

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
OFFICE REFURBISHMENT

ANOMALY

KINRISE

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT

OFFICE REFURBISHMENT

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.

January 2023



CONTEXT + OVERALL BUILDING VISION

THE CLIENT | KINRISE

CLIENT STATEMENT

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.



KINRISE IN MANCHESTER
CASE STUDY

CANADA HOUSE | MANCHESTER

Kinrise have a proven track record in refurbishment of Listed Buildings within the City, having successfully re-invigorated Canada House to attract market leading tenants and start-up businesses alike.



HISTORIC ENGLAND TESTIMONIAL

“The refurbishment of Canada House has combined the building’s original historic features with the best of modern design; placing an emphasis on sustainability and wellbeing, incorporating energy saving measures into both the refurbishment and the on-going management of the building”

Historic England Online Case Study



KINRISE IN MANCHESTER CASE STUDY

CANADA HOUSE

Across their entire portfolio Kinrise are committed to providing inherently affordable workspace, ranging in size from a single desk through to full floors and buildings.

Canada House in Manchester is a great example of where community minded culture is captured in spatial layout and curation of events. The extracts on this page from the building magazine show how the community elements are publicised as well as the available spaces.

4

INCLUSIVE AND FLEXIBLE SPACE

Something special happens when you put the experience of big businesses, the innovation of start-ups and the creativity of freelancers under one roof.

Book single desks, Zoom rooms and podcasts studios by the hour, week or month. Super fast wifi, free coffee, tea and bike storage with every booking





Private studios ready for small teams to set up base. We don't ask for any deposits from start-ups as we know every penny counts at this stage of the game

Full floors ready for large companies looking to establish a presence in the city



5

ACTIVE AND ENGAGED COMMUNITY

Fulfilled people make unstoppable workforces. Our cultural programme is designed to inspire our tenants to connect, grow and conquer through events, food, art, music and community engagement.

We host a series of events and workshops of all types and sizes led by resident businesses or visiting experts





Supporting and incubating resident businesses with referrals, recommendations, partnerships and mentoring

Our studio works on experimental projects in order to support and retain creativity and culture at the centre of city life



8

CANADA HOUSE STUDIO

Collaborations, projects, content to support business, culture and life in Manchester.



Flatpack podcasting with Studio Bark and Table Radio, transforming one of our wooden pods into a recording studio



Local illustrator, Nina Hunter, designs a bespoke piece to bring a burst of colour and optimism to our front window for passers by.



It's official, we've hosted gigs, book clubs, film nights, fundraisers and now... our first wedding



Dancing through 34 Boar Lane in partnership with Raile Ali, local artists and filmmakers to visually represent 34 Boar Lane's renovation.



A fundraising field guide by Carlos Espinal of Seed Camp, helping founders decipher the secrets to raising capital.



As part of Mental Health Awareness Week, Esta Yemaya talks on lockdown, conscious parenting and generational trauma.



Spreading local Love over lockdown with discounts on SARTO's home delivered pasta kits.



Introducing Manchester's Finest. Virtual. Live gigs by local, home-grown musicians over lock down.



Creative fuel for anyone with a love for design with a documentary on the life and genius of Charles and Ray Eames.



Learning from the founders of Stress fitness app on building resilience through tough times.



E Toys for all. Providing eco wire arounds for our tenants to jump on, enjoy and get around town.



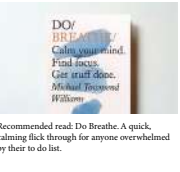
SIGN UP TO STAY IN THE LOOP



Giving local photographer, Declan Creffield, stripped-back space to shoot his latest campaign.



Scott Harrison of Charity Water tells his story of going from a club promoter in New York to providing clean water for over 11 million people.



Recommended read: Do Breathe. A quick, calming flick through for anyone overwhelmed by their to do list.



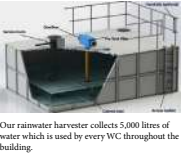
Bringing the waste food revolution into popular dining experiences for Leeds Indie Food Festival.



A collaboration with East Street Arts over the Leeds International Festival, showcasing the work of home-grown talent.



Keeping us all moving forward with a little help of WithU fitness app.



Our rainwater harvester collects 5,000 litres of water which is used by every WC throughout the building.



Geeking out about Sleep: James Wilson, of Beingwell, hosts a virtual event to share insights and experience in common sleep issues.



We put our heads together to dream up an visualise what a utopian Manchester looks like.

JOURNAL

EDITION ONE

CANADA HOUSE



Fit for a new world,
working differently.

Whether you're a solo entrepreneur, start-up or established enterprise, Canada House has been designed with you in mind. Renovated to offer unrivalled flexibility to work with you as you grow.

See available space by scanning the QR code below or drop Grace our community manager a line.

See available space:



CANADAHOUSEMANCHESTER.COM
GRACE@CANADAHOUSEMANCHESTER.COM

WELCOME

@CANADAHOUSEMCR



OUR APPROACH

We look at the world through four lenses.
Our purpose is to inspire and enable you
across each one.

HUMAN

Encouraging personal flourishing



SOCIAL

Building strong communities



ENVIRONMENTAL

Leading environmental practice



FINANCIAL

Ensuring financial sustainability



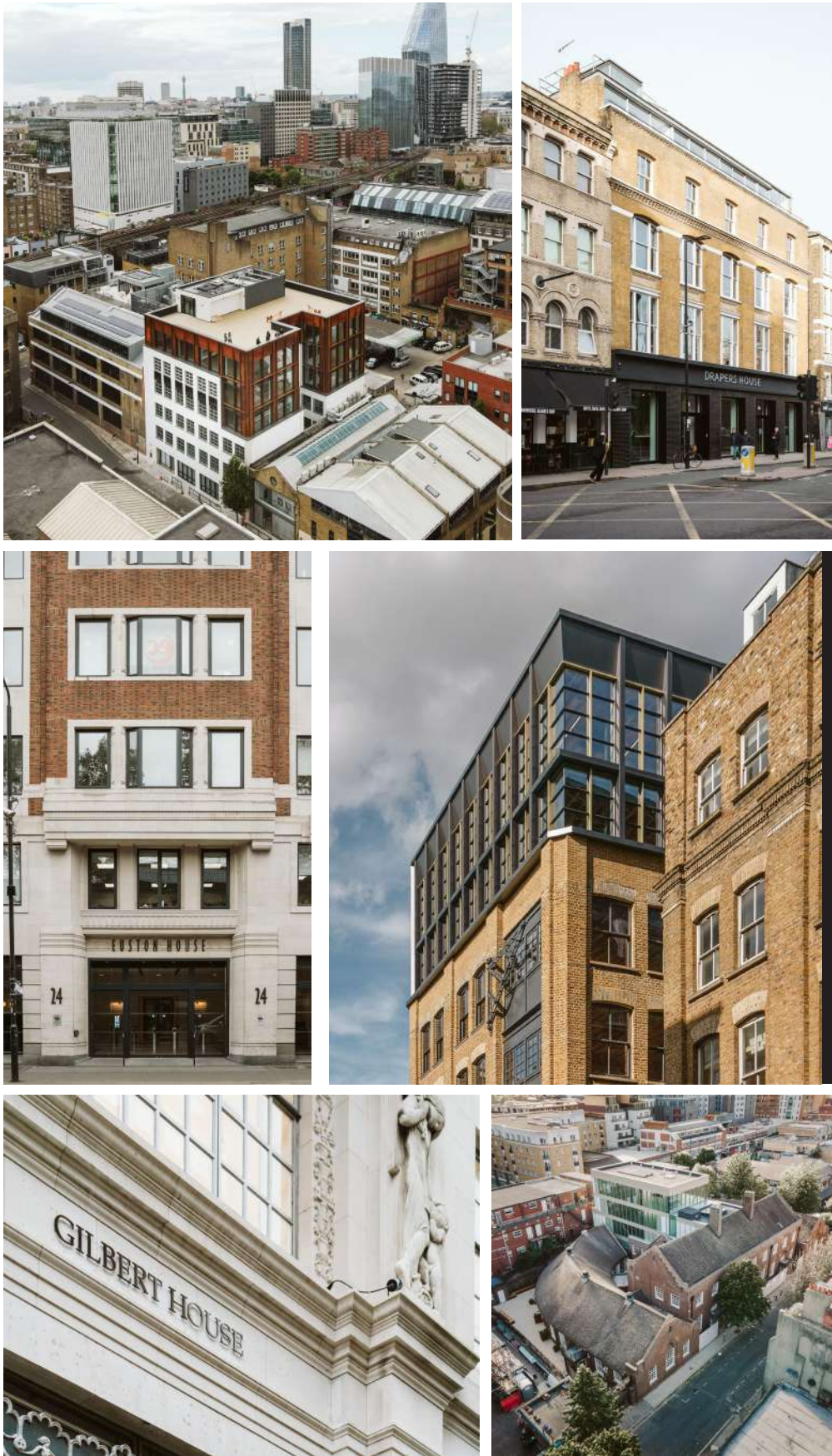
THE ARCHITECT | ANOMALY

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.

KINRISE

CLIENT
Kinrise + Valinvestre

ANOMALY

ARCHITECT + INTERIOR DESIGN
Anomaly



PROJECT MANAGERS
Colliers



MEPH ENGINEERS
King Associates



PLANNING + HERITAGE
CONSULTANT
Savills Planning

Eckersley
O'Callaghan

STRUCTURAL ENGINEERS
Kinrise



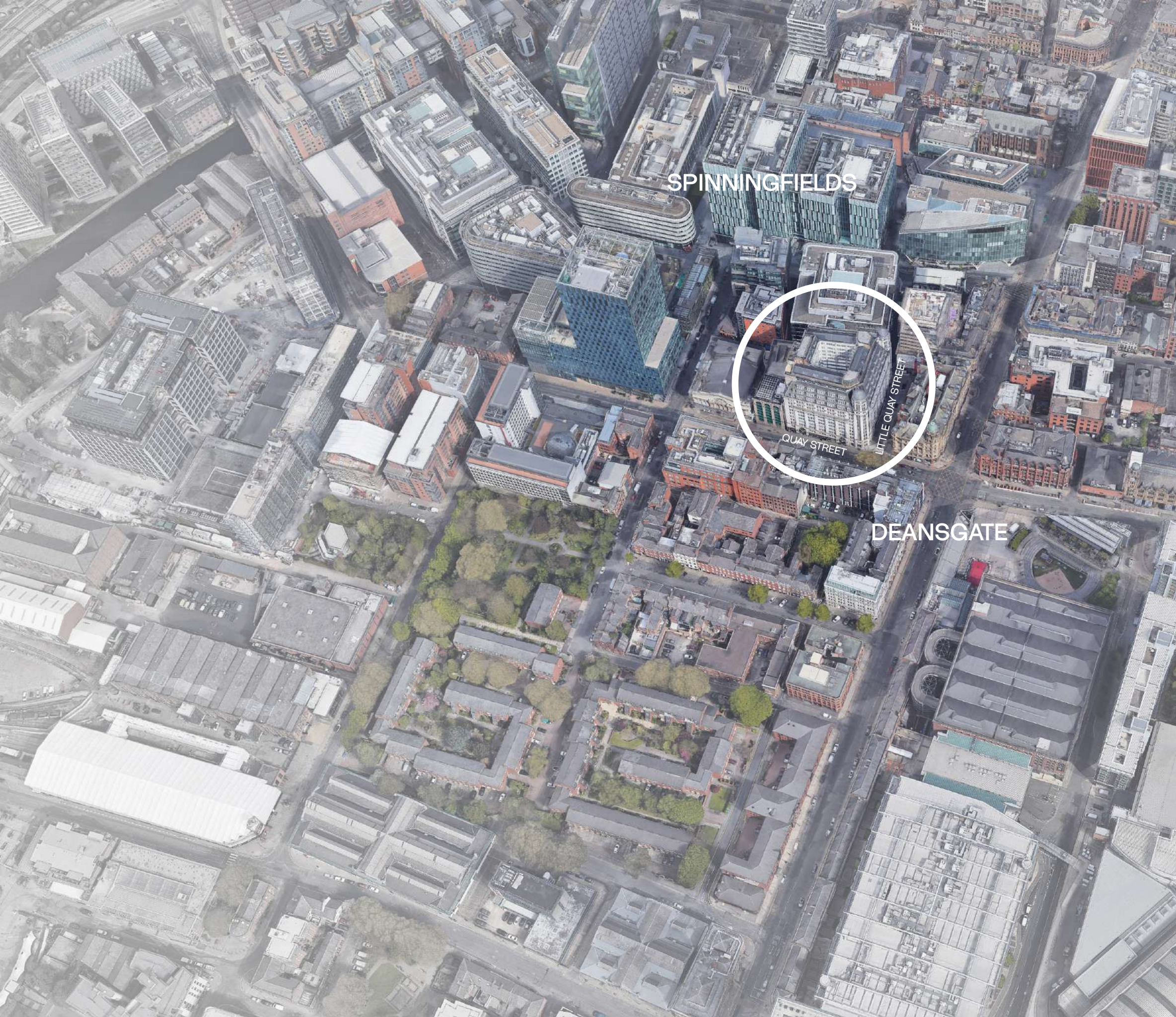
FIRE ENGINEER
Jensen Hughes



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.

