5.0 Internal Design

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CHAPTER SUMMARY

Due to the complex and existing nature of the building, this chapter is presented level by level, from bottom to top, with existing and proposed layouts. This approach is then interspersed with key information, interventions and strategies. The strategies may be applied to broader areas of the building. The chapter begins with the existing core arrangement on the basis of providing the 'spine' to the building.



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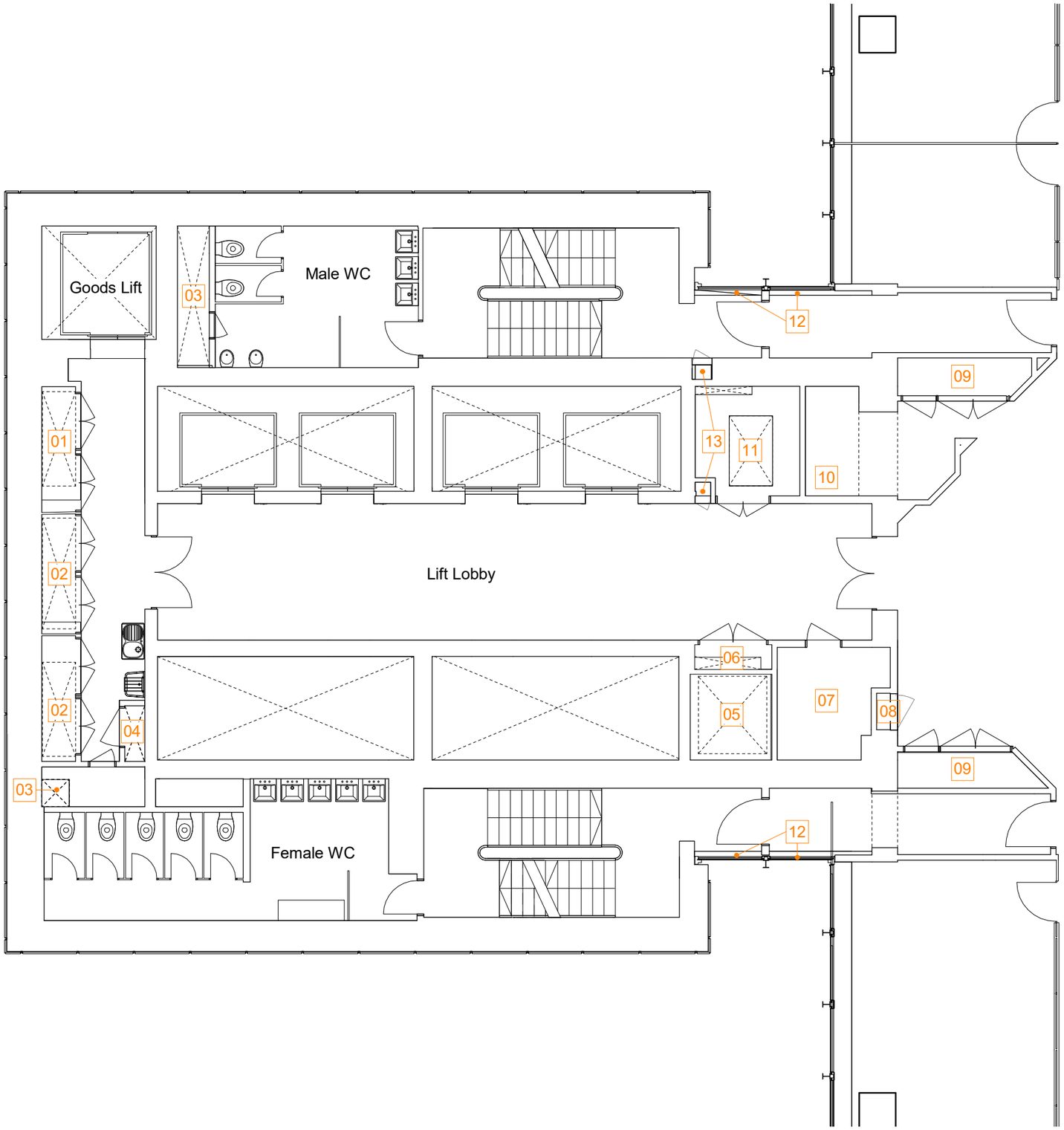
EXISTING CORES

The existing service core is centred around the lift lobby and passenger lifts.

To the south is a lobby with combined evacuation and goods lift access, cleaner's provisions and riser access. To the east and west are the main access stairs, with toilets provided on the half landings. The male toilets are located to the west, with female toilets to the east. No accessible toilet provision is provided.

To the north of the core, there is a range of risers, which include the boiler flue and the 'Telemaster' system, which was a non-original document transportation system.

Fit out and decoration is largely non-original, with many alterations having been undertaken over time.



KEY

- 01 Condenser Pipework riser
- 02 Mechanical riser
- 03 WC Pipework riser
- 04 Pipework riser
- 05 Flue
- 06 Electrical riser
- 07 Plant Room
- 08 Hose reel cupboard
- 09 IT and Electrical Riser
- 10 Telelift
- 11 Telelift, Electrical and Wet riser
- 12 AOVs
- 13 Wet Riser Access

EXISTING LIFT LOBBIES AND STAIRCORES

TYPICAL LIFT LOBBIES

Non-original floor and ceiling finishes detract from the quality of the original design. Original red and black linoleum flooring has been replaced with carpet tiling, which is now in poor condition, very stained and needs replacement.

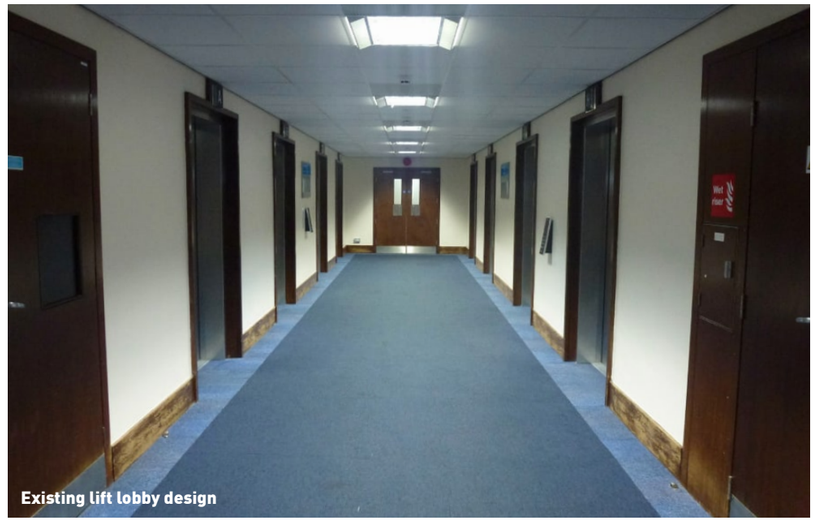
Original internally illuminated, floating ceilings have been replaced with standard office ceilings and inset light fittings.

The doors, architraves and skirtings are in poor decorative order.

Doors to the lift lobbies, into the goods lift lobby and onto floor plates are not automated. As a consequence they have been damaged by FM operatives pushing trolleys through them.



Original lift lobby design



Existing lift lobby design

EXISTING WC PROVISION

The WCs are old, dated and of poor quality. The finishes, sanitaryware and cubicles are heavily worn. WCs are located on the stair half landing between floors and there is no lift access to them. Cleaning the WCs is a challenge as paper towels/toilet rolls have to be stored within each WC area and there is no enclosed storage within each WC so paper towels, toilet rolls and cleaning solutions are stored under or on the vanity units.

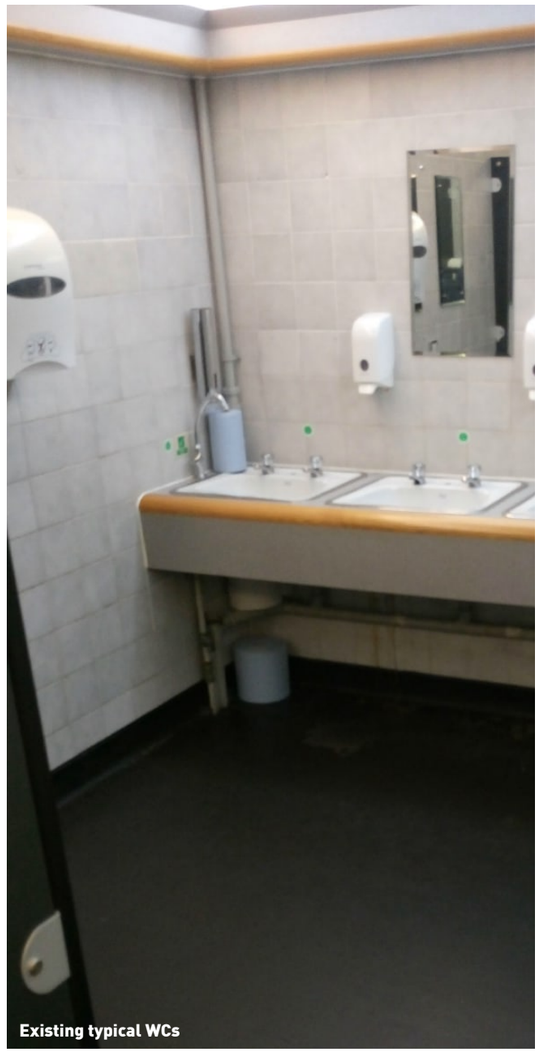
No accessible WC provision is provided on the office floor plates and there is a significant shortfall in the quantity of female WCs required also.

EXISTING STAIRS

The core contains the original stairs. The treads and risers have a light beige terrazzo finish, whilst the skirtings either side of the flights are in a dark grey terrazzo. The walls and stringers are painted plaster, with the decoration in poor condition in many places. The handrails and balustrade are painted metalwork.

STAIRS BETWEEN LEVELS 23 TO 25

The terrazzo floor, treads, risers and skirtings are concealed by carpet tiles which are very dirty and worn. The original balustrade handrail is capped by a timber rail. The wall handrails have been replaced with a heavy timber handrail and there is a timber capping to the skirtings. This results in an awkward change



Existing typical WCs



Existing stair finishes



Existing stair finishes, Level 23 to 25

EXISTING LIFTS

As originally designed, there are eight passenger lifts provided within the service tower, serving Basement Level 01 to Level 24. The passenger lifts are split into two banks of four with one bank serving the low-rise portion of the building (Basement Level 01 - Level 15) and the other bank serving the high rise (Levels 13-24) with transfer levels provided at Basement Level 01, Ground and Level 04.

Passenger lifts A-D, located on the left hand side of the lift lobby as you enter from the Entrance Hall, serve floors Basement Level 01, Ground, Level 01, Level 04 and Levels 13-24.

Passenger lifts E-H, located on the right hand side of the lobby as you enter from the Entrance Hall, serve floors Basement Level 01 - Level 15.

The evacuation/goods lift (indicated as purple) serves floors Basement Level 03 - Level 24.

On the adjacent diagram:

- Floors served by both sets of passenger lifts are indicated as yellow,.
- Floors served by passenger lifts A-D only are indicated as light blue,
- Floors served by passenger lifts E-H only are indicated in green

Not all floors of the building are served by the passenger lifts in the core. These floors are Basement Level 03, Basement Level 01 Lower and Level 25 which are served by stair access only. These are indicated in red.

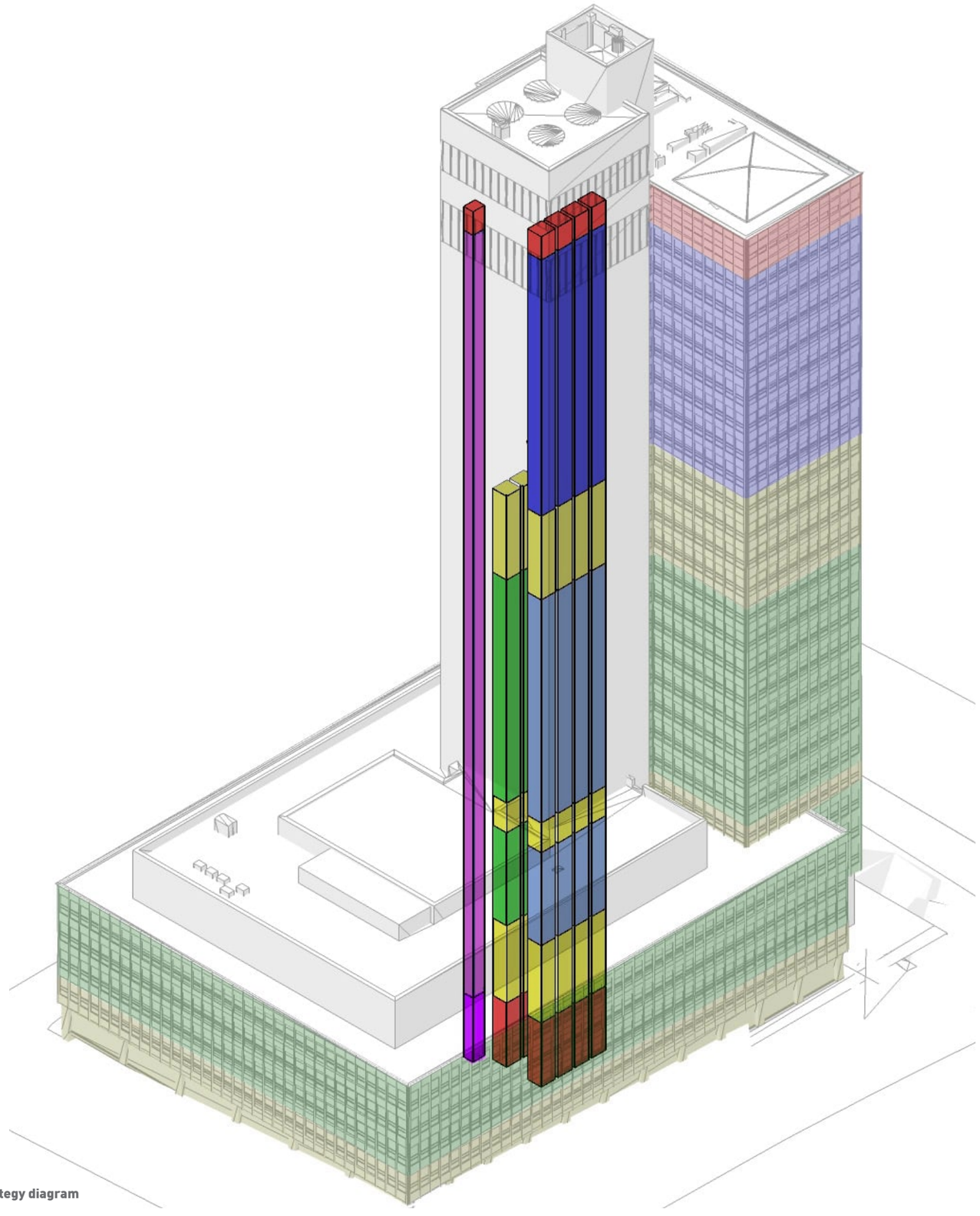
LIFT TRAFFIC ANALYSIS

During 2012 Kone undertook an analysis of the performance of the lifts with waiting times for the high-rise bank being more than 8x the acceptable waiting time for a British Council of Offices compliant building and more than 20x the compliant time for the low-rise bank.

Following a lift renewal programme during 2014, which included the implementation of call-destination infrastructure, waiting times were reduced for both banks significantly, but are still almost twice the acceptable waiting time for a contemporary office building.

A review of performance by Cundall has established that any refurbishment of the building, even in its current form, would require additional passenger lift provision to achieve acceptable waiting times.

The above analysis informs the proposals described further in the office accommodation. As referenced above and as can be seen in the following basement plans, additional cores and lifts are added into the scheme. The rationale behind this is described within the ground floor section, within the context of the overall proposals.



Existing lift strategy diagram

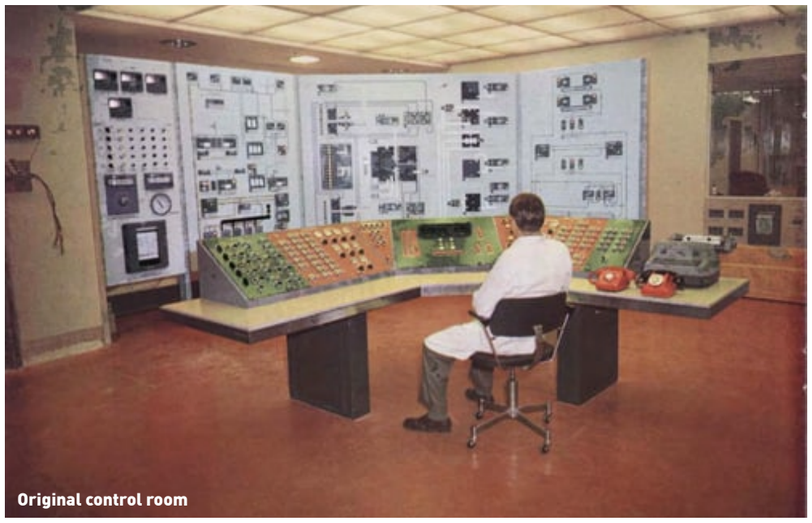
EXISTING BASEMENT LEVEL 03

Basement Level 03 houses the main plant installations for the building. There have been alterations to the original space at this level with plant items being replaced and upgraded, as would be expected almost 60 years since the building opened.

A control room exists on this floor (pictured below), which is a space of historic significance and was described in press articles upon opening as:

> *"...worth seeing is the 60ft deep control room of the boiler house, a glass walled nerve centre with a might console of buttons, levers, switches and automatic typewriters, feeding out and taking in information about the climatic conditions at each of nearly 300 points in the building, and interpreting the irritable twittering of hundreds of lights dancing up and down a mammoth wall chart before it."*



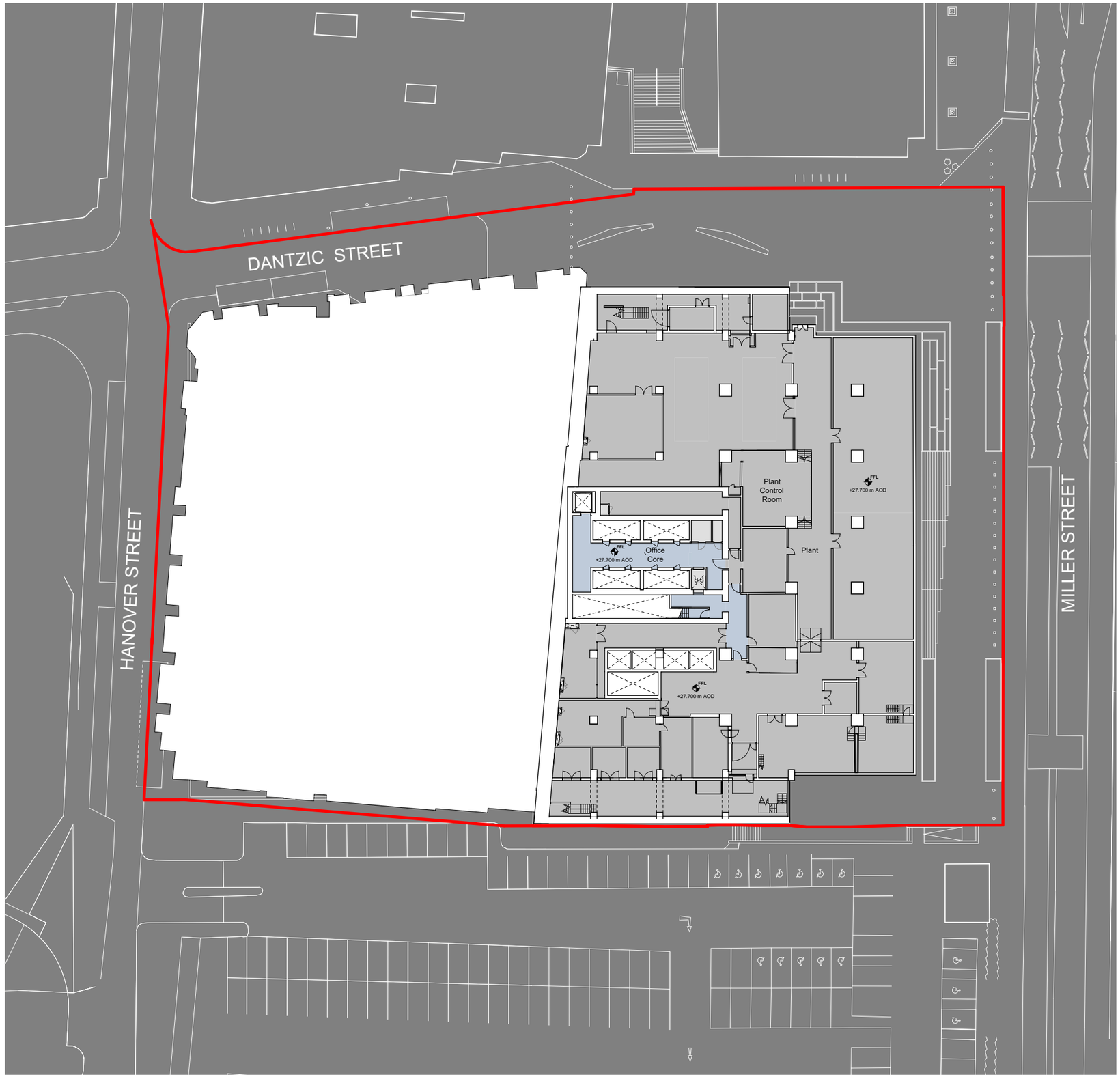


Original control room

PROPOSED BASEMENT LEVEL 03

Basement Level 03 remains as per its existing use as a plant level. The structure for the bank of four new passenger lifts and escape stair is brought down through this level to terminate at slab level. This addition does not affect the original control room, an area at this level that is of historic significance.

Disused plant rooms are proposed for removal, with new one proposed, to suit the general upgrades to the overall servicing strategy.



EXISTING BASEMENT LEVEL 02

Basement Level 02 is formed from an air raid shelter that pre-dates the CIS Tower, referred to as the 'bunker' and most recently accommodated a staff gym and recreational facility.

It is cellular in its nature and formed from heavily constructed walls.

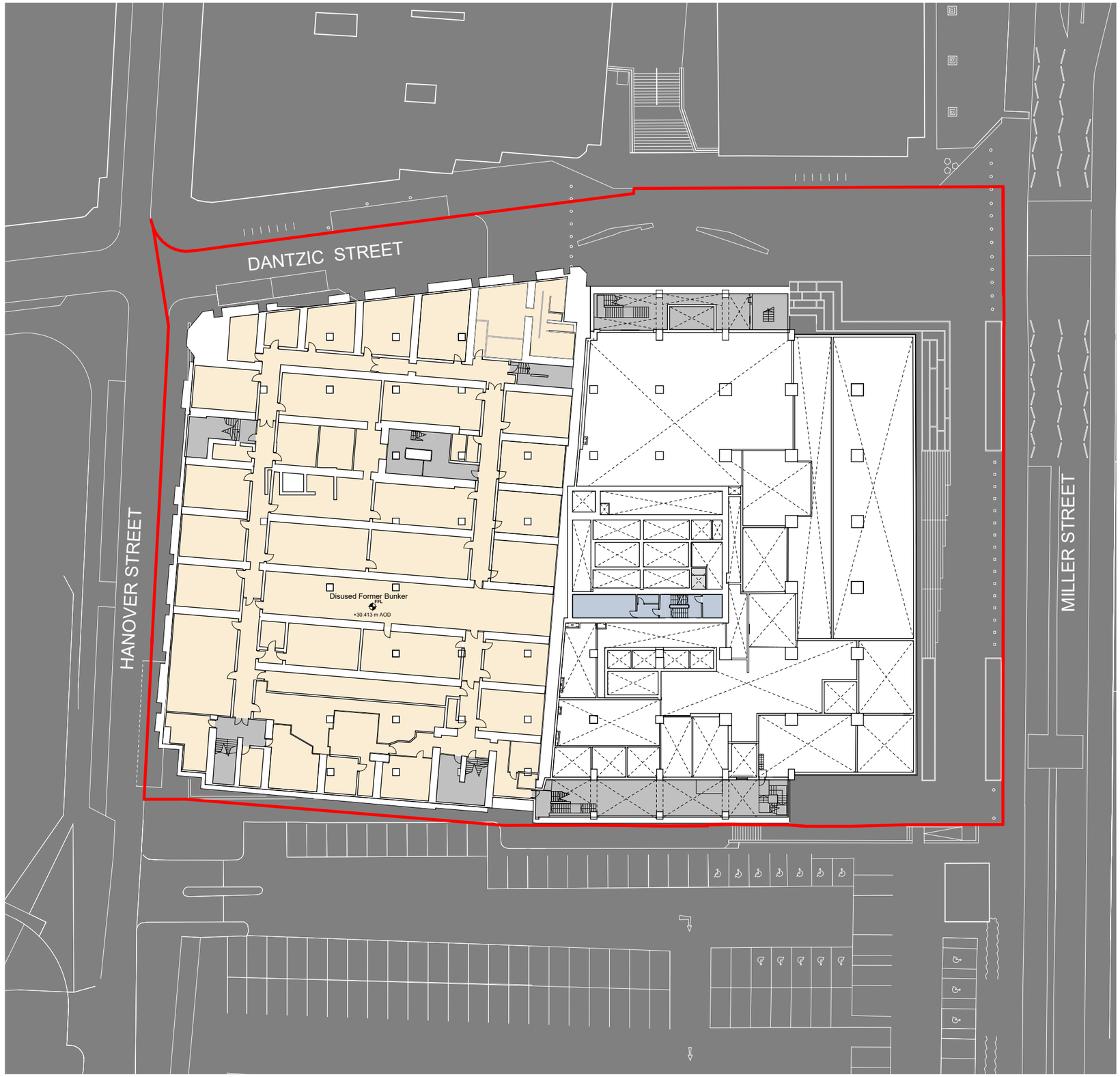
It is accessed by stair only; via a stair on the south eastern corner that discharges on ground floor, and via a stair on Dantzic Street that connects to Basement Level 01.



PROPOSED BASEMENT LEVEL 02

As a series of spaces, a use is not proposed for the bunker, due to lack of access.

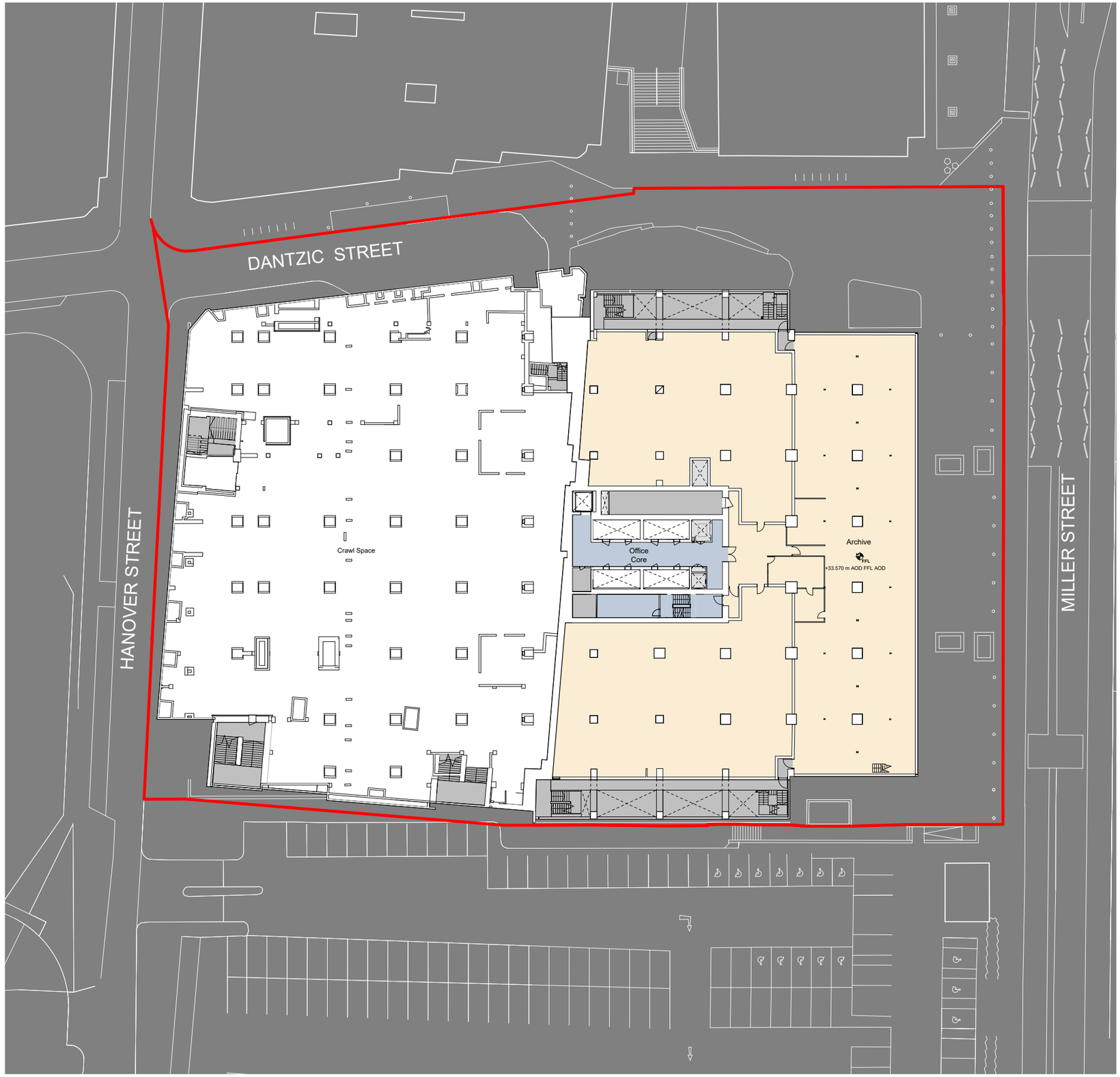
The main alterations proposed on this level is the inclusion of essential fire safety equipment, alongside the continuation of structural elements from above ie columns and core walls.



EXISTING BASEMENT LEVEL 01 LOWER

Basement Level 01 Lower was previously used for archiving and strong room purposes, to suit the needs of The Co-operative. It includes a series of walls and supporting columns for the floor grating above.

This level is only accessed by the existing evacuation/goods lift and the eastern core stairs.



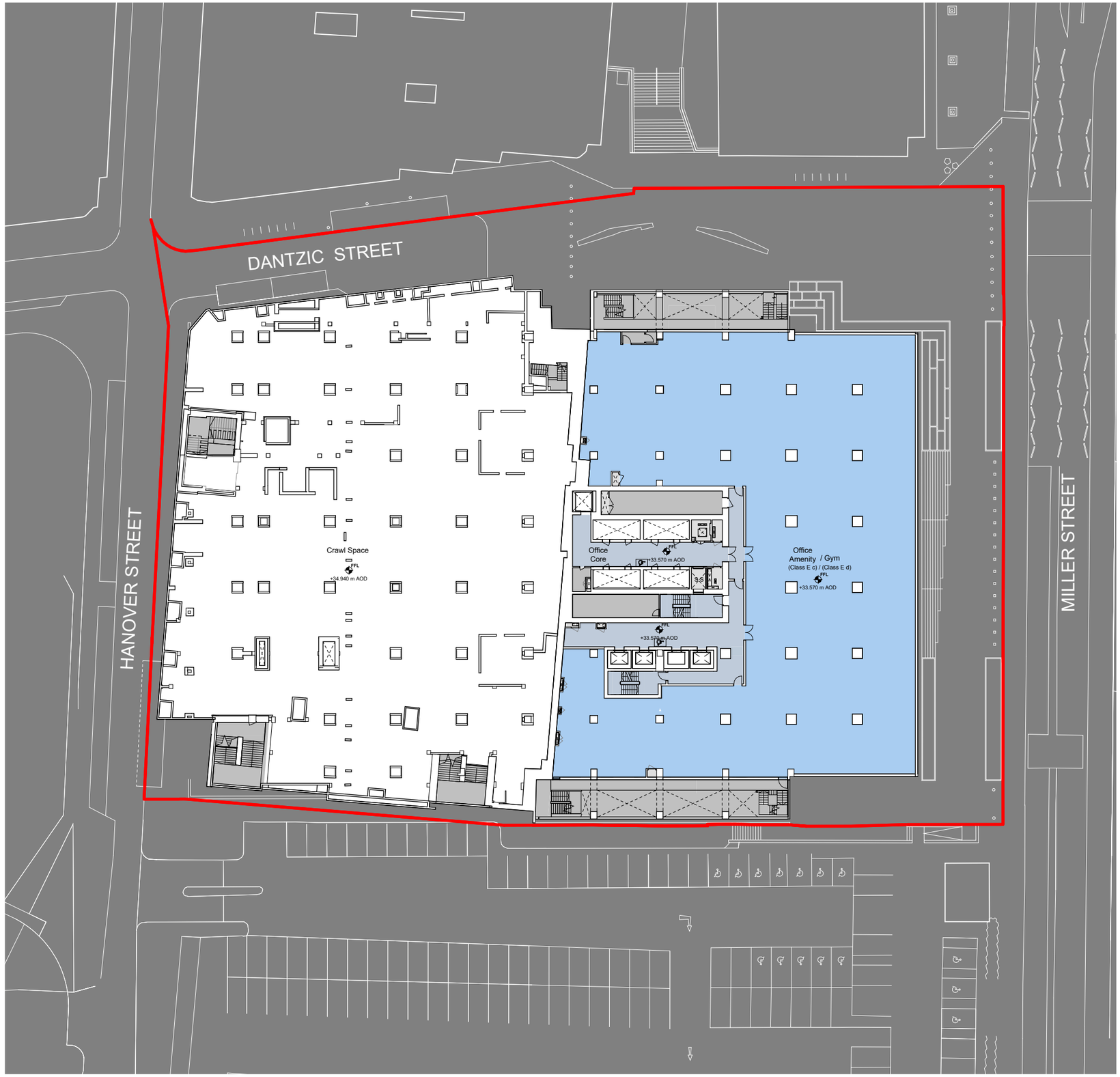


Basement Level 01 Lower (2020 condition)

PROPOSED BASEMENT LEVEL 01 LOWER

This level is proposed to be utilised as a 1,686sqm / 18,147sqft office amenity or building user gym; providing a new beneficial use to the building under the context of modern office development. This space is proposed to be turned into a shell space, with further fit out designs to follow.

The most significant change under landlord works is the addition of the new bank of passenger lifts and stair serving this floor, with required corridors and lobbies created.



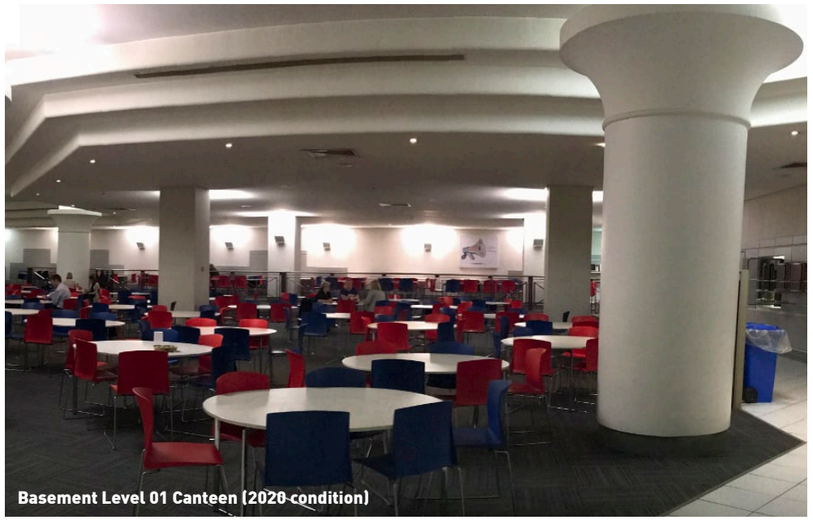
EXISTING BASEMENT LEVEL 01

Basement Level 01 is the only basement level that covers the full site, with other levels being combined with one another to cover the full site.

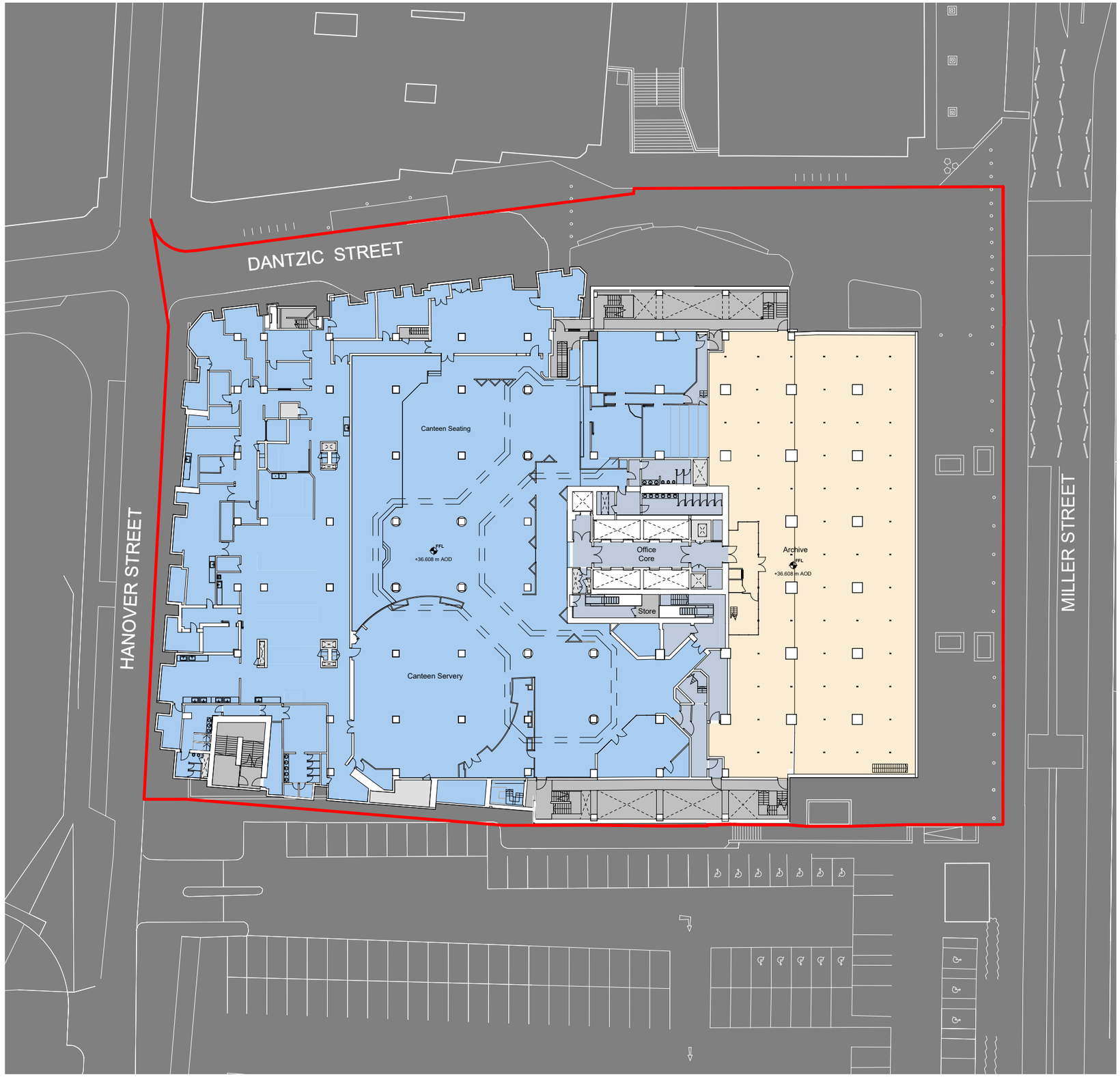
A staff canteen and amenity spaces currently cover this basement level, alongside archive spaces. This floor can be accessed via the escalators from above. The canteen was comprehensively remodelled prior to the listing of the building, meaning that the original character is absent.



Basement Level 01 Archive (2025 condition)



Basement Level 01 Canteen (2020 condition)



PROPOSED BASEMENT LEVEL 01

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.

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.

A rationalisation of the cores is provided (including the new lift bank), alongside the creation of 2no large shell and core leisure spaces, totalling 3,351sqm / 36,066sqft at this level. 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.

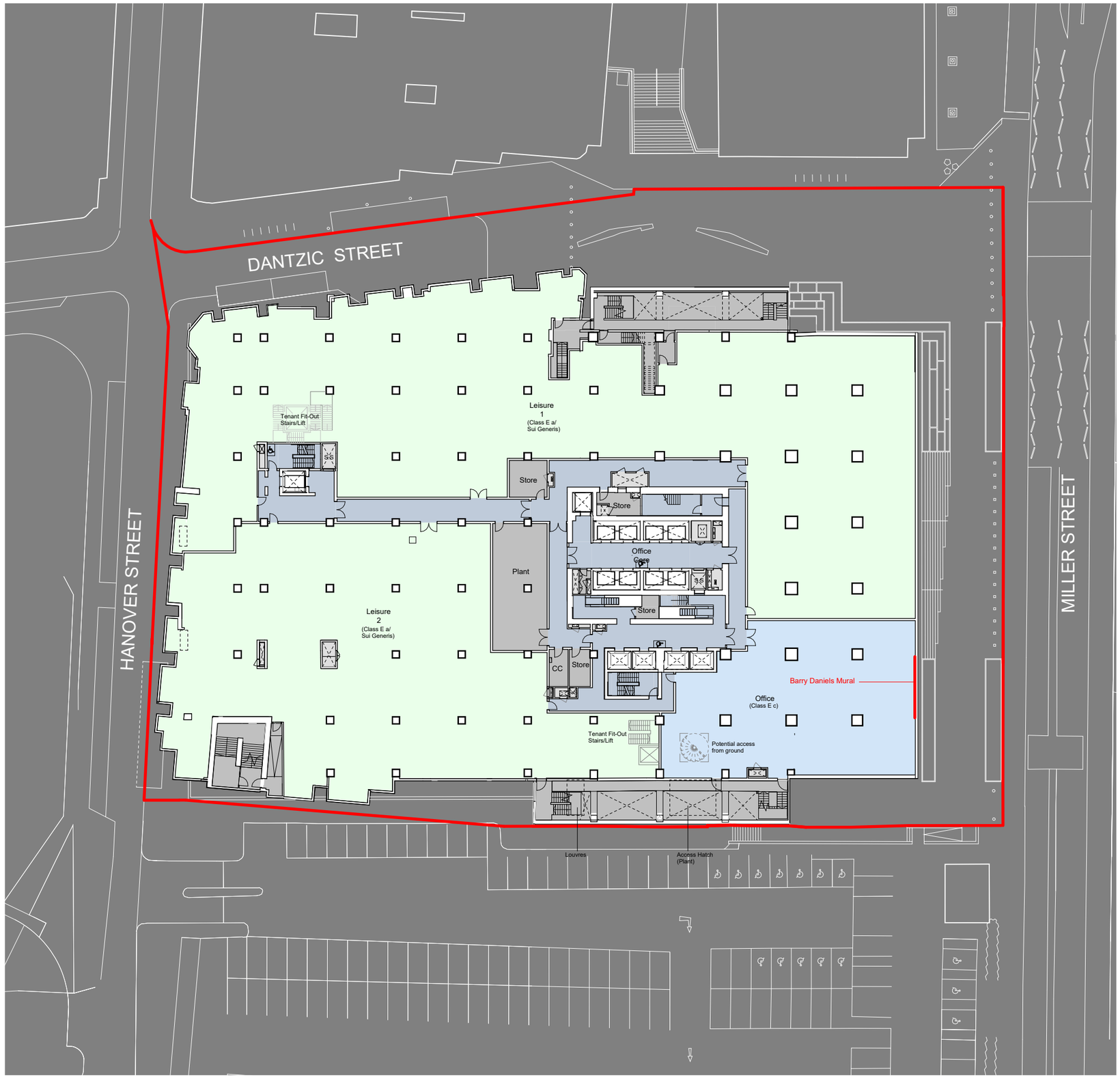
The key landlord space that is provided is the 508sqm / 5,468sqft 'Function Space', which will be an office amenity that is bookable for events, company wide meetings and the like.

As described within the narrative around the podium extension, 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 Ballroom, to create a back drop 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.

This space will also be visitable to the public, via the front desk, providing a public benefit to the change. Further information on the Function Space is provided overleaf.

Long term, there is the potential to link the space to the office entrance via a feature stair, however this element does not form part of the proposals.

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; which includes a new western stair connection between Basement Level 01 and Ground.



BASEMENT LEVEL 01 FUNCTION SPACE

The existing location of the artwork is specific to the single occupancy of the building, whereby it is accessible to all building users and not the public.

Its scale is based on the size of the space it occupies. This space is located where is it due to its scale and height, as it can be argued architecturally that its position is not the most suitable or functional location.

Spatially, the existing hall is a windowless box and could theoretically be located anywhere without altering the experience of the space or the artwork within it.

During the 2020 design process, non-viable iterations where explored. Viability aside, the proposed podium locations raised questions with regard to public access and security in a multiple tenant environment.

For example, should any new space or the existing hall be intended for use with external guests, how these guests are managed and delivered to the space via general access lifts, without causing security concerns for tenants within the building, is a consideration.

As described earlier in the document, Basement Level 01 provides the only existing space that can feasibly and spatially house the artwork, due to its scale at 4.4 x 7.3 metres. Spatially, Basement Level 01 is windowless and an environment that is similar to the existing hall.

In 2020, the proposals were for the artwork to sit at Basement Level 01 within a large shell and core space, defined as a Function Space, that would be occupied and tenanted. These proposals were supported by assessment in the Heritage Statement and specialist conservator reports.

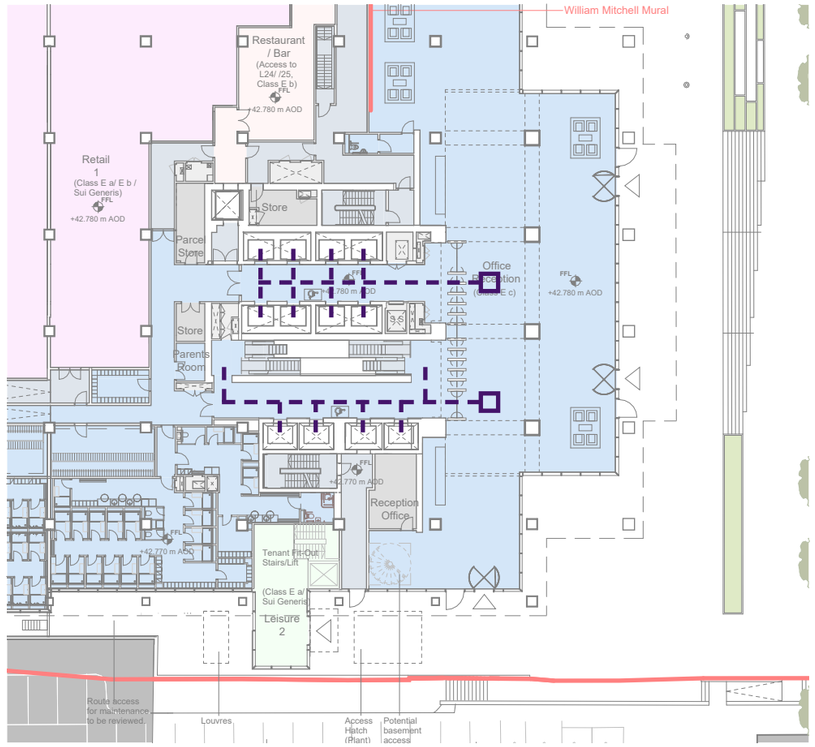
As part of the 2025 proposals, a smaller space, more akin to the existing Level 05 Ballroom is proposed (see diagram); retained under landlord control. The benefit of this is that the landlord retains control of the artwork and office tenants are provided with an amenity. This space will then be fitted out with the artwork and timber panelling, under controlled public access as described previously.

