SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
OFFICE REFURBISHMENT



KARREV &
KINRISE

ANOMALY

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This document accompanies the 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.



SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
OFFICE REFURBISHMENT

CONTEXT + OVERALL BUILDING VISION

ANOMALY

THE CLIENT | KAREV









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.

CLIENT
Kinrise & Karev

ARCHITECT + INTERIOR DESIGN
Anomaly

PROJECT MANAGERS
Faction

MEPH ENGINEERS
Flatt Consulting

PLANNING + HERITAGE CONSULTANT
Savills Planning

STRUCTURAL ENGINEERS
Kinrise

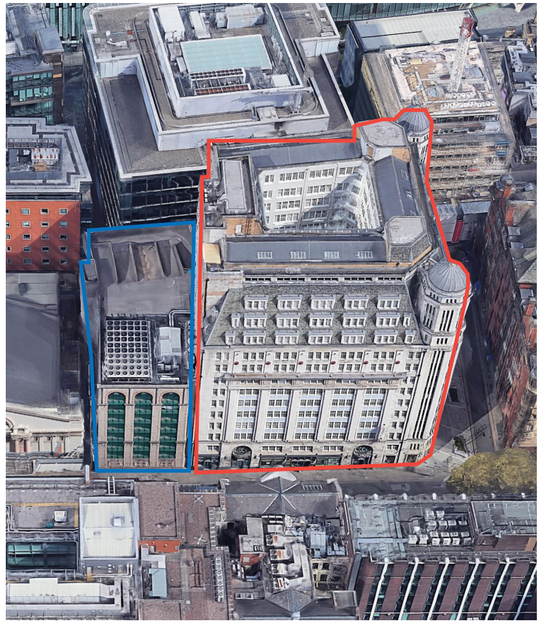
FIRE ENGINEER
Jensen Hughes

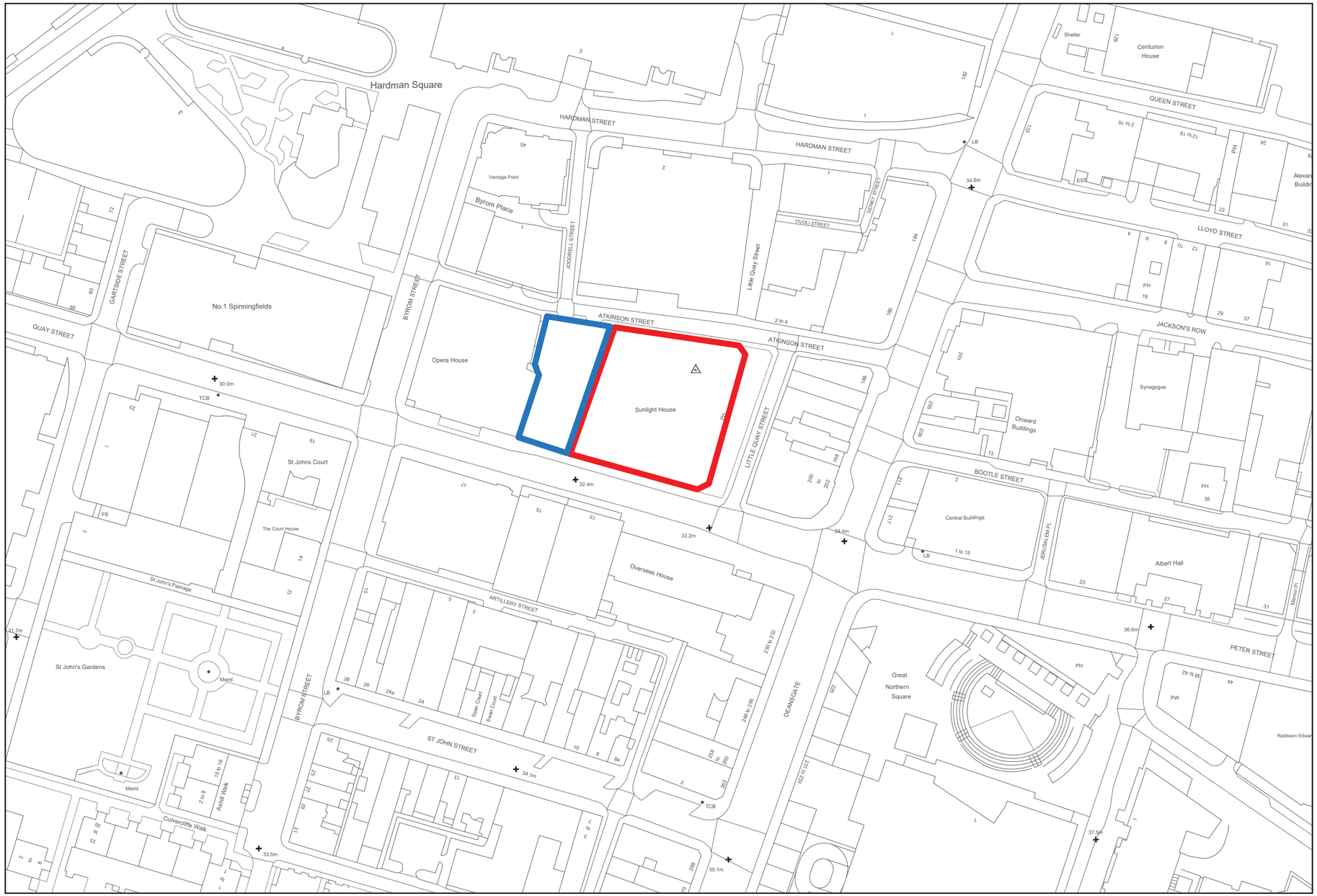
ACOUSTIC CONSULTANT
Hann Tucker Associates

ECOLOGY CONSULTANT
Collington Winter

SITE OWNERSHIP

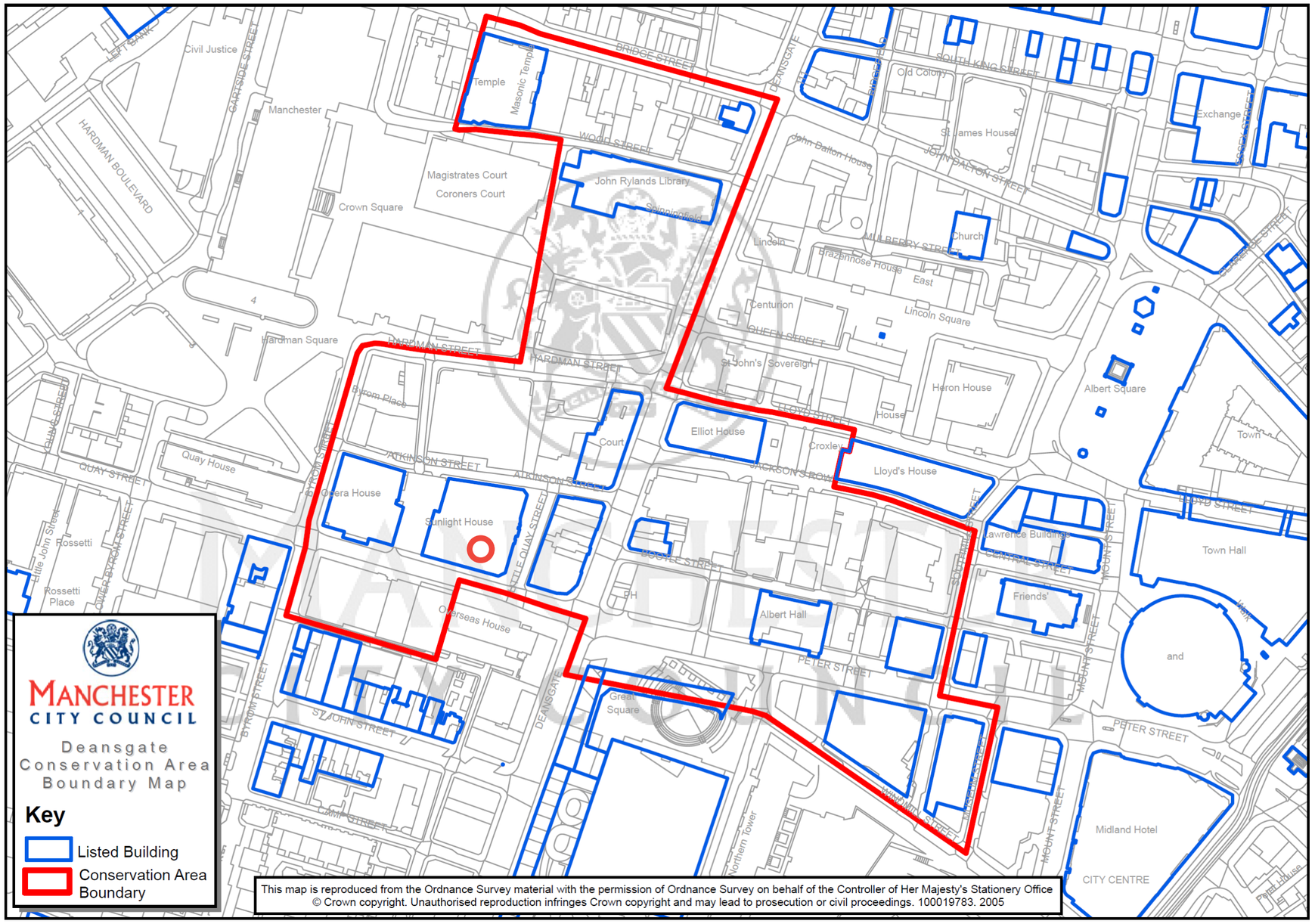
The client's ownership covers two elements of the overall site, Sunlight House highlighted red and the adjacent private car-park building highlighted blue.





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.



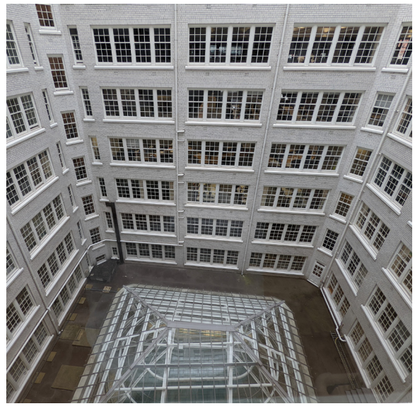
EXISTING EXTERNAL CONDITION

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.









