

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

LISTED BUILDING CONSENT
FOR INTERIOR REFURBISHMENT OF

THE SUNLIGHT HOUSE
LITTLE QUAY ST
MANCHESTER
M3 3HP

Document Revision

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1.0 Introduction

1.1 Purpose and Format

This Design and Access Statement has been prepared on behalf of Pins Social Club in support of the application for Listed Building Consent at:

Sunlight House, Little Quay St, Manchester.

The statement assesses and evaluates the site and its context, to record the local character and circumstances. It provides a description of the proposals and explains the principals and concepts that have informed the design development. The statement addresses that inclusive design has been adopted by the proposed scheme.

The proposed works are separate to the larger refurbishment scheme at the proposed site. This statement is for the Pins Social Club that occupies the basement, mezzanine and ground floor of the building.

Please refer to the Heritage Report for planning history.

2.0 Context Assessment

2.1 Location and Context

Manchester is a city and metropolitan borough in Greater Manchester, England. Greater Manchester is the second-most populous urban area in the United Kingdom with a population of 2.8 million. Manchester is fringed by the Cheshire Plain to the south, the Pennines to the north and east and an arc of towns with which it forms a continuous conurbation. The local authority is Manchester City Council.

The recorded history of Manchester began with the civilian settlement associated with the Roman fort of Mamucium or Mancunium, which was established in about AD 79 on a sandstone bluff near the confluence of the rivers Medlock and Irwell. It was historically a part of Lancashire, although areas of Cheshire south of the River Mersey were incorporated in the 20th century. Throughout the Middle Ages Manchester remained a manorial township but began to expand “at an astonishing rate” around the turn of the 19th century. Manchester’s unplanned urbanisation was brought on by a boom in textile manufacture during the Industrial Revolution and resulted in it becoming the world’s first industrialised city.

Manchester achieved city status in 1853. The Manchester Ship Canal opened in 1894, creating the Port of Manchester and linking the city to the sea, 36 miles (58 km) to the west. Its fortunes declined after the Second World War, owing to deindustrialisation, but the IRA bombing in 1996 led to extensive investment and regeneration.

The site is situated in the Spinningfields district which, two centuries ago was a working district with high levels of poverty and slum conditions, as documented by Friedrich Engels. The area bound by Quay St, Deansgate, and Bridge Street is now an urban regeneration project home to over 170 commercial businesses, shopping and leisure after significant investment in the area during the turn of the 21st century.



Figure 2- Sunlight House (Manchester Libraries, Information and Archives)

2.2 Building History

The Sunlight House sits on Quay Street in the commercial and retail district of Spinningfields, Manchester. The building was developed by Joseph Sunlight in 1932 and is one of several buildings in Manchester City that are typical of the international modernist style with its Portland stone facade.

When constructed in the height of the depression the Sunlight House was the city's tallest building and is considered Manchester's first skyscraper. Developed by Joseph Sunlight as a speculative commercial development, the building marks a shift in the city's identity from an industrial powerhouse to a commercial hub.

The Sunlight House has continued its strong history as a commercial hub throughout the regeneration of the Spinningfields district over the past two decades.

It is proposed that the Pins Social Club occupies the ground and lower floors. These levels contain an original pool bathed in light by a decorative glass ceiling, allowing the basement level to receive natural light despite its level. The previous occupier of the site was a gym and wellness business who operated the pool.

The site sits within the City of Manchester Conservation Area (Deansgate). Please refer to the Heritage Report that forms part of this application for a more comprehensive building history.



Figure 1- View of offices from internal void (Harrison Ince)

2.3 Guiding Policy

The following policy documents have been used to guide the design:

- National Planning Policy Framework (NPPF)
- Manchester Core Strategy 2012-27
- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance

The proposal recognises the aims of the Manchester Core Strategy in integrating environmental, economic and social activities within the development of the City Centre. The proposal supports Spatial Objective 4 Centres as a hospitality and leisure facility by providing additional amenity facilities to the commercial district of Spinningfields. The scheme is inline with the goals of sustainable economic activity of the area and adds to the areas locally distinctive character.

