

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
SLAB OPENING FOR THE CAFÉ STAIRCASE

ANOMALY

KARREV

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT

SLAB OPENING FOR THE CAFÉ STAIRCASE

This document accompanies the listed building application for the office refurbishment at Sunlight House, Manchester, M3 3HP.

It forms part of the wider building vision of refurbishment developed by the building's new owners, focused on a sensitive and design-rich approach to bring the entire asset in line with modern expectations of office accommodation. The entire vision looks to re-establish the significance of this iconic building within the City. This context is set out at the start of this document as a backdrop to the importance of these key improvements.

This LBC application specifically relates to the proposed opening for the café staircase, providing a connection from the ground floor to the mezzanine level.



SUNLIGHT HOUSE

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SLAB OPENING FOR THE CAFÉ STAIRCASE

CONTEXT + OVERALL BUILDING VISION

ANOMALY

THE CLIENT | KARREV



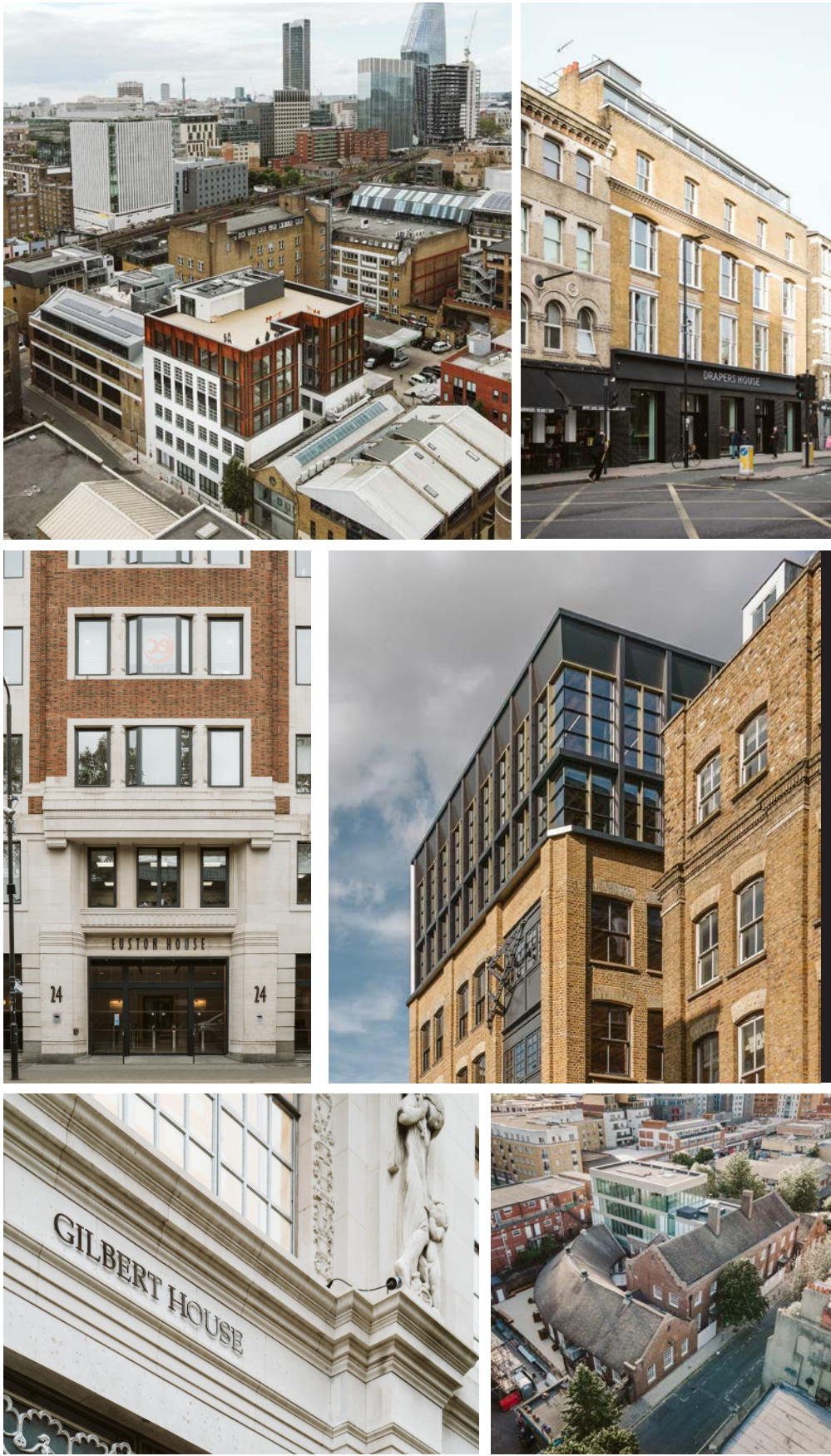
THE ARCHITECT | ANOMALY

OUR PROCESS

As experts in retrofit, we enjoy the rare privilege of time-travel. Simultaneously uncovering history and creating a new future. It’s a journey we love to take our clients on so they can tell their own story. Our lack of rules and house style is deliberate.

While the process is methodical, our ideas are unrestricted and outcomes unexpected. Working like this means we end up with basketball courts on sea-containers and panoramic rooftop views from Victorian schoolhouses. It’s also why many of our spaces secure tenants before work is complete.

Our process ensures our spaces are distinctive, beautiful, functional, and commercially viable.



The
greenest
building
is the
one that
already
exists

#RetroFirst



PROJECT TEAM

CONSULTANT TEAM

A full design team has been appointed to ensure the deliverability of the scheme with a focus on utilising experts within the fields of sustainability and re-use through retrofit.

