



CIS Tower, Miller Street *Manchester*

Heritage Statement



Prepared by:



Stephen Levrant Heritage Architecture Ltd

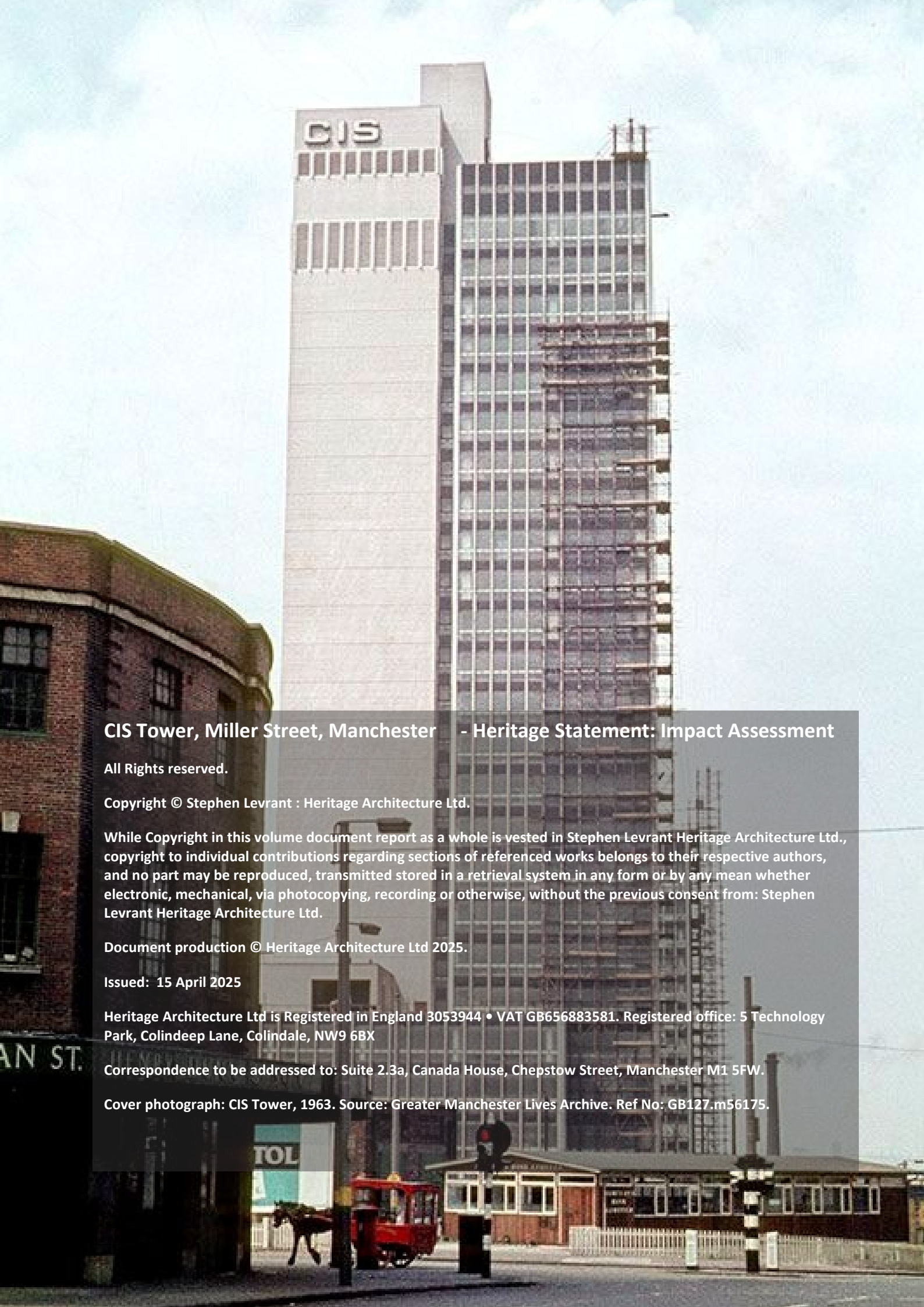
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Prepared for:

Devonshire (CIS TOWER)
Limited

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CIS Tower, Miller Street, Manchester - Heritage Statement: Impact Assessment

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1. EXECUTIVE SUMMARY

1. Heritage Architecture Ltd was commissioned by Devonshire (CIS Tower) Limited to work with the project team and prepare a 'Heritage Statement' to support the development of the Grade II listed CIS Tower to provide a sustainable new use for the building. The proposals essentially comprise the refurbishment and adaptation of the building to accommodate contemporary office use, with the floors 24 and 25 converted into a restaurant and bar, replacement of the façade, and an extension of the wrap around podium building, as described in the Design and Access Statement by Simpson Haugh.
2. The purpose of this Heritage Statement is, therefore, to define the heritage significance of the building and its setting and then evaluate the potential heritage impact on the fabric, character and experience of the heritage asset. The Proposed Development would have a minimal impact on the setting of surrounding heritage assets due to the nature of the proposals. Therefore, the Heritage Impact Assessment is largely focused on the heritage impact on the CIS Building.
3. The significance appraisal confirms that, despite extensive alteration, the building retains its fundamental architectural and historical interest and thus, continues to merit its status as one of Manchester's most recognisable Grade II listed heritage assets.
4. Of most significance are the proposals which will result in the replacement of the external façade of the building. The extent of removal of original fabric is considered to have a major adverse impact but, in accordance with NPPF paragraph 213, clear and convincing justification is provided supporting the rationale behind this proposal. An extensive optioneering exercise and comprehensive consultation with key stakeholders has been undertaken to ensure the proposals will secure the optimum viable use of the listed building. Further to this, as is demonstrated in the Heritage Impact Assessment, the Proposed Development would demonstrably enhance the character and setting of the Grade II CIS Tower and present a sustainable long-term use for the building which will make a positive contribution to the character of the wider NOMA area.
5. Consequently, it is considered that the overall heritage impact of the Proposed Development would equate to "less than substantial harm", as defined in paragraph 215 of the NPPF, however it will be clear that this harm is outweighed by the public benefits of the proposal, including securing the building's optimum viable use.

2. INTRODUCTION

2.1 Purpose of the Heritage Statement

- i) This Heritage Statement has been prepared by Heritage Architecture (HA), a practice of conservation architects, surveyor, planners, and heritage consultants which specialise in the built historic environment. It has been prepared on behalf of Devonshire (CIS Tower) Limited (the 'Applicant').
- ii) This report has been prepared in the context of the proposals which relate to the redevelopment of the site known as the 'CIS Tower', Miller Street, Manchester, M60 0AL (the 'Site'). The Site lies to the north-east of the Shudehill Conservation Area. The office tower is Grade II listed and has stood empty since 2021.
- iii) The description of development as stated on the application form for Full Planning Permission is as follows:

Planning permission for internal and external refurbishment of the CIS Tower for office accommodation on floors 1-23 (Use Class E c)); change of use to floor 24 and 25 from Use Class E c) (office) to Use Class E b) (F&B); change of use to basement and ground floor from Class E c) (office) to mixed uses (Use Class E a) (retail)/ Use Class E d) (gym) / Use Class E b) (F&B) / Sui generis (leisure); refurbishment of the external facade including replacement of the existing single glazed facade system and replacement of strip of solar panels on the service tower; removal of existing recreational space on the fifth floor and plant to facilitate the construction of a 3-storey extension to the Podium (Use Class Ec)) external alterations to ground floor facade including an alteration to the ground floor entrance lobby; creation of new entrances on Dantzic Street and on eastern elevation; hard landscaping and planting; removal of external signage; creation of 2x DDA parking spaces; new rooftop plant and screening at level 8; and other associated works.

- iv) The description of development as stated on the application form for Listed Building Consent is as follows:

Listed Building Consent for the wholesale internal and external refurbishment, refurbishment of the external facade including replacement of the existing single glazed facade system and replacement of strip of solar panels on the service tower; removal of existing recreational space on the fifth floor and plant to facilitate the construction of a 3-storey extension to the Podium; external alterations to ground floor facade including an alteration to the ground floor entrance lobby; creation of new entrances on Dantzic Street and eastern elevation; alternations to the existing public realm; new rooftop plant and screening at level 8; hard landscaping and planting; removal of external signage; and associated works.

- v) The purpose of the following HS is to outline the significant components of the Site to make an assessment of its significance and the potential impact of the development proposals. The overarching aim being to assist the Local Planning Authority (Manchester City Council)

understand the historic interest of the Site and the subsequent impact of the proposals on the building's significance in line with local and National Planning Policy.

- vi) This Heritage Statement comprises a baseline analysis of the Site, including an appraisal of the fabric, character and setting and how these contribute to its significance. Due consideration is also given to heritage sensitivities in the wider setting of the Site where it is considered there is potential for the redevelopment to materially affect their setting. The latter part of this report provides an assessment of the potential impact of the proposals (hereafter the 'Proposed Development') on heritage assets within the Site boundary and within its setting.
- vii) This Heritage Statement has been prepared in the context of relevant national and local heritage policy and guidance. In particular, the report has been prepared in accordance with the national policy requirement of National Planning Policy Framework ('NPPF', 2024) paragraph 207. This paragraph stipulates that applicants should describe the significance of affected heritage assets, including any contribution made by their setting, in a manner that is proportionate to their special interest and enables an understanding of the potential impact of any proposal on this significance.
- viii) This Heritage Statement is accompanied by a separate Photographic Record (previously compiled to address conditions attached to the previous planning consents), and a Conservation Strategy document that provides a guiding methodology and outline specifications necessary to secure the appropriate conservation, restoration, repair to the historic fabric of the Grade II listed building.

2.1 Overview of the Proposals

- i) Devonshire (CIS Tower) Limited became custodians of The CIS Tower in 2017, purchasing the Grade II listed building from The Co-operative Group.
- ii) Having secured full planning and listed building consent in 2020, the Covid pandemic halted progression and resulted in the permissions expiring.
- iii) During 2021, enabling strip out works were undertaken under separate permission on Levels 02, 03, 14 and 15, providing the Applicant and design team with surveys, results and further knowledge with regard to the existing building which have been utilised in the development of the proposals presented in this application.
- iv) The overarching brief objective has always been to secure the building's long-term future through a comprehensive refurbishment that will bring the building up to current office and environmental standards.
- v) Therefore the 2025 brief seeks to revisit the 2020 proposals in a post pandemic environment and an updated market context. This includes a focus towards net zero carbon development.

- vi) As part of this updated brief context, a key shift in the strategy to improve the building performance and internal environment entails the proposal of a new facade in lieu of the previously proposed facade refurbishment.
- vii) The replacement of the photo-voltaic (PV) panels remains beyond the parameters of the current brief on the basis of the works reflecting what is required to bring the building into optimum viable use. Future works to the PV panels remain deliverable beyond the proposals submitted within the application.
- viii) The aim of providing workspace to meet updated market demands and environmental standards is to provide an attractive working environment within a unique heritage asset; attracting multiple tenants that will bring life to the building and the neighbourhood.
- ix) Details of the proposals (the Proposed Development) include:
 - Provide a comprehensive refurbishment of the building to achieve current office and environmental standards;
 - Respond positively and appropriately to the listed status of the building and the reasons for designation provided by Historic England;
 - Restore artworks by both William Mitchell and Barry Daniels and retain them within the building in appropriately prominent locations;
 - Provide an extension to the podium of the building to provide additional office accommodation to support the extensive refurbishment and renovation programme to deliver an economically viable and sustainable proposal. A viability exercise has been undertaken with an assessment provided to support this application;
 - The enhancement and enlargement of the Entrance Hall of the building to a scale and presence commensurate with the size and prestige of the CIS Tower alongside improved access for all;
 - Facilitate the transition of the building that was designed for a single tenant to a building which can accommodate multiple, independent tenancies in line with the market and occupier demands;
 - The introduction of retail and leisure uses at Ground and Basement 1 Level to offer complementary activity and amenity to that of the rest of the building and activate Dantzig Street, alongside the reconfiguration of the landscaping immediately around the building to support the introduction of new uses which will contribute to the ongoing success of the NOMA area as an important mixed-use commercial led quarter;
 - Removal of on-site parking and the introduction of cycle storage to encourage more sustainable travel behaviours;

- Replacement of the existing 'Weathermaster' perimeter heating system and the replacement of the façade to improve internal environmental conditions for building users and bring the building in line with modern day safety and operational performance standards;
 - Working towards and targetting standards and accreditations such as BCO, BREEAM Excellent (Office), NABERS, WiredScore and WELL (Enabled);
 - Rebrand the CIS Tower to reflect the change in occupancy of the building as the CIS depart and the building commences a multi-tenanted occupation;
 - Review the external lighting provision for the building;
 - Incorporate communal office tenant amenities including communal external terraces;
 - Incorporate a publicly accessible tower top restaurant and bar with dedicated access from ground floor;
- x) This Heritage Statement should be read in conjunction with the Design and Access Statement ('DAS') and application drawings prepared by Simpson Haugh. The accompanying Planning Statement contains the information necessary to inform the planning balance and should be read alongside the conclusions reached in this Heritage Statement.

2.2 Methodology

- i) This Heritage Statement is framed by the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72. This is necessary because the 1990 Act requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric and settings of designated heritage assets as issues which are afforded great weight (rather than simply as material considerations) as defined by NPPF paragraph 212.
- ii) The LPA's assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a Conservation Area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual or setting) impact must be proportionate to the relative significance of the identified heritage asset. Thus, 'less-than-substantial' harm should not be afforded the same weight as that defined as being 'substantial'. The NPPF also stresses that all analysis and evidence must be proportionate to the relative significance of the heritage asset and the impact of the Proposed Development. This fundamental requirement informs the methodology used in this Heritage Statement.
- iii) The Heritage Impact Assessment ('HIA', Part 2) comprises an assessment of both the direct and indirect heritage impacts, defined as follows by ICOMOS in its 2011 guidance:

- Direct heritage impacts are physical alterations to the fabric or character of the Site arising as a primary consequence of the Proposed Development.
 - Indirect heritage impacts are changes to the experience of the Site, or the setting of other heritage assets. Indirect heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint.
- iv) The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.
- v) This Heritage Statement is the result of an extensive process which incorporates relevant evidence sourced from: desk-based research and on-site surveys. The documentary research was based upon primary and secondary sources, including maps, historic images, drawings and reports.
- vi) Reference with the following organisations, and documentation sources has been undertaken:
- Manchester City Council;
 - Historic England;
 - Greater Manchester Environment Record;
 - Manchester City Council Archives;
 - Manchester Central Library;
 - National Archives;
 - National Planning Policy Framework and Guidance;
 - Local Planning Policy;
 - Historic mapping (Ordnance Survey where appropriate); and,
 - Various online resources (including the National Heritage List for England).
- vii) Surveys of the Site and its surroundings have been conducted between June 2018 and December 2024 to gain an understanding of the principal heritage considerations and the existing condition of the Site, to analyse the setting and interrelationships of identified heritage assets, and to consider the potential impact of the Proposed Development on their significance.
- viii) Relevant national and local planning policy has been examined to define and understand the context for the Proposed Development. The proposals will be considered in the light of

national legalisation, local planning policy and Historic England guidance, specifically those related to the identification of significance and the management of change.

- ix) Fundamentally, the report seeks to demonstrate the impact of the redevelopment of the Site as a means to secure the regeneration of this much-altered listed building and its local environs.

2.3 Authorship

- i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

- ii) Author:

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

3. SITE CONTEXT

3.1 Introduction

- i) This section of the Heritage Statement describes the Site's heritage context, relative to the Proposed Development.

3.2 Location and site description

- i) The Site comprises a plot of land that is bound by Miller Street to the north-east, facing the modern Cooperative building at One Angel Square. Dantzig Street is at the north-west, with the New Century Hall building further west. Shudehill Bus Station is located immediately south of the Site, with the boundary of the Shudehill Conservation Area located directly to the rear of the Site. A car park bounds the south-east of the Site, with Hanover Street at the south-west. The cluster of Cooperative buildings are at the west of the Site, forming part of the NOMA area.
- ii) An aerial view of the Site is shown at **Figure 1**.



Figure 1: Aerial view of the Site, indicative boundary outlined in red. **Source:** Google Maps.

- xi) The existing building on the Site comprises the previous headquarters of the Cooperative Insurance Society (CIS), a 25-storey office tower block building with a 5-storey basement, supported by a concrete, windowless 'spine', that houses stairs, lifts and facilities. A 5-storey wrap-around podium building completes the symmetrical plan at the base of the tower, with

additional plant rooms to the top storey. The building was designed and built from 1959-1962 and was designed to accommodate 2,500 staff in a single consolidated site. It was adapted in the early 2000s with a new interior fit-out and PV cladding covering the spine of the building, sealing the previous mosaic tile and which had inadequate weather resistance and which has subsequently deteriorated and fallen away in areas. .

- xii) The building was listed Grade II as part of a singular designation in 1994, the listing description was subsequently updated in 2013 to clarify the reasons for its designation, denoting the building's architectural design, interior design, and artistic and group values.
- xiii) The updated listing description for the office tower provides details of its heritage interest, such as details of the interior designer, Professor Misha Black and Alexander Gibson of the Design Research Unit, and its artistic interest, with pieces by notable mid-20th Century artists including Barry Daniels of DANAD Design Associates, and William Mitchell.
- xiv) In terms of the Site's planning context, the office block is situated within the 'NOMA' estate, located at the northern gateway to the city centre. The NOMA Conservation Plan, published in 2012, focuses on revitalising and opening up the northern area of Manchester city centre which had been a relatively insular part of the city dominated by the various companies which formed The Co-operative Group. The 2020 update to the strategic framework provides core development objectives for the building to focus on job creation, placemaking, and sustainability.



Figure 2: Photo of the subject Site, 'CIS Tower' within the NOMA area. **Source:** SLHA 2016

- ii) The Grade II listed CIS Tower (listed as 'Co-operative Insurance Society (CIS) Building') is the foremost consideration of this Heritage Statement, however there are other sensitivities in the wider setting of the Site, including both designated and non-designated heritage assets.
- iii) The Site is not located in a Conservation Area but is located on the boundary of the Shudehill Conservation Area. It also forms part of the Cooperative buildings group that make up the NOMA area, which is recognised under local government policy.
- iv) This section identifies all designated heritage assets located within 250m of the Site boundary. A 250m study area is considered to be an appropriate and proportionate area for analysis given the nature of the Site and the Proposed Development, taking into account the characteristics of the local area and the sensitivity of the surrounding heritage assets.

3.3 Listed Buildings

- i) Statutory listing means that a building or structure is identified as being of special architectural or historic interest at a national level and is therefore protected under planning legislation. The different grading of listed buildings corresponds with the level of architectural and/or historic interest they possess. Historic England defines Grade I buildings as having exceptional interest; Grade II* buildings as important buildings of more than special interest; and Grade II buildings have special interest, in a national context.
- ii) The Site contains one Grade II listed building. Please see **Appendix 1** for the full list description.
- iii) Within 250m of the Site boundary there is a total of 19 listed buildings. These are identified in Table 1 and **Figure 3** below:

Table 1: Designated Heritage Assets within c.250m radius of the Site

Indicator on Figure 3 (below)	Heritage Asset	Grade
1	City Buildings	Grade II
2	Cooperative Wholesale Society Building to North of Junction with Hanover Street	Grade II
3	Cooperative Wholesale Society	Grade II
4	New Century House, including its attached conference hall and abstract concrete relief wall in the entrance piazza	Grade II
5	Cooperative Society Building	Grade II
6	Holyoake House	Grade II
7	Cooperative Society Building	Grade II
8	Parkers Hotel	Grade II
9	Ashton House	Grade II

10	Cooperative Press	Grade II
11	Victoria Buildings	Grade II
12	29, Shude Hill	Grade II
13	Hare and Hounds	Grade II
14	Former Wholesale Fish Market	Grade II
15	10-20 Thomas Street	Grade II
16	75 and 77, High Street	Grade II
17	No. 104 and 106, High Street	Grade II
18	31-35, Thomas Street	Grade II
19	42, 44, and 46 Thomas Street (including 41, 43 and 45 Back Turner Street)	Grade II

- iv) The location of listed buildings within the 250m study area (and those beyond) is illustrated by **Figure 3**.

