

SUNLIGHT HOUSE
END OF JOURNEY - BULKHEADS AND CEILINGS
CONDITION 07

Date: 21/08/2025
con: 142042/LO/2025

ANOMALY

CONDITION 07 INSTALLATION OF BULKHEADS

142042/LO/2025

Prior to the installation of bulkheads, a detailed method statement for the installation and the final details including drawings (ceiling plans and sections) shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The approved details shall be carried out in accordance with the approved details.

Reason: To ensure that satisfactory interventions into the Listed Building and in the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.



GROUND LEVEL

Ground Floor - Ceiling plan

As issued in the previous information pack, entrance area on the Ground Floor to have a suspended plasterboard ceiling.

CEILING TYPES KEY

CL01 - Suspended Plasterboard ceiling.

13mm GIB standard. Square-stopped ceiling/wall junctions. Refer details. Allow for negative recess where ceiling meets external facade - detail TBC. Paint finish, colour TBC.

CL02 - Suspended Moisture Resistant Plasterboard ceiling.

13mm MR GIB standard. Square-stopped ceiling/wall junctions. Refer details. Paint finish, colour TBC.

CL03 - Insulated soffit with cement board to exterior face.

Refer to drawing 20705 for detail. Paint finish to match the new entrance walls.

A

CONDITION OF UNDERSIDE OF EXISTING FRAME TO BE CONFIRMED ON SITE TO REVIEW WHETHER REPAIR WORK IS REQUIRED.

NEW SOFFIT. HEIGHT TO MATCH EXISTING HERITAGE FRAME. DESIGN AND BUILD-UP TBC. U-VALUE TO MEET 0.18W/m2K

CONFIRM AND COORDINATE LIGHTING AND ELETTRICAL PLUMBING AND MECHANICAL LAYOUT WITH MEP

BULKHEAD TO EXTEND TO THE WINDOW. AND ALIGN TO THE EXISTING WINDOW FRAME / TRANSOM SETTING OUT TO BE CONFIRMED ON SITE.

LINE DENOTES LINE OF BULKHEAD.

VOID DETECTION ZONE TO BE CONFIRMED

FOR ALL LIGHTING, ELECTRICAL AND MECHANICAL FIXTURES REFER MEP DOCUMENTATION. ANOMALY TO REVIEW AND ADJUST LIGHTING SETOUT AS REQUIRED.