KARREV

CLIENT
Karrev



FIRE ENGINEER
Jensen Hughes

ANOMALY

ARCHITECT + INTERIOR DESIGN
Anomaly



PLANNING + HERITAGE
CONSULTANT
Savills Planning

HOLLIS

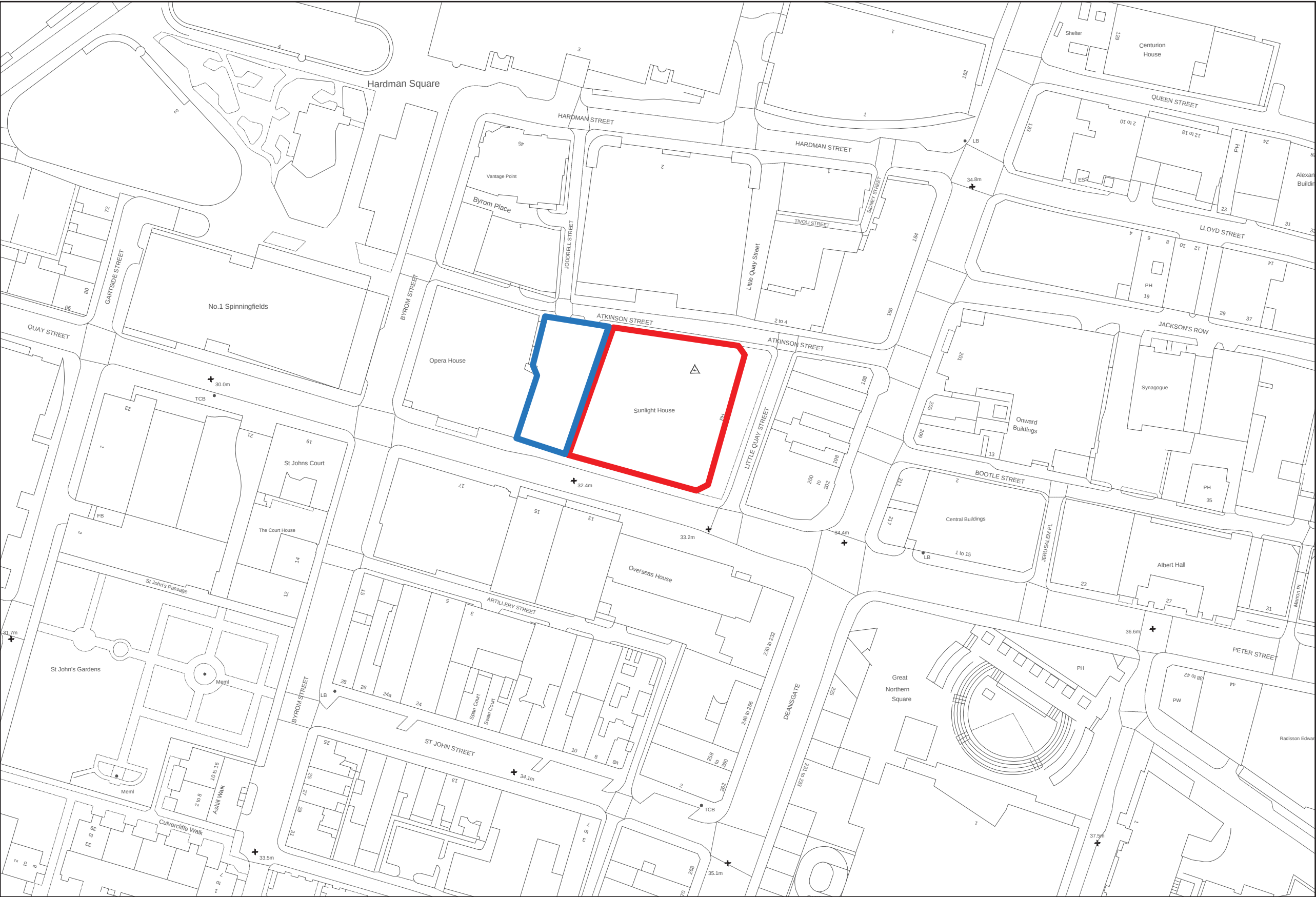
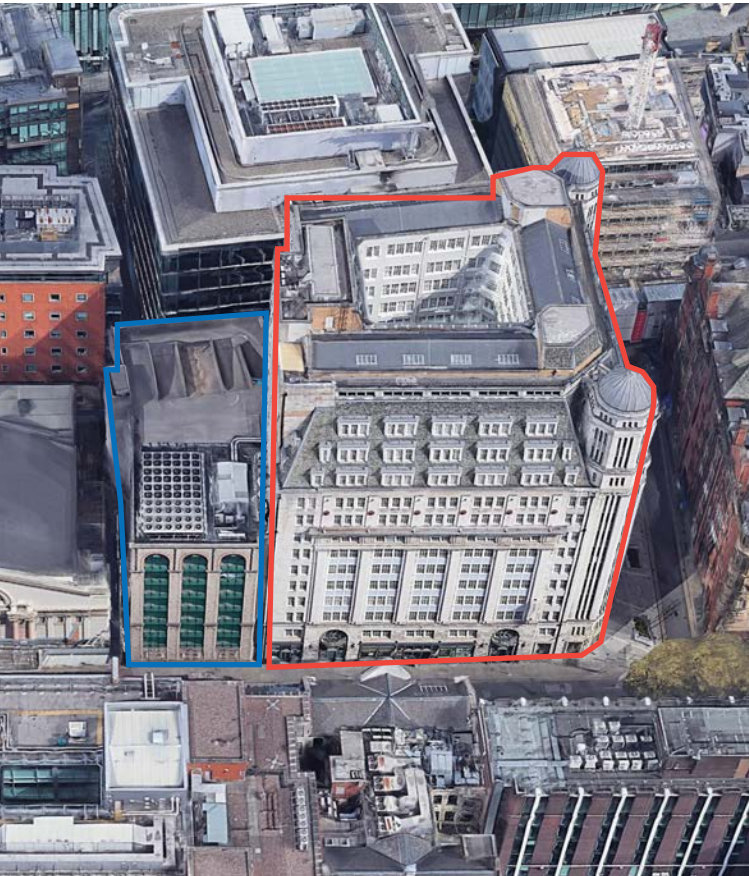
PROJECT MANAGERS
Hollis



STRUCTURAL ENGINEERS
EOC

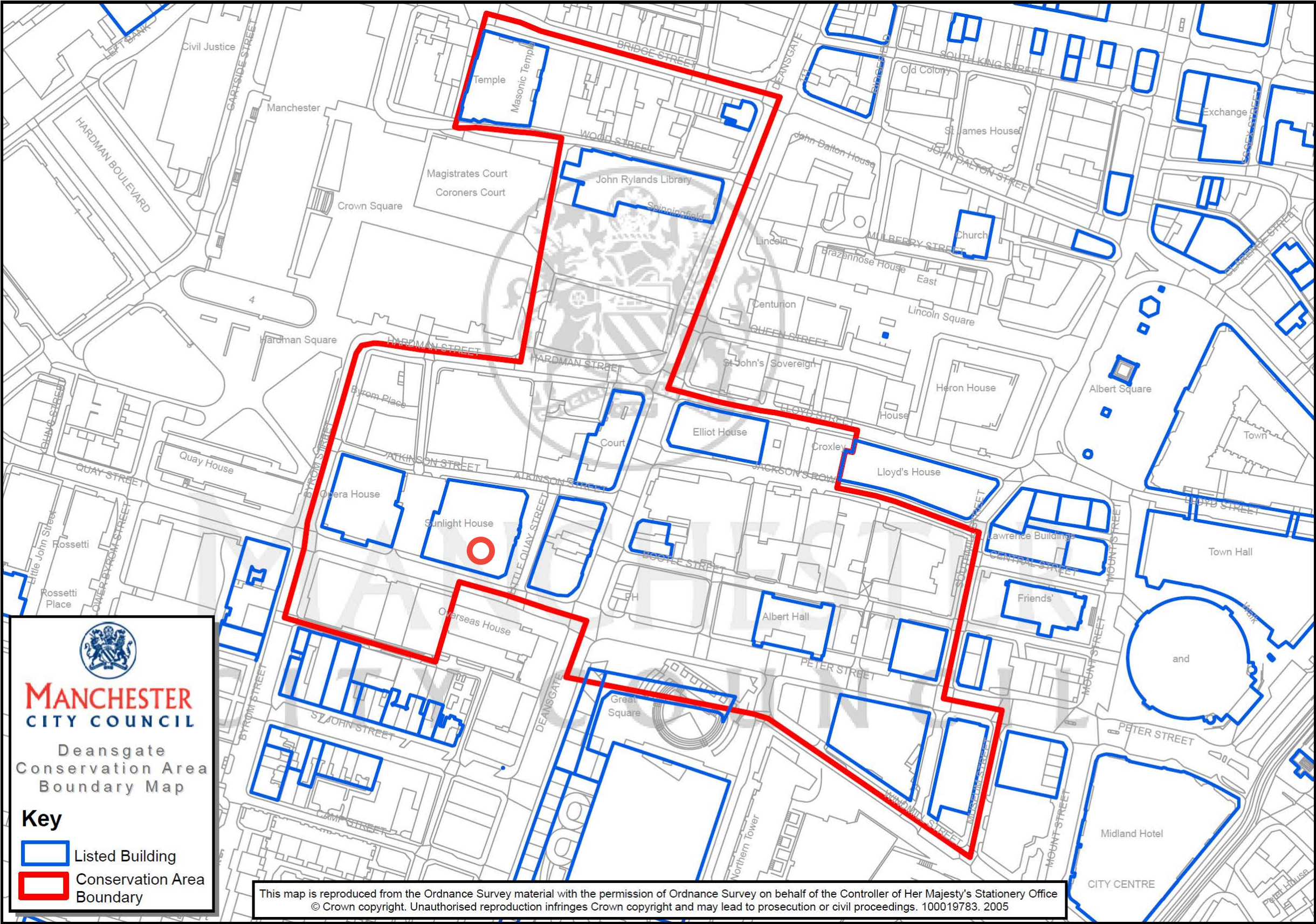
SITE OWNERSHIP

The client's ownership covers two elements of the overall site, Sunlight House highlighted red and the adjacent private car-park building highlighted blue.



LISTED BUILDINGS AND CONSERVATION AREA

Sunlight House is a Grade II listed building constructed in 1932, it was first designated as a listed building on 20th June 1988 (NHLE ref: 1270915). There are a number of other Grade II listed buildings within the vicinity of the Site: including the Opera House to the west (NHLE ref: 1247470), the Royal London House to the east (NHLE ref: 1200852) and Nos. 184 and 186 Deansgate to the north-east (NHLE ref: 1210068). The Site is also located within the Deansgate/Peter Street Conservation Area, designated on 26th June 1985.



EXISTING EXTERNAL CONDITION

The building is a 14 storey (15 including roof plant to western side) steel and concrete structure, clad in Portland stone. The building is almost square in plan, with three street frontages, and a large central light-well. Each of the three street facades are seven bays, with the two street corners expressed as three sided towers, which each rise to a four level octagonal turret, topped by a domed lantern and finial. Behind and between the turrets, the top four floors are expressed as a mansard roof with multiple setback square dormer windows, which together with the turrets create a distinctive skyline and a major feature in the city.



