SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
END OF JOURNEY GROUND AND BASEMENT WORKS



KARREV

ANONIMALY

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT, END OF JOINERY WORKS

This document accompanies the listed building and planning application for the refurbishment of the ground and basement at Sunlight House, Manchester, M3 3HP specifically the End of Journey section.

A small unit entrance to be created to Atkinson Street to allow direct cycle access through existing stair into new and improved cycle store, changeing, W/C, shower facilities along with a gym within the footprint of Sunlight House.

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 inline 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.

January 2025



SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT

END OF JOURNEY GROUND AND BASEMENT WORKS

CONTEXT + OVERALL BUILDING VISION

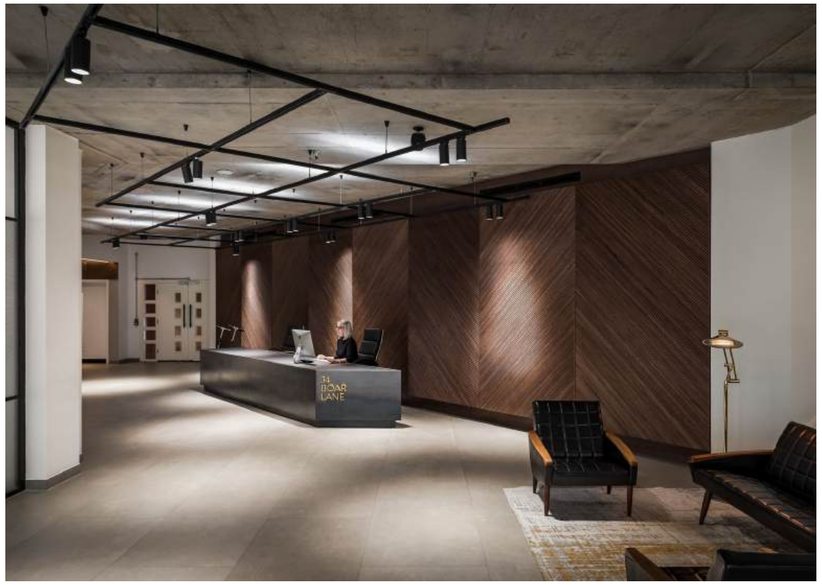
THE CLIENT | KARREV

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

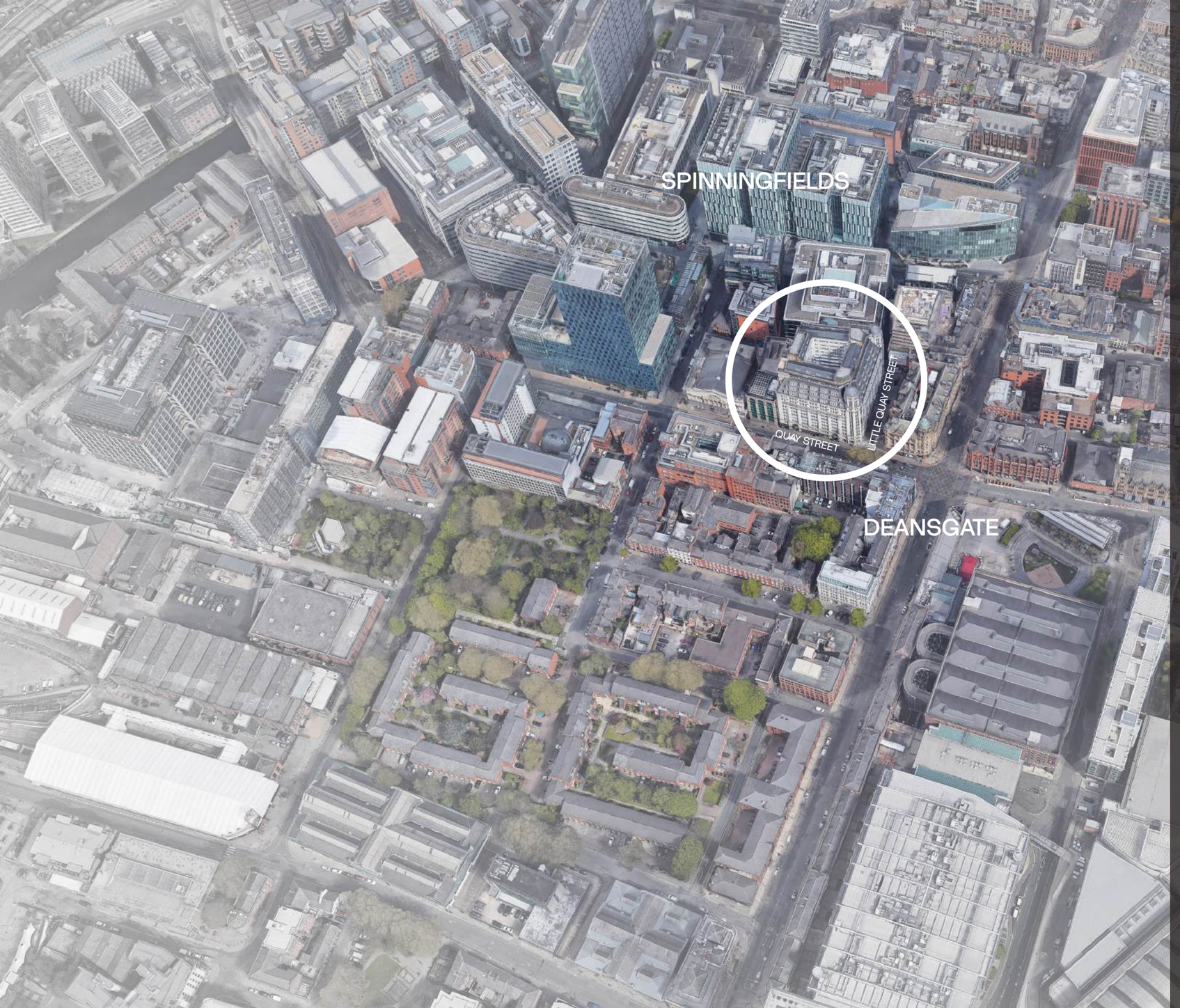
FIRE ENGINEER
Jensen Hughes

Hann Tucker

ACOUSTIC CONSULTANT
Hann Tucker Associates

Collington winter 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.

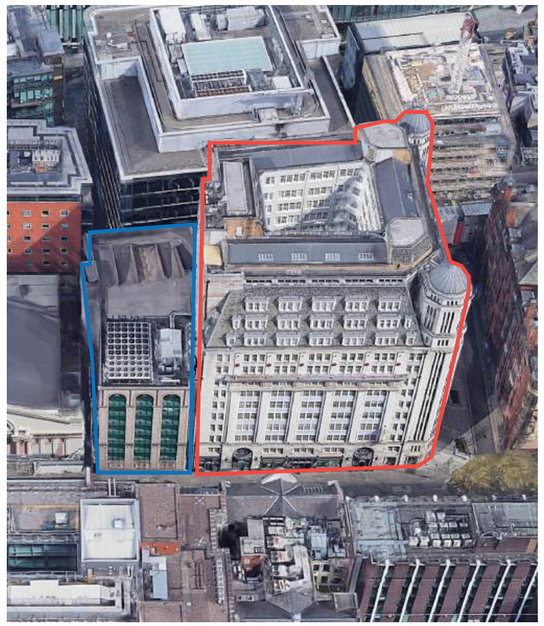
Manchester City Centre is a strategic economic location and focus of employment growth in the City and City Region (as identified within Manchester's adopted Core Strategy, 2016). The Core Strategy confirms the City Centre and the fringe a variety of high quality accommodation types, sizes and foot-plates 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.

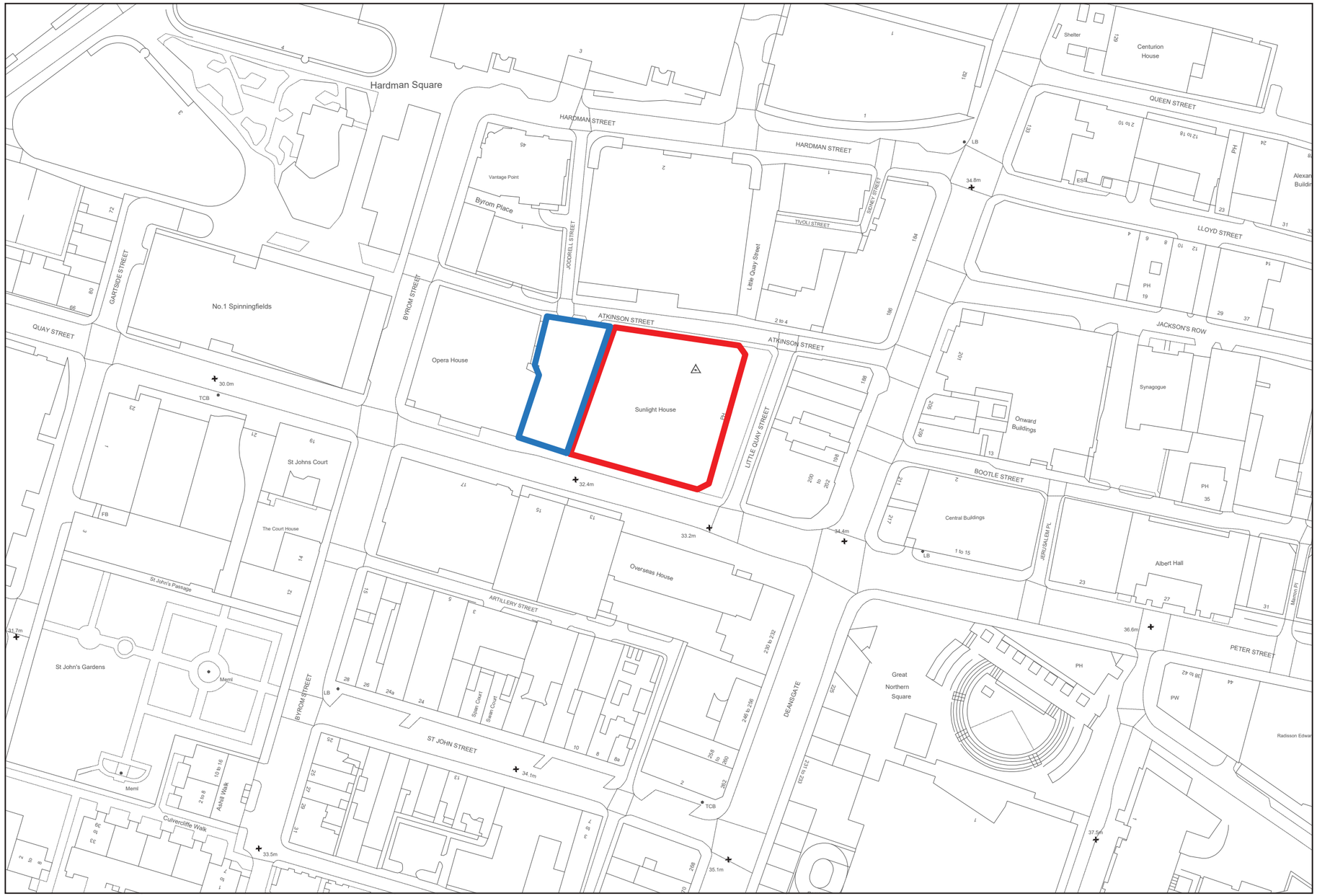
Spinningfields has become established as a world class office destination, characterised by new build office buildings aimed at the financial and professional services sector and wide mix of uses including high quality civic, residential, hotel, leisure and retail space in a carefully planned and managed 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

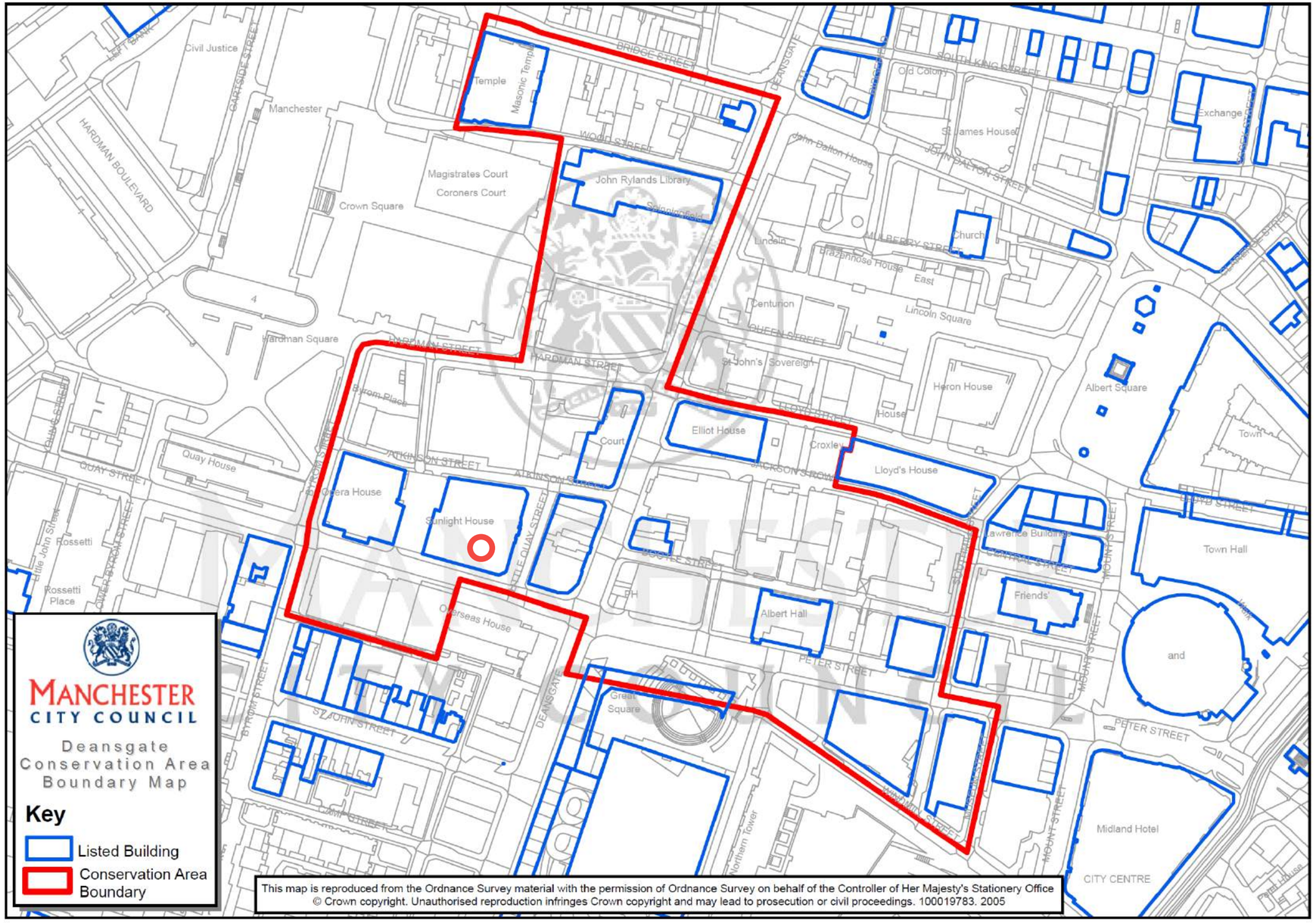
The client's ownership covers two elements of the overall site, Sunlight House highlighted red and the adjacent private car-park building highlighted blue.





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.





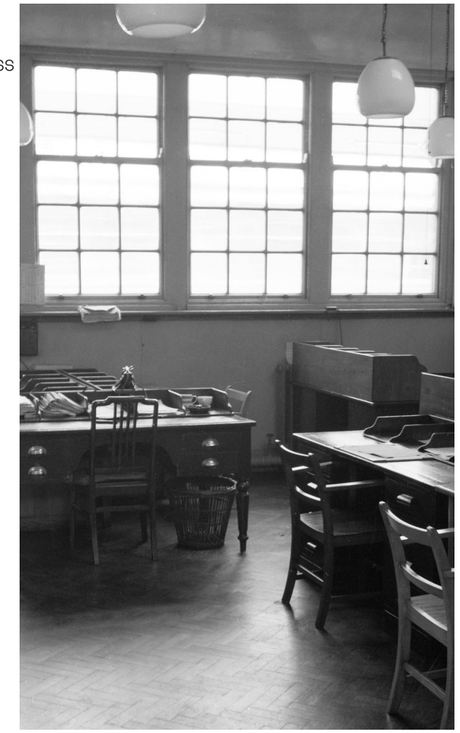






SITE HISTORY

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.





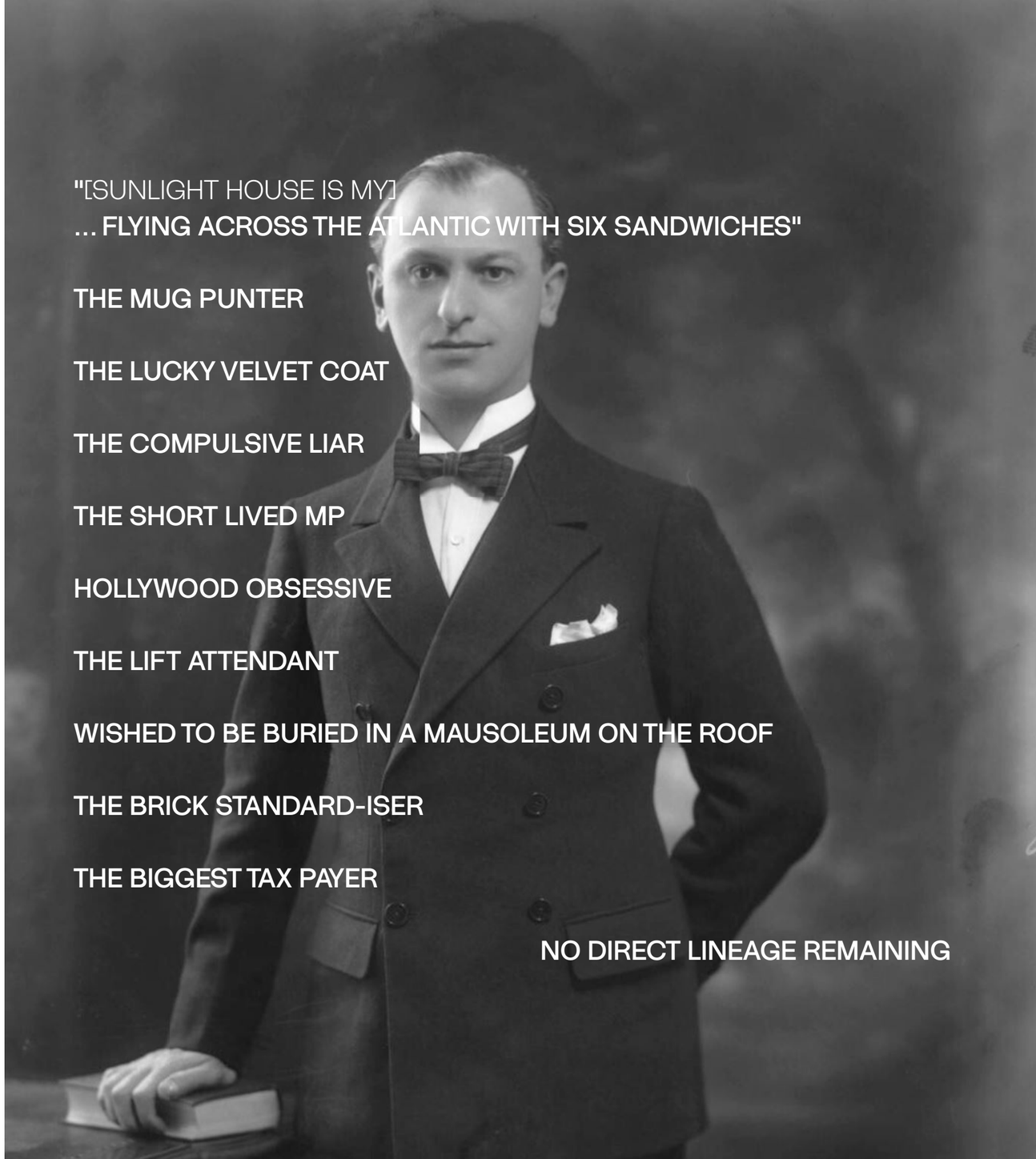




CHARACTER

CHANNELLING 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.



CHARACTER

CHANNELLING 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 centred around a fundamental design ethos to:

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



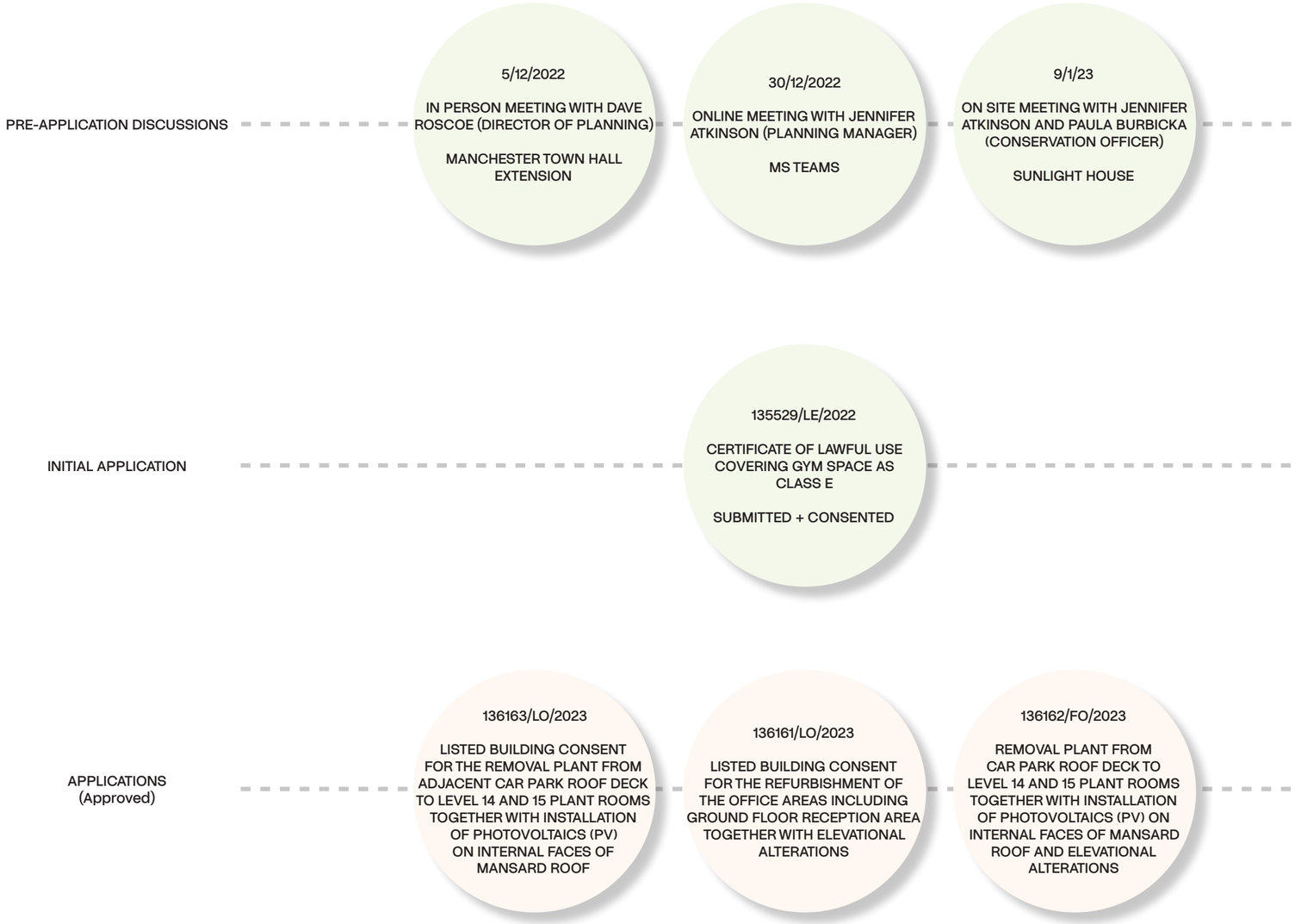
PRE-APPLICATION ENGAGEMENT AND APPLICATION PROCESS

The client and design team have been keen to engage 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.