2.4 Responsibility

The property is a Grade II Listed asset and therefore there is an obligation on the owners for the upkeep of the building. The intention of the works is to ensure the future of the building and its attractiveness, as outlined in the National Planning Policy Framework Section 16: Conserving and enhancing the historic environment. A key principle in heritage conservation is the preservation through occupation. The proposal aims to reinvigorate the ground and lower levels of the building under one tenant and provide an active and engaging street front.

Careful consideration will be made to ensure the historic elements of the building are maintained including the original swimming pool located on the basement level.

Please refer to the Heritage Statement that forms part of the application for greater detail.



Figure 2- Internal image of historic pool (Harrison Ince)

2.5 Use

The Pins Social Club at Sunlight House follows the successful flagship Pins Social Club located in Liverpool. The Pins Social Club is an entertainment and leisure complex including bowling lanes, bars, and live entertainment.

The Pins Social Club will occupy the basement, mezzanine and ground levels of Sunlight house which previously housed a gym and original swimming pool as well as back of house facilities for the above commercial offices. The proposed development is a change of use to hospitality from the current retail offerings; however, it is worth noting that hospitality venues have occupied the ground and basement levels historically. The use is also in keeping with the character of the Spinningfields area.

The commercial offices will retain their current use as part of the larger refurbishment of the Sunlight House.



Figure 3- Pins Liverpool (Client Image)

3.0 Design

3.1 Amount

The application relates to the existing elements of the building and does not increase any floor space or create any additional area.

3.2 Layout

The internal spatial planning of the building is largely informed by the historic fabric which will be retained with minimal new interventions to provide amenity facilities. An important design intention was reintroducing the scale of the space which was lost in the divided spatial planning when used as a gym. The proposal has focused on reinstating the presence of the ornate glass dome for all the levels. The demarcation of space is made through interior finishes and the layout of the bars and furniture, rather than through the introduction of walls to allow for the sense of scale and openness to be restored.



Figure 4- Ground floor entry when gym

Please note that the basement levels have been rationalised into Basement (Pool Floor and VIP Area) and Mezzanine (Dart Area and Toilets) to help with the visualisation of the spaces. The mezzanine is not a full storey and the VIP Area is on the same level however is not accessible from the main pool area.

The existing circulation routes are being retained and the original stair connecting the pool at the mezzanine level to the ground floor is being reinstated (Refer to Drawing AS100).

Where changes to the layout have been made it is to allow for the function of the building as a hospitality venue, including a proposed toilet block on the Mezzanine level. Please refer to the Architectural Drawing package for the proposed internal layout.

Ground

The venue is split into two, Pins Social Club and Rocco's Bar, both are accessed off Quay Street. Rocco's Bar is designed to operate independently to the main venue and is divided by a curtain when open outside of Pin's operating hours. The main bar is split between the two venues across the two levels.



Figure 5- Render of Rocco's Bar (GF)



Figure 6- Render of Pin's main customer area (GF)

A washup and BOH area is located within existing rooms. A stage is located across from the bar and services the entire ground floor. A DDA toilet and karaoke room is proposed just off the void promenade. New doors are proposed to connect Pins with the landlord's bin store and service yard. Two storerooms are proposed to house the pinsetter machines and mechanical equipment, these will be sound proofed. The 5 bowling lanes are located to the back of the ground floor.

Mezzanine

The mezzanine level will include a new toilet block servicing the entire venue. The dart board and pool table area are in the low height level area. Given the low height of this area, a stud wall is proposed to create a void space underneath the pavement lights. This will be utilised by mechanical services. A karaoke room is proposed off the main darts area.

The VIP toilets and staff area are also on this level but accessed from the basement.



Figure 7- Render of Pool Floor (Basement)

Basement

The pool level is accessed from the mezzanine level and includes a bar, kitchen pass, karaoke room, and seating.