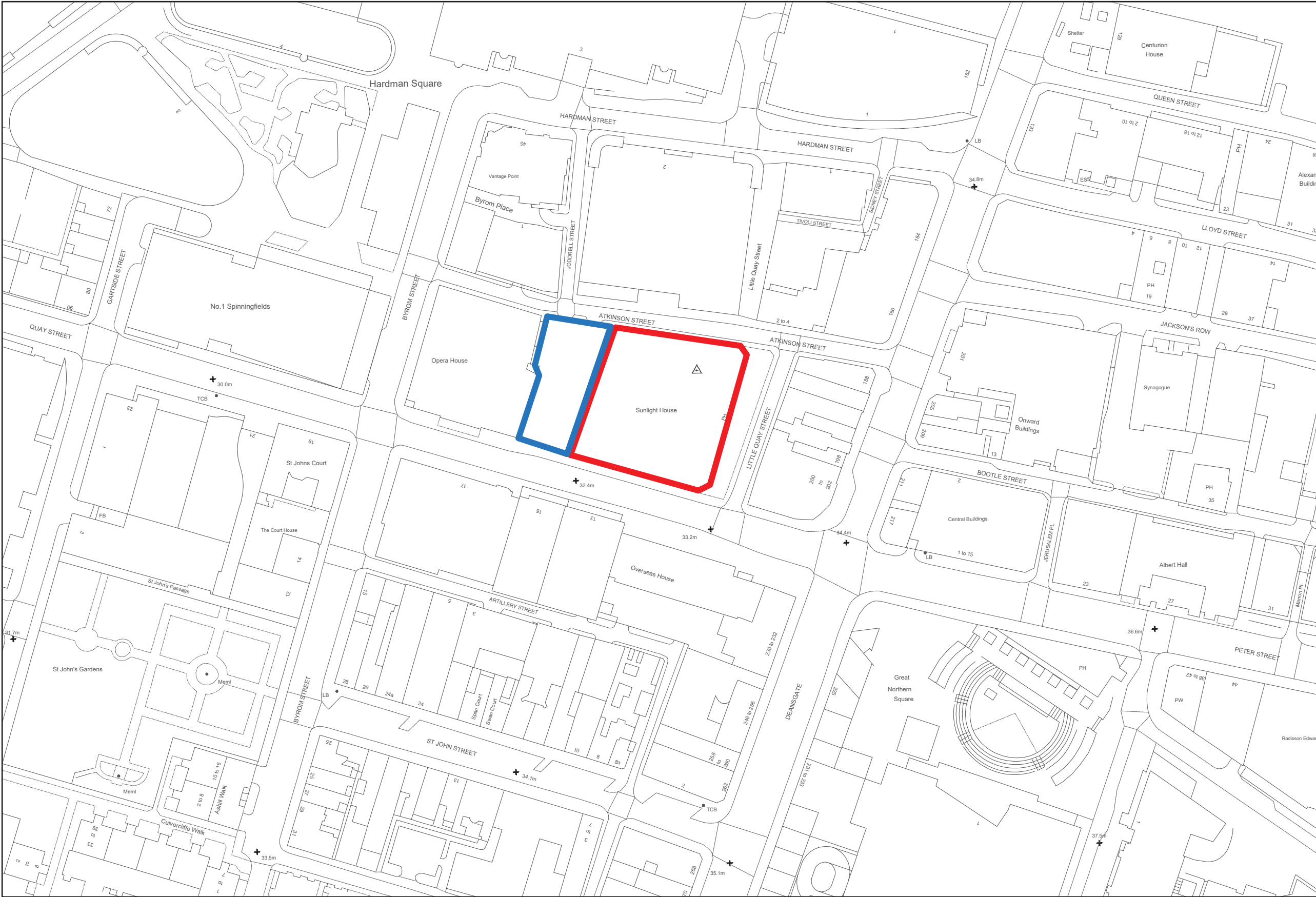
Manchester City Centre is a strategic economic location and focus of employment growth in the City and City Region (as identified within Manchester’s adopted Core Strategy, 2016). The Core Strategy confirms the City Centre and the fringe a variety of high quality accommodation types, sizes and foot-plates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

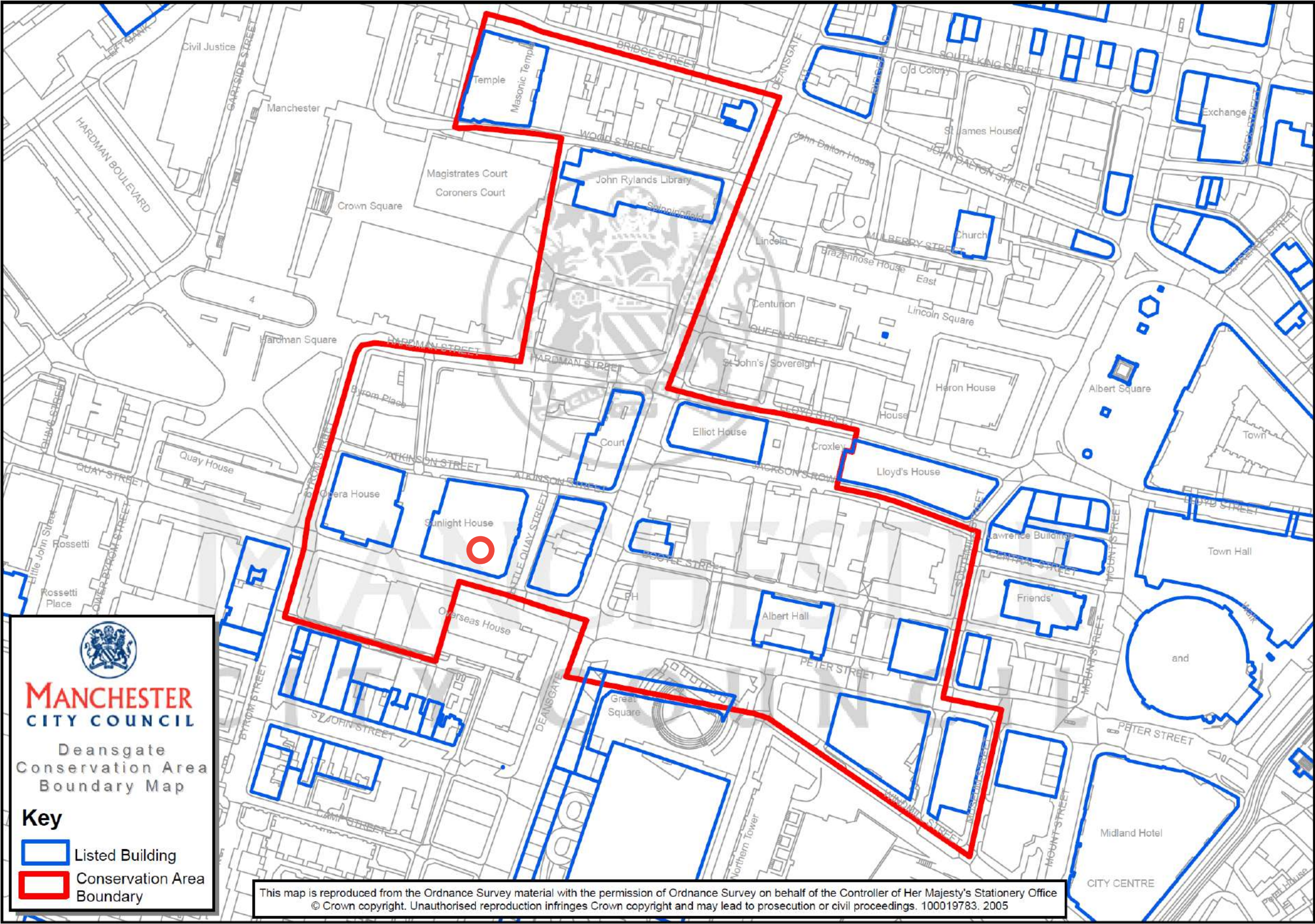
SITE OWNERSHIP

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.



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.

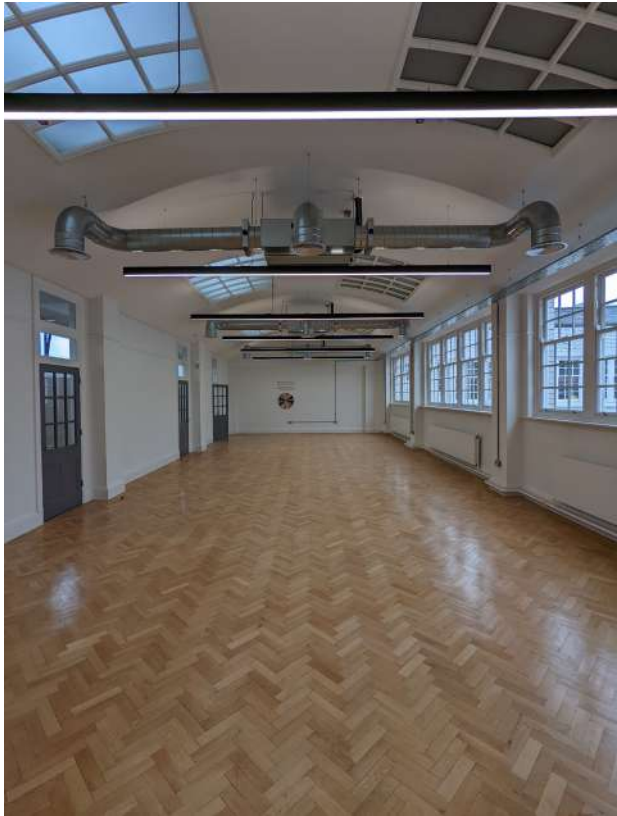


EXISTING INTERNAL CONDITION

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.

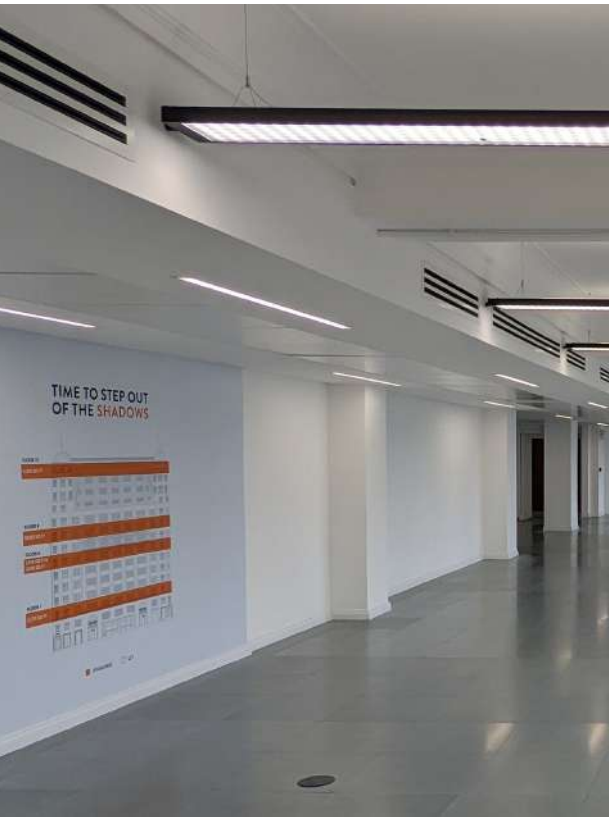
The photos on this page highlight some of the areas where existing features are visible, including the timber parquet flooring, vaulted ceiling to level 13, and coffered ceiling details to the office floors.

