

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

ANOMALY

KARREV

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT

GROUND AND BASEMENT WORKS

This document accompanies the listed building and planning application for the refurbishment of the ground and basement at Sunlight House, Manchester, M3 3HP. Works comprise of Landlord improvements ahead of future tenant fit outs, including the demolition of non-original walls, structural repairs to concrete slabs, repairs to cornices and installation of decorative louvres to shopfronts.

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.

February 2025



CONTEXT + OVERALL BUILDING VISION

THE CLIENT | KARREV

CLIENT STATEMENT

Karrev is a regulated fund investing in real estate opportunities in Europe and the United Kingdom.



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

AJ

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

ANOMALY

ARCHITECT + INTERIOR DESIGN
Anomaly

HOLLIS

PROJECT MANAGERS
Hollis

FLATT

MEPH ENGINEERS
Flatt Consultants

savills

PLANNING + HERITAGE
CONSULTANT
Savills Planning

Eckersley
O'Callaghan

STRUCTURAL ENGINEERS
EOC

JENSEN HUGHES

FIRE ENGINEER
Jensen Hughes

Hann
Tucker

ACOUSTIC CONSULTANT
Hann Tucker Associates

Collingtonwinter
environmental

ECOLOGY CONSULTANT
Collington Winter



SUNLIGHT HOUSE, QUAY STREET

Sunlight House is located on the corner of Quay Street and Little Quay Street where it occupies an important strategic location, immediately adjacent to the Spinningfields district of Manchester City Centre. The location is within walking distance of all the services and facilities offered by Manchester City Centre. It has direct connectivity to the City's Inner Ring Road and the M62, M61, M60 motorway. Manchester City Centre is also a public transport hub providing accessibility to a range of modes of sustainable transport including rail, bus and tram services. The site is served by the free City Centre Metroshuttle service, which provides frequent and fast connections to the four major rail hubs: Piccadilly, Oxford Road, Victoria and Salford Central stations (closest train station being Deansgate approximately 0.5miles from the site), as well as destinations across the City Centre.

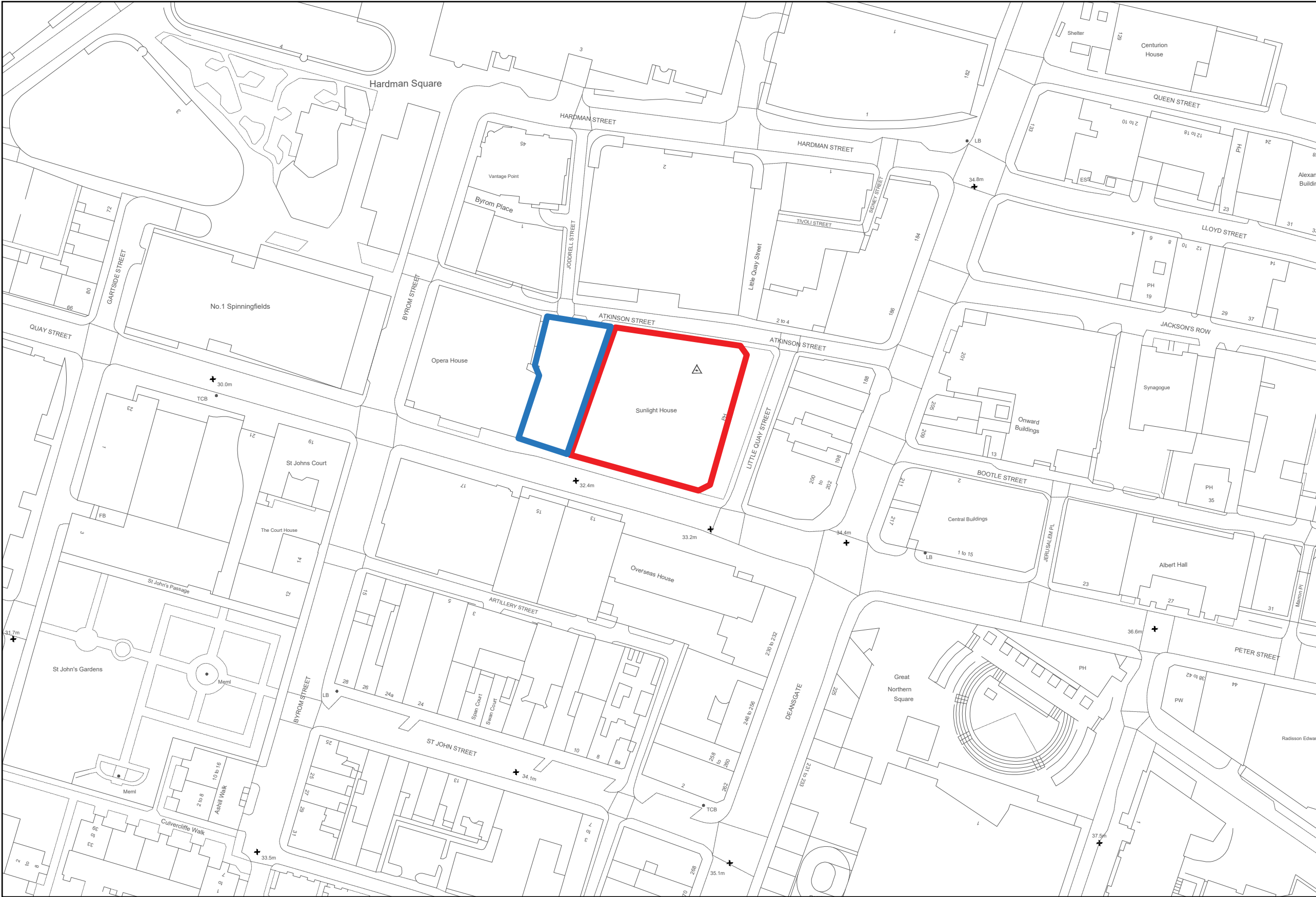
Manchester City Centre is a strategic economic location and focus of employment growth in the City and City Region (as identified within Manchester's adopted Core Strategy, 2016). The Core Strategy confirms the City Centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The City Centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes. The focus for employment growth will be high density offices and the Council will give particular encouragement and support for such development in locations which include the City Centre (Policy CC1). The same policy identifies Spinningfields as a key location for office growth and same policy confirms developments which lead to the more intensive use of employment land will be supported.

Spinningfields has become established as a world class office destination, characterised by new build office buildings aimed at the financial and professional services sector and wide mix of uses including high quality civic, residential, hotel, leisure and retail space in a carefully planned and managed environment offering very high quality public realm. The St John's area is located to the south (along Quay Street) at a key gateway to the city centre. Formerly home to Granada TV St John's is being transformed into a new unique city centre neighbourhood where people both live and work. Alongside new residential and office development, St John's will be the home of Factory Manchester, a nationally unique, flexible arts and performance space and arena with a seated capacity of 1,600 and overall event capacity of 6,600. The Civic Centre and St Peter's Square are located approximately 500m to the east along Peter Street. Alongside Spinningfields, this area has been transformed by a range of commercial office led developments in recent years to drive the response to the city's need for Grade A office space. New office led developments have focused on creating the opportunity for more high-quality commercial floor space to enhance the location of the city's key heritage assets.

The building is therefore very well established in its commercial location and has the potential to play a key role in the provision of a unique high quality commercial floor space offer that fully compliments other office led regeneration initiatives across the City Centre. However, as set out elsewhere in the Statement, previous refurbishments of the building have failed to deliver its potential. The proposals which are put forward within this application will seek address this, thereby allowing Sunlight House to make a full contribution to Manchester City Centre's economy, whilst at the same time celebrating its unique and special heritage characteristics.

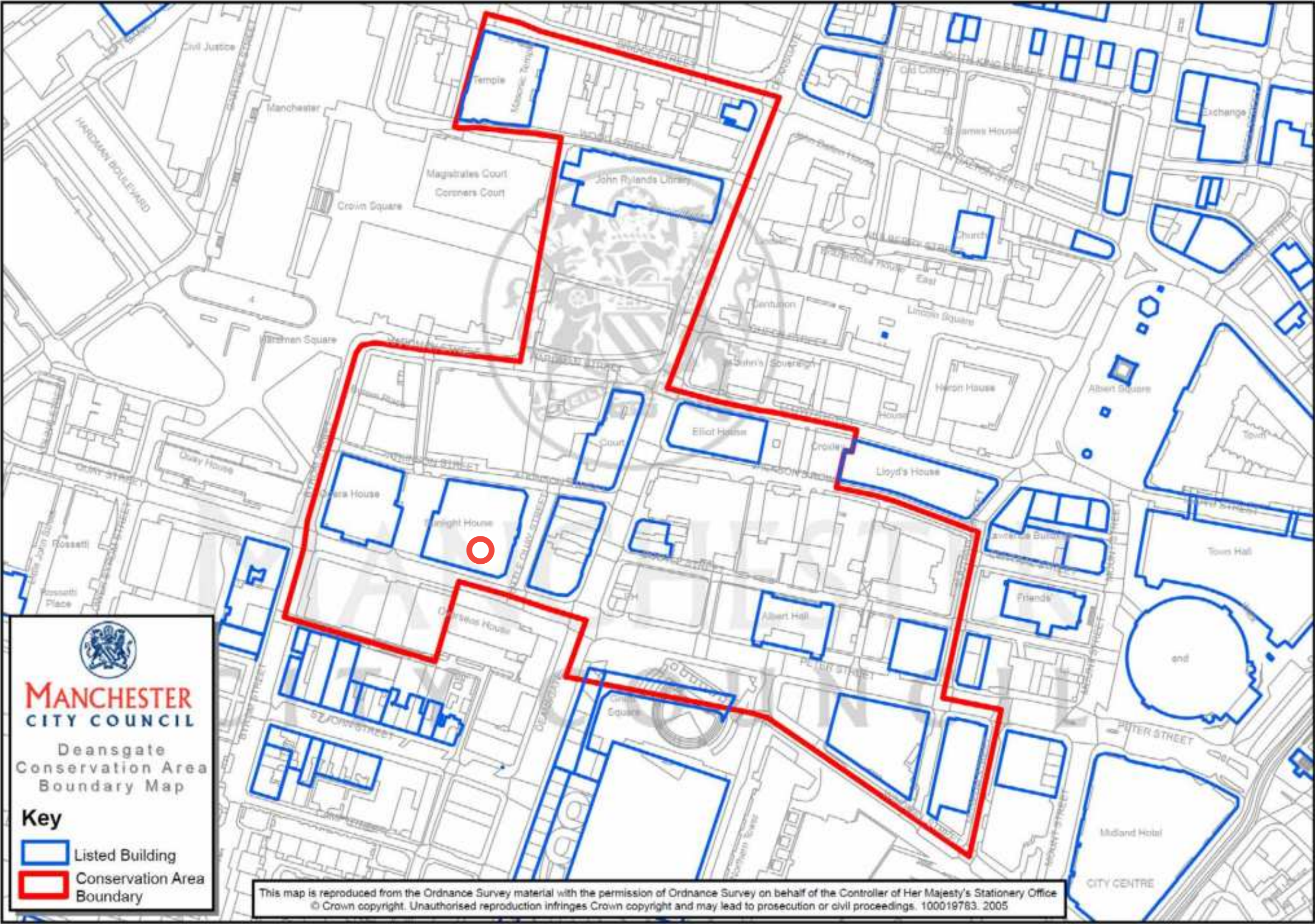
SITE OWNERSHIP

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.



BUILDING OVERVIEW

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.



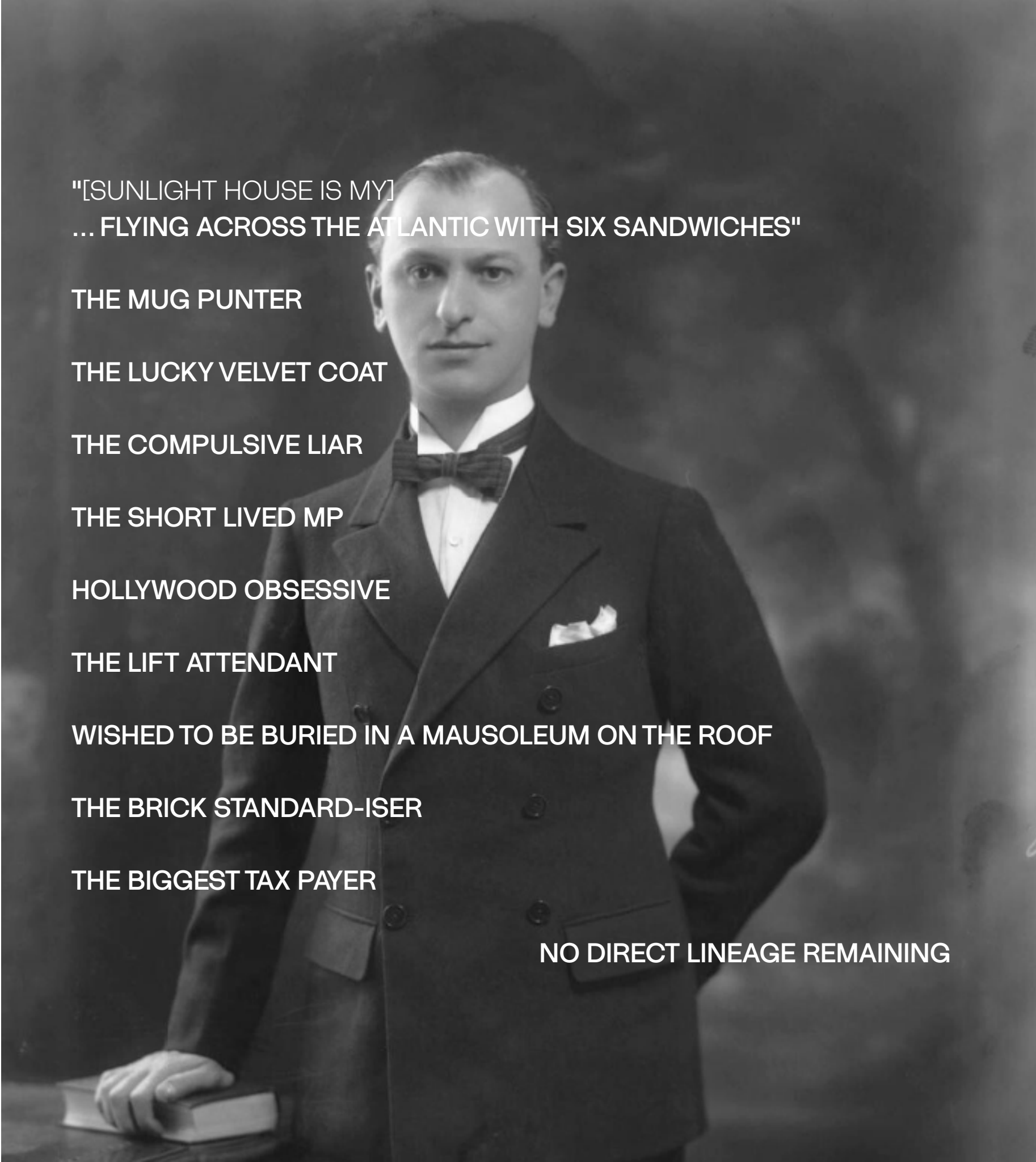
SITE HISTORY

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.



CHARACTER
CHANNELING JOSEPH SUNLIGHT

As part of the initial concept development, the design team became fascinated by the richness and colour of Joseph Sunlight, both professionally and personally. By all accounts he was a visionary, pushing this building forward with all his might while agitating a few people along the way! This richness, attention to detail within the building and belief, mixed with more than a sprinkling of personality allowed us to define a character for the building's refurbishment - one that taps back into some of that original intent and personality, while acknowledging the needs of a modern office market.



"[SUNLIGHT HOUSE IS MY]
... FLYING ACROSS THE ATLANTIC WITH SIX SANDWICHES"

THE MUG PUNTER

THE LUCKY VELVET COAT

THE COMPULSIVE LIAR

THE SHORT LIVED MP

HOLLYWOOD OBSESSIVE

THE LIFT ATTENDANT

WISHED TO BE BURIED IN A MAUSOLEUM ON THE ROOF

THE BRICK STANDARD-ISER

THE BIGGEST TAX PAYER

NO DIRECT LINEAGE REMAINING

CHARACTER
CHANNELING JOSEPH SUNLIGHT

The curated eccentric term has been used to guide the design as it develops, focusing on glimmers and quirks rather than full blown theatre. This is to be a building that is quietly confident, sitting amongst modern buildings of Spinningfields with a carefully considered material palette and moments of true personality.

A MATERIAL RICH, BUT CALM SETTING ALLOWING FINISHES, FURNITURE AND ARTWORK
TO ADD PERSONALITY AND CHARACTER



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 centered around a fundamental design ethos to:

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

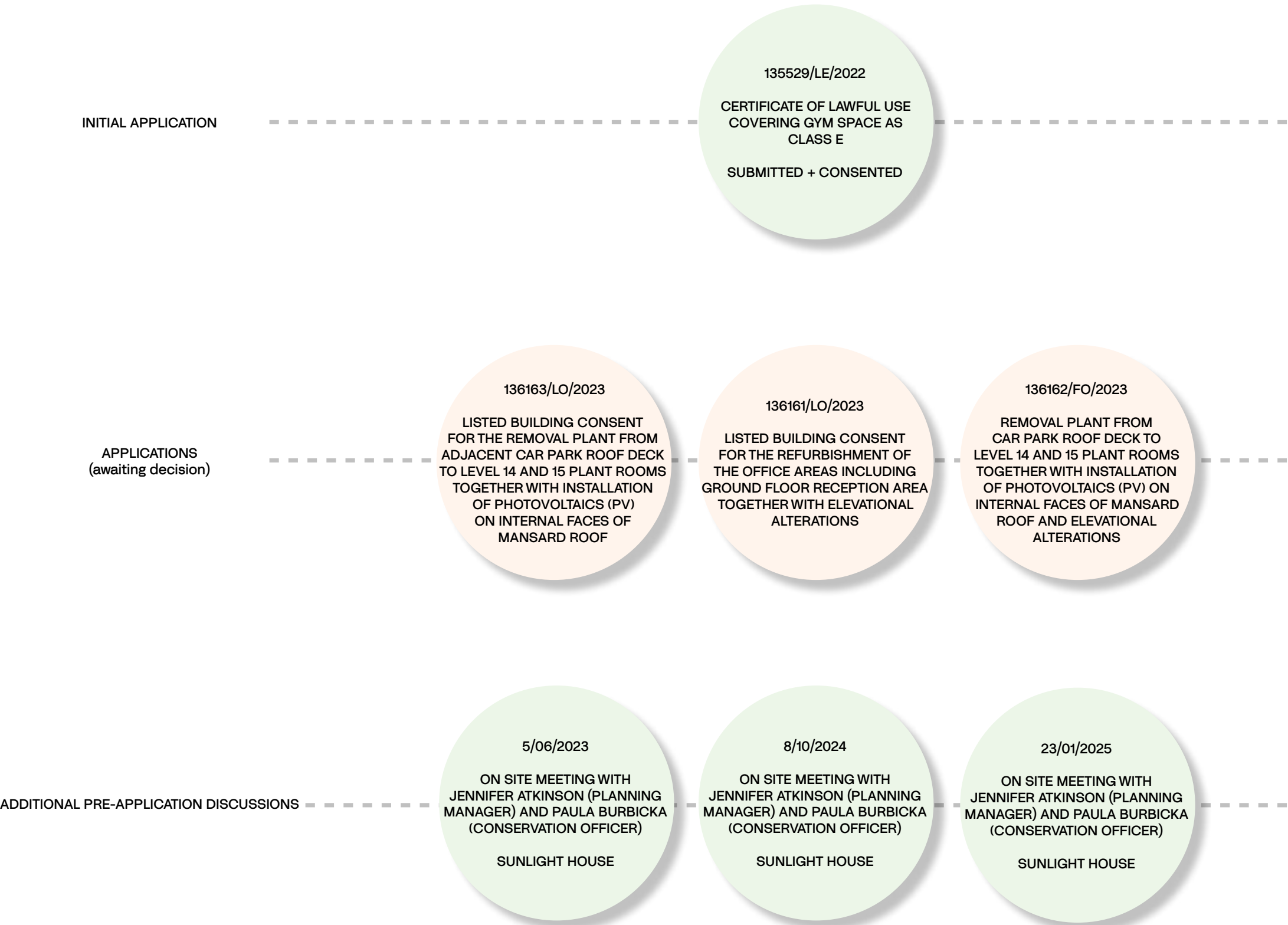


PRE-APPLICATION ENGAGEMENT AND APPLICATION PROCESS

The client and design team have been engaging Officers from the advent of the project and have had a number of discussions to present and take on board feedback prior to submissions.

The initial meetings and on site feedback have been critical in putting forward a balanced case for the improvements to this significant building.

As referred to earlier in the document, this application forms part of the holistic vision for the building but is presented as a separate application due to the proposed phased programme of works relating to building tenants, vacant possession dates and other programming matters.

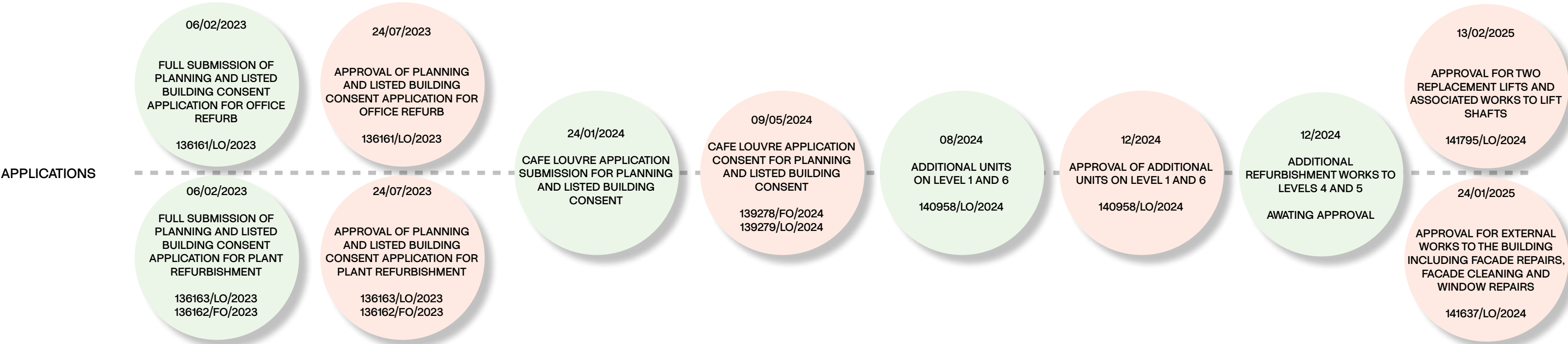


OVERALL BUILDING

PRE-APPLICATION ENGAGEMENT
AND APPLICATION PROCESS

FOR INFORMATION

For reference we have included an overview of applications on the overall building. This assists MCC to understand a holistic view of ongoing applications along with officers engagement with MCC.



OVERALL VISION + SCOPE

A HOLISTIC IMPROVEMENT

As set out in the client vision, there is a holistic and key driver to celebrate this iconic building through refurbishment - both aesthetically and functionally across the space.

To do so, the design team have looked at not only visible refurbishment opportunities, but considered the critical infrastructure and equipment required to future proof this building.

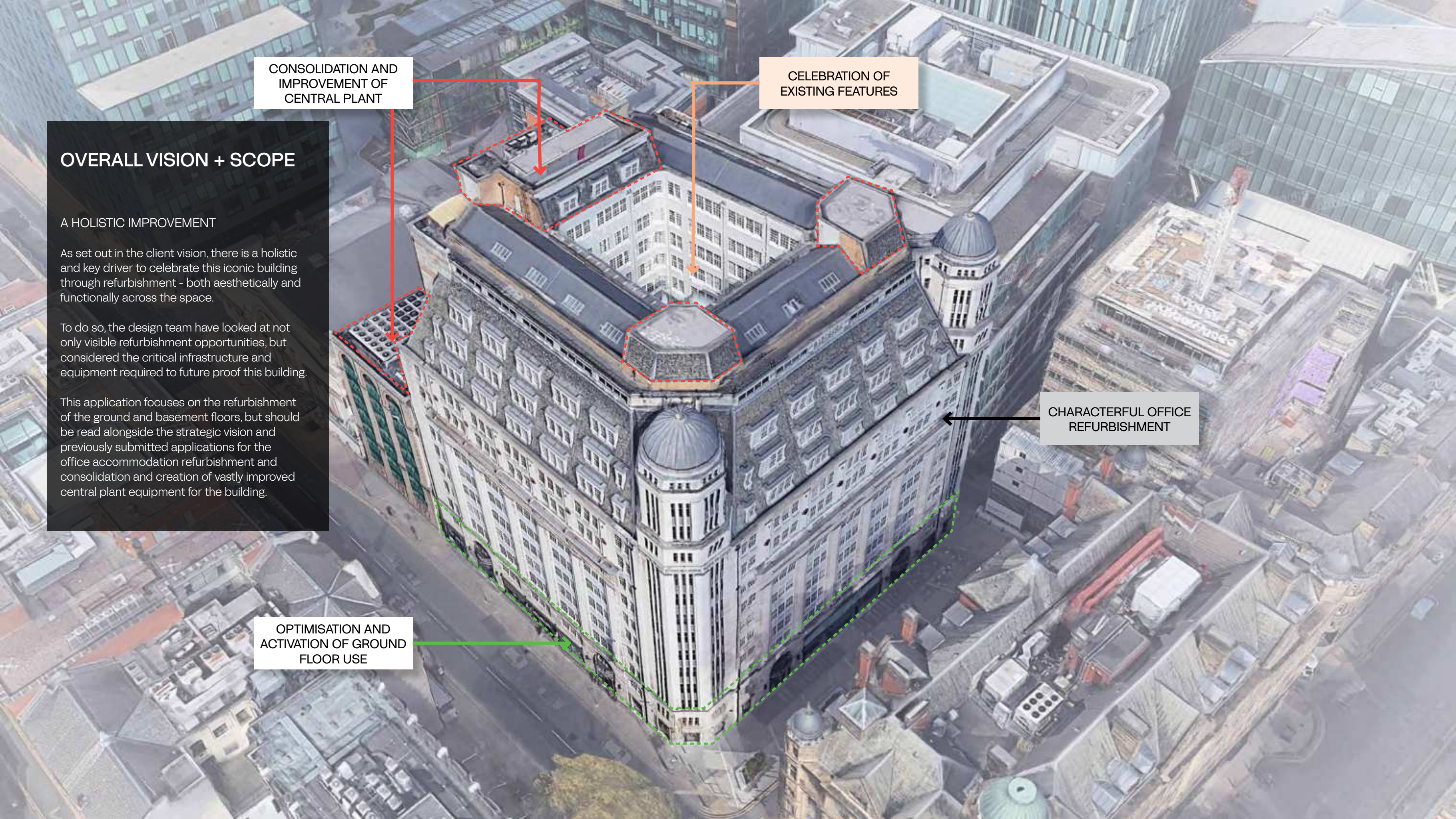
This application focuses on the refurbishment of the ground and basement floors, but should be read alongside the strategic vision and previously submitted applications for the office accommodation refurbishment and consolidation and creation of vastly improved central plant equipment for the building.

OPTIMISATION AND
ACTIVATION OF GROUND
FLOOR USE

CONSOLIDATION AND
IMPROVEMENT OF
CENTRAL PLANT

CELEBRATION OF
EXISTING FEATURES

CHARACTERFUL OFFICE
REFURBISHMENT



SCOPE OF THIS APPLICATION

SCOPING PLANS - THIS APPLICATION

The facing plan diagram illustrates the proposed scope of the works that form part of this application.

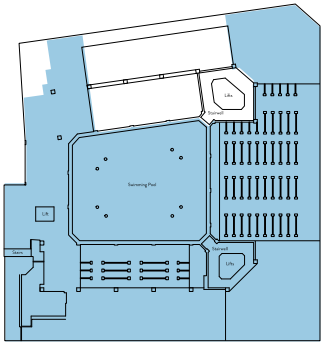
The Shell and Core scope of works include the majority of the basement level, basement mezzanine and ground levels.

Key heritage elements that are covered within this application are the works to the pool, historic changing rooms on the basement level and the external windows on the ground floor.

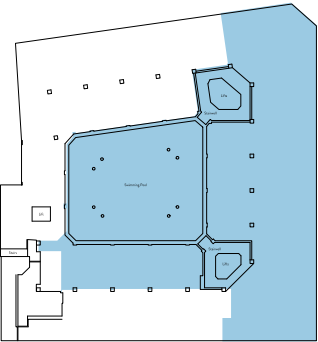
Proposed works will form a clean base for any future tenant fitout to activate this oart of the building.

