

SUNLIGHT HOUSE
DESIGN AND ACCESS STATEMENT
OFFICE REFURBISHMENT
140958/LO/2024

ANOMALY

KARREV

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT

OFFICE REFURBISHMENT

This document is a follow up to the submitted Listed Building Application for the office refurbishment at Sunlight House, Manchester, M3 3HP.

It forms part of the wider building vision of refurbishment developed by the building's new owners, focused on a sensitive and design rich approach to bring the entire asset 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.

This LBC application only relates to Floors 1 & 6, previously occupied areas, the proposal follows the same principles set out in the previous application for all other floors.

Consent for the full office refurbishment was granted in July 2023, ref 136161/LO/2023.



SCOPE OF APPLICATION

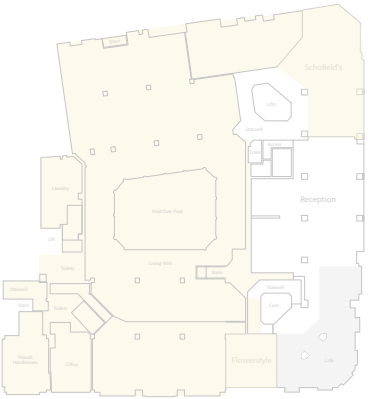
SCOPING PLANS -

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

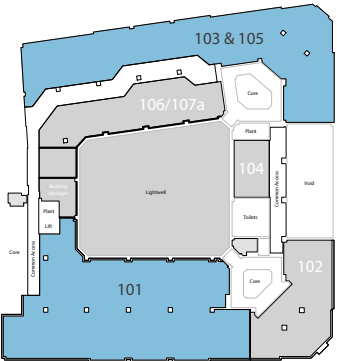
As mentioned on the previous page, the approved application principles have been designed to apply widely to the building, they have now been applied to these units.

- LANDLORD AREA REFURBISHMENT
- OFFICE REFURBISHMENT
- AREA OUTSIDE OF THIS APPLICTIION
- PLANT ROOM
- OCCUPIED RETAIL - NOT PART OF APPLICATION SCOPE