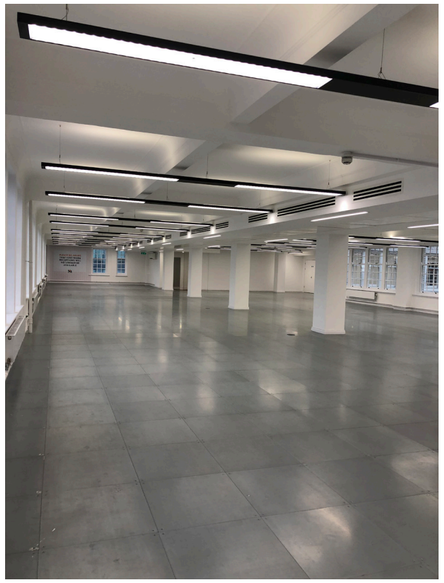


EXISTING INTERNAL CONDITION

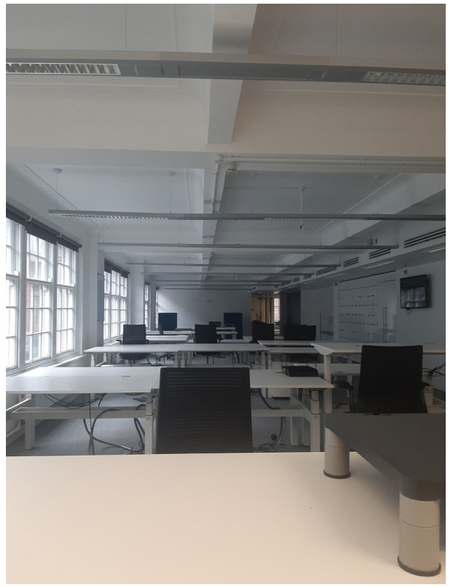
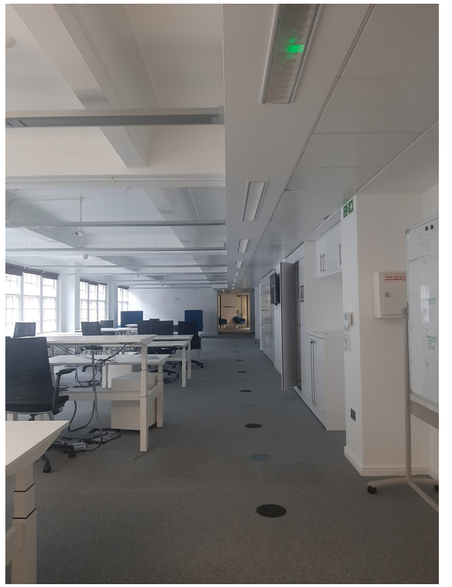
The building's internal condition is characterised by a contrast between the few remaining historic feature within the building and years of refurbishments. As evident on the Planning Portal, through institutional ownership over a period of year, various floors and the reception area have been refurbished with varying degrees of success.

The areas that form part of this LBC application vary in condition. Level 1 North side of the plan has more of the existing heritage features exposed. Level 6 and the southern side of level 1 have had different levels of modern refurbishments to them. As shown in the photos opposite.

The fundamental refurbishment principle of the office approved in the wider LBC application and applied to these additional areas look to celebrate these remaining rich heritage characteristics and where possible unpick the less sensitive changes that have taken place as part of previous refurbishments.



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.









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.



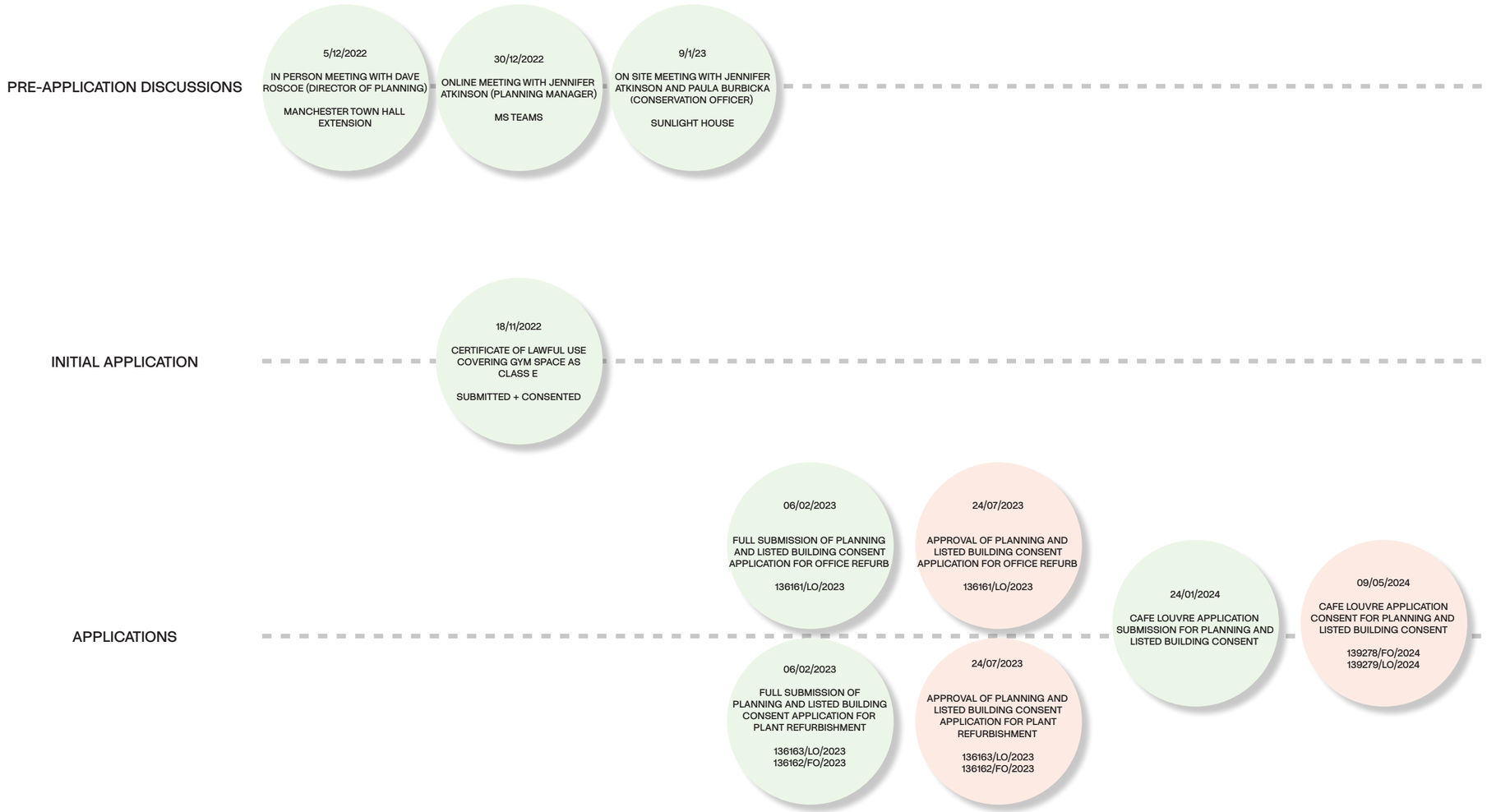
MCC ENGAGEMENT AND PROCESS

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. Consent recieved in February 2024 was for the majority of the office refurbishment works to the building. Some areas were excluded due to existing building tenants, vacant possession dates and other programming matters.

This application now relates to some of the previously exluded areas of scope but follows the same principles as the wider office refurbishment application.



SUNLIGHT HOUSE

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OFFICE REFURBISHMENT

SCOPE OF APPLICATION

ANOMALY

SCOPING PLANS - 136161/LO/2023

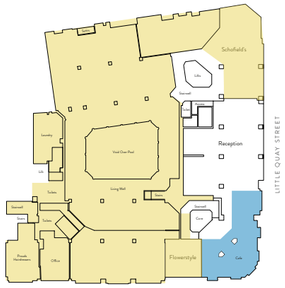
The facing plan diagram illustrates the proposed scope of the refurbishment works that were included in the planning approval from July 2023, 136161/LO/2023.

The floors with existing tenancies were shown in grey.

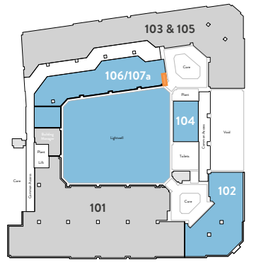
These were not included in the July 2023 approval as they were occupied. This LBC application therefore relates to these floors which have now become vacant.

The approved application principles have been designed to apply widely to the building. Therefore when these floors require future alignment we have intended to set out a clear benchmark for the calibre and design intent for these future works.

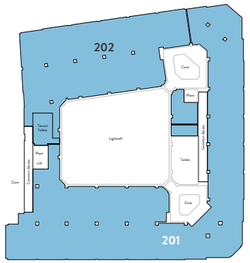
GROUND FLOOR



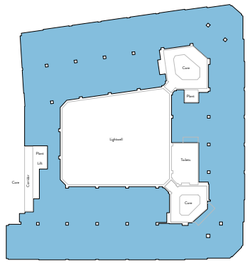
1ST FLOOR



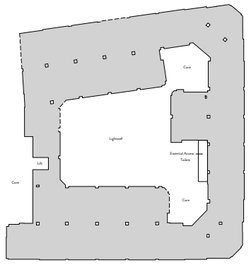
2ND FLOOR



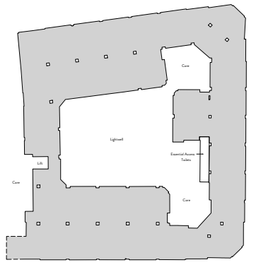
3RD FLOOR



4TH FLOOR



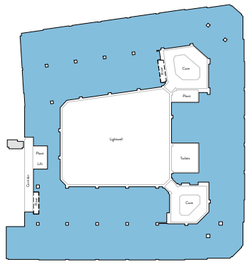
5TH FLOOR



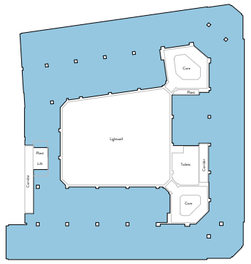
6TH FLOOR



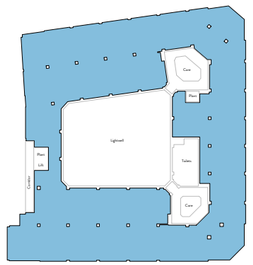
7TH FLOOR



8TH FLOOR



9TH FLOOR



LANDLORD AREA REFURBISHMENT

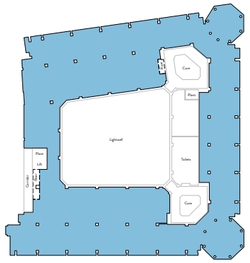
OFFICE REFURBISHMENT

OCCUPIED TENANCY

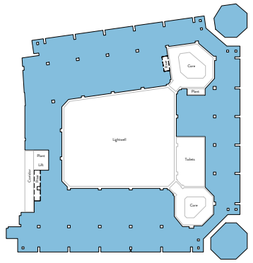
PLANT ROOM

OCCUPIED RETAIL - NOT PART OF APPLICATION SCOPE

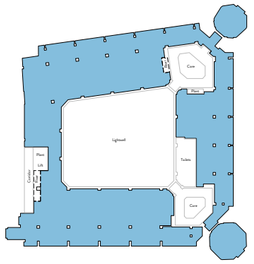
10TH FLOOR



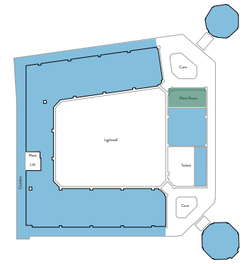
11TH FLOOR



12TH FLOOR



13TH FLOOR

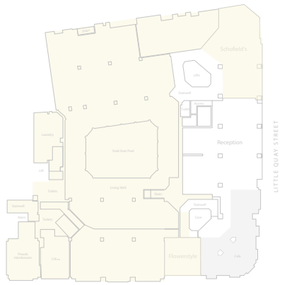


SCOPING PLANS -

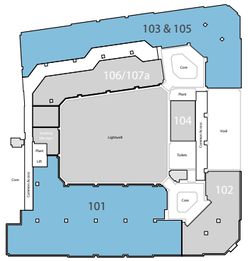
The facing plan diagram illustrates the proposed scope of the refurbishment works that form part of this application.

