SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS



KARREV &
KINRISE

ANOMALY

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

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

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.

June 2023



SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

CONTEXT + OVERALL BUILDING VISION

ANOMALY





THE CLIENT | KARREV + KINRISE

CLIENT STATEMENT

The owner is a joint venture between Karrev and Kinrise.

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

Kinrise is an award-winning investment company (est. 2015) focused on reimagining and restoring iconic buildings to their former glory. Our spaces are purposed to host freelancers in need of a desk for the day through to global companies needing a home for a decade.

Why the name Kinrise? In short it translates as community rising. Our vision is to play our part in the renewal of UK cities by creating spaces that inspire and enable. We look at the world through four lenses; human, social, environmental and financial. These perspectives drive our approach to our renovations, partnerships and communities across our portfolio.





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
Karrev & Kinrise

ARCHITECT + INTERIOR DESIGN
Anomaly

PROJECT MANAGERS
Faction

MEPH ENGINEERS
King Associates

PLANNING + HERITAGE CONSULTANT
Savills Planning

STRUCTURAL ENGINEERS
Kinrise

FIRE ENGINEER
Jensen Hughes

ACOUSTIC CONSULTANT
Hann Tucker Associates

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.

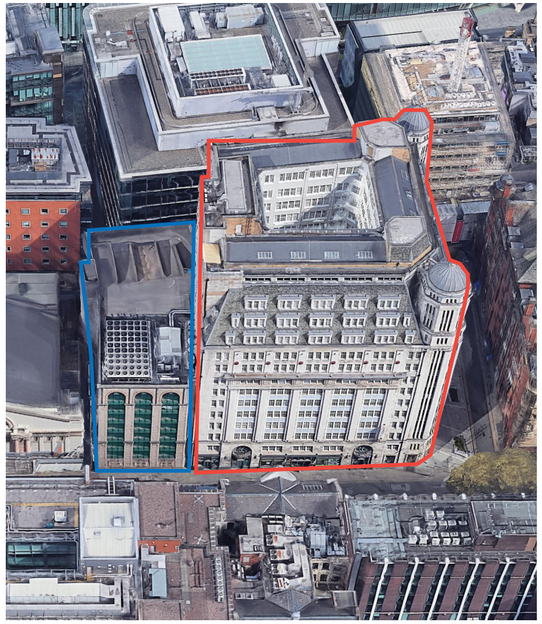
Manchester City Centre is a strategic economic location and focus of employment growth in the City and City Region (as identified within Manchester's adopted Core Strategy, 2016). The Core Strategy confirms the City Centre and the fringe a variety of high quality accommodation types, sizes and foot-plates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

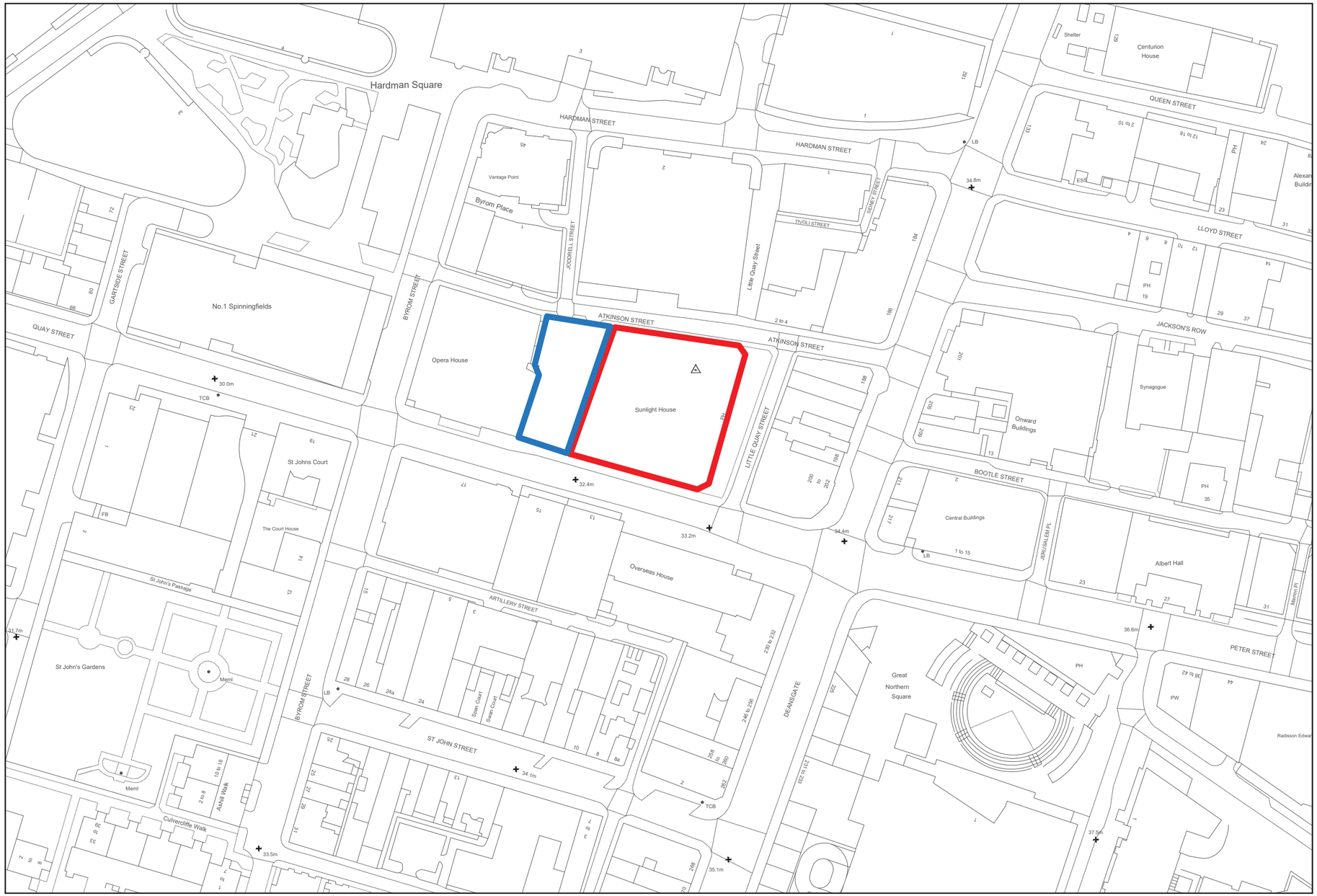
Spinningfields has become established as a world class office destination, characterised by new build office buildings aimed at the financial and professional services sector and wide mix of uses including high quality civic, residential, hotel, leisure and retail space in a carefully planned and managed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

SITE OWNERSHIP

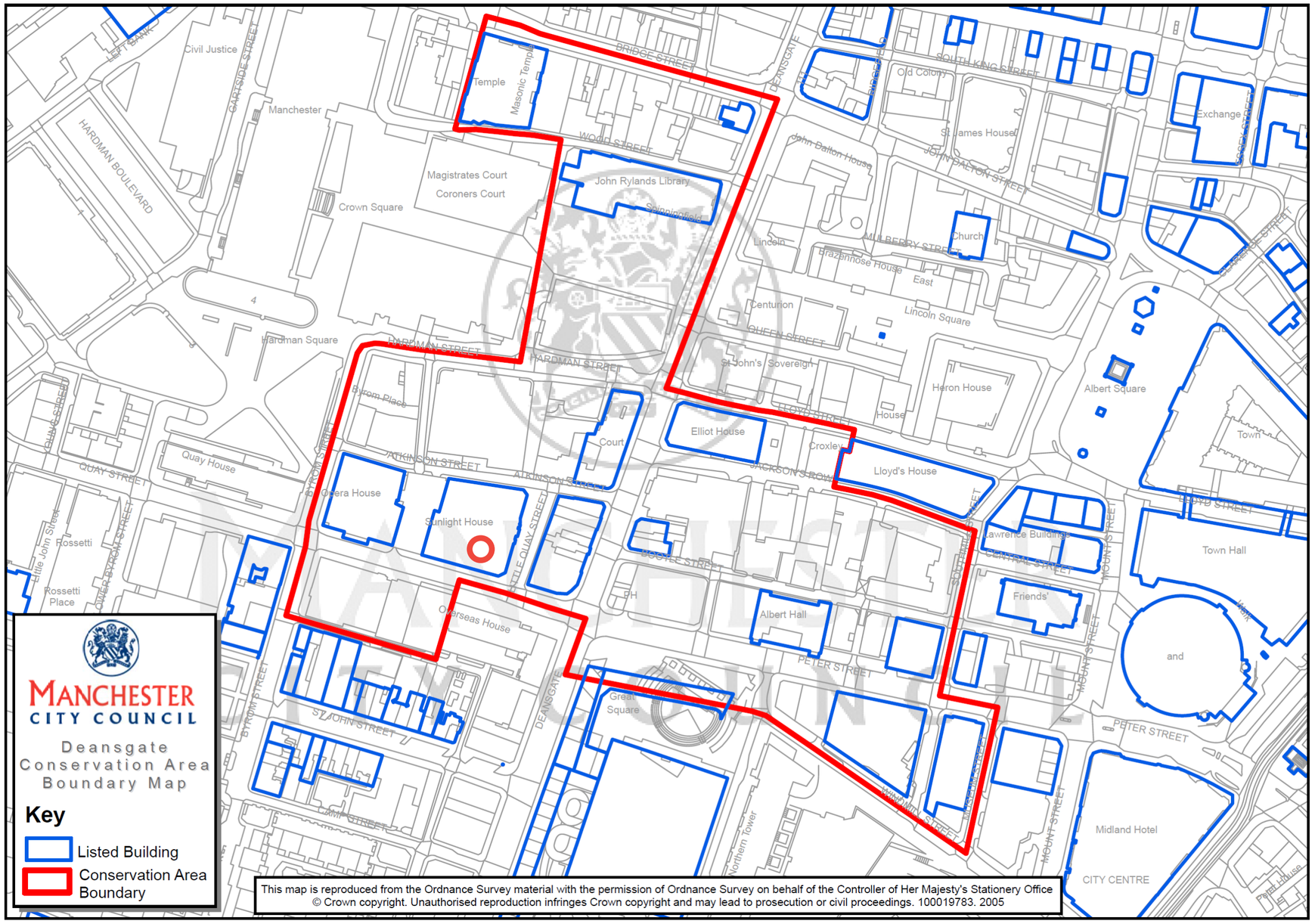
The client's ownership covers two elements of the overall site, Sunlight House highlighted red and the adjacent private car-park building highlighted blue.





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.



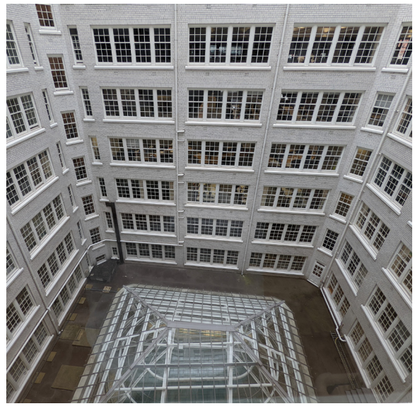
BUILDING OVERVIEW

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.





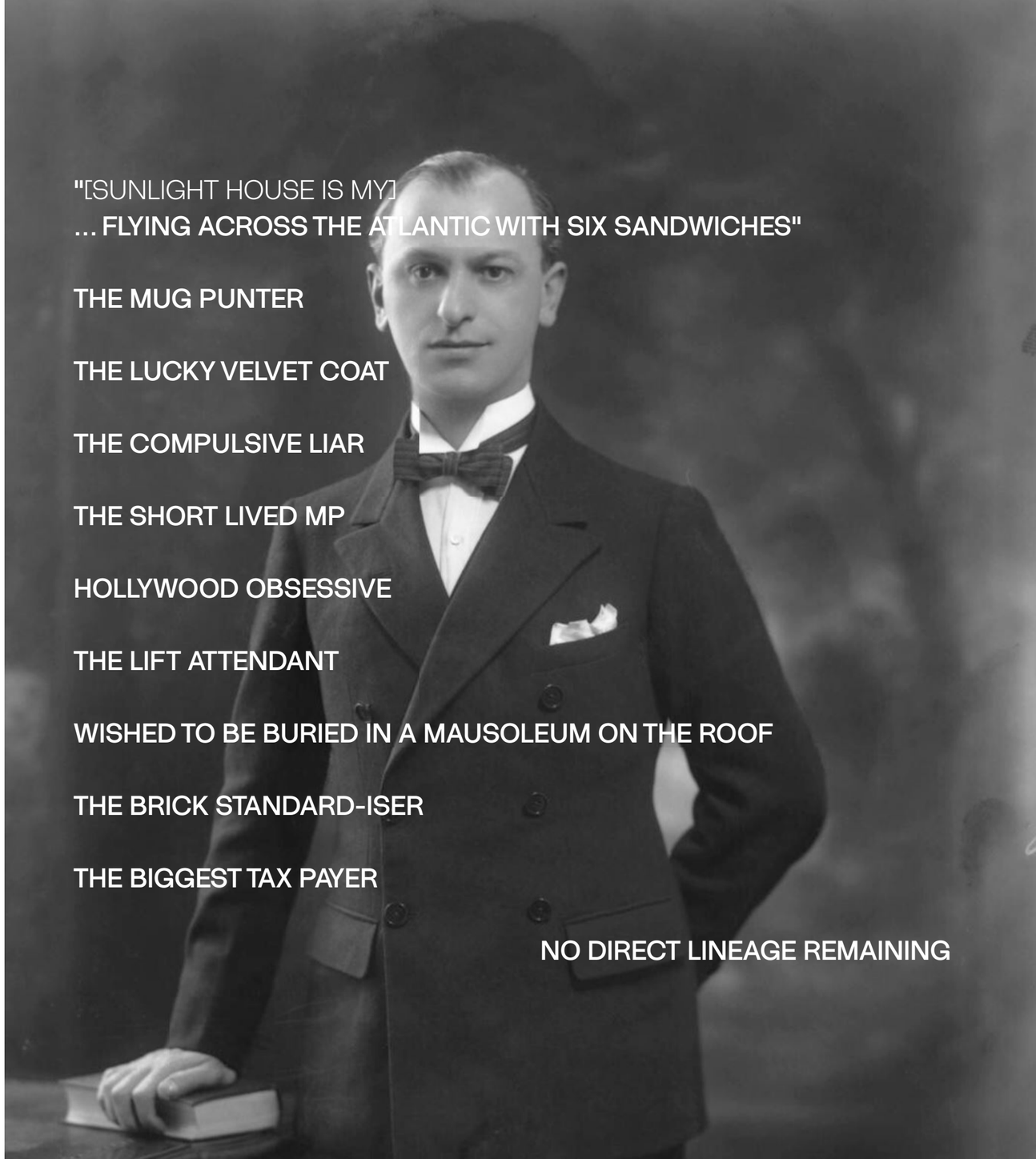




CHARACTER

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

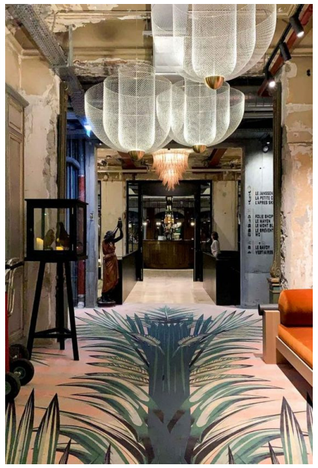
CHANNELLING JOSEPH SUNLIGHT

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.

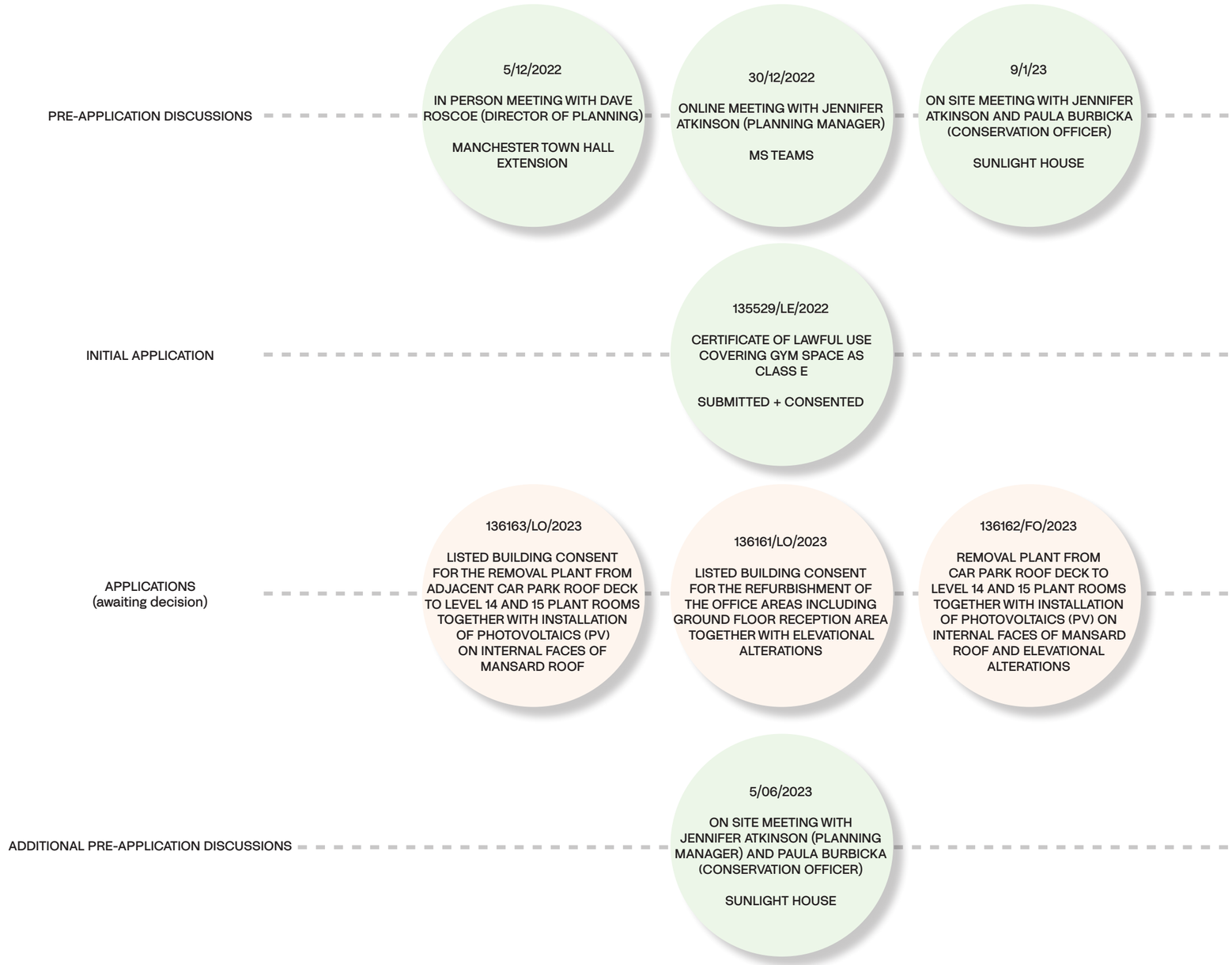


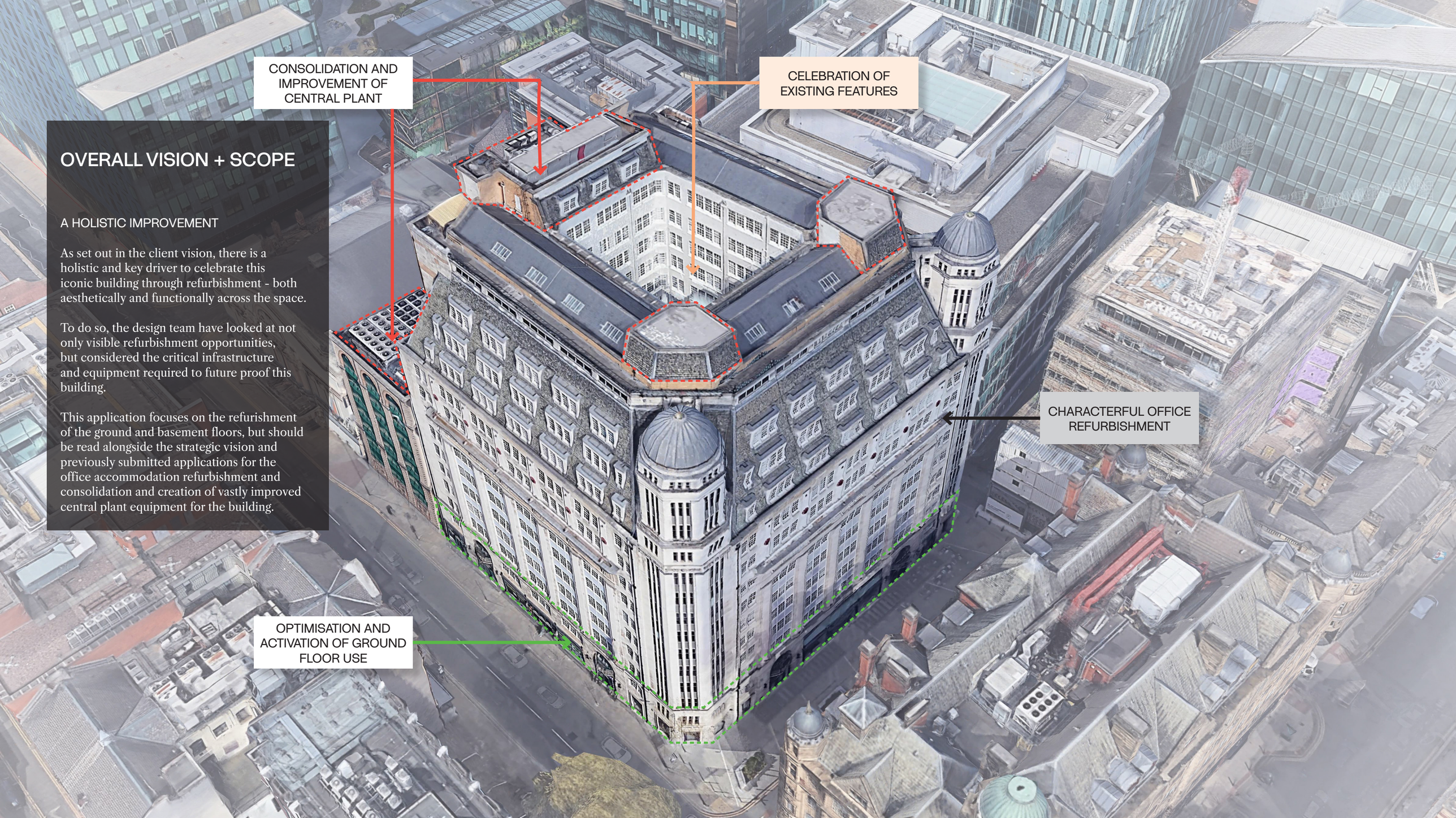
PRE-APPLICATION ENGAGEMENT AND APPLICATION PROCESS

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.