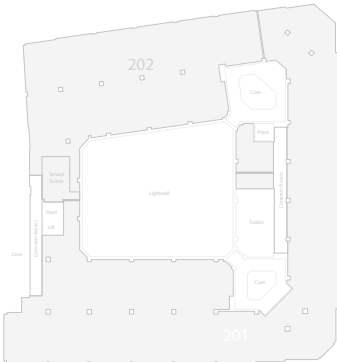
GROUND FLOOR



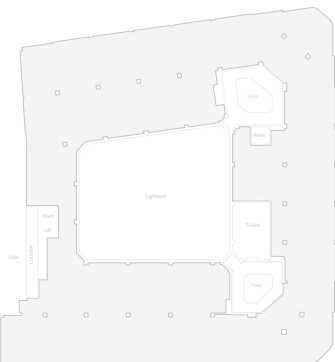
1ST FLOOR



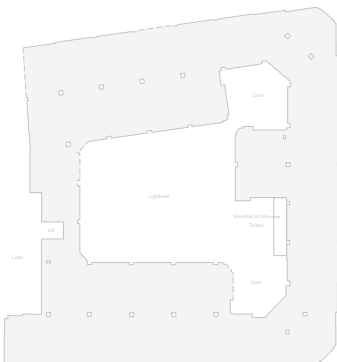
2ND FLOOR



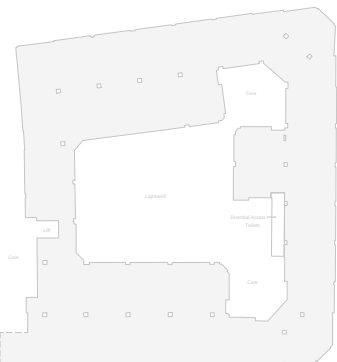
3RD FLOOR



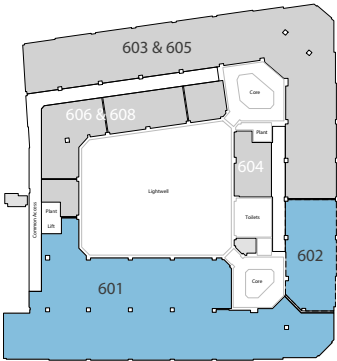
4TH FLOOR



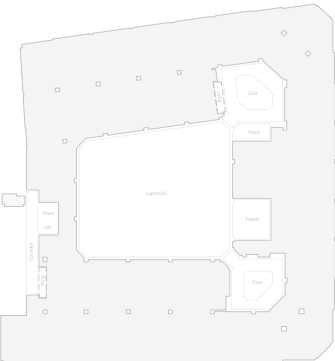
5TH FLOOR



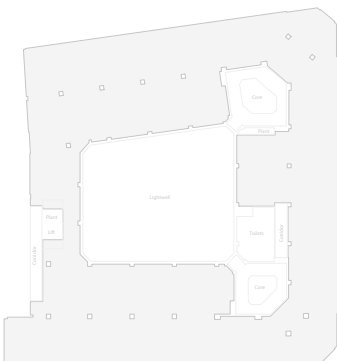
6TH FLOOR



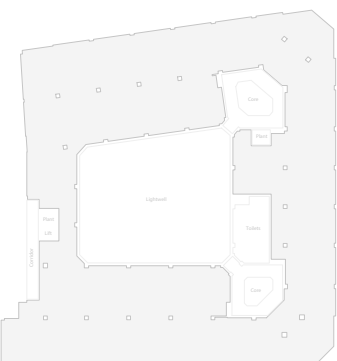
7TH FLOOR



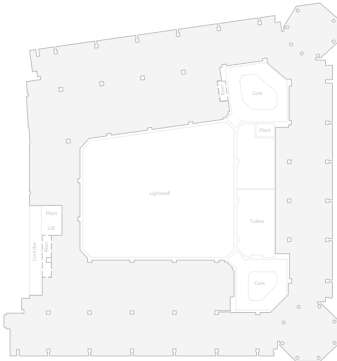
8TH FLOOR



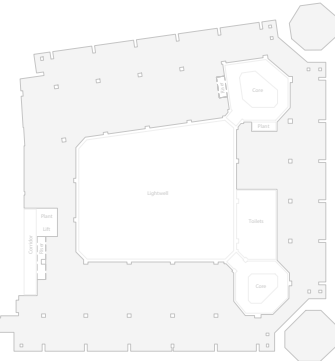
9TH FLOOR



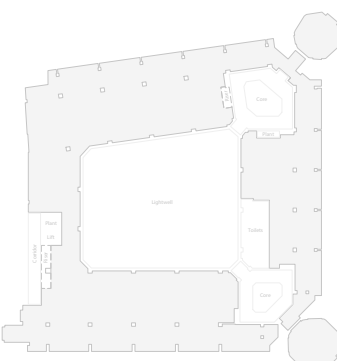
10TH FLOOR



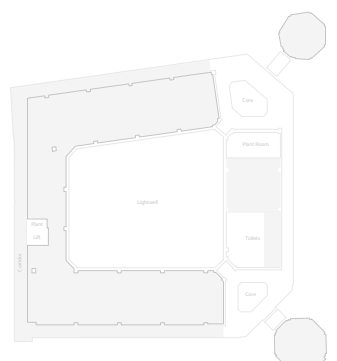
11TH FLOOR



12TH FLOOR



13TH FLOOR



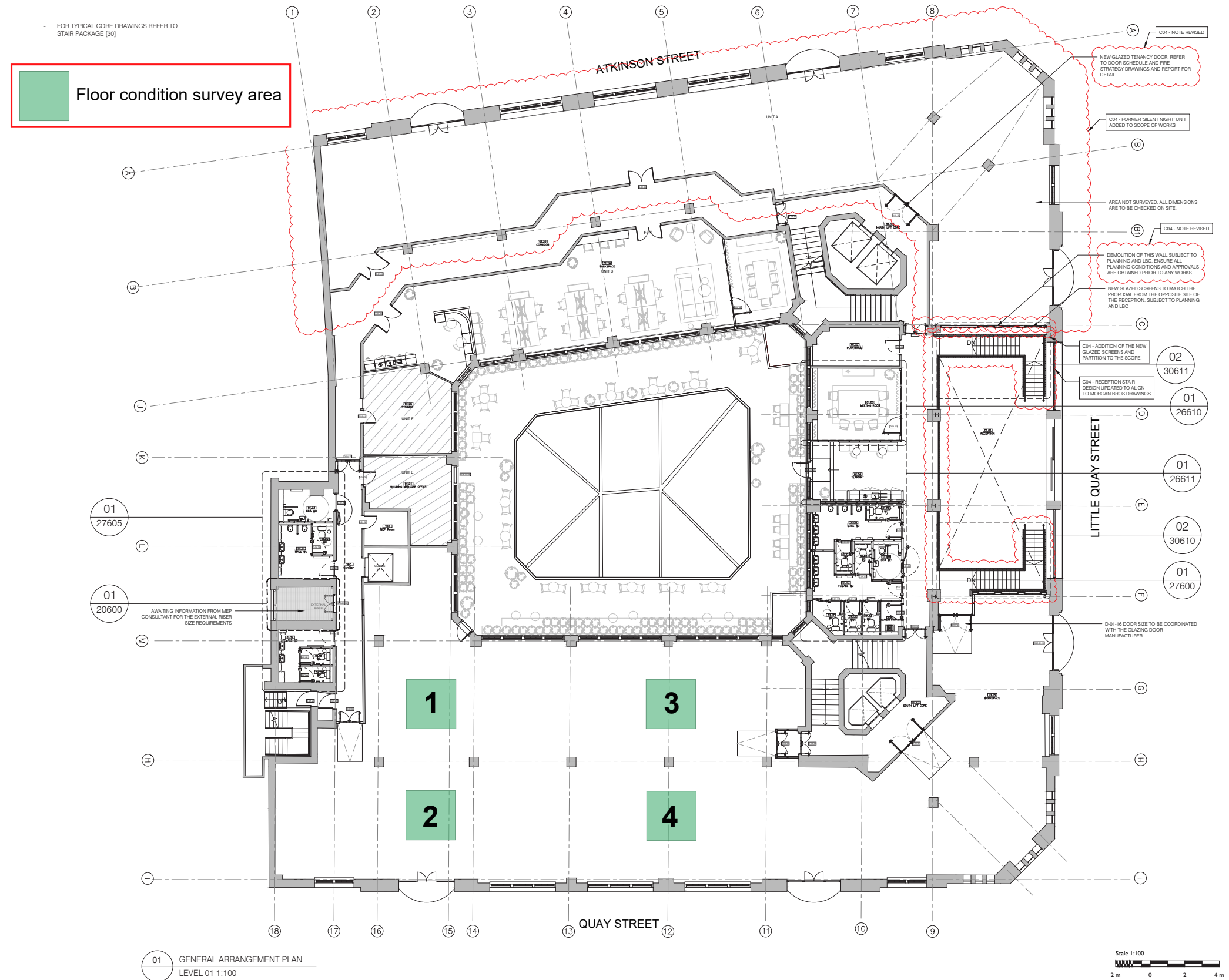
PARQUET APPROACH

LEVEL 1 FLOORING CONDITION SURVEY

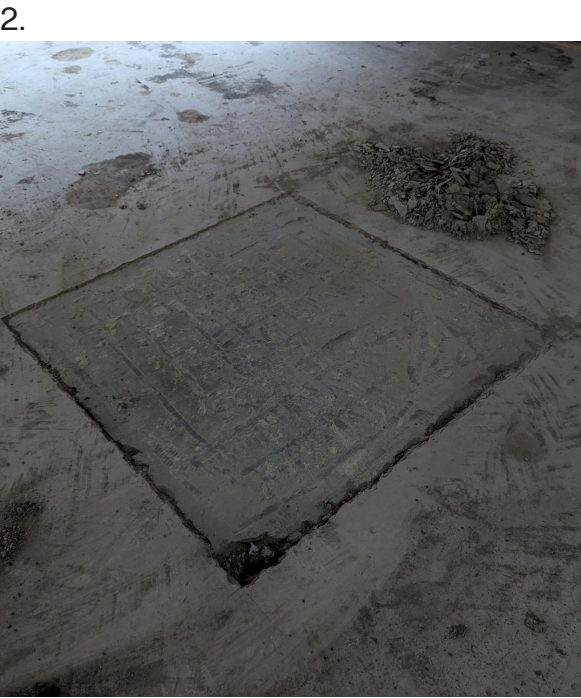
PROPOSED LOCATIONS MARKUP

Early investigations show that in many places within the Quay Street side unit the timber is damaged badly or covered in significant screed that may result in a difficult and unviable process. It is proposed to instal raised access floor in this unit.

Unit on the Atkindon Street side is proposed to have refurbished parquet floor.



LEVEL 1 FLOORING CONDITION SURVEY



LEVEL 6 FLOORING CONDITION SURVEY

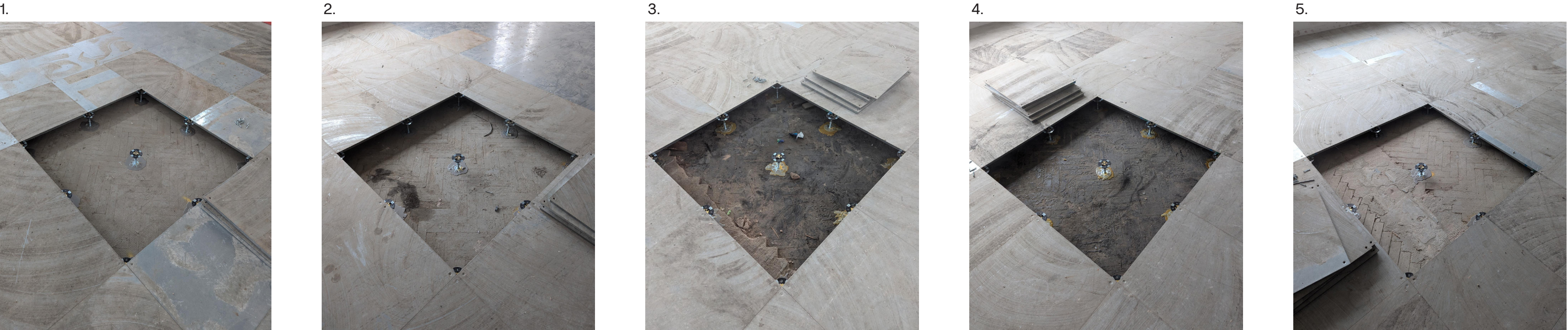
PROPOSED LOCATIONS MARKUP

Early investigations show that parquet on Level 6 is in good condition, currently the floor is covered with raised access floor tiles. As shown on the photographs on the next page.

It is proposed the areas on Level 6 covered by this application to have exposed refurbished parquet floor.



LEVEL 6 FLOORING CONDITION SURVEY



FLOORING OVERVIEW

PROPOSED FLOORING SCOPE PLANS

General overview of the parquet and RAF withing the building.

Level 1 unit on the Atkindon Street side is proposed to have refurbished parquet floor. Raised Access floor to be installed in the unit on Quay Street side.

It is proposed the areas on Level 6 covered by this application on Quay Street side to have exposed refurbished parquet floor.

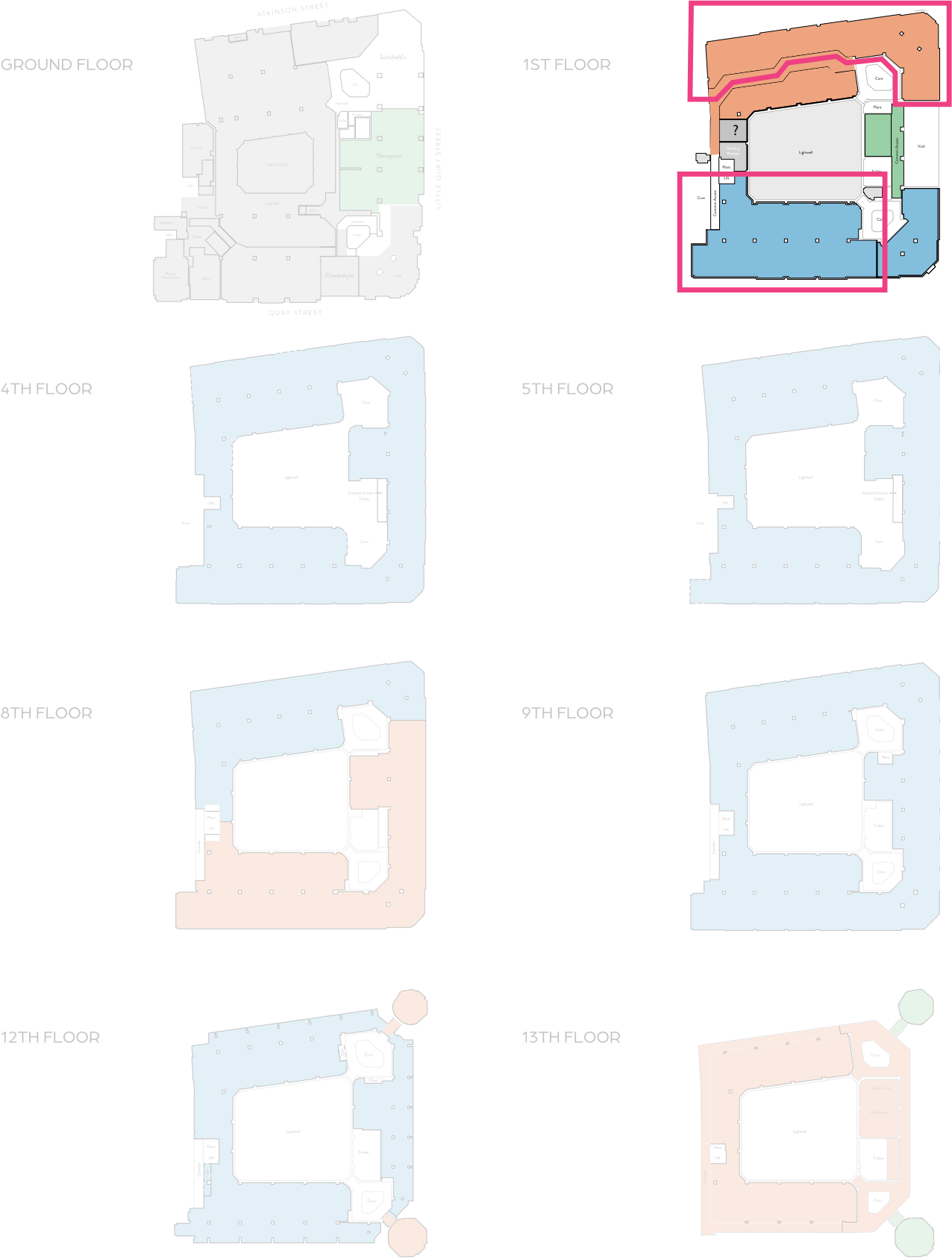
AREA COVERED BY THIS APPLICATION

OUT OF SCOPE

PARQUET FLOOR

RAISED ACCESS FLOOR

OTHER FINISH



SUNLIGHT HOUSE
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OFFICE REFURBISHMENT