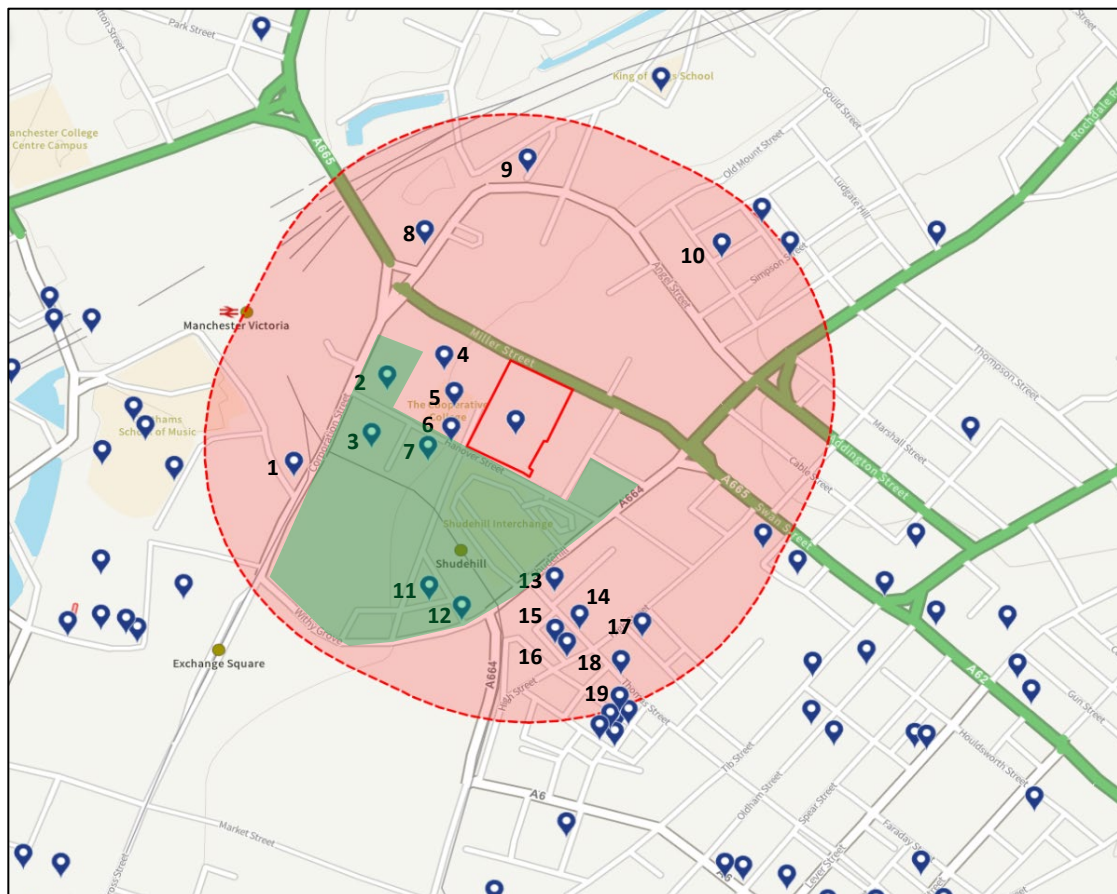


Figure 3: Location of listed buildings (blue markers) within a 250m study area (in red shading). The Shudehill Conservation Area is shaded in green. The Site boundary is identified in red. **Source:** Historic England, National Heritage List for England

3.4 Conservation Areas

- i) Conservation Areas are designated zones that are deemed to have special architectural or historic interest under the jurisdiction of the local planning authority ('LPA'). The character and appearance of these Conservation Areas is protected under statutory law and thus it is desirable to preserve or enhance these areas. The Site is not located in a Conservation Area but borders the north-east boundary of the Shudehill Conservation Area, which is included within the 250m study area (**Figure 3**).
- ii) Shudehill Conservation Area was designated in January 1987 and is bounded by Hanover Street, Riga Street, Mayes Street, Withy Grove, and Corporation Street. The character of the Conservation Area is defined by the bus station complex, Metrolink station, and multi-storey car park, as well as a collection of 19th Century buildings established by the Cooperative Wholesale Society. The CIS Tower's rear wrap-around podium building and service entrance face the Conservation Area.
- iii) Shudehill Conservation Area has therefore been scoped into this assessment to determine the impact the development proposals could have on the setting of the designated heritage asset.



Figure 4: View looking north-east towards the CIS Tower from inside the Shudehill Conservation Area, along the High Street. **Source:** SLHA 2016 (the Glassworks building has now been completed in the plot between Back Turner Street and Soap Street and appears above the body of 62 Nicholas Croft).

3.5 Scope of Heritage Impact Assessment

- i) The nature and extent of the development proposals on the external appearance of the building and its immediate setting is minimal; the height of the wrap-around podium is to be extended by three storeys, and the tower's façade renewed like-for-like. Therefore, a number of those heritage assets identified above have been scoped out of the HIA contained within this report as it is considered the proposals will not materially affect an appreciation or understanding of their significance.
- ii) The following heritage assets have been scoped into the HIA:
 - **New Century House**, including its attached conference hall and abstract concrete relief wall in the entrance piazza (Grade II) – No. 1 on Figure 5
 - **Holyoake House** (Grade II) – No. 2 on Figure 5
 - **Hanover House & Block**, Cooperative Wholesale Society (Grade II) – No. 3 on Figure 5
 - **Redfern Building**, Cooperative Society Building (Grade II) – No. 4 on Figure 5
 - **Old Bank Building**, Cooperative Wholesale Society Building to North of Junction with

Hanover Street (Grade II) – No. 5 on Figure 5

- **Dantzie Building**, Cooperative Society Building (Grade II) – No. 6 on Figure 5
- **Victoria Buildings**(Grade II) – No. 7 on Figure 5
- **Hare and Hounds** (Grade II) – No. 8 on Figure 5
- **Shudehill Conservation Area** – Green shaded area on Figure 5

iii) **Figure 5** identifies the heritage assets within a 250m study area that have been scoped into the HIA, contained in **Section 8** of this Heritage Statement.

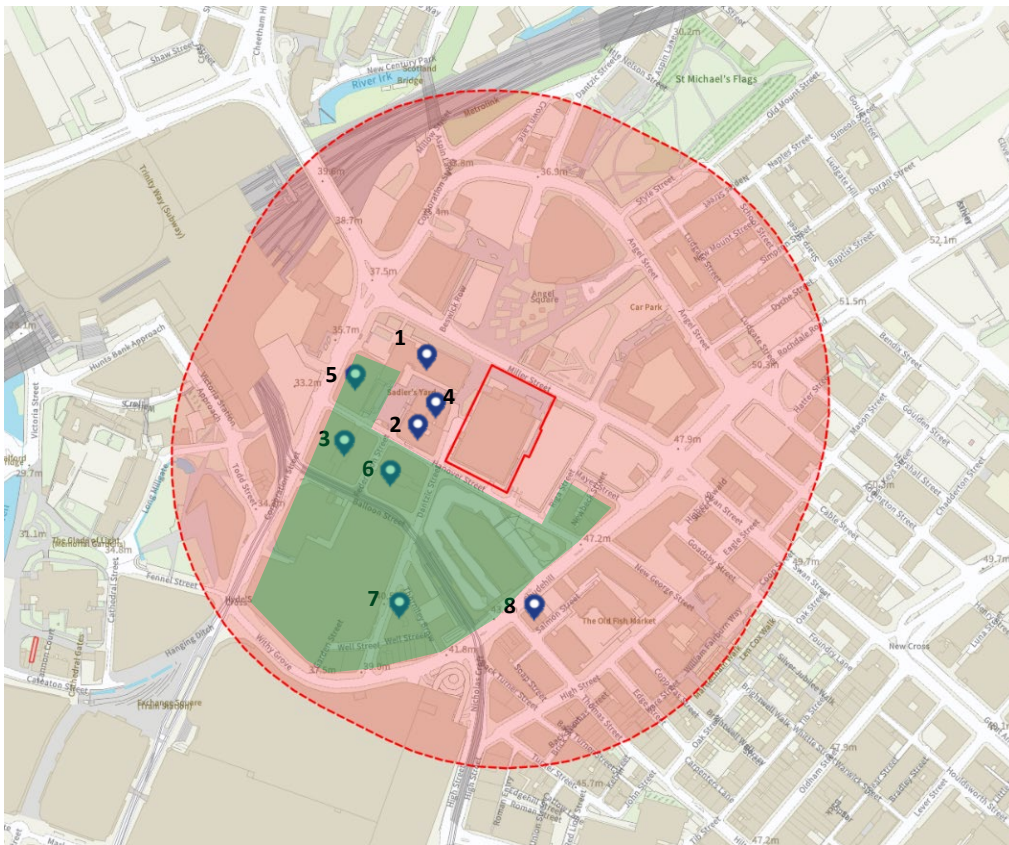


Figure 5: Heritage Asset Plan within 250m study area shaded in red. Indicative Site boundary in red. Numbers on the plan relate to the list above. **Base map source:** Historic England, National Heritage List for England

4. POLICY CONTEXT

4.1 The Planning (Listed Building and Conservation Areas) Act 1990

- i) The Planning (Listed Buildings and Conservation Areas) Act 1990 is of relevance to the proposals to undertake works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.
- ii) The alterations to the CIS Building which will impact on both the exterior and interior fabric will be considered in the context of both the Town & County Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The latter is of relevance to the proposals to undertake works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.
- iii) Section 7 of the Act is of particular relevance as it requires works affecting statutorily listed heritage assets to be authorised (in the form of Listed Building Consent). where they would affect its character as a building of special architectural or historic interest. It is, therefore, important to understand the special interest of the listed building and the potential impact of the works on its fabric and setting. This document attempts to provide such analysis.
- iv) As the Site is itself a listed building and within the setting of a number of listed buildings, Section 66(1) of the Act is applicable; it requires the Local Planning Authority ('LPA') to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" when considering whether to grant planning permission. This requires careful analysis of the physical and visual relationship of the proposed alterations to the designated heritage asset.
- v) Although the Site is not located within a designated Conservation Area, there is one such designated area within its setting. Although the setting of Conservation Areas is not formally protected through planning legislation, Section 72(1) of the Act requires that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance" of Conservation Areas. As such, the potential impact of the Proposed Development on the setting of relevant Conservation Areas and any associated effect on their character and appearance will be a consideration of the forthcoming Heritage Statement.

4.2 National Planning Policy Framework (NPPF) (December 2024)

- i) **Section 16** of the NPPF (December 2024) sets out the Government's planning policies on the conservation of the historic environment.
- ii) The document is structured to accord with the requirements set out in the NPPF **paragraph 207**. Thus, it is designed to describe the significance of the CIS Building as a designated asset, including its context and setting. The level of detail should be sufficient to

subsequently understand and evaluate the potential impact of the emerging development proposals on the significance of the listed building.

- iii) The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development and consequently shall not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (NPPF paragraph 8).
- iv) The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (**Paragraph 212**), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of its setting. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- v) The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm.
- vi) Degrees of harm are categorised within the NPPF as 'substantial' and 'less than substantial'. **Paragraph 214** states that *"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss"*. Four subsequent tests apply to mitigate such harm. These tests are as follows:
 - *"the nature of the heritage asset presents all reasonable uses of the site; and*
 - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - *the harm or loss is outweighed by the benefit of bringing the site back into use"*.
- vii) **Paragraph 215** relates to 'less than substantial harm', stating that *"this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.
- viii) The 'designated heritage asset' status of the identified listed buildings and Conservation Areas within the setting of any site requires that any potential 'harm' must be weighed and balanced against the potential advantages of the particular development proposal. It is thus necessary to establish whether the effects of the proposals outweigh any perceived harm, in the context of the statutory duties set out above.

4.3 Planning Practice Guidance (PPG)

- i) The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section “conserving and enhancing the historic environment” of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.
- ii) Of particular relevance in this instance is the PPG’s commentary upon the importance of “significance” in decision taking (**Paragraph 7**). This section advises that *“being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”* This report aims to provide such information and in particular to assess the significance of the settings of the identified designated heritage assets which may be affected by the proposals.
- iii) Also, of relevance in this instance is **Paragraph 13** which aims to define setting as a term and to explain how it should be taken into account in the assessment of proposals. Paragraph 13 defines the setting of a heritage asset as *“...the surroundings in which an asset is experienced [which] may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive...”*. It goes on to note that *“the extent and importance of setting is often expressed by visual considerations”* however setting also includes *“our understanding of the historic relationship between places”*. This highlights the requirement for proportionate research into the development of the area affected by the proposals and the relationships between the various identified heritage assets.
- iv) **Paragraph 18** of the PPG discusses the assessment of proposals in order to establish whether “substantial harm” is being caused to a heritage asset. It is emphasised that *“what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset...[and] significance derives not only from a heritage asset’s physical presence, but also from its setting.”*
- v) The PPG emphasises that, in general terms, *“substantial harm is a high test, so it may not arise in many cases”* (Paragraph: 018 Reference ID: 18a-018-20190723). For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s *significance* rather than the scale of the development that is to be assessed.
- vi) Finally, **Paragraph 8** of the PPG is noted in this context as it identifies the importance of pre-empting or minimising potential harm to heritage assets or their settings by obtaining *“a clear understanding of the significance of a heritage asset and its setting...to develop proposals which avoid or minimise harm.”* This approach has been adopted during the development of the proposals by obtaining early heritage advice and in the research carried out for the present heritage statement.

4.4 Local Planning Policy

- i) Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.
- ii) Policy CC9 (**Design and Heritage**) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- iii) **Policy EN3 (Heritage)** states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.
- iv) The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is met by the current Development Proposals.
- v) Greater Manchester's Combined Authority established 'The Places for Everyone' joint development plan in March 2024, which was adopted by Manchester City Council and integrated into Manchester's Core Strategy. **Policy JP-P2** within the document is relevant to this statement: *"Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process."* As set out in MCC Core Strategy Addendum (2024), the second paragraph of EN3 is replaced by PfE Policy JP-P2.
- vi) The NOMA Strategic Regeneration Framework (2010) was drafted after Manchester City Council approved a Strategic Regeneration Initiative for the site in 2009. NOMA Conservation Plan was published in 2011 to manage proposed changes to the Cooperative Group headquarter buildings sited at the north of the city centre. The Strategic Regeneration Initiative Framework was updated in 2020, and the redevelopment of the CIS Tower was referenced within the Core Development Objectives in Section 5, paragraph 5.7, as being expected to deliver job creation within this area.

4.5 Historic England's Good Practice Advice Notes

- i) The format and structure of this document conforms to Historic England's Advice **Note 12**, (2019) on "Statements of Heritage Significance". It forms a staged approach to decision-making in applications affecting heritage assets and will be used to test the development proposals detailed in the Impact Assessment. It, therefore, aims to provide the requisite information to understand the form, materials and history of the former Drill Hall and define the significance of the asset(s) and the impact of the development proposals on the asset's significance.
- ii) In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice in Planning Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment, 2015)** and **Good Practice Advice Note 2 (Making Changes to Heritage Assets, 2016)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and NPPG.
- iii) In particular, this report also takes account of the advice contained within the Good Practice Advice Note 3, The Setting of Heritage Assets. It, therefore, considers on understanding what constitutes the setting of a Listed Building, Conservation Area or other heritage asset, and the selection of assets the settings of which may be considered to be affected by development in a particular location, as well as the approach to the selection of indicative key views of a proposed development in context with existing heritage assets.
- iv) As regards the approach to the impact assessment itself, the report takes account of Historic England's revised advice to the effect that *"as setting and views are matters of qualitative and expert judgement [...] technical analyses [...] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."*

5. HISTORICAL DEVELOPMENT

5.1 Evolution of the CIS building site.

- i) In order to understand the heritage significance of the mid-C20th building, as a component of the surrounding historic environment, it is first necessary to understand its historical development and the impact it made on the development of this part of the city. This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the site in the context of the development of central Manchester.
- ii) This part of the city has been densely developed by the mid-C19th, with mix of industrial uses and tightly-packed workers' housing. The area now covered by the CIS Tower complex has been completely transformed, by a series of redevelopments, not least those resulting from the consolidation of the Co-operative group's business operations across the area.



Figure 6: Ordnance survey 1850, indicating the later transformation of the street pattern resulting from the development of the Co-operative estate, including the re-alignment of the roads and extensive clearance.

- v) By 1892 the CWS presence in this part of Manchester was expanding rapidly (see Figure 7 below). The development of the CWS estate coincided with a slum-clearance programme, prompted by the construction of Corporation Street on the west side of Shudehill. The north side of Miller Street (now the site of One Angel Square) remained densely developed at this time, with the CIS Tower located centrally in the NOMA Conservation Plan boundary.

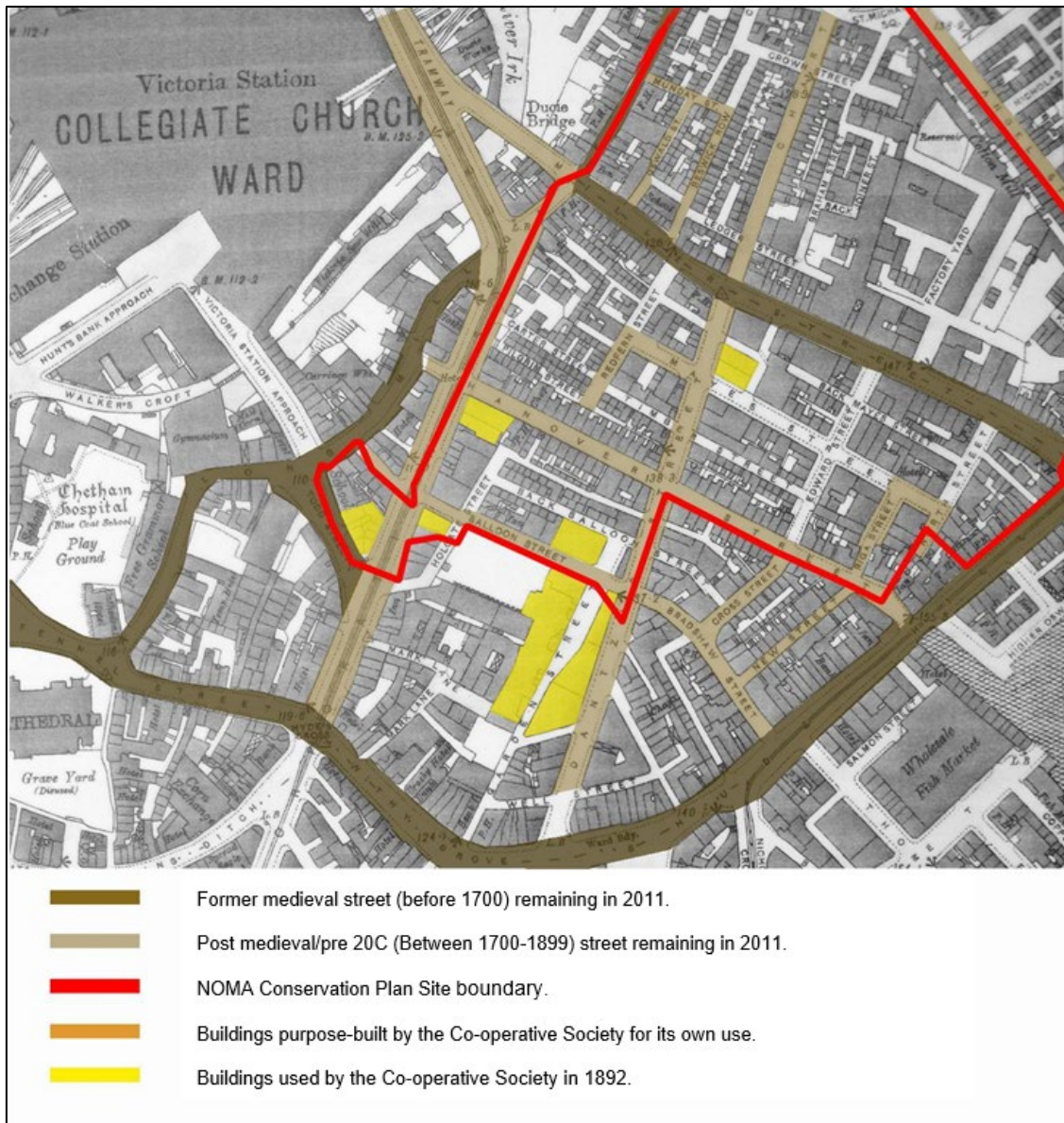


Figure 7: Ordnance Survey 1892. The site of the CIS Tower is shown as being partly occupied by the most northern building used by the Co-operative Society.

- iii) By the middle of the C20th, the establishment of the CWS Architecture Department had made a distinct impact on this part of the city with a number of buildings in the southern section of the NOMA area erected (See **Figure 8** below). The prolific work performed by the CWS Architecture Department was later to extend to the design of the CIS Tower on the site which was not yet in the ownership of the organisation.
- iv) The 1933 OS map shows the westward extension of Mayes Street, which was later removed to accommodate the CIS Tower. The new CWS Bank (1928-30) is shown, including its warehouse at the rear which was cleared and now forms part of the new square. However, the plan was drawn just before the CWS built Redfern House and Dantzie House, which now face the flank and rear of the CIS Tower and form part of the eclectic streetscape, which has recently been remodelled to enhance the connection to Miller Street. The building to the rear of Holyoake House are shown, although the 1931-32 extension to Holyoake House is yet to be represented.

- v) The area north of Miller Street had been subject to extensive clearance and the urban grain transformed to become more industrial, with larger plots and substantial buildings.

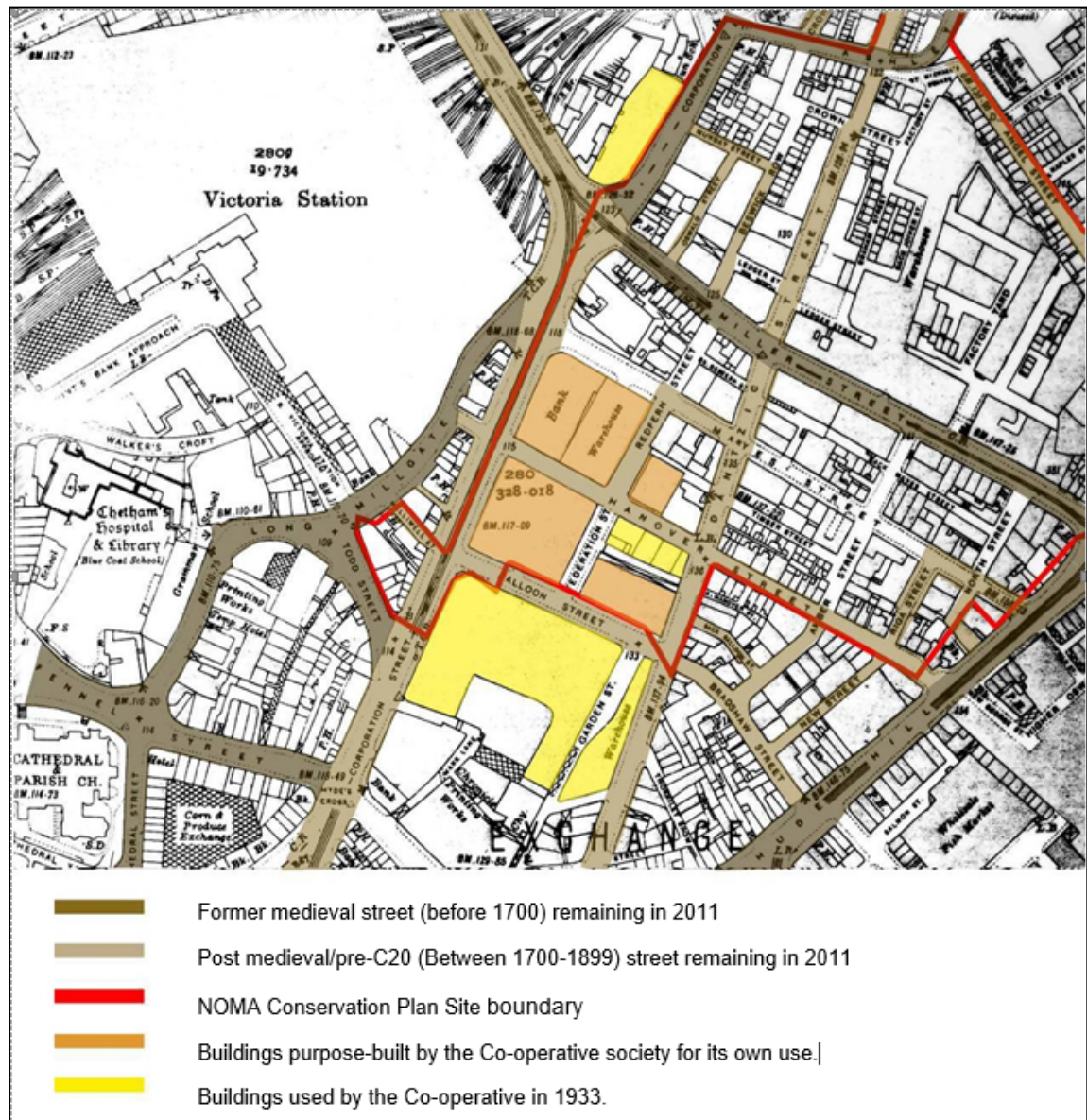


Figure 8: Ordnance Survey map 1933, just prior to the redevelopment of the new CWS buildings built to face on to Dantzic Street (Redfern House and Dantzic House built 1936)

- vi) The area witnessed great deal of change following extensive bomb damage during the Manchester Blitz in 1940. The extent of bomb damage in this area was extensive, as illustrated in the Council's bomb maps (see **Figure 9** below). The site of the CIS Tower was partly bombed with the site buildings destroyed.
- vii) The post-war period cleared the remaining buildings on the CIS Tower site as it was assembled to consolidate the company's operations and establish as suitably impressive headquarters.

