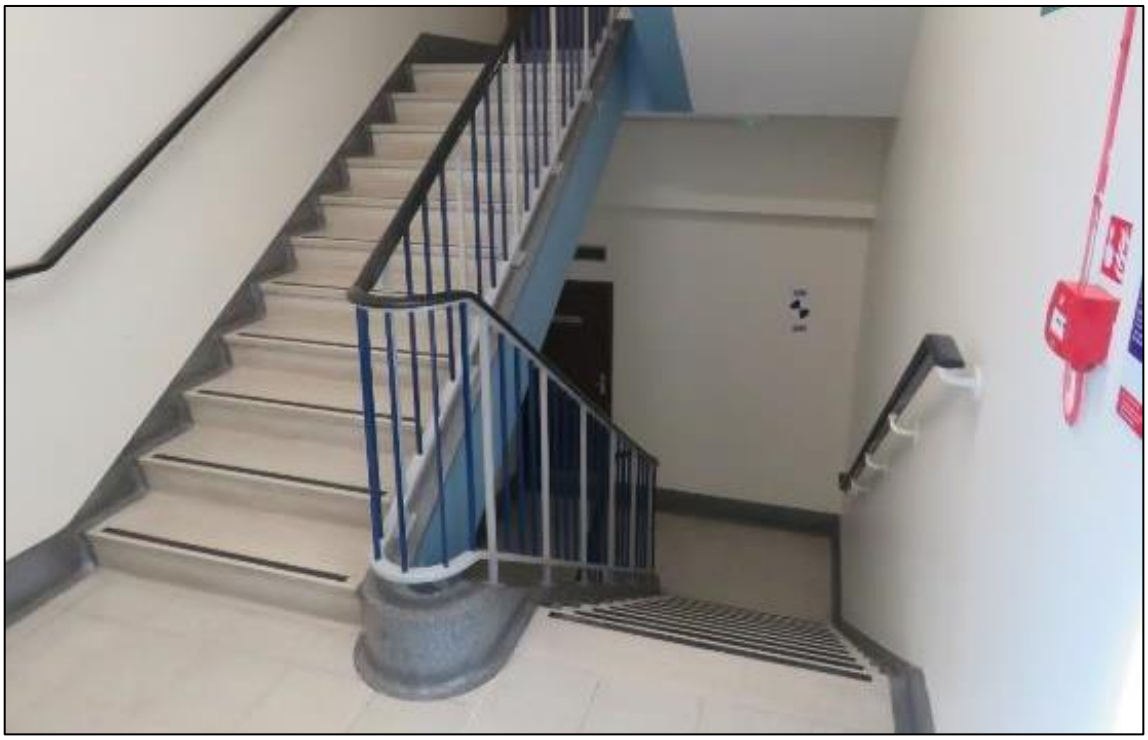


Figure 23. Typical stair core on the tower office floors and podium, with functional terrazzo tiled floors and painted steel balustrades and vinyl handrails.

xv) **Level 05** includes both an office tower floor and the enclosed former **Large Recreation suite** (see **Appendix 11**). This was a function room for conferences, staff events and lectures, and underwent a major refurbishment in 1985 which resulted in the alteration to the ceiling walls, floors and the removal of original features. The recreation suite includes a former bar area

which was extensively in 1985 and 2015 to remove elements of the fabric from the 1985 refurbishment and asbestos, transforming the space as well as the storage areas and WC's.