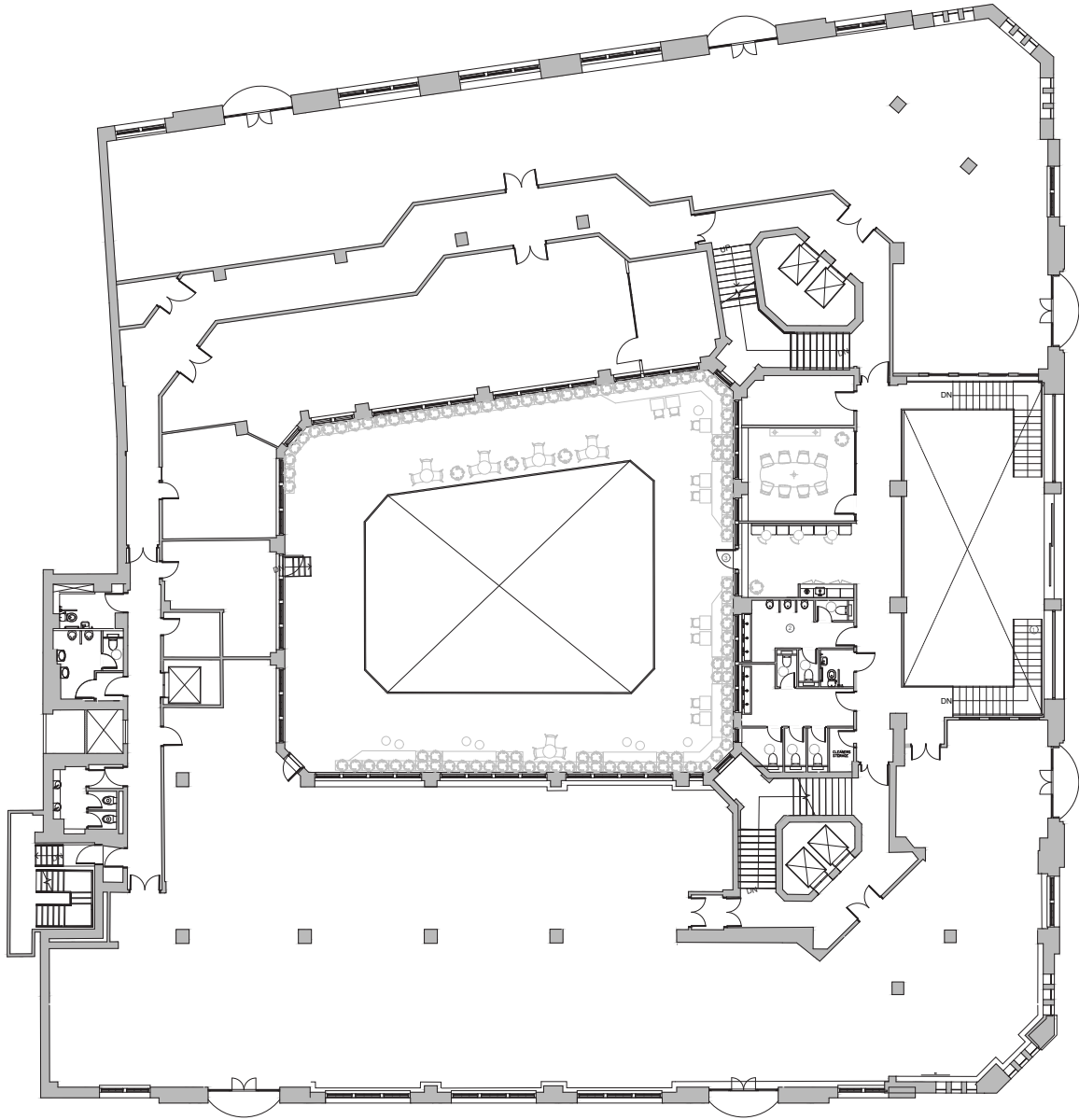
LEVEL 1

ANOMALY

LEVEL 1 GA PLAN

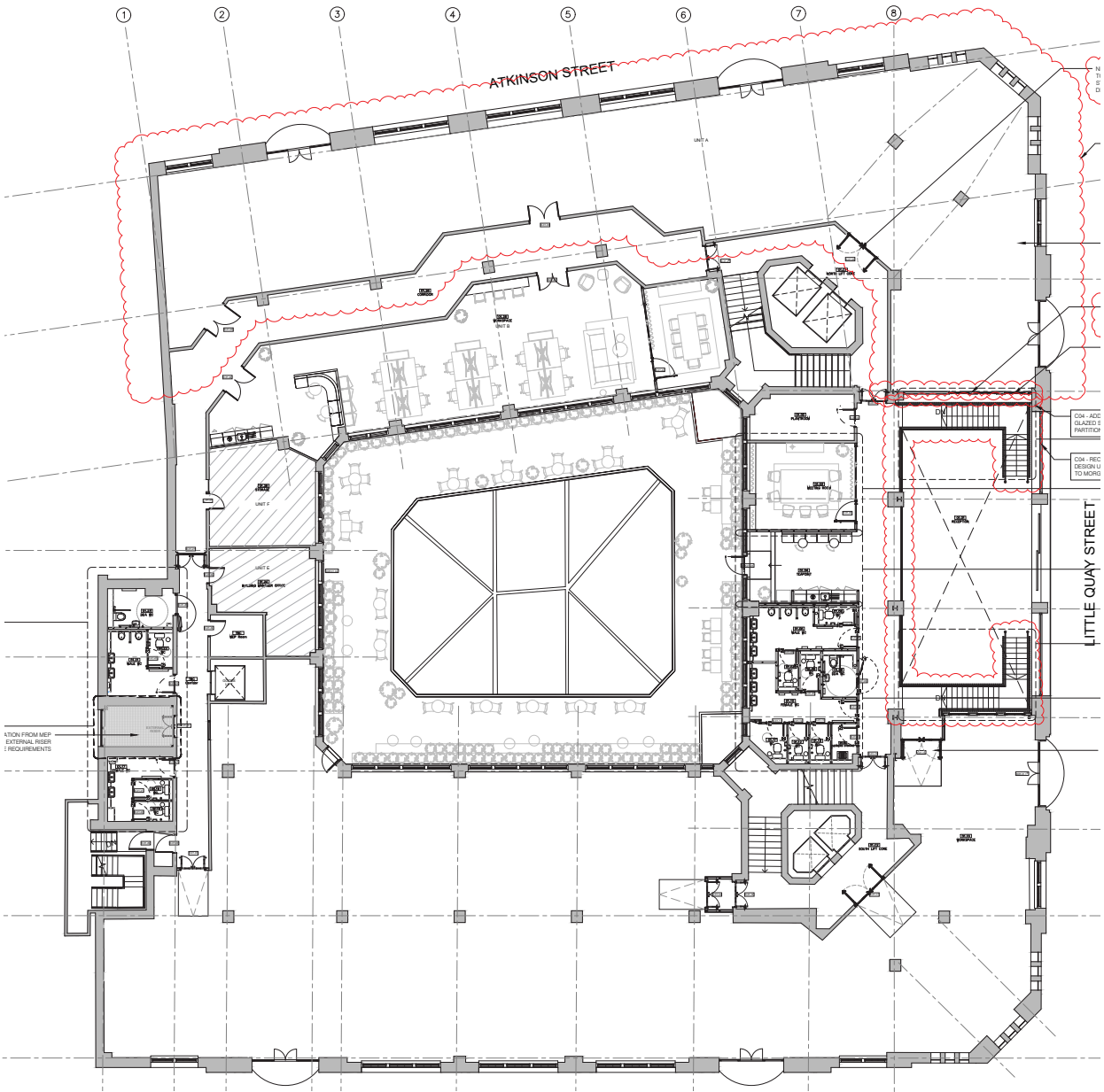
DESIGN DEVELOPMENT SINCE LBC SUMBMISION

There is no changes on the GA plan since original GA plan was submitted.