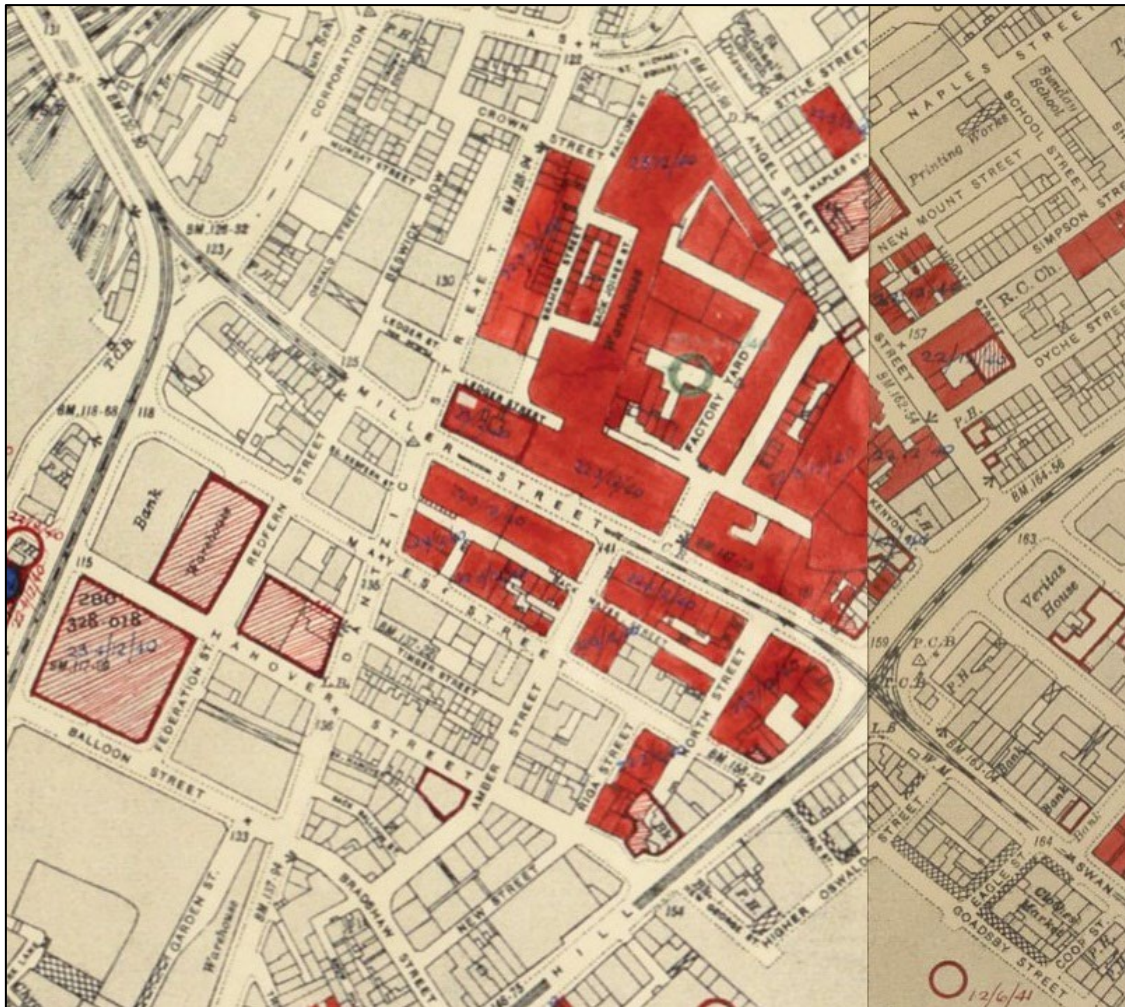


Figure 9: The Manchester record maps of the bomb damage in 1940 and 1941 show the extensive damage in the NOMA area, including the site of the CIS Tower.

Annotated with red circles for firebombs; blue circles for high explosives; pink shading for damaged buildings; red shading for demolished buildings; green marks: line mines, indicating bomb damage by the Luftwaffe during the Blitz.

- viii) In the post-WWII period, a number of new buildings were constructed on the southern portions of the NOMA site, such as the Redfern Annex (replacing the warehouse behind the CWS Bank), the New Century House and Hall and the CIS Tower on the east side of Dantzic Street.
- ix) However, the post-war pace of redevelopment led to the slow reinstatement of industrial buildings with many plots remaining empty and some former industrial use of the eastern part of the site north of Miller Street which was mostly cleared and used as a car park in the 1970s/1980's, until the development of One Angel Square (see **Figures 10 and 11**).
- x) The relationship of the CIS Tower to Dantzic Street and Hanover Street is also evident from the estate plan (See **Figure 10** below) as these tightly enclosed streets were rather insular and focused on internal deliveries and functional services, rather than being the key frontages, or the outward facing elevations of the organisation.

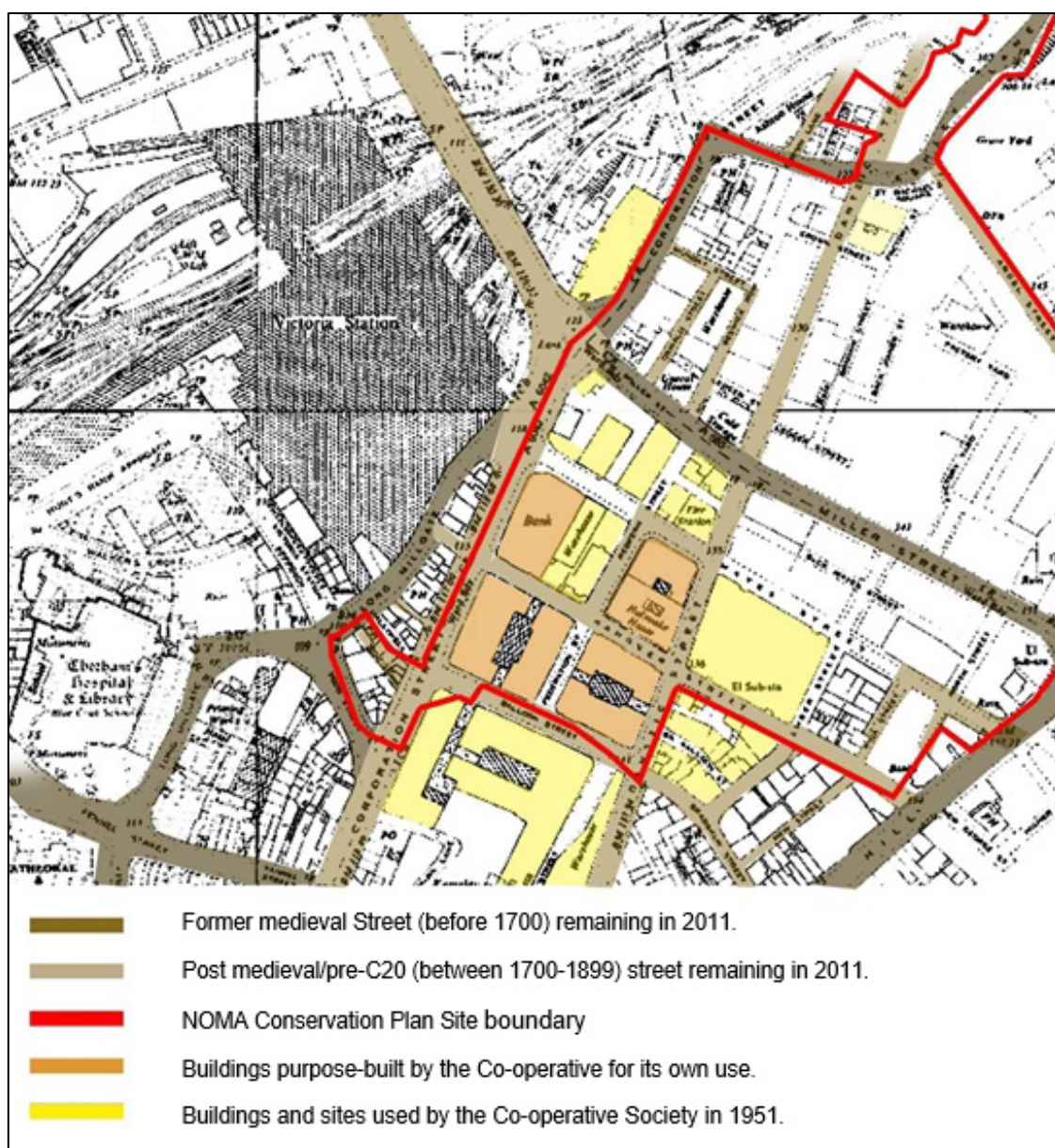


Figure 10: Ordnance Survey Map 1951. This map shows the buildings that preceded the construction of the CIS Tower and New Century House (the CIS and CWS headquarters respectively).

At this time, the premises used by the Co-operative Society extended north and included the former Parkers Hotel (1906), on Corporation Street and Collyhurst Road, and also included the premises off of Dantzig Street and Crown Street. Both were used by the CIS prior to the consolidation of their offices in the (yet to be built) CIS Tower.

A number of small plots (some of which were owned by CWS but let out on rental) are seen south of Miller Street. These plots also accommodated 2 dental premises, No 3 dining room, temporary females' canteen and restrooms, a fire station.

The substantial (Block L) building on the corner of Dantzig and Hanover Street is a New Drapery building (with a stronghold under) built in the late 1940's. An additional cluster of CWS owned but rented out premises is seen to the south, between Bradshaw and Hanover Streets.



Figure 11. The Co-operative estate plan of 1967 for Manchester showing CWS/CIS premises on the area. This map remains essentially as the estate and the building in the NOMA area is known today and illustrate the extent of change required to accommodate with the New Century House and Hall and the CIS Tower.

With the exception of the CIS Tower, the buildings east of Dantzig Street no longer exist and have been replaced by the car park, bus station and Shudehill tram station. The period following the construction of the CIS Tower marked the transition of the Co-op estate from an industrial and warehousing basis to a more commercial character, with the 25-storey skyscraper illustrative of this transition.

The relationship of the CIS Tower to Dantzig Street and Hanover Street is also evident from the estate plan as these tightly enclosed streets were focused on internal deliveries and functional services, rather than being the key frontages, or the outward facing elevations of the organisation.

5.2 Design and construction of the new headquarters building (1959-62).

- i) The CIS building was designed to become the central office, bringing 2500 scattered staff members under one roof. The design of the building was intended to reflect the values of the CIS Board and its stated commitment to providing excellent accommodation for their staff and clients. Therefore, when the building was being planned the CIS General Manager set out three general aims, stating that the building should:
- add to the prestige of the Society and the Co-operative Movement,
 - improve the appearance of the City of Manchester

- and provide first-class accommodation for staff.
- ii) These design aims remain valid despite the general erosion of the building's fabric as the building has continued to adapt to new uses since first opening in 1962. The completed building comprises of 25 floors (400 ft above street level, 122 metres) and 3 levels of basement (50 ft below ground).
- iii) The site was chosen for its location at the north of the city, having been bombed and cleared in the previous 2 decades. The initial plans for the building drafted by the CWS architects department in 1958 depicted as long 3-storey building with a central block of 17 storeys. The Council dismissed this as it conflicted with plans to widen Miller Street. Consequently, Gordon Tait of Sir John Burnet Tait & Partners was invited to reimagine the complex upon joining the CWS architect's department, run by Chief Architect G.S Hay. To obtain inspiration, the architectural team visited the USA and Italy and observed modern office designs and plans. The CIS Tower was redesigned as a taller building with curtain walling, said to be inspired by the Inland Steel Building in Chicago. At the time of opening, the CIS building was the tallest in Northern Europe.



Figure 11: CIS Tower during construction, note New Century Hall under construction next door. **Source:** Greater Manchester Lives Archive

Figure 12: 1950s photograph of the Inland Steel Building, designed by Skidmore, Owings and Merrill in 1956-58, located in Chicago, USA. **Source:** Designer Builder Magazine, 2003



- iv) Thus, the building was based on a bed of solid sandstone, estimated at some 100 feet thick at the time. Structurally, it meant that deep foundations would be needed to reach the bedrock, with the excavation works alone taking 6-months and 200,000 tons of earth and rock required to be excavated. There were numerous challenges, including the need to accommodate a pre-existing basement fall-out shelter. This was retained and proudly noted as containing, *“enough air for three days”* and was partially transformed into CIS gym and sports facilities.
- v) The floor-plans were planned from the outset as being as open as possible, so that the service tower was intended to both add rigidity, as a spine, to the main office tower and accommodate all the services to maximise the workspaces.
- vi) The main office tower itself was built as steel and concrete frame, curtain-walled in glass, with aluminium-alloy mullions (hiduminium) and black enamelled steel spandrel panels. The panels were based at the floor-level to prevent feelings of vertigo for the staff.



Figure 13: View of the service tower and steel frame of the office floor under-construction from Shudehill. Note that the service tower was enclosed by the rear of commercial and industrial properties and was not intended to be the focus of the architectural expression. **Source:** Greater Manchester Lives Archive

- vii) The windowless service tower was built in reinforced concrete, in order to brace the steel-frame of the office block. It was originally clad in grey 20mm x 20mm vitrified mosaic tesserae, comprising 14-million square inches of mosaic pieces. The tiled cladding emerged as an option from a visit to Milan and was partly chosen for its aesthetic qualities, as the bevelled-shape of the tiles' surfaces would result in creating a shimmer to the elevation. The mosaics surface was also determined at the time to be less than a quarter of the cost of *"traditional materials such as marble, granite or slate-facing."* Unfortunately, the tiles did not adapt well to the city's air-pollution and quickly became dulled and grubby in appearance and also, having been individually applied on a traditional base, they started to

fail and fall off the service tower. The failure of the cladding material of the service tower resulted in its over-cladding with the current materials.

- viii) The completed building was fully air-conditioned, with no openable windows, with two separate systems for the tower and the podium block. The extensive air-movement and filtering systems allowed for a complete change of air in the building every 30 minutes. The enhanced office environment (in comparison to the previous 10 scattered offices) was recorded as having a considerable beneficial impact on staff fitness with reduced absences and labour turnover. The original plans had included installation of a roof-top weather station, but this was abandoned in 1963 because the sulphurous fumes emitted by chimneys in close proximity to the tower, would have had a corrosive effect on the meteorological equipment (and is indicative of the benefits of the air -conditioned office). The air conditions were controlled at a standard 75 degrees Fahrenheit and 50 percent humidity.
- ix) Other innovations recorded in the building at the time of its completion included: coils embedded in the forecourt to monitor and melt snow, as well as the installation of a radio telephone service installed at the top of the CIS Tower specifically for contacting the members of the Manchester midwives' service. A document conveyance system also routed papers to any floor.
- x) Historic accounts of the construction reveal the daunting scale of the enterprise and the complex construction management and site logistics required for the successful outcome. Site announcements were made in an array of languages and breaks were rigorously coordinated since only a limited amount of weight (i.e. man or materials could be hoisted up and down the tower at any given moment). Record quantities and volumes of materials used in the construction were equally astounding as confirmed by period publications such as 500,000 sq ft of PVC tile flooring (by Poly-Flor) and 200,000 sq.ft. of glass.
- xi) The press reports on opening the building in October 1962 were broadly positive, although hinted at the oddly hierarchical arrangements for the interiors. The report in *The Guardian* on 23 October 1962 reported that this was indeed a, "*prestige building*" with the standard office floor plans contrasting with, "*the Board Room floor and the [Chief] clerks' dining room amongst the most beautiful modern interiors in the world.*" These 24th floor interiors were extensively remodelled and altered in the pre-listing alterations completed in the mid-1980s and contrasted significantly with the typical office-floor layouts and design (see **Figure 15** below).
- xii) However, the report in *The Guardian* commented that the scale and dignity of the building was affronted by its illuminated sign "*pinned to its collar*" at the top of the service tower (which was then reportedly capable of being seen for ten miles). The report commented that such a "*prestige building labels itself.*"



Figure 145: A view in 1963 of a typical office on the podium floor.

- xiii) The press reports also illustrate the intended transparent form of the building, with a commentary in *Punch* on 26 December 1962 remarking on the “*glass skyscraper*” that employees, “*should have been warned not to let the passing public see them in their braces.*” The completed form of both the service tower and the glazed office tower, which was intended to be as light and open as possible, thus contrast with the current appearance which is discussed below.
- xiv) Construction started on the 4th of August 1959 and the building was completed in 1962 at a cost of £3,980,000.00. The building was inaugurated within an atmosphere of great pride and exhilaration on the 24th August of 1962 and officially opened by the Duke Of Edinburgh on 22nd October 1962.
- xv) The main consultants and contractors engaged in the design and construction were:
 - Architect - G.S Hay, Chief Architect of CWS Manchester, in association with Gordon Tait of Sir John Burnet, Tait & Partners .
 - Project Architect (special interiors) -Misha Black and Alexander Gibson of DRU.
 - Structural Engineer: A. E. Beer and Partners
 - Mechanical and Electrical Engineers
 - Contractor: John Laing Construction Ltd.
 - Steel frame: Alexander Findlay and Co. Ltd.
 - Mechanical Engineers: G.K Medlock, O. Castick of CWS.
 - Sanitary Engineers: F. L. Barrow, consulting sanitary engineer

- Resident Structural Engineer: A. W. Beal
- Chief Clerk of Works: C. Horrocks



Figure 15: View of the completed building in 1963. Note the transparency of the glazed façade and the deliberate under-statement of the service tower and the podium plant roof.

6. BUILDING FABRIC

6.1 Exterior form of the CIS Tower

- i) 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) The building was the tallest building in Manchester until 2006, considered by Pevsner to be *“one of the most distinguished”* a factor recognised as the key factor in its 1994 listing (which focused on the exterior expression of the building).

Elevations

- iii) 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 (see **Figures 17** and **18**). These materials were specifically chosen for the exterior instead of concrete or stone, which usually became quickly dirty in Manchester's atmosphere. Hiduminium is a high-strength aluminium alloy created by Rolls Royce for pistons and mainly used in aeroplanes. An outstanding example of such a development is the use of Hiduminium RR58 as the basis for the main structural material (designated CM001) for Concorde.
- iv) In structural terms the curtain-wall system used on the office tower and podium block is composed of extruded hiduminium mullions, extending up the face of the tower and spanning from floor to floor, with welded aluminium-alloy frames secured to the rear-face of the mullions. The mullions are in turn fixed to the floor beams by means of heavy galvanised mild-steel fixing brackets. The elevations were designed to withstand wind-loading of 30lbs per square foot, plus the imposed load of the window-cleaning trolleys, the guide wheels of which were designed to run in the web of the mullions.
- v) The glazing panels were fixed from within the building and included an 8-inch wide glass panel inset. The black, vitreous-enamelled steel panels fixed externally using sprung-in beads. A contemporary review of the building questioned how in a building, *“where cost restrictions have so obviously been of no moment”* that the building was not fitted with double-glazing (see reference 36), recording that the *“down draught at the window in the recent arctic weather was most noticeable (January 1963).”*
- vi) The curtain wall glazing was reinforced and considerably altered with the addition of a protective film during renovations in the late-1980s. It is understood that the film was applied to all the windows in order to make the glazing more shatter-proof as well as reducing solar glare. The film is starting to degrade and peel off the windows but changed the character of the elevations by enhancing the reflection of the glazing, to create almost a mirror finish, diminishing the intended transparency of the elevations (see **Figures 21** and **22** below).



Figure 17. View from Miller Street (1963) illustrating focus on the glazed tower and the pattern of the elevations.