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

SITE HISTORY AND LAYOUT DEVELOPMENT

ANOMALY

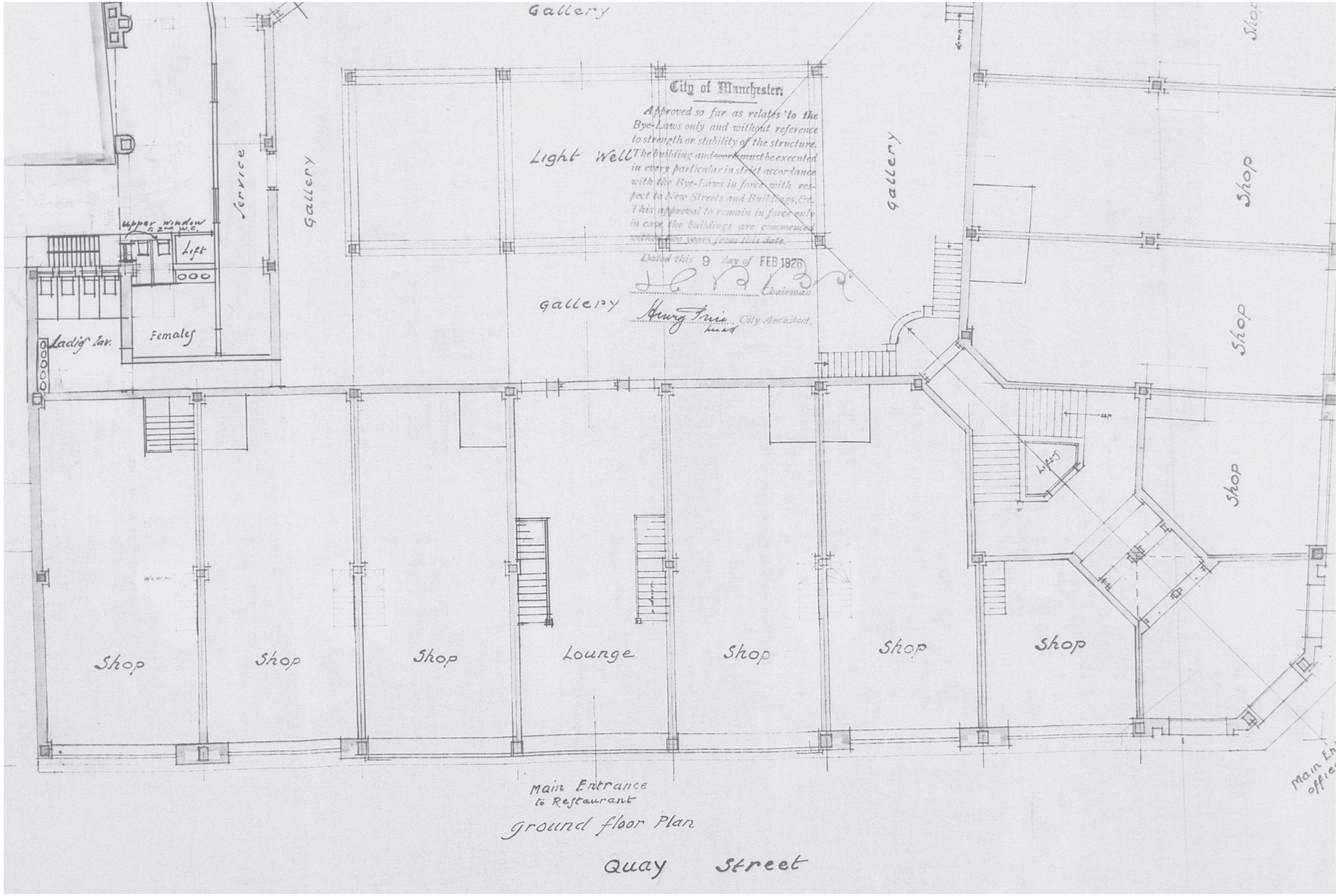
ORIGINAL DESIGNS

'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.



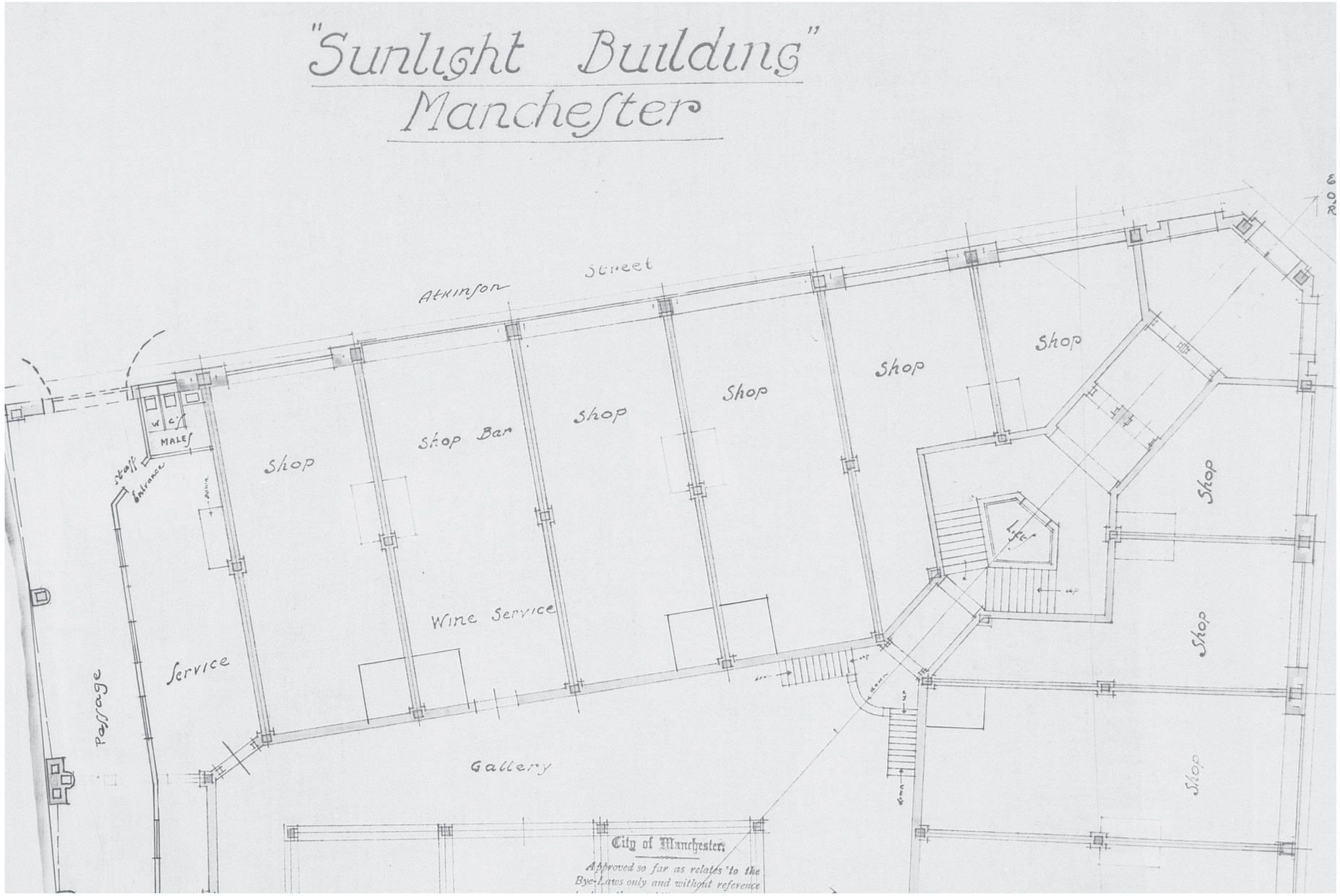
ORIGINAL DESIGNS

'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.

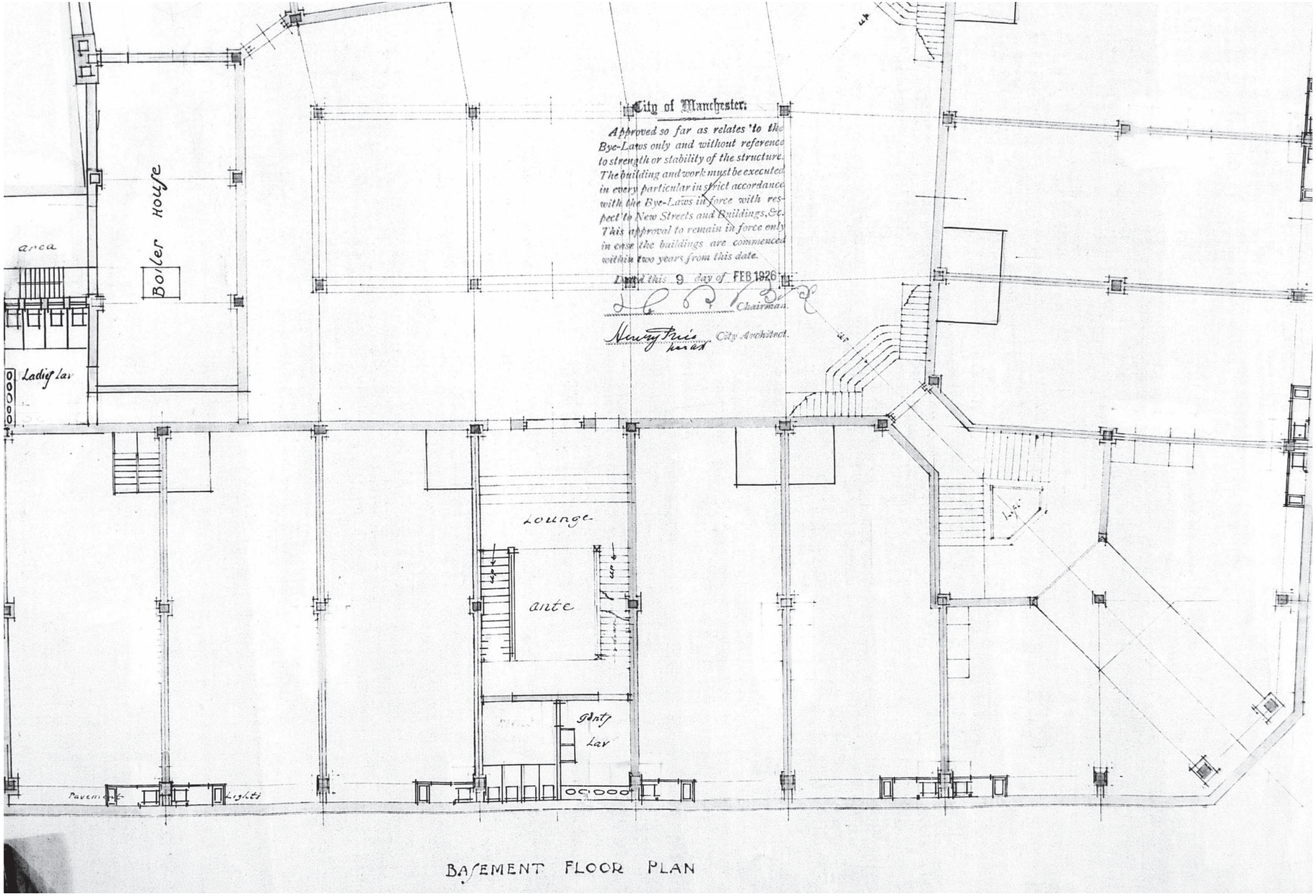


ORIGINAL DESIGNS

'AN ACTIVE BASE'

BASEMENT

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

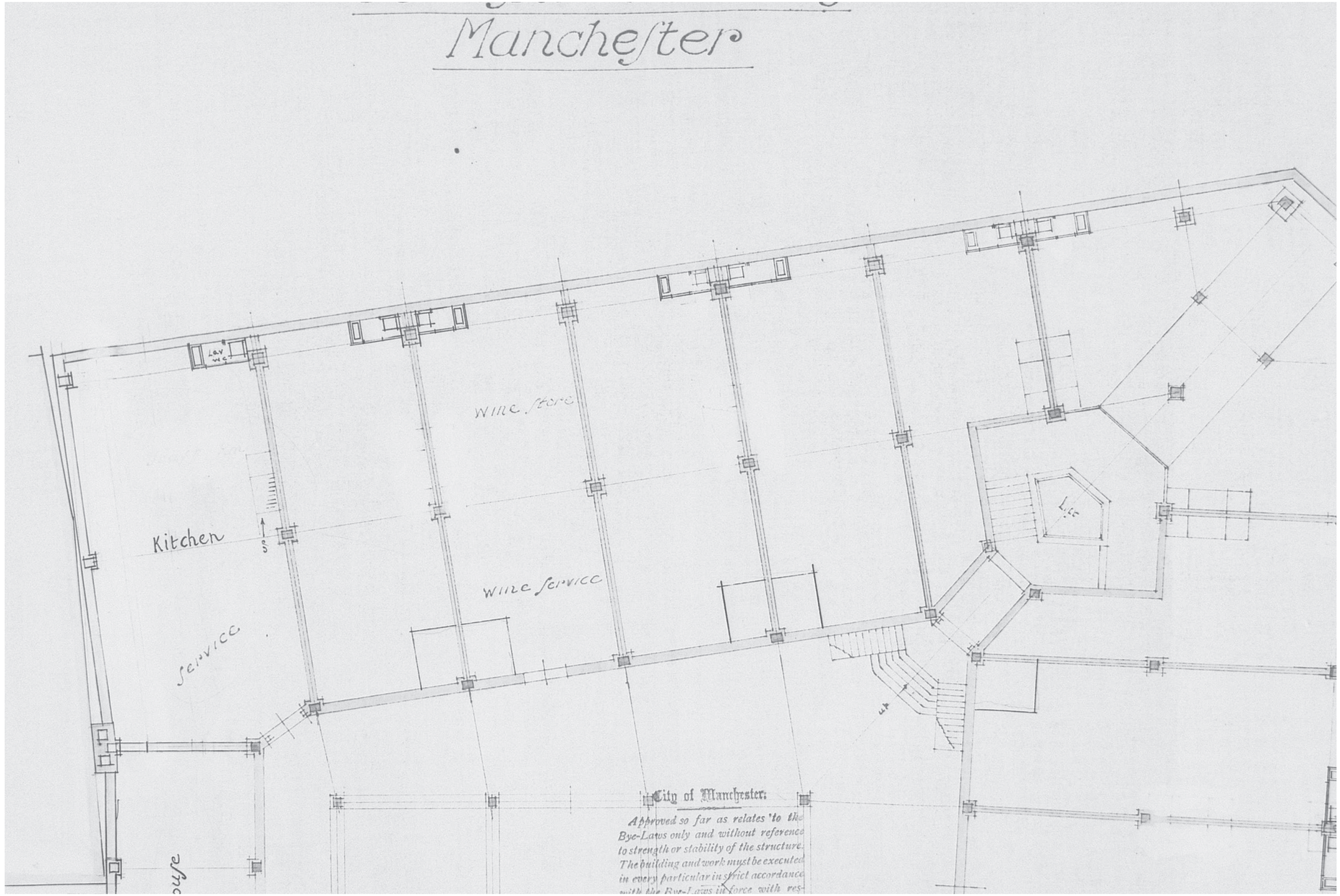


ORIGINAL DESIGNS

'AN ACTIVE BASE'

BASEMENT

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

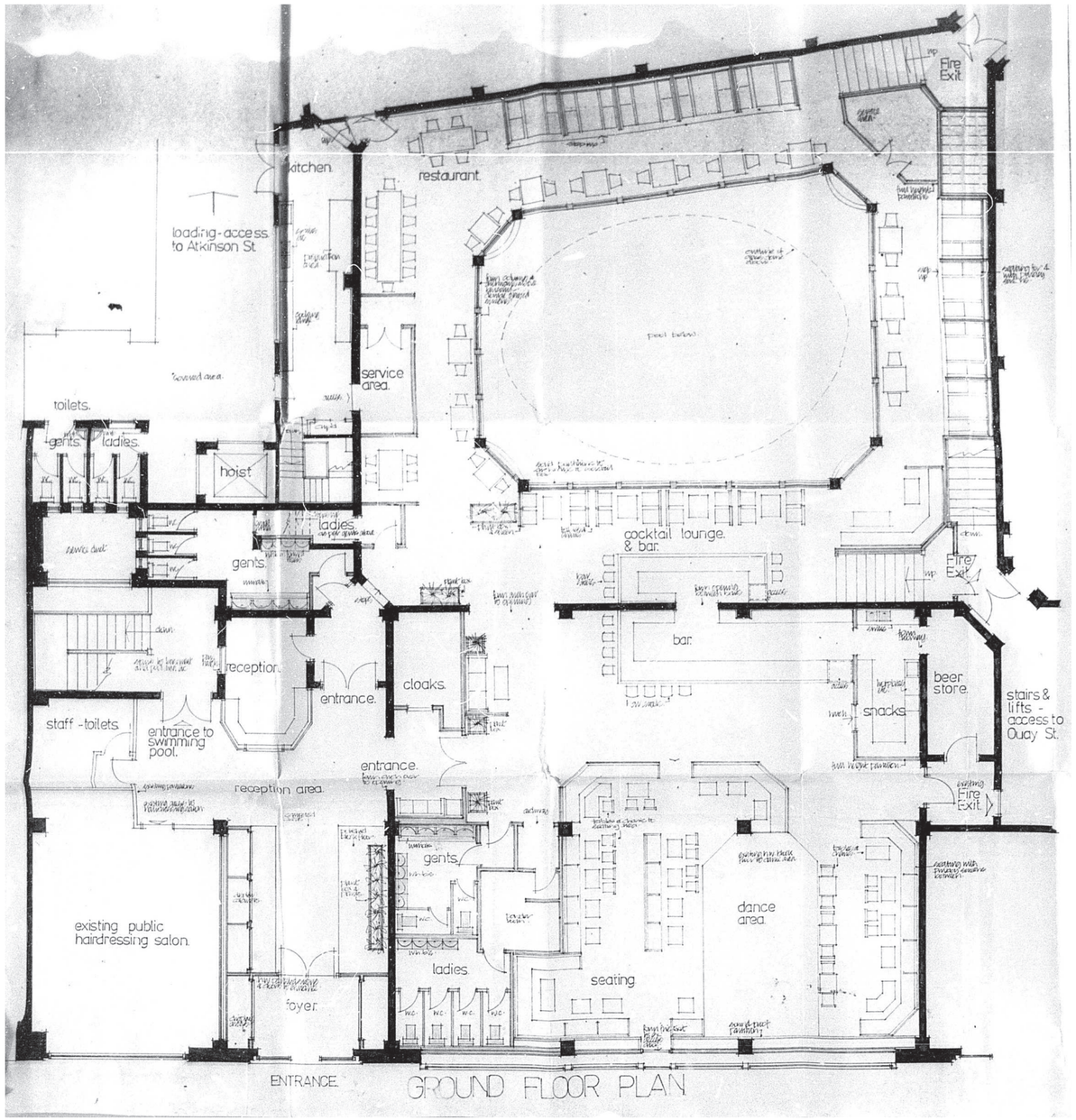


HEALTH + LEISURE CLUB AMENDMENTS + USES

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.

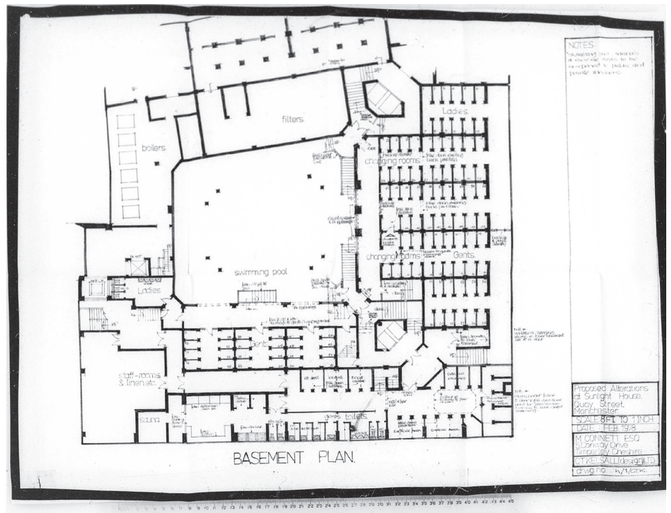


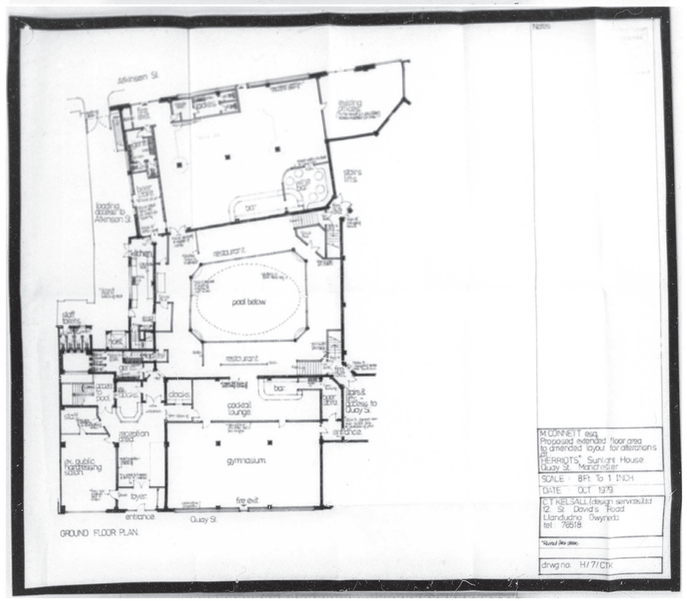


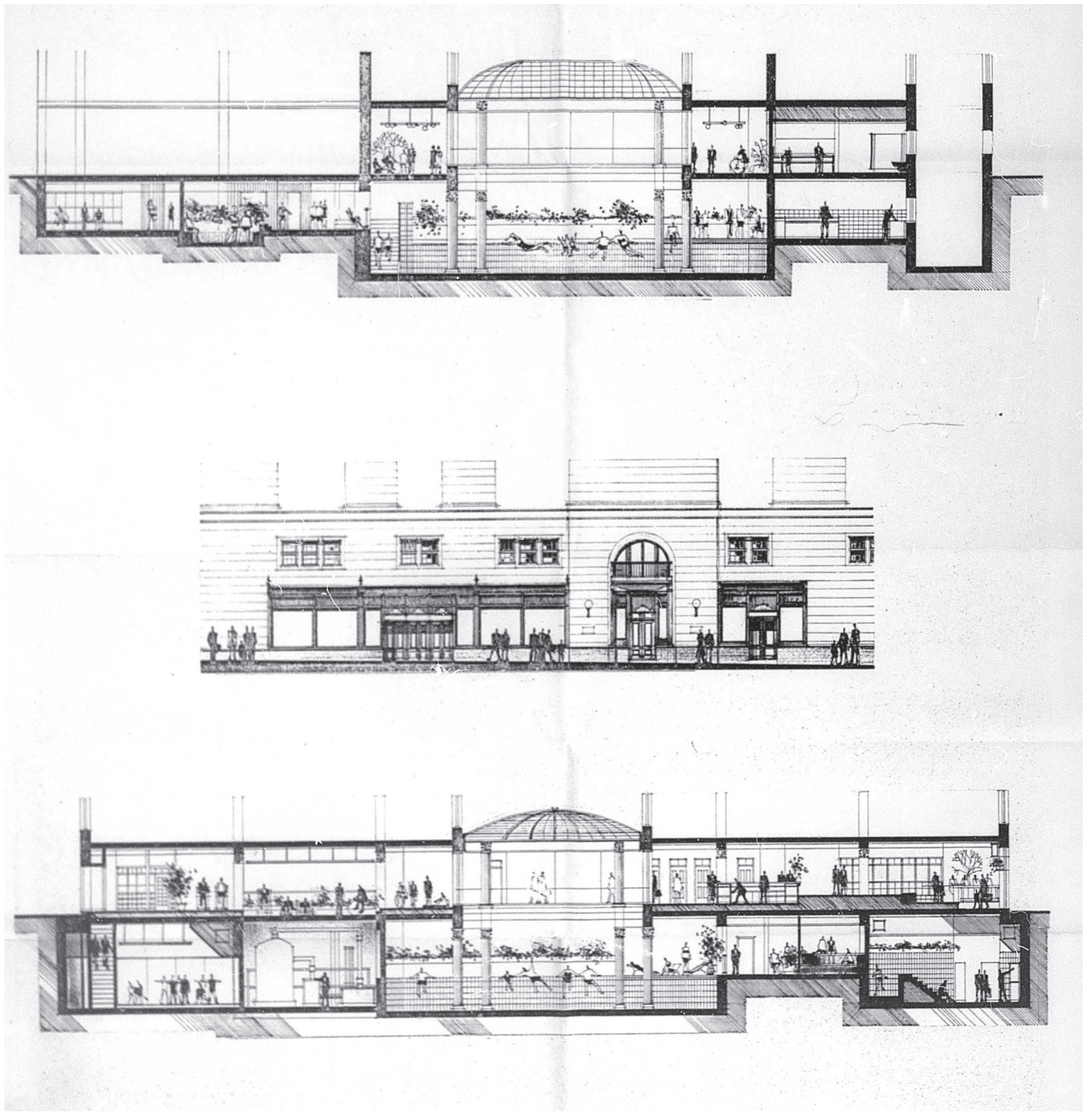
HEALTH + LEISURE CLUB AMENDMENTS + USES

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.