- OUT OF THIS SCOPE
- SHELL AND CORE SCOPE
- AREA OUTSIDE OF THIS APPLICTIION

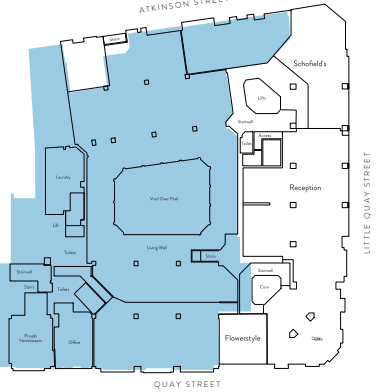
BASEMENT



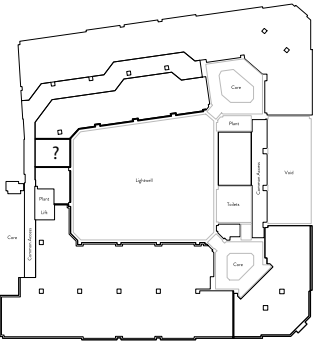
BASEMENT MEZZANINE



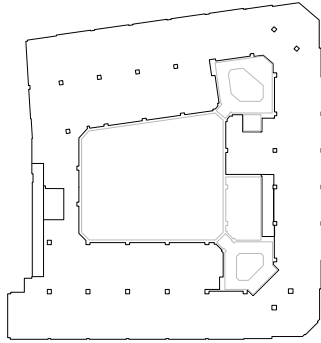
GROUND FLOOR



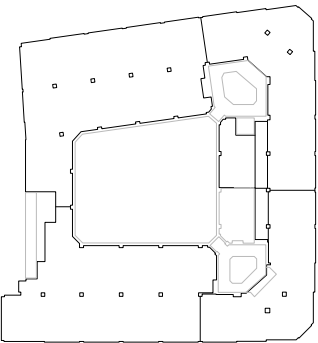
1ST FLOOR



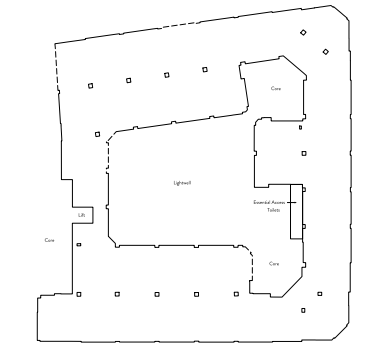
2ND FLOOR



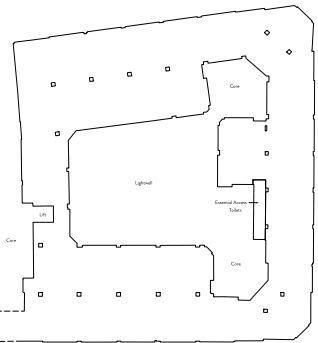
3RD FLOOR



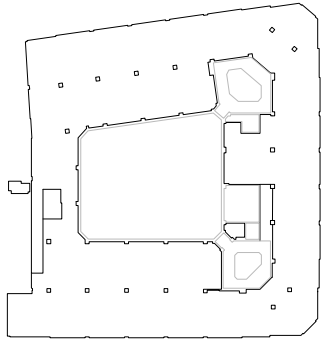
4TH FLOOR



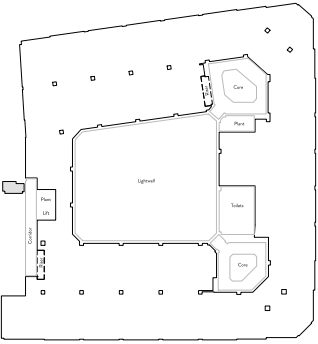
5TH FLOOR



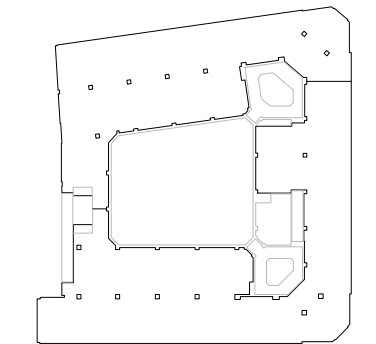
6TH FLOOR



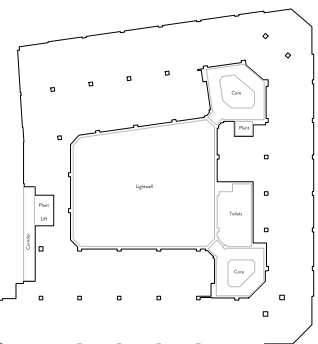
7TH FLOOR



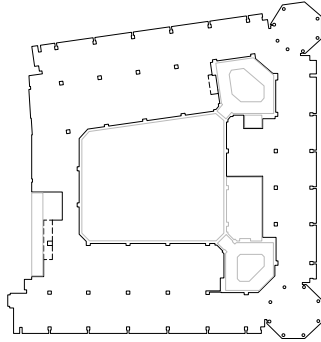
8TH FLOOR



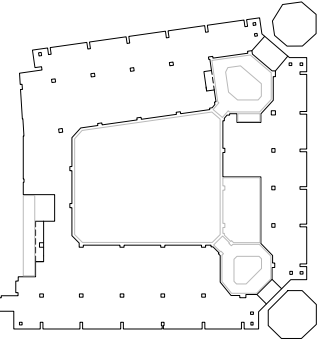
9TH FLOOR



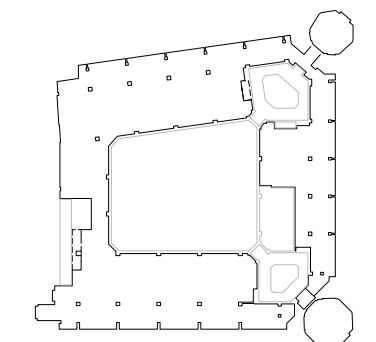
10TH FLOOR



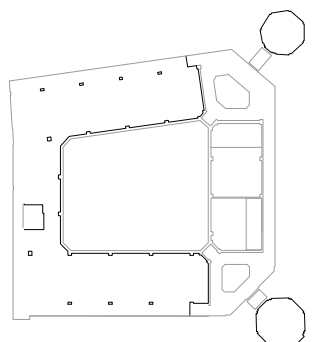
11TH FLOOR



12TH FLOOR



13TH FLOOR



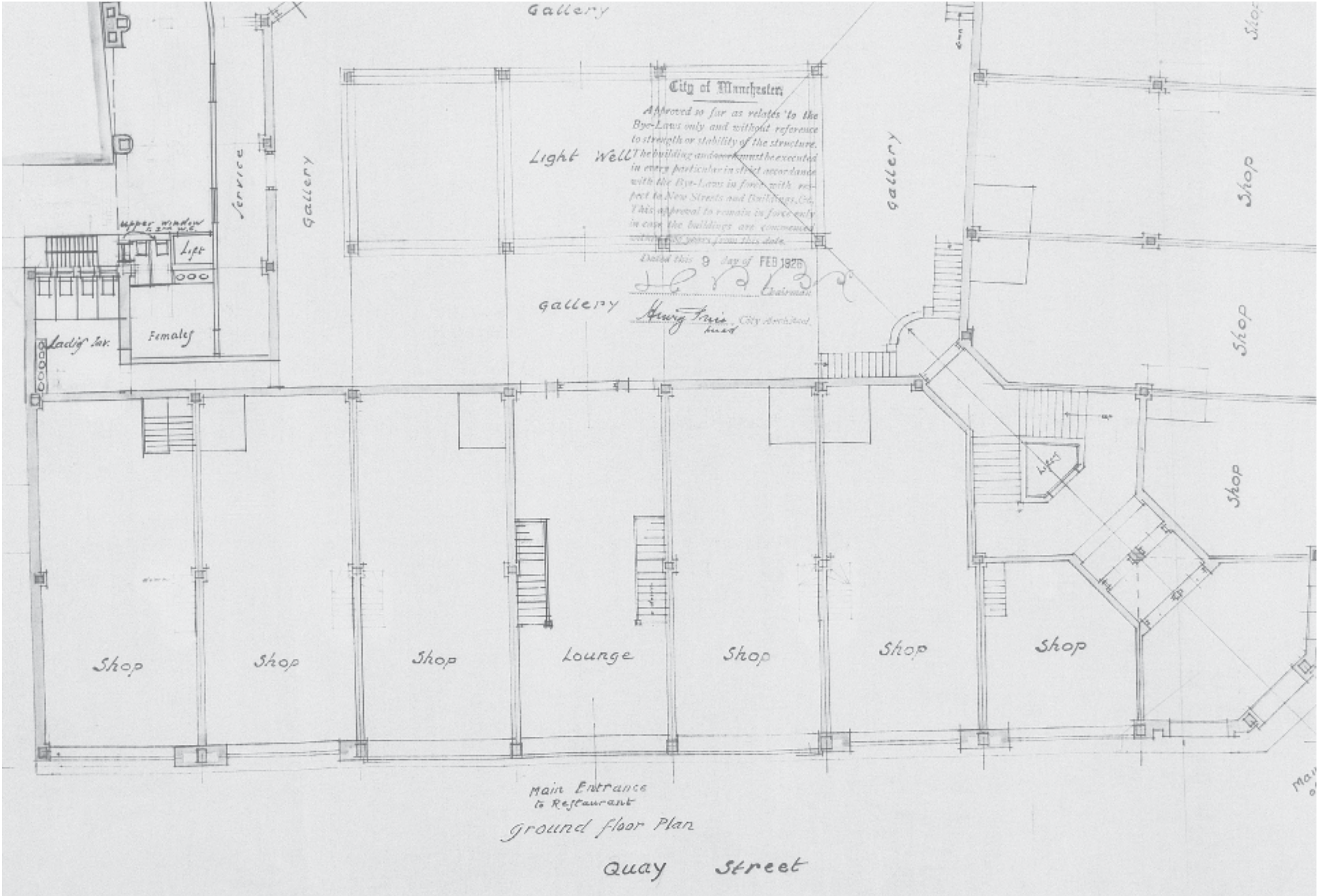
SITE HISTORY AND LAYOUT DEVELOPMENT

ORIGINAL DESIGNS
'AN ACTIVE BASE'

GROUND FLOOR

As seen in the facing plan recovered from archives, the initial vision for the ground floor and connected basement space was to provide a granular parade of shops facing the primary streets with an activated central space.

The first concept for this central space was to provide a restaurant and bar area as visible in these plans, but following a refused liquor license from the council at the time, the swimming pool concept was introduced.



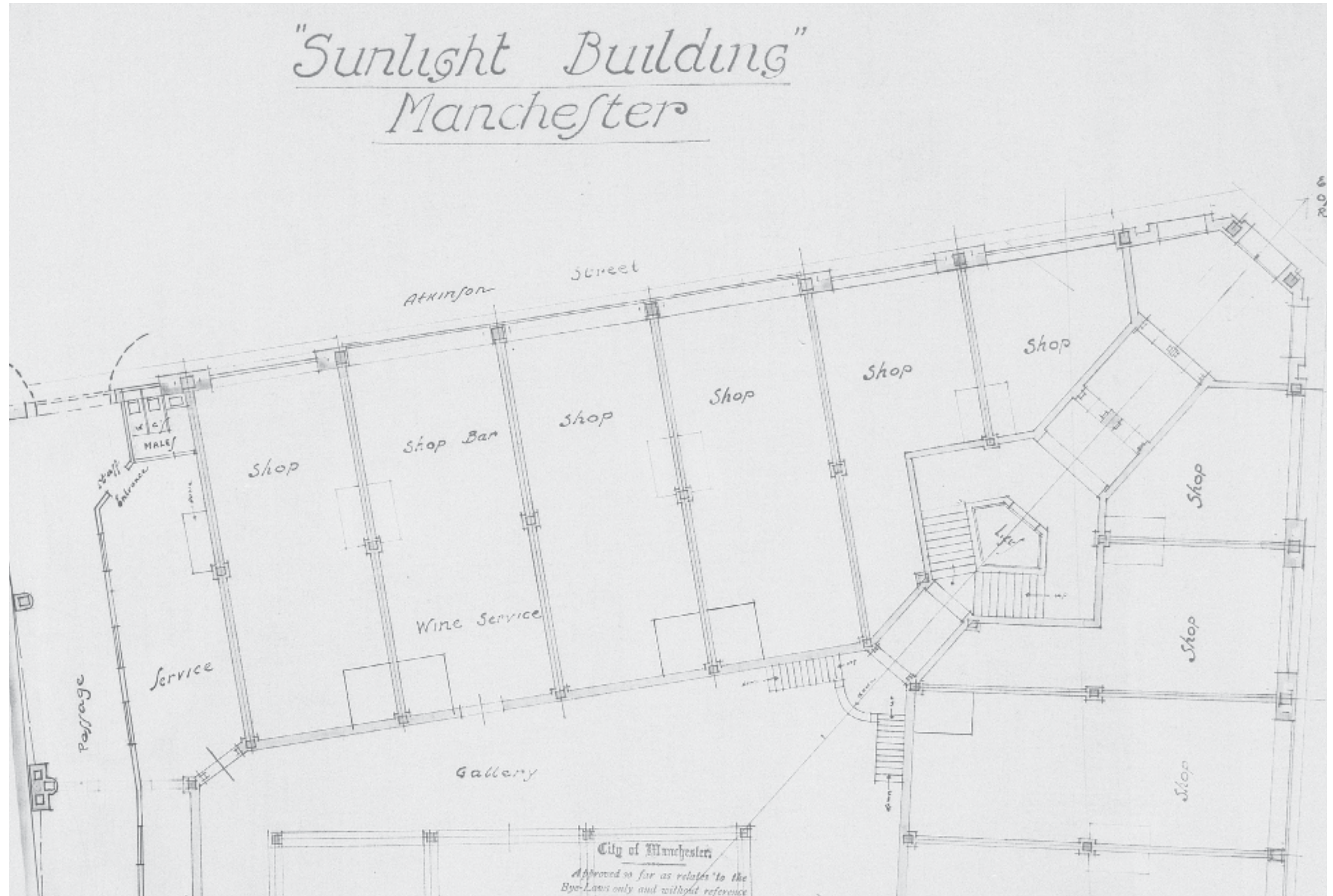
ORIGINAL DESIGNS

'AN ACTIVE BASE'

GROUND FLOOR

The shops were intended to continue around the building with wine service for the restaurant space visible in the annotations.

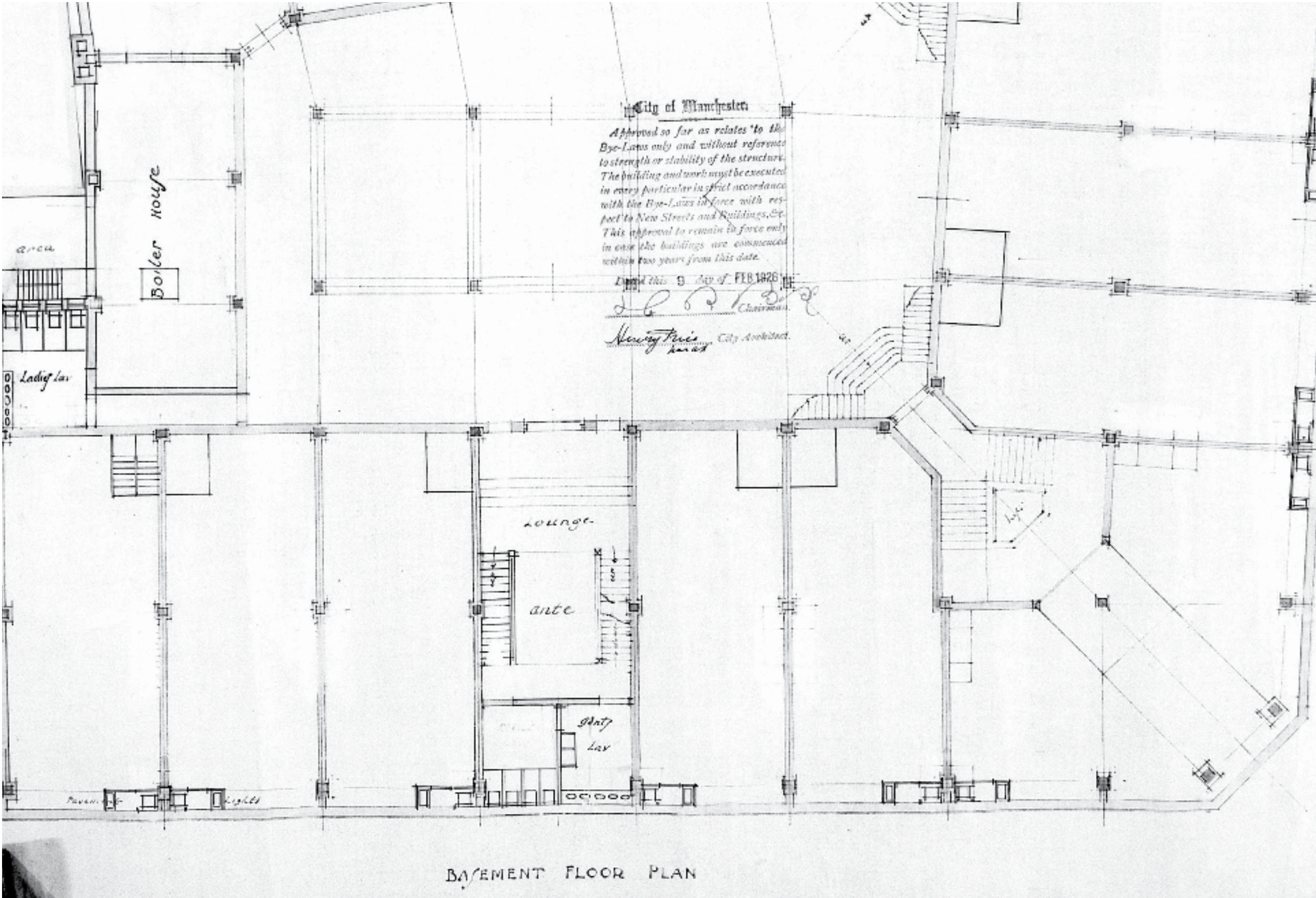
Partitions and divisions generally stick to structural lines, with a more definitive 'wall' enclosing the gallery around the central space.



ORIGINAL DESIGNS
'AN ACTIVE BASE'

BASEMENT

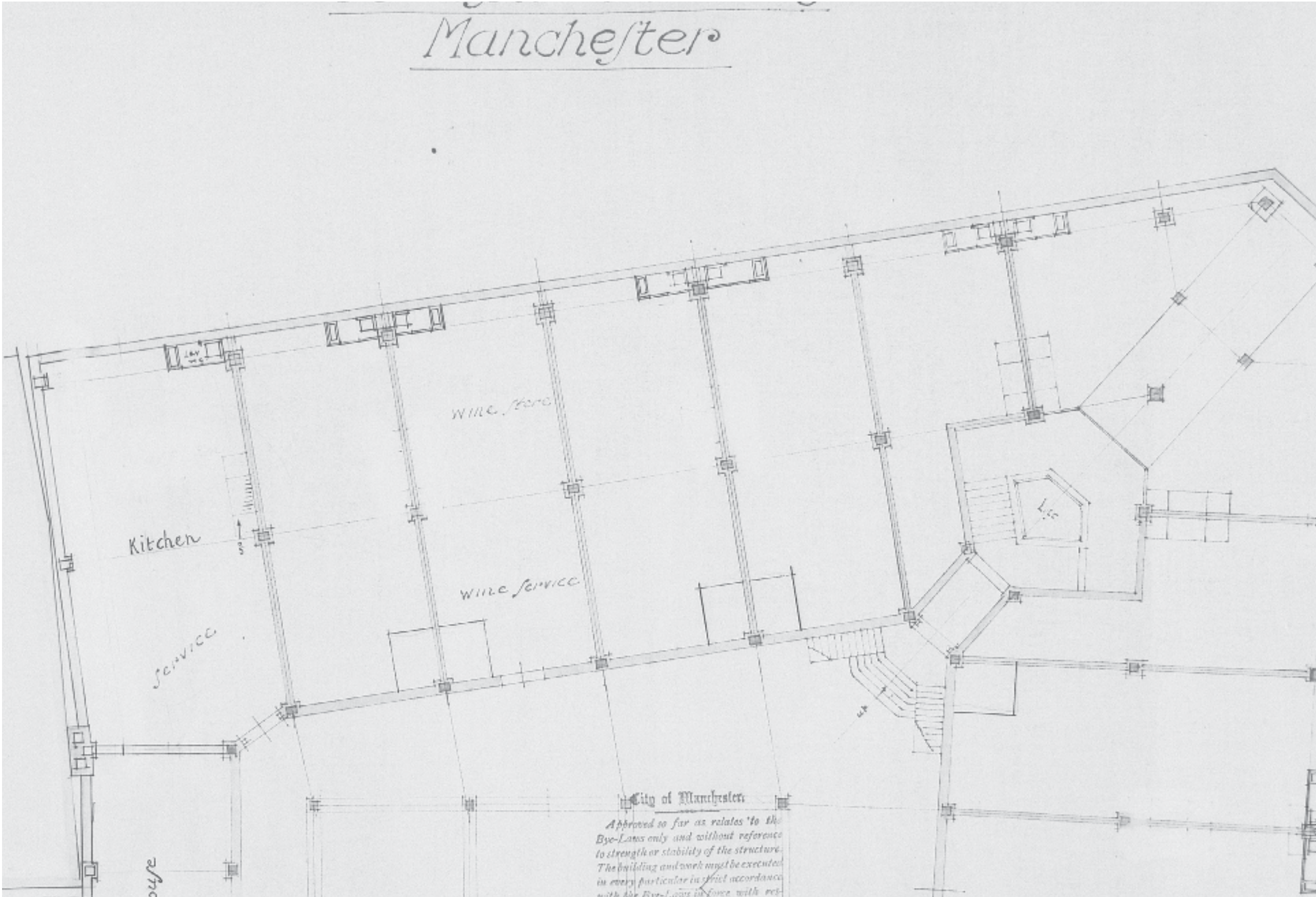
The facing plan shows a proposed 'grand' entrance between Quay Street and the lounge areas.



ORIGINAL DESIGNS
'AN ACTIVE BASE'

BASEMENT

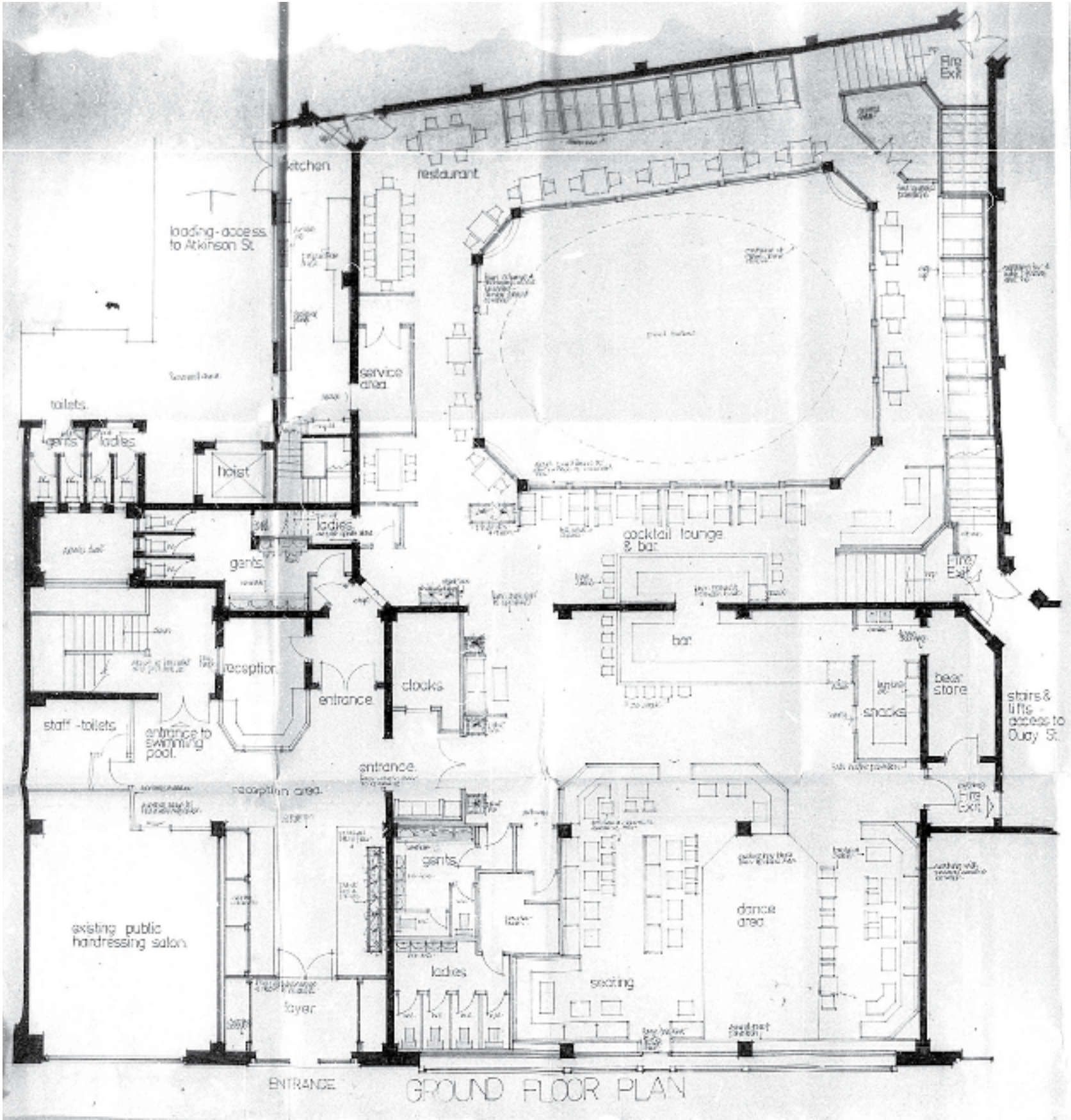
Additional kitchen and servicing spaces were intended to supplement the basement and ground function.



HEALTH + LEISURE CLUB
AMENDMENTS + USES

HYBRID SPATIAL USE

During the 1970s/1980s a number of applications and amendments were made to introduce a blend of health and leisure uses into the space, seeing almost a return to Sunlight's initial concept. A visible in the facing archive plan, restaurant uses accompanied dancing, cocktail lounges and other leisure uses alongside the gymnasium and solariums at lower levels.

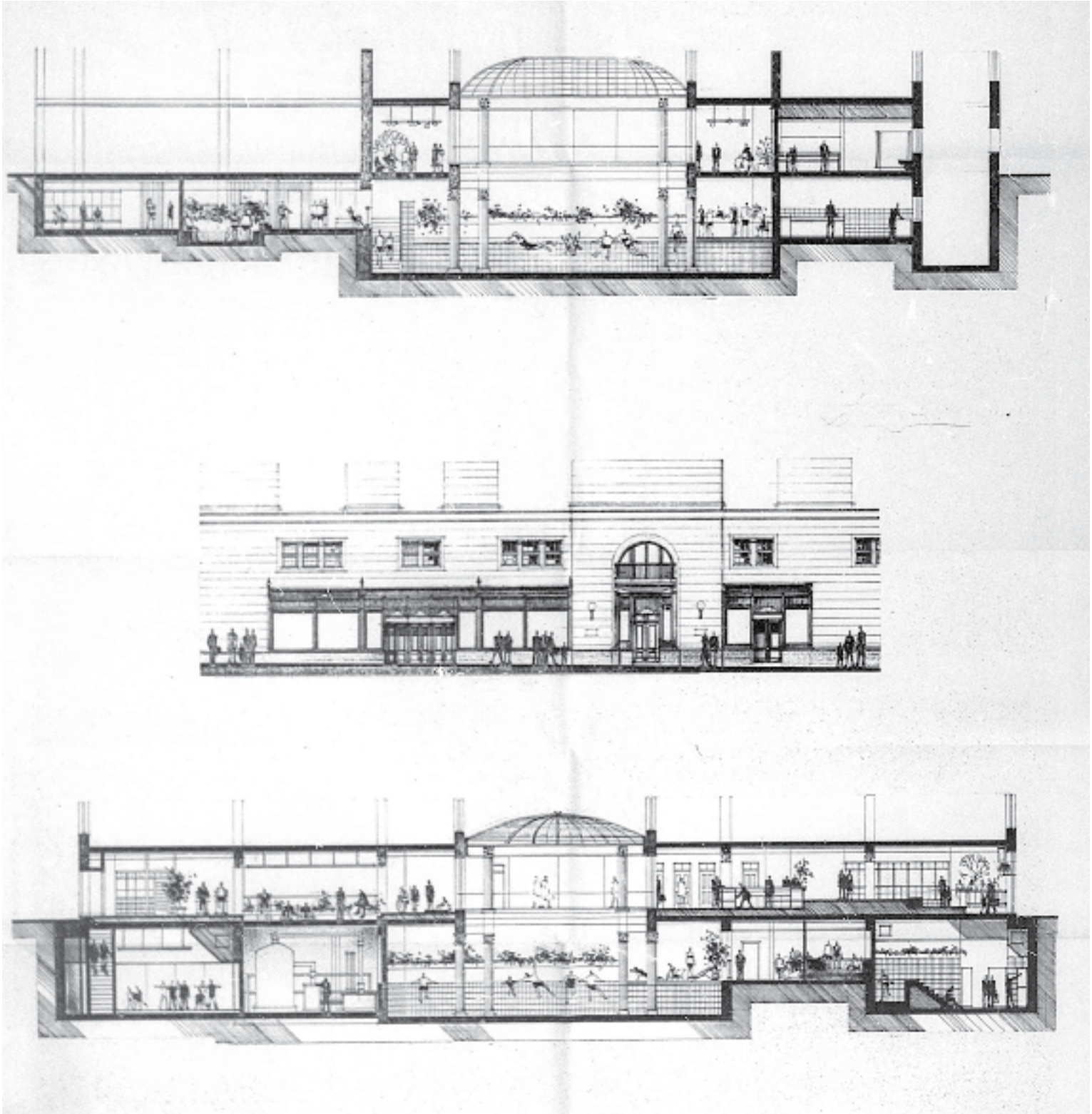
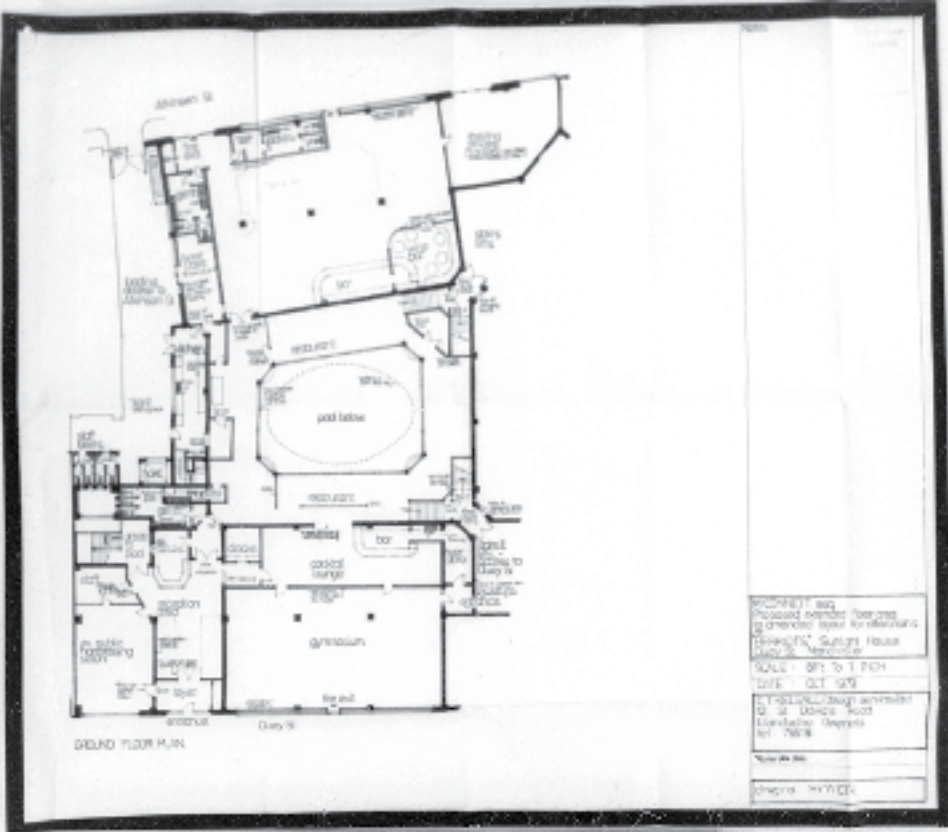
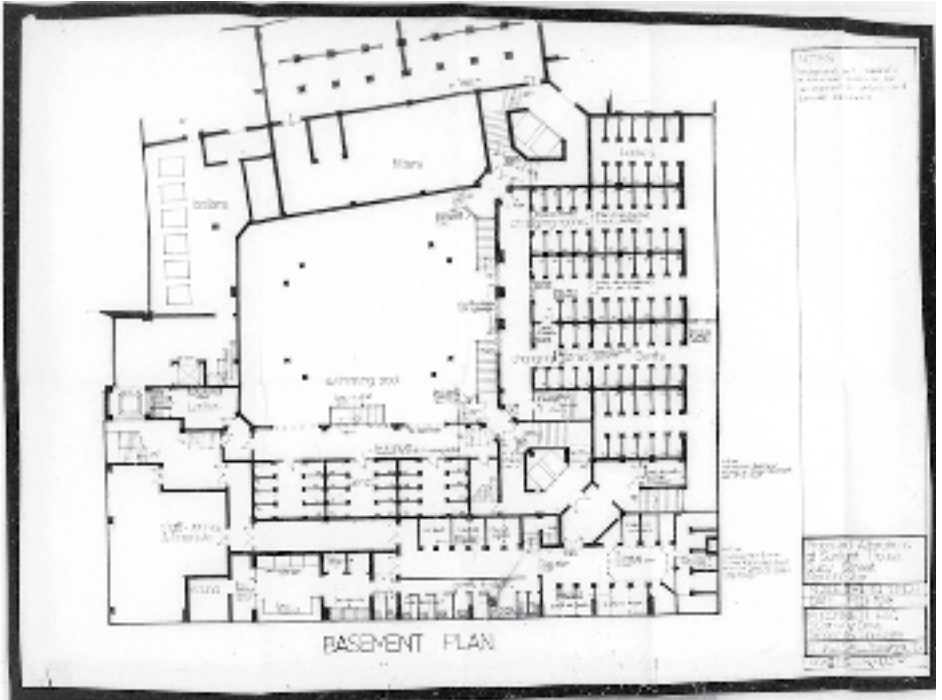


HEALTH + LEISURE CLUB
AMENDMENTS + USES

HYBRID SPATIAL USE

Throughout different operators a series of amendments and refurbishments have significantly changed the layout and use of the lower level of the building. Perhaps most significantly the basement had a 'mezzanine' level introduced to extend the poolside space and add additional changing areas. This resulted in the mothballing of a number of older changing areas and the conversion to supplementary pool plant spaces, as visible in the photo appraisal later in the document.

The concrete slab is believed to be supported directly off some of the earlier walls and as explained later in the document results in a significantly low floor to ceiling height in many areas.



HEALTH + LEISURE CLUB
AMENDMENTS + USES

HYBRID SPATIAL USE

Photo showing the active 'poolside' use as part of the health and leisure complex, dining tables visible in the area now occupied by the gym floor and sauna spaces.



HEALTH + LEISURE CLUB
AMENDMENTS + USES

HYBRID SPATIAL USE

Various archive photos showing the mix of health and leisure uses around the central space, noting the flow of activity and use between the different areas.



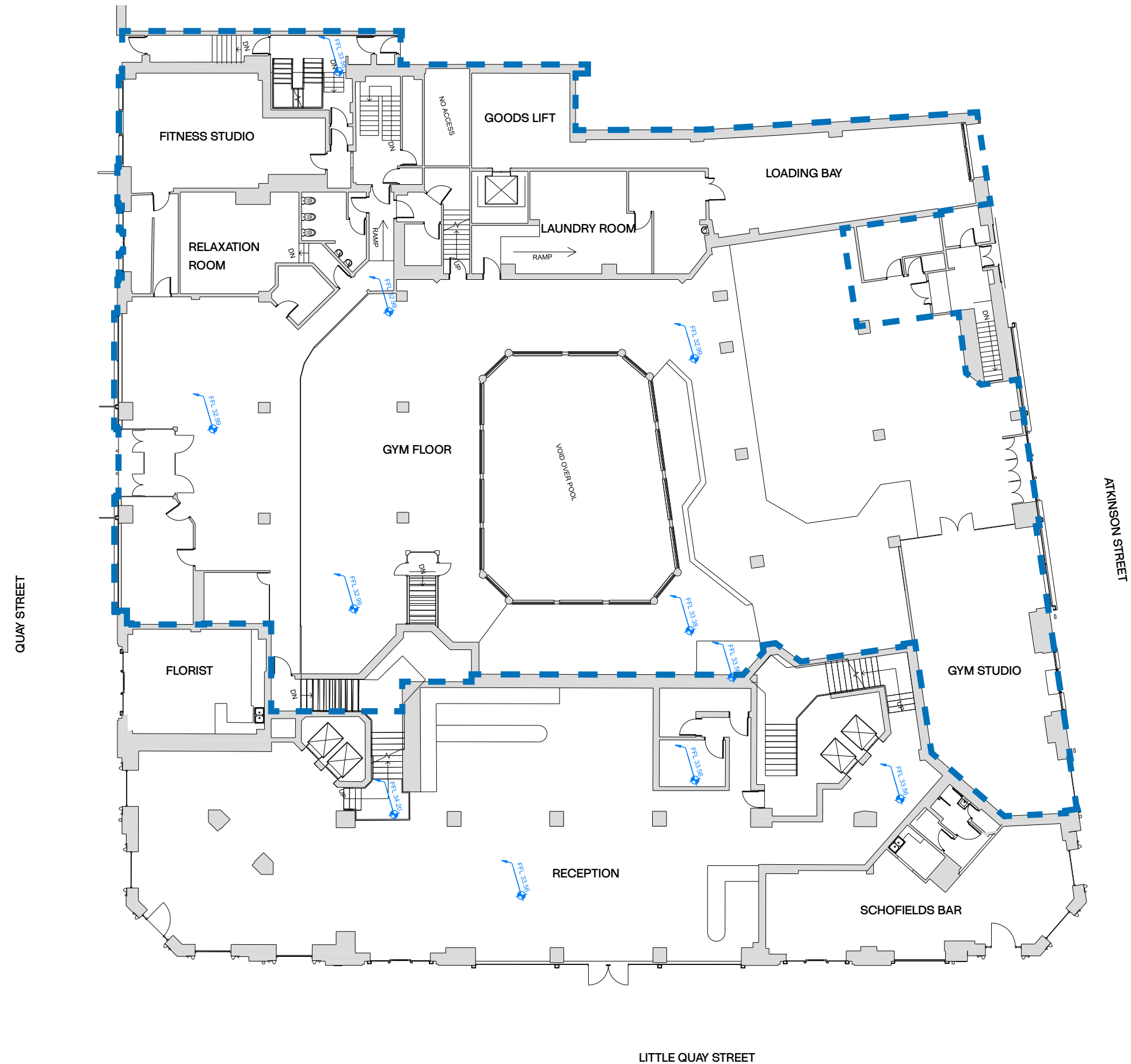
CURRENT LAYOUT

GROUND FLOOR

The current layout of the ground floor is dominated by gym use, leading to a relatively inactive frontage on both Quay Street and Atkinson Street. The majority of the primary Quay Street frontage is either blocked through vinyl advertising or internal partitions.