L01 - GA PLAN SUBMITTED WITH THE APPLICATION

SLH-ANO-P0-01-DR-A-05101-P1



L01 - CURRENT GA PLAN

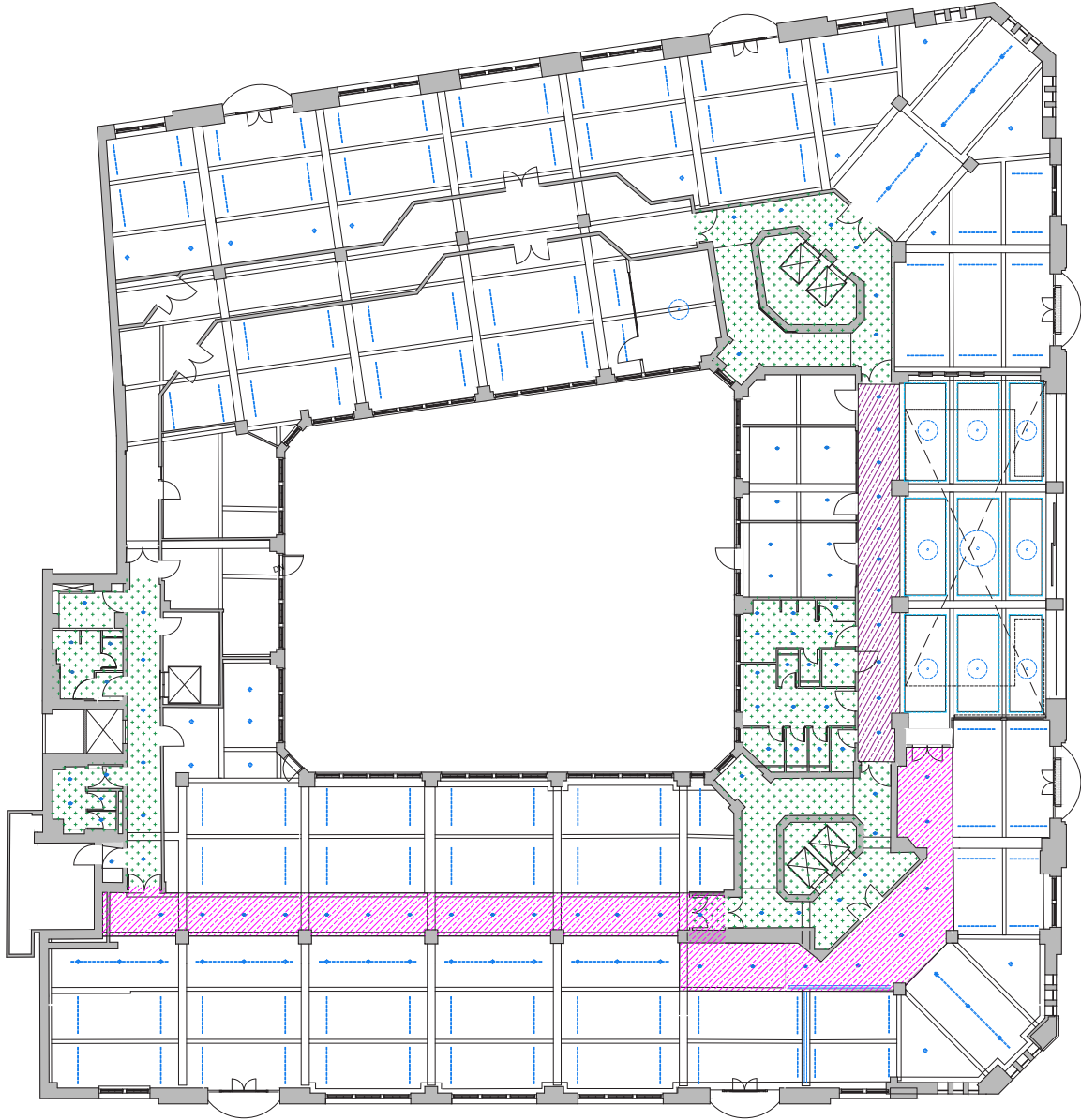
SLH-ANO-P0-01-DR-A-05101-C04

LEVEL 1 GA RCP

DESIGN DEVELOPMENT SINCE LBC SUMBMISION

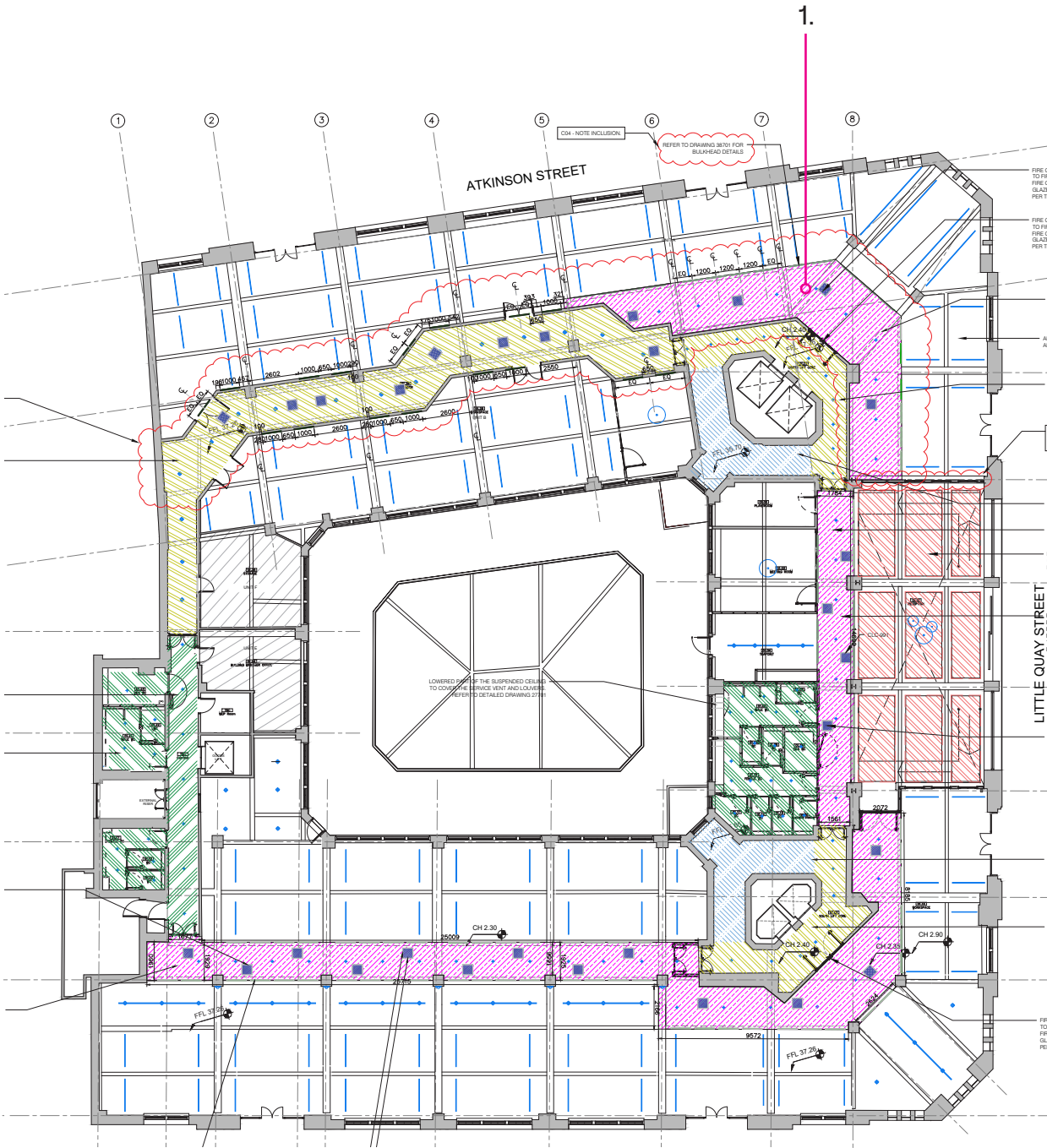
There is no changes on the GA plan since original GA plan was submitted.

- 1. Unit on Atkinson street to be ventilated through the corridor with vents at the high level along the existing modern wall. Around the North Core to avoid penetrations to the heritage wall and routing through the fire rated Core a section of bulkhead is introduced. It follows the same bulkhead principles previously approved in this area.



L01 - RCP SUBMITTED WITH THE APPLICATION

SLH-ANO-P0-01-DR-A-05201-P1



L01 - CURRENT RCP

SLH-ANO-P0-01-DR-A-38201-C04

LEVEL 1 FLOORING

DESIGN DEVELOPMENT SINCE LBC SUMBMISION

There is no changes on the flooring approach since original drawing was submitted.

- 1. Parquet floor
- 2. Raised access floor

Drawing Key:

FLF-111

Entrance Matt

FLF-721

Porcelain Tile

FLF-441

LVT Plank

FLF-443

LVT Herringbone

FLF-471

PVC Floor Tile

FLF-481

Woven Vinyl

FLF-511

Terrazzo Tile

FLF-515

Terrazzo Tile

FLF-517

Terrazzo Tile

FLF-651

Carpet Tile

FLF-653

Carpet Tile

FLF-655

Carpet

FLF-657

Carpet

FLF-811

Timber Parquet

ALT-551

Type 1 - Inspect, Repair and Clean Existing Parquet Flooring

ALT-552

Type 2 - Inspect, Repair/Replace and Clean Existing Parquet Flooring

ALT-553

Type 3 - Inspect, Repair and clean Existing Parquet Flooring with Replacement Concrete Screed

FLF-821

Solid Timber Plank

FLF-841

Engineered Timber Plank

RAF-111

Raised Access Floor

EXT-501

External Porcelain Tile

Fixed Joinery location

- REFER TO NBS SCHEDULE FOR MORE INFORMATION ON THE FLOOR FINISHES.

- ALT-550 - SUMMARY OF EXISTING PARQUET CONDITIONS.

- ALL RAMPS AT THE ENTRANCE TO THE TENANCY OFF THE CORE LOBBY AND BOH CORRIDORS TO BE AT THE GRADIENT 1:21, TO BE CLASSIFIED AS LEVELED ACCESS FLOOR. REFER TO DETAIL DRAWING 37709 & 37712

- FFL LEVELS TO BE SET ON SITE. RAISED ACCESS FLOOR TO HAVE A VOID OF 75MM

- EXISTING HISTORIC PARQUET TO REMAIN UNTOUCHED UNDER THE RAISED ACCESS FLOOR IF PRESENT.

L01 - FLOORING SCOPE SUBMITTED WITH THE APPLICATION

SLH-ANO-P0-01-DR-A-37101-P1

L01 - CURRENT FLOORING SCOPE

SLH-ANO-P0-01-DR-A-37101-C03

A

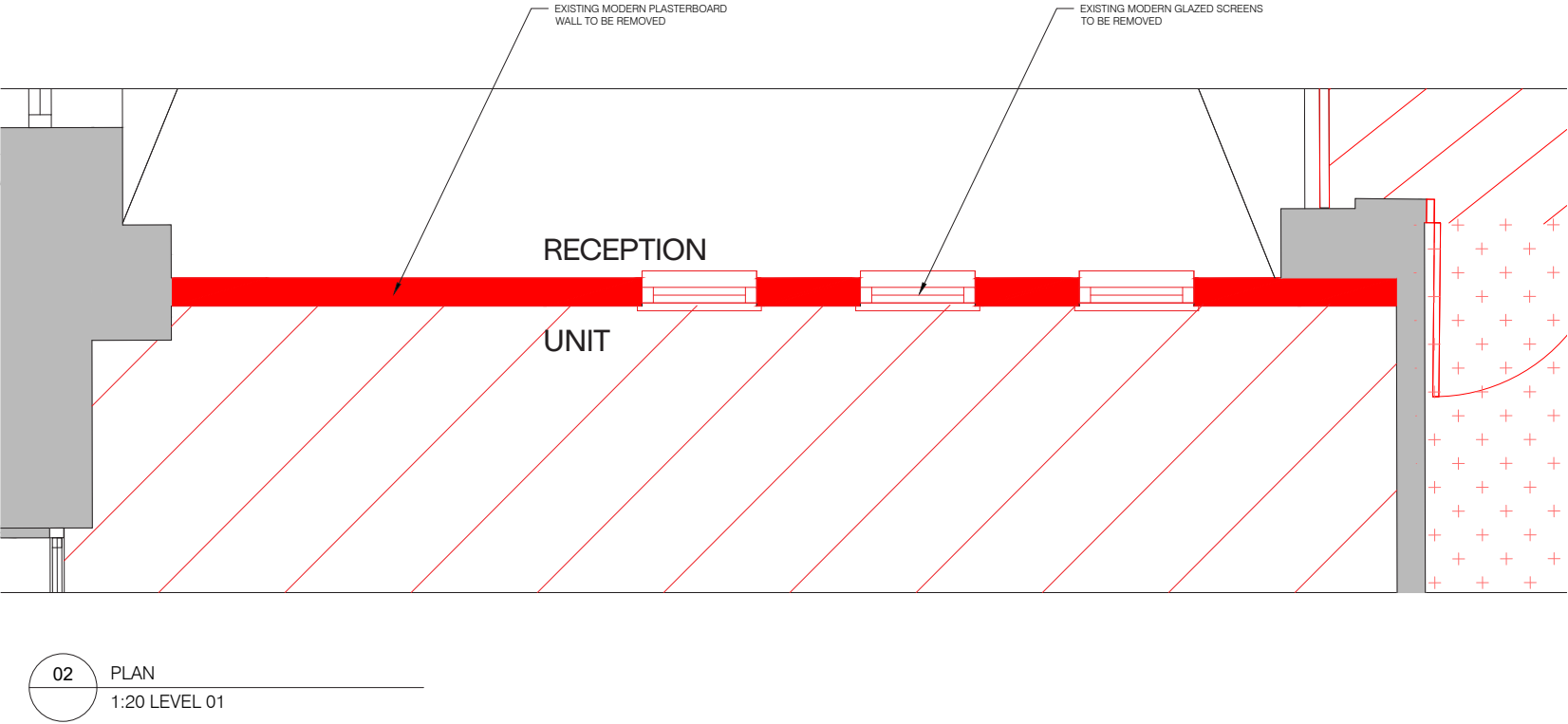
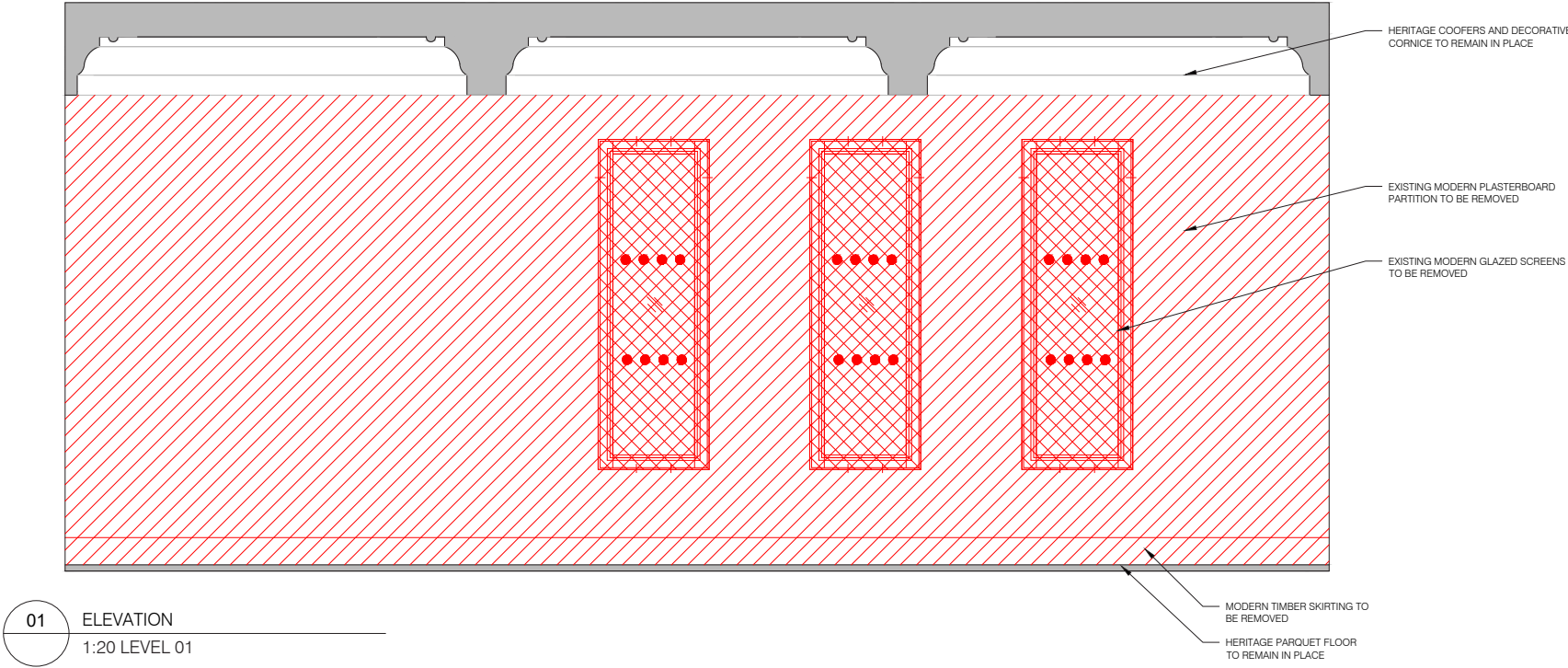
Page 14

LEVEL 1
WALL BETWEEN UNIT AND RECEPTION

DEMOLITION PLAN

Modern plasterboard wall to be removed together with modern skirting and glazed screens. Historib cornice detail and beam to remain in situ.