NEW PLASTERBOARD BULKHEAD. ABOVE TO LOCKERS TO U/S CEILING. REFER ELEVATIONS

CEILING HEIGHT INSIDE THE DDA SHOWER AND WC AT 2700MM FROM THE FFL

REFER TO STRUCTURAL ENGINEER REPORT AND DRAWINGS FOR UPGRADES TO EXISTING STRUCTURAL ELEMENTS

ENSURE CEILING AND UNDERSIDE OF SLAB MEET FIRE REQUIREMENTS

CL01

CL02

CL03

20701

20616

20615

2

3

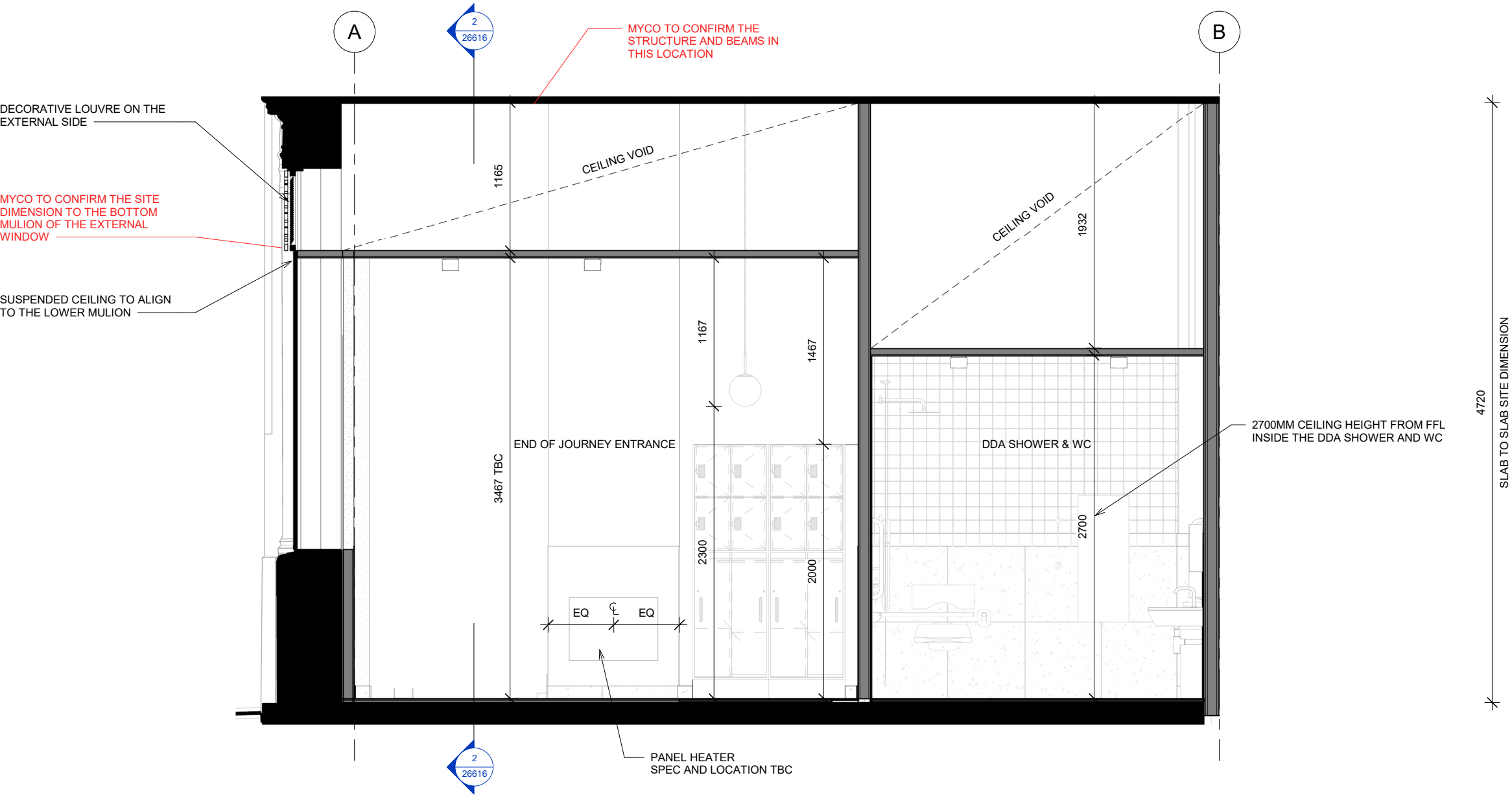
A

B

Page 4

Ground Floor - Ceiling section

Ceiling height increased in the design development to 3450mm in the Entrance Area.



BASEMENT

Basement Level - Ceiling plan

Current design proposal incorporates additional boxing outs and bulkheads in the studio and changing room area to conceal exposed cable trays and ductwork.

Bulkheads are strategically places around the perimeter of the space to avoid existing beams and potential impact on the heritage cornice detailing.

It will enhance the aesthetic appeal and overall cleanliness of the space, creating a more refined and visually cohesive space.

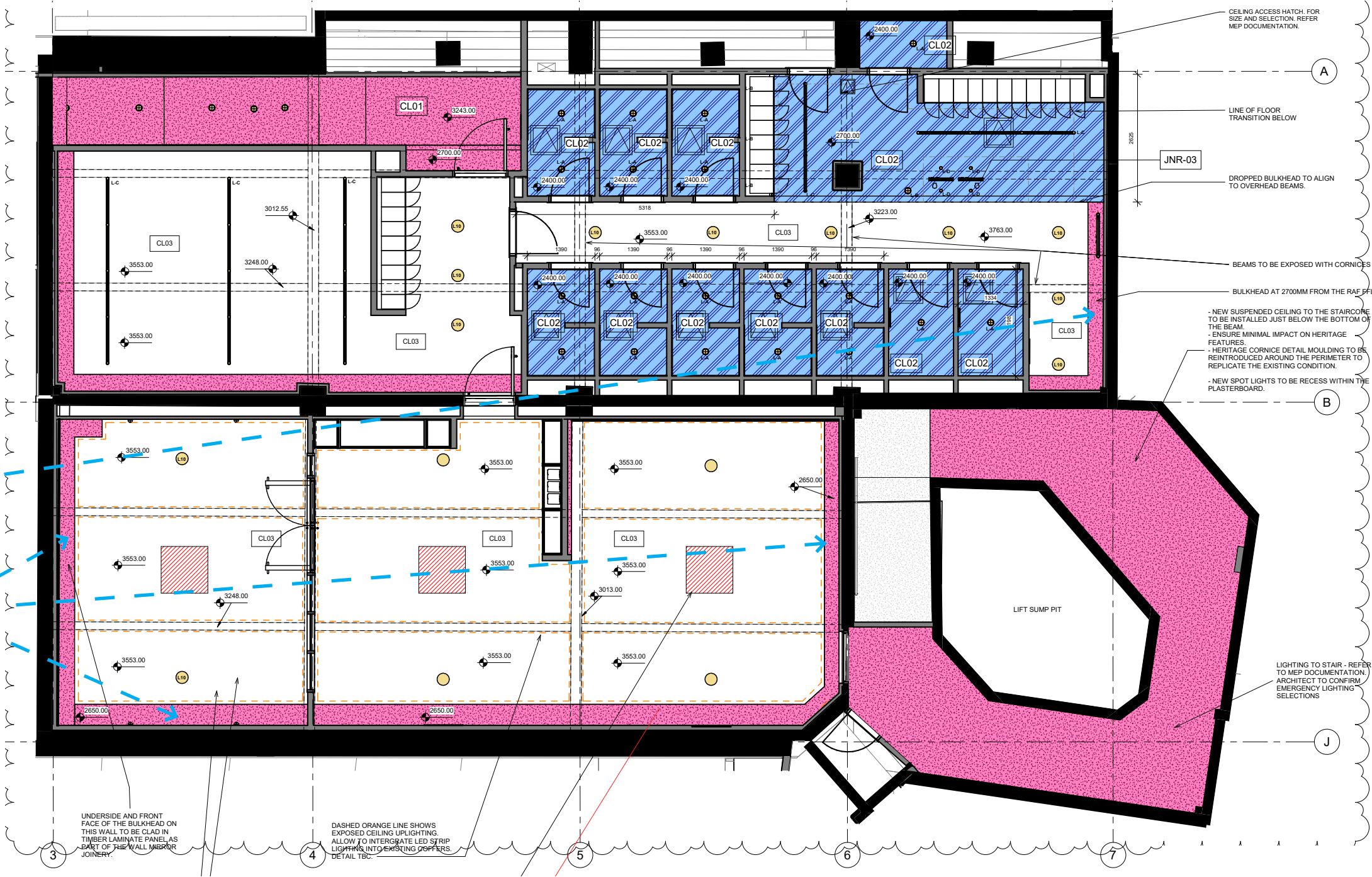
Majority of the studio and cycle store area remains as exposed double height coffer.