SITE HISTORY

Sunlight House was completed in 1932, at the height of the Great Depression, and was built by architect and developer Joseph Sunlight as the headquarters of his property business, with offices and shops to let. It was originally intended to be 40 storeys high, but this plan was scaled down due to opposition by the city council. On completion, at 14 storeys, it was the city's tallest building until the 1960s and claimed to be Northern England's first skyscraper. A 40 storey tower proposed by Sunlight in 1948 on what is now the adjacent car-park site was never built due to disagreements with the local authority about the development of the surrounding area.



CLIENT VISION STATEMENT

SUMMARY

The client team have set out a vision for a market leading refurbishment to a building that has abundant inherent character, lost behind years of sub standard refurbishments.

"We believe that the history, soul and story of iconic and heritage buildings in a city should be cherished and restored back to their former glory for everyone to experience and enjoy.

Through a considered and design-led refurbishment of the internal spaces, we'll transform the building into best-in-class office accommodation on upper floors.

The building will target tenants from the Creative Industry sector, Professional Services and Social sectors."

The Design should focus around the four capitals, the way that the client team create, measure and report value:

HUMAN - designing spaces that enable personal thriving and flourishing;

SOCIAL – building, supporting and enabling strong communities in the building and linking them with the needs of their city;

ENVIRONMENTAL – innovation in design and construction to deliver cutting edge environmental sustainability, reducing energy, water and waste; and

FINANCIAL - deliver strong and sustainable financial performance.

All of this centred around a fundamental design ethos to:

Let the building breathe. Reveal features and retain as much as possible of original quality. Celebrate the buildings feature / covering up as little as possible.



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SCOPE OF APPLICATION

ANOMALY

EXISTING INTERNAL CONDITION

The building's internal condition is characterised by a contrast between the few remaining historic feature within the building and years of refurbishments. As evident on the Planning Portal, through institutional ownership over a period of year, various floors and the reception area have been refurbished with varying degrees of success. Photos on the right show the current condition of the café space an the ground floor and the area directly underneath.

The areas that form part of this LBC application also vary in condition. The ground floor is currently presented in a shell and core state for future tenant fit-out, while the basement has been stripped following the departure of the previous occupier.



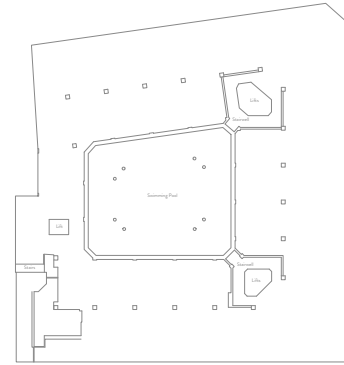
BASEMENT MEZZANINE LEVEL



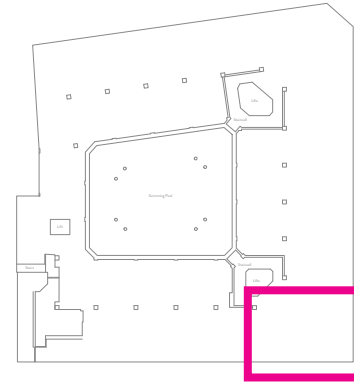
GROUND LEVEL

SCOPING PLANS - THIS APPLICATION

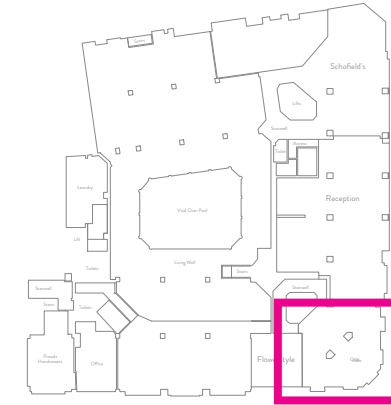
The facing plan diagram illustrates the scope of area for this planning application.



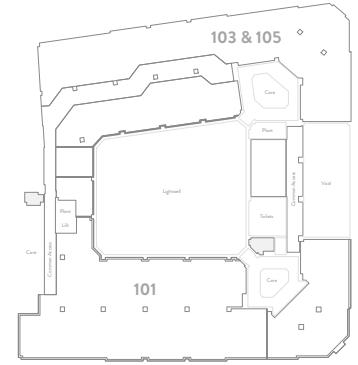
BASEMENT
MEZZANINE



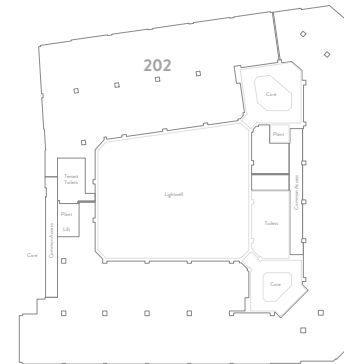
GROUND FLOOR



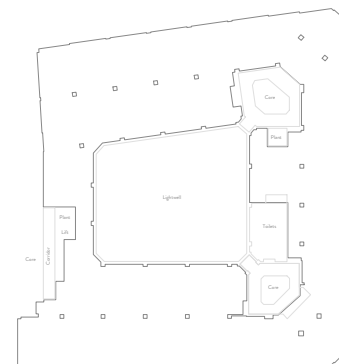
1ST FLOOR



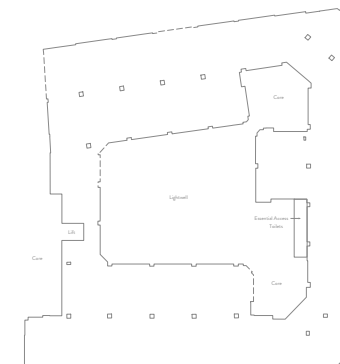
2ND FLOOR



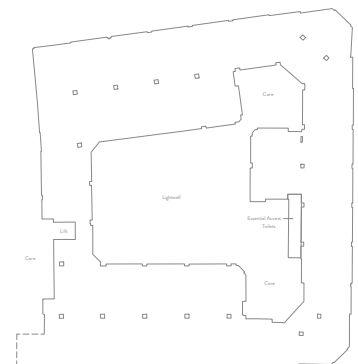
3RD FLOOR



4TH FLOOR



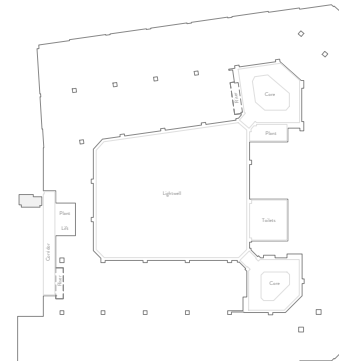
5TH FLOOR



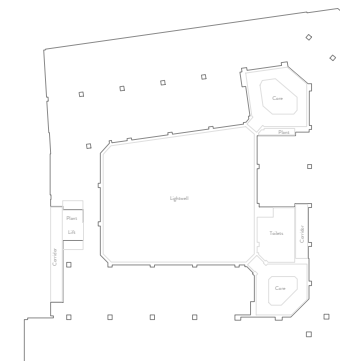
6TH FLOOR



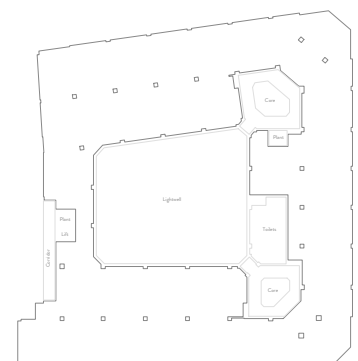
7TH FLOOR



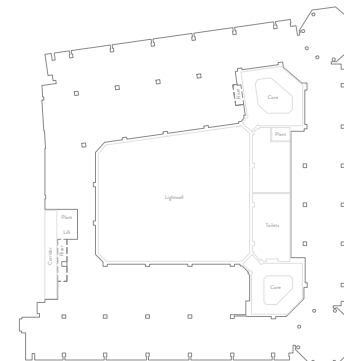
8TH FLOOR



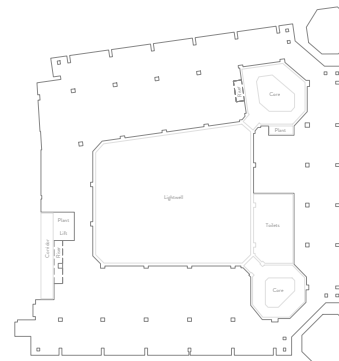
9TH FLOOR



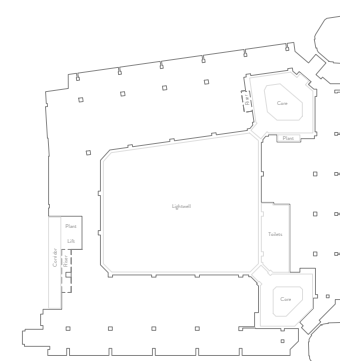
10TH FLOOR



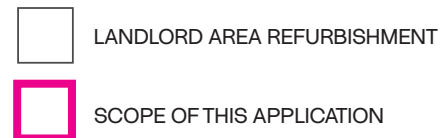
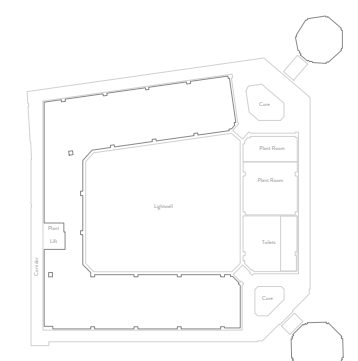
11TH FLOOR