The project team have continued to discuss the proposals for the building with Manchester City Council planning and conservation officers. These discussions have informed the proposals.



OVERALL BUILDING

PRE-APPLICATION ENGAGEMENT AND APPLICATION PROCESS

FOR INFORMATION

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



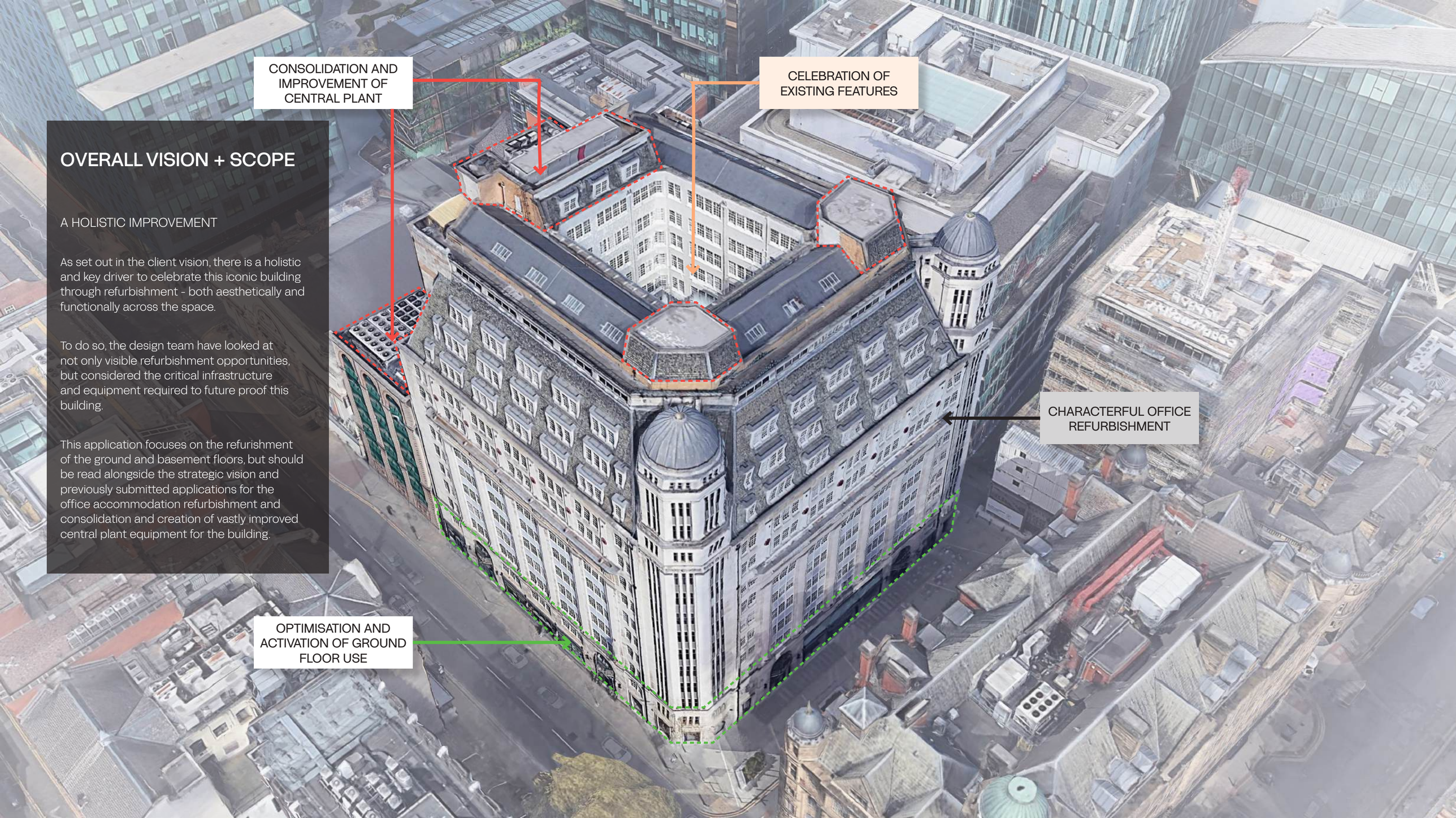
OVERALL VISION + SCOPE

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 refurishment 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.



SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

SCOPE OF THIS APPLICATION

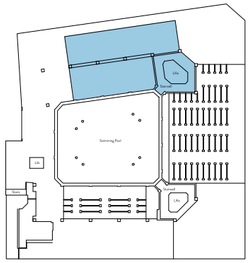
ANOMALY

SCOPING PLANS - THIS APPLICATION

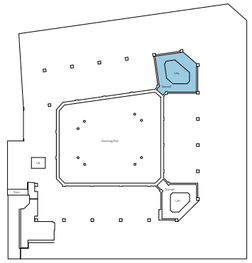
The facing plan diagram illustrates the proposed scope of the works that form part of this application.

EOJ scope includes the entrance area on Atkinson Street, bike store and changing facilites on Basement level and North Core works

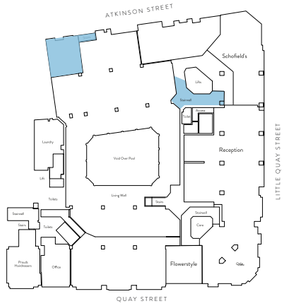
BASEMENT



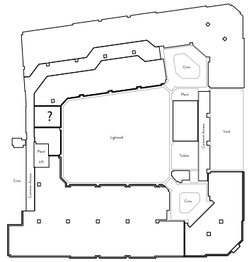
BASEMENT MEZZANINE



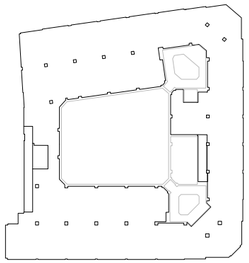
GROUND FLOOR



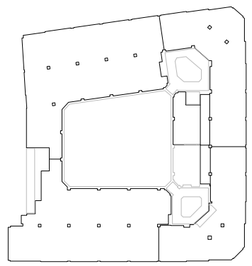
1ST FLOOR



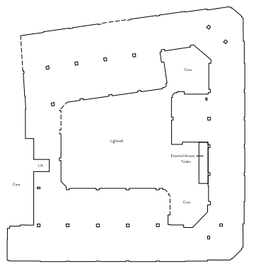
2ND FLOOR



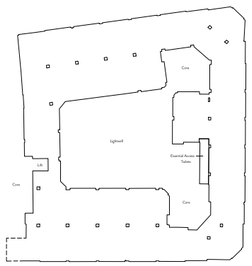
3RD FLOOR



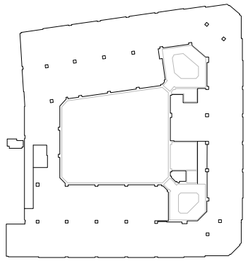
4TH FLOOR



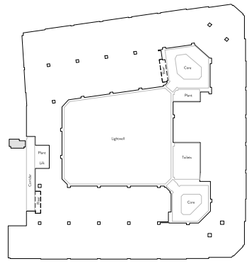
5TH FLOOR



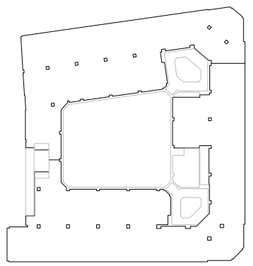
6TH FLOOR



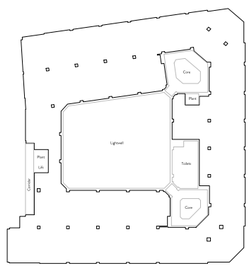
7TH FLOOR



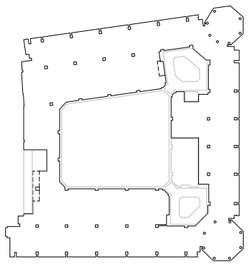
8TH FLOOR



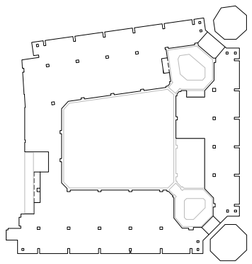
9TH FLOOR



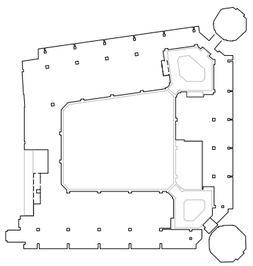
10TH FLOOR



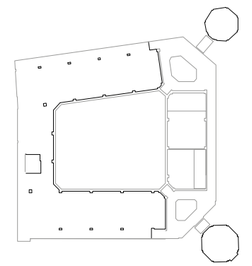
11TH FLOOR



12TH FLOOR



13TH FLOOR



OUT OF THIS SCOPE

END OF JOURNEY SCOPE

AREA OUTSIDE OF THIS APPLICTIION

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

SITE HISTORY AND LAYOUT DEVELOPMENT

ANOMALY

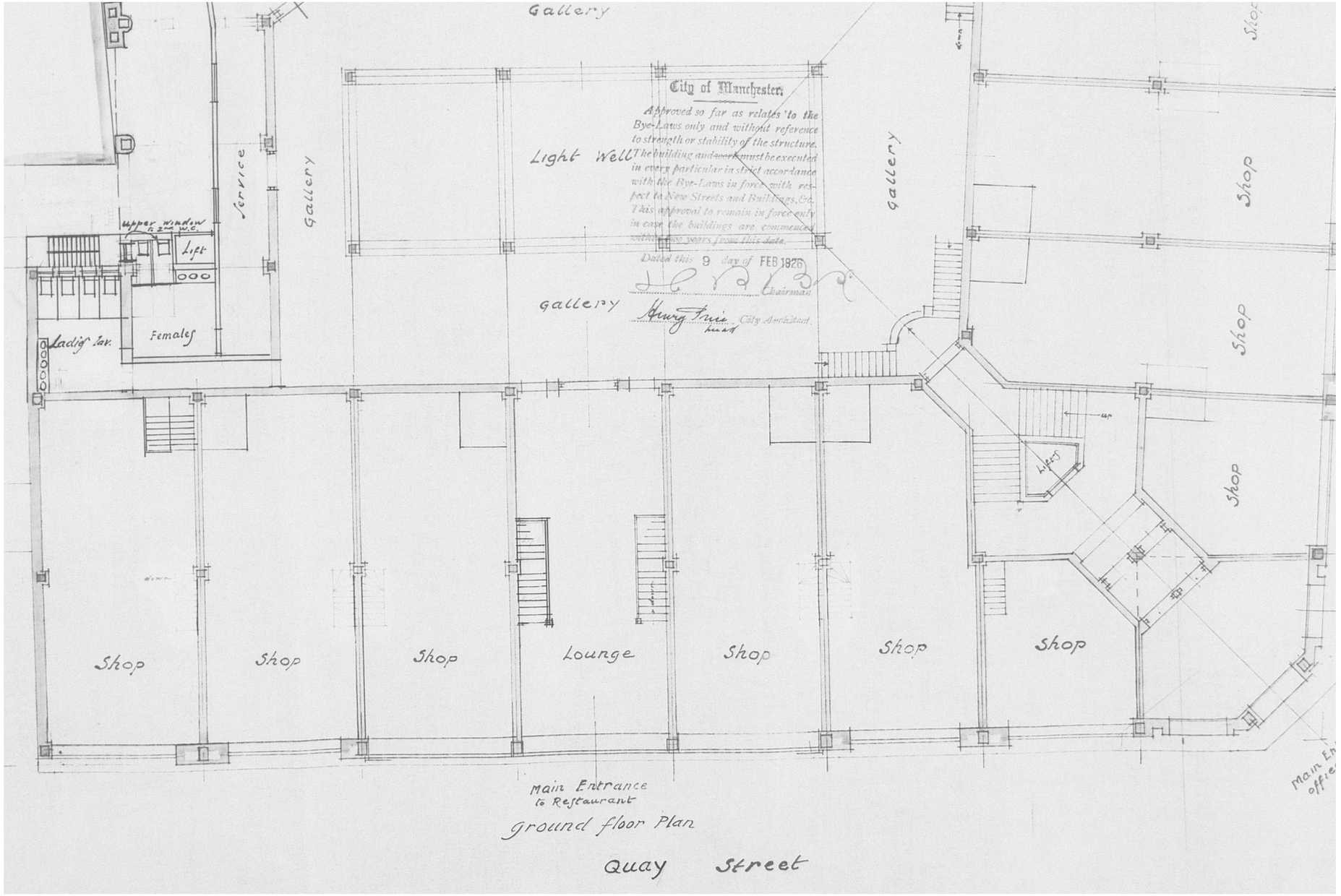
ORIGINAL DESIGNS

'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 licence from the council at the time, the swimming pool concept was introduced.

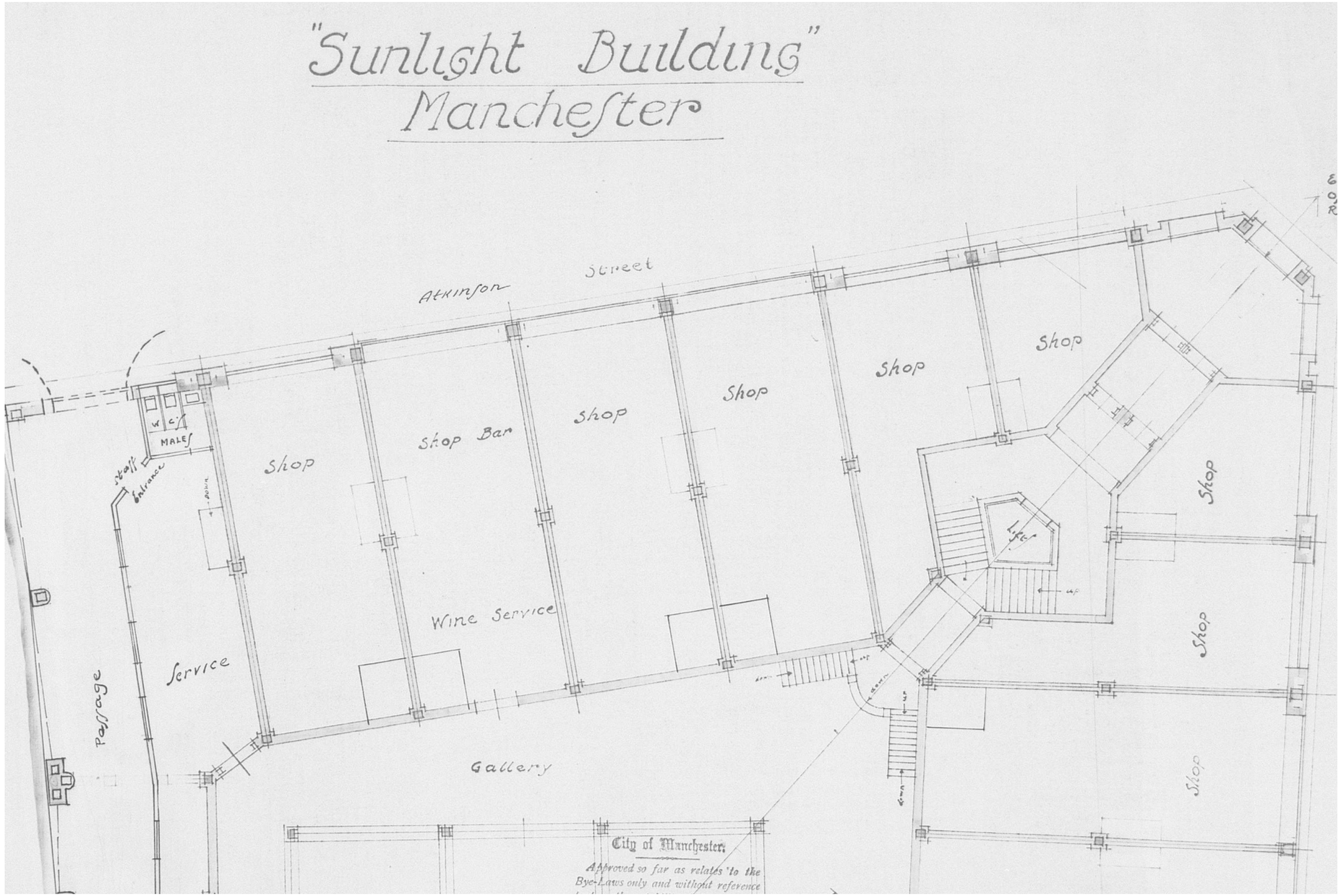


ORIGINAL DESIGNS
'AN ACTIVE BASE'

GROUND FLOOR

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

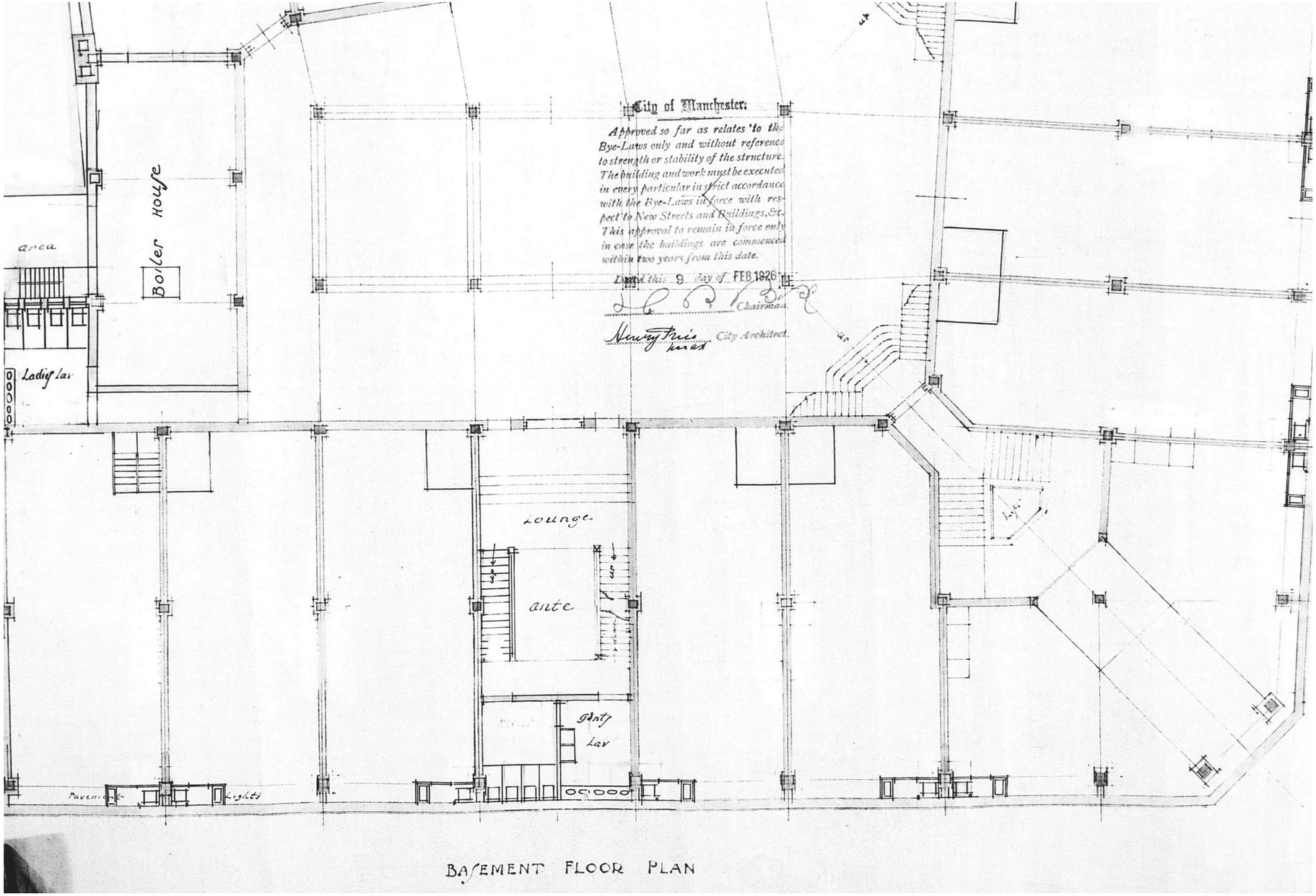
Partitions and divisions generally stick to structural lines, with a more definitive 'wall' enclosing the gallery around the central space.



ORIGINAL DESIGNS
'AN ACTIVE BASE'

BASEMENT

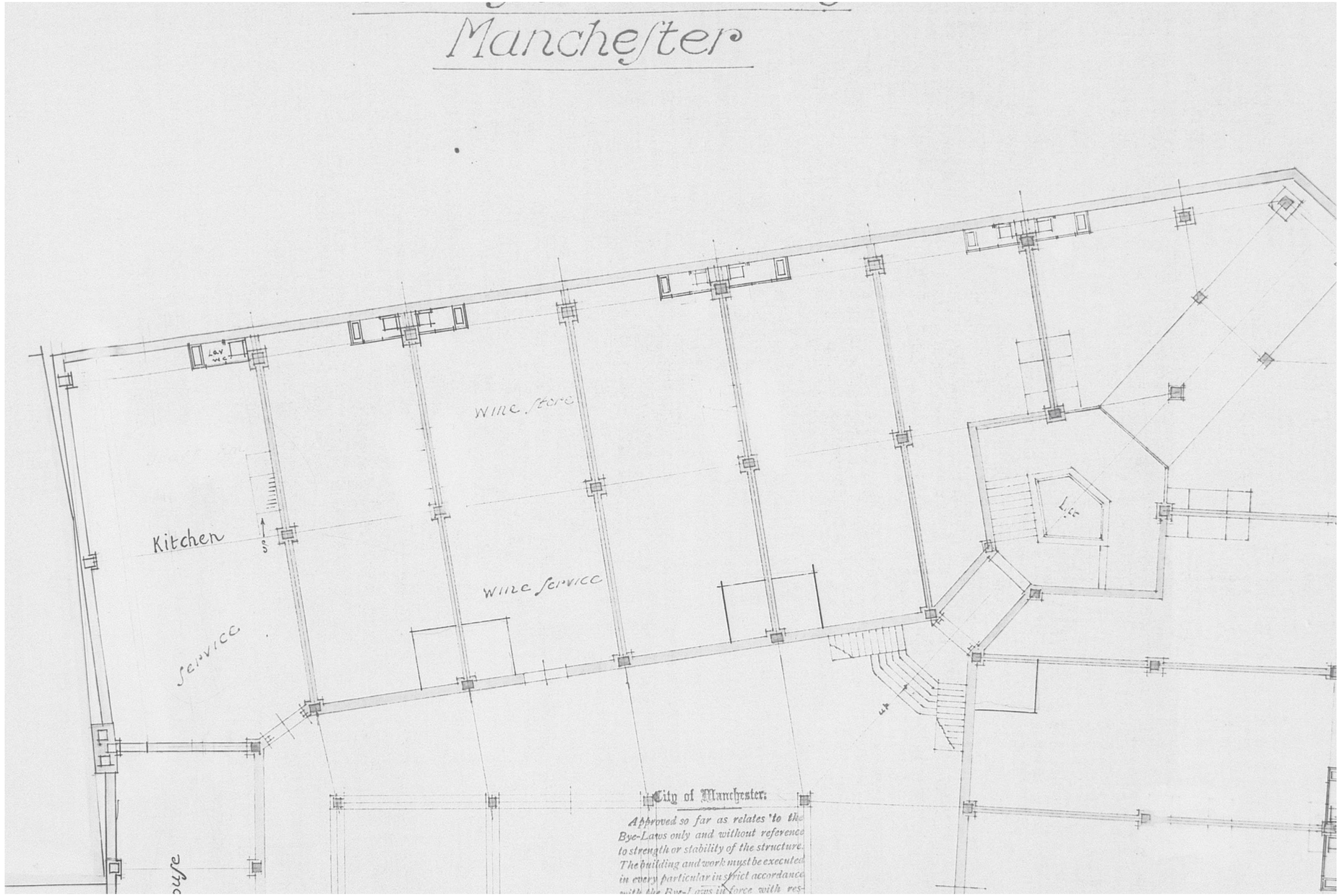
The facing plan shows a proposed 'grand' entrance between Quay Street and the lounge areas.