The florist retail unit remains a relic of the original active intent of multiple and different scale units along the street frontage - still presenting positively with a lively and engaging presence.

The 'rear' facade to Atkinson Street is significantly blocked, in many instances by dark painted 'escape only' doors. The loading and service bay is situated further along this facade, adjacent to the car park site.

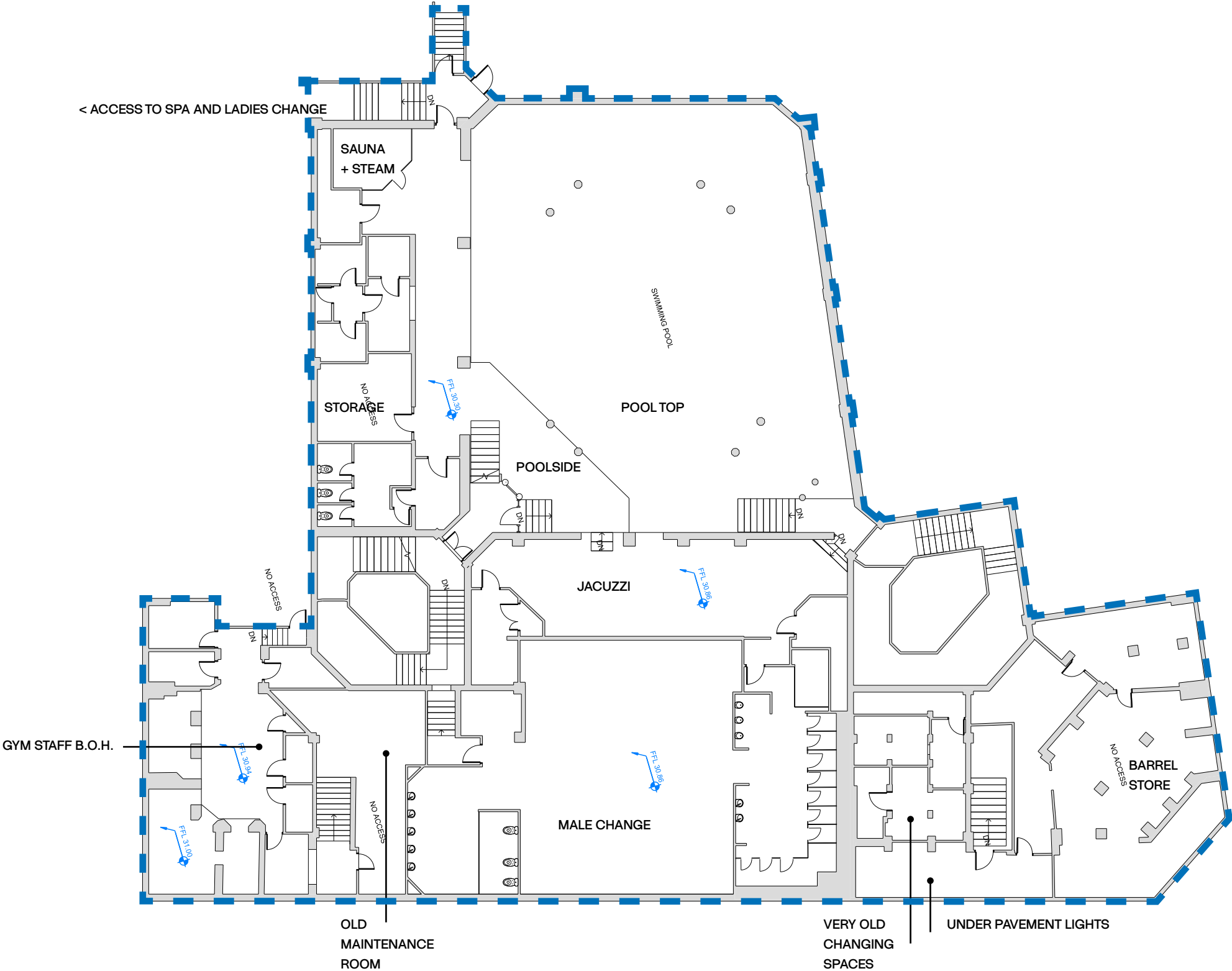


CURRENT LAYOUT

BASEMENT MEZZANINE

The basement mezzanine (at effective poolside level) provides a range of supplementary changing and sauna spaces for the pool as well as a number of back of house areas. The area on the corner of Little Quay Street and Atkinson Street is a mix of now disused barrel stores (from the previous Public House to Little Quay Street) and unused store rooms. Their condition is particularly poor as shown in the following photo appraisal.

Due to the later addition of the basement mezzanine level, floor to head heights are compromised in a number of locations - exacerbated by lowered beams in some locations.

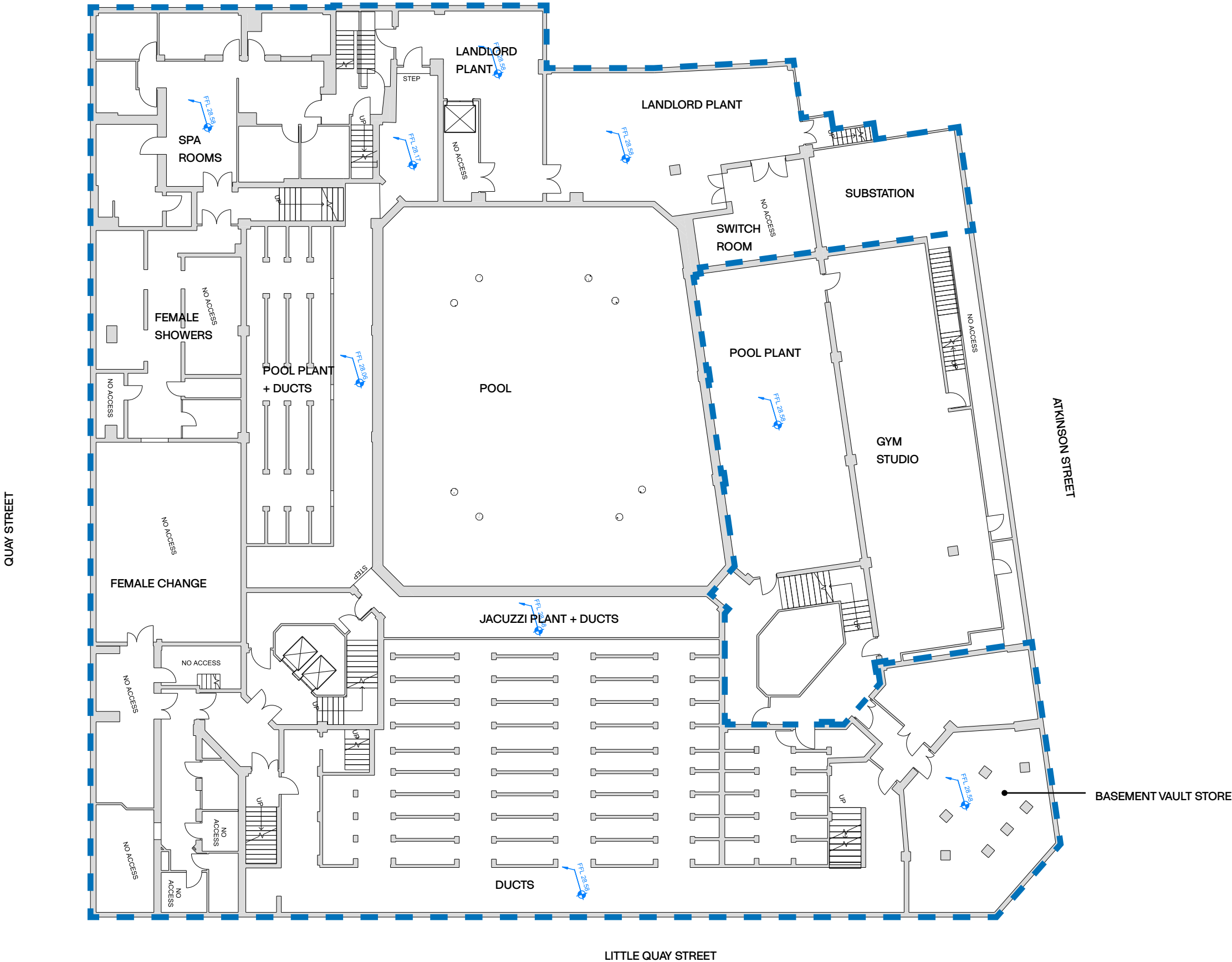


AREA OF THIS APPLICATION

CURRENT LAYOUT BASEMENT

The basement space itself is a mix of older changing areas that have now been significantly amended to serve as duct routes for the plant around the building, most notably under where the basement mezzanine has been installed. The remaining areas that do not sit underneath the basement mezzanine are largely well used as changing and studio spaces due to the uncompromised headheight.

 AREA OF THIS APPLICATION

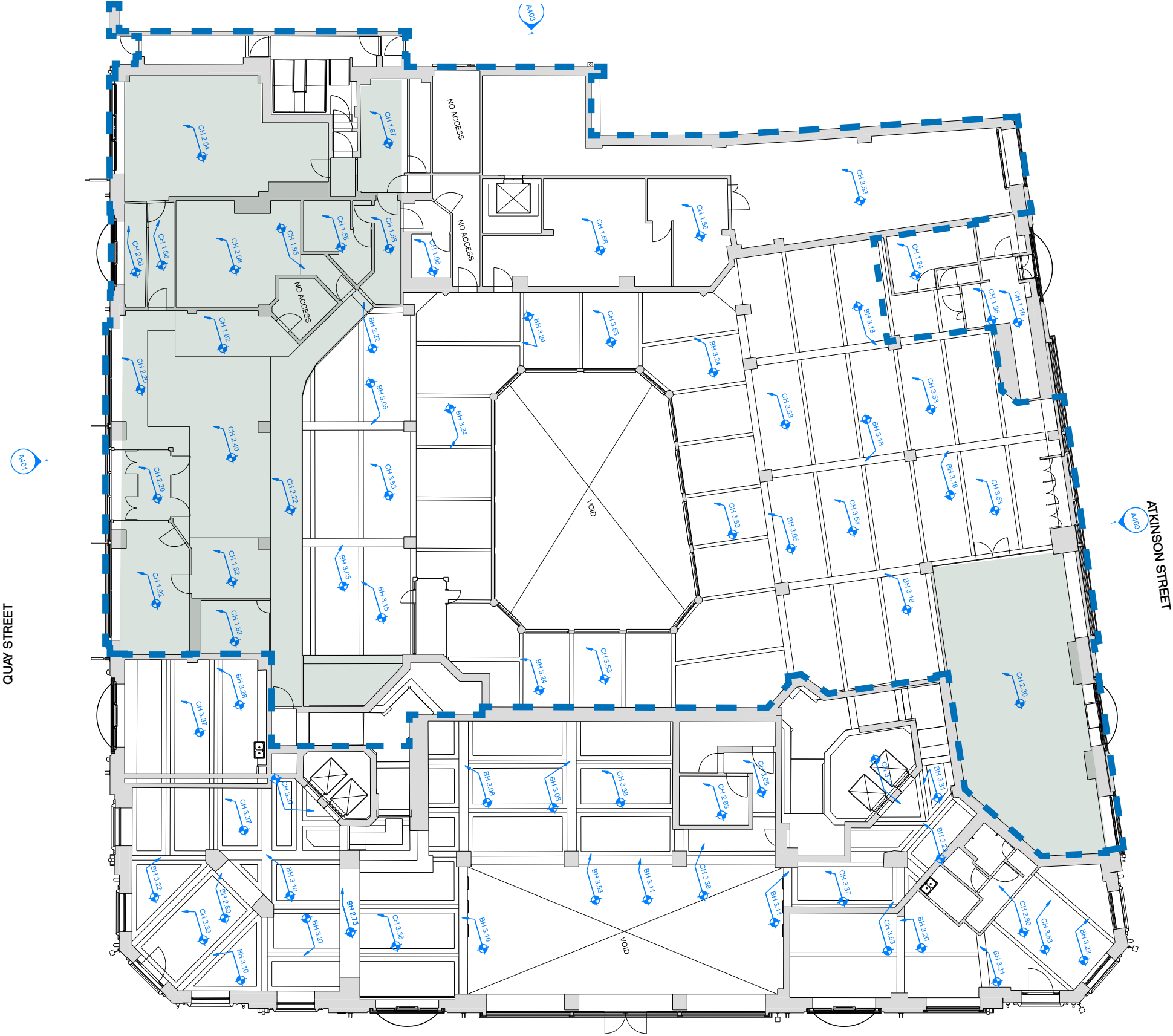


GROUND

CEILING HEIGHT APPRAISAL

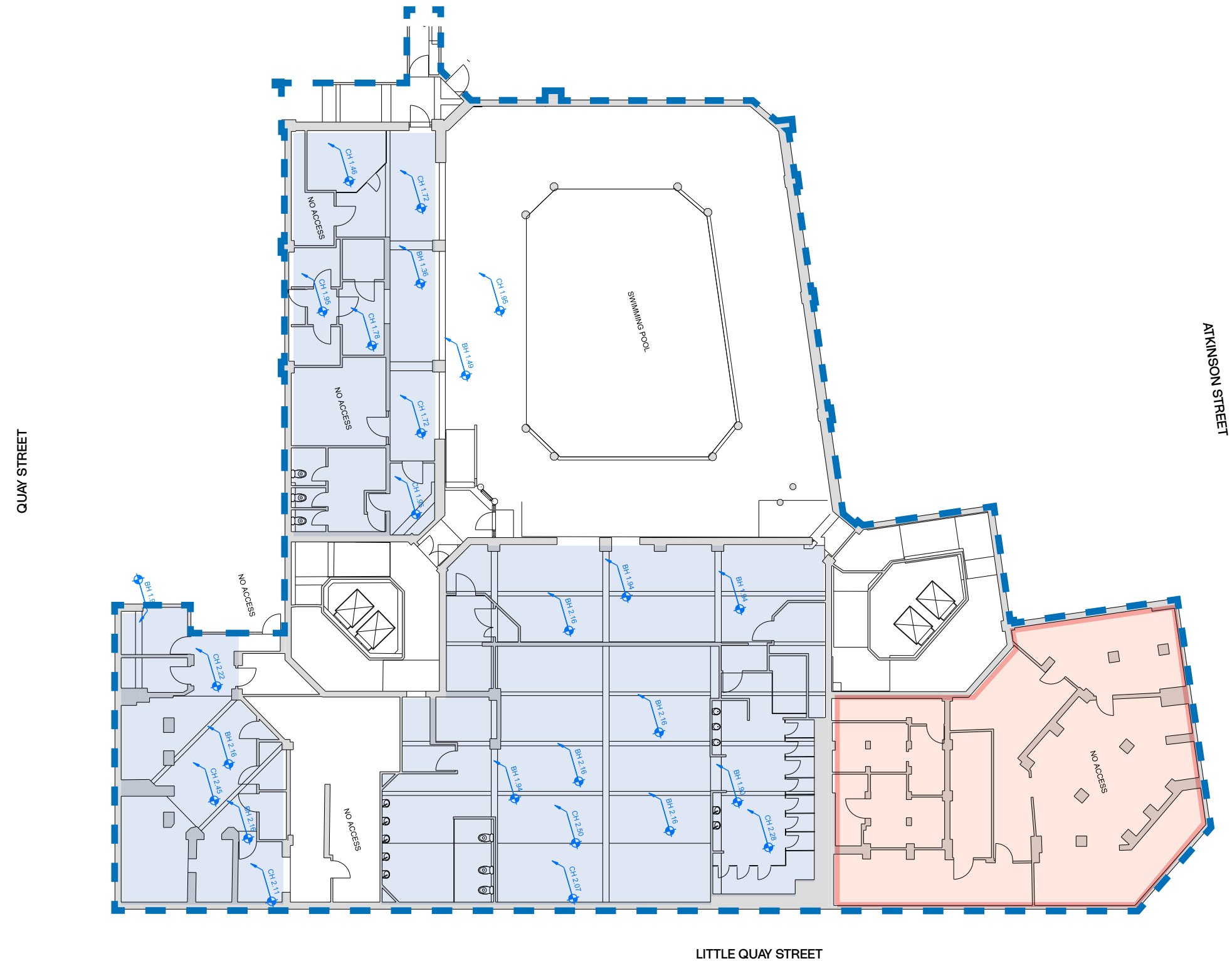
The ground floor benefits from a good ceiling height throughout, with some areas currently having a suspended ceiling blocking the original coffered design. It is assumed that above these, much of the original ceiling height remains albeit the condition of the coffer is unknown.

- GOOD CEILING HEIGHT ABOVE SUSPENDED CEILING
- REMAINDER OF GROUND FLOOR GOOD CEILING HEIGHT (3.5M+)
- AREA OF THIS APPLICATION



BASEMENT MEZZANINE CEILING HEIGHT APPRAISAL

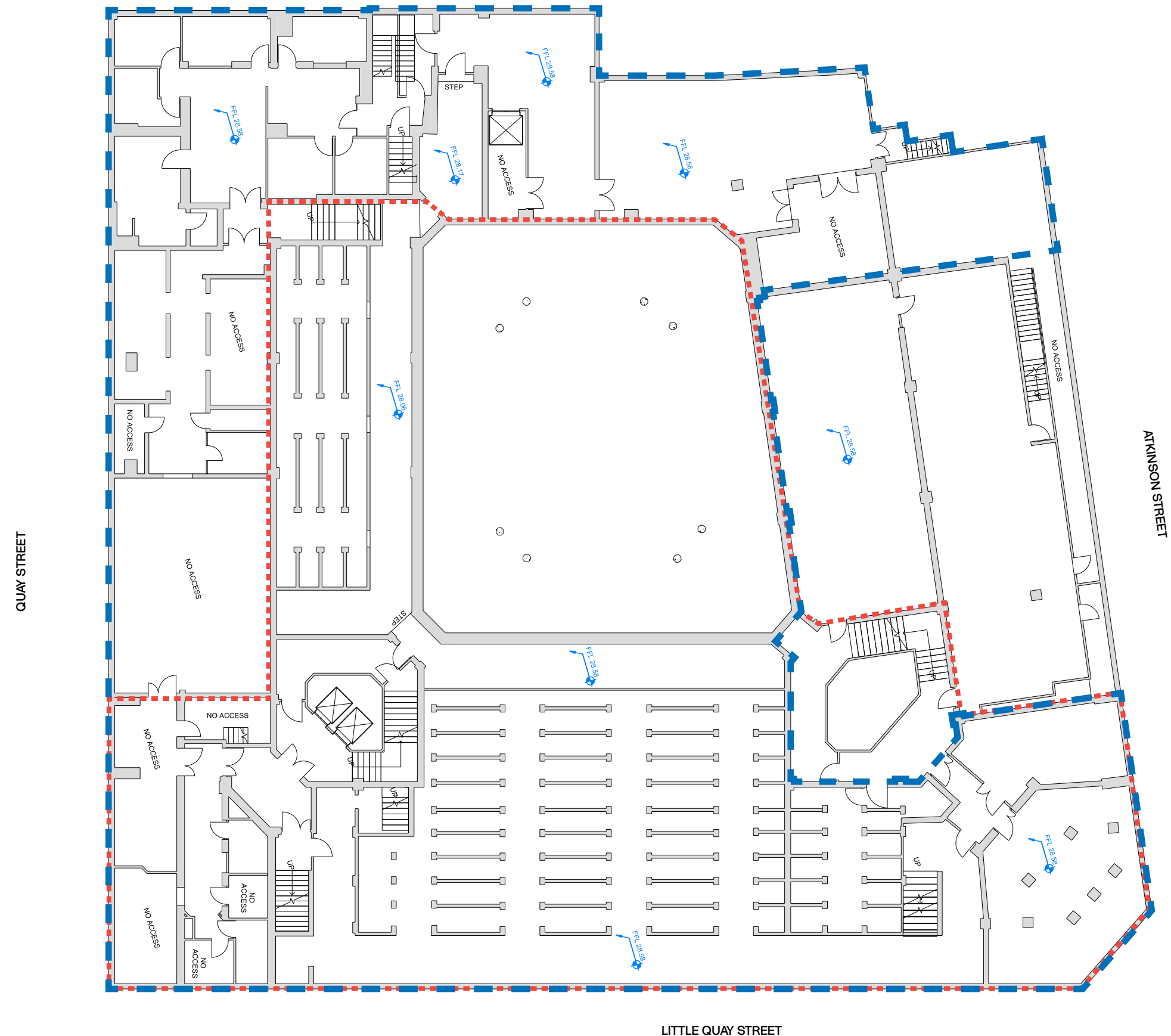
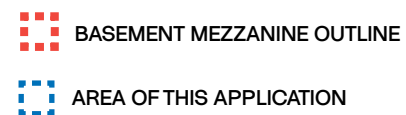
The basement mezzanine, due to the fact it was a later addition has a compromised ceiling height across a lot of the space. Much of the space is in short term use (changing, saunas, steam rooms etc.) where this is acceptable, though not optimal.



BASEMENT

CEILING HEIGHT APPRAISAL

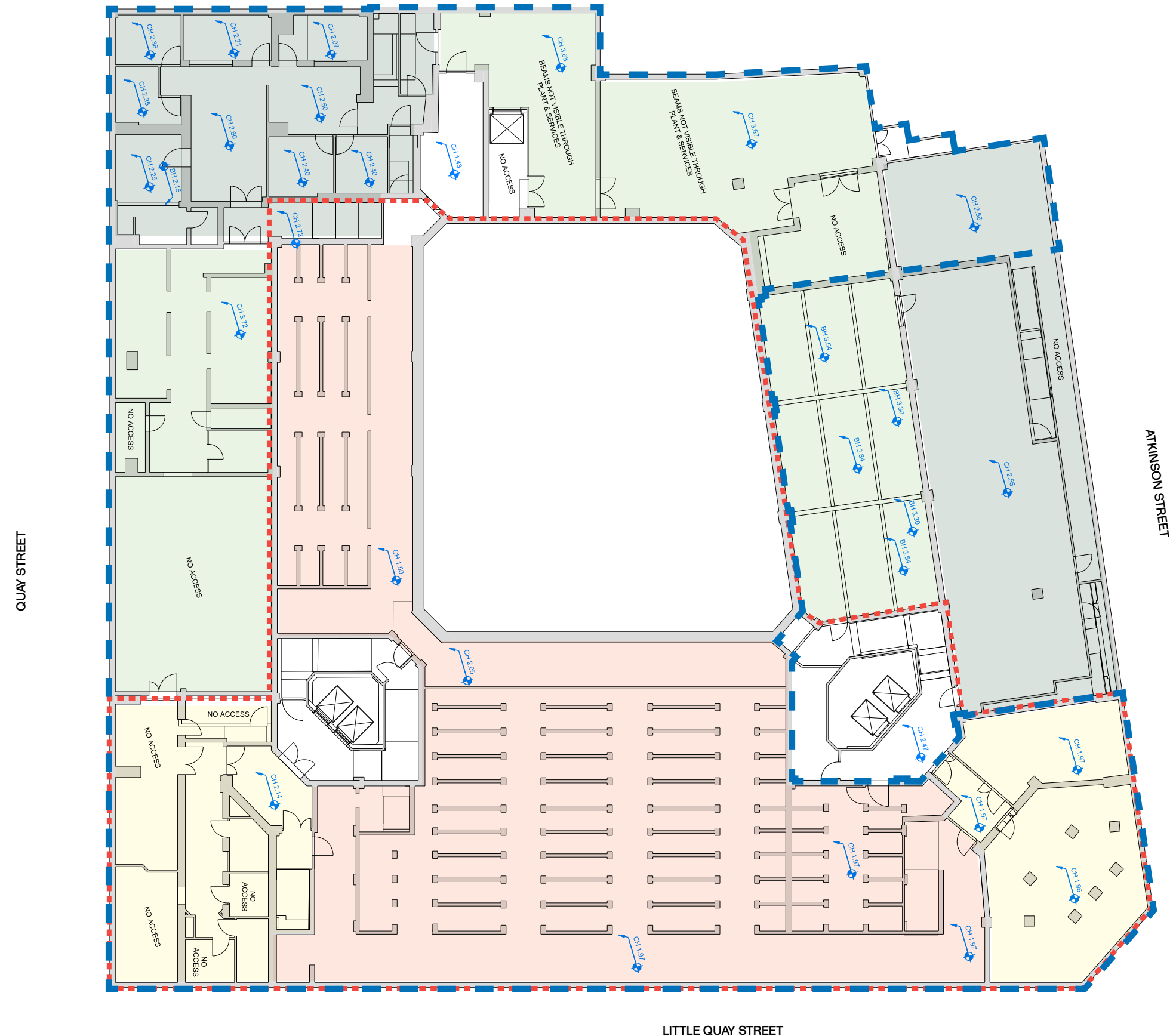
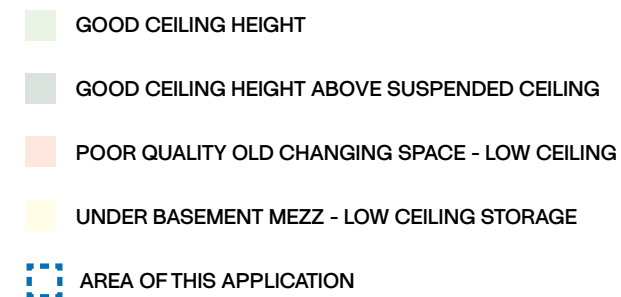
Overlaying the basement mezzanine footprint onto the basement plan demonstrates how the mezzanine impacts the available headheight at the lowest level of the building. Where the mezzanine is present the headheight is very poor resulting in some spaces being below 1.5m.



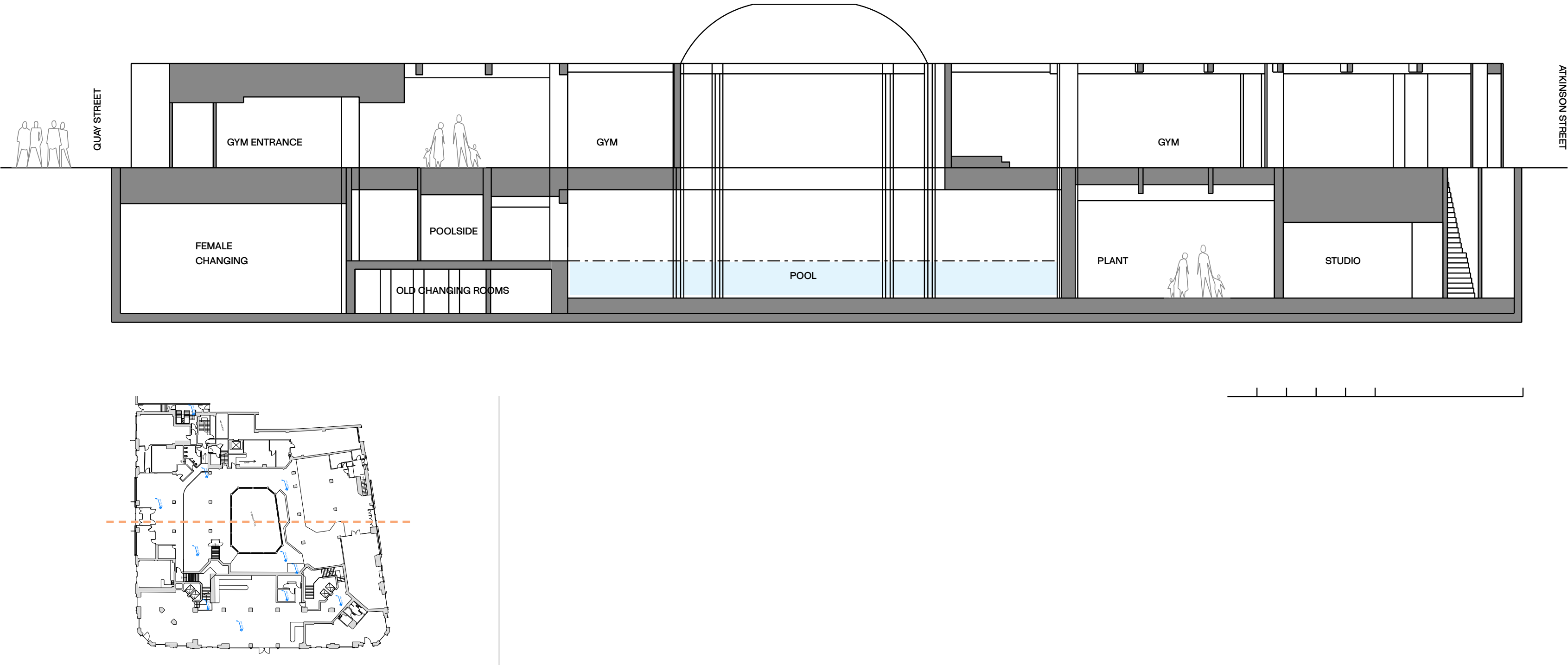
BASEMENT

CEILING HEIGHT APPRAISAL

The ceiling height within the basement space where the mezzanine is not present is akin to the ground floor (3.5m+) and in its current setup is under optimised as changing rooms, plant space and areas of suspended ceiling.



DIAGRAMMATIC SECTION



EXISTING ELEVATION APPRAISAL

QUAY STREET

The primary frontage is dominated by poor quality graphics, blocking visibility and connection to the internal space.

Drawing key

GLAZING

LOUVERS

BLOCKED OPENING

VINYL ADVERTISING

GLAZING WITH ADVERTISING

EXTERNAL SIGNAGE

BOH / LOADING BAY



① EXISTING SOUTH ELEVATION - QUAY STREET

EXISTING ELEVATION APPRAISAL

LITTLE QUAY STREET

The principal office frontage is largely glazed and was refurbished as part of recent applications. As part of that approval a well designed ventilation louvre to the corner.

Drawing key

GLAZING

LOUVERS

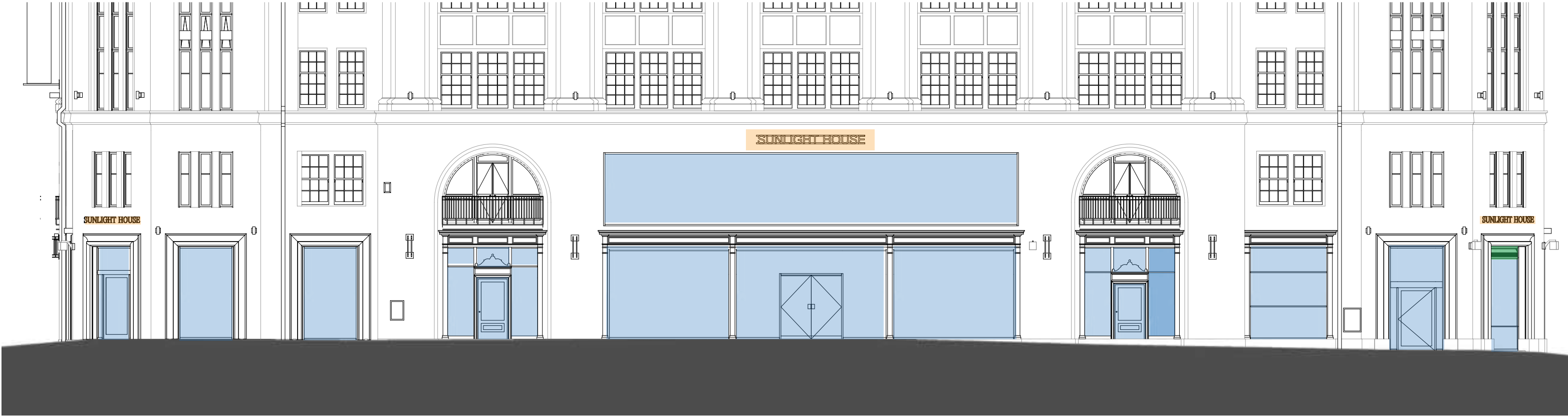
BLOCKED OPENING

VINYL ADVERTISING

GLAZING WITH ADVERTISING

EXTERNAL SIGNAGE

BOH / LOADING BAY



② EXISTING EAST ELEVATION - LITTLE QUAY STREET

EXISTING ELEVATION APPRAISAL

ATKINSON STREET

The 'rear' facade is largely blocked - with solid fire escape doors and entirely blocked windows.