NEW BULKHEADS IN THE CHANGING ROOM

NEW BULKHEADS AROUND THE PERIMETER OF THE STUDIO AREA

CEILING TYPES KEY

- CL01 - Suspended Plasterboard ceiling.**
13mm GIB standard. Square-stopped ceiling/wall junctions. Refer details. Allow for negative recess where ceiling meets external facade - detail TBC. Paint finish, colour TBC.
- CL02 - Suspended Moisture Resistant Plasterboard ceiling.**
13mm MR GIB standard. Square-stopped ceiling/wall junctions. Refer details. Paint finish, colour TBC.
- CL03 - Insulated soffit with cement board to exterior face.**
Refer to drawing 20705 for detail. Paint finish to match the new entrance walls.



Basement Level - Site photos

Photographs on this page show installed services to be concealed within the proposed bulkhead.

Existing studio space (photo 1 and 2) has no decorative cornice detail around the beam present.



1. STUDIO AREA



2. STUDIO AREA



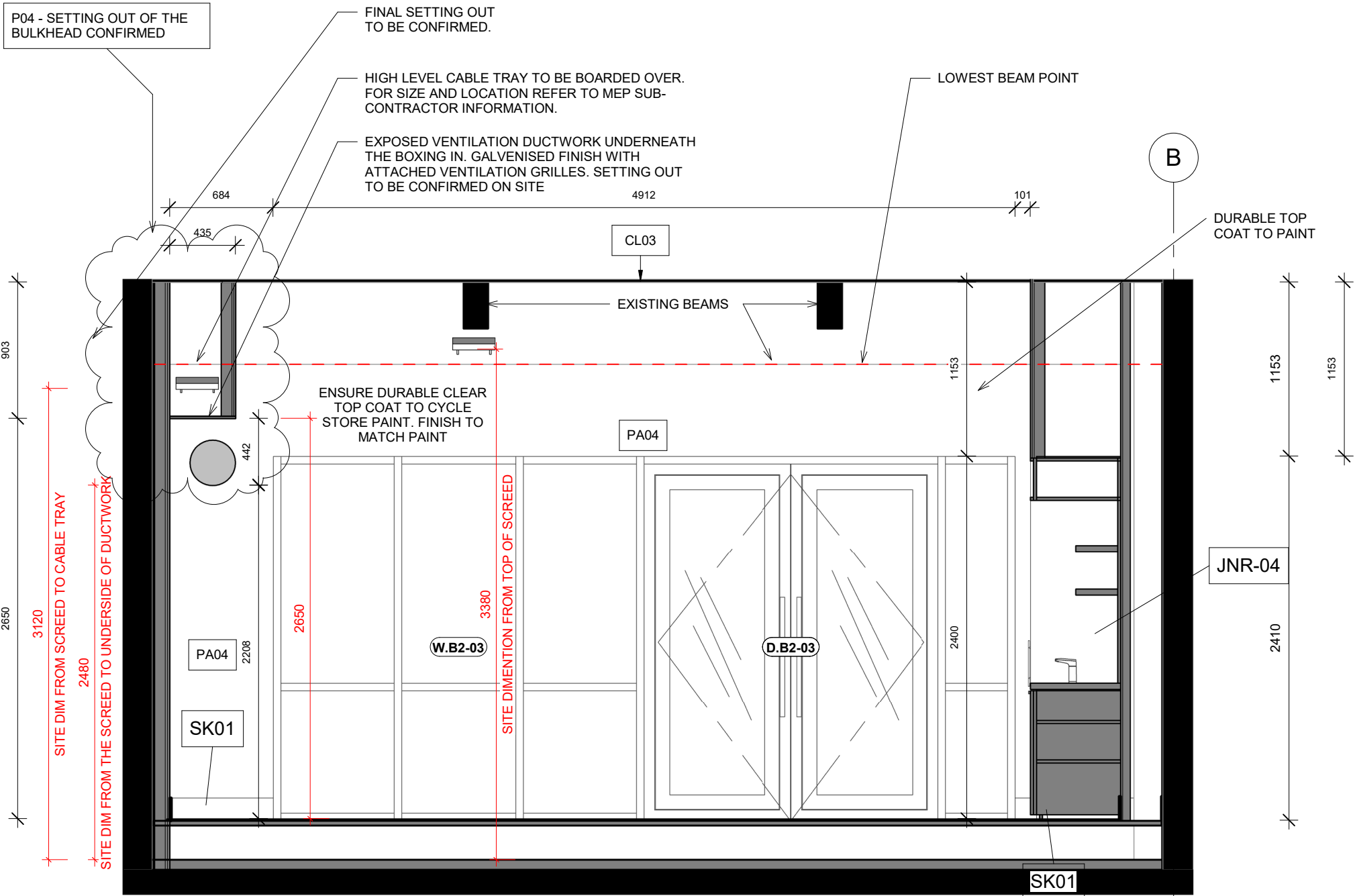
3. CHANGING ROOM



4. CYCLE STORE AREA

Basement Level - Bulkhead section

As shown on the section drawing the lowest point of the bulkhead will be dictated by the cable tray located under the lowest point of the short beams.