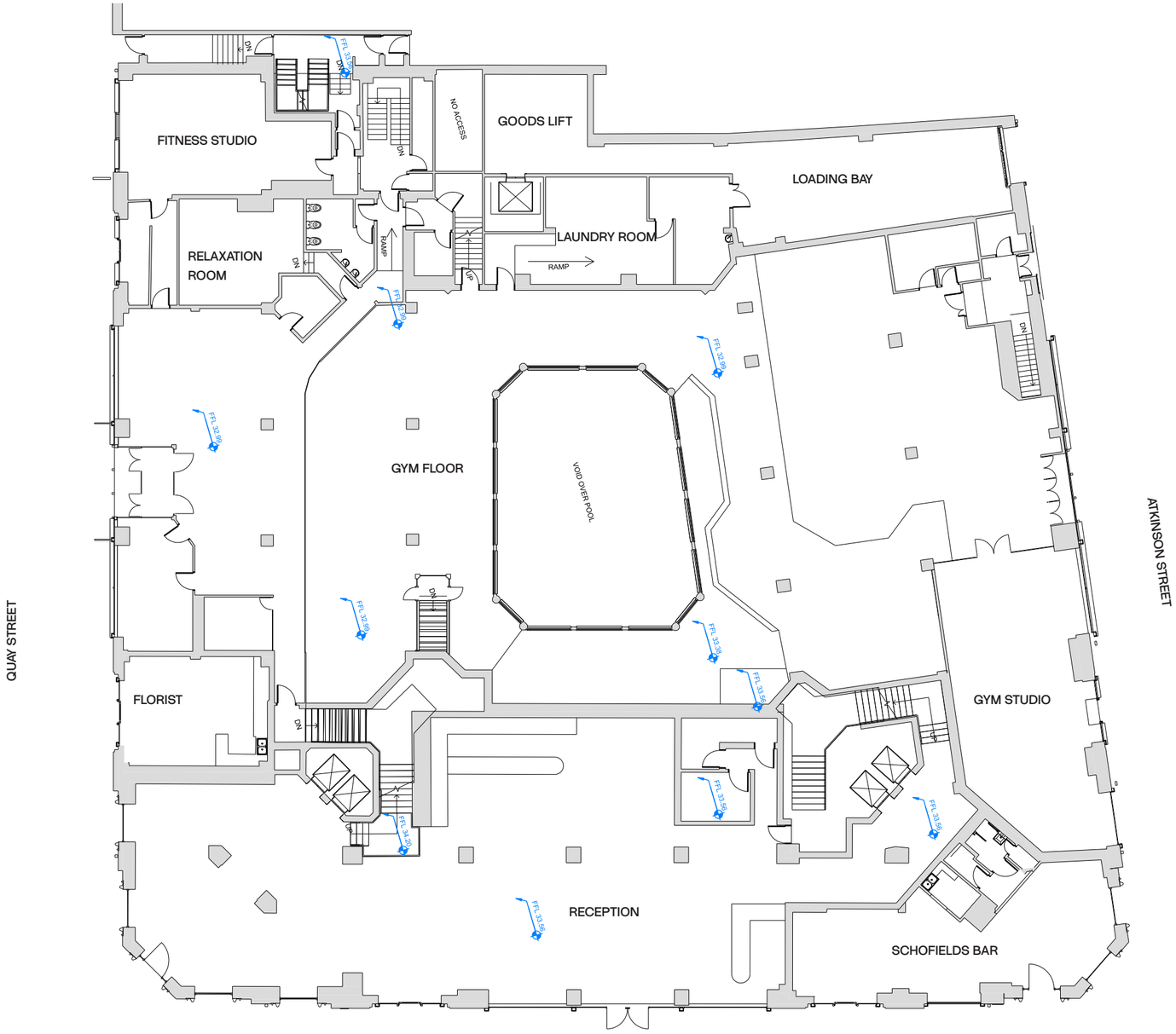


CURRENT LAYOUT
GROUND FLOOR

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.



CURRENT LAYOUT
BASEMENT MEZZANINE

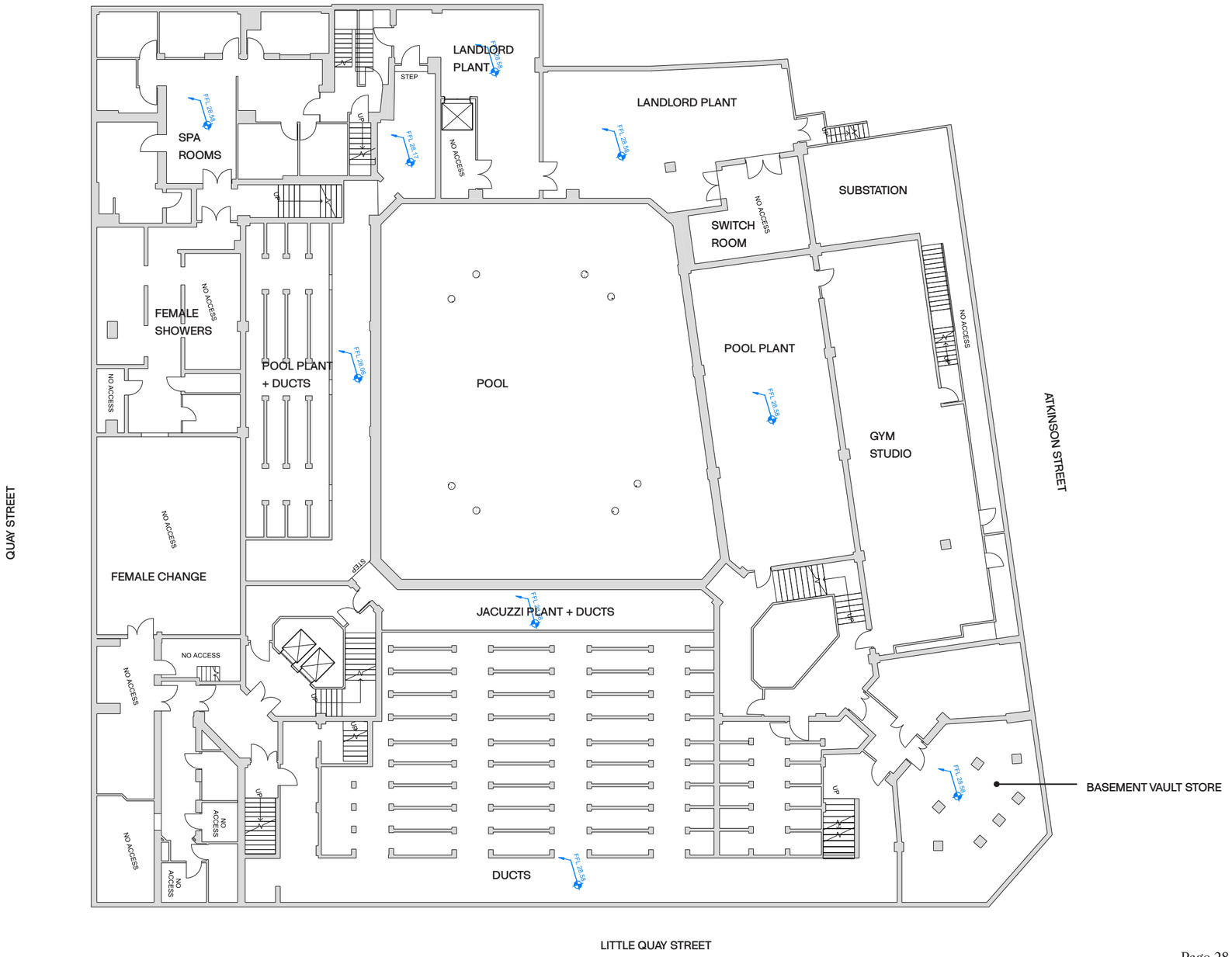
The basement mezzanine (at effective poolside level) provides a range of supplementary changing and sauna spaces for the pool as well as a number of back of house areas. The area on the corner of Little Quay Street and Atkinson Street is a mix of now disused barrel stores (from the previous Public House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

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



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.



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.

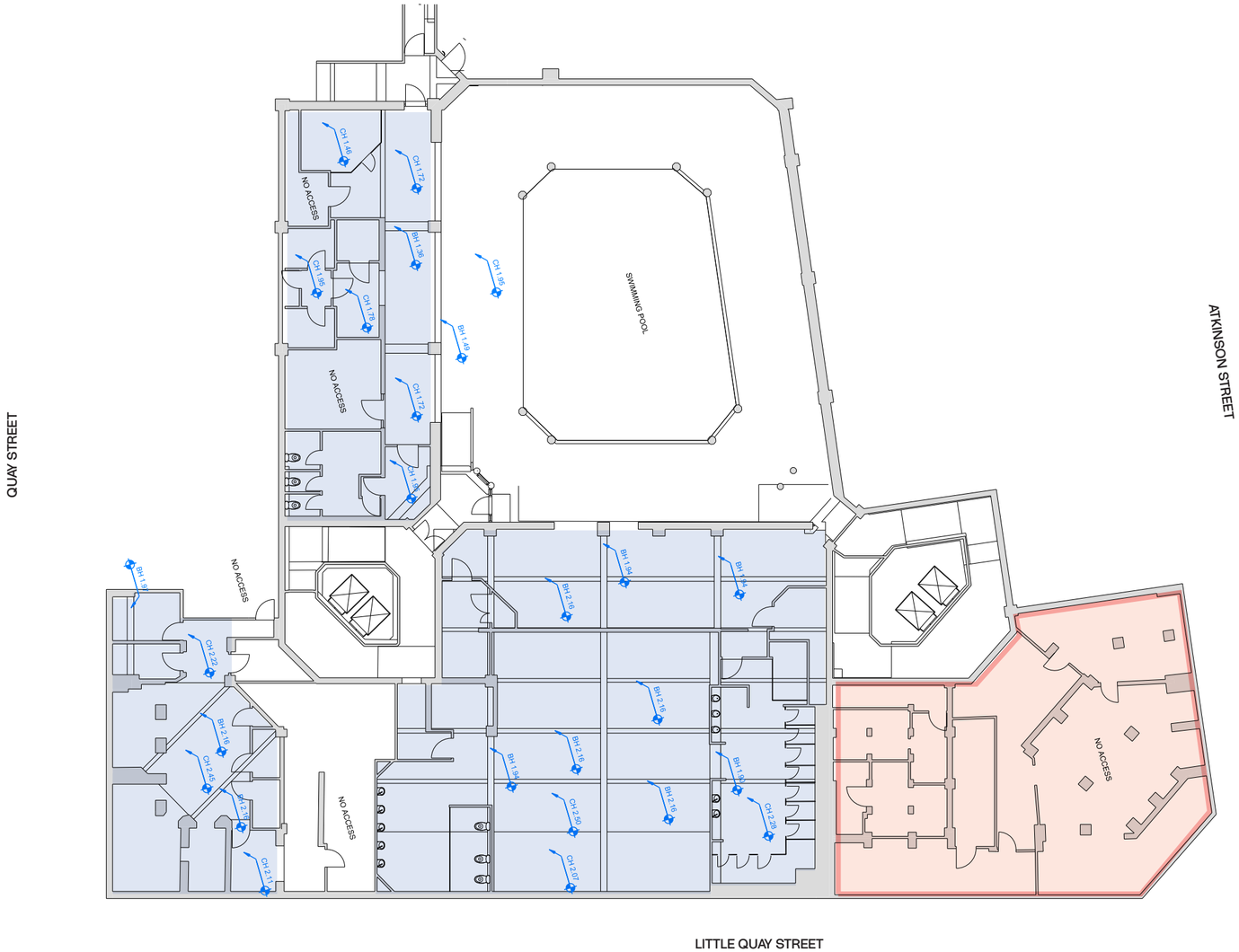


GOOD CEILING HEIGHT ABOVE SUSPENDED CEILING

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

BASEMENT MEZZANINE
CEILING HEIGHT APPRAISAL

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



POOR QUALITY HEADHEIGHT AND NOT IN ACTIVE USE

LOW HEADHEIGHT BUT IN USE

BASEMENT

CEILING HEIGHT APPRAISAL

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

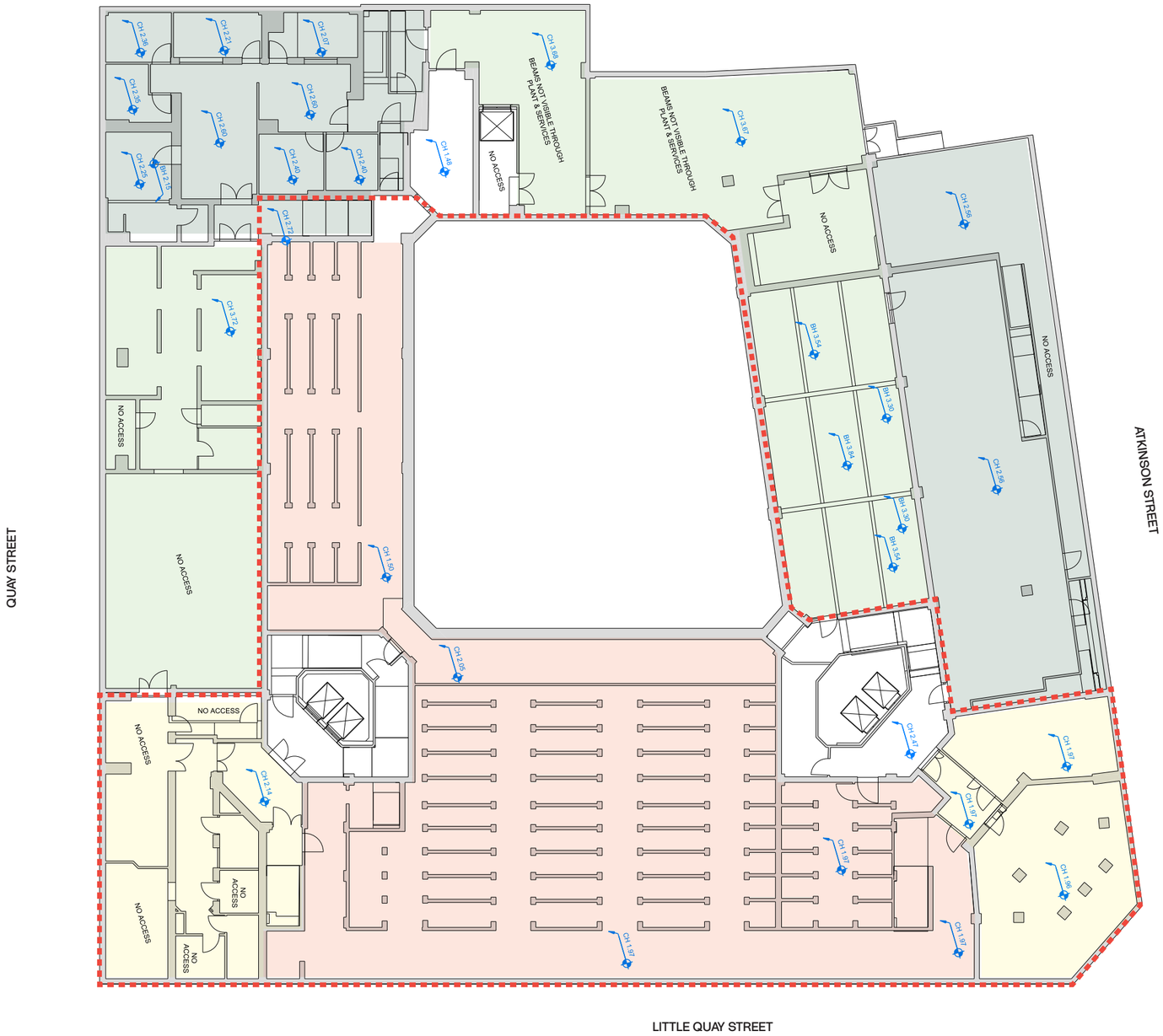


BASEMENT MEZZANINE OUTLINE

BASEMENT

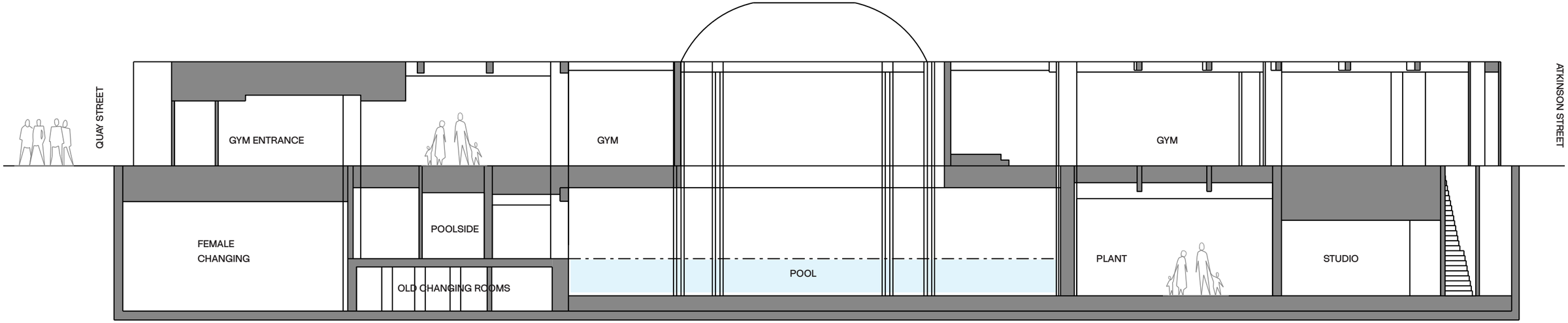
CEILING HEIGHT APPRAISAL

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

DIAGRAMMATIC SECTION





EXISTING ELEVATION APPRAISAL

QUAY STREET

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

Drawing key

- GLAZING
- LOUVERS
- BLOCKED OPENING
- VINYL ADVERTISING
- GLAZING WITH ADVERTISING
- EXTERNAL SIGNAGE
- BOH / LOADING BAY



1 EXISTING SOUTH ELEVATION - QUAY STREET

EXISTING ELEVATION APPRAISAL

LITTLE QUAY STREET

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

Drawing key

- GLAZING
- LOUVERS
- BLOCKED OPENING
- VINYL ADVERTISING
- GLAZING WITH ADVERTISING
- EXTERNAL SIGNAGE
- BOH / LOADING BAY



2 EXISTING EAST ELEVATION - LITTLE QUAY STREET

EXISTING ELEVATION APPRAISAL

ATKINSON STREET

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

Drawing key

- GLAZING
- LOUVERS
- BLOCKED OPENING
- VINYL ADVERTISING
- GLAZING WITH ADVERTISING
- EXTERNAL SIGNAGE
- BOH / LOADING BAY



3 EXISTING NORTH ELEVATION - ATKINSON STREET

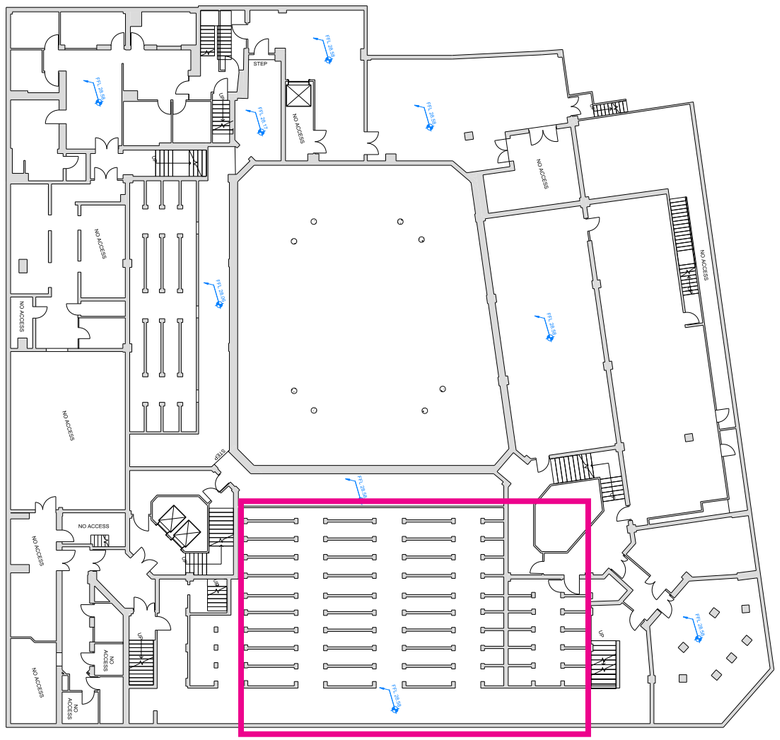
SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