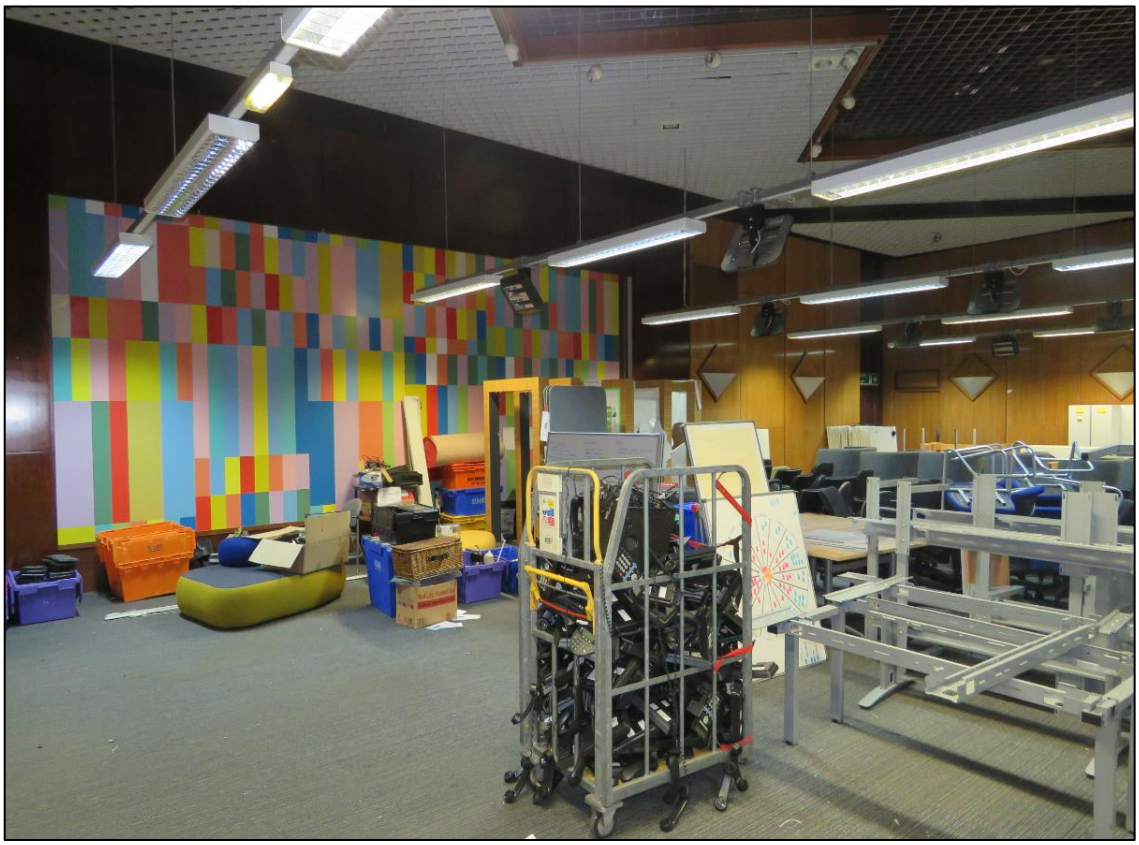


Figure 24. View of the former Large Recreation Suite on **Level 05** (Oct.2019) showing the Barry Daniels designed wall mural and replacement ceiling, floor-coverings and wall panels (see also **Appendix 11**).

xvi) The timber wall panelling in the **Level 05** former recreation suite has been adapted to accommodate new uses and was recorded in detail by Heritage Project Contracts when investigating the Barry Daniels artworks (see also **Appendix 11**) .

xvii) The interior features and fabric of the CIS Tower is thus characterised by extensive fabric change since the original opening in 1962. The following sections and Appendices. discuss and record the details of the interior as extant in August/September 2020..

4.3 The Weathermaster perimeter heating system.

i) The consented development includes the removal in its entirety of the redundant '*Weathermaster Air Conditioning'* system (see **Figures 25** to **31** below). This was originally supplied by the established Carrier Engineering Company, based in the USA which had developed the system during the inter-war period. The surviving fixtures and plant are part of the original system although it has been subject to extensive alterations since installation, not least to remove the asbestos insulation panels within the boxed units which contain the system.

ii) The Weathermaster system is a trade-mark developed by the Carrier company in the 1920s. It was an energy-intensive system which developed in the mid-1930s to introduce the 'Conduit Weathermaster System' for large, multi-unit buildings and skyscrapers. The system was designed to distribute moisture-controlled air through narrow ducts at high velocity, allowing the air to be cooled or heated at the point of delivery by individually controlled units. It was adopted for most of the all-glass skyscrapers in the USA and across the world in the post-WWII period and remains an international supplier of air conditioning systems.

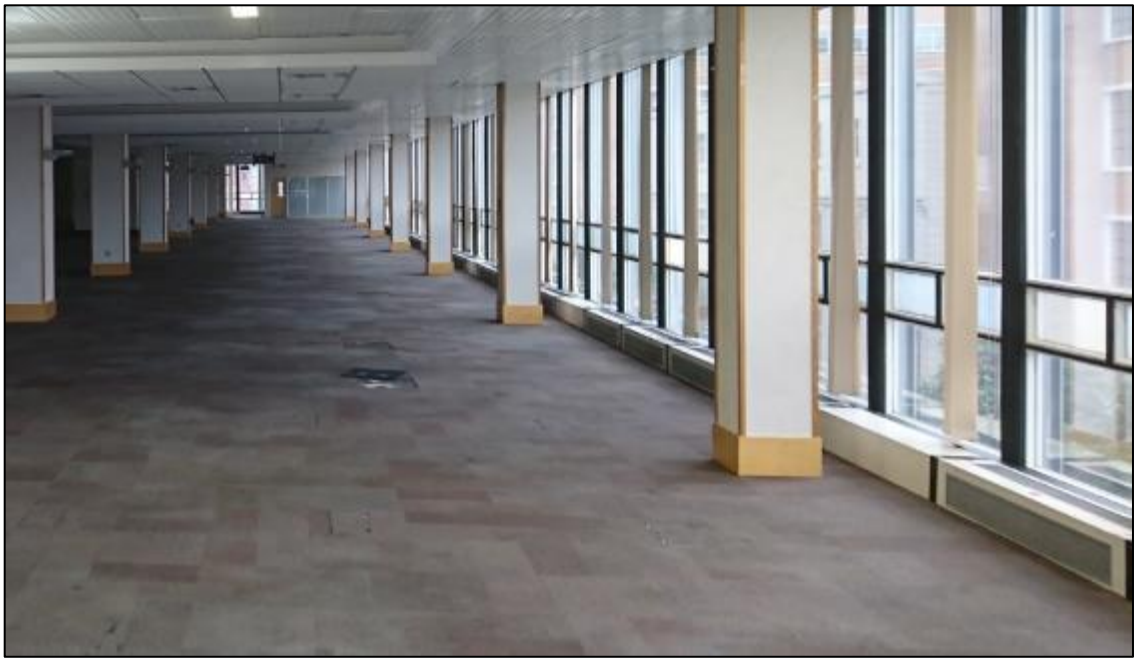


Figure 25. General view showing the scale and location of the redundant perimeter Weathermaster air conditioning system with the low-level grills distributing air.