SLH-ANO-P0-XX-DR-A-03600-C01

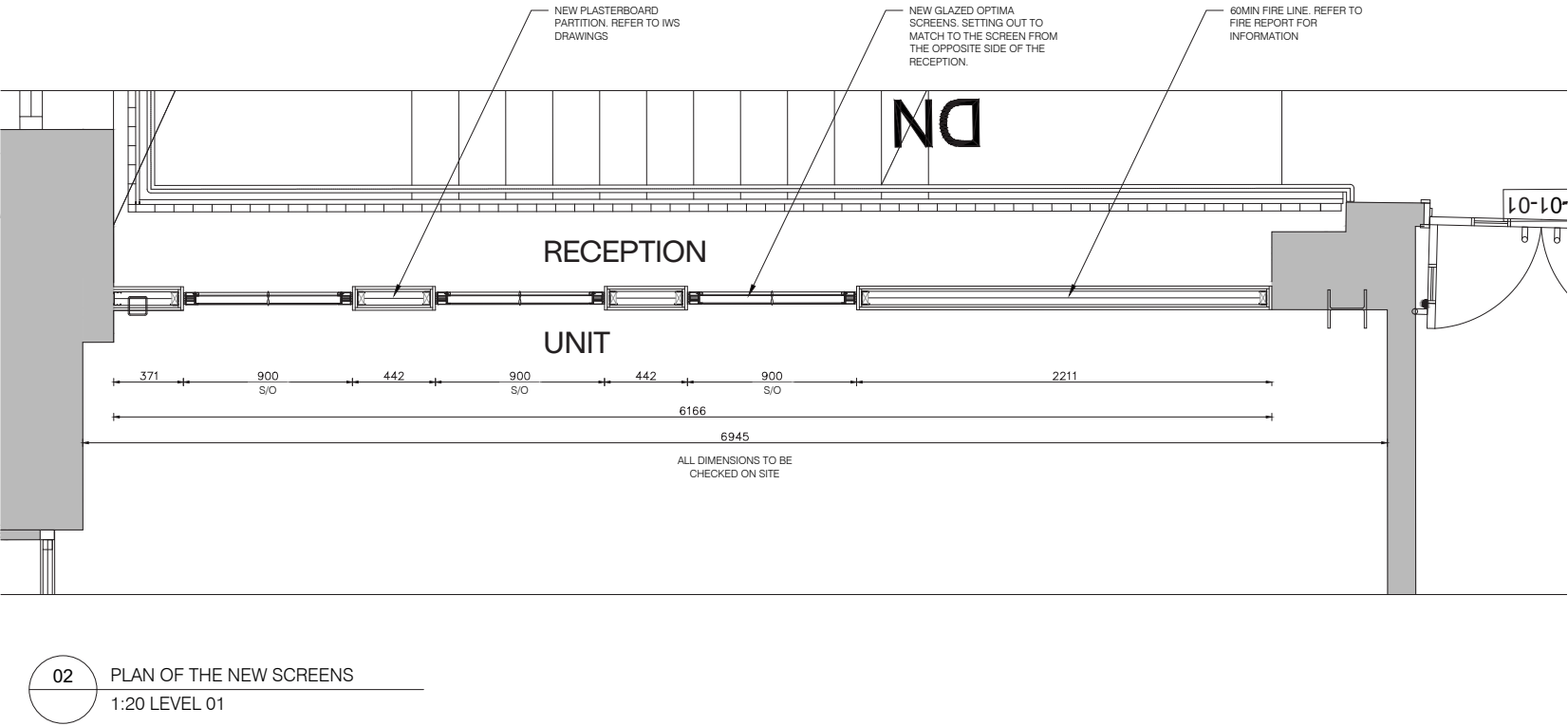
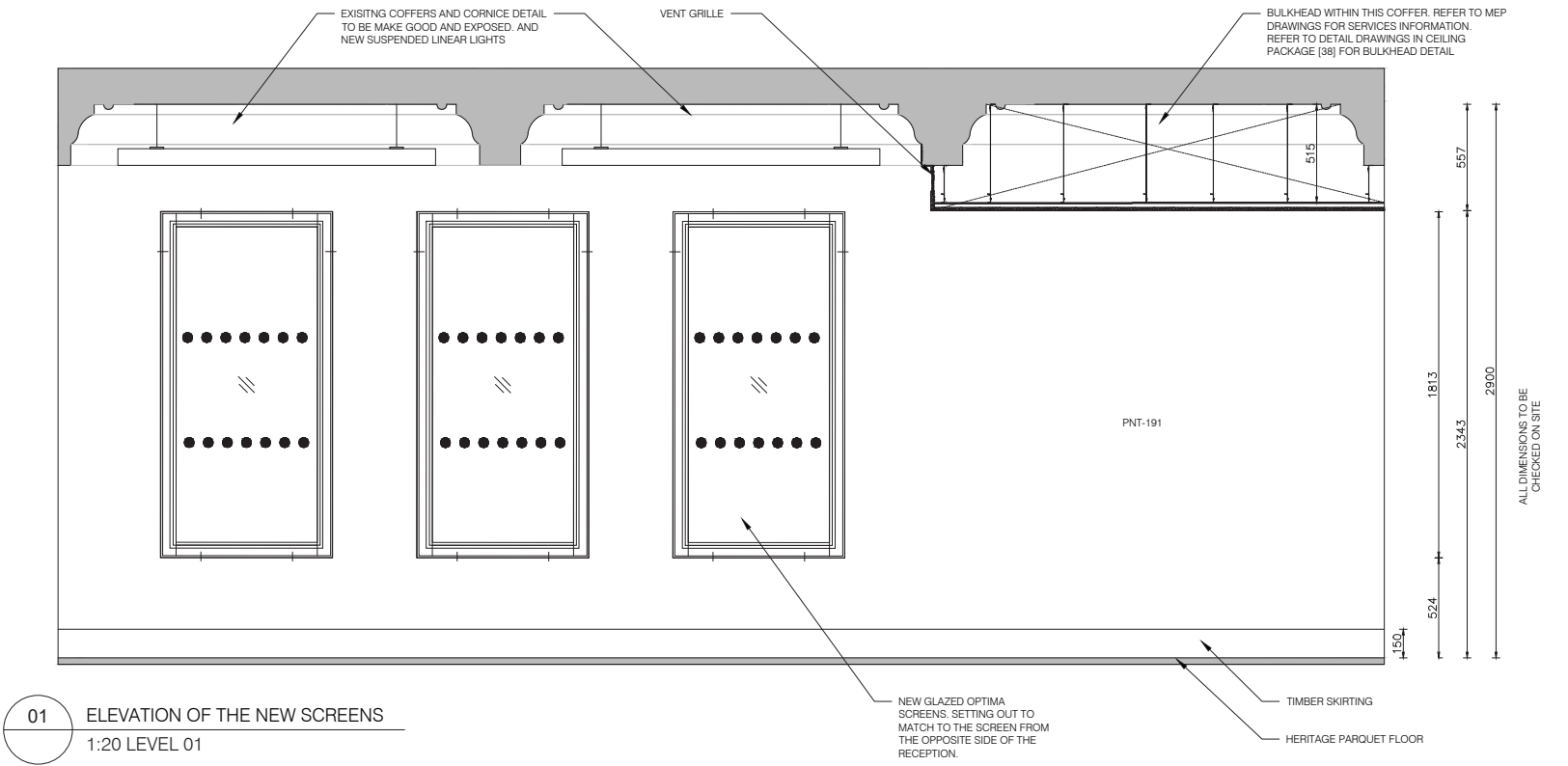


LEVEL 1
WALL BETWEEN UNIT AND RECEPTION

PROPOSED ELEVATION

New plasterboard partition with three new glazed screens to match the condition from the opposite side of the reception.

SLH-ANO-P0-XX-DR-A-34650-C01



INDICATIVE VISUAL OF CAT A WORKS

CGI

Indicative visual of the new proposed scope of works to the former Silent Night Unit.

- Existing parquet floor to be refurbished
- New suspended linear lights
- Small section of the bulkhead around the North core for services.



SUNLIGHT HOUSE
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OFFICE REFURBISHMENT