The fundamental refurbishment principle explored within this document looks to celebrate these remaining rich heritage characteristics and where possible unpick the less sensitive changes that have taken place as part of previous refurbishments, illustrated on the following page.



EXISTING INTERNAL CONDITION

The photos on this page highlight some of the less successful spaces, where modern refurbishments have 'sterilised' some of the character through over corporate finishes and interventions.



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.

"[SUNLIGHT HOUSE IS MY]
... FLYING ACROSS THE ATLANTIC WITH SIX SANDWICHES"

THE MUG PUNTER

THE LUCKY VELVET COAT

THE COMPULSIVE LIAR

THE SHORT LIVED MP

HOLLYWOOD OBSESSIVE

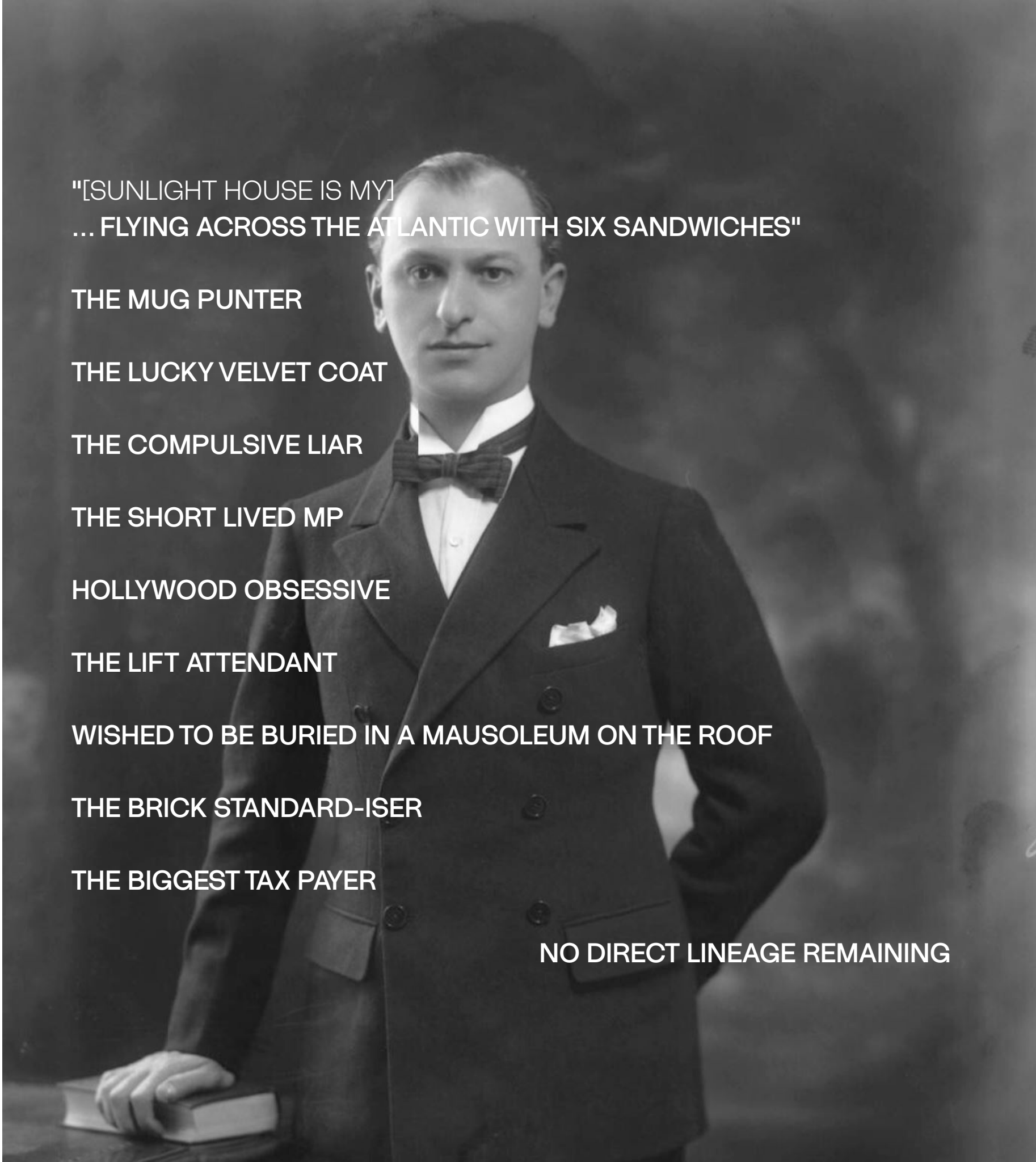
THE LIFT ATTENDANT

WISHED TO BE BURIED IN A MAUSOLEUM ON THE ROOF

THE BRICK STANDARD-ISER

THE BIGGEST TAX PAYER

NO DIRECT LINEAGE REMAINING



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.

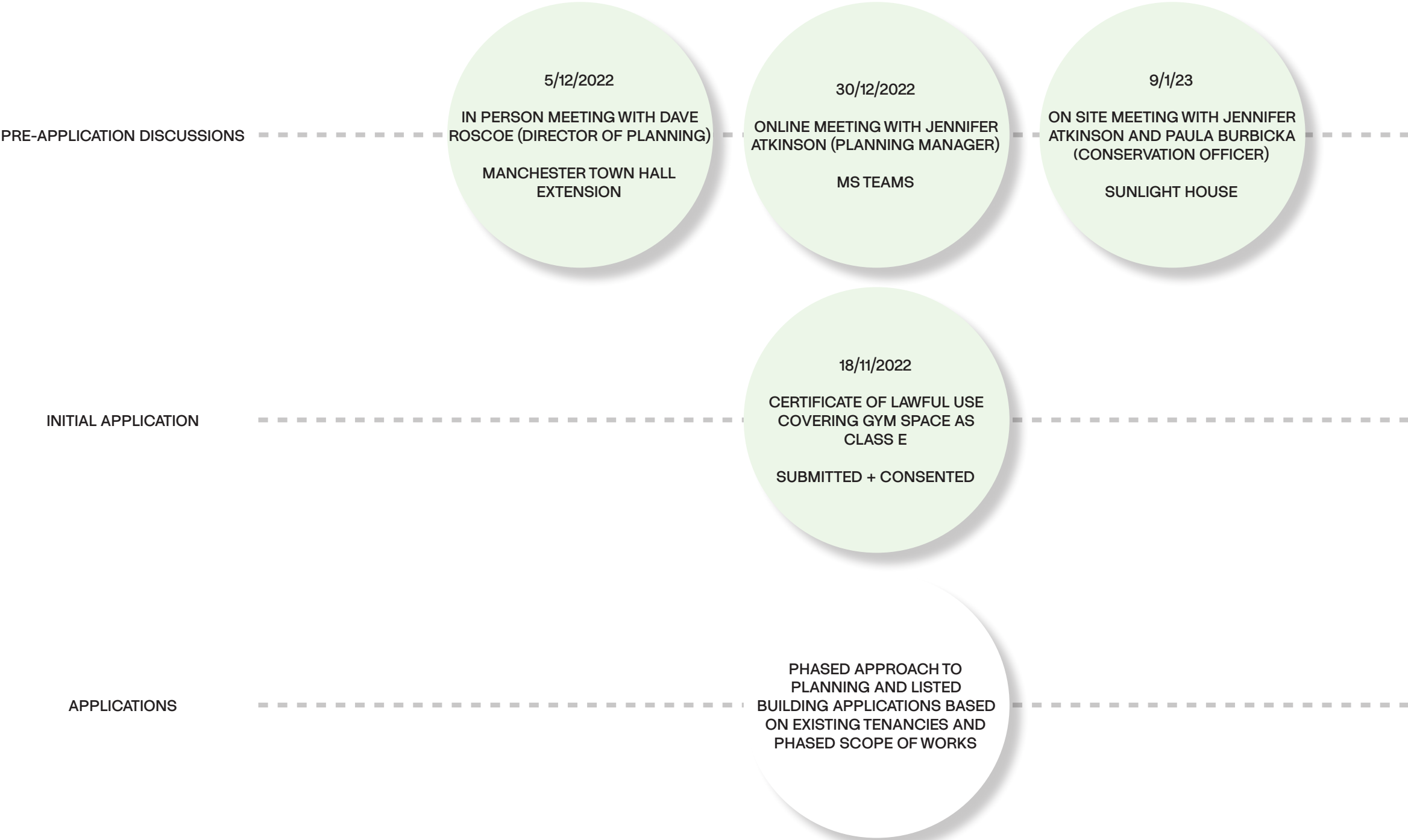


PRE-APPLICATION ENGAGEMENT
AND PROCESS

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.

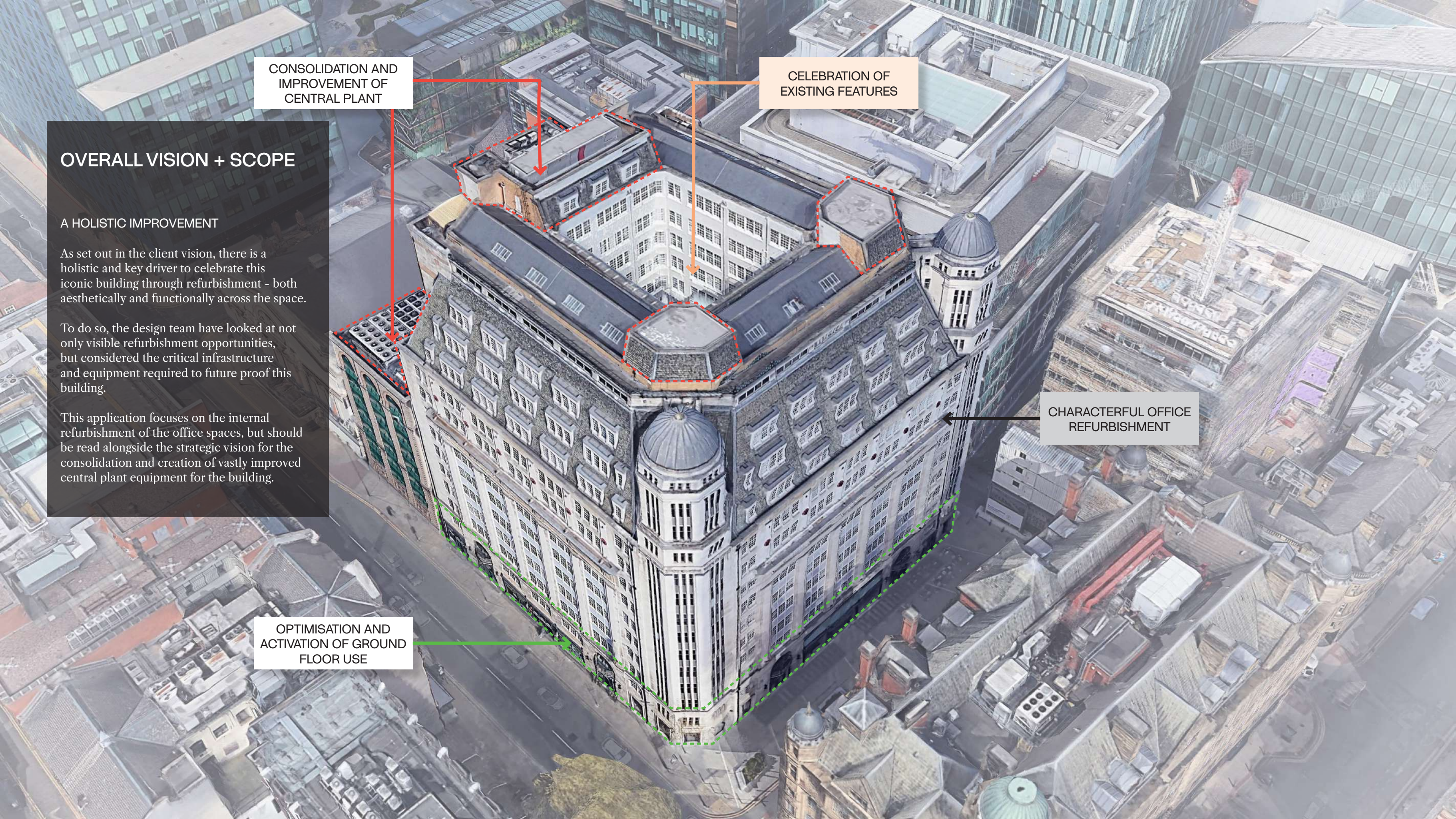
This application focuses on the internal refurbishment of the office spaces, but should be read alongside the strategic vision for the consolidation and creation of vastly improved central plant equipment for the building.