ORIGINAL DESIGNS
'AN ACTIVE BASE'

BASEMENT

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

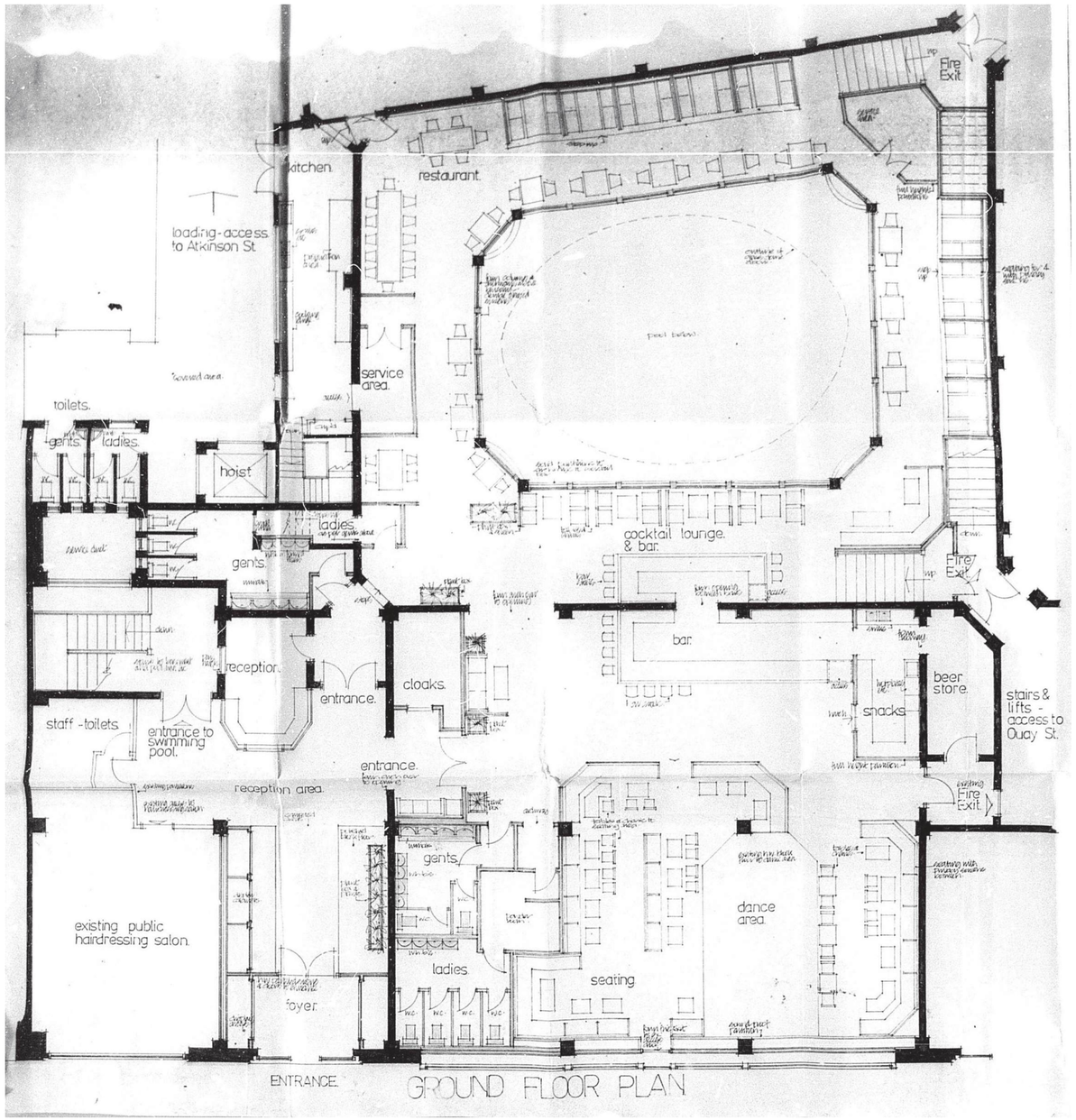


HEALTH + LEISURE CLUB AMENDMENTS + USES

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.



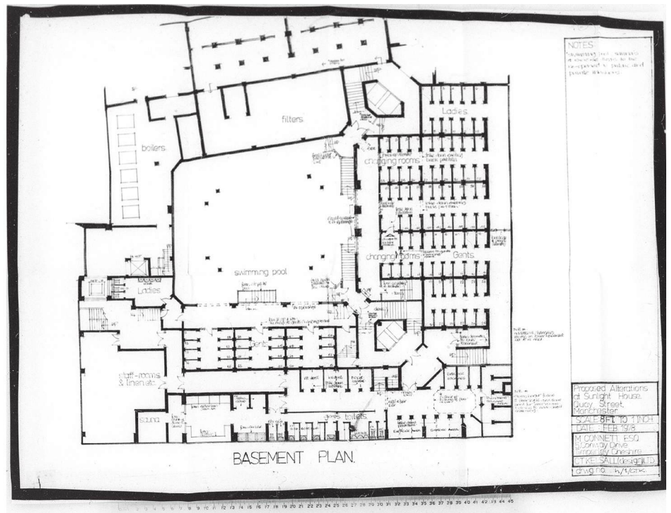


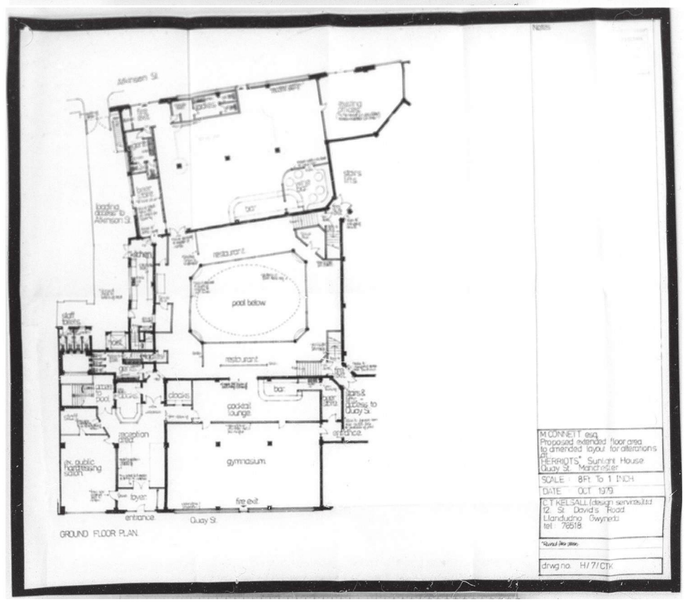
HEALTH + LEISURE CLUB AMENDMENTS + USES

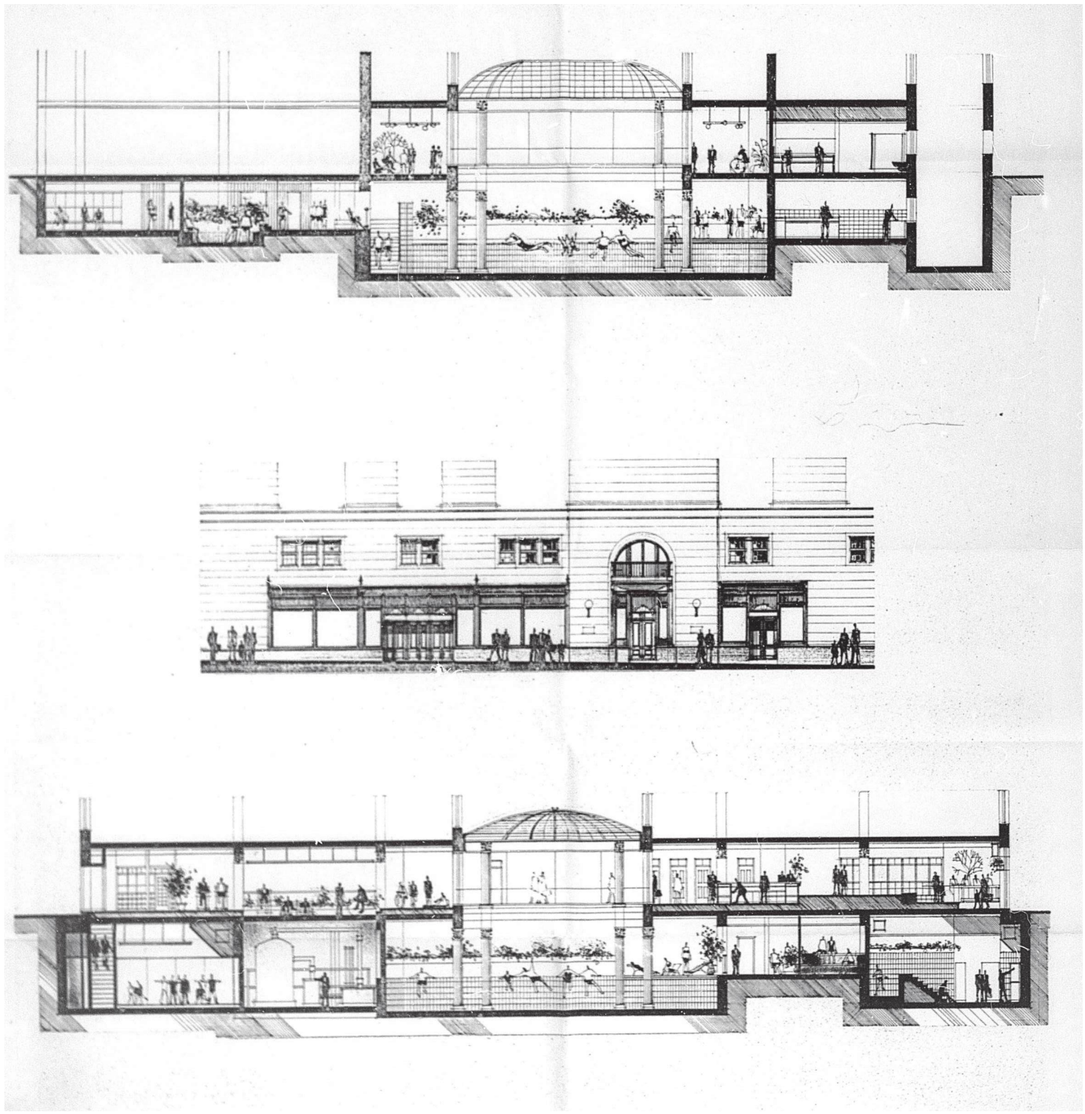
HYBRID SPATIAL USE

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.



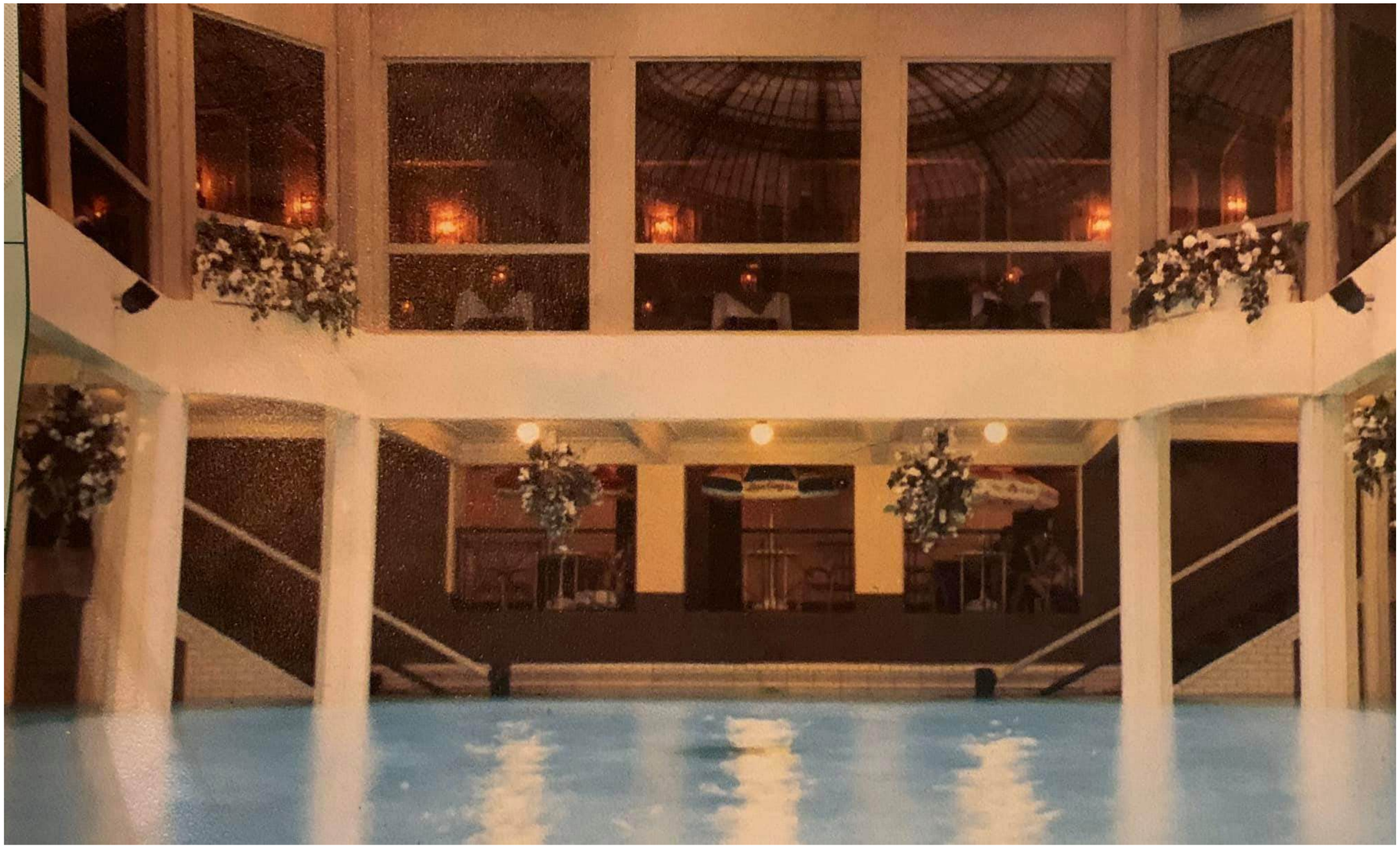




HEALTH + LEISURE CLUB AMENDMENTS + USES

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.















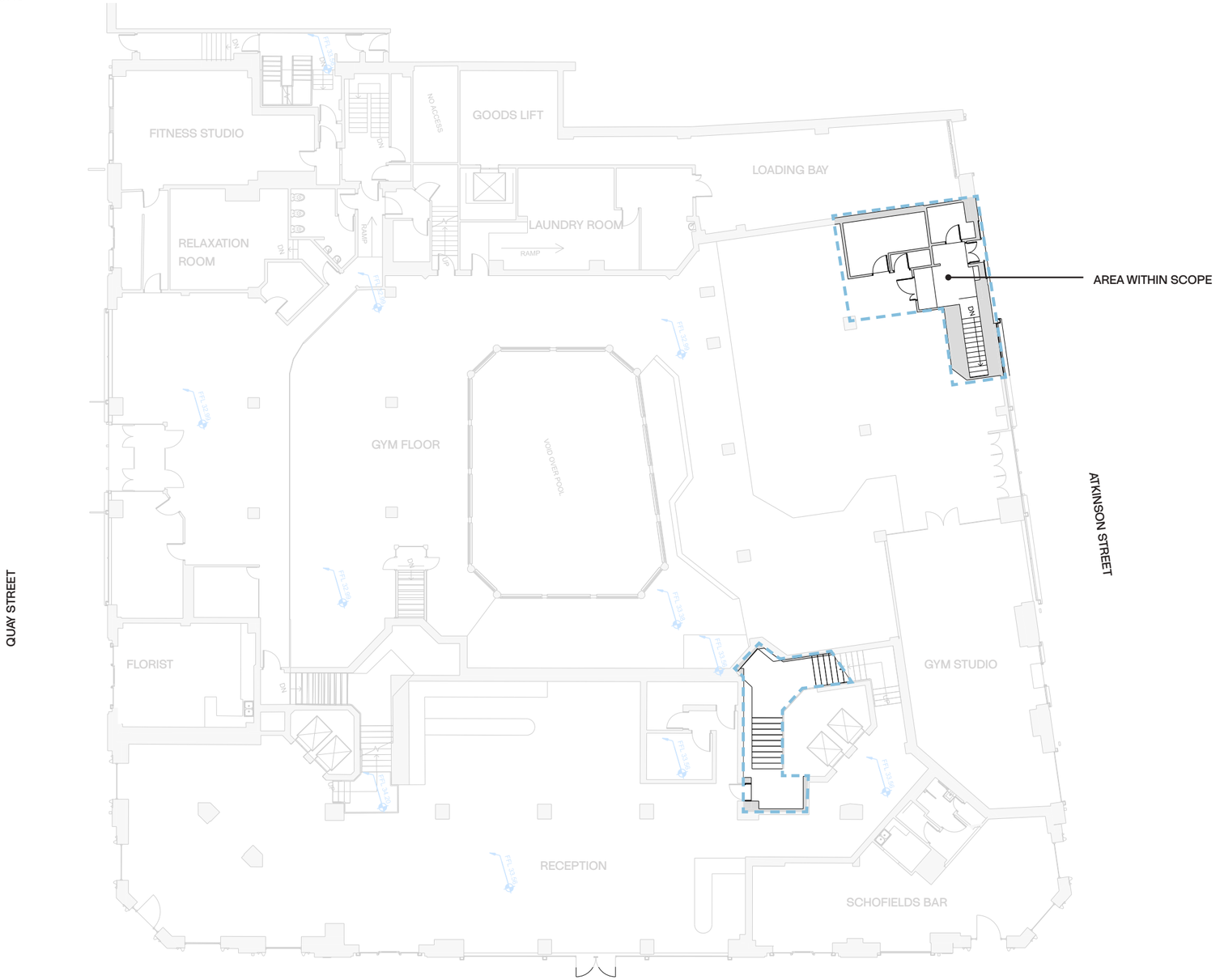


CURRENT LAYOUT
GROUND FLOOR

The current layout of the ground floor is dominated by the gym use, leading to a relatively inactive frontage on both Quay Street and Atkinson Street. The mahority 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.

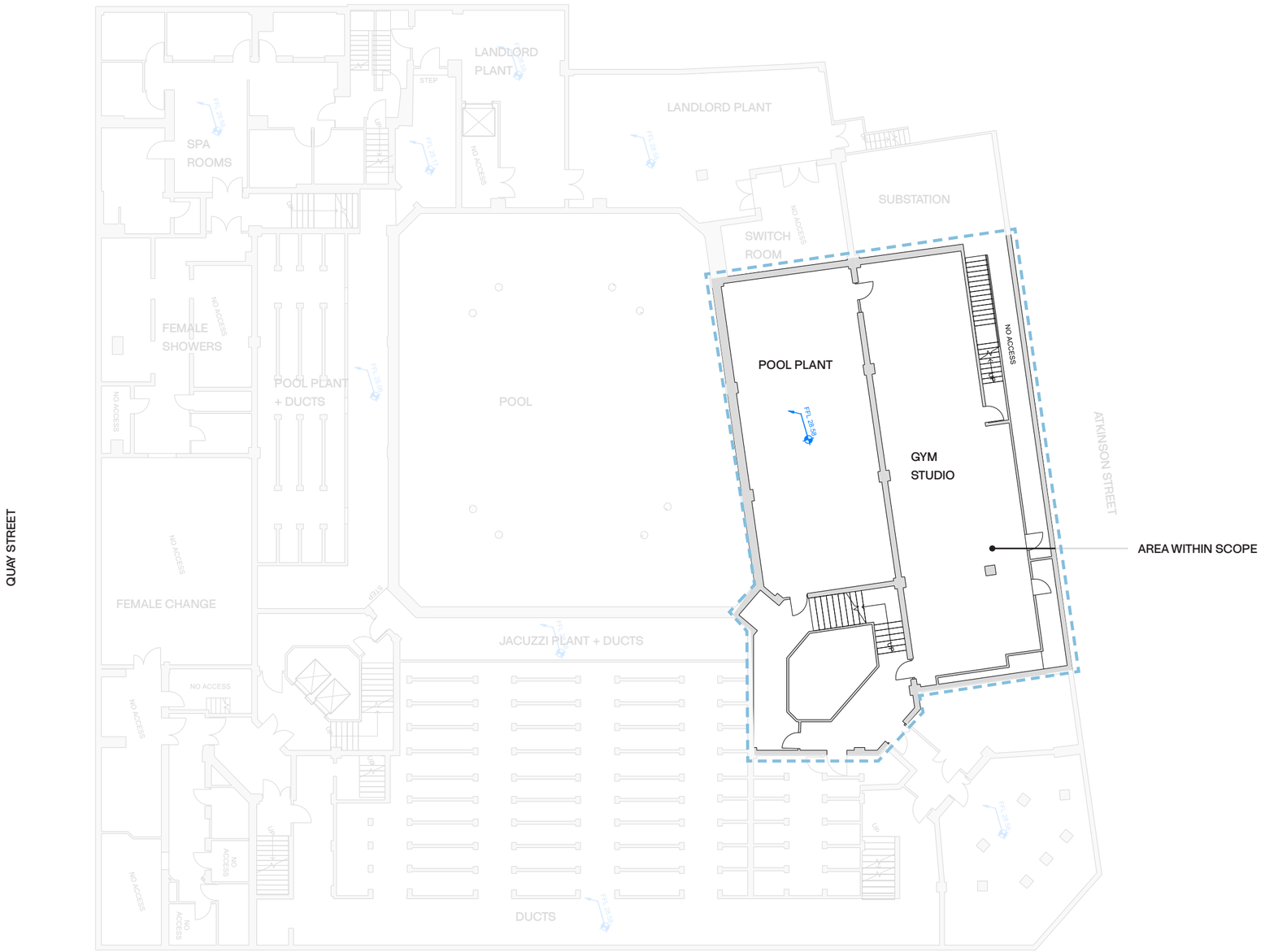
The 'rear' facade to Atkinson Street is significantly blocked, in many instances by dark painted 'escape only' doors. The loading and service bay is situated further along this facade, adjacent to the car park site.



END OF JOURNEY SCOPE

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.