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.

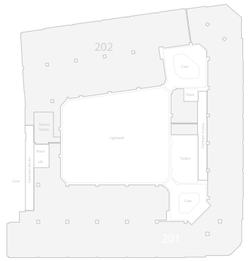
GROUND FLOOR



1ST FLOOR



2ND FLOOR

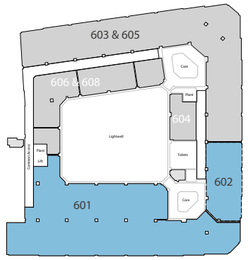


3RD FLOOR

4TH FLOOR

5TH FLOOR

6TH FLOOR



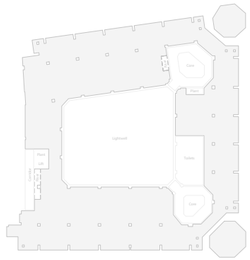
7TH FLOOR

8TH FLOOR

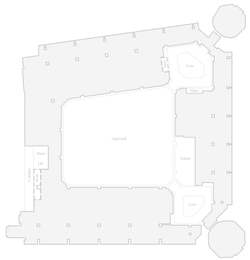
9TH FLOOR

10TH FLOOR

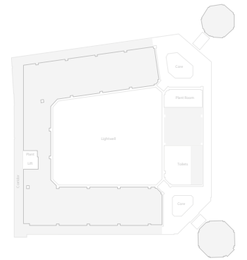
11TH FLOOR



12TH FLOOR



13TH FLOOR



LANDLORD AREA REFURBISHMENT

OFFICE REFURBISHMENT

AREA OUTSIDE OF THIS APPLICTIION

PLANT ROOM

OCCUPIED RETAIL - NOT PART OF APPLICATION SCOPE

SUNLIGHT HOUSE

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OFFICE REFURBISHMENT

OFFICE FLOOR

ANOMALY

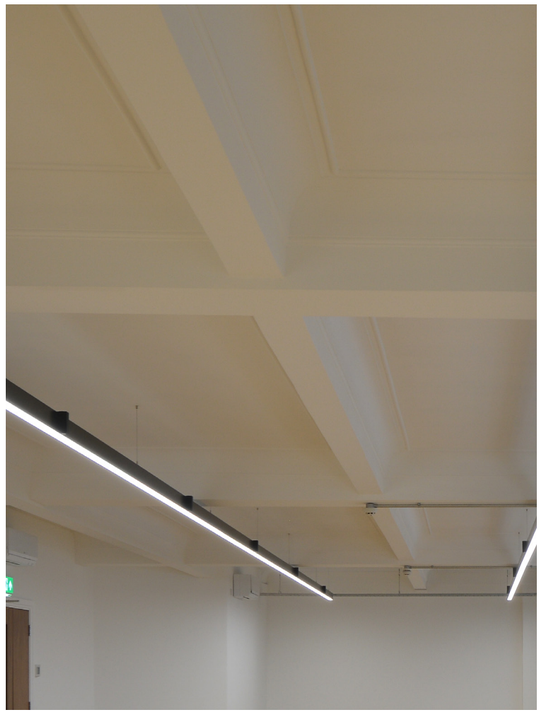
CHARACTERFUL AND HERITAGE FEATURES TO ENHANCE

Working with the design and client team, we have developed a proposal that looks to protect and enhance the limited areas of remaining heritage interest to the floors.



SASH WINDOWS TO LIGHTWELL AND OUTER FACADE

The proposal (explored later in the document) is to refurbish and make good the existing sash windows across the building. As part of the client's strong sustainability drive we have explored opportunities to reduce the building's carbon in operation and a large part of the exercise is to focus on heat loss within the building. We are therefore proposing to install secondary glazing to the internal faces of the window, discreetly aligned to the meeting rails of the existing sash.



CEILING COFFERS

The celing coffer grid runs almost unbroken throughout the entire building and where exposed is a powerful feature of the building. Our proposal looks to refurbish and repair, further emphasising by introducing lighting to acknowledge the shape of the coffer itself.



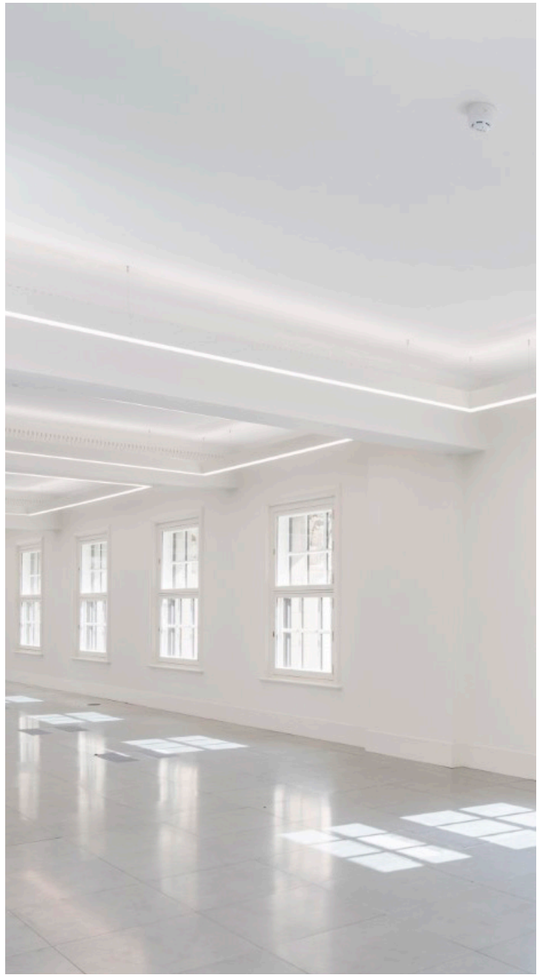
PARQUET TIMBER FLOORING

The building originally had a parquet timber flooring throughout and in some areas of the building the flooring has been restored to great effect. There are however, through some careless refurbishments in the building's history, areas where the flooring is visible absent or in very poor condition. We are developing an approach of audit and proposal which is explored on a later page to be agreed on site with the relevant Officers.

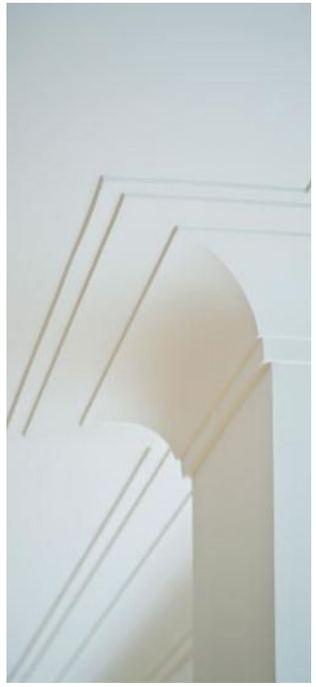
PROPOSED LOOK & FEEL

CAT-A

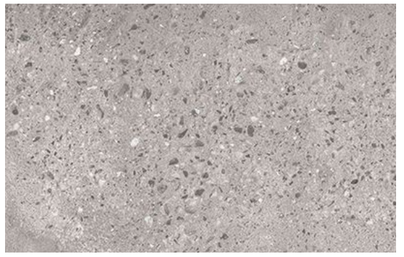
- Creating a well considered and neutral base
- Celebrating the building features
- Maximising Light
- Introducing richness where possible











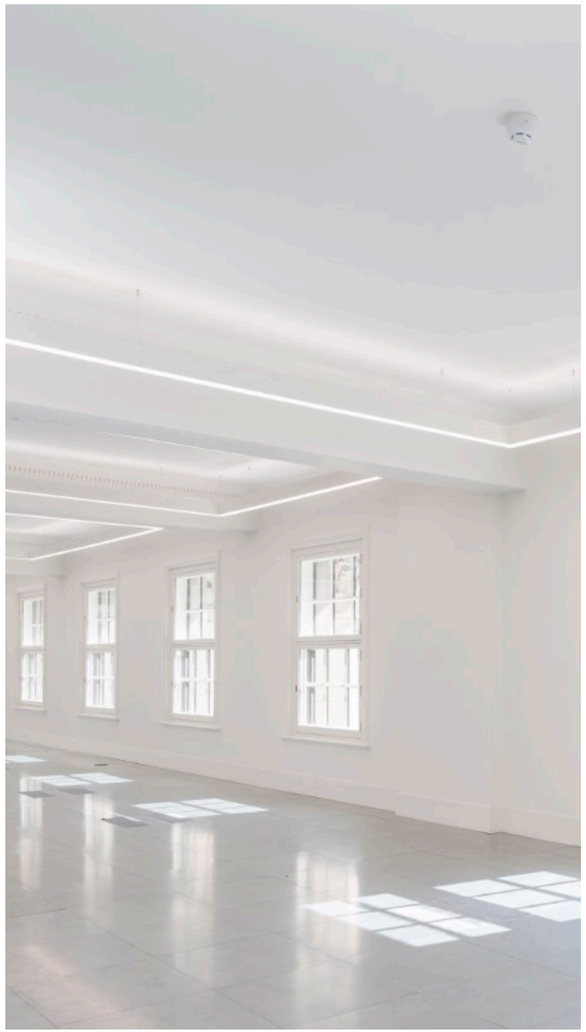


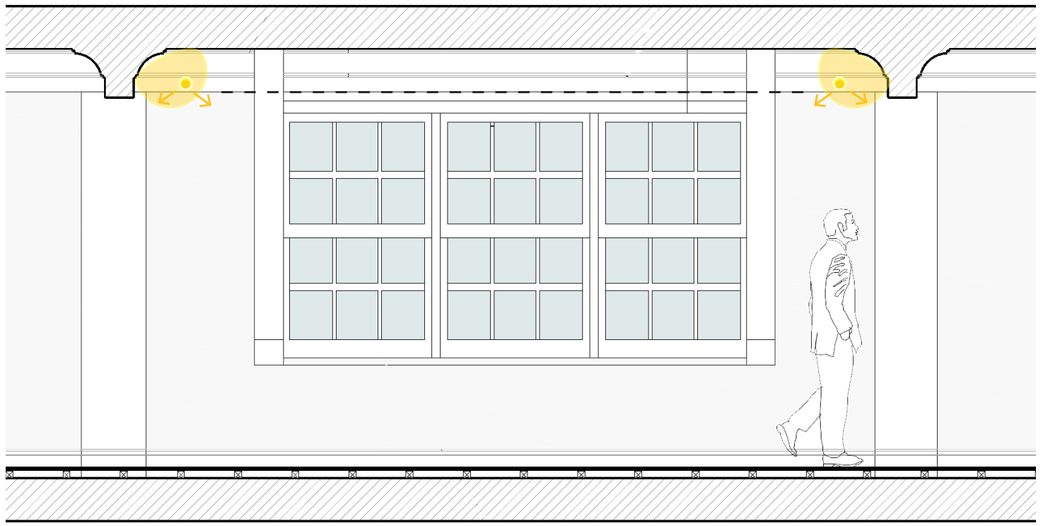
INDICATIVE CGI | CAT-A

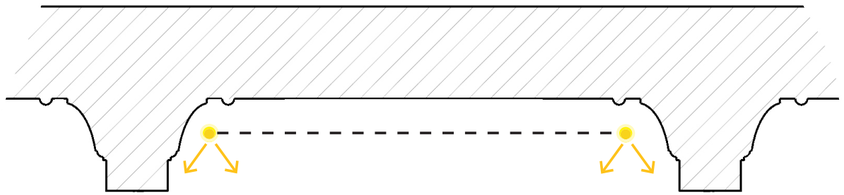

INDICATIVE CGI | CAT-A

COFFER LIGHTING PROPOSAL

The coffer lighting will be suspended, within the profiles of the coffers with an up and down light function to allow ambient glow against the ceiling and illumination of the office floorplate.