iii) The high-velocity, high pressure dual-duct system was introduced by the Carrier Company in the 1960s and used at the CIS Tower building to reduce space requirements. It was designed to supply either warm or cold air centrally to every part of the building, combined in mixing boxes to provide the appropriate atmosphere.

iv) The air-conditioning system was originally divided into four main units, two serving the tower block and another two serving the podium block. One tower unit serving floors 15 to 24 was located at the top of the service tower and the other serving floors 5 to 14 was located in the plant room on the roof of the podium (enclosing the former Recreation Room).

v) The podium block was served by two separate plants also located in the podium roof plant room, one serving the east and the other the west side of the building. The equipment was designed give two complete fresh air changes per hour in both office tower and the podium.

vi) All the controls for the boilers, refrigeration system equipment, pumps and air conditioning plants are centrally located in the basement control room, with just a simple control in the office space itself.

vii) However, these high-velocity, high pressure dual-duct systems are very energy intensive and were largely supplanted by variable air volume (VAV) systems, which supplies conditioned air at a single temperature, and requires much less energy. The CIS Tower system is not in use.

Figure 26. Example detail of the encasement of the Weathermaster system.

Figure 27. Example view of the interior of the system showing the ducting.

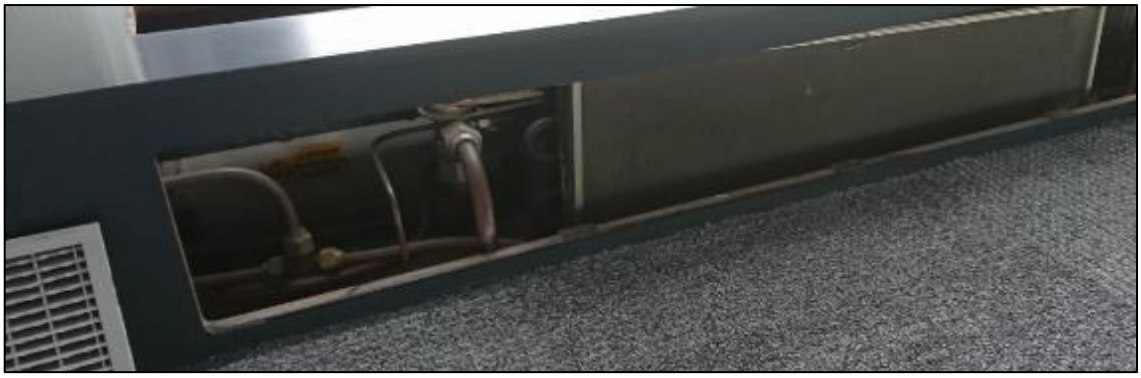


Figure 28. Example detail of the interior ductwork.

Figure 29 Details of the top of the perimeter air-conditioning system.