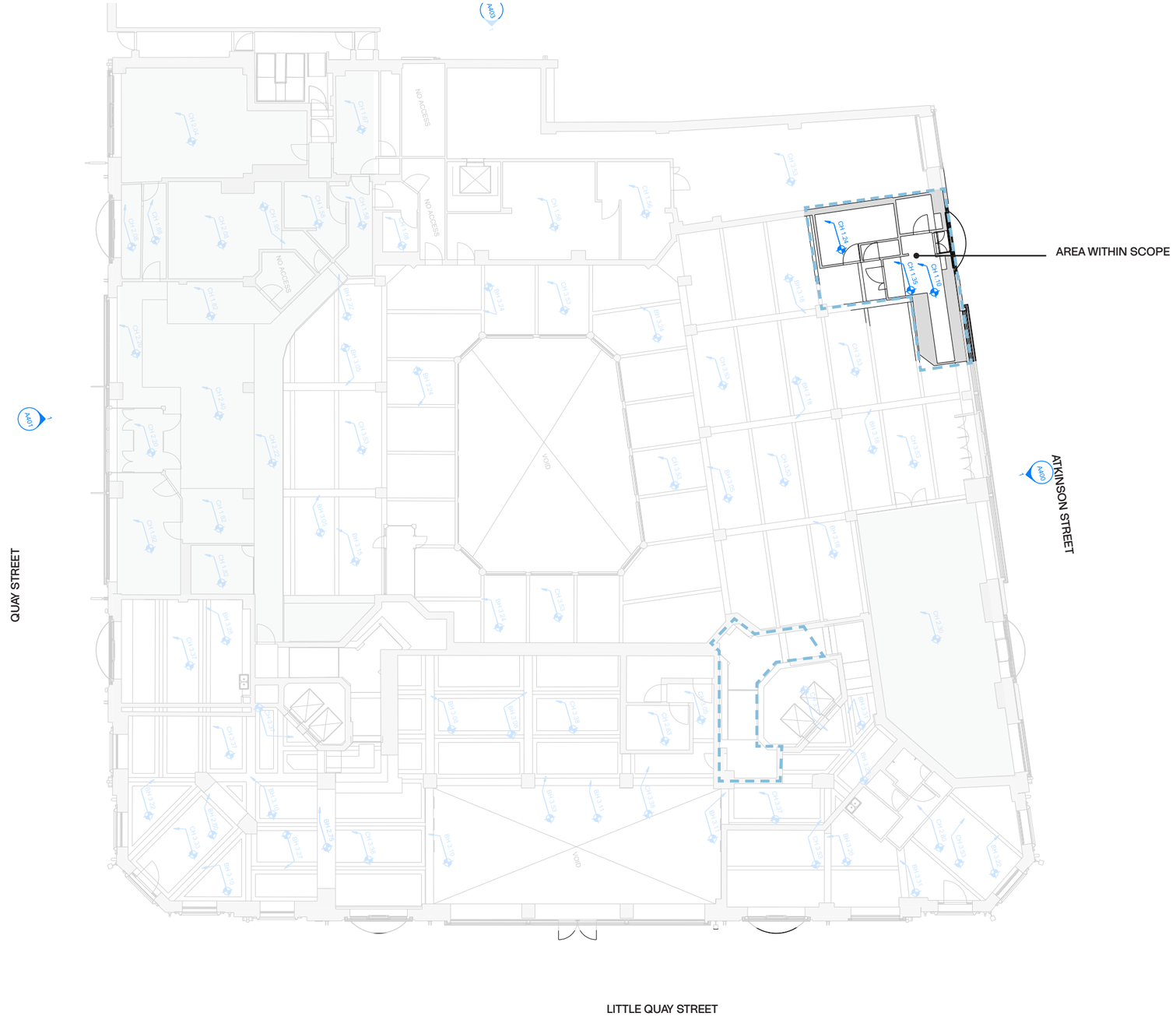


END OF JOURNEY SCOPE

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 coffers is unknown.



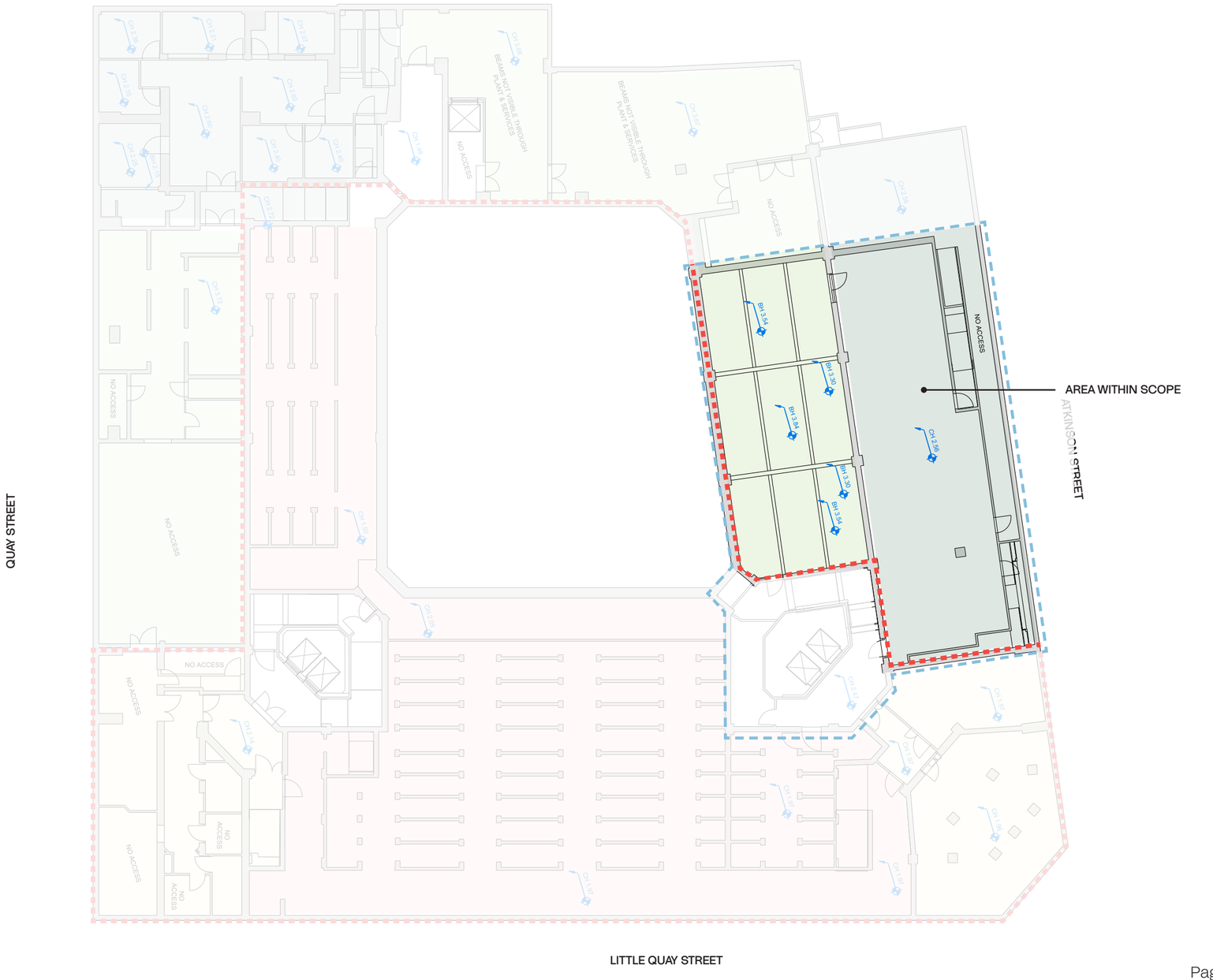
GOOD CEILING HEIGHT ABOVE SUSPENDED CEILING

REMAINDER OF GROUND FLOOR GOOD CEILING HEIGHT (3.5M+)

END OF JOURNEY SCOPE

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.



GOOD CEILING HEIGHT

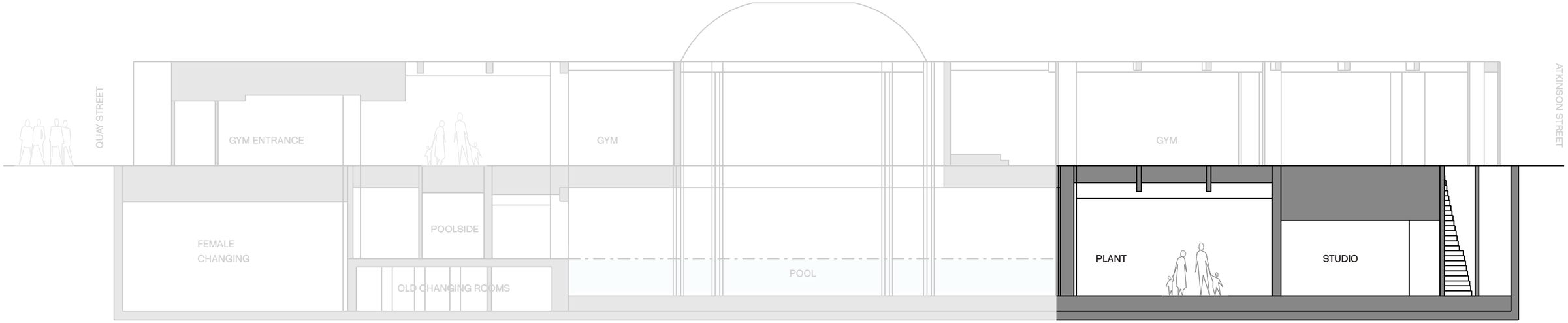
GOOD CEILING HEIGHT ABOVE SUSPENDED CEILING

POOR QUALITY OLD CHANGING SPACE - LOW CEILING

UNDER BASEMENT MEZZ - LOW CEILING STORAGE

END OF JOURNEY SCOPE

DIAGRAMMATIC SECTION





SUNLIGHT HOUSE

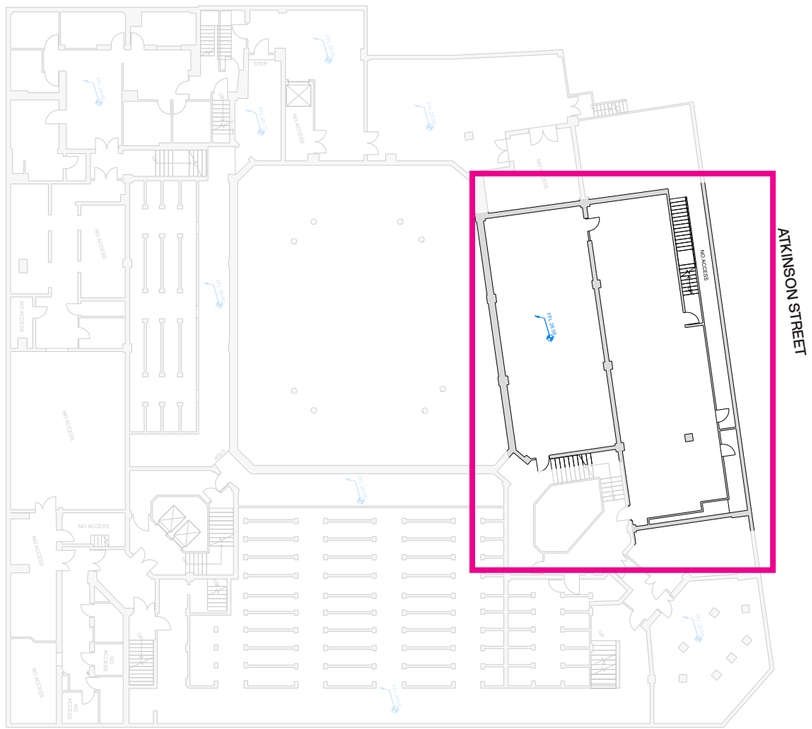
DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

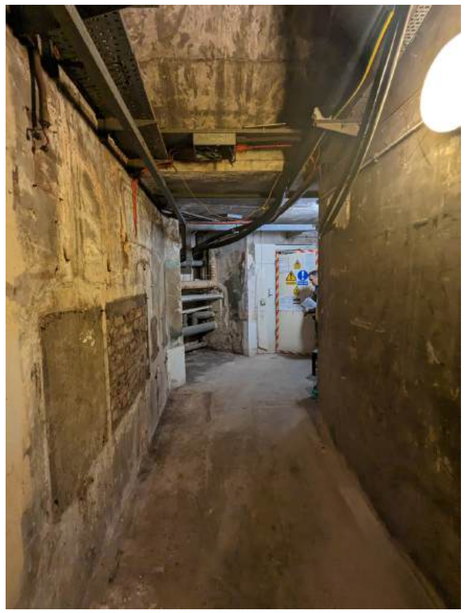
CONDITION APPRAISAL

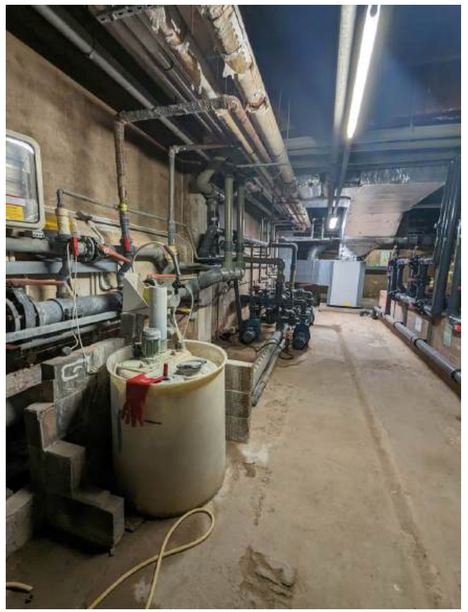
ANOMALY

BASEMENT

SWIMMING POOL PLANT + STUDIO

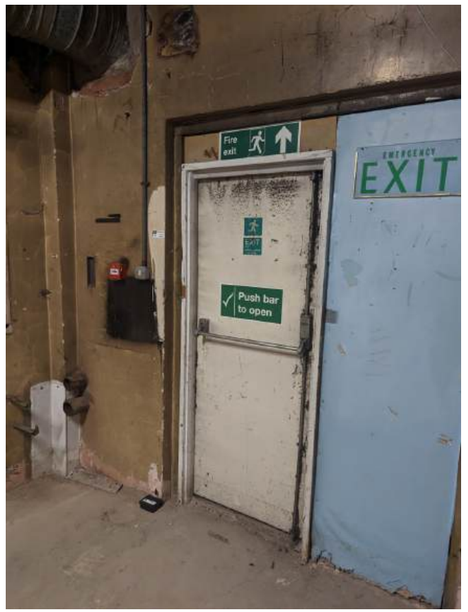














GROUND

EXTERNAL - ATKINSON STREET

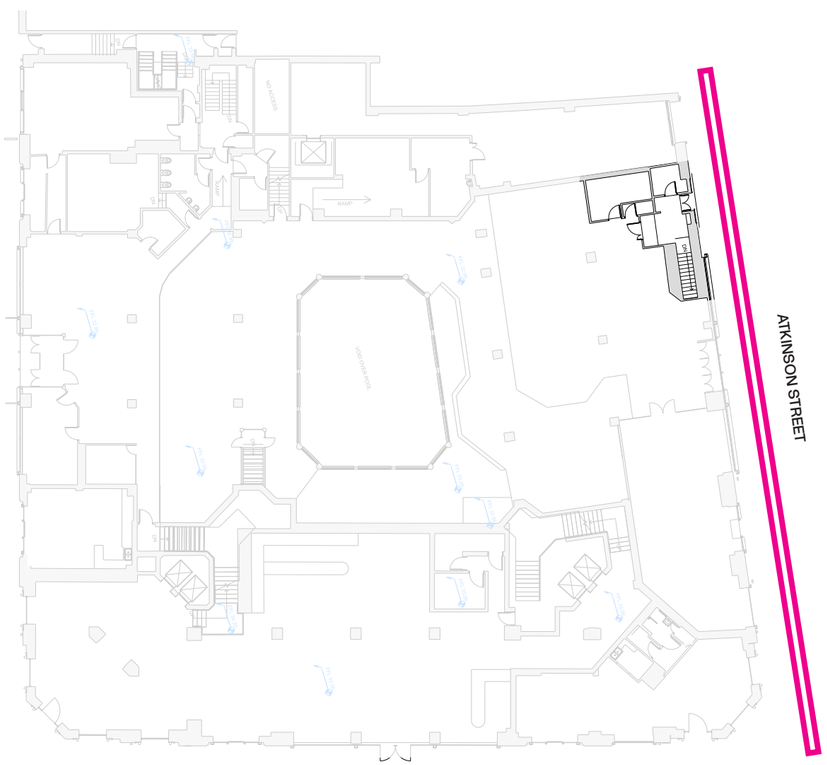






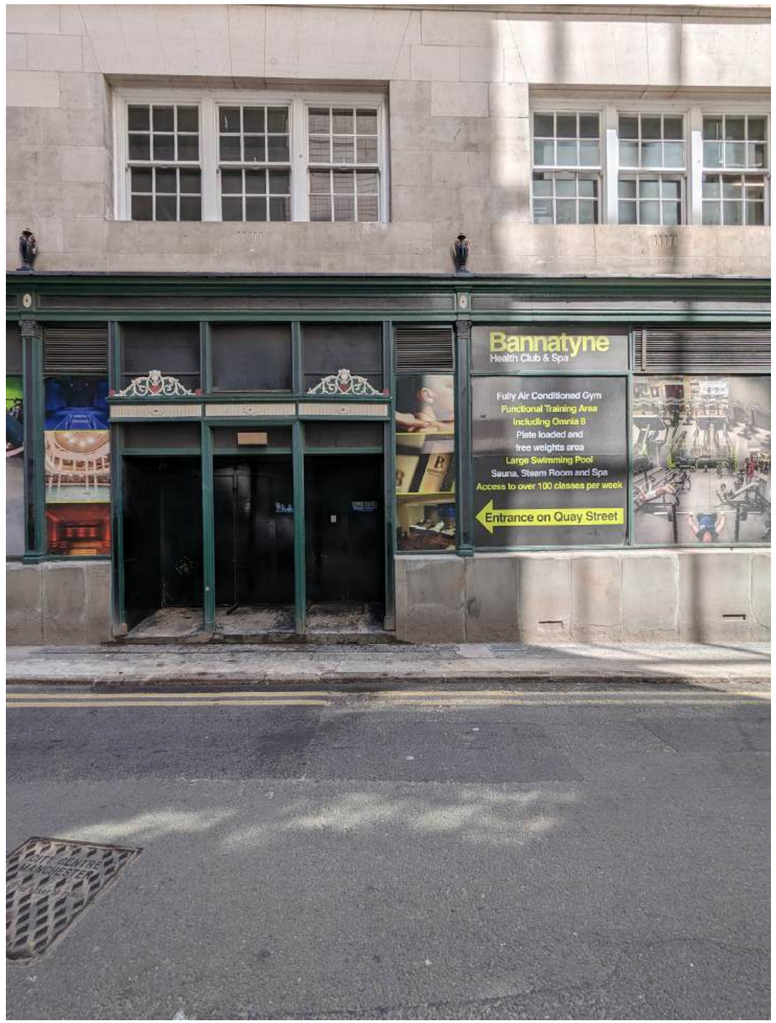
PHOTO APPRAISAL | JUNE 2023 | ATKINSON STREET

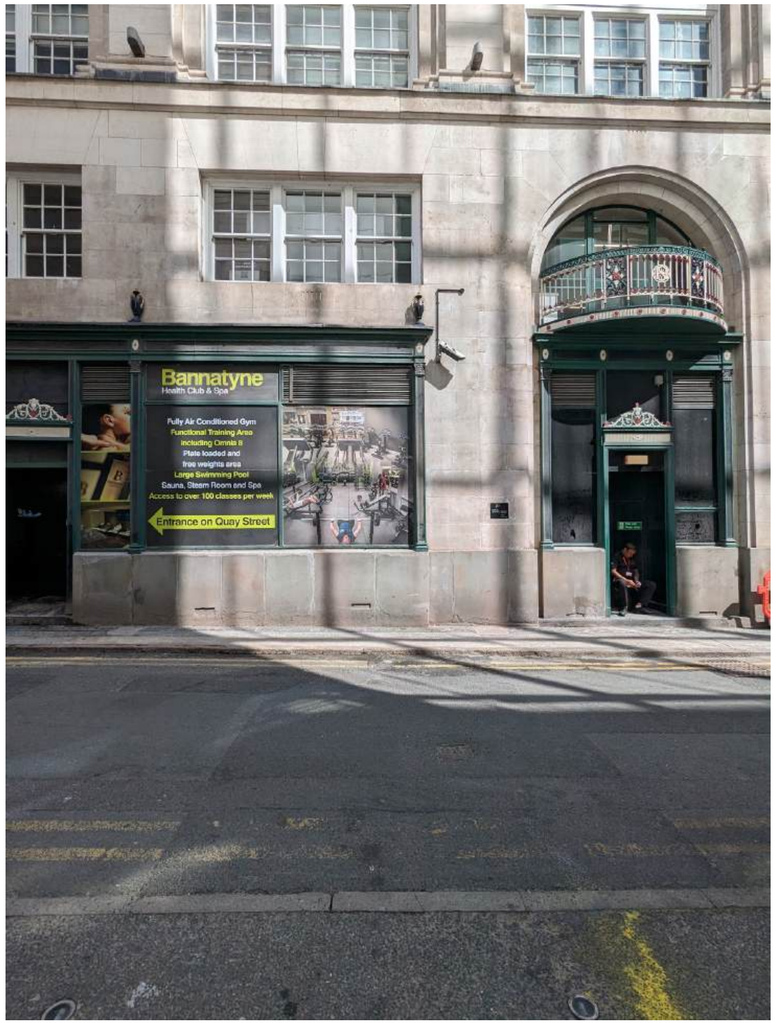






PHOTO APPRAISAL | JUNE 2023 | ATKINSON STREET







SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

DESIGN CONCEPT

ANOMALY

GROUND
CONCEPT

CYCLE ACCESS, STORAGE + END OF JOURNEY FACILITIES

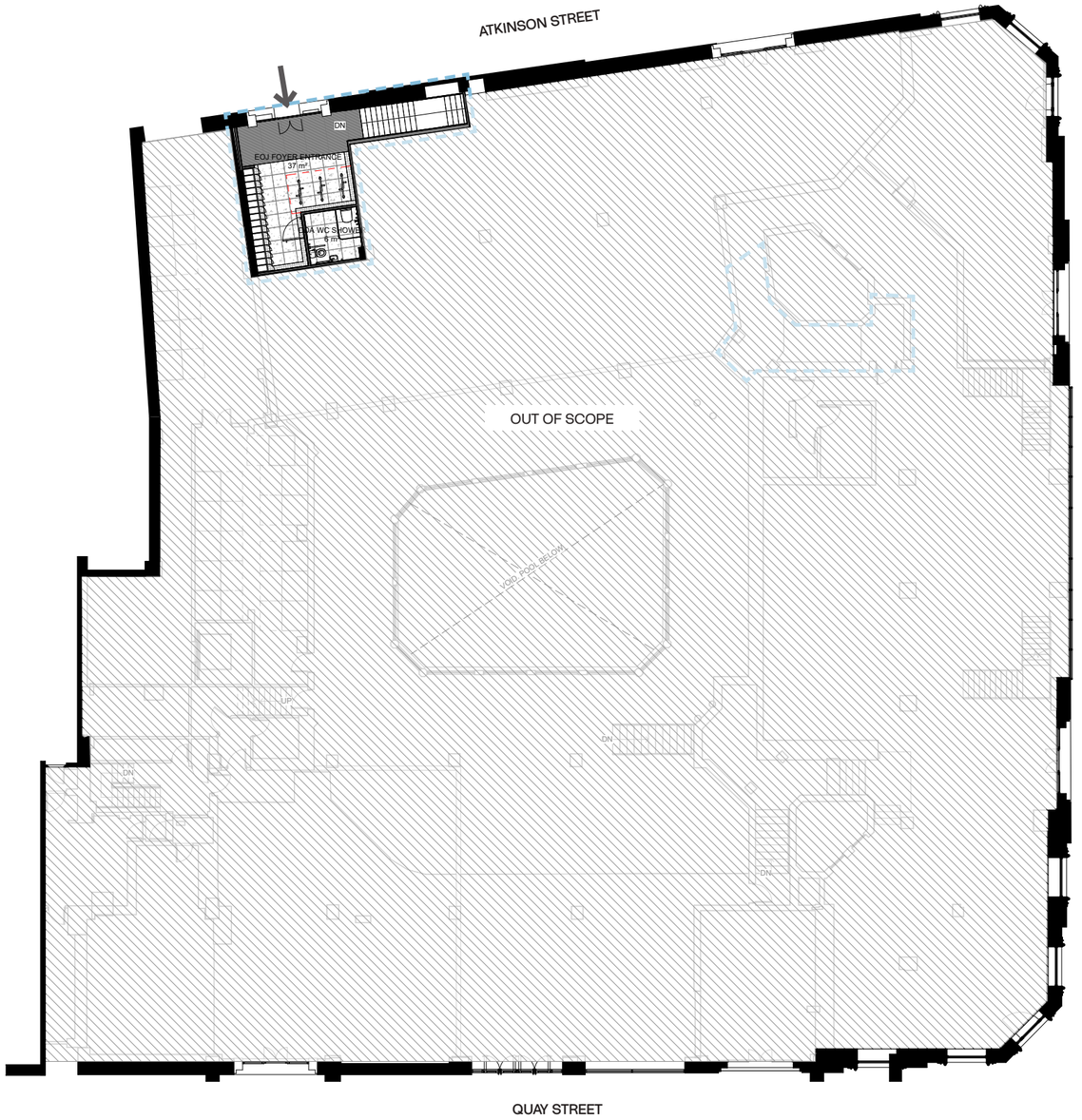
EXEMPLARY FACILITIES WITHIN HERITAGE BUILDING

As part of the refurbishment proposals, an enhanced and market leading set of end of journey facilities are to be introduced to the basement level.