FLOORING STRATEGY
VIABILITY OPTIONS

As discussed on site during the initial pre-application walkaround, and approved as part of the wider application, the desired intention is to reveal the timber parquet flooring we assume is below the raised access flooring in many areas. However, our early investigations show that in many places the timber is damaged badly or covered in significant screed that may result in a difficult and unviable process.

As part of the wider application an approach was agreed for a ratio of the spaces to be taken back to parquet and areas retained as RAF.

This flexibility is important to securing tenants who may have a requirement for a raised access floor for cabling alongside others who would prefer the timber flooring with routed channels underneath.

The flooring startegies are captured opposite.



A. PERFECT PARQUET FLOORING

- Refinishing and making good where required



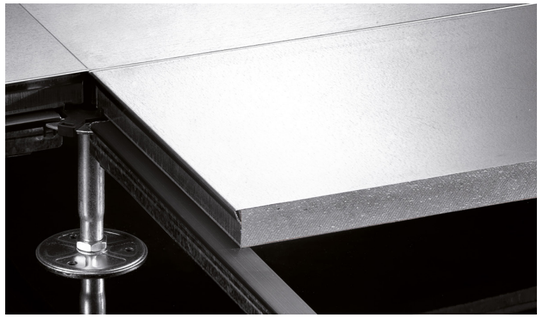
B. INFILL TO PARQUETE FLOORING IN PLACES

- Refinishing and making good where required
- installation of heritage appropriate parquet flooring to damaged or timber absent areas



C. NEW ENG. TIMBER FLOORING

- Laying of new engineered timber flooring to levels where parquet is absent or too beyond repair



D. RAISED ACCESS FLOORING

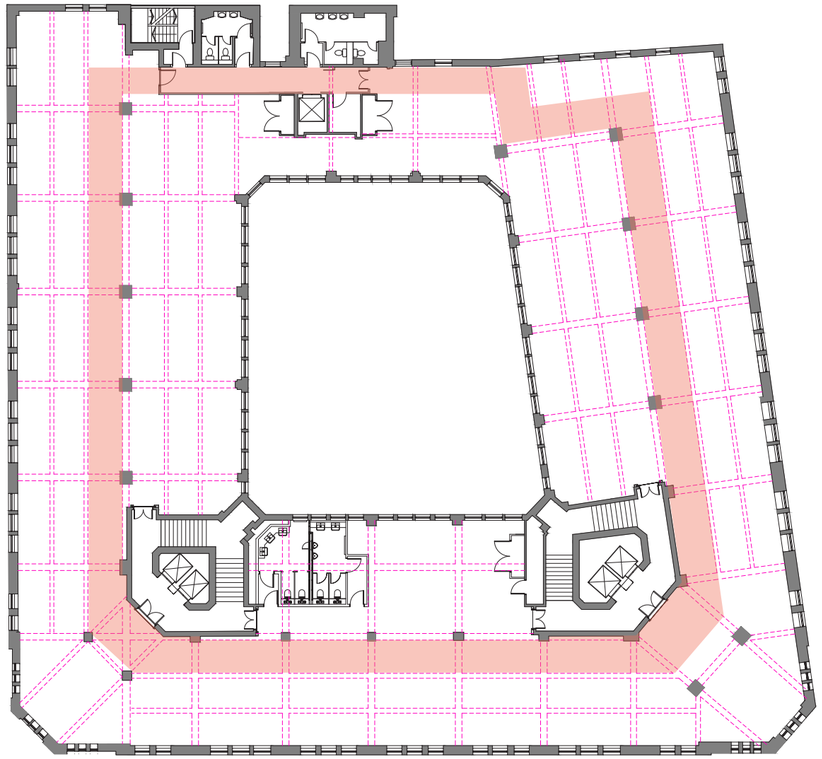
- RAF flooring over existing parquete/ damaged areas ready for new flooring finishes.
- As currently installed on all floors

PROPOSED CEILING AND PERIMETER SERVICES APPROACH

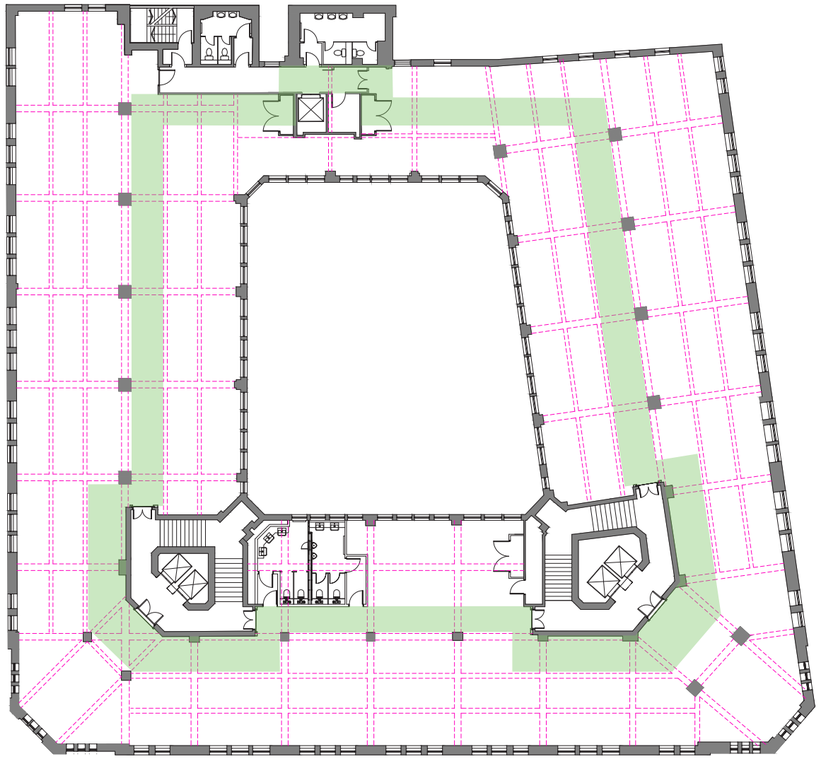
The proposed mechanical and electrical strategy has been carefully developed and co-ordinated with engineers to maximise the amount of visible coffers by the external windows. Solid cable runs will lead from the central bulkhead along the underside of the coffer before dropping down the column to the perimeter power supply.

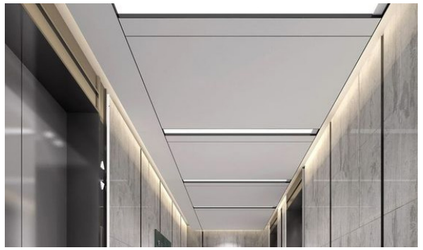


EXISTING



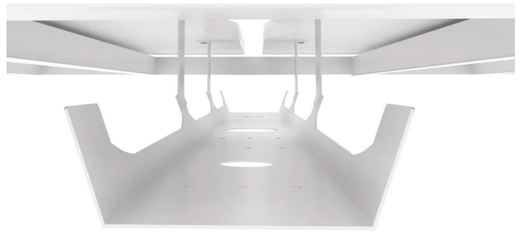
PROPOSAL











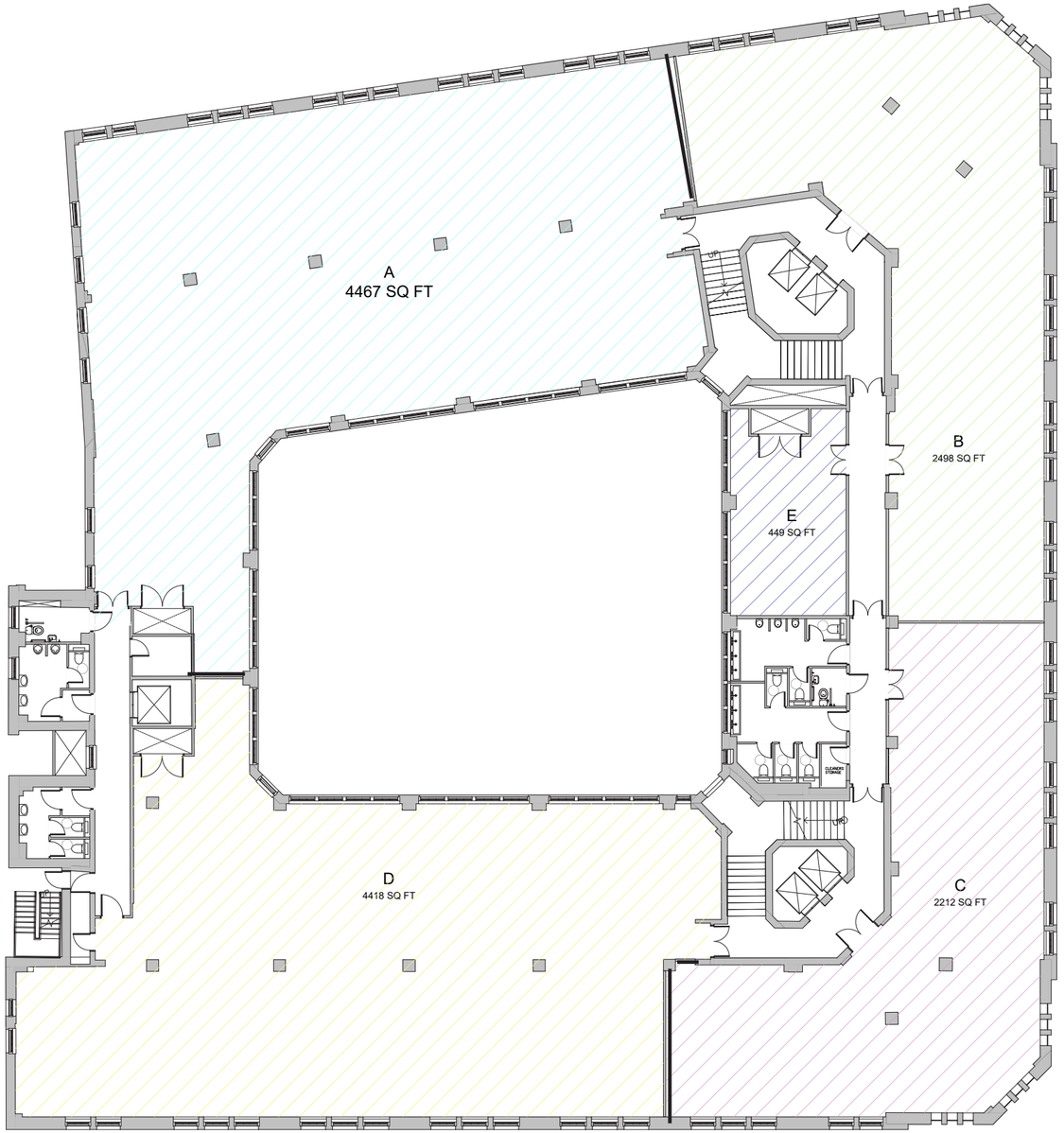
TENANT FLEXIBILITY
SMALLER UNITS

As part of the future proofing for this building, the client wishes to secure an in-principle split for the floor into smaller tenancies.