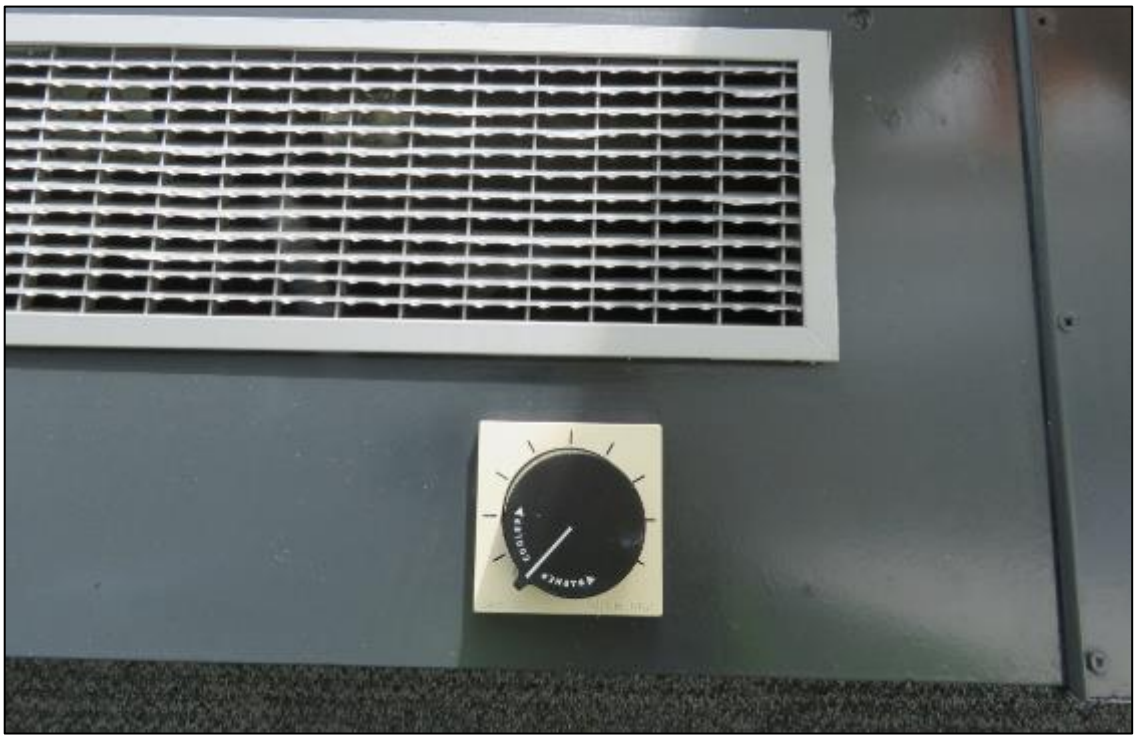


Figure 30 Detail of the simple adjustment control for each floor level. The main system controls were in the basement.

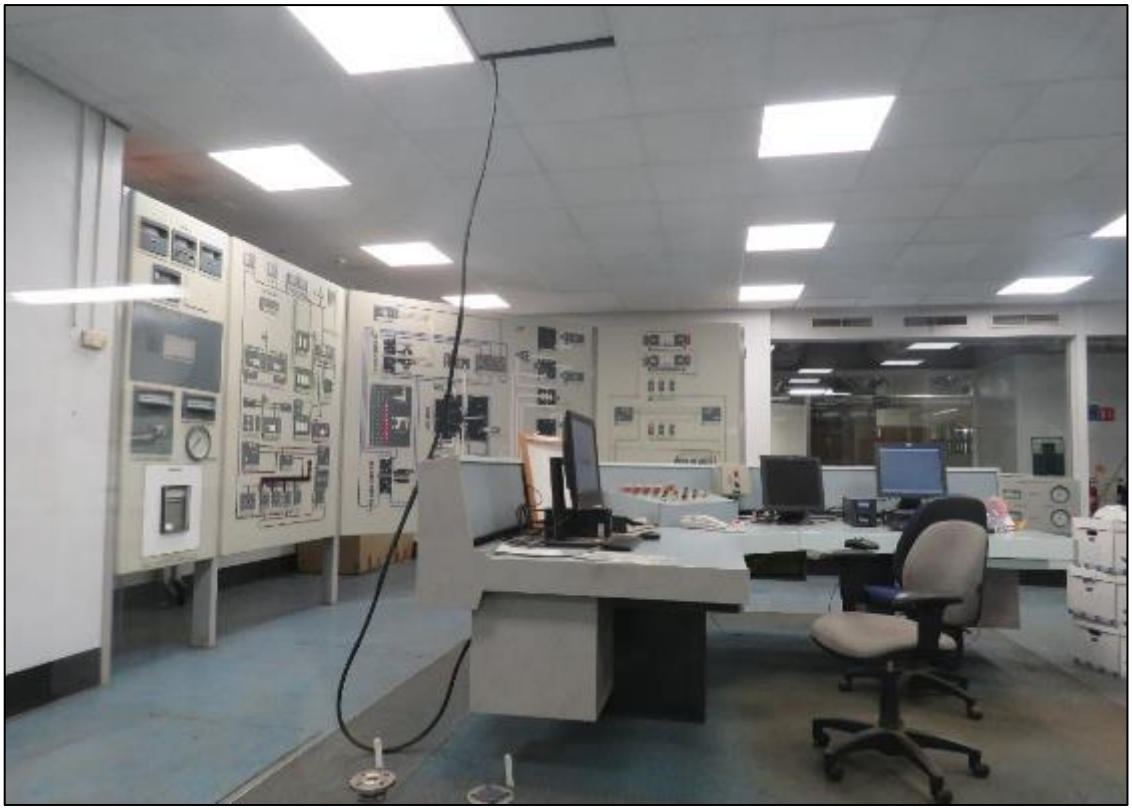


Figure 31 View of the basement control room (level B2). Note the original control equipment has been removed and replaced.

viii) Consequently, the 'Weathermaster' perimeter air conditioning system is a component which is not considered to be a significant feature of the building. Removal of the redundant system is also required to meet the fire separation requirements, in line with the proposed fire strategy for the building. Following careful removal of the perimeter system and its safe disposal, the floor gaps will be sealed, and the walls will be made good as necessary required.

4.4 The Telelift document distribution system

i) The consented refurbishment and development scheme includes the removal of the redundant document conveyor and distribution system installed by Thyssen Telelift (see **Figures 34** to **40** below). Each office floor had originally been provided with an American 'Westinghouse' document conveyer system located in an open-area adjacent to the entrance to each office floor. The system fed into the extant vertical shaft to distribute documents and post around the building. The system was replaced by the German manufactured Telelift system (enclosed by newly installed screens) in the later 1980s.

ii) The replacement of the original documentation distribution system with the Telelift system installed a product supplied by the eponymous German engineering company which continues to specialise in monorail conveyors for hospitals, libraries, industry and security-related applications. The systems provide a comprehensive transport automation of light materials and was used by the CIS to send post to the ground-floor post room. The original Telelift company was founded in 1964 in Munich, some two years after the completion and opening of the CIS Tower. The company first registered its patents in 1964 and subsequently began manufacturing its electric track system, initially for light-vehicles and later for documents within hospitals, libraries and administration buildings, across the world.

iii) In 1989, Thyssen bought Telelift and integrated its own library automation systems with Telelift, to become Thyssen Telelift. The replacement system installed at the CIS Tower is a Thyssen Telelift system which is understood to date from after the take-over of the company at the end of 1980s. Telelift systems have been installed world-wide within tall buildings in more than 40 countries.

