Design and Access Statement

Sunlight House,
Manchester

2nd & 5th Floor
Suites 202 & 501
Refurbishment

April 2014



Design and Access Statement

Sunlight House, Manchester : 2nd & 5th Floor Refurbishment.

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Introduction

INTRODUCTION :

This Design and Access Statement is prepared in support of a Listed Building Consent application for alterations to the internal layout of the 6thFloor: Suites 603 & 605 and 607 & 609 of Sunlight House, Manchester.

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.

The building was listed as Grade II on 20 June 1988.



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Location

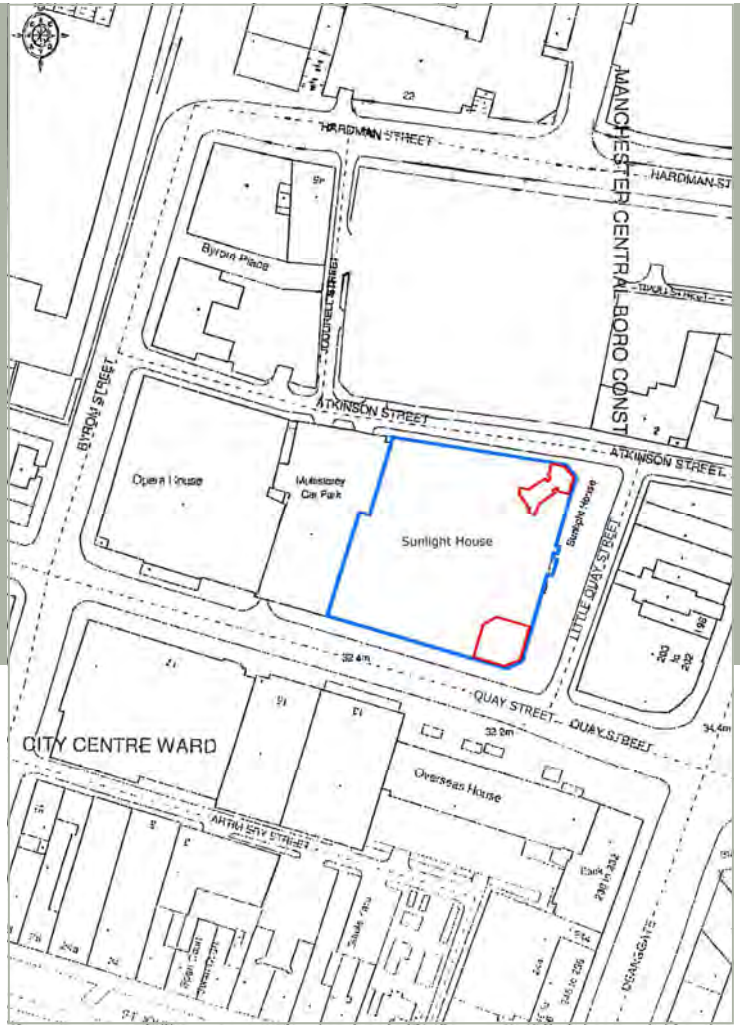
LOCATION :

Sunlight House is bound by Quay Street, Little Quay Street and Atkinson Street with the Primary entrances on each of the two corners.

Renovation works were completed in December 2009 to the entrances, stair cores, and the 9th floor office floor of Sunlight House.

Subsequent works have also included the refurbishment of the 10th 11th & 12th Floors for a new tenant to the building and the refurbishment of the 7th floor and part of the 6th Floor for existing tenants.

Sunlight House was recently sold by Warner Estates and the new owner, who these works are on behalf of, is Scottish Widows Investment Partnership.



Reception / Entrances

ENTRANCE DOORS :

The main Quay Street reception entrance has powered, frameless, toughened glass doors set within the original opening. This significantly improved the means of access for disabled users to the building. Manifestation has been added to the glass doors.

ACCESS :

Both Quay Street and Little Quay Street entrances have maintained a flush threshold entrance.
Wheelchair friendly entrance matting is also installed.

RECEPTION DESK :

The Quay Street reception desk has been designed to accommodate both standing and seated visitors.
A suitable hearing enhancement system has also been included.



MAIN ENTRANCE : QUAY STREET

Stair Cores

STAIR CORES :

The stair core carpet contrasts with the White paint finish to the walls and stain-less steel Gradus stair edging strips are installed on the stair nosing's.

