SUNLIGHT HOUSE

PPS5 STATEMENT in support of the Proposed Fit-out Works to Suite 101 on the 1st Floor Sunlight House



Proposed Fit-Out Works to Suite 101 of the 1st Floor of Sunlight House

October 2012

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Photograph of the newly refurbished Reception area at Sunlight House

NB: This report can also be read in conjunction with our previously submitted “Conservation Appraisal” compiled by Professor Anthony Walker, which gives much greater detail and provides an understanding of the building and its architect, Joseph Sunlight.

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INTRODUCTION :

- This statement has been prepared by DLG Architects and follows on from several successful refurbishment planning applications and Listed Building Consents carried out in the renovation of the building over the last few years.
- Sunlight House has been extensively modernised throughout including refurbishment to two reception areas and stair cores, communal corridors and WC facilities. Refurbishment works have also carried out to the vacant 9th floor office and proposals agreed and approval given for the 7th 10th,11th & 12th floors.
- The external windows have also recently been fully restored under the guidance of the local authority planning and Conservation officers.
- Following these works, the Landlord has now secured a new tenant for the first floor of the building and as such there is a requirement to fit-out the newly vacant Suite 101 on the 1st floor and as such this statement and associated drawings are in support of these proposals.
- We aim to give clear explanation of our proposals and address the effects, if any, they may have to the architectural interest of the building within this statement.
- A full description of the works, including drawings, is included within the application.



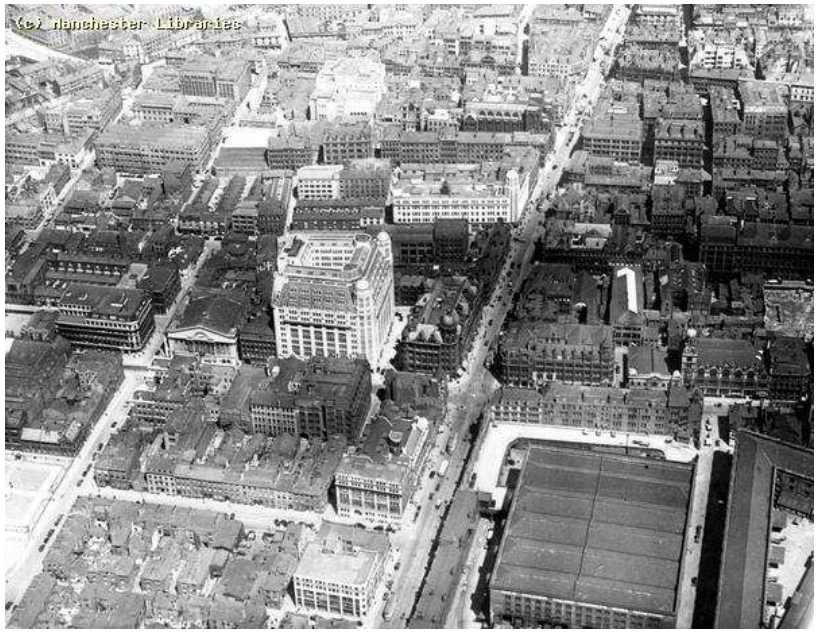
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HISTORY :

- Sunlight House is a 13 storey art deco office block designed by architect Joseph Sunlight and completed in 1932.
- Together with the adjacent and connecting multi-storey car park, it occupies an entire block, bounded by Quay Street, Little Quay Street, Atkinson Street and Byron Street.
- Sunlight House was funded out of the profits which Joseph Sunlight made from a series of industrial ventures. From the drawings submitted to the local authority for bye-law approval it is clear that it had a long gestation and that the building changed considerably over several years before it was completed.
- The basic plan of the building is a hollow square with two cores each containing a stair and lift well sited at the corners of Quay Street/Little Quay Street and Little Quay Street/Atkinson Street. This is a common form for the period and the slightly squashed plan form, as noted in the Conservation Area statement, was an outcome of the road pattern and the corner entrances are typical of the area. The building incorporates a swimming pool in the basement with roof light above.
- The building is clearly of interest both on account of its designer and also as a forerunner of taller buildings in Manchester.
- The building was listed as Grade II on 20 June 1988.