CONDITION APPRAISAL | MAY 2023

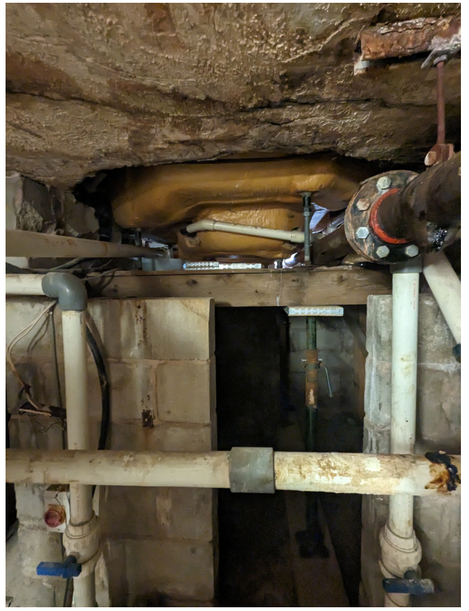
ANOMALY

BASEMENT
OLD CHANGING AREA + PLANT















BASEMENT
STORES + SERVICING















BASEMENT

SWIMMING POOL PLANT + STUDIO

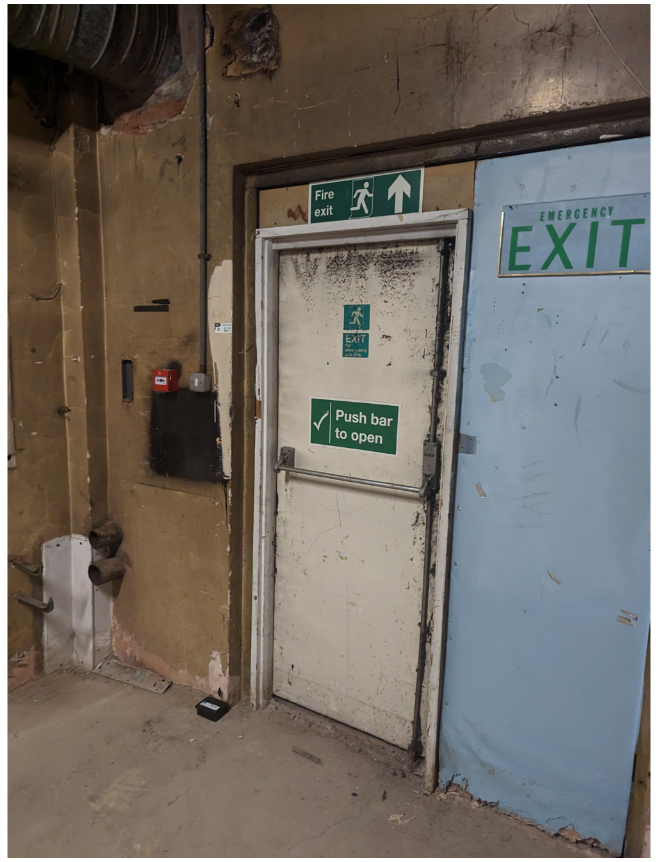








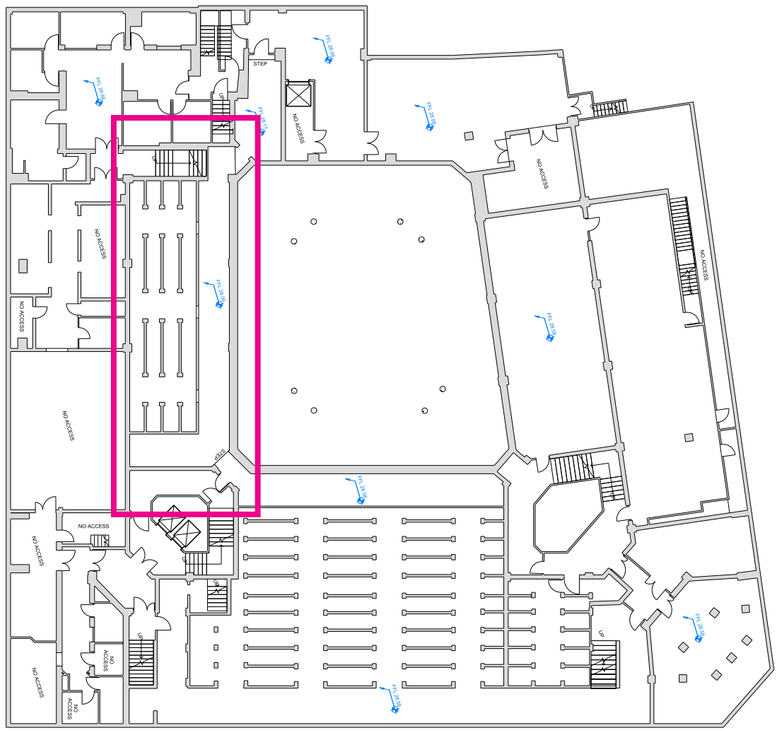






BASEMENT

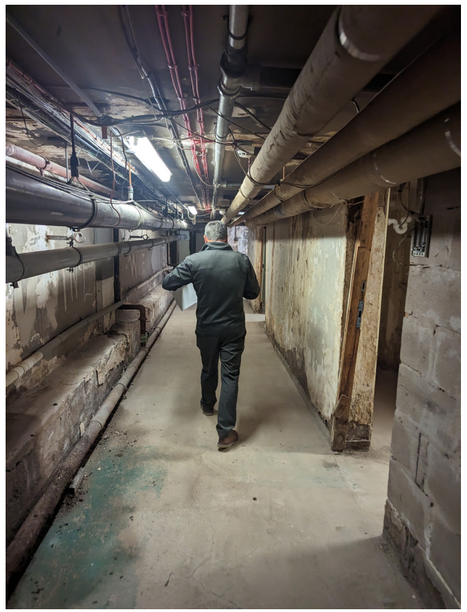
SWIMMING POOL PLANT















BASEMENT
PLANT ROOMS

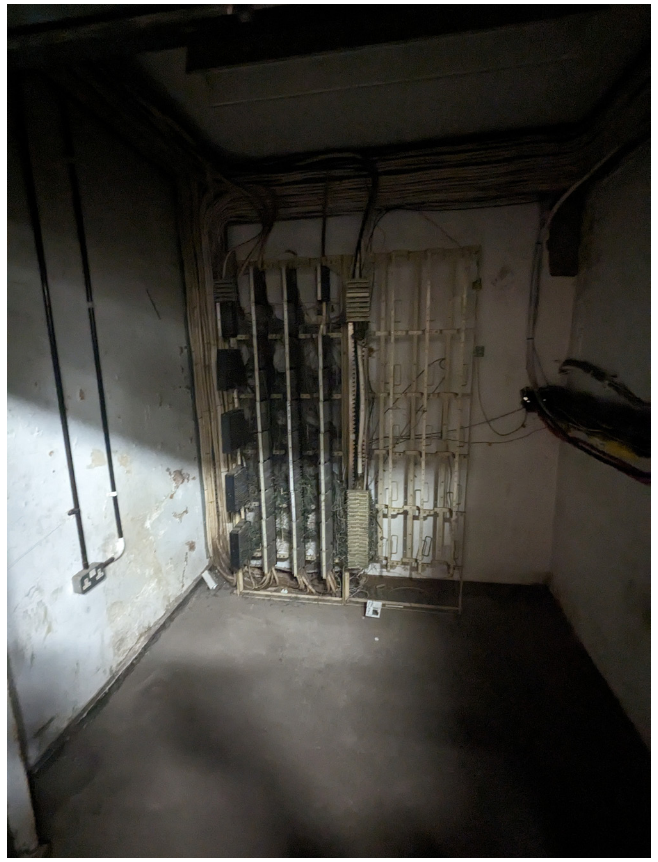








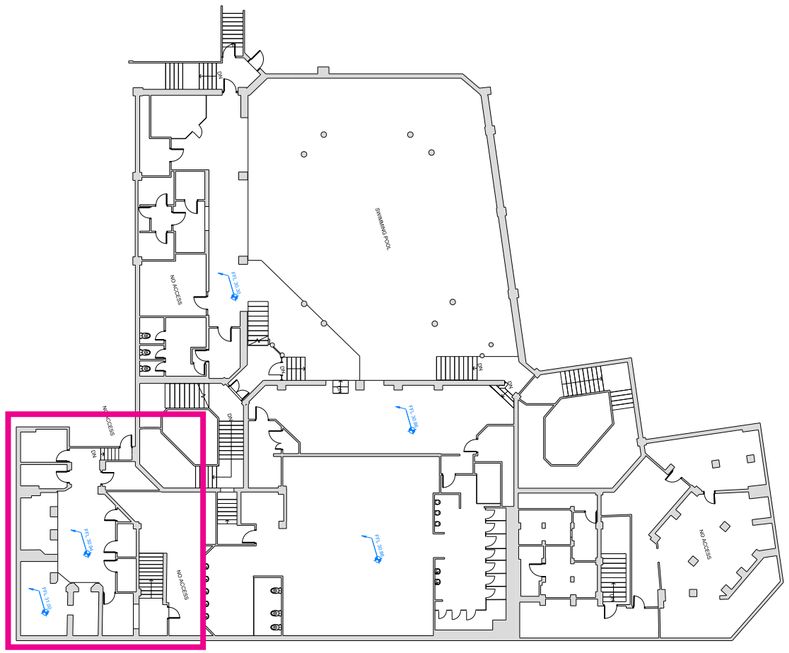






BASEMENT MEZZANINE

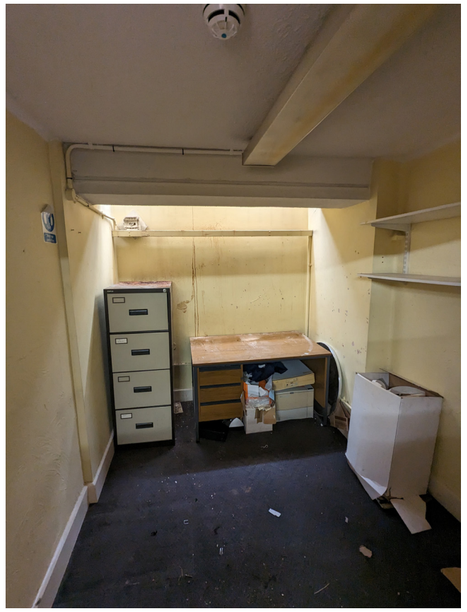
STAFF CHANGING









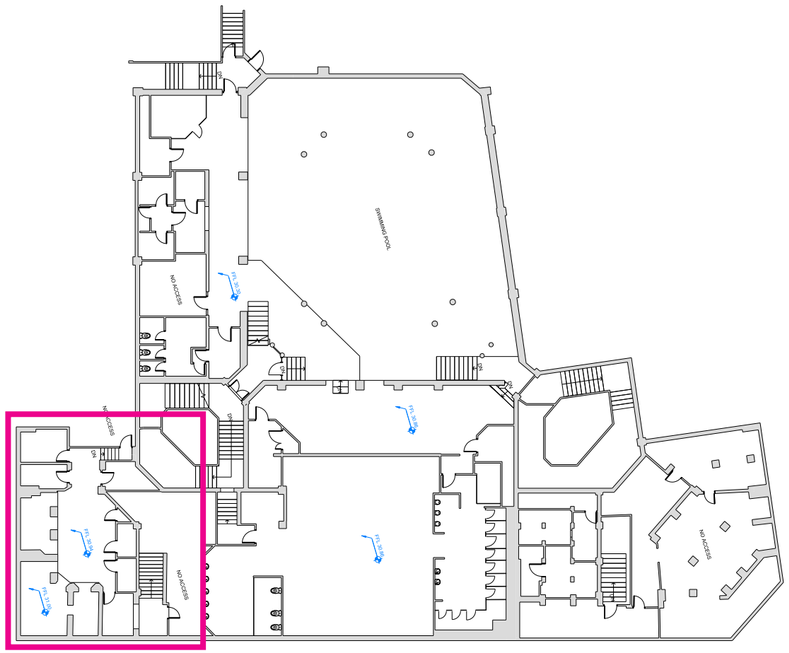






BASEMENT MEZZANINE

STAFF CHANGING + MAINTENANCE ROOM

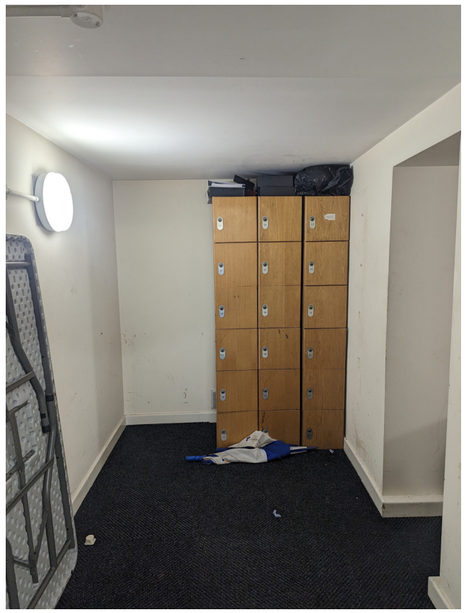






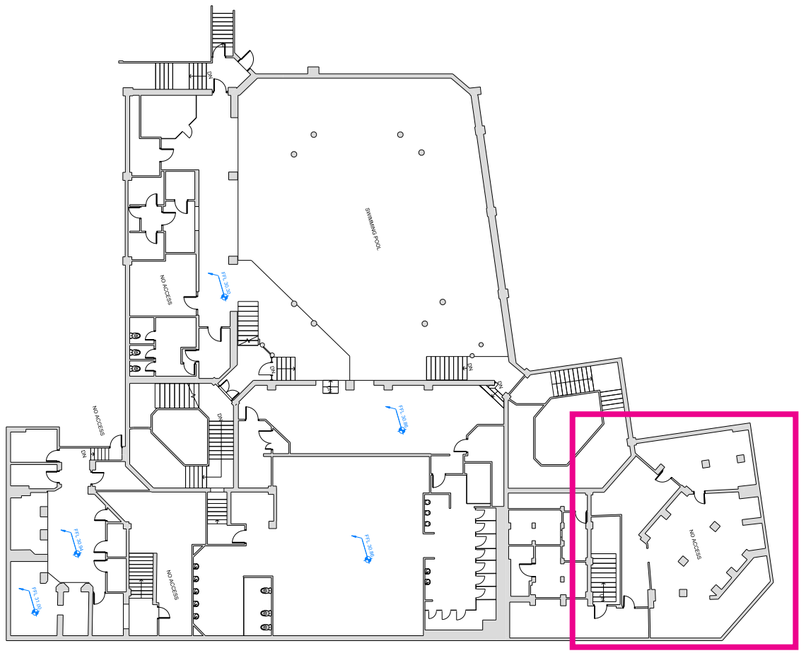


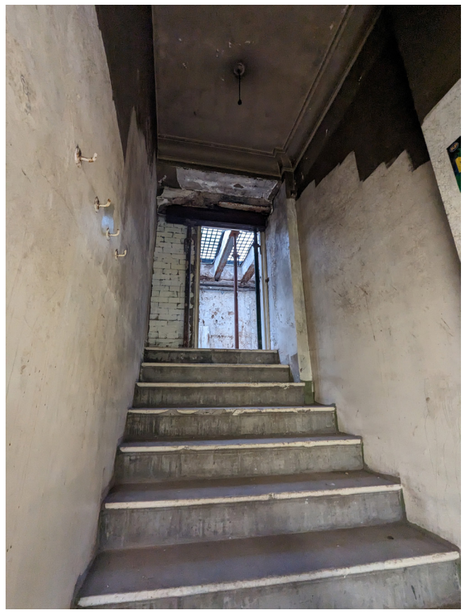






BASEMENT MEZZANINE
UNDER PAVEMENT + STORES

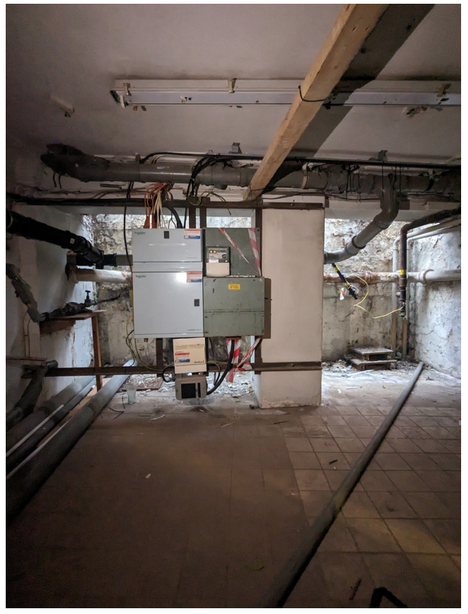


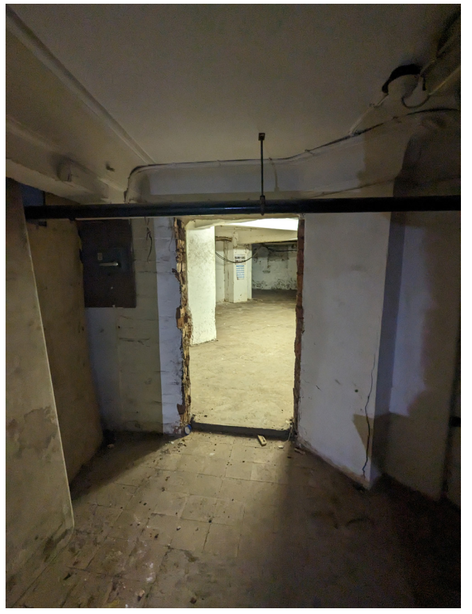




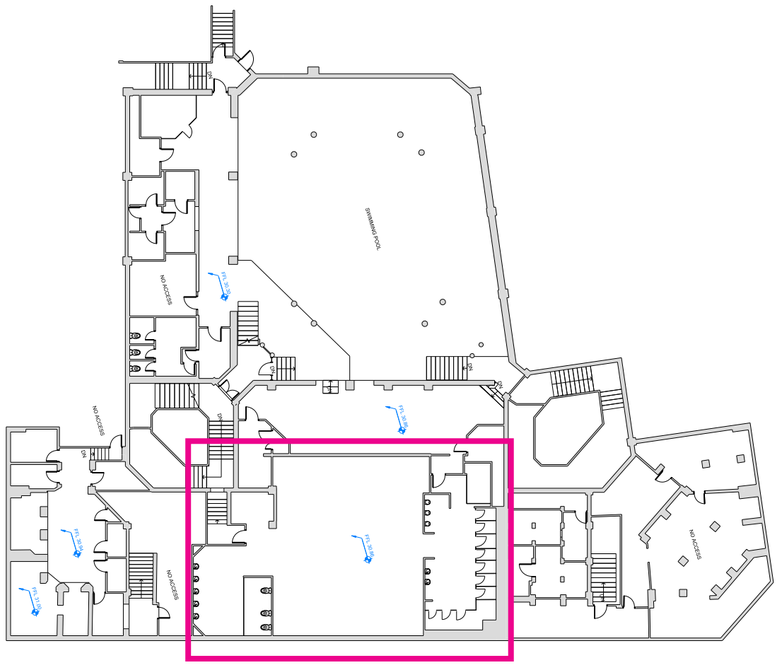




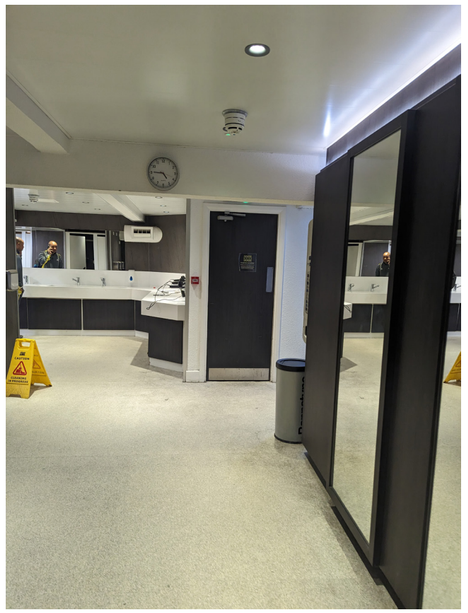




BASEMENT MEZZANINE
MALE CHANGING

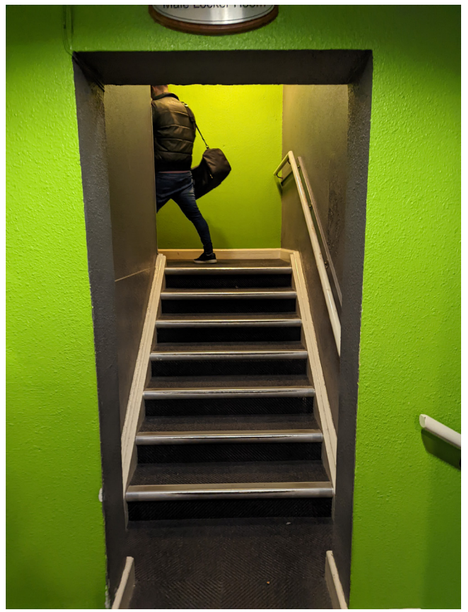


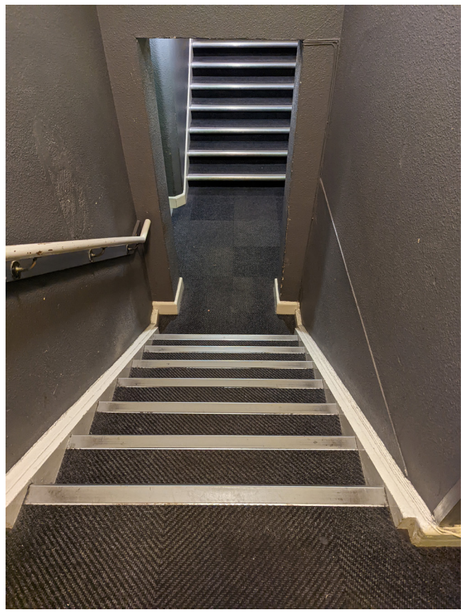




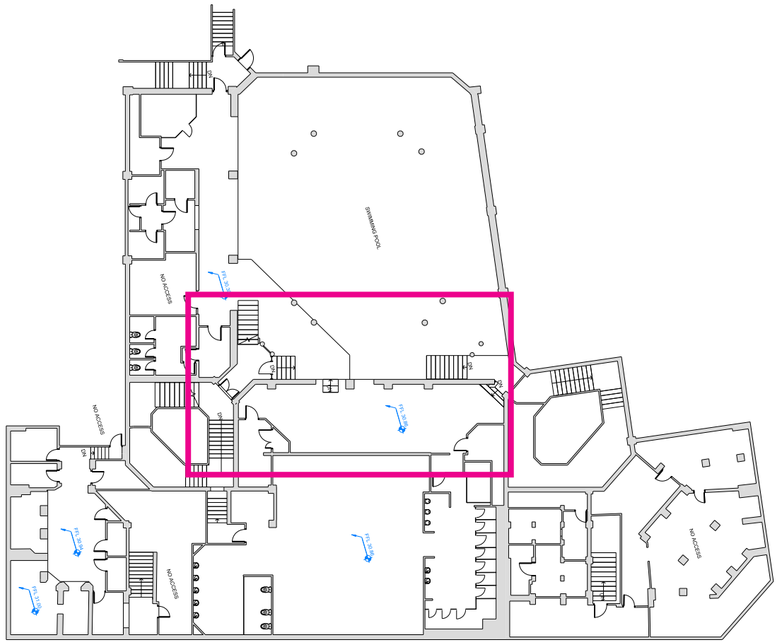


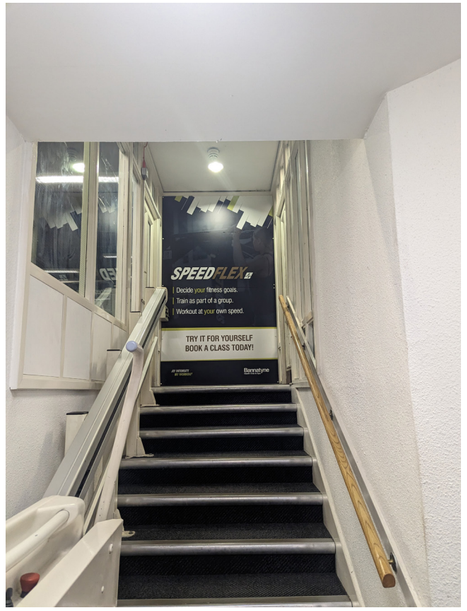






BASEMENT MEZZANINE
POOLSIDE







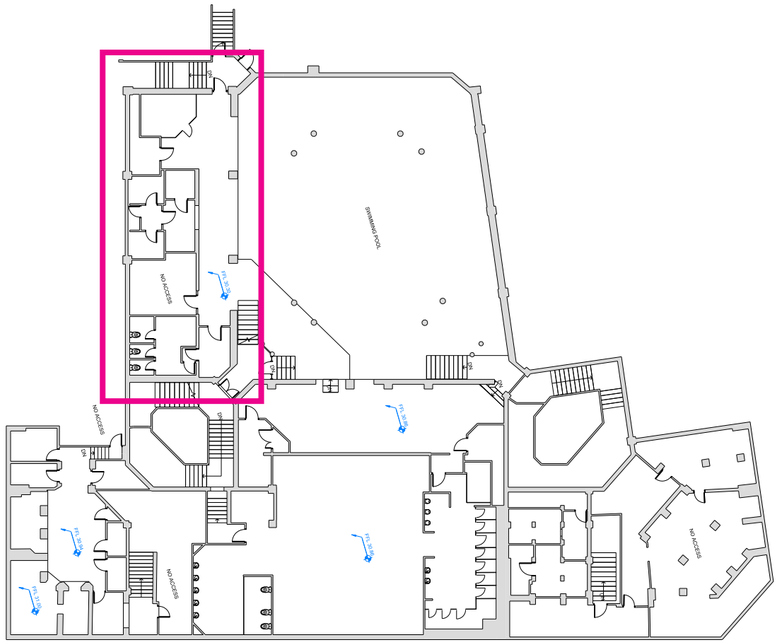




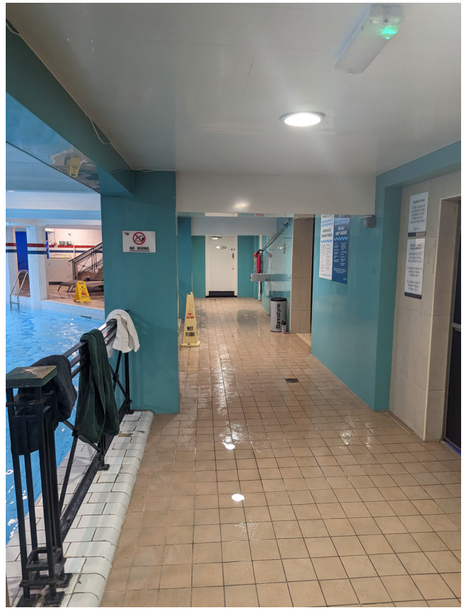




BASEMENT MEZZANINE
POOLSIDE







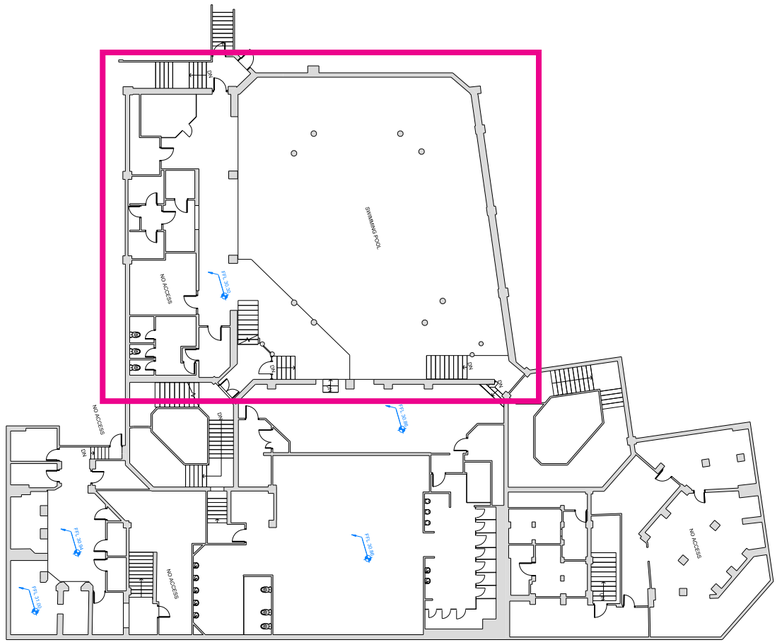


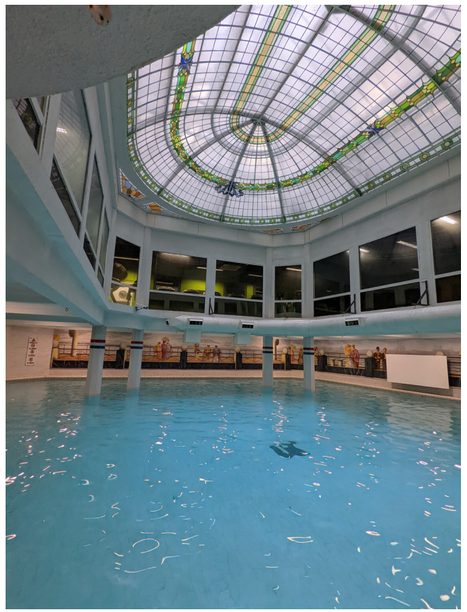




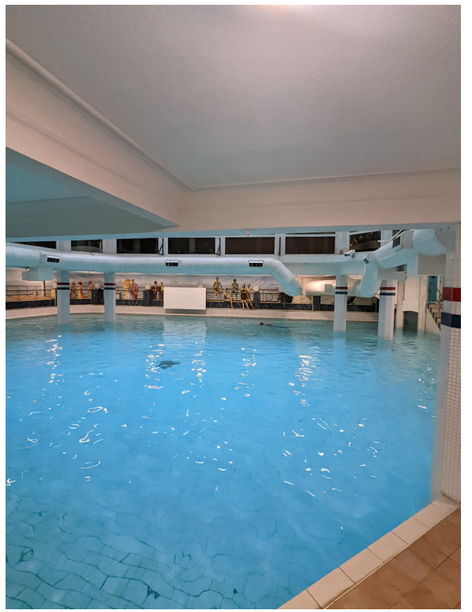


BASEMENT MEZZANINE + BASEMENT
POOL

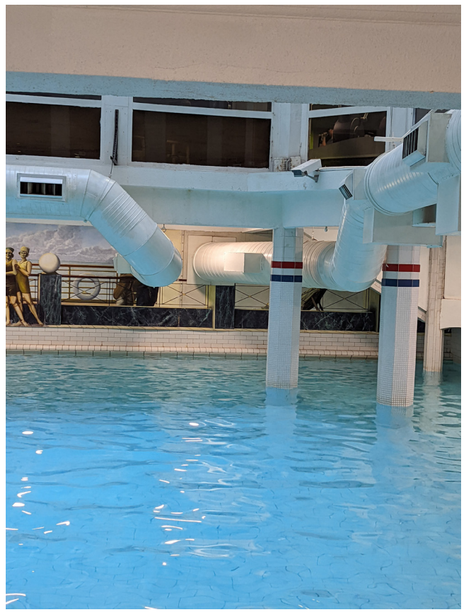






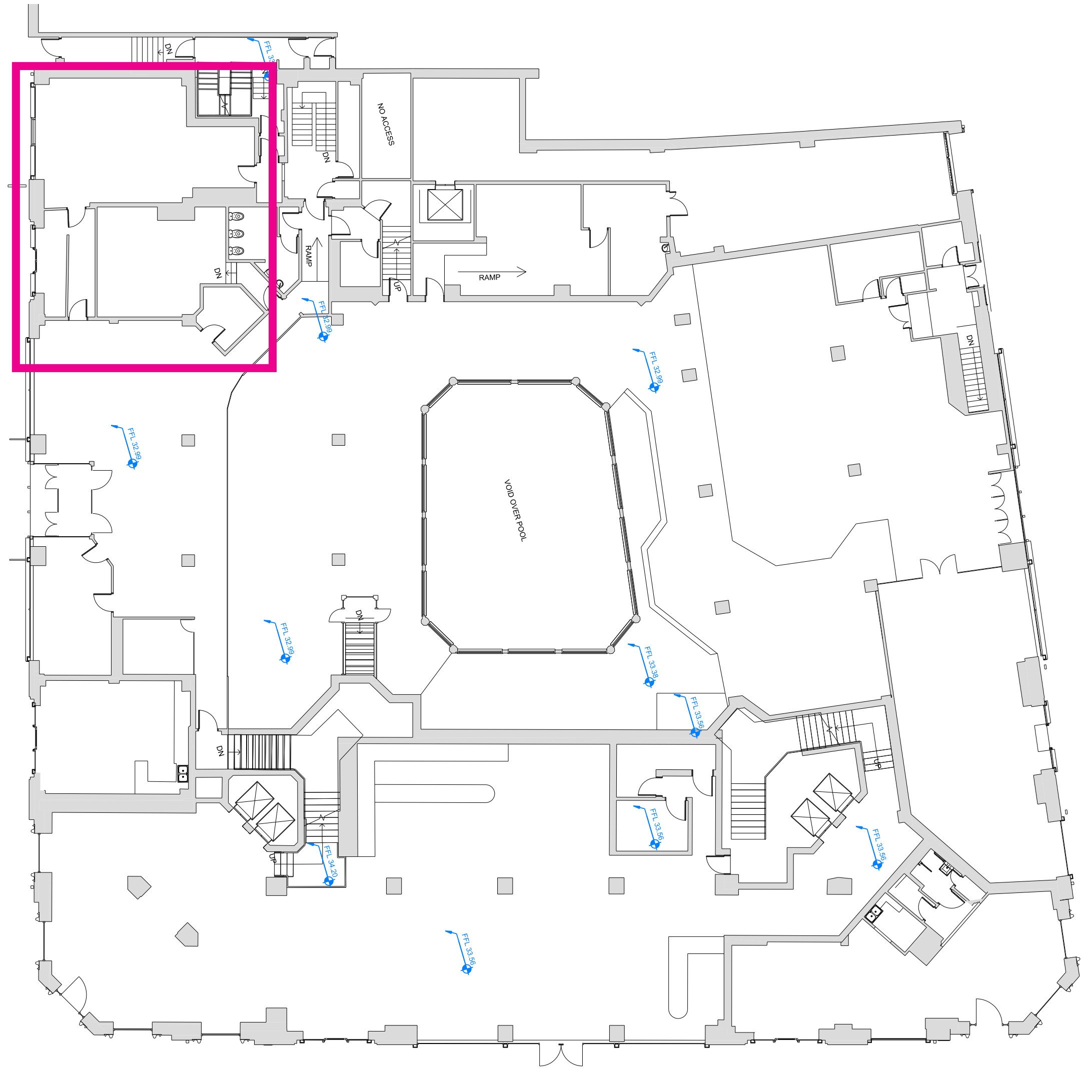








GROUND
GYM SPACES - QUAY STREET

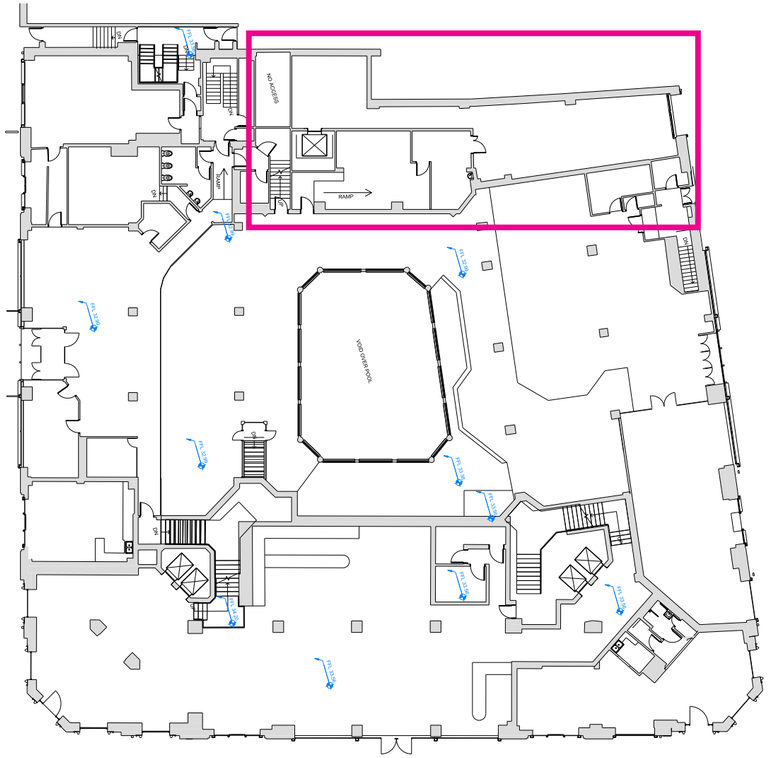


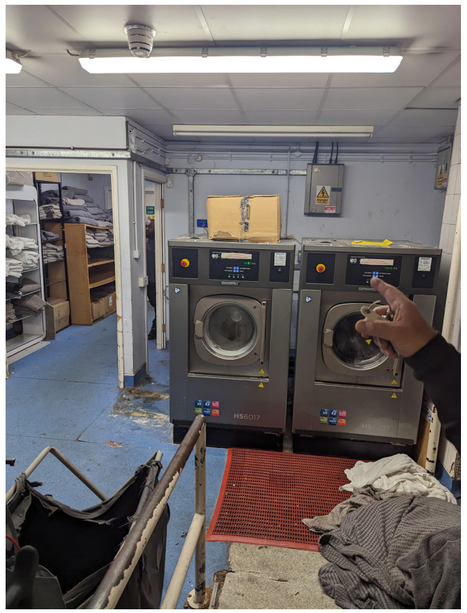




GROUND

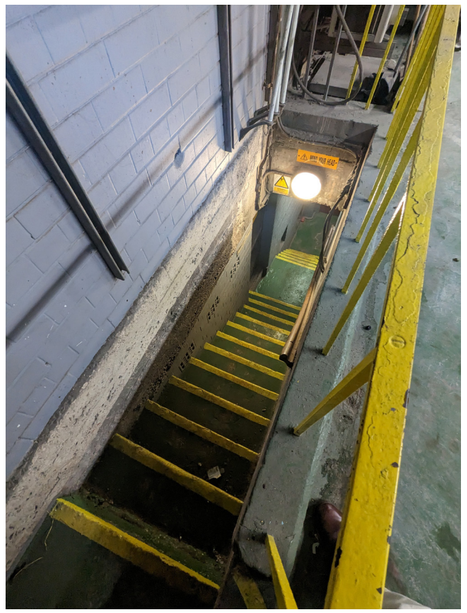
BACK OF HOUSE AND SERVICING

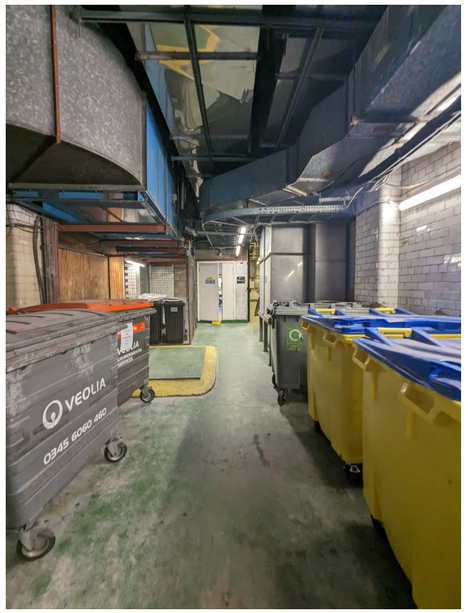


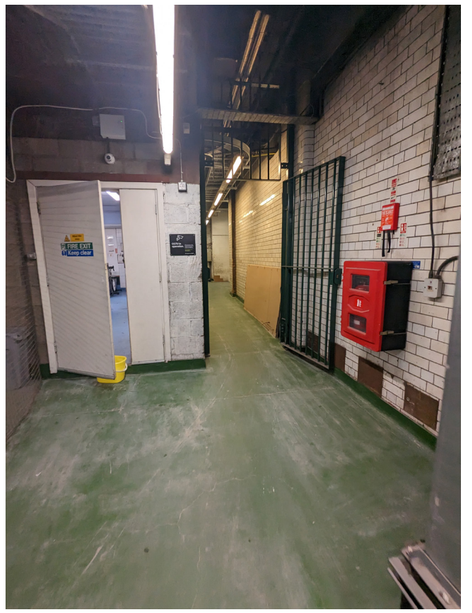






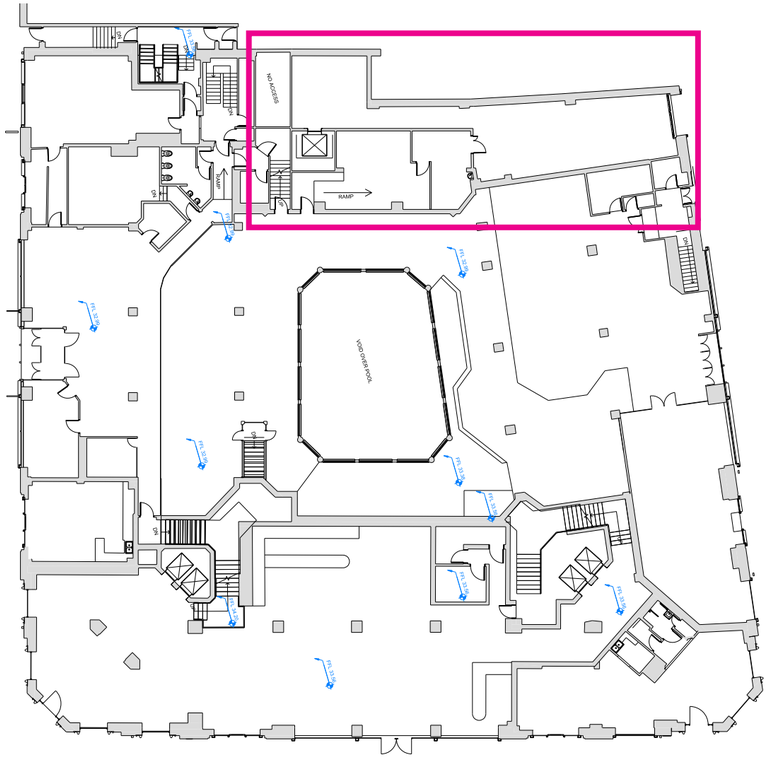


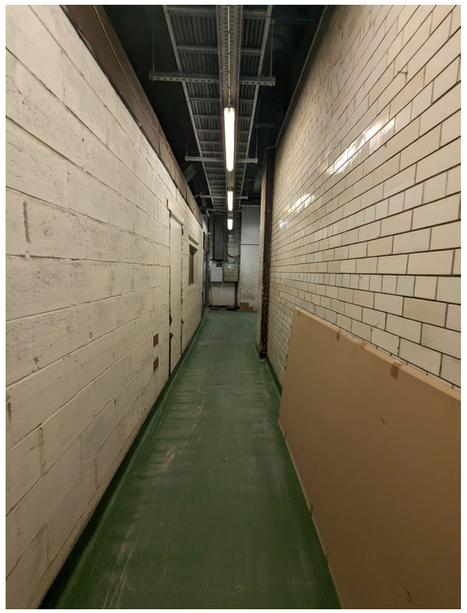




GROUND

BACK OF HOUSE AND SERVICING



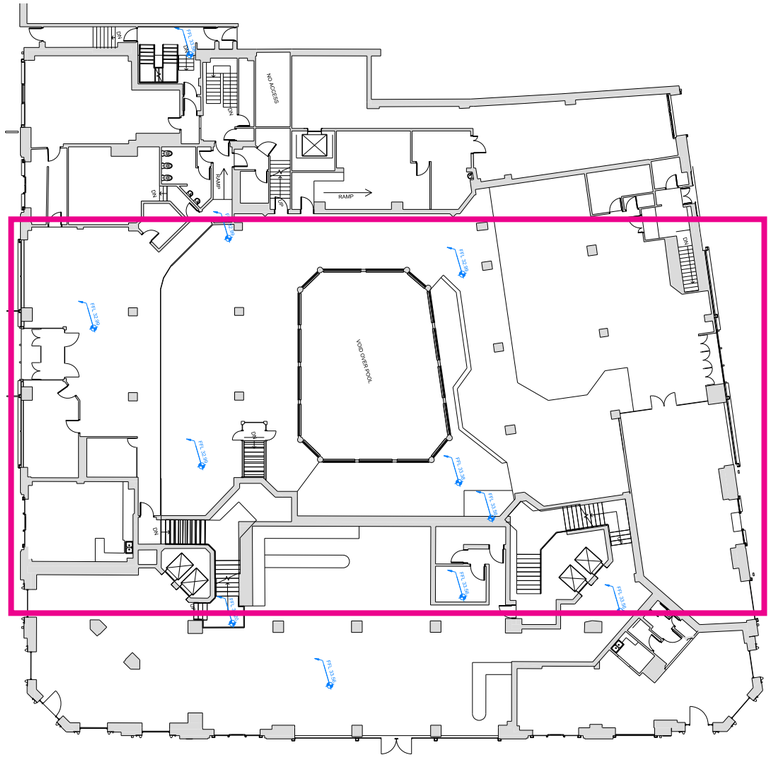


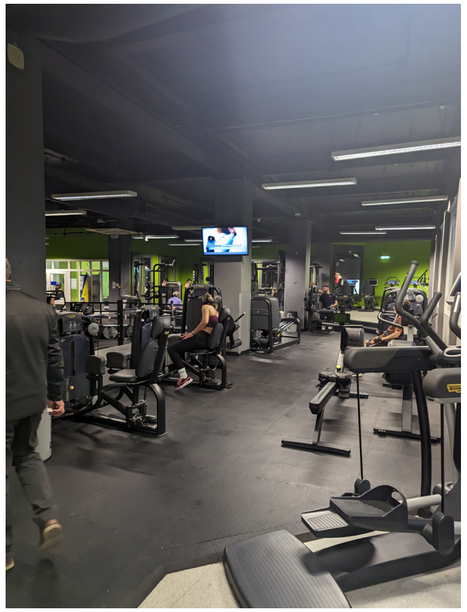


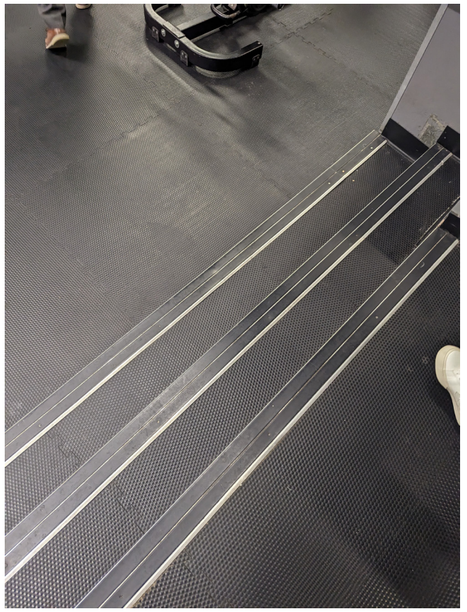


GROUND

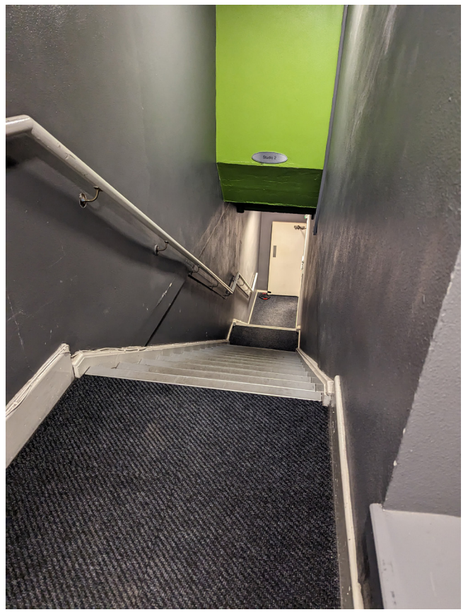
GYM SPACES - GYM FLOOR

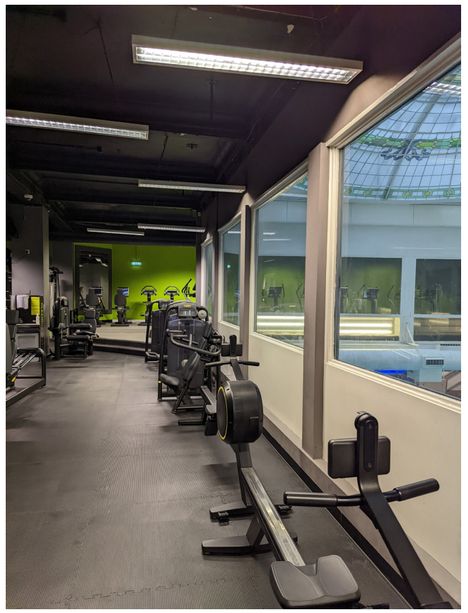


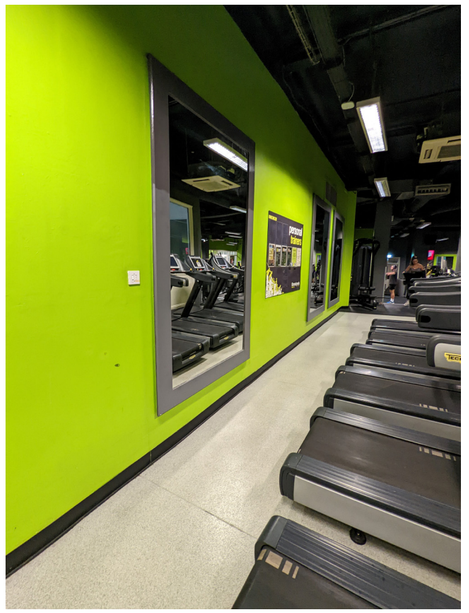