The Heritage Statement concludes;

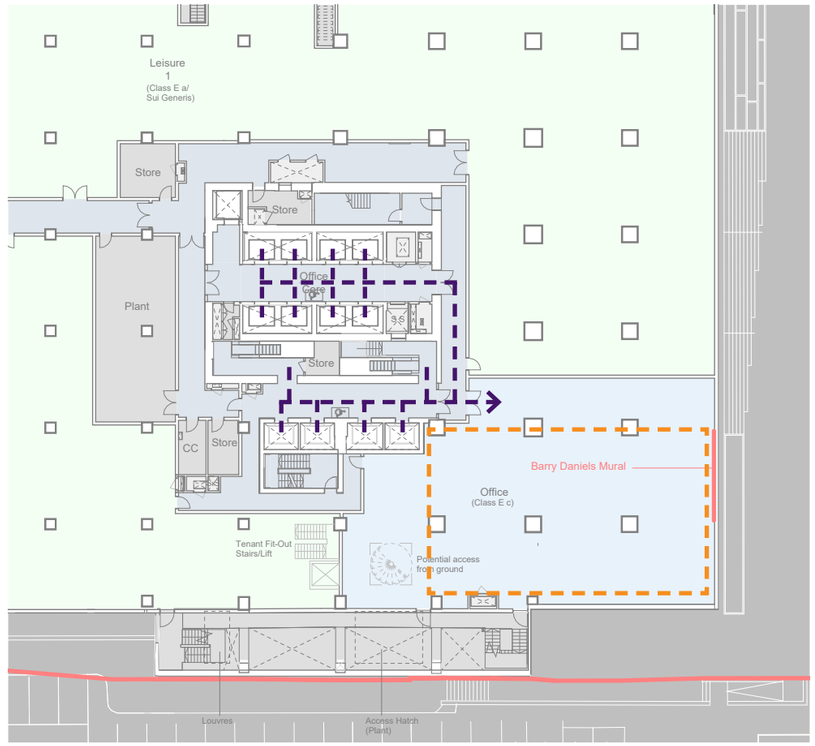
> *"The scale of the artwork requires a space which is proportionate to the character and interest of the piece. The original setting of the artwork has been substantially compromised by the alterations to the fabric and use of the former recreation suite, resulting in the artwork becoming a neglected panel to the wall of the latter office use. The impact of the loss of the recreation suite would be tempered by the restoration of the most significant component of the former staff recreation suite, and its enhanced display in a more accessible part of the CIS building. The intrinsic interest of the artwork demands a suitably proportioned and active space, as has been identified in the proposal."*

This overall strategy simplifies the potential security considerations and allows a wider community of people to enjoy the artwork than at present.

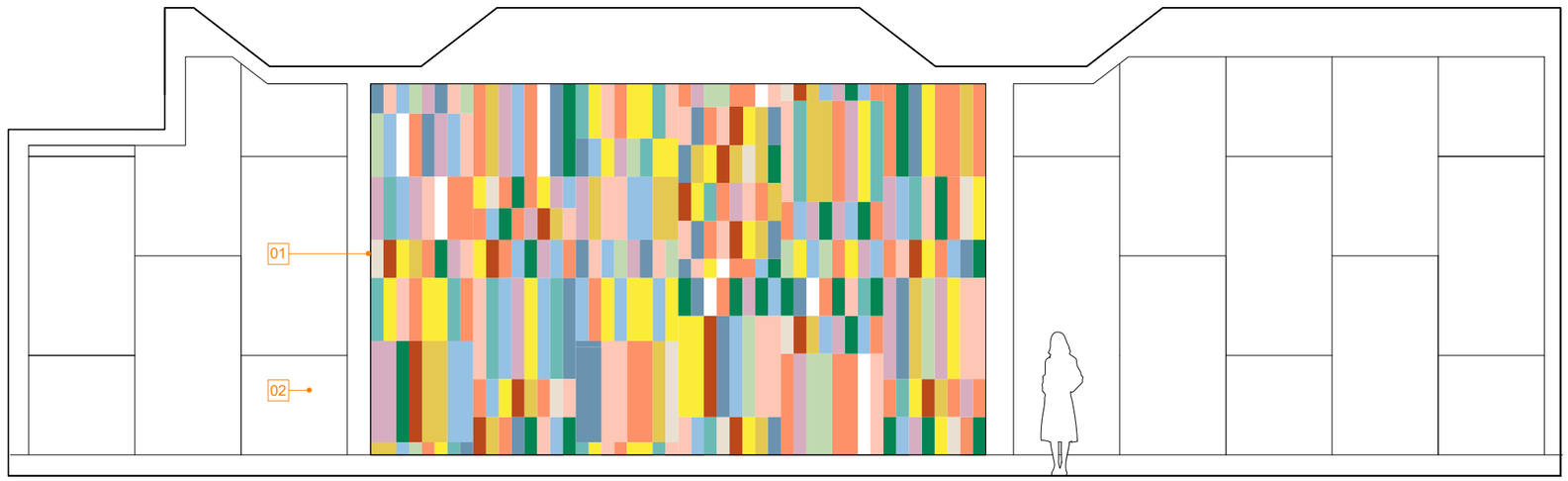
Full interior design will come forward in later stages of the development, however conceptual imagery is provided overleaf to demonstrate the spatial qualities of the space.



Public access route to Function Space, at ground floor



Proposed Function Space with existing Level 05 Ballroom footprint overlaid and access route



KEY

01 Barry Daniels Artwork (Restored)

02 Modified Existing Elm Timber Panel (Refurbished)

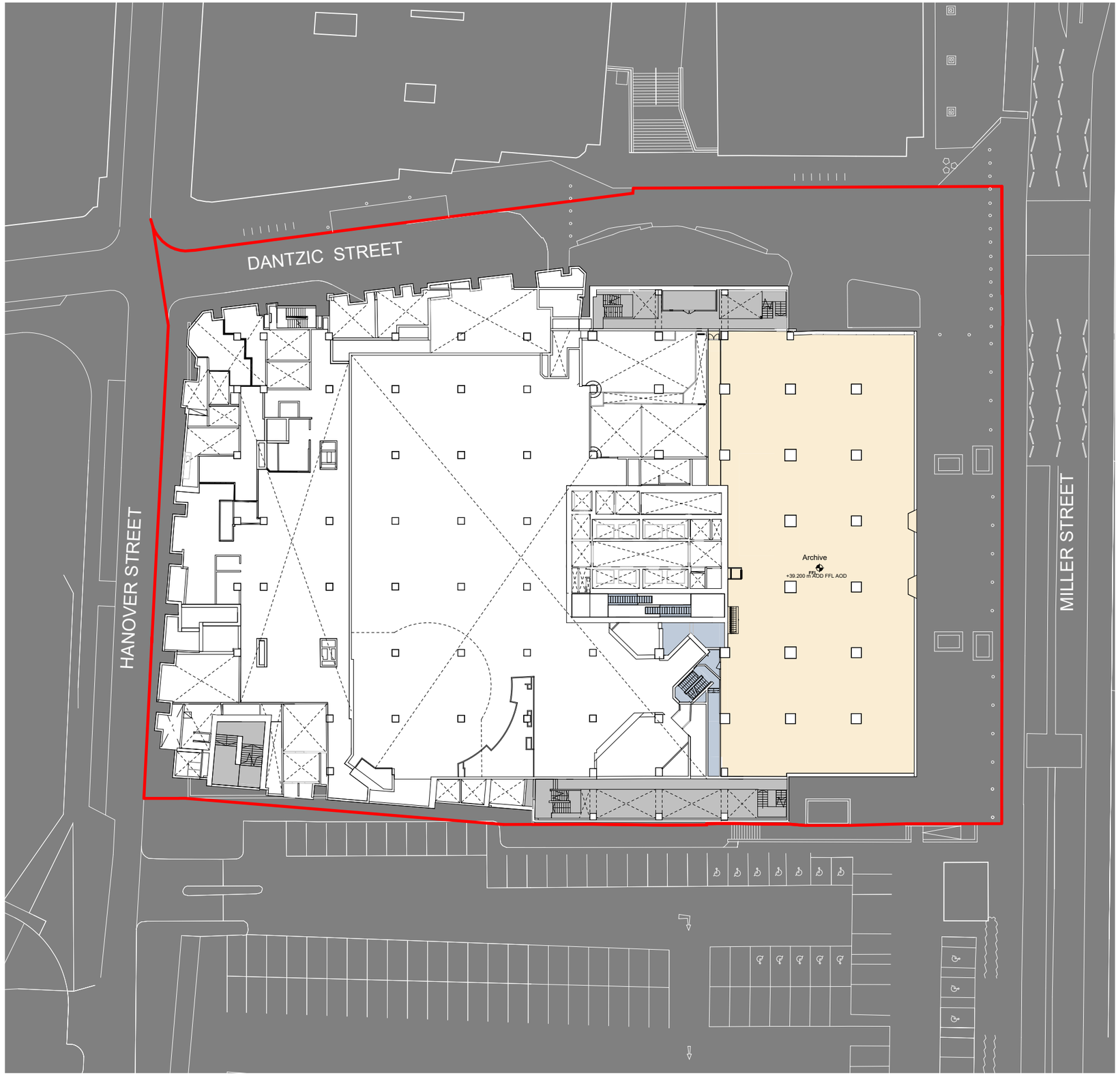
Function Space proposed internal elevation with Barry Daniels artwork

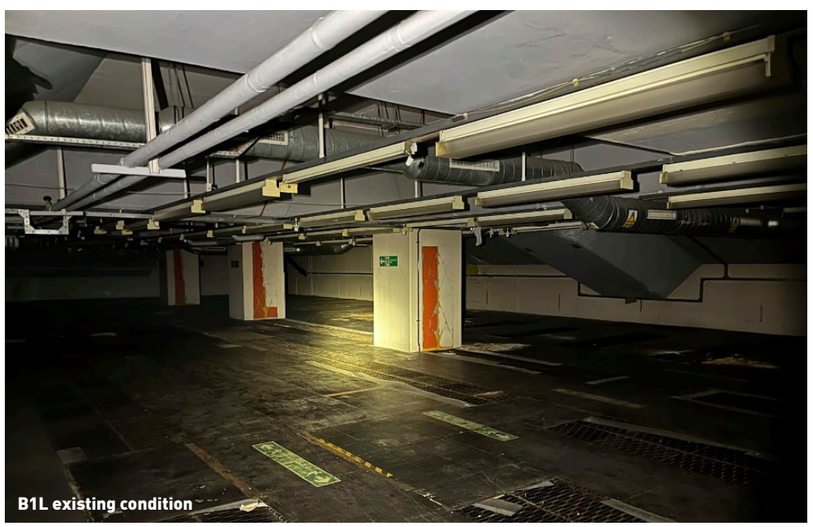
BASEMENT LEVEL 01 FUNCTION SPACE CONCEPTUAL VISUALISATION



EXISTING BASEMENT LEVEL 01 UPPER

Basement Level 01 Upper was also previously used for archiving purposes, to suit the needs of The Co-operative. It is currently a shell space with a lightweight floor grating. It can only be accessed from below or via the lightwells. No core access is available.

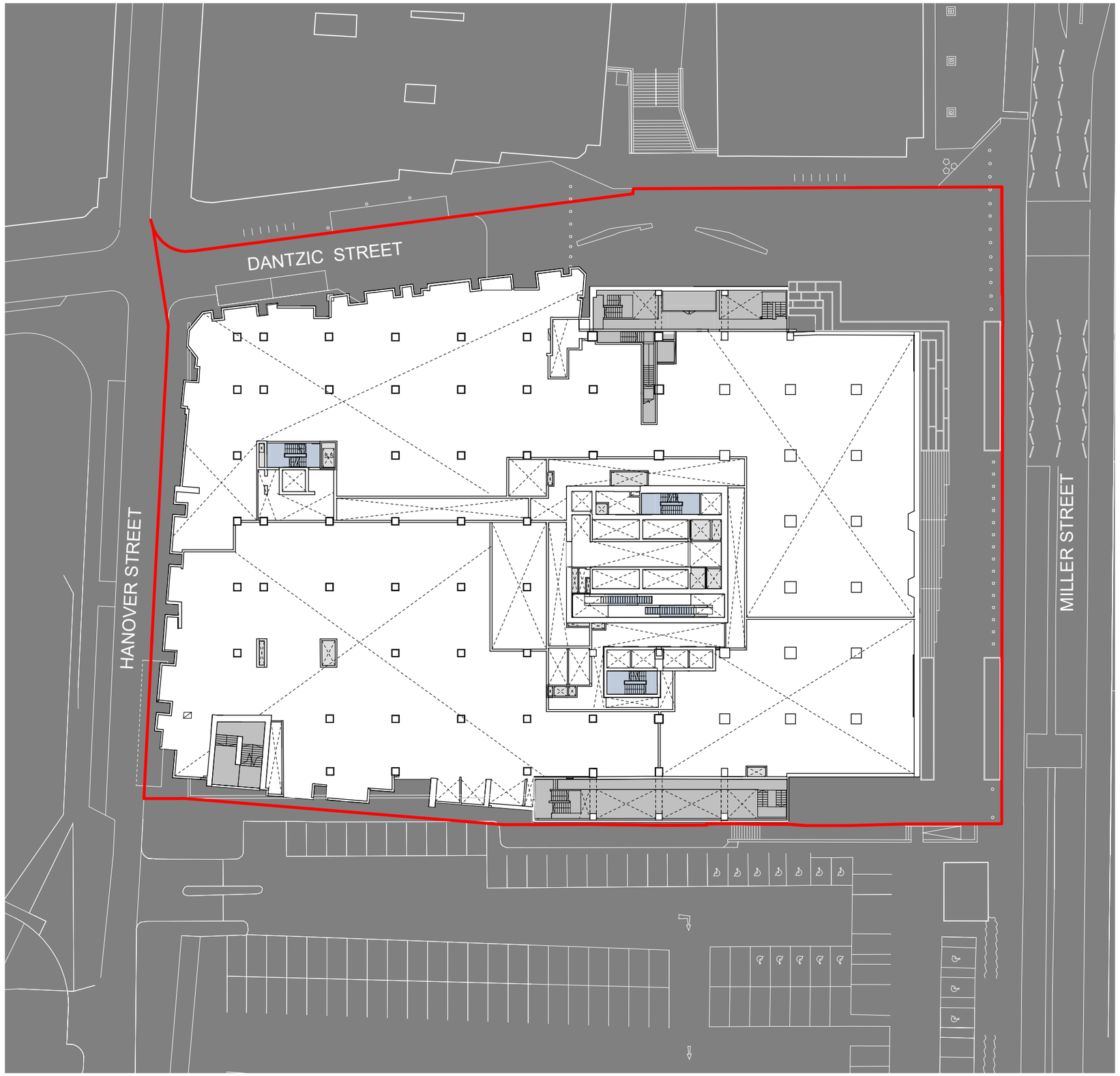



B1L existing condition

PROPOSED BASEMENT LEVEL 01 UPPER

The lightweight floor grating and access on Basement Level 01 Upper is proposed for removal, providing additional height to Basement Level 01, on the basis of the defunct space use and to provide a better spatial provision for uses on Basement Level 01.

New structural elements associated with the new cores pass through the space and wall from below pass through the original space, to provide compartmentation. The western tower core stair is continued down to Basement Level 01 also.



EXISTING GROUND FLOOR

The ground floor of the CIS Tower has a large footprint, of which the majority is utilised for back of house and support functions (see diagram below). This balance of accommodation again follows the use of the building by a single tenant and is greater than typically provided for a contemporary, multi-tenanted building of this scale.

As described in the earlier Site chapter, this arrangement results in an inwardly facing ground floor, reflected in a highly inactive ground floor that offers very little to two important thoroughfares in Miller Street and Dantzic Street.

In terms of engagement of passersby, there is no connection to Dantzic Street except for deliveries and the entrance on Miller Street is undersized and subsequently inactive.

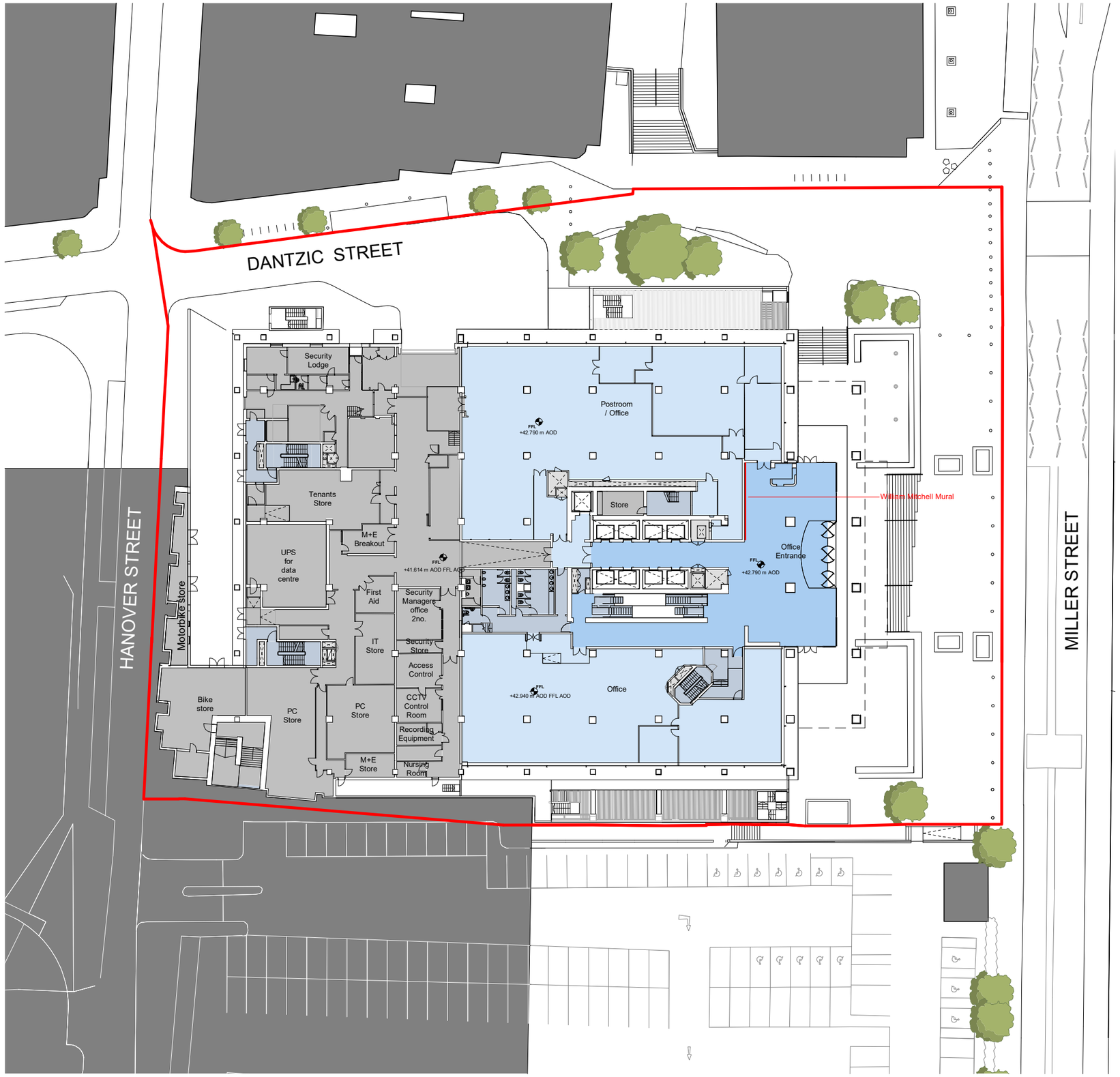
The Hanover Street and eastern elevations are secondary elevations, inactive and not engaged with the streetscape as a result of perimeter fencing, level changes and a physical disconnect with the adjacent landscape

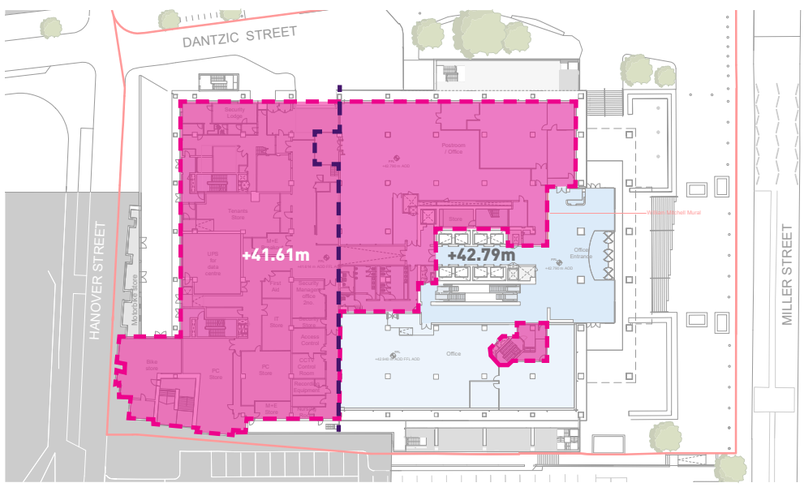
Internally, there are large rooms that are defunct because of the changing nature of how offices operate over the last 60 years, such as expansive post rooms and stores.

The ground floor of the CIS Tower, is split across two primary levels, with the front half of the building at a level circa. 1.3m above that of the rear of the building. This is reflected in a structural step in the slab and the transition is made through a ramp in the middle of the plan; requiring consideration in the proposals.

This level change ties in with the surrounding topography, with the bridge access on Hanover Street actually connecting into a car park at mezzanine level opposed to ground floor. Providing parking for 38 vehicles, this would have originally been for the senior executives.

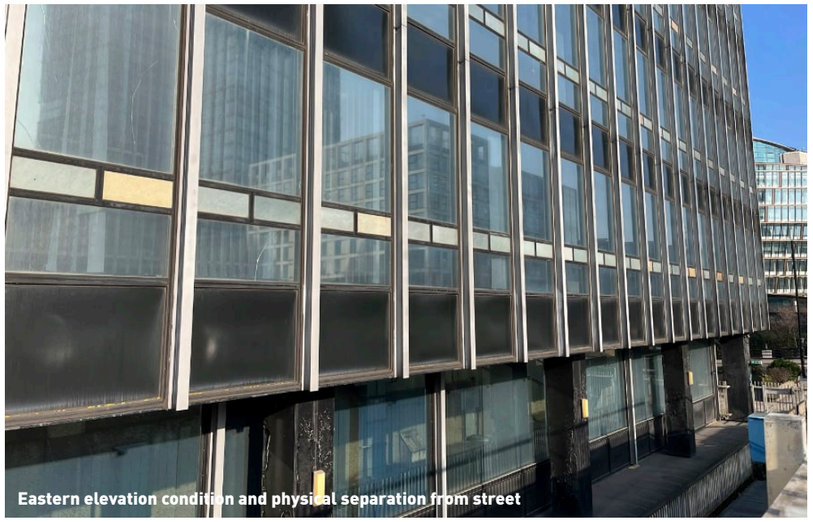
Imagery overleaf provides an overview of some of the existing ground floor perimeter and internal back of house conditions.





Back of house and support functions shown in pink; level change shown in dashed purple

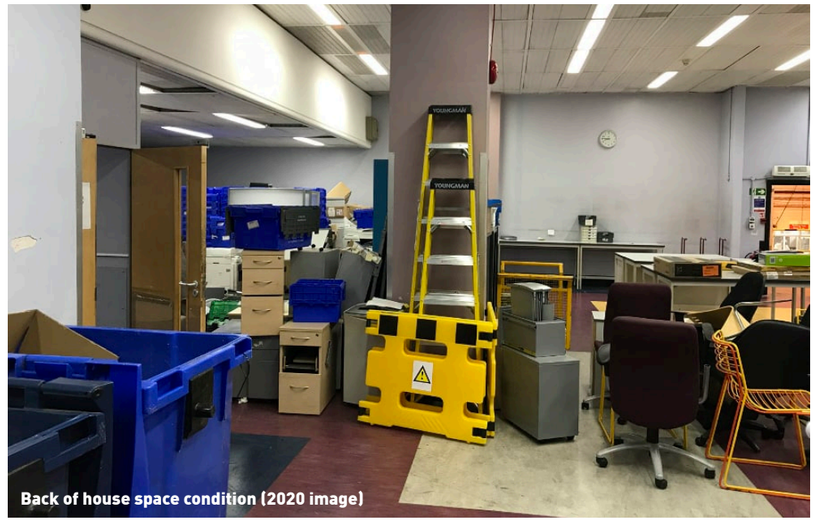
EXISTING GROUND FLOOR IMAGERY



Eastern elevation condition and physical separation from street



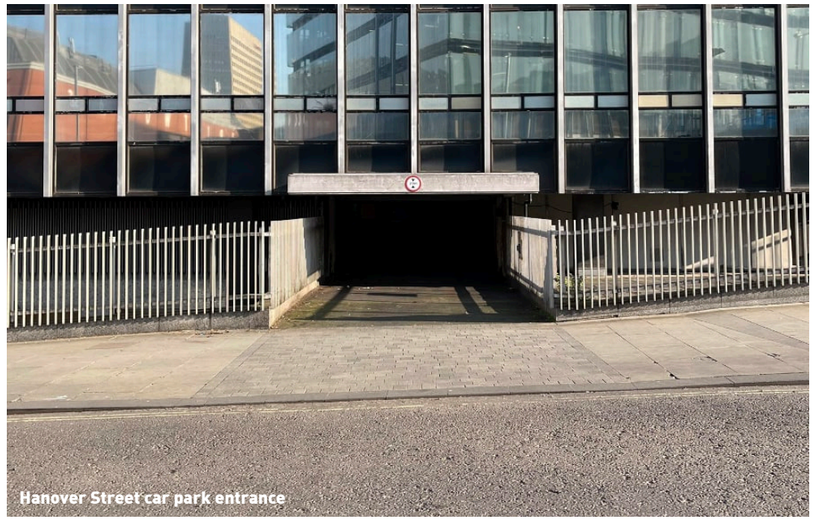
Inactivity of Dantzic Street facade



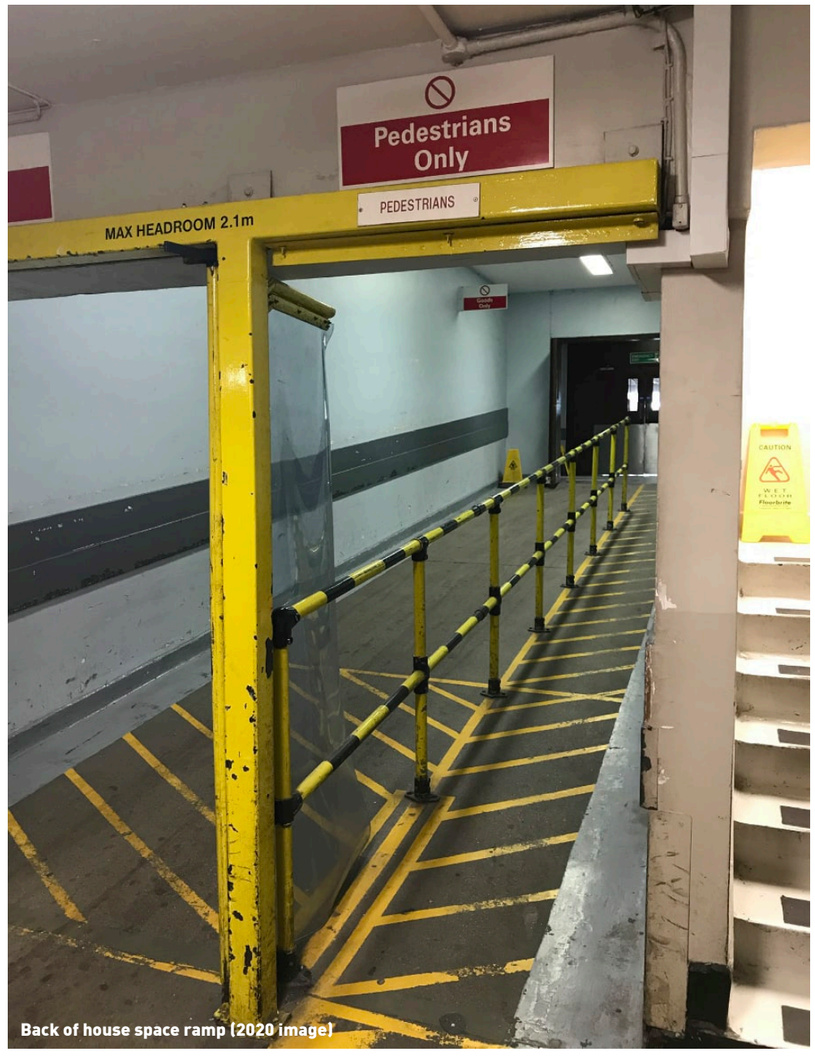
Back of house space condition (2020 image)



Hanover Street fence and physical separation from street



Hanover Street car park entrance



Back of house space ramp (2020 image)

EXISTING GROUND FLOOR ENTRANCE

Further to the description on the existing and proposed entrance cladding conditions; the Entrance Hall for the CIS Tower has been critiqued as being undersized and not commensurate with the scale and status of the building since its completion:

> *"...for me the most disappointing aspect of the CIS building itself is the entrance...the entrance lobby itself projects in a glazed screen beyond the line of the podium block and is detailed in a way that suggests the designers were forced at a late stage to make the entrance hall more spacious."*

N.Keith Scott, 'CIS Offices, Manchester'
The Architect & Building News,
19 January 1963

The Entrance Hall incorporates a projecting vestibule. It has poor presence on Miller Street and is not very visible, tucked underneath the canopy and back from the line of the main tower, with a narrow colonnade in front of it.

The entrance is original but has been significantly altered at some point within the last 20 years. The facade framing has been altered and doors replaced and rearranged.



Entrance vestibule viewed from Miller Street


Entrance vestibule lacking visibility



Entrance vestibule external condition and colonnade

EXISTING ENTRANCE INTERIORS

Although not a large space, the original interior design created an impressive Entrance Hall that was spacious and elegant. The entrance lobby was uncluttered, containing just a small reception desk and a single area of high quality seating adjacent to a William Mitchell mural, which N.Keith Scott described as "brilliant" and "worth it's weight in gold" due to "the life and sparkle" it brought to the space..

The original high quality finishes included a granite floor, marble walls to the lift lobby, timber veneered panels to the corridor and black aluminium clad columns (matching the cladding to external columns). The quality of the space was provided by the finishes and were described at the time as "a foundation of monastic calm and severity" by Scott.

The original striking coffered ceiling and surface mounted light fittings provided interest within the space. The ceiling comprised fibreglass troughed panels each with a cylindrical light fitting with reflector spotlamps that provided both downlight and back-lit the concave tray, thus illuminating the whole ceiling.

The majority of the original finishes have been replaced:

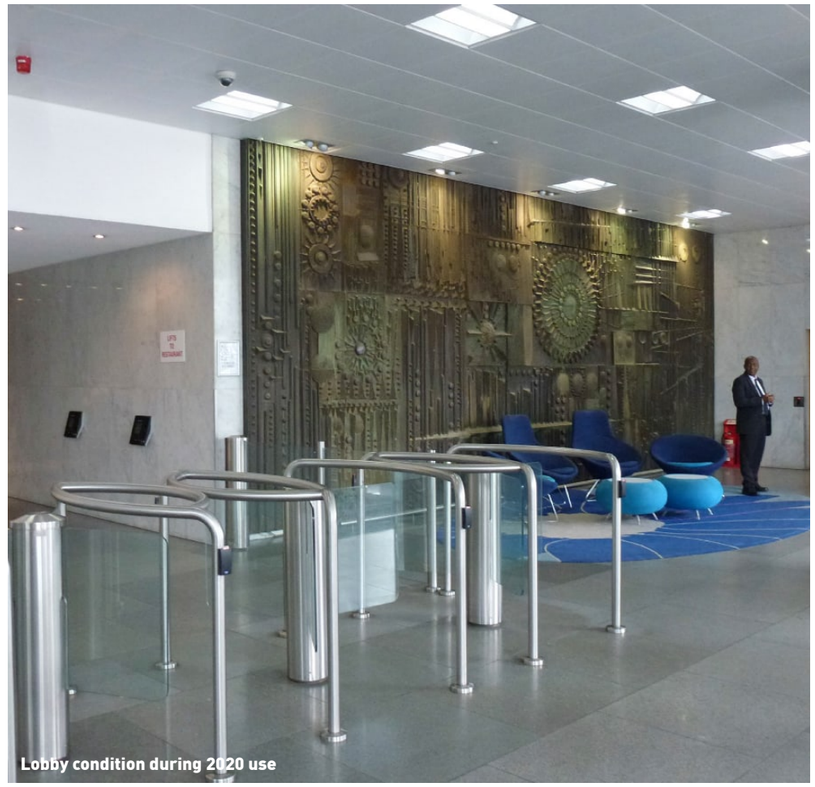
- the timber veneered panels have been replaced with stone;
- the black aluminium clad columns have been replaced with stone;
- the ceiling and projecting lights replaced with a flat standard office suspended ceiling with flush light fittings.

The above amendments, amongst others, contribute to a severe change to the original character of the space. Of the original finishes, only areas of the granite floor and marble to the lift lobby and escalator walls remain, and much of this has been damaged and altered.

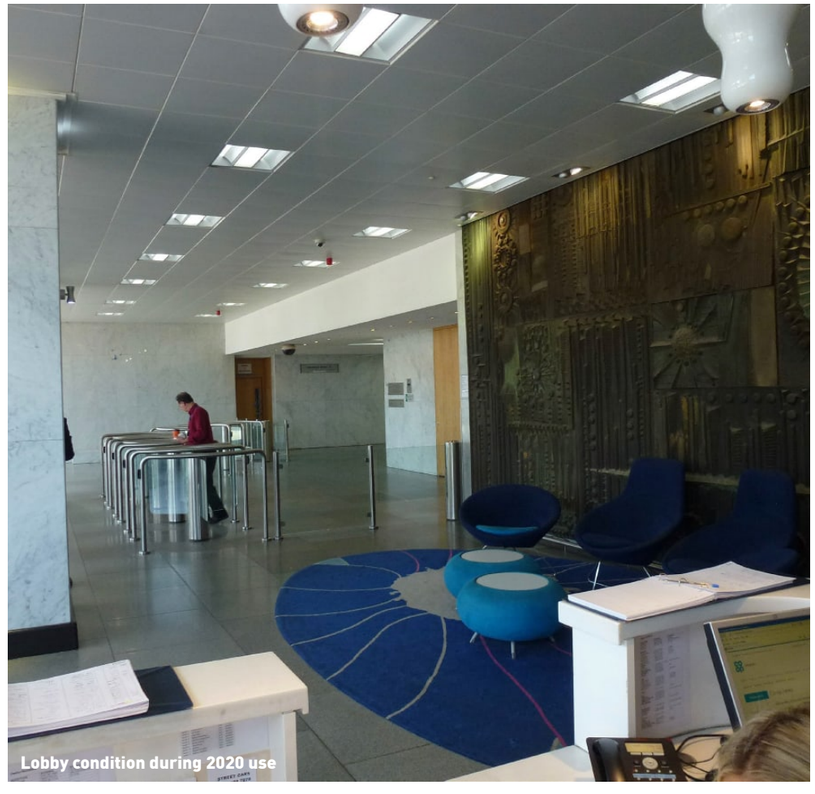
The existing entrance is proposed to be replaced with an enlarged footprint and new interiors, as alluded to in the facade section. The following pages provide a further analysis of the existing layout and condition, which was presented as part of the narrative around the proposed changes in 2020. This is concluded with the proposals, which are in line with the 2020 proposals, with minor updates.



Original lobby condition


Lobby condition during 2020 use


Original lobby condition


Lobby condition during 2020 use

EXISTING ENTRANCE ANALYSIS

The Entrance Hall comprises of a reception lobby, lift lobby, escalators connecting to the podium floors and basement canteen; with a corridor linking the ascending and descending escalators.

The reception lobby is a single height space and it is small in scale for the quantum of office accommodation it serves.

The reception lobby now has a cluttered and a confused layout. The space is dominated by a complex security barrier comprising turnstiles, fixed panels and swing gates.

A low quality, inconspicuous reception desk is located to one side of the reception space. The provision of incongruous fixed furniture and planters detracts from the clarity of the original design and the William Mitchell mural is now compromised by a replacement ceiling; the height of which cuts across the top edge of the artwork.

LIFT LOBBY

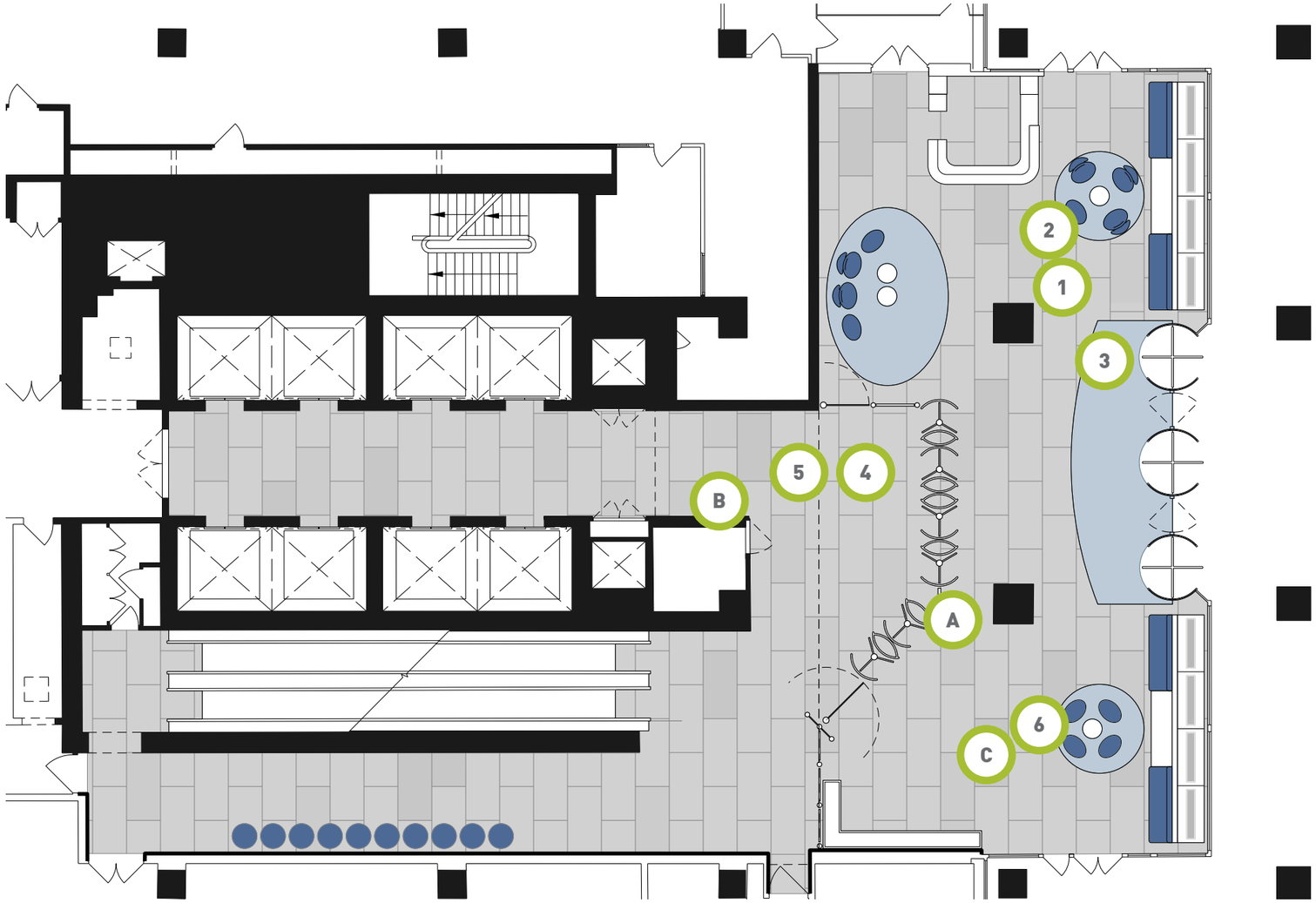
The modern replacement ceiling and lighting to lift lobby detracts from the clarity of the original design. It creates a dark space with pools of light rather than the brighter, original space. The ceiling is an open grid.

The timber veneered panels are in poor condition and the timber veneered doors at end of lift lobby through to back-of house areas are in very poor condition due to being damaged with refuse bins and other items such as trolleys as there is no automatic door control.

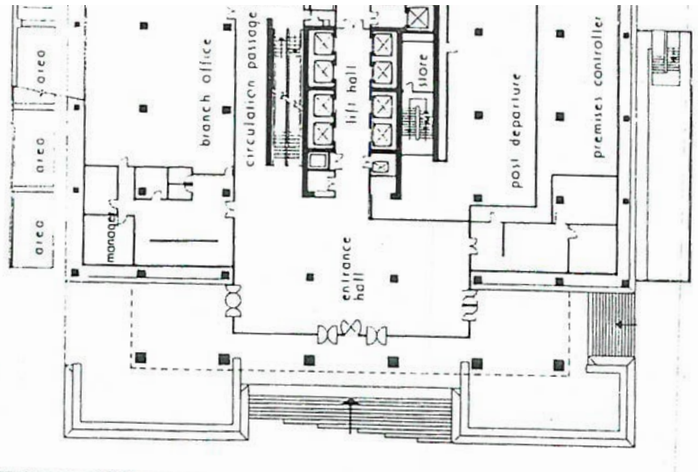
ESCALATORS

The escalators, which are 600mm wide, connect the basement, ground floor Entrance Hall and the podium levels. The original escalators have been replaced.

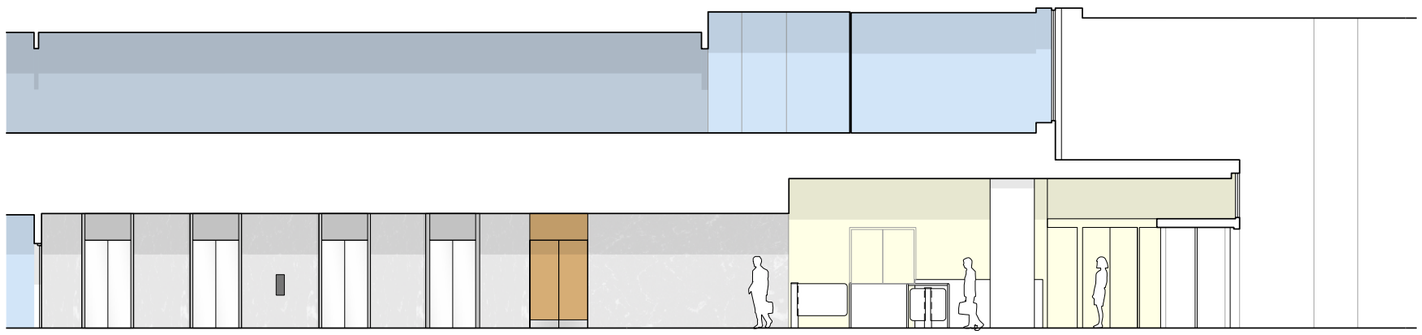
The original timber wall panelling to the corridor to the side of the escalators linking escalator flights has been replaced with marble.



Existing entrance hall plan from 2020 application documents, annotated with image shown overleaf



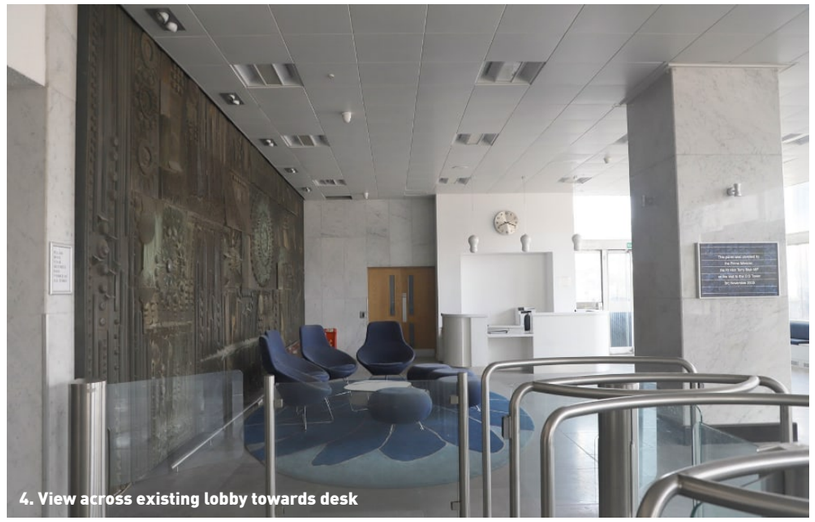
Original plan from 'The Architect & Building News', 19 January 1963



Existing lift lobby section from 2020 application documents

EXISTING ENTRANCE ANALYSIS


1. View across existing lobby


4. View across existing lobby towards desk

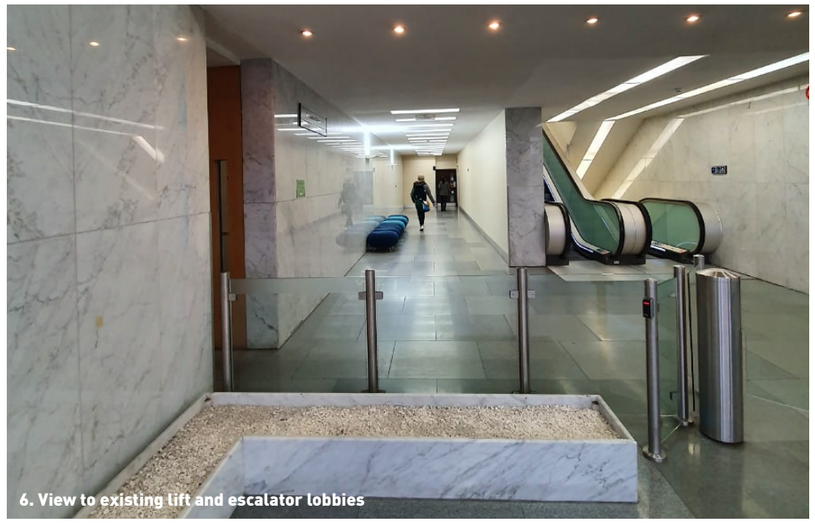

A. Original view across lobby towards William Mitchell mural


2. View looking at existing William Mitchell setting


5. View of existing lift lobby


B. View of original lift lobby


3. View to existing lift and escalator lobbies


6. View to existing lift and escalator lobbies


6. View to original lift and escalator lobbies

EXISTING ENTRANCE ANALYSIS

FLOORING

As with the 2020 proposals, an enlarged Entrance Hall would require the removal of the existing granite floor finish, to unify the enhanced and enlarged Entrance Hall.

It would be not be possible to match the existing granite floor with the new surrounding floor finish. It is important the enlarged reception hall appears as a unified space and mismatched materials would not achieve this. In addition, the existing granite floor is already very patched due to the many alterations to the reception hall over the years:

Areas of the granite have been replaced, primarily around the turnstiles for the provision of wire ways. The replaced areas are monotone and quite obvious. Large areas of the granite floor are damaged by the fixings for the turnstiles.