Drawing key

GLAZING

LOUVERS

BLOCKED OPENING

VINYL ADVERTISING

GLAZING WITH ADVERTISING

EXTERNAL SIGNAGE

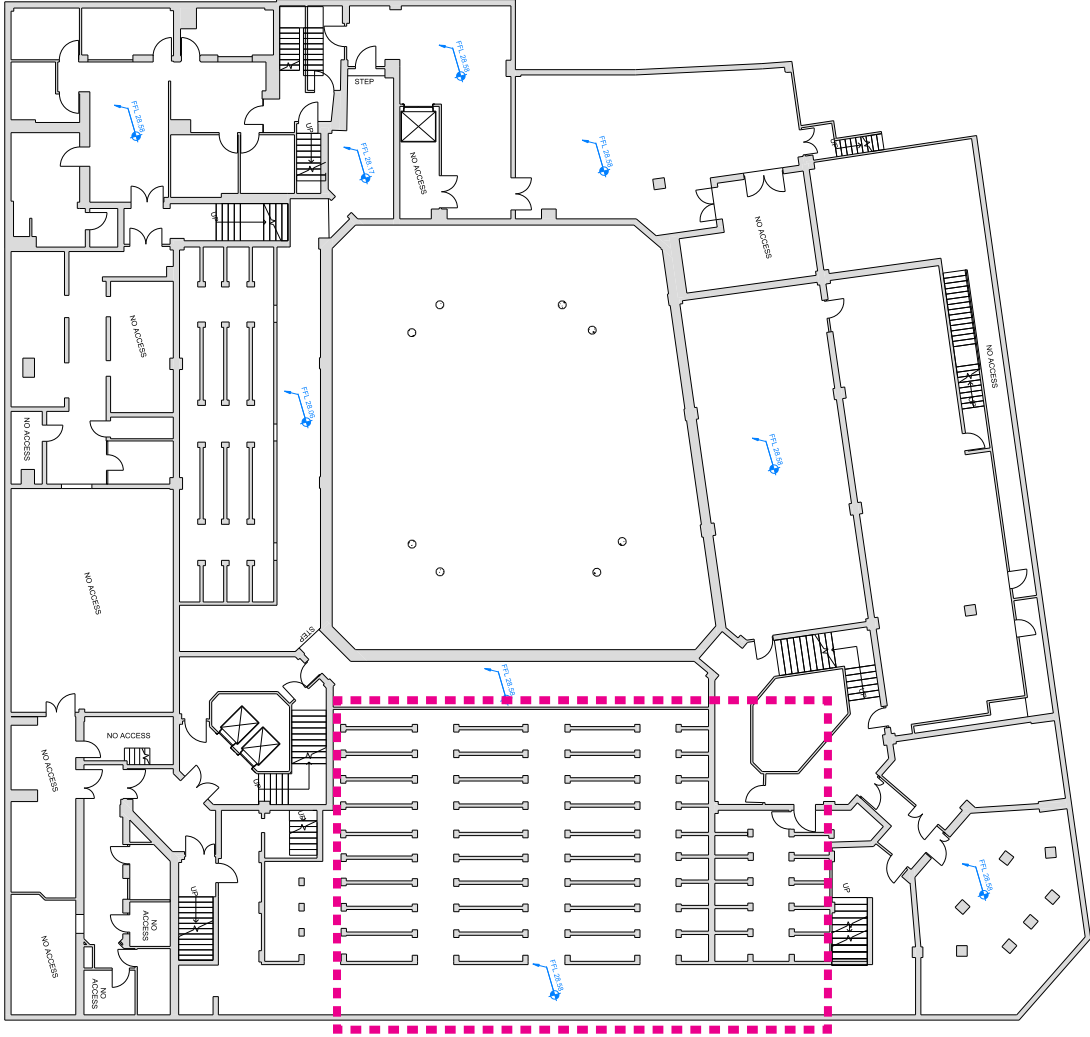
BOH / LOADING BAY



③ EXISTING NORTH ELEVATION - ATKINSON STREET

CONDITION APPRAISAL | 18.12.2024

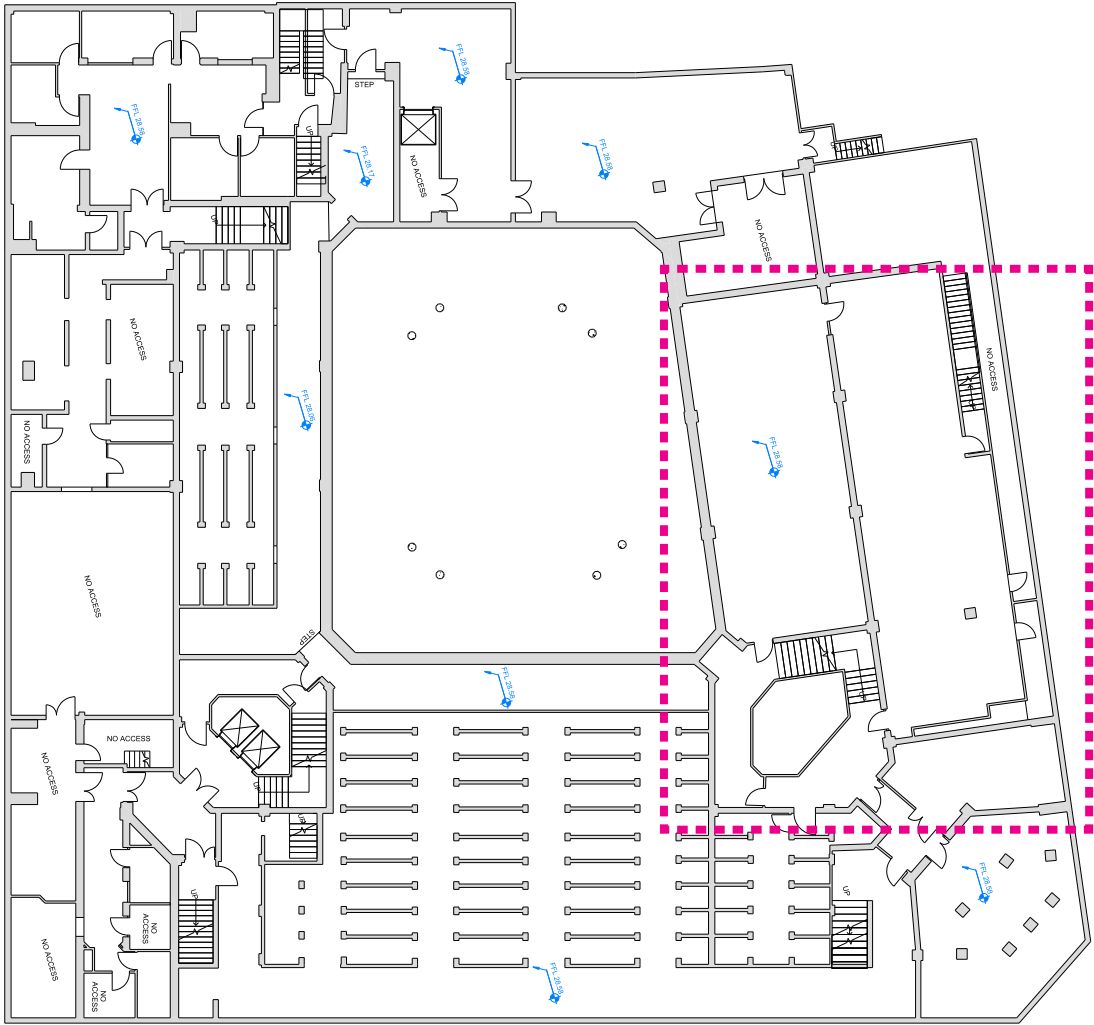
BASEMENT
OLD CHANGING AREA + PLANT



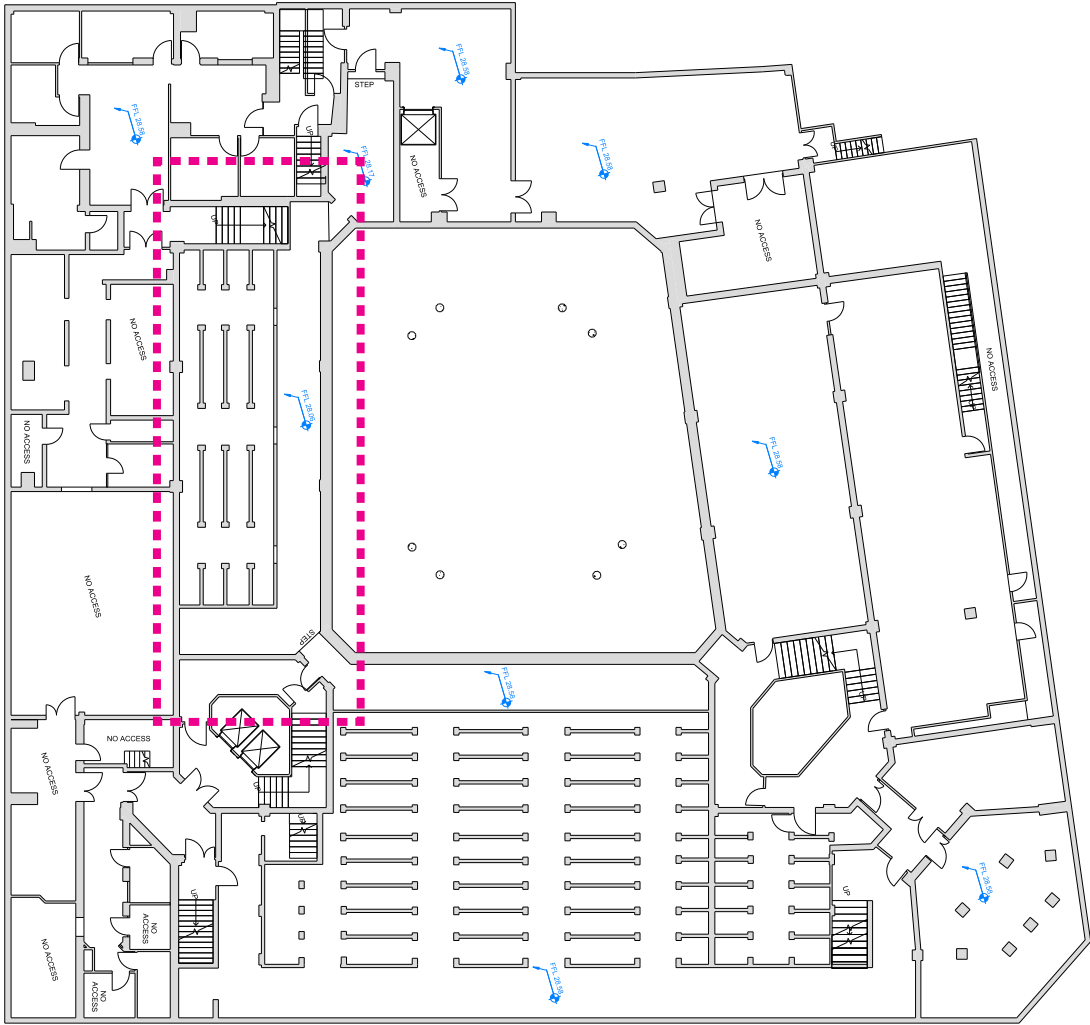
BASEMENT
STORES + SERVICING



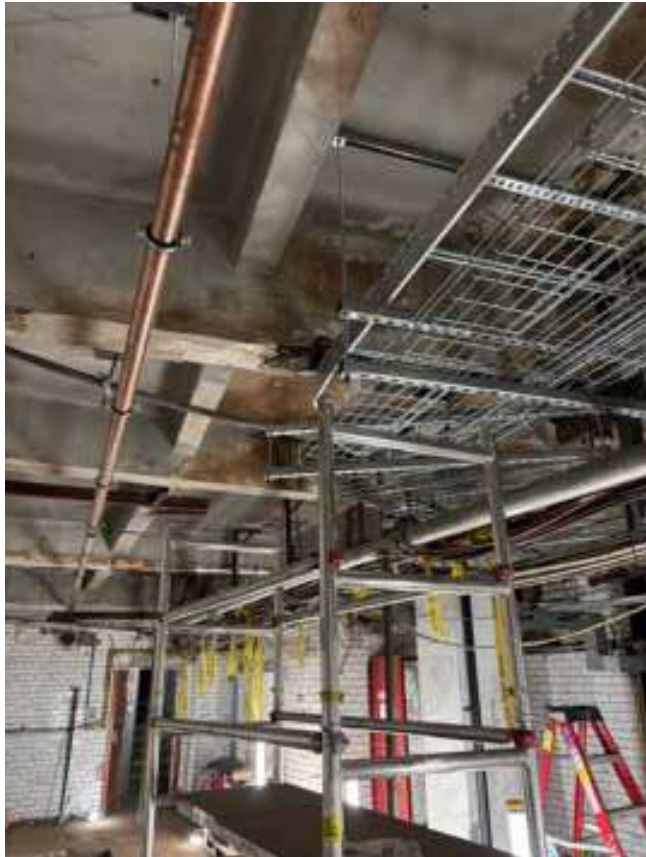
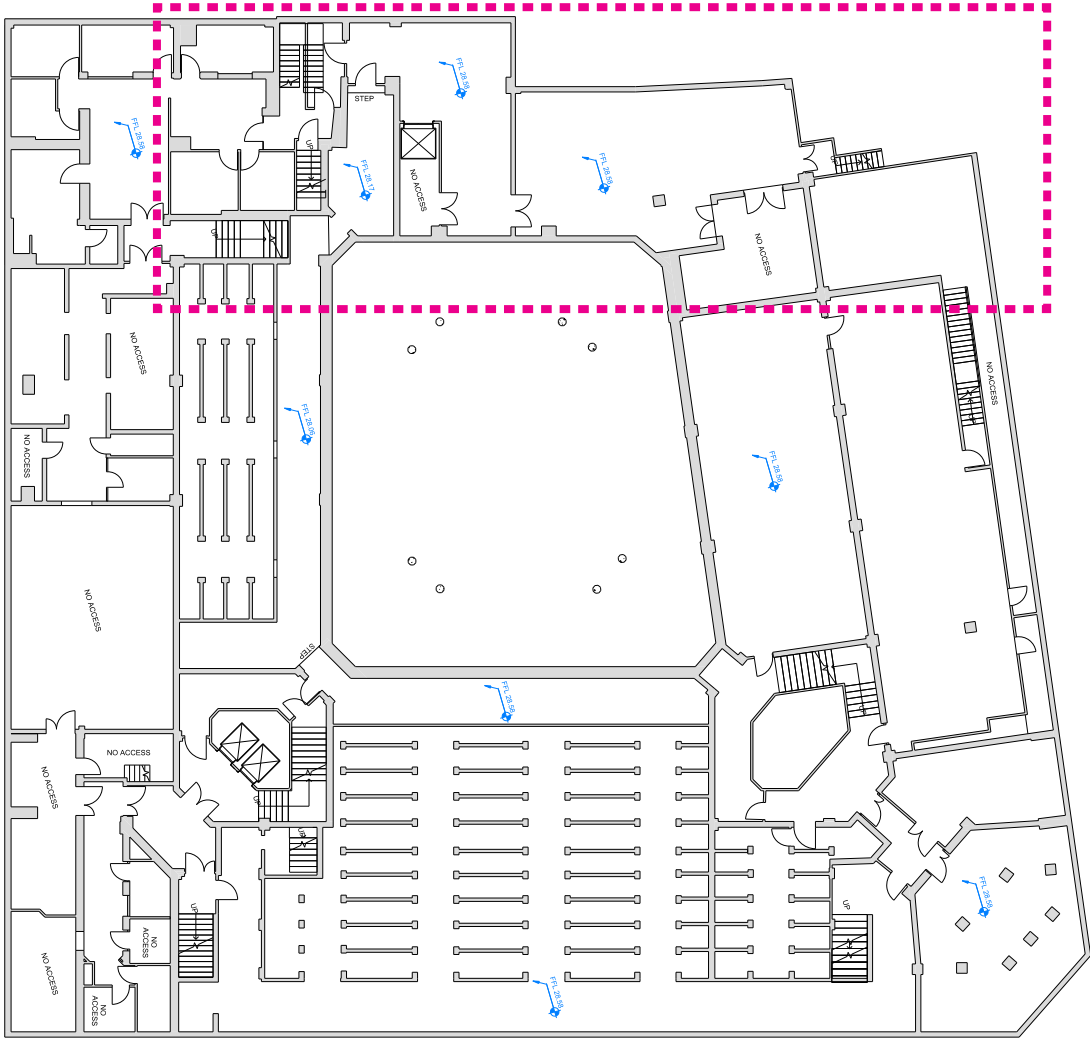
BASEMENT
SWIMMING POOL PLANT + STUDIO



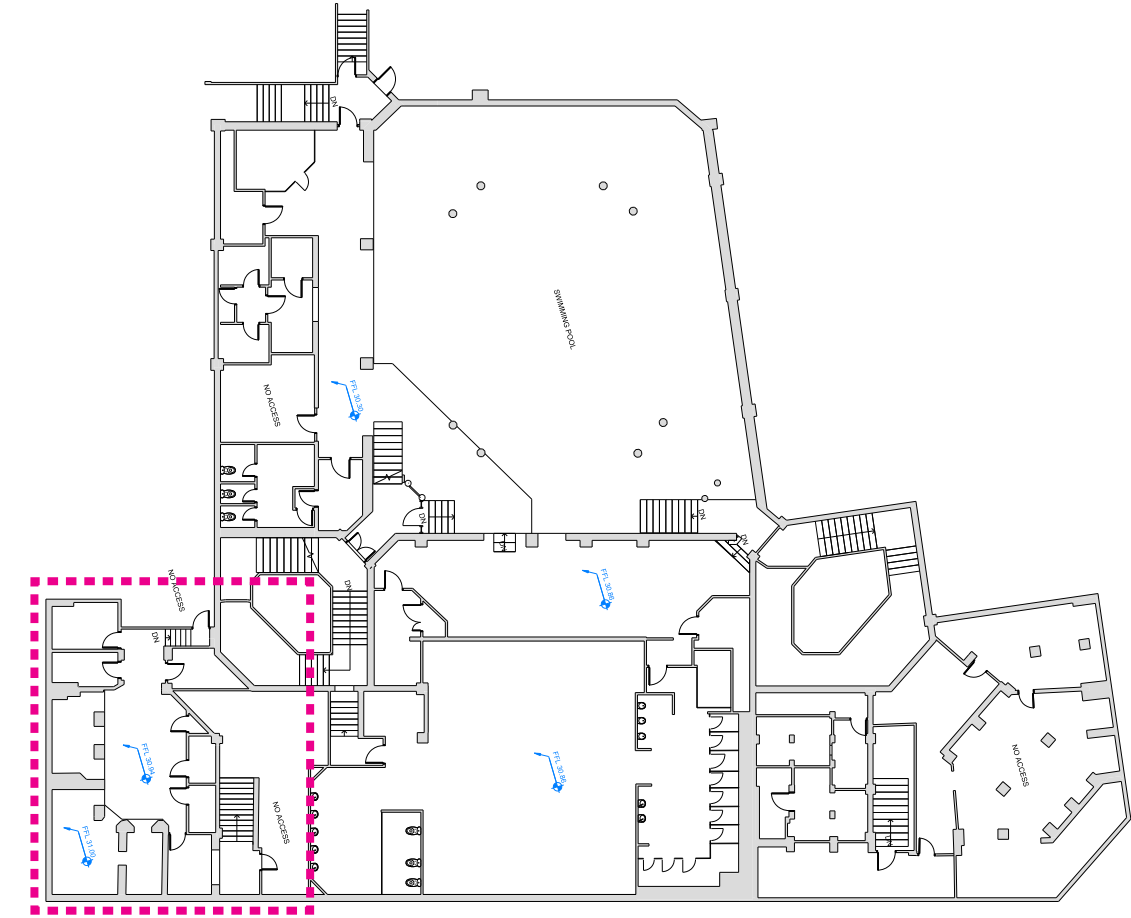
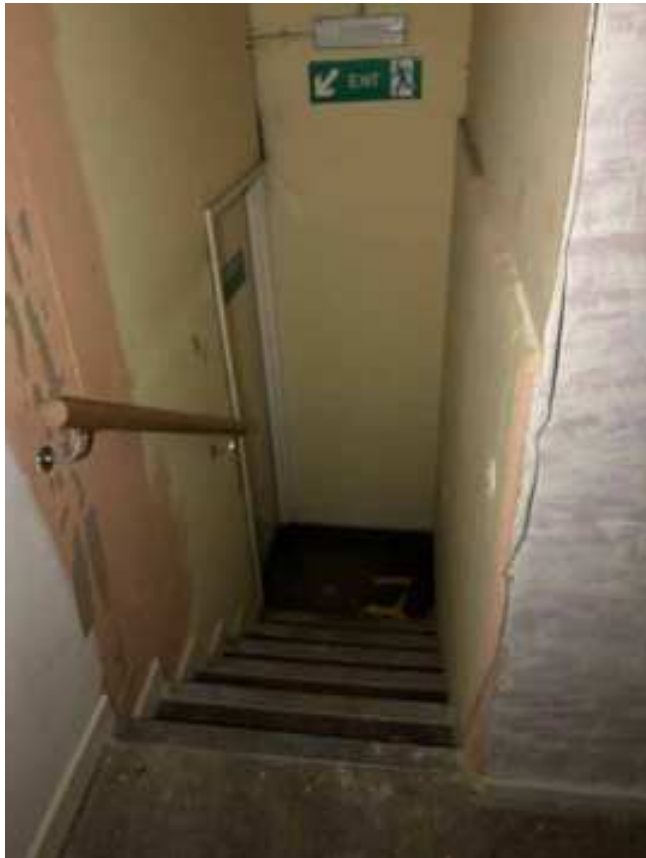
BASEMENT
SWIMMING POOL PLANT



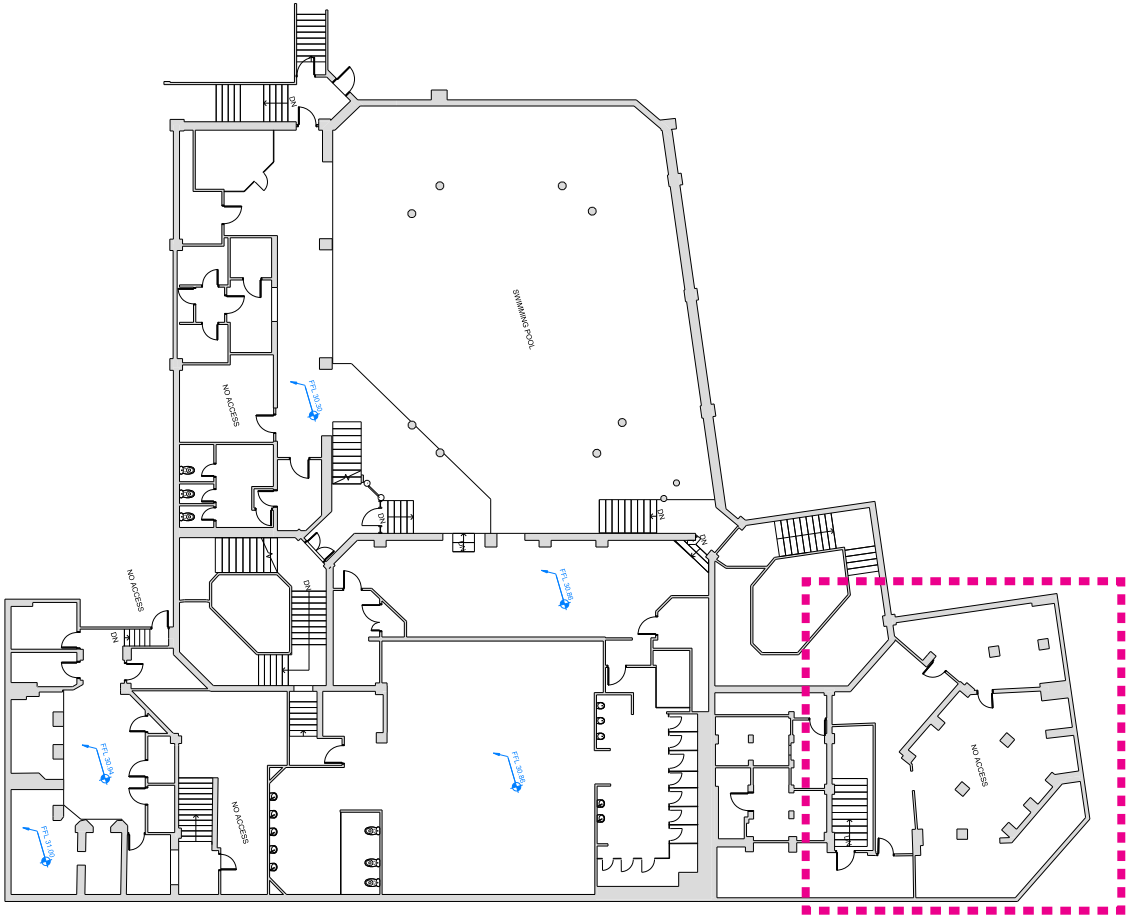
BASEMENT
PLANT ROOMS



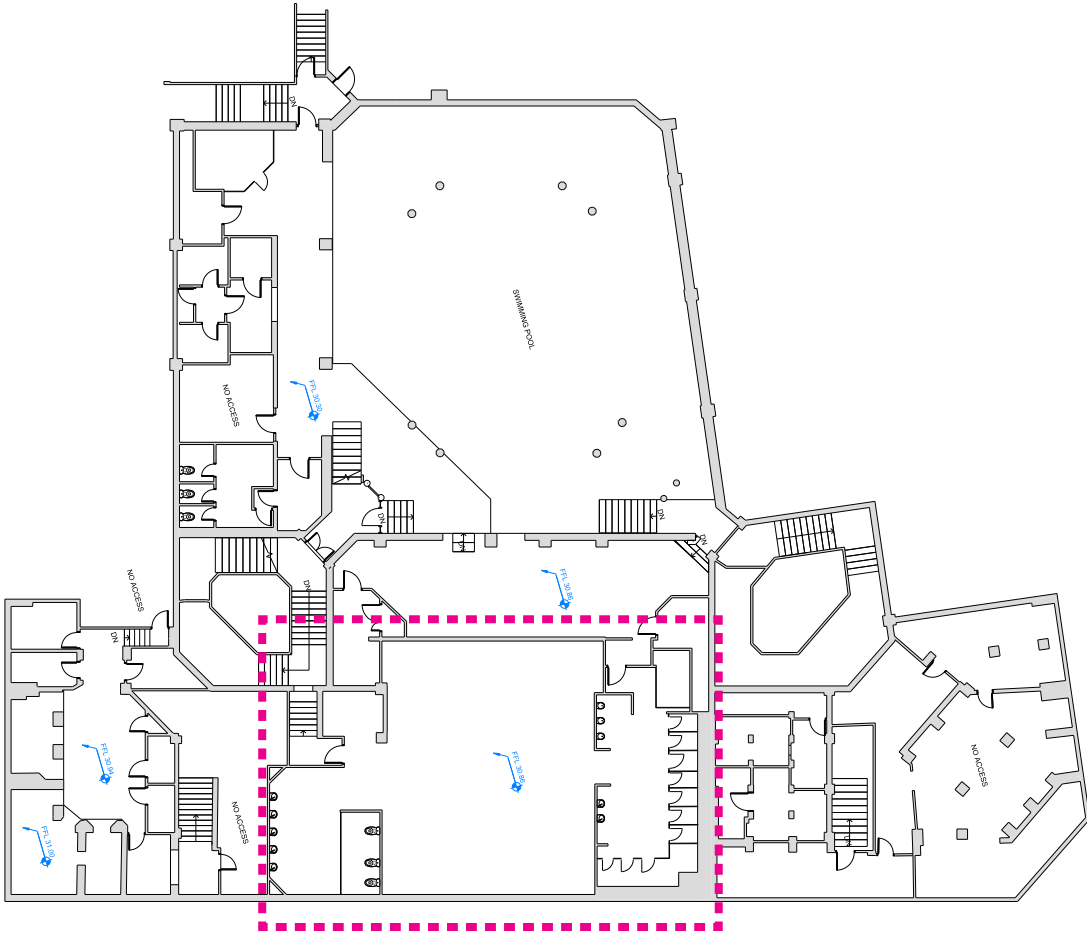
BASEMENT MEZZANINE
STAFF CHANGING



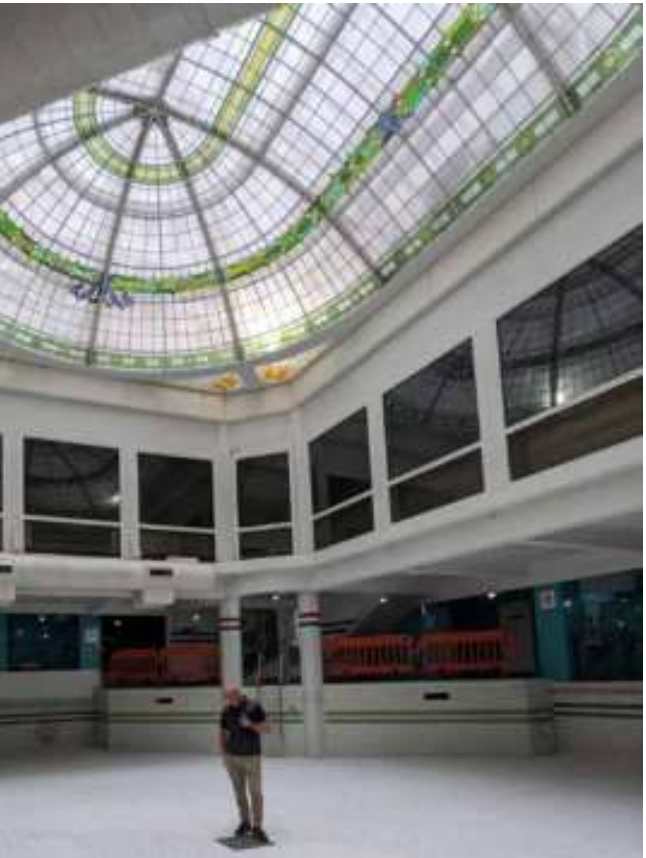
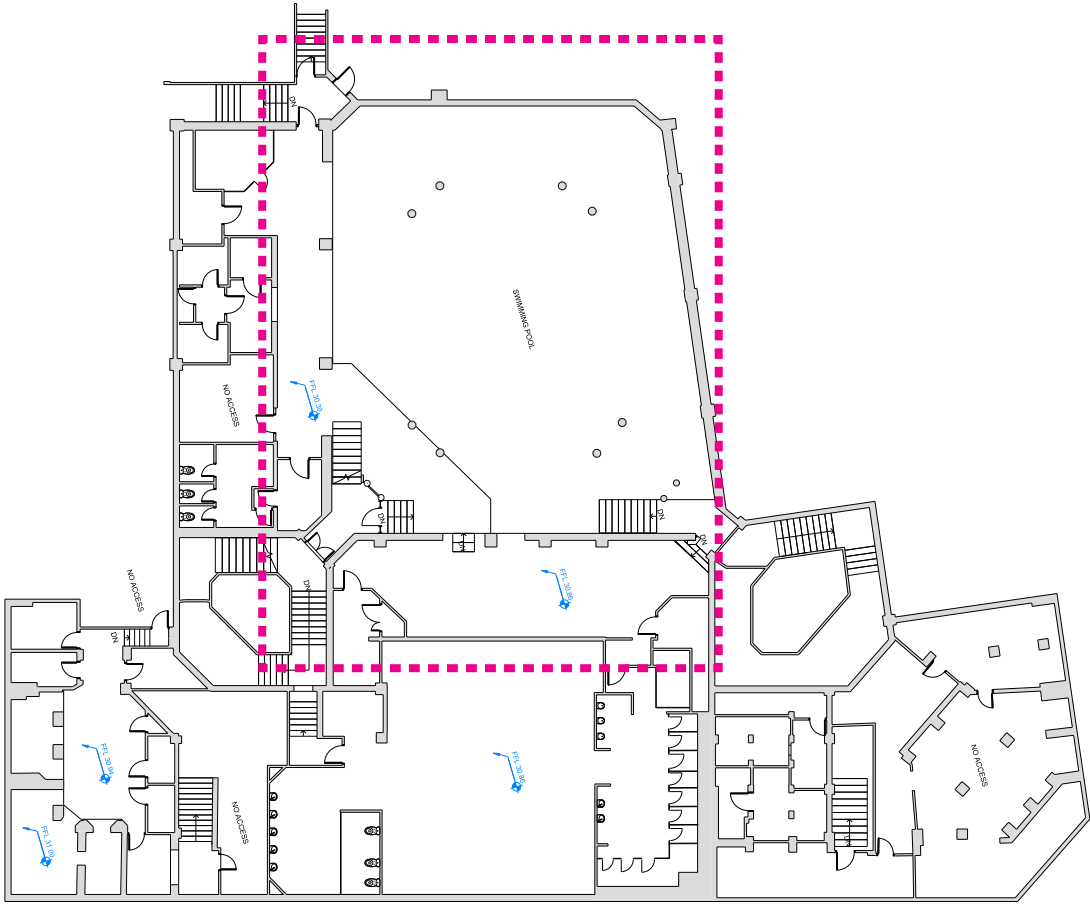
BASEMENT MEZZANINE
UNDER PAVEMENT + STORES