GROUND

EXTERNAL - QUAY STREET













PHOTO APPRAISAL | JUNE 2023 | QUAY STREET







PHOTO APPRAISAL | JUNE 2023 | QUAY STREET





GROUND

EXTERNAL - ATKINSON STREET







PHOTO APPRAISAL | JUNE 2023 | ATKINSON STREET

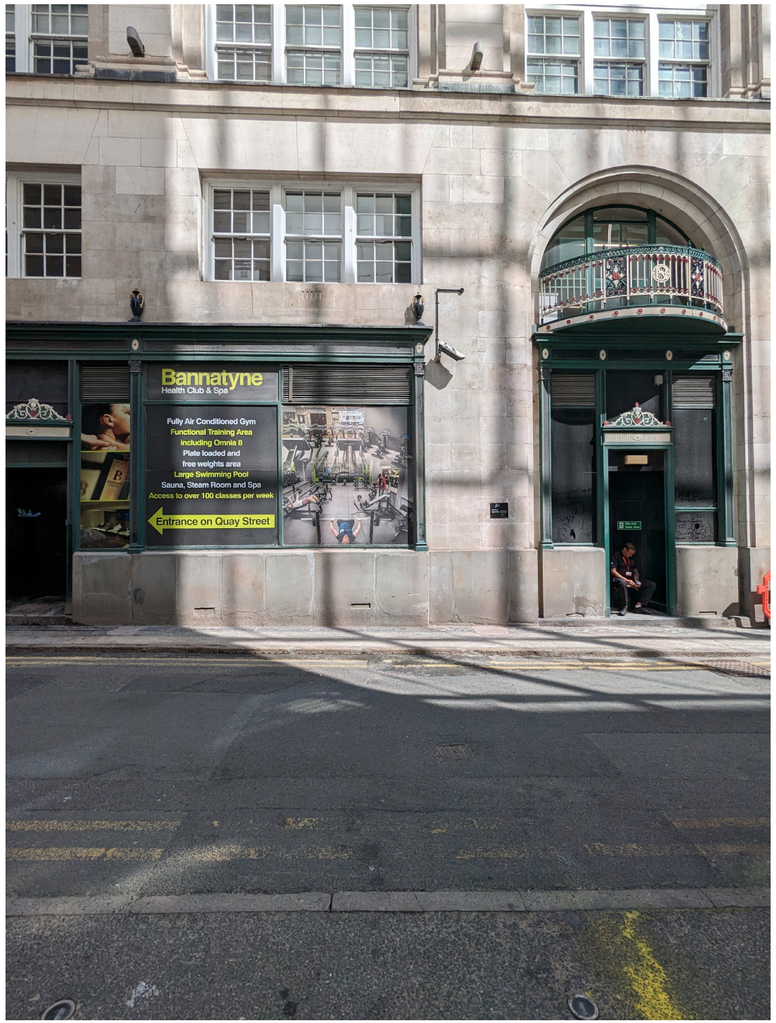






PHOTO APPRAISAL | JUNE 2023 | ATKINSON STREET







SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

DESIGN CONCEPT

ANOMALY

'AN ACTIVATED APPROACH'
CONCEPT PLAN

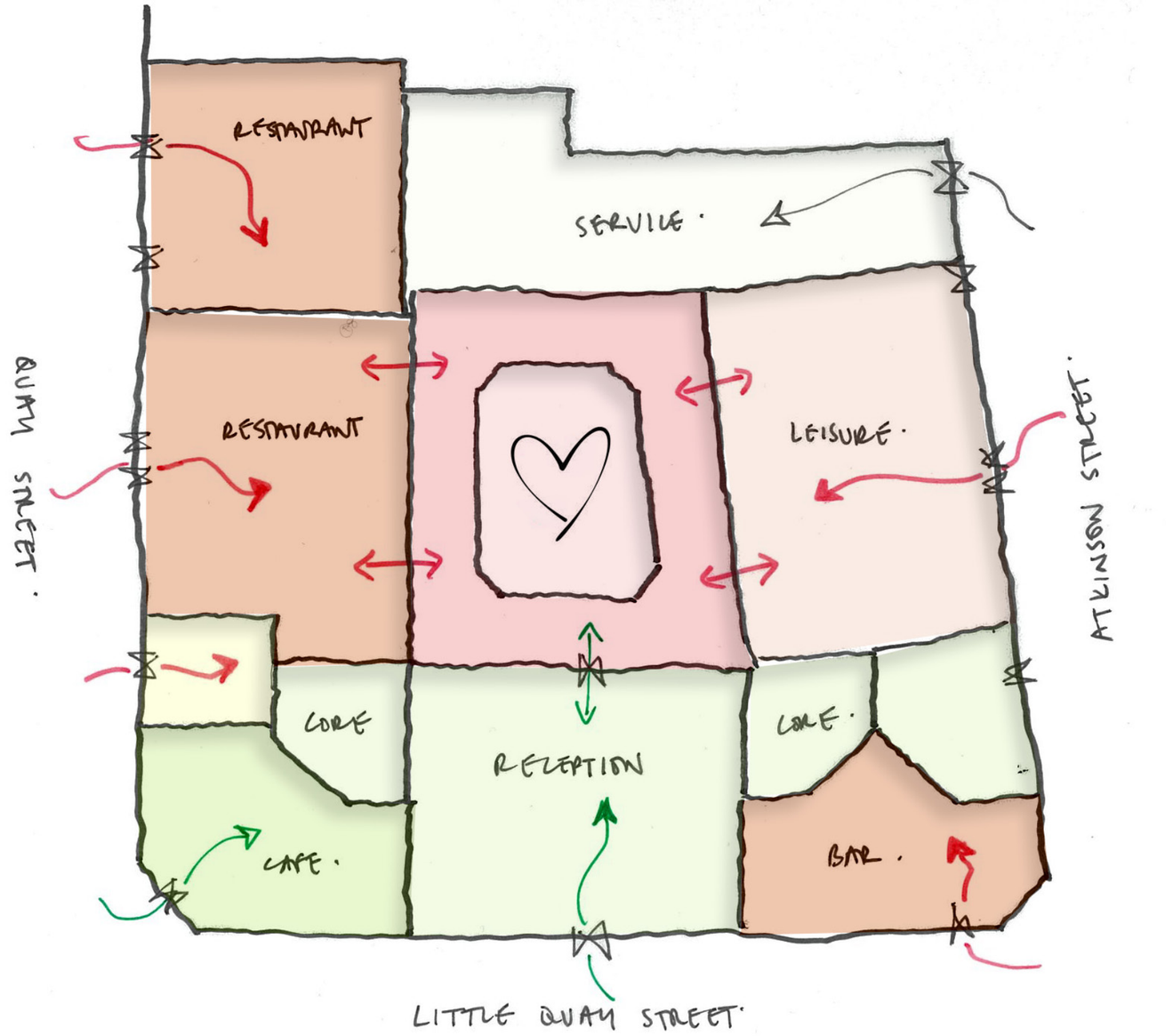
The concept for the ground and basement floors is hinged fundamentally on a celebration of the incredible central space that for many years has been landlocked by gym floorspace.

Given the site has Class E use across the entire footprint, the client team are keen to curate a series of careful tenancies to activate both internally and externally.

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

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

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



GROUND
CONCEPT

- Quay Street activated with engaging retail/restaurant offerings with connections to basement level to provide further seating and back of house areas. Soft-spot connections proposed to align with coffered ceiling details to reduce loss of historic fabric.

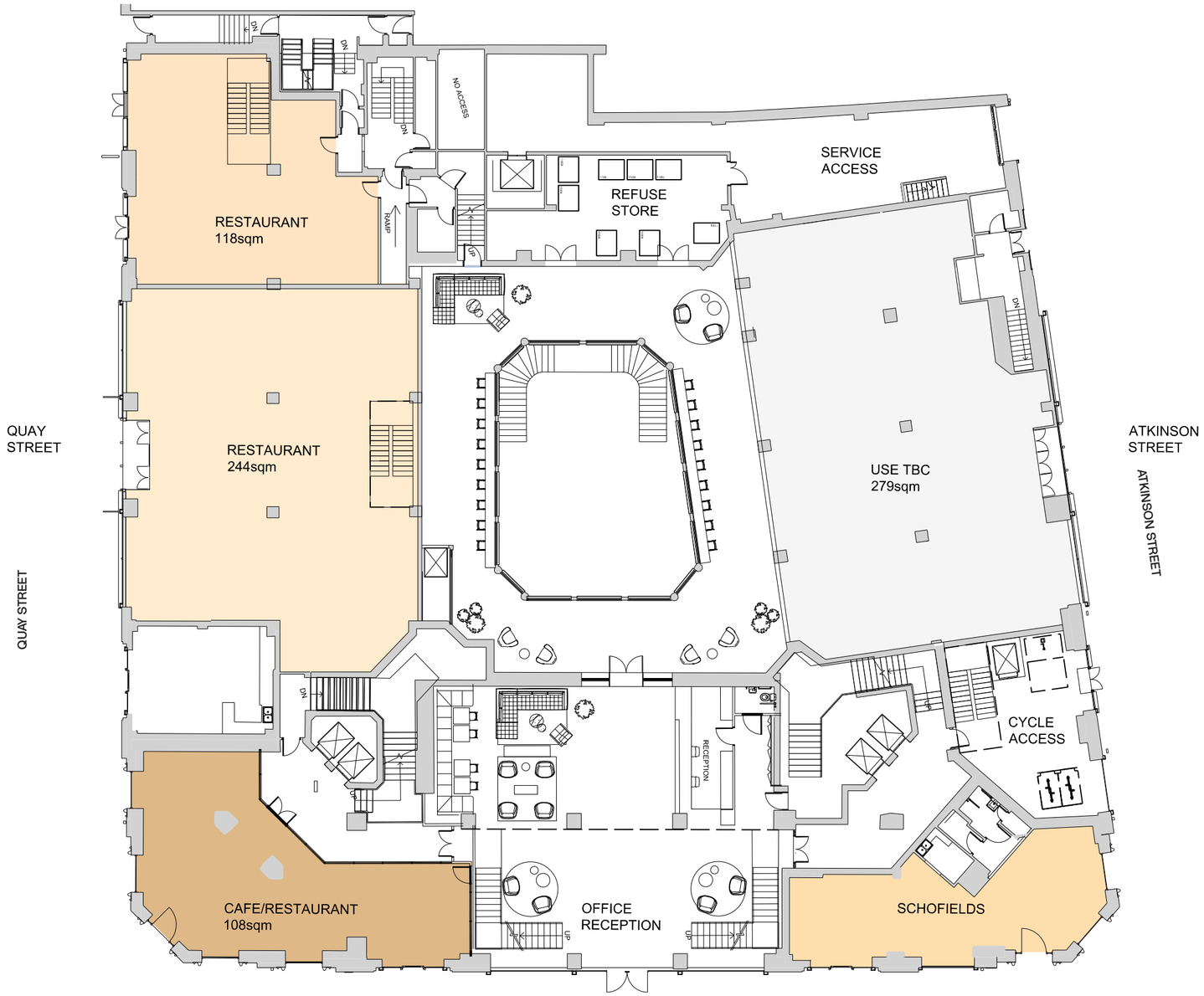
- Central space activated in a similar way to office reception with feature staircase creating a co-working space adjacent to the reception in its passive mode, and a unique bookable event space with potential for further activation with each side's uses.

- Atkinson Street is subject to a number of discussions on use with the asset management team, curating conversations to ensure a positive mix of tenants throughout the building and one specifically in this area that can improve the footfall and thrive in the current 'rear' of the site.

- A small unit to be created to Atkinson Street to allow direct cycle access into new and improved storage and shower facilities within the footprint of Sunlight House (currently within level one of the car park site) Existing doors to be re-used rather than creating new within the historic shopfront.

- Opening up of an access route from the office reception into the main central space, with further potential connections to the rear of each side's units subject to operators and function.