Figure 8- Render of VIP Bar area (Basement)

The VIP area includes a small bar and two private bowling lanes. The staff area and artist spaces are accessed from this level and are situated in existing rooms. The cellar and kitchen sit off the shared corridor. A fire corridor is proposed by the landlord to ensure daily access to the building service equipment.

3.3 Scale

The scale of the development remains unchanged as the proposed works are internal.

3.4 Appearance

External

Externally the appearance of the areas specific to this proposal remain largely unchanged. A separate application will be made for the signage and external works.

The proposal includes new external doors to both the Quay Street and Atkinson Street entry lobbies. The proposed doors will reference the existing doors on Quay Street to bring greater uniformity to the elevation.



Figure 9- Proposed main entry doors

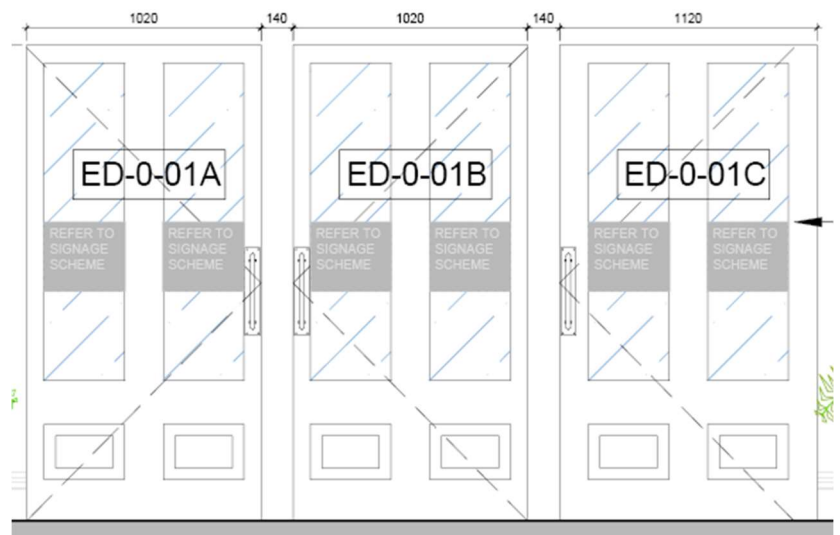


Figure 10- Quay St existing doors (Google)

Please refer to the Architectural Drawing package for further details on the appearance of the proposal.

Internal

Internally there are significant changes to the appearance of the building. However, the historic fabric of the building will be largely retained, and the installation of false floors, ceilings and walls will be used to allow for the proposed use of the floors.

The design scheme blends traditional elements with sporting motifs to create a warm and engaging user experience. A key element for the client and the design of the spaces was to highlight the interesting and special elements of the venue.

Pool

The pool tiles will be retained, given their historic significance. A penetration through the tiled wall is proposed to allow for food hoists to service the lower levels. The tiles removed to allow for this penetration will be used to repair the hole behind the bar and the adjacent duct penetration.



Figure 11 - Existing holes in tiled pool area

Given the slope of the pool and the slippery nature of the tiles a raised access floor is proposed for the pool to ensure useability and protection of the heritage asset. Great care has been taken with the design to ensure the retention of the pool floor and limit the penetrations required into the existing tiles. A timber ladder frame system is proposed that will sit within the pool footprint, providing protection and separation to the existing pool floor. A membrane layer will sit between the structure and the existing tiles for an additional layer of protection.

The tiling and drainage/handrail detail to the walls will be exposed with any missing or damaged tiles to be repaired and replaced to match existing

The proposed floor finish is an engineered timber board. Tiles or mimicry of the existing floor tiles are not proposed for several reasons.

- The introduction of tiles to the entirety of the raised access floor will add unnecessary loads and compromise the raised access floor design and intention.
- The modern artwork currently obscuring view of the tiled walls is being removed, and care will be taken to replace and rectify any damaged or missing tiles. The reintroduction of the existing tiles will reinforce the motif and reference to the areas historic use as a swimming pool.
- References to the pool and its historic tiles will be made throughout the proposed design including on the columns at ground level.
- Artwork showing the historic imagery of the swimming pool will be included within the proposal.
- Allow for cohesive design across the proposal and avoid an overly clinical design outcome.