12TH FLOOR



13TH FLOOR



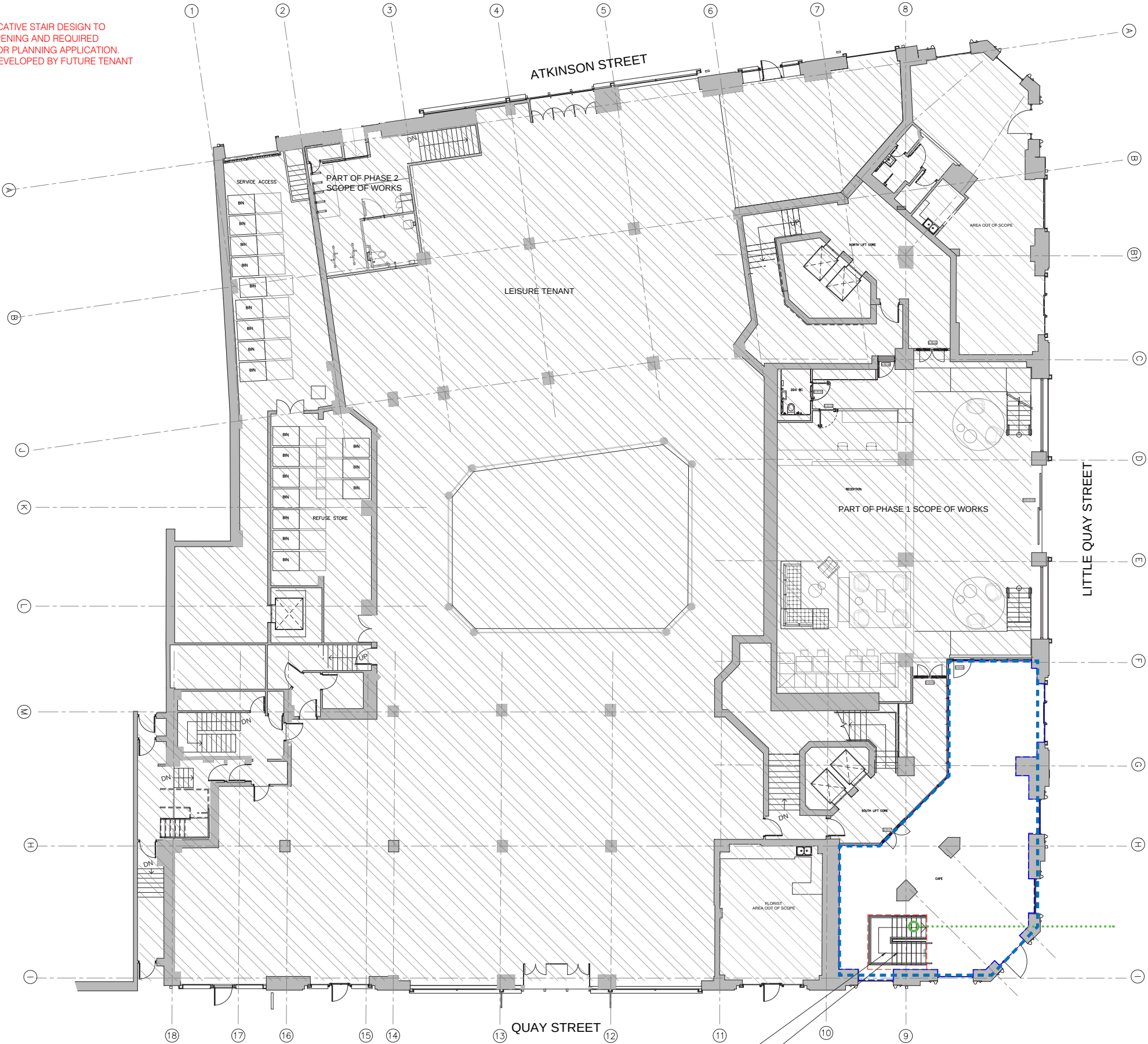
GROUND LEVEL - GA

Proposed Ground Level Plan.

The proposed works to this floor, have been captured in various planning applications and include works to the office reception, entrance to the bike store facility and leisure tenant operator occupying majority of the floor plate on this level.

GENERAL NOTE:
DRAWING SHOWS INDICATIVE STAIR DESIGN TO
SUPPORT THE SLAB OPENING AND REQUIRED
STRUCTURAL WORKS FOR PLANNING APPLICATION.
STAIR DESIGN TO BE DEVELOPED BY FUTURE TENANT

- NEW SLAB OPENING
- CAFÉ TENANCY
- OUT OF SCOPE FOR THIS APPLICATION



Slab opening for
the new staircase

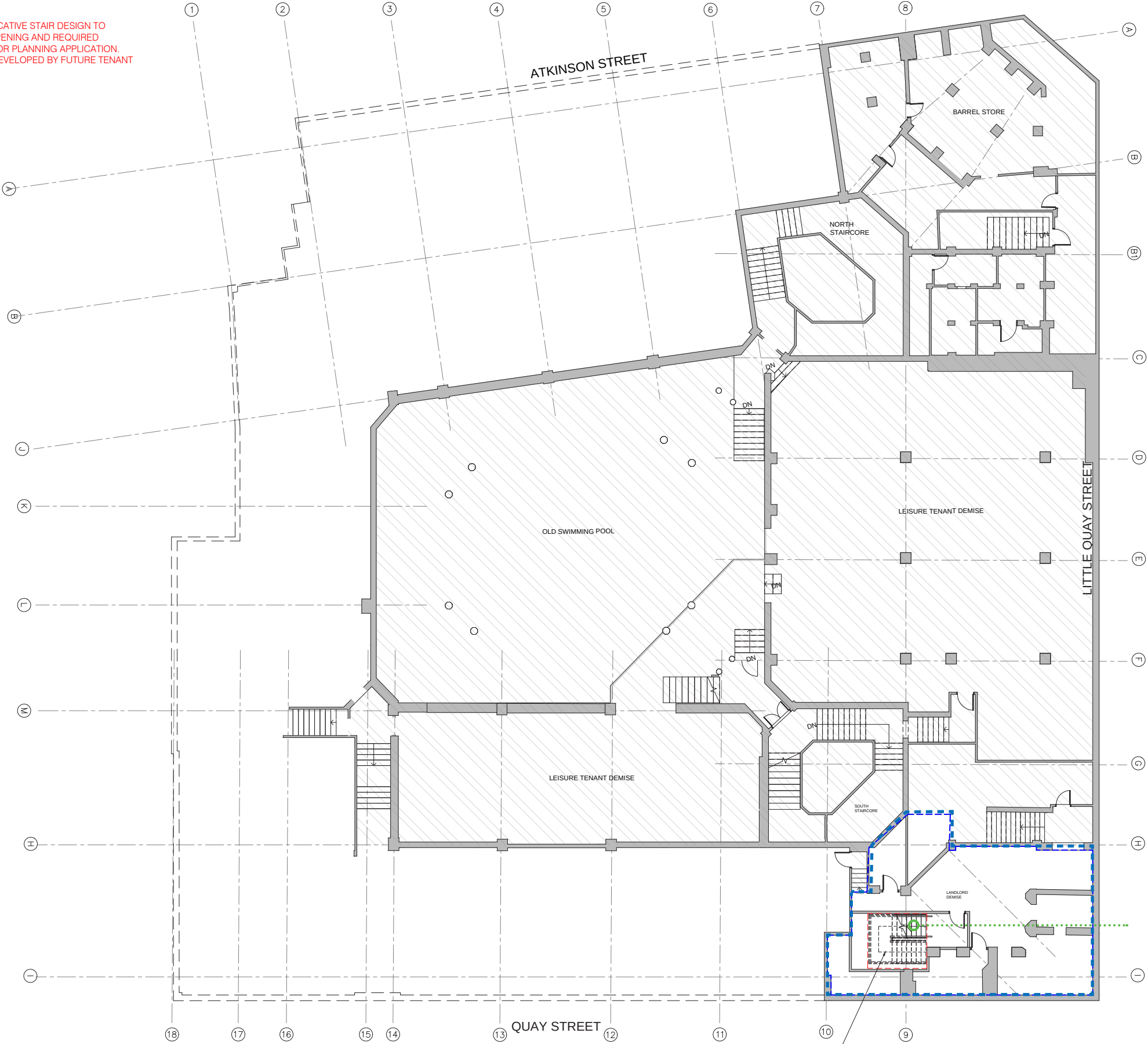
BASEMENT MEZZANINE LEVEL - GA

Proposed Basement Mezzanine Level Plan.