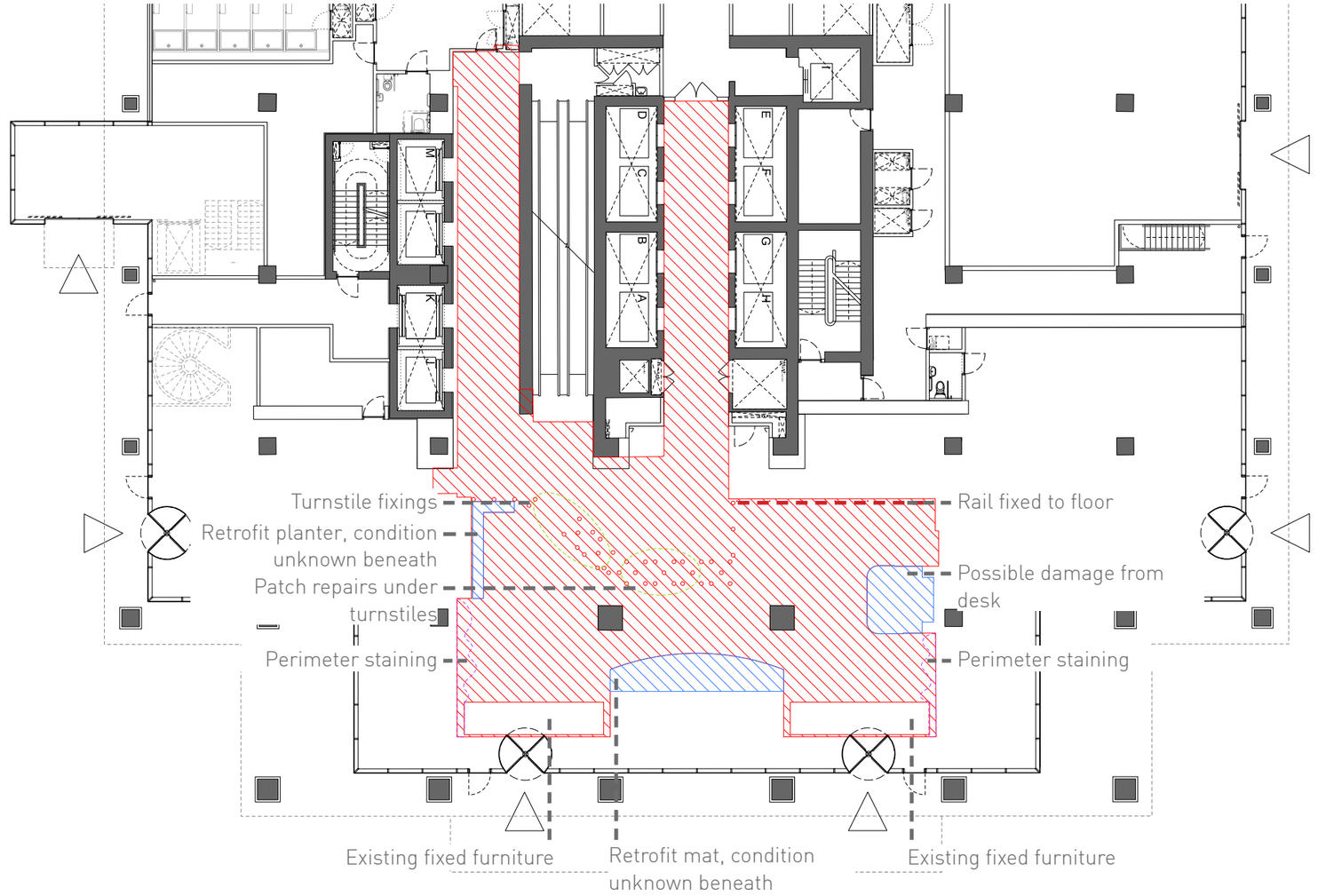
A metal bar has been fixed to the floor in multiple places in front of the mural. The floor is damaged by wire ways/ fixings for the reception desk and by the fixed furniture and ventilation housing.

The granite floor is stained and damaged adjacent to the curtain walling,

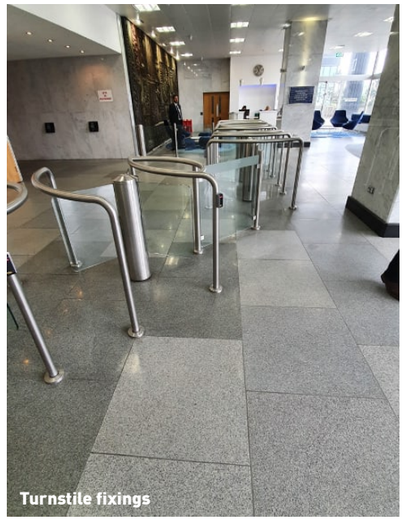
As the Heritage Statement notes;

> *"...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."*

The adjacent diagrams and photos show the conditions described above.

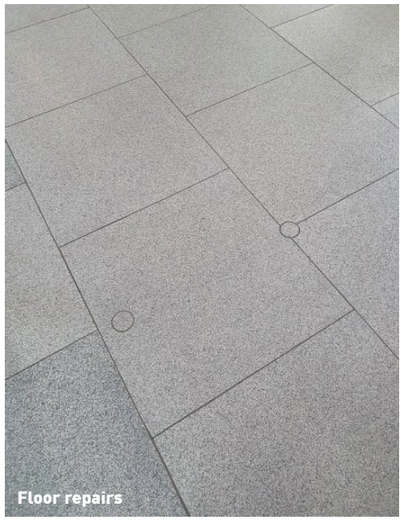


Plan illustrating area of existing granite within the context of the 2020 entrance hall proposals


Turnstile fixings


Patch repairs


Metal bump rail


Floor repairs

EXISTING ENTRANCE ANALYSIS

WALL FINISHES

With the proposals following the 2020 consented scheme, after the proposed remodelling, the only original marble finish is to the remaining existing lift lobby walls and the escalator walls. In the lift lobby, the marble has multiple penetrations for signage, and services (fire alarm, switches etc).

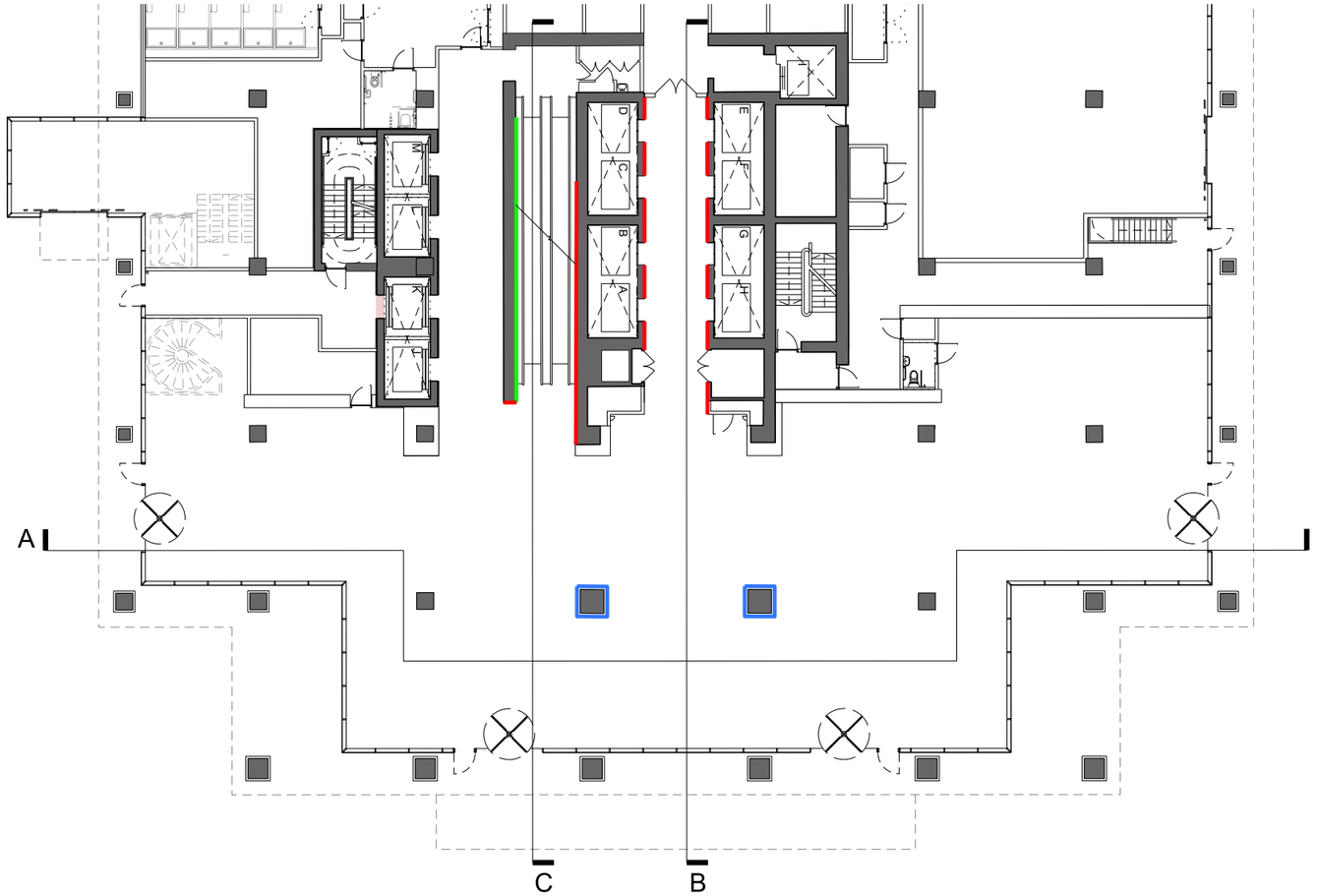
The escalators walls are only partially finished in marble providing an incomplete appearance.

The remaining marble to the columns is non-original, having replaced the original black aluminium cladding. The non-original marble does not match the original marble.

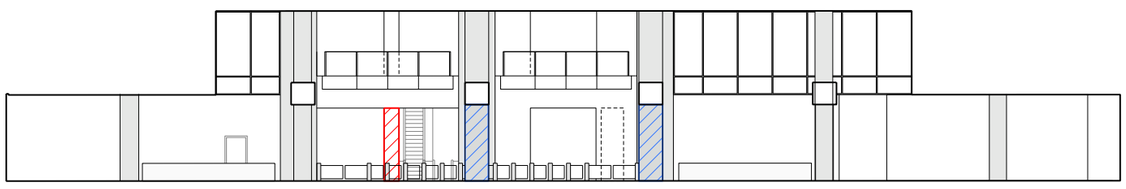
As with the floor, it is proposed to replace all marble with a unifying high, quality material to avoid mismatched materials and to provide coherence to entire, enlarged reception hall. As Stephen Levrant Heritage Architecture note, the proposal "to declutter the entrance aims to enhance the spatial qualities and character of the main reception area, recapturing the original design aesthetic and enhancing the spatial character of the main entrance."

As will be described in the proposals, the enlarged entrance hall includes a bank of new lifts adjacent to the existing escalators. The design aspiration is for the 2no. lift lobbies have equal status, (including the escalators), therefore they will require the same finishes that are reflective of a high quality, contemporary office building.

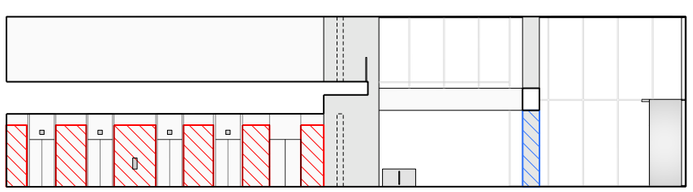
The adjacent drawings illustrate the existing marble wall finishes that are to be removed in the context of the 2020 proposals, in addition to those on walls that are proposed to be demolished. The 2025 proposals follow the 2020 proposals with minor updates, as will be described overleaf.



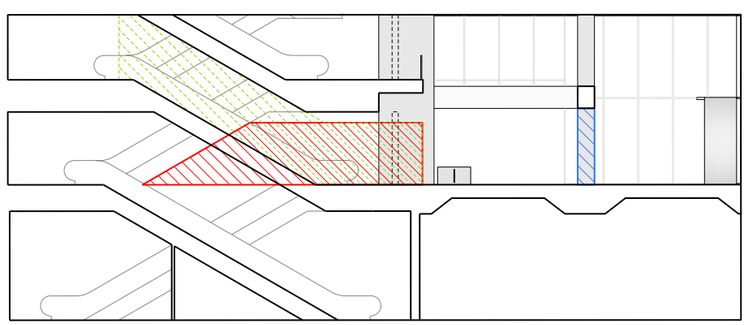
Plan illustrating area of existing marble within the context of the 2020 entrance hall proposals



Section AA



Section BB



Section CC

Original marble extent within context of 2020 proposals

Non-original marble extent within context of 2020 proposals, both sides of escalator bank

Non-original marble extent within context of 2020 proposals

PROPOSED GROUND FLOOR ENTRANCE

An awareness of the failings and successes of the original design of the Entrance Hall, in conjunction with an appraisal of the functional upgrades necessary to address both component failings and future changes to the building, established the following key principles for the Entrance Hall design concept in 2020. Proposals will:

- reinforce the role of existing entrance,
- create a single core with a strong entrance experience,
- create a symmetrical plan arrangement,
- maximise the double height space,
- activate and create links with Level 01 via the double height space,
- retain existing escalators as an important existing feature,
- provide an appropriate siting in this new arrangement for the William Mitchell mural

The proposals look to resolve previous unsympathetic amendments, whilst recapturing the original elegance, simplicity and opulence of materiality within the space.

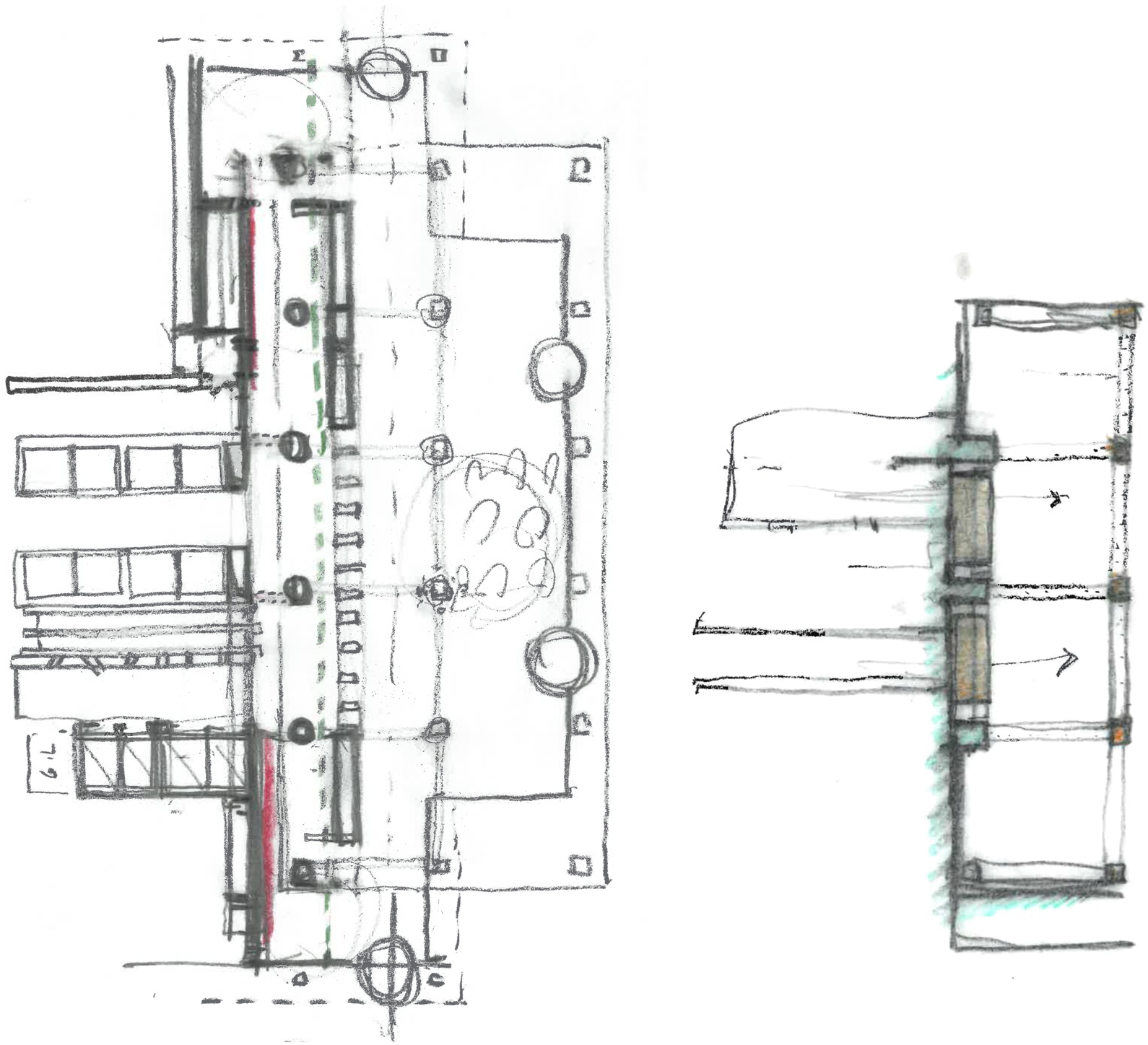
Having had minor updates since 2020, the proposals can be summarised as providing an additional bank of four passenger lifts adjacent to the existing double bank of lifts forming a lobby with the retained escalators. Entrance doors, two reception desks, and speedgates are then located to optimise the flow of people into and out of the building with consideration of the volume of people that will do so during peak time.

The new lift bank is required based on a vertical transport analysis with regard to the movement of the building population to modern standards. Broadly, the additional lifts in combination with the escalators serve the podium and podium extension, removing pressure on the existing tower lifts which are more constrained.

Accommodating the additional lifts within the space is a fundamental consideration to the design of the Entrance Hall, architecturally and technically. The siting of them affects the user experience and the arrangement of other components and furniture within the space as lifts are a terminus point for building users, making them as important as entrance points into the space.

In the determination of the most appropriate location for the lifts due consideration has been given to:

- the existing structure of the building as the lifts will penetrate through multiple floors of the existing building
- the location of existing plant within the basement as there is the need to accommodate lift pits in this location
- locating the lifts so they form part of a single entrance, entered from Miller Street and do not diminish the existing entrance by creating a secondary, competing core
- that they work with the existing passenger lifts and escalator so to not create a 'bottleneck' of people moving through the space at peak times



Concept sketches for double height entrance hall

PROPOSED GROUND FLOOR ENTRANCE

Symmetry of plan and the arrangement of fixed furniture and fittings have been key determining factors in the design of the proposals, respecting the elegance and uncluttered nature of the original design of the hall.

Maximising the double height volume and enlargement of the footprint of the hall has also been established as an important factor in creating an Entrance Hall of a scale and presence commensurate to that of the rest of the building.

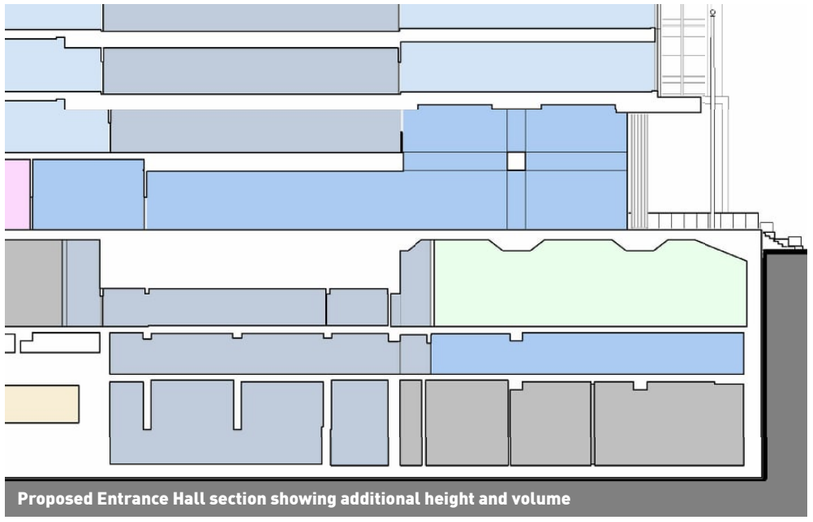
Level 01 provides open balconies to the lift lobbies, alongside full height glazing to the office accommodation, all of which face onto the double height space and Entrance Hall. This create a visual connection with the Entrance Hall, providing activation of that space at the upper level.

The scale increase is balanced with not undermining the setting of the tower when viewed from Miller Street. This balance has been sought by only extending the footprint of the hall outwards towards Miller Street, sitting behind the outermost column line of the tower to ensure that the Entrance Hall does not diminish the original design language of the tower expression at the interface with the ground.

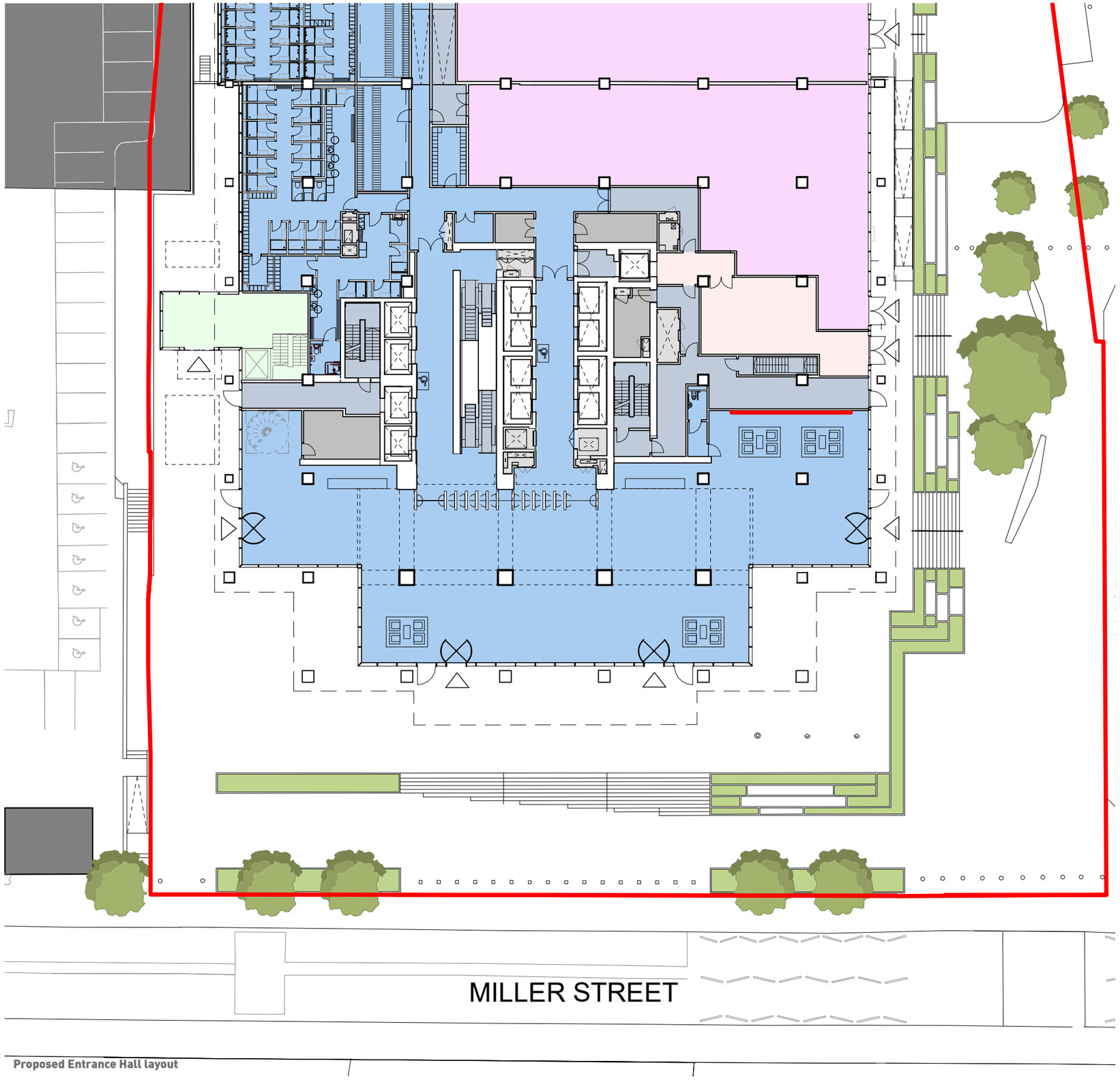
The William Mitchell mural is not only an important artwork in its own right but is also of high importance to the character of the Entrance Hall. In the enlargement of the Entrance Hall the opportunity has been taken to re-site the artwork within the hall in a location that will not only ensure that it enjoys the same prominence that it currently has, adjacent to one of the entrance points into the hall, but also to a position one structural bay west which will allow for the artwork to be viewed externally from the heavily trafficked Dantzic Street.

With the addition of the extra lifts, two lobbies are created, extending upon the existing escalator corridor. Through the core rationalisation, these are intended to be read equally, with one providing podium access and the other providing tower access. Conceptually, these lobbies are read as sitting within projecting vertical planes.

4no access points acknowledge the multi-direction routes of approach in the current context, with improved links to Dantzic Street and Sadler's Yard.



Proposed Entrance Hall section showing additional height and volume



Proposed Entrance Hall layout

ENTRANCE HALL PRECEDENTS

A range of buildings have been referenced by the design team during the design development of the Entrance Hall proposals. These precedents have informed the iterative process that has been undertaken to arrive at the current proposals.

The precedents have been referenced to develop an aesthetic approach for the proposals and have assisted in developing the principles that define the design concept.

These precedents are gathered as two groups of examples.

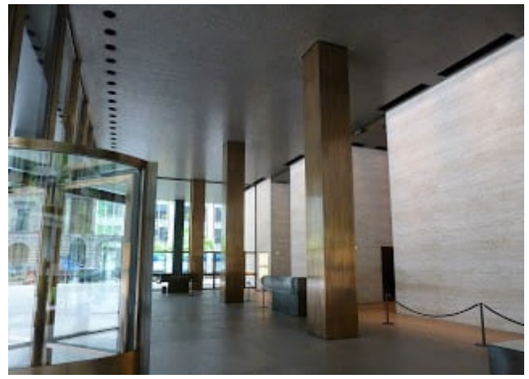
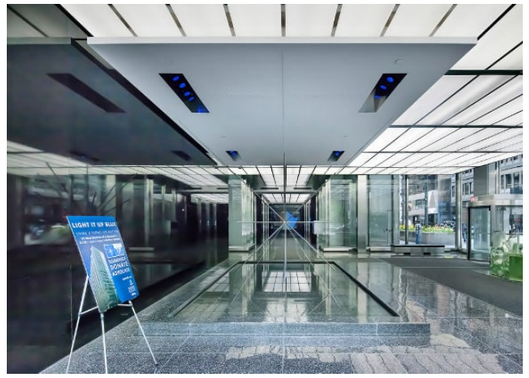
The first are entrance halls of buildings from key buildings of the Mid-Century Modernist movement. These seminal buildings provided an architectural language for a movement that travelled the world with Skidmore, Owings and Merrill's Inland Steel Building being one that was highly influential in the original design development of the CIS Tower.

It is therefore imperative to reference these buildings in order to properly appreciate the design intent and character of the original Entrance Hall at CIS.

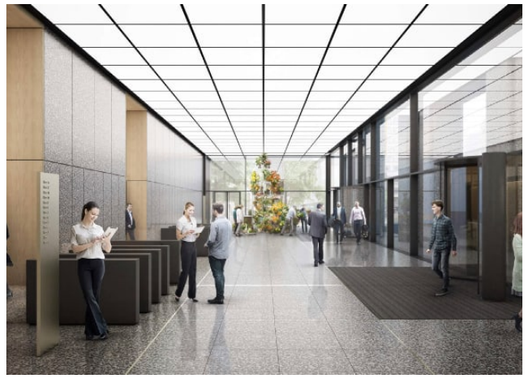
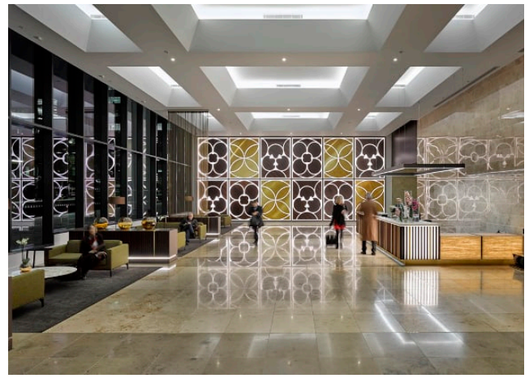
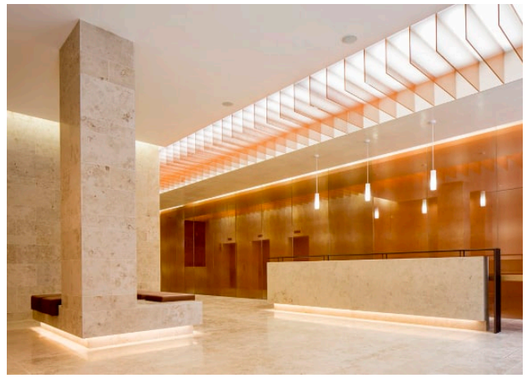
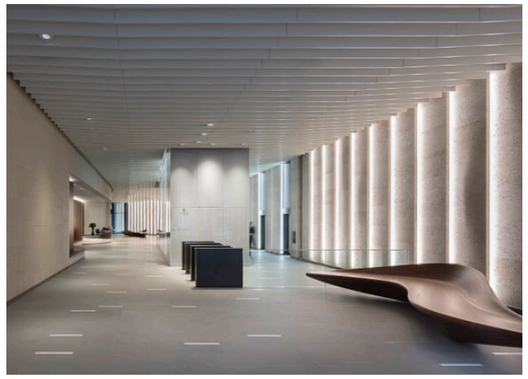
The second are entrances of contemporary, high-quality office buildings.

They are examples of where rich materials and high quality furnishings have been utilised to set a benchmark of quality for the buildings that they serve. The considered and rational approach to design of these examples are in line with the design principles that resulted in the elegant and uncluttered quality of the original CIS Entrance Hall design.






ENTRANCE HALL COMPARISON

In 2020, a process of reviewing the proposed scale increase was undertaken, which remains relevant.

This was to ensure that the Entrance Hall is not enlarged so much as to diminish the setting of the existing building when viewed externally, but also to understand that it has been extended sufficiently to ensure that it can function properly at peak times.

To support this, the arrangement and size of the entrance lobbies of Two St Peter's Square, and the BCO award winning One Spinningfields were comparatively reviewed.

A visual comparison of the proposed Entrance Hall at CIS with these entrance lobbies demonstrated that there are comparatively sized thoroughfares and provision of furniture items. This diagram remains relevant to the updated proposals.

A statistical comparison of the size of the entrance areas as a percentage of the overall building footprint demonstrated that the design proposals at CIS are a slightly smaller proportion of the overall building size than those comparative schemes referenced. Updated figures are provided below.

CIS TOWER
Gross Area 60,368sqm

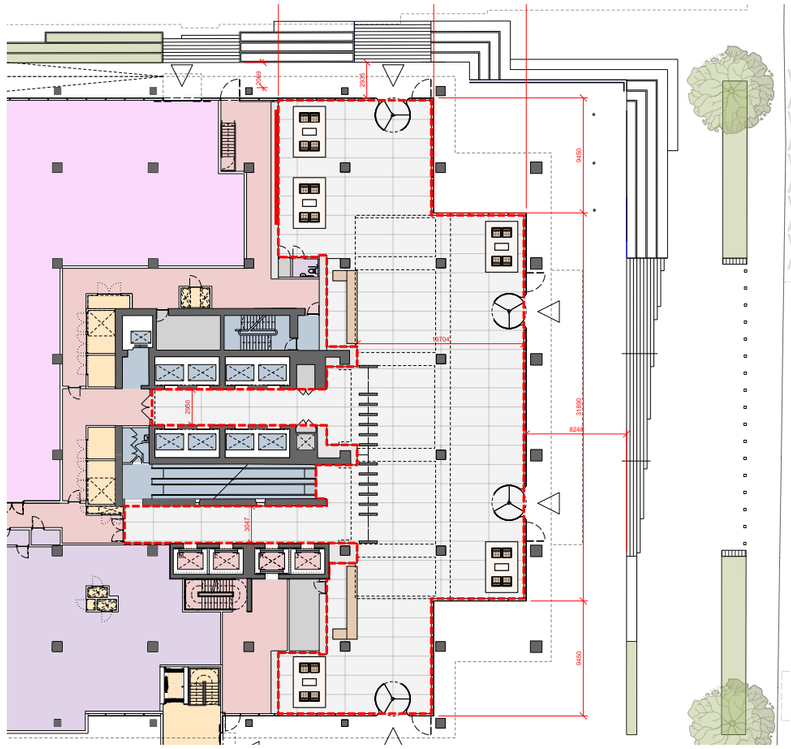
Reception area 801sqm - 1.33% of gross area

TWO ST. PETER'S SQUARE
Gross Area 18,412sqm

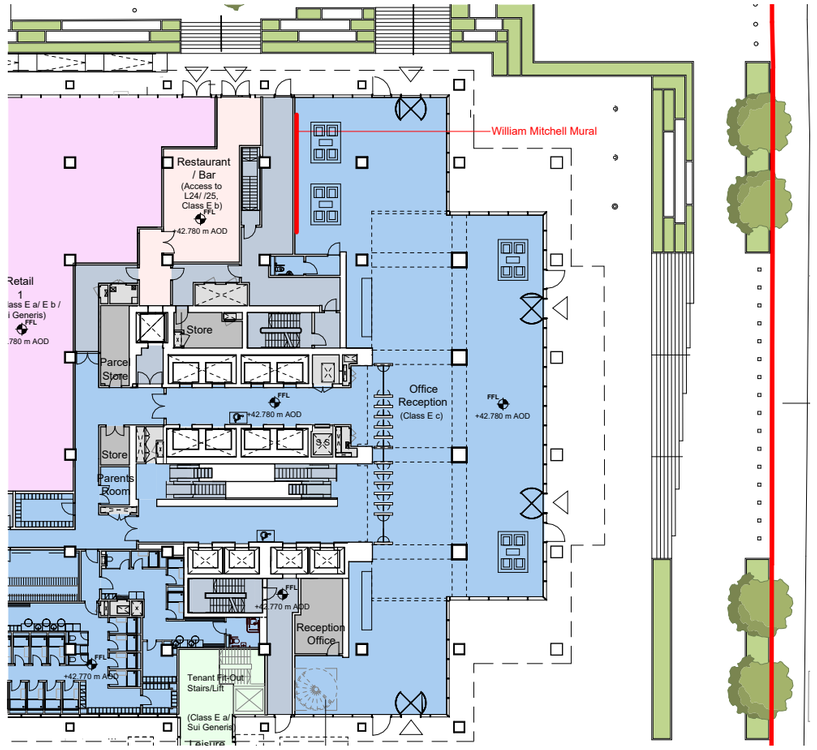
Reception area 408sqm - 2.2% of gross area

ONE SPINNINGFIELDS
Gross Area 43,146sqm

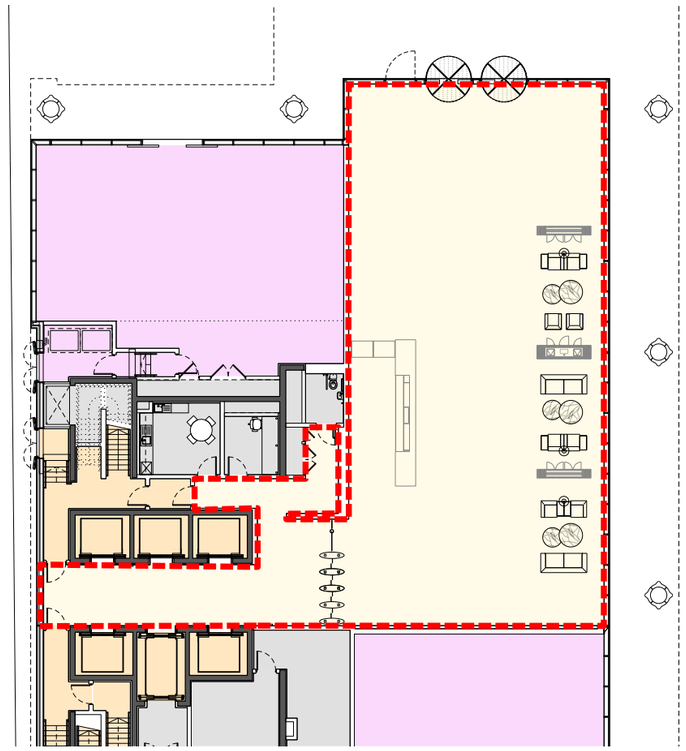
Reception area 635sqm - 1.47% of gross area



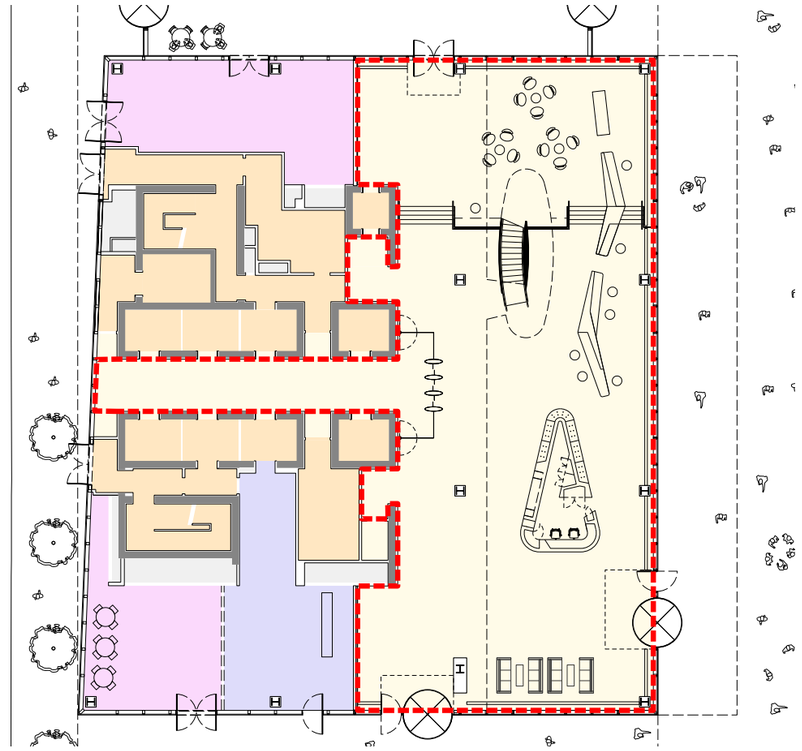
CIS Tower (2020)



CIS Tower (2025)



Two St Peters Square



One Spinningfields

ENTRANCE SCALE AMENDMENT

The adjacent elevations show the Entrance Hall scale difference, existing and proposed.

The proposed demonstrates the increased street presence, in line with the scale of the building, whilst maintaining the diagram of the original building with regard to how the



Existing Miller Street elevation



Proposed Miller Street elevation

ENTRANCE HALL VISUALISATION

View showing the increase in footprint and volume of the enhanced Entrance Hall. The double-height volume is created by partially removing the existing first floor slab. The superstructure of the tower is retained allowing the original design of the entrance to still be understood.

Note: This image is updated from the 2020 application documents but remains an indicative conceptual image, with interiors to be developed. Materials included within this visualisation are indicative. Please make reference to the Material Schedule submitted in support of this application.



ENTRANCE HALL VISUALISATION

View looking towards the consolidated single core that incorporates existing lift lobby and escalators with a new lift lobby. New flooring is provided to unify the enhanced Entrance Hall.

Piers, along with balconies provided at first floor, frame the lift lobbies to reinforce the double height volume and establish a symmetrical arrangement, which includes the layout and quantity of speed-gates provided.

Note: This image is from the 2020 application documents and remains an indicative conceptual image, with interiors to be developed. Materials included within this visualisation are indicative. Please make reference to the Material Schedule submitted in support of this application.



ENTRANCE HALL VISUALISATION

View looking across the Entrance Hall towards Dantzic Street allowing for an appreciation of the space and volume as well as the improved and rationalised arrangement of the speedgates and reception desks. This arrangement provides a clean and uncluttered space reflecting the original design intent for the Entrance Hall.

Note: This image is from the 2020 application documents and remains an indicative conceptual image, with interiors to be developed. Materials included within this visualisation are indicative. Please make reference to the Material Schedule submitted in support of this application.



ENTRANCE HALL VISUALISATION

View looking at the space immediately adjacent to Dantzic Street showing the William Mitchell mural relocated one structural bay west. This position provides a more appropriate setting for the artwork to be enjoyed by more people both from within the Entrance Hall and outside from Dantzic Street.

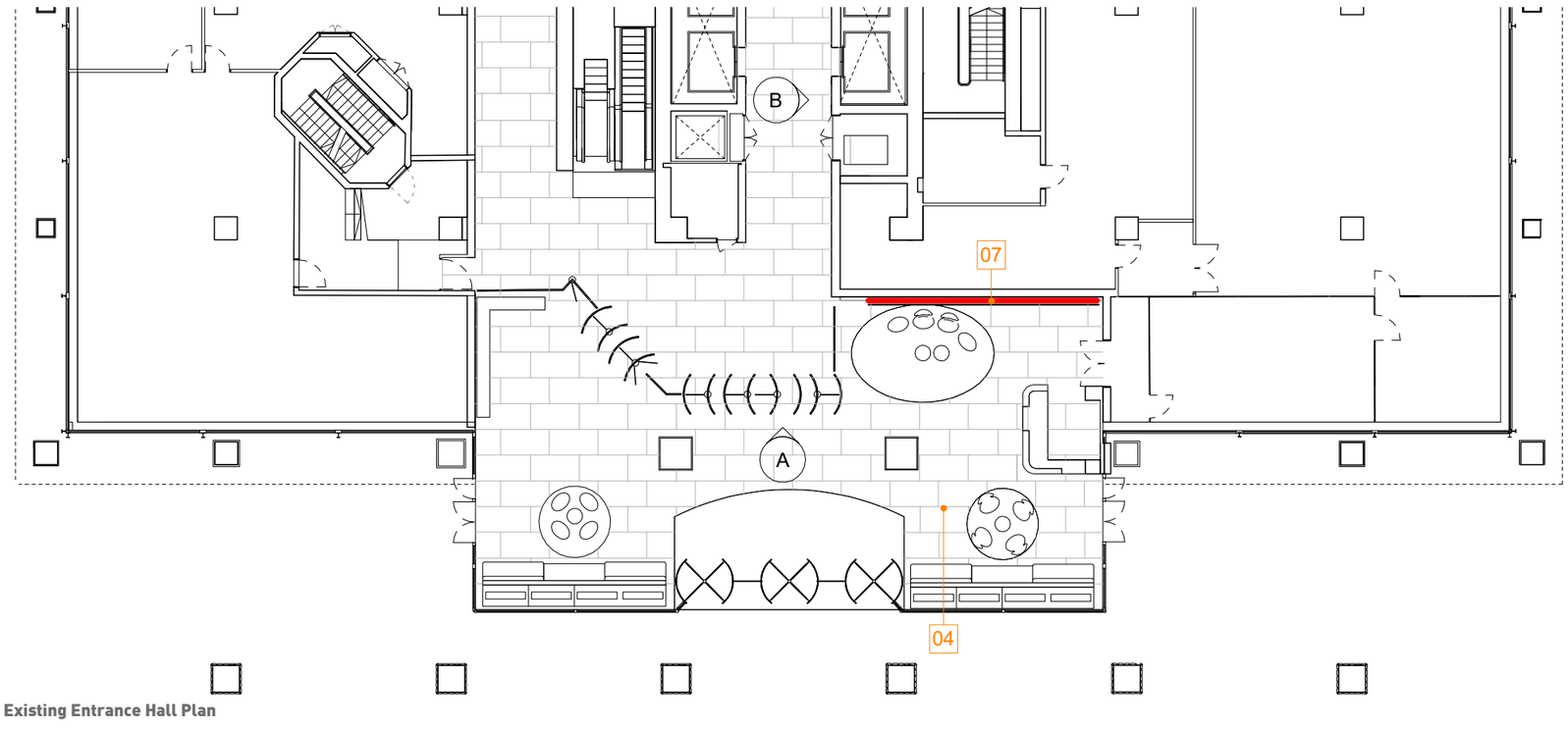
Note: This image is from the 2020 application documents and remains an indicative conceptual image, with interiors to be developed. Materials included within this visualisation are indicative. Please make reference to the Material Schedule submitted in support of this application.



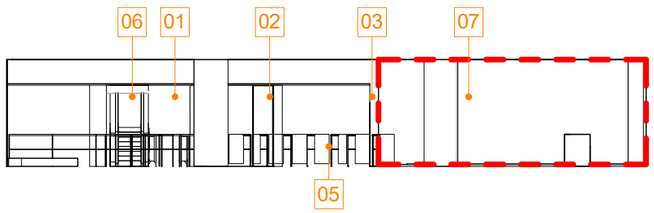
ENTRANCE HALL EXISTING MATERIALITY

The Entrance Hall of the CIS Building has been subject to much amendment since its completion, including the introduction of many non-original features such as the overcladding of the columns in white marble and the introduction of stainless steel speedgates, contributing to the adulteration of the original character of the space.

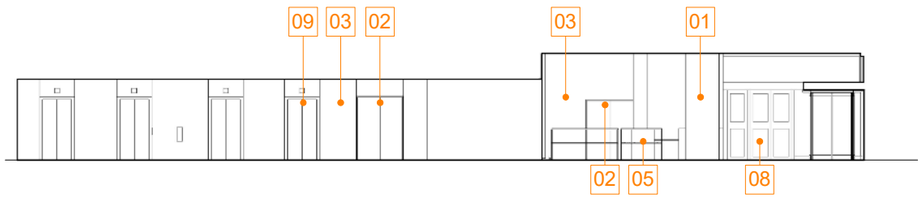
The adjacent drawing provides an overview of the existing materiality.



