

DESIGN & HERITAGE STATEMENT
SUNLIGHT HOUSE
FEBRUARY 2024

ANOMALY



INTRODUCTION

This Design & Heritage Statement has been prepared by Anomaly London to accompany Planning and Listed Building Consent applications for:

The installation of 1 .no decorative metal railing in ground floor window facing onto the Quay Street elevation to serve louvre to reception area cafe.

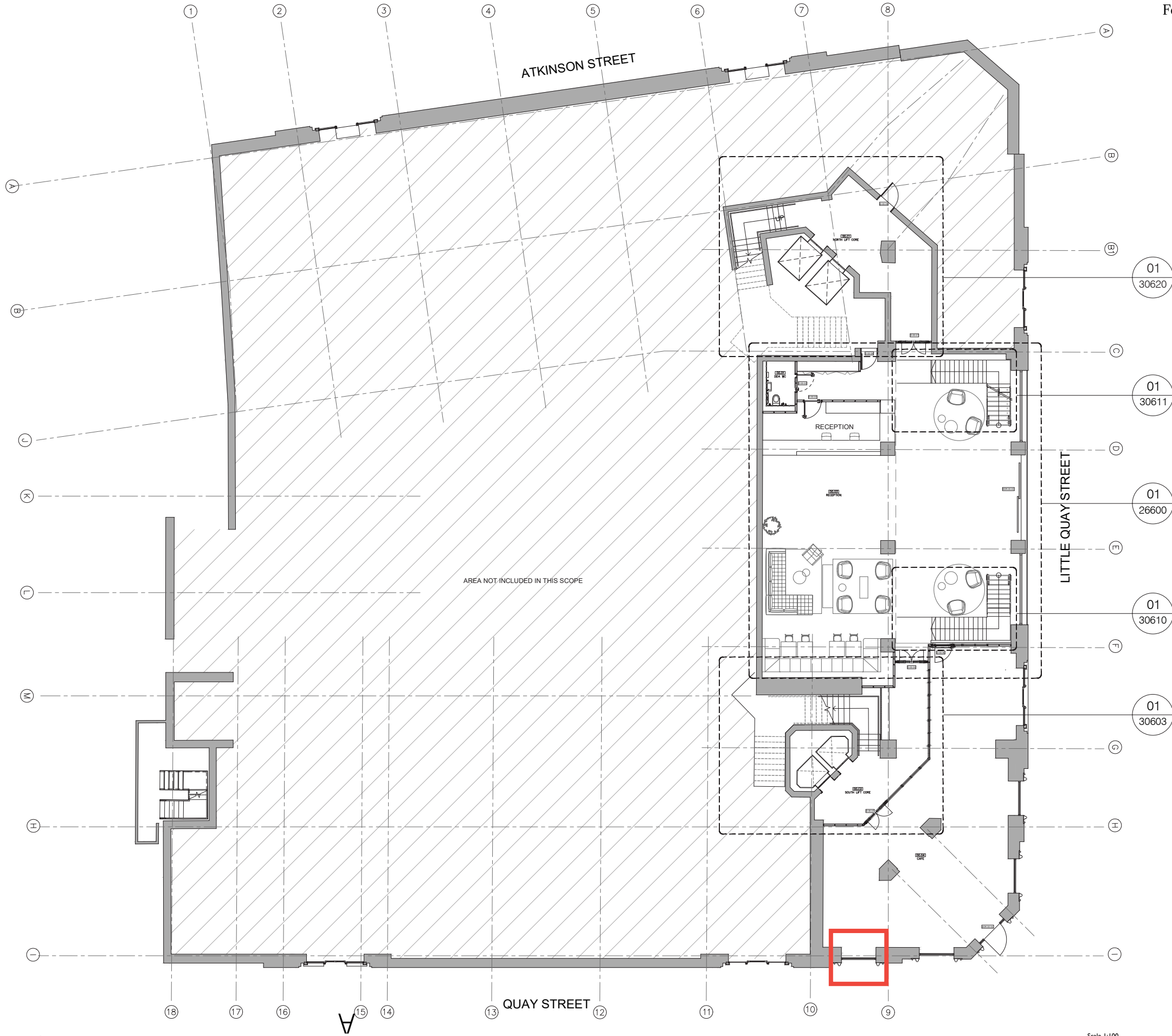
The Statement fully details the proposed works and how they fit into the wider strategy for ventilating the ground floor units across the building. The internal works associated with refurbishing the reception space were granted permission by Manchester City Council (MCC) under Listed Building Consent Reference 136161/LO/2023 (dated 24 July 2023). These works comprise Phase 1 of the refurbishment of Sunlight House by the new owners.

The Statement also addresses MEP and Heritage considerations with supporting information by Fact Consulting and Savills Heritage.

Whilst this application is solely for a single window panel, this document sets out the holistic approach to the strategy which will form part of the wider Phase 2 works to the whole of the Quay Street frontage.



WINDOW LOCATION
PROPOSED GROUND FLOOR PLAN



WINDOW LOCATION
PROPOSED ELEVATION



New window and louvre

**INFILL MODERN GLAZING
+ DISCRETE LOUVRE**
SCHOFIELDS EXAMPLE

The cafe unit proposed to Quay Street (phase 1) is subject to slightly different extract restraints due to the location and limited crossover points to the other units within the ground floor.

As such, we are currently trying to establish a principle with MCC of using a street facing louvre similar to the well designed example as part of Schofields.



INFILL MODERN GLAZING
+ DISCRETE LOUVRE
HISTORIC PHOTOS

However, as part of the MCC discussion process, we have considered if as part of the overall facade improvement strategy some historic references could be incorporated.

In the 1950s photographs two key conditions are visible - a circular glass mounted extract and, where the current infill large glazing panels are, a more decorative gating system.



QUAY STREET ELEVATION
LOUVERED DETAILS

As a potential response to some of the MCC concerns we have looked at a solution that uses the depth of the stone reveals and a fretted metalwork panel to create a more site specific louvre.

In instances where this is required for ventilation and extract it can be plugged into from behind - and where not it can be provided as an overlay panel.