- vii) In contrast, the exterior of the windowless service tower (see **Figure 16** below), was designed essentially as a solid concrete block. The service tower was built in reinforced concrete and designed to brace the steel-frame of the office block as well as accommodate all the services. It was clad in 14 million, grey, 20mm x 20mm vitrified mosaic tesserae, with a bevelled surface which was designed to sparkle in sunshine. However, the grey-coloured Italian mosaic tiles began to fail shortly after the building's construction.
- viii) The tiles were over-clad in 2005 with photovoltaic panels (which are excluded from the listing as not being considered to be of special interest). The form of the tiles can still be seen on the ground floor (and also on the exterior of New Century Hall which faces the CIS Tower across Dantzic Street). This work followed a major energy use study started by the CIS in 2000 and was developed by a team of consultants including: Heritage Architecture Ltd, E. C. Harris, Arup, Capita Symonds, ISG Interior Exterior plc, Solar Century and Sharp, at the time it was the largest photovoltaic scheme in Europe. The alterations were granted listed building and planning permission on the basis that the armature support system is removable to allow for future repair and replacement of the tesserae should a solution be discovered.

Figure 18.

The ancillary service tower to the CIS Building (1963) from Riga Street showing its solidity deliberate contrast with the vertical extruded mullions of the office tower and podium block. Note the use of blinds to shield the windows.



Podium block

- ix) To the rear of the main office tower and wrapping round the service tower is the podium block, which is topped with a plant room, designed to contrast with the transparent elevation and be as inconspicuous as possible.

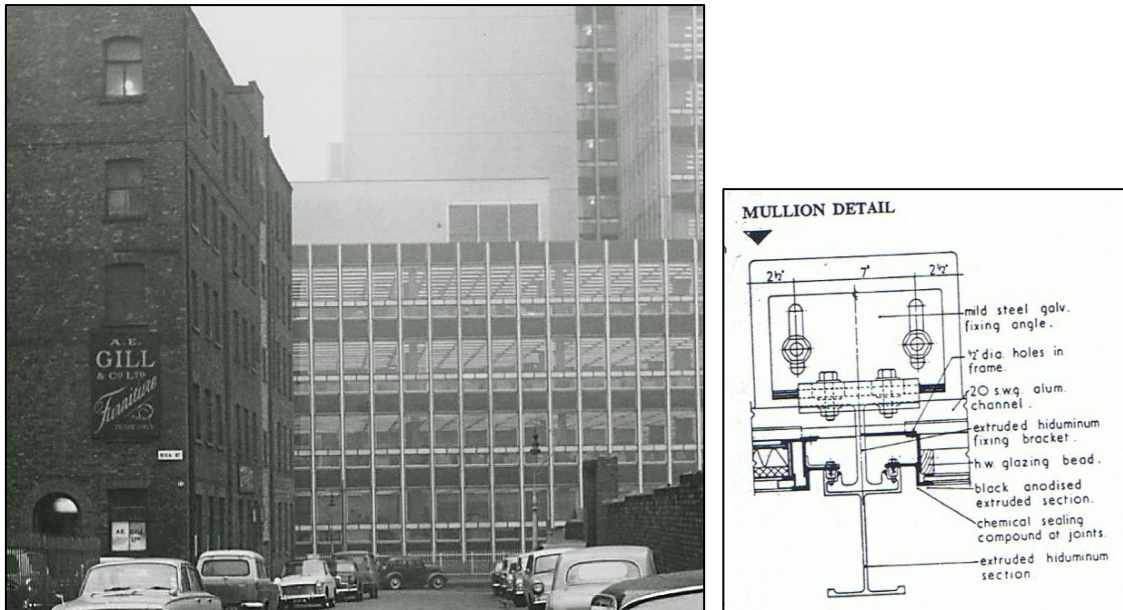


Figure 19. View along Mayes Street from Shudehill (1975) looking north toward the podium block of the CIS Tower showing the previous translucence of the glazing and the structural aluminium-alloy (hiduminium) mullions.

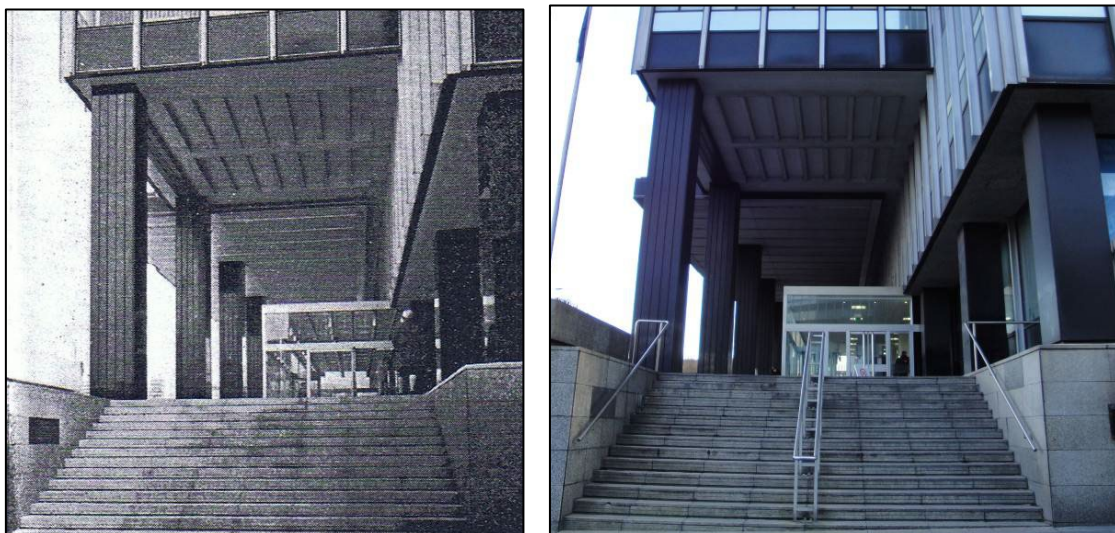


Figure 20. The access to the entrance from Dantzic Street 1962 (left) and 2011 (right) indicating the remodelled entrance which is still extant.

Entrance lobby

- x) A contemporary review in *The Architect & Building News* of 1963 described the building very favourably as Britain's "*finest skyscraper to date*". However, the broadly positive contemporary architectural review highlighted a few key criticisms with the "*most disappointing aspect of the CIS building itself is the entrance*". The elegant profile of the building was considered to be let down by the "*podgy little canopy tacked unfeelingly to the base of the curtain wall*", which was noted as being, "*crudely detailed and quite useless as a protection for rain or snow.*"
- xi) The Miller Street (main) entrance was subsequently remodelled during the 1980s to address the concerns that its function as a draught lobby was not being met.



Figure 21. View of the office tower from Miller Street (2019), illustrating the continued focus on the architectural focus of the main elevation. Development on the north side of Miller Street and in the environs of Victoria Station has since been completed and has increased the built-up character / density of the townscape character experienced from this location.

- xii) The impressive scale and the architectural character of the building remains evident, despite the continuing redevelopment of the area, including the new Co-operative group headquarters across Miller Street at One Angel Square. The continuing regeneration of the area reinforces Miller Street frontage as the focus for the building within the NOMA area.
- xiii) However, the change in character of the enclosing streetscape and the cladding of the service tower has created new perspectives of the building. These include the distant streetscape views of the service tower from High Street, which illustrates the significant change in the materiality and character of the service tower, which included the replacement of the signage and lettering to the tower and a greater focus on the over-clad tower (see **Figure 23** below).



Figure 22. Contrasting views of the service tower from High Street, looking north across Shudehill. The left-hand view is from 1975, with the right-hand view being the 2018 view towards the bus station and multistorey carpark, illustrating the change in the character of this part of the city as well as the materiality of the service tower. As previously noted, the Glassworks building has now been completed in the plot between Back Turner Street and Soap Street and appears above the body of 62 Nicholas Croft and contributes to an increased sense of visual enclosure as experienced from this location.



Figure 23. View of the service tower from Dantzic Street (2018), looking north-east towards One Angel Square and illustrating the change in the character of the streetscape. The on-going re-development of the 'listed estate' is expected to further enhance the vitality of the street.



Figure 24. View of the Dantzic Street elevation (2019). The application of the protective film has diminished the intended transparency of the elevations, creating an almost mirror surface.



Figure 25. Details of the structural aluminium-alloy (hiduminium) mullions, the internally-fixed glazing panels with the horizontal inset and the black, vitreous-enamelled steel panels fixed externally using sprung-in beads. Note the reflective and opaque character of the glazing.



Figure 26. An exposed section of tiling at podium level, showing the pattern of cream and grey blue tiles, as well as the deterioration and discolouration of the surface resulting from atmospheric pollution.

- xiv) The frontage was also insufficiently accessible, so the forecourt was partly remodeled in 2002/03, to accommodate a ramped entrance from the south end of Miller Street onto the forecourt, as well as installation of handrails and rationalization of the planters to improve pedestrian access. The symmetrical form of the entrance was retained as a key feature of the Miller Street frontage.



Figure 27. The 2002/03 remodelled exterior of the forecourt (2019, extant as of December 2024) which adapted the surface levels and materials to create a gently ramped access from Miller Street.

- xv) The exterior architectural form and historic interest of the CIS tower was its original stimulus for listing in 1995, focused on its strikingly elegant and sophisticated design, which was reportedly inspired by Skidmore, Owings & Merrill's 'Inland Steel Building' in Chicago (1956-8). This design factor together with its imposing scale and massing, is noted by Historic England as being successful in conveying the status and prestige of the CIS and the wider Co-operative movement, as well the strength of the financial community within Manchester.
- xvi) The key design interest of the CIS Building also focused on the external fabric and adoption of (then) state of the art construction techniques and functional features. These include key design features such as use of carefully selected external materials, such as glass curtain walling with black vitreous enamelled-steel panels and pre-anodised fluoropolymer-coated aluminium mullions, specifically chosen to withstand air pollution. Despite the extent of alteration, notably to the service tower, these exterior architectural characteristics continue to define the building's special interest and have informed the design development of the current proposals.

6.2 Interior layout and fabric overview.

- i) The interior of the CIS Tower has been adapted and altered, almost since opening, in response to business needs and technological advances. This is to be expected in late-C20th commercial office buildings, which were designed to be adaptable and to accommodate a diverse and changing range of office users. The relatively unusual distinction in the CIS Tower for Manchester is that the building was built to accommodate a single business organisation.
- ii) The consolidation of the CIS business in a single building enabled the adoption of North American management practice and planning techniques within the new building. The original interior fabric and spatial arrangements emphasised the hierarchical nature of the organisation, although this was tempered by the inclusion of a variety of social and recreational spaces for staff. However, extensive adaptations and alterations, responding to changing patterns of work, have resulted in reduced emphasis on the distinction in status of the spaces, as well as the use of key social spaces. Nevertheless, aspects of the original fabric and character of the interior spaces remain evident, primarily on the two executive levels on the 23rd and 24th floors. The interiors of the main office spaces and the service tower, as well as many of the original services have been extensively remodelled as discussed below.
- iii) In common with similar prestige offices, the spatial layouts combined large open-planned office areas with cellular offices around the perimeter or core. The corner offices were reserved for those at the top of the organisational hierarchy, with the senior executives (and guests) occupying two upper floors (the 23rd and 24th floors). The top-floor (25th) of the office-tower was designed to be a recreational space for staff, affording views out across the city, with an internalised, multi-functional, sprung-floor, recreation room (used as a social space and conference hall) located on the top floor (5th) of the podium block, enclosed by the plant rooms.
- iv) The main, open-plan workspaces were intended to be flexibly divided by furniture and partitions, either in a rectilinear arrangement or following the organic Bürolandschaft or 'office landscape' method. Consequently, the main workspaces were designed to be adaptable and thus based on a modular planning system, with the main open-plan office floors accessed off the spinal service tower and divided by furniture and partitions. This was an early UK example of the Bürolandschaft form which came to dominate the spatial arrangements of such offices across the country. This organic type of office-planning (literally 'office-landscape') was intended to be adaptable to changing business requirements and was based on open-plan offices developed in the USA in the 1940s (and refined in Germany in the 1950s and 1960s by designers Eberhard & Wolfgang Schnelle). It enabled large spaces to be well lit and serviced, with the relatively informal layouts intended to suggest a landscape, an effect enhanced in the 1960s by the fashionable placing of plants in pots.
- v) The fabric and features of the interior were designed by Professor Misha Black and Alexander Gibson of the Design Research Unit ('DRU'), noted as being one of the most

significant post-war design practices in Europe and their work on corporate identity. Their contribution to the design team, working with the main project architects, led to a cohesive and prestigious interior design. The uncluttered and distinctive form of the interiors, as envisaged by the DRU, was subsequently extensively altered, but original features survive. These are particularly evident on the two executive level floors, where high-quality materials were used to define the internal spatial hierarchy, such as teak and cherry veneer panelling and doors with blue-green coloured, roughcast-glass vertical side lights.

- vi) However, much of the original fabric and furnishings of the main, open-plan office-floors, have been removed, or replaced with modern partitioning. In contrast, the executive floor levels were partitioned from the outset with the original offices surviving on the 23rd floor (Chairman and General Managers office floor). The original suspended ceilings, lighting units and DRU designed directional signage have been replaced throughout the building, including in the main-entrance hall, and the majority of the original furnishings (many of which were manufactured by the CWS) and partitions have also been removed, with just a few built-in units surviving on the executive levels (23rd and 24th floors).
- vii) The original design boasted notable artworks by noted contemporary artists, two key works by William G Mitchell and Barry Daniels survive and are discussed below. However, the original 200ft mural designed by designer and satirical cartoonist, Vincenzo Apicella, which covered the walls of the original basement cafeteria (featuring cities across the world) was removed following its redecoration and redesign.
- viii) Consequently, the revised 2013 listing (see **Appendix 1**) focused on the contribution of the surviving original design features to the character of the extant building. Thus, Historic England note that (with the exception of the executive floors) despite the loss of original fabric and furnishings, the interiors continue to express the spatial characteristics, hierarchical character and intended prestige of the original building. The surviving and character defining spatial characteristics and components of the interior fabric are discussed below.

6.3 The ground floor entrance hall.

- i) The reception hall comprises a glazed reception hall which underwent remodelling, most notably in the 1980s, which altered the fabric and layout considerably. The building's main entrance was through revolving doors housed in a squat glazed box below a canopy. (**Figure 28**) The hall was designed to be as uncluttered and open as possible, with minimal reception facilities and no security gates (**Figure 29**). To this end, the floors were constructed of Cornish granite laid in random courses and extended to the lift lobbies and escalators. The internal columns were constructed of black fluted metal panels (**Figure 29**). The highlight of the entrance was the William Mitchell fibreglass mural, which was located off-centre and spanned from floor to ceiling (**Figure 30**).



Figure 28. The projecting entrance lobby and access to the reception (2019, extant as of December 2024). All the doors within the projecting box have been replaced. The original arrangement had a single, central revolving door and paired side doors.

- ii) The suspended ceilings and lighting have been altered; the ceilings now obscure the top ~200mm of the Mitchell mural. Although the mural is undamaged, the ability to fully appreciate it is limited (**Figure 32**). The furniture has been replaced and is of no heritage significance (**Figure 31**). The columns have been reclad with Sicilian marble, to match the original walls in the lift lobby (**Figure 33**). The most impactful alterations were the installation of stainless-steel security gates and turnstiles in the centre of the hall (**Figure 30**). These have created notable changes in the floor where the tiles have been replaced. The reception desk has been replaced and relocated to the north end of the entrance hall. The doors have been replaced with modern revolving doors (**Figure 34**).



Figure 29. The entrance lobby and reception c.1970 illustrating minor changes with larger and more permanent, L-shaped reception desk. The hardwood panelling to the rear of the desk was also replaced with marble during the extensive alterations to the space in the 1980s to match the cladding of the lift lobby corridor. Note that the William Mitchell Mural extended to the ceiling and was lit by a free-hanging trough-light.



Figure 30. Security gates (2019, extant as of December 2024) and the detrimental impact the setting of the William Mitchell mural.



Figure 31. View of the replacement, non-fixed furniture in the entrance hall which is of no architectural or historic significance and screens the redundant Weathermaster ventilation system, which is also a non-original service feature.



Figure 32. View of the William Mitchell mural panel, extant as of December 2024. Note the top 200mm of the artwork is covered by the lowered ceiling and the security gates enclose upon the edge of the mural, comprising its appearance and originally uncluttered setting.



Figure 33. Over-clad columns, encased in the 1980s (originally black, fluted sheet metal cladding) and the cladding to the Weathermaster system in the entrance hall.



Figure 34. View of the entrance hall (2019, extant as of December 2024) showing the replacement doors and ceiling.

- iii) As well as accommodating the main and grand public reception, the ground-floor originally comprised a collection of more functional works-spaces and offices, including: the compartmented Co-operative Branch office (now vacant), a cleaners' room, and several security related rooms. Three large storerooms occupied the south section as well as the internally accessible and long-redundant UPS and postal rooms. These functional workspaces have been subdivided and portioned on several occasions and have been most recently used for storage.
- iv) The loading bay onto Dantzic Street provides a secondary, service and delivery entrance to the building (see **Figure 35** below).



Figure 35. Internal view looking west (2018) toward the Dantzic Street service entrance

6.4 The fifth-floor, large recreation room.

- i) The fifth floor is at the top of the wrap-around podium building, accessed by the lift lobby and is comprised of an open office with a recreation room. The recreation room is a double-height rectangular room which is enclosed by plant rooms (including a storage room) on three sides. There is a bar area at the west, which is separated from the recreation room by a glazed folding screen. There is escape access out onto the podium roof terrace.
- ii) The recreation room was a multi-functional space used alternately as a conference hall, cinema and ball room. At the north wall there was a cinema screen which could be lowered into the room with flanking speakers, the glazed screen and mural covered with curtains during screenings or conferences (**Figure 37**). The room has sprung floors, original acoustic ceilings, and walls that were originally clad with elm timber panels with walnut skirting boards and trim.
- iii) The east wall is opposite the entrance from the bar area and houses the Barry Daniels mural. The mural is a brightly coloured plastic laminate mural by Barry Daniels or DANAD Design Associates. The mural was originally fronted by a removable stage (**Figure 36**).



Figure 36. The recreation space on its opening in 1962, showing the original ceiling, the extent of the artwork and the original panelling. The artwork was flanked by curtains which were closed when in use as a conference space.

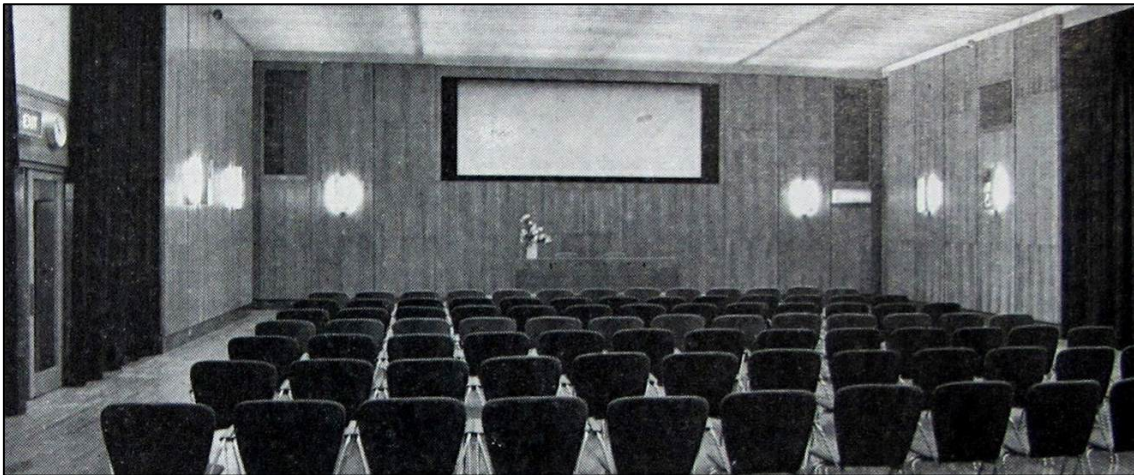


Figure 37. The large recreation room set up for a conference (1963), showing pull-down screen and the flanking speakers, as well as the curtains which covered the door and artwork.

- iv) 1985 saw extensive modifications to the bar area and the recreation room. Floors were covered with carpet, and ceilings were replaced to install new ventilation, heating and lighting systems. The new ceiling is lower, and when the west wall was clad in darker stained panels this reframed the mural, cutting off the artwork's full height (**Figure 40**). Wall-mounted lighting was installed in contrasting timber (**Figure 38**). The toilets and bar areas were updated, and a tinted mirrored ceiling was introduced, which was removed during later asbestos removal works.

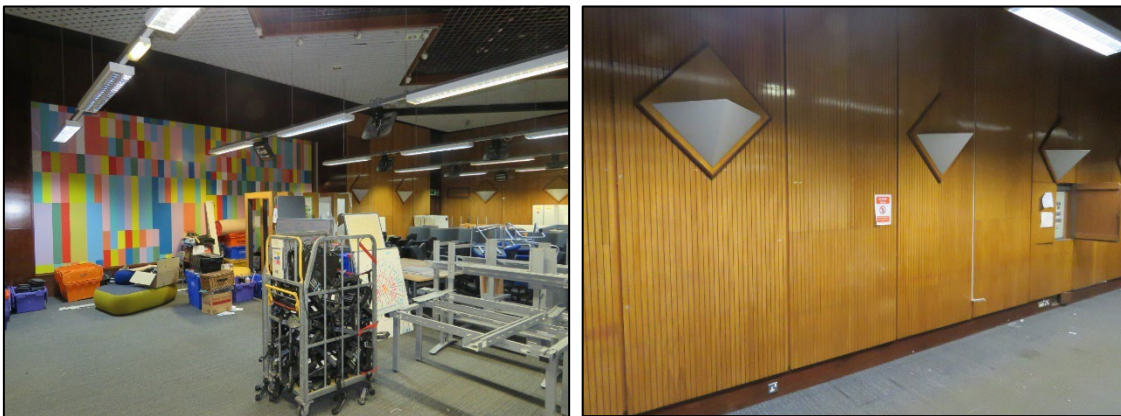


Figure 38. Views (2019) of the east wall of the recreation room (left-hand view) showing the replacement ceiling, lighting and floor covering. The dark-stained additional timber cladding which frames the artwork covers the top section of the mural. The right-hand view is of the acoustic panels to the south wall with the added wall-lights which were erected in 1985 and are considered to detract from the original aesthetic. These elements were extant in the latest site inspection in December 2024.