- Enlarged service and refuse area for entire building benefitting from existing access and goods lift, servicing access to remain 'as-is' from Atkinson Street.



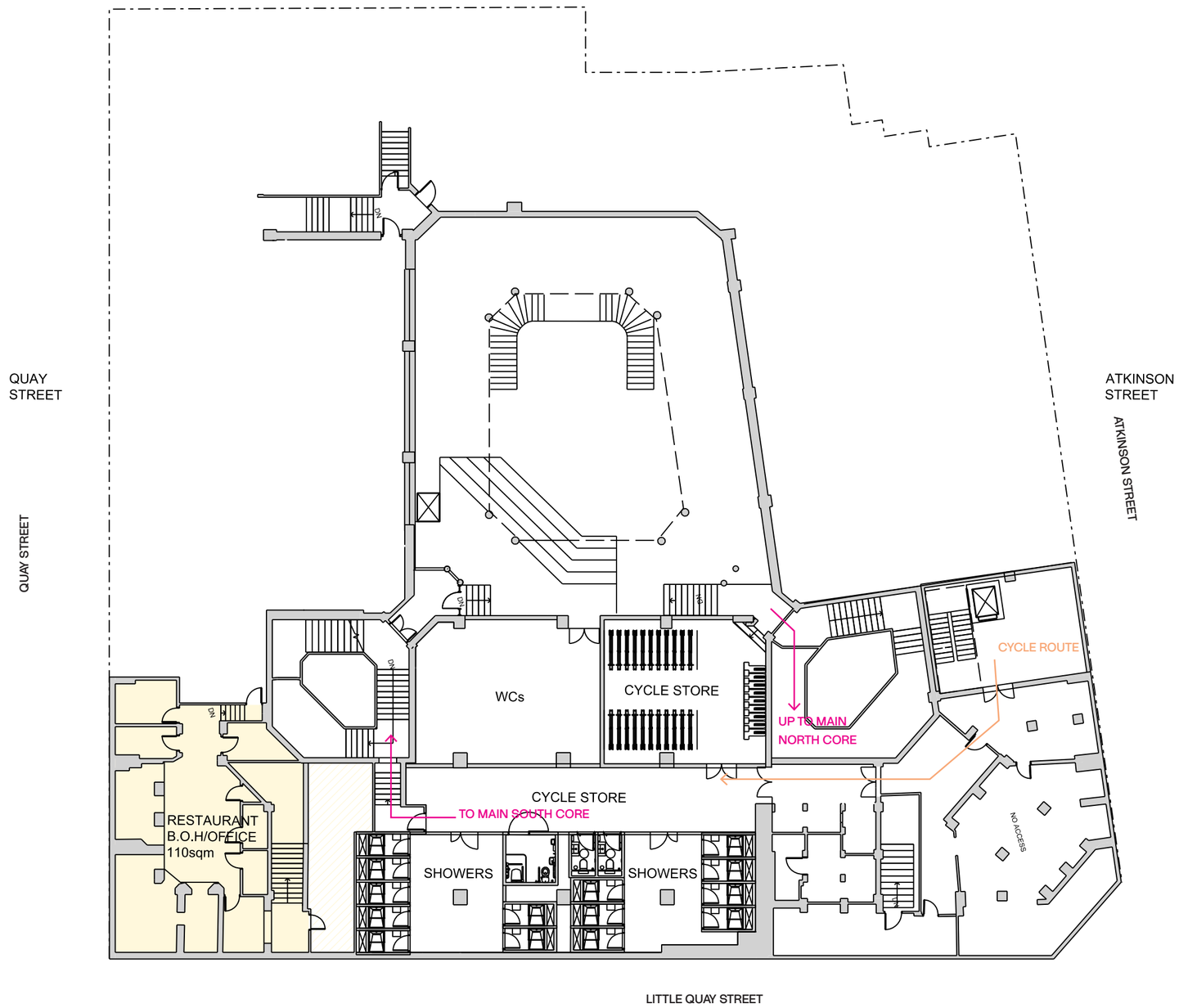
BASEMENT MEZZANINE
CONCEPT

- Little Quay Street element maintained to provide exemplary end of journey facilities for entire building with direct access from Atkinson Street through new stair and platform lift with further direct access back into north and south main cores.

- Creation of a direct route from cycle access through to cycle store, utilising currently very low quality space in dilapidated back of house store rooms.

- Location capitalises on existing drainage routes from male showers and changing as well as providing 'best' use for slightly lowered ceiling height and no direct access to natural light areas.

- 'Poolside' landing element maintained and enhanced into bleacher style seating for events and co-working setup, leading down to basement level. Existing steps adjacent additionally maintained to allude to historic use of site within the new design and activation.

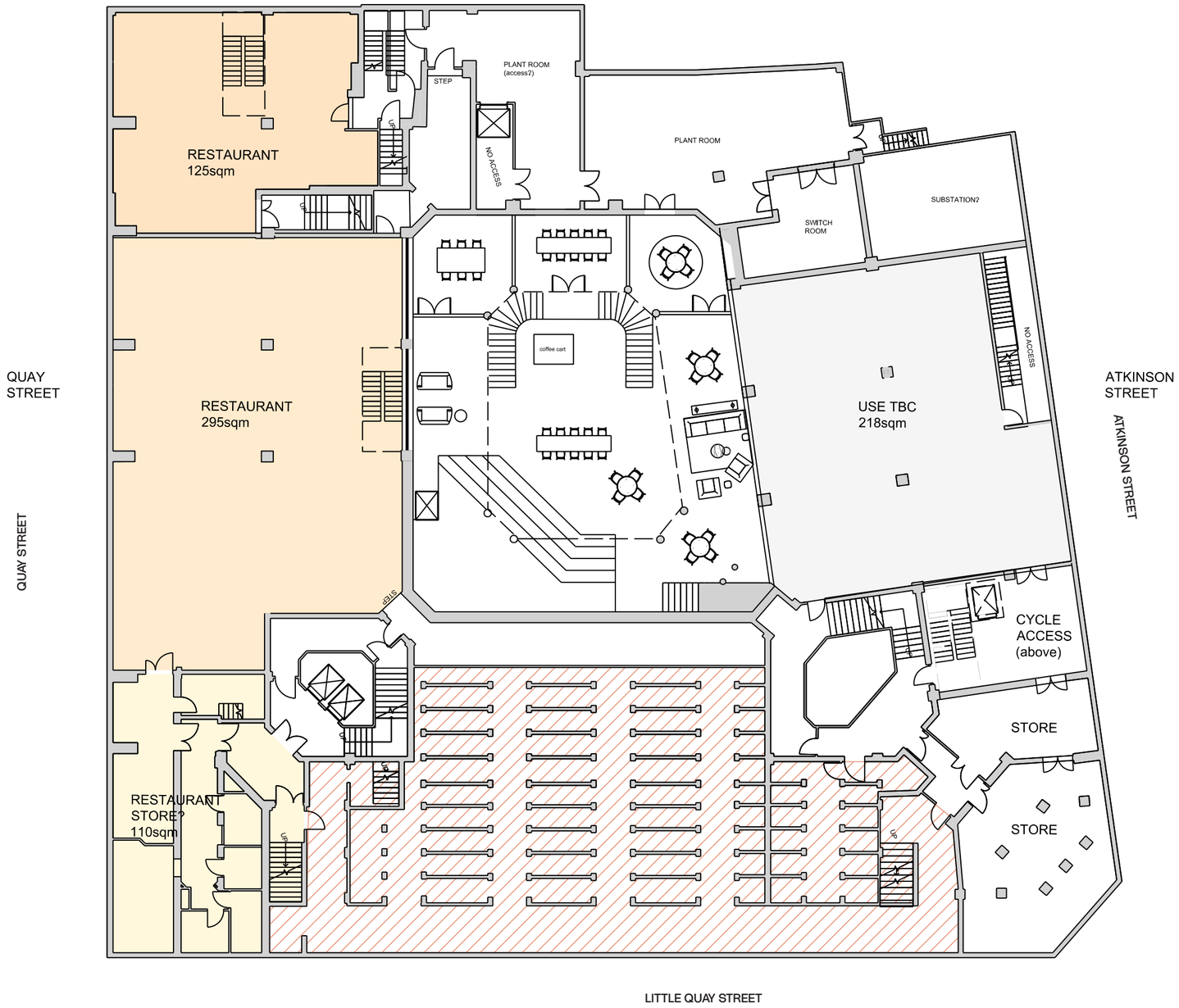


BASEMENT
CONCEPT

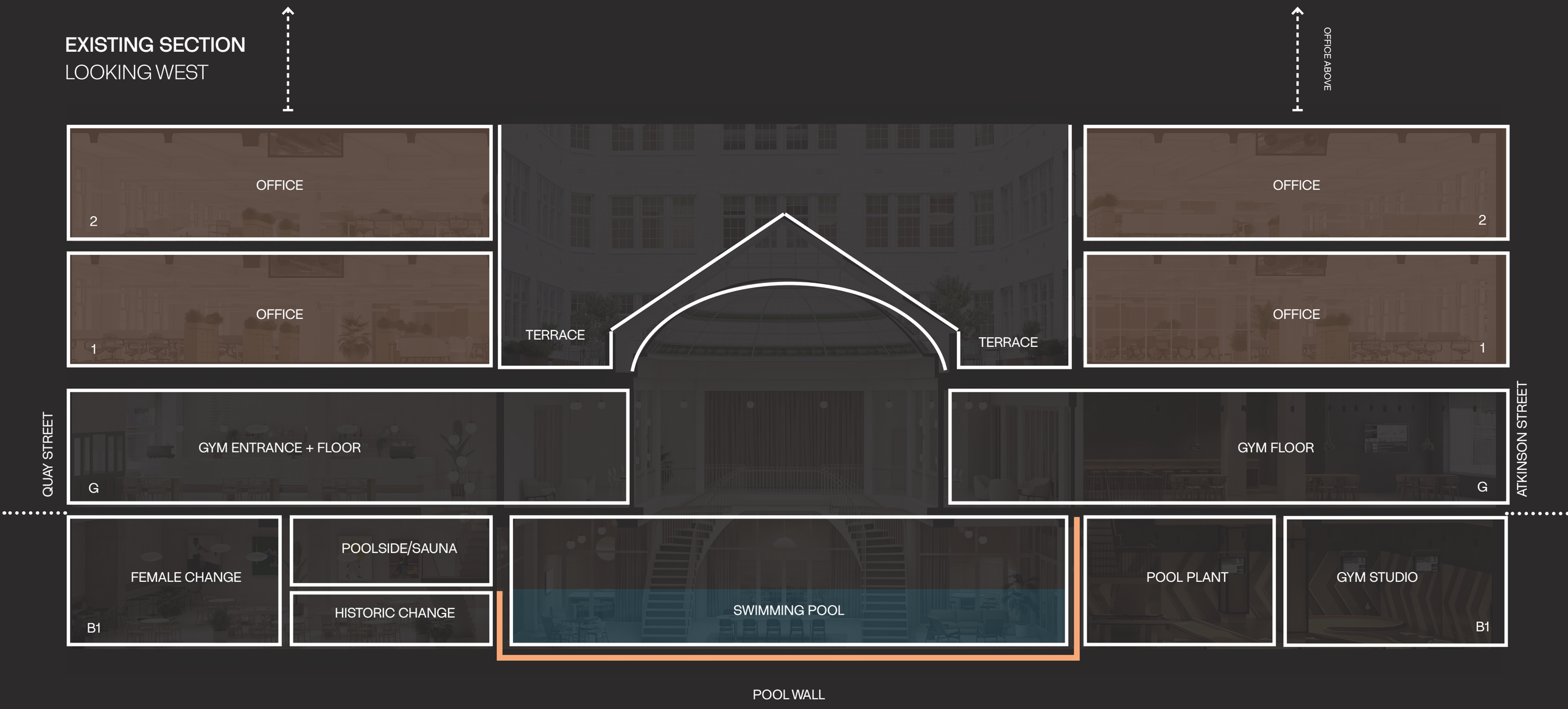
- Pool wall location becomes line for glazed partition walls separating different uses. Structure maintained.

- Generous height celebrated and used with amendment to Quay Street side of building to facilitate (see key design interventions page)

- Large area of older changing rooms maintained for future generations but difficult to activate in current use due to condition, headheight and no opportunity for level access through historic install of basement mezzanine level and lift/stair configuration.



EXISTING SECTION
LOOKING WEST



CONCEPT SECTION
LOOKING WEST



CONCEPT SECTION

LOOKING WEST



CONCEPT SECTION

LOOKING EAST



PRECEDENTS

TOP | VICTORIA BATHS, LEVENSHULME

A flexible and versatile space within the former baths providing a wide range of events both private and public. Hosts everything from gigs, to exhibitions and weddings.

BOTTOM | HAGGERSTON BATHS

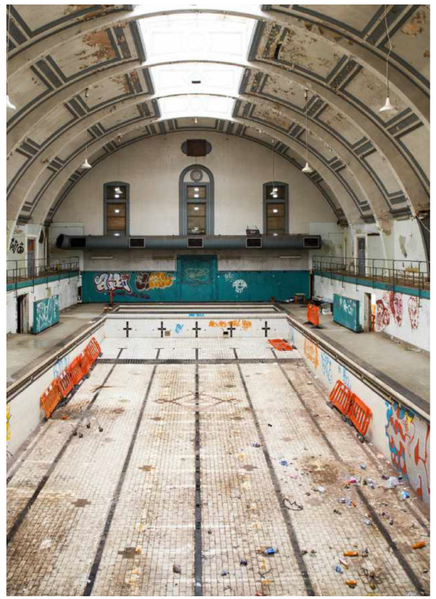
A holistic conversion to provide workspace, event space and a range of restaurant/bar offerings.

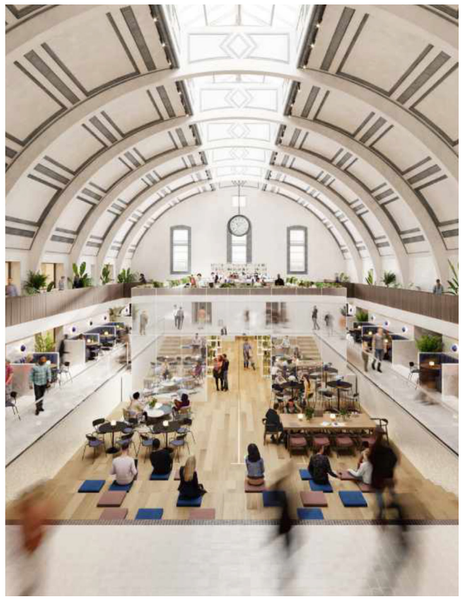
While these precedents are different in form, volume and detail, they represent the principle of activating a historically interesting space through a series of curated uses.