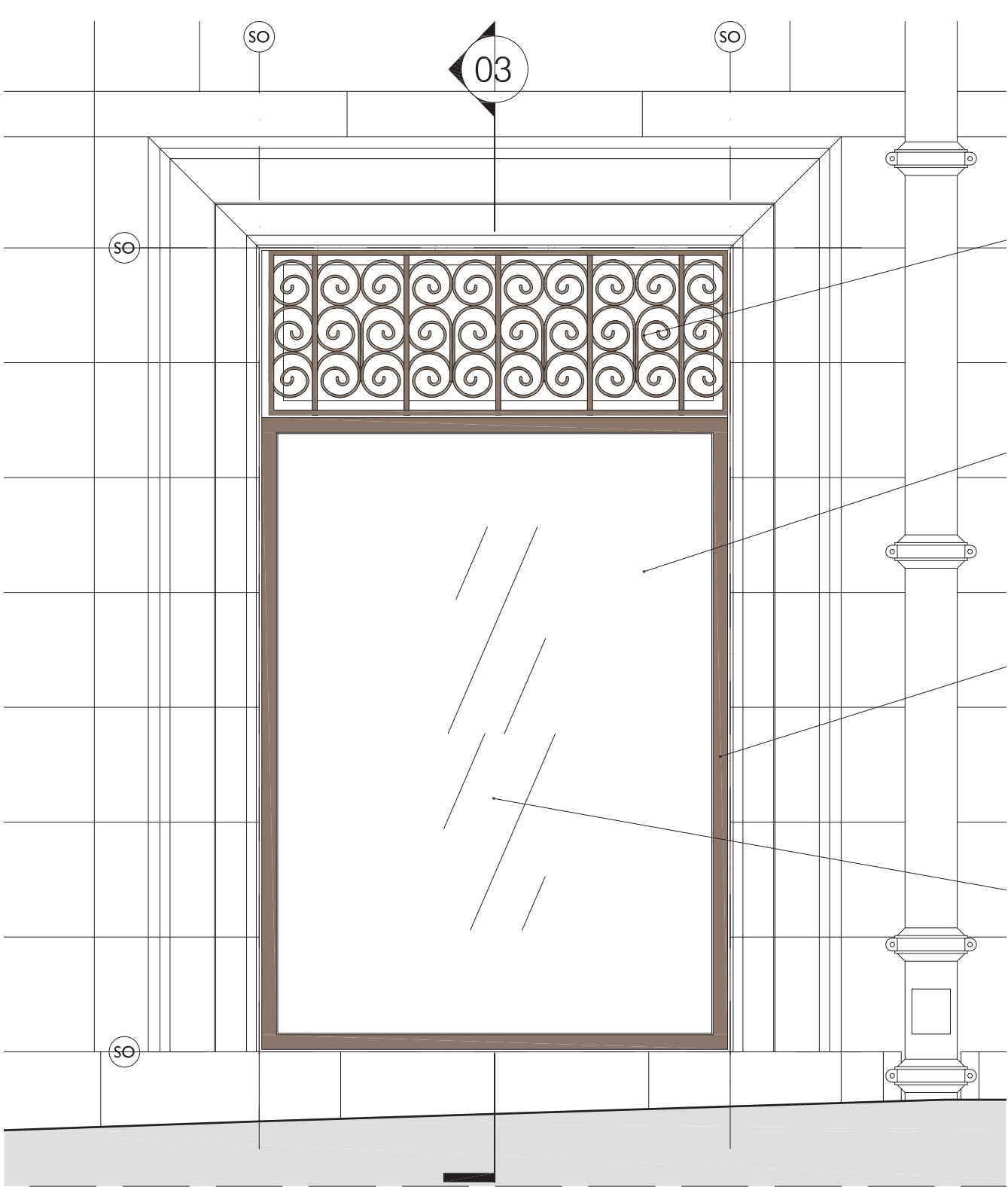
Images opposite show some design iterations for a louvre panel, from using the simplified original louvre design, similar to the schofield louvre panel to creating a more decorative approach to the design.