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Figure 32. The Thyssen Telelift company was formed and the system installed after 1989.

Figure 33. The end of the track and the document transportation units in the former postal services room (Level 00 – north-west).

Figure 34. The document transportation units (Ground-floor post-room) showing the drive mechanism.

Figure 35. The connection to the former post-room showing the connection to the riser which runs through the tower. The system has been redundant for some years.

Figure 36. An example of the office-side single track system on the 15th tower floor, showing the entrance to the riser and vertical distribution.

Figure 37. An example of the office-side dual track system on the 2nd tower and podium floor, showing the entrance to the riser and vertical distribution.

Figure 38. Example detail of the door to vertical riser and track bed.

Figure 39. Views inside the vertical riser. Left-hand shows the track and door opening to the office and right-hand shows the curving track and the safety barriers.

Figure 40. Views within the vertical riser showing the Telelift mechanism (left side) and the route of the document movement system which connected each office floor in the tower offices (right hand side).

iv) Consequently, the components of the non-original and long-redundant document distribution system are considered to be of low heritage significance. The removal of the system will facilitate the re-use of the vertical riser (to which they connect) to accommodate more relevant service distribution systems.

4.5 Internal floors. Photographic audit – Level B3 to Level 25.

i) The **Appendices 1 to 32** to this report form the body of the photographic record. The photographic records are part of this document and are consequently numbered sequentially as shown in the below table.

ii) The photographic records were taken by staff members from SLHA using digital cameras during August 2020 and September 2020 and are presented as individual and separate PDF documents to facilitate storage and publication at an appropriate resolution.

iii) The location and direction of the views within each floor is illustrated on the accompanying plan, to which the photographic numbers refer.

iv) The floor levels are illustrated in the following Simpson Haugh section plan: drg.no.: 10246-SHP-Z1-EE-XS-A-G200-001 Included in the Appendices below.

v) Refer also to Simpson Haugh existing plan drawings in the sequence numbered: 10246-SHP-Z1- etc. and the Hollis existing drawings in the sequence numbered: 79048-HLS-00-ZZ etc.

Appendix number.	**Floor level** (refer to SHA drawings)	**General Description of the character of the floor.**
1	Level B3.	Basement plant and storerooms under the tower.
2	Level B2.	Plant and storerooms under the podium.
3	Level B1 Lower.	Plant and storerooms under the tower.
4	Level B1.	Kitchen, dining and archive store (tower and podium).
5	Level 00	Ground floor level 000. Reception, lift lobbies, and backroom services.
6	Level 00 Mezzanine	Executive car-park within podium.
7	Level 01.	Tower and podium offices.
8	Level 02.	Tower and podium offices.
9	Level 03.	Tower and podium offices.
10	Level 04.	Tower and podium offices.
11	Level 05.	Tower offices, podium recreation space and plant rooms.
12	Level 06.	Tower offices and service tower.
13	Level 07	Tower offices and service tower.
14	Level 08.	Tower offices and service tower.
15	Level 09.	Tower offices and service tower.
16	Level 10.	Tower offices and service tower.
17	Level 11.	Tower offices and service tower.
18	Level 12.	Tower offices and service tower.
19	Level 13.	Tower offices and service tower.
20	Level 14.	Tower offices and service tower.
21	Level 15.	Tower offices and service tower.
22	Level 16.	Tower offices and service tower.
23	Level 17.	Tower offices and service tower.

24	Level 18.	Tower offices and service tower.
25	Level 19.	Tower offices and service tower.
26	Level 20.	Tower offices and service tower.
27	Level 21.	Tower offices and service tower.
28	Level 22.	Tower offices and service tower.
29	Level 23	Executive office suite within tower.
30	Level 24.	Executive meeting and boardrooms.
31	Level 25	Former observation/recreation space and offices
32	Roof	Plant rooms and lift over-run.

5 CONCLUSIONS

5.1 A live record.

i) This Photographic Strategy and audit as included in the appendices to this document is intended as a record of the condition of the building (during August 2020 and September 2020), on a floor-by-floor basis **prior to commencement** of the implementation works. The record will be used as a reference to inform the implementation of the proposed refurbishment programme for the CIS Tower.

ii) It is intended to simply act as a record for future reference and the information basis of the implementation of the consented development, rather than act as a detailed specification document.

iii) In accordance with best conservation and recording practice the photographic records identify the character and principal components of the external envelope, cladding, glazing, mosaics, roofing and associated items to which refurbishment and alteration works are proposed.

iv) The photographic record will be a 'live' audit which is added to across the implementation of the refurbishment programme. The photographic survey will thus be extended as new, survey information becomes available.