Existing Entrance Hall Plan



Existing Entrance Hall Elevation A



Existing Entrance Hall Elevation B

KEY

01 White Marble Tiles

02 Timber Doorset

03 Painted Wall

04 Granite Tiles

05 Metal Speedgates (Stainless Steel)

06 Escalator (Stainless Steel)

07 William Mitchell Artwork

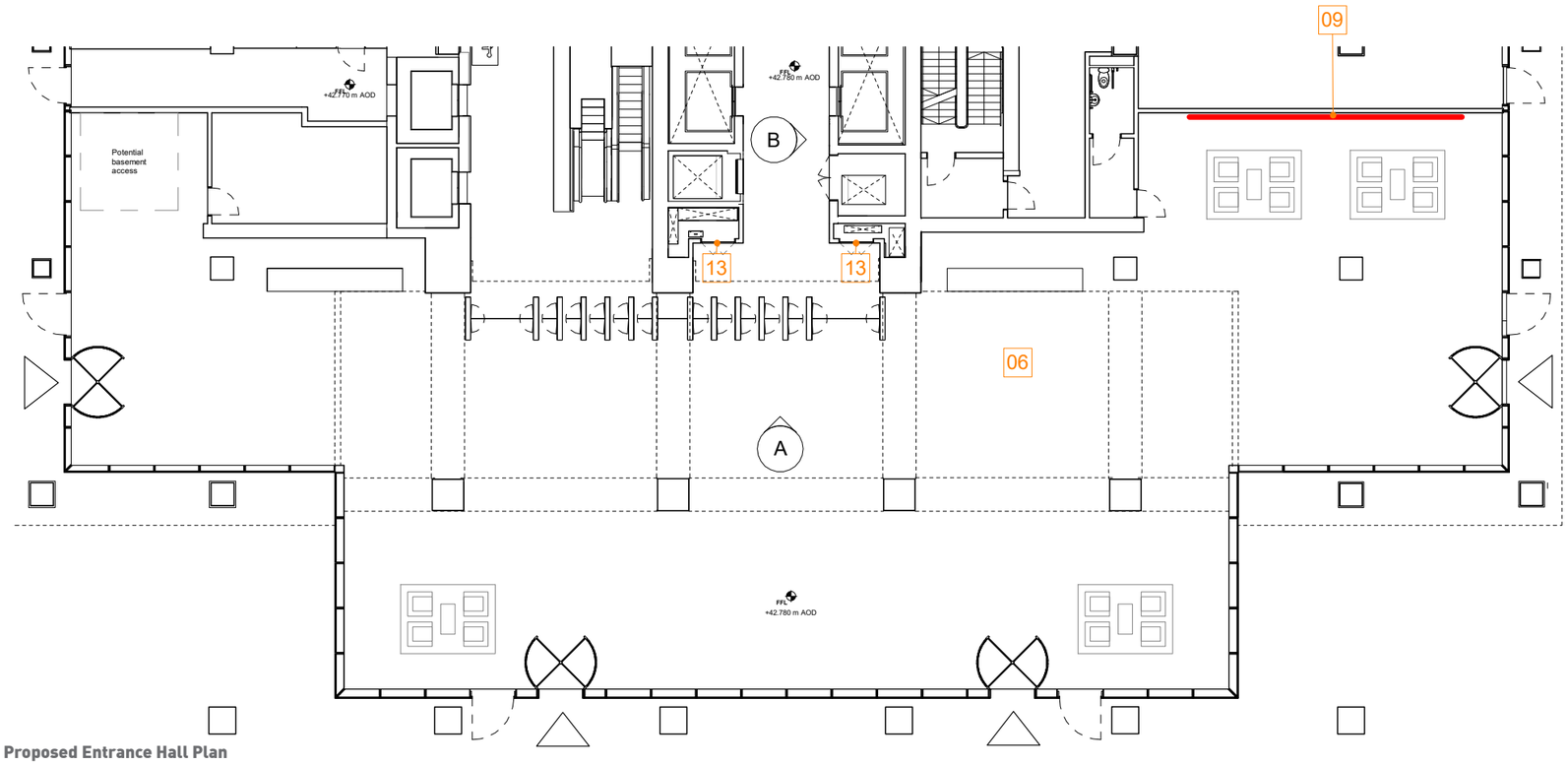
08 Curtain Wall Glazing

09 Lift Doors (Stainless Steel)

ENTRANCE HALL PROPOSED DRAWINGS

As with the approach to that of the general and volumetric arrangement of the refurbished entrance hall, the approach to materiality is one that seeks to reinstate the original design intention, coherence and richness of the entrance hall with high quality materials to reinforce proposed design proposals.

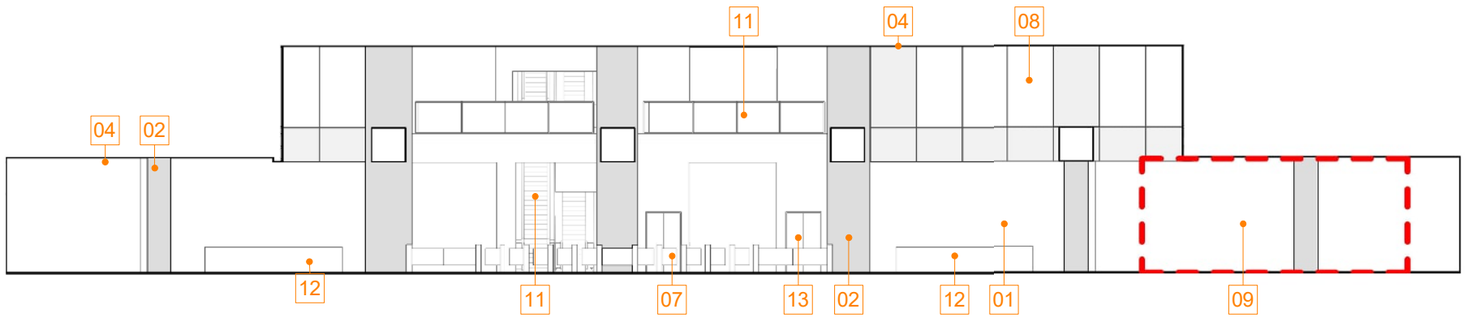
The adjacent drawing provides an overview of the proposed indicative materiality, with final designs and materials to be developed.



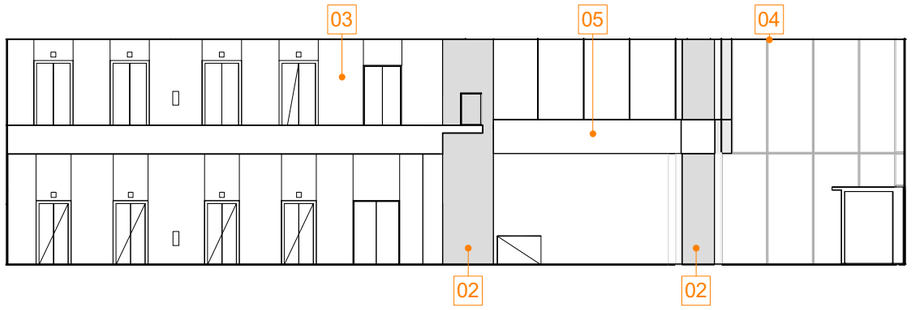
Proposed Entrance Hall Plan

KEY

- 01 Feature Wall (Finish TBC)
- 02 Feature Projection (Honed natural stone, type/colour/finish TBC)
- 03 Lift Lobby wall (Large format porcelain tile, reference/colour TBC)
- 04 Coffered Ceiling (Painted plasterboard)
- 05 Beam (Finish TBC)
- 06 Large format porcelain tile (Finish TBC)
- 07 Speedgates (Finish TBC)
- 08 Internal Curtain Wall (structurally bonded glazing, frames to match exterior, white spandrels in material TBC)
- 09 William Mitchell Artwork (Restored)
- 10 Balustrade (soffit to match ceilings, glazed balustrade with stainless steel capping, spandrel finish TBC)
- 11 Escalator (Refurbished)
- 12 Desk (timber with quartz skirting, species/finish TBC)
- 13 Hidden Riser Door, clad finish to match feature projection



Proposed Entrance Hall Elevation A



Proposed Entrance Hall Elevation B

GROUND FLOOR AND LANDSCAPE REMODELLING

Alongside the Entrance Hall scale increase; additional proposed amendments to the ground floor and landscaping look to replace the original directionality and focus around the Miller Street entrance with greater permeability and access, whilst retaining the plinth concept. Strategically this is unchanged from 2020.

The landscaping proposals have been developed by Re-form Landscape Architecture. The details of these proposals can be found in greater detail within the next chapter of this document.

As an overview, the proposals are focused around improving accessibility to the building entrances, and improving connections to Dantzic Street and Sadler's Yard. The proposals integrate into the previous local public realm improvements and also work with the existing plinth, incorporating listed features such as street signage.

Pedestrians are encouraged to utilise the plinth from the east of Miller Street as an access to the city centre, heading south on Dantzic Street. The office entrance also seeks to provide multiple access points, to reflect the varied routes of approach in today's context.

The increase in pedestrian interaction is linked to a greater quantity of active facades, access points and new building uses; such as the retail units and restaurant entrance.

An increase in planted landscaping is provided to create a softer urban environment that promotes pedestrian use and increased dwell time. The planting is paired with a tiered language, to retain a plinth diagram but with softer edges and a graduated level change.

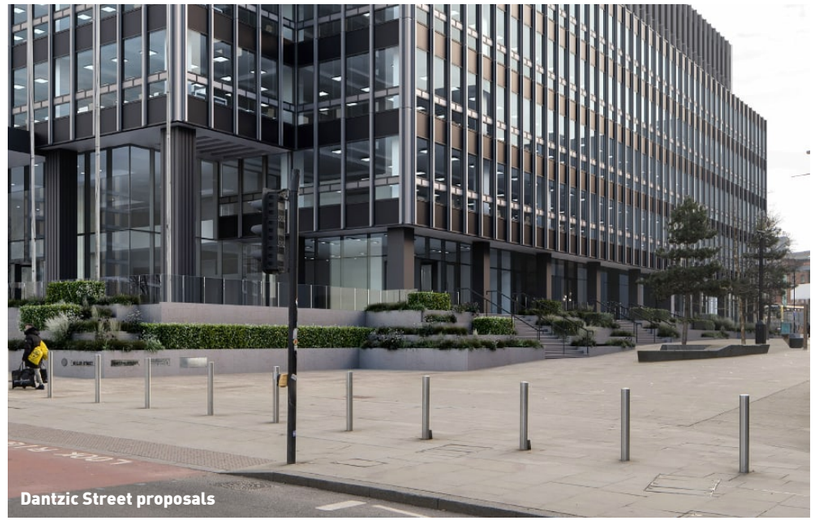




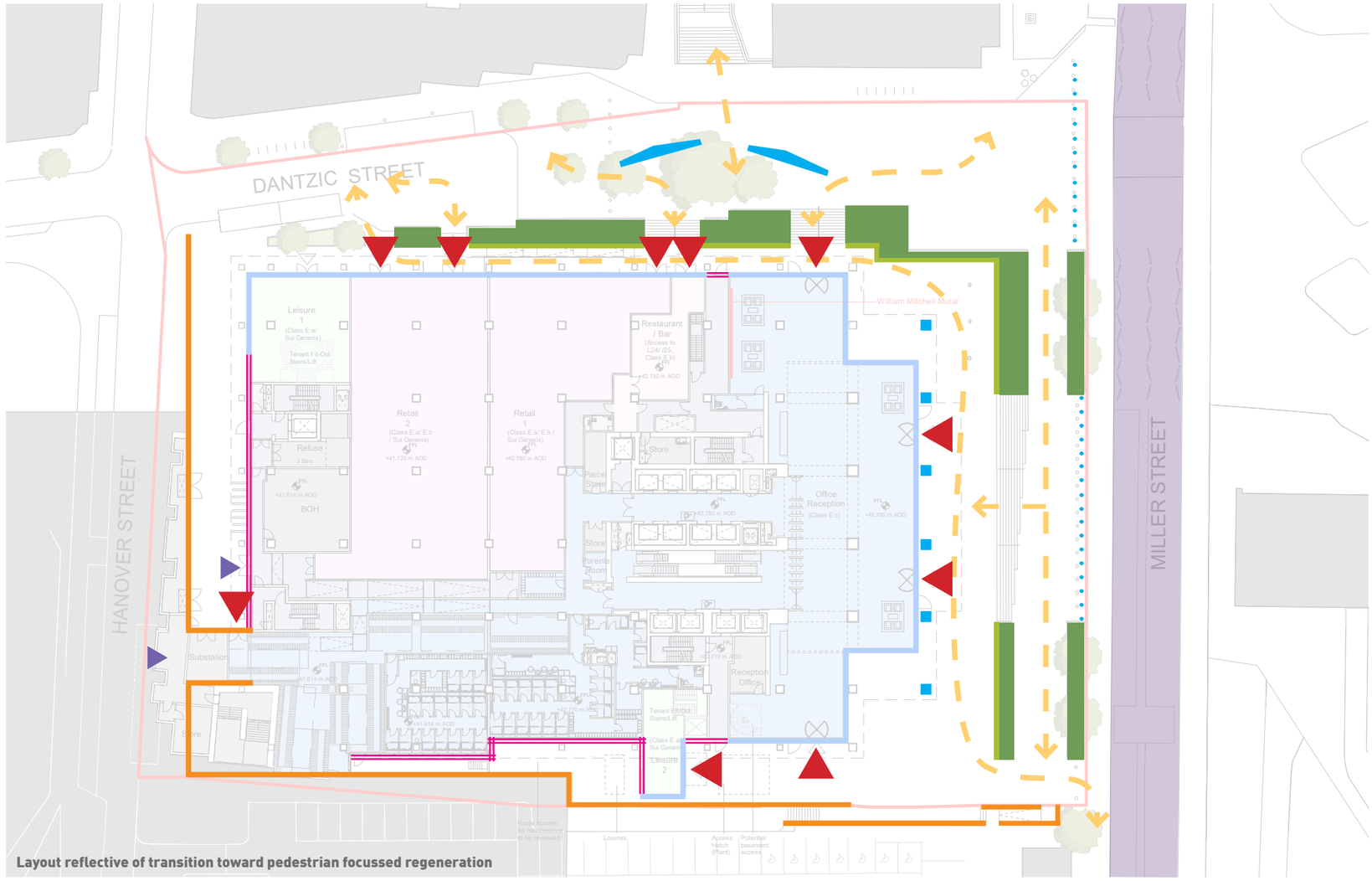


Heritage elements for retention





Dantzic Street proposals



Layout reflective of transition toward pedestrian focussed regeneration

- Main Entrance
- Deliveries/secondary entrance (inc. mezz)
- Planting
- Obstruction of street furniture
- Main road
- Active facade
- Fencing and level change
- Inactive facade
- Plinth edge and topographical level change
- Movement

PROPOSED GROUND FLOOR

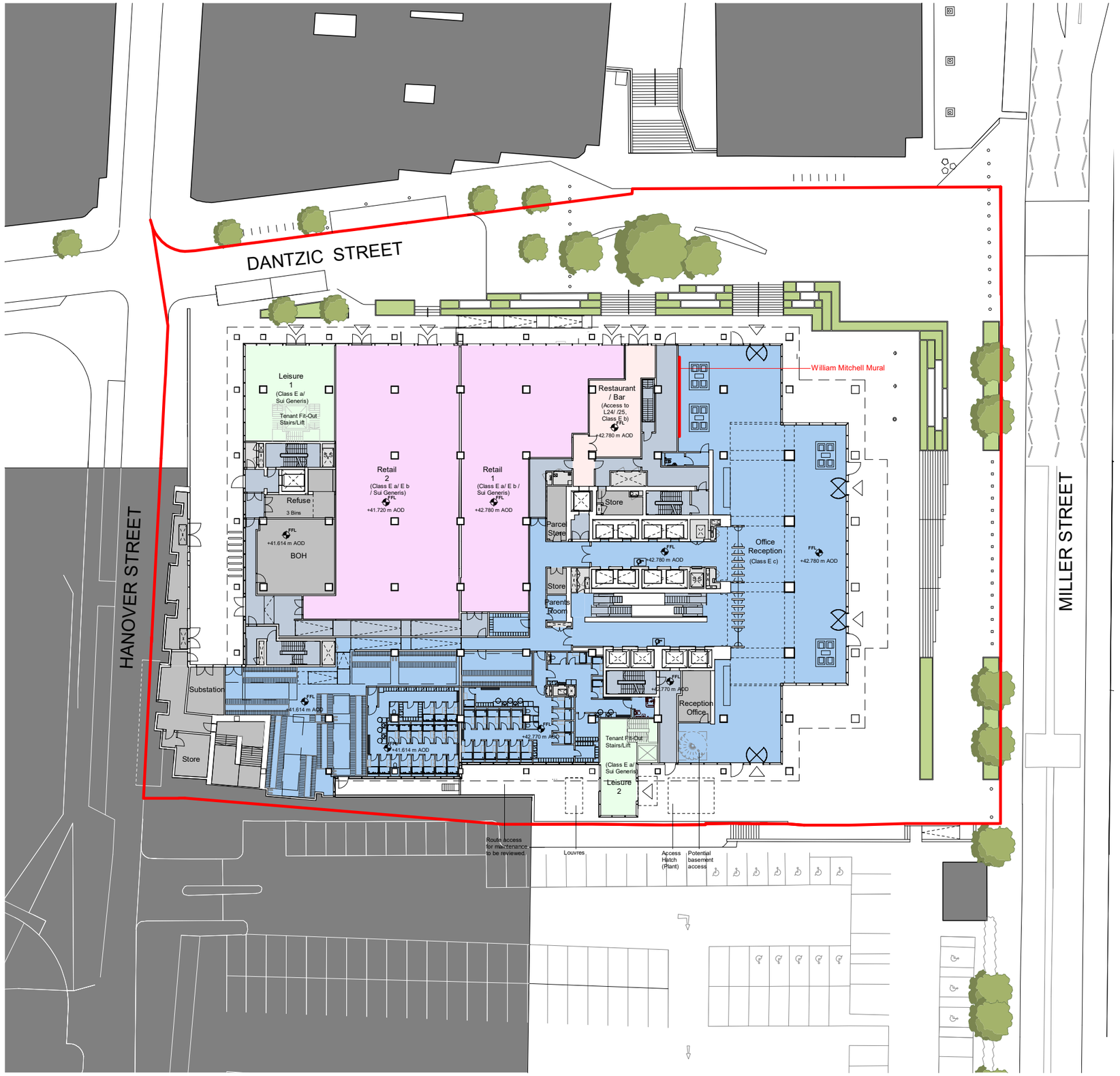
The described Entrance Hall changes and ground floor remodelling are combined to result in the adjacent layout.

In addition to the works proposed at the Entrance Hall the most significant intervention at ground floor is the provision of two retail units (totalling 874sqm / 9,413sqft and a dedicated Level 24-25 Restaurant and Bar entrance. These provide street level activity to Dantzic Street alongside entrances for two leisure units which are located at Basement Level 01 level.

Additional building services risers and other back of house and support areas are included in proposals. There are cycle storage and changing facilities provided and to enhance the arrival experience via the circulation serving these spaces, retail circulation is separated.

Changing and shower facilities are provided in male, female and universal spaces; scaled to suit the building accommodation under BREEAM and British Council for Offices (BCO) standards, at a 45:45:10% split. Facilities are sized and detailed to suit market expectations. With regard to cycling provisions, these are provided across a number of spaces and meet or exceed BREEAM and BCO standards, with a total of 352 spaces and lockers provided. Alongside these spaces, a Parent's Room is provided.

The above changes to the ground floor, in conjunction with the newly increased and enhanced Entrance Hall, will allow for much more of the building at this level to be used by an increased number of people in comparison to the existing arrangement.



GROUND FLOOR OFFICE USE CONSIDERATIONS

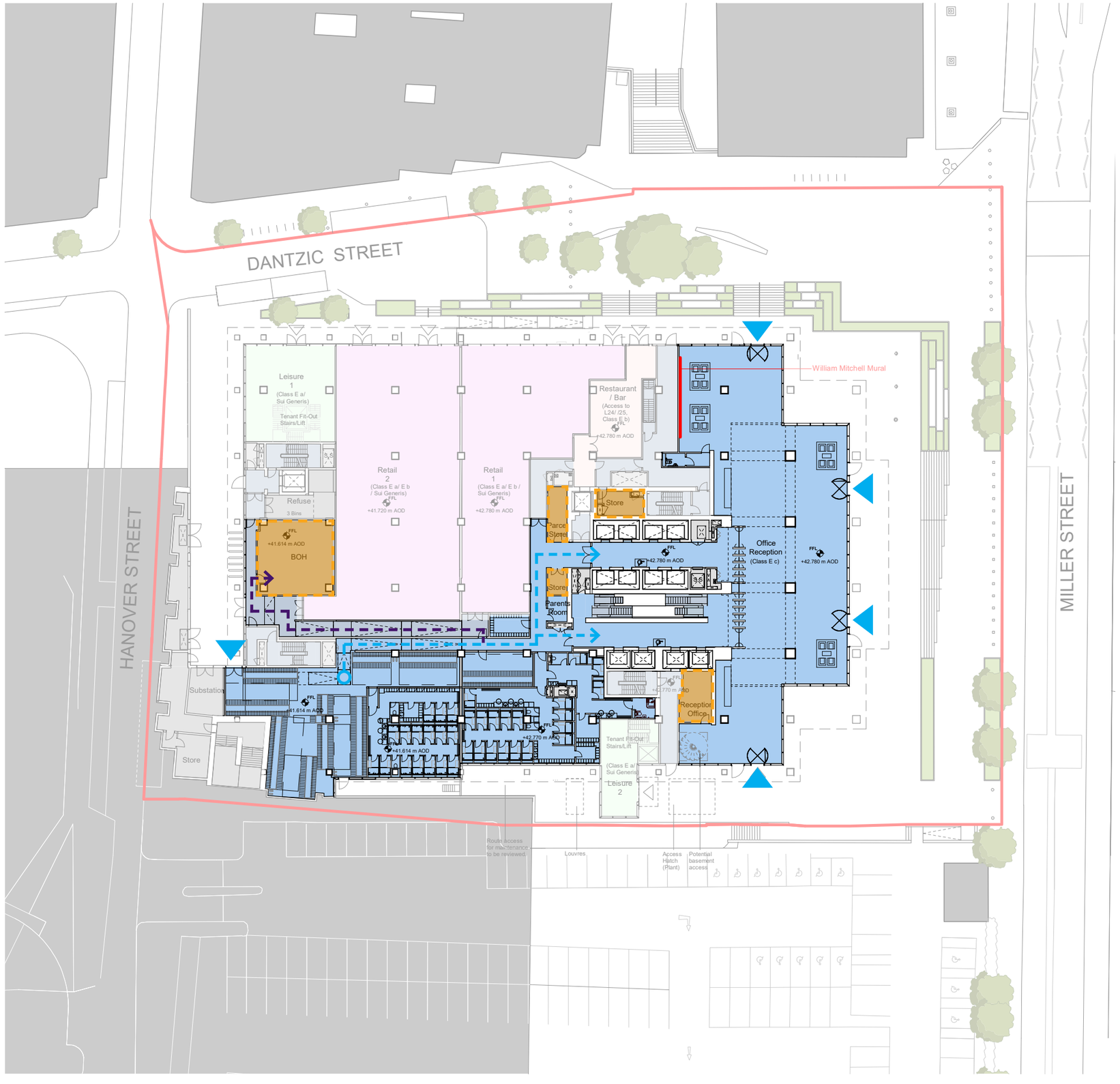
Following on from the previous page, the below summarises the arrival sequence for office building users and demonstrates key internal management spaces and movements.

Key access points to entrance lobby via Miller Street, Dantzic Street and the east of the lobby via 4no new revolving doors.

Cyclist and runners arrive via the existing loading bay, via the bike store and dedicated ramp, which provides access to a secondary bike store and the changing facilities. This corridor is segregated from the retail uses and provides office lift core access via an access controlled door.

Office and building managers have a series of supporting spaces at their disposal. Included within this is a back of house space, the fit out of which is to be developed as part of the overall management suite on mezzanine; to provide security and/or welfare spaces (described further into the chapter). This space is accessed via a pass door between the 'front of house' corridor and the 'back of house' corridor. This corridor also provides access to the mezzanine management suite.

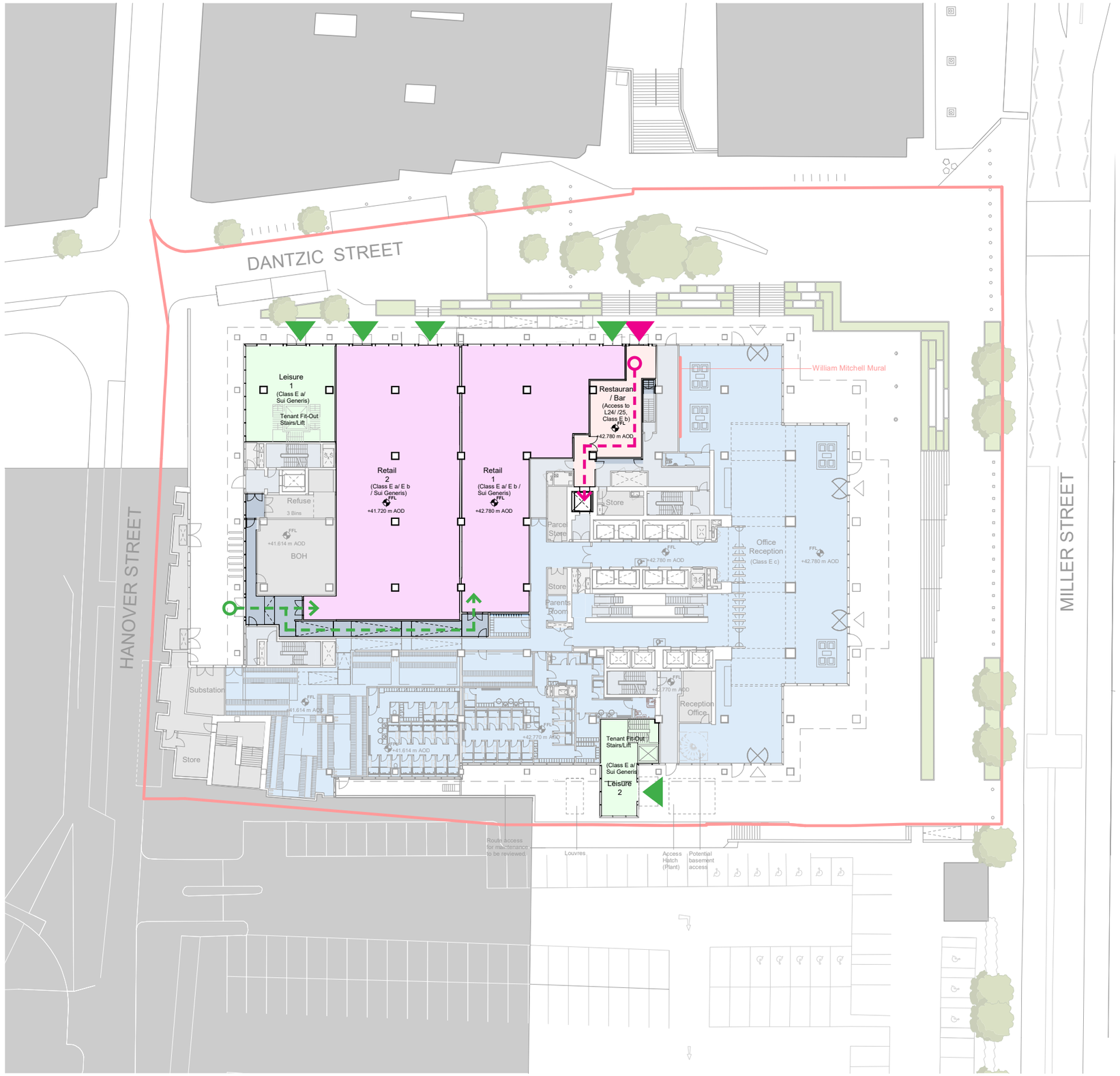
Other support spaces include a parcel store, stores and a reception office.



GROUND FLOOR RETAIL, LEISURE & RESTAURANT USE CONSIDERATIONS

The below summarises the arrival sequence for retail, leisure and restaurant.

- Retail visitors enter via dedicated entrances via Dantzic Street
- Retail employees enter via the back of house corridor and associated entrance
- Leisure visitors enter via dedicated entrances via Dantzic Street and the eastern elevation via Miller Street
- Leisure employees enter via the back of house corridor and associated entrance or their dedicated entrances
- Restaurant visitors and employees enter via dedicated entrance on Dantzic Street.
- There is also the potential for restaurant employees to enter via the back of house corridor and associated entrance and transfer to the restaurant via the new goods/fire lift, through the Basement Level 01 corridor and into the dedicated restaurant lift.



DIAGRAMMATIC LIFT STRATEGY (LOWER LEVELS)

On the basis of adding lifts to meet modern performance standards, alongside additional building uses, the below strategy has been developed on the lower levels. Escalators are also available for office users, to suit:

- Restaurant users use converted restaurant lift only (evacuation/fire function retained for all uses)
- Tower office users enter from Entrance Hall or changing area, using existing passenger lifts
- Podium office users enter from Entrance Hall or changing area, using new passenger lifts or existing escalators
- Podium extension office users to use either set of lifts (tenancy split dependent)
- All goods and refuse are moved between the goods lifts, via transfer at Basement Level 01. Converted goods/ passenger lifts use is to be co-ordinated with office users. Restaurant undertakes same process via their lift
- Maintenance of any plant to be undertaken via the goods lifts, based on plant location. Use of the converted goods/passenger lifts is to be co-ordinated with building managers
- Function Space accessed via existing or new passenger lifts, to suit management of space and events
- Basement Level 01 Lower amenity/gym accessed via new passenger lifts via transfer above, if accessing via lift
- Basement Level 03 accessed via existing evacuation/restaurant lift only. Use of the lift is to be co-ordinated

New Goods/Fire Lift (B1-L06)

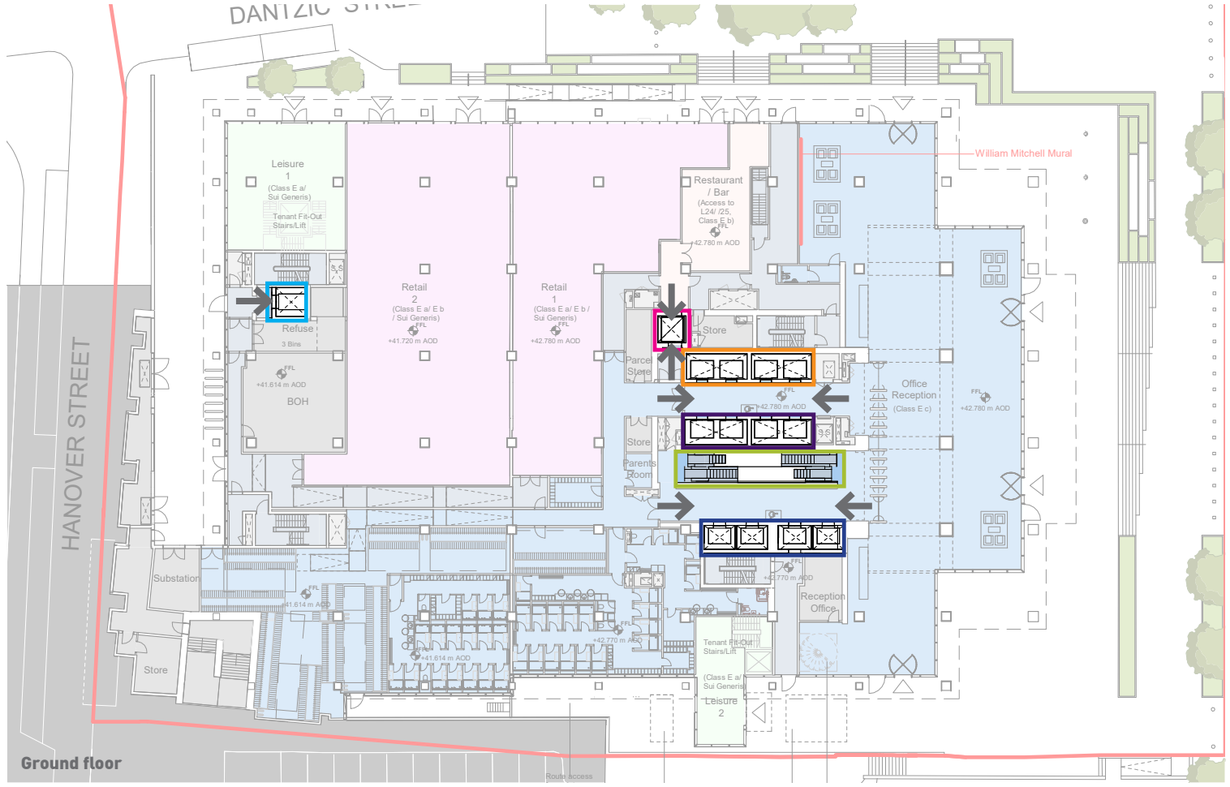
Converted Fire/Evacuation/Restaurant Passenger and Goods Lift (B3-L25)

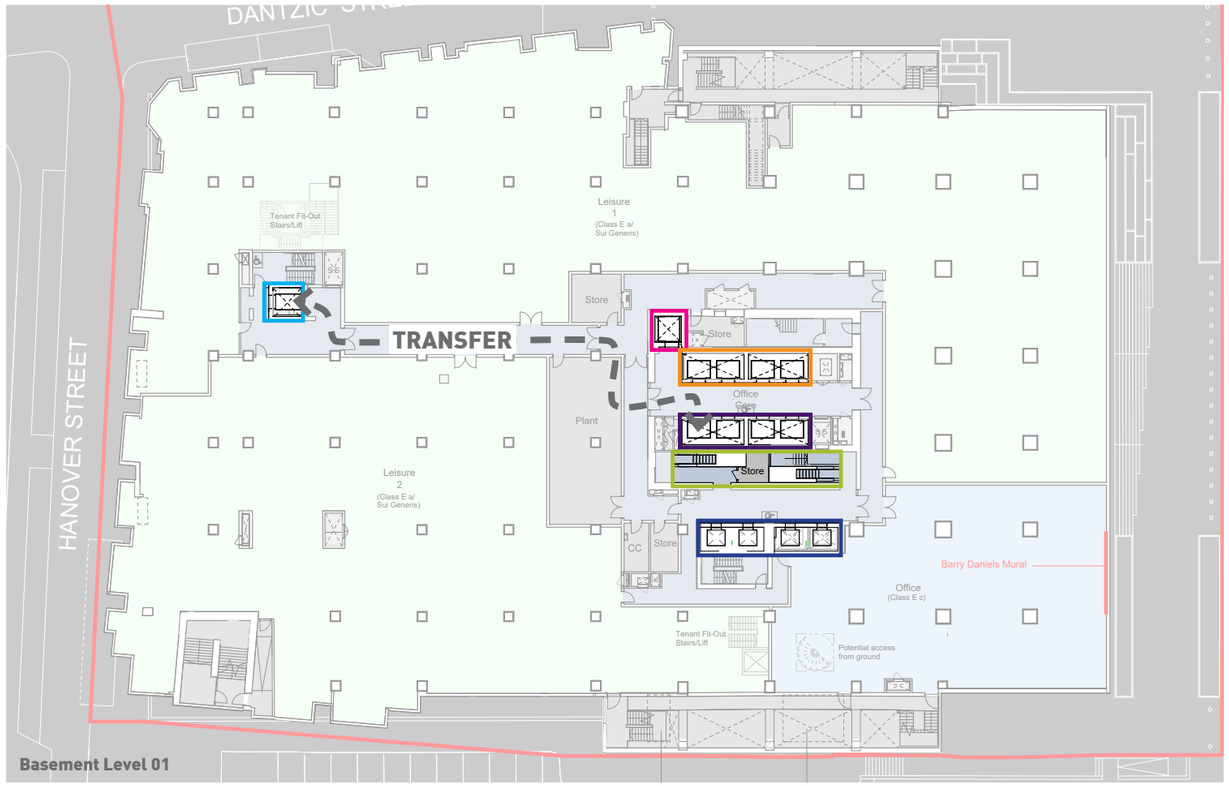
Existing Passenger Lifts (B1-15)

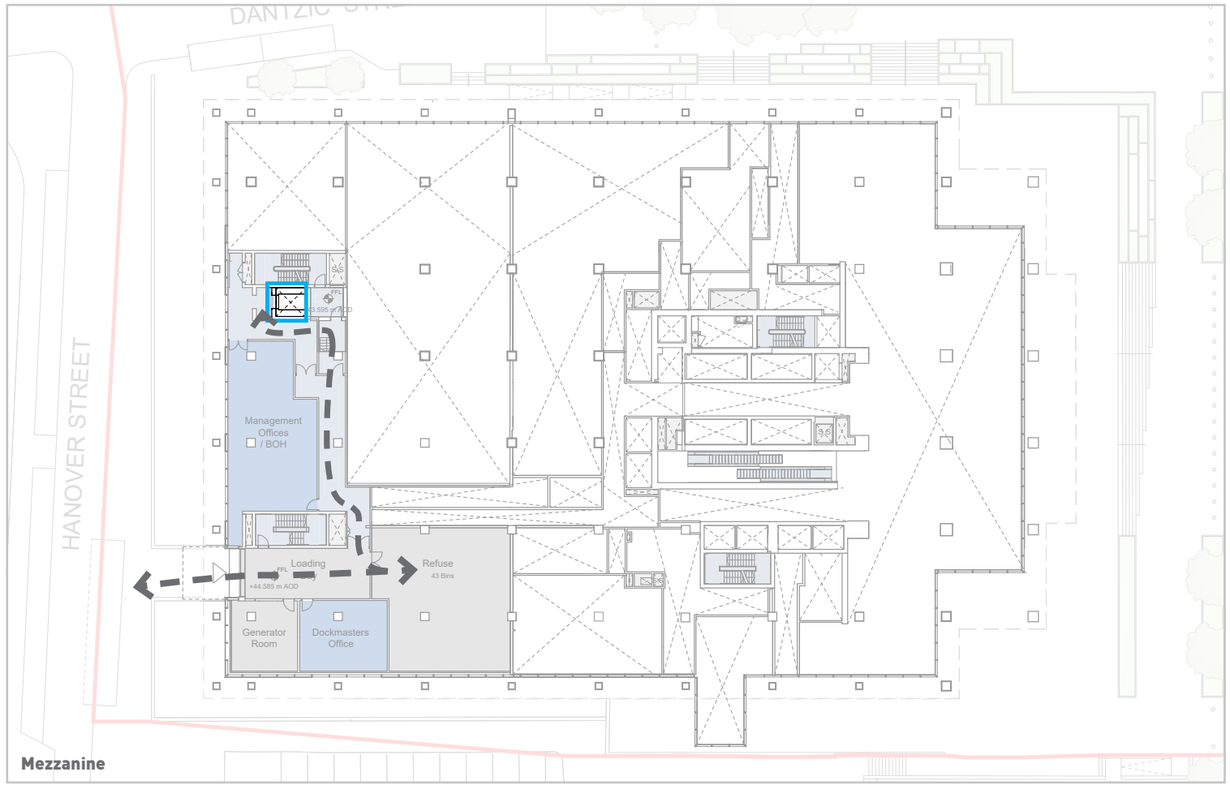
Existing Passenger Lifts inc 2no Passenger/Goods conversion (B1-1,4,13-24)

Existing Escalators (B1-L4)

New Passenger Lifts inc 1no Passenger/Fire (B1L-L7)







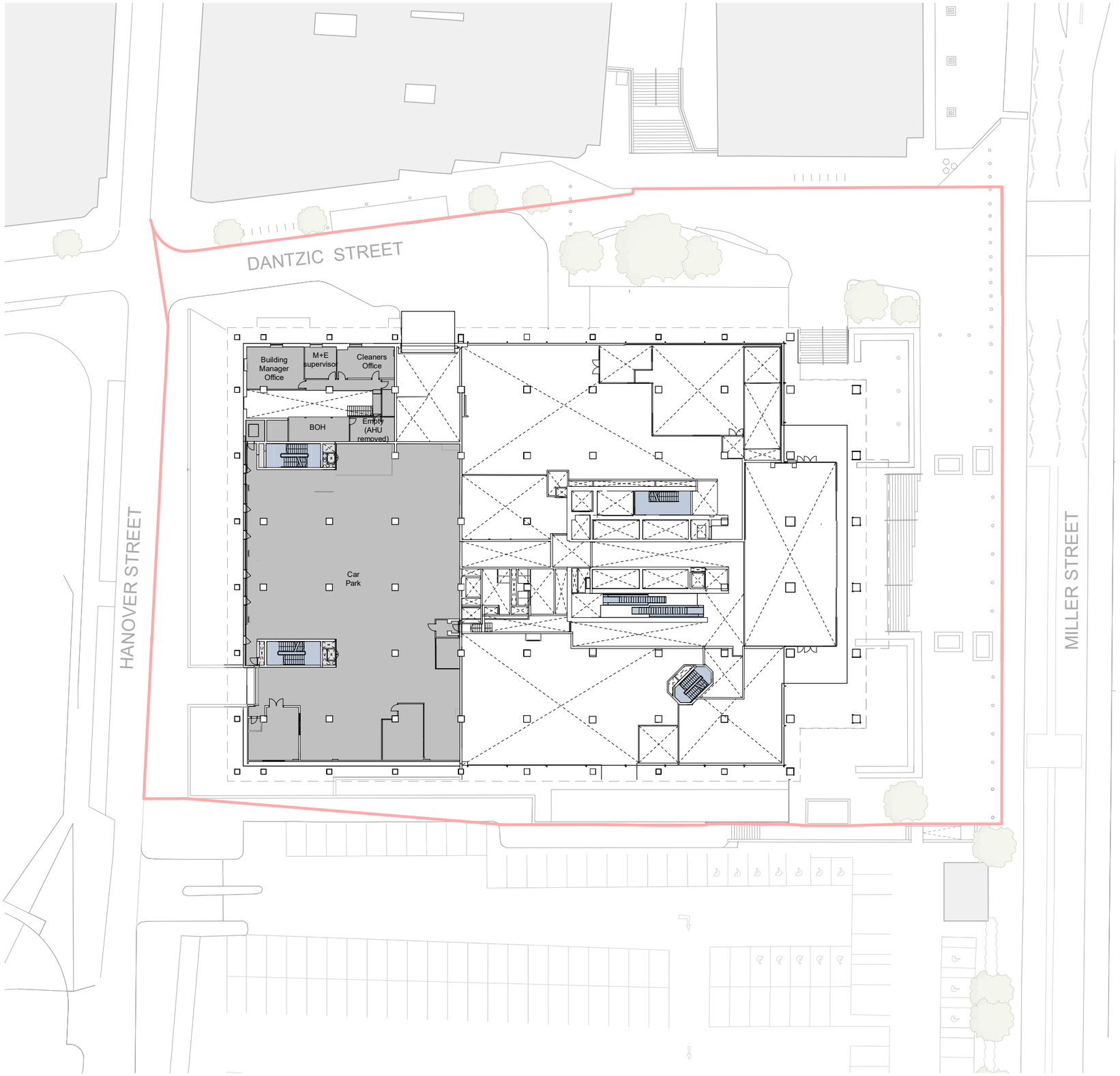
EXISTING MEZZANINE

The mezzanine currently provides 38 car parking spaces, which would have originally been for Senior Executives. This is accessed via the bridge link on Hanover Street.

Alongside the car park are building management spaces. These are access by stair, from ground floor.

Two stair cores pass through the floor, but neither serve the above spaces.

As a user experience, those arriving by car then descent a stair to ground floor via a toilet block, into the escalator lobby.



PROPOSED MEZZANINE

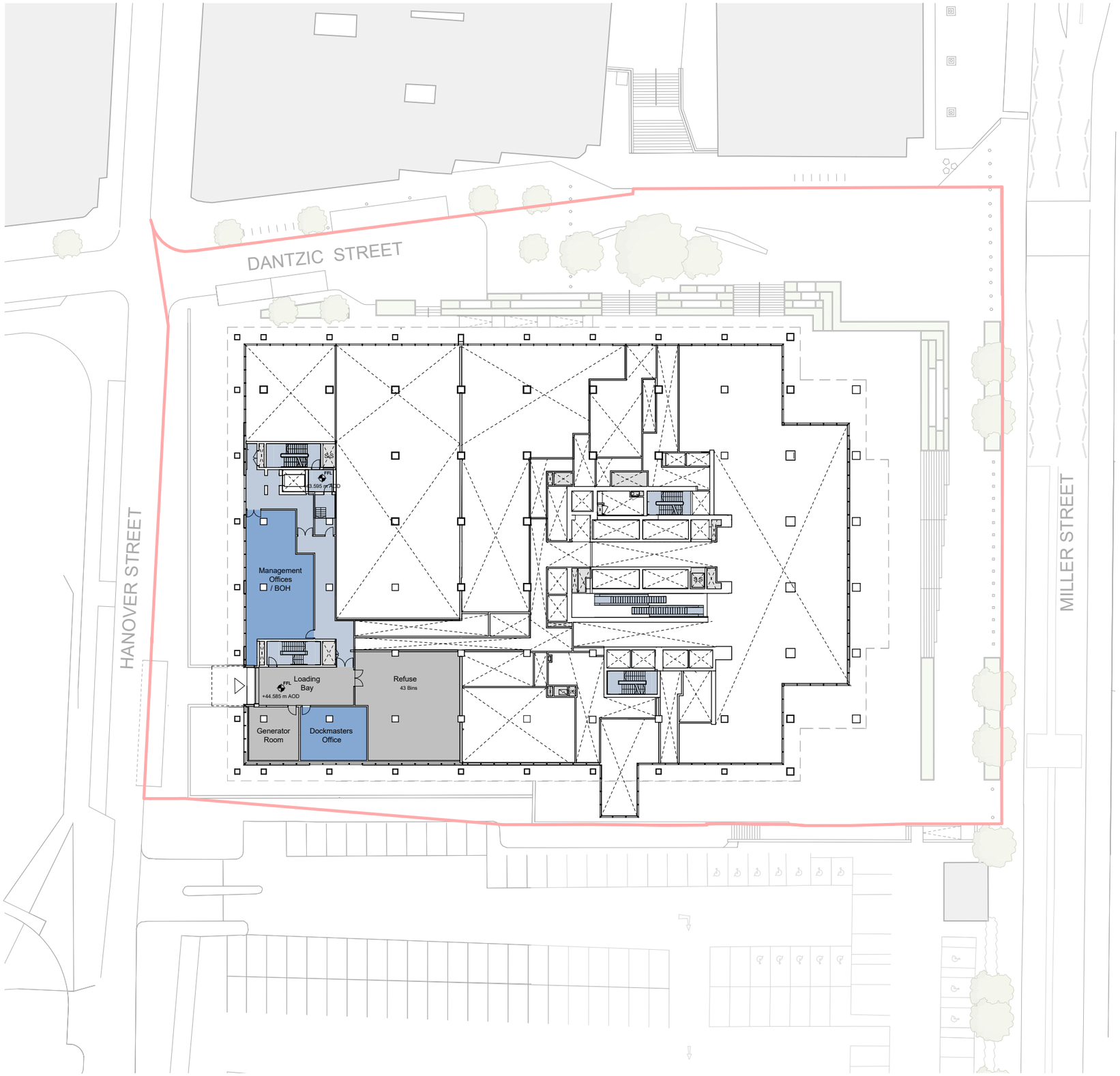
A portion of this floorplate is removed to create a double height volume for one of the retail units and a leisure entrance.

The remainder of this level is used to provide necessary support areas for the office accommodation that include a retained generator room, building management suite (layout to be developed), refuse store, dockmasters office and an internal loading bay. These remain accessible from the external bridge on Hanover Street and provide an arrival point for building management staff.

In support of this functionality an external loading bay is provided in close proximity to the existing bridge, the provision of which has been discussed with Manchester City Council Highways during the pre-application process.

Both stairs are either adapted or replaced, to provide access via these stairs and the goods/fire lift inclusion enables the building uses to be linked to this space for deliveries and waste management.

The perimeter external wall is amended to provide daylighting and an improved series of welfare spaces.



EXISTING PODIUM FLOORS

EXISTING OFFICE FLOORS - GENERAL

Office space was previously provided as either large podium floor plates of up to 36,000sqft or within the tower at circa. 7,200sqft.

The interiors of the main office spaces and the core, including services, have been extensively remodelled. In its existing condition the CIS Tower offers users of the office spaces a poor working environment. This is the result of the combination of a poorly performing external façade and lack of temperature regulation provided by a perimeter heating 'Weathermaster' system which is not only limited in its operation and ability to react to extremes of summer and winter conditions but is also long past its design life and extremely difficult to maintain and repair.

As noted by Stephen Levrant Heritage Architects in the Heritage Statement;

> *"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."*

> *"...the flexibly-designed office spaces have been subject to an extensive (rolling) programme of refurbishments which have made illegible the original interior design..."*

The overall design objective is to refurbish the office areas and return these workspaces to their original, flexible, open plan character. The fabric components which will be impacted are features that do not pertain to the original DRU design interiors and are of no heritage significance.

PODIUM LEVELS 1-4

The very large podium floor plates provide a unique offer in the current Manchester office market, based on their deep plan dimensions.

A central, primary core is supported by 2no stairs cases to the south of the plan. These do not provide lift access. An additional lightweight stair has been integrated into the podium floor plates since the original completion, at 45 degrees, which is reflective of working within the constraints of the existing structure.