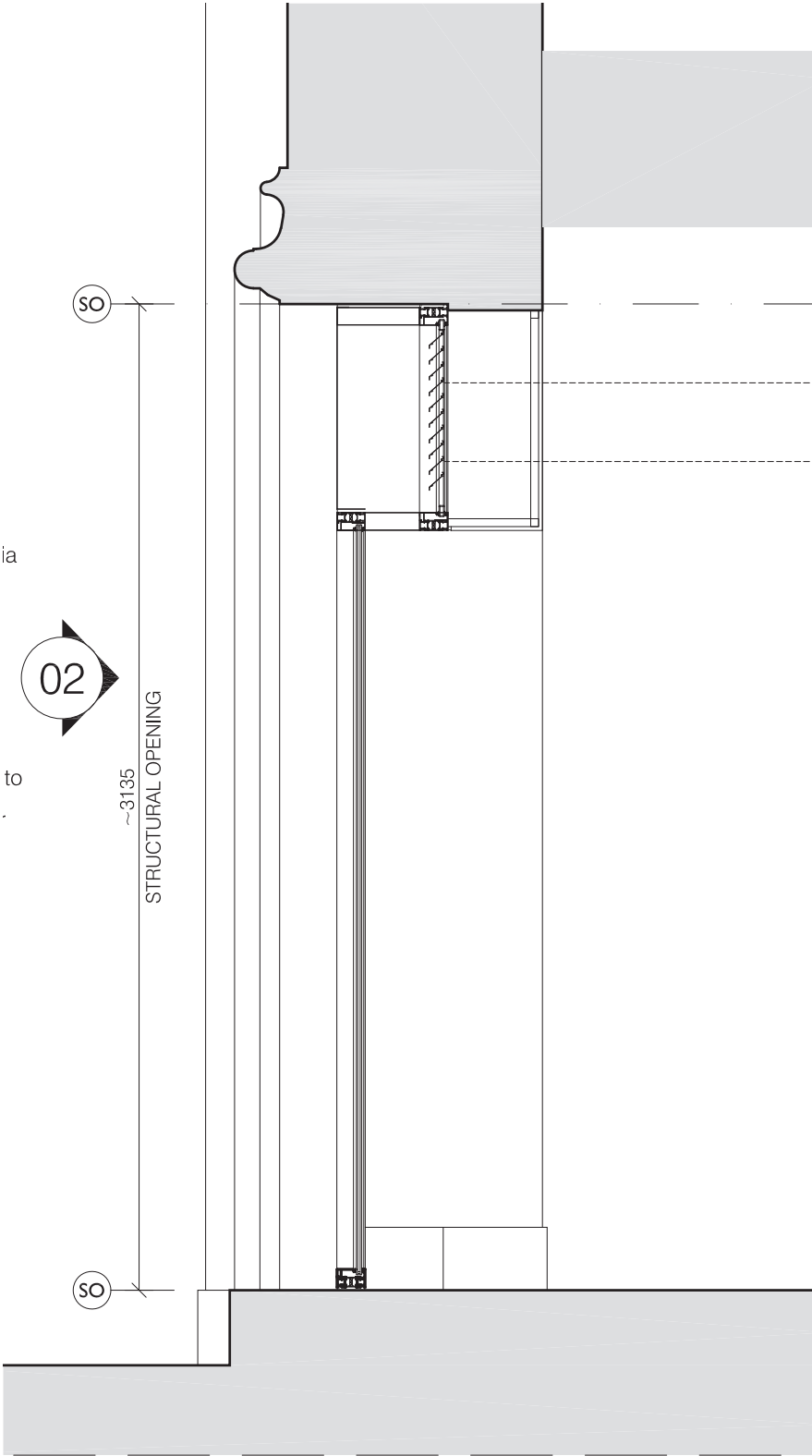
QUAY STREET ELEVATION
LOUVERED DETAILS

The proposed design is for decorative panel to use the sprial pattern evident in the historic imagery but introduce a third run in order to create more of a feature and minimise the louvres behind.

Proposed design references the original spiral design of the historic imagery. Using the same colour metal as the existing window frames. The louvres would then be set behind and just be read as a shadow to the metal panel.



PROPOSED WINDOW DETAIL - ELEVATION



PROPOSED WINDOW DETAIL - SECTION

PROPOSED ELEVATION
QUAY STREET



PROPOSED ELEVATION
QUAY STREET

RESTAURANT FRONTAGES - POTENTIAL FOR CONNECTED OR SEPARATE UNITS

FLORIST

CAFE + RECEPTION



PROPOSED ELEVATION
LITTLE QUAY STREET



PROPOSED ELEVATION
LITTLE QUAY STREET

RECEPTION

CAFE + RECEPTION

SCHOFIELDS



PROPOSED ELEVATION
ATKINSON STREET



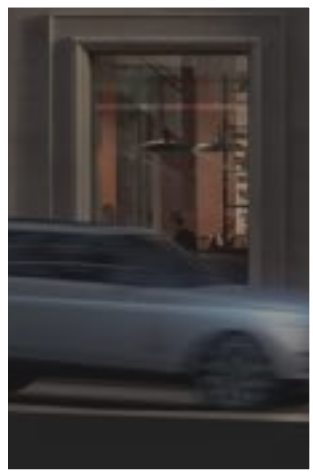
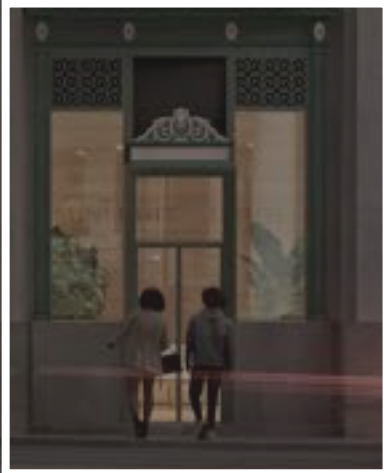
PROPOSED ELEVATION
ATKINSON STREET

SCHOFIELDS

CYCLE ENTRANCE

RESTAURANT FRONTAGES - POTENTIAL FOR CONNECTED OR SEPARATE UNITS

LOADING BAY



MEP OPTION TESTING

NOISE AND FUMES
MEP OVERVIEW

This section of the Design & Heritage Statement has been prepared by the project’s MEP Consultant’s Flat Consulting.

The building has a small café located at ground floor reception level (as noted opposite) serving coffee, pre-cooked, pre-made type food. The level of cooking envisaged as being light, predominantly reheating of sandwiches within grilles and/or baked goods in the microwave. No deep fat frying or gas appliances will be installed.

VENTILATION STRATEGY

It is intended the Café will be provided with a mechanical ventilation and heat recovery system to provide background ventilation to the space. No commercial kitchen or canopy-based extract system is required or proposed.

Careful consideration has been given to the ventilation strategy as can be demonstrated in the accompanying sketches.

The air intake is located at high level ground floor, located so as to not to pull into the space contaminated air from vehicles, etc.

The air exhaust is located at high level ground floor located such that the exhaust does not cause any nuisance to neighbours.