The proposed works to this floor, have been captured in various planning applications and include works of the leisure tenant operator occupying majority of the floor plate on this level.

GENERAL NOTE:
DRAWING SHOWS INDICATIVE STAIR DESIGN TO
SUPPORT THE SLAB OPENING AND REQUIRED
STRUCTURAL WORKS FOR PLANNING APPLICATION.
STAIR DESIGN TO BE DEVELOPED BY FUTURE TENANT

- NEW SLAB OPENING
- CAFÉ TENANCY
- OUT OF SCOPE FOR THIS APPLICATION



Slab opening for the new staircase



Approximate location of the slab opening

GROUND LEVEL



Approximate location of the slab opening

Structural beam to be removed

BASEMENT MEZZANINE LEVEL

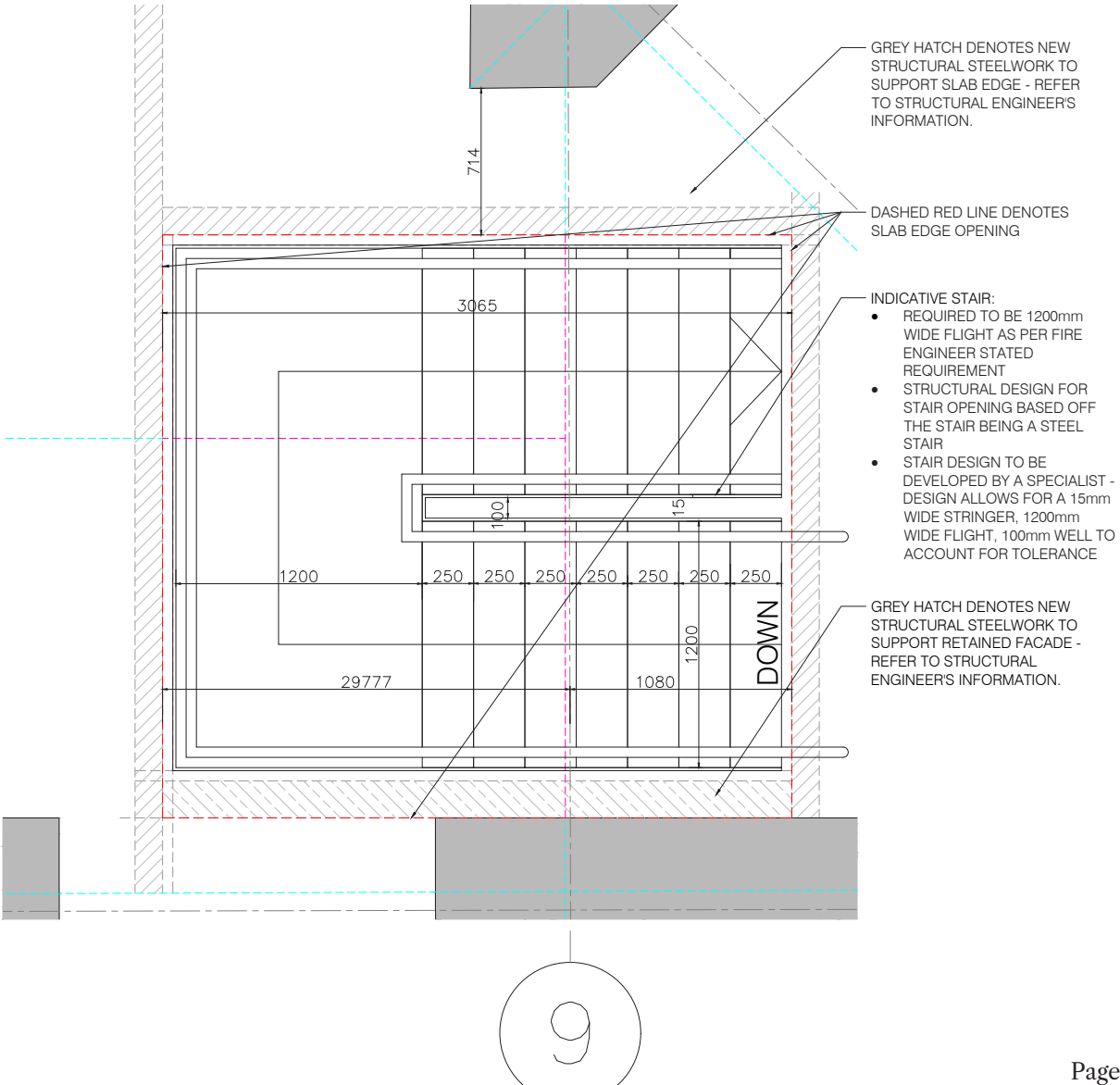
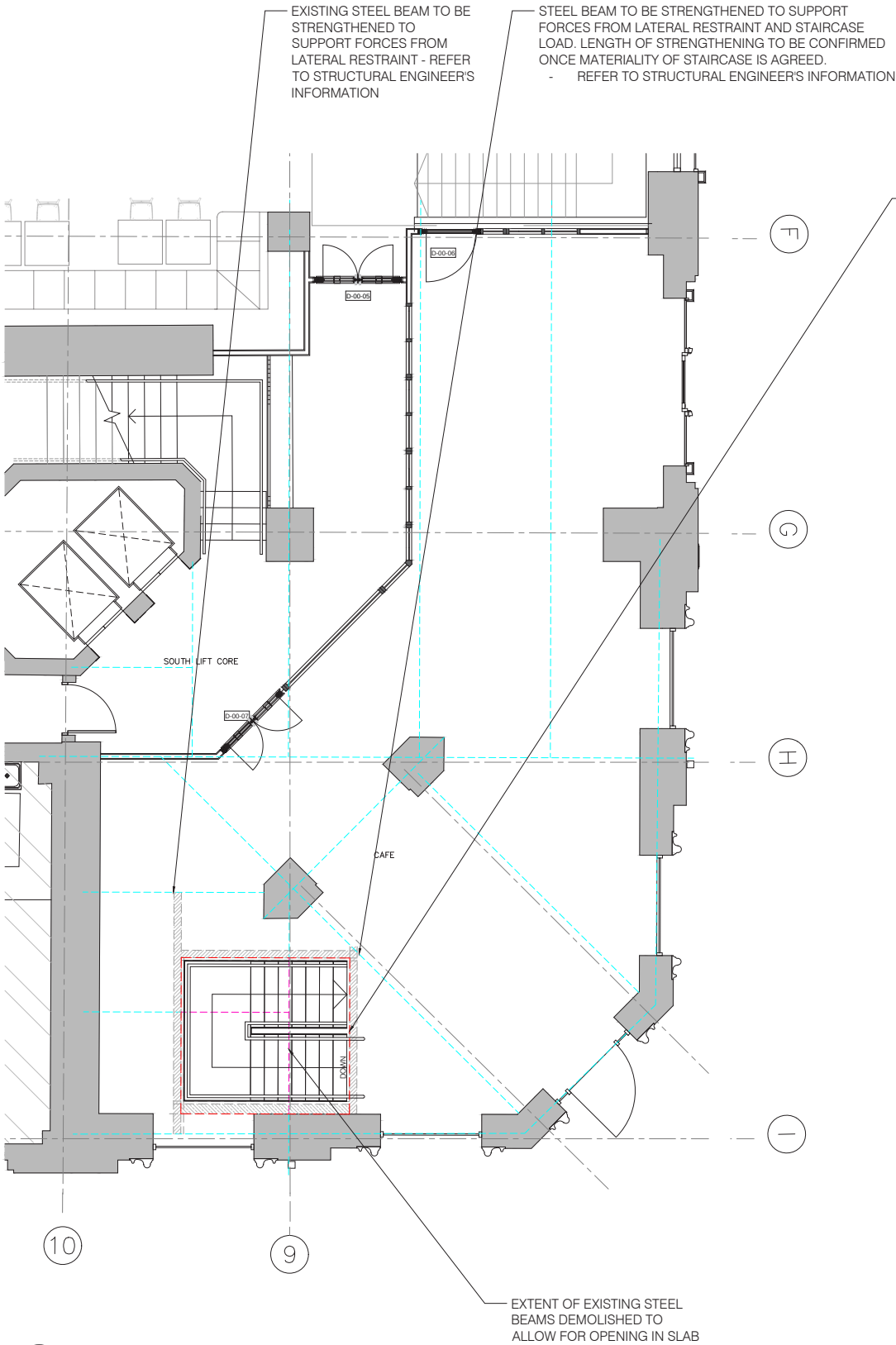
GROUND LEVEL SLAB OPENING

The proposed slab opening is intended to create a direct connection between the ground floor café space and the basement mezzanine area beneath. This intervention will significantly enhance the functionality of the tenancy by allowing both levels to operate as a single café unit.