Following Pre-Application discussions with Manchester City Council, the bar walk tiling will be extended forming a perimeter edge detail to the timber flooring. This detail will provide a sympathetic junction between the new and the existing. Refer to Drawing AD109 for detail of the junction.



Figure 12- Render showing junction at pool floor level

A new staircase is proposed from pool level to the mezzanine level, and the balustrade and handrail have been detailed to match the existing balustrade to the mezzanine level. Glass panels will be retrofitted to the existing balustrade to ensure compliance with the Building Regulations and the safety of patrons.



Figure 13- Existing balustrade on site

Void Balustrade

Design for the void balustrade as been inspired by an existing balustrade found on site as part of the stripping out works. Refer to Drawing AV201 and AD103-D03.

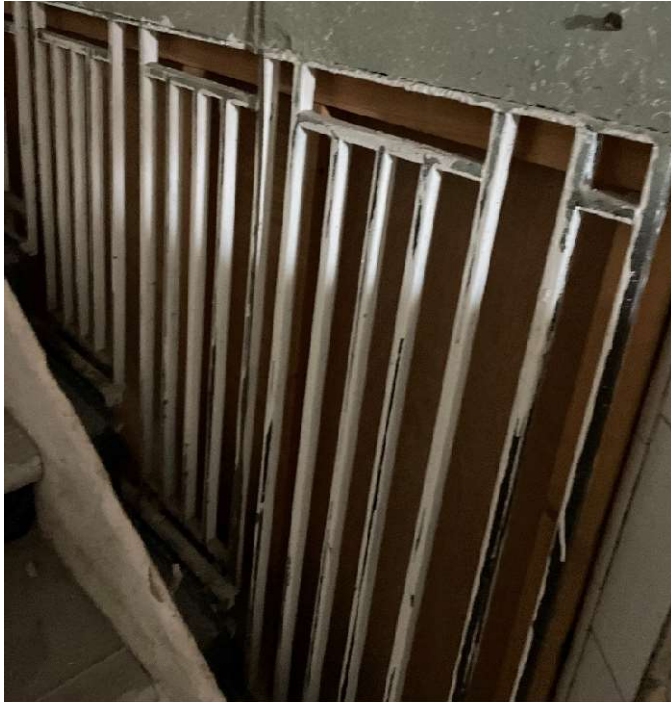


Figure 14- Balustrade found on site

Ceiling

A significant heritage asset of the building is the coffer and cornice detail to the underside of the slab that is featured across all three floors. It is understood that this element will be restored where damaged by the Landlord as part of separate works. The coffer detail will be reintroduced as part of the proposal in the basement VIP area.

Care has been taken in the detailing of the proposal to respect this heritage asset. Acoustic panels are proposed to sit within the cornice line to the underside of the first-floor slab, which is a similar approach taken as part of separate works to the reception lobby of the main building.



Figure 15- Acoustic panels and coffer detail in Sunlight House reception (separate works)

The underside of the slab and beams will be exposed throughout the design and have a painted finish. All electrical equipment will be exposed in conduits, and colour matched appropriately. Care

has been taken to ensure any equipment does not interfere with the cornice detailing and to reduce the visual noise to the ceiling as much as possible. Please refer to the Reflected Ceiling Plans for the proposed location of all services.

Please refer to the finish's schedules for the paint finish. Suspended ceilings are proposed to the karaoke rooms and the workshop area to allow for the appropriate acoustic measures, these areas are minimal, and no fixings will be made in the cornice detail.