Basement Level Staircore - Site photos

Photographs on this page show installed services to be boxed in.

An option to move are raise the existing services has been explored but it's no feasible.

Armoured live cables have no flex to be moved and feed the upper floors of the building.

This area was previously covered by suspended ceiling and wall lining covering the cables and heritage wall tiles. As part of the proposal the wall tiles will be refurbished and exposed and new suspended ceiling will have a moulding of the cornice around the perimeter to match existing.

NEW SUSPENDED CEILING TO BE IN LINE WITH THE TOP OF THE HERITAGE TILES



STAIRCORE

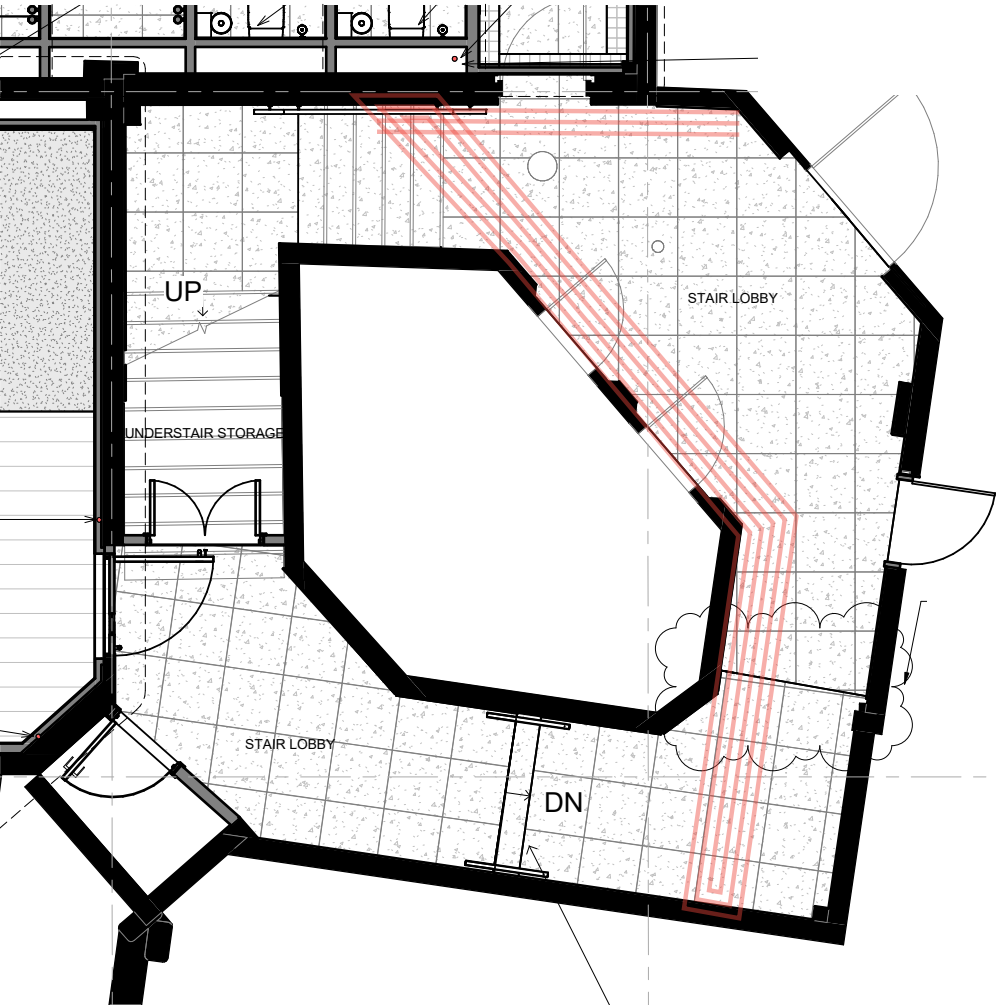


STAIRCORE



STAIRCORE