The opening ensures that the basement is not left as an isolated or underutilised area but instead becomes an active and valuable part of the café. This approach supports the long-term viability of the tenancy by providing more adaptable floor space and improving the overall offer to future occupiers, while also contributing to the vibrancy and activation of the building at street level.

The detailed design, and installation of the staircase will be carried out by the incoming tenant as part of their fit-out works.

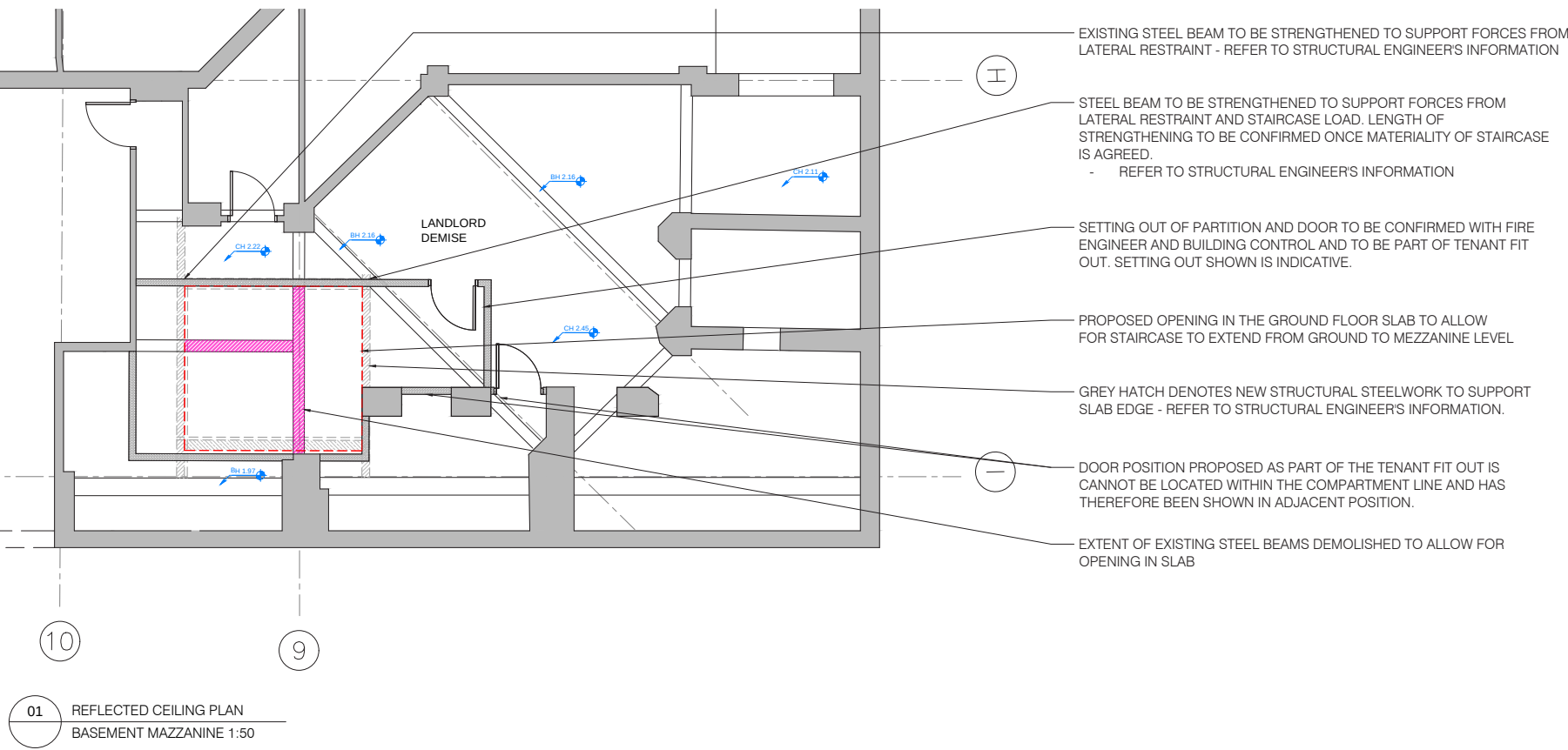
GENERAL NOTE:
DRAWING SHOWS INDICATIVE STAIR DESIGN TO
SUPPORT THE SLAB OPENING AND REQUIRED
STRUCTURAL WORKS FOR PLANNING APPLICATION.
STAIR DESIGN TO BE DEVELOPED BY FUTURE TENANT



- INDICATIVE EXISTING BEAMS
- INDICATIVE EXISTING BEAMS TO BE DEMOLISHED
- NEW SLAB OPENING
- NEW UB 203x133x30
- NEW SHS 180x180x10

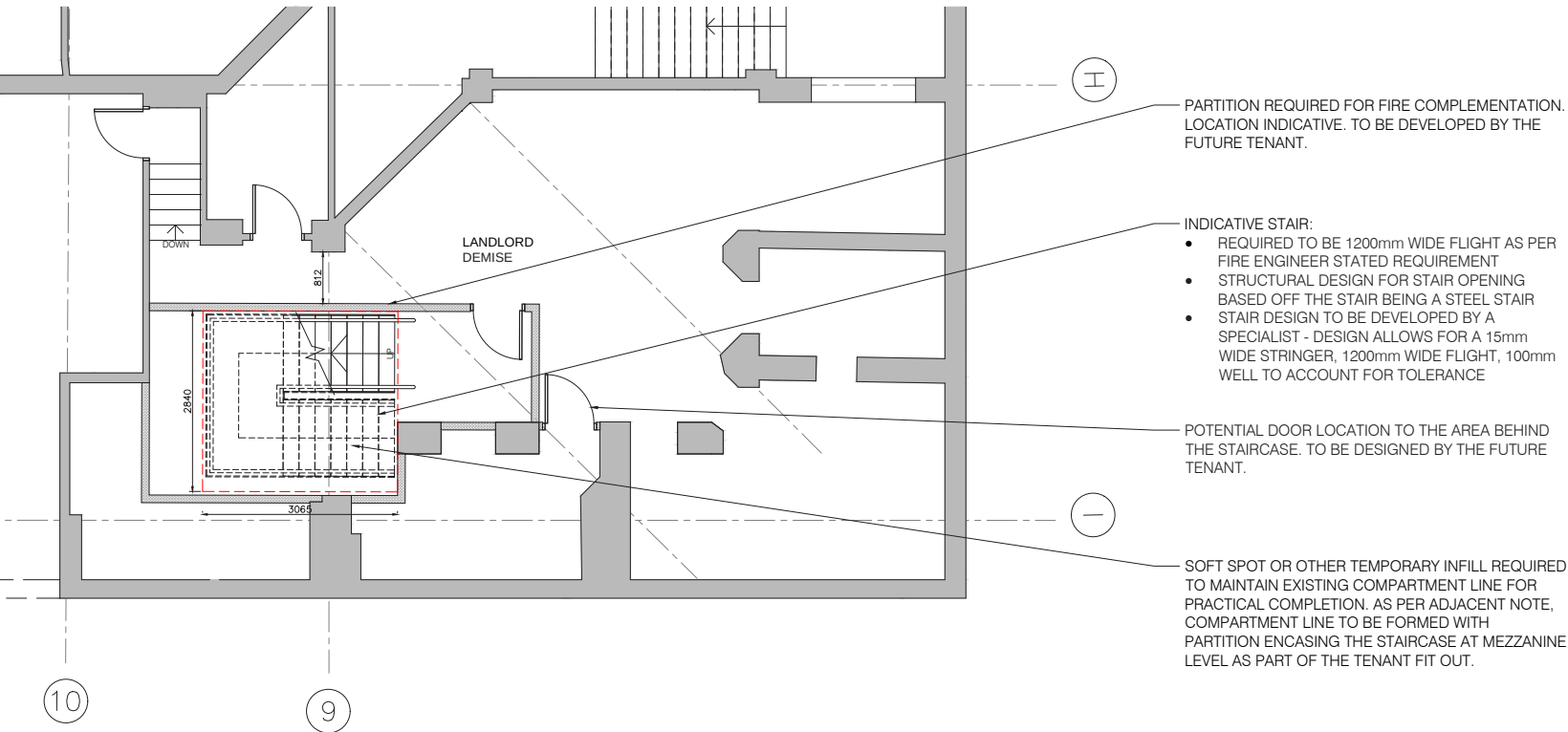
BASEMENT MEZZANINE SLAB OPENING

To form the slab opening, a section of structural beams will need to be trimmed. However, as shown in the accompanying photographs, these beams do not contain any historic cornice detail or decorative features. The works therefore avoid any loss of significant heritage fabric.