A small unit entrance to be created to Atkinson Street to allow direct cycle access through existing stair into new and improved cycle store, changeing, W/C, shower facilities along with a gym within the footprint of Sunlight House.

The existing end of journey facilities are minimal and currently located within level one of the car park. The existing end of journey for the building currently have no cycle storage or shower facilities within its boundary, instead relying on facilities within the adjacent car park site. This improvement will result in a significant uplift in sustainable travel to the site.

END OF JOURNEY SCOPE



BASEMENT MEZZANINE
CONCEPT

End of journey is not proposed on basement mezzanine level. There is however access through the north stair core to end of journey from main reception access off little quay street. User can take this existing north core stair up to ground level and then use the lifts to access the levels above.



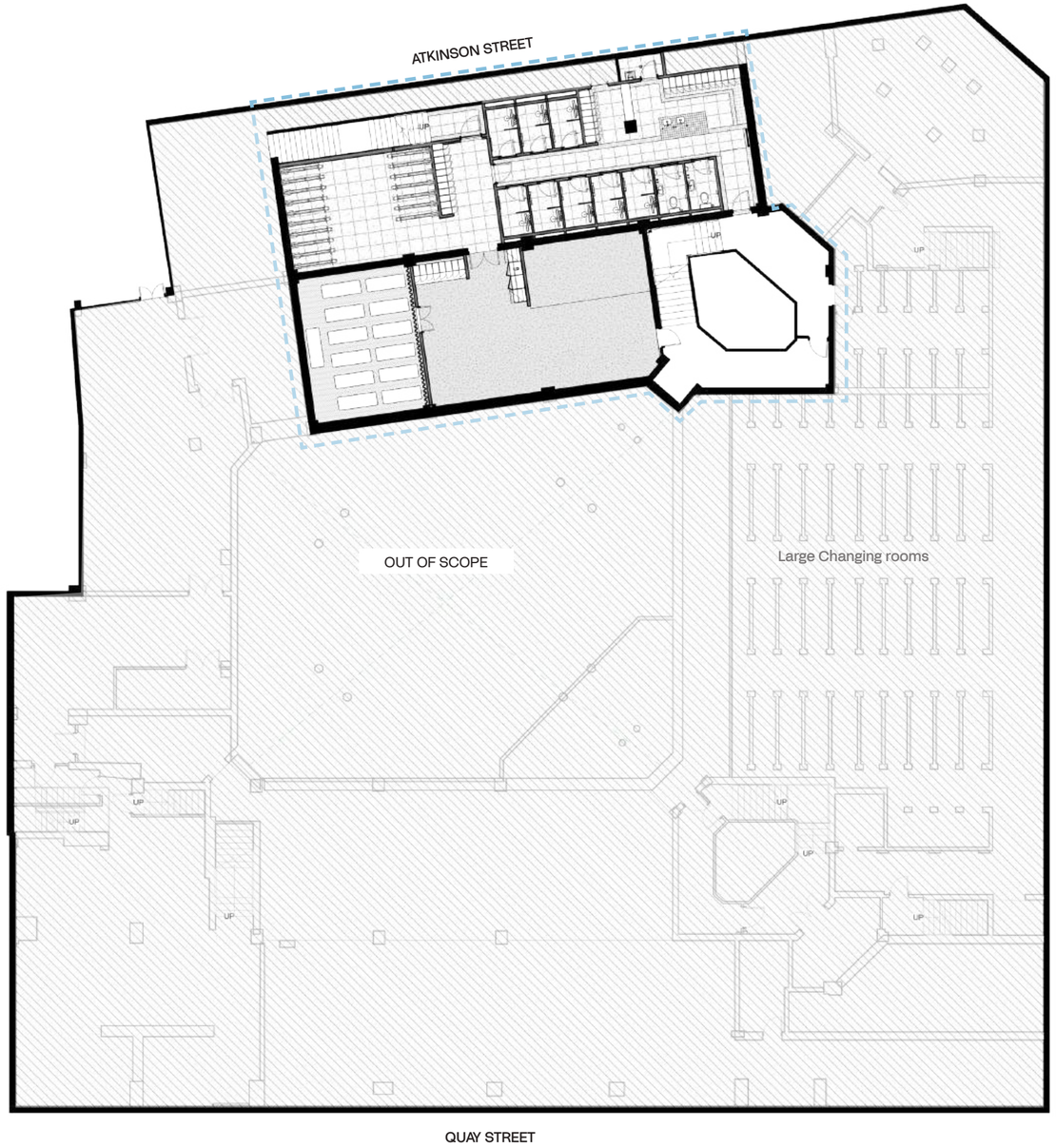
END OF JOURNEY SCOPE

BASEMENT
CONCEPT

Stairs from atkinson street lead down to the basement which provides exemplary end of journey facilities. Including a cycle store, showers, changing room, wcs and proposed gym and gym studio.

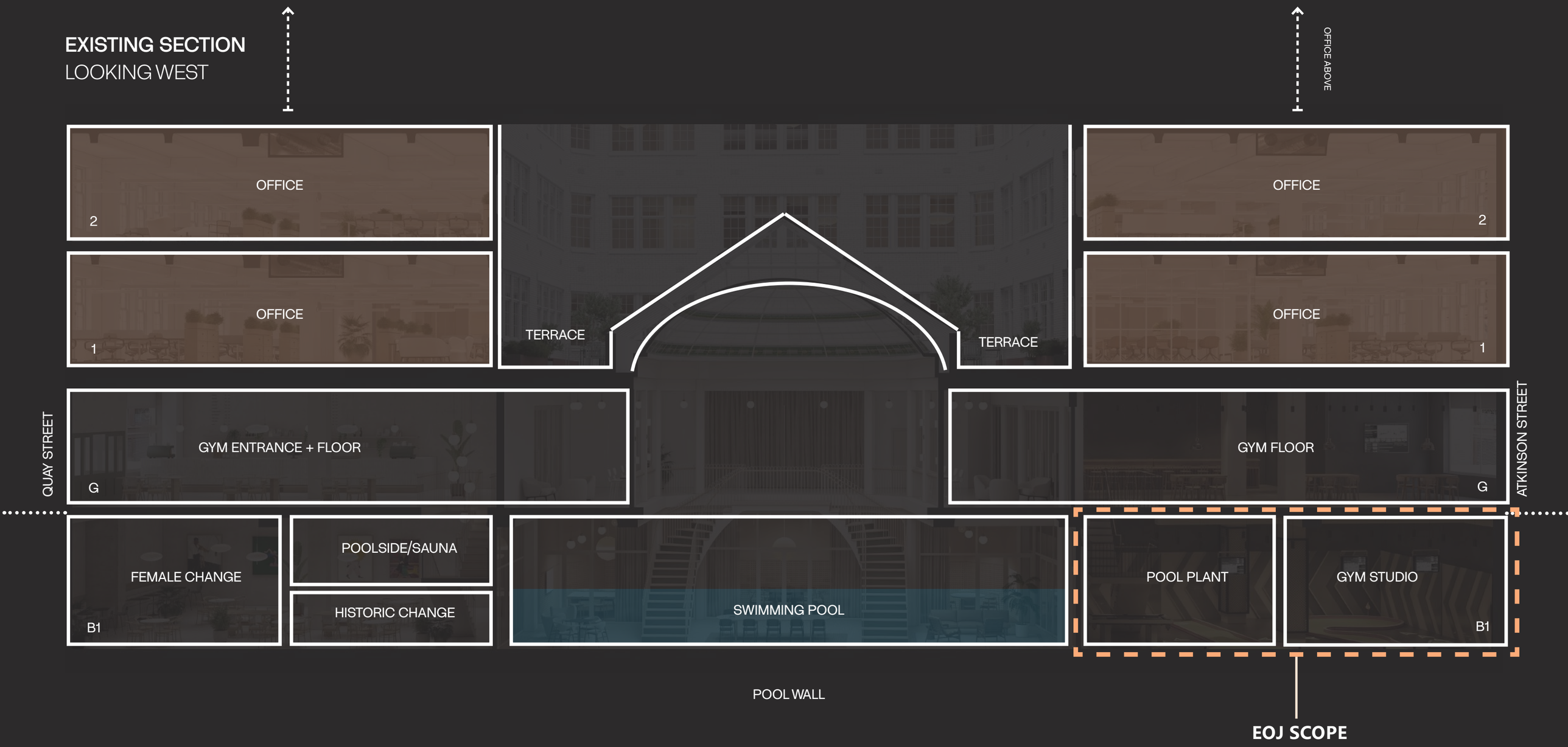
The purpose of these facilities is to increase sustainable means of travel for users of the buidling.

The existing basement provides ceiling heights of up to 4.1m. This height is intended to be celebrated by exposing the ceilings wherever possible when not restricted by fire or structural constraints.

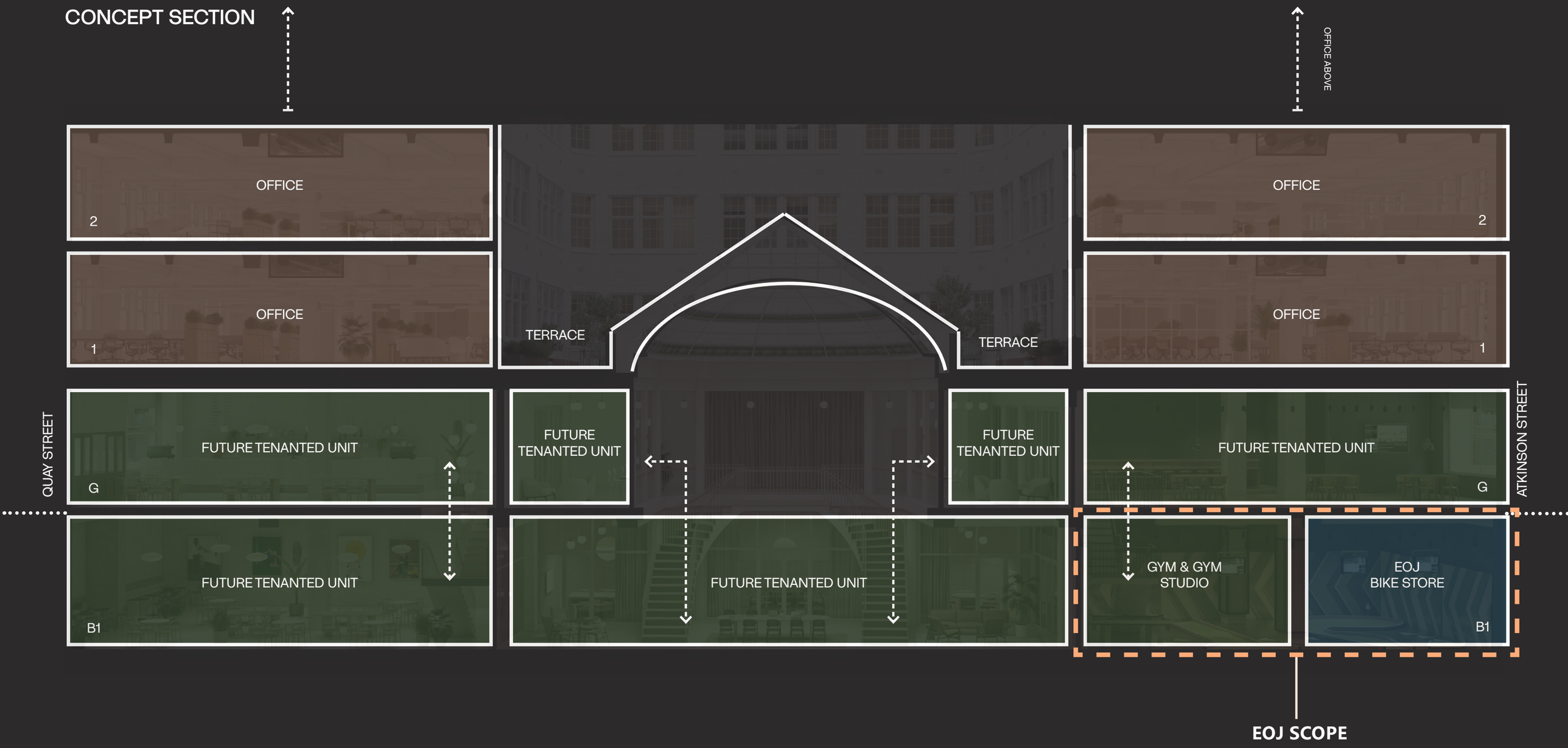


END OF JOURNEY SCOPE

EXISTING SECTION
LOOKING WEST



CONCEPT SECTION



SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

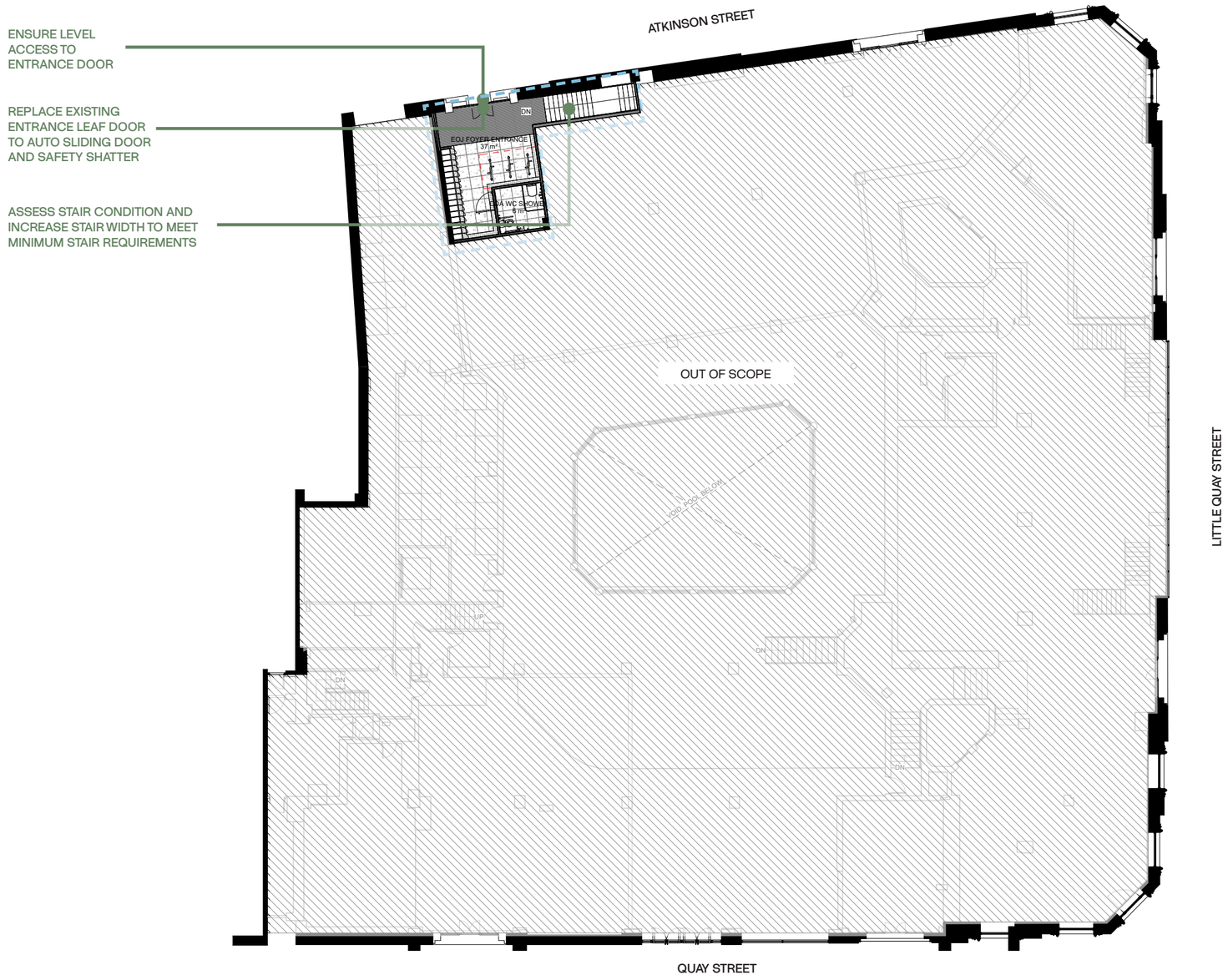
KEY DESIGN INTERVENTIONS REQUIRED

ANOMALY

GROUND FLOOR
KEY INTERVENTIONS & RISKS

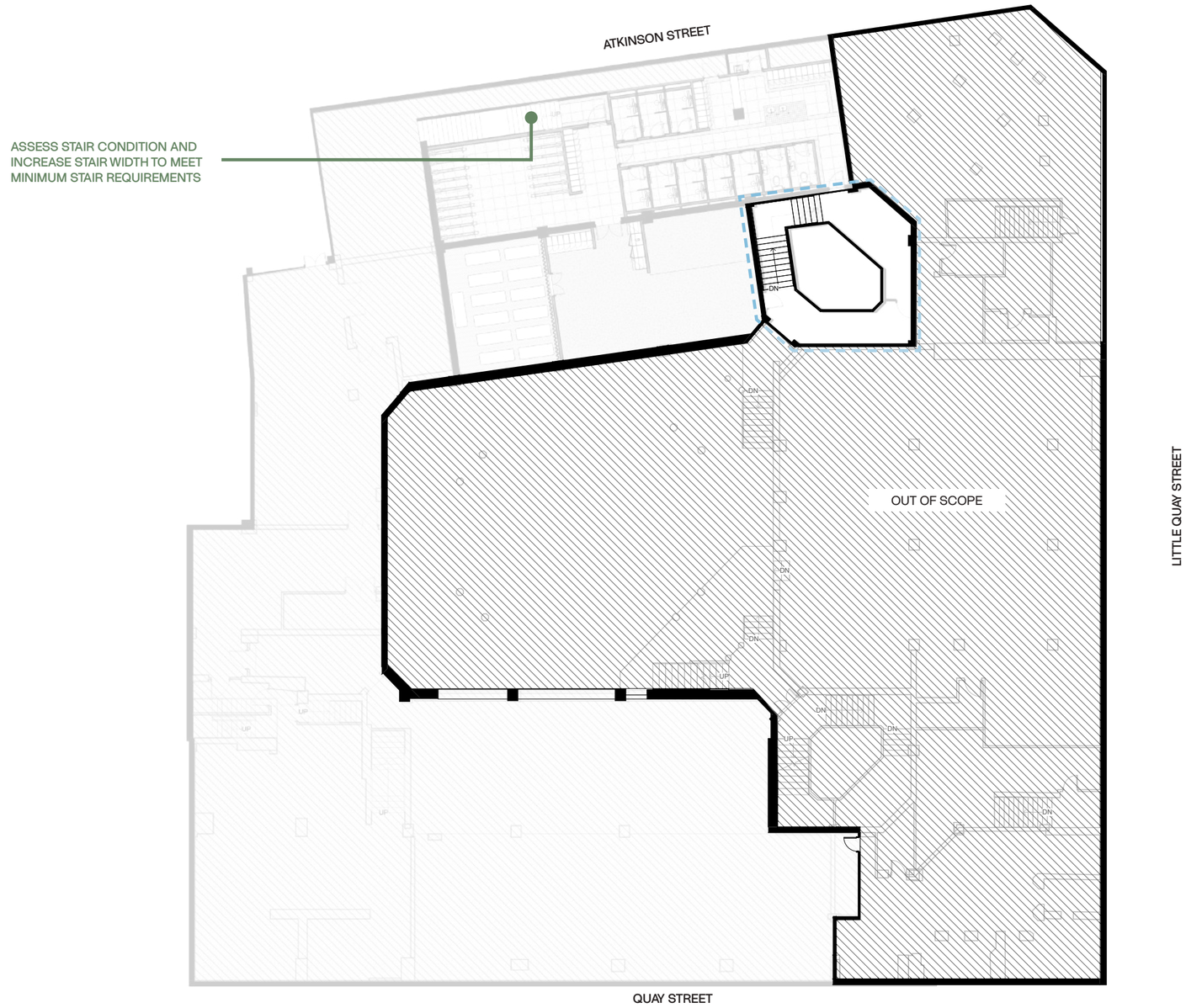
ACTIVATION + CURATION

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



BASEMENT MEZZANINE
CONCEPT

End of journey is not proposed on basement mezzanine level. Basement mezzanine floor plan is for reference only.