6. STATUTORY LISTING ENTRY

CO-OPERATIVE INSURANCE SOCIETY (CIS) BUILDING

Overview

Heritage Category: Listed Building

Grade: II List Entry Number: 1270494

Date first listed: 24-Nov-1995. Date of most recent amendment: 26-Apr-2013

Statutory Address: CO-OPERATIVE INSURANCE SOCIETY (CIS) BUILDING, MILLER STREET, MANCHESTER

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish. National Grid Reference: SJ8427598890

Summary

Office building, 1959-62, by G.S. Hay, chief architect of the Co-operative Wholesale Society (CWS) with Gordon Tait of Sir John Burnet, Tait and Partners.

Reasons for Designation

The Co-operative Insurance Society (CIS) Building is designated at Grade II for the following principal reasons:

* **Architectural interest:** it has a strikingly elegant and sophisticated design inspired by Skidmore, Owings & Merrill's Inland Steel Building in Chicago (1956-8), which together with its imposing scale and massing, is highly successful in conveying, as originally intended, the status and prestige of the CIS and the wider Co-operative movement, and the strength of the financial community within Manchester;

* **Design interest:** the CIS Building employs state of the art construction techniques and features for its date; for instance, it was one of the first large commercial buildings in England to be air-conditioned. Other key design features include its use of carefully selected external materials, such as glass curtain walling with black vitreous enamelled-steel panels and anodised aluminium mullions, which were specifically chosen to withstand air pollution;

* **Architect**: it was designed by Gordon T. Tait of Sir John Burnet, Tait & Partners, along with George S. Hay of the CWS; both of whom are notable architects with listed buildings to their name;

* **Interior interest**: the interior was designed by Professor Misha Black and Alexander Gibson of the Design Research Unit (DRU), one of the most significant post-war design practices in Europe, and despite some later alteration many original features survive, particularly on the two executive level floors, which display the use of high quality materials, such as teak and cherry veneer panelling and doors with blue-green coloured, roughcast-glass vertical side lights;

* **Artistic interest:** the interior is enhanced by artwork designed and carried out by notable mid-C20 artists, including a massive, brightly-coloured plastic laminate mural in the former recreation room by Barry Daniels of DANAD Design Associates, and a striking 30ftx12ft abstract sculptured fibreglass mural by the renowned artist and sculptor, William G. Mitchell that dominates the entrance hall;

*** Group value:** the CIS Building forms an important group with the neighbouring Grade II listed New Century House and its attached conference hall on Corporation Street; the buildings being designed by the same architects and built as a single scheme for the Co-operative group. Together the buildings share a strong visual, contextual and stylistic relationship with one another and form impressive skyline features within Manchester city centre.

History

The Co-operative Insurance Society (CIS) Building was constructed in 1959-62 to the designs of George S. Hay, Chief Architect to the Co-operative Wholesale Society Ltd (CWS) with Gordon Thomas Tait of Sir John Burnet, Tait and Partners. It was built as the headquarters of the Co-operative Insurance Society and was designed to accommodate 2500 staff in a single consolidated site, instead of the ten CIS offices previously scattered around Manchester. A site on Miller Street that had been heavily bombed during WWII, and subsequently cleared, was chosen for the new Headquarters building. As part of the project another neighbouring plot fronting Miller Street and Corporation Street was to become New Century House, the Headquarters of the Co-operative Wholesale Society Ltd (CWS), which was designed by the same architects and is listed separately at Grade II. The main contractors for the CIS Building were John Laing Construction Ltd, with A.E. Beer as the structural engineering consultant, and O. Castick, Chief Engineer of CWS as the engineering services consultant. The building was completed at a cost of nearly £4 million and was opened on 22 October 1962 by the Duke of Edinburgh.

The design brief for the new building, devised by the CIS General Manager, Robert Dinnage, was threefold: the building should add to the prestige of the Society and the Co-operative Movement; it should improve the appearance of Manchester in which the Society was one of the largest financial organisations; and it should provide first-class accommodation for the staff. Prior to the design of the building Dinnage, the architects, and engineers went on a fact-finding trip to Canada and the United States; the biggest inspiration during their trip being the work of Skidmore, Owings & Merrill and, in particular, their Inland Steel Building in Chicago (1956-8, designated as a Chicago Landmark in 1998 and a National Historic Landmark in 2009). A later trip to Sweden also introduced the idea of incorporating artwork into the design of the CIS Building, and also the neighbouring New Century House. The CIS Building was praised by the architectural press on its completion and was awarded the RIBA Bronze Medal in 1962.

The interior, including furnishings, was designed by Professor Misha Black and Alexander Gibson of the Design Research Unit (DRU). The DRU was founded in 1942 by the poet and art critic Herbert Read, the advertising executive Marcus Brumwell, the architect Misha Black, and the graphic designer Milner Gray. During the post-war period the DRU was one of the most significant design practices in Europe, developing the idea of corporate identity, with work including the British Rail logo (1965), the street signs within central London, and branding for the chemical giant ICI and the Watney Mann brewery amongst others. (Sir) Misha Black (1910-1977) was also closely involved in the 1951 Festival of Britain exhibition, as the architect and designer of several areas, including the Dome of Discovery, the Regatta restaurant and the Bailey Bridge, and he also co-designed the interior of the Grade II listed office block at 153-157 New Bond Street, City of Westminster (1952-3) with Hugh Casson.