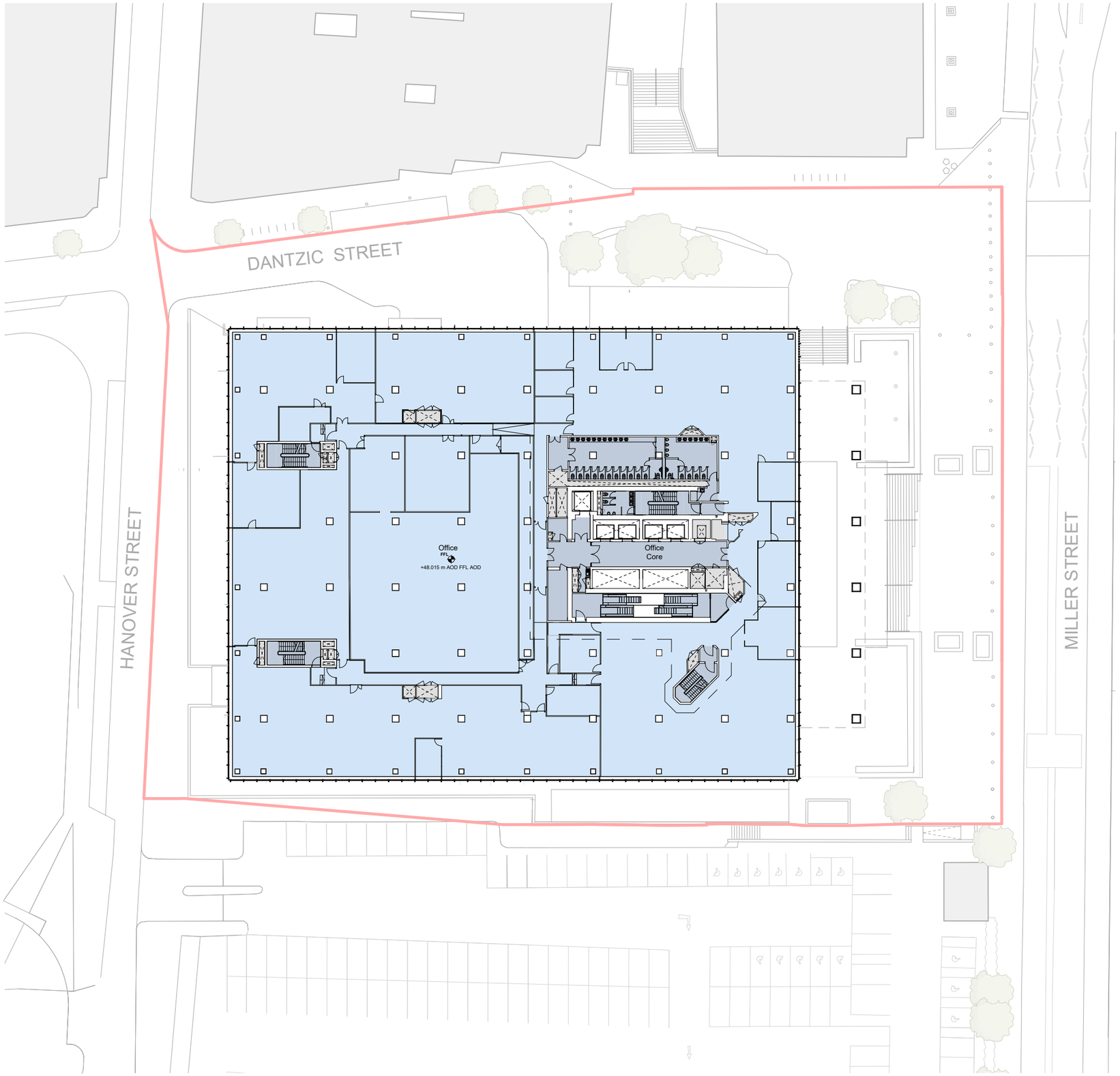
Levels 02 and 03 have been stripped out following the 2020 enabling works.

Levels 01 and 04 are decorated with non-original finishes, including carpets, plasterboard to columns, new paint or wallpaper, and some new office partitions.

The ceilings and lighting have been also been altered. Raft ceilings have been introduced below the main ceiling level in recent years.

The floor is finished with non-original carpet onto the existing screed. Desks are serviced via floor boxes embedded in the screed. The application of the protective film to the fenestration has also changes the lighting internally.

WC provision reflects a specific user requirement, opposed to reflecting the requirements of British Standards or British Council for Offices expectations.



EXISTING TOWER FLOORS (LEVELS 05-22)

The existing tower floor plates have a glazed facade to all four elevations with just a solid wall where it adjoins the core. These floors offer spectacular, panoramic views of Manchester and beyond.

The floor plates are entered at the perimeter of the floor, centrally, from the lift lobbies in the service core via a pair of double doors. Non-original electrical and IT risers project into the floorplate either side of the entrance. The altered escape stair lobbies adjoin these risers.

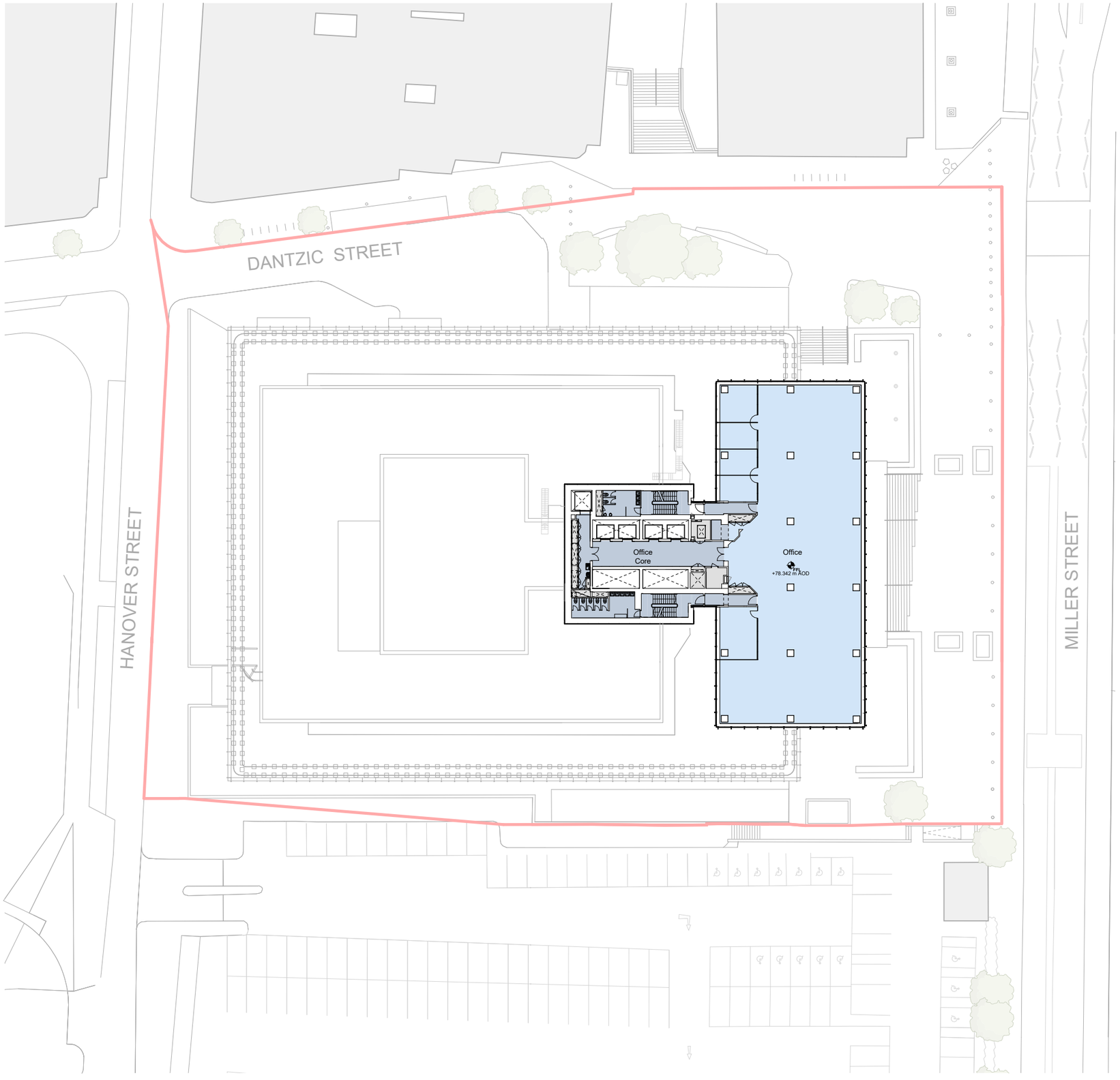
As with the podium floors, generally the fit out quality is poor and nearing end of life. Some floors have had more recent decoration and fit out works than others. Levels 14 and 15 have been stripped out following the 2020 enabling works undertaken.

Any surviving original partitions have also been supplemented in some instances by the addition of non-original partitions, in contrasting materials, generally placed on the south side of the plan, to either side of the lift lobby leaving the remainder of the office as open-floor plan.

Existing ceilings are a mixture of original and non-original tiles with non-original light fittings. The floor is finished with non-original carpet onto the existing screed. Desks are serviced via floor boxes embedded in the screed.

The floor to ceiling is approximately 2.7m

Columns and walls are painted plaster.



REFURBISHMENT OF LEVEL 01-22 OFFICES

Levels 01 to 22 of the CIS Tower provides office accommodation that serves the majority of the building population making it the 'typical' accommodation for the building. In line with the 2020 proposals, the 2025 proposals will see this situation remain, albeit in line with the objectives set out in the Design Brief for the project; to provide an internal environment that provides best in class office space and meets environmental standards as part of a comprehensive refurbishment of the floors.

The works necessary to achieve these standards, and that are common to all these existing floor levels are:

- The removal of all internal wall partitions, the majority of which are non-original,
- The removal of all existing raised access flooring and flooring finishes which are non-original; replaced with a new raised access floor
- The removal of all original and non-original ceiling finishes, which are known to contain asbestos, and light fittings,
- 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,
- The installation of a new services installation, including lighting, onto an exposed support grid,
- The removal of defunct building services, including the 'Weathermaster' perimeter floor heating system, which is known to contain asbestos and is of negligible heritage value,
- New perimeter cill detail
- The removal and replacement of office floor plate skirtings
- Replacement of doors (see following pages), with timber pass doors and metal riser doors
- Repair of existing plaster finishes and redecoration

There are additional works, over and above those described above, which are necessary at existing podium levels, which are:

- The carbon fibre wrapping of existing columns to provide additional strengthening to accommodate the additional loadings added to the structure of the existing building from the proposed podium extension. This wrapping will not be a visible finish existing within the ceiling voids and behind plasterboard finishes around columns,
- Steel beam support between perimeter columns on Level 04 to support the proposed extension above. This steelwork will be visible.

Please refer to the section on the Tenant Fit out Guide and the Schedule of Amendments submitted in support of this application for further detail on the above.



Original office space use



Podium office use in 2020



Current podium office condition



Current Level 14 condition post-enabling works

REFURBISHMENT OF LEVEL 01-22 CORES

The existing condition of the core fit out is generally heavily altered and represents a significant level of change from the original design; except for doors and architraves, skirtings and stair finishes. The below describes the proposals:

TYPICAL LIFT LOBBIES (FITOUT TO BE DEVELOPED)

- New floor finishes
- New ceilings and fire boarding detail
- Refurbished and redecorated wall finishes
- New metal riser doors and timber doorsets
- Refurbished architraves and skirtings
- New lift doors
- New lift interior fit out
- New on floor accessible WCs

TYPICAL HALF LANDING WCS (FITOUT TO BE DEVELOPED)

- General reconfiguration and replacement of all surfaces and sanitaryware
- New metal riser doors and timber doorsets
- Refurbished architraves and skirtings

STAIRS (FITOUT TO BE DEVELOPED)

- Refurbished terrazzo stair finishes
- Refurbished balustrades
- Refurbished and redecorated wall finishes
- New metal riser doors and timber doorsets
- Refurbished architraves and skirtings

With regard to the forthcoming design in the context of the core spaces, the Heritage Statement notes;

> *"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.*
>
> *These existing circulation areas are proposed to be refurbished to enhance the character of the spaces."*

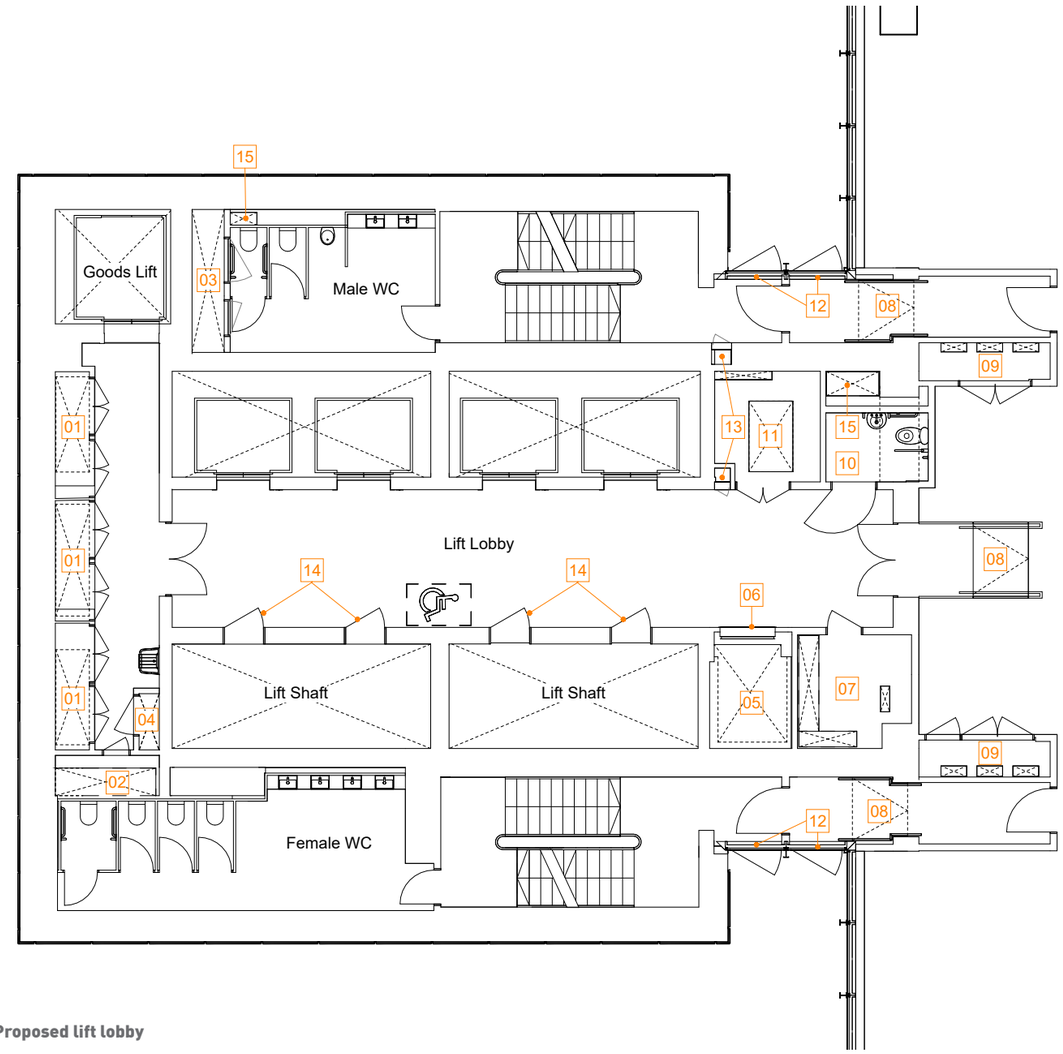
At present, the interior design of the lobby is to be developed and is anticipated to be conditioned, to reflect the forthcoming nature of this design. However, the intention will be to produce an interior design for the space that is cost effective to be replicable across all of the lift lobbies, and whilst not necessarily being a replica of the original design, is befitting of the building's overall refurbishment works and the overall enhancement to the interior design.



Existing typical lift lobby condition



Original typical lift lobby condition



Proposed lift lobby

KEY

01	Mechanical riser
02	Enlarged WC Pipework riser
03	Pipework and Electrical riser
04	Pipework riser
05	Smoke Shaft
06	Smoke Vent Panel
07	Plant Room / Electrical risers
08	New ramp to office floor
09	IT and Electrical riser
10	New Accessible WC
11	Pipework and Wet riser
12	AOVs
13	Wet Riser Access
14	New Lift Shaft access / Escape doors*
15	New WC Pipework riser

FIT OUT CONSIDERATION WITH REGARD TO FIRE

DOOR CONDITION SURVEY

Following the 2020 application, a fire door survey was undertaken by a specialist surveyor. The results of these have subsequently been reviewed with the Fire Engineer and Main Contractor input, leading to the decision to replace all doorsets; with the Fire Engineer providing the below commentary:

"A sample of 608 doors were surveyed by Acuity Compliance in 2020. 96 of these could not be fully reviewed as they were locked, blocked or jammed. From the remaining 512 surveyed a broad selection of problems were identified, including:

- 129 new doorsets are required (frame, leaf, ironmongery etc)

- 42 have the option of new frames only (i.e. retain leaf etc)

- 47 require maglock remediation with intumescent pads

- 374 have been recommended for new ironmongery i.e. replacement of existing with certified

- 277 have been recommended for new smoke seals and intumescent strips in the door or frame

- 5 require vision panel repair or replacement

- 96 have no seals at all, which will be required to achieve performance

- 363 require new signage to be installed, to indicate purpose and/or performance

- 301 require leaf fitting adjustment to achieve the 3-4mm gaps around and/or to ease binding and ensure closure

- 108 are suspected to contain asbestos (as did 10 of the 96 excluded)

Given the extensive nature of the problems identified, and the fire and general health and safety risk associated with the phased evacuation of a 115m tall tower, with multiple basement levels, there is a need for a large amount of complex remedial intervention which would result in achieving a nominal performance only. It is therefore not considered unreasonable that replacement be undertaken throughout the building to facilitate a certified and underwritten level of safety for each fire door in the building, giving a suitable platform for fire risk management in the building."

APPLIED FIRE PROTECTION

Following the 2020 enabling works, more has been learnt about the building structure, with a subsequent 'Equivalent Reliability Method' analysis has been undertaken by the Structural Fire Engineer. This has determined that a fire boarding detail is required to the underside of structural slabs, to increase the fire protection to the structure. During the detailed design, this is to be further reviewed and developed, with further structural engineering input. The Fire Engineer provides the following commentary:

"Due to the height and floor areas of the CIS tower, a typical ERM analysis would indicate that the building requires 120 minutes fire resistance. However, by adopting the consequences of failure approach, we are able to assess different groups of structural members separately and enable reduction in fire resistance in certain areas. The outcome of our feasibility study is summarised in the table below.

	Fire resistance requirements of structural elements (minutes)		
	Low consequence of failure	Medium consequence of failure	High consequence of failure
Tower Structure	90*	90*	120
Existing Podium Structure	90*	120	120
New Structure above Podium (assumed structurally independent from the tower)	90	90	90

The asterisked reduction in the fire resistance would rely on high effectiveness of the sprinkler system. This could necessitate enhancements to the sprinkler system provided, to be confirmed in the detailed design stage.

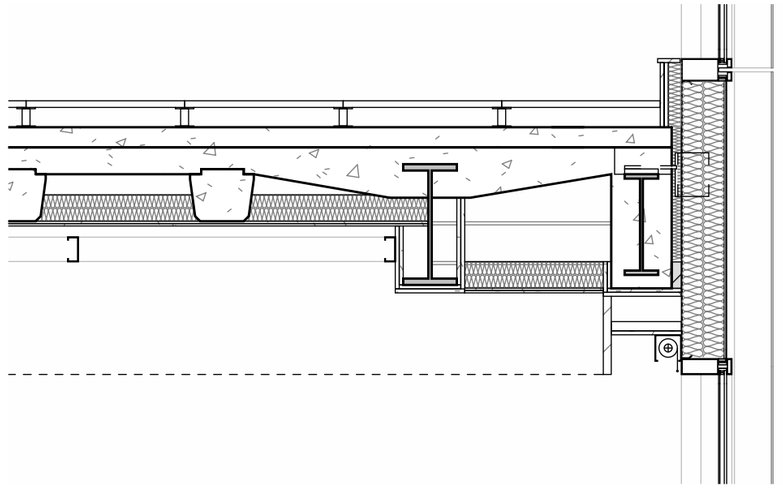
The above should only be considered as the outcome of a feasibility study. Given the complexities associated with the existing nature of this building, detailed analyses are required in the next stage."



Existing typical door condition



Level 14 structure exposed



Indicative typical tower fire boarding detail

WC PROVISION

In light of the new building population, a full assessment of the WC provision has been undertaken, generally requiring a reconfiguration on the basis of a lack of female and accessible WCs. This has been undertaken in the context of up to date Building Regulations and British Standards.

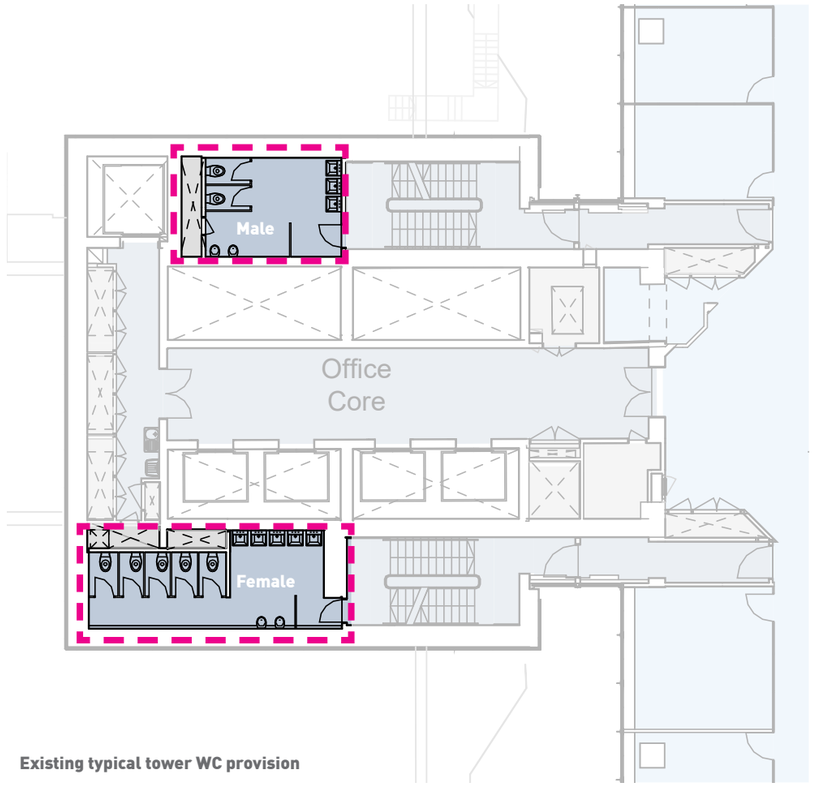
Typically, office floor plates are served by WCs on the half landings, with some additional toilets on the podium floor plates. Below Level 05, WCs only exist on one side of the core due to the escalator on the south of the core.

New WCs have been spatially designed to meet Approved Document Part T. Where this has not been possible on half landings, WCs have been designed to meet BS 6465 on the basis of existing spatial constraints from wall locations.

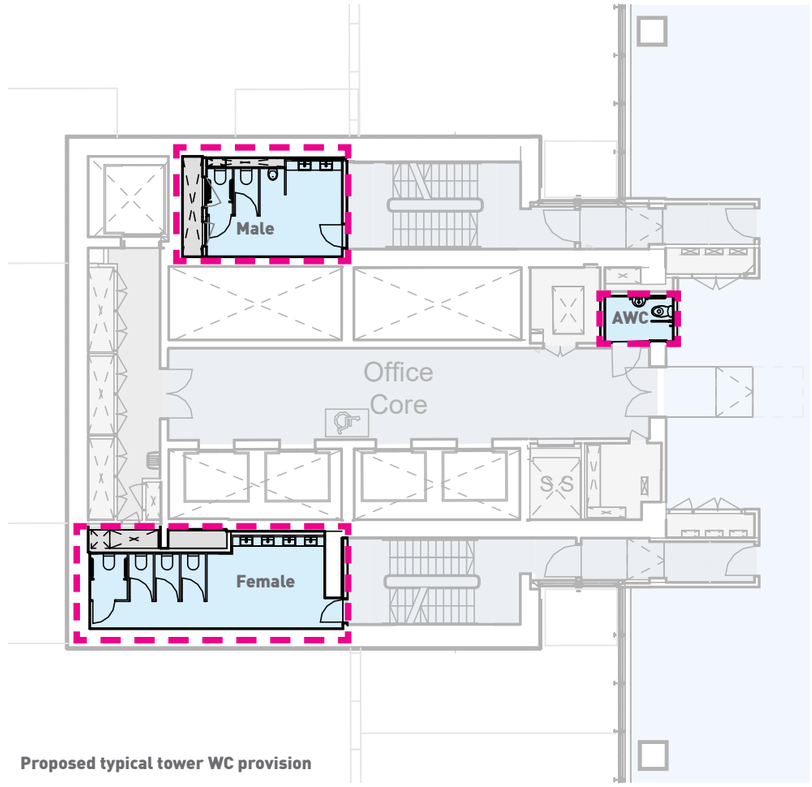
Strategically, with a multi-tenant environment envisaged, WC provisions have been calculated on the basis of tower floor plates being served by WCs on the stair half landing below, with an additional on floor accessible WC located within the lift lobby. This WC is also used to make up any shortfall in WCs, which arise as a result of the existing WC space allowance .

Podium levels are served by on floor WCs, with Levels 05-07 partly served by the stairs on half landings.

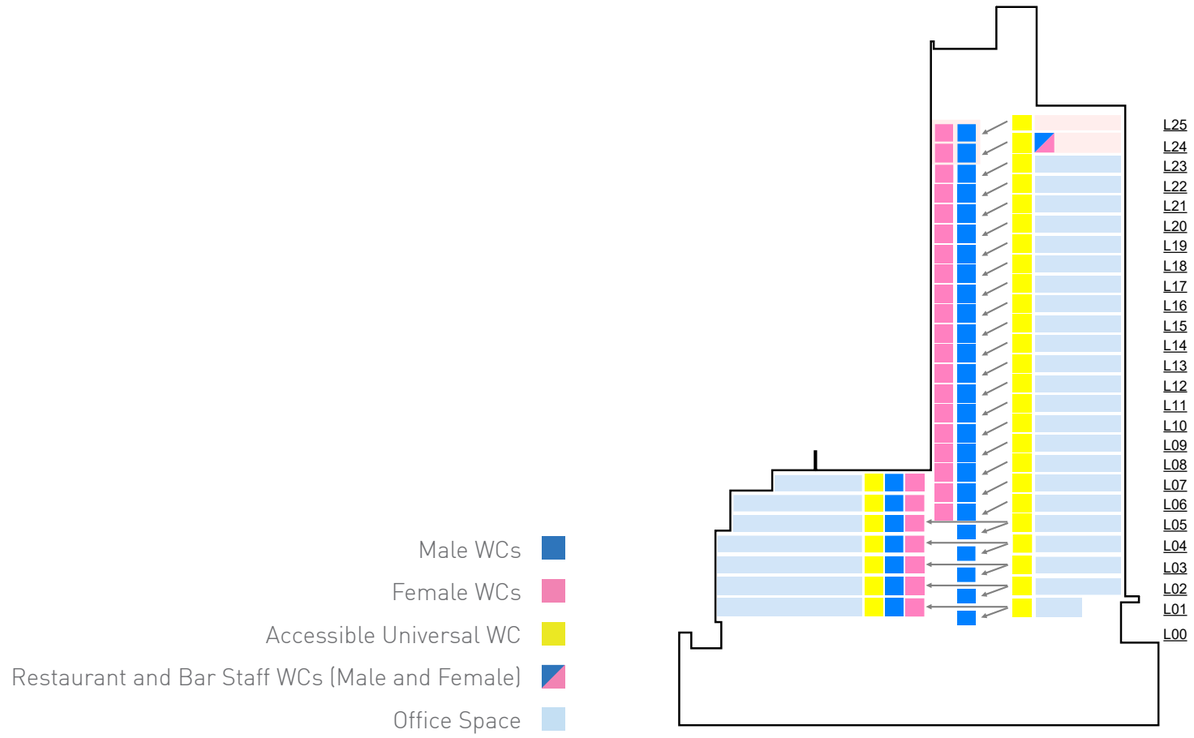
Level 24-25 Bar and Restaurant visitor WCs are predominantly provided via the half landings below, as a tenanted space. A new on floor accessible WC is included on Level 24. As part of the tenant fit out for both floors, on floor WCs are required for accessibility purposes and to suit the anticipated occupancy, beyond what is provided by the half landing provision.



Existing typical tower WC provision



Proposed typical tower WC provision



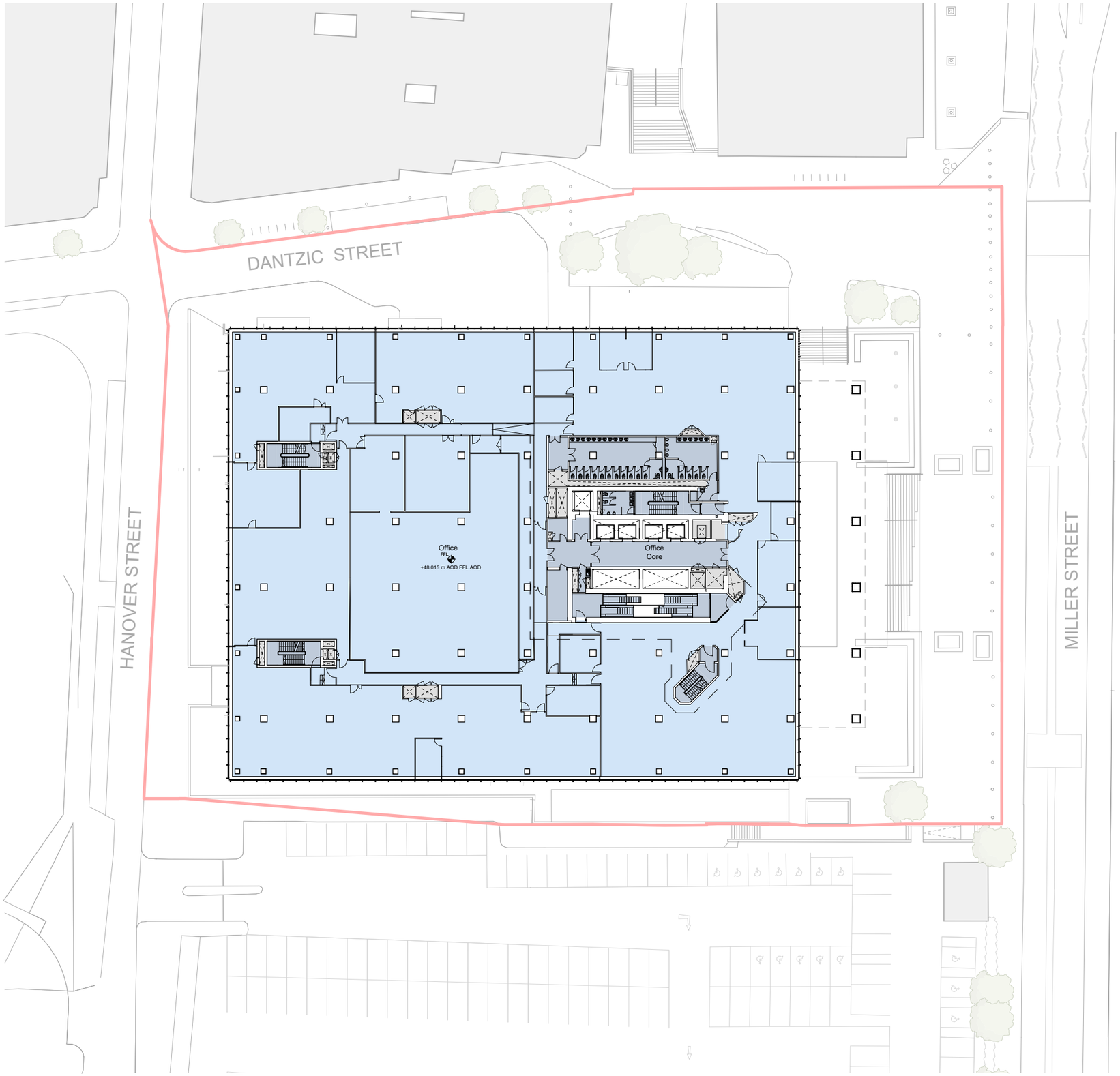
WC strategy diagram



Existing typical WCs

EXISTING LEVEL 01

Level 01 currently provides a range of existing office spaces to suit the requirements of the previous tenant. As per the Heritage Statement Morphological Plans, the partitioning is largely non-original.



PROPOSED LEVEL 01

At Level 01, to provide an open plan high density floor plate, the most significant intervention is the consolidation and rationalisation of the core; alongside the refurbishment works previously discussed.

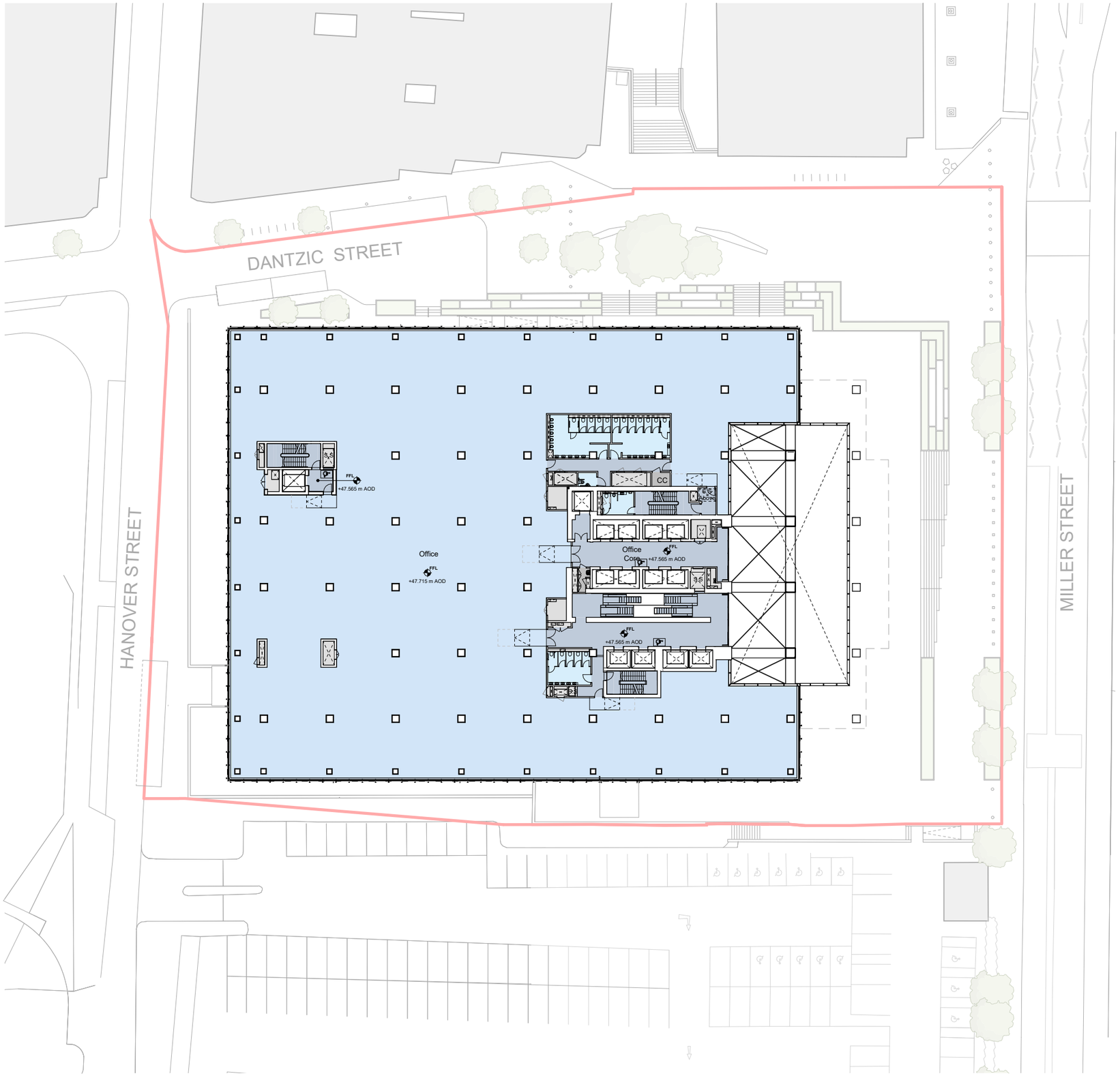
This process of remodelling the core involves the incorporation of a bank of four new passenger lifts, to enable modern vertical transport standards to be met, alongside the rationalisation and refurbishment of the toilet provision and the incorporation of new vertical services risers.

The rationalisation of the core has enabled the removal of a non-original stair core within the north-easterly portion of the floorplate as well as a service stair to the south east. The existing stair core to the south west of the floorplate is retained with a new goods/fire lift abutting it.

Due to the possible (see Tenant Fit out Guide section) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required.

With the increase in height of the Entrance Hall at ground level, Level 01 has a small portion of its floor plate removed to create the double height volume of the hall and the installation of curtain wall glazing to provide environmental separation from the hall whilst maintaining visibility between the spaces.

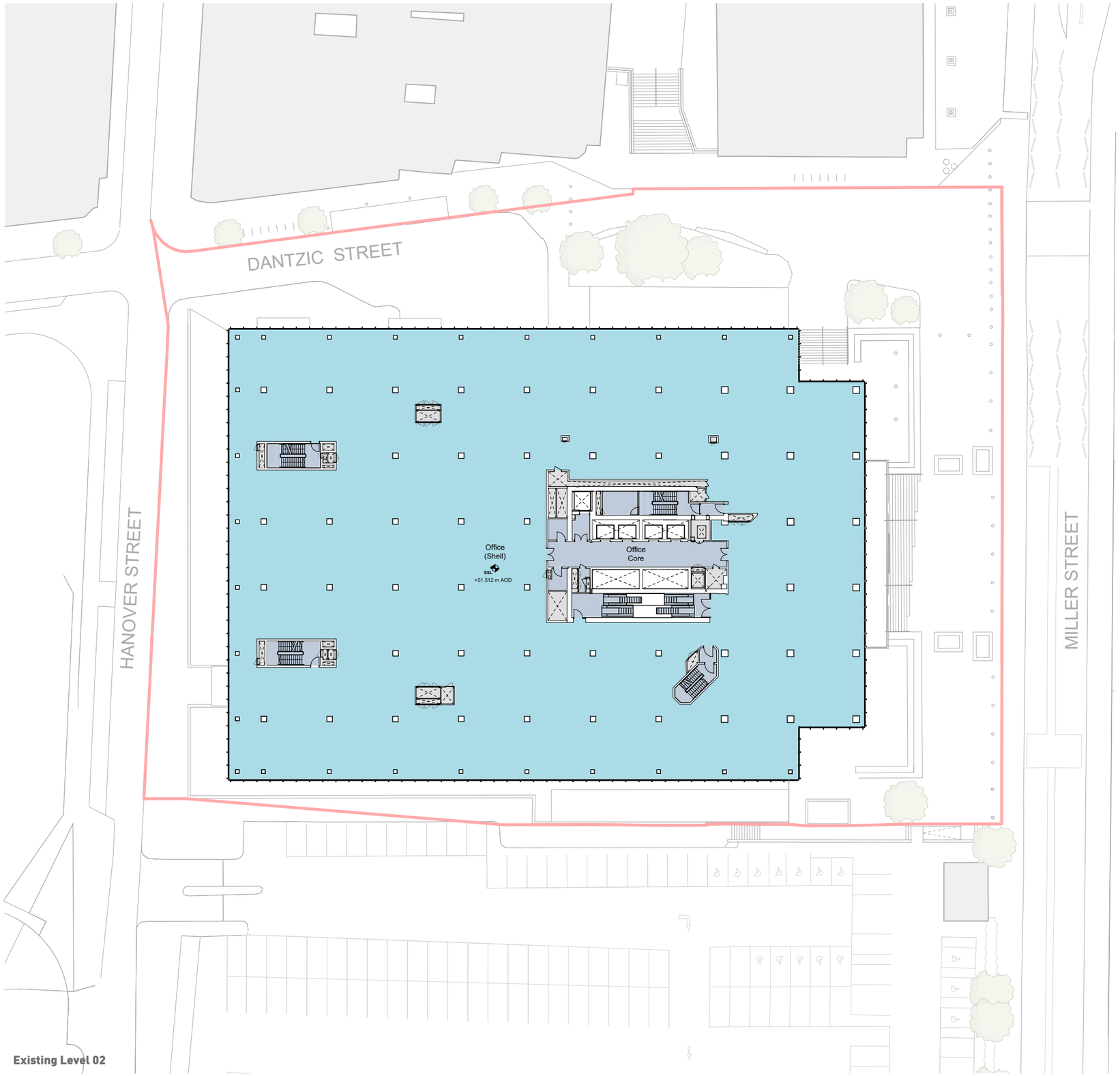
Level 01 provides 2,670sqm / 28,744sqft of office space.



EXISTING LEVELS 02-04

Levels 02 and 03 are stripped out, having been part of the 2020 enabling works package.

Level 04 currently provides large open plan spaces with a range of cellular office spaces to suit the requirements of the previous tenant. As per the Heritage Statement Morphological Plans, the partitioning is largely non-original with small areas of original fabric.



Existing Level 02

PROPOSED LEVELS 02-04

At Levels 02-04, to provide an open plan high density floor plate, the most significant intervention is the consolidation and rationalisation of the core; alongside the refurbishment works previously discussed.

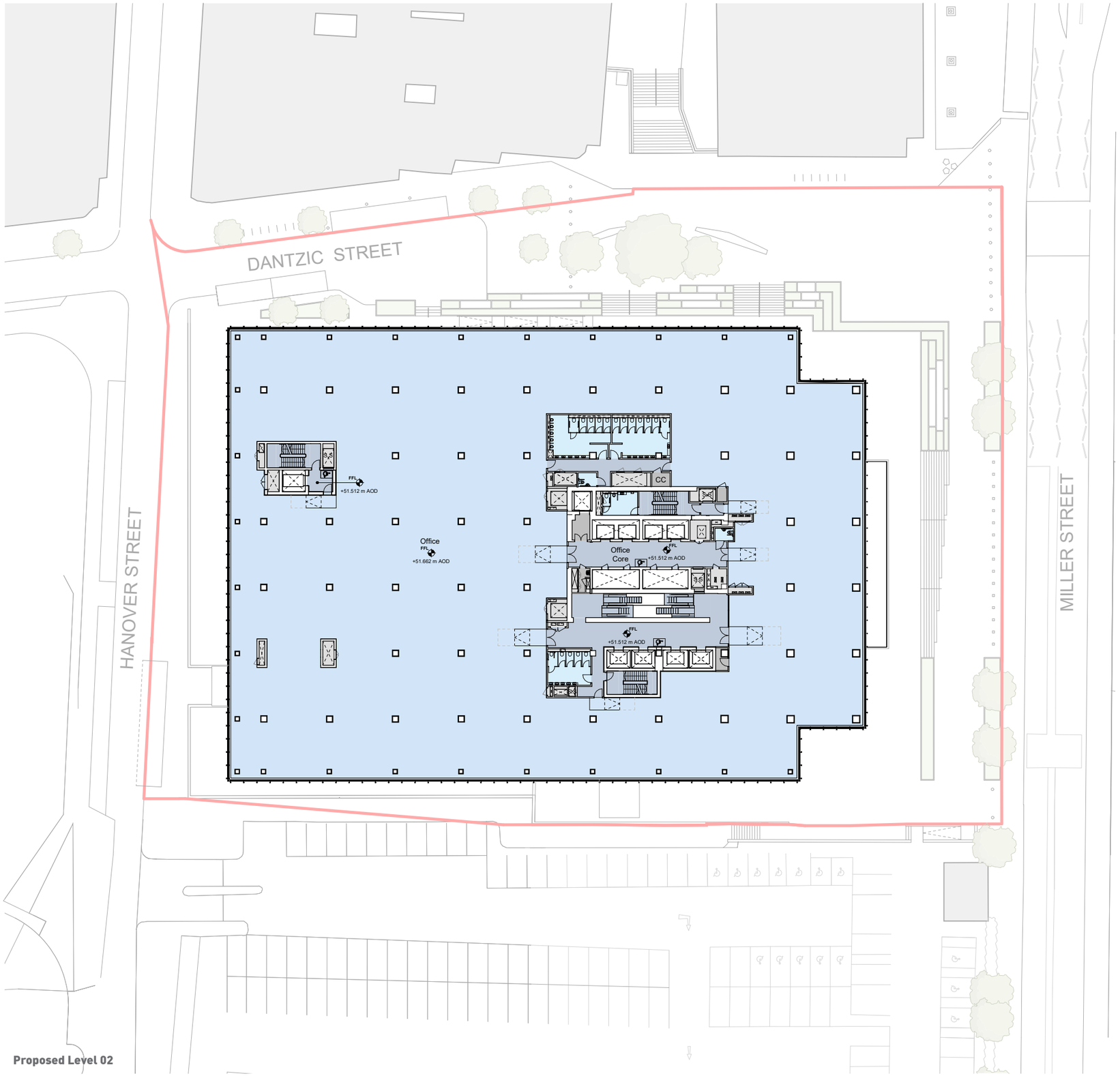
This process of remodelling the core involves the incorporation of a bank of four new passenger lifts, to enable modern vertical transport standards to be met, alongside the rationalisation and refurbishment of the toilet provision and the incorporation of new vertical services risers.

The rationalisation of the core has enabled the removal of a non-original stair core within the north-easterly portion of the floorplate as well as a service stair to the south east. The existing stair core to the south west of the floorplate is retained with a new goods lift abutting it.

Due to the possible (see Tenant Fit out Guide section) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required.

Levels 02-04 will have commonalities and will be refurbished in a consistent manner.

Levels 02-04 provides circa 3,248sqm / 34,961sqft of office space, per floor.



Proposed Level 02

EXISTING LEVEL 05

Level 05 currently contains a typical open plan office within the tower and a large recreation room enclosed by plant rooms which forms the top floor of the podium, both accessed from either ends of the lift lobby.

The double-height, rectangular recreation room is accessed via a small bar area. The recreation room is clad with elm-timber panels and walnut skirtings and trim. It is currently in poor condition and with non-original light fittings. The south wall of the space, facing the entrance, has a large, brightly coloured plastic laminate mural by Barry Daniels of DANAD Design Associates.