Figure 39. Views (2019, extant as of December 2024) showing the surviving original screen, looking into the bar area (left-hand side) and the additional dark-stained panels and replacement lighting (right-hand view).

- v) The recreation room has been used in recent memory as an office space and a storage area. This has resulted in changes, for example a new power columns and new lighting, which detracts from the overall aesthetic of the space. The room has suffered some minor damage, but the underlying historic fabric is generally intact. The mural has undergone some cosmetic damage.

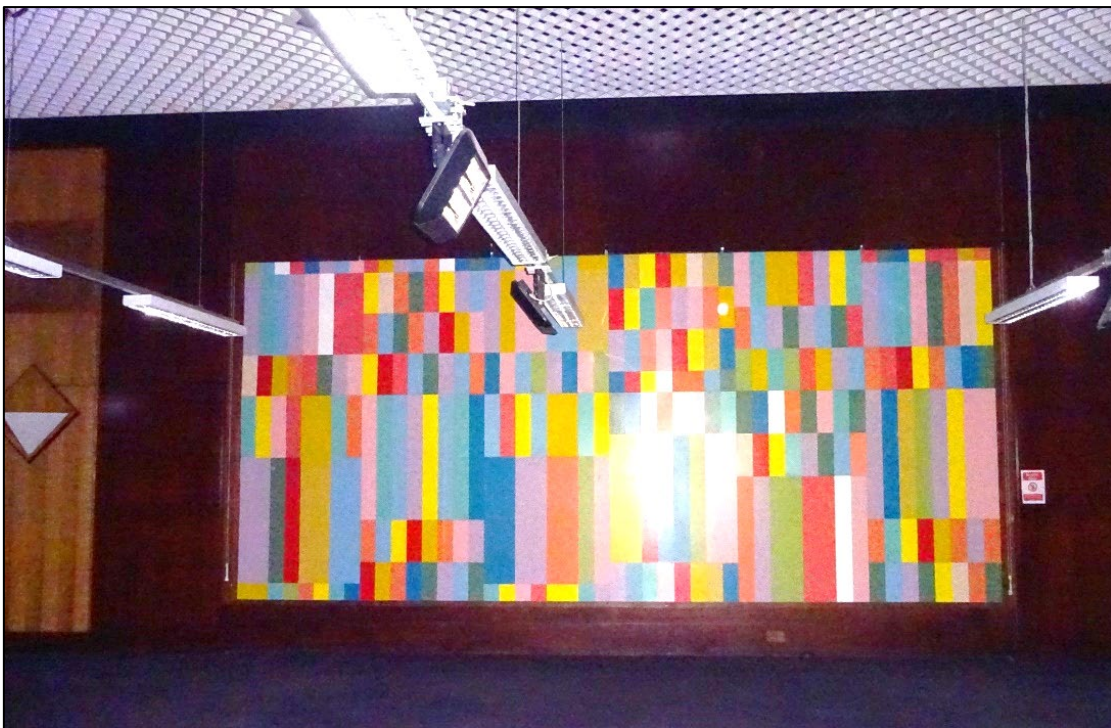


Figure 40. The Barry Daniels designed mural (2018, extant as of December 2024). Note that the top section has been over-clad with the non-original, dark-stained timber panelling.

6.5 Floor levels 22 to 25, the senior executive floors and observation platform.

- i) The senior executives were accommodated on the 23rd and 24th floors and the DRU designed the furniture and fittings to define the place at the top of the hierarchy. Floor level 22 was largely designed to accommodate secretarial support staff and has been much altered. The 25th floor was originally an 'observation platform'.
- ii) The **23rd floor** was designed by the DRU as the accommodation for the Chairman of the CIS on the east end and the General Manager at the west end of the tower, with their offices separated by waiting vestibules, and meeting spaces, as well as the board room (see **Figure 41** below). This is the most intact of all the floors within the CIS Tower. Most of the original compartmentation survives and, although some alterations have taken place to upgrade the ceiling, lighting and services, the finishes remain elegant. The majority of the DRU designed furniture has been removed, including the board room table.

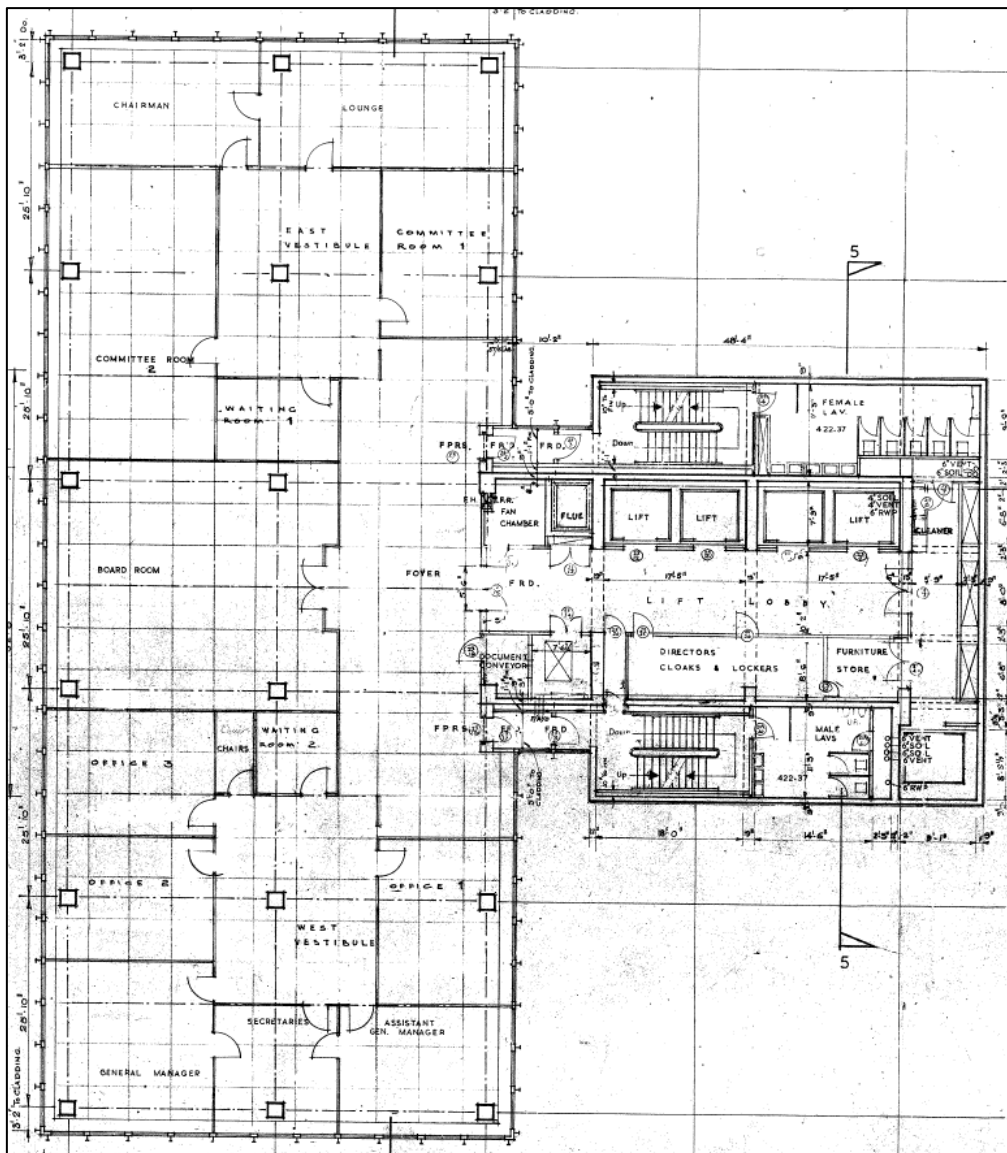


Figure 41. The 23rd floorplan (1962) showing the Chairman and General Manager's offices.

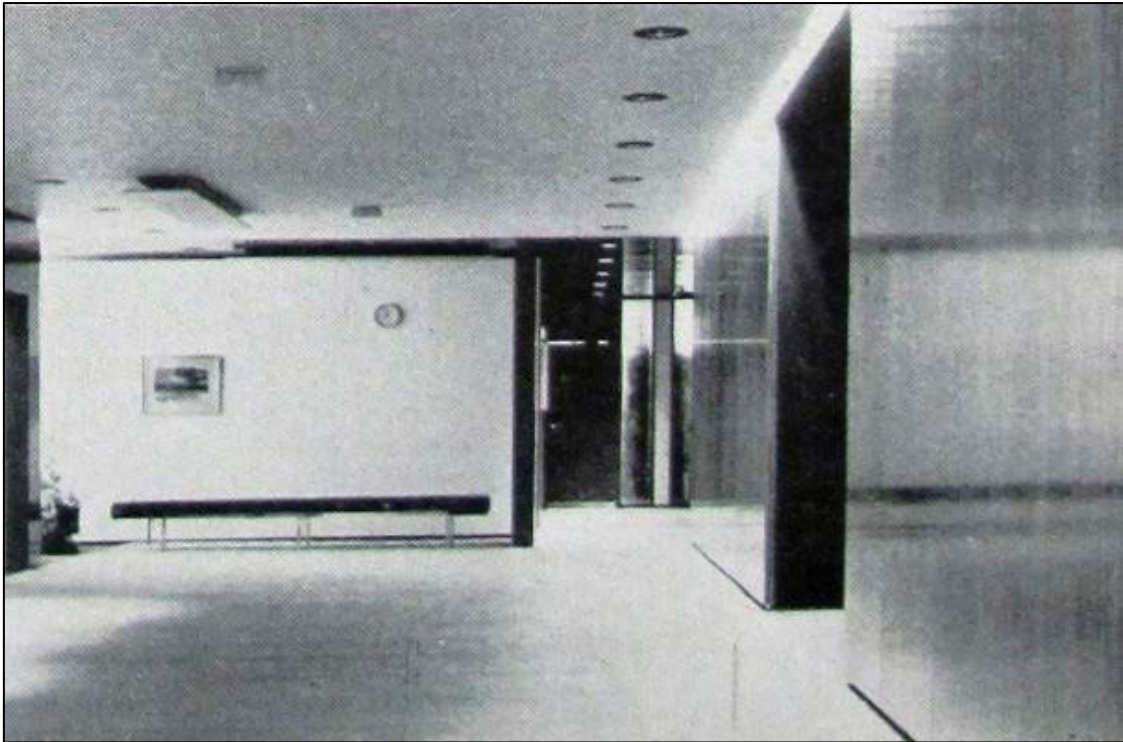


Figure 42. Looking north within the foyer of the 23rd Floor executive suite (1963), showing the simple, uncluttered design and the entrance to the boardroom to the right of the view.



Figure 43. Looking south within the foyer to the 23rd Floor (2019), showing the simple, uncluttered design and the entrance to the boardroom to the left of the view.



Figure 44. View of the former Assistant General Manager's office on the west end of the 23rd floor (see Figure 41 above). The panels, doors, door-ironmongery are original, but other furnishings and furniture have been replaced. The linking door opens into the former secretary's office.



Figure 45. View of the former Office 3 (now 5) facing into the West vestibule on the west end of the 23rd-floor (see Figure 41 above). The panels, doors and door-ironmongery are original, but other free-standing furniture and furnishings have been replaced.



Figure 46. The 23rd floor board room (1963 – left-hand view), showing the DRU design furniture. The space has been recently used as an office space (2019- right-hand view), with alterations to the ceiling and lighting, carpets and replacement of all the furniture.



Figure 47. View (Left-side) of 23rd floor former General Manager's Office and Chairman's office (2019) both now adapted to become meeting spaces, with modern/replacement furniture, ceiling and lighting units are replacements, although partitions survive as original.



Figure 48. View (left-side) of former committee room on the 23rd floor (1962) and the same view in 2011. The partitions remain in situ, but the furniture has been removed and the space has been adapted to become a general meeting space, with modern/replacement furniture, ceiling and lighting units.

- iii) The 24th floor was significantly changed during extensive alterations in the 1980s to change the former dining areas and senior accommodate meeting spaces but retains its apparent status as a high-status space, although flexibly used. The kitchen space was completely over-hauled but retained that function, while the carefully defined dining areas have been transformed.

- iv) The partitions defining the segregated Chief Clerks' and Senior Officials' dining rooms have been altered to create a new layout designed as meeting spaces. The result is that none of the cherry-veneer partitions within the heavily compartmentalised space are original, although there has been some re-use of partitions and doors.

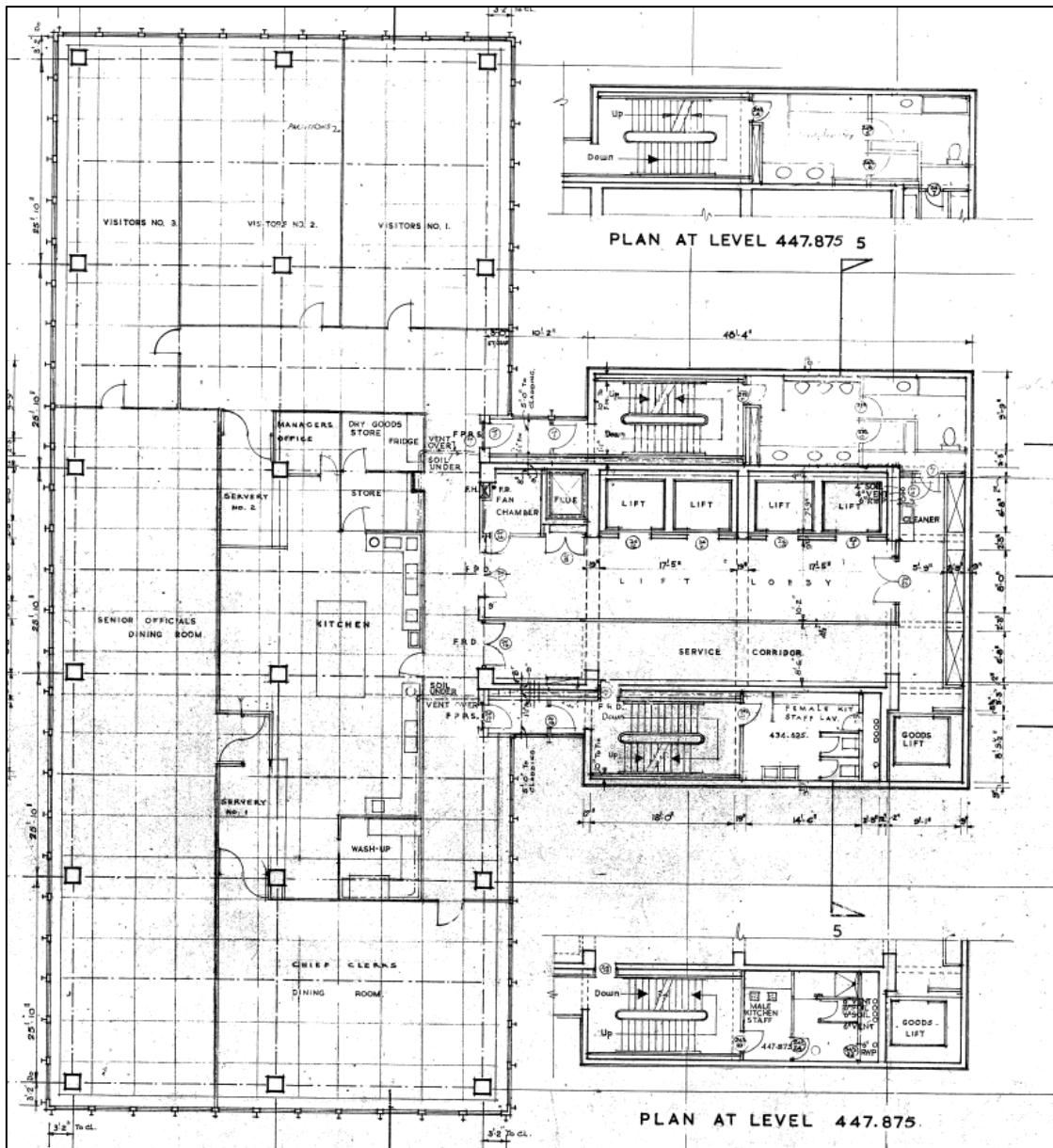


Figure 49. The 1962 plan of the 24th floor which was designed to accommodate the dining rooms for senior staff and officials, as well as kitchen facilities.



Figure 50. The south (large) visitors dining room (1963) on the 24th floor occupied part of the space which has since been altered to accommodate the larger committee/board room (see Figure 51 below). The ceiling, furniture and furnishings have all been removed and replaced.



Figure 51. The altered committee/board room on the 24th floor (east end of the tower). The furnishings, partitions, equipment, ceilings, and lighting are of a high-quality but non-original and were all installed following a major refurbishment of the former visitors dining areas and foyers. Table since removed.



Figure 52. The former visitors dining area (looking north - 2019) at the east end of the tower, was completely remodelled to create an ante-chamber outside the 24th floor committee/board room with replacement, folding partitions but non-original partitions. The ceilings, floors and furniture are all modern replacements.



Figure 53. The former Chief Clerk's dining room (west end of the 24th floor) was also remodelled into a series of flexible meeting spaces, with non-original partitions. The view looks into the remodelled corridor and shows the folding partition walls which enable the space to be expanded as required. The ceilings, floors, panelling and furniture are all modern.

- v) The **25th Floor** was originally known as the 'observation platform' and was an open-plan space used by staff for relaxation and for viewing the city. It was designed to contain a collection of tropical hardwood benches (afromosia), with planters and a greenhouse, under a flat translucent ceiling.



Figure 54. The original design of the 25th floor (former Observation Platform) as extant in 1963. The space was lit by two translucent ceilings under pyramid shaped roofs. The roof, ceiling, furnishings, lighting and furniture have all been replaced (prior to listing) as the space was transformed into additional office space.

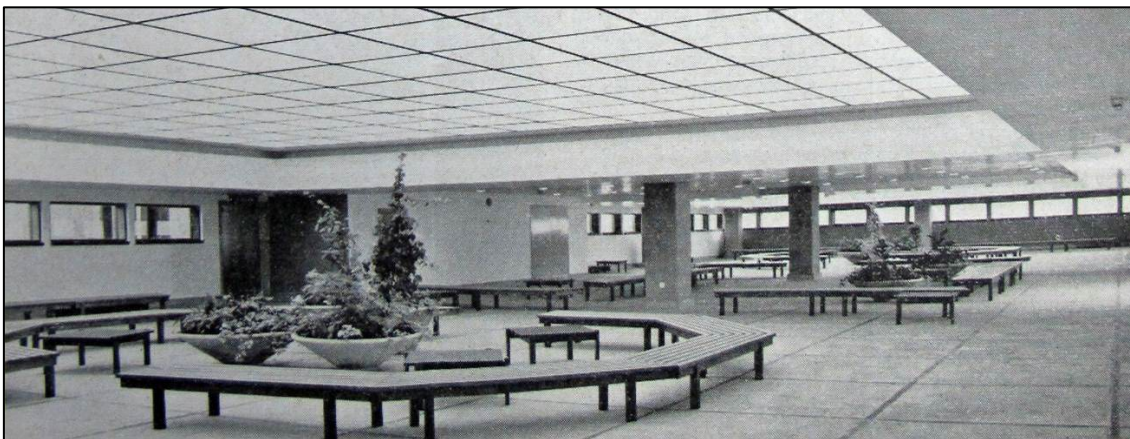


Figure 55. The original design of the 25th floor (former Observation Platform) as extant in 1963, looking south. The space was lit by two translucent ceilings under pyramid shaped roofs. The roof, ceiling, lighting and furniture were all replaced (prior to listing) and the space transformed into additional office space.

- vi) The observation platform was transformed into office space, and all the features were all removed, following a major refurbishment around 1994s. This included removing the translucent glass ceiling to open up to the 'conservatory-style' glazed roof (with replacement glazing) and its conversion into an office space. The upper parts of the walls

incorporate a series of horizontal, observation windows (see **Figure 56** below) with the space lit by the two, large, pyramidal skylights located at each end (following removal of original translucent glass ceilings).



Figure 56. The 25th floor in use as office space in 2011. Since cleared of furniture.



Figure 57. The 25th floor as extant in 2019, following the clearance of the 25th floor, showing the banded observation windows and the inserted corner office partitions.



Figure 58. The 25th floor as extant in 2019, note the banded observation windows.

7. Significance

7.1 Introduction and measuring significance

- i) The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Site, including specific components which contribute to the special interest of the Grade II listed CIS Tower.
- ii) The significance assessment should be utilised as a baseline document for which to measure the development proposals. The principal aim of the significance assessment is to appraise the Site, identifying various phases of the building and assigning relative significance. This and previous conservation advice has informed the design development.
- iii) Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.
- iv) The assessment of significance accords with the requirements of the NPPF and uses English Heritage's methodology outlined in its 2019 document, *"Statements of Heritage Significance"*. Historic England's *"Conservation Principles. Policies and Guidance"* 2008 has also been acknowledged as part of the following assessment.
- v) Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- vi) The assessment of the significance is based on both desktop research and on-site visual surveys. The following assessment of significance sets out and ascribes areas of relative significance across the Site using the following levels of significance. Table A at **Appendix 3** outlines the scale of significance attributed to the differing levels of planning status of individual buildings and sites.
- vii) The following hierarchy of significance is used to outline individual features and building elements of special interest (**Table 2**, below). The significance plans in **Appendix 5** use the rating / colour system below in order to visually illustrate areas of relevant significance. Annotations on the plans refer to key elements and features within each room.

Table 2. Definition of significance terms used in this Heritage Statement.	
High heritage significance	relates to those parts or elements of the structure deemed to be of particularly special interest. These components are <i>fundamental</i> to the understanding of the Sites design concept and play a major role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals or alterations) could potentially cause a major adverse impact on the special interest of the building.
Medium heritage significance	relates to those components of the structure deemed to be of special interest. They are <i>important</i> to the understanding of Sites design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals and/or alterations) could potentially cause a moderate adverse impact on the special interest of the buildings.
Low heritage significance	relates to those components of the Site deemed to be of more modest interest. They make a relatively negligible contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's evidential historic aesthetic or communal values. The loss of such elements (through demolition, removal or alteration) may cause a minor adverse, negligible adverse or neutral impact on the special interest of the building.
No significance /Detrimental	features and elements that do not contain any special interest. These can <i>detract from the significance</i> of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition removal or alteration) could potentially have a neutral or beneficial impact on the special interest of the building.
Unknown heritage significance.	features or components which where the relative importance or interest requires determination by further investigation.