This aligns with other floors within the building and also Joseph Sunlight's initial vision for the speculative office. Originally the building was envisioned as a flexible shell with partitions and divisions possible across multiple settings, which is evident in existing floors with central corridors and half floor splits.

The plan shown facing shows a proposed split into four smaller office units to align with market demand in the city. Working with commercial leasing agents over 80% of the current market demand for the last two years has been for <5,000sqft office units and therefore a proposed split of the floor like this will be a significantly positive attraction for this building.

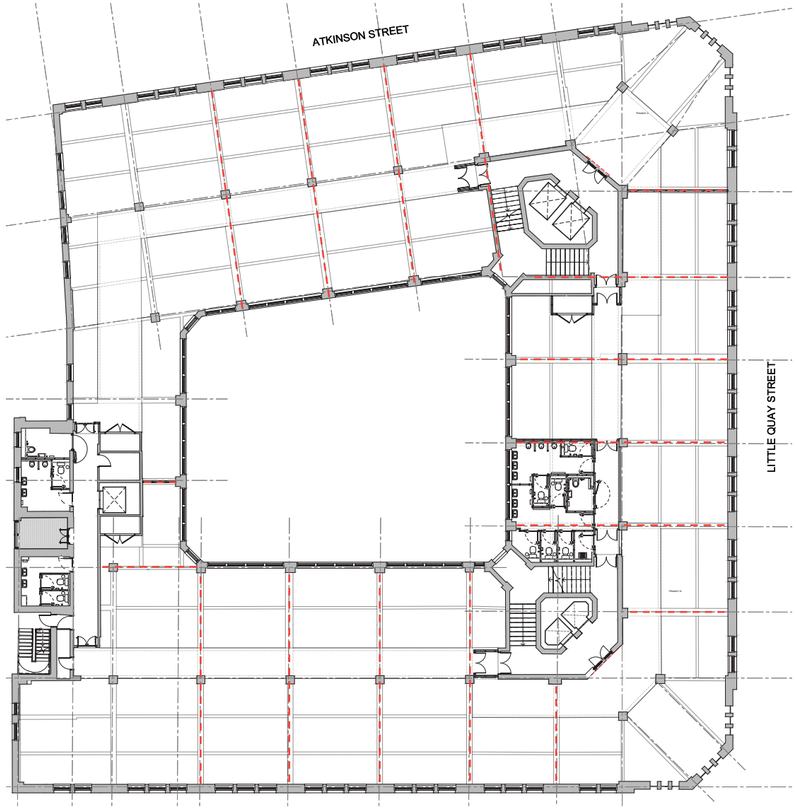
All the partitions have been designed to sit on the existing structural and coffer lines to ensure alignment with the wider refurbishment principles.



TENANT FLEXIBILITY

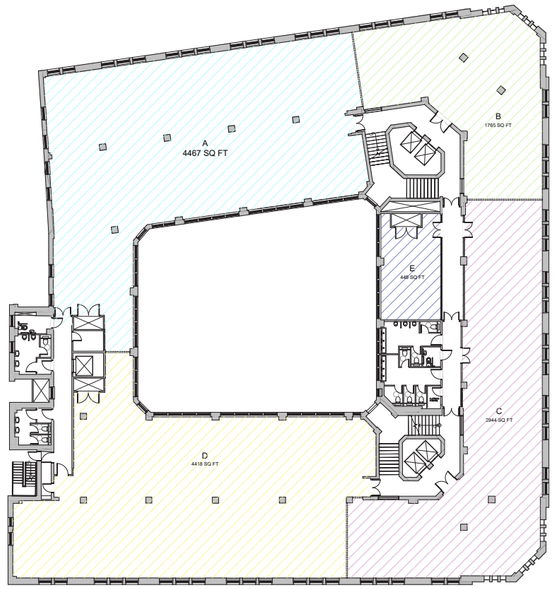
SUBDIVISION FRAMEWORK

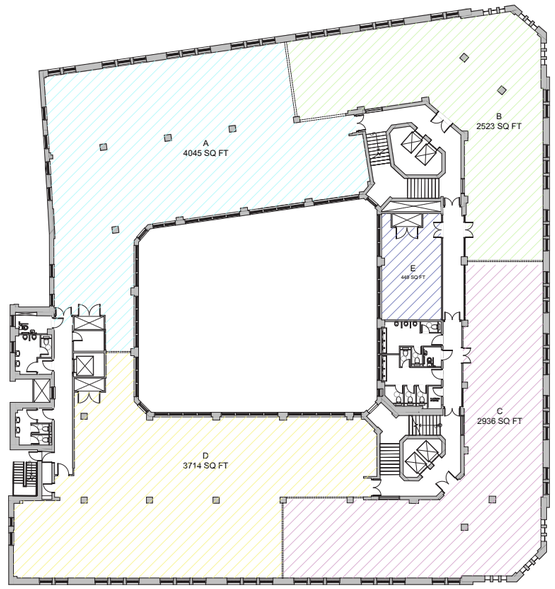
It is proposed that an framework can be established on tenancy split principles. This is to marry the requirement for protection of the listed asset against the speed and flexibility required within a fast moving commercial market. For example, as illustrated facing, the relocation of a tenancy split must sit on a primary structural line with detailing as proposed on the following page.

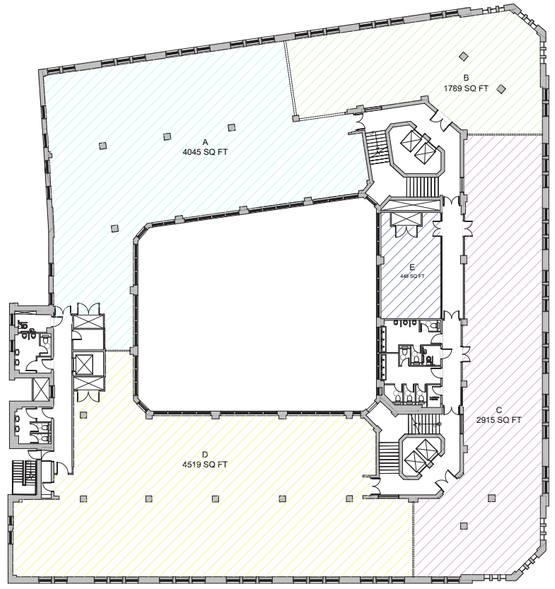


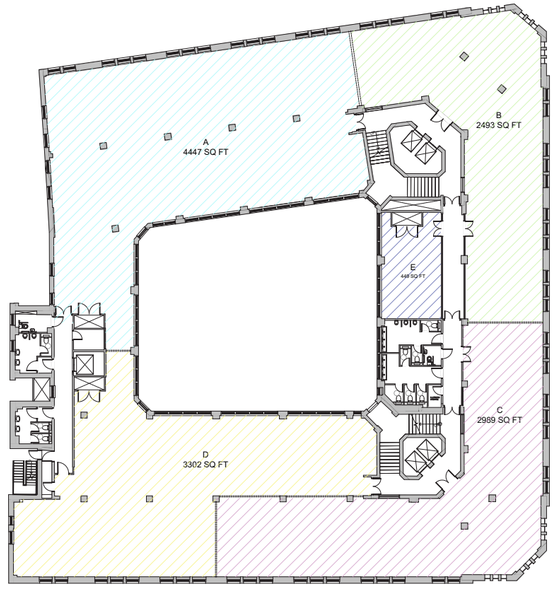
LEFT
Red dashed lines show potential split locations on structural and coffered grid

RIGHT
Example tenancy splits on a single floor using structural lines





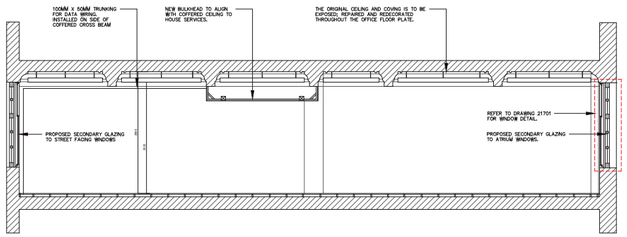




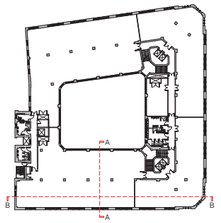
TENANT FLEXIBILITY

PARTITION STRATEGY PRINCIPLES

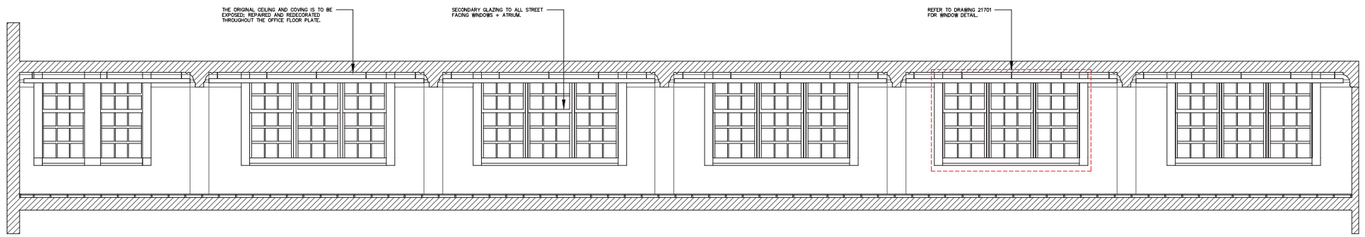
Alongside the subdivision strategy, a number of tenant fitout principles are sought. These principles are aligned with the previously consented tenant fitout guide in that partitions should interface with mullions and solid elements of the facade carefully to ensure the remaining heritage features are appreciated to their fullest impact.