OPTIMISATION AND
ACTIVATION OF GROUND
FLOOR USE

CONSOLIDATION AND
IMPROVEMENT OF
CENTRAL PLANT

CELEBRATION OF
EXISTING FEATURES

CHARACTERFUL OFFICE
REFURBISHMENT



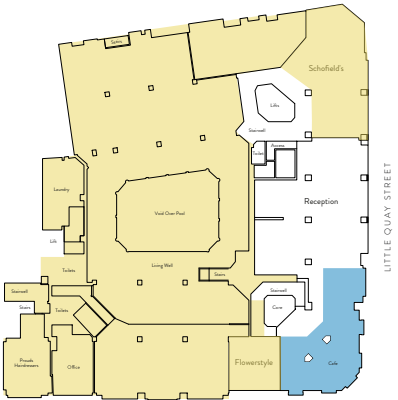
SCOPE OF APPLICATION

SCOPING PLANS

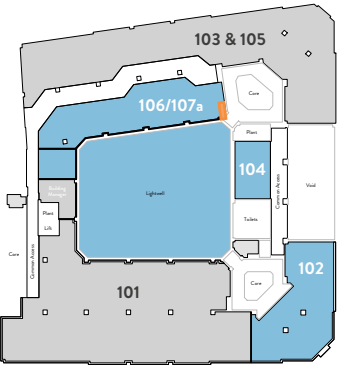
The facing plan diagram illustrates the proposed scope of the refurbishment works. There are some floors with existing tenancies that will remain in place throughout the works and areas of commercial space not within the scope of works. The principles have been designed to apply widely to the building, and should these floors require future alignment we have intended to set out a clear benchmark for the calibre and design intent for these future works.

- LANDLORD AREA REFURBISHMENT
- OFFICE REFURBISHMENT
- OCCUPIED TENANCY
- PLANT ROOM
- OCCUPIED RETAIL - NOT PART OF APPLICATION SCOPE

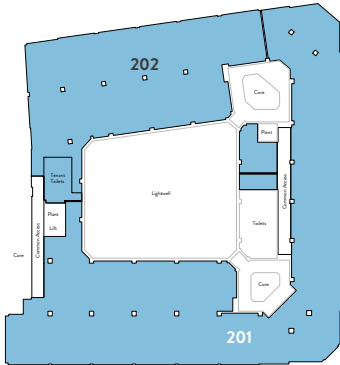
GROUND FLOOR



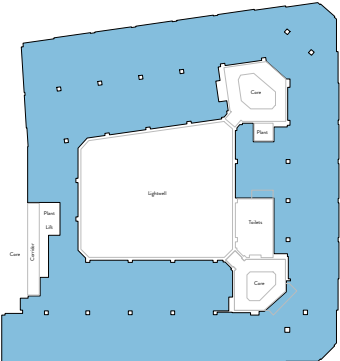
1ST FLOOR



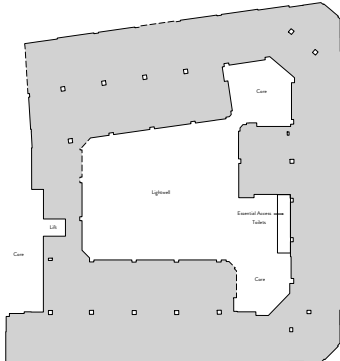
2ND FLOOR



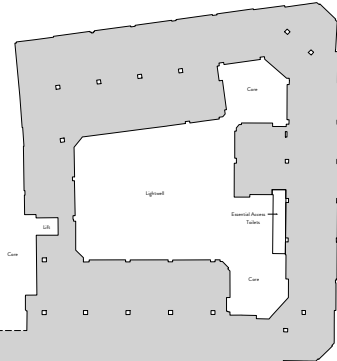
3RD FLOOR



4TH FLOOR



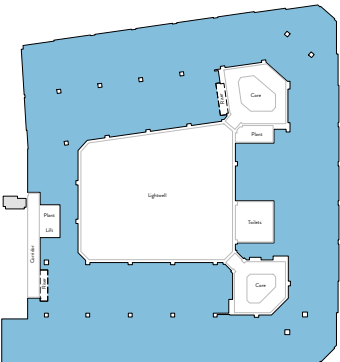
5TH FLOOR



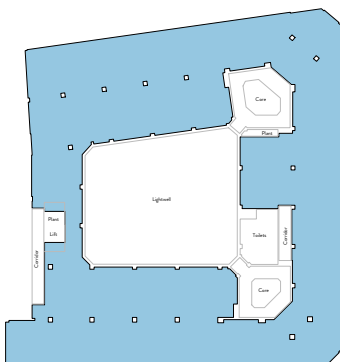
6TH FLOOR



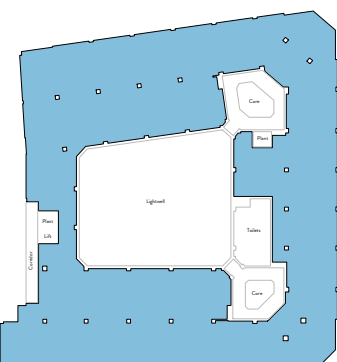
7TH FLOOR



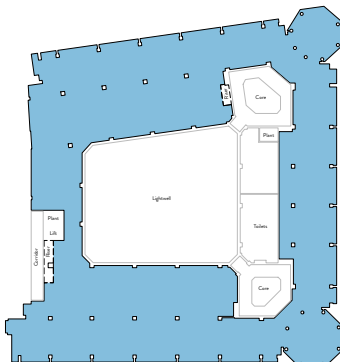
8TH FLOOR



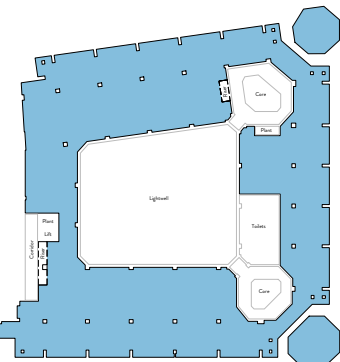
9TH FLOOR



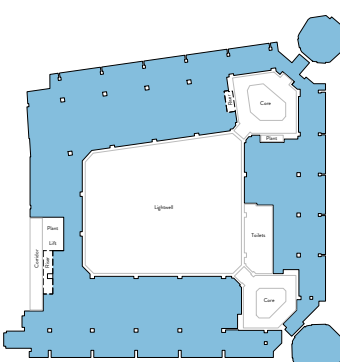
10TH FLOOR



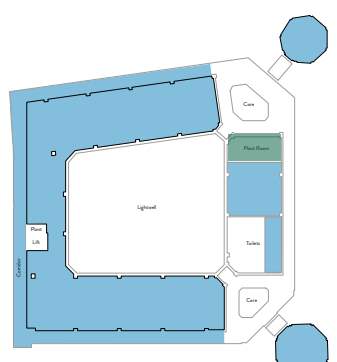
11TH FLOOR



12TH FLOOR



13TH FLOOR



ELEVATION OVERLAY DIAGRAM

The overlay facing demonstrates the proposed internal refurbishment scope, covering a significant amount of the building around the occupied tenancies. The works to the main plant at level 14 and 15 is covered under a standalone application submitted alongside the refurbishment scheme.

- LANDLORD AREA REFURBISHMENT
- OFFICE REFURBISHMENT
- OCCUPIED TENANCY
- PLANT ROOM
- OCCUPIED RETAIL - NOT PART OF APPLICATION SCOPE



GROUND + FIRST FLOOR ACTIVATION

EXISTING CONDITION
GROUND FLOOR

The existing ground floor has been significantly altered as part of the consented works in 2017. This application created a new double height reception volume on Little Quay Street in place of the former pub.

In general terms the volume of the space is successful in creating a contemporary arrival to the building, but the client and design team feel that certain elements can be enhanced to improve this even further. As shown in the facing photographs the vast majority of finishes and material are contemporary with any key heritage elements highlighted below.

POSITIVES

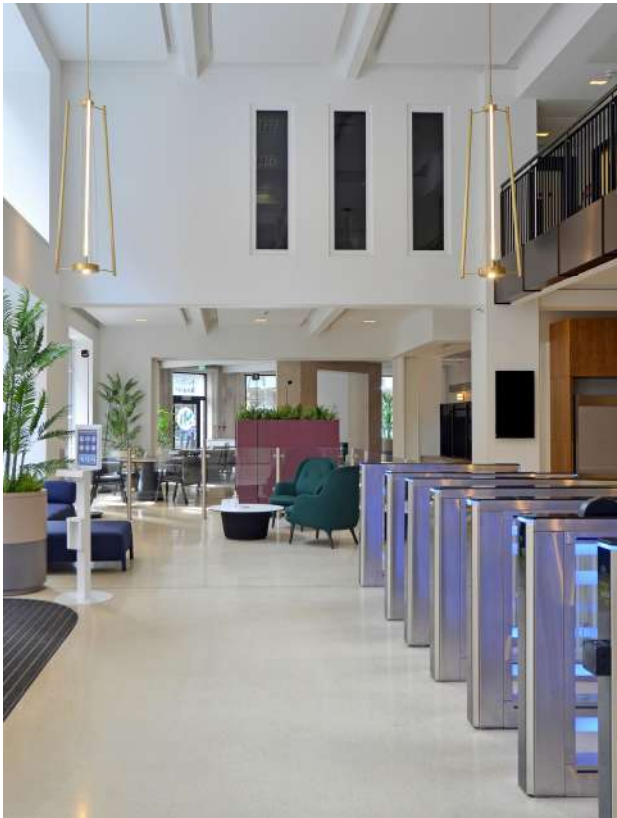
- light filled double height volume
- first floor mezzanine

AREAS TO IMPROVE

- security line integration to remove speedgates
- location of reception
- richness of materiality
- direct engagement with first floor

KEY HERITAGE FEATURES TO CONSIDER

- ceiling coffers
- corner stone-clad entrance, formerly external main entrances to building, internalised within previous modernisations



EXISTING CONDITION
FIRST FLOOR

The existing first floor contains a mezzanine style balcony created as part of the 2017 consent leading to meeting rooms and WCs between the two stair and lift cores. Around the central lightwell are a series of office spaces in various states of refurbishment.