Sir John Burnet, Tait and Partners, later known simply as Burnet, Tait and Partners, was the early-C20 successor to a series of architectural partnerships first established by John Burnet senior in Glasgow in 1835. Gordon T. Tait took over the running of the practice, which had moved to London in the late-C19, from his father, T.S. Tait after WWII and expanded it with the introduction of new partners, specialising in corporate headquarters, schools and housing. Gordon T. Tait's buildings include the Grade II listed Bird's Eye Headquarters, Walton-on-Thames (1961-2). The practice also designed the winning entry for a competition for offices for English Electric in London in 1955, which was widely acclaimed though never built. As Chief Architect for the CWS George S. Hay also designed the Grade II listed Castle House Co-operative store in Sheffield (1964), and was a key figure in one of the earliest salaried in-house architects' departments in the country.

Details

PLAN & MATERIALS: the CIS Building consists of a 26-storey tower with a steel frame construction and an adjacent 28-storey service tower and 5-storey podium block constructed of reinforced concrete. Both the tower and podium block have glass curtain-walling incorporating black vitreous enamelled-steel panels between the floor levels and anodised aluminium mullions. All the windows and glazing are covered with shatterproof film. The service tower is clad with grey vitreous mosaic, which has been overlaid with photovoltaic panels, which are not of special interest.

The building is located on a large plot bounded by Miller Street to the north-east front, Dantzic Street to the north-west side, Hanover Street to the south-west rear and a large car park to the south-east side. It has a symmetrical plan with the main tower rising up from the north-eastern end of the podium block and projecting at the front over the first two floors and the main entrance. The service tower is attached to the centre of the main tower's south-west side, forming a squat T-shape.

EXTERIOR: in the construction of the CIS Building glass, aluminium and black vitreous enamel were chosen for the exterior instead of concrete or stone due to Manchester's polluted atmosphere at that time. The 400ft high blank service tower is clad with 14 million grey-coloured Italian mosaic tiles, which began to fail shortly after the building's construction, and in 2005 the mosaic was over-clad with photovoltaic panels, which are not considered to be of special interest.

The service tower incorporates two deep bands of vents, and attached to the top of each face are large, later signage letters spelling 'CIS' with further smaller lettering below reading 'Co-operative Insurance'. Occupying most of the roof of the podium block is a large plant room. The main entrance is set to the north-east side of the main tower and is canopied by the tower itself, which is supported by six columns. A further short, flat-roofed canopy is attached in front and the glazed entrance has replaced revolving and swing doors.

INTERIOR: internally the building uses modular planning and was designed to be as open plan as possible, with limited partitioning to the lower floors, which has since been removed or replaced with modern partitioning. In contrast, the executive floor levels were partitioned from the outset. The building was one of the first large commercial buildings in England to be air-conditioned, utilising the same system as the Empire State Building in New York. The system was installed by US engineers and although it has been updated in later decades, it survives in situ.

The open-plan interior is enabled by the core services, including passenger and goods lifts, stairs, toilets and ventilation ducts, being placed in the service tower. The lifts serve both the main tower and podium block, whilst the podium block is also served by escalators, which have been replaced in later years, but retain their original banded ceiling lighting. A Telelift document conveyor is also located in the service tower, which replaced the original Westinghouse American system. The building's dog-leg stairs have simple metal balustrades.

Original suspended ceilings have largely been replaced within the building, including in the main-entrance hall, and the majority of the original furnishings (many of which were made by the CWS) and partitions have been removed, although some built-in units survive on the executive levels. Original inter-changeable interior signage by DRU has also been removed, along with the majority of the original lighting.

The large main-entrance hall has a Cornish granite floor and walls clad with white Sicilian marble. Columns within the hall were originally clad in black metal, but this has since been replaced with marble to match the walls. The escalators are located off to the rear left of the entrance hall and the lifts off to the centre rear; both are now accessed via modern security turnstiles and gates. The hall's rear wall to the right of the security turnstiles has a 30ftx12ft abstract sculptured fibreglass mural by William G. Mitchell, which is cast against a polystyrene mould with a bronze patinated finish and has been splashed with ammonia to create green-coloured highlights to some of the mural's features. The rest of the ground floor incorporates a board members' garage and used to contain a branch office, which has since been subdivided and converted for other uses, and, as a result this part of the interior is not of special interest.

On the top floor of the podium block is a large recreation room, which is now used as office space, but originally had a variety of uses, including as a ballroom, conference hall and cinema. It retains its original sprung dance floor, which is hidden under a later covering, and has walls clad in elm and a replaced ceiling. A massive, brightly-coloured plastic laminate mural by Barry Daniels of DANAD Design Associates exists to the rear (south-west) wall and a small stage was originally located in front. An original glazed folding screen separates the room from a bar lounge area with a tinted mirrored ceiling and a replaced bar.

