SUNLIGHT HOUSE

PPS5 STATEMENT in support of the Proposed Refurbishment Works to Suite 603 on the 6th Floor



Proposed Refurbishment Works to Suite 603 on the 6th Floor of Sunlight House

October 2013

dlg architects

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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 originally submitted “Conservation Appraisal” compiled by Professor Anthony Walker, which goes into 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. Restoration works were also carried out to the vacant 9th floor office and included the stripping out of previous unsympathetic tenant refurbishments to the 10th,11th & 12th floors which have now all been let to a new tenant. DLG also carried out the full refurbishment to the 7th floor for its existing tenants which completed in June this year, and has completed the refurbishment of Suite 601 also on the 6th Floor, for a relocation of an existing tenant in the building.

- The installation of air conditioning and a raised access floor within the refurbished office suites has fully updated the services offered within the building, to meet with requirements of the modern day workplace.

- Following these works, we are now proposing to refurbish the vacant suites on the 6th floor to the same high standard as the aforementioned floors and as such this statement and associated drawings are in support of these proposals and are in line with the previously approved 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.



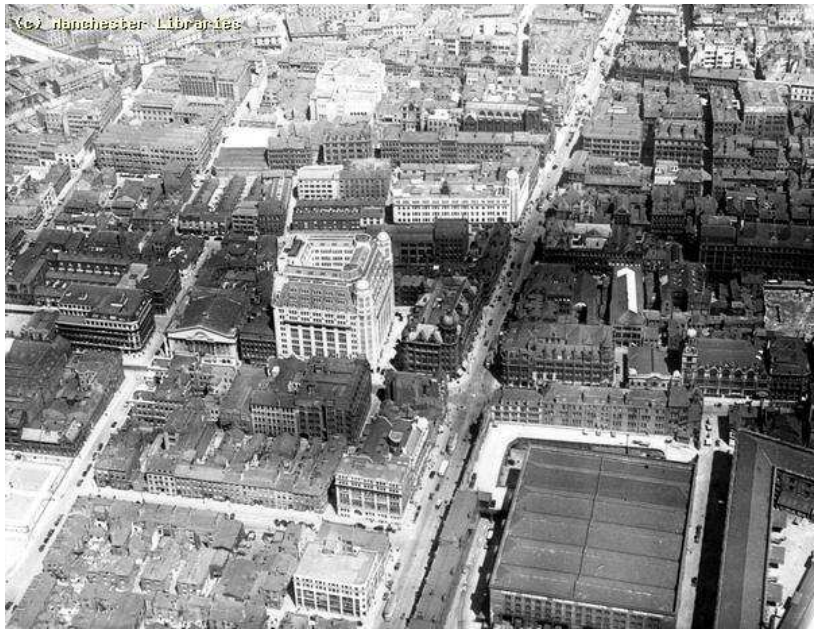
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HISTORY :

- 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 :

- Suites 603 & 605 are currently one suite. Suites 607 & 609 are separate suites; all of which are currently unoccupied.
- The existing layout is a mix of cellular offices and meeting rooms; glass and solid partitioning. See drawing No 3916 EX 100 for the existing floor plan/layout.
- Generally the ceilings are exposed with original features displayed throughout the 6th floor office suites.
- The existing solid partition and perimeter walls have a lining paper applied with a decorated emulsion paint finish. With some columns and walls having secondary panelling fixed to them to conceal services
- Heating is provided by a perimeter system of a heated ventilation system fed from a central boiler.
- Electrical distribution is from perimeter & partitioning trunking and concealed behind secondary panelling to walls and columns. Services are also hidden in a floating 'raft' that runs throughout the suite.
- Existing 'meter cupboards' are located to the corridor walls.





Photographs of the existing 6th floor Suite

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PROPOSALS & JUSTIFICATIONS :

- As part of our proposals the client wishes to join the 4 unused separate suites together to create one larger suite for a prospective tenant; who also would like to have the suites services modernised, to meet what is offered elsewhere in the building. We aim to achieve this whilst maintaining the exposed original features and character, where possible. All in line with the approved application/works already carried out on the 9th floor LBC No 087147, 7th Floor LBC No 098212 and Suite 601 on the 6th Floor LBC No 099281.

- Our previous proposals have been respectful of the historic fabric of the building and are reminiscent of its original art deco period, with Walnut veneered doors and washroom cubicle systems installed to match the original walnut lift surrounds within the lift lobbies, This teamed with the exposed original features such as ceilings down stand beams and cornices and timber parquet flooring, creates an evolved contemporary workspace whilst being sympathetic to the listing of the building.

- We feel that these works would not only enhance the appearance of Sunlight House but would help continue the landlords efforts at attracting and maintaining existing tenants to this unique building.

- Previous renovation works carried out throughout the building have included a full modernisation of services, including a new sub station and an air conditioning plant installed on the adjacent car park roof; Enabling air conditioning to be fed directly into the office suites. We propose to utilise these and install air conditioning into the 6th floor via a services spine, as per the previously approved applications, therefore very little disruption is caused to the building to install these new services into the 6th floor.

- Electrical distribution through the refurbished offices is achieved in concealed runs beneath the new raised access floor, allowing full flexibility of layout, this practice again would be used as part of our proposals for the 6th floor refurbishment works.