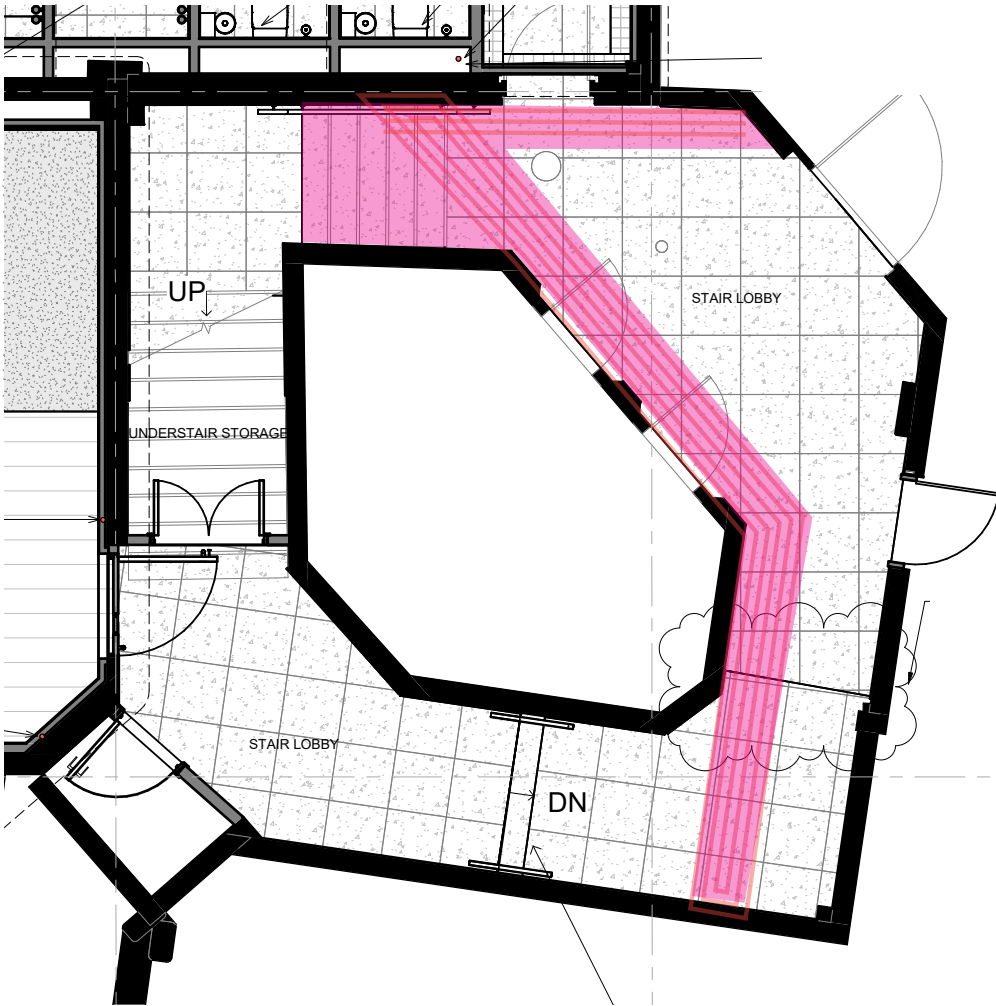
Basement Level Staircore - Explored options



1. ALL CABLES EXPOSED

An option to move are raise the existing services has been explored but it's no feasible. Armored live cables have no flex to be moved and feed the upper floors of the building.

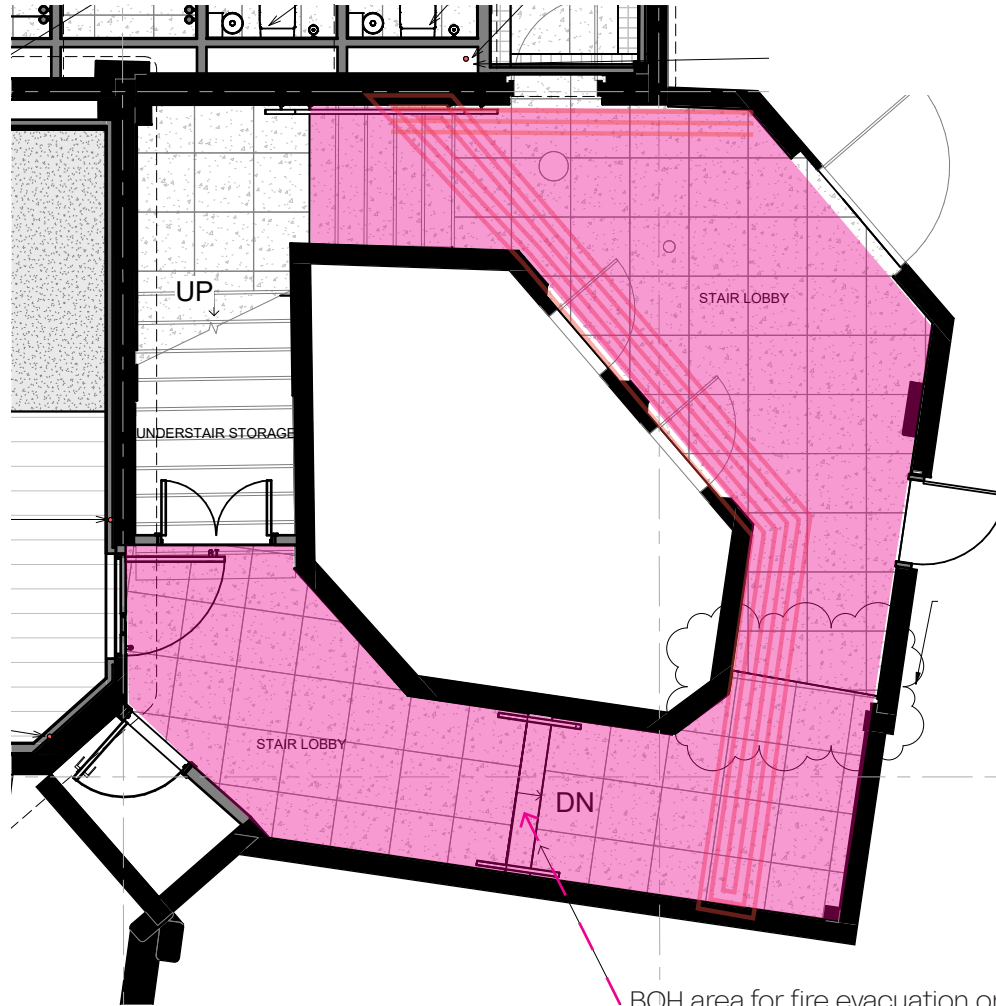
Exposed cables will run across the staircore will detract from the overall aesthetic and look unappealing in the space.



2. LOCAL BULKHEAD

While a localized bulkhead would conceal the cables, it would introduce various changes in ceiling height, which will look inconsistent with the double height lobby and angled underside of the stair. Bulkhead will not align to the existing coffers or beams.