POSITIVES

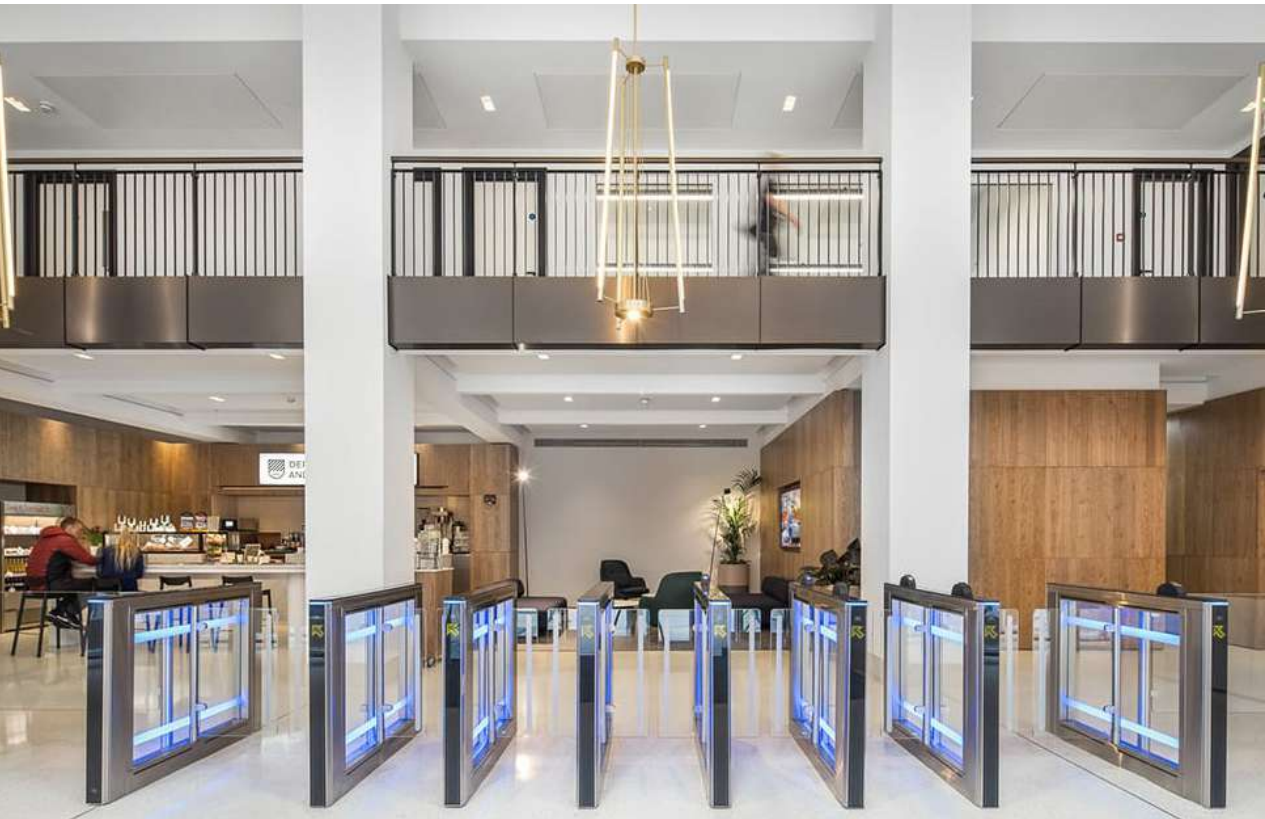
- interesting relationship between first floor and ground floor through balcony
- smaller units created by existing tenancies to create active uses adjacent to reception

AREAS TO IMPROVE

- direct engagement between first and ground floor
- connection to central lightwell external space
- condition of office units

KEY HERITAGE FEATURES TO CONSIDER

- ceiling coffers
- small balconies to office units



EXISTING CONDITION

CENTRAL LIGHTWELL

The central atrium lightwell is a fascinating feature of the building that is inaccessible for users of the building, and can only be accessed through a maintenance office. The glazed lightwell extends 13 storeys up the building and provides a true reflection of the scale and ambition of the original building.

POSITIVES

- interesting relationship between first floor and ground floor through balcony
- smaller units created by existing tenancies to create active uses adjacent to reception

AREAS TO IMPROVE

- access for users of the building
- condition of flooring and walls around atrium
- external seating and furniture
- performance of drainage and water clearance

KEY HERITAGE FEATURES TO CONSIDER

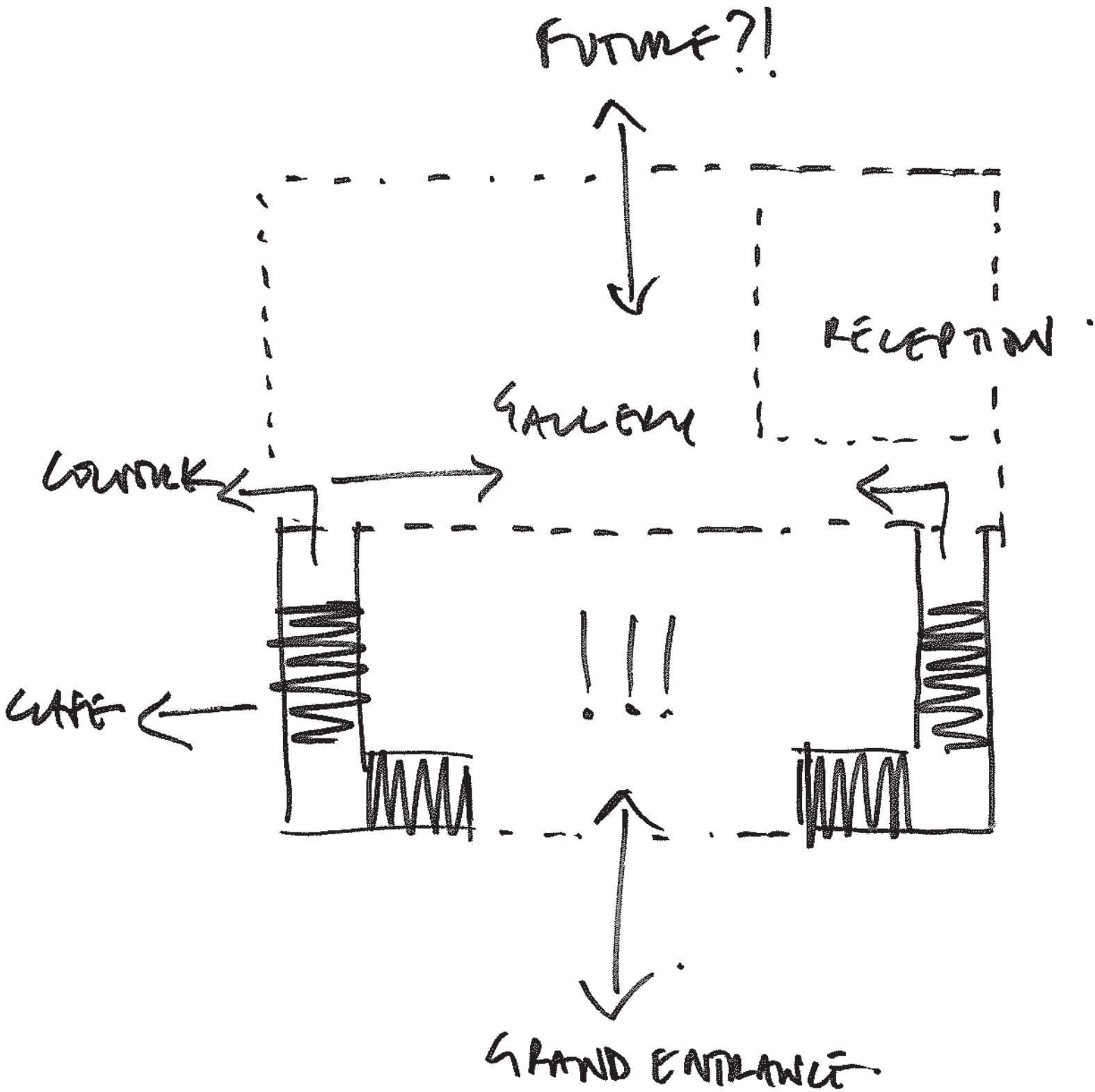
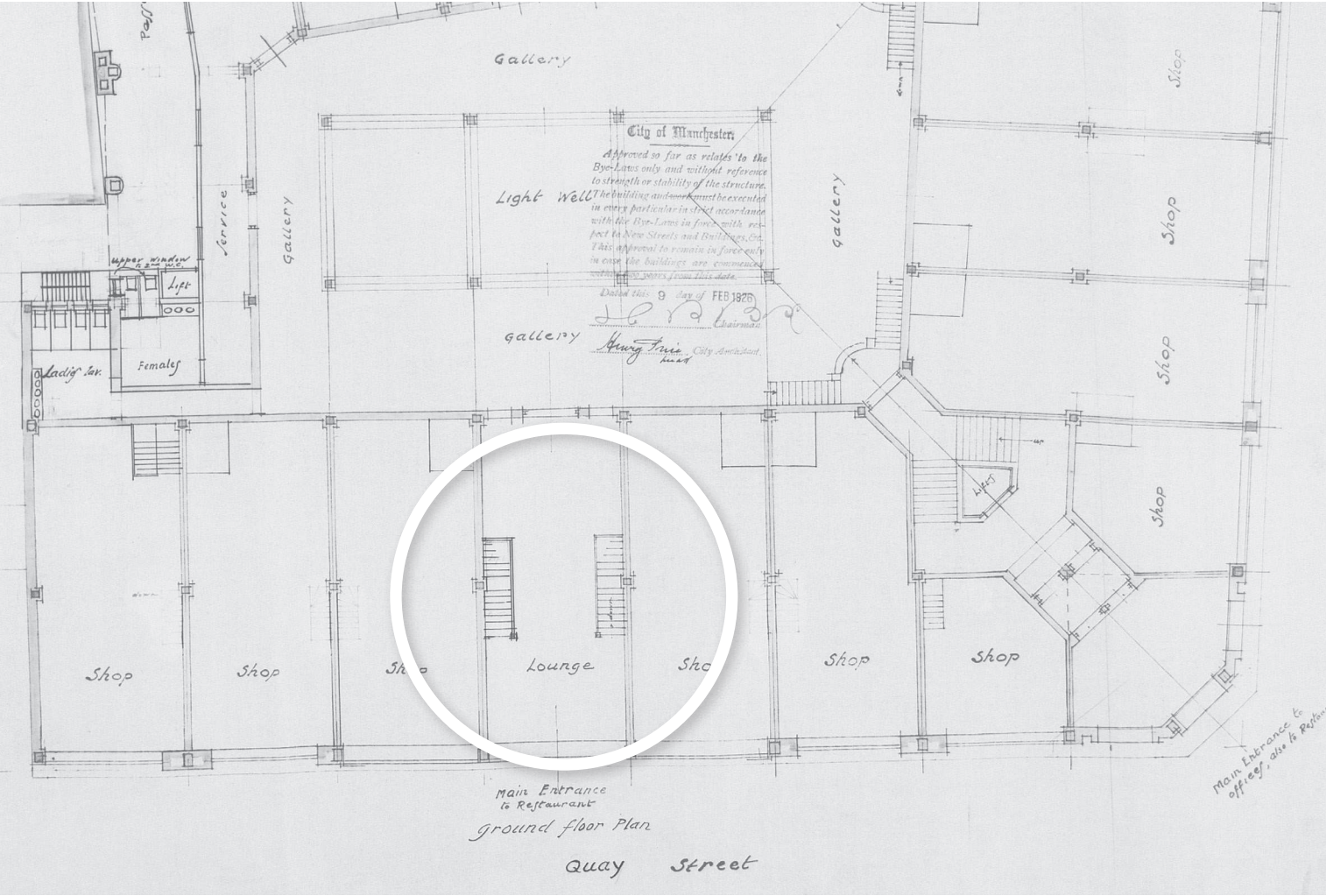
- glazed bricks
- sash windows
- central stained glass dome (protected by sub frame)