HVAC

As mentioned, due consideration has been made to avoid excessive mechanical equipment given the coffers area key heritage feature of the building. On the ground floor it is proposed the mechanical equipment is not colour matched and is visible to demarcate it as a modern intervention. Two large AHU have been proposed in back of house areas to reduce the amount of ducting required and reduce the visual clutter to the ceiling. The extract and ventilation systems will utilise louvres on the Quay Street and Atkinson Street elevations – the refurbishment of which is part of a separate application.

A recirculation system is proposed as a solution for the kitchen extract. This route has been pursued for the following reasons:

- Overcrowding on plant deck and lack of viable space.
- Plant deck is located at the top of the building which proves logistical challenges accessing for cleaning.
- No space to discharge at lower levels due to the listed building façade and concerns over food smells being discharged at a street level.
- Common solution in areas with similar constraints.

Columns

The columns in the proposal that sit within the customer areas are proposed to be tiled to match the tiling detail of the pool.

Floor

Portions of the original herringbone flooring on the ground floor remain and will be retained by the proposal. The extent of the herringbone used on the ground floor will be dependent of what is recovered when on site and the amount leftover from the landlords works. Any additional areas will use herringbone in the same style but distinguishable from the original.

Timber planks will be used on the pool and mezzanine level. Please refer to the finishes schedules for additional detail on the flooring finishes.

Walls

The walls will be painted in all customer areas with sections of tiling to match the pool tiles and sections with timber panelling.

4.0 Access

4.1 Approach / Entrance

The approach to the building will remain as existing, with the main entrance located along Quay Street. A new recessed lobby is proposed for the main entrance. The circulation widths are limited by the listed façade elements with the smallest width between posts 1036mm. The proposed entry doors consist of three leaves, two of which are 920 clear and the third 1020 clear. The widest leaf is to be a push-to-open door to allow for wheelchair access into the building.

There is an existing step up into the building with a portion of the slab cut out to allow for on grade entrance through one of the existing doors. The proposal is to excavate a portion of the slab and fall to street level with a minimum 1:60 gradient. This approach is to be confirmed by the structural engineer. In this case the façade posts will be extended and detailed to match the existing.

The proposed flooring will be non-slip.



Figure 16- Current condition of main entry

The existing doors in the proposed Rocco's area will be retained and restored accordingly.

A new lobby is also proposed for the fire escape doors along Atkinson Street, with the opening widths to retain as existing. Push pads are specified to allow for users unfamiliar with the building or door systems to escape in the event of emergency.

Compliant signage will be installed to all entries and exits. Door pressures for both internal and external doors will comply with Approved Documents Part M.

4.2 Circulation

The existing circulation of the building is being largely retained.

An additional staircase is proposed from the pool level to the mezzanine in place of the current pool ladder. This will allow for two exit routes for patrons on the pool level.

The staircase that leads from the mezzanine to the ground is currently boarded up and will be reinstated to provide great circulation to patrons.

The staircase adjacent to the proposed stair area will be boarded up. Given its proximity to the fire stair the stair is viewed as redundant.

Wayfinding

Given the buildings various level changes the design will include signposting to ensure patron wayfinding including appropriate escape signage and lighting as per the Building Regulations.

Bowling Lanes

To ensure efficient fire escape routes a bridge over the bowling lanes is proposed. Patrons in wheelchairs will be able to traverse the front section of the bowling lanes (section used for bowlers) to reach the alternative accessible fire escape exit at the rear of the building.