There will still be a problem of exposed conduit to new proposed lighting.



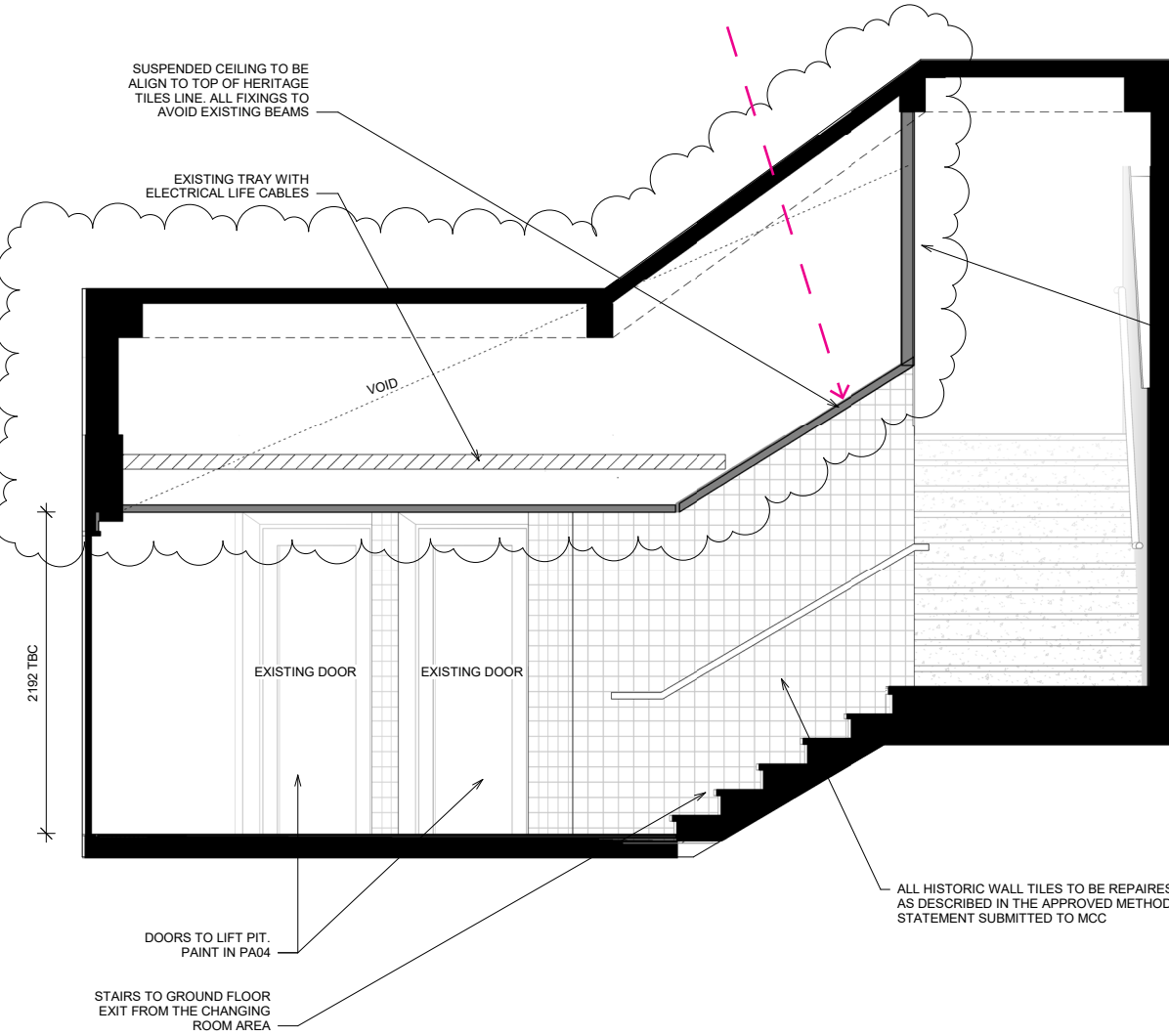
3.SUSPENDEED CEILING - PREFERRED

Preferred option for a uniform look of the lift lobby is a suspended ceiling aligning to the top of the heritage tiles. It will conceal the armored cables and any wiring to the spotlights in the lift lobby.