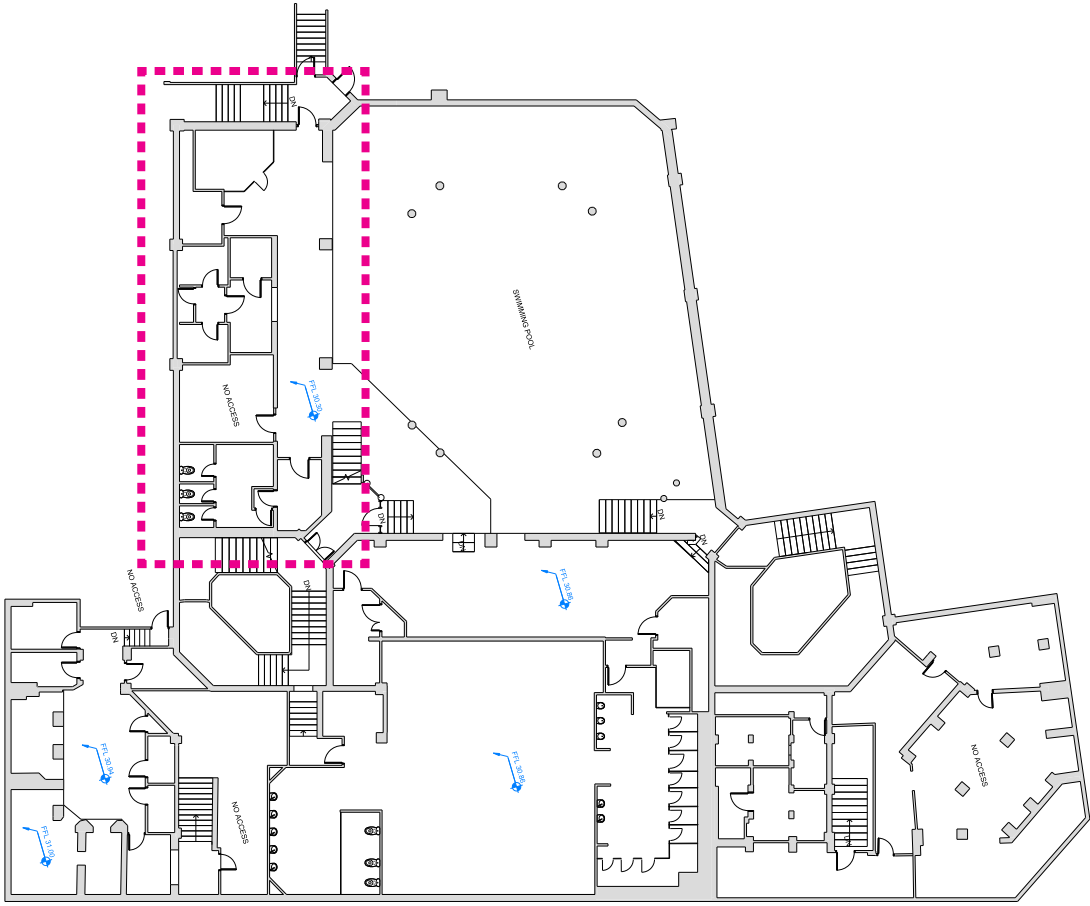
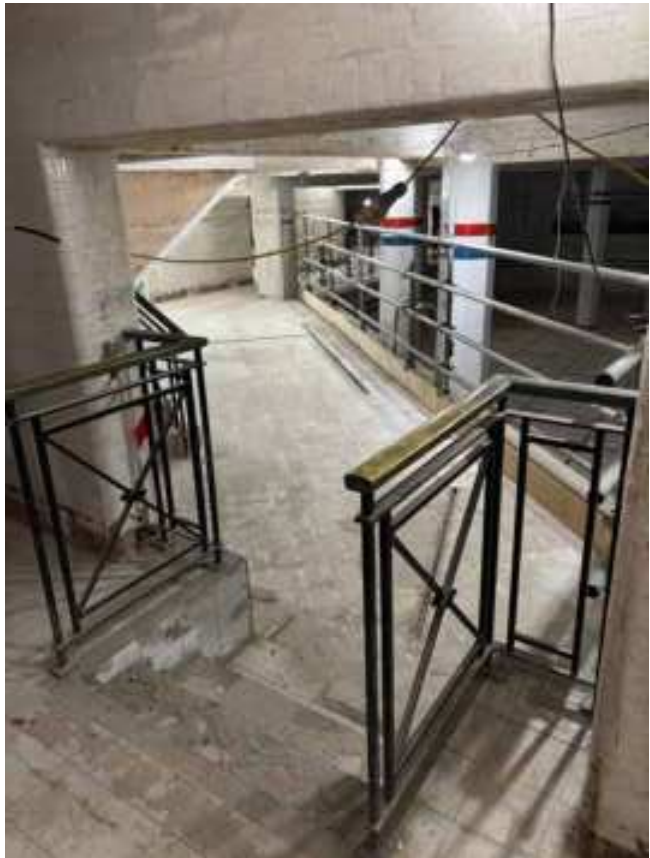
BASEMENT MEZZANINE
MALE CHANGING



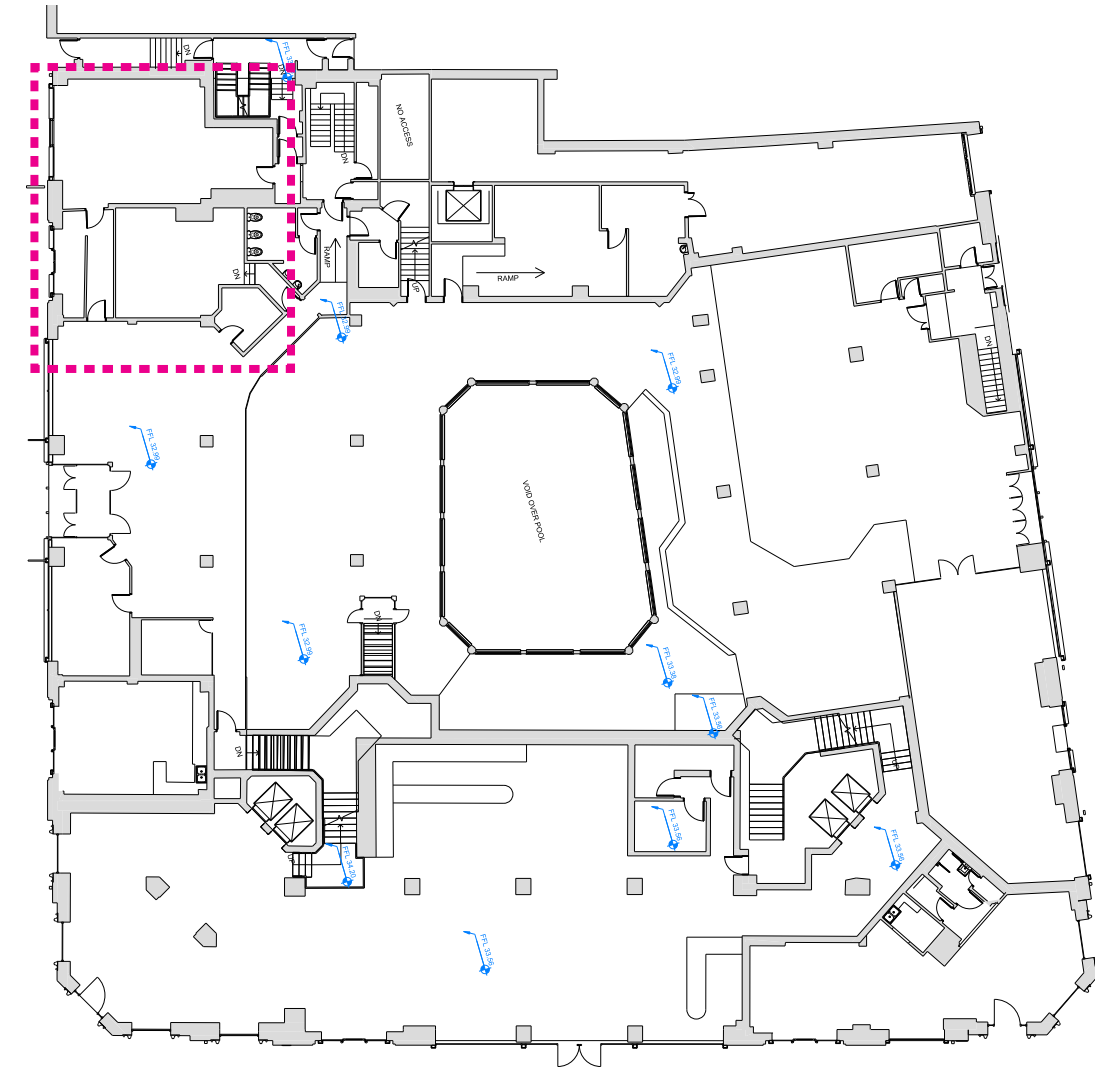
BASEMENT MEZZANINE
POOLSIDE, POOL



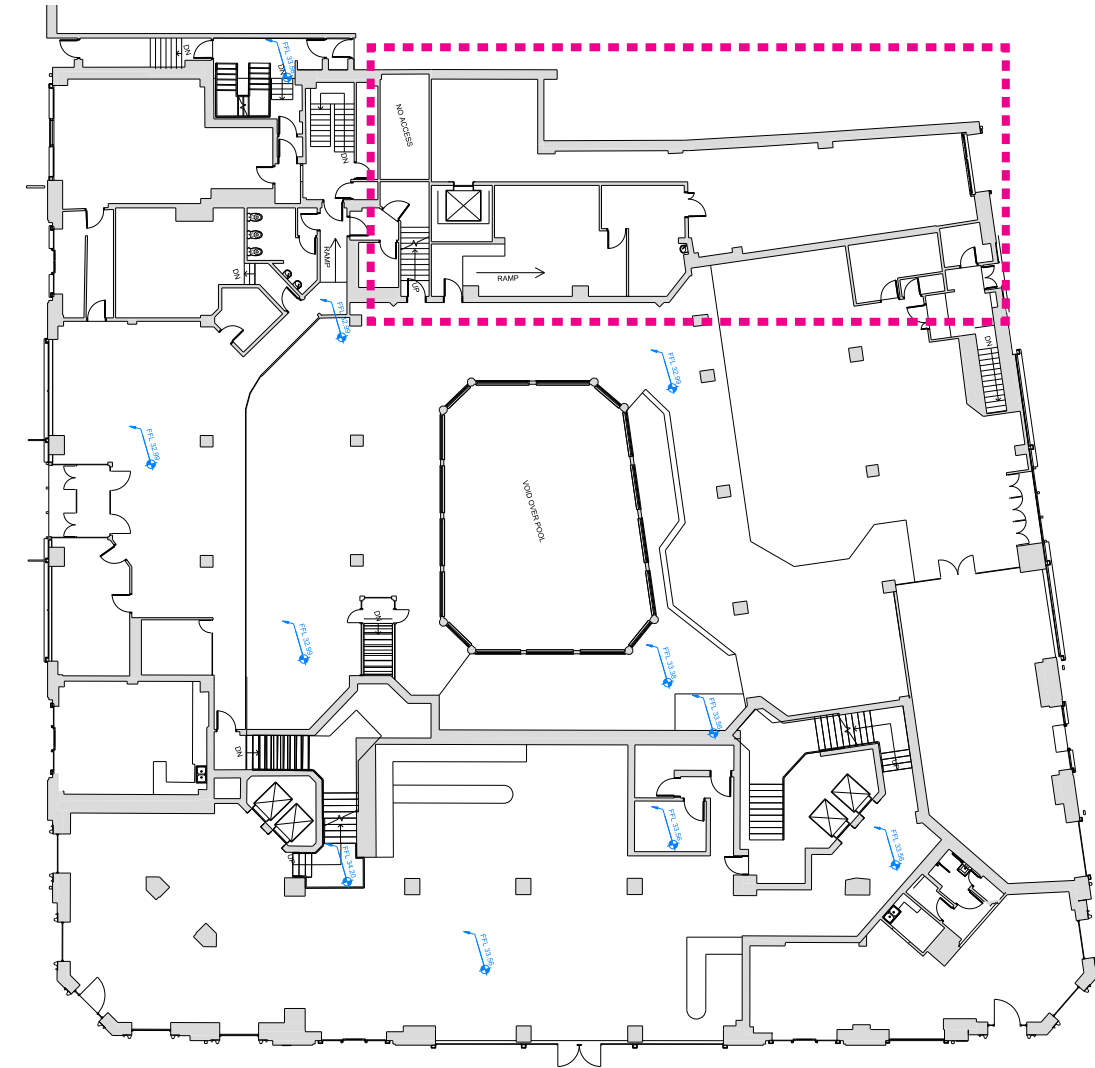
BASEMENT MEZZANINE
POOLSIDE



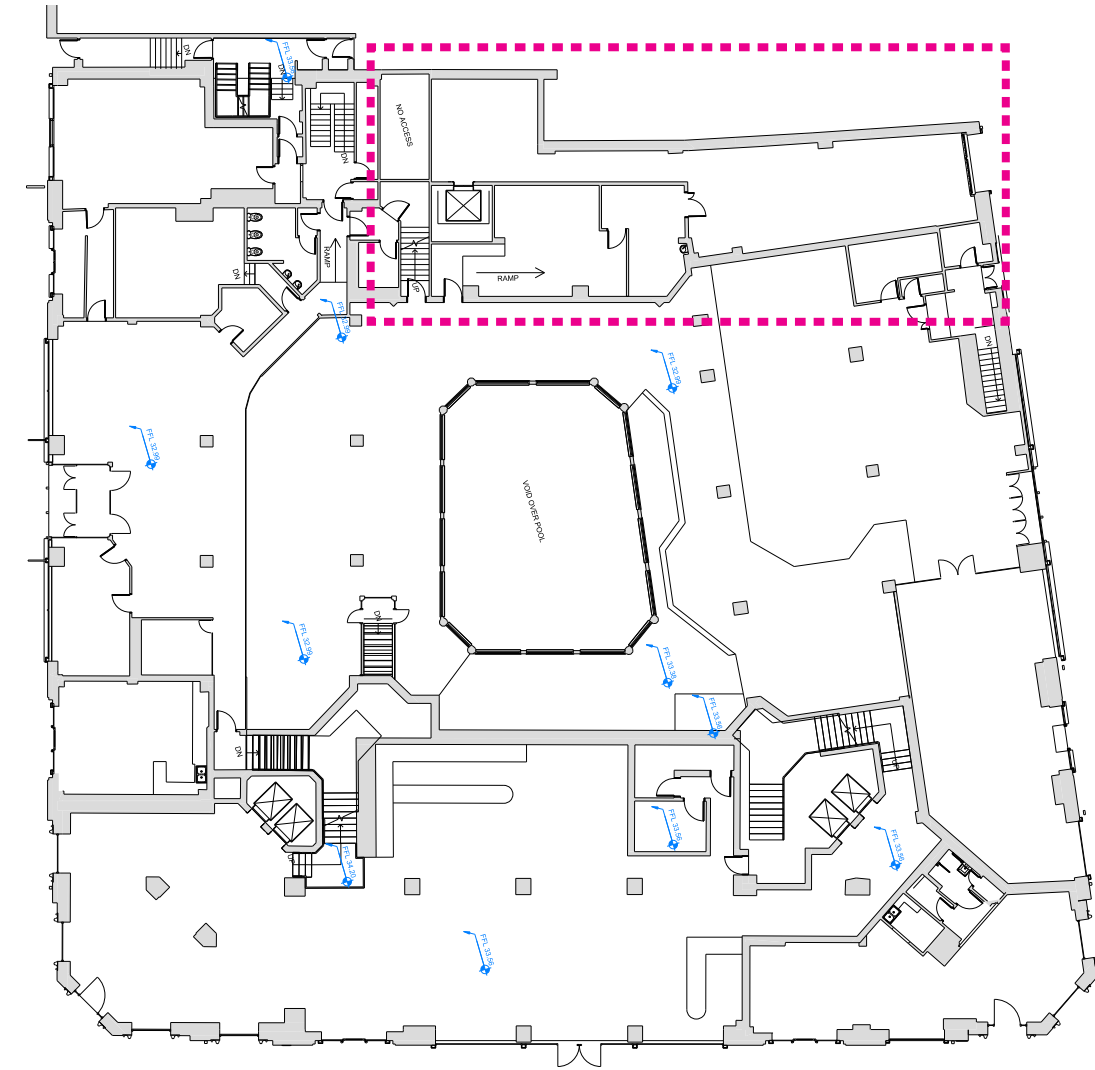
GROUND
VACANT FLOOR SPACE - QUAY STREET



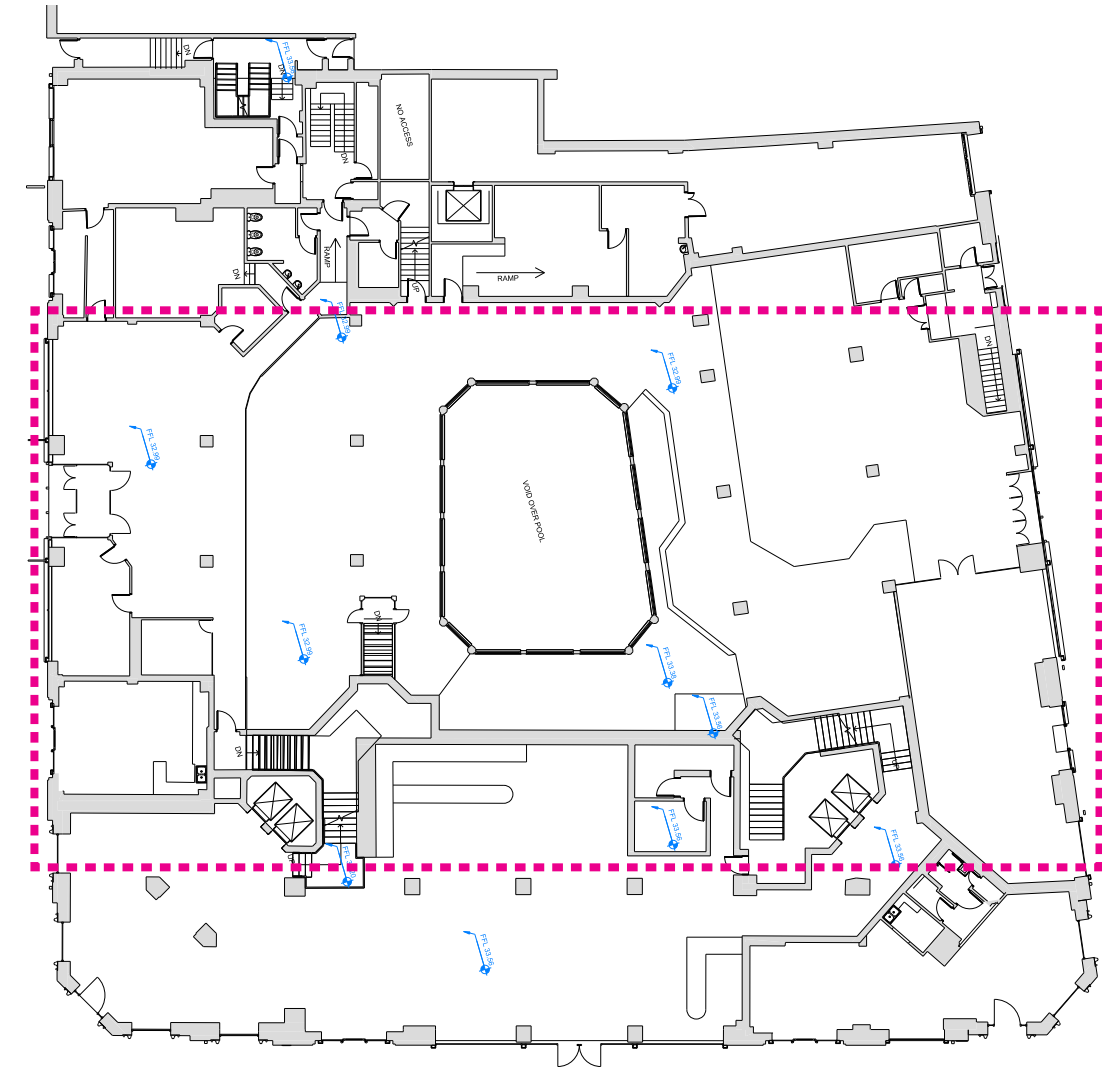
GROUND
BACK OF HOUSE AND SERVICING



GROUND
BACK OF HOUSE AND SERVICING



GROUND
VACANT FLOOR SPACE



GROUND
EXTERNAL - QUAY STREET



PHOTO APPRAISAL | JUNE 2023 | QUAY STREET



PHOTO APPRAISAL | JUNE 2023 | QUAY STREET



GROUND
EXTERNAL - ATKINSON STREET

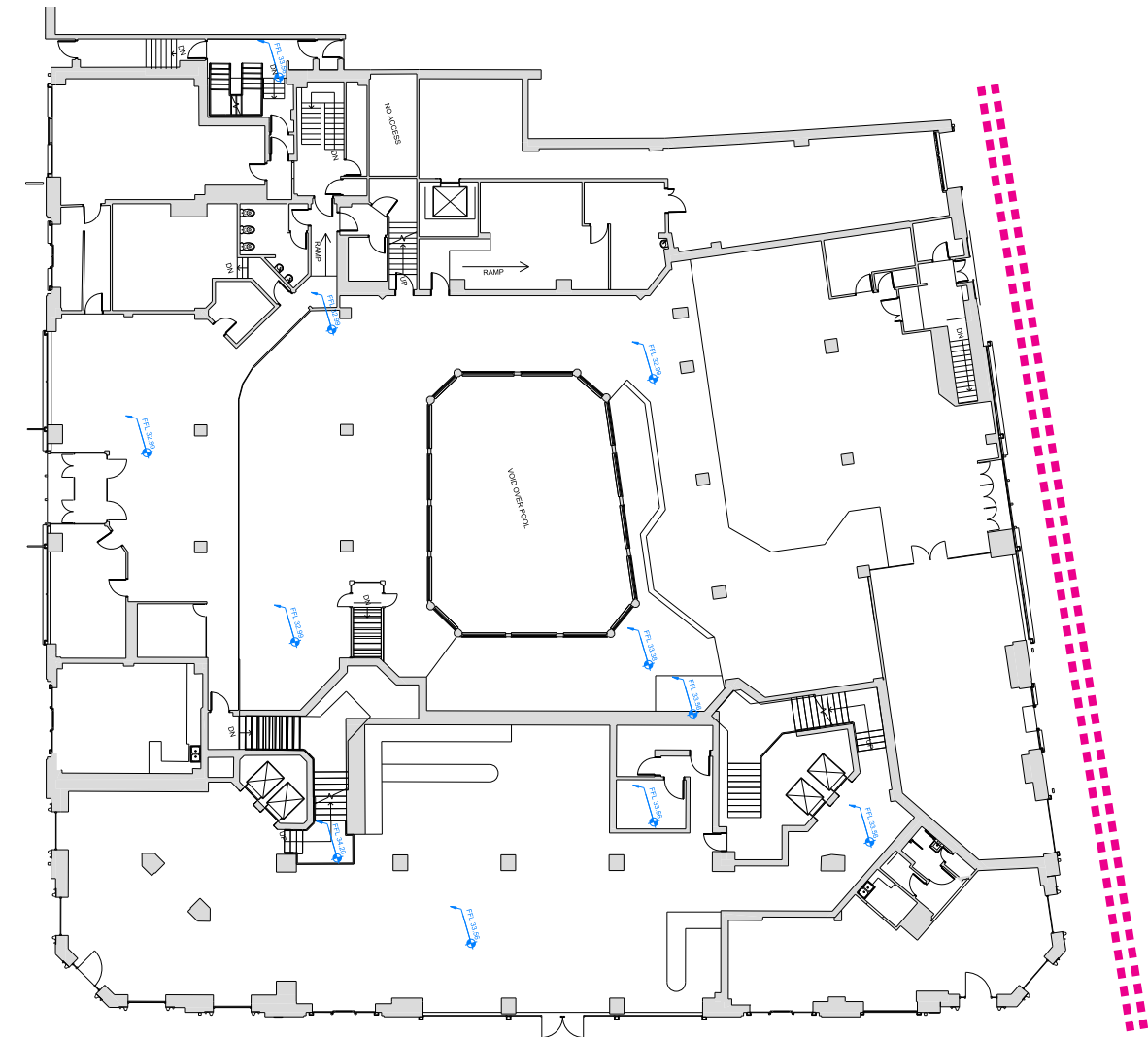


PHOTO APPRAISAL | JUNE 2023 | ATKINSON STREET



PHOTO APPRAISAL | JUNE 2023 | ATKINSON STREET



SUNLIGHT HOUSE
DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

DESIGN CONCEPT

ANOMALY

'AN ACTIVATED APPROACH'
CONCEPT PLAN

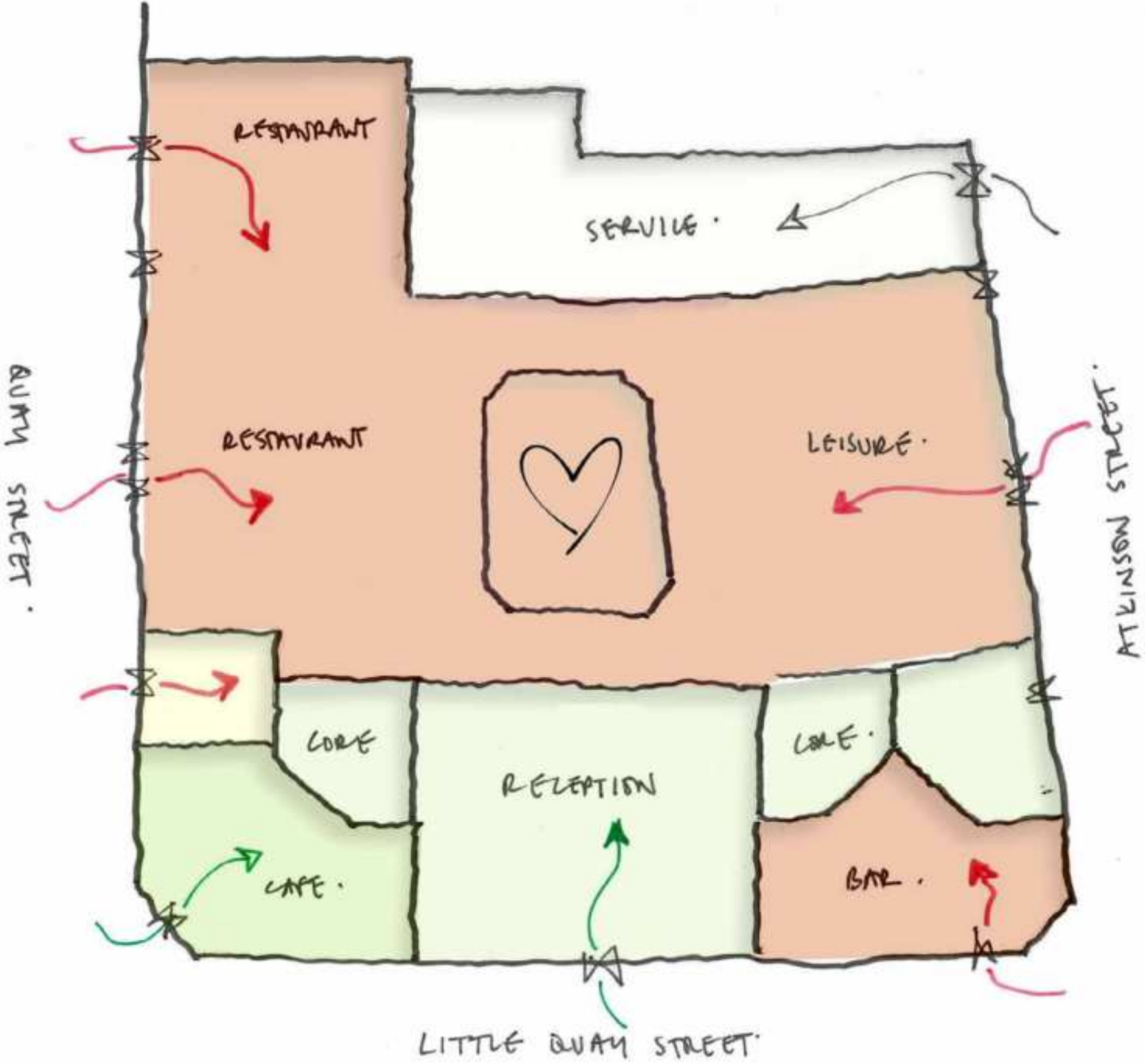
The concept for the ground and basement floors is hinged fundamentally on a celebration of the incredible central space that for many years has been landlocked by gym floorspace.

Given the site has Class E use across the entire footprint, the client team are keen to place a key anchor leisure based tenant which will activate the ground floor both internally and externally.

There is a natural opportunity to activate the frontage to Quay Street given the footfall and successful examples in the immediate vicinity.

The office accommodation entrance and associated cafe to the corner activates the relationship with Little Quay Street and has the successful ability to open up into the central space.

The Atkinson Street frontage has always been considered the 'rear' of the building, but integrating a use that allows for connection internally to the central space as well allows for a number of potential occupants to be attracted to the site.



GROUND CONCEPT

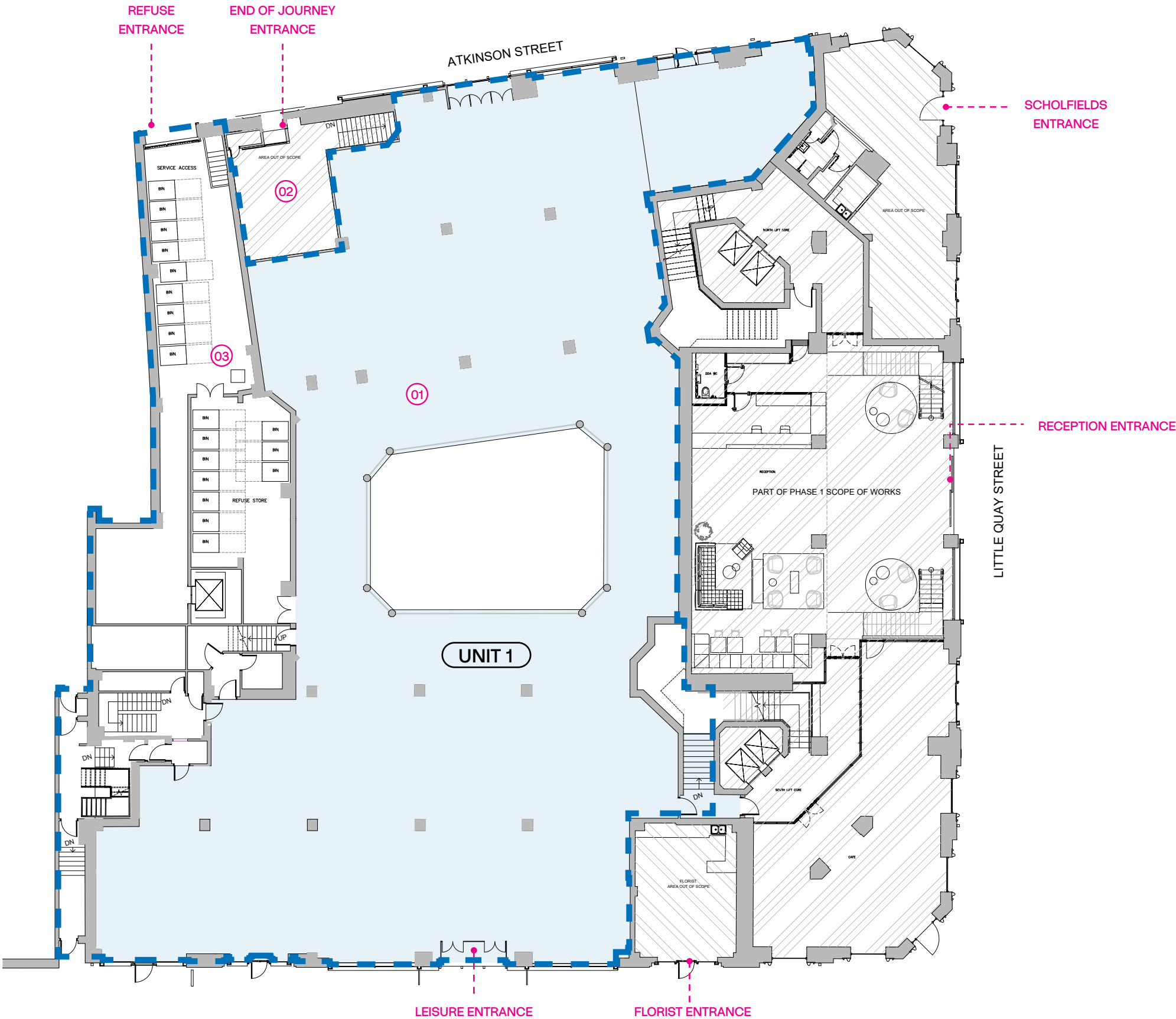
The proposed design integrates the ground floor, basement, and mezzanine as a cohesive unit, activating both Quay Street and Atkinson Street with engaging offerings. This approach connects all levels seamlessly while enhancing the heritage skylight, making it a prominent and highly visible feature.