END OF JOURNEY SCOPE

BASEMENT

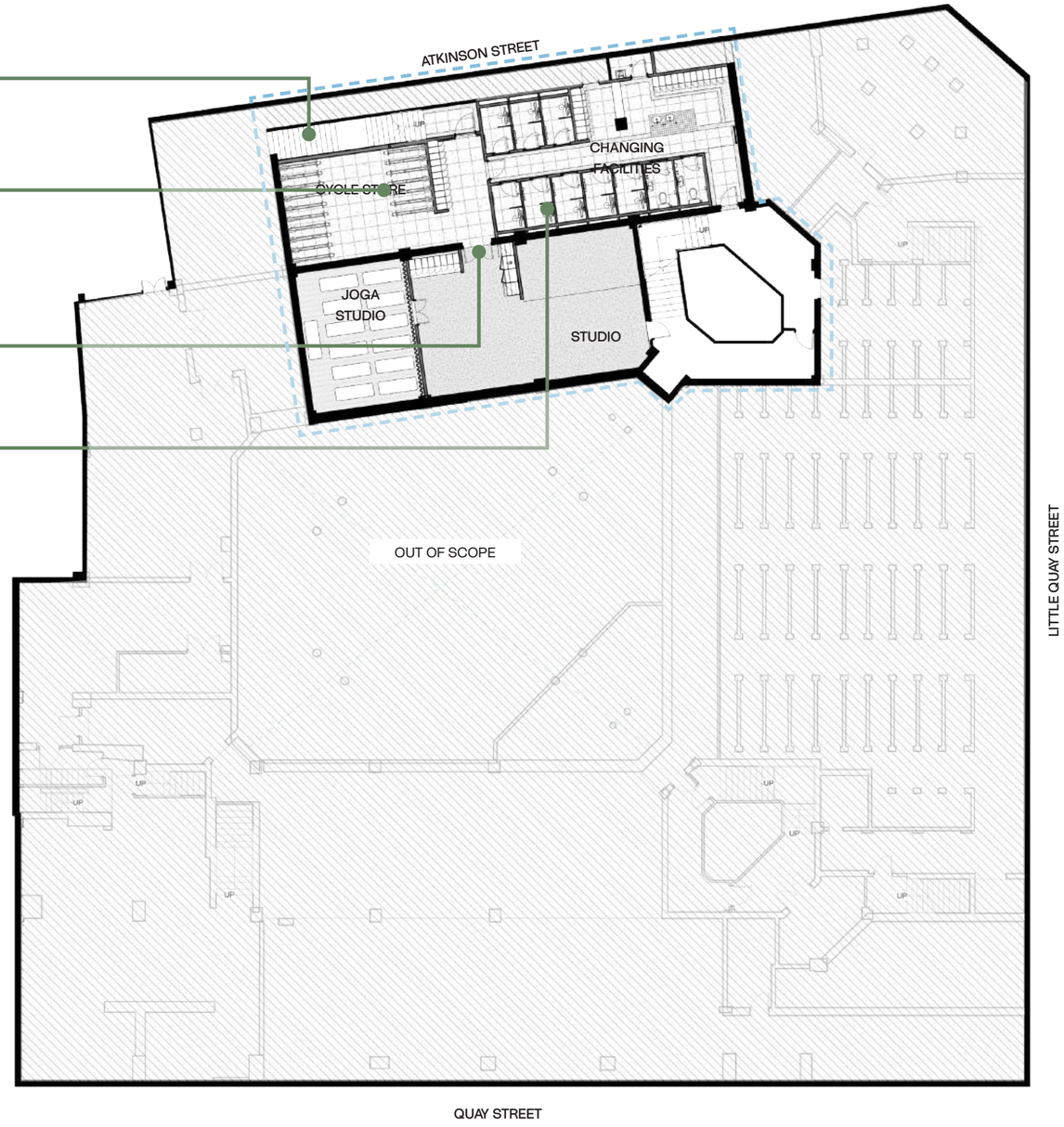
KEY INTERVENTIONS

ASSESS STAIR CONDITION AND INCREASE STAIR WIDTH TO MEET MINIMUM STAIR REQUIREMENTS

CREATION OF NEW CYCLE STORAGE AND CHANGING FACILITIES TO INCREASE SUSTAINABLE TRAVEL TO THE SITE

VOID THROUGH EXISTING STRUCTURAL WALL

DRAINAGE TO SHOWERS, WC AND CENTRAL JOINERY UNIT WITH RAISED FLOOR IN EOJ

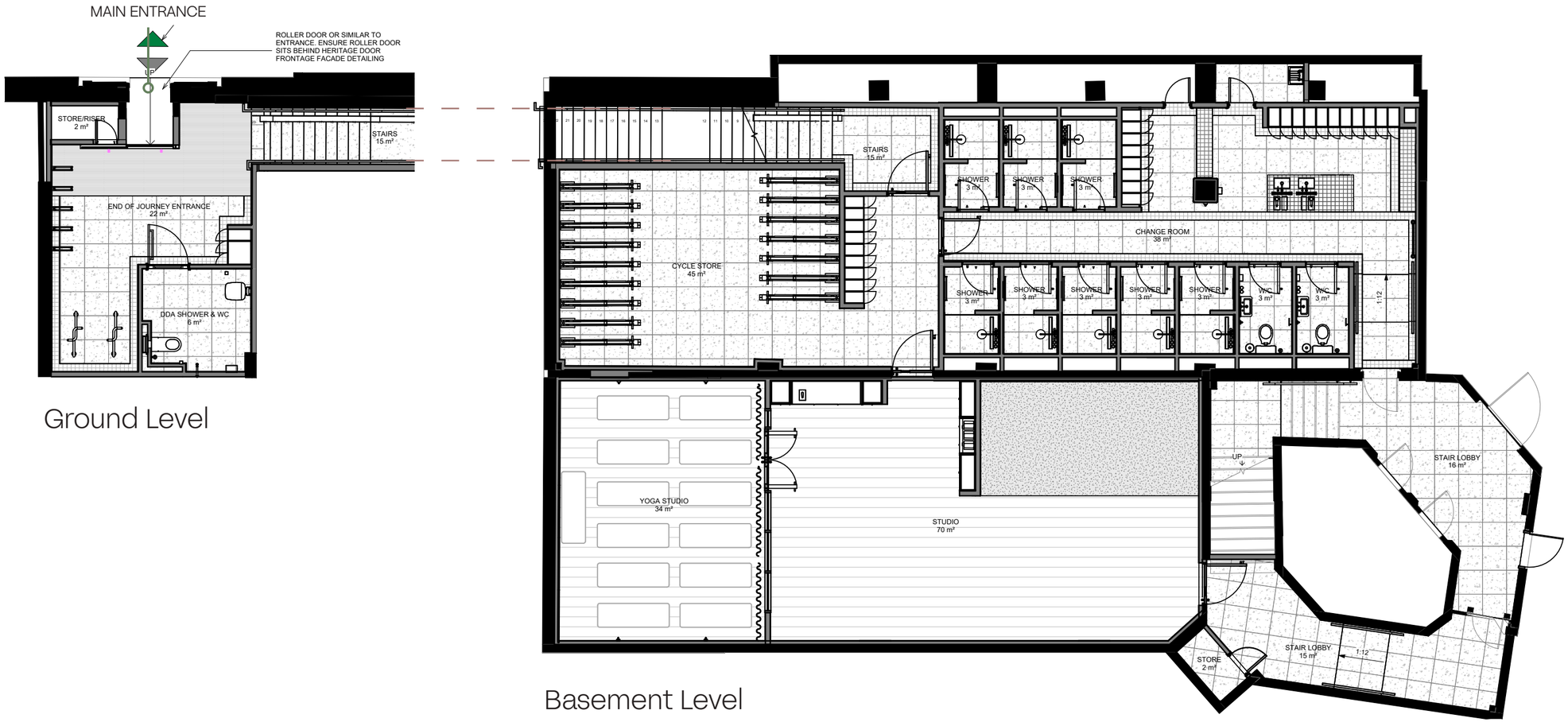


END OF JOURNEY SCOPE

End Of Journey

Design Concept and Considerations

END OF JOURNEY LAYOUT

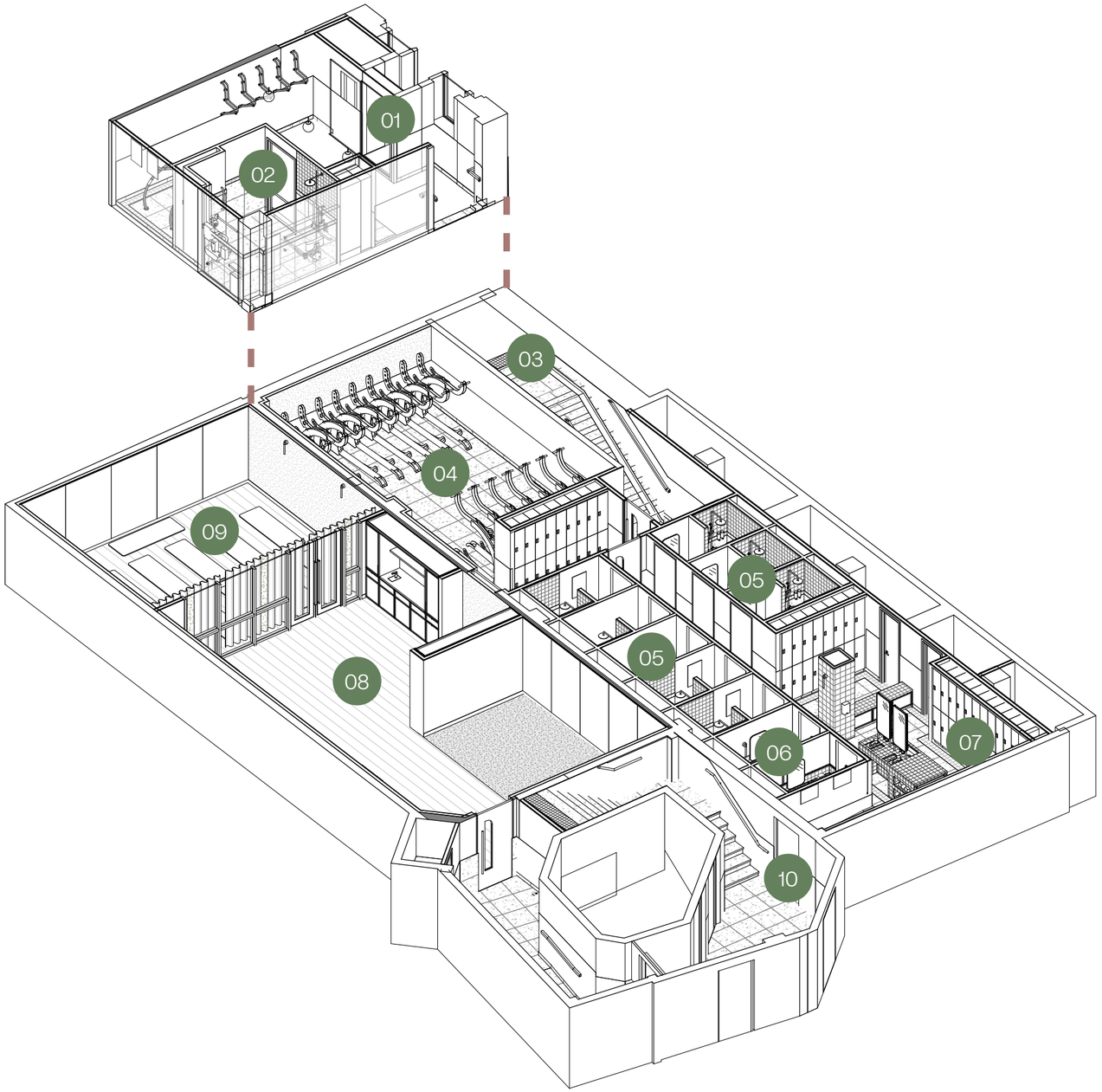


END OF JOURNEY
3D LAYOUT

OVERVIEW

Axonometric view showing the route for the new EoJ facilities. The main access will be off of Atkinson Street, the existing stair is repurposed with new finishes and cycle rail to give access down into the basement and into the main cycle store and EoJ facilities. An accessible shower and cycle facilities are provided at Ground Floor.

The EOJ is then connected back into the North core via stair access which brings you out into the ground floor lobby.



01. Arrival and main entrance via Atkinson Street
02. DDA shower
03. Stair access width to basement
04. Cycle Store
05. Unisex Showers
06. Unisex WCs
07. Changing area/vanity and lockers
08. Proposed Gym
09. Proposed Gym Studio
10. Access to North Core

LOOK & FEEL













Historic references of the victorian baths and historic details within sunlight house pool

LOOK & FEEL

EOJ PALETTE
PROPOSED PALETTE

The proposed EoJ finishes build on the palette set out for the WC's in the phase 1. Following the overall building direction and external colour way of sunlight house which creates a luxurious paired back approach.



MATERIALITY

1. Concrete Look Tiles
2. Biophilia
3. Green Accent Paintwork
4. Timber Herringbone Flooring to Gym
5. Satin Black & Stainless Steel Fixtures and Fittings
6. White and Green Pattern Floor tiles
7. White Zellige look tiles
8. Textured plaster paint
9. Curated Artwork
10. French grey paintwork


INDICATIVE CGI
WC
INDICATIVE MEP SERVICE LOCATIONS. FEATURE LIGHTING REMAINS A CONTINUED DISCUSSION WITH MEP ENGINEERS

INDICATIVE CGI



INDICATIVE MEP SERVICE LOCATIONS. FEATURE LIGHTING REMAINS A CONTINUED DISCUSSION WITH MEP ENGINEERS

End Of Journey

Level Access Considerations

END OF JOURNEY ARRIVAL

LEVEL ACCESS FROM ATKINSON ST.

OVERVIEW

The current entrance to the proposed end-of-journey space features a step up to the existing slab, which must be addressed to ensure compliance with Part M accessibility standards. Achieving level access is essential for providing an inclusive and accessible environment for users of Sunlight House.

This section of our document outlines design studies and potential solutions to create level access to the end-of-journey and bike store space.

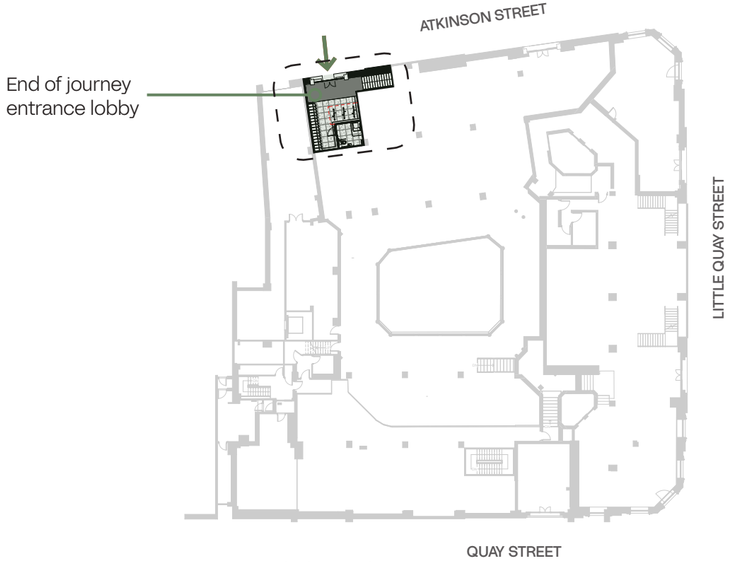


LOCATING END OF JOURNEY ENTRANCE

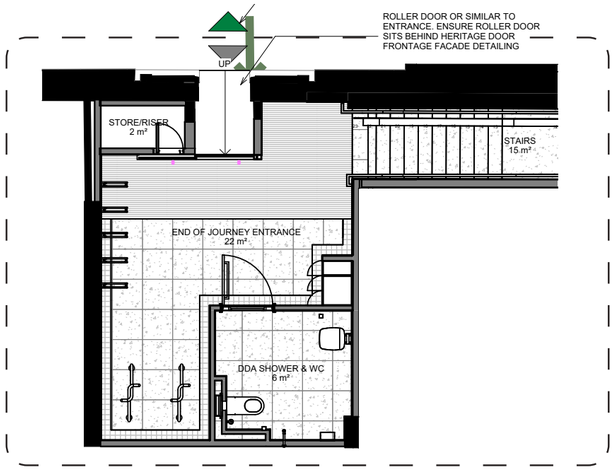


End of journey main entrance door to be replaced. Decorative Facade to remain

Address existing step up to end of journey entrance



Ground Floor Plan



Proposed EOJ Plan

Existing Entrances

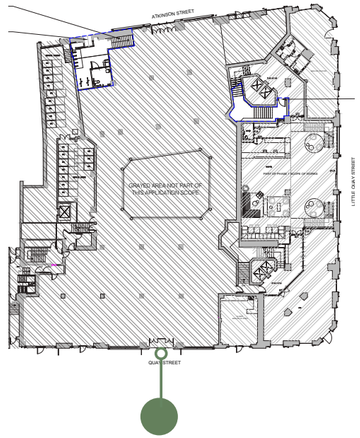
Ground level access analysis

KEY PRECEDENT
ENTRANCE DOOR

QUAY STREET EXISTING LEVEL ENTRANCE

After reviewing the existing entrances of Sunlight House, the large three-bay entrance achieves level access by cutting into the existing slab and incorporating a ramp by setting back the entrance doors. We could adopt a similar approach for the proposed end of joinery entrance.





Set back intermediate door to accomodate ramp

Landing beyond set back intermediate door

Ramp created to meet acessibility requirements

Level access created by cutting down existing slab to meet pavement level

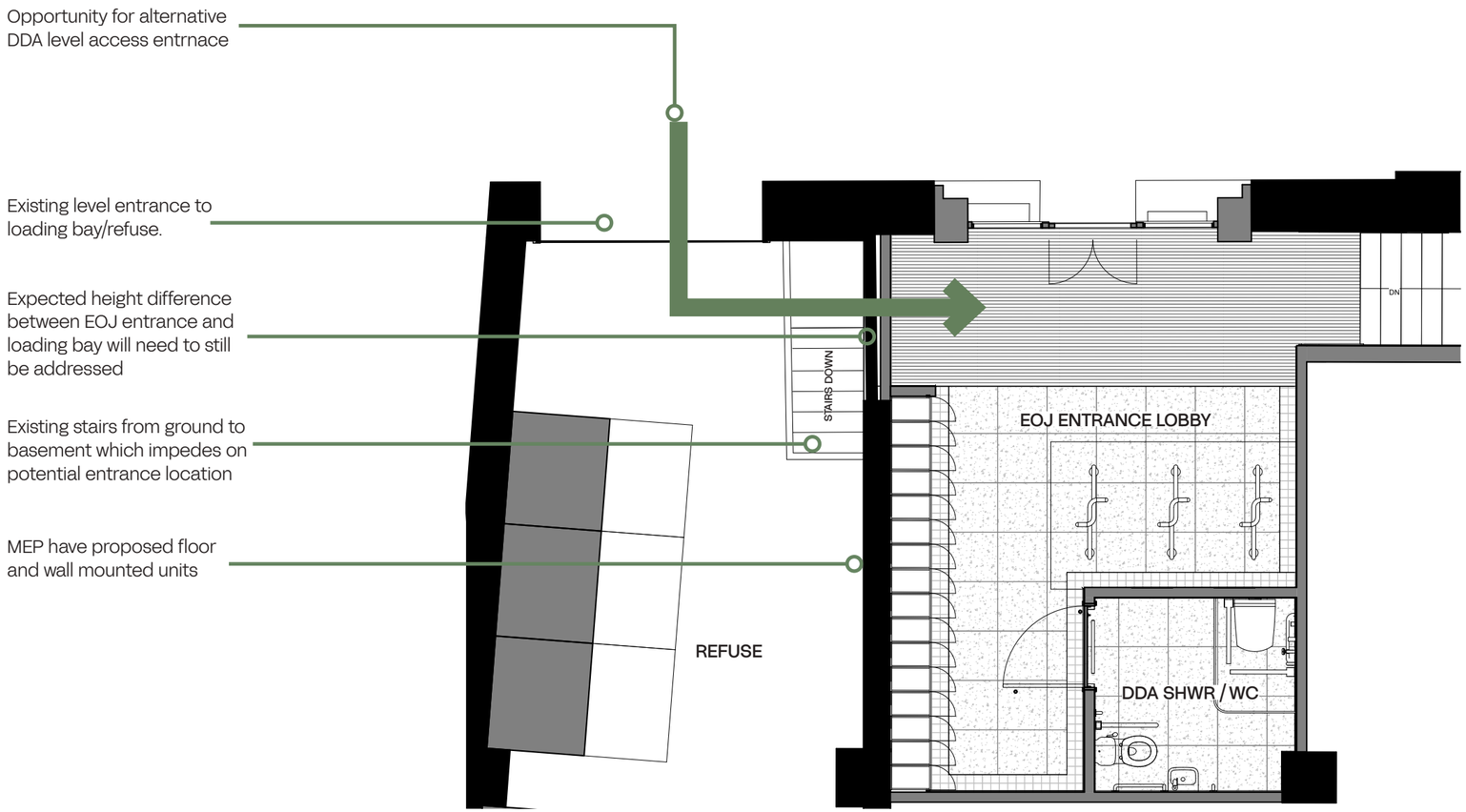
Design Studies

EOJ Level Access Study

EOJ ENTRANCE
STUDY 1
ALTERNATIVE LEVEL ACCESS STUDY

ALTERNATIVE OPTION 1

Currently, access to the refuse area is level with the footpath, which presents an opportunity to create an accessible route adjacent to the main EoJ entrance. However, this poses challenges due to the existing stairway obstructing the path, potential level changes between the loading bay and the EoJ entrance, and the presence of MEP equipment dedicated to the area.



EOJ ENTRANCE
STUDY 2
LEVEL ACCESS STUDY SET BACK DOOR

ALTERNATIVE OPTION 2

Retaining the existing entrance to the EoJ and creating a ramp from the pavement to match the EoJ level, ensuring level access. To meet minimum slope requirements, the entrance door may need to be set back, which could necessitate reconfiguring the internal EoJ lobby entrance.

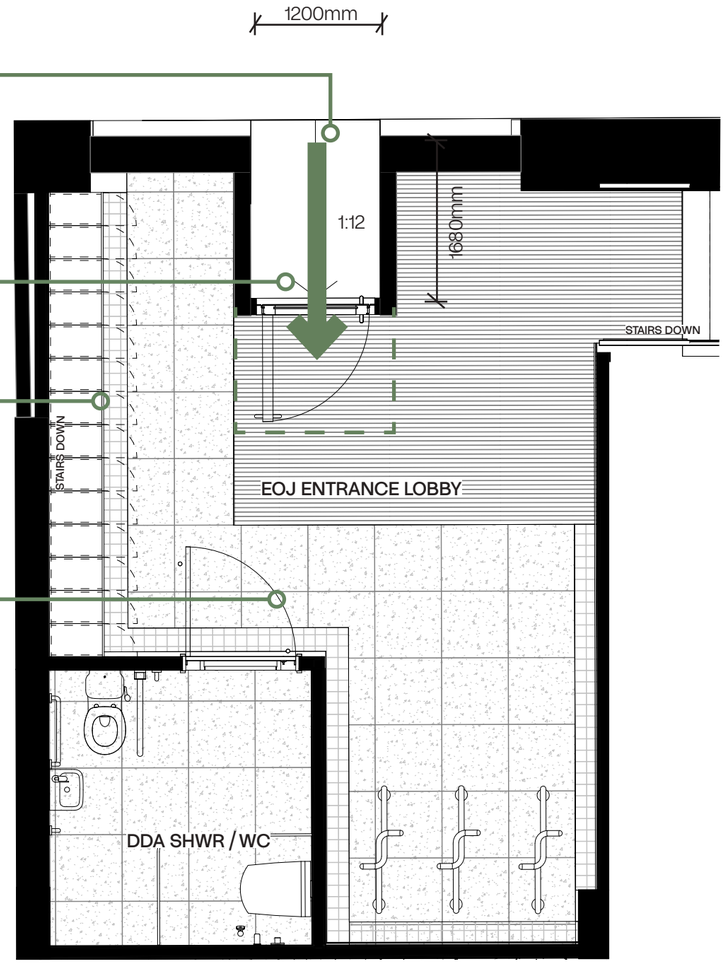
However this design option creates a set back to the existing door, and impacts the existing facade design of the building.