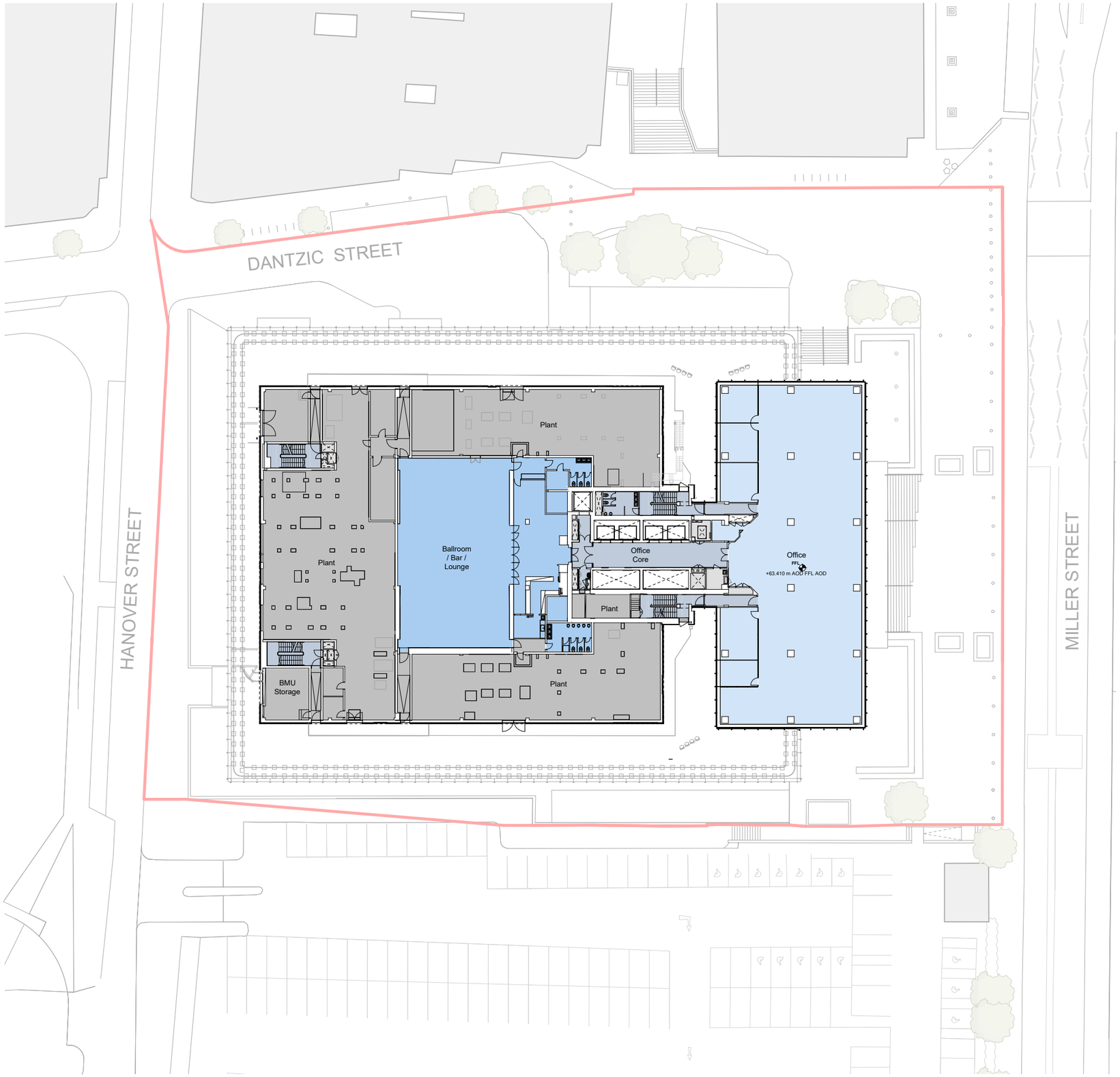
Extensive modifications to both the bar-area and the recreation space were implemented in 1985. A non-original ceiling in the recreation space lowered the height of the space and resulted in timber panels being installed, cutting across the top section of the artwork.

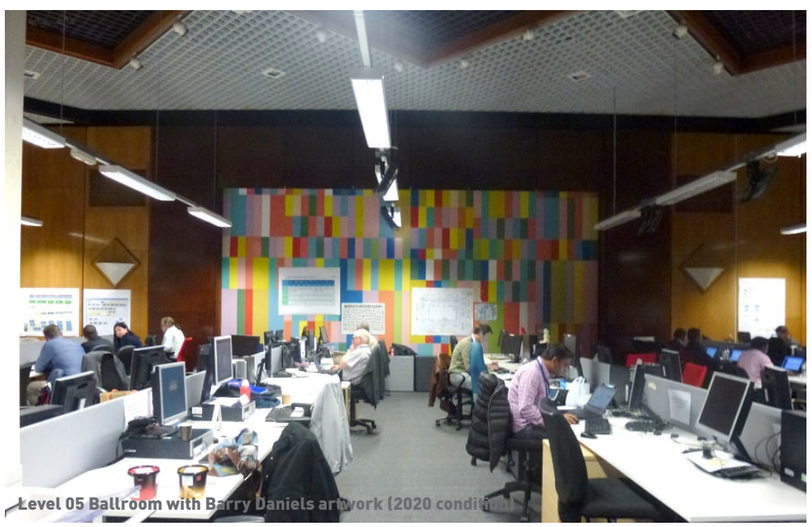
The former recreation space was latterly used as office space. This resulted in further changes, including the addition of vertical power columns, further altering the fabric of the space.

Enclosing the recreation room are ventilation plant rooms and storage rooms.

The plant rooms enclosing the recreation room are approximately 7m high, with the overall mass being clad externally with pale grey metal. The cladding is punctured with random sized and positioned doors, openings and louvres detracting from the ordered facade to the offices below.

The Level 05 tower floor plate currently provides large open plan spaces with a range of cellular office spaces to suit the requirements of the previous tenant. As per the Heritage Statement Morphological Plans, this partitioning is non-original.





Level 05 Ballroom with Barry Daniels artwork (2020 condition)

PROPOSED LEVEL 05

As described in earlier sections, it is proposed that the existing Level 05 podium accommodation will be demolished and replaced with a new build, three storey extension accommodating office use with open-air plant above. The existing artwork and some of the timber panelling will be relocated into the Basement Level 01 Function Space.

The internal general arrangement of the podium extension at Levels 05 and 06 provide new office accommodation, following the same fit out principle as elsewhere within the office accommodation, but without the fire boarding detail. Cores, risers and stairs are continued from below and new WCs blocks are incorporated.

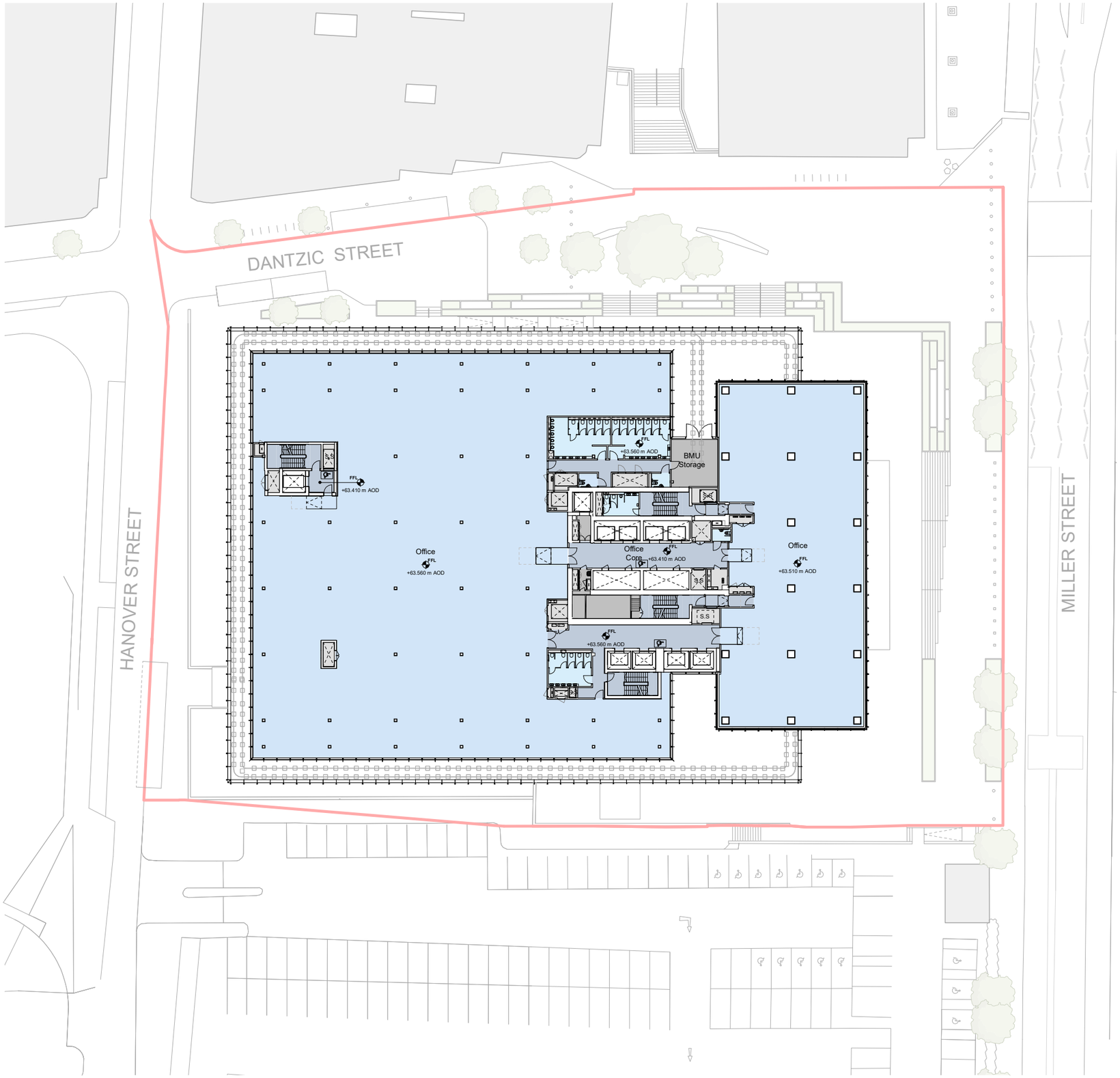
Levels 05 and 06 have the same footprint which is set in from the existing podium footprint, as previously described. At Level 05 this enables the existing building maintenance unit (BMU) track to be retained and rerouted, with the unit itself rehoused in a room off the existing core in a manner which allows for a symmetrical footprint to be achieved for the podium extension.

Within the tower floor plate and core, to provide an open plan floor plate, the most significant intervention is the rationalisation of the non-original perimeter risers and stair lobbies; alongside the refurbishment works previously discussed.

Due to the possible (see Tenant Fit out Guide section) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required.

The Level 05 tower floor plate will have commonalities with other floors and will be refurbished in a consistent manner.

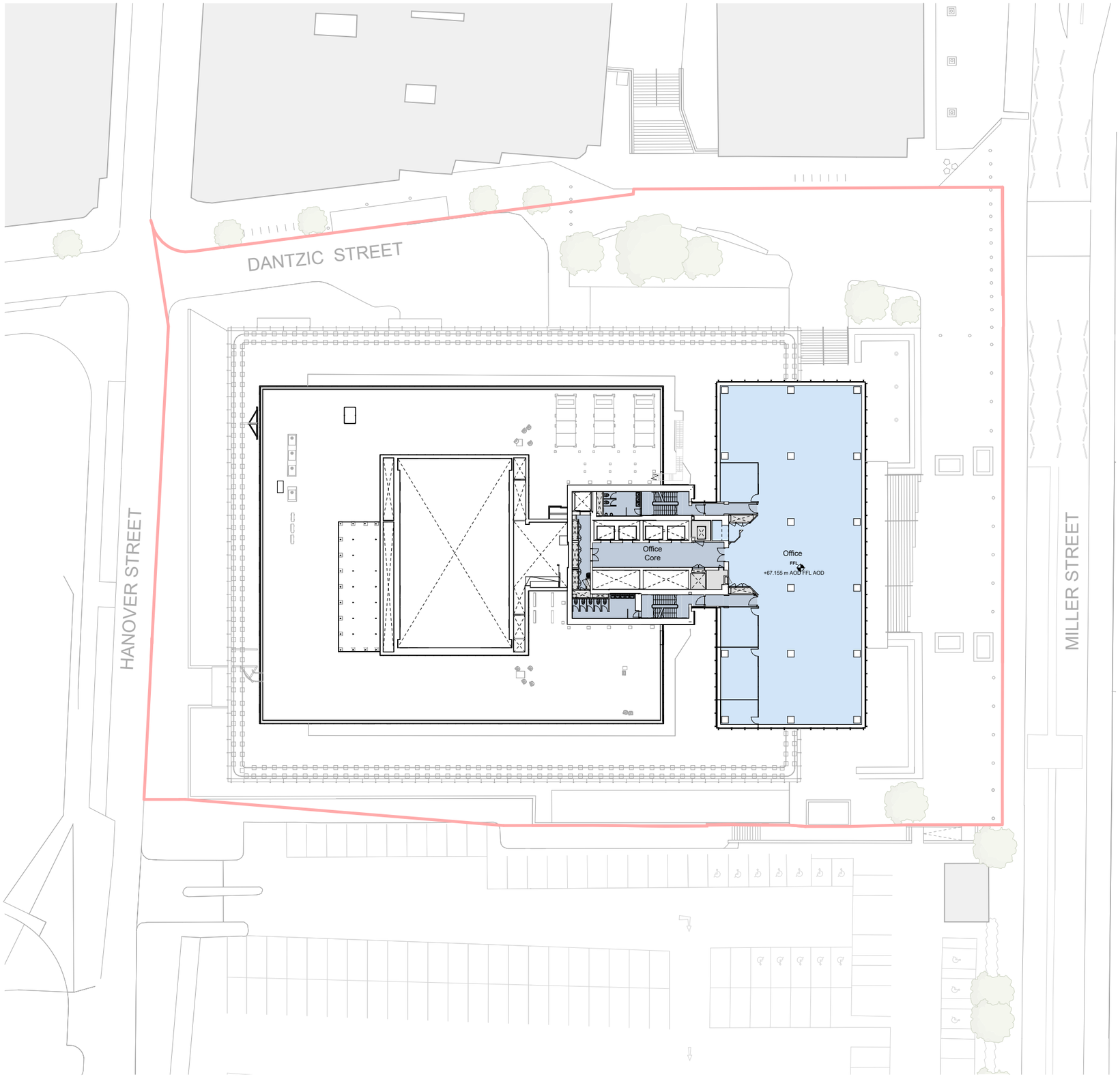
Level 05 provides 2,543sqm / 27,370sqft of office space in total.



EXISTING LEVEL 06

The Level 06 podium provides continuity of the tall spaces from below and a roof deck.

The Level 06 tower floor plate currently provides large open plan spaces with a range of cellular office spaces to suit the requirements of the previous tenant. As per the Heritage Statement Morphological Plans, this partitioning is non-original.





Existing external condition of podium plant enclosure

PROPOSED LEVEL 06

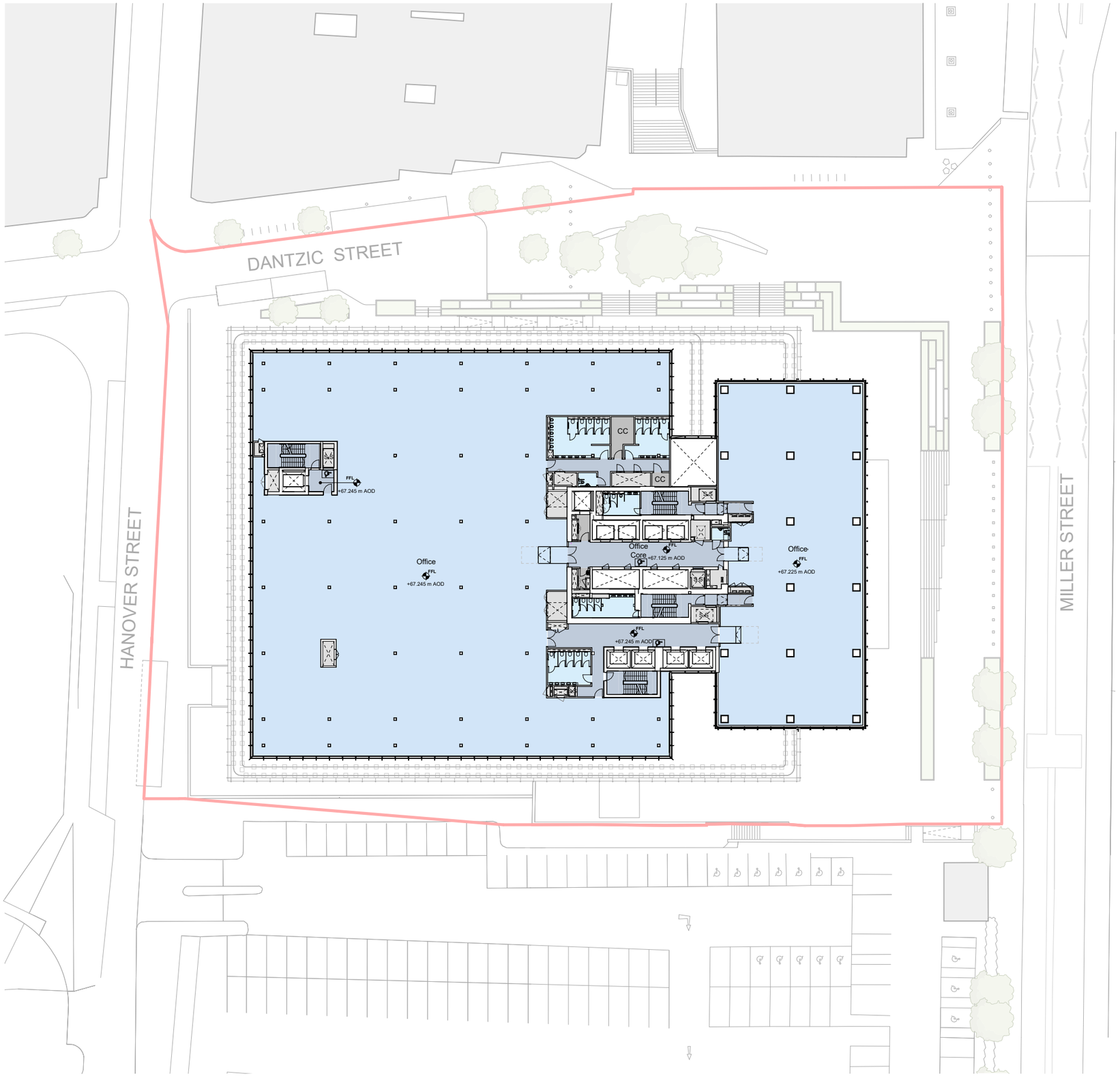
The Level 06 podium extension follows the same principles described on Level 05.

Within the tower floor plate and core, to provide an open plan floor plate, the most significant intervention is the rationalisation of the non-original perimeter risers and stair lobbies; alongside the refurbishment works previously discussed.

Due to the possible (see Tenant Fit out Guide section) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required.

The Level 06 tower floor plate will have commonalities with other floors and will be refurbished in a consistent manner.

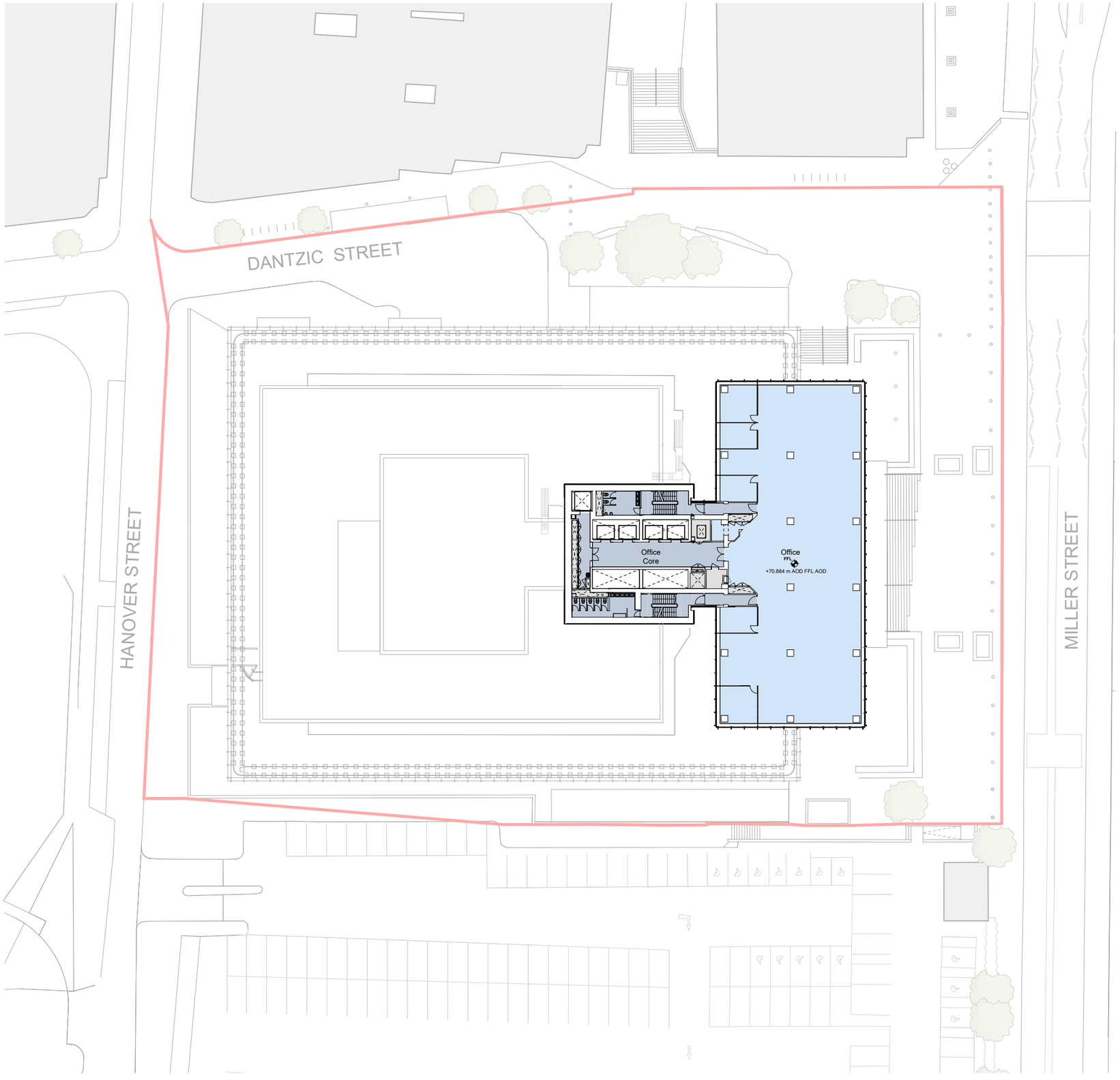
Level 06 provides 2,541sqm / 27,348sqft of office space in total.



EXISTING LEVEL 07

At Level 07, the podium is a roof deck.

The Level 07 tower floor plate currently provides large open plan spaces with a range of cellular office spaces to suit the requirements of the previous tenant. As per the Heritage Statement Morphological Plans, this partitioning is a mixture of original and non-original fabric.



LEVEL 07 COMMUNAL TERRACES STUDY

One of the key briefing items within the 2025 scheme was to explore the potential for a communal external terrace space, that was available to all office users and could be positioned adjacent to an attractive offer such as co-working and business lounge spaces.

A key part of the design process was to determine a suitable scale of external space, based on precedents. Some key examples are shown below, based on the areas available.

- 1 Hardman Boulevard terrace at circa 1.9% of NIA
- Island terrace at circa 2.6% of NIA
- 2020 CIS L07 Private Terrace @ 416sqm (inc east and west) = 1.4% NIA

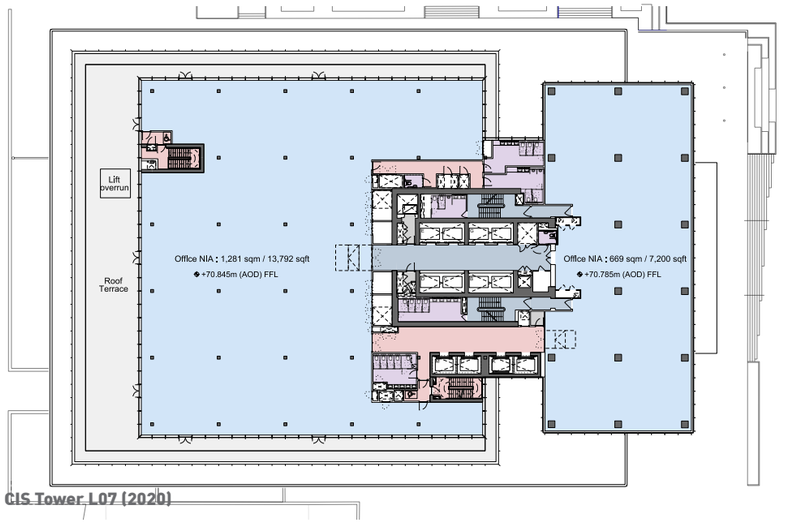
Studies were subsequently produced which explored the creation of a larger space in comparison to the 2020 proposals, and to determine the nature and qualities of this area. This was undertaken alongside the landscape architect. Given the local climate, a key consideration was to provide 'year round' usability. The development of these spaces was undertaken alongside precedent studies, including schemes such as 11 York Street (Manchester), EQ (Bristol) and Osmo (London).

Within the context of the previous mass studies undertaken and the aim of providing use across the seasons, two key options were explored that sought to minimise impact on the overall architectural language and mass of the extension. One option provided covered external space alongside open terracing to provide an enlarged circa 600sqm external space in total; whereas the second option explored the covered space becoming a transitional winter garden that was internal but with the flexibility to be opened onto the external terrace and provided amenity to the proposed adjacent uses.

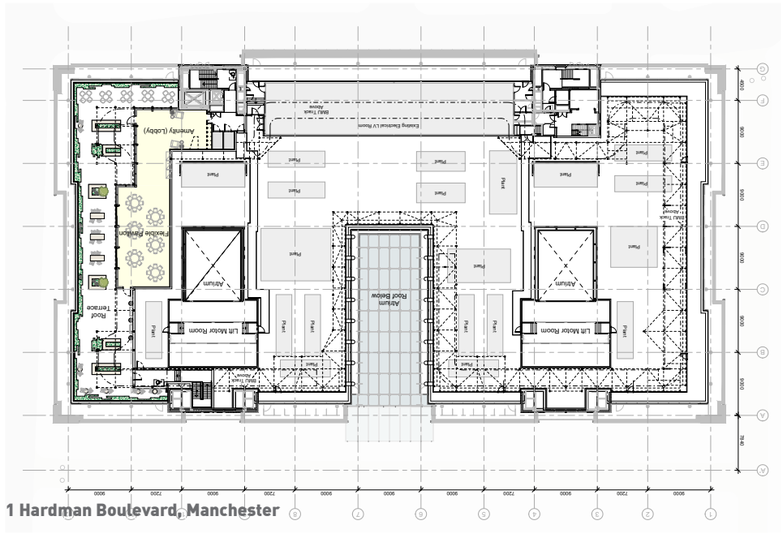
This second option was selected and forms part of the proposals, with a 310sqm external terrace alongside a 309sqm winter garden, providing up to 619sqm space in total. This selection was based on the quality of the space and the flexibility of use that it provides the scheme with, alongside true 'year round' use. The space provides large openable doors onto the terrace and roofscape views. Rooflights provide high levels of daylighting. Fit out of the space is to be tenanted and developed, however the adjacent conceptual imagery and following visualisation provide a 'look and feel' diagram to the potential of the space.

The space has the ability to be zoned and the potential to internally continue the planting of the external terrace, aligning with the zones of the external terrace. The design of the external terrace has been prepared by Re-form Landscape Architecture and is described in the following chapter.

The Level 07 layout is further described on the following pages.



CIS Tower L07 (2020)


1 Hardman Boulevard, Manchester


EQ, Bristol


Osmo, Battersea


Covered external space option study


Transitional space option study

PROPOSED LEVEL 07

At Level 07 the extension footprint reduces to form the middle tier of the overall mass. This reduction is equal on the east and west, maintaining a symmetrical footprint on the north-south axis. In addition to this is a larger set back to the south from Hanover Street. This step back from Hanover Street at this level creates the external terrace spacing.

As described on the previous page, this external terrace is paired with an internal wintergarden, which is acts as a transitional space between the terrace and a co-working space and a business lounge.

A central corridor separates these two spaces and provides direct access for office users to the wintergarden and terrace from the cores. The flanking areas of roof provide fire escape only.

The new goods/fire lift does not extend to Level 07, with this level being serviced from the existing tower core.

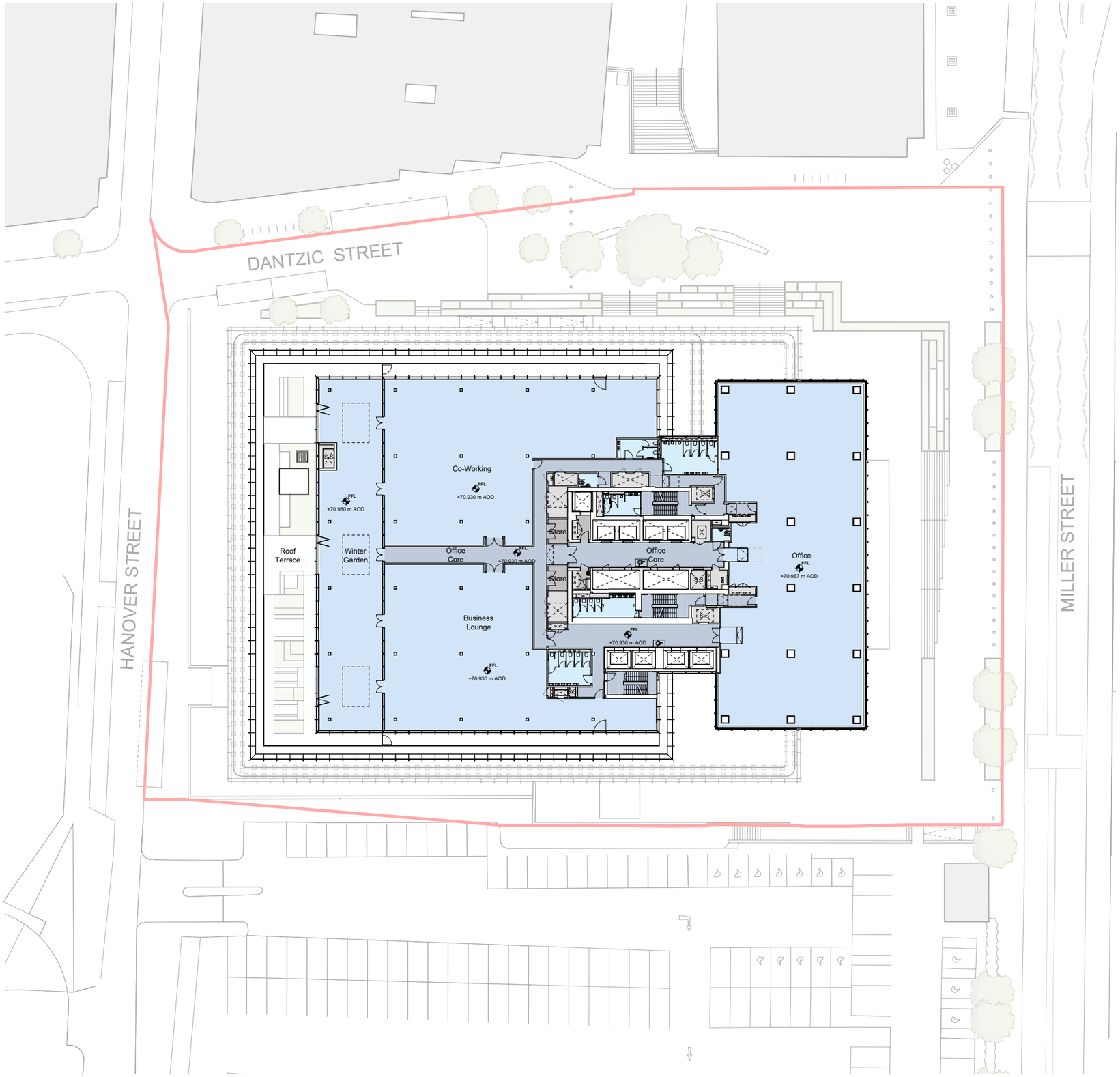
The internal general arrangement of the podium extension at Level 07 will initially be in the same manner as the new Level 05 and 06 office accommodation below, with a subsequent high quality tenant fit out providing an exciting building amenity in the form of a co-working space and business lounge. Cores, risers and stairs are continued from below and new WCs blocks are incorporated. A fire escape is created, connecting into the existing tower stair.

Within the tower floor plate and core, to provide an open plan floor plate, the most significant intervention is the rationalisation of the non-original perimeter risers and stair lobbies; alongside the refurbishment works previously discussed.

Due to the possible (see Tenant Fit out Guide section) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required.

The Level 07 tower floor plate will have commonalities with other floors and will be refurbished in a consistent manner.

Level 07 provides 677sqm / 7,284sqft of office space in the tower, with 1,204sqm / 12,961sqft total accommodation across the co-working, business lounge and winter garden spaces.

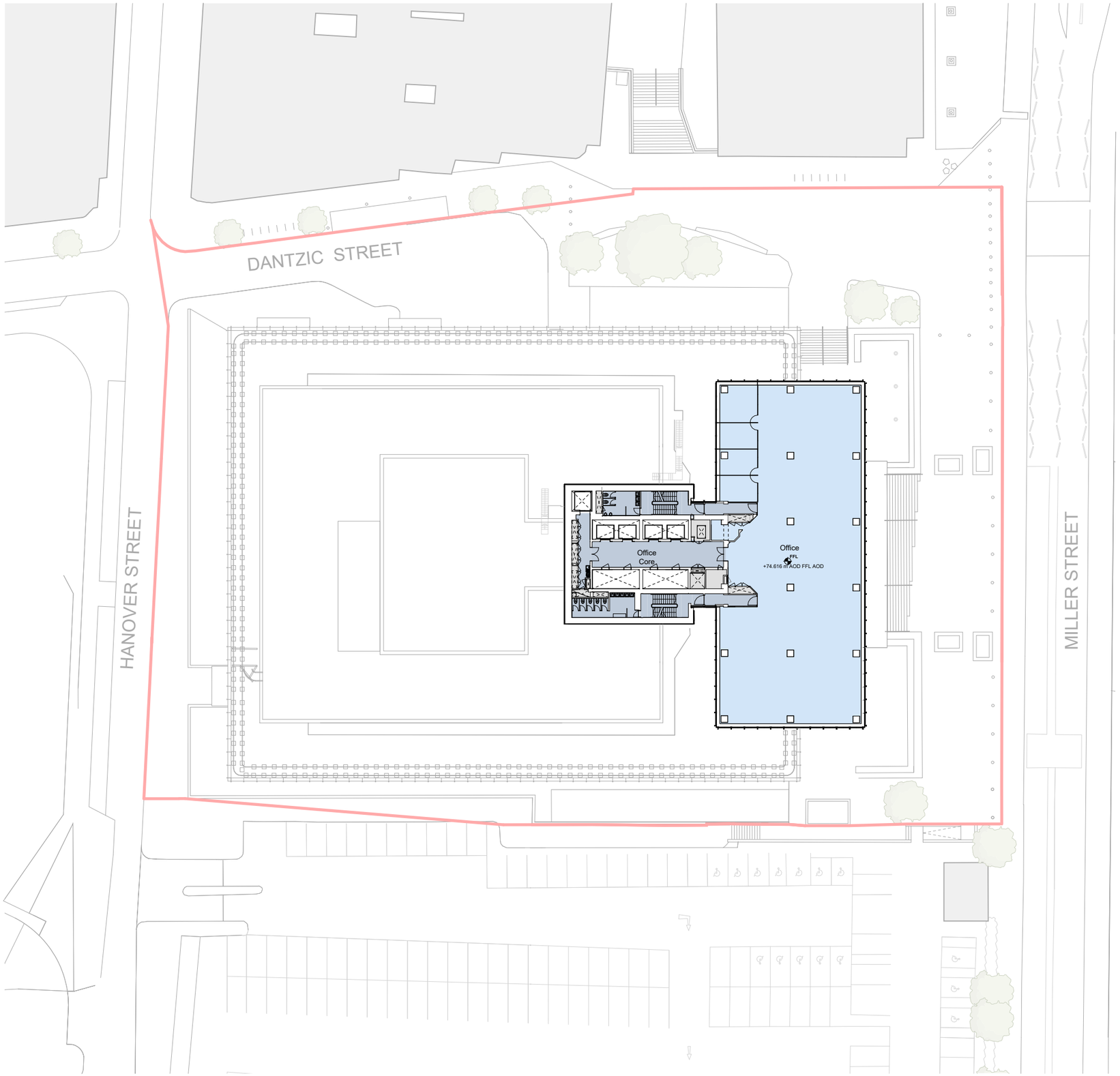


LEVEL 07 WINTERGARDEN CONCEPTUAL VISUALISATION



EXISTING LEVEL 08

The Level 08 floor plate currently provides large open plan spaces with a range of cellular office spaces to suit the requirements of the previous tenant. As per the Heritage Statement Morphological Plans, this partitioning is non-original.



PROPOSED LEVEL 08

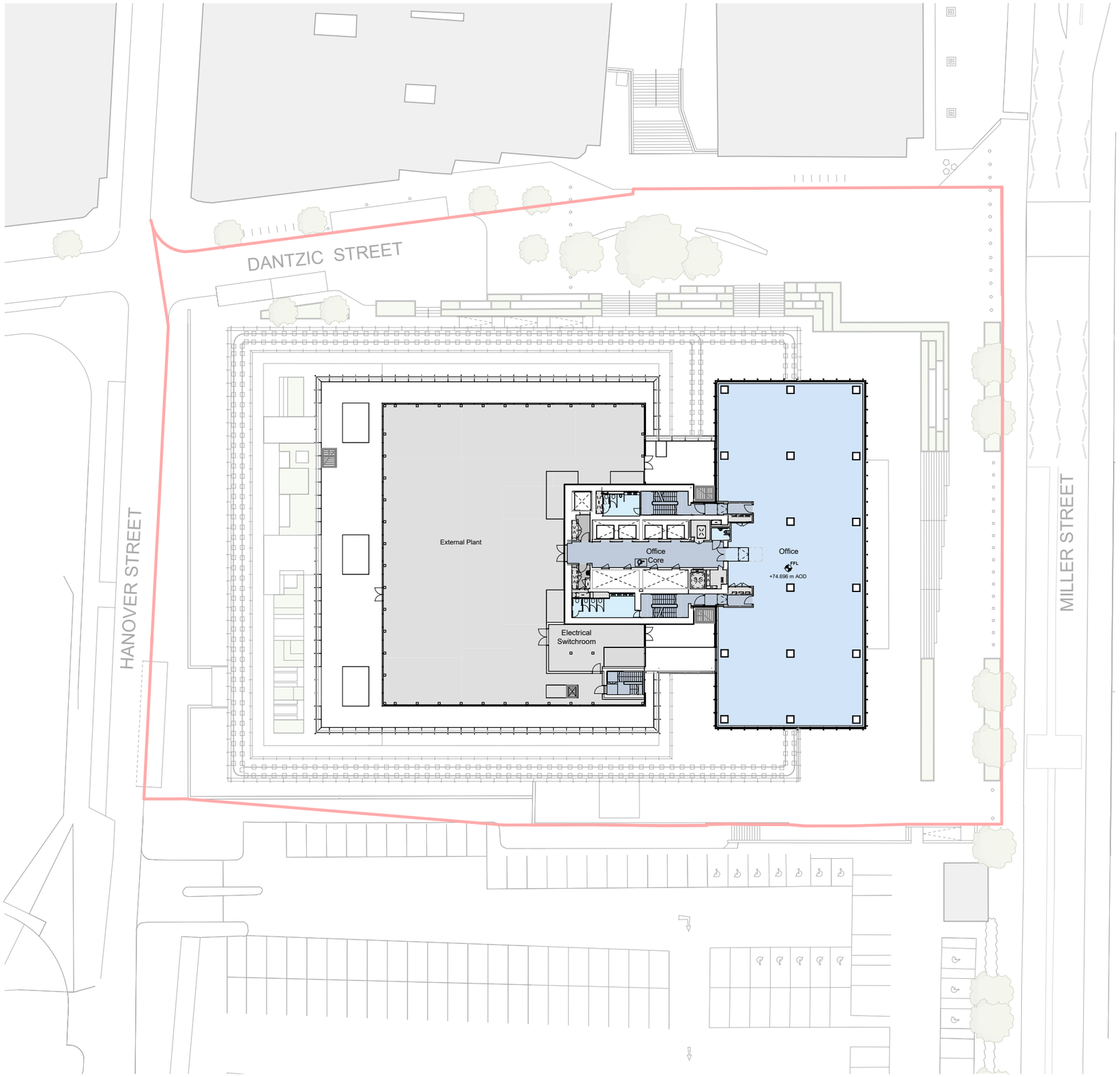
The Level 08 podium extension sets back for a final time and provides an open air plant enclosure, which is accessible from both cores. A small internal plant enclosure is also included within the footprint, alongside a stair over run. The plant enclosure features a full height vertically orientated louvre screen.

Within the tower floor plate and core, to provide an open plan floor plate, the most significant intervention is the rationalisation of the non-original perimeter risers and stair lobbies; alongside the refurbishment works previously discussed.

Due to the possible (see Tenant Fit out Guide section) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required.

The Level 07 tower floor plate will have commonalities with other floors and will be refurbished in a consistent manner.

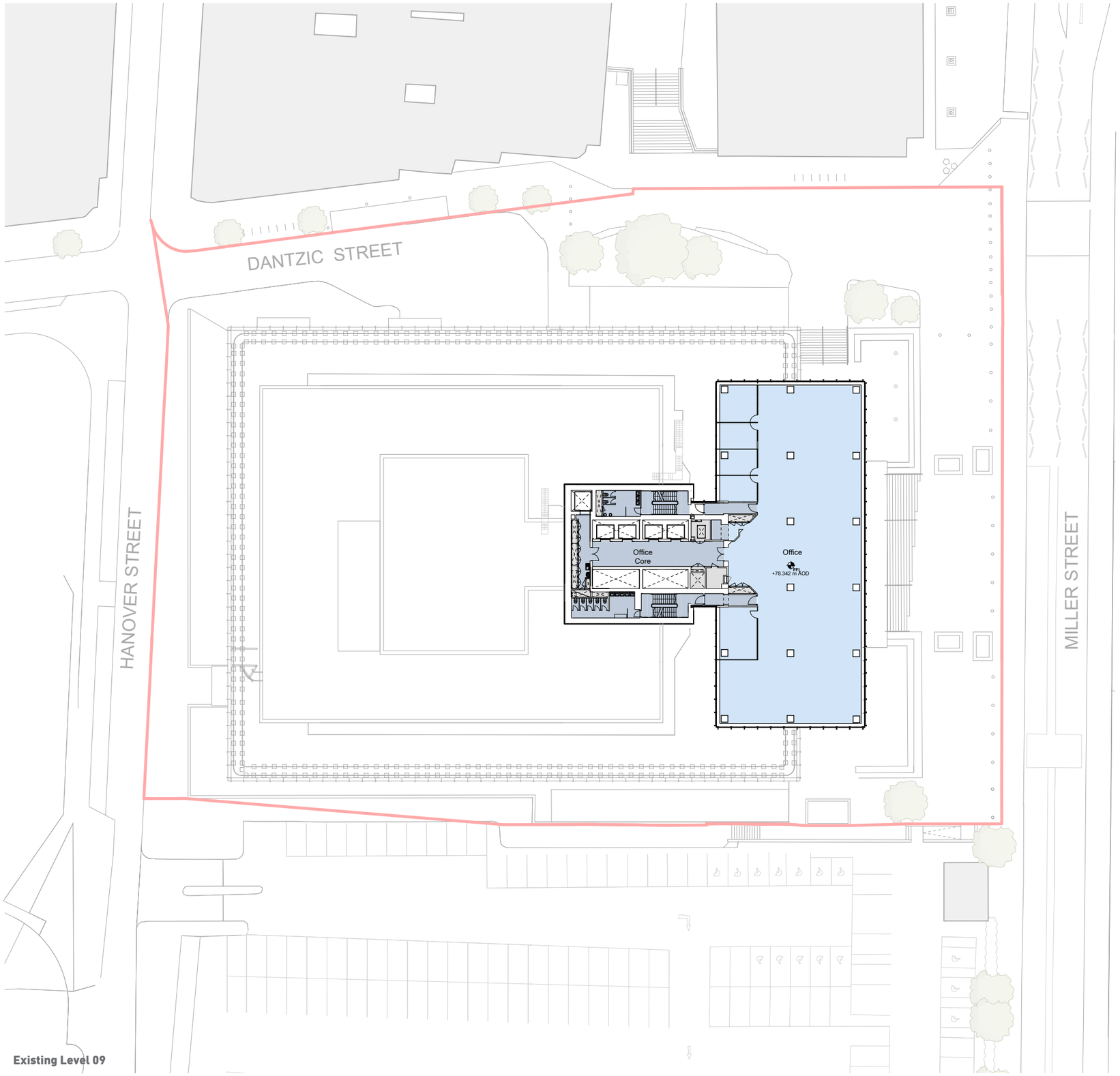
Level 08 provides 685sqm / 7,371sqft of office space.



EXISTING LEVELS 09-22

Levels 09 to 13 and 16 to 22 currently provide mainly open plan spaces with a some cellular office spaces, typically on the southern side, to suit the requirements of the previous tenant. As per the Heritage Statement Morphological Plans, the partitioning is nearly all non-original.

Levels 14 and 15 are stripped out, having been part of the 2020 enabling works package.



Existing Level 09

PROPOSED LEVELS 09-22

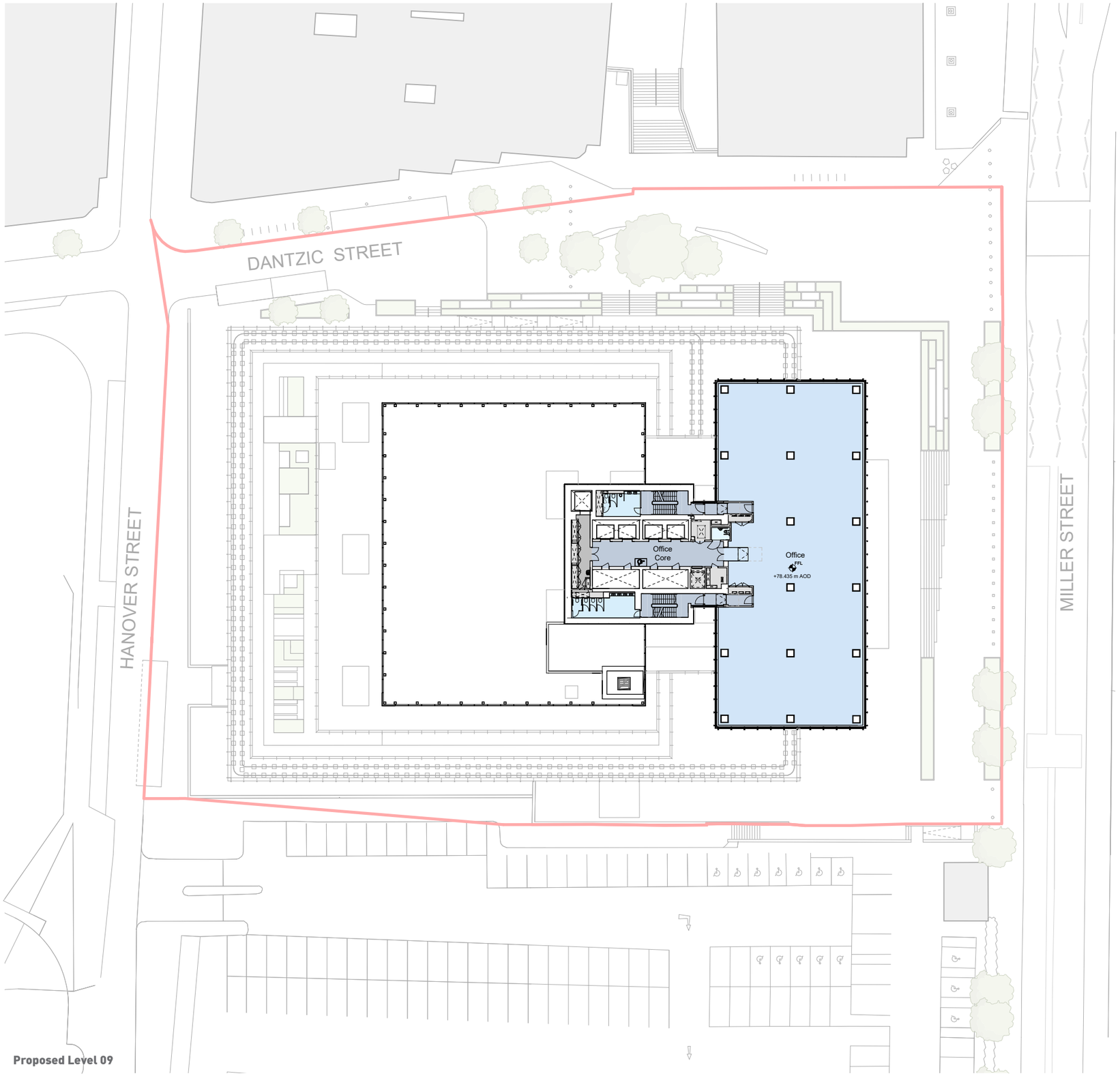
At Levels 09-22, to provide an open plan floor plate, the most significant intervention is the rationalisation of the non-original perimeter risers and stair lobbies; alongside the refurbishment works previously discussed.