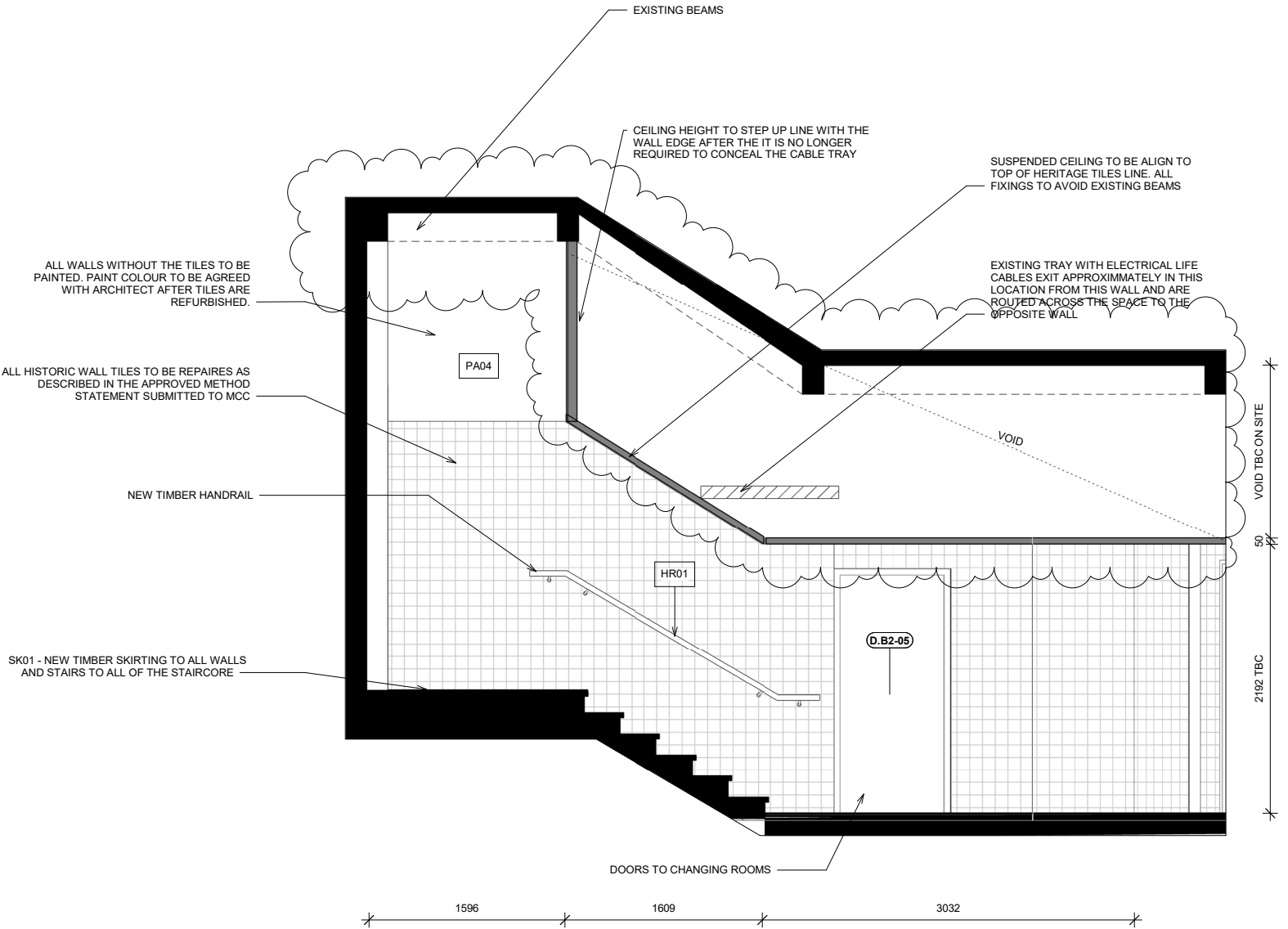
Section drawings on the following page detail the proposal.