GROUND FLOOR VIEW
LOOKING WEST



GROUND FLOOR VIEW
LOOKING EAST



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SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

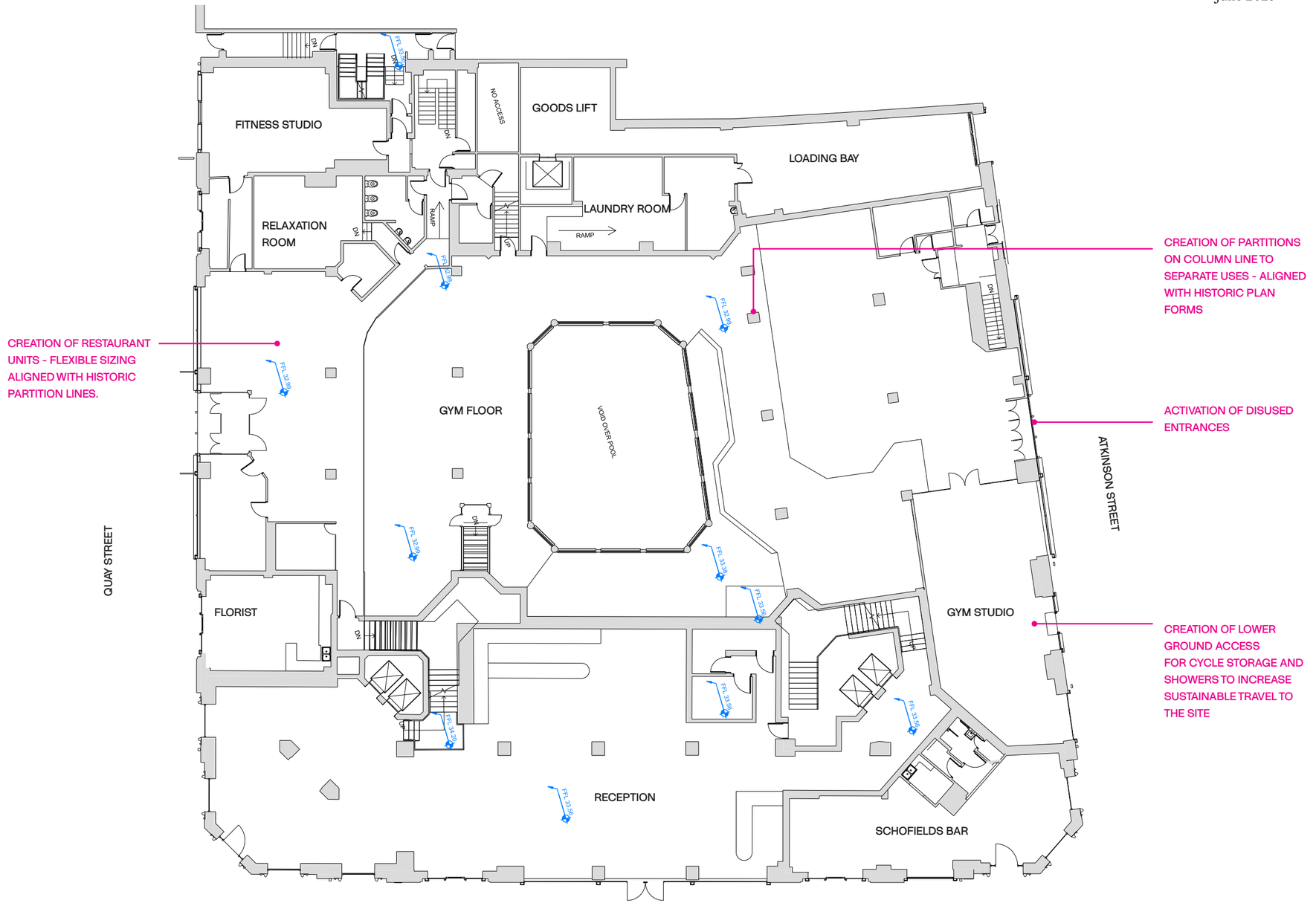
KEY DESIGN INTERVENTIONS REQUIRED

ANOMALY

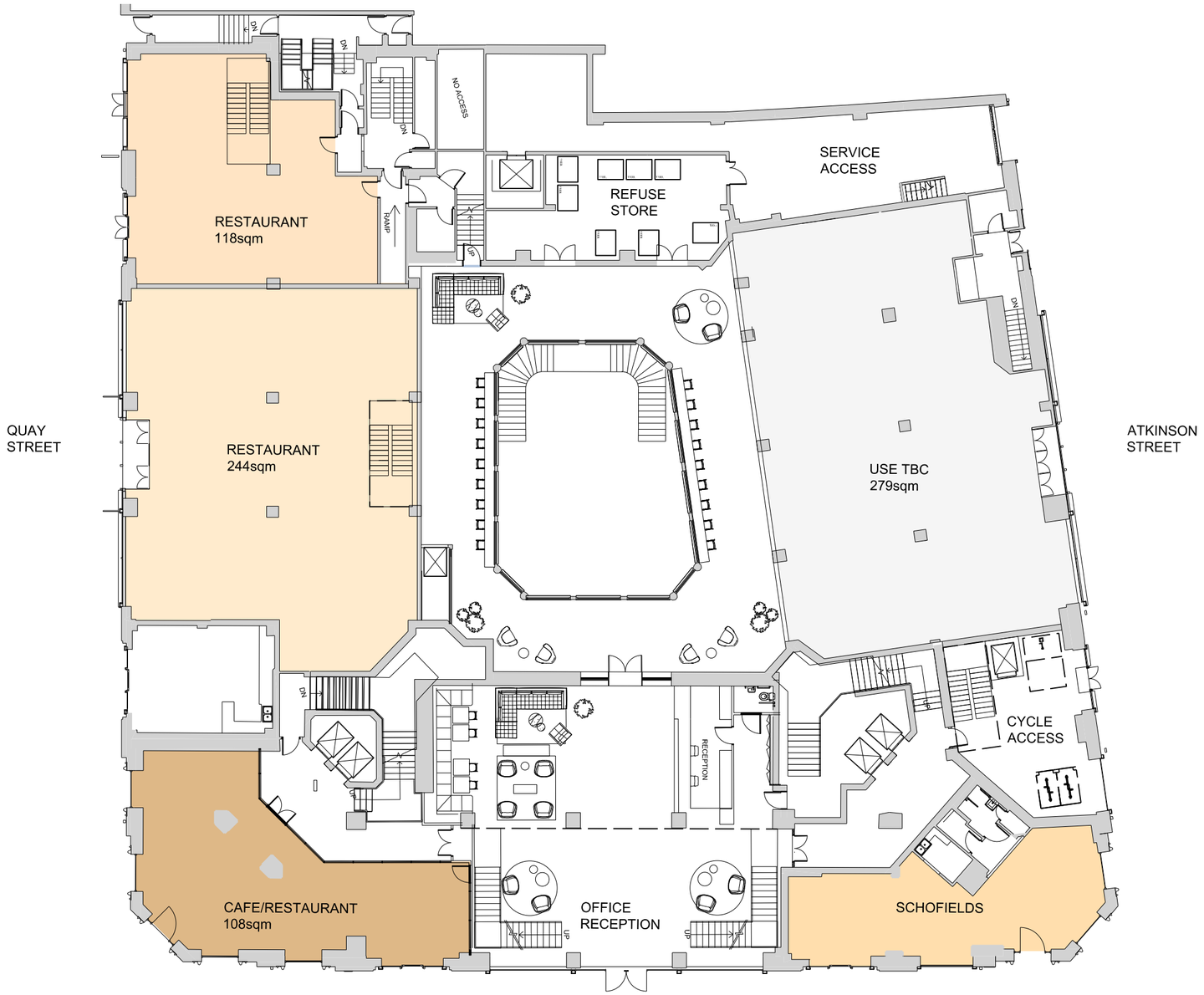
GROUND FLOOR
KEY INTERVENTIONS

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.



GROUND FLOOR
CONCEPT



BASEMENT MEZZANINE
KEY INTERVENTIONS

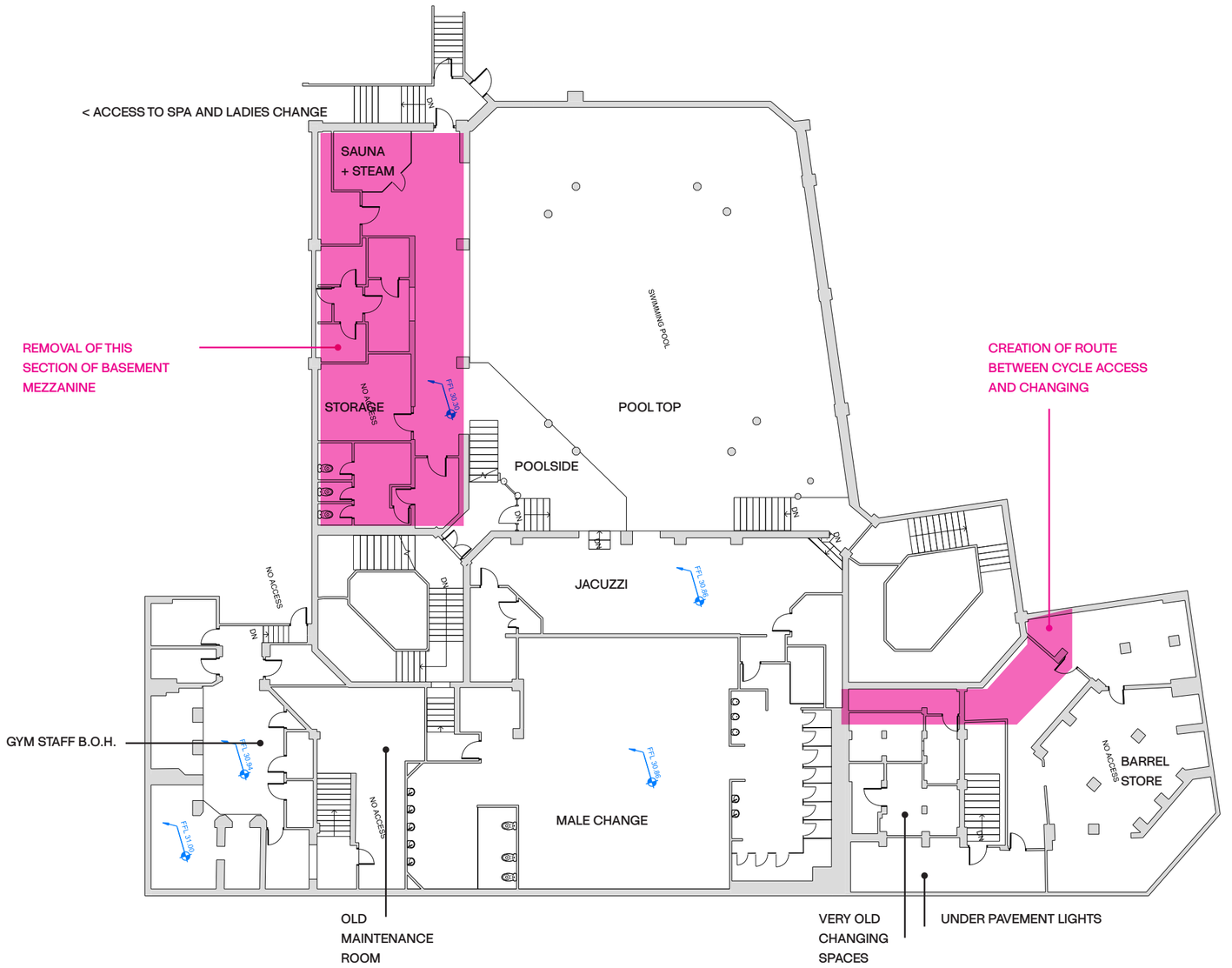
ACTIVATION + CURATION

The later addition basement mezzanine is proposed for partial removal on the Quay Street side of the building to allow for full height duplex units to both Quay Street and Atkinson Street.

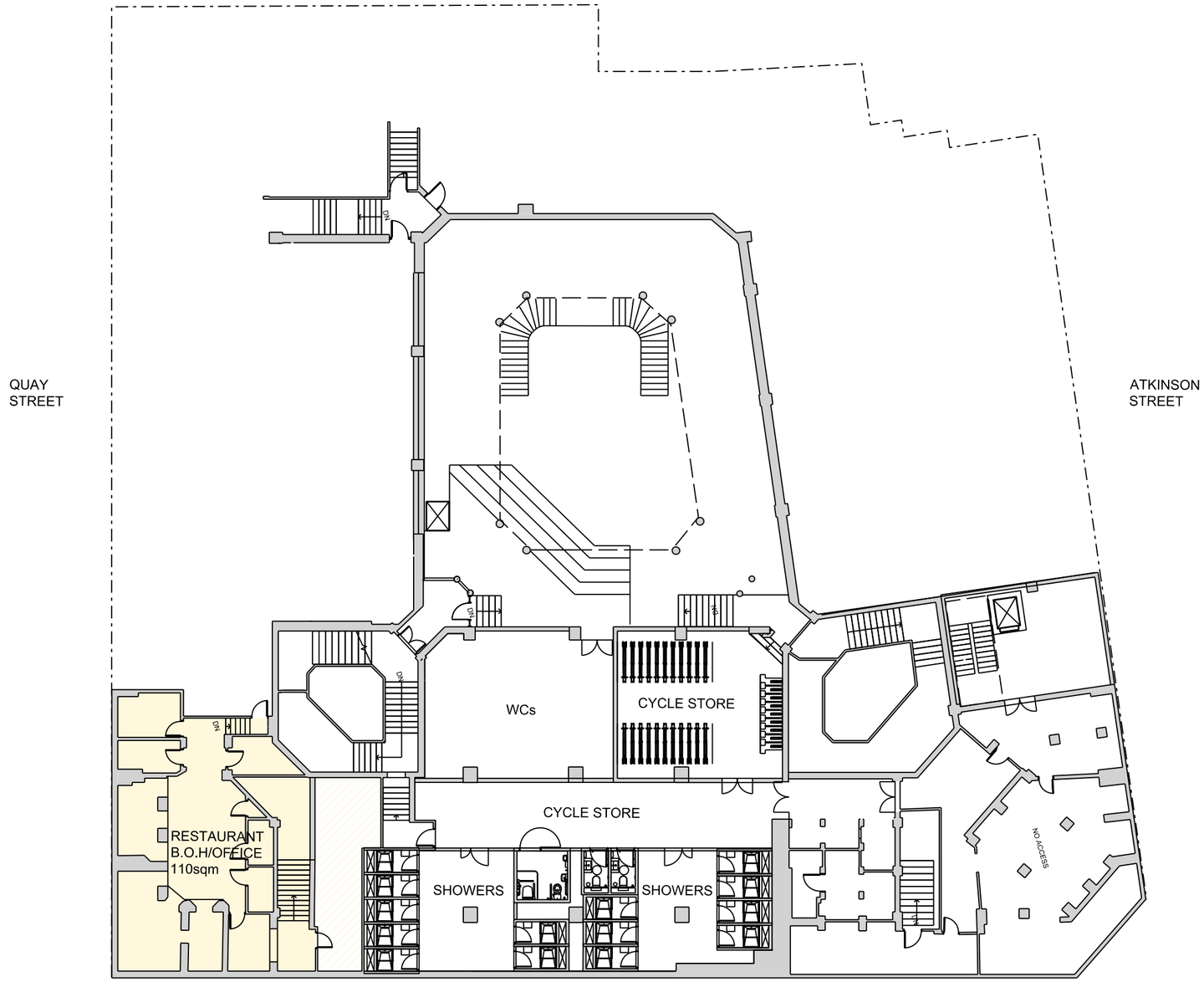
The removal of this highlighted area at mezzanine and basement level allows connection from both sides of the plan into the central space.

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

The dilapidated back of house areas on the corner of Atkinson Street and Little Quay Street will be opened up to provide a direct access route around the main core to the newly proposed cycle store and end of journey facilities.



BASEMENT MEZZANINE
CONCEPT



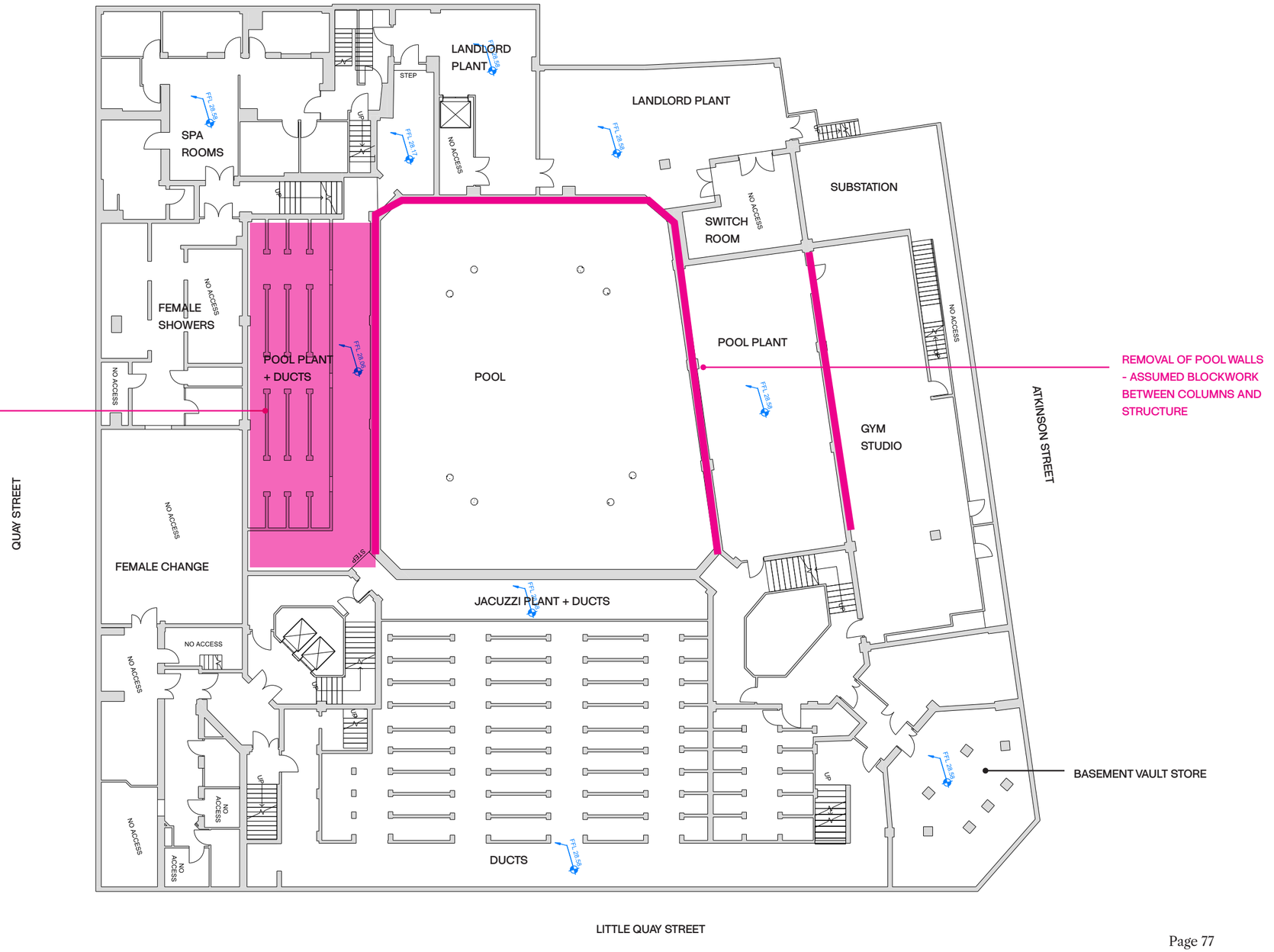
BASEMENT
KEY INTERVENTIONS

ACTIVATION + CURATION

The smaller area of older changing cubicles is proposed for removal to allow for a full area of duplex and full height unit to Quay Street in the same manner as the Atkinson Street side of the building.

The wall of the pool itself is to be opened up between the structural columns to allow for activation of the central space.

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

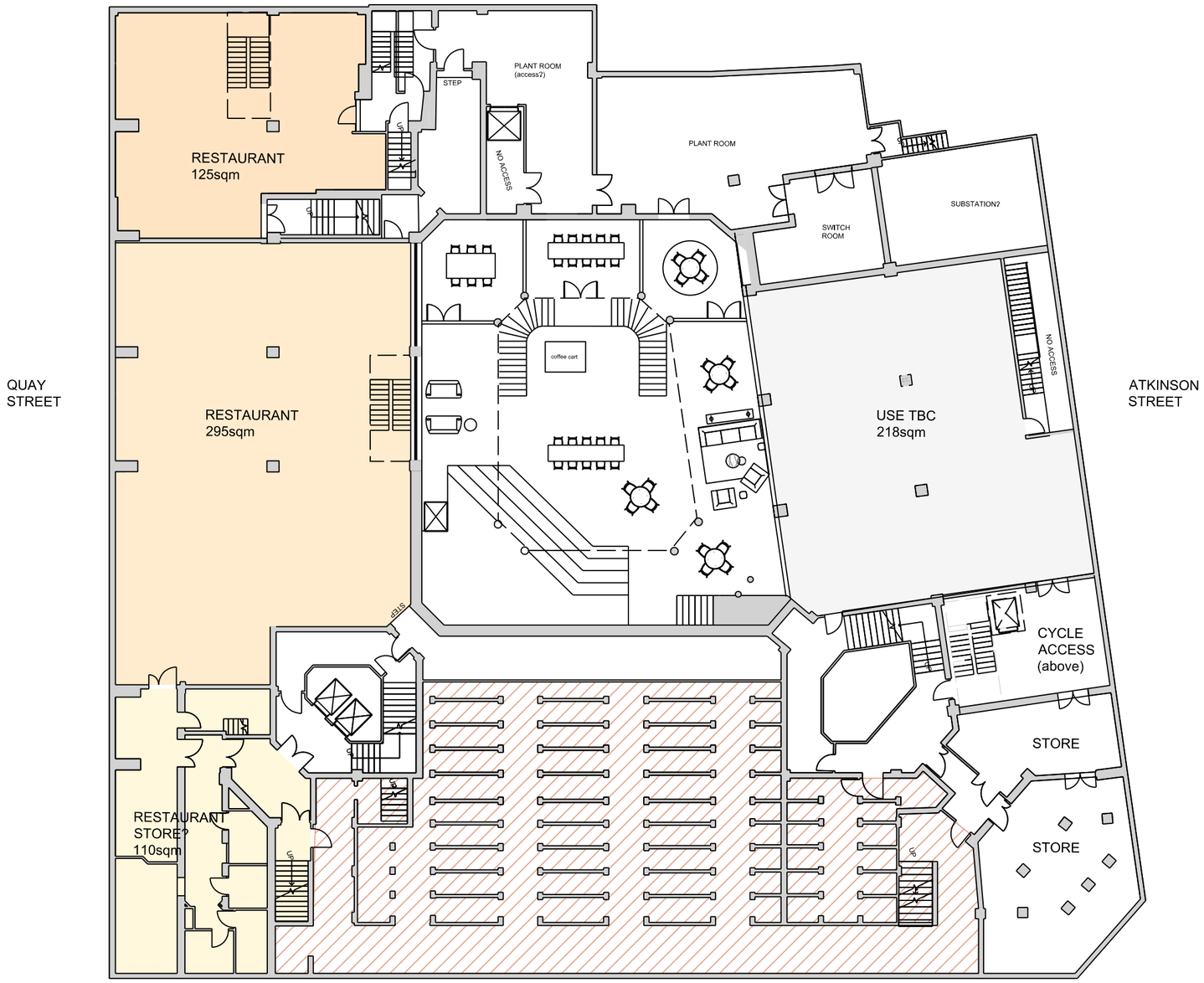


BASEMENT
KEY INTERVENTIONS | CONDITION






BASEMENT
CONCEPT



QUAY STREET ELEVATION
CONCEPT

Drawing key

- GLAZING
- LOUVERS
- BLOCKED OPENING
- VINYL ADVERTISING
- GLAZING WITH ADVERTISING
- EXTERNAL SIGNAGE
- BOH / LOADING BAY



1 PROPOSED SOUTH ELEVATION - QUAY STREET

ATKINSON STREET ELEVATION
CONCEPT

Drawing key

- GLAZING
- LOUVERS
- BLOCKED OPENING
- VINYL ADVERTISING
- GLAZING WITH ADVERTISING
- EXTERNAL SIGNAGE
- BOH / LOADING BAY



③ PROPOSED NORTH ELEVATION - ATKINSON STREET

FACADE REFURBISHMENT PRINCIPLES

CELBRATING HISTORY

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



FACADE REFURBISHMENT PRINCIPLES

Utilising of historic signage brackets for tenant signage

Ventilation louvres upgraded to contemporary and subtle design to tie in with the redecorated historic shopfront

Full redecoration of shopfronts in original colours

Vinyl advertising signage removed to provide more free area of glazing into ground floor space

Doors redecorated to match historic shopfront - ensuring accessible design.



LOUVRE APPROACH | SUBTLE DESIGN

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

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

- removal of vinyls to expose large expanses of glazing
- redecoration in all original colours
- removal of poor quality and badly located signage

The louvres themselves are inoffensive in design and align with the existing framing. We would look to keep them as subtle - with a contemporary replacement to improve performance.