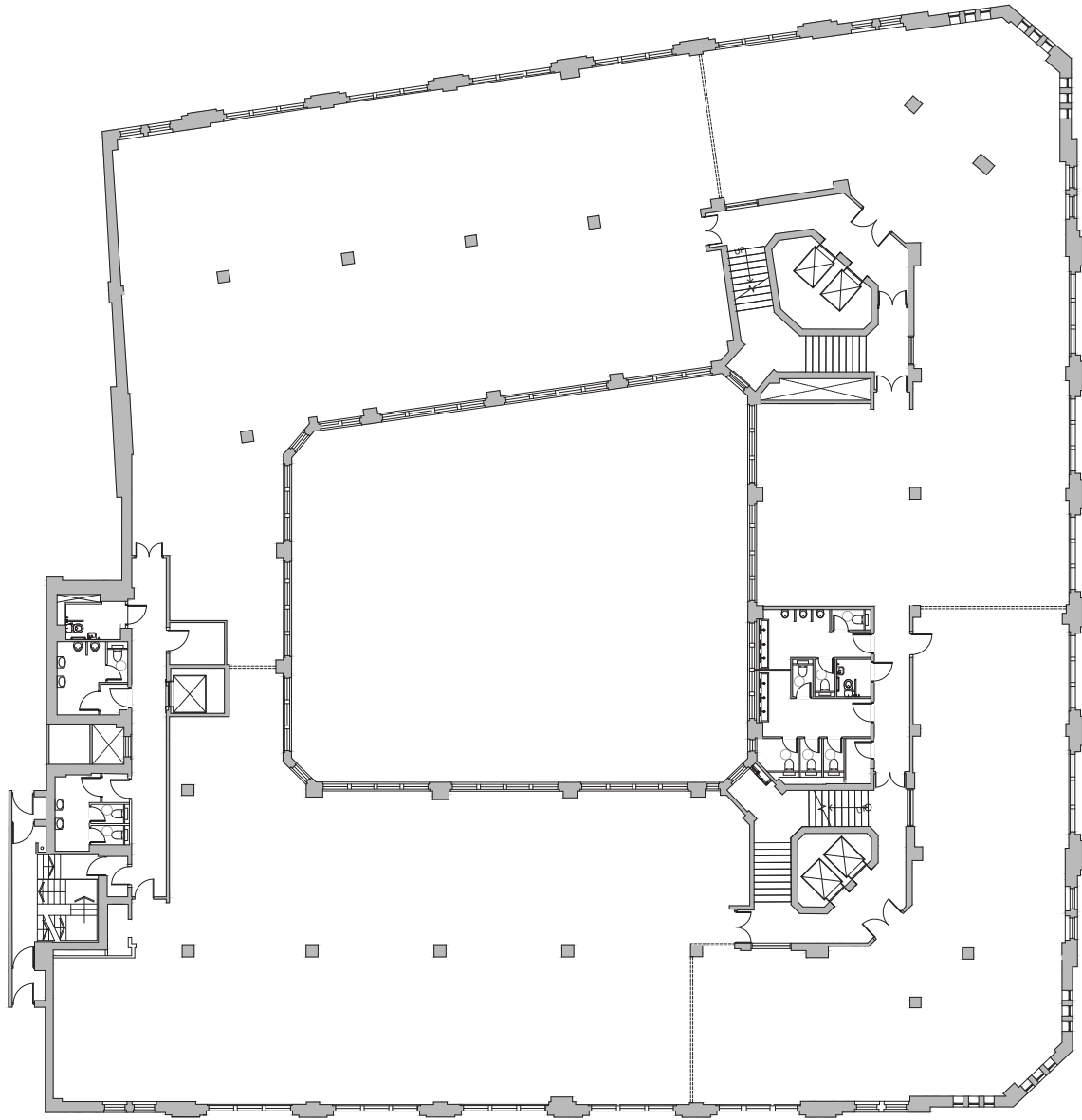
LEVEL 6

ANOMALY

LEVEL 6 GA PLAN

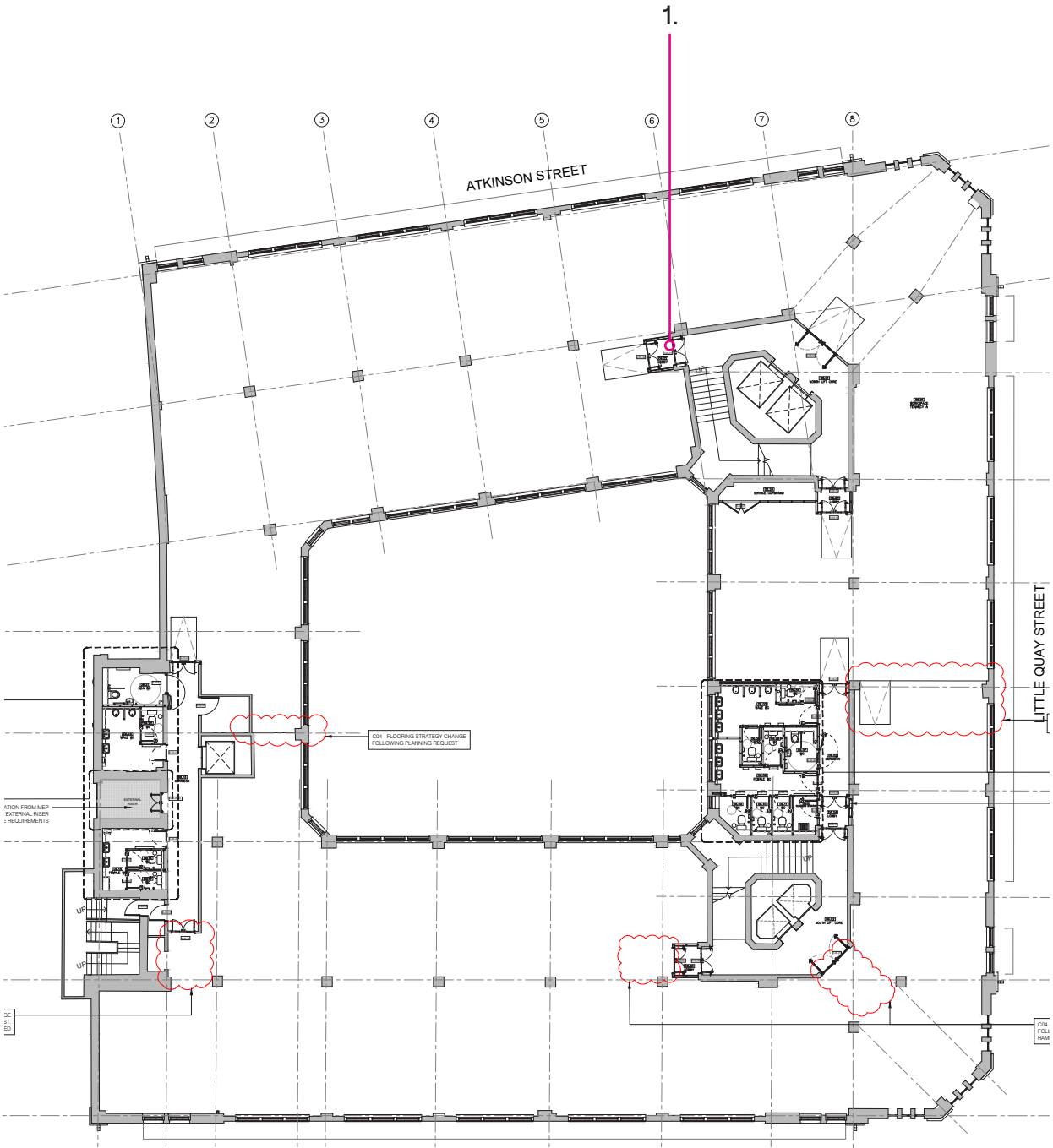
DESIGN DEVELOPMENT SINCE LBC SUMBMISION

- 1. Small lobbies between the Core staircase and office floor following Fire strategy requirements.