- 1. The central space, accessed via Quay Street and Atkinson Street, is designed as a leisure-oriented area akin to an office reception, with potential for a distinctive bookable event space.
- 2. A small unit entrance to be created to Atkinson Street to allow direct cycle access through existing stair into new and improved storage, change W/C, shower facilities along with a gym within the footprint of Sunlight House (currently within level one of the car park site). This section of works is provided within a separate listed building application.
- 3. Enlarged service and refuse area for entire building benefiting from existing access and goods lift, servicing access to remain 'as-is' from Atkinson Street. This space will be sufficient for all tenants of the building.

AREA OF THIS APPLICATION

SINGLE TENANT OCCUPANCY

PART OF PHASE 1 SCOPE OF WORKS



BASEMENT MEZZANINE CONCEPT

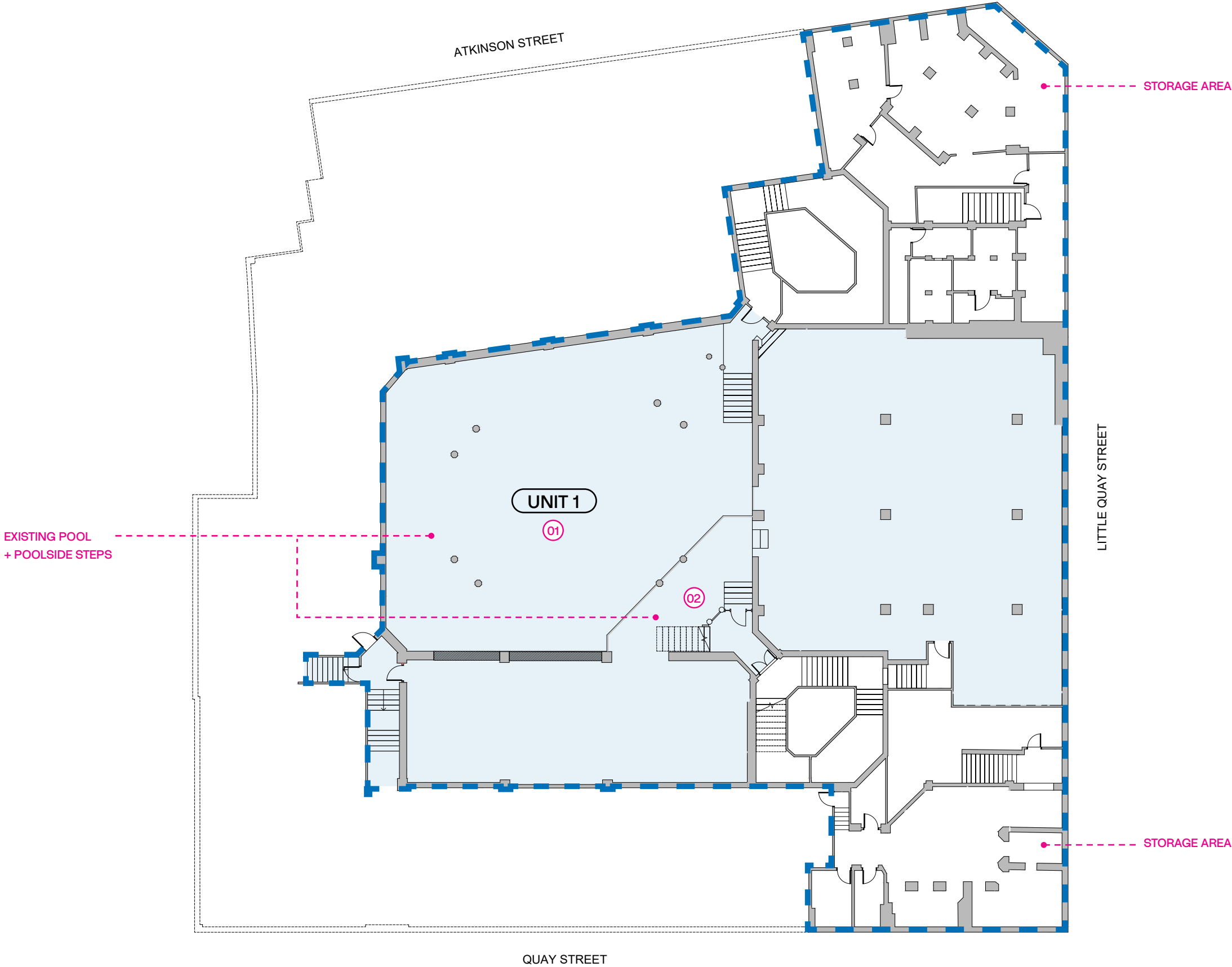
The Ground floor tenancy continues down to the basement mezzanine and existing swimming pool area.

- 1. Existing pool and poolside, with significant heritage features will be maintained and enhanced, creating a large leisure area which is connected to ground floor through the mezzanine.
- 2. Existing steps adjacent will be maintained to allude to historic use of site within the new design and activation.

AREA OF THIS APPLICATION

SINGLE TENANT OCCUPANY

PART OF PHASE 1 SCOPE OF WORKS



BASEMENT
CONCEPT

Generous height celebrated and used with amendment to Quay Street side of building to facilitate.

- 1. Large area of older changing rooms (along little quay street) maintained for future generations but difficult to activate in current use due to condition, headheight and no opportunity for level access through historic install of basement mezzanine level and lift/stair configuration.
- 2. The area near Atkinson Street will be maintained to provide exemplary end of journey facilities for entire building with direct access from Atkinson Street through the existing stair which will be increased to meet regulation minimum width. This section of works is provided within a separate listed building application.
- 3. Area used mostly for varies services and MEP equipment serving the main office floors and the Basement tenant.

AREA OF THIS APPLICATION

SINGLE TENANT OCCUPANY

PART OF PHASE 1 SCOPE OF WORKS



KEY DESIGN INTERVENTIONS REQUIRED

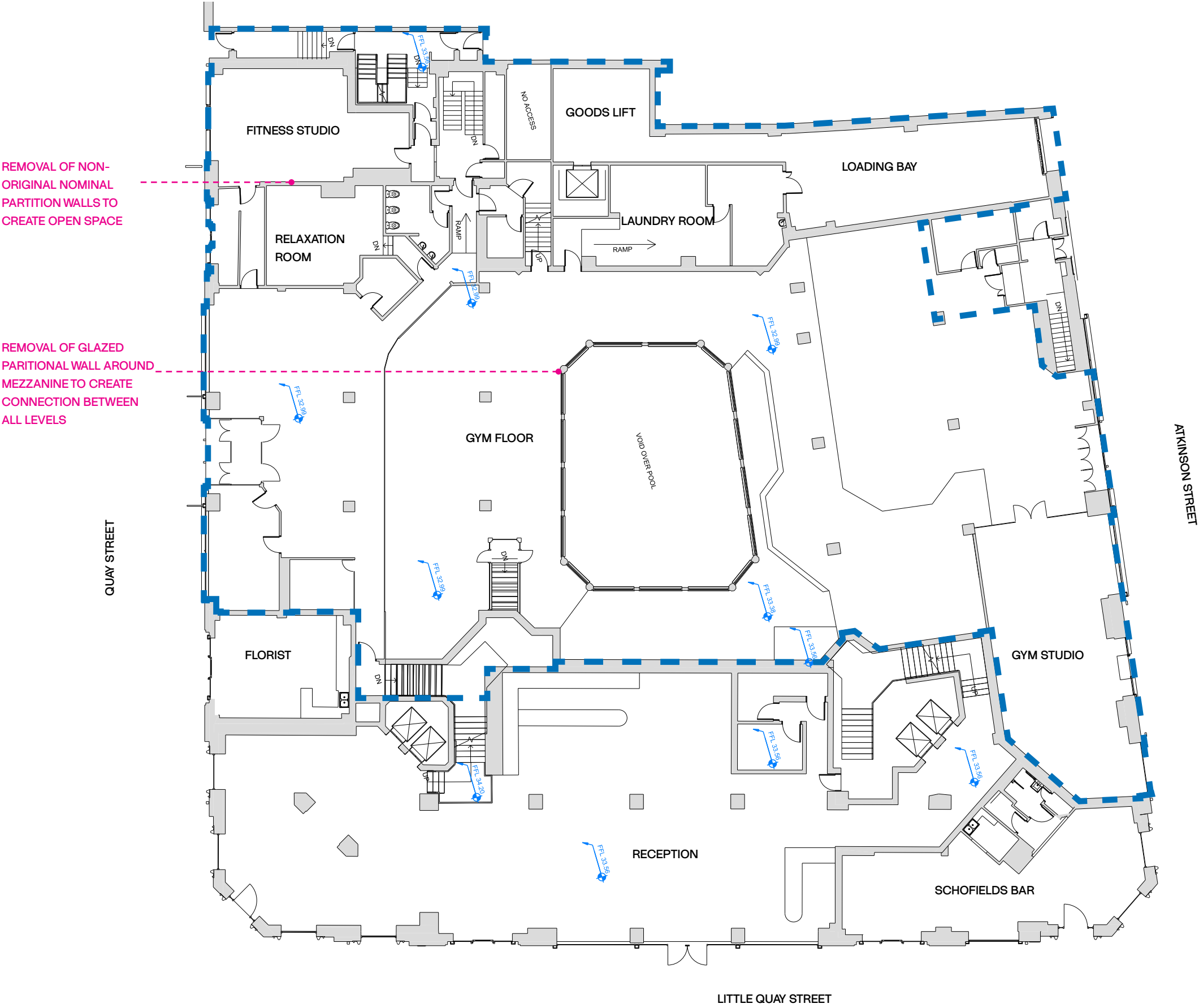
GROUND FLOOR - EXISTING

KEY INTERVENTIONS

ACTIVATION + CURATION

The design team have been careful to limit the amount of necessary interventions in the activation where possible, referring to historic precedent on the site to inform ideal locations and connections.

 AREA OF THIS APPLICATION



GROUND FLOOR
CONCEPT

 AREA OF THIS APPLICATION

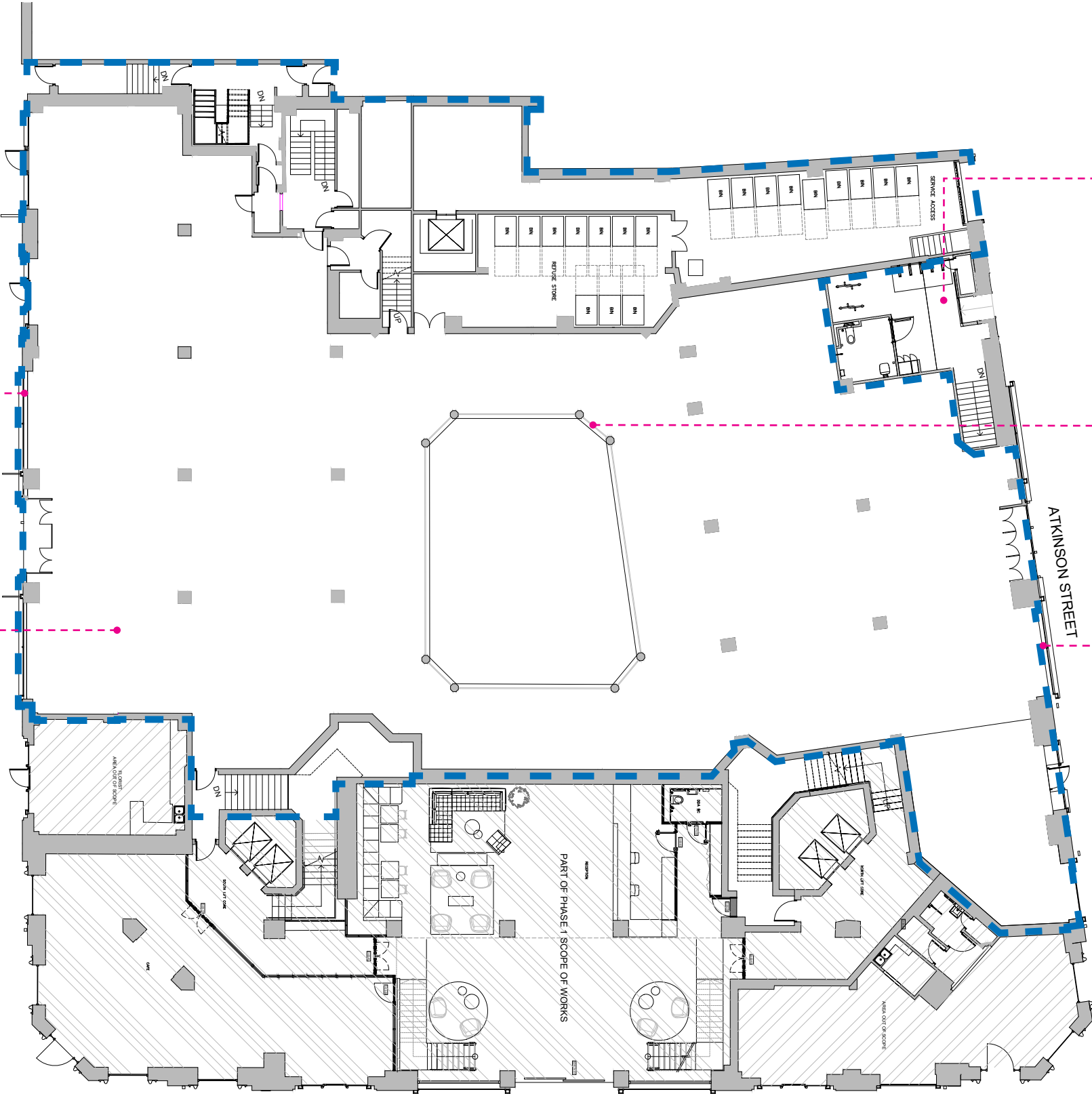
PROPOSED NEW
DECORATIVE LOUVRES
FOR VENTILATION
REQUIREMENTS ALONG
QUAY STREET

STRUCTURAL REPAIRS
TO EXISTING SLAB
WHERE REQUIRED.

PROPOSED EOJ FACILITIES
WITHIN SEPARATE LISTED
PLANNING APPLICATION

TEMPORARY BALUSTRADE
IN PLACE OF GLAZED WALL
SURROUNDING MEZZANINE
FINAL BALUSTRADE DESIGN
TO BE INSTALLED BY
INCOMING TENANT UNDER
LBC

PROPOSED NEW
DECORATIVE LOUVRES
FOR VENTILATION
REQUIREMENTS ALONG
ATKINSON STREET



LITTLE QUAY STREET

ATKINSON STREET

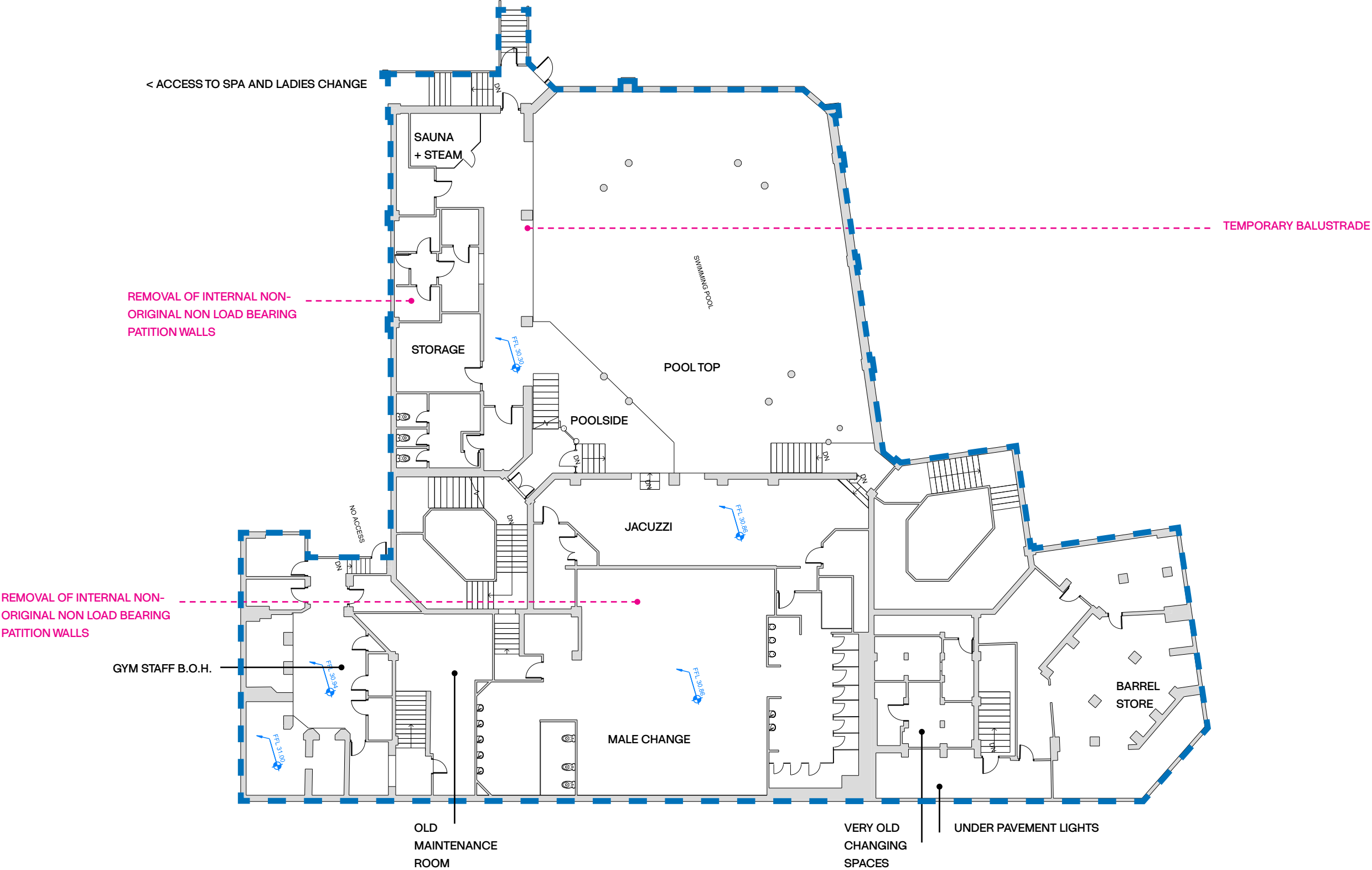
BASEMENT MEZZANINE - EXISTING

KEY INTERVENTIONS

ACTIVATION + CURATION

There are no major interventions planned for basement mezzanine level aside from nominal removal of internal walls which

The more relevant 'poolside' and steps will be retained to allude to the use while also providing fast-track access between levels.



AREA OF THIS APPLICATION

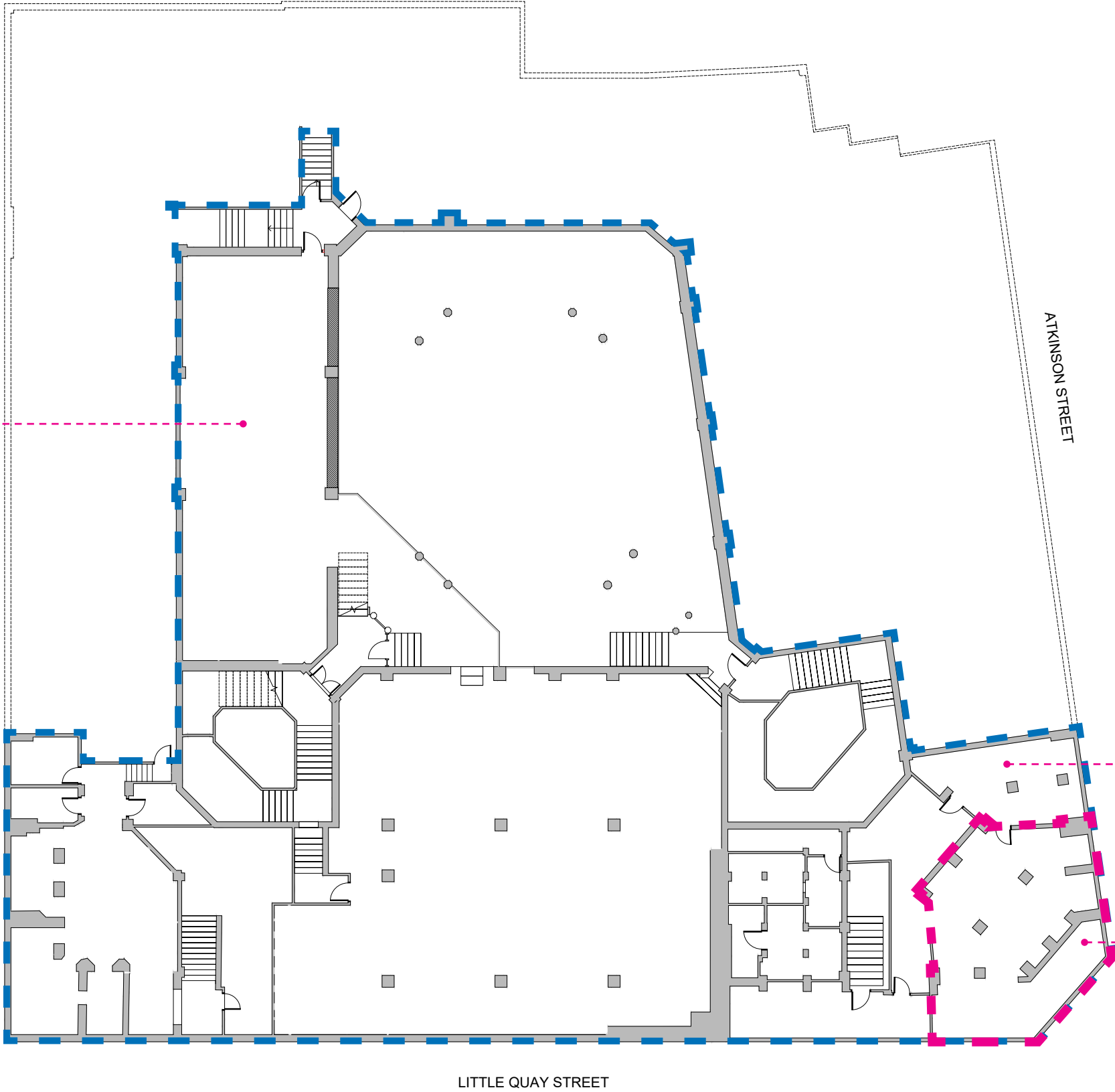
BASEMENT MEZZANINE
CONCEPT

 AREA OF THIS APPLICATION

REMOVAL OF INTERNAL NON-
ORIGINAL NON LOAD BEARING
PARTITION WALLS

STRUCTURAL REPAIRS TO
EXISTING SLAB WHERE
REQUIRED.

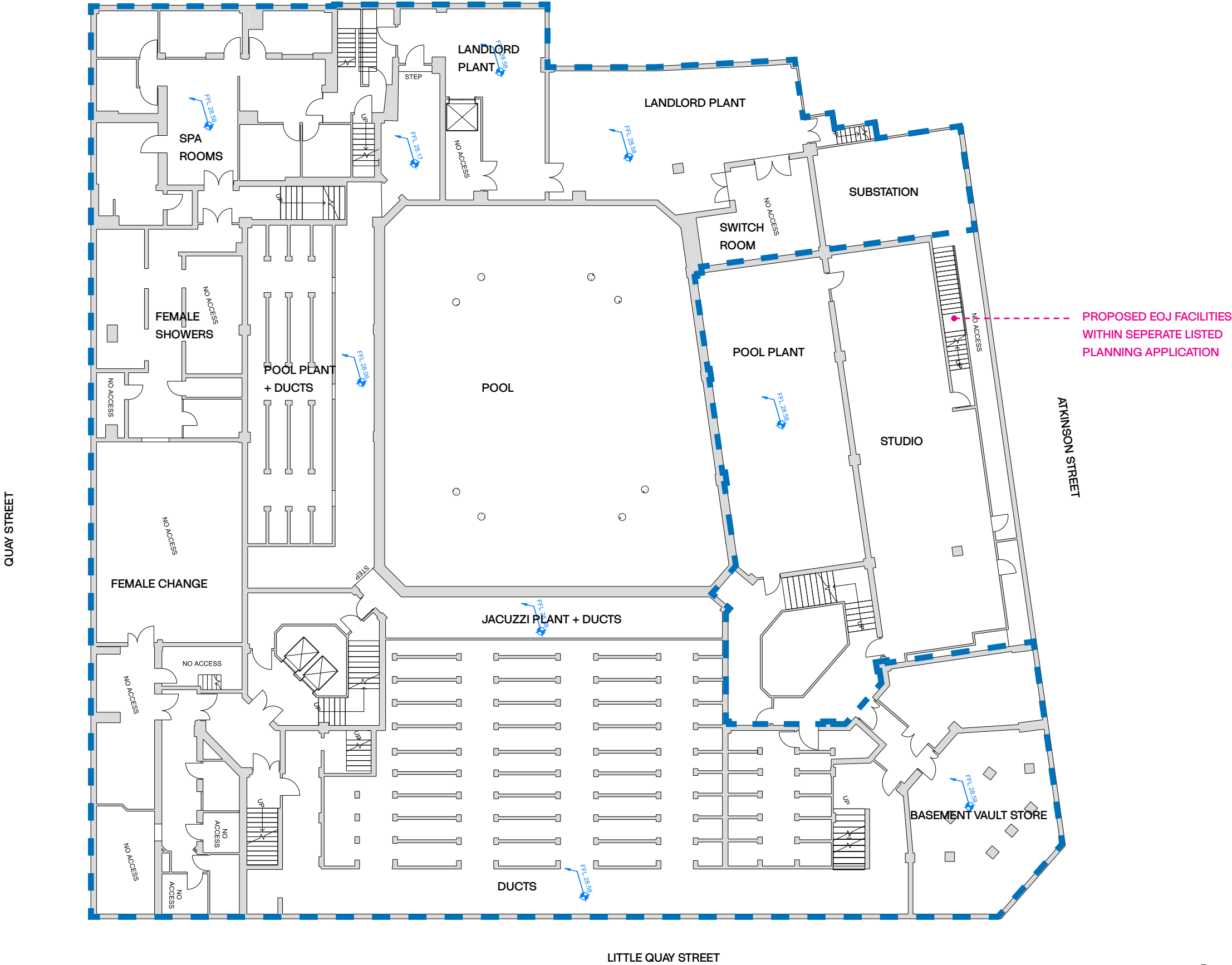
REMOVAL OF INTERNAL NON-
ORIGINAL NON LOAD BEARING
PARTITION WALLS



BASEMENT - EXISTING
KEY INTERVENTIONS

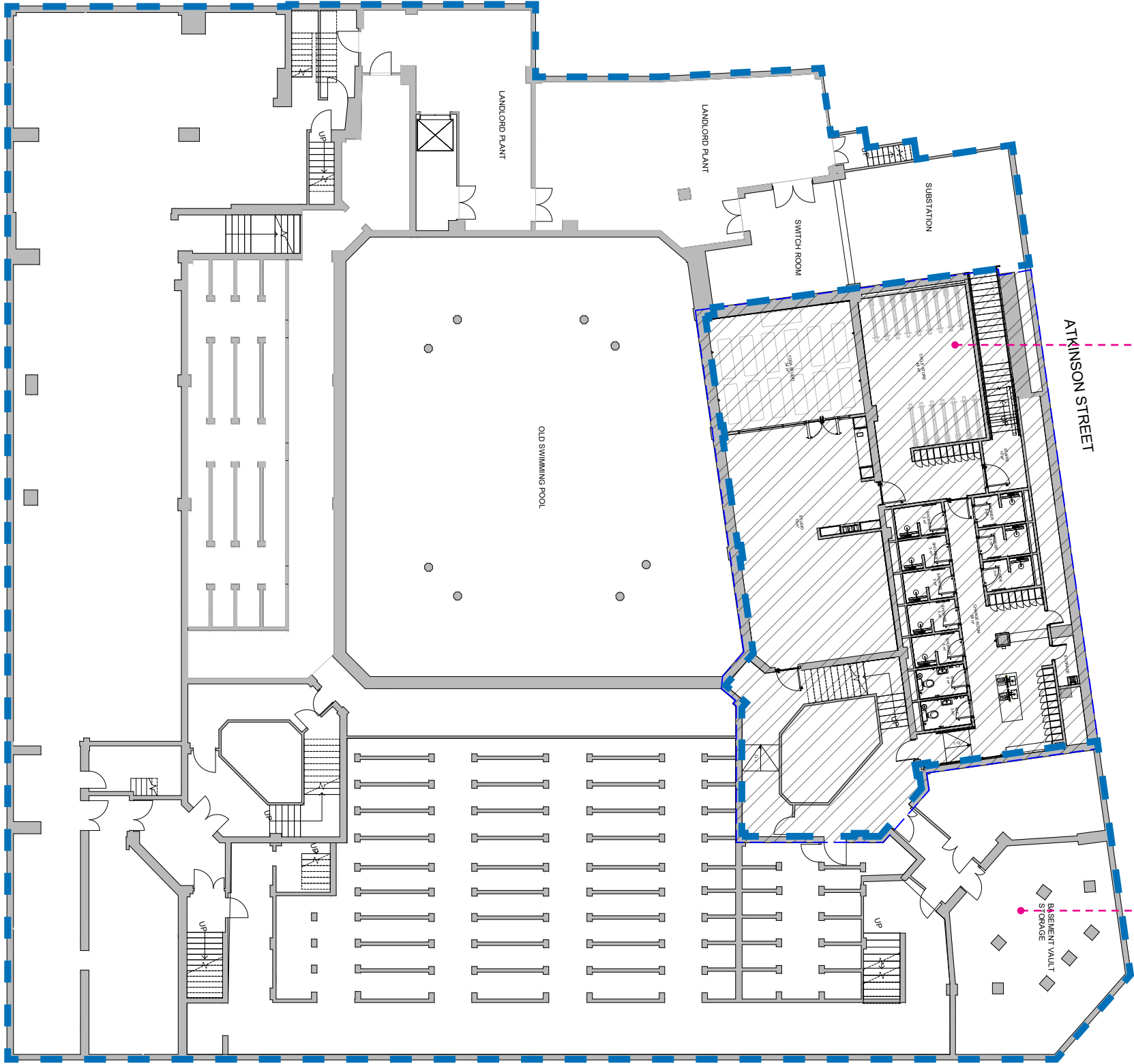
Note - as evident in the photo record and site, very few original materials remain in this area through years of amended health clubs and recent maintenance.

 AREA OF THIS APPLICATION



BASEMENT
CONCEPT

 AREA OF THIS APPLICATION



PROPOSED EOJ FACILITIES
WITHIN SEPERATE LISTED
PLANNING APPLICATION

STRUCTURAL REPAIRS TO
EXISTING SLAB WHERE
REQUIRED.

BASEMENT
KEY INTERVENTIONS | CONDITION



QUAY STREET ELEVATION CONCEPT

Indicative glazing advertising/branding. Each incoming tenant will likely have their own signage requirements subject to use that will have to be dealt with under their own applications. Proposals for lighting and signage not included as a part of this application. New decorative window louvres in keeping with the historic building providing sufficient coverage to the louvre beyond, all while meeting required free air area.

KEY

GLAZING

LOUVRES

BLOCKED OPENING

GLAZING WITH ADVERTISING

EXTERNAL SIGNAGE

BOH / LOADING BAY



PROPOSED NEW LOUVRE
DECORATIVE FOR VENTILATION
REQUIREMENTS

THIS WINDOW NEW DECORATIVE
LOUVRE & GLAZING PROVIDED IN
SEPERATE PLANNING CONDITION

LITTLE QUAY STREET ELEVATION CONCEPT

Indicative glazing advertising/branding. Each incoming tenant will likely have their own signage requirements subject to use that will have to be dealt with under their own applications. Proposals for lighting and signage not included as a part of this application.

KEY

GLAZING

LOUVRES

BLOCKED OPENING

GLAZING WITH ADVERTISING

EXTERNAL SIGNAGE

BOH / LOADING BAY

The image is a detailed architectural elevation drawing of the Sunlight House facade. The building is a three-story structure with a ground floor and two upper floors. The ground floor features a central entrance with a large glass door and a balcony above it. To the left of the entrance is a large glass window, and to the right is another large glass window. The upper floors have multiple windows, some of which are indicated as blocked openings. The drawing uses color coding to indicate various features: blue for glazing, green for louvers, red for blocked openings, dark blue for glazing with advertising, orange for external signage, and yellow for a loading bay. The text 'SUNLIGHT HOUSE' is visible above the central ground floor entrance. The drawing is a line drawing with color fills for the specified features.

A

Page 75

ATKINSON STREET ELEVATION CONCEPT

Indicative glazing advertising/branding. Each incoming tenant will likely have their own signage requirements subject to use that will have to be dealt with under their own applications. Proposals for lighting and signage not included as a part of this application. New decorative window louvres in keeping with the historic building providing sufficient coverage to the louvre beyond, all while meeting required free air area.