Retain existing entrance to EoJ entrnace and create ramp up from the pavement to EoJ level

Create level access with ramp to EoJ level

To ensure we meet maximum slope requirements we may need to set back the entrance door

To accomodate the EoJ door set back, the internal EoJ lobby entrance may need to be reconfigured

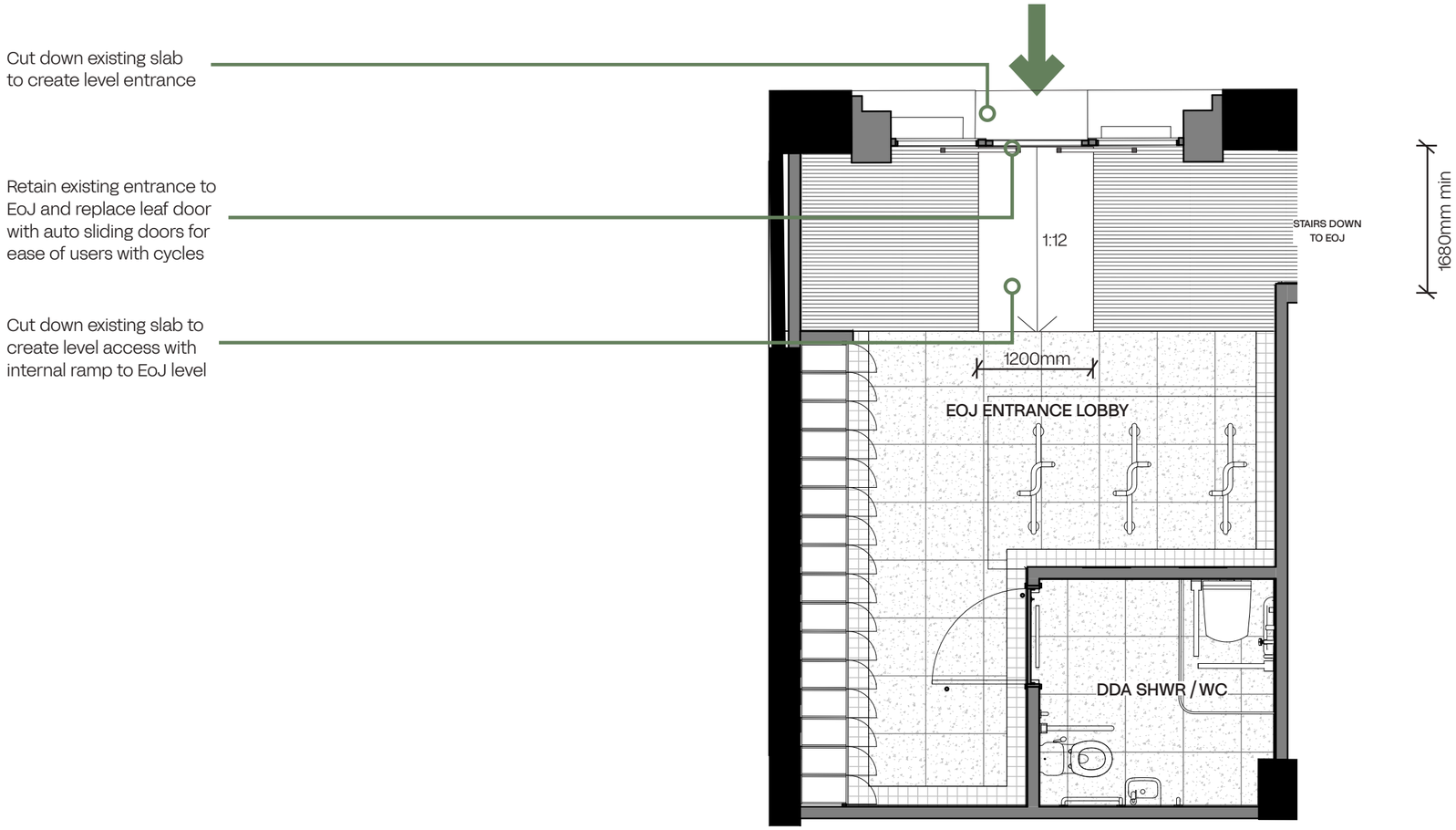


EOJ ENTRANCE
OPTION 3:
LEVEL ACCESS STUDY SLIDING DOOR

ALTERNATIVE OPTION 3

We propose retaining the existing entrance to keep the existing facade integrity with minimal change. We proposed to replace the existing door leaf with a sliding door for ease of users entering the building with a bike.

By cutting the slab back and creating a ramp internally, this mitigates a change to the elevation and keep the facade consistent accross the building.



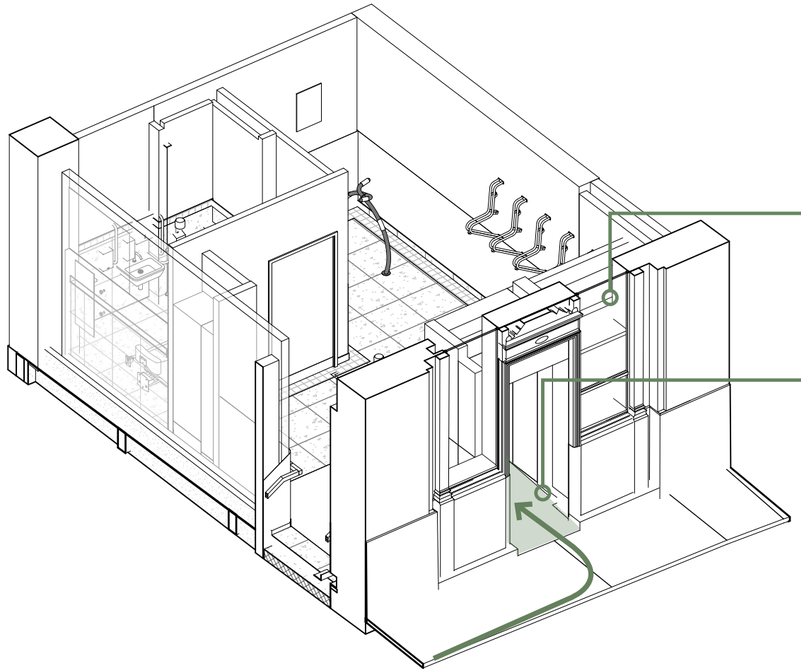
Proposed Design

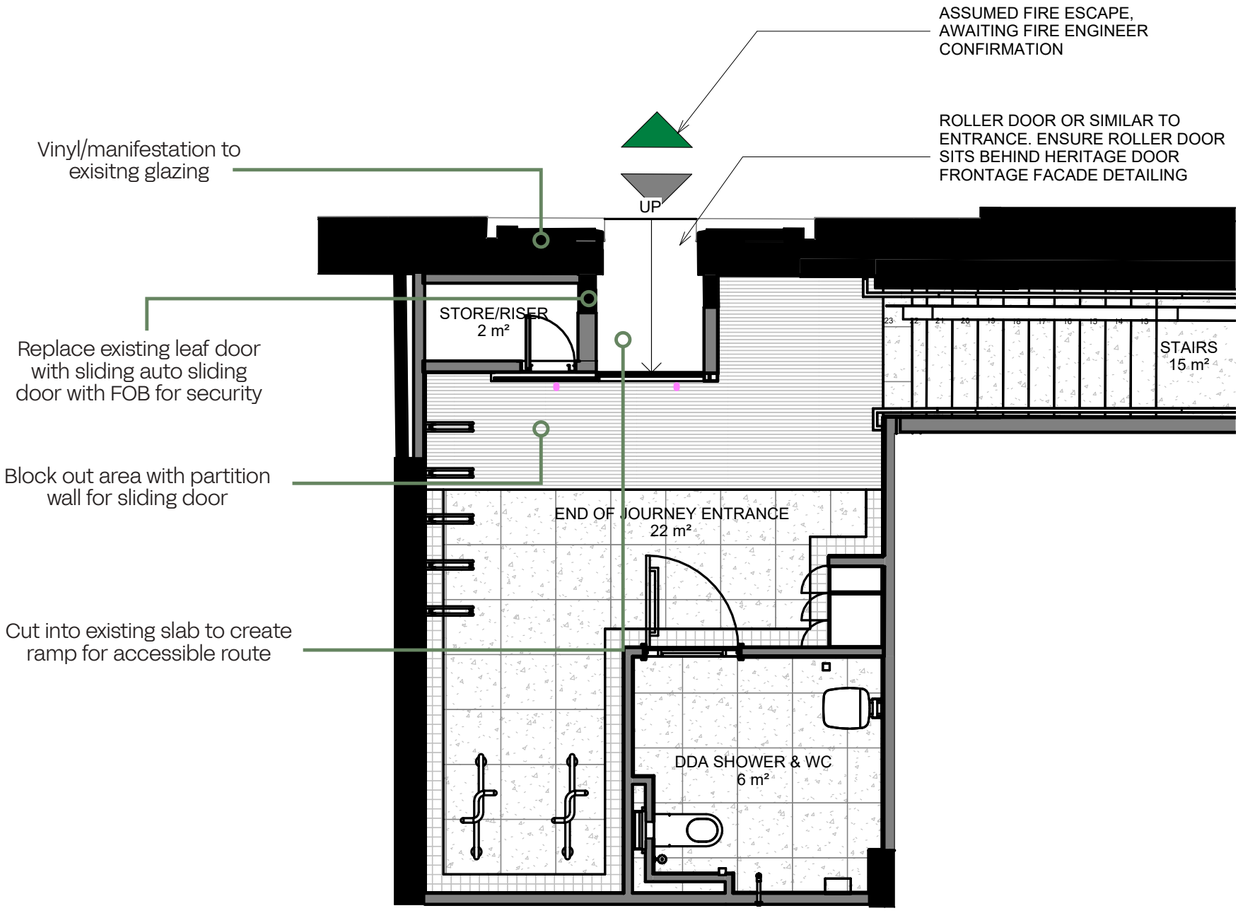
EOJ Level Access Proposed Design

PROPOSED EOJ ENTRANCE
LEVEL ACCESS - PREFERRED OPTION

PROPOSED OPTION FOR THE RAMPED ENTRANCE

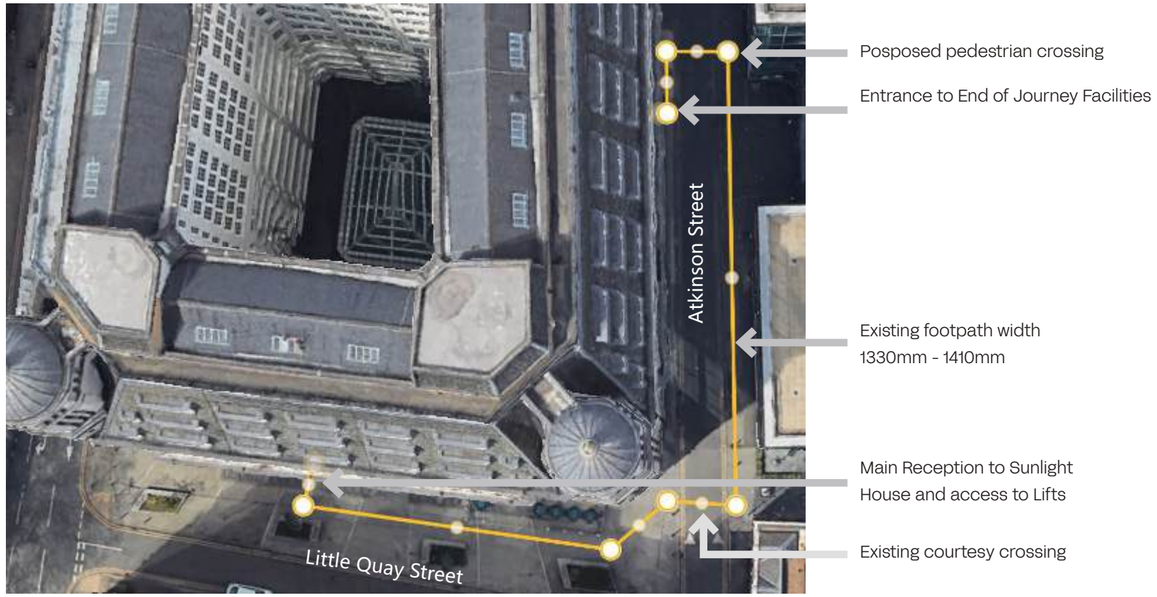
To ensure this proposed ramp has minimal impact on the current facade we propose to keep existing nib walls either side of the ramp and extend new walls from them to accomodate the required ramp length. This accessible option is accepted by Building Control





ACCESSIBLE ROUTE

Below outlines the proposed accessible route along the existing Atkinson street footpath to reception and lift cores up to office levels for a person unable to take the stairs.

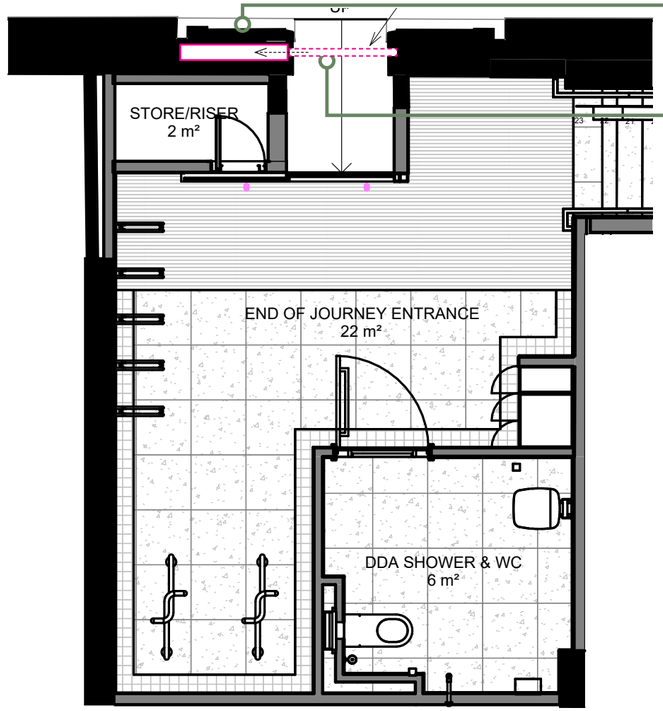




PROPOSED EOJ ENTRANCE SAFETY GATE

To improve safety and prevent misuse, a gate will be installed at the entrance. This gate will be closed at night. To minimize damage to the building, a secondary sliding door will be placed behind the original historic frames. During the day, the gate will be open and should not significantly alter the building's appearance.

This approach aims to balance security needs with the preservation of the building's historical character.



Vinyl/manifestation to exisitng glazing

Safety sliding gate, offset from the building line



PROPOSED EOJ ENTRANCE SAFETY GATE

PRPOSED LOOK

The new gate will have a decorative pattern that matches the style of the decorative elements of the building fabric and nearby window louvres.

Some example images are provided, but the final design will be developed after discussions with the planning officers.

This approach ensures that the new gate not only serves its security purpose but also complements the visual appeal of the heritage building.



EXAMPLE OF THE SLIDING GATE



EXAMPLE OF THE LASER CUT METAL WITH A PATTERN



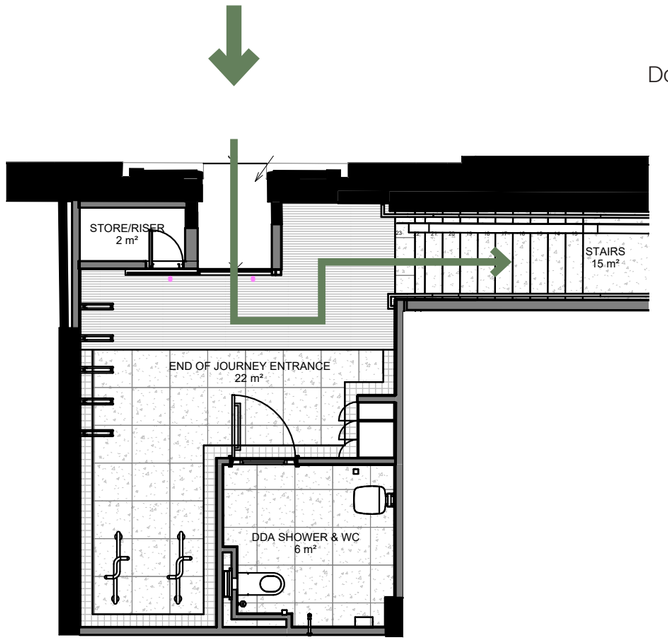
EXAMPLE OF A FOLDING GATE

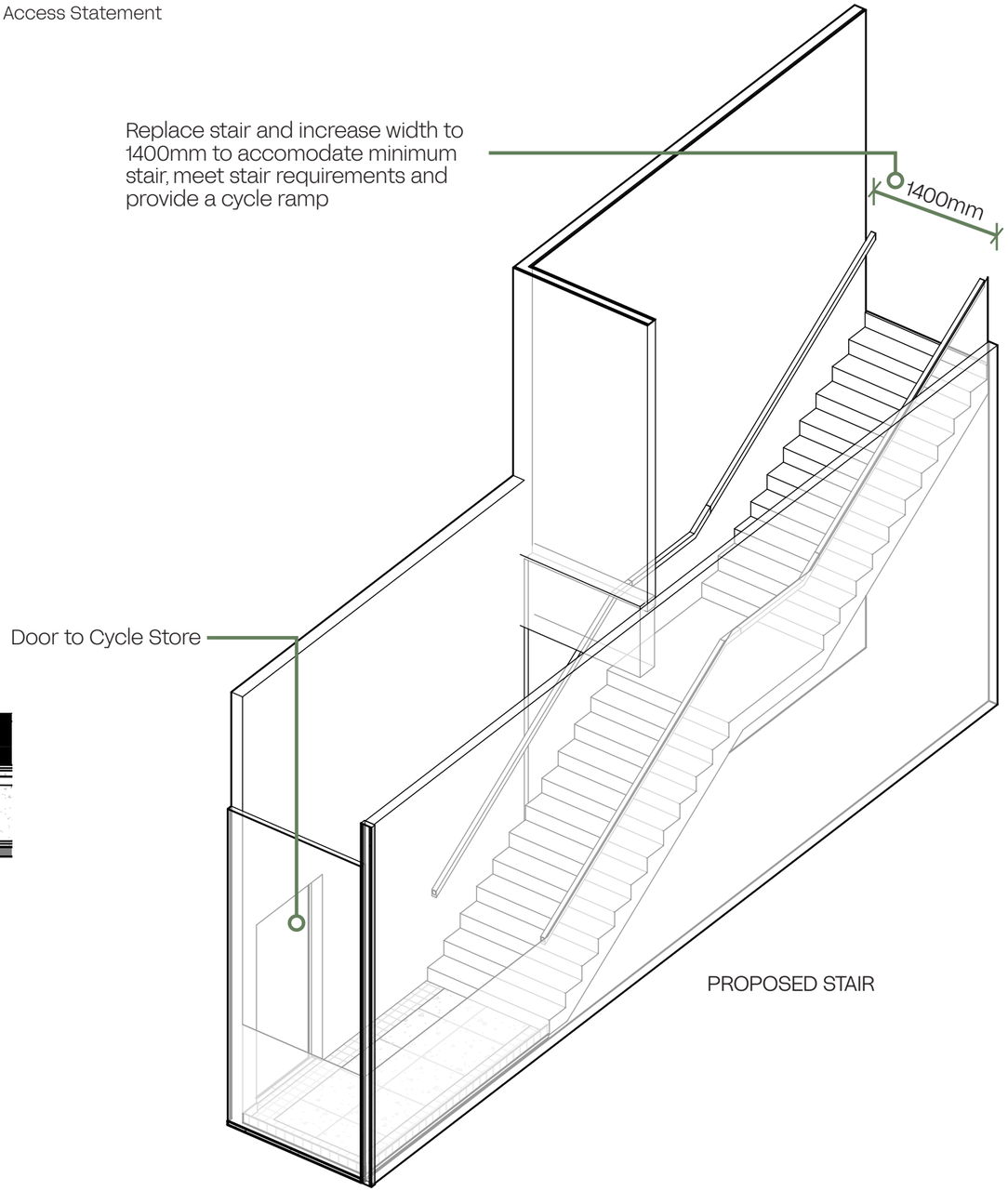


PROPOSED ENTRANCE STAIRWELL TO EOJ BASEMENT

REPLACE STAIR TO BRING UP TO STANDARD

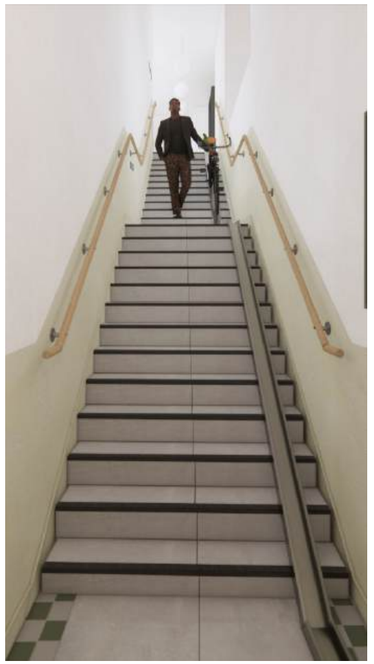
The current stair down to end of journey is 1095mm width, which does not meet current building code regulations. Likewise the tread and riser do not meet current code requirements. We propose to upgrade the stair to 1400mm width with the proposed material being concrete.







Existing Stair



Proposed Stair

Consultants Overview

STRUCTURAL JUSTIFICATION OVERVIEW

SUMMARY OF THE REPORT

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. Nominated area of proposed end of journey is only relevant to this document.

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

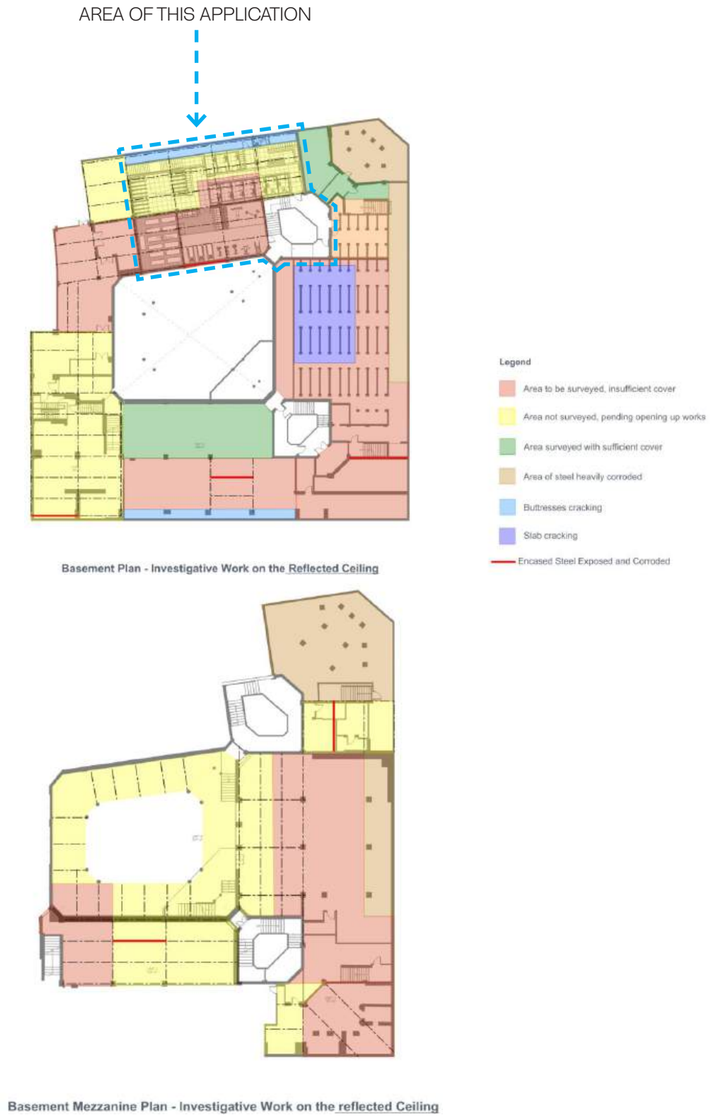


Figure 7 - Summary Key Plan of Site Condition

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 cladded 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.