PROPOSALS & JUSTIFICATIONS:

- Our intention is to cause as minimal impact to the building as possible. We have retained, renovated and exposed original features of the building where possible and remain to do so. Any new installations would be read as modern interventions designed to be fully reversible and could be removed at a later date.

- The dropped ceiling "raft" as pictured to the right, was a positive response to the conservation officers wish to retain the existing ceiling form whilst modernising the building and its amenities on the 9th Floor. This houses all the mechanical and electrical services needed to maintain the office floor. A consistent design would be used on the 6th floor suite as it has been found to be successful and versatile in respect of the many different tenants needs/layouts.

- The suspended light fittings to the main of the office suite, again allow full flexibility and can easily be tailored to suit different internal layouts, whilst retaining exposure to all ceilings.

- As mentioned previously all our proposals for the 6th floor Suite are as per the approved Listed Building Consent for previous floors within the building. Please refer to drawings No's 3916 EX 100 100 103, PL 101, 102, 103, 104, for full details of proposals.



Photograph of the renovated 9th floor office and the central dropped ceiling raft.

SCOPE OF WORKS: STRIP OUT

- FLOORS;
- Removal of all existing carpet tiles and laminate flooring throughout the office suites.
- Strip out/remove any existing screeds to reveal existing timber parquet flooring to the main entrance area only.
- Sand back existing timber parquet flooring to main entrance area only (as detailed on plan 3916 PL 101)

- WALLS;
- Strip out all existing internal fit out walls, glass screens, doors and any adjoining boxing in etc that form part of the non original internal layout.
- Remove party walls between suites 605, 607 & 609 to create one larger suite which meets current demand for larger floor plates.
- Any secondary boxing out to columns/walls to be removed if possible/services within to be removed/capped off if possible.

- CEILINGS;
- Existing original exposed ceilings and plaster coving to be retained, only to receive repair/decoration as necessary.
- Strip out all previous 'patching up' to plaster coving/beams etc ready for new repair to match existing.
- Remove all existing lighting and suspended service runs/rafts.

- FRONT of HOUSE WC's & Kitchen
- No works are required to WC's as have been completed under separate/previous consents/applications; to be protected throughout works.
- Kitchen within demise to be fully stripped out inc all services to be capped.

SCOPE OF WORKS: FIT OUT

- FLOORS;
- Remove all screed residues and sand and seal existing timber parquet flooring to main entrance only: see drawing 3916 PL 102 for location. Where required; re-lay new timber parquet approved timber from specialist subcontractor if existing is beyond repair etc, taking care to match the surrounding blocks in colour, size and thickness.
- Install new minimal raised access floor; to be no more than 75mm in height; as per LBC 087147 throughout the new 6th floor suite. Ramps to be added to create level access from newly renovated parquet flooring in main entrance. Ready to receive new carpet floor finish by tenant. Existing timber parquet to be protected throughout.

- WALLS;
- All walls to be repaired/filled as necessary following the strip out of previous internal fit outs. All walls to be prepared to receive new matt emulsion paint finish.
- In fills are required to a number of existing doorways into the adjacent corridor. New wall finish is to match that of the existing adjacent wall finishes.

- CEILINGS;
- The majority of the original ceiling will be left exposed. A services spine will be installed to house all new Air conditioning pipeworks and grilles etc. see drawing' No 3916 103 & 104 for details. This will be constructed with plasterboard and central metal ceiling tiles for access. All proposals are in line with LBC 087147/previous consents as listed.
- Where cornices are missing or damaged, fibre-reinforced lime plaster mouldings will be manufacturered off site to match profile of the original.
- Lime plaster will be used for all other repairs and making good.
- Lime plaster skim will be applied to any other areas requiring repair/attention.
- All ceiling and associated cornices/beams etc to be prepared to receive new matt emulsion paint finish.

- WINDOWS
- Original sash windows are to remain in situ. These are to be repaired where necessary and then sanded down/prepared to receive new paint finish internally.
- All adjustments/realignments/repairs etc will be in accordance with specialist sub contractors recommendations.

SCOPE OF WORKS: FIT OUT

- LIGHTING:
- Install new suspended lighting in accordance with drawing No. 3916 PL 103.

- SERVICES:
- Air conditioning will be installed as part of the renovation works through a new services spine constructed with plasterboard and central metal ceiling tiles for access; As per LBC 087147. See drawing No 3916 PL 103 & 104 for full details
- The associated condenser plant is located on the roof of the adjacent multi-story car park. (Approved application No -086432) With the localised unit required for the suite to be located in the existing services cupboard adjacent to the suite.
- Power and data distribution will be integrated within the new minimal raised access floor.
- Existing power/services are to be reused where possible.
- All existing radiators are to be removed with new flat panel radiators and associated pipe work installed as necessary/ to perimeter/window walls.

- WC's & KITCHEN
- No works are required to these areas .

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SUMMARY :



- The main objective of the proposals are to meet the requirement of the prospective tenant by creating a larger suite whilst modernising the space/the services it offers and retaining its original features and character.

- The overall outcome of the proposals will actually improve the listed buildings condition and appearance with very little impact made.

- 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 when tenants vacate 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.

- All proposals within this application follow the same design/guidelines/specifications as our previously approved refurbishment works to the 9th Floor : Listed Building Consent 087147; 7th Floor LBC No 098212 and Suite 601 on the 6th Floor LBC No 099281.

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