KEY

GLAZING

LOUVRES

BLOCKED OPENING

GLAZING WITH ADVERTISING

EXTERNAL SIGNAGE

BOH / LOADING BAY



EXTERNAL FACADE

FACADE REFURBISHMENT PRINCIPLES

CELEBRATING HISTORY

The historic shop fronts to Quay Street and Atkinson Street have largely remained intact over the years, much of the original detailing and colour remains evident on site. The internal arrangements and heavy branded advertisement vinyls have however detracted from their design. Many of the access doors are no longer in use and in some instances blocked entirely as 'escape only' fire doors.



FACADE REFURBISHMENT PRINCIPLES

UTILISING OF HISTORIC SIGNAGE BRACKETS FOR TENANT SIGNAGE

VENTILATION LOUVRES UPGRADED TO CONTEMPORARY AND SUBTLE DECORATIVE HERITAGE DESIGN TO TIE IN WITH THE REDECORATED HISTORIC SHOPFRONT

VINYL ADVERTISING SIGNAGE REMOVED TO PROVIDE MORE FREE AREA OF GLAZING INTO GROUND FLOOR SPACE



LOUVRE APPROACH | SUBTLE DESIGN

It is of our belief that the best design solution is for subtlety over fussy design given the richness of the heritage shopfronts and how they can be 'lost' within the colour and design of the shopfront.

There are a number of additional benefits that will form part of the approach:

- removal of vinyls to expose large expanses of glazing
- removal of poor quality and badly located signage

The louvres themselves are inoffensive in design and align with the existing framing. We would look to keep them as subtle - with a contemporary replacement to improve performance. Its important to note that building consent reference 139279/LO/2024 has previously been granted for a decorative louvre to serve the reception cafe space. The principles applied here will inform the remainder of the facade.

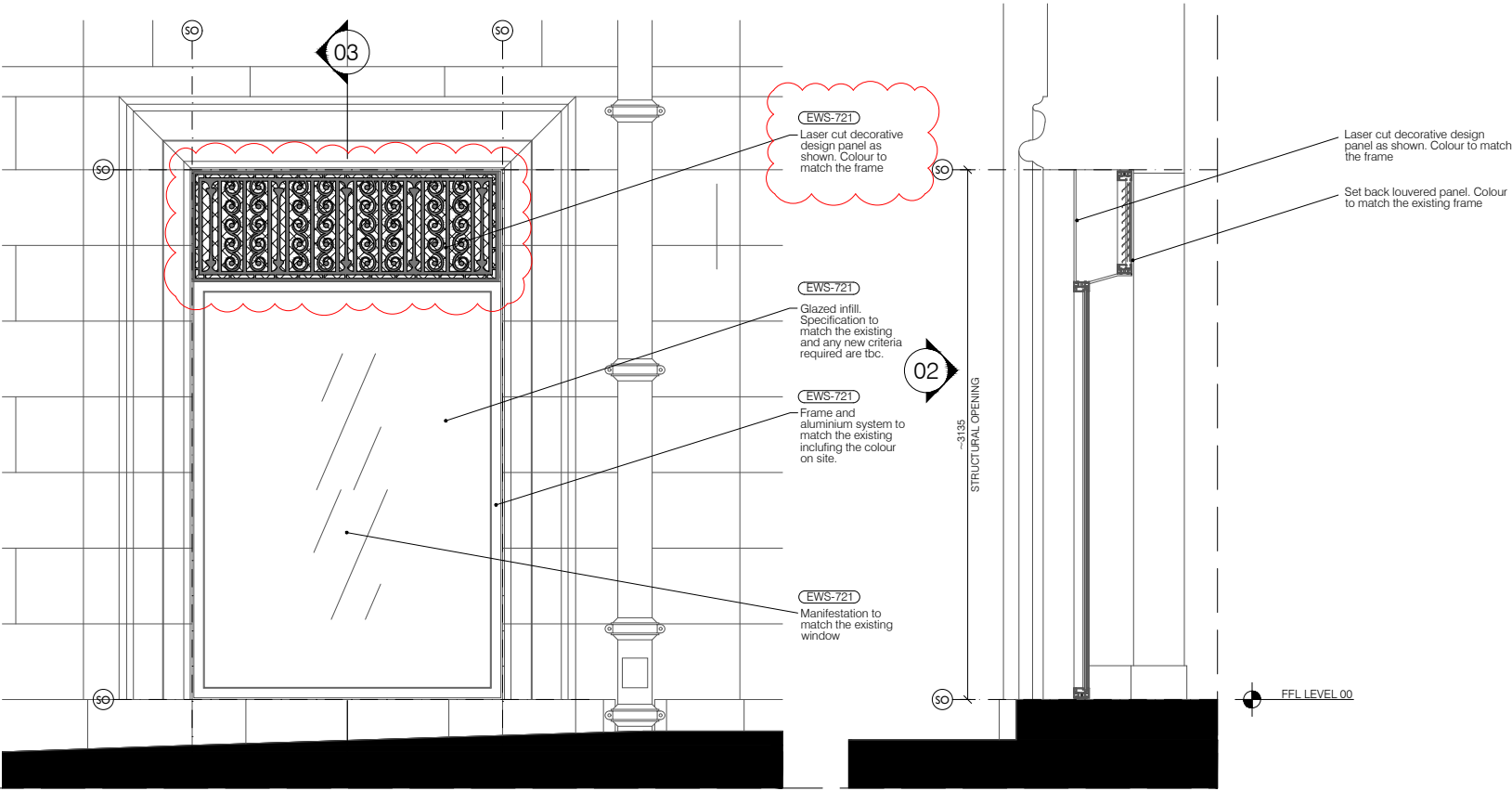
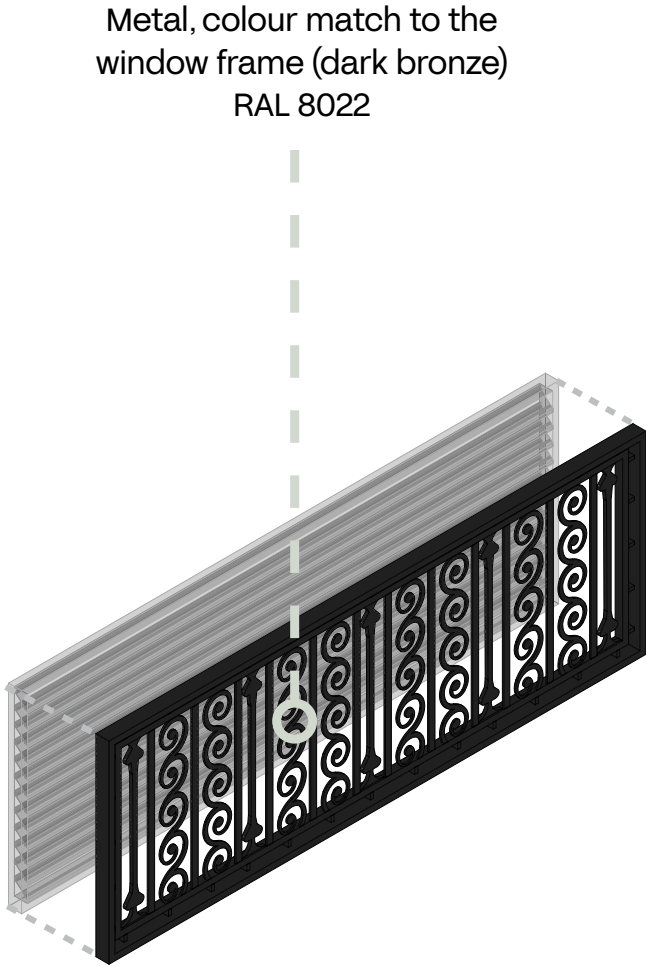
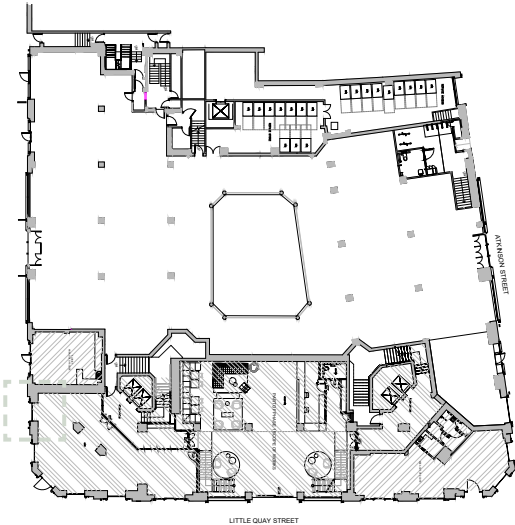
Below - well designed louvre integrated into the building on Atkinson Street as benchmark.



PROPOSED DECORATIVE LOUVRE DESIGN

This design option relates to the overall design of the balustrade and the specific swirled design of current and historic metal work as described under LBC reference 139279/LO/2024. This design option is our proposed option as it relates to the existing current and historic detailing on the building while providing sufficient coverage to the louvre beyond, all while meeting required free air area.

We propose for the metal colour to match existing window frames, being RAL 8022 and for ease of buildability be laser cut metal to ensure intricate detailing can be acheived. We proposed the thickness of the metal to be no greater smaller than 10mm to ensure strength and durability. However will work to manufacturers recommendations.



Typical Elevation

Typical Section

- Note:
- 1. Design intent only, final design to be coordinated with manufactures with recommended width and thickness of metal for durability.
 - 2. Design may vary dependent on size of louvre therefore free air area may also vary
 - 3. Louvre set back to be confirmed by MEP engineer to confirm adequate free area

DECORATIVE LOURVE MATERIAL

We propose for the metal colour to match existing window frames, being RAL 8022 and for ease of buildability be laser cut metal to ensure intricate detailing can be achieved.

We proposed the thickness of the metal to be no greater smaller than 10mm to ensure strength and durability. However will work to manufacturers recommendations.

Example of laser cut metal

Metal, colour match to the window frame (dark bronze) RAL 8022

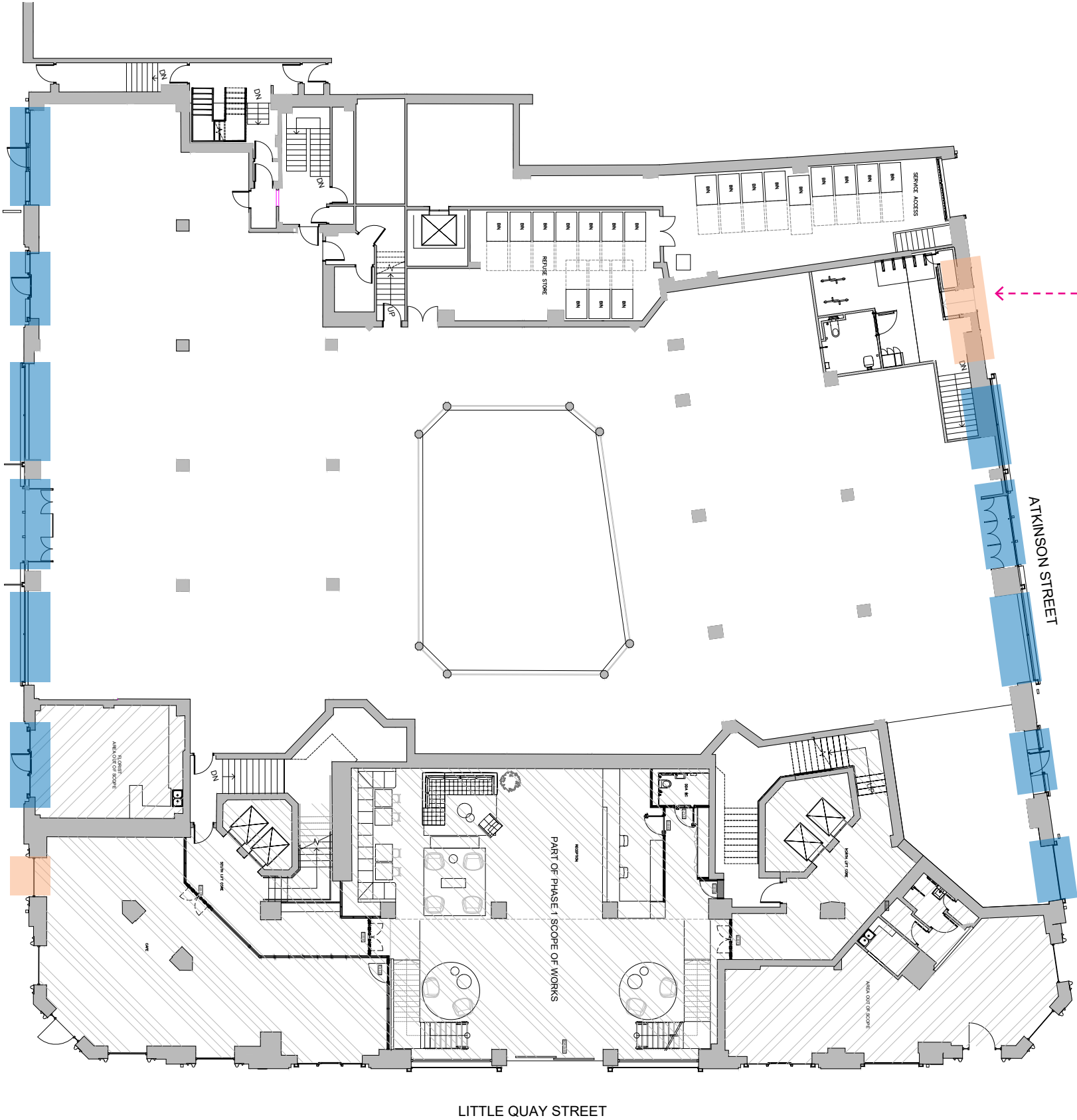


DECORATIVE LOURVE SCOPE

-  Location of proposed decorative louvres covered by this application
-  Location of proposed decorative louvres covered under other applications

Principles of the design as agreed under LBC reference 139279/LO/2024 for Café window louvre. Same design to apply to this application scope

Covered under another LBC application for End of Journey and bike storage scope



QUAY STREET FACADE



LITTLE QUAY STREET FACADE





SUNLIGHT HOUSE

SUNLIGHT HOUSE

CONSULTANT INFORMATION

SUNLIGHT HOUSE PHASE 2
STRUCTURAL SUMMARY

EOJ – Structural Alteration

Entrance Ramp:

- Locally remove existing slab and reinstate with metal deck floor
- Level to be lowered to allow ramp construction

Staircase:

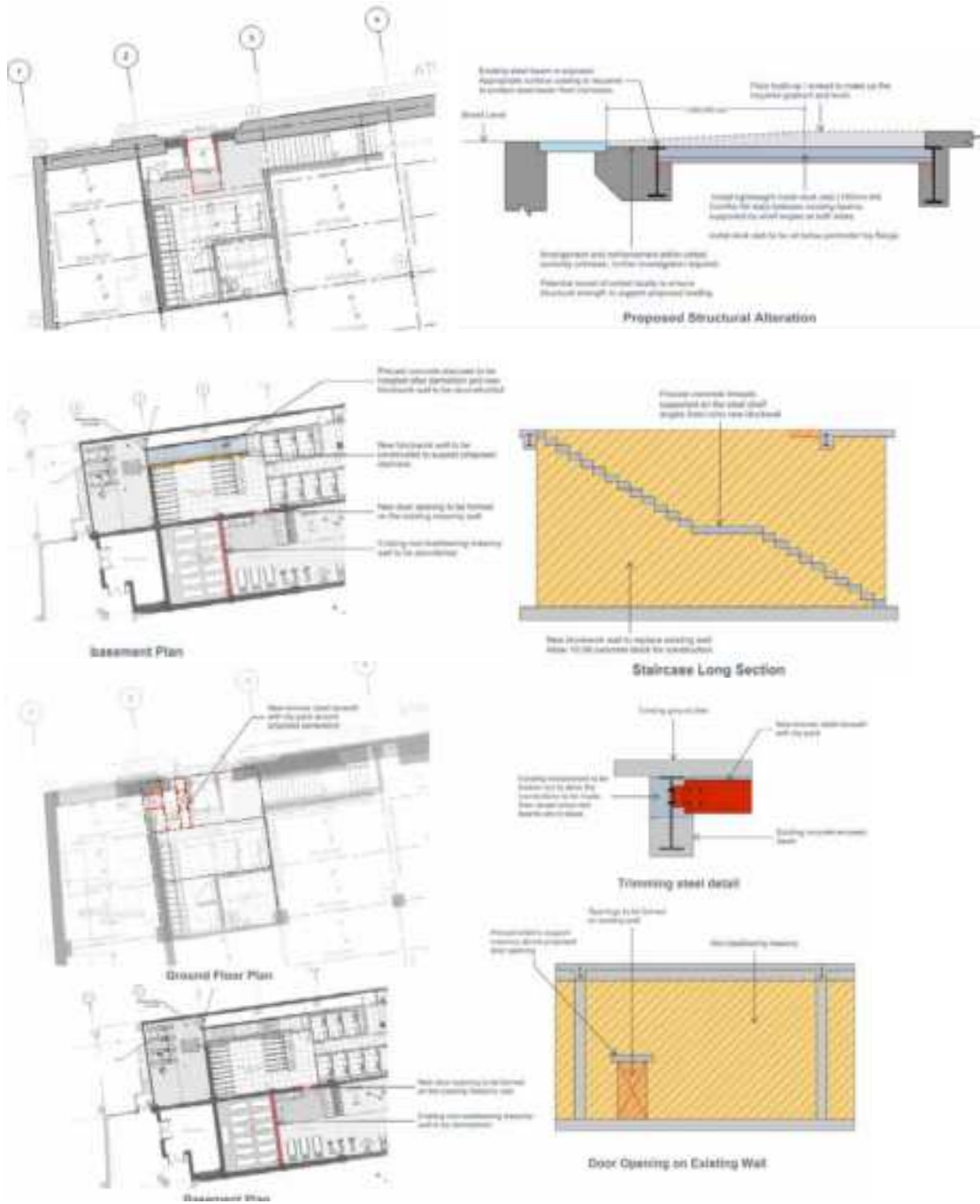
- Demolish existing timber staircase and supporting masonry wall
- Re-construct supporting masonry wall and precast staircase to meet modern standard

Service Penetrations and Door Openings:

- Trimming steelwork to re-support floors after penetrations are made
- Lintel to support remaining masonry wall after door opening is made

Demolition of existing walls

- Walls are non-loadbearing hence no structural issue to demolish



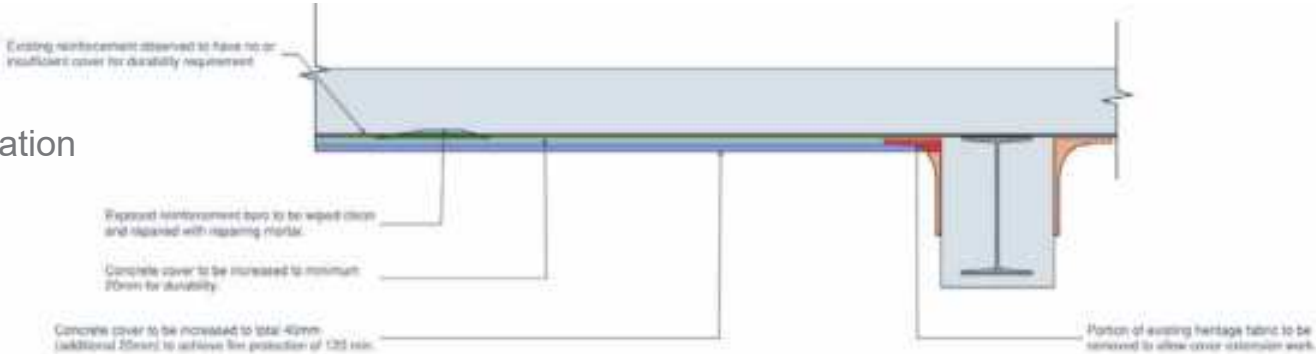
Information and Imagery Extracted from Eckersley
O'Callaghan's Sunlight House – Phase 2 Summary, Issue
P01 21st January 2025.

SUNLIGHT HOUSE PHASE 2
STRUCTURAL SUMMARY

Structural Improvement

Concrete Cover – Durability

- Concrete repair to protect reinforcement from further degradation
- In majority of basement and basement mezzanine area
- Greater cover (min. 20mm) to achieve minimum durability requirement for internal environment



Eckersley
O'Callaghan



SUNLIGHT HOUSE PHASE 2
STRUCTURAL SUMMARY

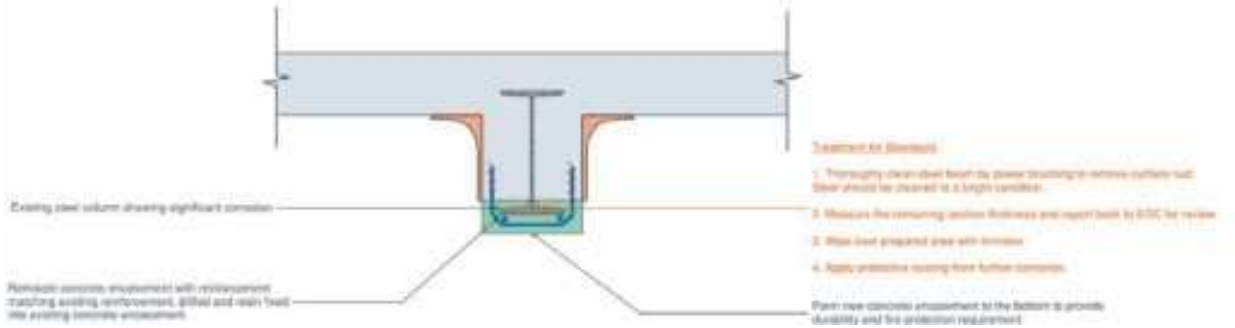
Structural Improvement

Corroded Steel Beam

- Concrete encasement dislodged; steel beams are corroded
- Exposed beams in internal area are lightly corroded
- Exposed beams along old barrel area and underneath skylight are heavily corroded
- To repair concrete encasement after cleaning off the rust
- To replace / strengthen heavily corroded beams



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O'Callaghan



Information and Imagery Extracted from Eckersley
O'Callaghan's Sunlight House – Phase 2 Summary, Issue
P01 21st January 2025.

SUNLIGHT HOUSE PHASE 2
STRUCTURAL SUMMARY

Structural Improvement

Cracking on Elements

- Buttresses / Columns around basement show signs of cracking
- May not be structural, to be confirmed with further opening up works
- Basement ceiling shows sign of cracking



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O'Callaghan

Information and Imagery Extracted from Eckersley
O'Callaghan's Sunlight House – Phase 2 Summary, Issue
P01 21st January 2025.

SUNLIGHT HOUSE PHASE 2
STRUCTURAL SUMMARY

Conclusion

Structural Improvement

- Increase concrete cover for durability
- Repair concrete encasement of steel beam
- Replace or strengthen heavily corroded steel beams

Eckersley
O'Callaghan

STRUCTURAL JUSTIFICATION OVERVIEW

Refer to Eckersley O’Callaghan’s structural engineering strategy for the Sunlight House basement repair for further information.

The existing ground and basement show minimal signs of distress, however Eckersley O’Callaghan have proposed various solutions to strengthen the structural integrity, ensuring the continued use and functionality of Sunlight House.

Eckersley O’Callaghan have identified specific areas within the existing structure, highlighting zones and producing typical details that require intervention and repair. The following pages outline the recommended scope of intervention, detailing the extent of necessary repairs along with various proposed solutions to address the structural deficiencies.

We note that Investigations are ongoing and we continue to assess the existing condition

Information from EOC report may reference the overall building.

Information and Imagery Extracted from Eckersley O’Callaghan’s Sunlight House – Phase 2 Stage 3 Report, Issue P01 26th November 2024, 24131 001. Refer to EOC document for further information. Information from EOC report may reference the overall building. Nominated area of proposed end of journey is only relevant.

3 Building Condition

3.1 Overview

General condition of the basement was previously outlined in the Stage 2 report. In summary, based on the GBG intrusive survey results and previous site inspections, the inspections found evidence of water ingress in a number of locations and significant steelwork corrosion. Concrete slab in general was discovered to have insufficient cover to protect embedded reinforcement from further degradation.

In the previous stage, the majority of the gym and basement areas were fitted out including finishes, MEP equipment and ductworks, and ceilings in which asbestos were present, hence the inspection was limited. During Stage 3, the basement strip-out was completed, allowing EOC to further inspect the condition of the structure.

The next sections of this report look in more detail at key conditions discovered within the existing basement. Summary of basement condition is illustrated on the right. The following key conditions are covered in this report:

- Section 3.2 Concrete Slab Cover and Condition
- Section 3.3 Structural Steelwork Condition
- Section 3.4 Observed Cracking



Figure 6 – Exemplary site photos of key conditions: concrete slab exposure, steel beam corrosion, cracking on surface



Figure 7 - Summary Key Plan of Site Condition

STRUCTURAL
JUSTIFICATION, REPAIRS
TO HISTORIC FEATURES

Information and Imagery Extracted from Eckersley O’Callaghan’s Sunlight House – Phase 2 Stage 3 Report, Issue P01 26th November 2024, 24131 001. Refer to EOC document for further information. Information from EOC report may reference the overall building. Nominated area of proposed end of journey is only relevant.

Introduction

EOC visited Sunlight House on 13th November 2024 to inspect post-strip out condition of the basement and basement mezzanine area for Phase 2 works. Previously the basement area was initially surveyed by GBG in Stage 2, in which a number of site conditions, including lack of concrete cover to existing reinforcement of structural slab, exposed reinforcement bars and corroded downstand steel beams, were discovered. A number of areas were not able to be investigated due to the presence of asbestos in ceiling and services obstructing the inspection. As Stage 3 progresses, the soft strip-out (which comprises removal of services and ceilings) is now completed hence the existing condition of the structure can be inspected with a closer look.

The purpose of the site inspection is to review the condition of the basement that was not captured previously in GBG report. To have the full picture of the overall site conditions, the findings illustrated in this document should be read in conjunction to the GBG report and the Stage 2 report prepared by EOC.

Please note that the conditions illustrated in this document captures typical conditions throughout the basement and basement mezzanine area and commentaries of some specific observations in some particular areas. Locations that are not included in this report but exhibit similar conditions captured will also need to be repaired as per typical repair detail.

Condition Summary

In general, the basement and basement mezzanine have the following conditions that impacts the durability and overall strength of the structure:

1. Concrete Covers

In multiple locations, reinforcement bars are exposed and exhibit corrosion on the surface. Concrete covers to the reinforcement bars are observed to be zero to maximum 10mm, suggesting the existing concrete slab has insufficient cover to protect reinforcement bars from internal environment exposure and from fire, causing further degradation without remedial works.

2. Structural Steel Beam Corrosion

In multiple locations, the bottom of encased steel beams are exposed and is observed to be moderately to heavily corroded. The corrosion reduces the section size of steel beam that results in reduction of its strength. In some locations, especially at the basement barrel area and corridor of retained changing rooms, steel beams are heavily corroded to a degree that very limited section is left to resist floor load above.

3. Cracking in Structural Elements

Generally along the building perimeter, the vertical columns and buttresses have visible cracks on the surfaces. Whilst the observed cracks may only present on the surfaces, i.e. render or tiles clad at the front of structural elements, if the crack is also present within structural elements, this indicates the structural elements are subjected to overstressing and requires further strengthening.

4. Condition of Reinforced Slab

The slab above basement changing room area is in poor condition where reinforcement bars are heavily corroded with minimum cross section remained. In some locations the reinforcements are discontinued, reducing the capacity of slab in supporting proposed floor activities above.

5. Redundant Structural Elements

At the south-west corner of the basement, there is a room with a reinforced concrete slab as ceiling supported by masonry walls. The top of slab is not accessible from the basement, and according to the architectural intent this portion of structure will be a part of tenant area with full floor-to-ceiling height to the underside of ground floor slab.

Further Action and Recommendations

Concrete slab with insufficient cover should be reinstated with sufficient cover to meet minimum durability requirement and fire protection as per the modern standard. See typical repair detail 02.

As the extent of cover increase seems to be covering the entirety of the basement and basement mezzanine soffit, to accurately provide protection to slab that deems necessary, further opening up works are proposed to determine concrete covers in the locations that was not captured in initial GBG investigation and not visible during inspection.

Steel beams where bottom flange is exposed should be cleaned off the rust on its surface and measure the remaining section before reinstating its encasement in concrete. See typical repair detail 01.

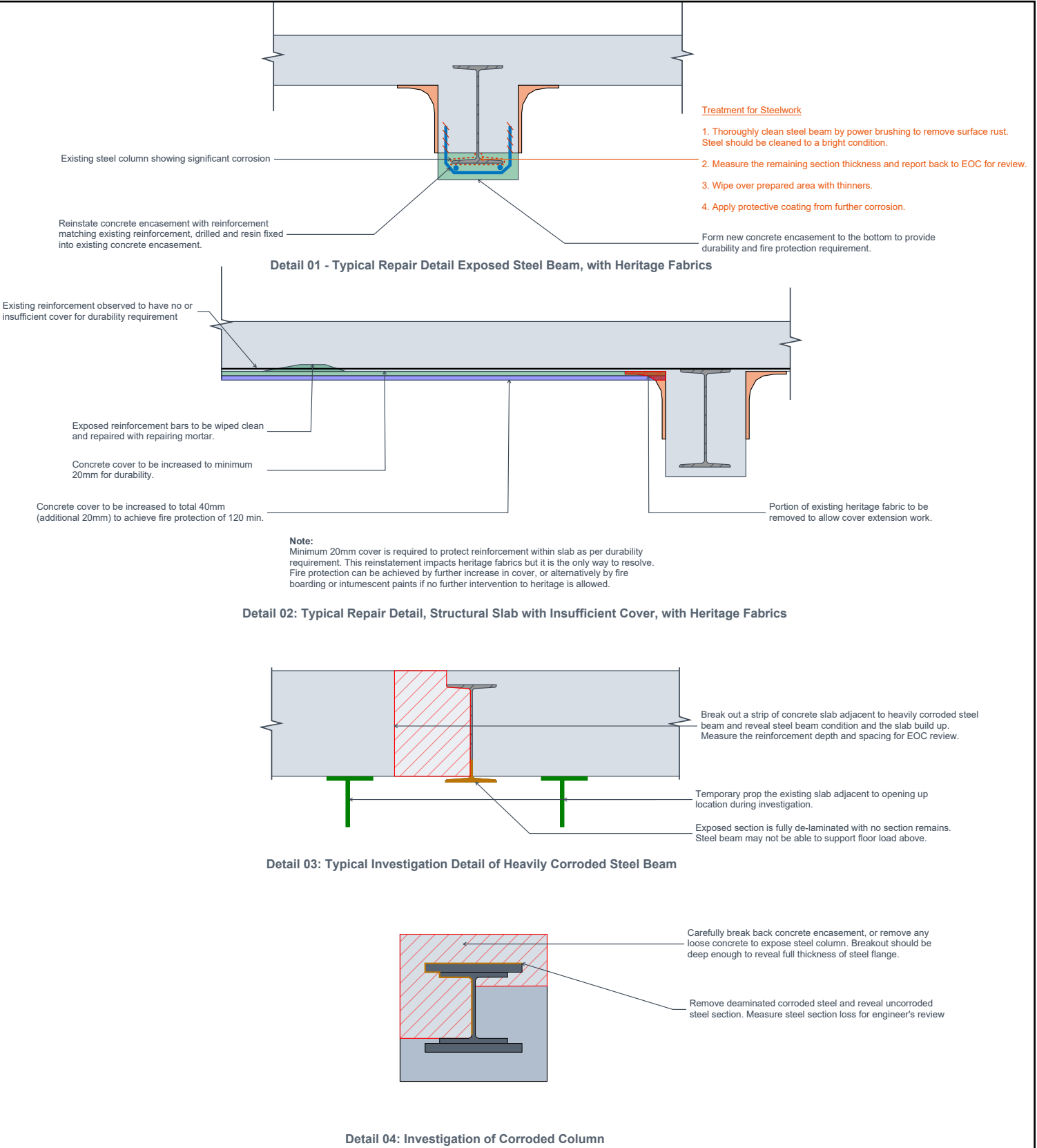
Steel beams which are observed to be heavily corroded should be investigated further. See investigation detail 03. As the remaining section of corroded steel is observed to be minimum, the strength of steel beam may be insufficient to support any proposed load above. Potential strengthening or alternative support will be required.

In areas where the existing structural elements present and not shown in the architectural drawing, further coordination with the architects is required to conclude whether the elements are to be remained.