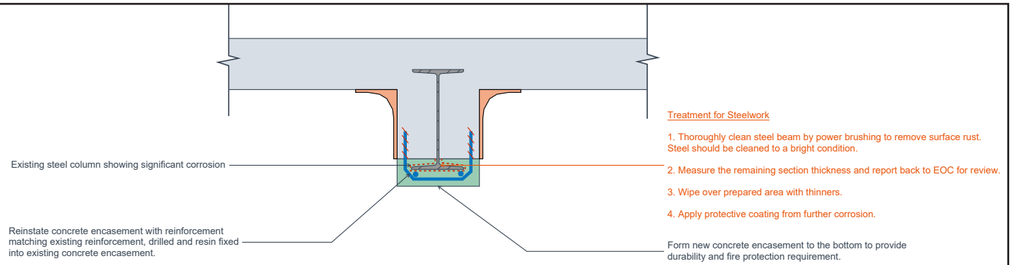
As the extent of cover increase seems to be covering the entirety of the basement and basement mezzanine soffit, to accurately provide protection to slab that deems necessary, further opening up works are proposed to determine concrete covers in the locations that was not captured in initial GBG investigation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

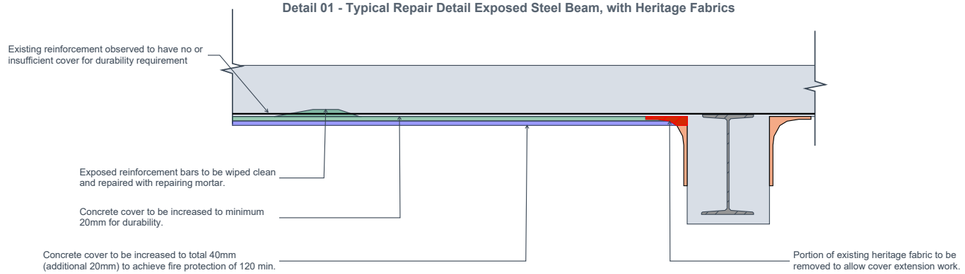
Steel beams which are observed to be heavily corroded should be investigated further. See investigation detail 03. As the remaining section of corroded steel is observed to be minimum, the strength of steel beam may be insufficient to support any proposed load above. Potential strengthening or alternative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

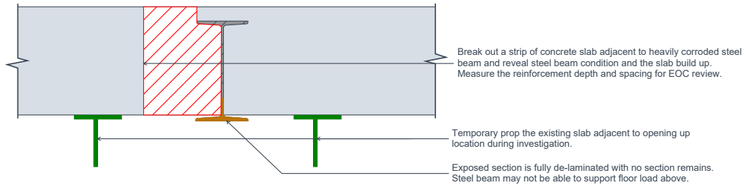


Detail 01 - Typical Repair Detail Exposed Steel Beam, with Heritage Fabrics

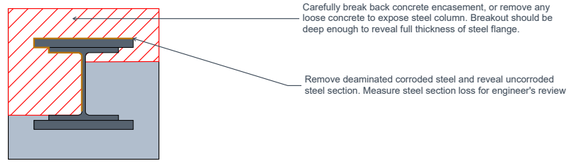


Note:
Minimum 20mm cover is required to protect reinforcement within slab as per durability requirement. This reinstatement impacts heritage fabrics but it is the only way to resolve. Fire protection can be achieved by further increase in cover, or alternatively by fire boarding or intumescent paints if no further intervention to heritage is allowed.

Detail 02: Typical Repair Detail, Structural Slab with Insufficient Cover, with Heritage Fabrics



Detail 03: Typical Investigation Detail of Heavily Corroded Steel Beam



Detail 04: Investigation of Corroded Column

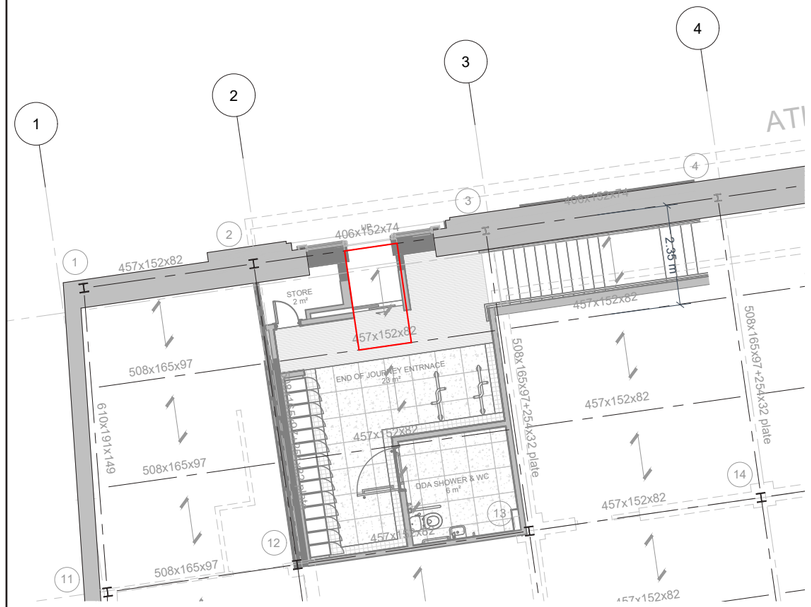
Eckersley O'Callaghan

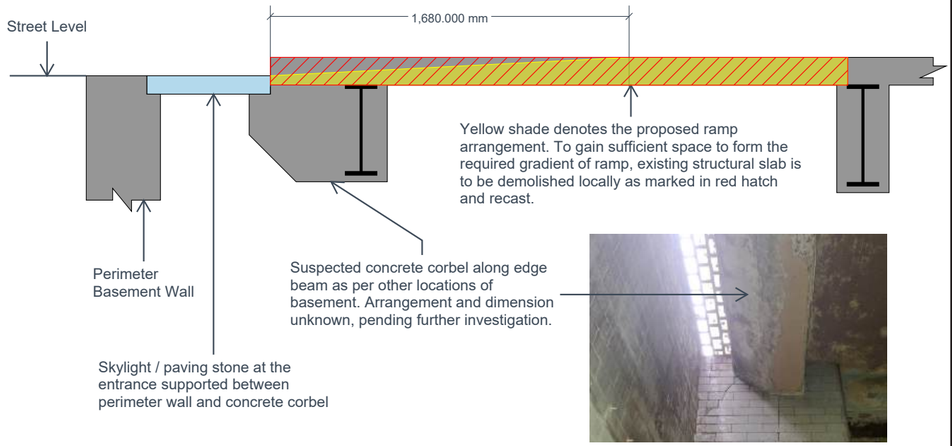
Project Name	Sunlight House
Sketch Title	Site Inspection - Summary and Typical Details
Project No. 24131	Sketch No. SUN-EOC-SK-241118-1 Date 18/11/24

STRUCTURAL JUSTIFICATION, TO PROPOSED RAMP

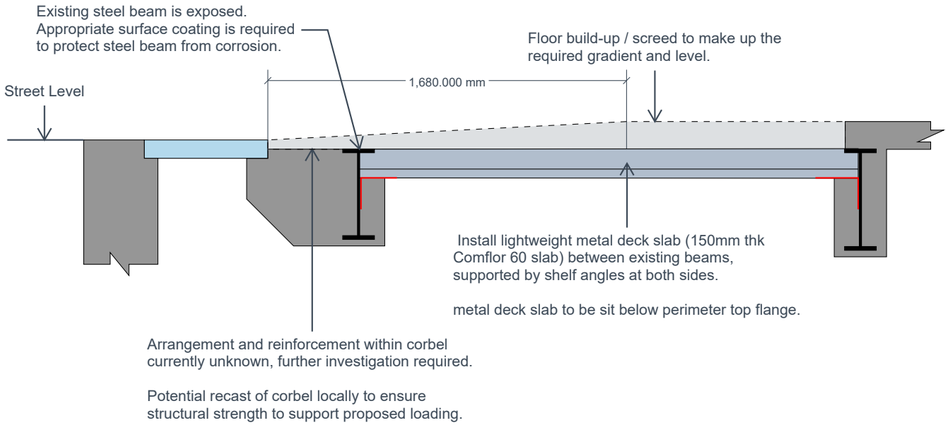
Information and Imagery Extracted from Eckersley O'Callaghan's Sunlight House – Phase 2 Stage 3 Report, Issue P01 26th November 2024, 24131 001. Refer to EOC document for further information. Information from EOC report may reference the overall building. Nominated area of proposed end of journey is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

Entrance Ramp Structural Alteration





Existing Condition



Proposed Structural Alteration

Eckersley O'Callaghan

eocengineers.com

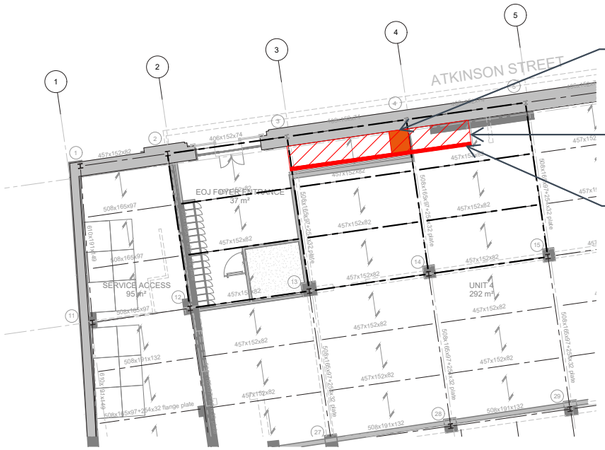
Project Name	Sunlight House Phase 2				
Sketch Title	Entrance Ramp Structural Alteration				
Project No.	24131	Sketch No.	SLH-EOC-SK-241121	Date	21/11/24
By	TL	Checked	NS	Scale	NTS

Notes:
- Not to scale.
- Further investigation required on the suspected concrete corbel to determine arrangement and details.
- Side of concrete encasement of existing beams to be locally removed to allow installation of downstand beam.

STRUCTURAL JUSTIFICATION
PROPOSED EOJ STAIR

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.

EOJ Structural Alteration for Staircase and EOJ Area

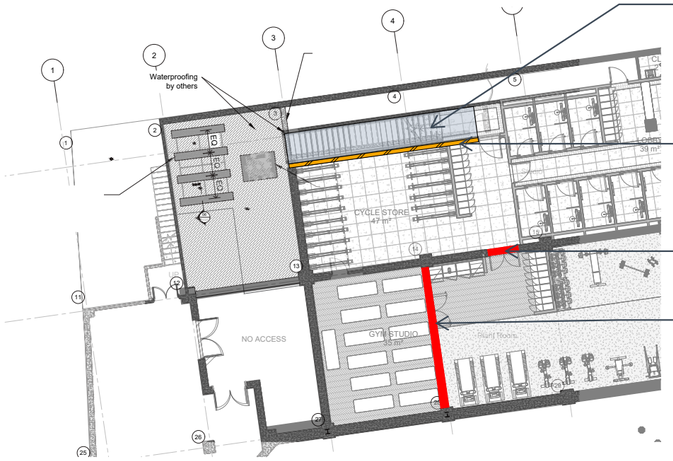


Existing structural slab to be demolished up to edge of existing encased beam for larger floor opening.

Existing timber staircase to be demolished

Existing masonry wall supporting staircase to be demolished.

Ground Floor Plan



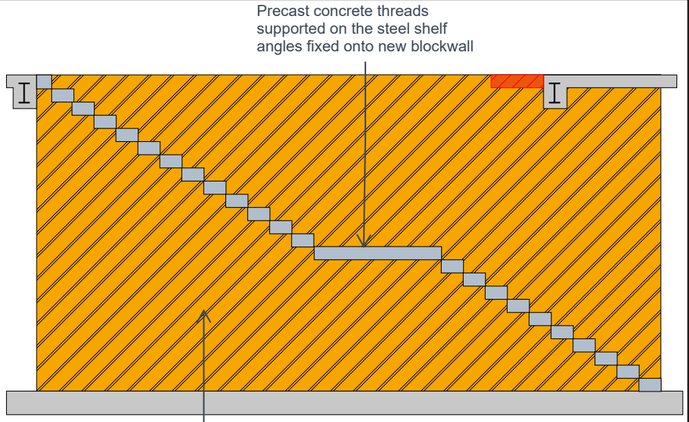
Precast concrete staircase to be installed after demolition and new blockwork wall to be reconstructed.

New blockwork wall to be constructed to support proposed staircase

New door opening to be formed on the existing masonry wall.

Existing non-loadbearing masonry wall to be demolished

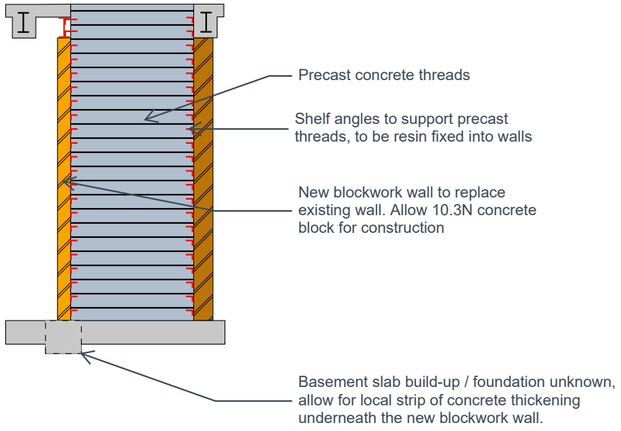
basement Plan



Precast concrete threads supported on the steel shelf angles fixed onto new blockwall

New blockwork wall to replace existing wall. Allow 10.3N concrete block for construction

Staircase Long Section



Precast concrete threads

Shelf angles to support precast threads, to be resin fixed into walls

New blockwork wall to replace existing wall. Allow 10.3N concrete block for construction

Basement slab build-up / foundation unknown, allow for local strip of concrete thickening underneath the new blockwork wall.

Staircase Short Section

Eckersley O'Callaghan

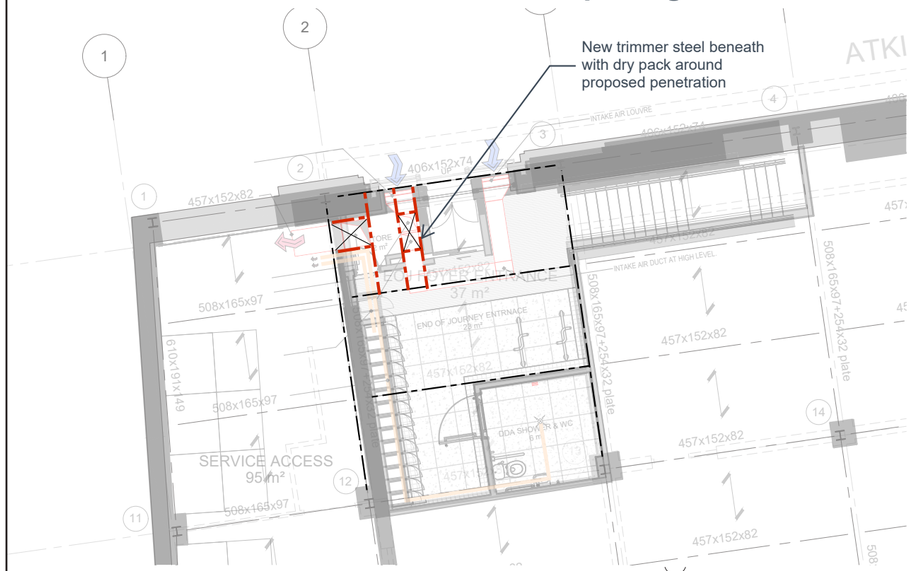
eocengineers.com

Project Name	Sunlight House				
Sketch Title	EOJ Structural Alteration for Staircase and EOJ Area				
Project No.	24131	Sketch No.	SLH-EOC-SK-241122	Date	22/11/24
By	TL	Checked	NS	Scale	NTS

Notes:
- Do not scale.

STRUCTURAL JUSTIFICATION SLAB PENETRATION AND WALL REMOVAL

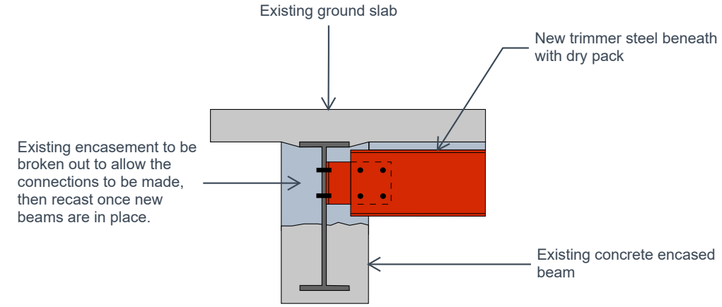
EOJ Service Penetrations and Door Openings



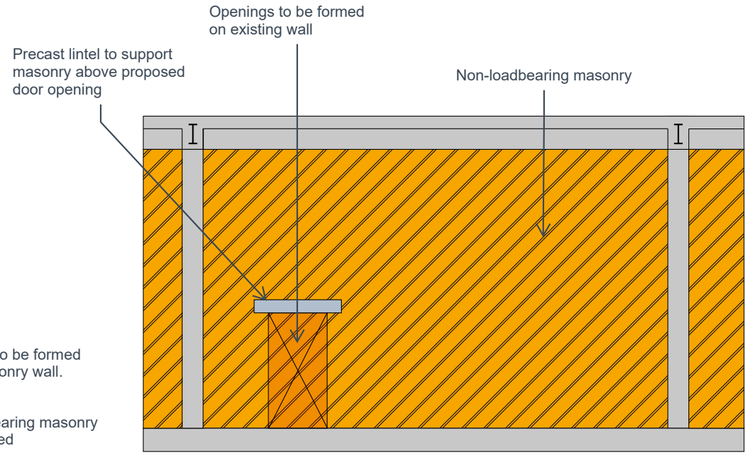
Ground Floor Plan



Basement Plan



Trimming steel detail



Door Opening on Existing Wall

Eckersley O'Callaghan

eocengineers.com

Project Name	Sunlight House				
Sketch Title	EOJ Service Penetrations and Door Openings				
Project No.	24131	Sketch No.	SLH-EOC-SK-241123	Date	23/11/24
By	TL	Checked	NS	Scale	NTS

Notes:
Additional information and legend etc.

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.

Architectural Areas of Historical Relevance

within the area of application

CORNICE DETAILING

CORNICE DETAILING

We acknowledge that both nominal repair and reinforcement options proposed by Eckersley O'Callaghan for the slab, columns, and beams have the potenial to impact some historically significant elements, particularly the cornice detailing within the End of Journey area and other parts of the building.

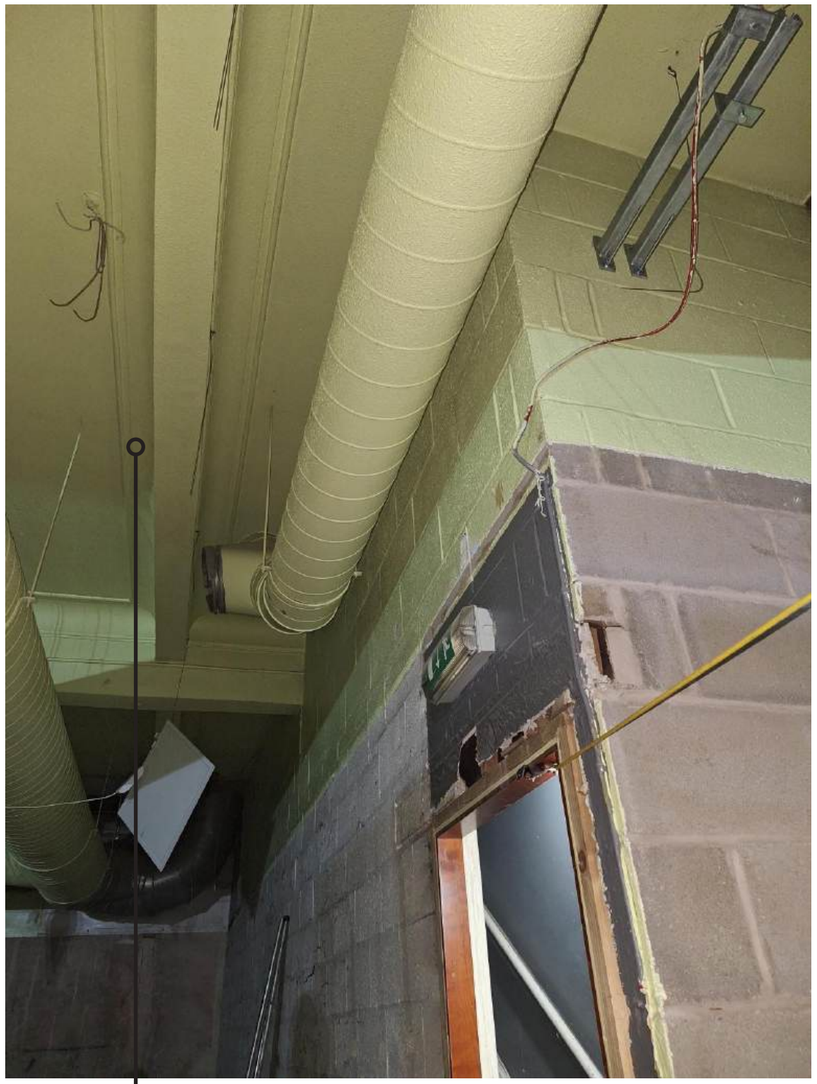
Recognising the importance of these architectural details, we propose a careful reinstatement of new cornicing along the affected beam locations where removal is required.

This approach seeks to balance necessary structural improvements with the preservation of the building's heritage, ensuring that the historical fabric is retained and reinstated where needed. In doing so, we aim to maintain the building's architectural integrity while meeting current structural standards for future generations.



BASEMENT RCP

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



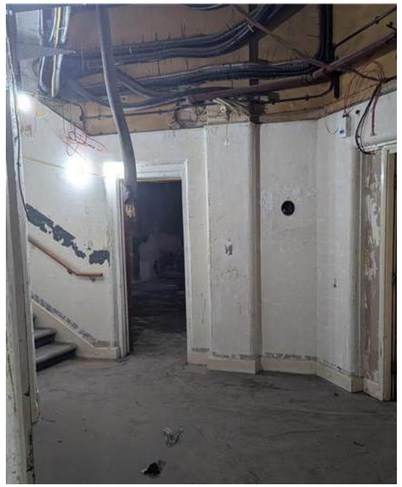
Example of cornice that we propose to replace with like for like where ever possible

HISTORIC STAIRWELL WALL TILES

The core connection from EOJ up into the main reception is proposed to have similar finishes to the main core on levels above, while still playing off some of the orginal heritage tiles that are within the existing staircase.

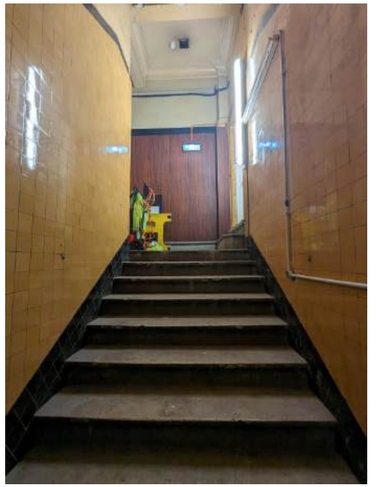
These give a yellow accent and a strong high level datum line in the staircase.

It is proposed for Bolon to be carried through on the floor but in a darker tone than the remainder of the core which plays into the darker skirting which again plays off the original heritage features within the staircase.

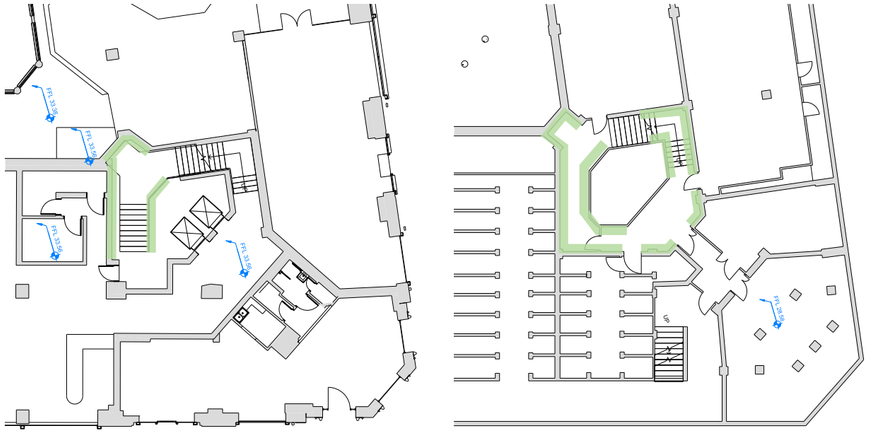








Green line indicates expected line of historical tile to be retained up stair core



EXISTING GROUND FLOOR PLAN

Retain existing historic tiles to north stair core wall



SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT

GROUND AND BASEMENT WORKS - END OF JOURNEY

Summary

ANOMALY

This proposal looks to refurbish and activate the ground and basement area to create a high quality end of journey area for users of Sunlight House, celebrating and enhancing the unique volumes and details from Sunlight's original design and vision.

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

∀



ANOMALY

5-23 Old Street
London
EC1V 9HL

anomaly.london

020 3871 9400