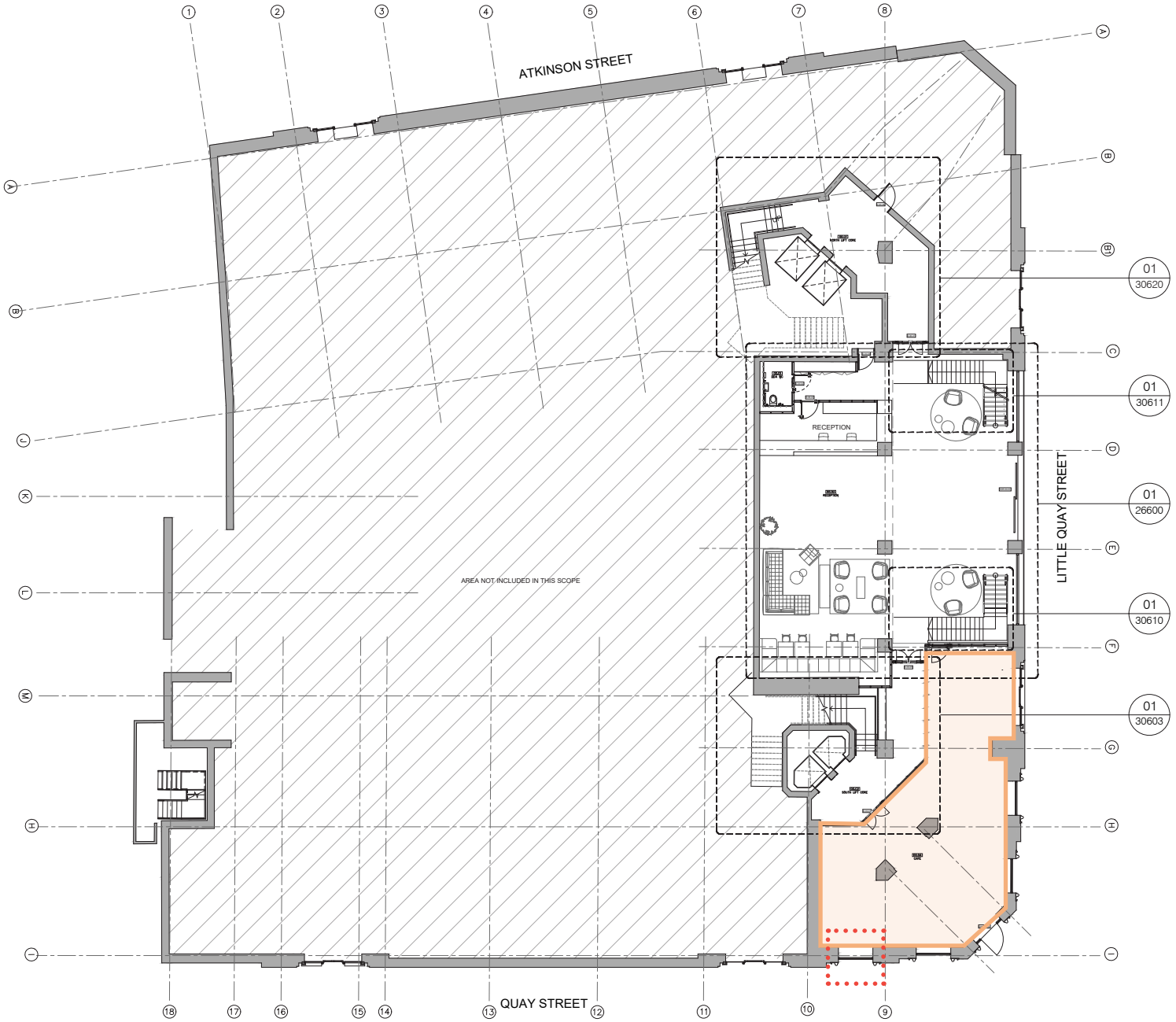
ODOUR, GREASE AND DUST CONTROL

As the Café preparation area is of a small scale, it is intended that it will mainly be used for preparation of sandwiches and hot/cold drinks. No hob cooking or frying is envisaged that would require any odour or grease control.

Dust control for the mechanical supply and extract ventilation systems is achieved through the incorporation of panel filters with the ventilation units.

NOISE

The fans will be located within the mechanical ventilation and heat recovery unit. These units shall be located at high level within the café space. The fans are of small scale considering the size of the tenancy and it is not envisaged that noise breakout from the systems to the external will be a nuisance as any noise will be well below ambient noise levels in this part of the city centre.

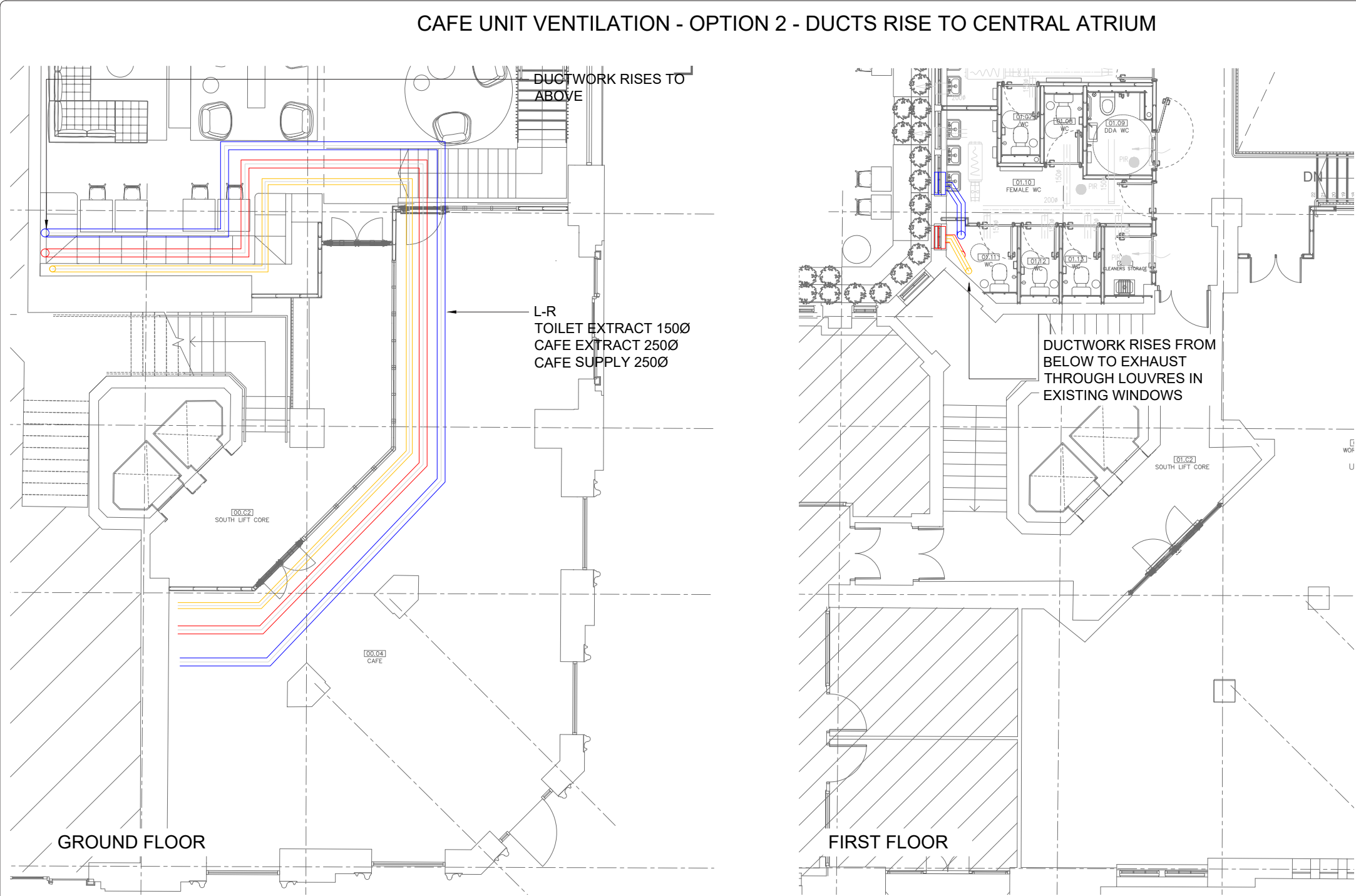


CAFE UNIT - EXTRACT OPTION 2
TO LOUVRE ONTO INTERNAL ATRIUM

This option will result in new ductwork running through the café and other demises which result in adverse visual impact within these spaces. Due to the proposed ductwork and the penetration through the existing slab from ground floor to first floor, this option will also result in adverse material impact to existing fabric. External extracts will exit through the central lightwell at first floor level, requiring window louvres for phase 1 and penthouse louvres for phase 2. This will result in adverse visual impact to the central lightwell, a key aspect of the building's significance.