Photograph from Manchester Archives showing an aerial view of Sunlight House in 1932, the year it was completed

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CONDITION :

- Suite 101 situated on the 1st Floor of Sunlight House is currently unoccupied but is in good condition with replacement carpets and is in a clean and serviceable state.
- The layout of is predominantly open plan office space with a separate kitchen and reception area.
- See drawing No 3838 EX 100 for the existing floor plan/layout and further photographs.
- The existing ceiling comprises of a suspended grid ceiling with modular light fittings fitted throughout and a feature plasterboard ceiling to the central spine of the office and reception area with surface mounted down lighters.
- The existing walls to the cellular offices are decorated with a white emulsion paint finish.
- Heating is provided by a perimeter system of hot water ventilation system fed from a central boiler. Comfort cooling is via existing original ceiling mounted cassette units.
- Electrical distribution is from existing perimeter trunking built into the low level ventilation panelling.
- There are no WC facilities fitted within Suite 101.(Facilities for this suite are within the landlords areas and do not form part of these proposals)



Photographs of the existing 1st floor office : Suite 101

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PROPOSALS & JUSTIFICATIONS :

- As noted from the photographs on the previous page, the existing fit out of Suite 101 is typical of modern office accommodation. The current open plan layout, allows the clear views across the floor plate, and with the newly refurbished timber windows the space is of a good standard and generally acceptable to today's office tenants. This is borne out by the new tenants interest in taking the major part of this space, The unit already has a suspended ceiling with a central plasterboard raft incorporating the principle services.

- As with the landlords previous proposals we have been respectful of the historic fabric of the building, and these latest fit-out proposals ensure that none of the existing original fabric of the building is lost or harmed by the tenants specific fit-out.

- The existing unit is currently too large for the new tenants requirements, and as such the proposals include for the subdivision of the unit with the creation of the main office unit for the new incoming tenant (4530sqft) and then the creation of a smaller office suite arranged around core one. This smaller unit will allow flexibility in future lettings, as currently all the accommodation is of a much larger size.

- The few new partitions proposed are to create specific ancillary accommodation to the main open plan office and are a mixture of solid and Glass demountable stud partitions which stop at the height of the existing suspended ceiling. Where a new partition meets the exiting external wall face, as with previous proposals this will include for a shadow gap detail to identify it as being different to the original fabric.

- These works are vital to ensure that the building can accommodate the new tenant requirements, and to make sure that the current vacant units within Sunlight House are capable of being reoccupied. This will also greatly contribute to the continued Landlords efforts at attracting and maintaining existing tenants to this unique building.

PROPOSALS & JUSTIFICATIONS:

- Our intention is to cause as minimal impact to the building as possible. Any new installations would be read as modern interventions designed to be fully reversible and could be removed at a later date.
- The existing internal finishes of Suite 101 are contemporary, modern and in excellent condition, the prospective tenant therefore wishes to retain and reuse these existing finishes.
- The existing light fittings to the main of the office suite, again allow full flexibility and can easily be tailored to suit different internal layouts without impacting on the existing building fabric.
- As mentioned previously all our proposals for the 1st floor are detailed on the following drawings; 3838 EX 100, 103 PL 100, 102, 103 & 104.



Photograph of the existing1ST Floor office Space.

SCOPE OF WORKS: STRIP OUT

- FLOORS;
- Partial removal of existing carpet tiles to area requiring new sub dividing wall.
- To be carefully removed/stored and reinstated following installation of new wall.

- WALLS;
- No works required.

- CEILINGS;
- Partial removal of suspended grid ceiling and associated components, to area requiring new sub dividing wall.
- To be carefully removed/stored and reinstated following installation of new wall.

SCOPE OF WORKS: FIT OUT

- FLOORS;
- All existing carpet floor finish to be retained.
- Minimal works required around new sub division wall proposed to form separate suite near to Core One.

- WALLS;
- All new stud partition walls to receive plasterboard and skim finish: all to receive matt emulsion paint finish to match existing.
- All existing/perimeter walls finishes to be retained: no works required.

- CEILINGS;
- Existing ceiling finishes and lighting to be retained.
- Minimal works required around new sub division wall proposed to form separate suite near to Core One.

- WINDOWS
- All existing windows/finishes to be retained: no works required.

SCOPE OF WORKS: FIT OUT

- LIGHTING:
- All existing light fittings to existing ceiling to be retained.

- SERVICES:
- All existing air conditioning units to be retained.
- All existing power/services/data are to be reused/retained. No works required
- All existing ventilated heating system to be retained. No works required

- WC's & KITCHEN
- There are no WC facilities within the demise of Suite 101.
- Existing Kitchen facilities/services to be retained.

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SUMMARY :

- The proposals to refurbish Suite 101 retain the integrity of the original fabric of the building, and no existing elements are disturbed by these proposals. Any new additions to the internal space are designed to be easily removed in the future.

- Whilst the recent refurbishment works to parts of Sunlight House has evolved the building and the services it offers, it is now becoming necessary to implement this improved level of facilities and finish to help maintain the buildings usage.

- While the interiors of the main floors are part of the listed area of the building, it appears that alterations to these areas, provided that these retain their current position and layout would not affect the special architectural or historic interest in the building.

- All new installations, be it floating ceiling elements or new walls shall be read as a modern intervention with all original finishes exposed where possible creating bespoke, flexible offices with contemporary services. All of which, designed to be fully reversible and could be replaced at a later date with no real impact on the actual fabric of the restored building.



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