7.2 Statement of Significance

- i) The list description is included as **Appendix 1** below and broadly discusses the “*principal reasons*” for the special interest of the CIS Tower. These define the relative significance of the surviving building features and spatial qualities designed by a notable architects and

designers. The following appraisal breaks down the components of significance embodied by the Grade II listed CIS Tower.

Architectural and Artistic Interest

- ii) The extent of fabric change to the interiors since 1962 means that the significance of the CIS Tower remains primarily focused on its **Architectural interest** as a “*strikingly elegant and sophisticated design*” characterised by its “*imposing scale and massing*” and its **Design interest** which used, “*state of the art construction techniques*” and “*carefully selected external materials*”. The latter included the use of hiduminium as the aluminium alloy for the vertical mullions which support and define the vertical thrust of the main office-tower elevations.
- iii) The re-cladding of the service tower in 2003/4 changed the architectural expression of the building but retained the intended architectural focus on the office floors. The necessary cladding of the stair core using PVs arguably reflects the interest of the Co-operative Group in incorporating the latest technological advancements in their building projects. It was one of the largest such projects at the time, but as the materiality of the service tower has changed from the original cladding, it is not considered to be of any heritage significance (as stated in the list description).
- iv) Aesthetically and architecturally, the CIS tower is by statutory definition one of the best UK 1960’s office blocks. The architectural significance is embodied in the statement it made as a bold, prestigious and modern institution. The building was listed in 1995, shortly after complying with the ‘30-year rule’ for listing of heritage assets, on the basis of its external characteristics. The exterior expression of the building as a ‘skyscraper’ is thus fundamental to the special interest of the CIS Tower and is of **high significance**.
- v) The building’s internal heritage interest has been diminished by alteration and fabric loss across all 25-plus floors, but retains highly significant features, primarily surviving on the 23rd and 24th Floors (the former executive suites). In general, the intended open-plan and flexible floorplan survives but the extant internal fabric is the result of late-C20th remodelling/refurbishments and makes a minor contribution to the understanding the original office DRU designed interiors. As a consequence, the majority of the interior fabric is of **low significance**, with the exception of the surviving, identified original features on the executive floors which are of **high significance**.
- vi) The key executive and social spaces were originally decorated with carefully selected artworks, with the building’s **Artistic interest** enhanced by key pieces designed by notable mid-C20th artists. The original, basement staff-dining room artwork has been lost but the building retains the massive, brightly coloured plastic laminate mural in the former recreation room by Barry Daniels, and a striking abstract mural, in bronzed fibreglass by the renowned artist and sculptor, William G. Mitchell, within the entrance hall. These have been subject to damage and their setting compromised by latter-day interior refurbishments. The surviving artworks are indicative of the original design requirements to express the prestige of the Co-operative movement and provide a first-class working environment for its staff. The surviving artworks are thus of **high significance**, despite their currently compromised form and settings.

Historical Interest

- vii) The tower as an expression of the development of the Co-operative movement, clearly means that the building is of **high historical heritage value**.

Group value

- viii) In terms of its townscape significance and **Group value**, the CIS Tower was designed as the focus of a contemporaneous collection of buildings facing Miller Street and was directly connected to the neighbouring Grade II listed New Century House and its attached conference hall. Together these buildings (designed as a group) enclosed the pre-existing Co-operative Group buildings from Corporation Street and along Miller Street. The intent was for the buildings to line the inner-ring road and thus define the dominant presence of the Co-operative group within the city. These buildings thus share a strong visual, contextual and stylistic relationship with one another and form impressive skyline features within Manchester city centre.
- ix) However, it will be evident that the CIS Tower turns its back on and dominates the earlier Co-operative group buildings which in 1962 were tightly enclosed by warehousing and the general urban form. The construction of the CIS Building (and New Century House) had an enormous impact on the setting of the wider Co-operative estate, deliberately designed to tower over the adjacent, lower buildings to express the modernity and achievements of the CWS and CIS in the area. The stark juxtaposition with the adjacent buildings is an important townscape characteristic and enables the presence of the CIS Tower to be read across swathes of the city centre. The townscape contribution and physically dominating relationship to its neighbours is thus important to understanding the design concept and consequently its group value is of **medium heritage significance**.

Key features of high heritage significance.

1. Exterior structural elements and materiality of the office-tower and podium elevations (curtain wall), with the exception of the compromised glazing.
2. Surviving fabric features of the lift lobbies and entrance hall.
3. Openness and flexibility of the floorplan, with the exception of the executive floors.
4. Original core features such as stairs, balustrades and handrails lift lobbies (excluding later material changes).
5. Compartmentalised planform, materiality and finishes on the executive floor at 23rd floor level.
6. Artworks and surviving original fabric in key public areas (entrance hall and recreation room).
7. The symmetrical form of the frontage to Miller Street, focused on the double height canopy and metal clad square columns.

Features of Medium heritage significance.

1. Interior original partitions/rooms in open floor/general spaces or secondary/service areas, or partitions/compartmentation that closely reflect the function of the building.
2. Architectural, historic structural or M&E features that are material evidence of the technological advancements of their time. This includes the altered but extant escalators.
3. Surviving, cohesive areas of the tesserae cladding to exposed key elevations.
4. The spatial qualities and open-plan form of the 25th floor (but not its extensively altered fabric or decorative form).

Low heritage significance.

1. Interior partitions/rooms of modest/functional quality which may pertain to the original layout but feature low decorative or craftsmanship levels.
2. Non-original interior partitions/rooms which despite being of high-quality and extant at the time of listing obscure the original finishes and do not reflect the original interior design character or contribute to the special interest of the building. This includes the refurbished 24th floor partitions and furnishings.
3. Interior partitions/rooms that in spite of being altered define an area with a considerable amount of original architectural details or features.
4. The replacement 'Weathermaster' perimeter heating and ventilation system.
5. The external plant and cladding to the 5th floor plant room.
6. The original single-glazed units which are compromised by the application of protective solar film.
7. The non-original document transport system.

Features of no heritage significance/detrimental features.

1. Interior partitions/rooms and finishes that do not pertain to the original architectural aesthetic and compromise the open-plan design character.
2. Interior partitions and ceilings which reflect late-C20th refurbishment initiatives and compromise and/or physically damage key architectural features and artworks, impairing the appreciation of significant original features
3. The exterior cladding and Photovoltaic cells to the service tower.
4. The protective film applied to the façade glazing (which is failing and compromises the intended transparency of the tower).

7.3 Listed Buildings – Contribution of Setting to Significance

- i) The CIS Tower was designed to be a tall tower building and a significantly visible landmark in Manchester City Centre. Despite the increasing built form around its wider environs in recent years, the building has remained a distinctive landmark. Its wider setting is an ever-evolving urban cityscape, which is subject to high levels of change. As highlighted above, there has been considerable redevelopment in the setting of the CIS tower in recent years, following the implementation of the NOMA SRF, this change has not however diminished the

prominence or significance of the tall building. The Site's immediate setting is characterised by the NOMA estate, a group of 19th Century and modern Cooperative buildings (1 Angel Square) that demonstrate the development of the Cooperative Group from its origins up to modern day. In this regard, the Site's immediate setting does make a positive contribution to its significance.

- ii) The recent development enhancing the public realm near New Century Hall (Sadler's Yard and Mayes Street) has had a positive effect upon the CIS Tower's immediate setting, allowing it to be better understood within its context. The Shudehill Bus Station at the rear of the Site obscures the wrap-around podium building from views within the Conservation Area. However, the building was designed to be experienced primarily from its Miller Street elevation, and thus its architectural expression is not significantly eroded by the Shudehill Bus Station. The Hanover Street car park next to the Site has no heritage value and does not enhance its immediate setting, it therefore does not contribute to its significance.

7.4 Appraisal of Heritage Assets within the Setting of the Site

- i) The heritage assets which have the potential to be impacted by the Proposed Development have been identified in **Figure 5**. The contribution of setting to the significance of these heritage assets will be explored in **Table 3**, below.
- ii) The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high**, **medium**, **low**, **negligible** or **neutral** (refer to ICOMOS 2011 guide to Heritage Impact Assessments for complete definitions).

Table 3: listed buildings within the setting of the CIS tower	
Listed Buildings scoped into Heritage Impact Assessment (see Figure 5 above).	Existing relationship of the CIS Building to the designated heritage asset (extant contribution to setting)
1. New Century House, Including Its Attached Conference Hall And Abstract Concrete Relief Wall In The Entrance Piazza Heritage Category: Listed Grade: II List Entry Number: 1255052	The two buildings were built as part of single initiative and were until recently directly connected at basement level. They consequently have a direct operational and townscape relationship, with the focus being on the Miller Street and Corporation Street frontages. Extant contribution to setting high.
2. Holyoake House Heritage Category: Listed Grade: II List Entry Number: 1291969	Holyoake house faces onto Hanover Street and presents as side elevation to Dantzic Street. It is a robust and architecturally distinct building built in 1911 within a tight street pattern. The relationship as a component part of the former Co-operative estate is incidental to its townscape character. Despite its proximity to the rear service areas of the CIS Tower it has no direct townscape relationship to the building.

	Extant contribution to setting low.
3. Hanover House & Block Cooperative Wholesale Society Heritage Category: Listed Grade: II List Entry Number: 1025287	Hanover House was built between 1905-09 and is orientated to front on to Corporation Street and is detached from the CIS Tower by the location of Sadlers Yard, Holyoake House and Redfern Building, as well as the topography. Despite its scale the CIS Tower makes no tangible contribution to the townscape setting of the Hanover House. The relationship as a component part of the former Co-operative estate is incidental to its townscape character. Extant contribution to setting: None.
4. Redfern Building. Cooperative Society Building Heritage Category: Listed Grade: II List Entry Number: 1247472	The Redfern Building faces the CIS Tower across Dantzie Street and presents a side and elevation to Sadlers Yards. It is a robust and distinct building built in 1937 within a tight street pattern. The current relationship with the CIS Building is defined by the streetscape which access the service entrance and carpark to the tower. The relationship as a component part of the former Co-operative estate is incidental to its townscape character. The building forms part of the currently compromised streetscape of Dantzie Street. The proximity to the rear service areas of the CIS Tower means that its direct townscape relationship to the building is negative. Extant contribution to setting: low
5. Old Bank Building. Cooperative Wholesale Society Building To North Of Junction With Hanover Street Heritage Category: Listed Grade: II List Entry Number: 1197765	The Old Bank building was built in 1928 and is located to front on to Corporation Street and is detached from the CIS Tower by the location of Sadlers Yard, New Century House and Redfern Building, as well as the topography. Despite its scale the CIS Tower makes no tangible contribution to the townscape setting of the Old Bank Building. The relationship of the two buildings as component parts of the former Co-operative estate is incidental to the townscape character of Old Bank building. Extant contribution to setting: None.
6. Dantzie Building Cooperative Society Building Heritage Category: Listed Grade: II List Entry Number: 1200849	The Dantzie Redfern Building faces the CIS Tower diagonally across Dantzie Street to the south and presents a side and elevation to Hanover Street. It is a robust and distinct building built in 1937 within a tight street pattern. The current relationship with the CIS Building is defined by the streetscape which provides access to the service entrance and carpark to the tower. The relationship as a component part of the former Co-operative estate is incidental to its townscape character. The building forms part of the currently compromised streetscape of Dantzie Street. The proximity to the rear service areas of the CIS Tower means that its direct townscape relationship to the building is negative. Extant contribution to setting: low

7. Victoria Buildings, (Inc.Nos.7 And 9 Victoria Buildings) Thorniley Brow. Heritage Category: Listed Grade: II List Entry Number: 1209985	Warehouses and workshops to the south of the CIS Tower, along Dantzic Street, built around 1860 on a large, triangular island site. It is a robust and distinct building within a now cleared tightly grained street pattern. The construction of the Metrolink and bus-station/carpark means that the building has no tangible current relationship with the CIS Building. It did not form part of the Co-operative estates. Extant contribution to setting: None.
8. Hare And Hounds Heritage Category: Listed Grade: II List Entry Number: 1379936	Public House built around 1800 and remodelled 1925. The pub faces onto Shudehill but is detached from the CIS Tower by the bus-station/carpark. It has no tangible current relationship with the CIS Building. It did not form part of the Co-operative estates. Extant contribution to setting: None.
9. Shudehill Conservation Area Heritage Category: Designated Conservation Area	A designated area centred around the 19th Century buildings established by the Cooperative Wholesale Society, and the modern Shudehill transport hub, including the Metrolink station. The rear elevation of the CIS Tower faces the north-east boundary of the Conservation Area. Its focus is on the Cooperative Buildings, which have a relationship with the CIS Tower, as part of the history of the Cooperative Society development. However, the modern Metrolink and bus station within the Conservation Area physically interrupt the flow between the Coop buildings and the CIS Tower. Extant contribution to the setting: low

8. Impact Assessment of the Proposed Development

8.1 Introduction

- i) The following section provides an assessment of the potential impact of the Proposed Development on the Site (comprising the internal and external refurbishment of the Grade II listed CIS Tower) and scoped-in designated heritage assets as identified in previous sections of this report.
- ii) The Proposed Development will have a direct impact (i.e. physical/material) upon the CIS Tower, as well as an indirect impact through works to its setting. The Proposed Development will have an indirect impact (visual/setting) on all other heritage assets scoped into this assessment.
- iii) The subsequent HIA is informed by and should be read alongside the submitted design material including the DAS and application drawings prepared by Simpson Haugh, the landscaping proposals by ReForm Landscape Architects, and the accompanying Planning Statement. These contain the information necessary to inform the planning balance and should be read alongside the conclusions reached in this Heritage Statement.
- iv) The methodology which has informed an assessment of the potential heritage impacts of the Proposed Development is presented at **Appendices 4 and 5**.

8.2 Discussion of the Proposals

- i) **Replacement of the facade** - The existing facade on the building is beyond its 60-year design life. Several visual and intrusive surveys have confirmed that in spite of ongoing repair and maintenance over the years the building fabric is dilapidated and in need of modernisation. The original performance of the building fabric does not meet modern standards, which is compounded by its deterioration over time. Some items, including the post-breakage behaviour of single glazing and the presence of asbestos, pose health and safety risks.
- ii) The 2020 consents sought to refurbish the facade, replacing single glazing with double glazing, spandrels with a new PPC finished aluminium spandrel panel and a general refurbishment of finishes.
- iii) On the basis of matters such as deliverability, warranties and resulting performance, the 2025 proposals seek to replace the facade with a new curtain wall.
- iv) The process of facade replacement has been rigorously tested across a number of areas of consideration as agreed with Manchester City Council. Design team members including heritage architects, facade engineers, fire engineers, structural engineers, services engineers and sustainability consultants have all provided technical input; alongside the input of contractors and their supply chain.

- v) This process has subsequently been presented to stakeholders and consultees and is concluded with a facade options matrix. The matrix acts as an overview of supporting technical documents that are included within the submission documents.
- vi) The facade to the tower and podium office floors comprises of a single glazed curtain wall stick system with aluminium mullions, transoms, projecting structural hidiminium “T-section” fins (which provides building maintenance unit support), black vitreous enamelled steel spandrel panels and single glazed panels. A mid-level privacy band in which a translucent interlayer is sandwiched between single glazing and perspex is incorporated. The aluminium and hidiminium elements have been surveyed to demonstrate that they have been pre-anodised and finished in a liquid applied fluoropolymer finish.
- vii) The proposals are for a new facade using standardised curtain wall framing profiles internally and bespoke caps to replicate the relief and detailing to the exterior. This would be paired with a new aluminium ‘T’ extrusion.
- viii) The proposals will result in a larger corner detail however the original design intent for the building exhibited a hierarchy to the facade elements that included a ‘strong’ or ‘pronounced’ corner within the overall composition. It is therefore felt that the proposed design response is sympathetic and in keeping with the original design language and hierarchy.
- ix) As part of the replacement proposals, it is intended that a homogenisation of the interior condition is achieved, albeit with a white rear of the façade as opposed to black, to provide a clean and light backdrop to the office environment that is in line with modern workspace expectations.
- x) Internal detailing is utilised to maintain a similarity in character between the existing and proposed, through elements such as the cover plate between panels. The defunct perimeter Weathermaster system is replaced in lieu of a more typical cill and upstand detail.
- xi) **Removing areas of solar panels to the service tower:** The service core was originally clad in grey inch square vitrified mosaic tesserae tiles and later overclad in 2005 with PV panels.
- xii) There currently is no energy output from the panels and their efficiency does not meet current PV installations, however options to bring them back into use are being explored.
- xiii) From a fire performance perspective, the current PV panels do not meet current classification requirements, and it is proposed to remove modules from each horizontal strip on the east and west of the service tower. These are the corners close to the escape/firefighting stairs and lobbies in the tower. The remainder are proposed to be retained but are subject to risk assessment throughout the building’s lifespan.

- xiv) **Ground floor recladding:** In line with the 2020 consents, a full replacement to the ground floor cladding is proposed. This includes the entrance vestibule, column casings, soffits, perimeter cladding, and the recladding of the main entrance and Hanover Street canopies.
- xv) Many of the changes are required to reflect the changes in use, alongside the replacement of elements that are beyond their design life and have low performance.
- xvi) The proposals are intended to provide a significant improvement in the streetscape. An office entrance, restaurant entrance, retail frontages and a leisure unit entrance are provided to Dantzig Street. Hanover Street is remodelled to provide daylighting to mezzanine building management areas. On the eastern facade, a new leisure entrance vestibule is added.
- xvii) The proposed glazing module of the new curtain walling is the same as that of the imperial 1575mm façade grid above; it is monochromatic in appearance and has a subtle differentiation to that of the façade above; the curtain wall glazing is structurally bonded without an expressed mullion externally.
- xviii) **Refurbishment works to entrance on Miller Street** - The proposed works will refurbish the existing black, fluted-metal columns and the canopy, which will remain the focus of the symmetrical and main entrance. The external landscape works will strengthen the focus on this key architectural feature and together will retain the primacy of the canopy and portico entrance as the focus for the building's main entrance.
- xix) **Alterations to public realm on Miller Street and Dantzig Street** - The proposals impact on the plinth area which faces onto Dantzig Street and Miller Street and have the design objectives of enhancing the streetscape profile of the main entrance and activating the former service-street elevation.
- xx) The proposals would transform the ground-floor former post room into a new accessible entrance via a ramp leading to the Miller Street frontage and which addresses the topography. It would enable the currently blank elevation to Dantzig Street to be transformed into an entrance and activate the street-frontage. Reference should be made to the landscape proposals by ReForm and the General Arrangement plans by Simpson Haugh.
- xxi) The alterations would result in a negligible change to the character of the designated heritage asset. The significant, granite clad plinth will remain and remain readable as the base of the building, although sections of the tiled elevations would be enclosed by the construction of the access ramp across the façade. The adaptations to the granite plinth would also require the relocation of the commemorative plaques, although these will be retained on site. The alterations to the fabric are necessary and desirable to facilitate the enhanced access to the building from a prominent and highly visible location and for the

activation of Dantzic Street. The physical impact of the alterations would be more than outweighed by the benefits of securing the proposed viable new use for the Site.

- xxii) **Extension of the entrance hall to Miller Street-** The existing entrance hall is compromised and substantially altered. The external frame was altered during the 1980s to insert the existing revolving doors and remove the flanking former doors. The signage and fenestration was also adapted at this time.
- xxiii) Internally the ground-floor entrance, although a highly significant space, has also been considerably adapted. 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 security control barriers.
- xxiv) The current proposal to declutter the entrance aims to enhance the spatial qualities and character of the main reception area, recapturing the original design aesthetic and enhancing the spatial character of the main entrance. The proposal would thus dismantle the extant projecting aluminium box in order to laterally and vertically expand the scale of the glazed-box up to the soffit of the portico, creating a double-height internal space which retains the glazed form of the entrance structure and remains recessed behind the giant columns.
- xxv) The relocation of the mural to a tailored new space adjacent to the new Dantzic Street entrance would facilitate its physical restoration and re-establish its importance as an artwork feature in the entrance hall. The setting of the artwork would thus be an enhancement.

Externally, the enlarged entrance would widen the space between the entrance doors, facilitating its accessibility, rather than all being channelled through the extant (altered) entrance. The alterations would thus result in the loss of some original internal fabric but would retain the focus on the Miller Street frontage and its symmetrical character. The alteration and refurbishment works would have a direct (physical) impact on non-original fabric and latter-day accretions.

- xxvi) **A 3-storey podium extension** remains part of the 2025 proposals. These are in line with the 2020 consents, with internal accommodation and landscaping changes that include for a roof terrace. The addition of the podium accommodation at Levels 05 to 08 is the most prominent alteration to the CIS Tower and its setting. Careful consideration has been given to its form and massing which are the result of an iterative design process. A key consideration with the extension proposals is the implication on the existing Level 05 Ballroom and Barry Daniels artwork within the space. The former ballroom sits within the middle of the existing plant enclosure, surrounded by plant.