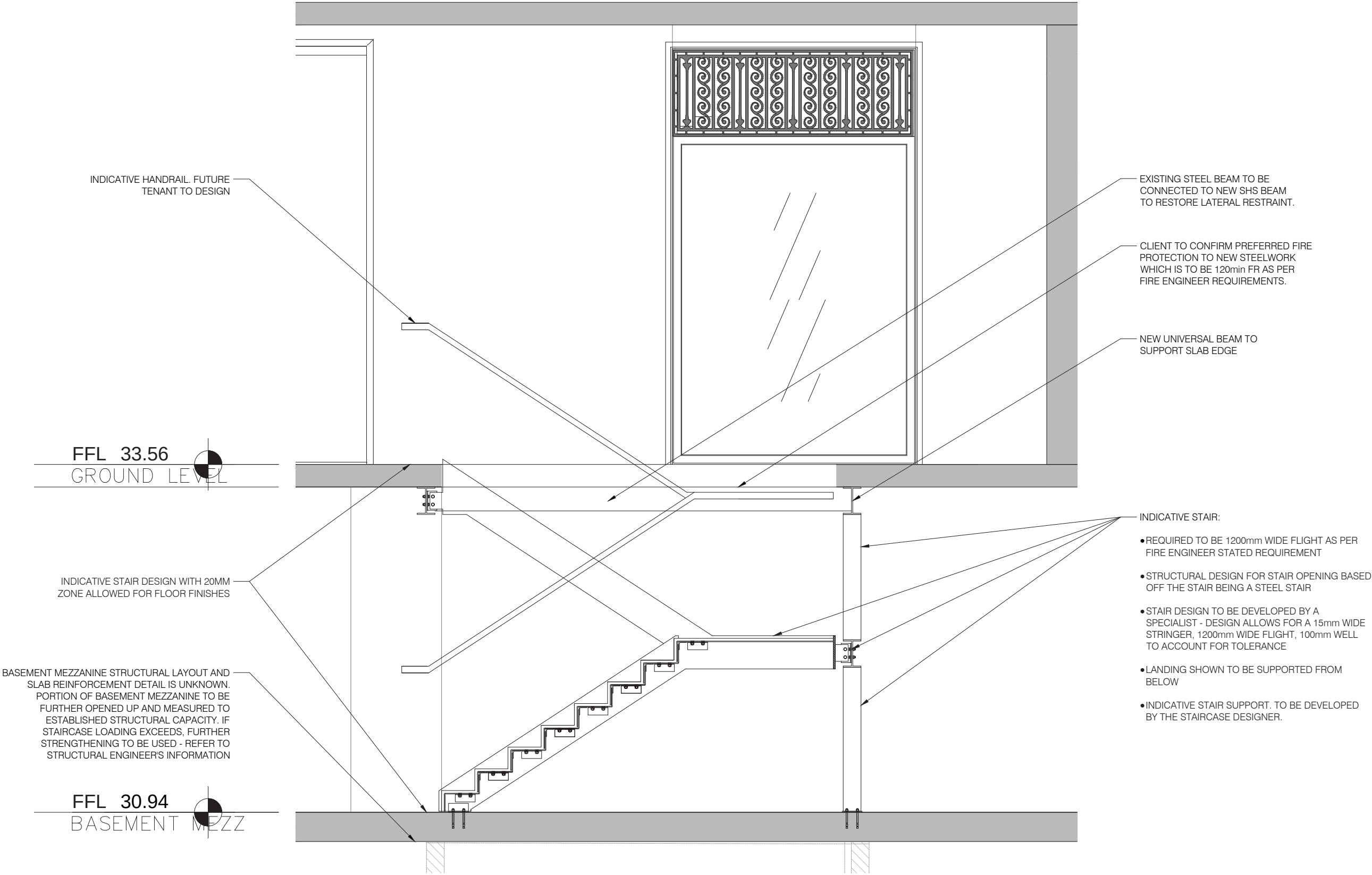


GENERAL NOTE:
DRAWING SHOWS INDICATIVE STAIR DESIGN TO SUPPORT THE SLAB OPENING AND REQUIRED STRUCTIRAL WORKS FOR PLANNING APPLICATION. STAIR DESIGN TO BE DEVELOPED BY FUTURE TENANT

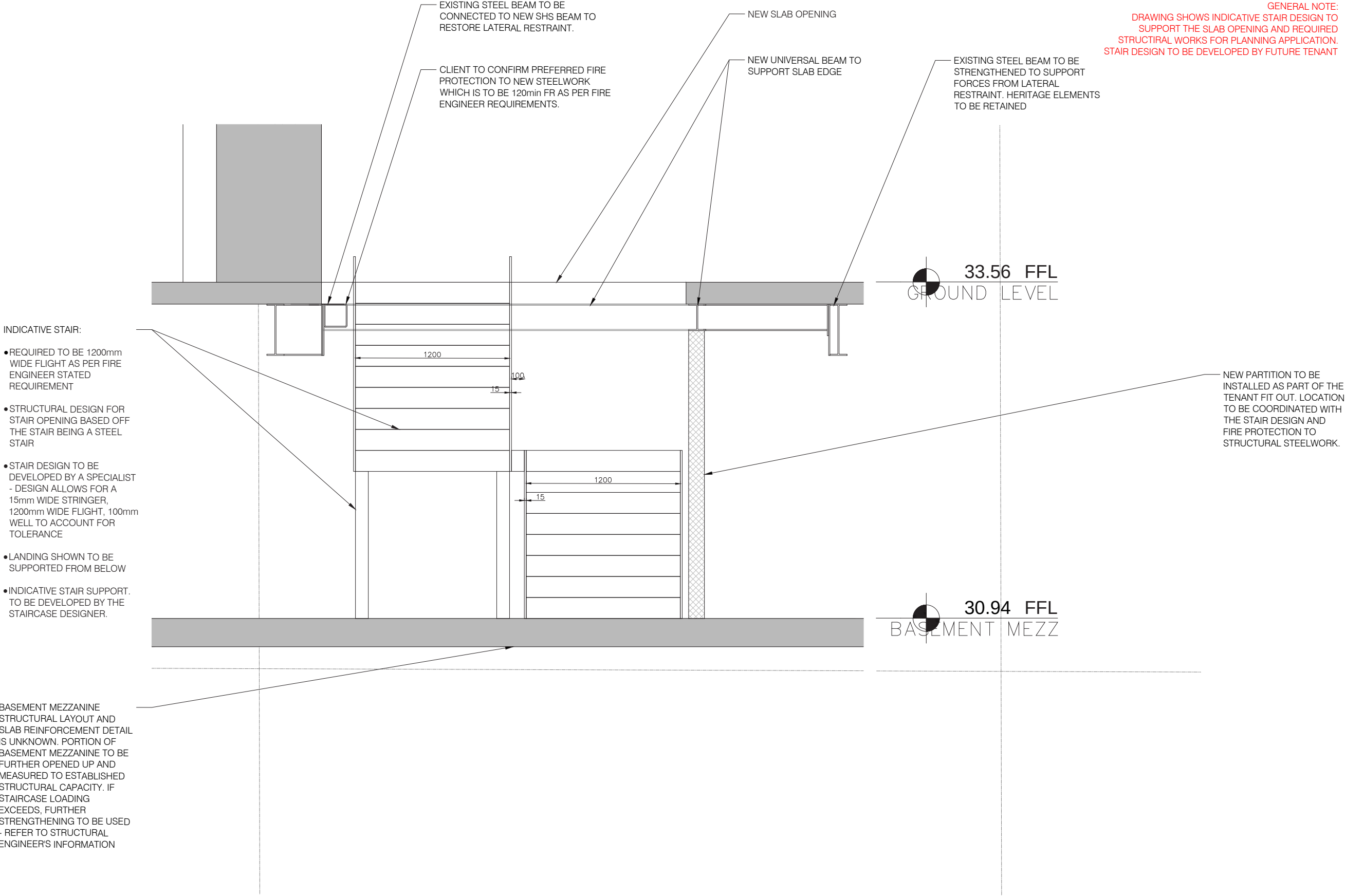
- INDICATIVE EXISTING BEAMS
- INDICATIVE EXISTING BEAMS TO BE DEMOLISHED
- NEW SLAB OPENING
- NEW UB 203x133x30
- NEW SHS 180x180x10