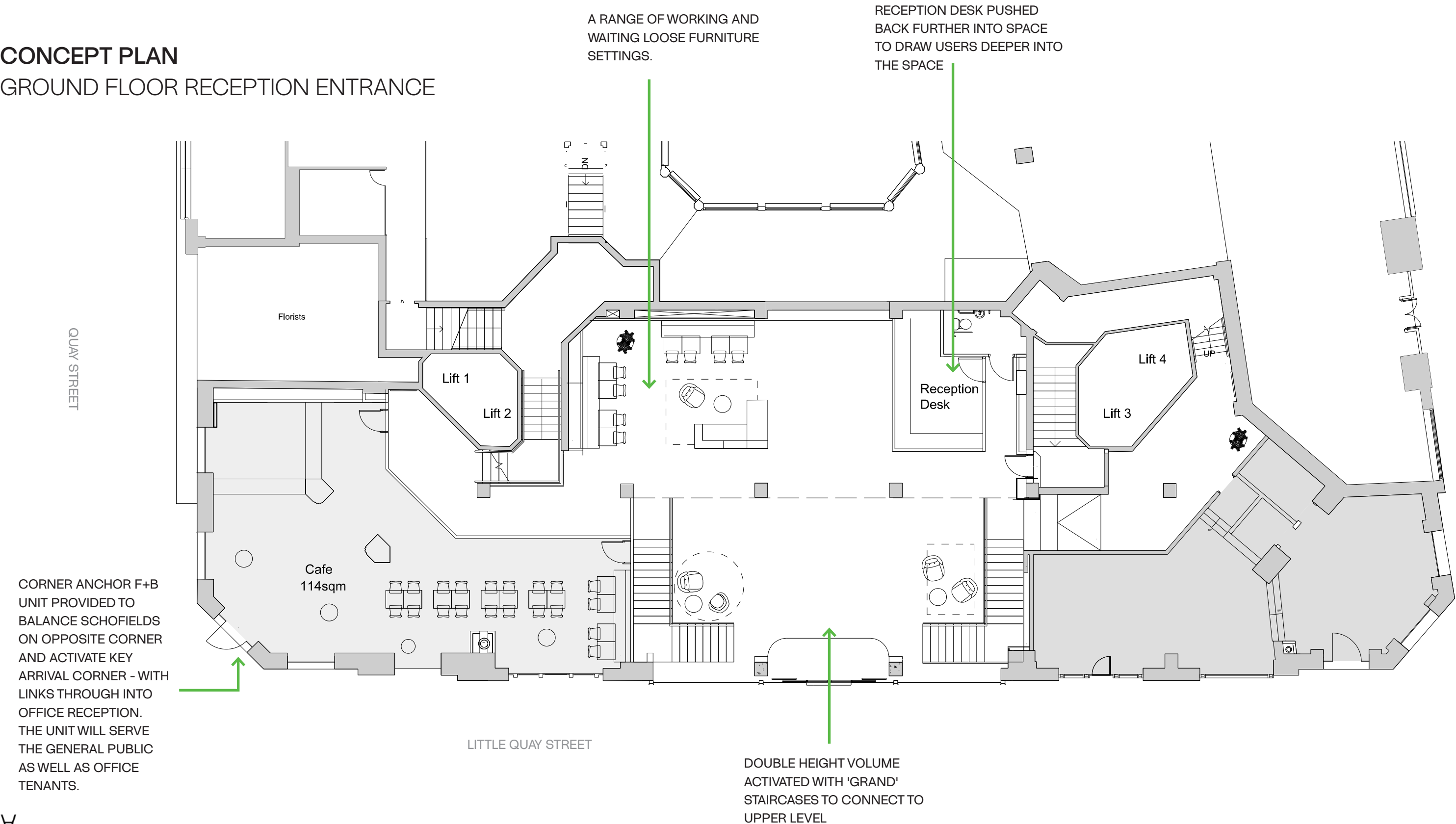
CONCEPT SKETCH
A BEFITTING GRAND ENTRANCE

Inspired by original plans of the building retrieved from Manchester Central Library archive we are looking to create a sense of grandeur to the building that Joseph Sunlight originally intended. Building on the double height volume already created as part of the recent refurbishment works, a double winged staircase as part of an entrance sequence allows for further activation across ground and first floor within the office entrance.

The desired 'feel' of the arrival is to mimic high end hotels, where there is an almost of pause and space between the door and reception - allowing the activity and rich finishes to further add to this sense of 'luxury.'

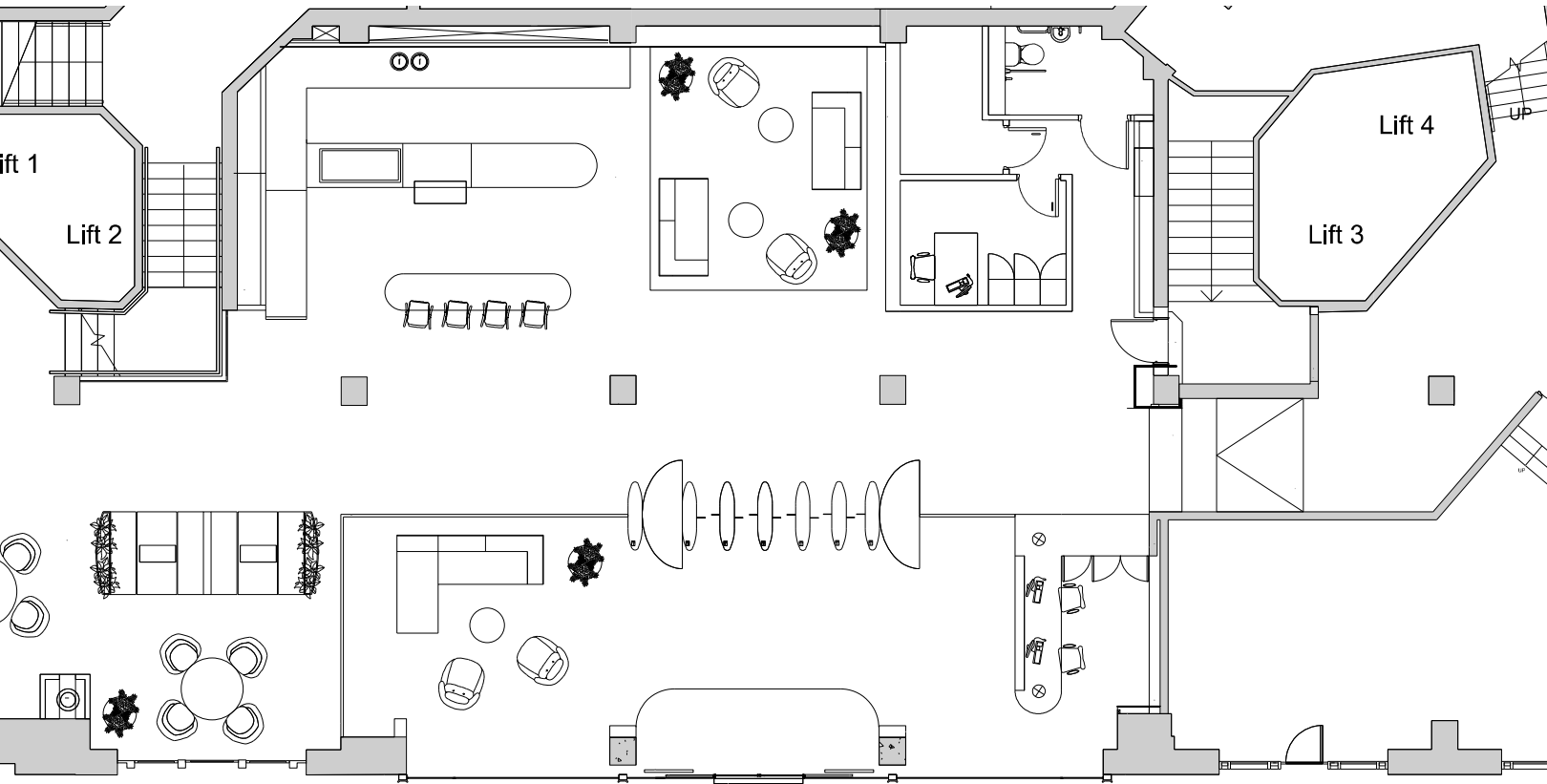


CONCEPT PLAN
GROUND FLOOR RECEPTION ENTRANCE

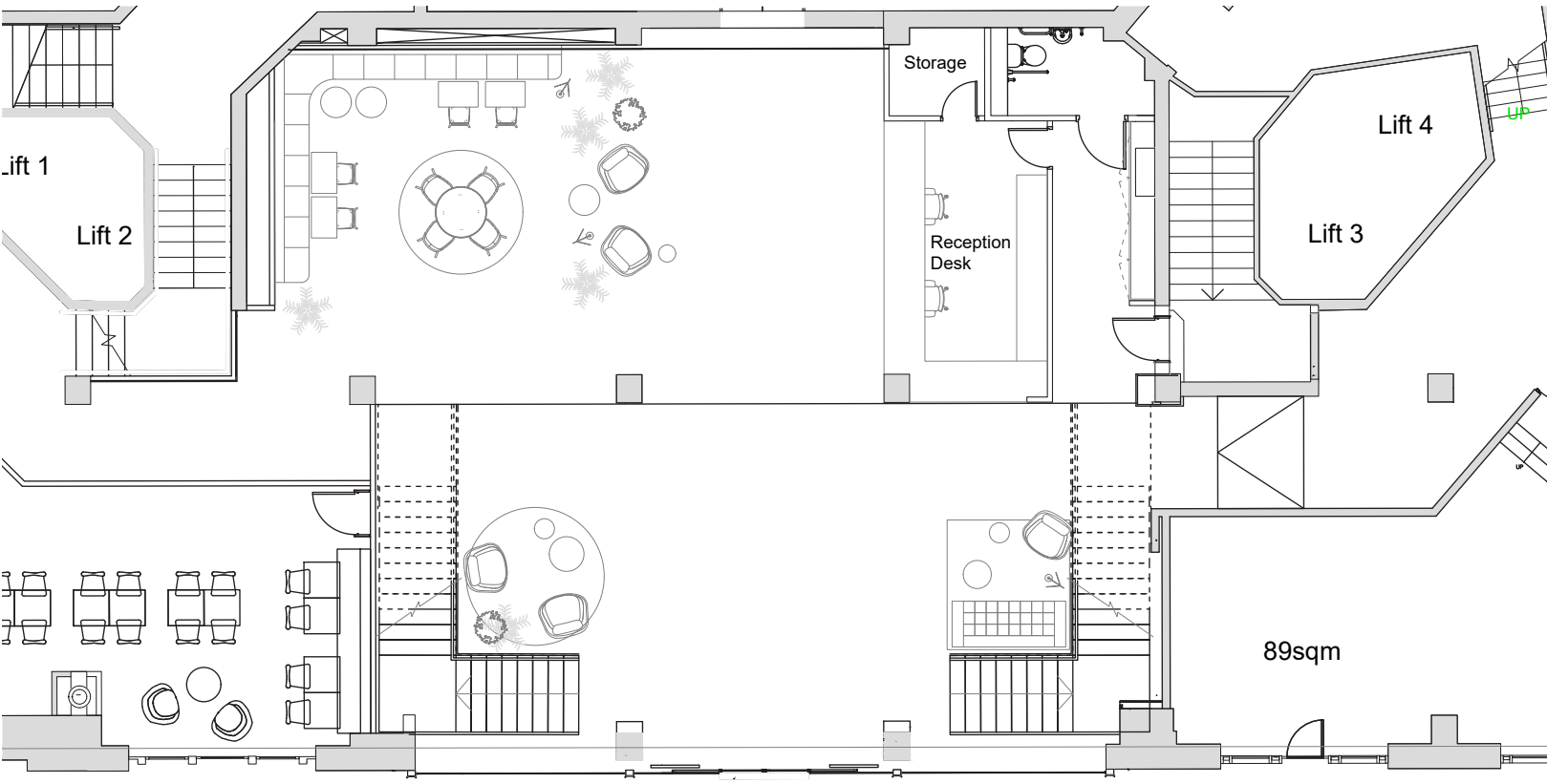


GROUND FLOOR
RECEPTION COMPARISON

EXISTING



PROPOSED



KEY DESIGN MOVES AND BENEFITS SUMMARY

- introduction of accommodation staircases within existing double height volume
- introduction of corner cafe unit to south-east corner with independent access from Quay Street corner and connection through into reception
- integration of secure line into operation of lifts and tenancy doors to remove visual clutter of speedgates

GROUND FLOOR
RECEPTION DESIGN DEVELOPMENT

EXISTING



PROPOSED



KEY DESIGN MOVES AND BENEFITS SUMMARY

The introduction of the winged stair creates dynamism through the space and allows the first floor to be much more successfully activated.

GROUND FLOOR
RECEPTION DESIGN DEVELOPMENT

EXISTING



PROPOSED



KEY DESIGN MOVES AND BENEFITS SUMMARY

The first floor wall is to be opened up with additional glazed openings to animate the space further and provide direct access into the first floor unit behind.

GROUND FLOOR
RECEPTION DESIGN DEVELOPMENT

EXISTING



PROPOSED



KEY DESIGN MOVES AND BENEFITS SUMMARY

The staircase to the north side of reception allows for additional access while the reception desk tucked under the mezzanine creates a clear focal point to develop through rich finishes.