INDICATIVE IMAGE



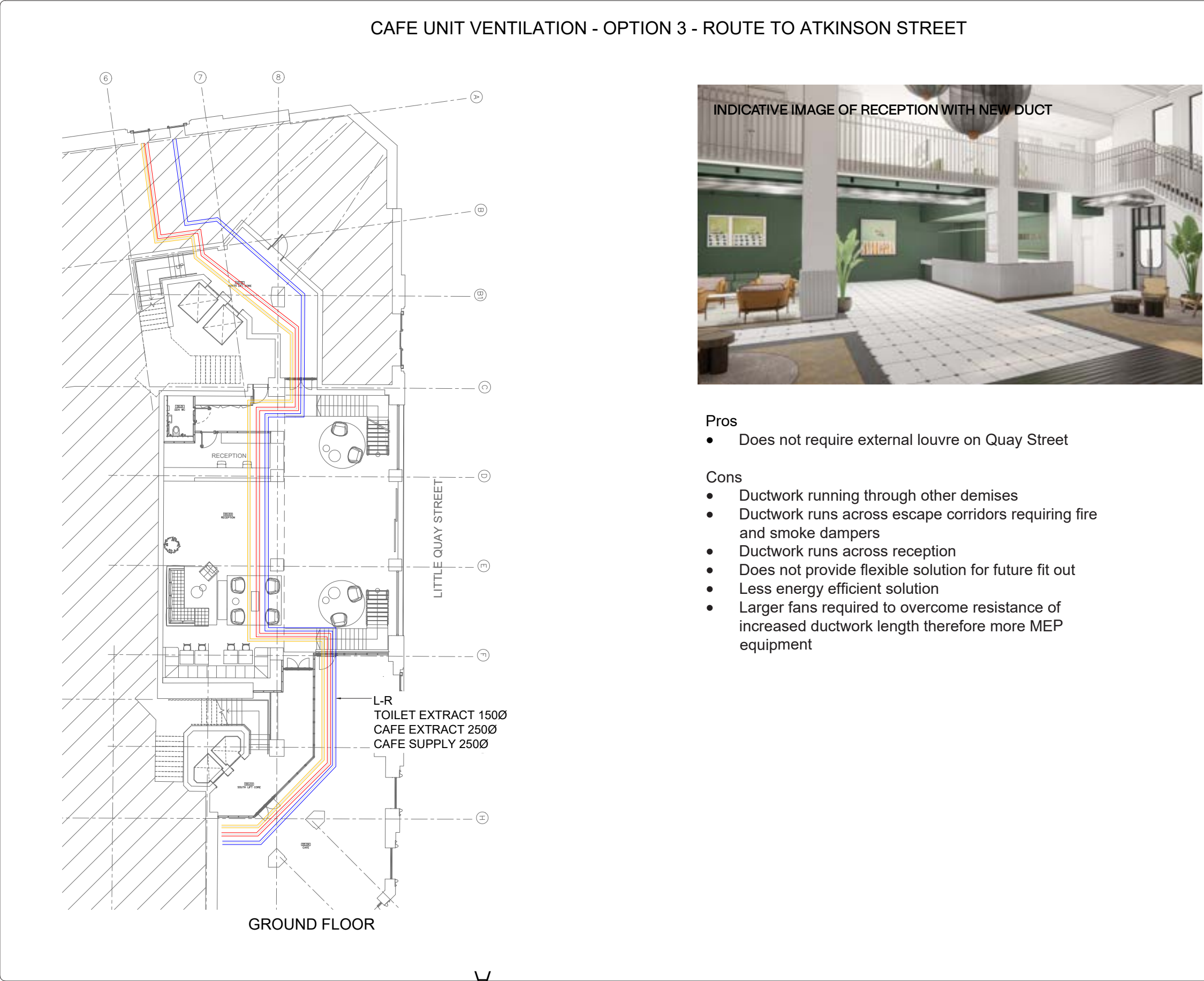
- Pros
- Does not require external louvre on Quay Street
- Cons
- Ductwork running through other demises
 - Ductwork runs across escape corridors requiring fire and smoke dampers
 - Penetration through existing slab required from Ground Floor to Level 01
 - External louvres required in lightwell windows
 - Does not provide flexible solution for future fit out
 - Less energy efficient solution
 - Larger fans required to overcome resistance of increased ductwork length therefore more MEP equipment

- Notes:
1. This drawing is subject to copyright and is not to be reproduced in part or whole without approval.
 2. Do not scale this drawing - check all dimensions on site.
 3. This drawing shall be read in conjunction with the project specification(s) and all other contract documentation.
 4. All dimensions are in millimetres unless otherwise stated.

P1	PRELIMINARY	M.H
Rev:	Date:	Status/Amendments:
King Associates 2nd Floor Queens Chambers 5 John Dalton St Manchester M2 6ET Email: info@kingassociates.uk www.kingassociates.uk		
Client: KINRISE		
Project: SUNLIGHT HOUSE MANCHESTER		
Drawing Title: MECHANICAL SERVICES GROUND FLOOR CAFE VENTILATION OPTION 2		
Engineer: M.H	Checked By: R.H	Cad By: M.H
Scale: 1:100 @ A1	Paper Size: A1	Date Created: 26.05.2023
Drawing Number: 4084-KIN-XX-00-DR-M-5722	Drawing Revision: P1	

CAFE UNIT - EXTRACT OPTION 3
LOUVRE TO ATKINSON STREET

The new ductwork will run from the café through other demises with the external extract exiting Atkinson Street, utilising the existing louvre. Larger fans will be required to overcome resistance of increased ductwork length, resulting in more MEP equipment. This will result in a degree of visual clutter within the spaces of the ground floor, with ductwork running across the café, reception and escape corridors. This option will therefore result in adverse visual impact within these spaces. The new ductwork will also result in material impact to existing fabric.