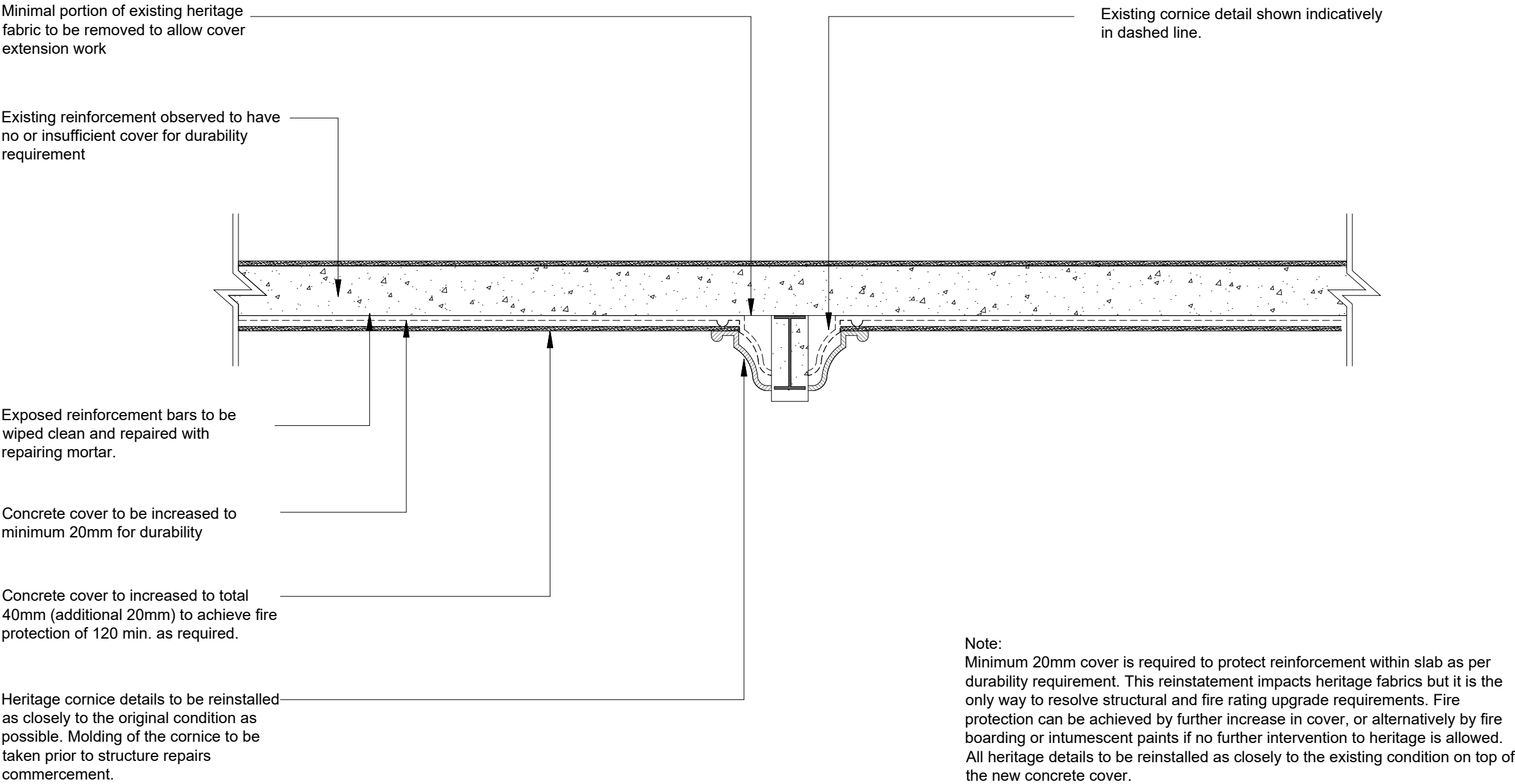
Refer to next pages of condition of the basement and basement mezzanine with commentaries and photographic illustrations.

Eckersley
O’Callaghan

Project Name	Sunlight House
Sketch Title	Site Inspection - Summary and Typical Details
Project No.	24131
Sketch No.	SUN-EOC-SK-241118-1
Date	18/11/24



STRUCTURAL REPAIRS TO THE SLAB -
DETAILED SECTION

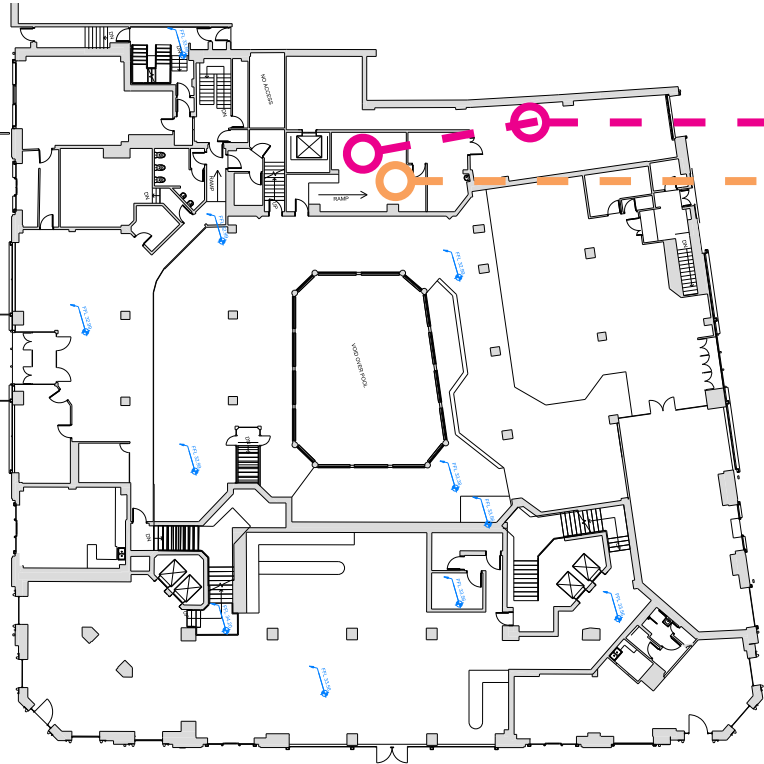


REFUSE STRATEGY

EXISTING REFUSE + SERVICE STRATEGY

The existing refuse strategy utilises the rear service access to Atkinson Street to store a series of 1100l bins for the office and leisure use. The bins are presented by the building management team and are collected by a private collection, licenced to collect in Manchester.

There is an on site laundry room adjacent to the loading bay that acts as a both servicing and storage for the ground floor use.



PROPOSED REFUSE + SERVICE STRATEGY

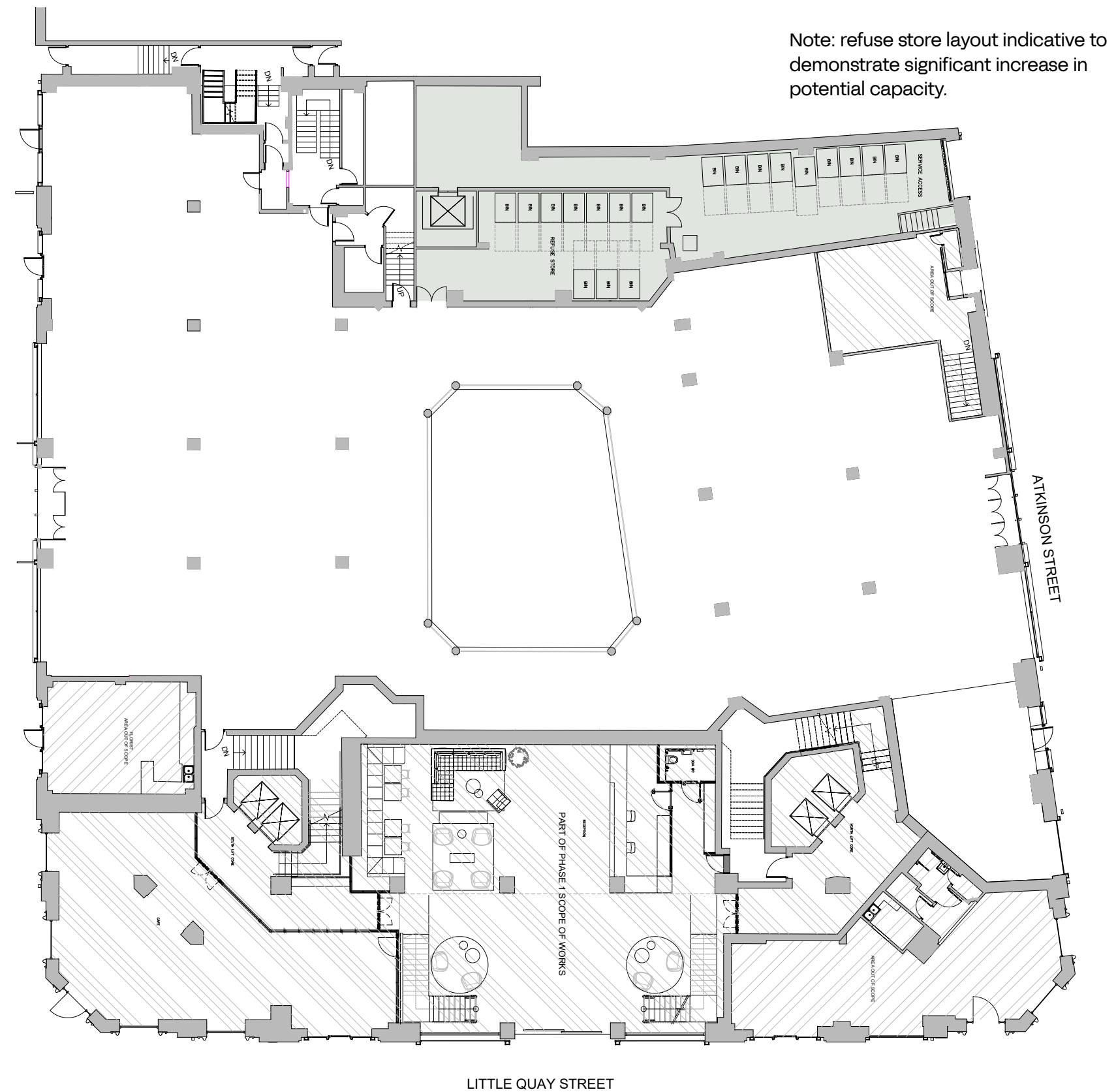
EXISTING LOCATION ENHANCED

The existing service route from Atkinson Street will remain in place, with an enlarged refuse store provided to cater for the different uses introduced. Much of the existing plantroom space is to be reactivated for necessary upgrades to the central building plant and to cater for the movement of air within the central space.

We have consulted the MCC guidance GD04 v.6 to understand the waste impact of different uses that fall under the flexible Class E the site benefits from. As such, the facing diagram demonstrates the incredibly generous capacity of the available space to cater for a multitude of different uses.

Additionally:

- Building management will continue to manage the presentation of refuse for collection
- The existing arrangement with the private collection will remain to ensure minimal impact on the uplift or frequency of journey.
- The client team will look to introduce smart recycling measures, where waste is weighed and apportioned to tenants within the service charge



KEY HERITAGE FABRIC INTERVENTION & RETENTION

RETENTION OF INTERNAL HISTORIC

The fundamental design ethos is to preserve and enhance the building's original character and integrity.

The approach emphasises letting the building 'breathe' by maintaining an open and natural flow of space, ensuring that its key features are not hidden or overshadowed.

The goal is to reveal and celebrate the unique architectural elements, retaining as much of the original quality as possible. Instead of covering up or altering these features, we strive to showcase them authentically.

We've highlighted key areas of significance within the building, which we are committed to either preserving in their original form or respecting the design intent by retaining their essence and purpose.

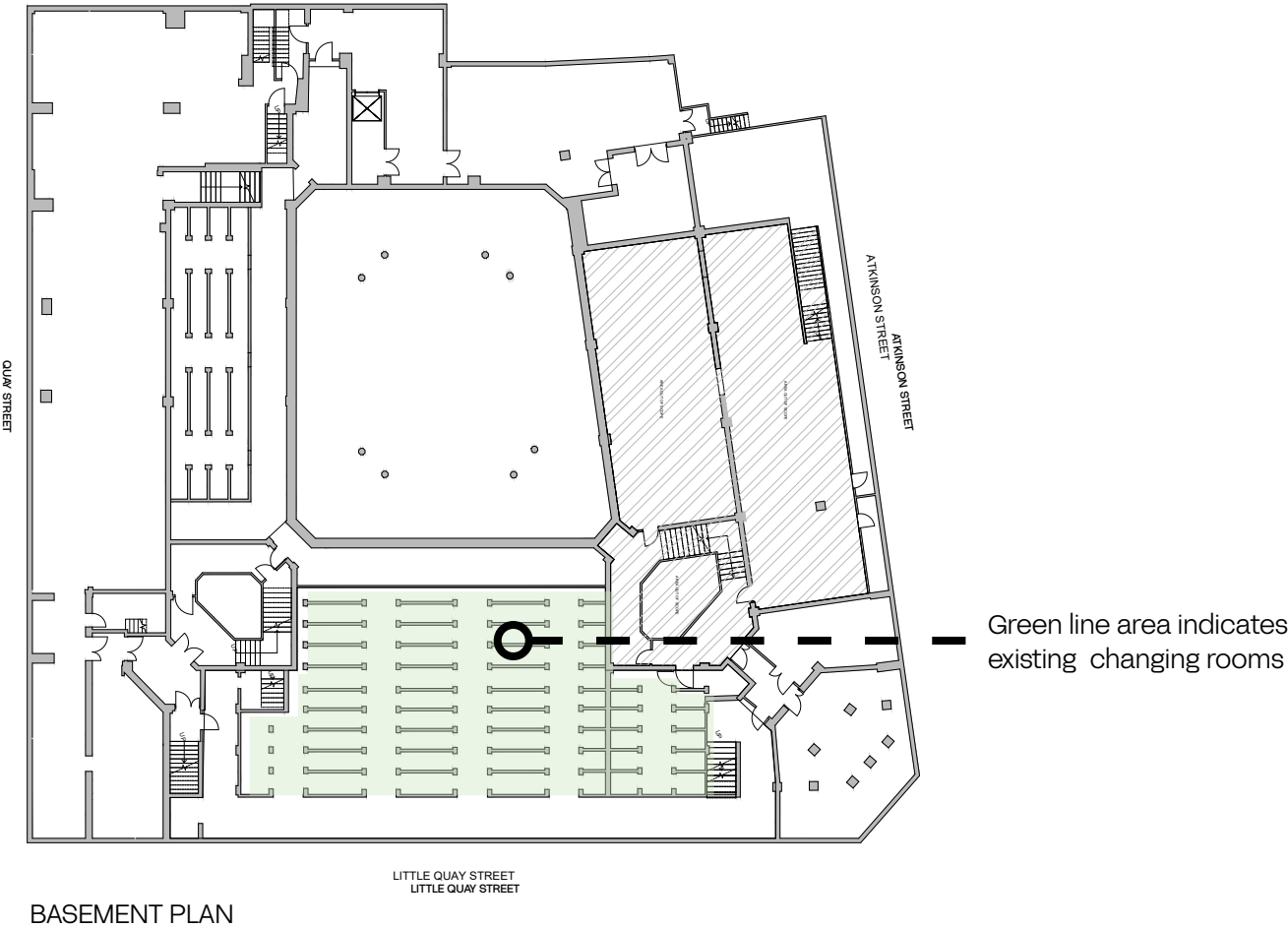


RETAIN HERITAGE CHANGING ROOMS

In addition new lighting and emergency services added, a large area of the existing changing rooms on basement level will be preserved for future generations as we recognise their heritage significance. However, activating the space for current use presents challenges due to its condition.

- 1. Limited ceiling height.
- 2. Lack of opportunity to provide access.

This is a result of the original historic installation, which includes a basement mezzanine level and a lift/stair configuration that restricts accessibility.



CORNICE DETAILING

CORNICE DETAILING

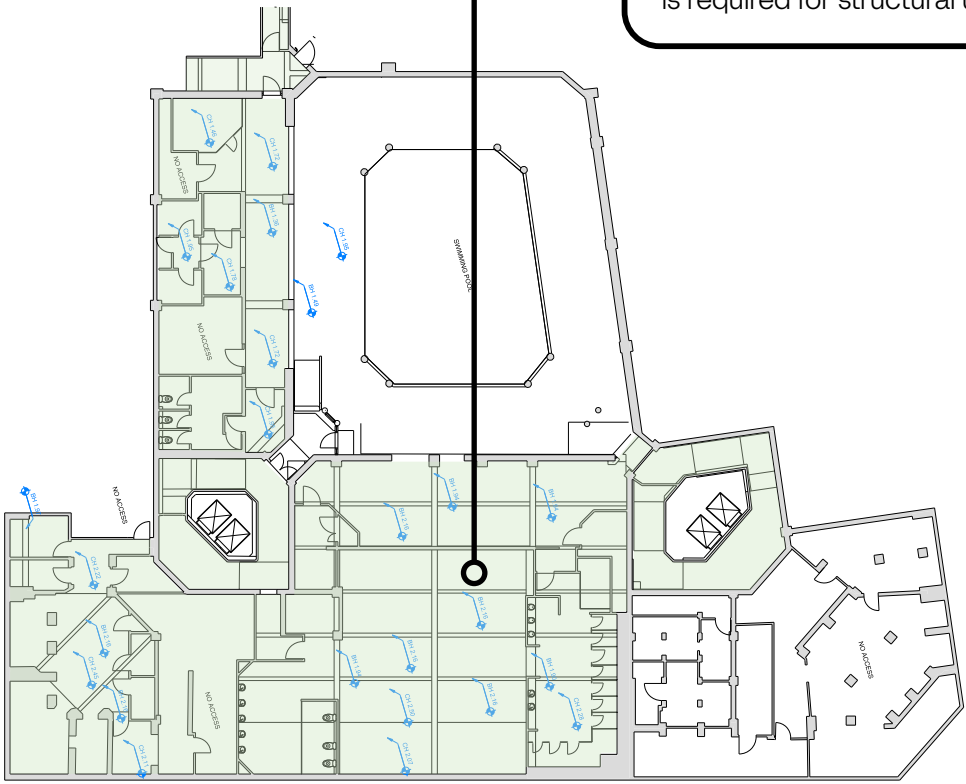
Recognising the importance of any historical significant architectural details, we propose a careful reinstatement of any elements and damaged cornicing along the affected beam where removal may be required for structural upgrades.

This approach seeks to balance necessary structural improvements with the preservation of the building’s heritage, ensuring that the historical fabric is retained where ever possible. In doing so, we aim to maintain the building’s historic architectural integrity while meeting current structural standards, to be used for future generations.

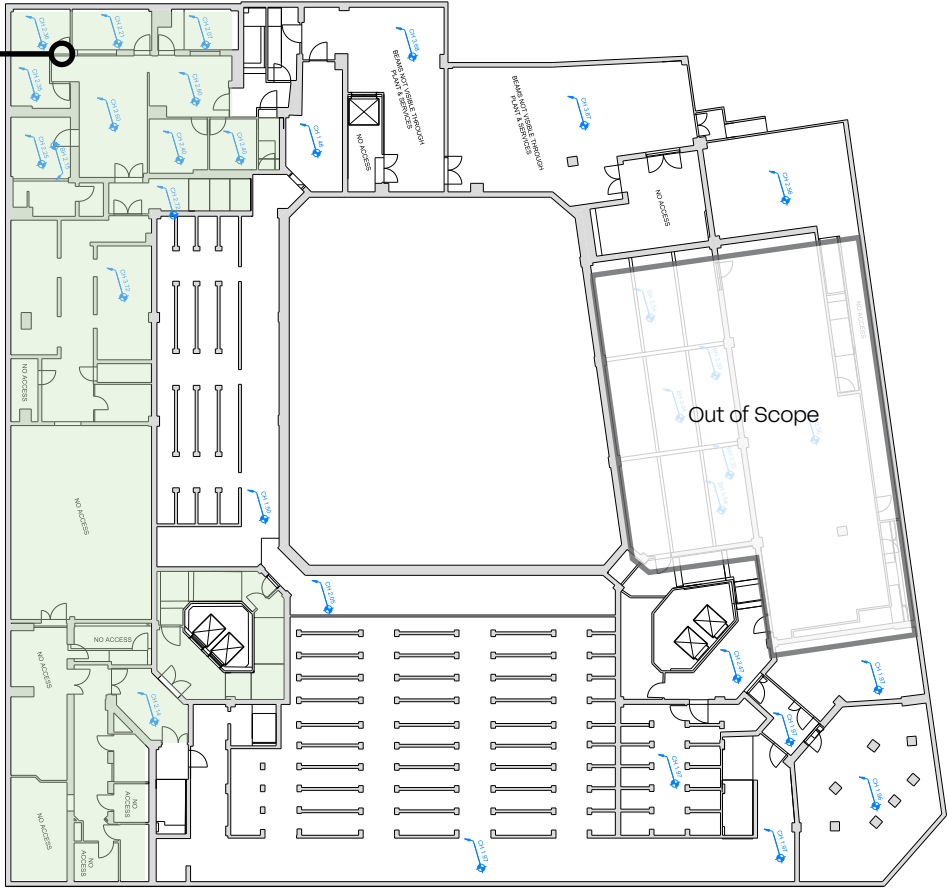
Example of cornice that we propose to replace with like for like if damaged in structural strengthening process



GROUND RCP



BASEMENT MEZZANINE RCP



BASEMENT RCP

Green hatch indicates expected location of cornice proposed to be replaced, like for like if removal is required for structural upgrade

CORNICE DETAILING

CORNICE REPAIRS

Where cornice is missing or damaged we will carefully repair the affected section, starting approximately 100mm either side of the area. The original cementitious build up will be repaired using Fosroc to ensure longevity of the repair. The decorative elements will then be repaired using fibrous plaster to match the approved sample on site.

This was approved under Condition CDN/24/0714 for Phase 1 works of the office floors of Sunlight House

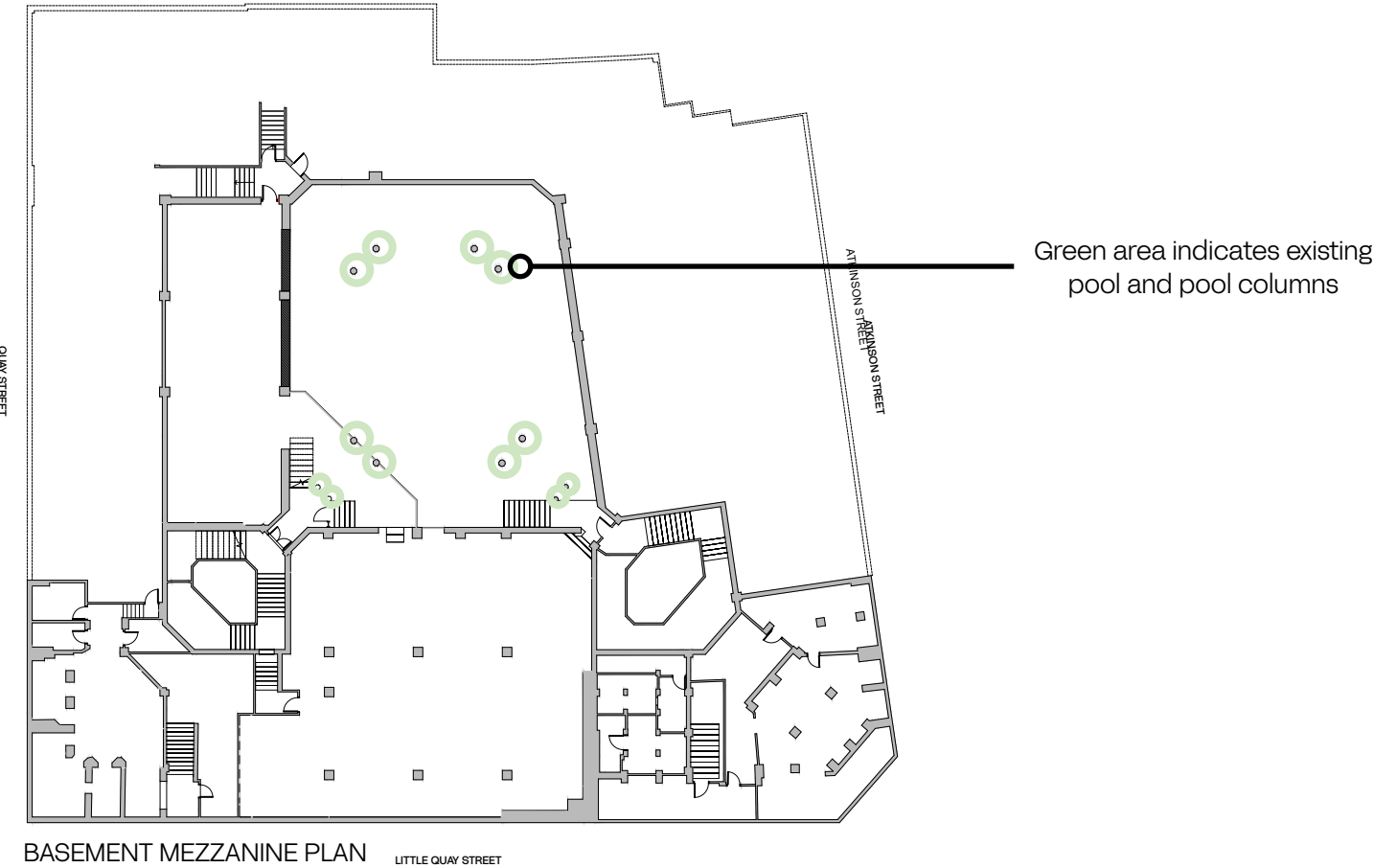


TILES TO POOL COLUMNS OPTIONS

Eckersley O’Callaghan’s proposed structural upgrades for the columns will be carefully designed to preserve the historically significant pool columns and their decorative tiling while ensuring necessary structural improvements. Refer to Eckersley O’Callaghan structural engineer information on existing pool column investigative works.

Currently there are two layers of tiles covering the existing pool columns. We acknowledge the importance of protecting these historical tiles. The structural integrity of the columns needs to be investigated - In order to do this a small portion of tiles will need to be removed. The first layer of tiles are of heritage significance and the tiles ontop are laid at a later date, we believe in the late 1900s when the pool was installed. The tiled columns and pool tiles have been sitting in water for a number of years it is likely that there is a decent amount of corrosion. Refer to structural engineer for further information.

If structural engineers recommend the existing columns and their concrete encasement to be upgraded, then we propose to work with MCC to put forward a number of options that both address the structural integrity for future generations and retain as much of the existing historical tiles as possible.

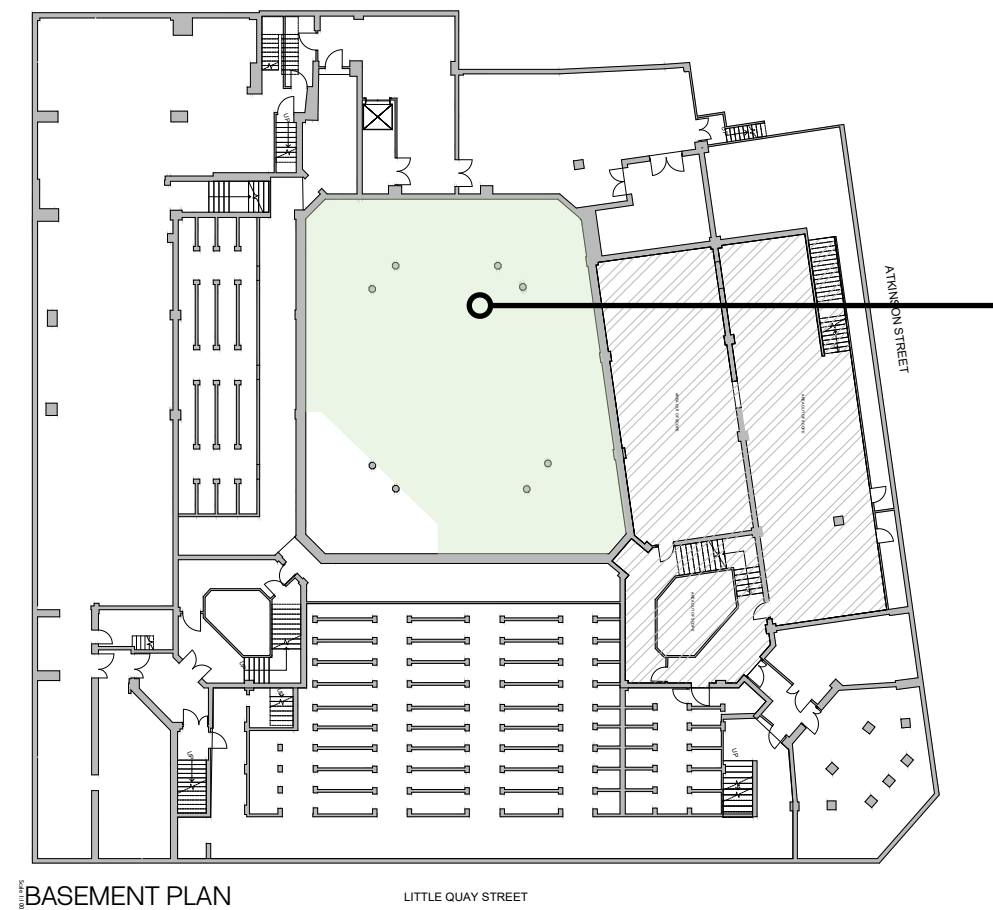


Information and Imagery Extracted from Eckersley O’Callaghan’s Sunlight House – Phase 2 Stage 3 Report, Issue P01 26th November 2024, 24131 001. Refer to EOC document for further information. Information from EOC report may reference the overall building. Nominated area of proposed end of journey is only relevant.

RETAINING TILES TO EXISTING POOL AREA

The removal of water from the existing pool area has revealed tiles that reflect the history of Sunlight House and its previous uses. The design team recognise the significance of these tiles and to both preserve them and create a functional space for future tenants. We proposed to fully retain, clean and make good to historical wall and floor tiles of the pool. Replacing tiles like for like where damaged.

Currently, the tiled floor is not suitable for tenant use, as the existing tiles do not meet slip resistance standards, and routing services would be challenging. To address this, it would seem reasonable for future tenants to install a raised floor to protect existing tiled floor. This will allow the space to be fully utilised by tenants, with services running beneath the raised floor without disturbing the original tiling.



Green area indicates existing pool tiles

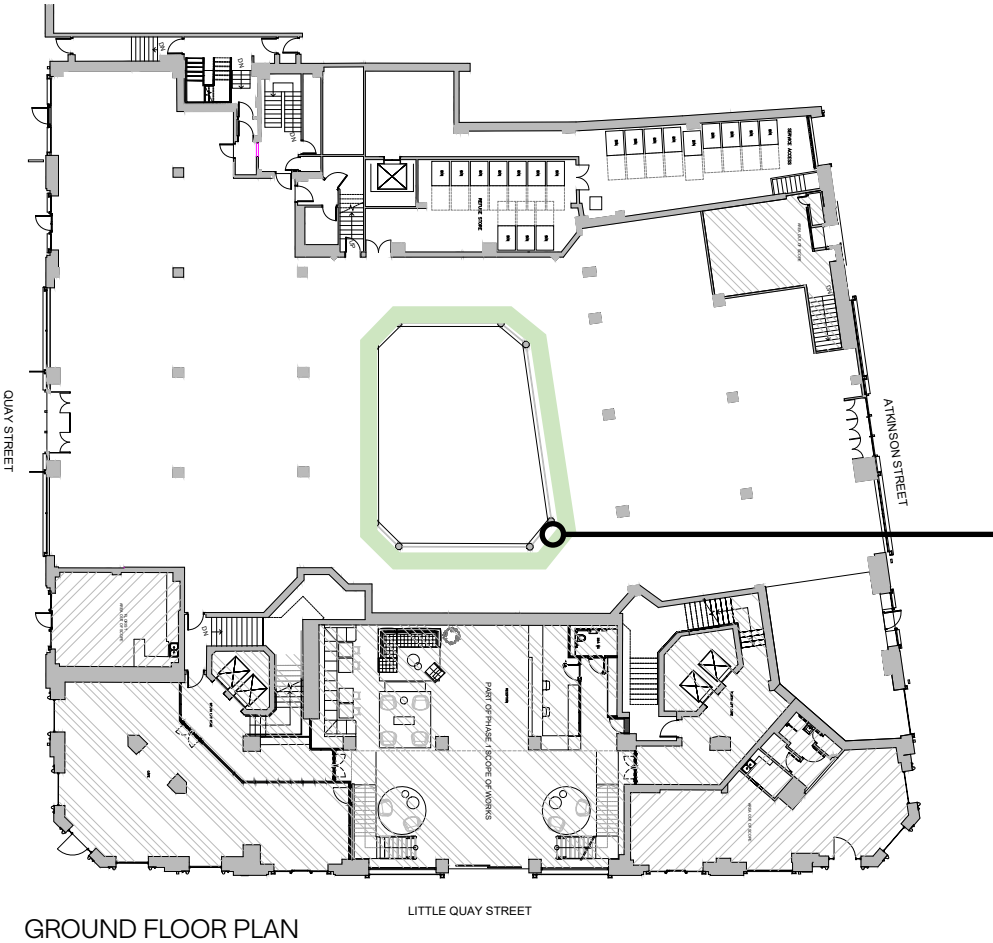


EXISTING GLAZING SURROUNDING POOL

The existing full-height glazing along the perimeter of the ground-level separates the double-height pool area from the adjacent gym and provides a view of the lower level.

This existing glazing is believed to have been installed in the late 1900s, during the time Herriots occupied the space. As there is no pool proposed for this area, the full-height glazing is no longer necessary to contain moisture.

Therefore, we propose to remove the glazing and open up the space to create a connection between the building's lower levels. A temporary balustrade will be installed, allowing future tenants to replace in future.



Green area indicates existing glazing

GROUND FLOOR PLAN



SUNLIGHT HOUSE
DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

SUMMARY

ANOMALY

This proposal looks to refurbish and activate the ground and basement spaces to create a high quality and flexible use area that celebrates and enhances the unique volumes and details from Sunlight's original design and vision.

The design has carefully considered and minimised the amount of harmful intervention required; utilising and celebrating existing historic design features, materiality and active uses to revitalise the heart of this incredible building.





ANOMALY

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