- xxvii) **Demolition of podium plant room** - the extension to the podium requires the demolition of the existing fifth-floor accommodation, to be replaced with a new build, three-storey extension accommodating office use with externally located plant above. The design objective is to provide three additional floors of office accommodation served by the new lift core.
- xxviii) **Demolition of Level 05 recreation suite & podium plant rooms** - The proposals would result in the removal of the former recreation suite and the redundant plant room, opening the walls out to perimeter. The objective is to create a workspace (similar to the below podium floors) for use as an open-plan office, while restoring and relocate the Barry Daniels designed artwork, which is to be given a new focus in a display space in the refurbished Basement 01 area.
- xxix) The former, multi-functional staff recreation suite is encased by the 5th floor plant rooms located on the top-floor of the current podium. The space was an original design feature and functioned as a large staff recreation room, used for a variety of in-house Co-operative Group events. The space was designed for the benefit of a single-user occupant, hence its location within the core of the building (rather than being easily accessible to the wider public) and was used by CIS staff for both training and social events.
- xxx) The timber cladding to the main hall is of limited, integral interest and was significantly altered by the insertion of new lighting and servicing. The Barry Daniels designed artwork was damaged by the alterations to the former recreation hall and was assessed by a specialist conservator (September 2019) to determine the extent of required restoration and the method of dismantling, relocation and repair of the piece. The team is exploring options to retain some of the timber cladding to the hall.
- xxxi) The direct heritage impact would, therefore, result in the loss of a notable, but heavily altered fifth-floor suite of recreation rooms (bar, conference hall, toilets and associated storage refurbished in 1985) and their altered fabric, along with the plant rooms. It will be evident that the original purpose of the recreation suite has been long redundant (it was noted as an office area in the 2013 updated listing) as the business use of the CIS Tower changed.
- xxxii) Consequently, the cumulative impact of the Proposed Development on the fifth floor would result in the loss of a much-compromised spatial feature of considerable significance, along with ancillary plant rooms which are of low significance (and accommodate redundant services).
- xxxiii) The magnitude of the impact is tempered by the restoration of the most significant component of the former staff recreation suite, the artwork by Barry Daniels, and its enhanced display in a more accessible part of the CIS building. The loss of the plant rooms as spatial features is not considered to be detrimental.

- xxxiv) **Alterations to Ground Floor back of house spaces & mezzanine garage** - The alterations to the extant back-of-house spaces and mezzanine carpark would facilitate the transformation of these low significance, ancillary spaces facing outward to Dantzie Street, to enable the commercial use of these spaces.
- xxxv) **Alterations to Basement Level 01 former staff dining rooms** - A staff canteen and amenity spaces currently cover this basement level, alongside archive spaces. This floor can be accessed via the escalators from above. The canteen was comprehensively remodelled prior to the listing of the building, meaning that the original character is absent.
- xxxvi) The design proposals seek to create a double height space throughout Basement Level 01, through the removal of the large ceiling zone within the canteen and the removal of the Basement Level 01 Upper lightweight floor.
- xxxvii) Alongside this, the Basement Level 01 flooring in the original archiving areas, which is constructed in the same manner, would be replaced with a concrete construction.
- xxxviii) A rationalisation of the cores is provided, alongside the creation of two large shell and core leisure spaces. These spaces are accessed via dedicated entrances from above. A new goods and fire lift is provided to the southern part of the building, abutting the existing stair core to the west of the floorplate serving both leisure units alongside other building uses.
- xxxix) The key landlord space that is provided is the 'Function Space', which will be an office amenity that is bookable for events, company-wide meetings and the like.
- xi) The Level 05 Barry Daniels artwork will be located within this space following refurbishment. This will be installed within some of the elm timber panels that currently sit within the Level 05 former recreation room to create a backdrop and setting for the artwork that provides reference to the original space. The timber panelling will be selected and rearranged to use the portions in best condition. Remodelling of some panels will be required to accommodate the spatial constraints of the basement.
- xli) This space will also be open to the public, via the front desk, delivering a public benefit associated with the change.
- xlii) The existing escalators that are being refurbished will continue to serve the Function Space as well as the provision of the four new passenger lifts and the existing core.
- xliii) 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

artwork, 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, maximising opportunities for an appreciation and enjoyment of the feature, as has been identified in the proposal.

- xliv) **Alterations to level B1L – Mezzanine archive/storage** - The proposals simply involve the removal of the storage structures and stripping back the space.

- xlvi) **Alterations to levels B2 & B3, plant rooms and shelter** - The proposals would result in a minimal alteration to the form and character of the former bunker space which is defined by its plain concrete/plastered walls and lack of decorative features. The proposals for this area are minimal and retain the space as archive storage space. The extension to the podium would require some structural work to the existing concrete structure at this level, as it would be necessary to accommodate new columns that transfer an increase in the loading from the new floors above to the foundations. However, the structural adaptations will result in no loss of or compromise any significant historic fabric or the future use of the space.

- xlvi) **Alterations to levels 1 – 22, general office floors** – As will be noted above, the flexibly-designed office spaces have been subject to an extensive (rolling) programme of refurbishments which have made illegible the original interior design, as well as effected the services of the spaces.

- xlvi) The typical office floor levels will be refurbished to provide an internal environment that meets contemporary office and environmental standards as part of a comprehensive refurbishment of these floors. This will require the removal of all non-original internal partitions, which were relocated as the business evolved (refer to the significance plans in **Appendix 5**). In addition, the proposals will facilitate the removal of all non-original, raised-access floors and ceilings (which have been heavily adapted or altered to accommodate new lighting). These features do not pertain to the original DRU design interiors and are considered to be of no heritage significance.

- xlvi) The proposals will also require the removal of defunct building services, including the ‘Weathermaster’ perimeter floor heating system. The proposed works include installation of a new 4-pipe air source heat pump (‘ASHP’). Core walls and columns are being refurbished, with some areas being re-plastered and new linings being installed in others. The proposals include the installation of appropriate fire stopping and fire boarding to achieve the required fire separation between compartment floors, in line with the proposed fire strategy for the building,

- xlvi) The opportunity will be taken to accommodate necessary telecommunication infrastructure within the podium floors, thereby enabling the removal of non-original

ceiling structures where appropriate. The works will also require the removal of the redundant document conveyor and distribution system (the surviving Telelift system components). The surviving components are not original and were a feature of the pre-computerisation of the single-use building.

- i) Levels 02 and 03 have been stripped out following the 2020 enabling works.
- ii) **Refurbishment of the 23rd floor executive suite** - the Proposed Development will retain the surviving, original finishes in situ and refurbish them to create high-quality office suite (also applicable to the 24th floor). More specific fit-outs would form part of a tenant fit out guide.
- iii) **Alterations to the 24th floor executive suite and 25th floor to create a bar and restaurant** – The 24th floor was the former dining areas for the executives and was comprehensively altered prior to listing. The floorplan retains an expression of the former spatial layout but contains non-original partitions and furniture which are evidently of some quality, although not designed by the DRU and thus of limited heritage value despite the evident status of the space.
- liii) The extant wall panels, interior form and layout, while adopting a similar form to the cladding and the flexible use of the space, are of distinctly late-C20th character and were designed to accommodate new technology within the panelling to facilitate contemporary meeting space. The extant partitions and alterations have erased the original design character of the former executive and visitor dining rooms and retain limited original fabric. The original fabric is largely confined to the panels and connecting doors from the lift lobby, along with part of the inner corridor. These will be subject to further survey and refurbishment as necessary to retain in situ.
- liv) The 25th floor housed the former ‘observation platform’ and was designed as a staff recreation space but was latterly used as additional offices, having been stripped of its original features and altered to accommodate office uses. The space is considerably altered and has limited accessibility, with no lift access.
- iv) It is proposed to provide a restaurant and bar, bringing a dining function back to the top of the tower. These floors would again be anticipated to be linked via an on-floor stair and platform lift. Public access to both floors is provided by extending the existing evacuation lift shaft and dedicating the lift to this use.
- lvi) On level 24 it is proposed to refurbish the teak veneered timber partitions and doors and replace the modern ceilings and floor finishes. The removal of some original and non-original partitions is also required to open up the kitchen area into one space and to provide a dining floor on the eastern side of the floor plate. The original partitions mainly sit within the wider kitchen area.

- lvii) On level 25 the proposals include the removal of modern partitions, and replacement of ceilings and flooring with new finishes to enhance the use of the space. The works will involve no loss of original internal fabric and will facilitate the reuse of the space.
- lviii) Floor finishes and ceiling replacements would form part of a tenant fit out, with all other works undertaken as base build.
- lix) **Additional alterations to 25th floor**– As per the 2020 consents, the proposals seek to lower the existing cill height of the Level 25 glazing. Above the glazing at Level 24 there is a spandrel panel, the height of which is atypical to that of the rest of tower. It is therefore proposed to drop the cill level of the Level 25 glazing and create a spandrel between Levels 24 and 25 that is of the same height as all other floors below. The spatial effect of dropping the cills ensures it is lettable and provides the space and users with panoramic views across Manchester and beyond. This space is intended for use as a restaurant.
- lx) There are also two substantial glazed rooflights at this level. These lights are not in their original condition with a translucent suspended screen that was originally present underneath both lights since removed. The rooflights are comprised of a superstructure defining the pyramidal form with the glazing provided as relatively small format panels which have a coating/ film applied to them.
- lxi) It is proposed to strip back the rooflights, replacing the glazing framing and removing the non-original lighting and replacing the small format, translucent glazing with larger format, clear glazing that will allow for the unique qualities of being at the height of level 25 to be better embraced. The trussed superstructure will be retained.
- lxii) **Refurbished lift lobbies & insertion of new lift core** – The lift lobbies throughout the building have been altered to some degree, while retaining the hierarchical character of the lift lobbies, as expressed in the fabric of the spaces at 23rd and 24th floors. The original fabric and design quality of the spaces has been compromised by use and minor changes including loss of ceilings, lowering of ceilings, new lighting, floor materials, carpeting of stairs.
- lxiii) These existing circulation areas are proposed to be refurbished to enhance the character of the spaces. The proposed new lift cores will serve the extended podium and enhance the distribution of access to the refurbished building.
- lxiv) Whilst it proposed to retain the plan form and spatial qualities of the original lift core areas within the tower, further survey of the existing original doors has indicated these would not be suitable for retention/ retrofit to ensure current fire safety measures. Details of the proposed interior fit-out of these spaces is still to be developed.
- lxv) In order to accommodate raised access floors to the office floors on each level, the floor level from the access cores will need to be ramped and doors/ vestibules into each floor plate created according to tenant requirements.

- lxvi) **Altered services and environmental facilities.** The CIS building's internal environmental facilities have been subject to a series of refurbishments and do not retain any original (1962) features designed by the DRU. The extant toilet fixtures and fittings are of no heritage significance.
- lxvii) The proposed replacement of these services would result in no loss of any significant historic fabric. However, as the accessibility of these facilities is poor (arranged at half-landing levels in the service tower) additional facilities will be provided on each floor. The addition of the accessible toilets will make use of existing risers (including the Telelift risers) and/or new openings in the slab which would have no detrimental impact on the significant fabric or character of the space.
- lxviii) **De-branding and Signage** - The CIS Tower was designed and built for a single owner/occupier. The service tower, since completion has included the letters 'CIS' at its apex. During the overcladding of the service tower, the opportunity was taken to replace the 'CIS' letters with updated signage on all service tower elevations. Given that the signage is not original and that The Co-operative have vacated the building, it is proposed that the signage is removed as part of the works.
- lxix) The design detailing of the new signage is to be confirmed. As part of the current application zones on the service tower where signage is anticipated in the future have been indicated. No further details can be provided within the DAS until a branding exercise is commenced for the building in its 'post-CIS' existence. Submission of final detailed design of this signage is anticipated to be agreed with MCC via discharge of conditions attached to the consent, and a separate advertisement consent sought.
- lxx) In addition to the service tower signage, further signage is anticipated at ground floor, behind the glazing line for the primary building entrance as well as the retail and leisure unit entrances. Signage zones have been included for the existing canopy of the Miller Street entrance.
- lxxi) **Lighting** – It is proposed to remove the uplighters at street level on Miller Street and the existing building podium roof. These will be replaced with updated, more energy-efficient lighting. A detailed lighting strategy is to be developed.
- lxxii) **Figures 59 and 60** below provide a cross section of the building as existing and as proposed to illustrate the key areas affected by the proposals.

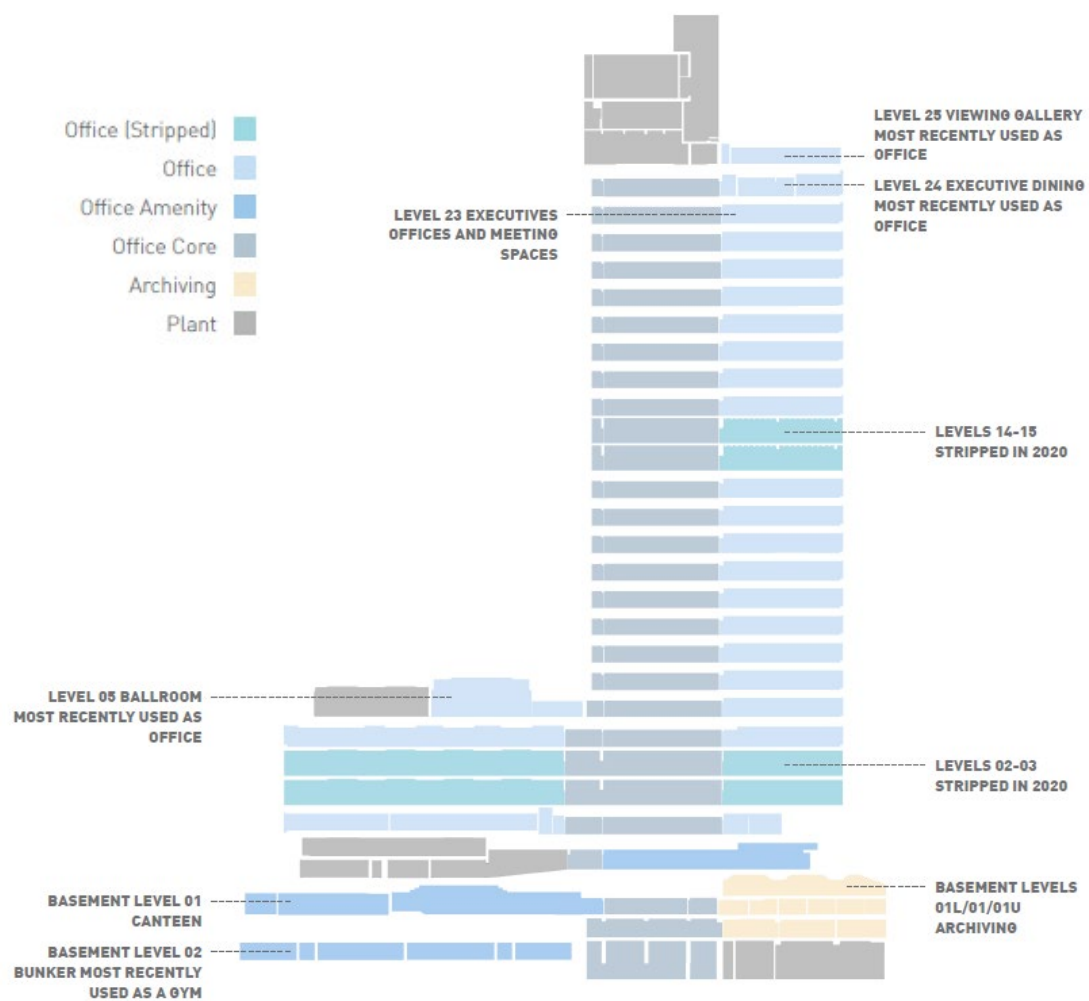


Figure 59: Cross section of the building as existing. Source: SimpsonHaugh

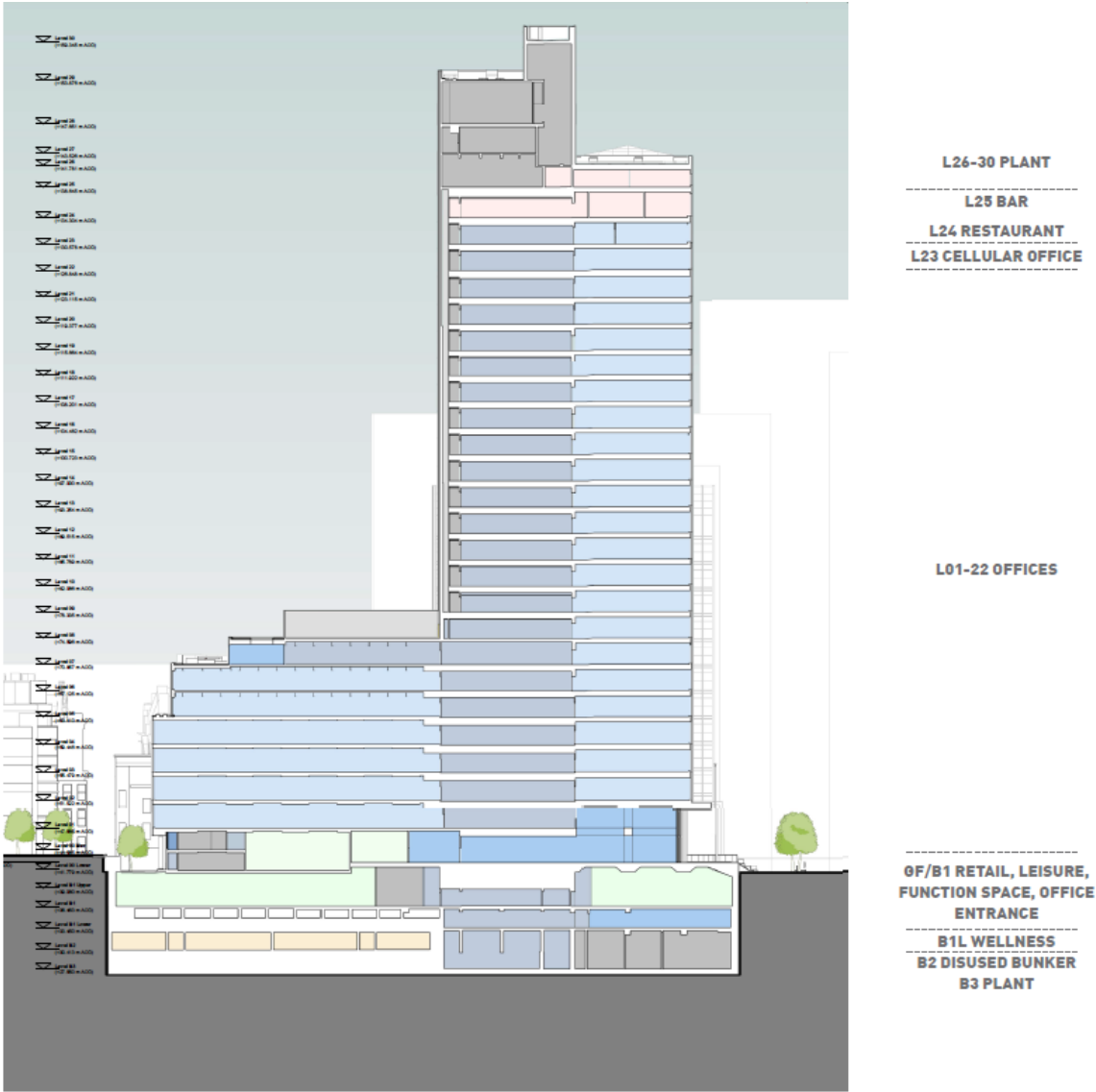


Figure 60: Cross section of the building as proposed. Source: SimpsonHaugh

8.3 Potential Direct Impact Assessment Summary

- i) The following section sets out, in tabular form, the proposed interventions/works to different parts of the fabric of the listed building, setting out the proposed impact of each intervention and any mitigating circumstances.

Table 4: Detailed list of Proposed Development and the nature of its impact		
Building element	Proposal	Impact/Mitigation
CIS Tower – exterior		
Façade Replacement	Removal of all existing facades	Major Adverse See accompanying options appraisal matrix and associated technical studies which justify the need for the proposal.
Solar panel removal – localised	Removal of localised areas of solar panels to ensure compliant fire breaks	Neutral No historic fabric affected. Will not affect architectural interest of the building.
Public realm alterations	Alterations to existing plinth arrangement and relocation of historic signage.	Negligible Adverse Proposals will result in localised removal of historic fabric but will allow for activation of Miller Street frontages and integration to wider public realm.
Miller St entrance alterations	New overcladding to columns and canopy	Negligible Beneficial
Alterations to Dantzig St ground floor level	Alterations to existing blind, inactive façade to create retail units and new entrances.	Negligible Adverse Proposals will result in localised removal of historic fabric but will allow for activation of the Dantzig Street frontages and visual enhancement.
Podium Extension	Removal of existing plant/roof structures	Negligible adverse The removal of a minor original fabric component which makes no positive contribution to the character or special interest of the building
De-branding and Signage	Removal of existing signage and indication of future signage zones	Neutral
Lighting	Replacement of existing lighting for more energy efficient examples	Neutral Lighting strategy to be completed

Rooflights (to level 25)	Existing superstructure to be maintained and new glazing/ over roofing structure to be installed.	Negligible Adverse Removal of non-original glazing and retention of superstructure (which was not intended to be visible originally). Proposal will alter appreciation/ profile to negligible extent.
CIS Tower – interior		
Miller Street entrance lobby area	Alterations to entrance/ layout. Relocation of Mural	Minor Beneficial
Level 5 former recreation room and plant rooms	Demolition of space	Minor Adverse Barry Daniels mural and some panelling is being relocated to publicly accessible space
B1L	Strip out works	Neutral
B2 & B3	Minimal works – utilise space as existing.	Neutral
Levels 1-22	Range of alterations to refurbish each floor to reinstate open plan flexible modern office space, includes insertion of raised access floors which require ramps from lift cores.	Minor Beneficial Tenant fit out guide to support sensitive alterations
Level 23	Offices (as existing) – minor refurb works. Original finishes retained	Minor Beneficial
Level 24	Bar/ restaurant	Minor Beneficial Proposals will allow for space to be publicly accessible
Level 25	Bar/ restaurant space. Change to windows to allow visibility	Minor Beneficial Proposals will allow for space to be publicly accessible
Lift/ Stair Core to tower	Remodelling and refurbishment to include replacement of original doors	Minor Adverse Plan form/ spatial qualities of the spaces to be retained and subject to further interior design proposals
Lift/ stair core to podium	Installation of 4 new passenger lifts	Negligible Adverse Proposals will not result in a significant change of plan form or removal of historic fabric. Proposals justified on basis they enhance vertical access to the building.