Notes:

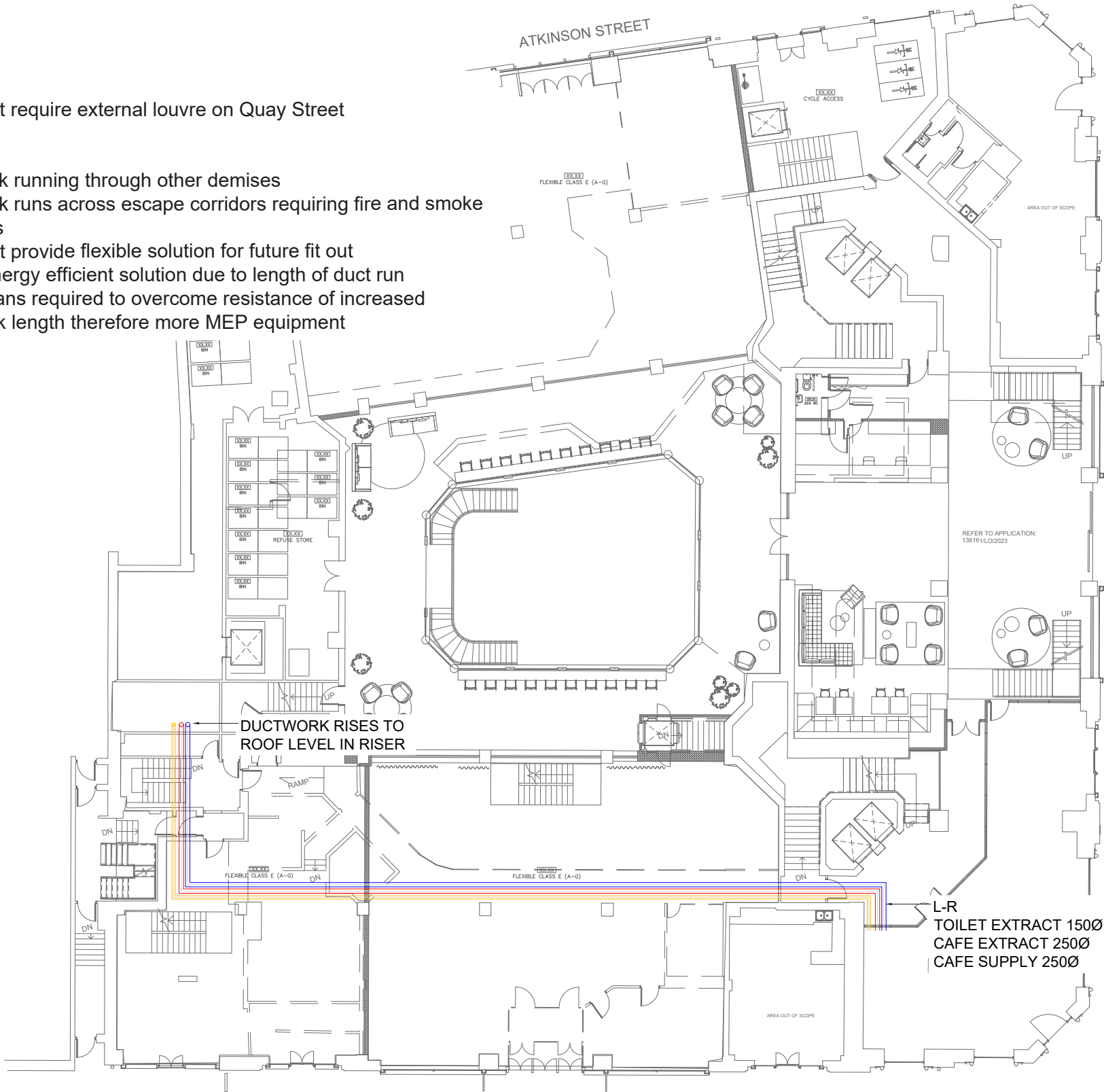
- This drawing is subject to copyright and is not to be reproduced in part or whole without approval.
- Do not scale this drawing - check all dimensions on site.
- This drawing shall be read in conjunction with the project specification(s) and all other contract documentation.
- All dimensions are in millimetres unless otherwise stated.

P1	PRELIMINARY	M.H
Rev.	Date:	Status/Amendments:
King Associates 2nd Floor Queens Chambers 5 John Dalton St Manchester M2 6ET Email: info@kingassociates.uk www.kingassociates.uk		
KING'S		
Client: KINRISE		
Project: SUNLIGHT HOUSE MANCHESTER		
Drawing Title: MECHANICAL SERVICES GROUND FLOOR CAFE VENTILATION OPTION 3		
Engineer: M.H	Checked By: R.H	Cad By: M.H
Scale: 1:100 @ A1	Paper Size: A1	Date Created: 26.05.2023
Drawing Number: 4084-KIN-XX-00-DR-M-5723	Drawing Revision: P1	

CAFE UNIT - EXTRACT OPTION 4
MEP DRAWINGS

This option will introduce a riser to the west elevation and ductwork will need to cross multiple demise lines on the ground floor, through the proposed restaurants facing Quay Street. Larger fans will be required to overcome resistance of increased ductwork length, resulting in more MEP equipment. This will result in a cluttering of these spaces, and will have an adverse visual impact. The new ductwork will also result in material impact to existing fabric.