The main tower's 23rd and 24th floors constitute the executive levels; the 23rd floor contains open reception areas and partitioned rooms, including a board room, committee rooms and executive suite with white formica and teak-veneer panelled walls incorporating vertical, blue-green coloured, roughcast-glass strips adjacent to original doors, which act as side lights. The 24th floor, which originally formed the executive dining rooms, has cherry-veneer wall panelling and original folding screens that can be opened to create a single space for functions.

The 25th floor was originally known as the observation floor and was an open-plan space used for viewing the city and relaxing. It originally contained afrormosia bench seating, planters and a greenhouse, but these have all since been removed and it is now used as office space. The upper parts of the walls incorporate a series of horizontal viewing windows and the space is lit by two very large, pyramidal skylights located at each end; the original glass ceilings underneath have been removed.

The building has three basement levels, one of which provides tunnel access through to the nearby New Century House. A large cafeteria and kitchens are located in the uppermost basement level; these have been extensively altered and their interiors are not of special interest, with the cafeteria's

original wall cladding, mosaic cladding to the columns, and original metal-louvred ceiling all having been removed. The sub-basement levels are of lesser interest and contain plant and control rooms, storage space and a space intended for use as an air-raid shelter; the original control rooms survive and contain original control panels.

Legacy. The contents of this record have been generated from a legacy data system.

Legacy System number: 458645. Legacy System: LBS

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Paper by R Dinnage, FIA. General Manager & Secretary, Co-operative Insurance Society Ltd. 'Design Policy for Corporate Buying: Design Policy'. c1962.,
Sir John Burnet, Tait & Partners. Anniversary booklet. 'Burnet Tait: Celebrating 150 years of excellence in architecture'. 1986.,

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing.

APPENDICES 1 TO 32. PRE-COMMENCEMENT PHOTOGRAPHIC AUDIT (AUG/SEPT 2020).

i) The following is a list of the Appendices to this report which form the body of the photographic record. The photographic records are part of this document and are consequently numbered sequentially as shown in the below table.

ii) The photographic records were taken by staff members from SLHA using digital cameras during August 2020 and September 2020 and November 2021 and are presented as individual and separate PDF documents to facilitate storage and publication at an appropriate resolution.

iii) The location and direction of the views within each floor are coded on the accompanying plans to show floor level and photographic number (e.g Level 2, photographic record 17 = 02-17)

iv) The Appendices summarises the nature of the floor level and provides an appropriate and proportionate number of photographic records, sufficient to illustrate the character of each floor and the key features.

Appendix number.	**Floor level** (refer to SHA drawings)	**General Description of the character of the floor.**
1	Level B3.	Basement plant and storerooms under the tower.
2	Level B2.	Plant and storerooms under the podium.
3	Level B1 Lower.	Plant and storerooms under the tower.
4	Level B1.	Kitchen, dining and archive store (tower and podium).
5	Level 00	Ground floor level 000. Reception, lift lobbies, and backroom services.
6	Level 00 Mezzanine	Executive car-park within podium.
7	Level 01.	Tower and podium offices.
8	Level 02.	Tower and podium offices.
9	Level 03.	Tower and podium offices.
10	Level 04.	Tower and podium offices.
11	Level 05.	Tower offices, podium recreation space and plant rooms.
12	Level 06.	Tower offices and service tower.
13	Level 07	Tower offices and service tower.
14	Level 08.	Tower offices and service tower.
15	Level 09.	Tower offices and service tower.
16	Level 10.	Tower offices and service tower.
17	Level 11.	Tower offices and service tower.
18	Level 12.	Tower offices and service tower.
19	Level 13.	Tower offices and service tower.
20	Level 14.	Tower offices and service tower.
21	Level 15.	Tower offices and service tower.
22	Level 16.	Tower offices and service tower.
23	Level 17.	Tower offices and service tower.
24	Level 18.	Tower offices and service tower.

25	Level 19.	Tower offices and service tower.
26	Level 20.	Tower offices and service tower.
27	Level 21.	Tower offices and service tower.
28	Level 22.	Tower offices and service tower.
29	Level 23	Executive office suite within tower.
30	Level 24.	Executive meeting and boardrooms.
31	Level 25	Former observation/recreation space and offices
32	Roof	Plant rooms and lift over-run.

REFERENCES

In addition to the Planning and Listed Building consents reference has been made to the following sources and guidance.

to Historic England documents below should be taken to also mean English Heritage, due to the change of name of the organisation.

1. DCMS (2019) *National Planning Policy Framework.*
2. Historic England (2015) *Digital Image Capture and File Storage Guidelines for Best Practice, London*
3. Historic England (2016*) Understanding Historic Buildings. A Guide to Good Recording Practice.*
4. Chartered Institute for Archaeology (2014) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures.*
5. Chartered Institute for Archaeology (2014*) Standard and guidance for the archaeological watching brief.*
6. Chartered Institute for Archaeology (2014) *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Material.*
7. Chartered Institute for Archaeology (2014) *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives.*
8. Stephen Levrant Heritage Architecture (2020) *Heritage Statement - Significance & Impact.*

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