Altered services & environmental provision	Refurbishment and upgrade	Neutral
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8.4 Direct Impact – Summary

- i) Intrinsic to the design development has been the objective of maintaining those components which define the architectural integrity and fabric authenticity of the CIS Tower. The proposals would consequently deliver the following key conservation benefits. The Proposed Development would:
- facilitate a sustainable use for the building complex;
 - preserve external architectural expression of the building;
 - ensure the appropriate adaption of significant interior spaces;
 - retain significant historic fixtures, fittings and equipment, where feasible;
 - restore and enhance the accessible display of the artworks;
 - enhance physical and visual accessibility maintain historic circulation patterns.
 - celebrate the distinctive planform and orientation,
 - maintain the positive contribution to the NOMA area.
- ii) The direct impact of the proposed multi-occupancy office use will reflect its original design and thus secure the building's optimum viable use, with the necessary additional accommodation carefully integrated into the building composition without compromising its physical or visual characteristics.
- iii) Consequently, 'great weight' has been given to bringing forward a viable and deliverable development which will secure the building's significant surviving fabric and preserve and improve the appreciation of its architectural integrity, while simultaneously enhancing the accessibility and environmental performance of the much-altered building, all within the constraints imposed by its significance.
- iv) Of most significance are the proposals which will result in the replacement of the external façade of the building.
- v) The extent of removal of original fabric is considered to have a **major adverse impact** but, in accordance with NPPF paragraph 213, **clear and convincing justification is provided** for the rationale behind this proposal. Please refer to the conclusions (Section 9) for Planning Policy summary. Undertaking the Planning balance is outside of the scope of this statement, please refer to the Planning Statement for detail.
- vi) Consequently, it is considered that the overall heritage impact of the Proposed Development would equate to "**less than substantial harm**", as defined in paragraph 215 of the NPPF, however it will be clear that this **harm is outweighed** the public benefits of the

proposal including securing its optimum viable use. Please refer to the Planning Statement for wider public benefits balance.

8.5 Potential Visual Impact Assessment

- i) In order to understand the indirect impact of the proposals on the setting of the listed building and other heritage assets within the study area, a series of verified views have been prepared which illustrate how the Proposed Development will relate to its townscape context. A total of 10 views have been prepared by Our Studio.
- ii) The location of viewpoints has been informed by the preparation of a Zone of Theoretical Visibility ('ZTV', **Figure 61**) which highlights where the Proposed Development is likely to be visible from across the townscape. The identified viewpoints have been discussed and agreed with Manchester City Council during pre-application discussions.
- iii) The location of the viewpoints is illustrated on the views map at **Figure 62** below.



Figure 61: ZTV Plan. Source: SimpsonHaugh

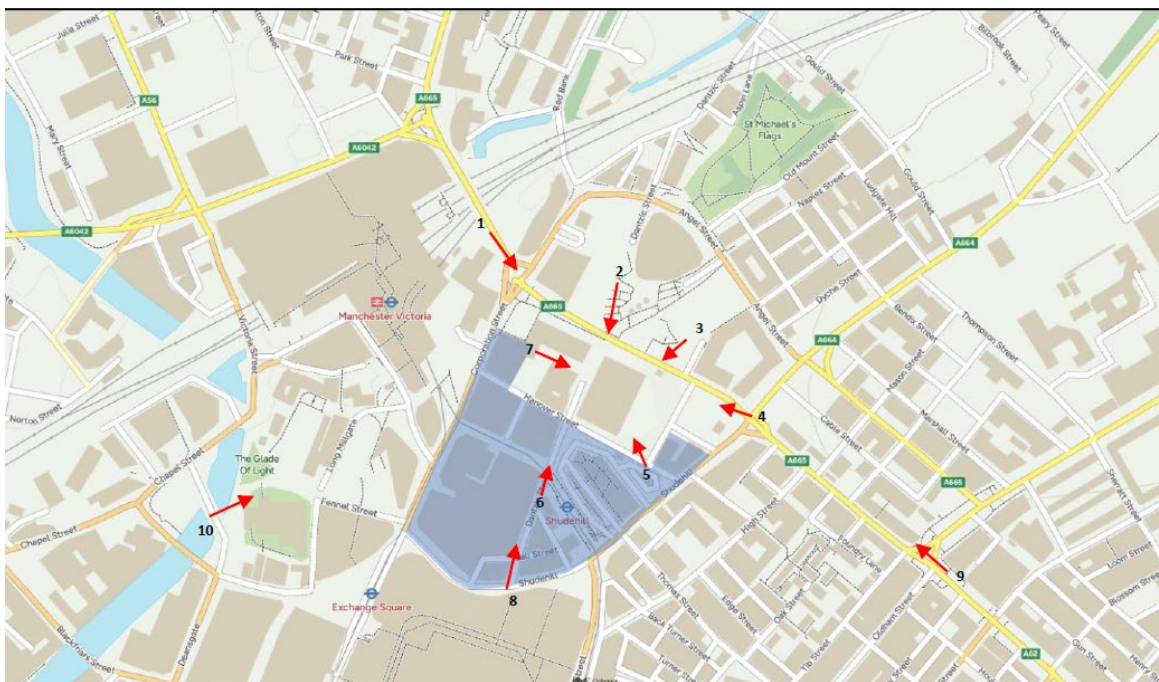


Figure 62: Plan of the location of the views, identified in red. The extent of Shudehill Conservation Area has been identified in blue. Source: Ordnance Survey

- iv) The existing and proposed views (below) can be split into three groups: short range, medium range, and long-range views.

Short-range views:

- v) The short-range views (views 2, 3, 5 and 7) have all been chosen as they allow for the heritage interest and group value of the Grade II listed building to be appreciated.
- vi) It will be evident from these short-range views that the proposals will have a beneficial impact on the appreciation of the building group by recapturing the original transparency of the tower facades, as well as reinforcing the symmetry of the frontage around the entrance. The refurbishment of the elevations will enhance the appreciation of the CIS Tower as a striking component of the city centre from this defined but busy and evolving part of the NOMA area and city transport network.
- vii) The architectural importance of the double-height entrance to the building will be enhanced and the building's enhanced accessibility along Dantzic Street is clearly expressed. The alterations to the main tower and base of the flanking podium are clearly read as being enhancements of the street-elevations which would better connect the building to the surrounding area, especially Sadlers Yard, and its townscape context.
- viii) The short-range views reveal the podium extension as a relatively modest contributor to the background of the architectural composition. The careful attention to the materiality of the cladding of the podium extension, and its stepped form, ensure that the architectural focus of the views remain on the elegance of the original building components and avoids any visually intrusive impact.
- ix) The extension is consequently read as an appropriately deferential evolution of the tower which avoids compromising its impressive and elegant character or appearance. The minor visual impact of the addition to the podium is significantly outweighed by the restoration of the design aesthetic and character of the original building components.

Medium-range Views:

- x) The medium-range views (views 1, 4 and 6) illustrate the Site in the round demonstrating its landmark status and group value within the wider NOMA area.
- xi) As with the short-range views, the medium-range views clearly demonstrate how the replacement of the glazing and the spandrel panels will restore the transparency of the elevations, recapturing the intended original design intent and visual permeability and lightness of the elevations. The Proposed Development would enhance the vitality and consequently the appreciation of the tower building, removing the detrimental impact of the mirror-like surface to better express the intended character and rhythm of the composition.
- xii) The Proposed Development will retain the architectural emphasis of the original composition. The extension to the podium will be evident in the views but will be read as a component which forms a relatively modest part of the composition of the group and will retain the emphasis on the frontage tower. The proposed materiality and expression of

verticality of the elevations on the proposed extension also contribute to enhancing the recessive nature of the podium addition, in contrast to the more strident impact of the extant plant enclosure.

- xiii) It will be clear that the focus of the Proposed Development impact from this perspective will be the revitalisation of the main elevations to the CIS Tower itself and the enhanced connection to the inner ring road and Dantzig Street at ground floor level. Thus, despite the increase in the scale and mass of the podium extension it would have no apparent negative visual impact, as it would be successfully absorbed into the background of the composition of the listed building group. The main architectural components of the streetscape, comprising the CIS Building, New Century Hall and New Century House would remain clearly expressed within the townscape.
- xiv) The proposed enlargement of the band of windows at the 25th floor (the former 'Observation Platform') would have an almost imperceptible visual impact on the crown of the tower. There would be a minor change to the fenestration pattern, but the top of the building would remain defined by the band of spandrel panels. The enlarged 25th floor windows would thus continue to contribute to the subtle change in the pattern of the tower, punctuating the top of the building.
- xv) The development will include the 'de-branding' of the CIS Building, the signage of which on the upper levels of the tower is most evident in these medium range views. The extant signage is non-original with the most visually prominent element being the illuminated lettering added to the service when it was over-clad. This current signage is composed of a different font and also differs in scale, format and location to the original signage (it is thus considered to be of no heritage value).

Long-range views:

- xvi) The long-range views (views 8, 9 and 10) are key views that illustrate the landmark status and prominence of the building within the wider cityscape.
- xvii) As with the medium-range views, the proposed images demonstrate how the replacement of the glazing and the spandrel panels will restore the transparency of the elevations, recapturing the intended original design intent and visual permeability and lightness of the elevations.
- xviii) The other perceptible change from the long-range views is the proposed enlargement of the band of windows at the 25th floor (the former 'Observation Platform') which would have an almost imperceptible visual impact on the crown of the tower. There would be a minor change to the fenestration pattern, but the top of the building would remain defined by the band of spandrel panels. The enlarged 25th floor windows would thus continue to contribute to the subtle change in the pattern of the tower, punctuating the top of the building.

View 1: Existing and Proposed



View 2: Existing and Proposed



View 3: Existing and Proposed



View 4: Existing and Proposed



View 5: Existing and Proposed



View 6: Existing and Proposed



View 7: Existing and Proposed



View 8: Existing and Proposed



View 9: Existing and Proposed



View 10: Existing and Proposed



8.6 Summary of Impact of the Proposed Development on Other Heritage Assets

- i) As recommended in the revised Historic England guidance on the settings of historic buildings (2017), the Visual Impact Assessment above comprises a long form text discussion of the impact upon the identified designated heritage assets, supported by the following tabulated matrix. This follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).
- ii) As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the nearby designated heritage assets have been tabulated below.
- iii) These values have been established within the following table (**Table 5**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the Proposed Development.

Table 5 – Tabulated matrix of impacts of Proposed Development upon significance of setting to heritage assets within the indirect heritage impact assessment

Heritage asset & designation	Significance value	Contribution of setting to significance (as existing)	Scale of change	Significance of the effect of change, or overall impact
1. New Century House, Including Its Attached Conference Hall And Abstract Concrete Relief Wall In The Entrance Piazza	Medium	High	Minor	Minor beneficial
2. Holyoake House	Medium	Low	Negligible-to-minor	Negligible beneficial
3. Hanover House & Block	Medium	Low	Negligible-to-minor	Negligible beneficial
4. Redfern Building.	Medium	Low	Negligible-to-minor	Negligible beneficial
5. Old Bank Building.	Medium	Low	Negligible-to-minor	Negligible beneficial
6. Dantzie Building	Medium	Low	Negligible-to-minor	Minor beneficial
7. Victoria Buildings, (Inc.Nos.7 And 9 Victoria Buildings)	Medium	None	Negligible	Neutral
8. Hare And Hounds	Medium	None	Negligible	Neutral
9. Shudehill Conservation Area	Medium	Low	Negligible	Neutral

8.7 Summary of Impact Assessment

- i) The Proposed Development is presented as a comprehensive package of works which will refurbish the Grade II listed CIS Tower and facilitate its active and sustainable long-term use as a city landmark and a key component of the NOMA area. The particular architectural form of the building requires that the impact of the works is considered in the context of its massive scale and the extensive adaption and alteration of the building since it was opened in 1962. The Significance Appraisal revealed the extent of alteration and thereby reveals the character-defining components of the building.
- ii) The above HIA thus evaluates the Proposed Development in terms of the extant heritage value of its components and the proposed direct and indirect change to the significance, experience and appreciation of the building and wider heritage assets.
- iii) The proposals clearly require interventions to adapt the CIS Tower to a sustainable new use and a future as a multi-tenanted, multi-use, and more accessible landmark building. However, the proposed alterations and adaptations are considered overall to be sensitive to the architectural and historical interest of the building, which will be conserved (in accordance with Historic England's guidance) by facilitating its continued active use as a commercial office building.
- iv) The Proposed Development demonstrates that as much significant historic fabric as possible has been retained, while accommodating and improving the setting and condition of the most significant features including the distinctive artworks. The proposed works have thus been designed to fulfil the NPPF policy requirement to conserve heritage assets in a manner appropriate to their significance. It is recognised that it is not always necessary to sacrifice historic fabric simply to accommodate new materials or services, but it is emphasised that the building was designed to be flexible and subject to adaptation within the parameters set by its architectural form. The proposed interventions, including the façade replacement and podium extension, are thus considered to be appropriate and proportionate to the extant type, form and character of the building.
- v) Notwithstanding the above, it is recognised that the proposal to replace the façade of the building results in the removal of a high proportion of original fabric and due to this, cumulatively, the overall direct impact of the proposals is adverse. However, as demonstrated by the assessment of visual impact, it will be clear that the proposals will result in an overall beneficial impact on the architectural appearance and setting of the building.

9. CONCLUSIONS

- ii) The CIS Tower was designed during the 1960s for a single occupier and a specific brief that manifested itself in a way that was bespoke to the operation of that business. This includes a large canteen located within Basement Level 01 and other amenity spaces such as the Level 05 former Ballroom space. Given the building was completed 63 years ago, the accommodation reflects that most of the original building components, especially those externally, are beyond their intended design life. During the building's life, there have also been many piecemeal and unsympathetic alterations which have degraded the original design intent of the building.
- iii) The 2020 full planning and listed building consent sought to undertake a full refurbishment of the building to secure its long-term future. The scheme broadly aimed to:
 - adapt the building to accommodate multiple tenants
 - provide an extension to the office provision via a podium extension
 - refurbish the facade with replacement glazing and spandrels, alongside refurbishing of existing finishes
 - refurbish key elements of heritage significance, including 2no artworks and the interiors of Levels 23 and 24
 - extend the undersized Entrance Hall to provide a space with a more appropriate scale
 - revitalise the streetscape and public realm alongside ground floor remodelling, including active frontages and new uses
 - provide an internal environment in line with modern expectations
 - provide an updated fire strategy and improved compartmentation
 - remove deleterious materials
- iv) The building was seen as four buildings in one, with the podium providing large format, high density floor plates; the typical tower floor plates providing typical density accommodation; the upper tower floor plates (Levels 23-25) providing a unique heritage setting and panoramic views; and the ground and basement levels providing complementary accommodation to the office floor plates and the surrounding neighbourhood.
- v) The 2025 submission continues to follow a heritage-led approach and the same broad principles, with the following key changes:
 - updated designs for the office accommodation, to suit a post-pandemic market and up-to-date environmental expectations

- a replacement facade to aid in the achievement of these expectations and to secure the long-term future of the building
 - inclusion of a publicly accessible bar and restaurant tenancy on Levels 24 and 25
 - inclusion of a communal external terrace, a business lounge and a co-working space on Level 07
- vi) Intrinsic to the design development has been the objective of maintaining those components which define the architectural integrity and fabric authenticity of the CIS Tower. The proposals would consequently deliver the following key conservation benefits. The Proposed Development would:
- facilitate a sustainable use for the building complex;
 - preserve external architectural expression of the building;
 - ensure the appropriate adaption of significant interior spaces;
 - retain significant historic fixtures, fittings and equipment, where feasible;
 - restore and enhance the accessible display of the artworks;
 - enhance physical and visual accessibility maintain historic circulation patterns.
 - celebrate the distinctive planform and orientation,
 - maintain the positive contribution to the NOMA area.
- vi) The direct impact of the proposed multi-occupancy office use will reflect its original design and thus secure the building's optimum viable use, with the necessary additional accommodation carefully integrated into the building composition without compromising its physical or visual characteristics.
- vii) Consequently, 'great weight' has been given to bringing forward a viable and deliverable development which will secure the building's significant surviving fabric and preserve and improve the appreciation of its architectural integrity, while simultaneously enhancing the accessibility and environmental performance of the much-altered building, all within the constraints imposed by its significance. The impact of the Proposed Development, therefore, appropriately balances the degree of change to the CIS Tower and the character of the NOMA area.
- viii) Of most significance are the proposals which will result in the replacement of the external façade of the building.
- ix) The extent of removal of original fabric is considered to have a **major adverse impact** but, in accordance with NPPF paragraph 213, **clear and convincing justification is provided** for the rationale behind this proposal.

- x) An extensive optioneering exercise and comprehensive consultation with key stakeholders has been undertaken to ensure the proposals will secure the optimum viable use of the listed building.
- xi) Further to this, as is demonstrated in the Impact Assessment, the Proposed Development would **demonstrably enhance the character and setting** of the Grade II CIS Tower and present a **sustainable long-term use** for the building which will make a positive contribution to the character of the NOMA area.
- xii) Consequently, it is considered that the overall heritage impact of the Proposed Development would equate to **“less than substantial harm”**, as defined in paragraph 215 of the NPPF, however it will be clear that this **harm is outweighed** the public benefits of the proposal including securing its optimum viable use. Please refer to the Planning Statement for wider public benefits balance.

10. REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

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11. APPENDICES

Appendix 1: List Description. Co-operative Insurance Society Building (2013).

The following is the official text of the statutory 'list description' for the CIS Building (as described in the Grade II listing). This building was **first listed in 1995**, despite noting the extent of fabric alteration, under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest and, therefore, subject to the statutory controls required by **Section 7** of the act.

The list description was **amended in 2013** to the current, detailed description following the detailed building fabric analysis prepared by SLHA Ltd. This official list description was intended to be as detailed as possible to assist with disaggregating the significance of the building's fabric and components (following extensive alterations which have eroded its original design-form) but should not be taken as a comprehensive list of its heritage values.

The text below in blue has been reformatted, for ease of reference, but is otherwise unedited.

List Description

Name: CO-OPERATIVE INSURANCE SOCIETY (CIS) BUILDING. **List entry Number:** 1270494

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

Grade: II **Date first listed:** 24-Nov-1995 **Date of most recent amendment:** 26-Apr-2013

UID: 458645

Summary of Building: 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.

Appendix 2: Planning History

Application/works	Description
TP29762 Approved 3.7.57	Planning permission granted for the erection of an office block, land bounded by Corporation Street, Miller Street, Amber Street, North Street and Hanover Street.
45966 Approved 1959	Detailed Building Regulation drawings for the construction of both CIS and New Century House. .
71520 (c1963)	Structural details for fire escape staircase from air raid shelter to ground floor cafeteria
1985 (internal works)	5 th floor - Alterations to Staff recreation room, lounge/bar and toilets.
033362 (1989)	Alterations to illuminated signage
054241/FO/CITY1/94	Alteration to the entrance steps
047007/FO/CITY1/95	Construction of two new fire escape staircases and provision of fire lobbies
053090/AO/CITY1/97	Freestanding name sign/ sculpture
052394/LO/CITY1/97 052130/C/FO/CITY1/97	LBC – Installation of satellite receiving antenna
051321/FO/CITY1/97	Re-landscaping of chief officer car park perimeter walls
40455/C/0301 Sept 2000	Proposal for smokers' room and store on the ground floor.
061680/FO/CITY1/01 061681/FO/CITY1/01	Sitting of one condensing unit adjacent to car park.

36678/C/0108 April 2001	Basement & Ground Floor – extension of northeast stairwell,
064724/FO/CITY1/02 064725/LO/CITY1/02	Alterations and improvement to existing concourse paving, steps and ramp to improve disabled access
067163/FO/CITY1/03 067164/LO/CITY1/03	Re-cladding of service tower in photovoltaic panels
073052/LO/2004/C1	Internal alterations to toilets on floors 1 to 4 of podium level
074898/LO/2005/C1	LBC for reinstatement of service road gate and fencing
075451/LO/2005/C1	reinstatement of service road gate and fencing
082889/LO/2007/C1	LBC removal and replacement of internal escalators
087090/AO/2008/C1	Various signage
087279/LO/2008/C1	LBC for the installation of various signage
107890/JO/2015/C2	Directional signage.
101971/LO/2013/C1	Refurbishment of lifts including of 9 lift cars, erection of 14 operating panels and insertion of 4 x emergency doors.
105522/FO/2014/C2	Public realm works including creation of new public open space with hard and soft landscaping and street furniture.
113865/LO/2016	Installation of a new air conditioning plant within the CIS Tower.
114045/LO/2016	Replacement of non-original ceiling of former bar area on the 5th floor with new plasterboard suspended ceiling.
115964/NMC/2017	Non Material amendment for minor changes to the public realm treatments approved under application 105522/FO/2014/C2.
125520/FO/2019	Erection of external plant and associated works on 5th floor podium level.
124864/LO/2019	Minor internal and external alterations to facilitate the permanent separation between New Century House and Hall and Old Bank Building and external alterations to facilitate access on to New Century House Plaza, and associated works.
125521/LO/2019	Installation of external plant and associated internal and external works (5th floor podium level).

Appendix 3: Definition of Significance Terms used in this Heritage Statement

Table A: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade II* and Grade II listed buildings, - Grade II* and Grade II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade II listed buildings (dependant on character), - Grade II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Sites identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.

Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.
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Appendix 4: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the Proposed Development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table B: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (<i>physical alteration or change to character</i>)	Indirect heritage impact (<i>visual change to the experience or setting of the building and its context</i>).
Major adverse <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <i>less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage

		assets in the view, or the ability to appreciate those values.
Minor Adverse <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the interest of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience

		and appreciation of the buildings or the designated area.
Minor Beneficial <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the interest of the heritage assets in the view, the or the ability to appreciate its significance.
Moderate Beneficial <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, or the ability to appreciate its significance.

Appendix 5: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset. This significance of impact can be either adverse or beneficial.

Table C: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Appendix 5: Significance Plans



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