RECEPTION LOOK & FEEL

The proposed reception looks to epitomise the 'Curated Eccentric' palette developed at concept stage and celebrate the unique features of the building while providing a warm and welcoming reception. The client and design team have called on hotel lobby references to create a more luxurious feel to colour tones and finishes with a back drop of muted materials to acknowledge the building's original finishes.

- 01. Double height ceilings
- 02. Feature pendants
- 03. Feature soft seating area
- 04. Glazed partition framework
- 05. Parquete flooring to open plan areas
- 06. Biophilia
- 07. Curated art pieces
- 08. Dual wall light
- 09. Decorative floor tiles









CAFE UNIT VENTILATION
STRATEGY

The proposed location of the serving area of the cafe has been situated adjacent to a modern, fully glazed opening in the facade on Quay Street. As a ventilation requirement a louvre system will need to be introduced to the top of the window. Approved and installed examples are evident around the building's facade most notably to the north-east corner where recent refurbishments have seen a subtle louvre system installed to the top of the window.

We are looking to utilise the subtle, but well designed detailed to ensure the louvre is as discrete as possible within the original stone surround. The colour and tone reflect the palette throughout the building whilst not competing with original elements of more ornate detail.



TOP
Window to be replaced on Quay Street elevation

BOTTOM
Example of approved and installed subtle louvre system on

EXISTING LIGHTING
APPRAISAL

CEILING COFFERS AND FEATURE PENDANTS

The existing ceiling coffers, formerly of level 1, have been utilised with inset plasterboard panels to provide pendant and recessed lighting throughout the space.



EXISTING PENDANTS



EXISTING COFFER



EXISTING RECESSED DOWNLIGHTS

PROPOSED LIGHTING
APPRAISAL + IMPROVEMENTS

CEILING COFFERS AND FEATURE PENDANTS

The fundamental approach is to maintain the ceiling principles and works already done as part of the refurbishment agenda. Replacement fittings will be provided within the plasterboard systems already integrated with the coffers maintained.

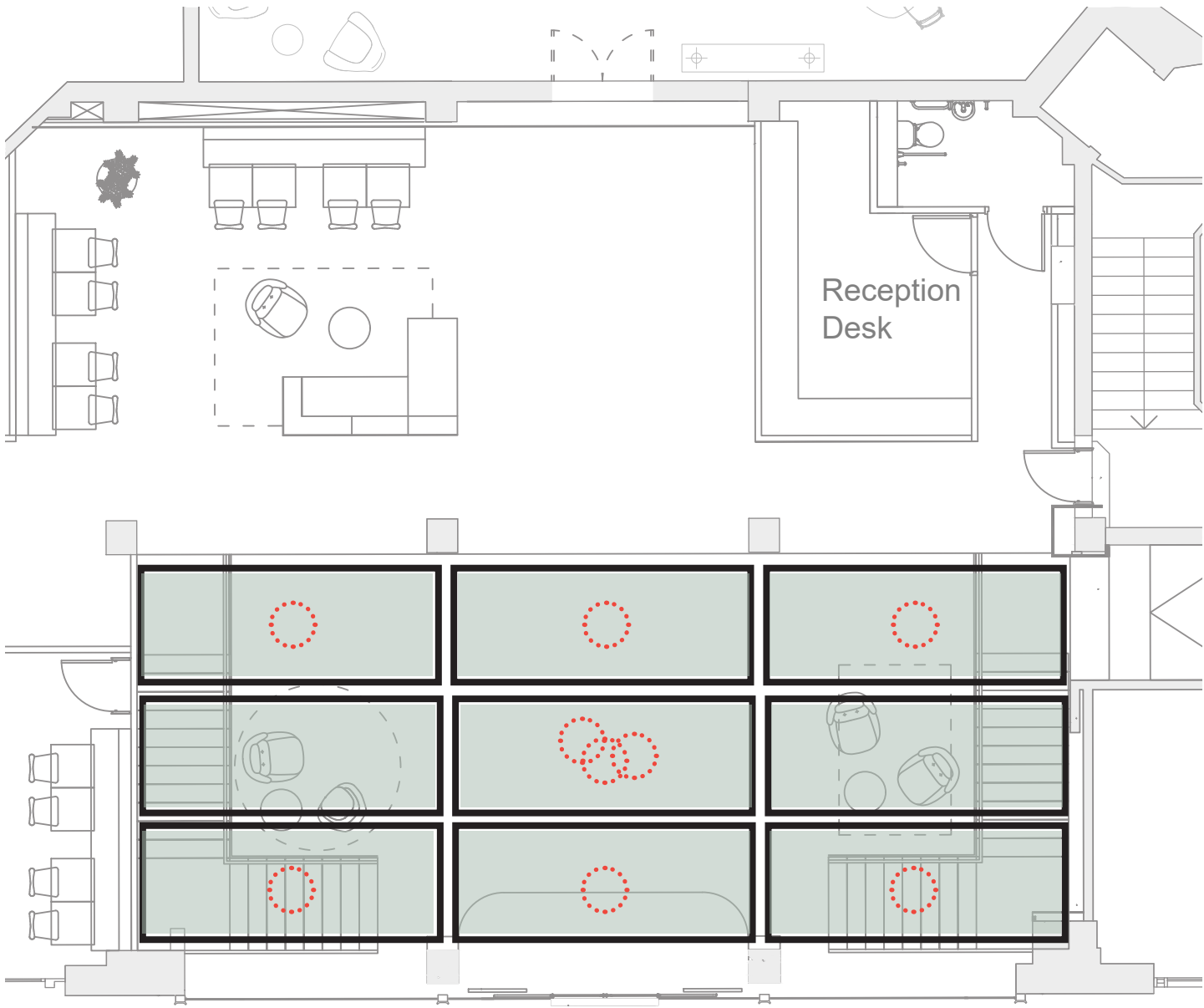
Warm temperature lighting in brass or neutral fixtures, mixed with brighter task lighting for the reception desk area and BOH. Dynamic shapes and classics mixed together to create elements of personality in the reception, where we have the ability to have functional or mood lighting. Zoning the areas within the large reception area will be key to creating a welcoming ambience.



LIGHTING STRATEGY
UTILISING COFFERS

CEILING COFFERS AND FEATURE PENDANTS

The feature pendants will utilise the ceiling grid and centralised position within the space.