SLAB OPENING



SLAB OPENING



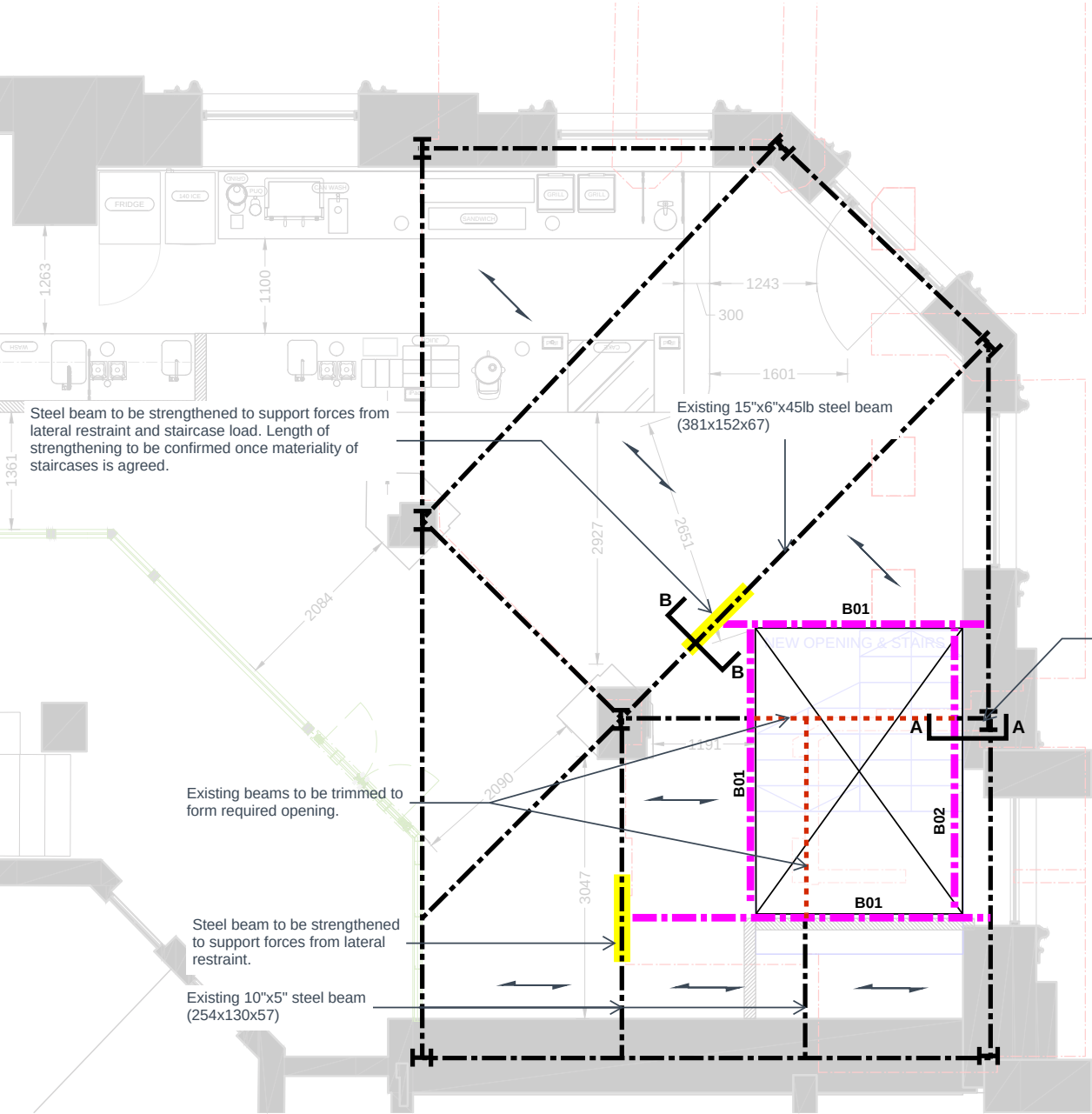
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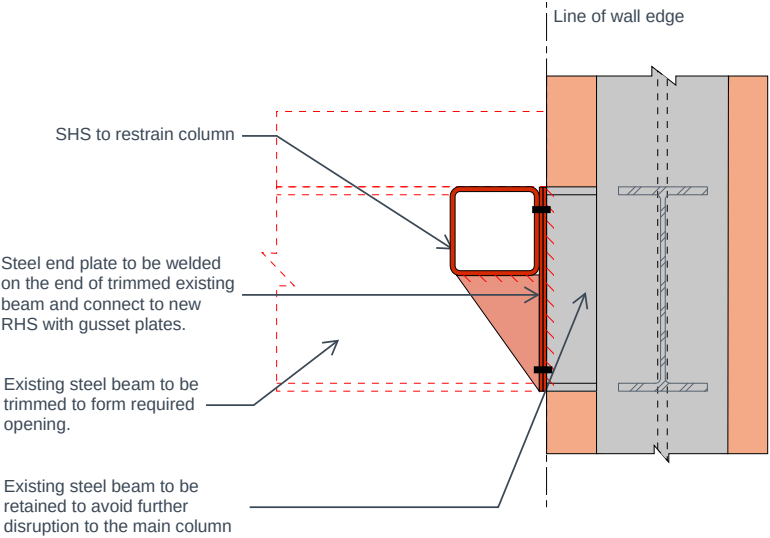
STRUCTURAL CONSULTANT OVERVIEW

ANOMALY

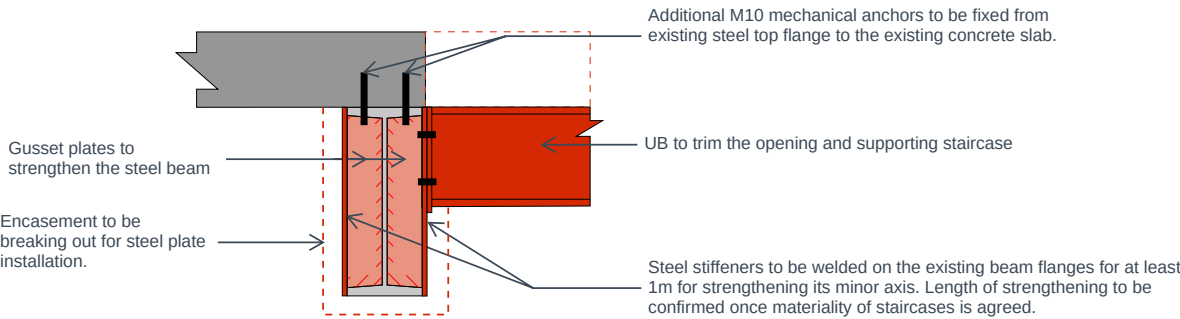
SLAB OPENING - STRUCTURAL ALTERATION



- Legend**
- B01** UB203x133x30
 - B02** SHS 180x180x10
 - 6" (152mm) existing RC slab
 - Existing steel beams
 - Existing steel beams to be trimmed



Detail A-A



Detail B-B

Ground Floor Trimming steelwork Plan

SUNLIGHT HOUSE

SUMMARY OF PROPOSALS + BENEFITS

The proposed slab opening represents a sensitive and considered intervention to link the ground floor café space with the basement mezzanine level beneath, enabling both areas to operate as a single tenancy.

This connection will bring the currently underutilised basement back into active use, supporting the long-term viability and adaptability of the tenancy while aligning with the wider vision for the building's refurbishment.

The works have been carefully designed to minimise heritage impact, with only non-decorative beams requiring alteration and no loss of historic cornice detail.

The staircase itself does not form part of this application and will be delivered as part of a future tenant fit-out.



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5-23 Old Street
London
EC1V 9HL

anomaly.london

020 3871 9400