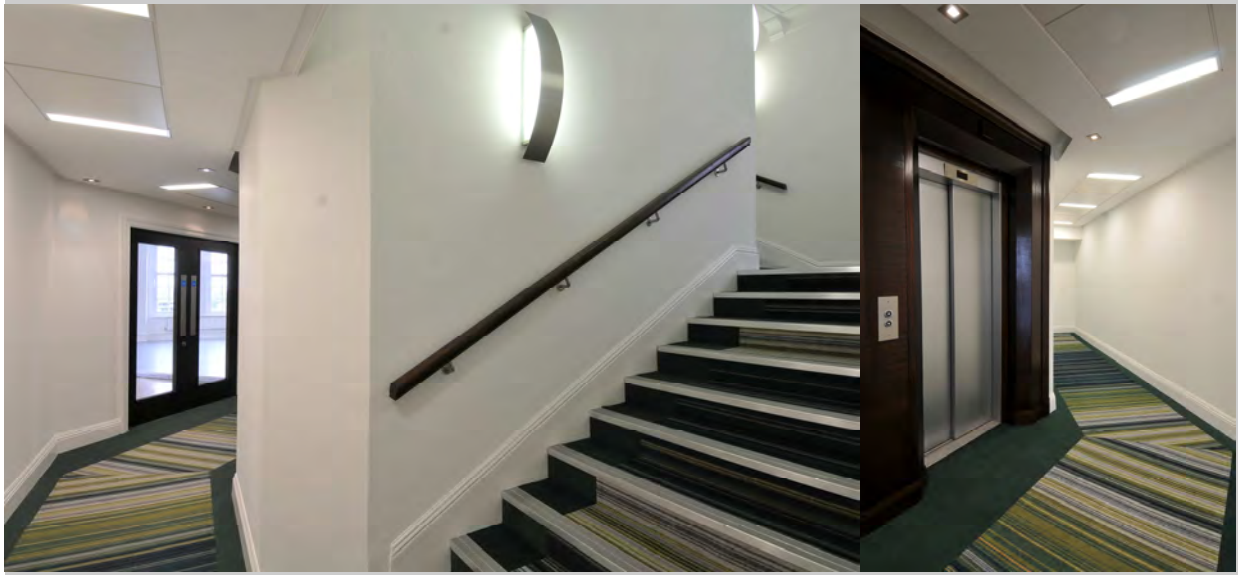
PIR sensor lighting has been installed throughout the building.

Existing timber handrails were maintained and refinished, which contrast with the walls throughout each stair core.

Existing FD30s escape doors with suitable vision panels and ironmongery to suit part M requirements, lead onto the cores.

The existing lifts in both entrances will continue to provide disabled access.
A services lift is located in the back of house corridor.

Existing WC and disabled WC facilities are located off the main Quay Street Stair Core and back of house corridor and are to be retained under the current scheme.



DESIGN INTENT

The attached image shows an example of a completed office and its main entrance area. As well as a full refurbishment of the internal finishes, a new raised access floor is set 75mm above the original parquet flooring enabling a section to be exposed which, as shown, will be restored (suite 202 only).

Entrances/exits to the suites have a ramped access with additional stepped access in some cases, these are clearly highlighted.

A full upgrade of existing services will also be carried out within the offices, again to match that of the aforementioned office suites; including the installation of air conditioning, new radiators, a secondary glazing system and PIR sensor lighting to meet with future and current tenants requirements.

All manifestation to glazing and necessary guarding to ramps and changes in level will be installed as part of the tenant fit out.

The 2nd and 5th floor proposals correspond with the design/previous applications and proposals completed throughout the building thus creating a coherent design throughout the building.

Photograph of the completed 9th Floor suite



Appendix

THIS DOCUMENT SHOULD BE CONSIDERED ALONG WITH THE DRAWINGS SUBMITTED FOR LISTED BUILDING CONSENT :

3933_PL_001 LOCATION PLAN

Suite 202 :

3933_EX_001 FLOOR PLAN AS EXISTING
3933_EX_003 CEILING PLAN AS EXISTING
3933_PL_002 PROPOSED STRIP OUT WORKS
3933_PL_004 PROPOSED FLOOR PLAN
3933_PL_006 PROPOSED CROSS SECTION AA
3933_PL_008 PROPOSED CEILING PLAN

Suite 501 :

3933_EX_002 FLOOR PLAN AS EXISTING
3933_EX_004 CEILING PLAN AS EXISTING
3933_PL_003 PROPOSED STRIP OUT WORKS
3933_PL_005 PROPOSED FLOOR PLAN
3933_PL_007 PROPOSED CROSS SECTION AA
3933_PL_009 PROPOSED CEILING PLAN

A PPS5 Statement has also been submitted for this application.