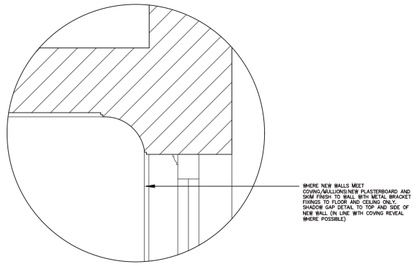
TYPICAL SECTION A-A @ 1:50



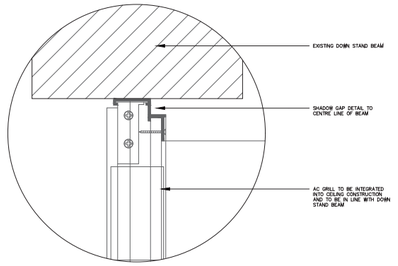
TYPICAL FLOOR LOCATION PLAN



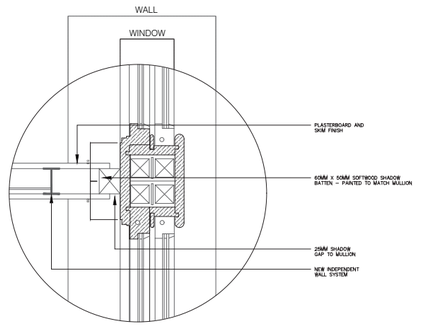
TYPICAL SECTION B-B @ 1:50



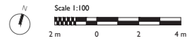
DETAIL 1 - PLASTERBOARD WALL MEETING EXISTING COVING



DETAIL 1 - PLASTERBOARD WALL MEETING EXISTING COVING



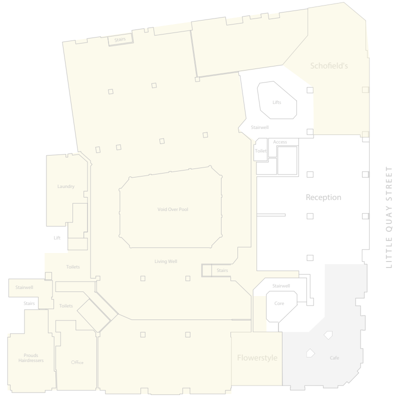
DETAIL 1 - PLASTERBOARD WALL MEETING LARGE MULLION (PLAN)



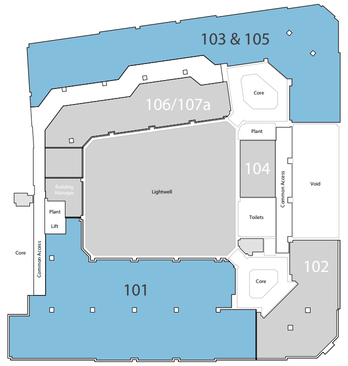
SCOPING PLANS

The facing plan diagram illustrates the proposed scope of the refurbishment works. The refurbishment principles apply to all floors available for refurbishment and referenced in supporting drawings.

GROUND FLOOR



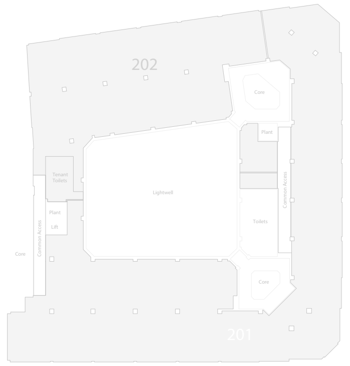
1ST FLOOR



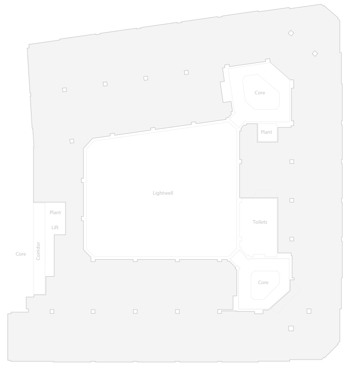
2ND FLOOR

SUITE 201
Vacant

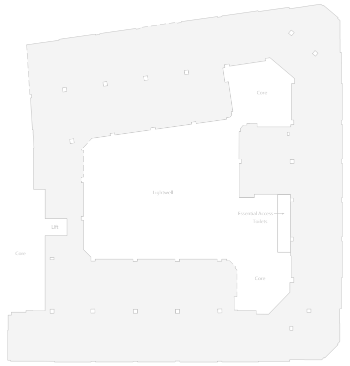
SUITE 202
Vacant



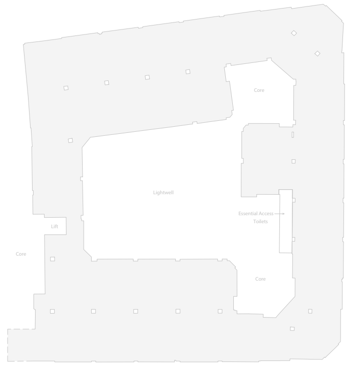
3RD FLOOR



4TH FLOOR



5TH FLOOR



6TH FLOOR

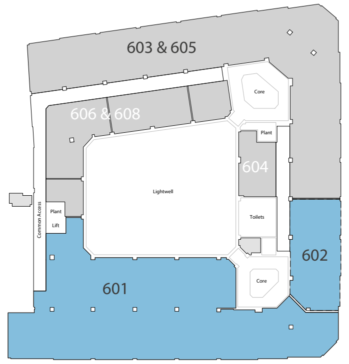
SUITE 601
Charles Stanley Group Ltd

SUITE 602
Project Management & Building Consultancy Ltd

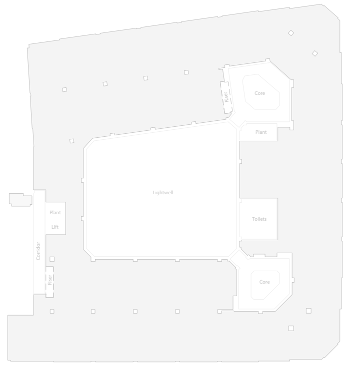
SUITE 603 & 605
Vacant

SUITE 604
Vacant

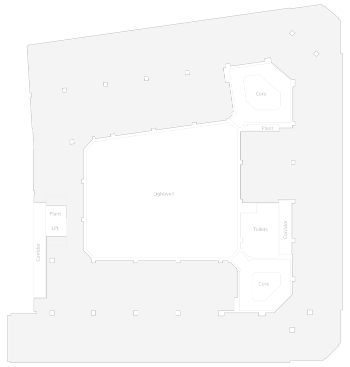
SUITE 606 & 608
Vacant



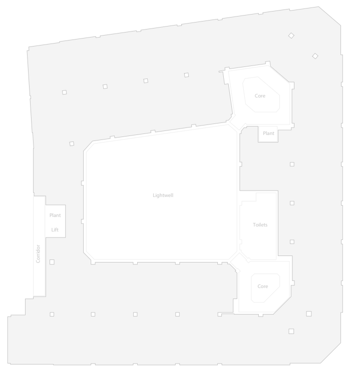
7TH FLOOR



8TH FLOOR

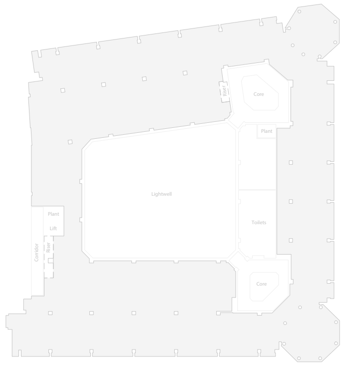


9TH FLOOR

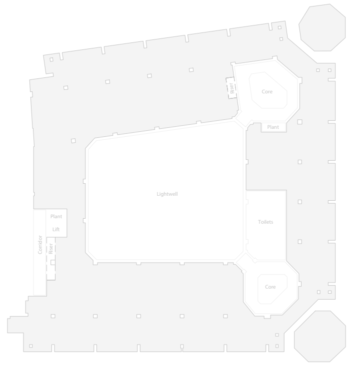


10TH FLOOR

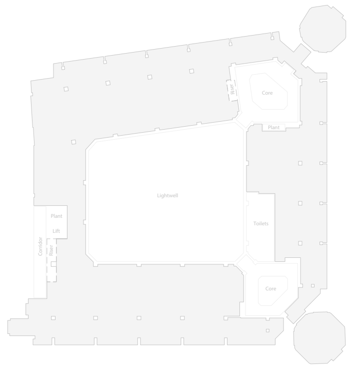
WHOLE FLOOR
Vacant



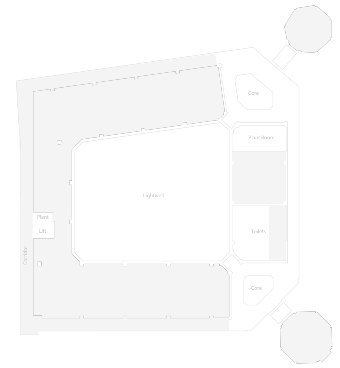
11TH FLOOR



12TH FLOOR



13TH FLOOR



LANDLORD AREA REFURBISHMENT

OFFICE REFURBISHMENT

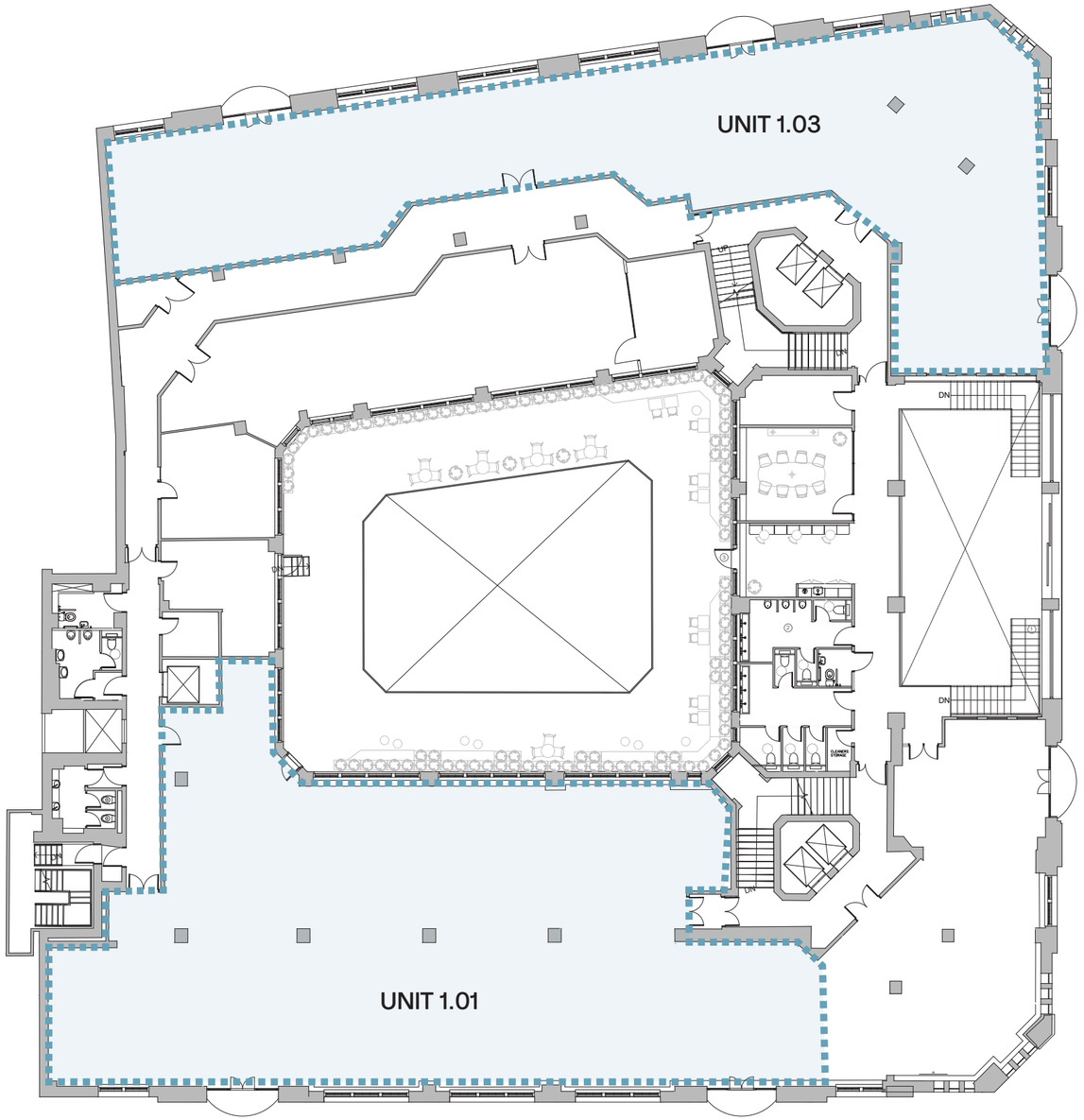
OUT OF SCOPE

OCCUPIED RETAIL - NOT PART OF APPLICATION SCOPE

LEVEL 01

Proposed level 01 plan, highlighting the units within the scope of this application.