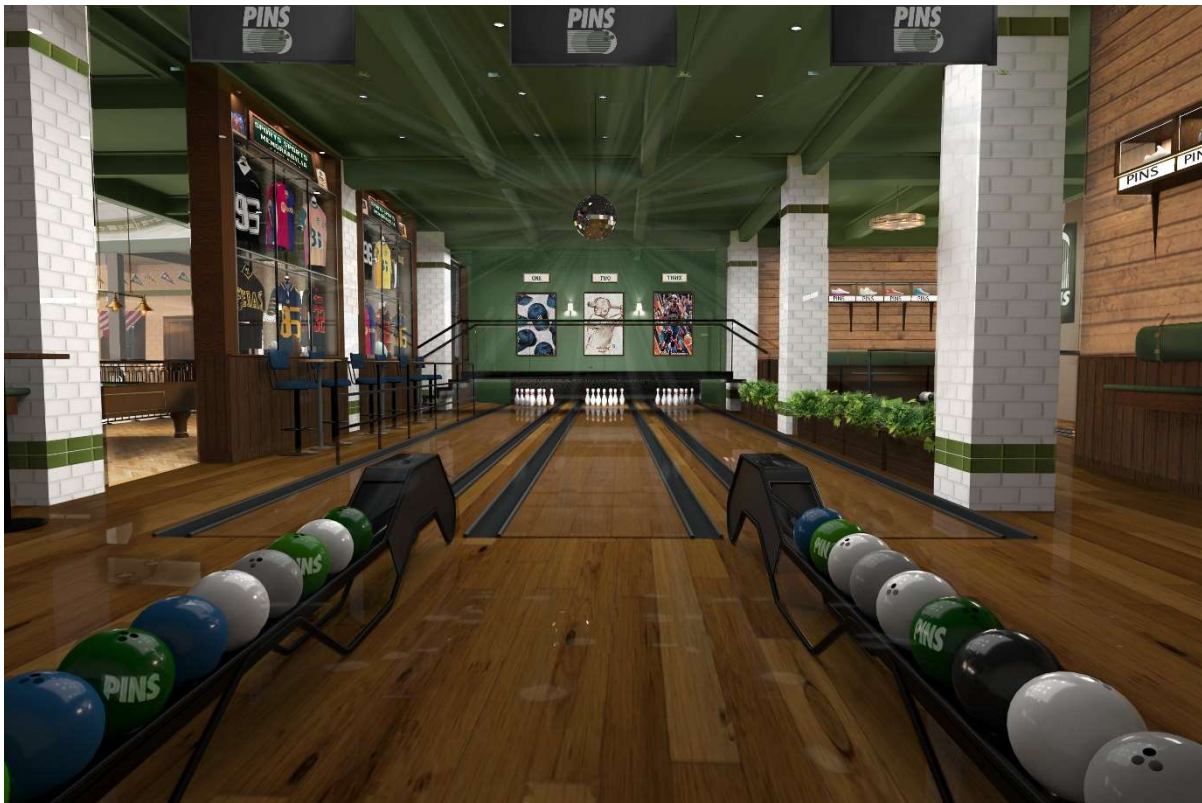


Figure 17- Render of bowling lanes (GF)

Wheelchair User

The proposal is largely an open floor plan and furniture layouts have been designed to accommodate for people in wheelchairs to circulate the ground floor.

There are currently lifts that services the upper floors of the Sunlight House, however the basement and mezzanine levels accommodate the lift overruns and are not accessible by lift. Given the

building is a listed asset the lack of access for wheelchair users and individuals with mobility impairments is an existing condition.

Legibility

All internal doors give sufficient clear opening width to allow users to navigate the building. Internal furniture has been designed to a reasonable height.

Vision Panels have been provided to appropriate doors at a suitable height for wheelchair users to allow for visibility both in an access and fire safety sense.

Internal Stairs

The provision of new internal stairs will comply with the Building Regulations with risers no more than 170mm and treads to be 280mm. Noting however the existing stairs may not meet the minimum and maximum dimensions outlined in the Building Regulation Approved Documents and these are considered existing conditions of the listed building.

Internal Ramps

There are no proposed ramps.

The floor is proposed to slope at the main entry to allow for level access, this will need to be confirmed by the Structural Engineer and any fall will be no steeper than 1:60 to allow for a gradual and unnoticeable slope.

A slope of 1:25 is proposed on the ground floor between the bowling lanes to ensure step free access between these activities.

4.3 Inclusive Design Solutions

The building is a listed asset which requires unique inclusive design solutions to ensure everyone is accommodated.

Wheelchair Users and Individuals with Limited Mobility

Refer to Section 4.1 of this report for details of Wheelchair Access to the building.