- Pros
- Does not require external louvre on Quay Street
- Cons
- Ductwork running through other demises
 - Ductwork runs across escape corridors requiring fire and smoke dampers
 - Does not provide flexible solution for future fit out
 - Least energy efficient solution due to length of duct run
 - Larger fans required to overcome resistance of increased ductwork length therefore more MEP equipment



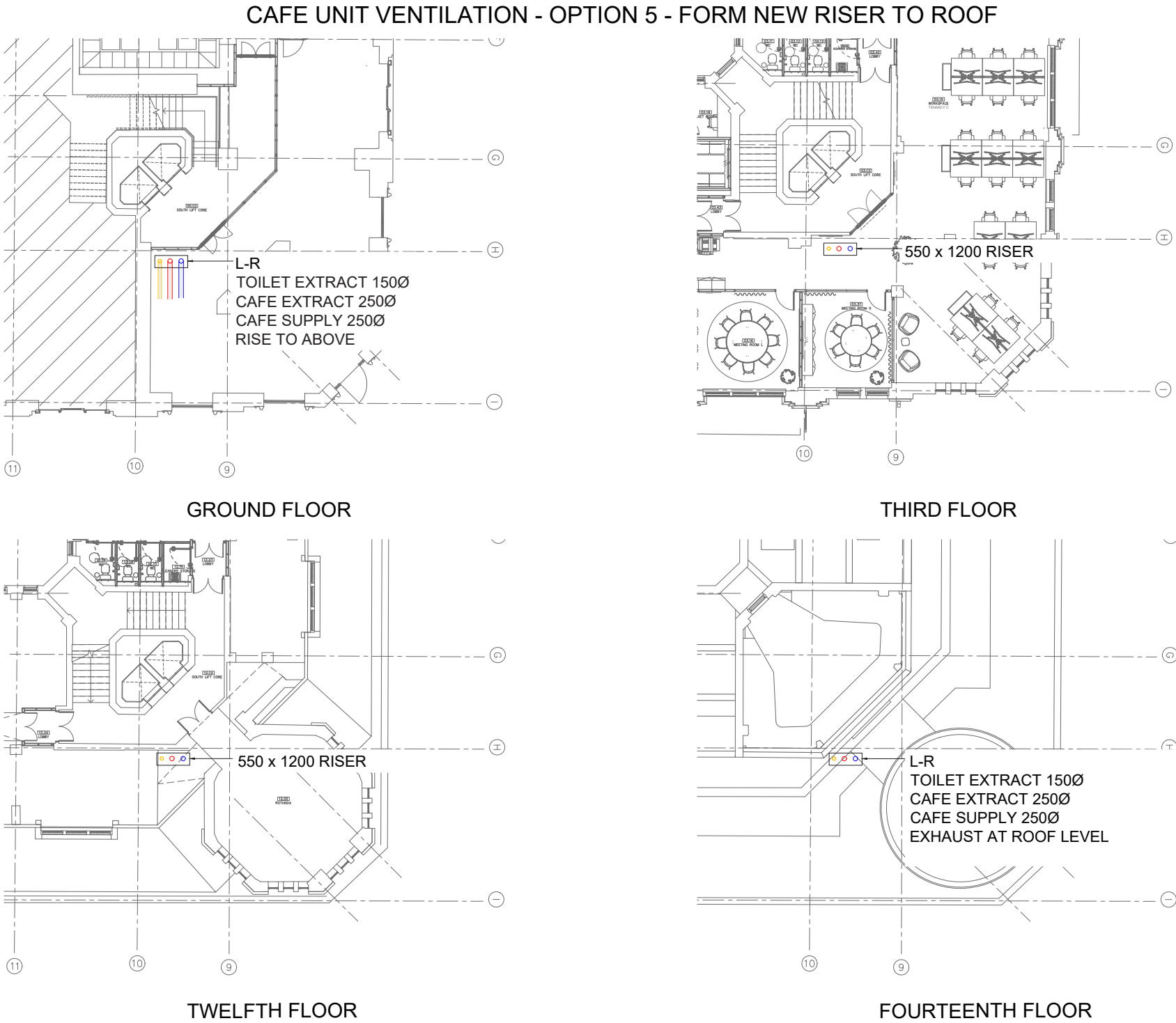
- Notes:
- This drawing is subject to copyright and is not to be reproduced in part or whole without approval.
 - Do not scale this drawing - check all dimensions on site.
 - This drawing shall be read in conjunction with the project specification(s) and all other contract documentation.
 - All dimensions are in millimetres unless otherwise stated.



P1	PRELIMINARY	M.H
Rev:	Date:	Status/Amendments:
King Associates 2nd Floor Queens Chambers 5 John Dalton St Manchester M2 6ET Email: info@kingassociates.uk www.kingassociates.uk		
Client: KINRISE		
Project: SUNLIGHT HOUSE MANCHESTER		
Drawing Title: MECHANICAL SERVICES GROUND FLOOR CAFE VENTILATION OPTION 4		
Engineer: M.H	Checked By: R.H	Cad By: M.H
Scale: 1:100 @ A1	Paper Size: A1	Date Created: 26.05.2023
Drawing Number: 4084-KIN-XX-00-DR-M-5724	Drawing Revision: P1	

CAFE UNIT - EXTRACT OPTION 5 CREATION OF NEW RISER

The final option is to introduced a riser from the café all the way to the roof. This would result in penetration through the existing slab from the ground floor to the fourteenth floor. This would therefore result in adverse material impact at each floor of the building.



Pros

- Does not require external louvre on Quay Street

Cons

- Ductwork running through other demises
- Penetration through existing slab required from Ground Floor to Level 14
- Less energy efficient solution
- Larger fans required to overcome resistance of increased ductwork length therefore more MEP equipment
- Look of Ductwork exhausts next to Rotunda needs careful consideration

Notes:

1.	This drawing is subject to copyright and is not to be reproduced in part or whole without approval.
2.	Do not scale this drawing - check all dimensions on site.
3.	This drawing shall be read in conjunction with the project specification(s) and all other contract documentation.
4.	All dimensions are in millimetres unless otherwise stated.