Basement Level Staircore - Suspended ceiling

NEW SUSPENDED CEILING TO BE IN LINE WITH THE TOP OF THE HERITAGE TILES

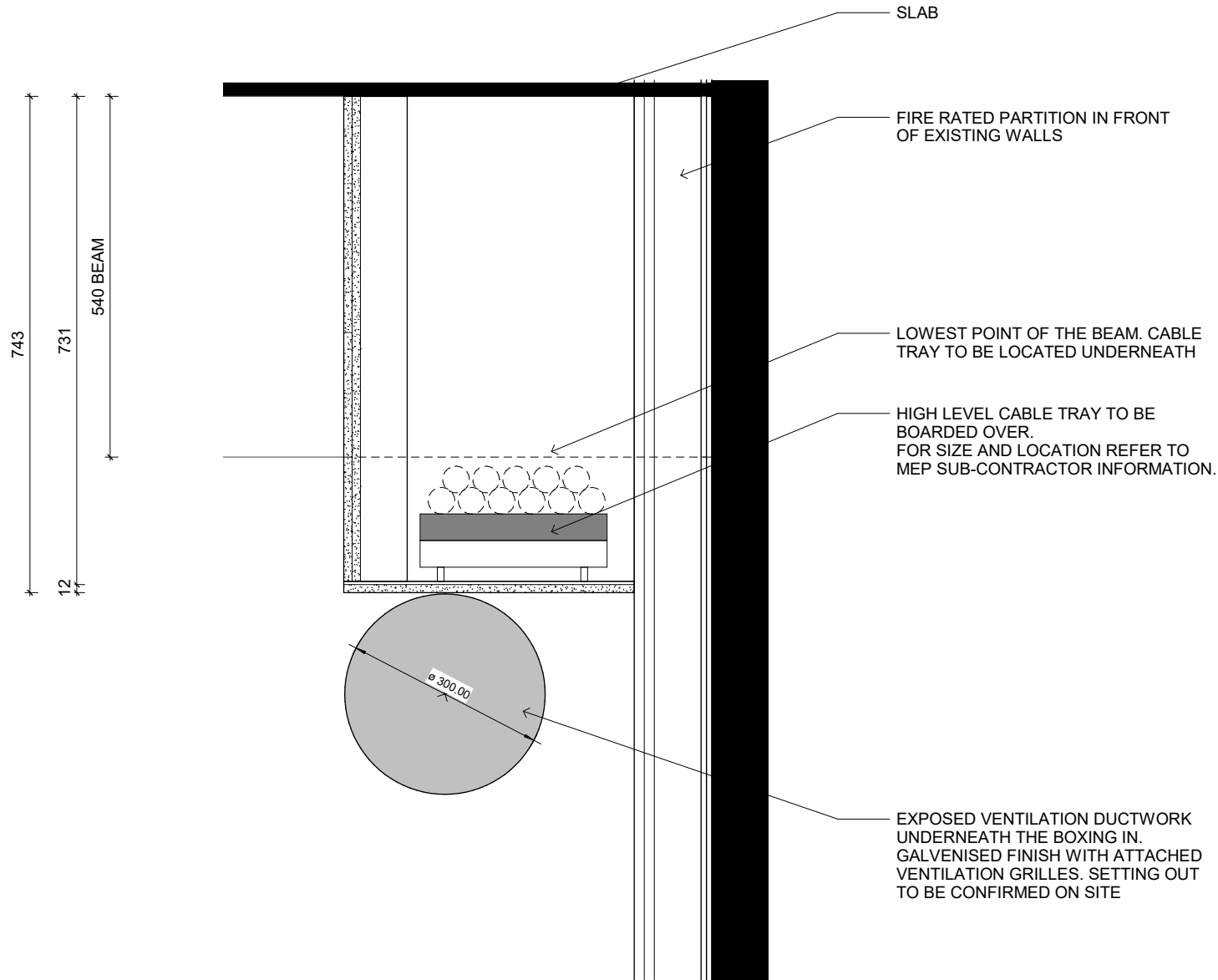


1 STAIR CORE - ELEVATION C
1 : 25

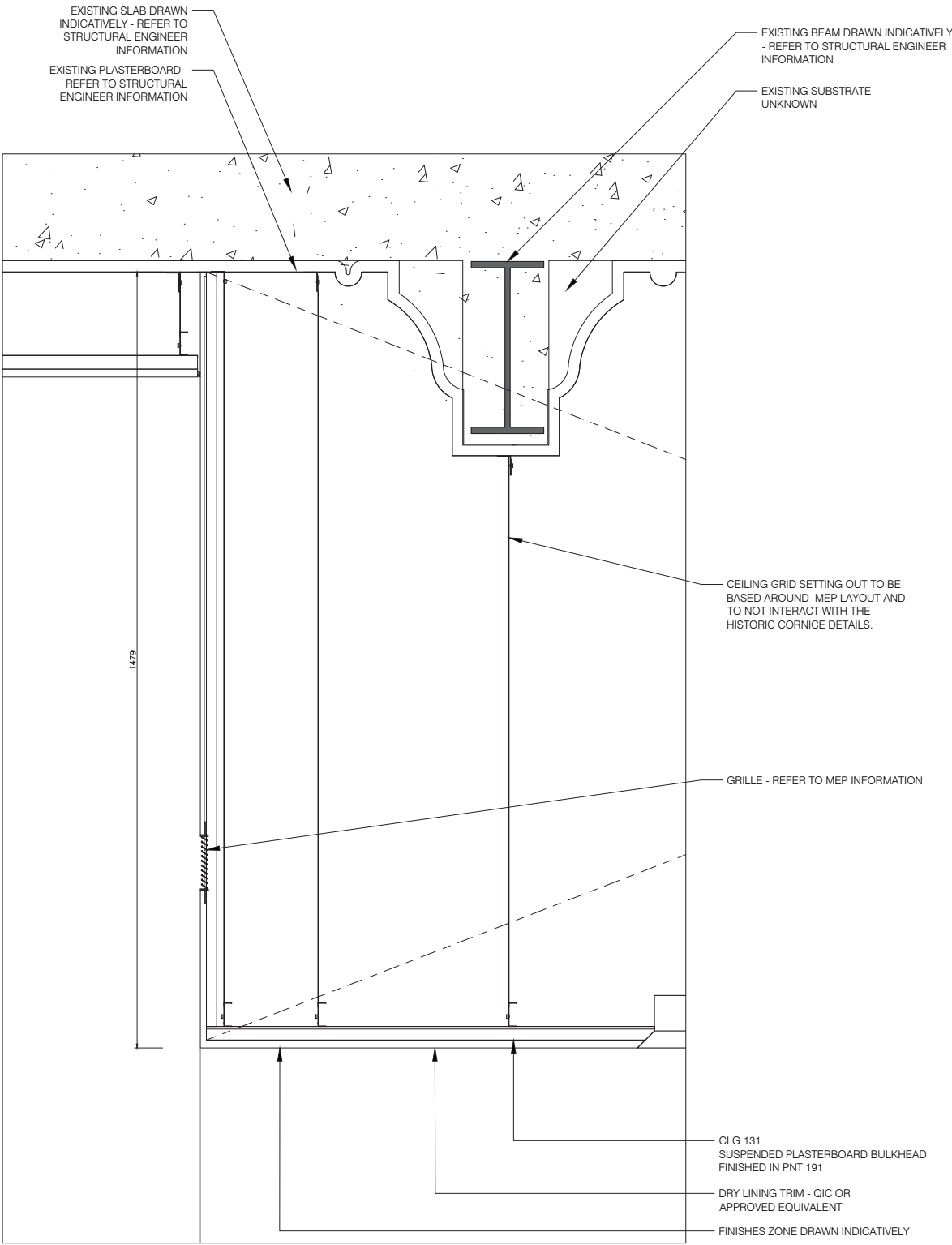


2 STAIR CORE - ELEVATION D
1 : 25

Details



BULKHEAD DETAIL
IN THE STUDIO AND CYCLE STORE



SUSPENDED CEILING DETAIL
IN THE CHANGING ROOM AREA



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