L06 - GA PLAN SUBMITTED WITH THE APPLICATION

SLH-ANO-P0-06-DR-A-05106-P1



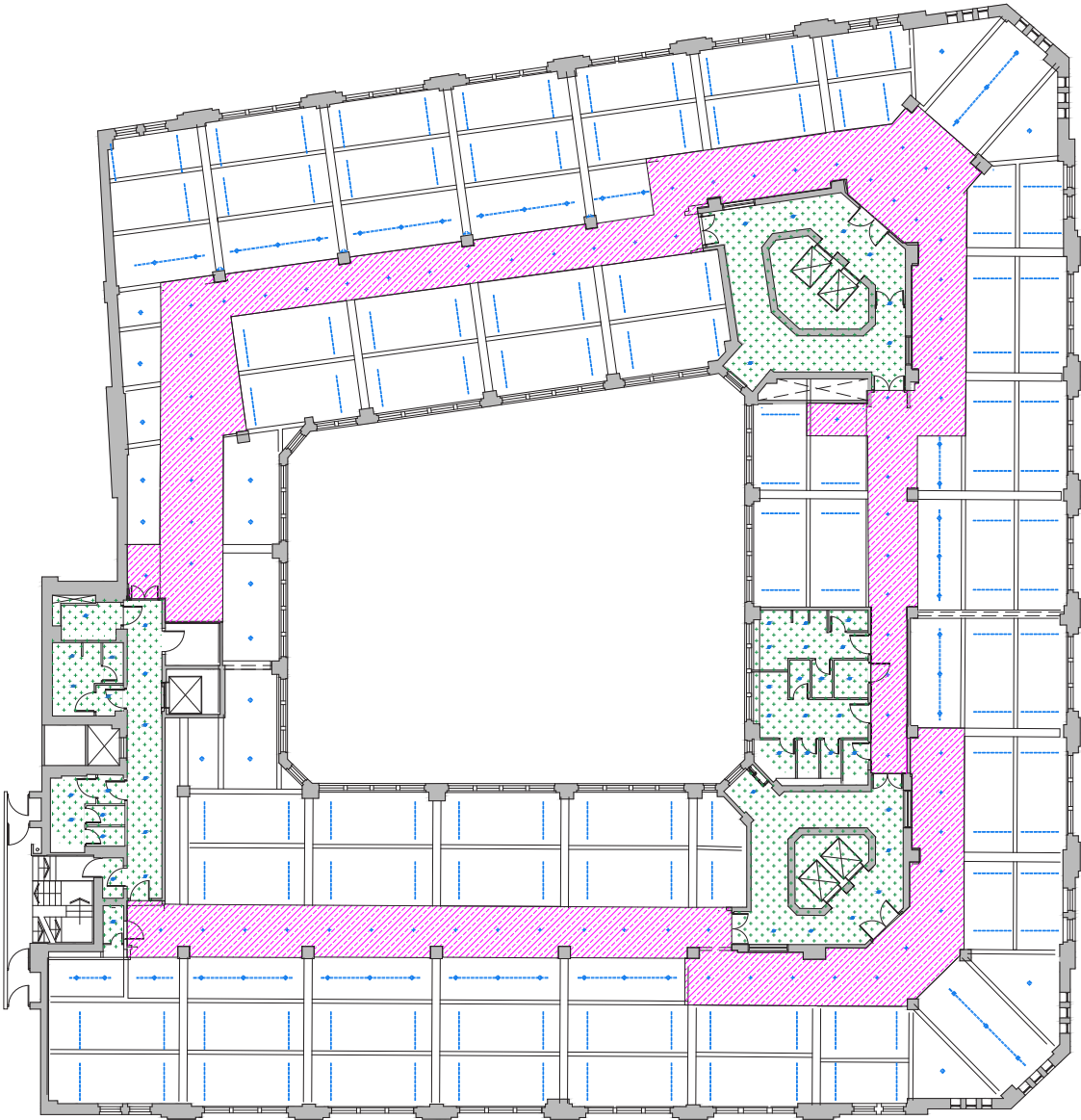
L06 - CURRENT GA PLAN

SLH-ANO-P0-06-DR-A-05106-C04

LEVEL 6 GA RCP

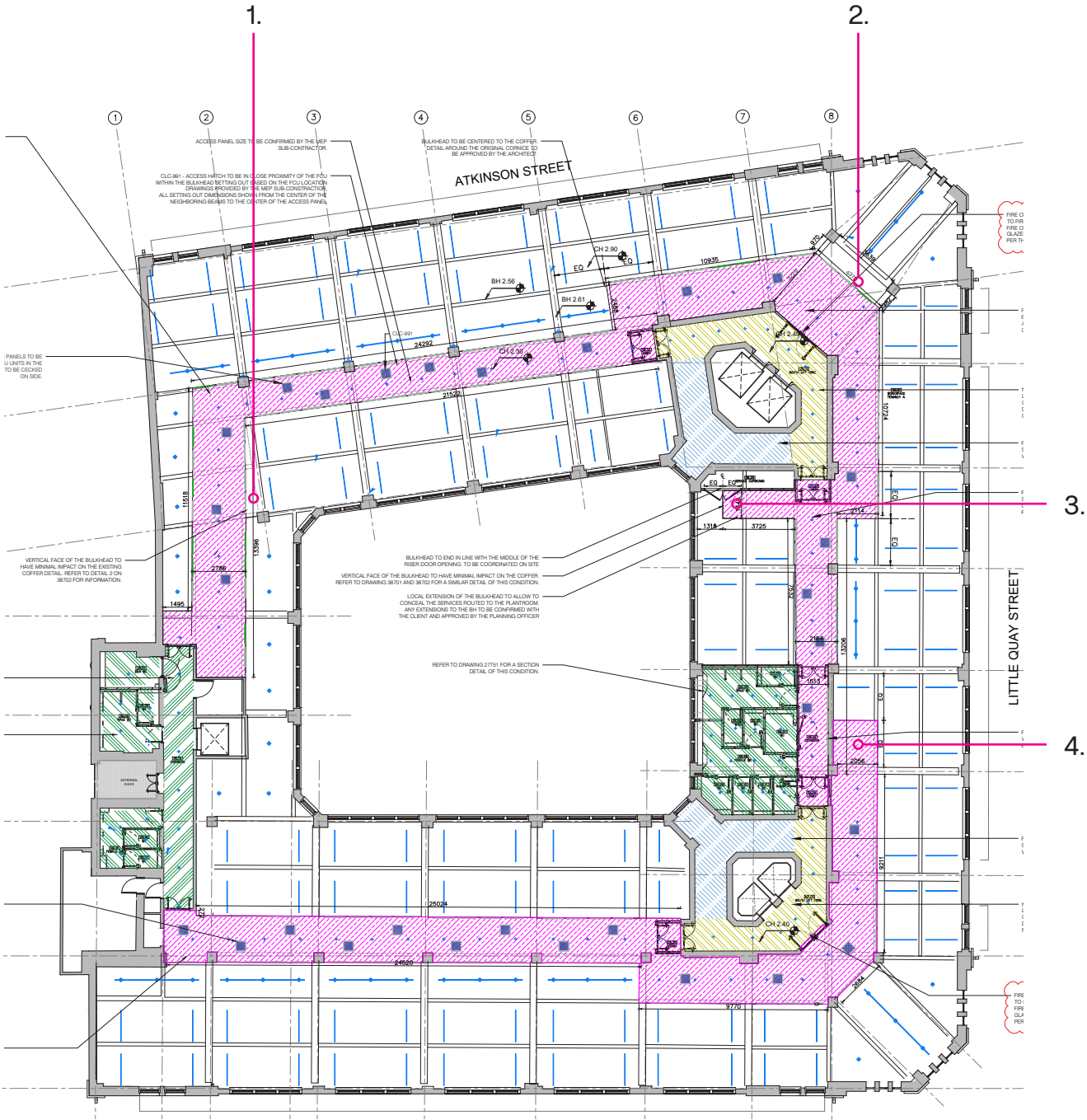
DESIGN DEVELOPMENT SINCE LBC SUMBMISION

- 1. Bulkhead line simplified in this area since the original proposal was submitted
- 2. Bulkhead reduced in front of the North Core
- 3. Bulkhead slightly increased in front of the FOH riser door to allow for service routes. This has been discussed as part of 136161LO 2023 LBC condition.
- 4. Bulkhead slightly extended in front of the FOH riser door to allow for service routes. This has been discussed as part of 136161LO 2023 LBC condition.



L01 - RCP SUBMITTED WITH THE APPLICATION

SLH-ANO-P0-06-DR-A-05206-P1



L01 - CURRENT RCP

SLH-ANO-P0-06-DR-A-38206-C03

LEVEL 6 FLOORING

DESIGN DEVELOPMENT SINCE LBC SUMBMISION

Following the conversation and invastigation on parquet condition, there will be more refurbished parquet exposed on Level 6.

- 1. Raised Access Floor
- 2. Refurbished Parquet floor

Drawing Key:

FLF-111

Entrance Matt

FLF-721

Porcelain Tile

FLF-441

LVT Plank

FLF-443

LVT Herringbone

FLF-471

PVC Floor Tile

FLF-481

Woven Vinyl

FLF-511

Terrazzo Tile

FLF-515

Terrazzo Tile

FLF-517

Terrazzo Tile

FLF-651

Carpet Tile

FLF-653

Carpet Tile

FLF-655

Carpet

FLF-657

Carpet

FLF-811

Timber Parquet

ALT-551

Type 1 - Inspect, Repair and Clean Existing Parquet Flooring

ALT-552

Type 2 - Inspect, Repair/Replace and Clean Existing Parquet Flooring

ALT-553

Type 3 - Inspect, Repair and clean Existing Parquet Flooring with Replacement Concrete Screed

FLF-821

Solid Timber Plank

FLF-841

Engineered Timber Plank

RAF-111

Raised Access Floor

EXT-501

External Porcelain Tile

Fixed Joinery location

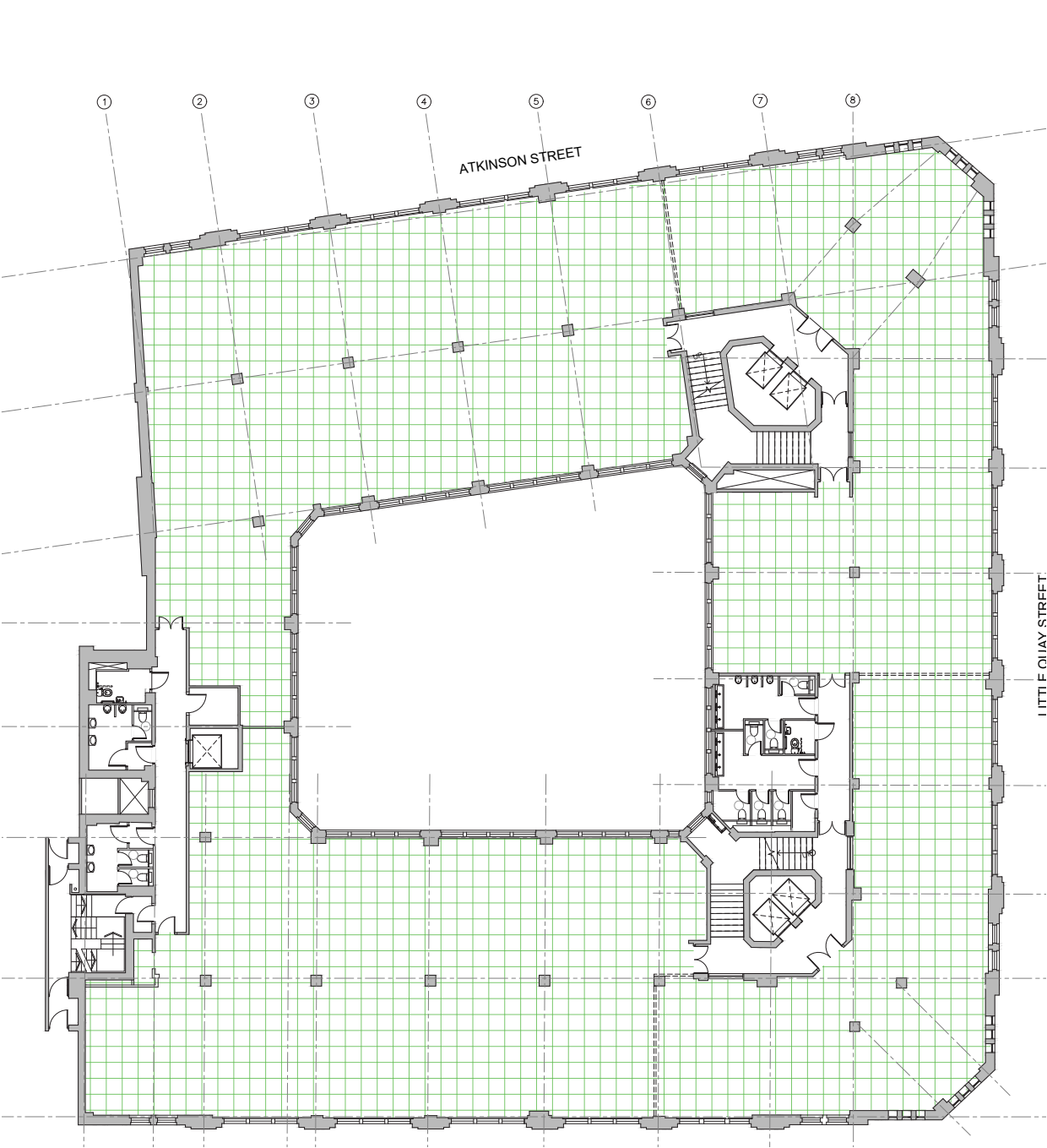
- REFER TO NBS SCHEDULE FOR MORE INFORMATION ON THE FLOOR FINISHES.

- ALT-550 - SUMMARY OF EXISTING PARQUET CONDITIONS.

- ALL RAMPS AT THE ENTRANCE TO THE TENANCY OFF THE CORE LOBBY AND BOH CORRIDORS TO BE AT THE GRADIENT 1:21, TO BE CLASSIFIED AS LEVELED ACCESS FLOOR. REFER TO DETAIL DRAWING 37709 & 37712