The proposed works to this unit, inline with the previous design strategies set out are summarised as below are;
- New RAF
- New Lighting
- New MEP inline with the wider design strategy

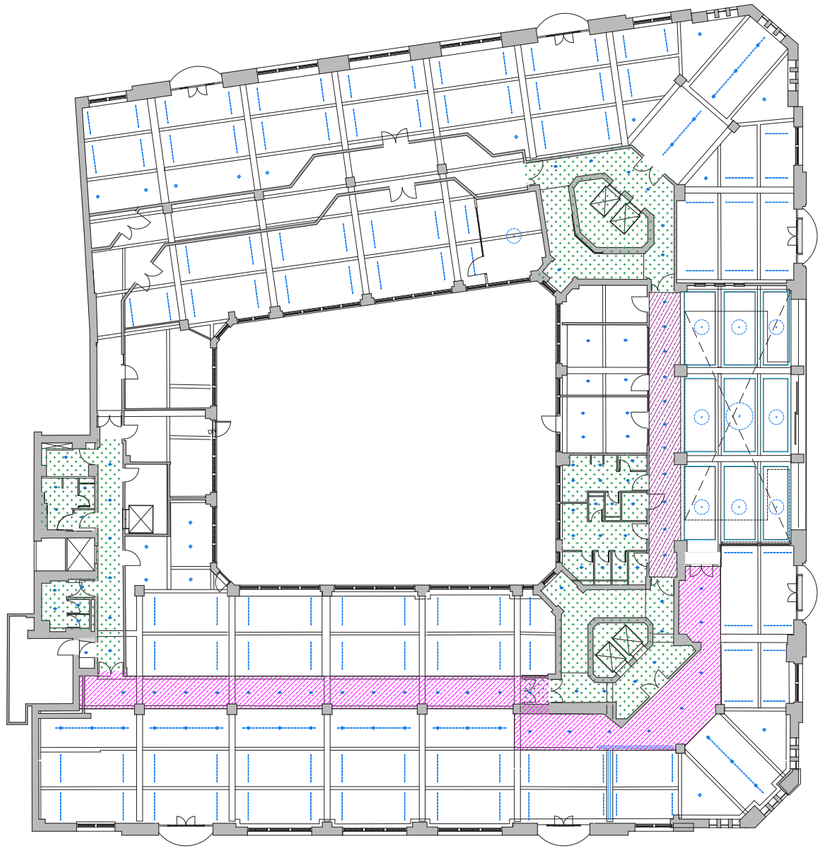


LEVEL 01

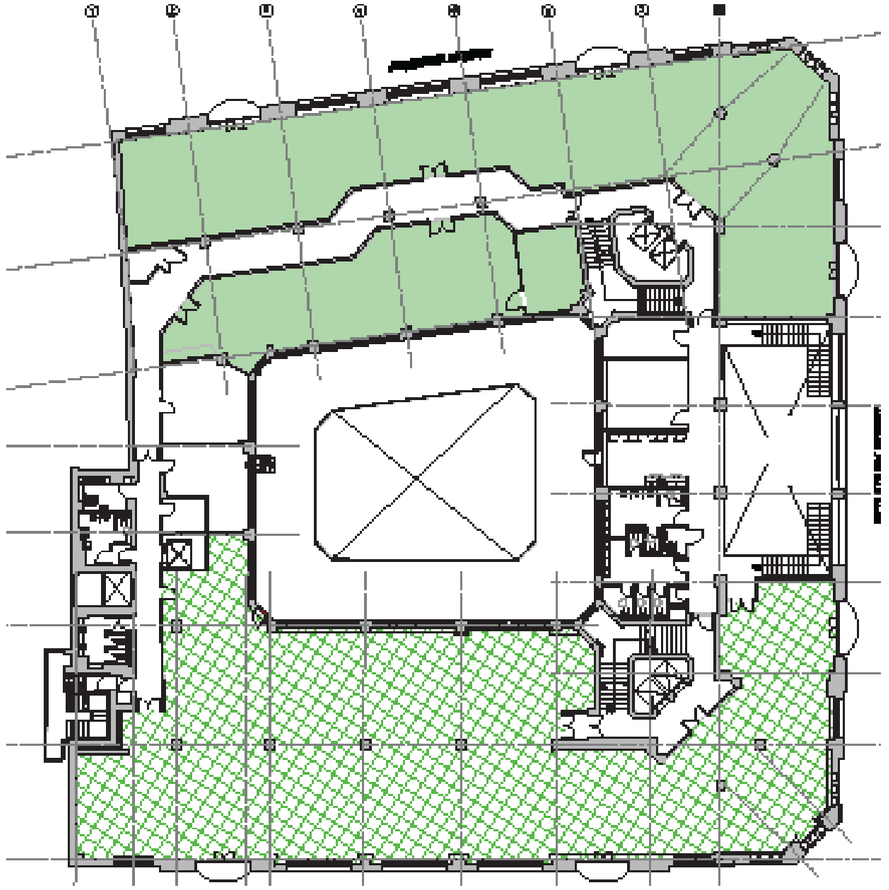
Proposed level 01 plans showing the proposed RCP and floor finishes plans.

The proposed flooring strategy is for the 1.03-1.05 unit (previously silent night) to be refurbished parquet and the level 1.01 unit to have new RAF.

Previously unit 1.01 had carpet applied directly to the parquet which has left a large amount of residue and damage to the existing floor.



L01 - PROPOSED RCP



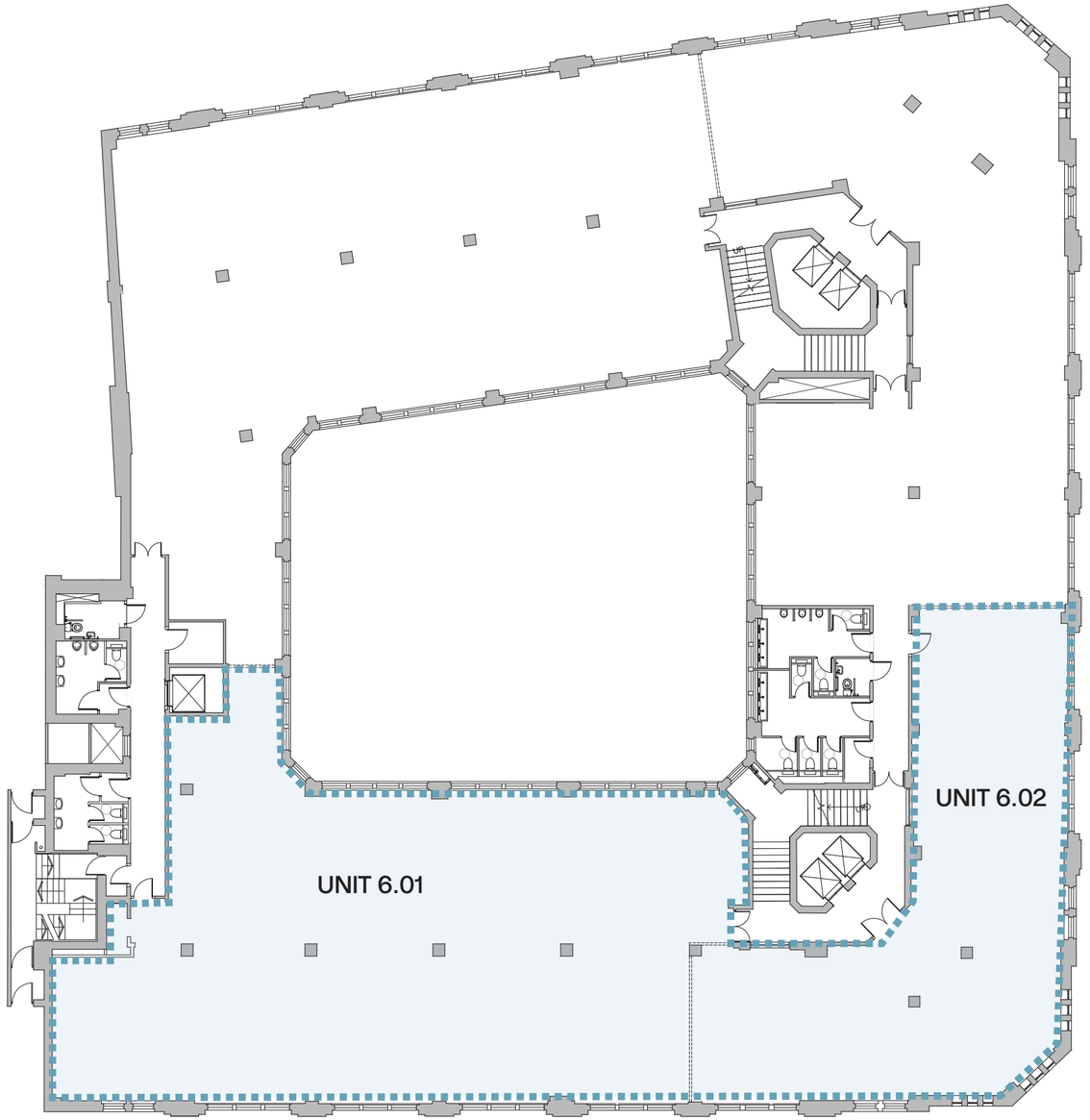
L01 - PROPOSED FLOOR FINISHES PLAN

LEVEL 06

Proposed level 06 plan, highlighting the units within the scope of this application.