As mentioned, Wheelchair users and individuals with limited mobility will not have access to the basement or mezzanine levels, which is an existing condition and an outcome of the building's listed status.

It is important, in this case, that those unable to access the lower levels are still provided with the same amenities provided across the facility. This includes access to a DDA compliant WC, bowling lanes, karaoke facilities, shuffleboard, pool, photo booths, beer pong, basketball arcade machines, and the food and beverage sections all with the appropriate widths for navigating wheelchairs.

To ensure Rocco's Bar is accessible to all patrons a portion of the Pin's Customer Area will be operational as Rocco's. In the case that a patron in a wheelchair wishes to access the lower level of Rocco's a temporary ramp can be used to descend ~250mm, this will be an operational and management issue. A DDA compliant lowered counter has been provided on the bar to allow for users in a wheelchair to order at the bar. Noting that the proposed service of F&B will be mixed between at the table service and ordering at the bar.

In the event of a fire the primary wheelchair escape is through the main entry doors onto Quay Street. The alternative route is past the bowling alleys to the fire escape onto Atkinson Street. Given

there are several stairs descending in this route, a wheelchair call point has been provided. The operation of this and the training of staff will be an operational issue.

Changing Place Toilet

A changing place toilet is not included in the design, this is due to the listed aspect of the building which limits users with mobility requirements from accessing areas of the unit and the provision of several changing place toilets within the local area.

As mentioned, the building does not allow for the inclusion of a lift or escalator to the basement levels; to counter these limitations all activities and services are provided in an accessible format on the ground floor. The ground floor is the only accessible floor and has a capacity of 250 people. This is below the threshold for the provision of a changing place.