P1	PRELIMINARY	M.H
Rev.	Date:	Status/Amendments:
King Associates 2nd Floor Queens Chambers 5 John Dalton St Manchester M2 6ET Email: info@kingassociates.uk www.kingassociates.uk		
KINRISE		
Project: SUNLIGHT HOUSE MANCHESTER		
Drawing Title: MECHANICAL SERVICES GROUND FLOOR CAFE VENTILATION OPTION 5		
Engineer: M.H	Checked By: R.H	Cad By: M.H
Scale: 1:100 @ A1	Paper Size: A1	Date Created: 26.05.2023
Drawing Number: 4084-KIN-XX-00-DR-M-5725	Drawing Revision: P1	

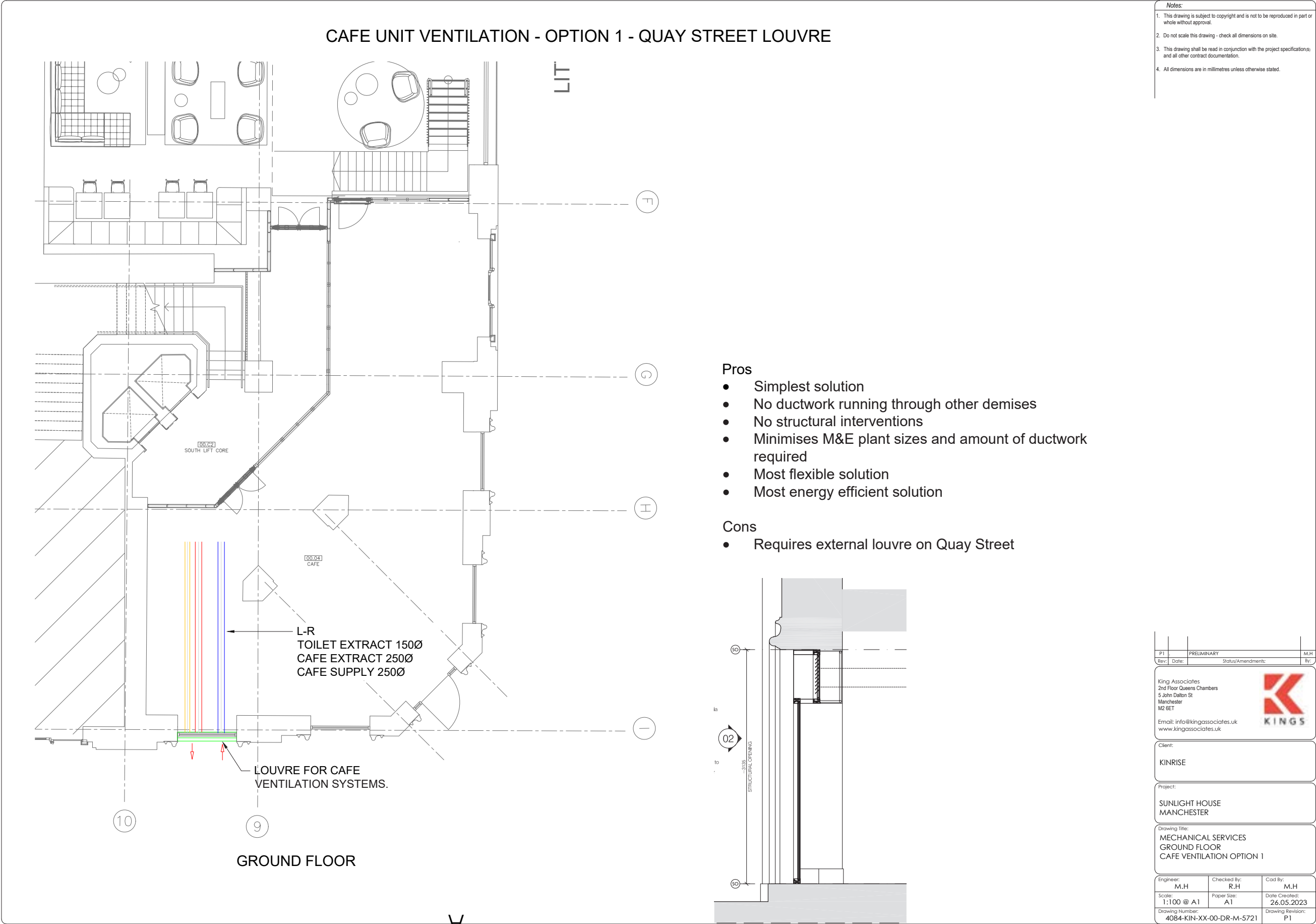
CAFE UNIT - PREFERED EXTRACT
TO LOUVRE ON QUAY STREET

This option uses the existing louvres to Quay Street with an infill railing between the glazing and the louvres. This will utilise the existing pipe runs for ductwork and minimises M&E plant sizes, resulting in no adverse visual impact.

The existing, unsympathetic louvres are to be set back and concealed by the proposed railings, which have been designed to reference the historic railings shown in the imagery above. Where a new extract is to be introduced at the junction of Quay Street and Little Quay Street, this is also to be set back and concealed by the sympathetically designed railings. This option therefore improves the aesthetic of Quay Street with minimal interventions that are contextual and sympathetic to the significance of the listed building, resulting in no adverse impact



INDICATIVE IMAGE



HERITAGE STATEMENT

HERITAGE STATEMENT
CONCLUSION

Savills Heritage and Townscape have previously undertaken a detailed assessment of Sunlight House’s significance as a Grade II listed building, in relation to the other recent planning and listed building consent applications for the site. This included a full Heritage Statement for each application, with the text below drawing on this detailed understanding of the listed building’s significance in order to assess the impact of the proposed café louvre.

A variety of options for the proposed louvre design have been tested as part of the design process, as requested by MCC. The heritage impact of each option has been carefully considered as part of this testing, with both the physical and visual impacts on the listed building reviewed in this document. Following this appraisal, and detailed discussions with both the architects and MEP consultants, the proposed Option 1 shown here is clearly the most suitable solution with regard to impact on the listed building. The location of the louvre adjacent to the café space ensures that the extent of the pipework required is limited, minimising both fabric and visual impact as a result of the proposals. The other options presented require extract to be located at a position removed from the café, thereby creating additional unnecessary pipework across the ground floor space;

as shown in the accompanying drawings this requires additional fabric impacts here, as well as introducing unsympathetic plant to key spaces such as the main atrium or central lightwell. For the creation of a new riser (the only other option which provides an extract adjacent to the café) this fabric impact is particularly impactful, as new openings will be required across all floors of the building as well as unsightly venting into the lightwell.

The preferred option shown here is the only option which avoids such adverse material and visual impacts to the listed building, with the subtle way in which louvres can be incorporated into the façades shown through the existing Schofields example. The proposed louvre design seeks to improve further on this precedent, by directly referencing the pattern of the decorative grating historically situated within these windows. This high quality louvre design will therefore form part of the overall strategy for improving the street level façades of Sunlight House, and will sensitively screen the plant behind, whilst allowing the café to be effectively and efficiently vented with no adverse impact on the listed building as a result.



ANOMALY

5-23 Old Street
London
EC1V 9HL

anomaly.london

020 3871 9400