At Level 16 upwards, lift provision is only provided via the eastern bank of lifts.

Due to the possible (see Tenant Fit out Guide section) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required.

Levels 09-22 will have commonalities and will be refurbished in a consistent manner.

Levels 09-22 provide circa 685sqm / 7,371sqft of office space per floor.



Proposed Level 09

LEVEL 23-25 PROPOSALS OVERVIEW

At the top of the tower are three unique floors, which reflect the former use of the building by the CIS as single occupants and a headquarters. Levels 23 and 24 are specifically noted for their significance within the listing:

> *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;*

Level 23 was previously provided the executives with offices and meeting spaces, Level 24 provided the executives with a dining floor and Level 25 provided building users with a viewing gallery.

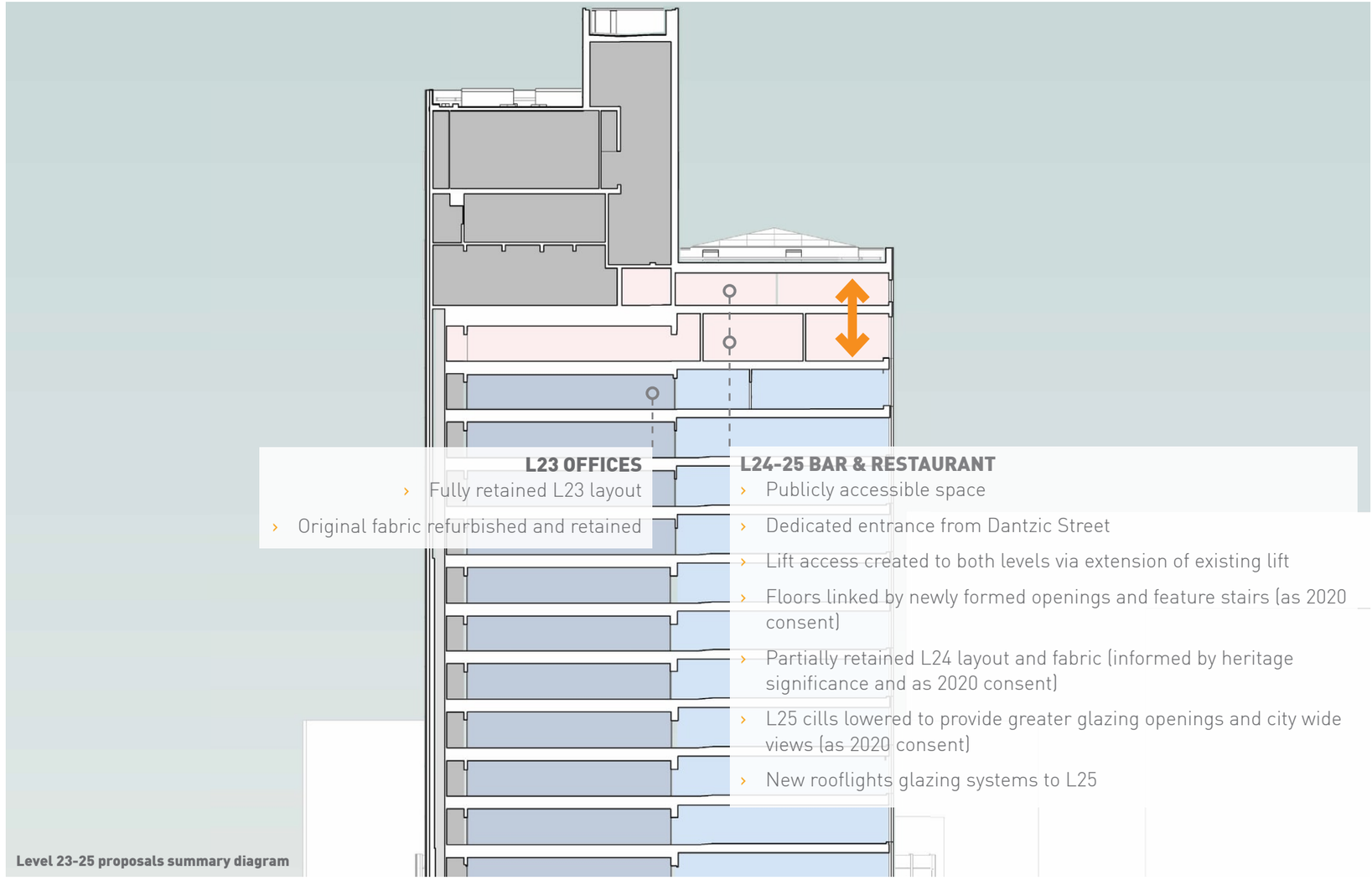
In articles from 'Skyscraper for Co-operators' and 'The Architect and Building News', the Level 23 and 24 interiors were described as:

> *The boardroom floor has been treated as almost a separate entity from the rest of the building, having its own reception arrangements and commissionaire. Thick wall to wall carpet, unbroken planes of ceiling high teak panelling, and lighting by black-hole fittings give it entrance area an atmosphere which must be strongly felt by anyone summoned from a dozen or two floors lower down. The senior restaurant and visitor's rooms are similar in style, and both floors are well provided with excellent prints by living artists (the general manager has a Lowry)."*
>
> *"The top two floors, comprising the managerial suites and senior staff dining rooms are beautifully done. The dining rooms and corridors are of natural cherry veneer with cool grey carpets and white ceilings. The executive floor below has wall and ceilings of teak veneer, relieved by a neutral carpet and occasional panels of white formica and thin slits of green tinted glass to give a low, mysterious borrowed light to the main corridor. These two floors are an object lesson in how to get a feeling of distinction and opulence with utter simplicity. The only hint of decoration is a series of well-chosen prints excellently framed and positioned."*

The above descriptions are not fully reflective of the current condition (described on the following pages), however many elements of original fabric remain.

In the 2020 proposals, with regard to use, office was proposed on all three floors with Levels 24 and 25 interlinked as a dual floor tenancy due to the lack of lift access.

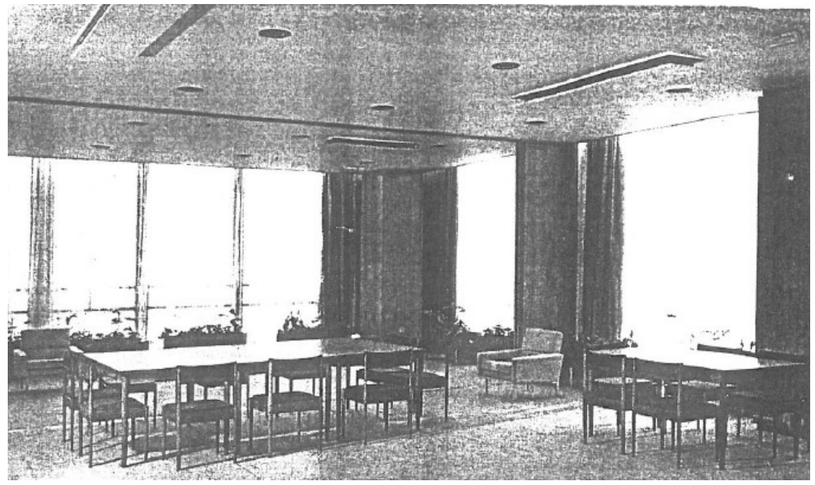
In the 2025 proposals, the approach to use on Level 23 remains unchanged. However on Levels 24 and 25, it is proposed to provide a restaurant and bar; bringing a dining function back to the top of the tower. These floors would again be anticipated to be linked via an on floor stair and platform lift. Public access to both floors is provided by extending the existing evacuation lift shaft and dedicating the lift to this use. These proposals are described in further detail on the following pages.



Level 23-25 proposals summary diagram



Level 23 committee room



Level 24 visitors room

EXISTING LEVEL 23

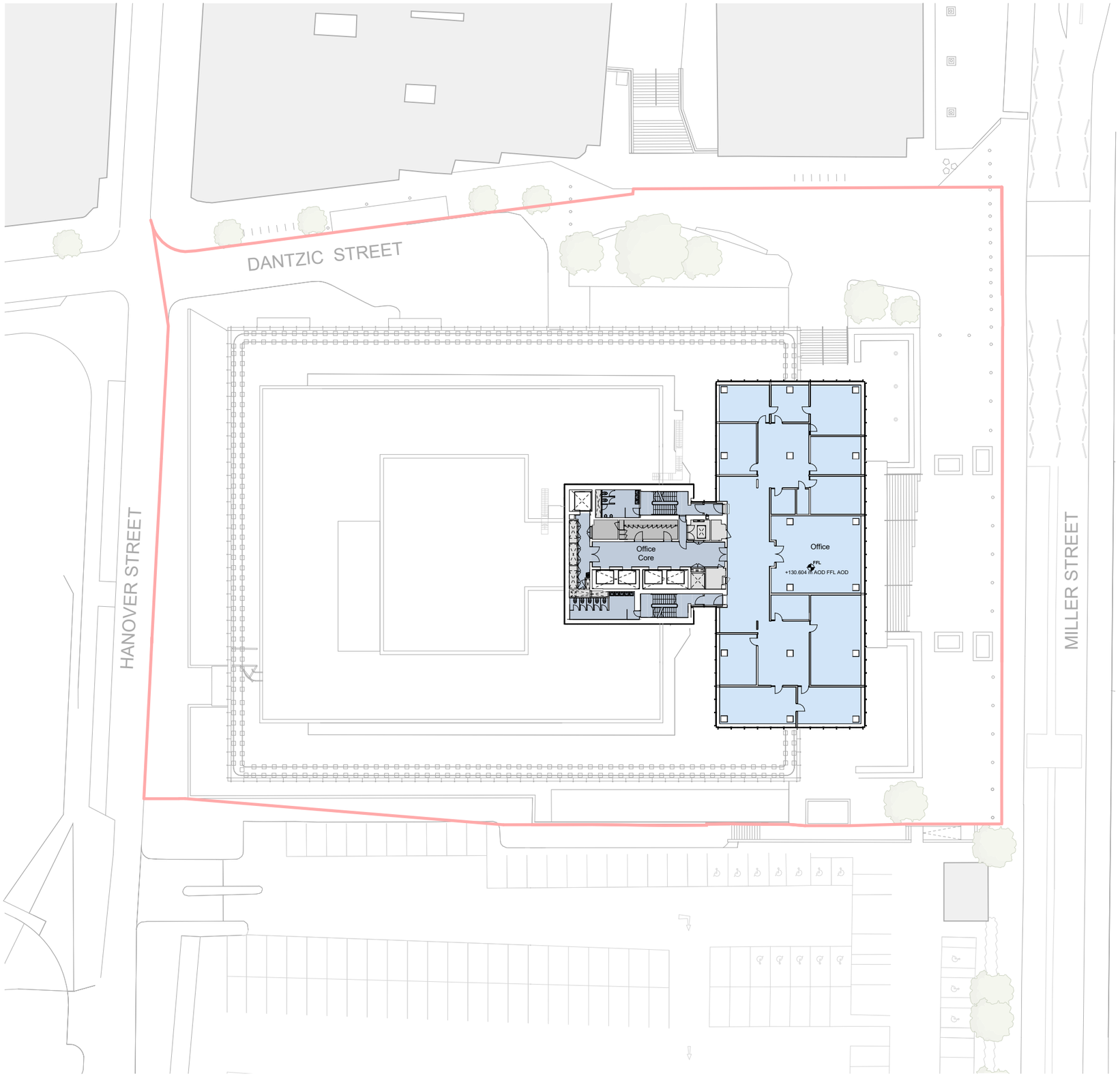
The 23rd floor was originally designed by the Design Research Unit as the accommodation for the Chairman of the CIS on the east end and the General Manager at the west end of the tower, with their offices separated by waiting vestibules, and meeting spaces, as well as the board room. This is the most intact of all the floors within the CIS Tower. Most of the original compartmentation survives, including the timber veneered panelling, green glazing and doors.

Alterations have taken place to upgrade the ceiling, lighting and services. This is determinable through historic photography and press articles that state that the carpet was neutral in colour; whereas it is currently a light grey.

This scenario is replicated in the lift lobbies, which has original timber linings and doors, alongside non-original ceilings and floor finishes.

Prior to vacation, the building was used for offices and meeting spaces.

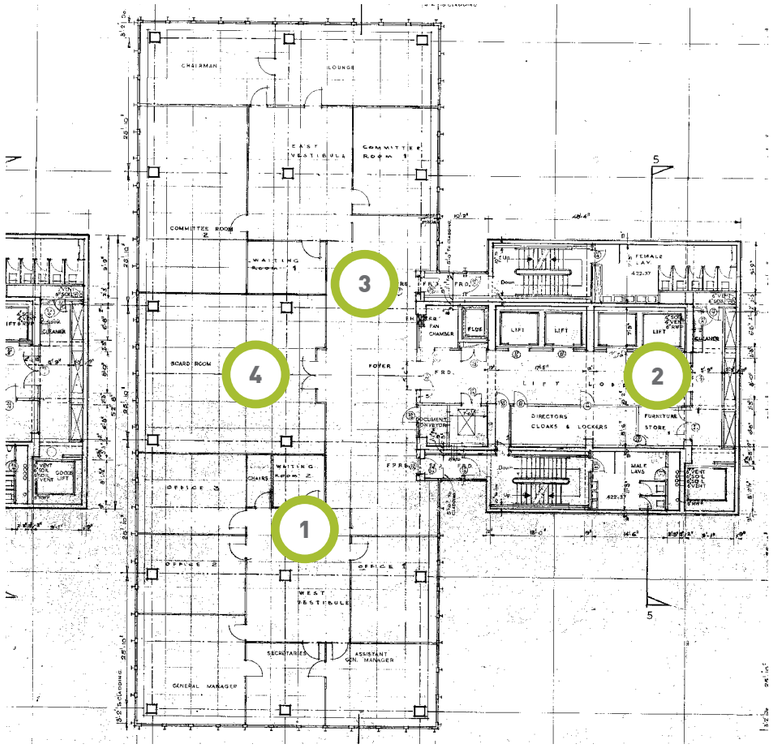
The images and diagrams overleaf provide a visual overview of the existing condition, with original layouts and morphological plans.



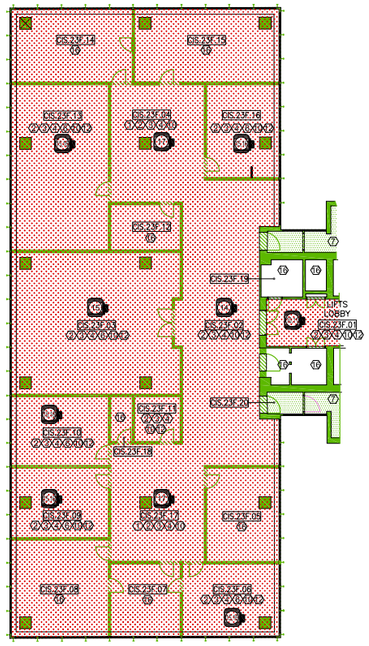


Level 23 boardroom original condition

EXISTING LEVEL 23 CONDITION



Level 23 historic record



Level 23 morphological and significance plan (areas of high signficance in red)



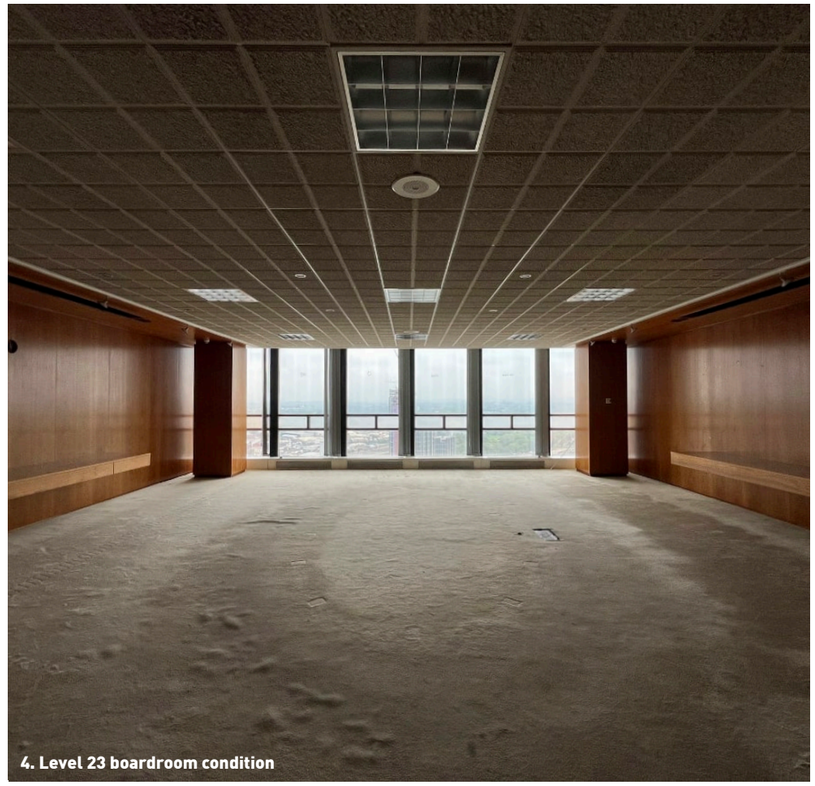
1. Level 23 west vestibule condition



2. Level 23 lift lobby condition



3. Level 23 foyer condition



4. Level 23 boardroom condition

PROPOSED LEVEL 23

Levels 23, 24 and 25 all have the same footprint as the lower tower levels; with an office floorplate adjacent to back of house accommodation located within the service tower.

Subsequently, there are aspects of the lower floor refurbishments which are common at this level, such as the addition of a new accessible toilet and the replacement of the existing toilets at half landing level.

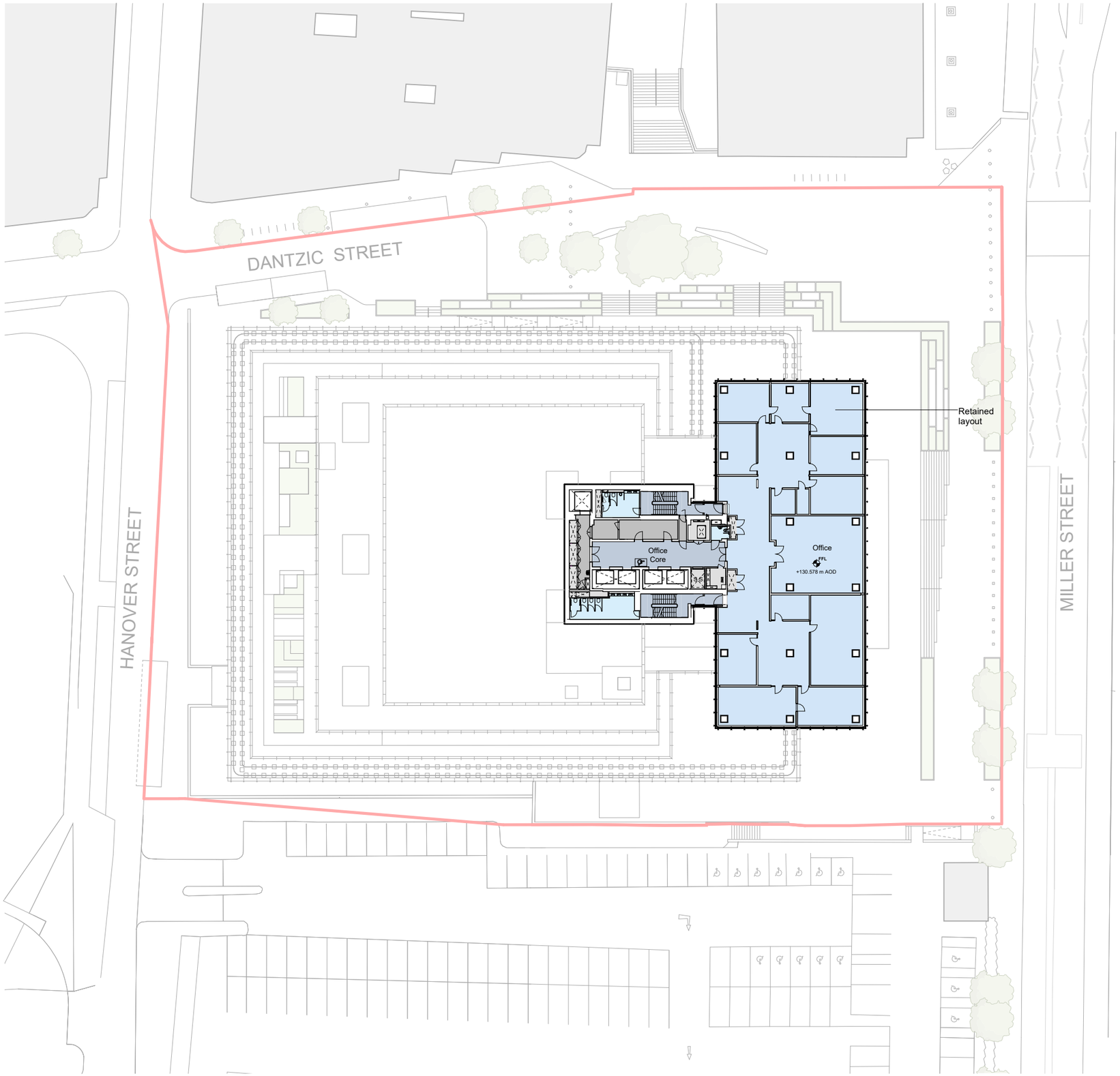
Given the original interior features and layout of Level 23, the proposals are to work with those original features. Combined with an office use, as per the 2020 consents, this level is intended to provide a unique offer to the office market.

It is proposed that the cherry timber finishes to the walls, doors and ceilings will be refurbished with other ceiling finishes and the carpets replaced. This includes the retention of the green glazing and the lift lobby. Floor finishes and ceiling replacements would form part of a tenant fit out, with all other works undertaken as base build.

In line with the overall proposed building services strategy for the building the 'Weathermaster' system will be removed and a new perimeter cill detail provided in its place. Details of the new comfort cooling interfaces and finishes for this level are yet to be fully developed but what is known is that it will be necessary to provide two vertical services risers adjacent to the service core stair lobby entrances.

The level of refurbishment of high significance features will be determined by a full and detailed future condition survey of them.

Level 23 provides 696sqm / 7,495sqft of office space.



EXISTING LEVEL 24

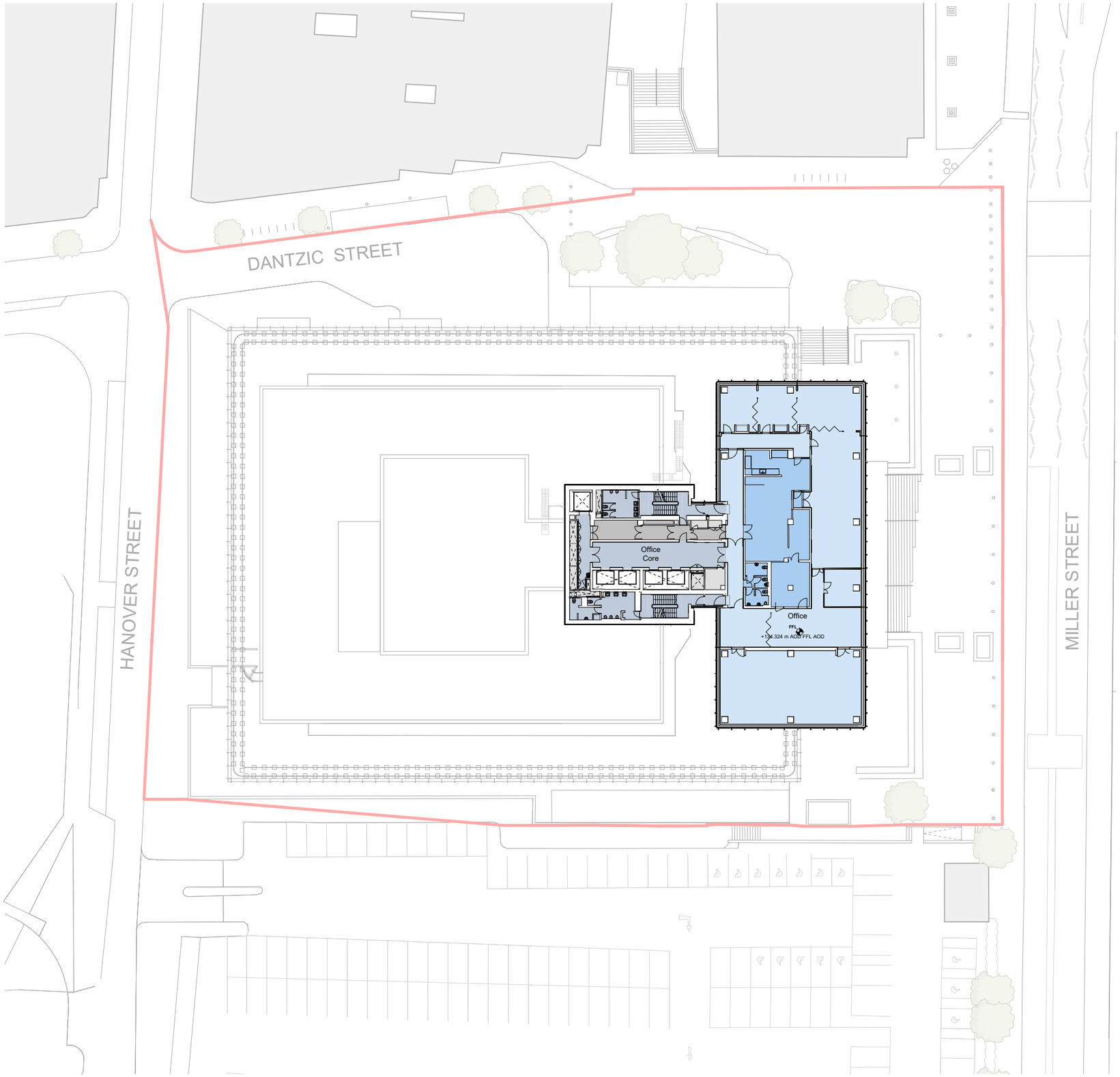
Level 24 was originally designed by the Design Research Unit as the dining floor for the executives and visitors to the CIS Tower, with a series of perimeter dining rooms positioned around a central kitchen and associated spaces. Elements of original compartmentation survives, including the timber veneered panelling and doors; with matching non-original alterations to suit layout changes. This is demonstrated in the morphological plan overleaf, showing that the partitions defining the segregated Chief Clerks' and Senior Officials' dining rooms have been altered to create a new layout designed as meeting spaces.

As with Level 23, alterations have taken place to the ceiling, lighting and services. This is determinable through historic photography and press articles that state that the carpet was cool grey in colour; whereas it is currently a light blue.

This scenario is replicated in the lift lobbies, which has original timber linings and doors, alongside non-original ceilings and floor finishes.

Prior to vacation, the building was used for offices and meeting spaces.

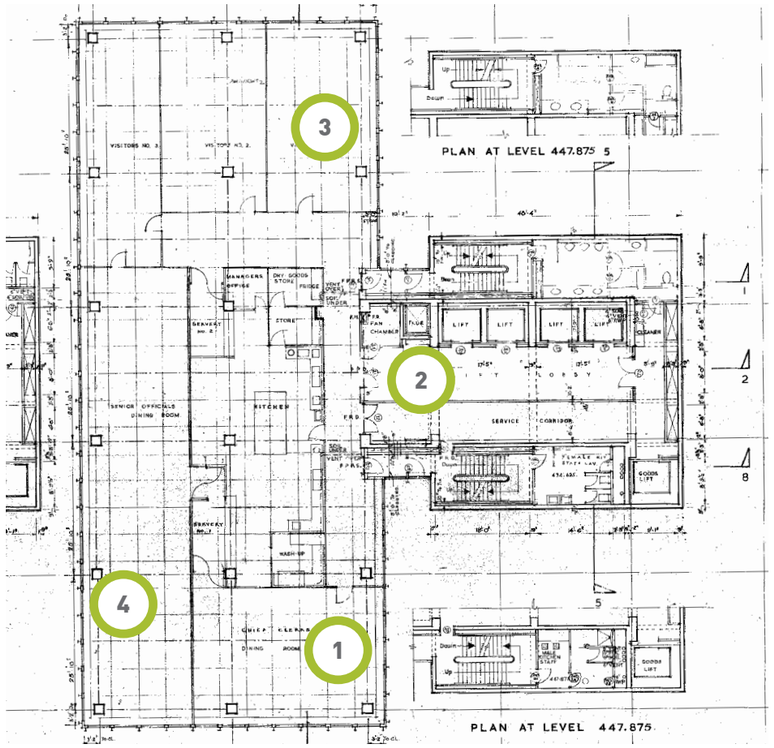
The images and diagrams overleaf provide a visual overview of the existing condition, with original layouts and morphological plans.



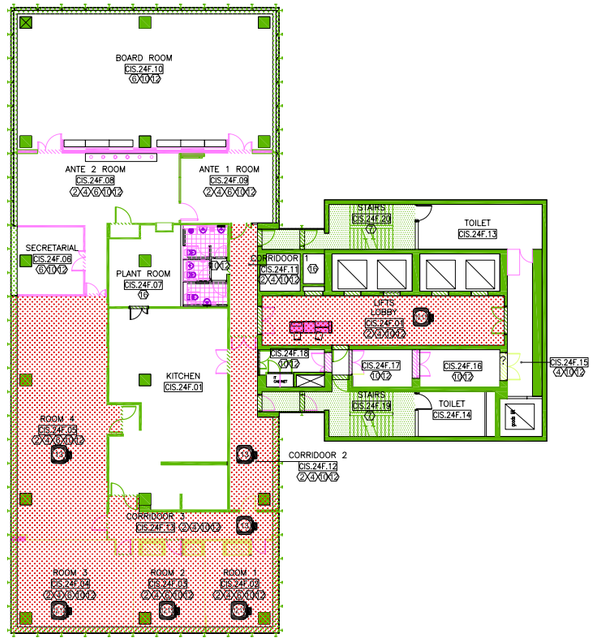


Level 24 dining original condition

EXISTING LEVEL 24 CONDITION



Level 24 historic record



Level 24 morphological and significance plan (areas of high signficance in red)



1. Level 24 office condition (original dining space)



2. Level 24 lift lobby condition



3. Level 24 meeting room condition (originally 3 no visitors space)



4. Level 24 office condition (original dining space)

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PROPOSED LEVEL 24

In 2020, the consented scheme proposed to utilise Level 24 for office use. Within these 2025 proposals, Level 24 is to be used as a restaurant. This change brings dining back to the top of the tower and provides public benefit. The floor is to be a tenanted space and linked with Level 25, which is intended to become a bar as part of the same tenancy. Direct access from ground floor is provided to this space, through the conversion of the existing evacuation/goods lift.

With regard to the internal fabric, the approach matches that of the Level 23 floor plate and lift lobby, with the refurbishment of the teak veneered timber partitions and doors, and the replacement of 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.

This is a similar approach to the 2020 consents, with the retention of additional kitchen partitions given the use change. As discussed in the Heritage Statement by Stephen Levrant Heritage Architecture, Level 24 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."

Floor finishes and ceiling replacements would form part of a tenant fit out, with all other works undertaken as base build.

In line with the overall proposed building services strategy for the building the 'Weathermaster' system will be removed and a new perimeter cill detail provided in its place. Details of the new comfort cooling interfaces and finishes for this level are yet to be fully developed.

Dedicated risers are created on floor, extending up to roof level and serving both Level 24 and 25; enabling the tenant to service the spaces appropriately. These risers have been located to take future fit out layouts into account, alongside existing layout and building structure.

Aligned with the WC strategy below, the half landing WCs are to be replaced and an on floor accessible WC is to be included within the lift lobby. These are all anticipated to be under tenant fit out conditions to suit the forthcoming tenant designs for the restaurant. Dependent on occupancy and staffing, additional on floor WCs are anticipated as part of the tenant fit out.

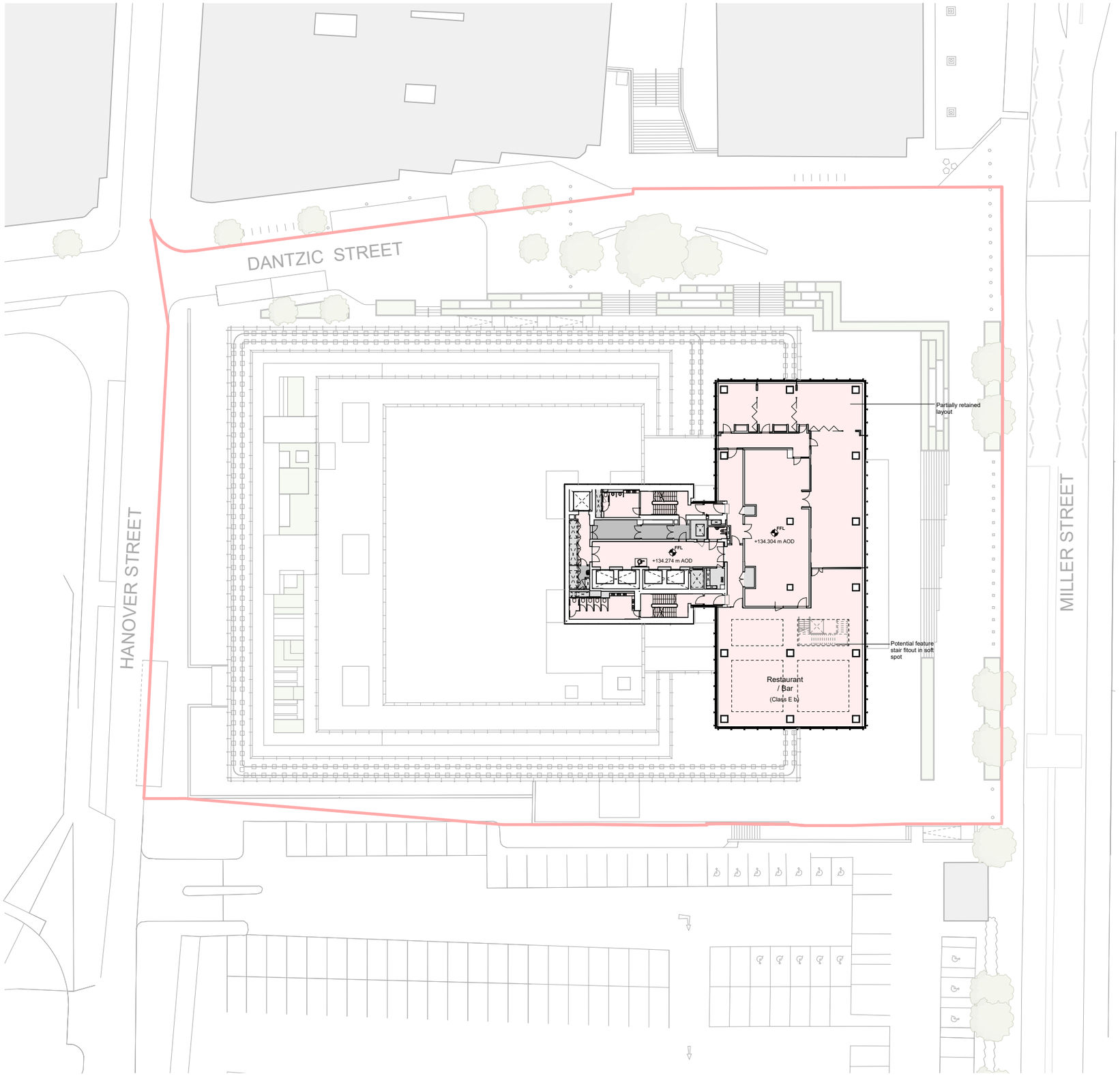
The stair core finishes are to be approached as below, however a different approach to decoration to suit the tenant fit out is anticipated.

With regard to improving user experience, an additional lobby is created from the lift serving the space, with fit out details to be developed by the tenant.

On floor, as per the 2020 consents, an allowance is made for the creation of a void with a platform lift and stairs between Levels 24 and 25, to aid the accessibility and escape strategy, alongside better linking of the two floors as one tenancy. Four potential locations are demonstrated, with the detail of the fit out to be provided, via condition, by the tenant.

The level of refurbishment of high significance features will be determined by a full and detailed future condition survey of them.

Level 24 provides 861sqm / 9,265sqft of restaurant space.



EXISTING LEVEL 25

Level 25 was originally used as a viewing gallery, albeit with a small clerestory type window detail, limiting the views.

1960's press articles describe the interiors as having afrormosia timber benches, concrete floors with 2 inch slate inserts along the module lines, white and orange painted walls with fawn coloured columns.

Following subsequent use as an office space, the existing fit out retains no original fabric, with a raised access floor, wallpaper and grid ceiling; all of which are in poor condition and impacting the floor to ceiling heights. The southern side of the floor plate provides some cellular spaces alongside the open plan floor plate and the partitions are also non-original.

This floor is not connected to any lifts and is only accessible by stair, posing a significant constraint to overcome to realise the potential of this floor.

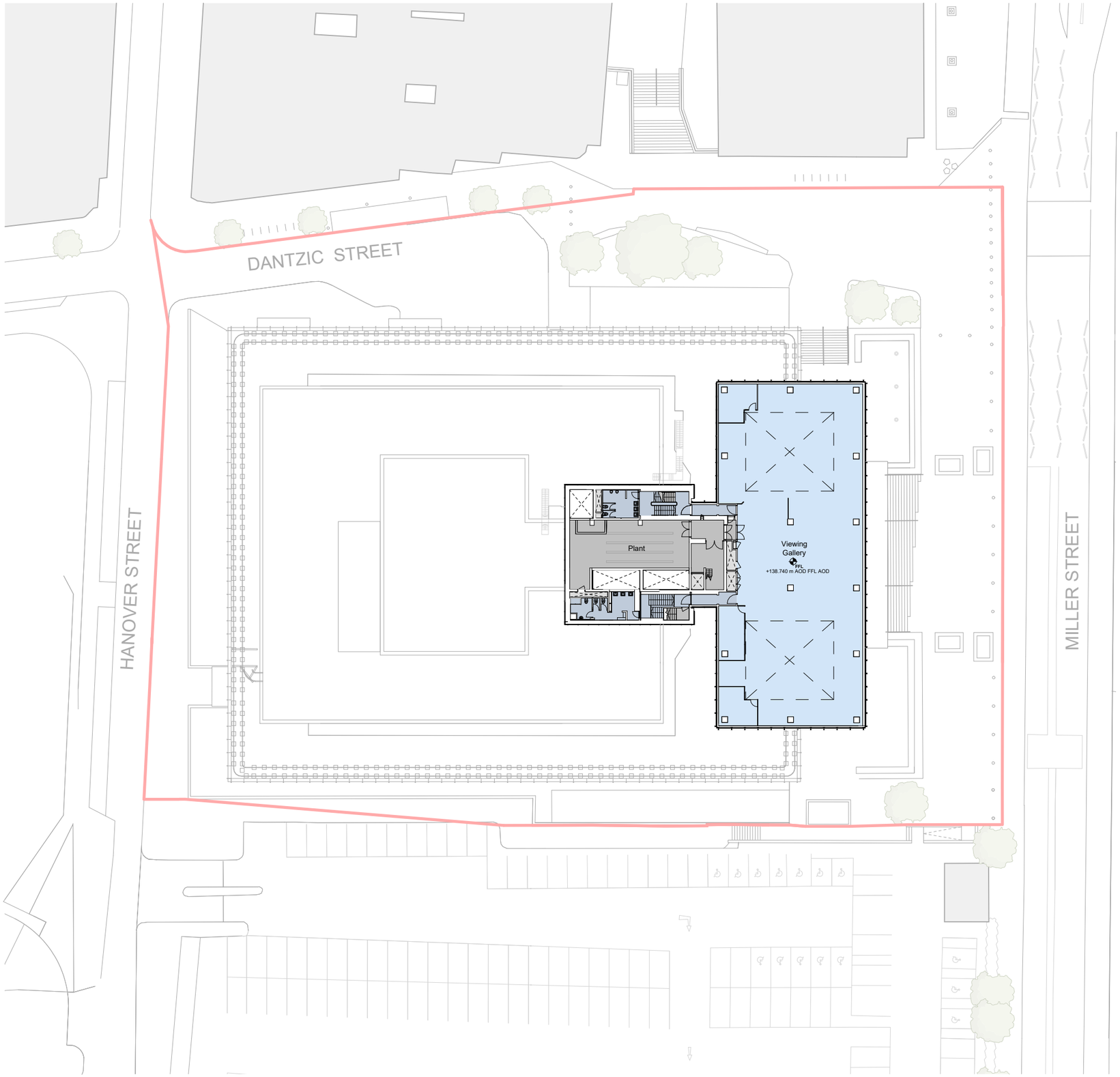
The 2no rooflights have been altered from their original condition, having had the 'shades' removed and a lighting system fitted within their framing.



Level 25 existing condition



Level 25 original condition



PROPOSED LEVEL 25

In 2020, the consented scheme proposed to utilise Level 25 for office use. As part of the 2025 proposals, Level 25 is to be used as a bar. The floor is to be a tenanted space and linked with Level 24, which is intended to become a restaurant as part of the same tenancy. Direct access from ground floor is provided to this space, through the conversion of the existing evacuation/ goods lift and extension of the shift shaft.

With the floor plate being clear of original fabric, the proposal is to remove all original partitions, floor, wall and ceiling finishes; to provide an shell space ready for tenant fit out.

Dedicated risers are created on floor, linked with Level 24 and extending up to roof level; enabling the tenant to service the spaces appropriately. These risers have been located to take future fit out layouts into account, alongside existing layout and building structure.

Aligned with the WC strategy below, the half landing WCs are to be replaced. These are anticipated to be under tenant fit out conditions to suit the forthcoming tenant designs for the restaurant. Dependent on occupancy and staffing conditions, additional on floor WCs (including accessible WCs) are anticipated as part of the tenant fit out.

The stair core finishes are to be approached as Level 24, with a different approach to decoration to Level 23 and below, to suit the tenant fit out is anticipated.

With regard to improving user experience, an additional lobby is created from the lift serving the space, with fit out details to be developed by the tenant.

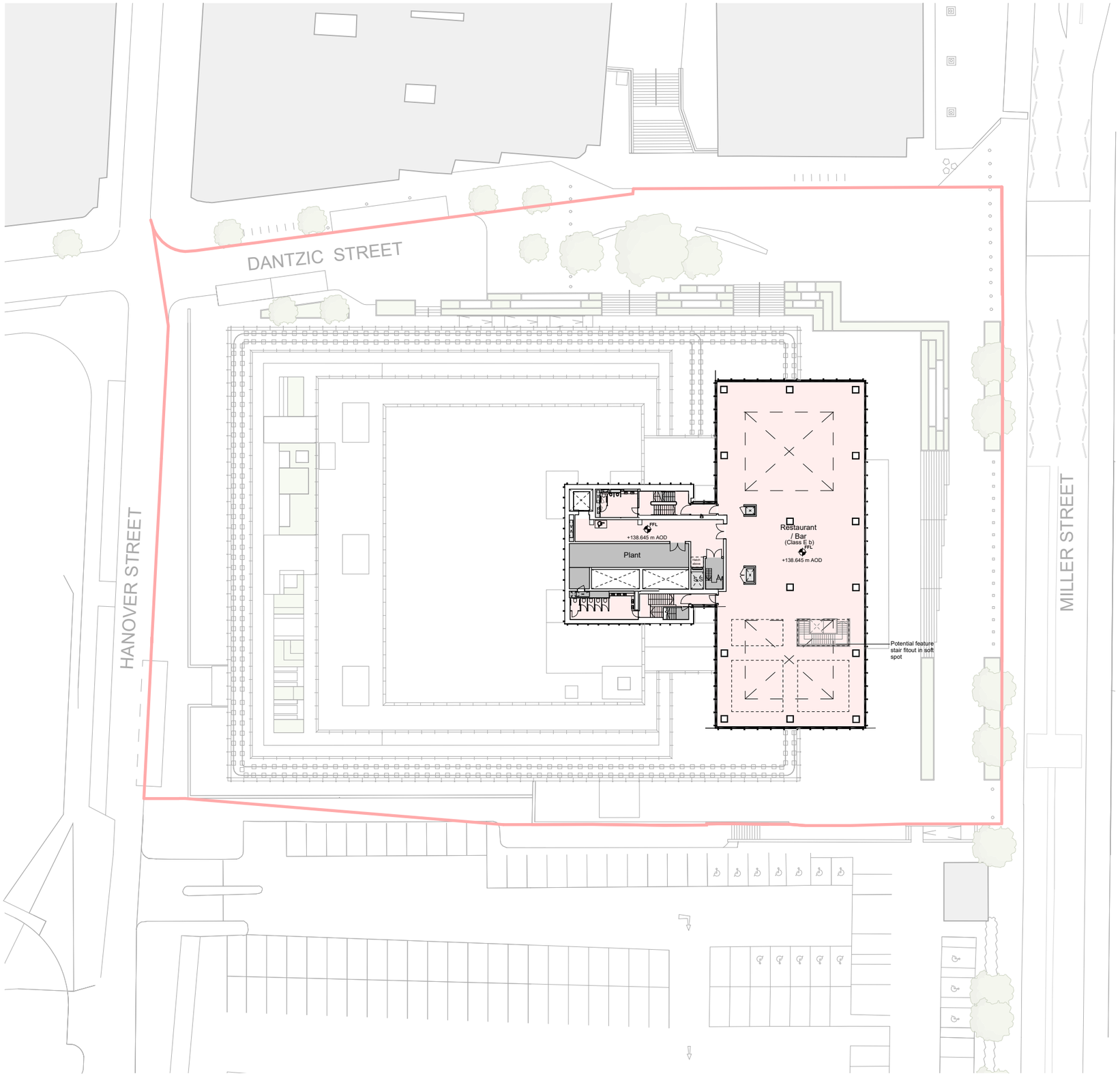
On floor, as per the 2020 consents, an allowance is made for the creation of a void with a platform lift and stairs between Levels 24 and 25, to aid the accessibility and escape strategy, alongside better linking of the two floors as one tenancy. Four potential locations are demonstrated, with the detail of the fit out to be provided, via condition, by the tenant.