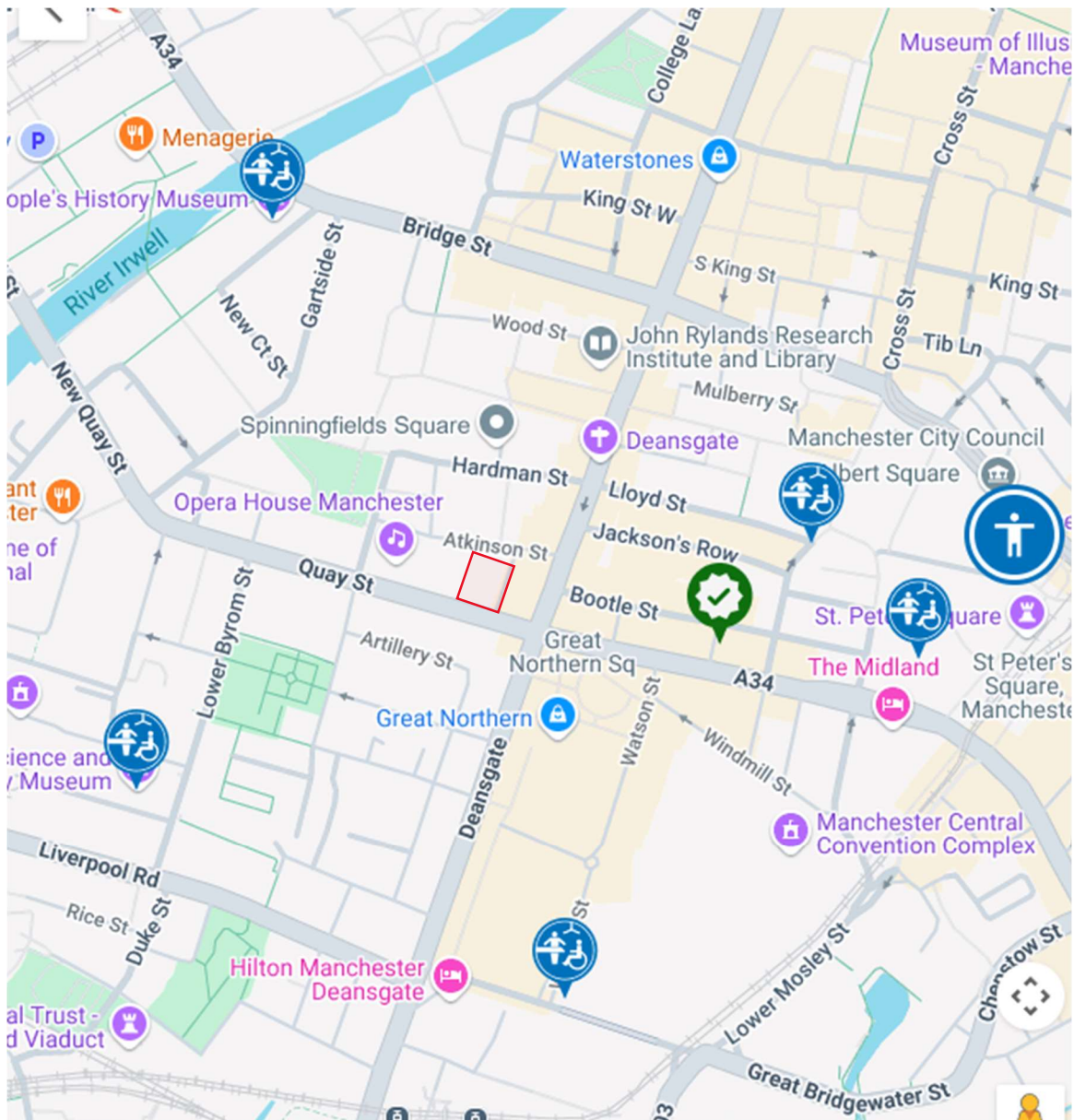


Figure 18- Changing places map (Ref. [Changing-places.org/find](https://changing-places.org/find))

The above map shows the location of several changing place toilets located within 0.5 miles of Pins Social Club, including Junction at Manchester Central which is 0.3 miles from Sunlight House.

4.4 Services

Waste

Please refer to the Waste Management Statement that forms part of this application. In summary, the landlord is responsible for the provision of appropriate waste management facilities for the venue.

Deliveries

All deliveries will be received in the shared service area located on the ground floor, which falls outside the scope of this proposal. The management of this is an operational decision by the Landlord. All deliveries will be unloaded within the delivery dock and taken directly into the pub or through the hoists lift (existing) for the lower levels including kitchen and cellar.

Parking

Parking is not currently provided given the city centre location of the development and the proposal does not include the provision of any parking. The Sunlight House is serviced by the St Peter's Square Tram Station and is a 22-minute walk from Piccadilly and 8-minute walk from Deansgate-Castlefield.

4.5 Security

The proposal sits within an existing context, but measures have been taken to design out crime. CCTV cameras will be installed as part of the works to ensure patron and staff safety, in addition to this all back of house areas will be secured as part of the Client's operational duties.

Consideration has been taken to ensure the recessed lobbies are appropriately lit to avoid dark and dangerous spaces for hiding.

Atkinson Street is already used as the delivery and service route for the entire building, this will continue in the proposal to avoid crossover of pedestrians and service vehicles.

A key design intention is the activation of the streetscape, this has been achieved by reinstating sightlines in and out of the glazed facades. The scheme avoids vinyl and window coverings. Higher levels of street activation increase the amount of passive surveillance that improves levels of safety both internally and within the adjacent public realm.

4.6 Sanitary Accommodation

An accessible WC compartment is located on the ground floor and will be equipped with grab rails as outlined in Part M of the Approved Documents.

Each of the Female and Male WC compartments include an ambulant WC.
Slip resistant flooring materials will be specified.

4.7 Signage

All new signage will comply with the current regulations.

Please note the external signage will form part of a separate application.

5.0 Conclusion

Due consideration has been given to the special architectural and historic importance of this building. The proposal will help to activate the ground and lower floors of the iconic Manchester building and ensure its continued enjoyment by the public and long-term sustainability.

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