The proposed works to this unit, inline with the previous design strategies set out are summarised as below are;
- New RAF
- New Lighting
- New MEP inline with the wider design strategy

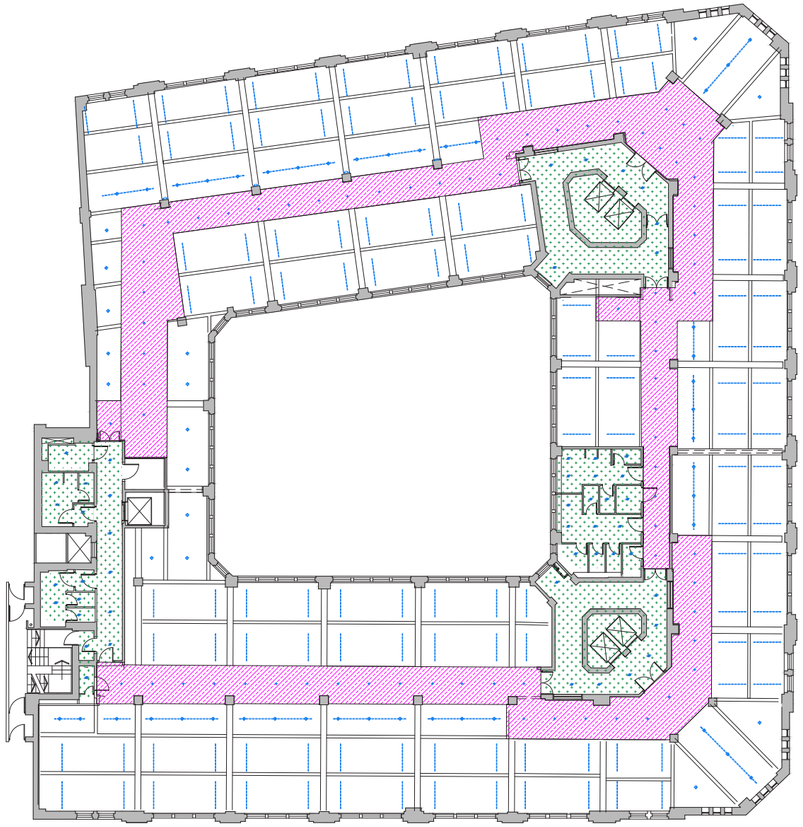
The plan shows indicative split lines inline with the previously established principles.



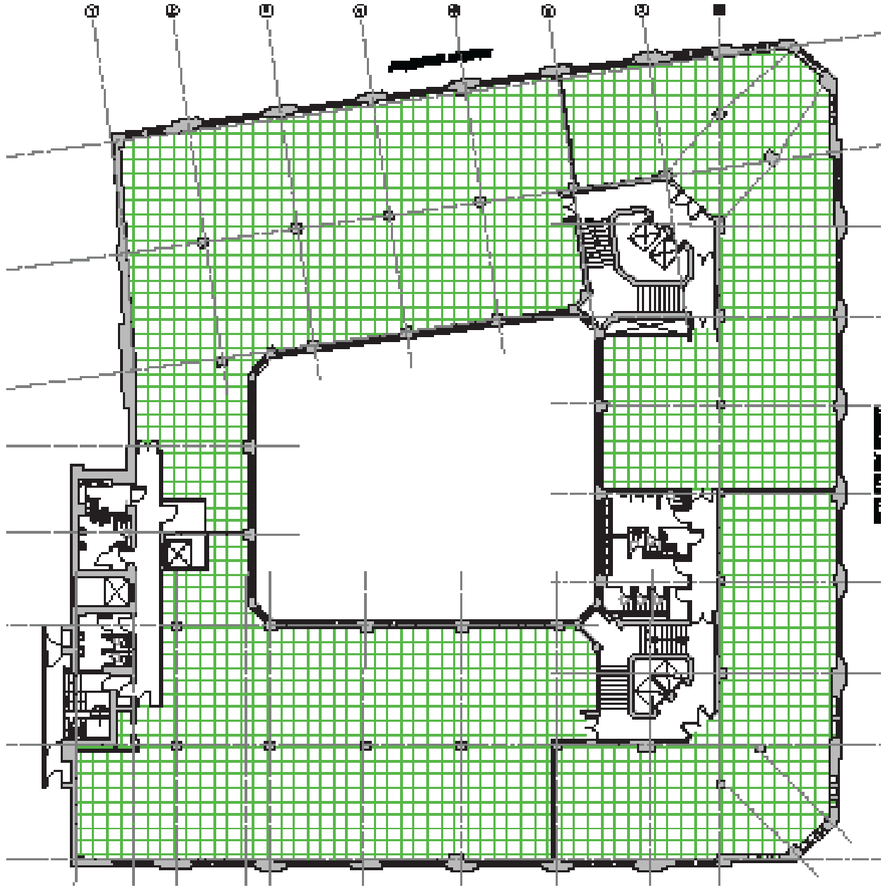
EXISTING CONDITIONS
UNIT 1.01

Proposed level 06 plans showing the proposed RCP and floor finishes plans.

The proposed flooring strategy is for the full level 06 to be new RAF which continues the previous startegy.



L06 - PROPOSED RCP



L06 - PROPOSED FLOOR FINISHES PLAN

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
OFFICE REFURBISHMENT

WASTE MANAGEMENT

ANOMALY

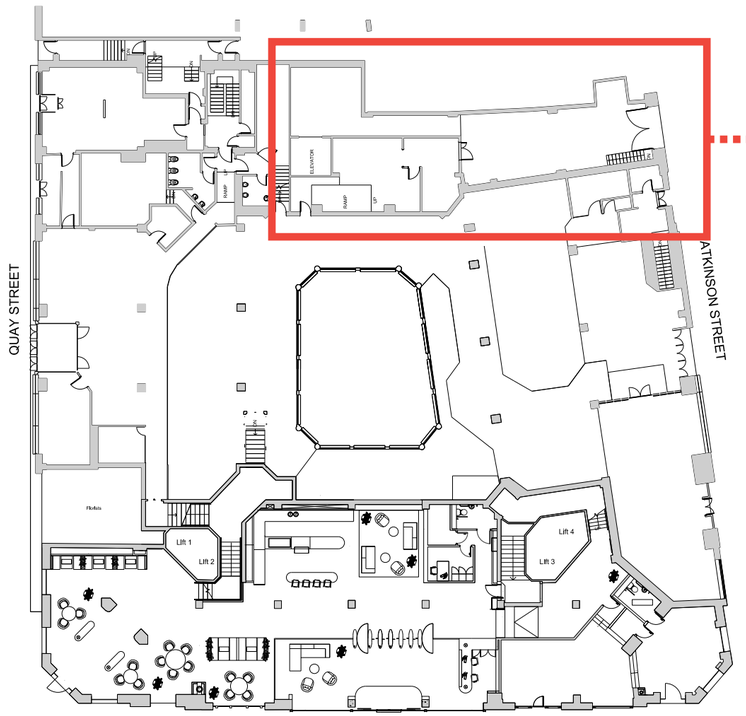
WASTE MANAGEMENT STRATEGY

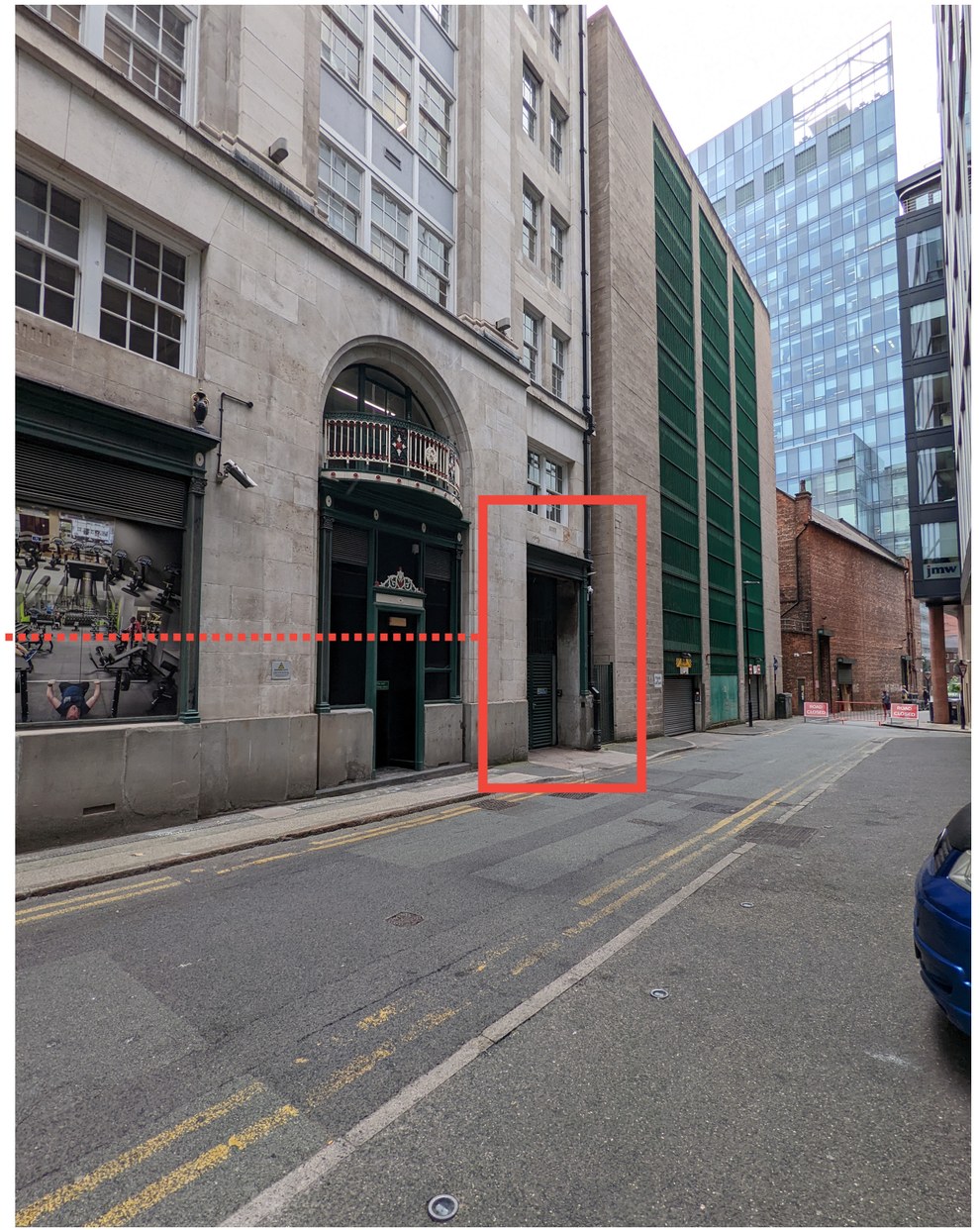
The wate management strategy remains as previously approved and no changes are required.

The approved strategy is set out below and opposite for reference only.

The building benefits from a dedicated bin storage area, accessed from the rear of the site on Atkinson Street. This space serves directly to the street with daily collections (currently reduced to three times a week with reduced numbers within the building) Both refuse and recycling takes place in this area.

The building management team manage the facility directly with the adjacent commercial unit. It is accessed either via the rear goods lift or staircase.





SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
OFFICE REFURBISHMENT

SUMMARY

ANOMALY

SUNLIGHT HOUSE
SUMMARY OF PROPOSALS + BENEFITS

This document references the approved design principles for the refurbishment of the office spaces to Sunlight House, Manchester as previously approved and how they apply to the new areas of scope.

The key benefits and considerations can be summarised as:

- a carefully considered and balanced office refurbishment that celebrates the building's rich history
- curated office refurbishment principles to continue the rich palette through the building and provide best in class and flexible workspace





ANOMALY

5-23 Old Street
London
EC1V 9HL

anomaly.london

020 3871 9400