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





REDCORATION AND REFURBISHMENT

The rich detailing and colour to the facade is to be enhanced through redecoration and refurbishment. Archive photos have informed that the current paint colours are aligned with the original, though this can further be proven by paint analysis if deemed necessary.









SIGNAGE

HISTORIC BRACKETS

There are a number of historic signage brackets still present around the building - one of which is in use for the Florist unit. It is proposed that these are used as part of the signage approach for incoming tenants - with heritage style signs applied to the existing bracket.

Each incoming tenant will likely have their own signage requirements subject to use that will have to be dealt with under their own applications.







SIGNAGE TYPES LOCATION



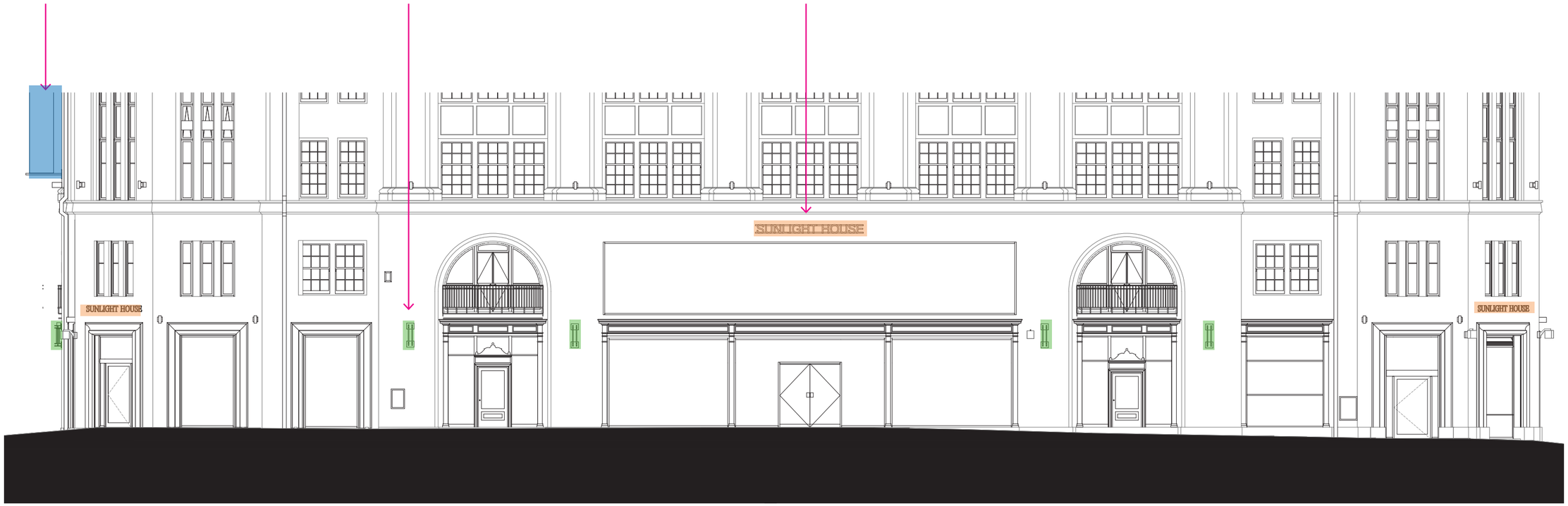
1 PROPOSED SOUTH ELEVATION - QUAY STREET

SIGNAGE TYPES LOCATION

External hanging banner

Utilising of historic signage brackets for tenant signage

External overhead signage



2 PROPOSED EAST ELEVATION - LITTLE QUAY STREET

SIGNAGE TYPES LOCATION

External overhead signage



③ PROPOSED NORTH ELEVATION - ATKINSON STREET

MEP JUSTIFICATION | LOUVRE RETENTION OPTION

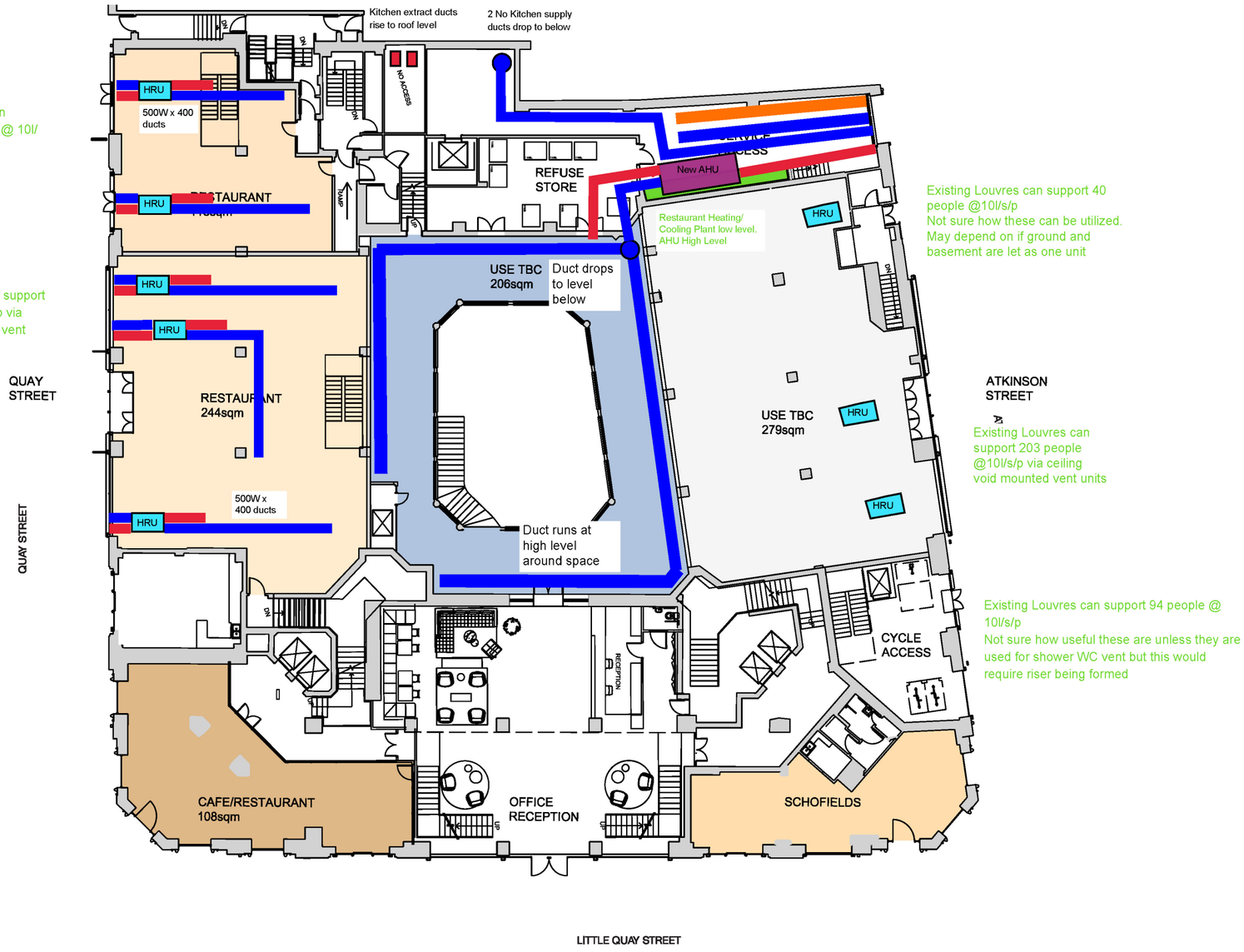
PREFERRED

SPACE AND ENERGY EFFICIENT

As this MEP diagram explains, the louvres would be used attached to ceiling mounted heat recovery units (HRU) to bring fresh air into the spaces.

The benefit of this, as illustrated overleaf is a significant reduction in the amount of plant equipment installation required to ceilings and primary frontages as forced air through AHUs would need to be provided throughout.

The existing louvre sizes have been used to determine occupancy levels possible as noted on the facing diagram.



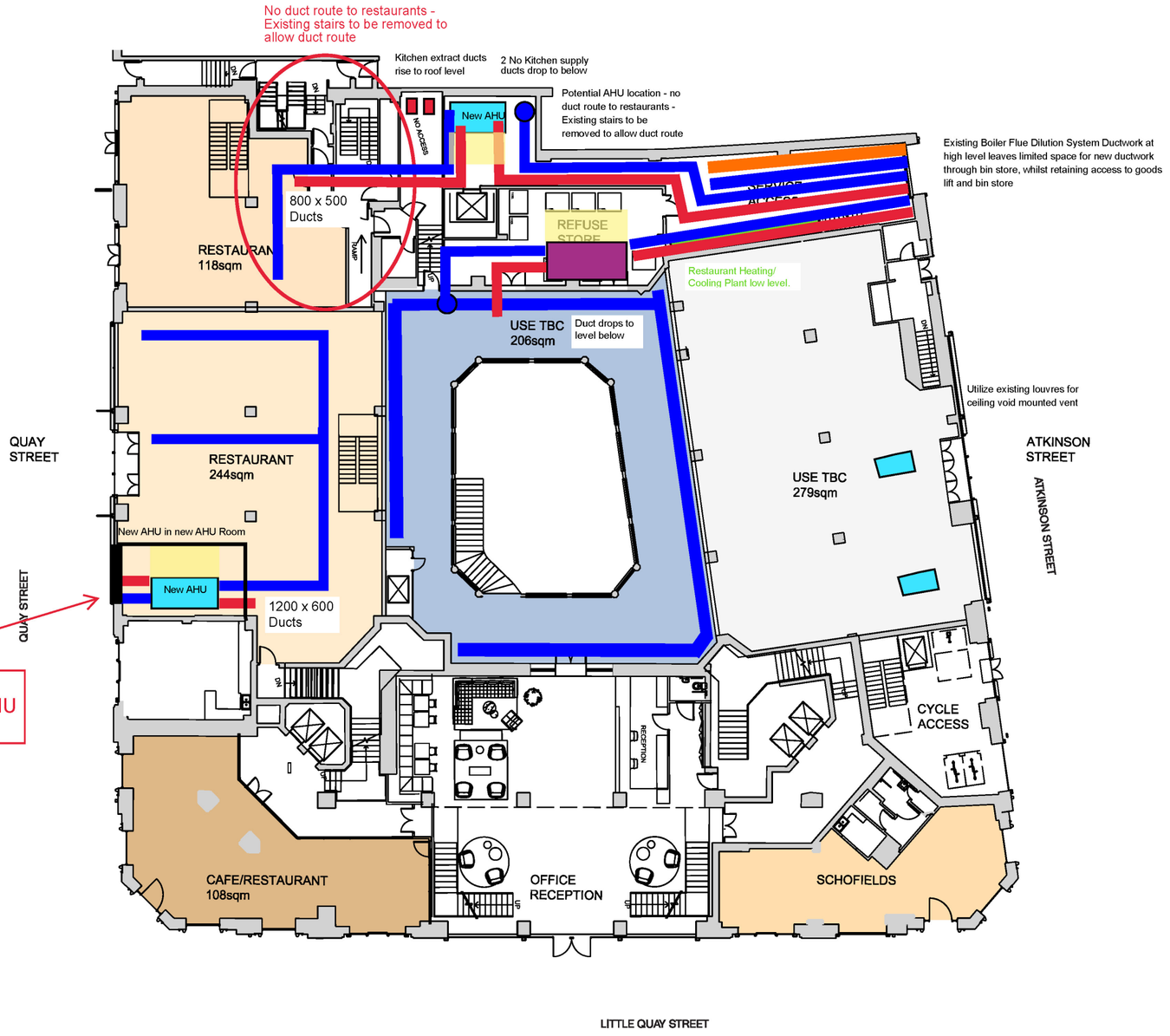
MEP JUSTIFICATION | LOUVRE REMOVAL OPTION

GROUND FLOOR PLAN

To remove the fresh air louvres, forced mechanical air would need to be introduced through new AHUs. The issue, due to the 'landlocked' nature of the site, required duct run lengths etc. is that one of the primary units would need to be sited on Quay Street to ensure adequate performance to attract a high quality operator.

The duct size is also significant at 1200x600 due to the amount of air required to move through the space.





VENTILATION

CENTRAL SPACE

There are existing ventilation routes that can be re-utilised given the gym and swimming pool use required fairly heavy duty extract, heating and cooling.



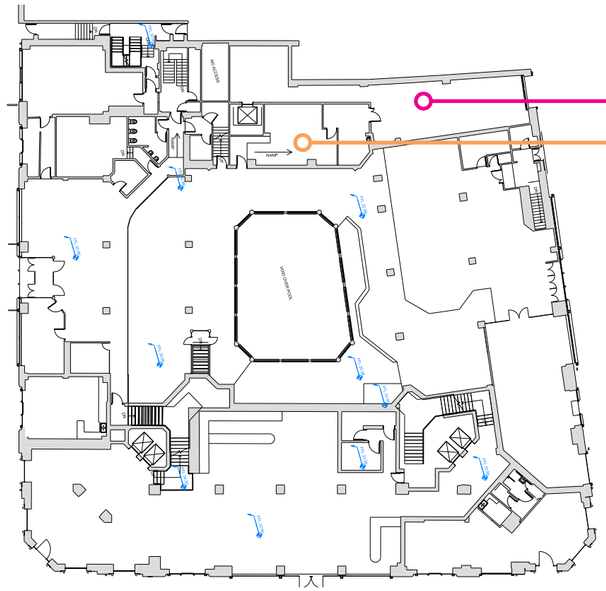


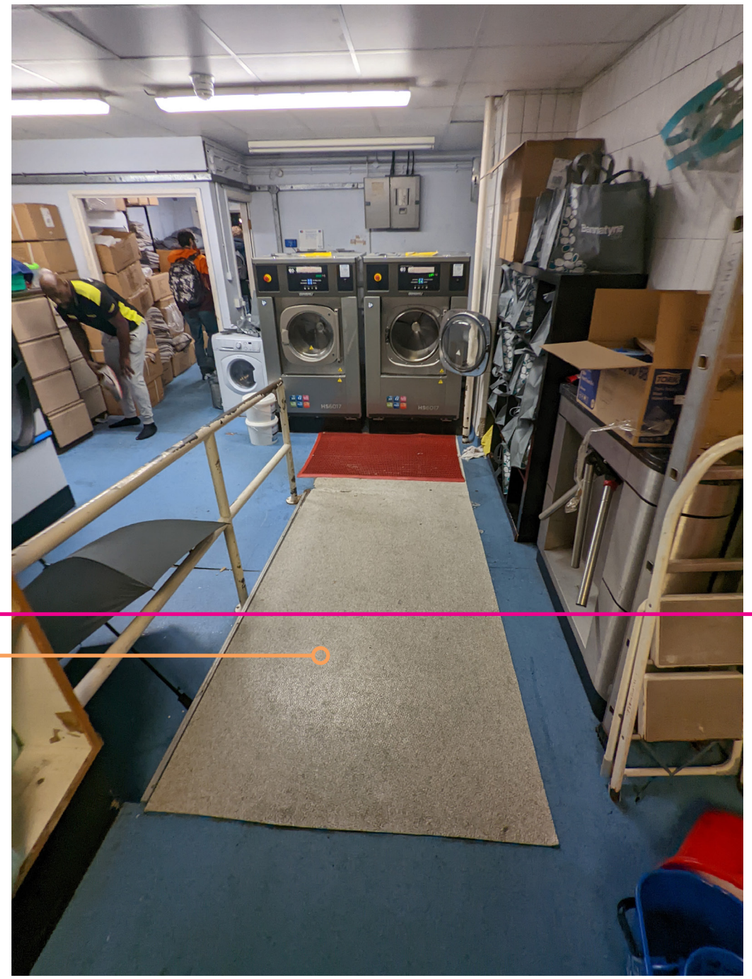


EXISTING REFUSE + SERVICE STRATEGY

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

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







PROPOSED REFUSE + SERVICE STRATEGY

EXISTING LOCATION ENHANCED

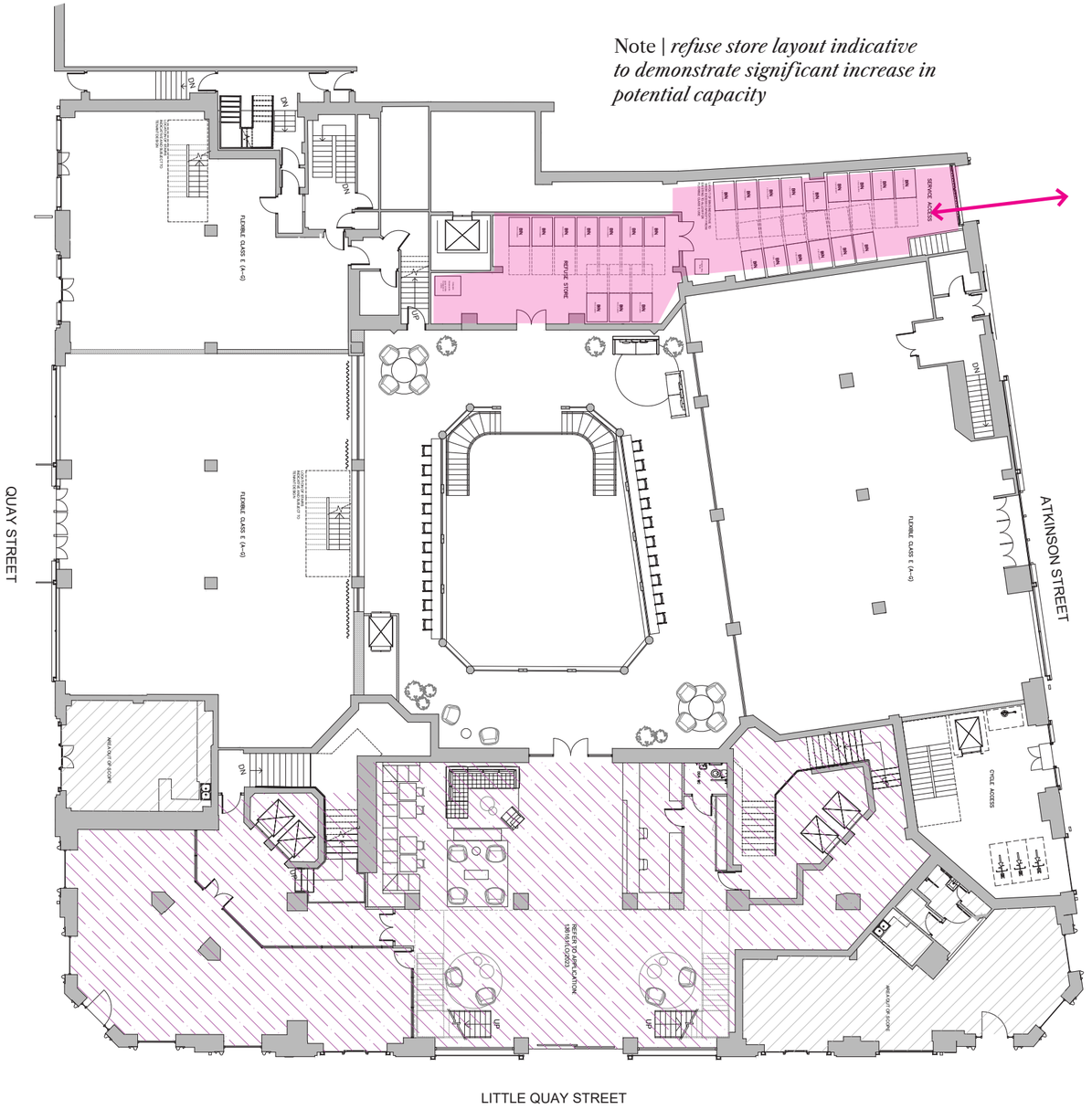
The existing service route from Atkinson Street will remain in place, with an enlarged refuse store provided to cater for the different uses introduced. Much of the existing plantroom space is to be reactivated for necesssary upgrades to the central building plant and to cater for the movement of air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

We have consulted the MCC guidance GD04 v.6 to understand the waste impact of different uses that fall under the flexible Class E the site benefits from.

As such, the facing diagram demonstrates the incredibly generous capacity of the available space to cater for a multitude of different uses.

Additionally:

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



CYCLE ACCESS, STORAGE + END OF JOURNEY FACILITIES

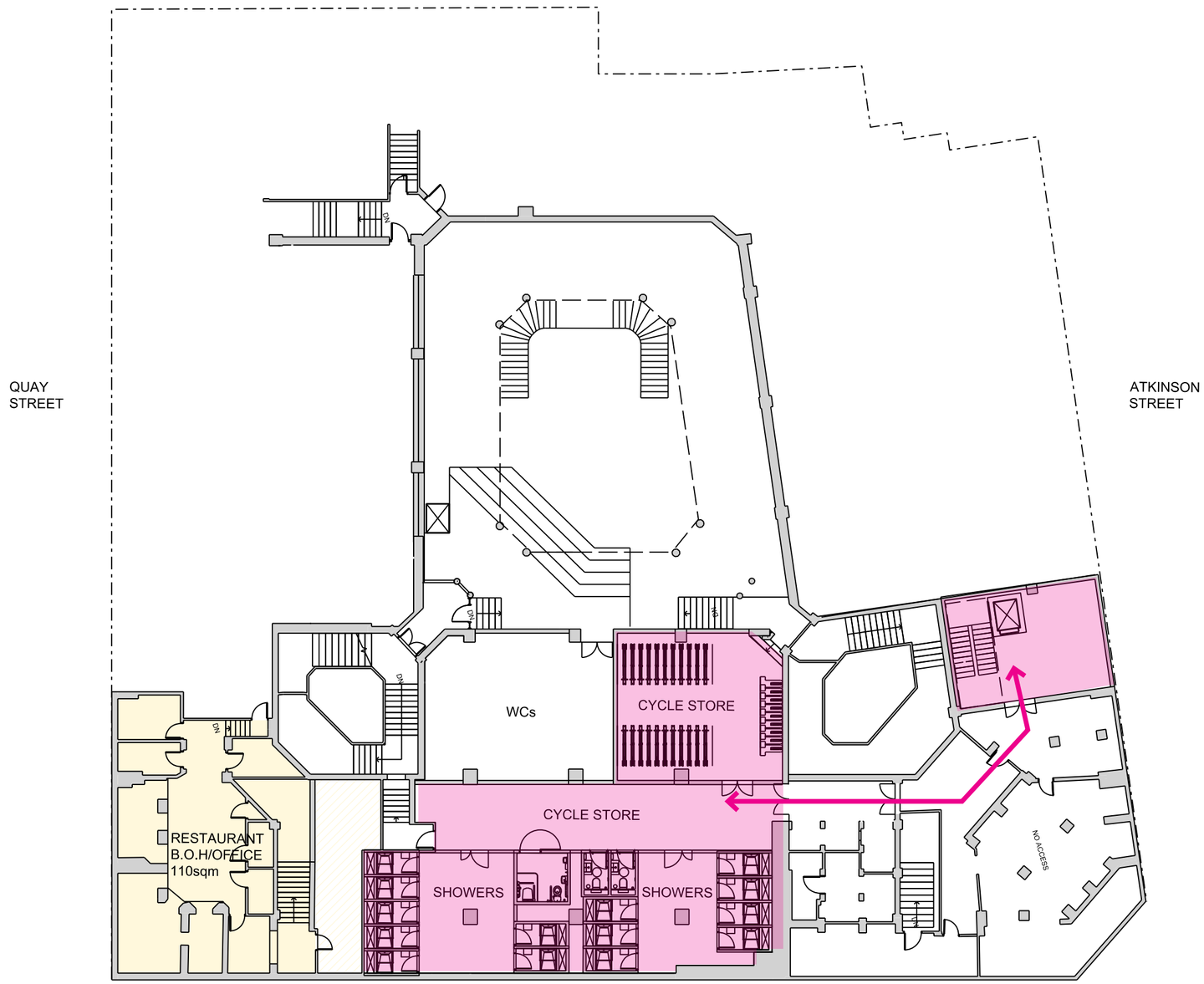
EXEMPLARY FACILITIES WITHIN HERITAGE BUILDING

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

Currently the building has 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.

Access is to be provided via the new entrance from Atkinson Street.



SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
GROUND AND BASEMENT WORKS

SUMMARY

ANOMALY

This proposal looks to completely refurbish and activate the ground and basement spaces to create a high quality and flexible use, celebrating and enhancing the unique volumes and details from Sunlight's original design and vision.

The design has carefully considered and minimised the amount of harmful intervention required; utilising 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