As previously described in the chapter, the roof lights are proposed to be stripped back to structure, with non-original light fittings removed. The structure is then to be overclad with a modern structure glazing system, which will introduce larger format glazing and improve daylighting level. Similarly, the perimeter glazing cill level is proposed to be lowered to enlarge the window apertures; maximising the views out and the overall user experience.

The tenant fit out of Levels 24 and 25 is anticipated to be covered by condition. An indicative fit out layout for both levels is provided within the 'Tenant Fit Out Areas' section. This layout is only to test conceptual space planning. Final occupancy figures for Levels 24 and 25 will be dependent on fit out and further fire engineering studies. A conceptual visualisation of how Level 25 could be approached and its spatial qualities is provided overleaf.

Level 25 provides 828sqm / 8,912sqft of bar space.

Above, Levels 26-30 provide a variety of plant spaces within the service core only, which have minor alterations proposed, as per the submitted drawings.



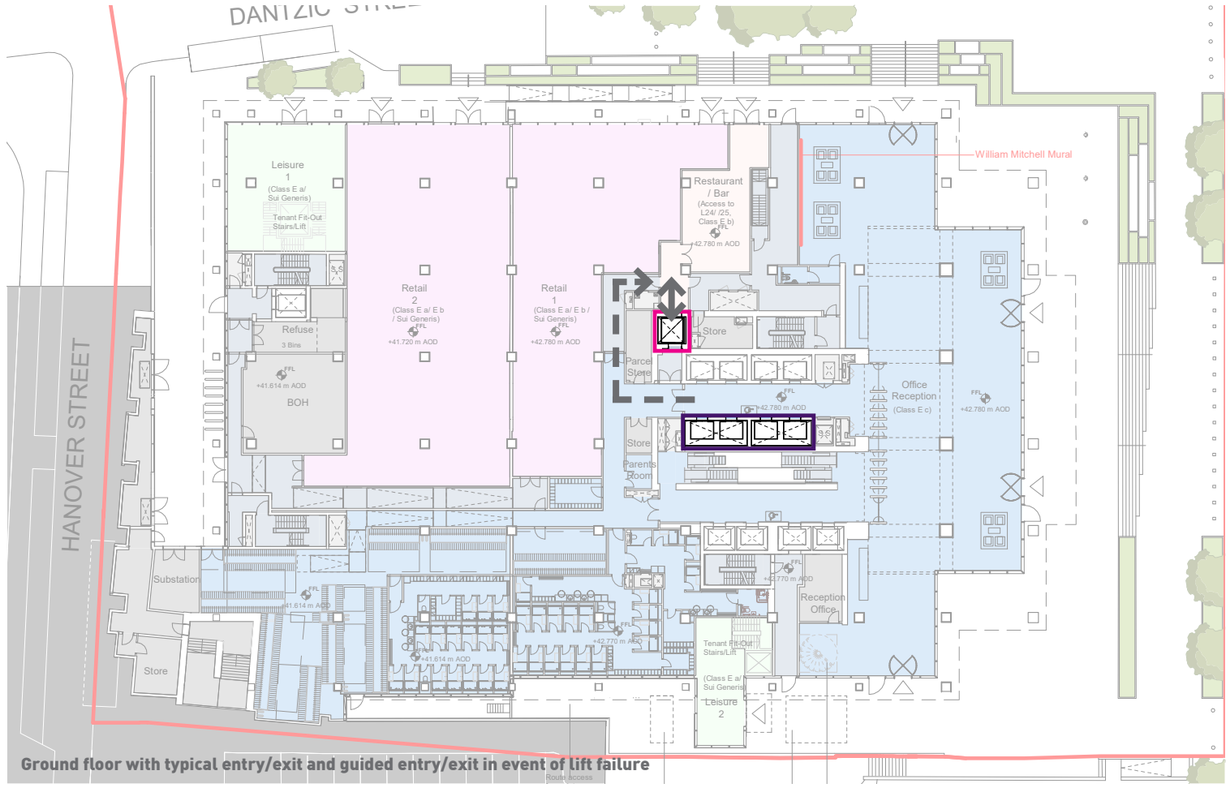
LEVEL 25 BAR CONCEPTUAL VISUALISATION



DIAGRAMMATIC LIFT STRATEGY (UPPER LEVELS)

On the basis of the use change and adding lift access to Level 25, the below strategy has been developed on the upper levels:

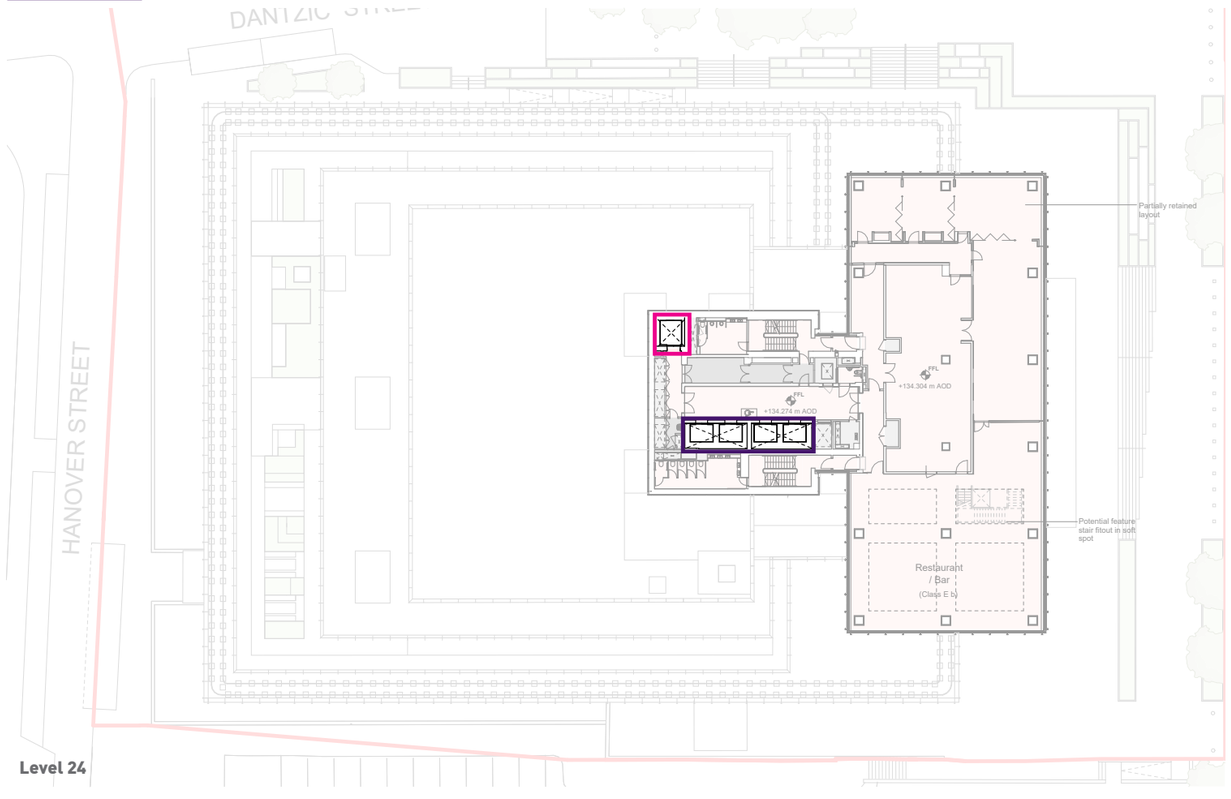
- Restaurant users enter at ground floor and use converted restaurant lift only
- Evacuation/fire function of this lift retained for all uses
- All restaurant goods and refuse are transported using the evacuation/ restaurant lift; between Levels 24 and 25 to the mezzanine, via a back of house corridor transfer at Basement Level 01 and the new goods lift. Goods and refuse movement is to be managed with restaurant guest users
- The strategy for the event of lift failure is on basis of utilising the converted passenger/goods lift (ie primarily an office lift) via Level 24, under pilot and guided exit at ground floor. To enable users on Level 25 using a wheelchair or with accessibility needs to exit from Level 25 under this strategy, a platform lift may be required alongside the tenant feature stair for this event.



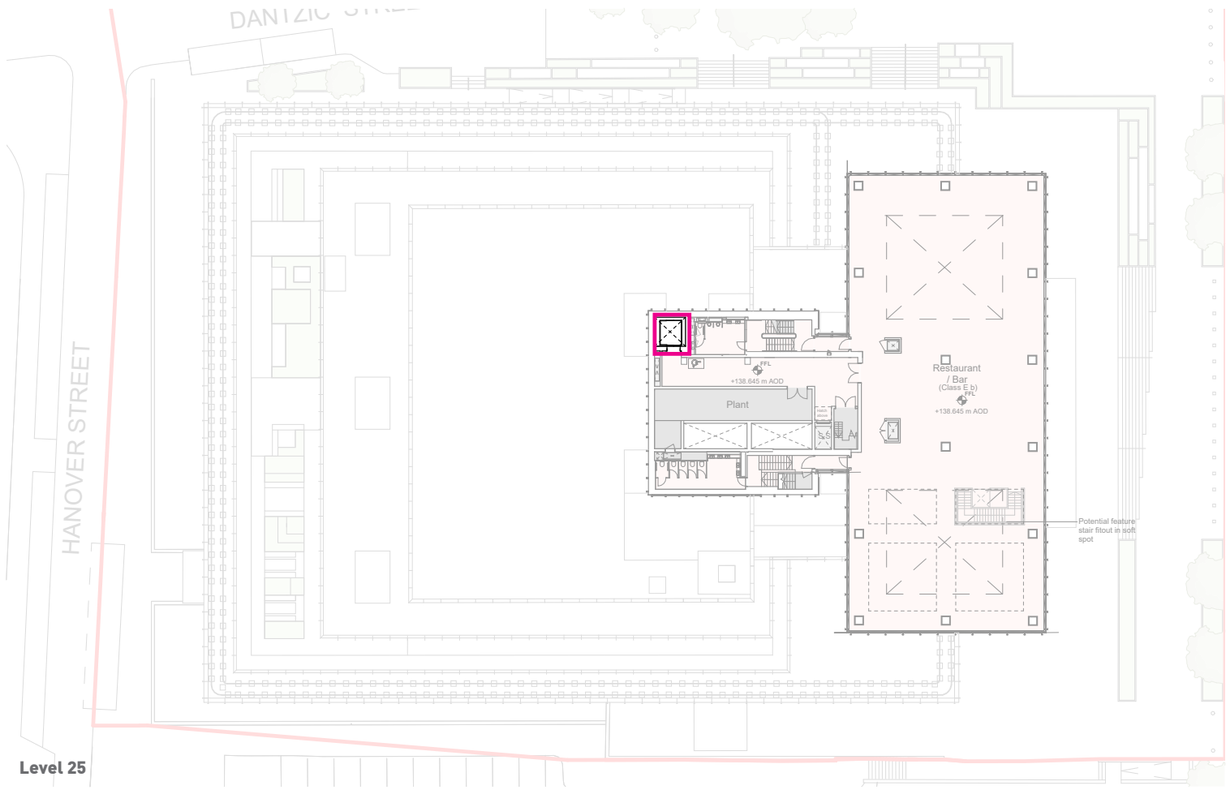
Ground floor with typical entry/exit and guided entry/exit in event of lift failure

Converted Fire/Evacuation/Restaurant Passenger and Goods Lift (B3-L25)

Existing Passenger Lifts inc 1no Passenger/Goods conversion (B1-1,4,13-24)



Level 24



Level 25

TENANT FIT OUT AND GUIDE STRATEGY

The below highlights the outline strategy towards tenant fit out, with the finalised guide to be further detailed via agreement with Manchester City Council.

OFFICE FIT OUT

Office floor plates have typically been designed to enable single or multiple tenants per floor, providing a broad range of space types and sizes.

The following is to be included as a landlord provision on a typical office floor:

- Painted fire boarding to soffit with an exposed sub-frame to receive an exposed services fit out; with no replacement proprietary ceiling system. Services may be capped at the core wall initially, with tenant fit out on floor, to suit tenant requirements
- Raised access floor with ability for tenant to fit out in finish to suit. Existing floor finishes are to be removed. The initial installation is to be limited to show floors only, in line with BREEAM. This installation also requires ramps within the tower stair lobbies
- Painted plasterboard walls (repair/replacement/redecoration) including new perimeter cill detail (defunct weathermaster enclosure removed)
- New painted timber skirtings
- New doors with refurbished architraves (due to existing door performance)
- New metal riser doors
- New lift lobby and WC fit out (to be determined as design develops) with existing lift lobby architraves and skirtings refurbished
- New lift interior fit out (to be determined as design develops)
- New on floor accessible WC fit out (to be determined as design develops)
- Redecorated stairs and stair wells, with refurbished terrazzo flooring and balustrades/handrails

A Tenant Fit Out Guide (TFoG) for office floor plates is to be provided to tenants, covering:

- Blinds installed to a visually consistent landlord specification
- Services installation limited to a 'ceiling and services zone', without impact to external appearance or requiring facade amendments
- Flooring option to omit the raised access floor and to amend the existing trunking system, with the ability for a tenant to fit out either approach in finish to suit. This would also require the vertical position of the door within the 2no stair lobby walls to be amended to suit.
- Outline principles and typical partition connection details with the facade
- Landlord design review process, prior to a tenant LBC application
- Ceilings will not be included and are to be agreed via tenant LBC application
- Internal cellular layouts with details of partition locations and specifications are also to be agreed via a separate tenant LBC application, prior to tenant fit out, to allow desired flexibility for future occupiers

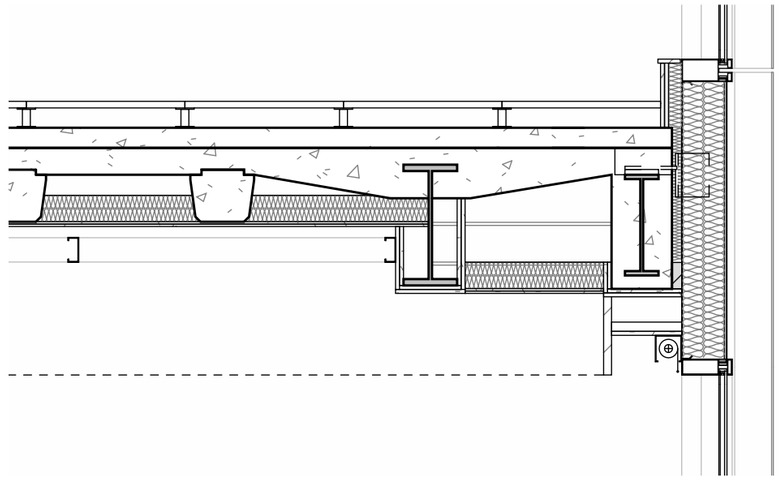
BAR AND RESTAURANT

The fit outs of Levels 24 and 25 will be subject to agreement through the Tenant Fit Out Guide and condition discharge, on the basis of being let on a shell and core type basis. This will include the entry spaces at ground floor.

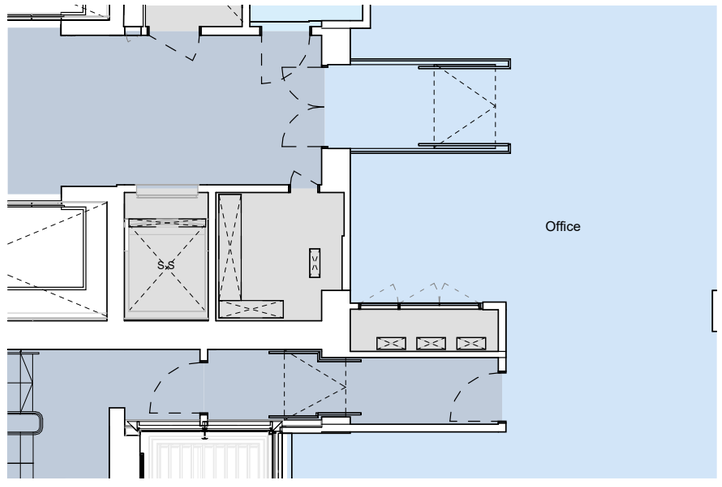
The Level 24 and 25 floor plates, the staircore and the lift lobbies will undertake a base level of landlord works; to refurbish retained elements, replace core doors and landlord services, and extend the lift. Full fit out, including WC fit out, replacement ceilings and flooring will be provided via the tenant supplied designs and information.

As part of the tenant designs, information regarding final servicing arrangements and connections would be provided. As a base build specification, appropriately sized risers and routes to tenant fit out areas on the tower roof have been designed by the services engineer.

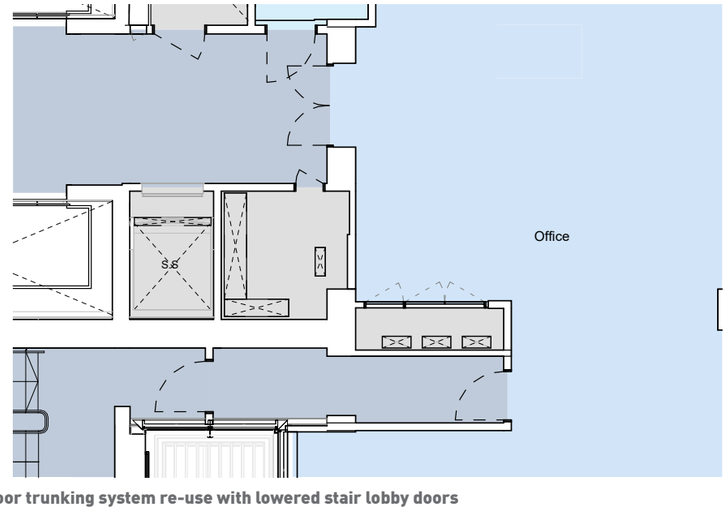
The tenant information would also cover final designs regarding the connecting internal stair and platform lift, which will be located in one of the 4no locations indicated on the adjacent plan. The inclusion of the platform lift is required alongside the connecting feature stair, to enable access for all in the event of a temporary lack of service to the primary passenger lift; as the sole landlord lift accessing Level 25.



Indicative typical tower fire boarding detail (dashed line showing ceiling/services zone)



Raised access floor installation with ramps



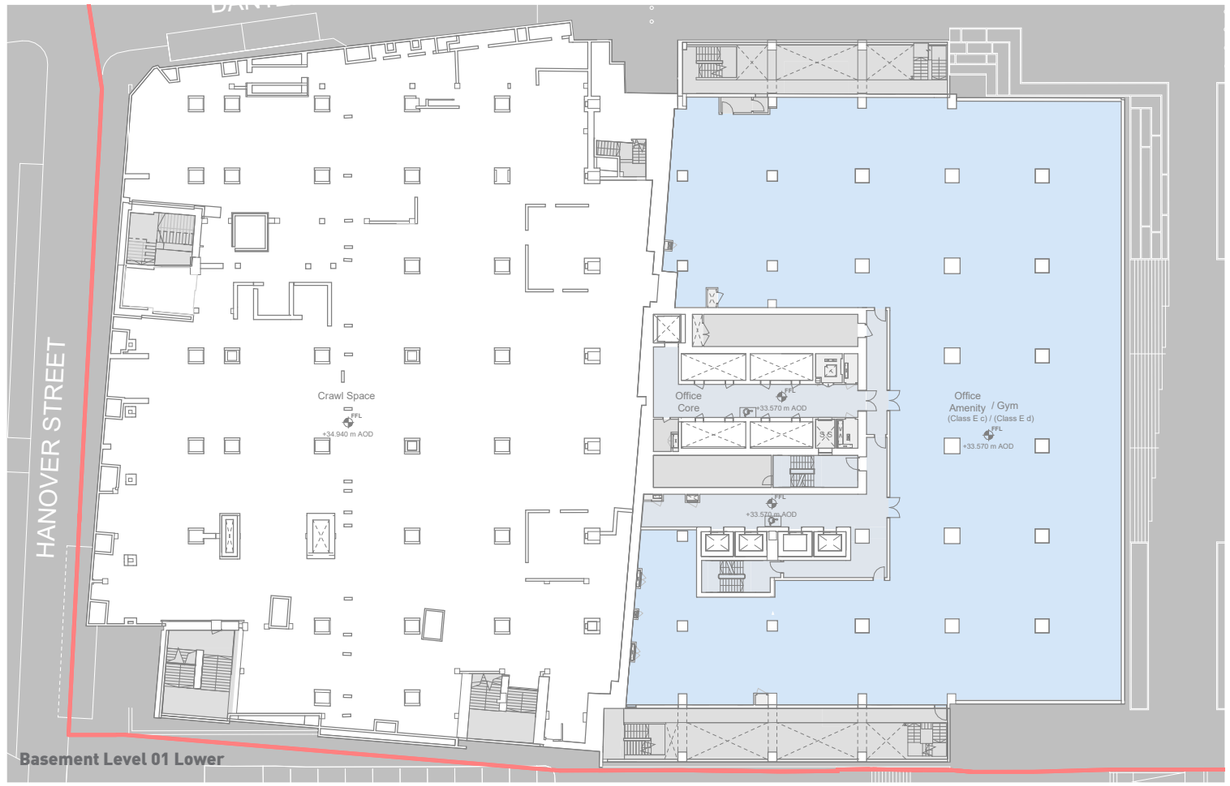
Floor trunking system re-use with lowered stair lobby doors

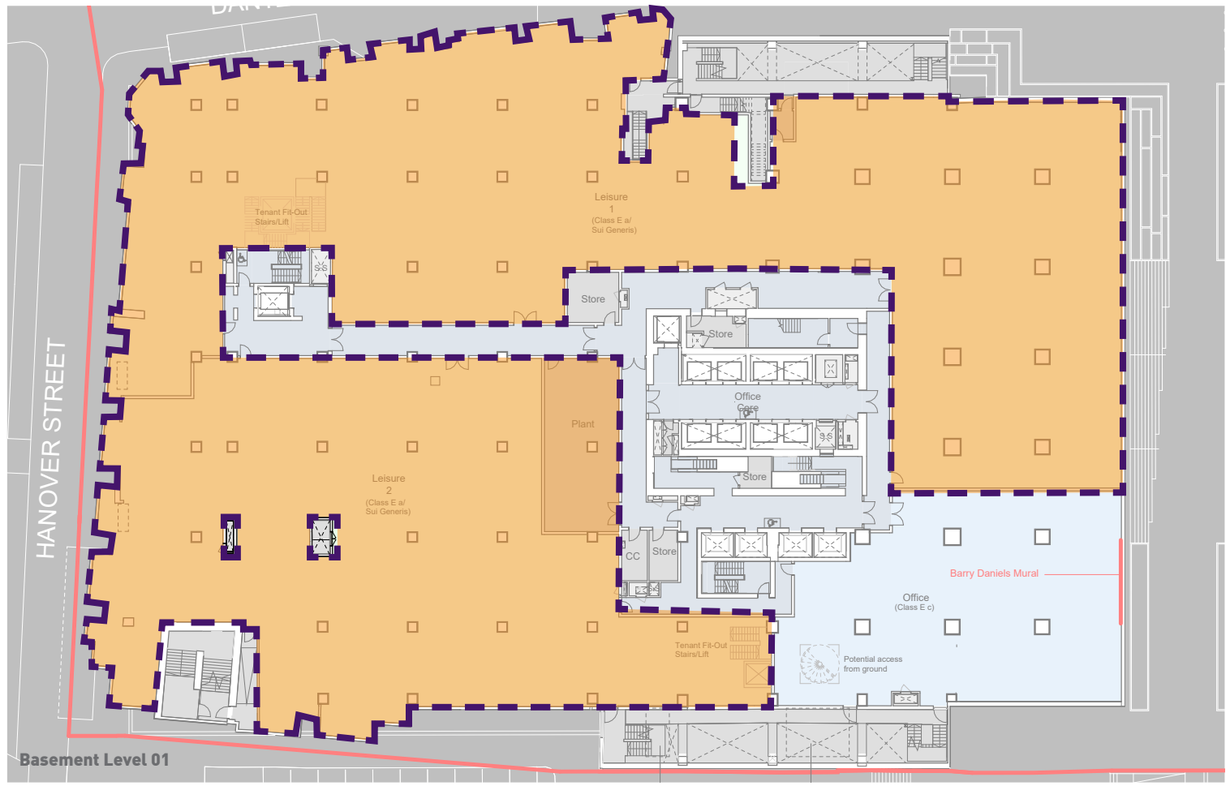
TENANT FIT OUT AREAS

Expanding upon the previous pages and level by level descriptions, the diagrams on the following pages highlight the areas for tenant fit out for clarity. This is also reflected in the below list:

- Basement Level 01 leisure units
- Ground floor retail and leisure units, restaurant and bar entrance and associated lift interior
- Level 01-04 podium office floor plates
- Level 05-06 podium extension office floor plates
- Level 07 podium extension wintergarden, co-working and business lounge spaces
- Level 05-23 tower office floor plates
- Level 24 restaurant floor plate, lift lobbies, WCs, stairs and lobbies
- Level 25 bar floor plate, lift lobby, WCs, stairs and lobbies

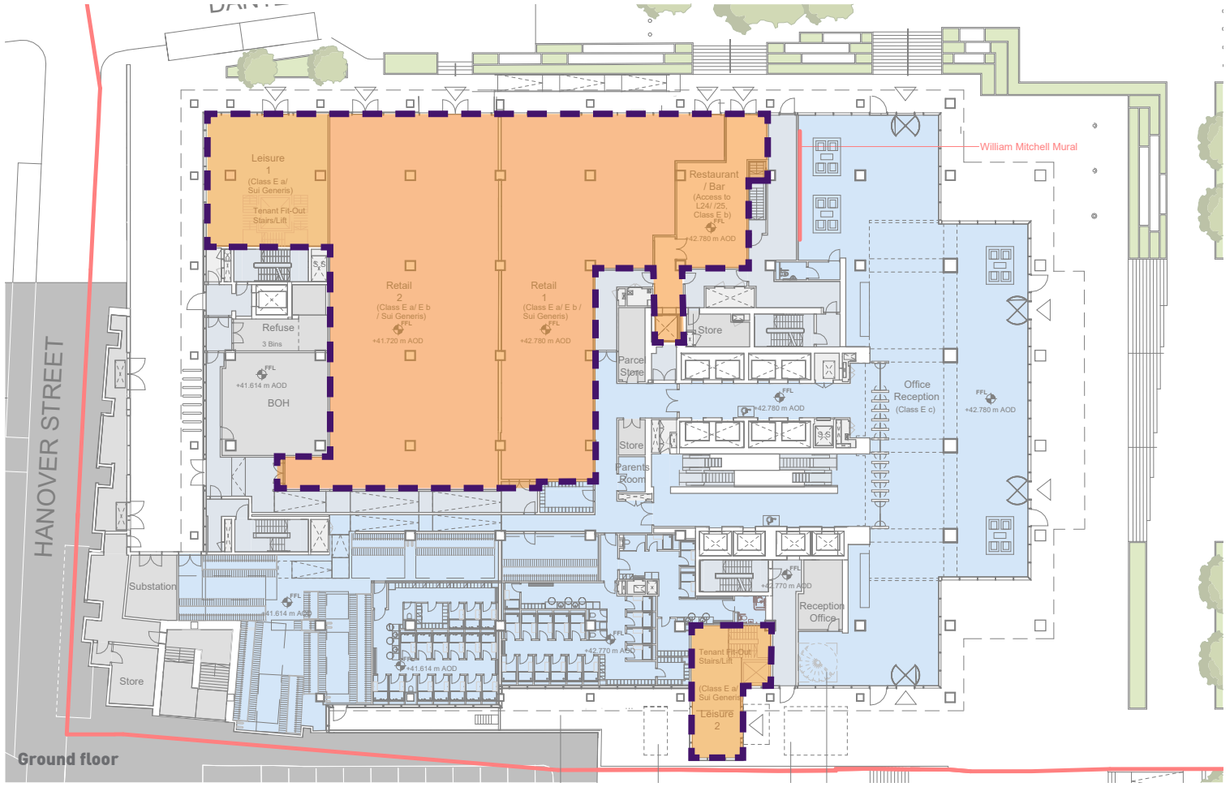
The approach to the Basement Level 01 gym/office amenity is to be developed as the overall building design is progressed.



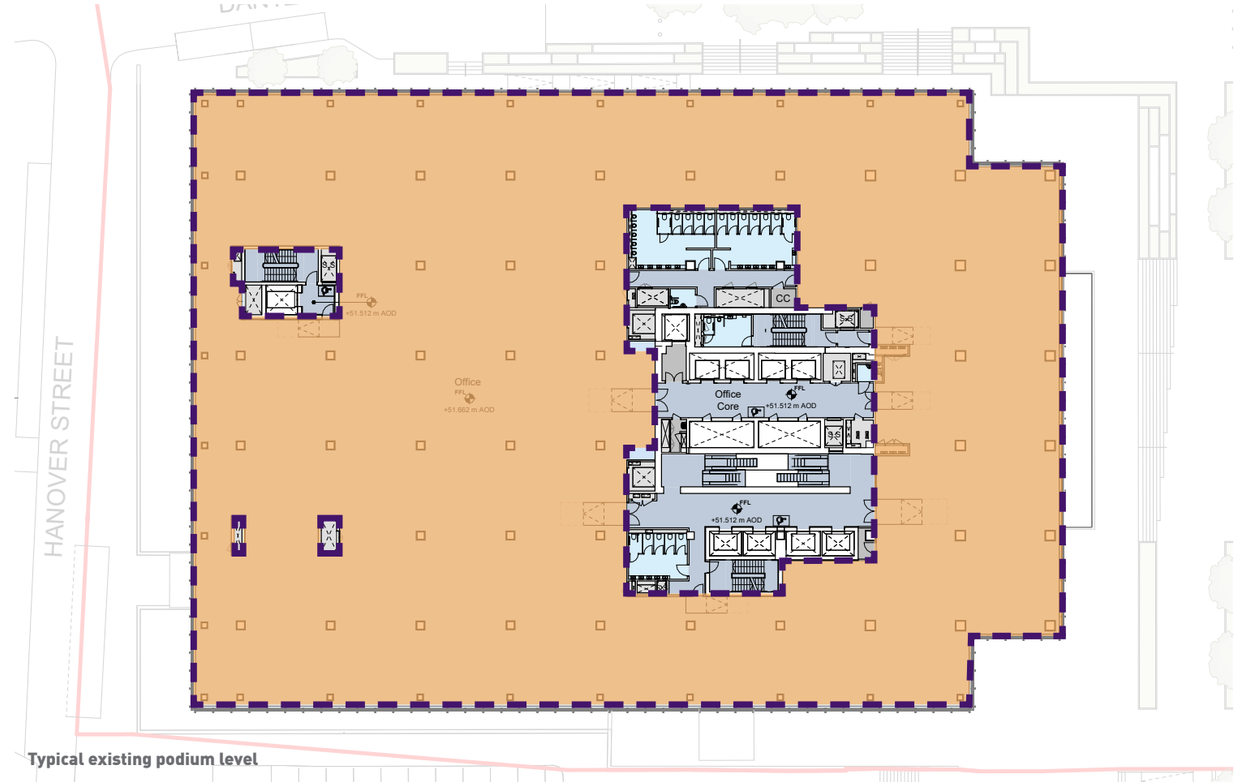


Area for tenant fit out

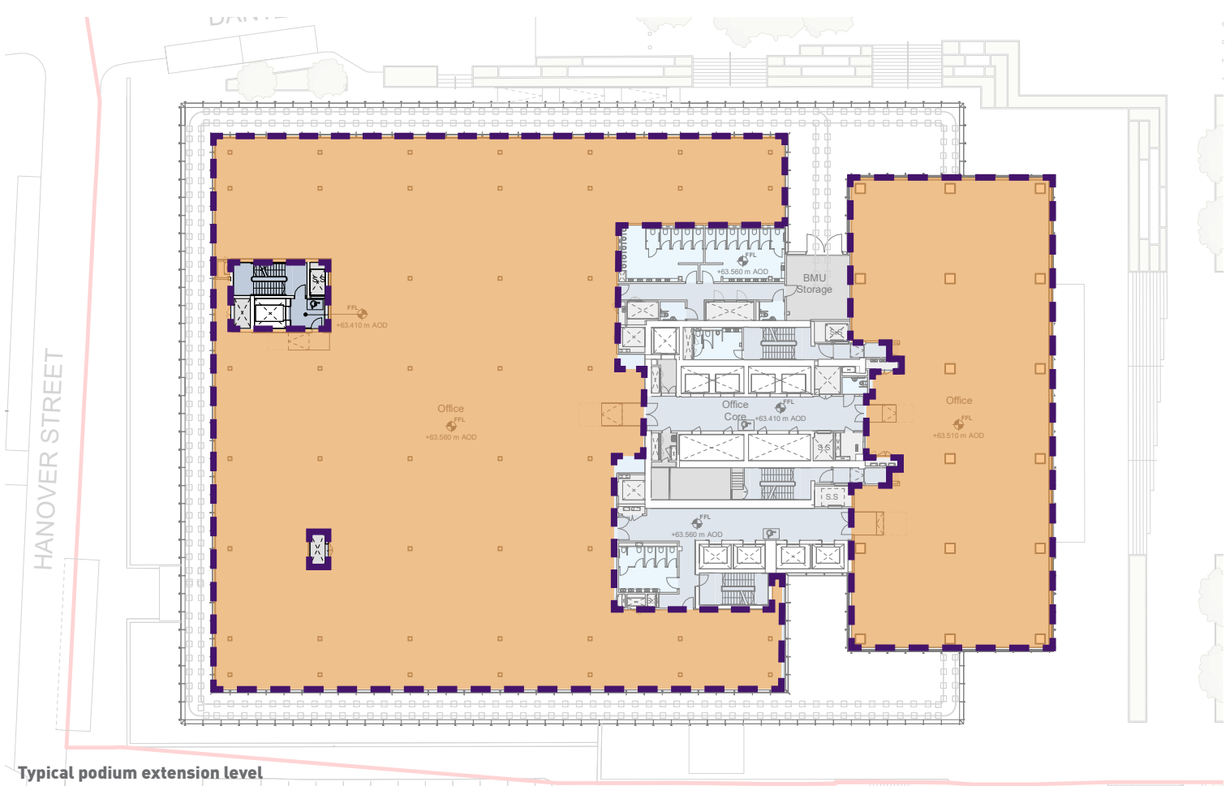
TENANT FIT OUT AREAS



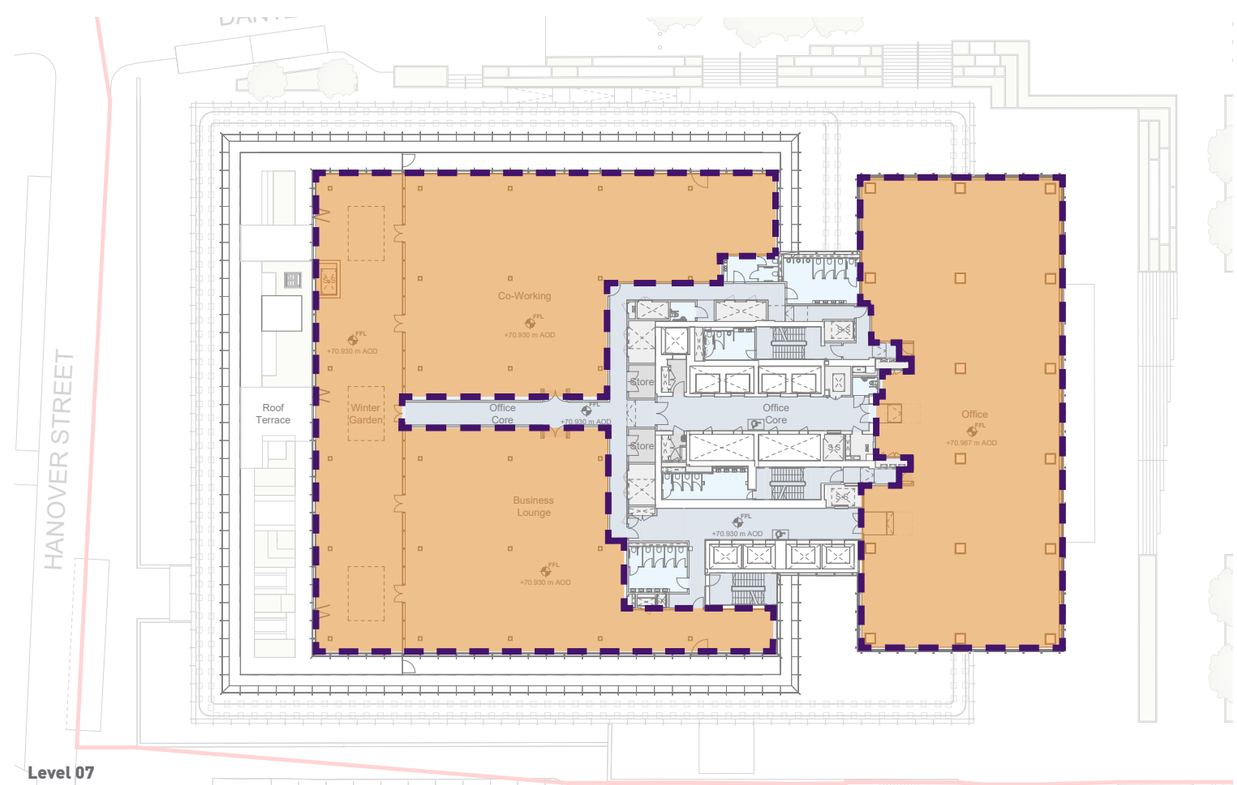
Ground floor



Typical existing podium level

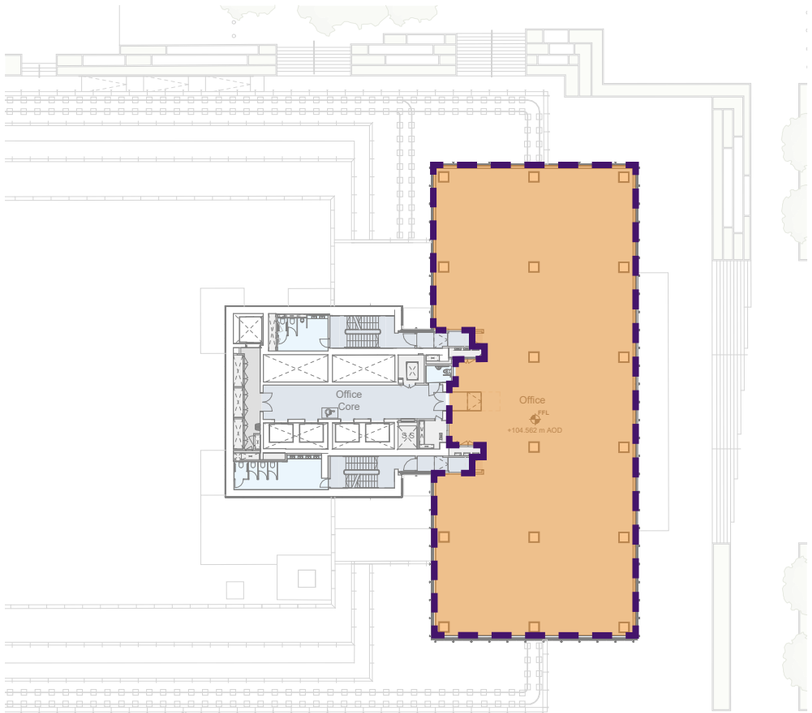


Typical podium extension level

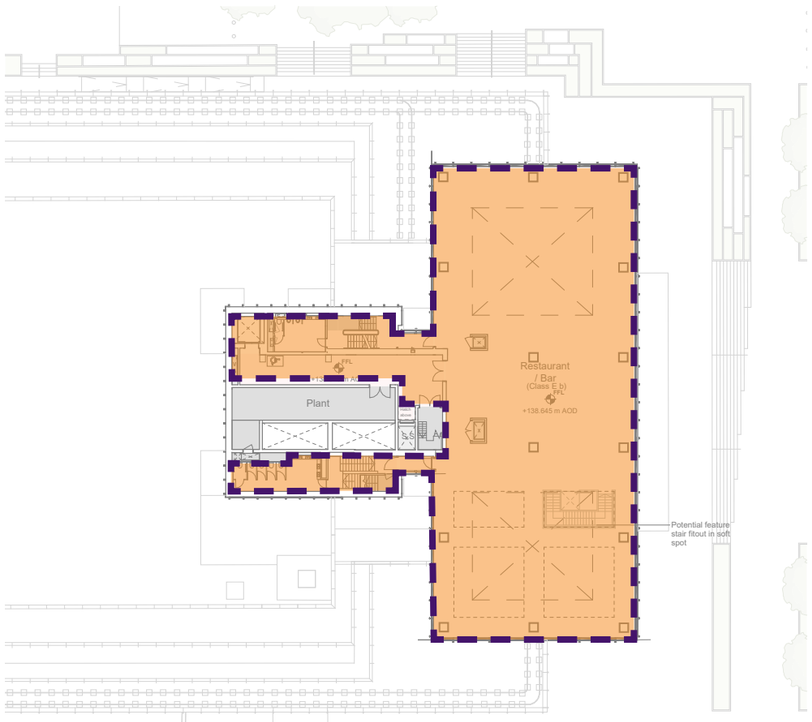


Level 07

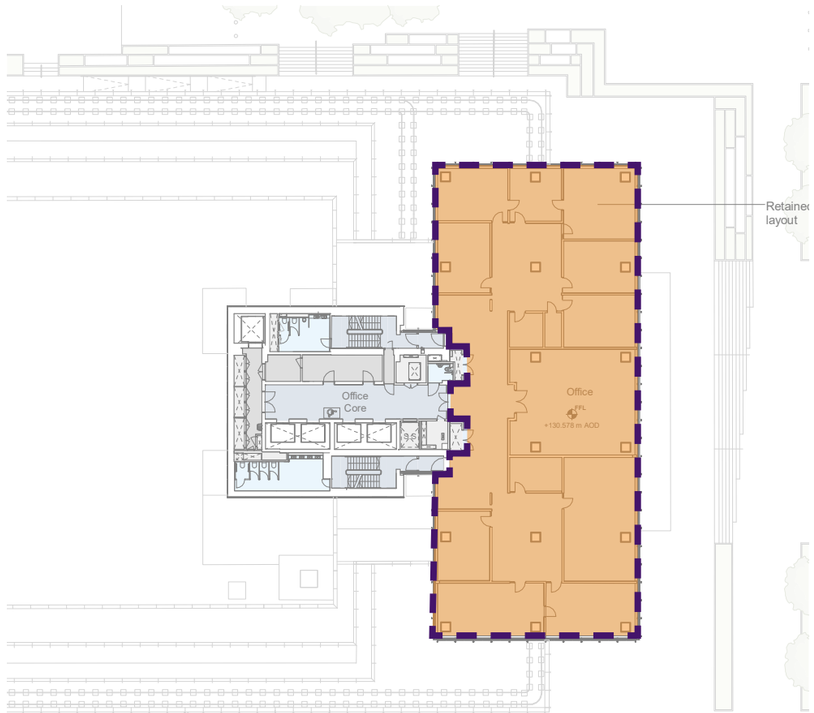
TENANT FIT OUT AREAS



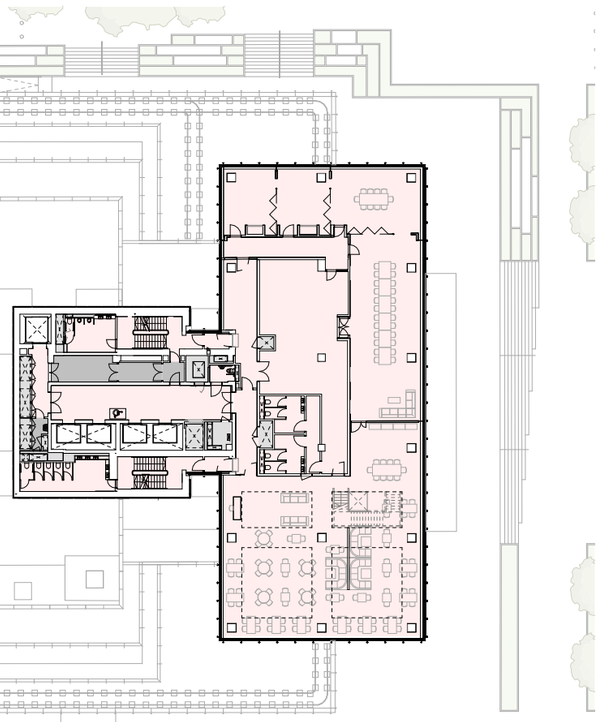
Typical tower level



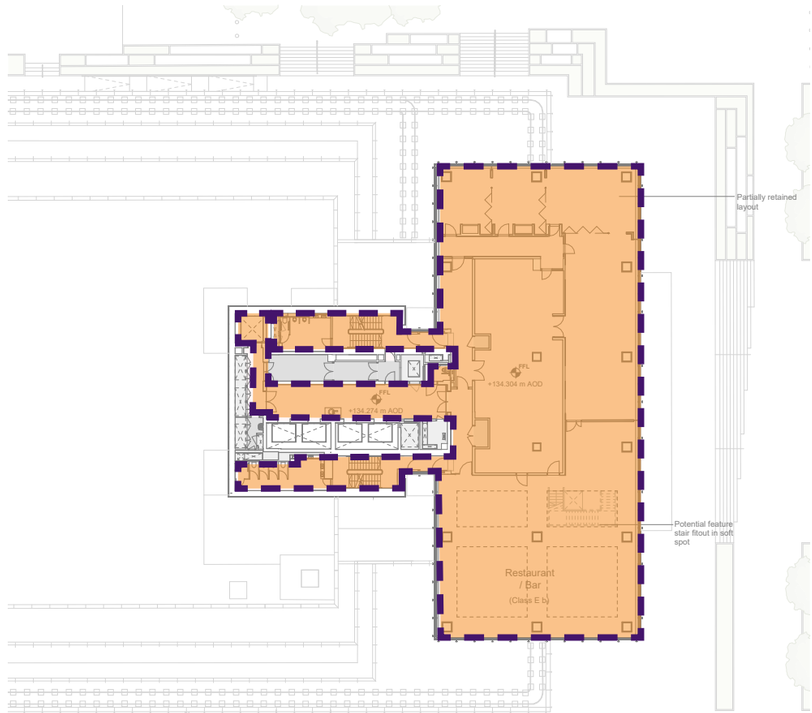
Level 25



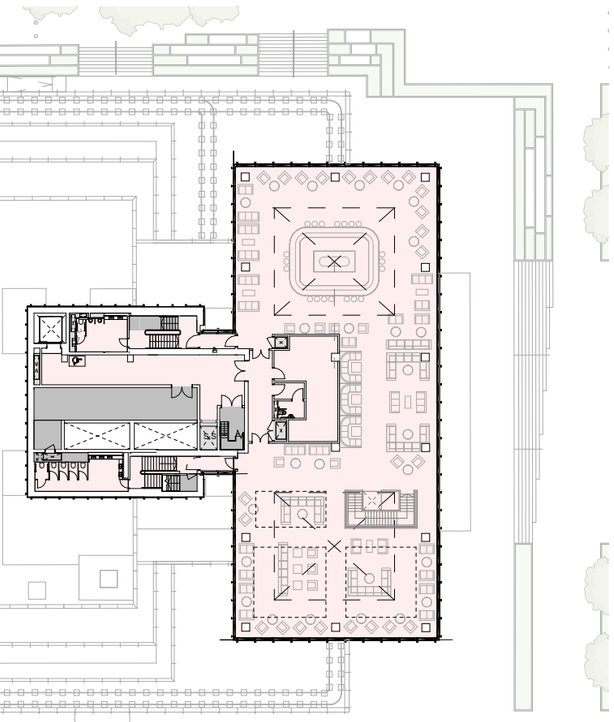
Level 23



Indicative Level 24 space planning with 4no possible stair locations



Level 24



Indicative Level 25 space planning with 4no possible stair locations

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