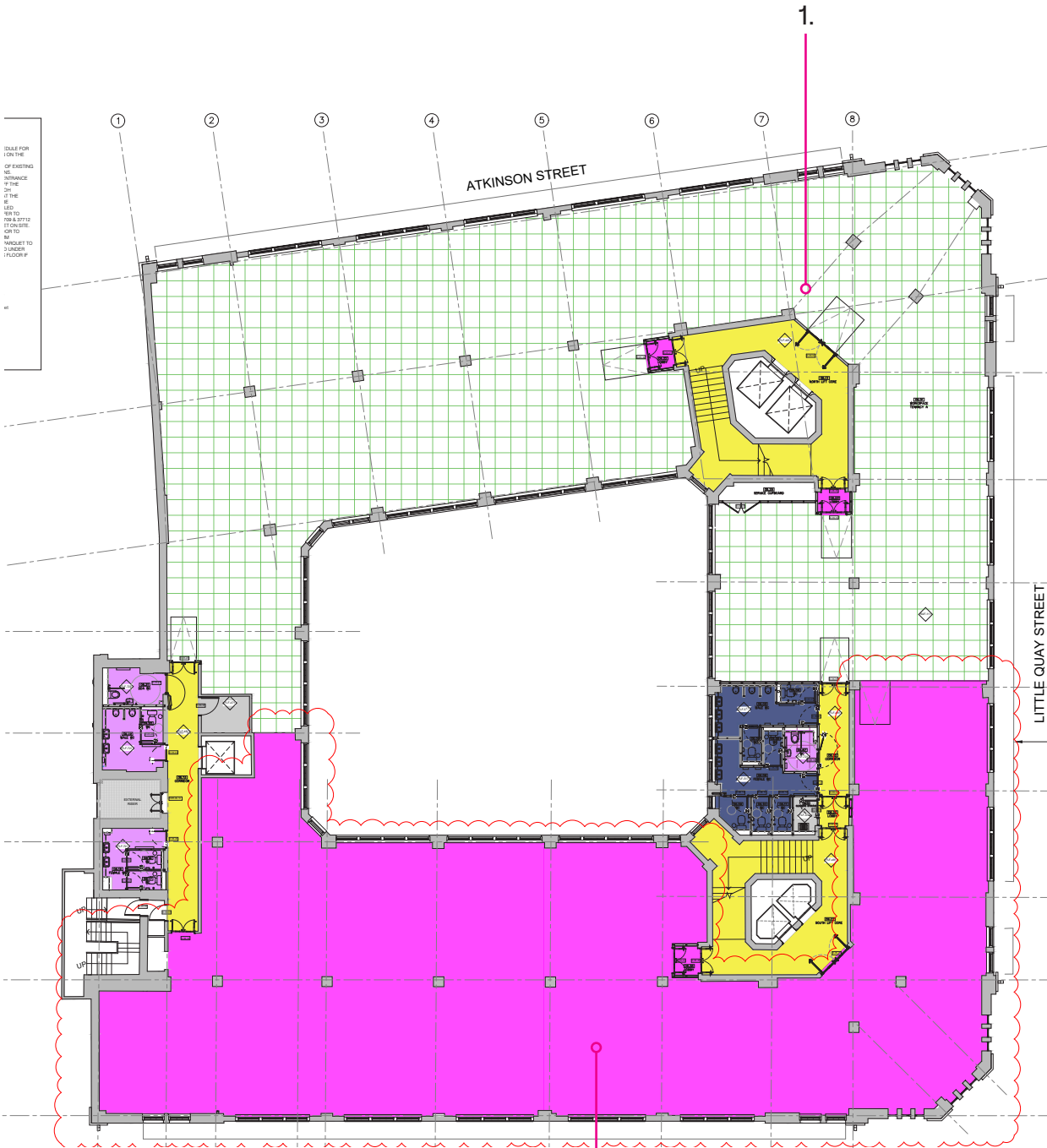
- FFL LEVELS TO BE SET ON SITE. RAISED ACCESS FLOOR TO HAVE A VOID OF 75MM

- EXISTING HISTORIC PARQUET TO REMAIN UNTOUCHED UNDER THE RAISED ACCESS FLOOR IF PRESENT.



L06 - FLOORING SCOPE SUBMITTED WITH THE APPLICATION

SLH-ANO-P0-06-DR-A-37106-P1



L06 - CURRENT FLOORING SCOPE

SLH-ANO-P0-06-DR-A-37106-C02

SUNLIGHT HOUSE
DESIGN AND ACCESS STATEMENT
OFFICE REFURBISHMENT

TYPICAL DETAILS

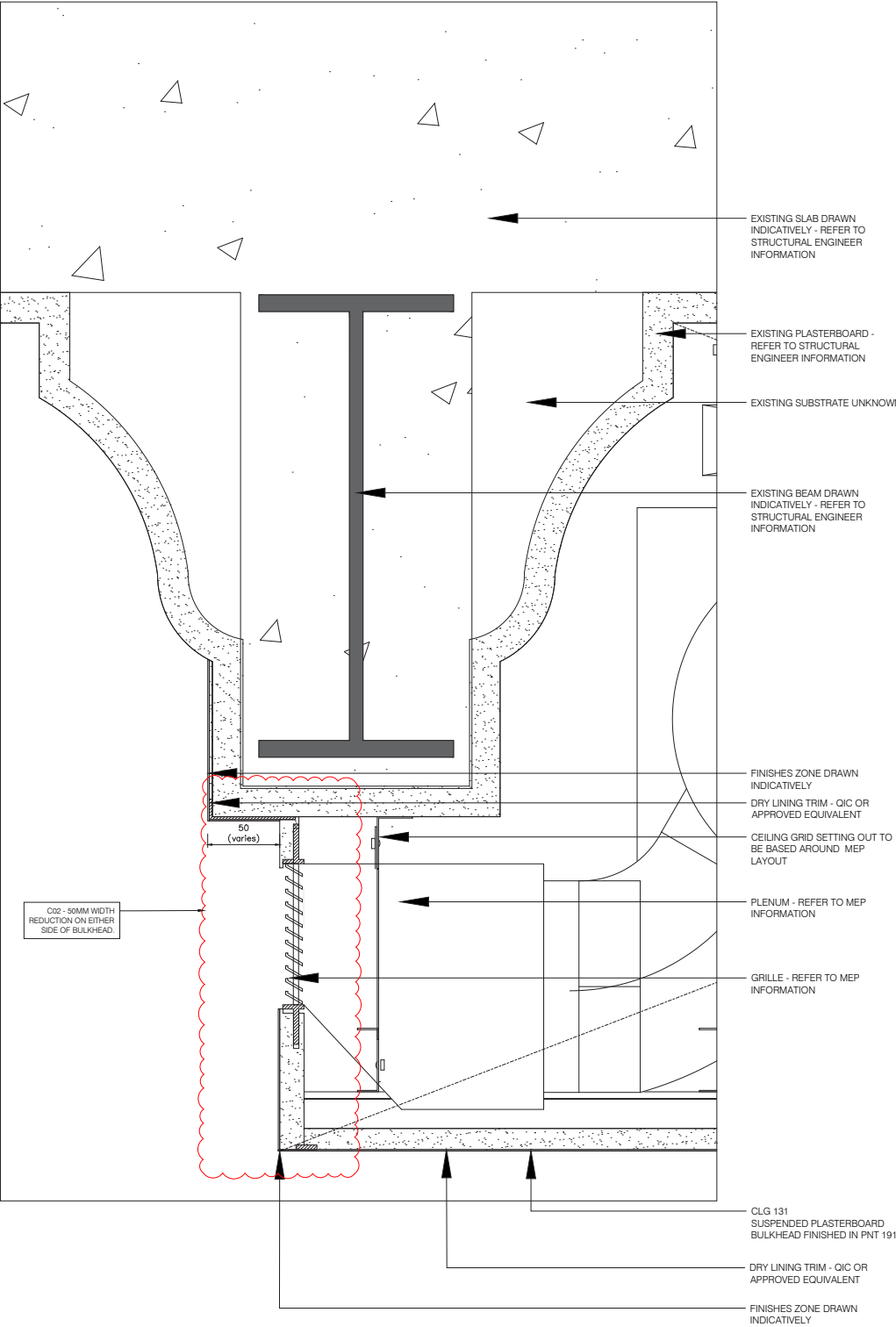
ANOMALY

LEVEL 1 AND 6 BULKHEAD DETAIL

DESIGN DEVELOPMENT SINCE LBC SUMBMISION

Bulkheads follow existing beam lines. Vertical face of the bulkhead is slightly offset from the beam edge, due to existing beam line variations on site.

SLH-ANO-P0-01-DR-A-38702-C02

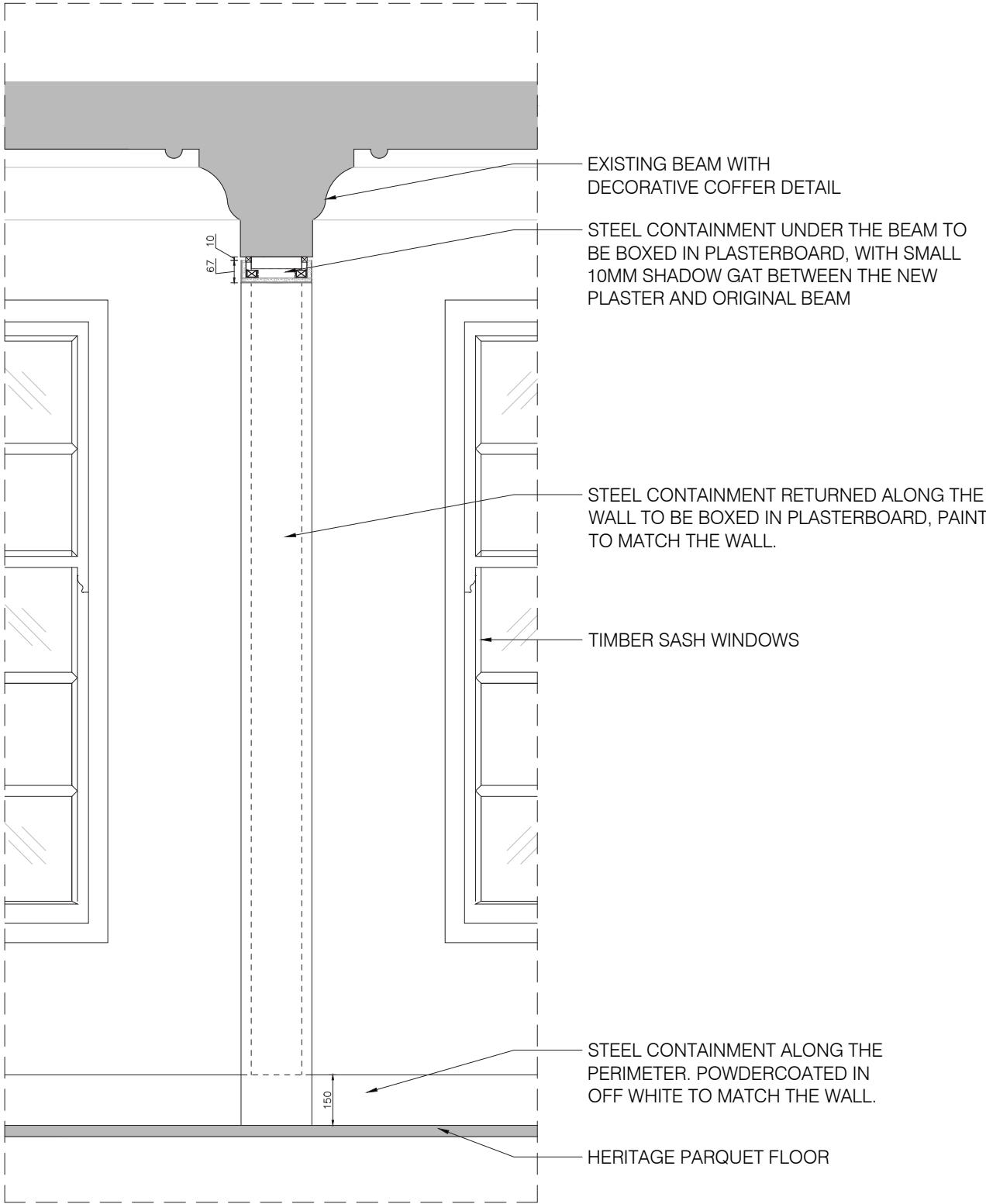


TRUNKING APPROACH FOR PARQUET UNITS

DESIGN DEVELOPMENT SINCE LBC SUMBMISION

Perimeter power trunking for the units with parquet floor. Containment which runs along the wall and on the underside of the beam to be covered in plasterboard boxing out and painted to match the wall finish.

SLH-ANO-P0-XX-DR-A-34710-C01



01 PROPOSED TYPICAL CONTAINMENT
TYPICAL LEVELS WITH PARQUET FLOOR

ANOMALY

5-23 Old Street
London
EC1V 9HL

anomaly.london

020 3871 9400