OPTION 2 + 3

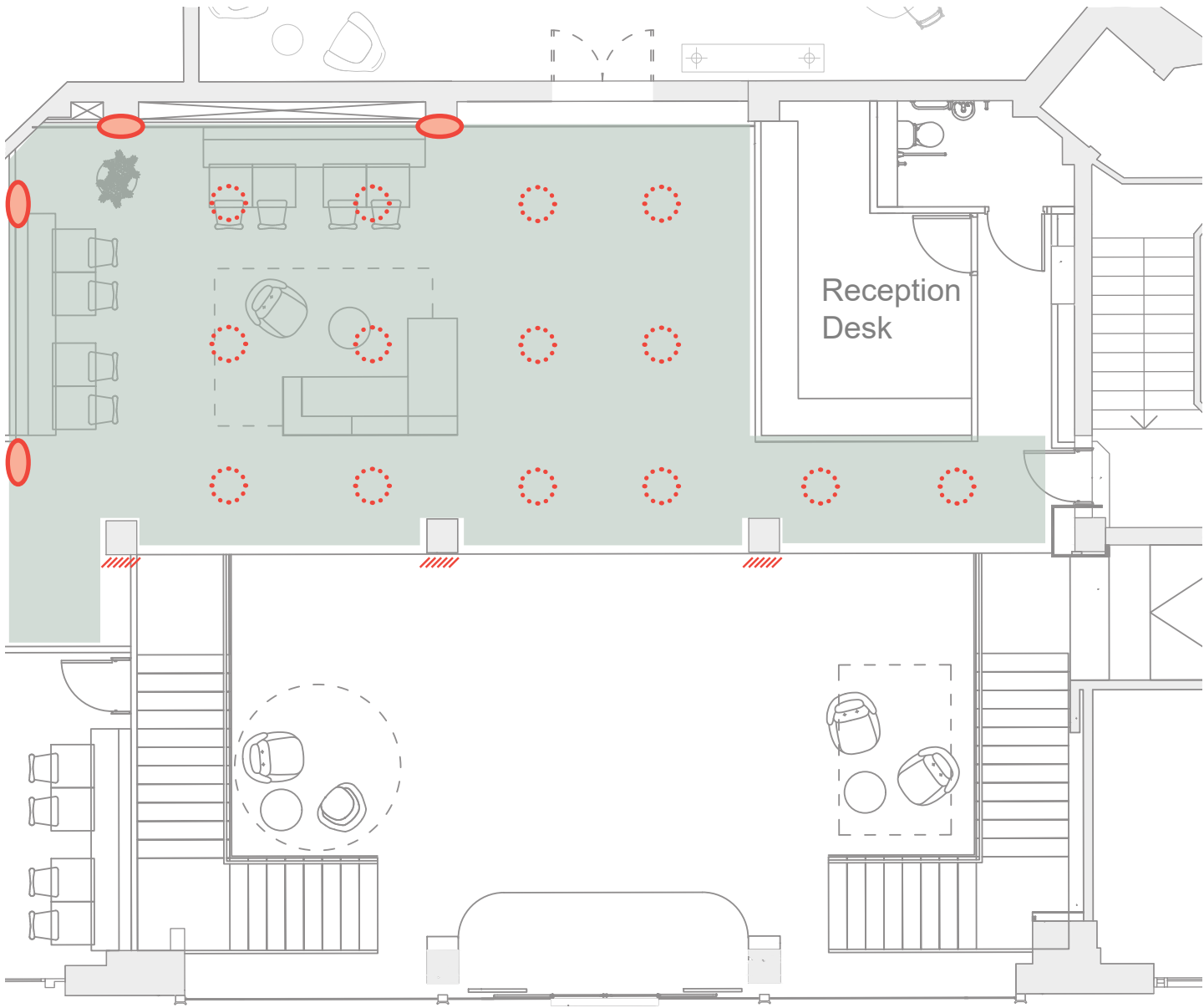


OPTION 1

LIGHTING STRATEGY
MEZZANINE

CEILING COFFERS AND MOOD LIGHTING

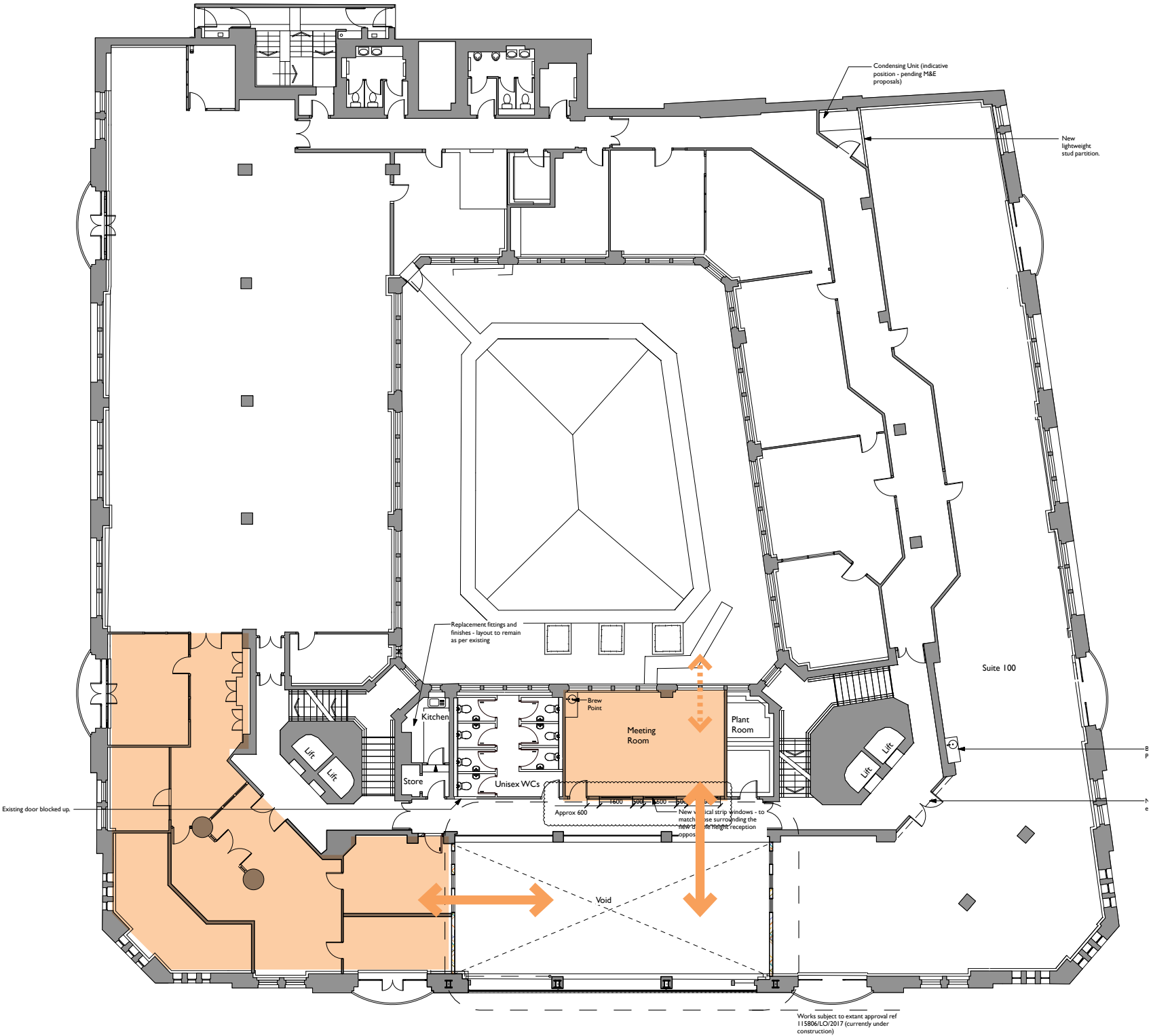
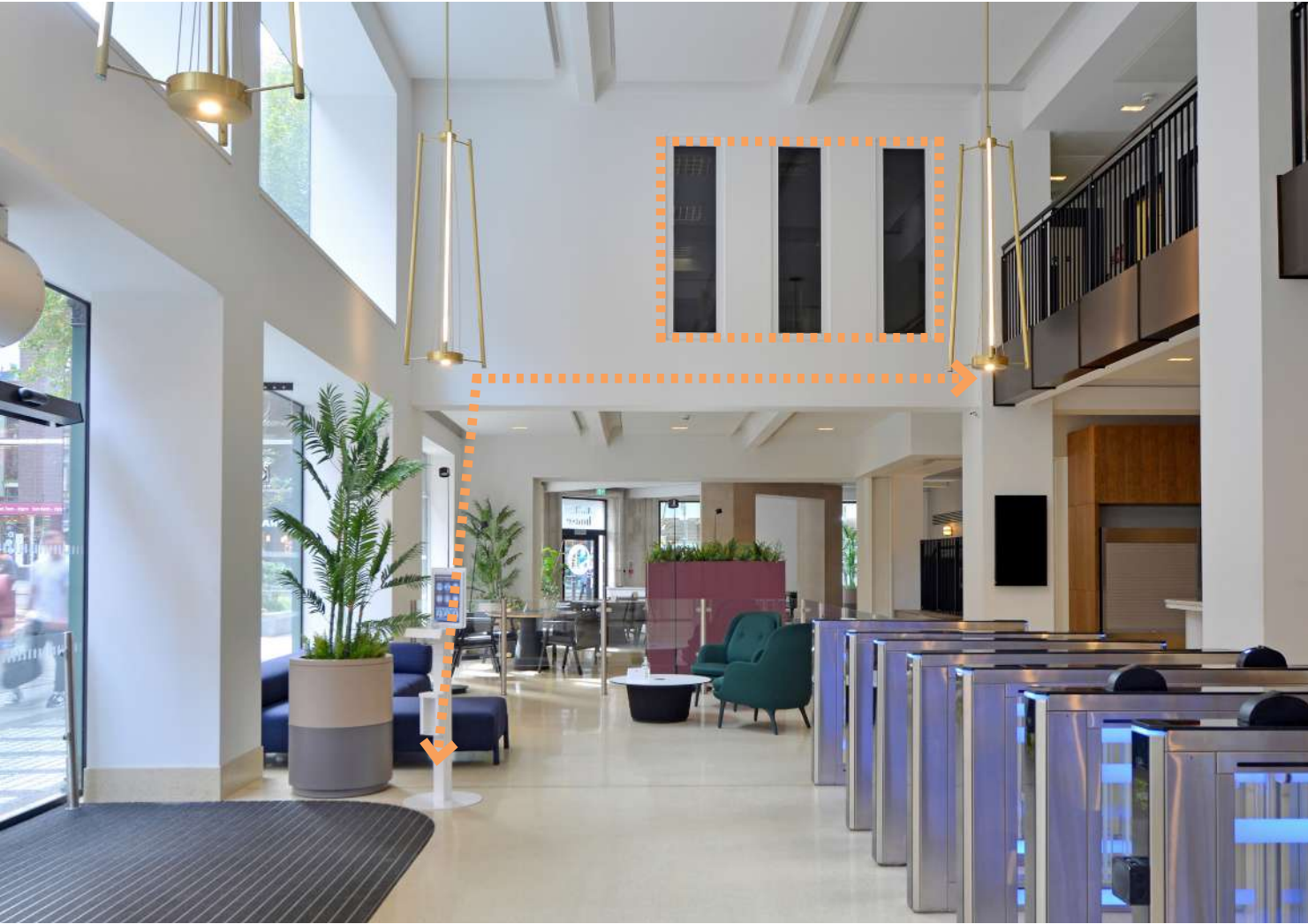
Under the mezzanine level, warmer spot lights will replace the currently installed fittings and supplementary wall lighting will accentuate the space currently occupied by the unused cafe counter.



ACTIVATION OPPORTUNITY

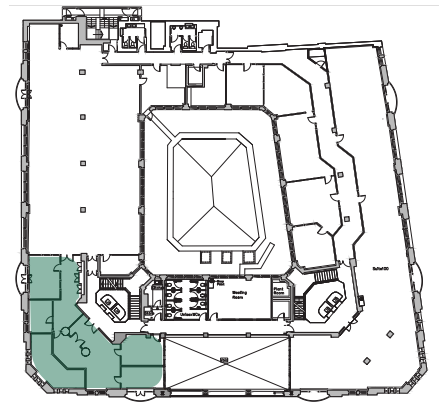
FIRST FLOOR CONNECTION

Within the current office use there are key vacant areas that can be optimised to extend the activity and engagement of the reception. As highlighted there is a directly adjacent unit at first floor with visible connection opportunities to capitalise on. Equally the balcony level meeting room has further potential to be worked harder through a direct connection and opening out on to the central atrium space.



LEVEL 01
TEST FIT AND CONNECTIVITY

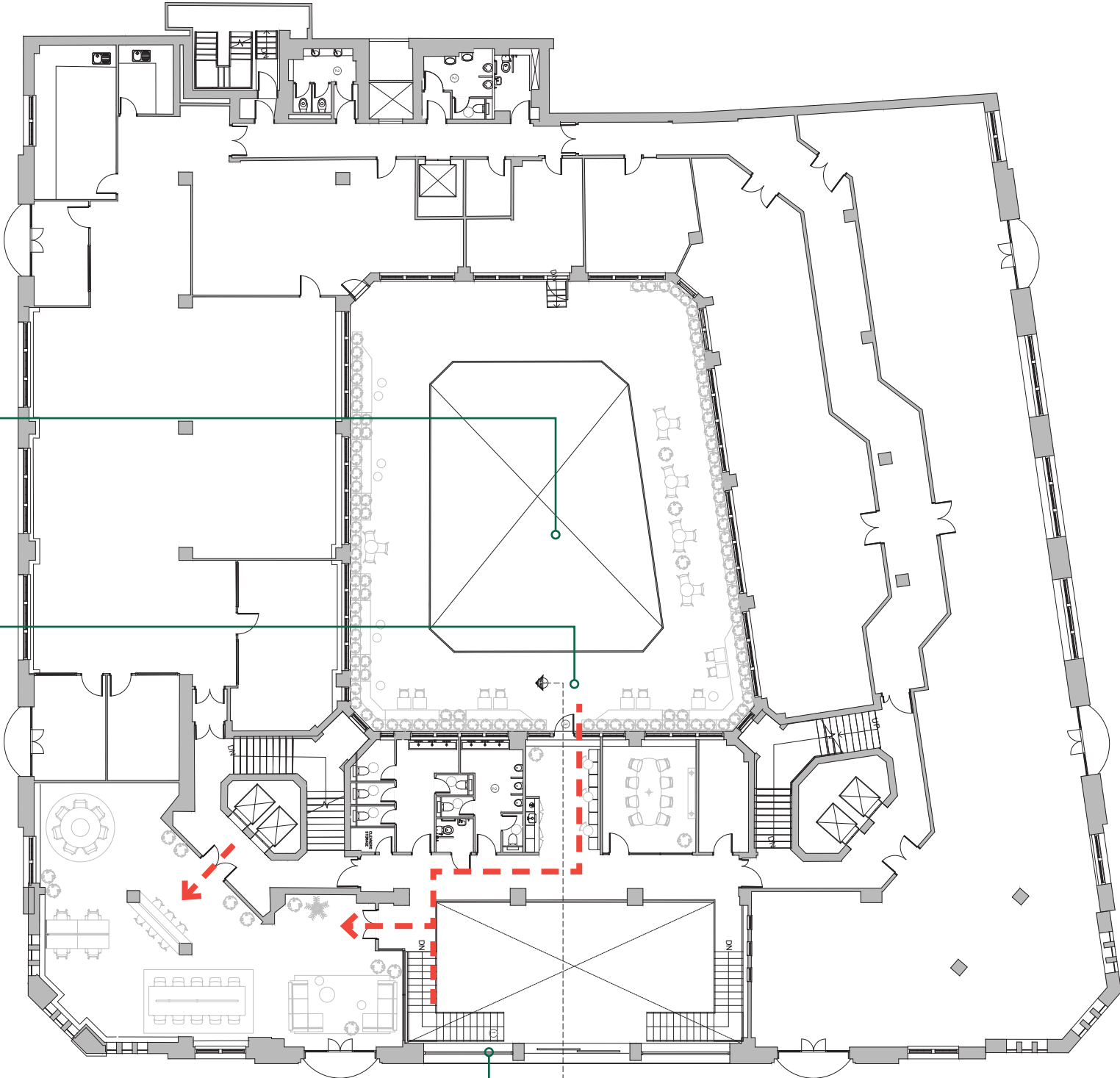
The direct opening of the staircase into the corner unit at level 1 provides an incoming tenant a powerful opportunity that is popular within office spaces to have their own 'front door.' This direct link to the unit and potentially other floors has been discussed at length with the client team and leasing agents in the City, and is a benefit to the scheme and its current vacancy.



ATRIUM ACTIVATED

CONNECTION
TO CENTRAL
ATRIUM THROUGH
GALLERY AREA

ACCESS
PROVIDED BY
LIFTS AND MAIN
STAIR, ALONGSIDE
NEW STAIRCASES
DIRECTLY



FIRST FLOOR
INDICATIVE DESIGN
DEVELOPMENT

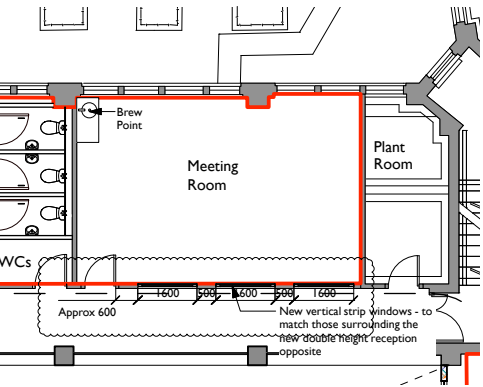
- 01. Track lighting to existing coffers
- 02. Soft Seating lounge area
- 03. Informal meeting table / touchdown
- 04. Touchdown table with integrated lighting
- 05. Linen curtains to glazing
- 06. Existing Parquete flooring
- 07. Feature pendant
- 08. Biophilia



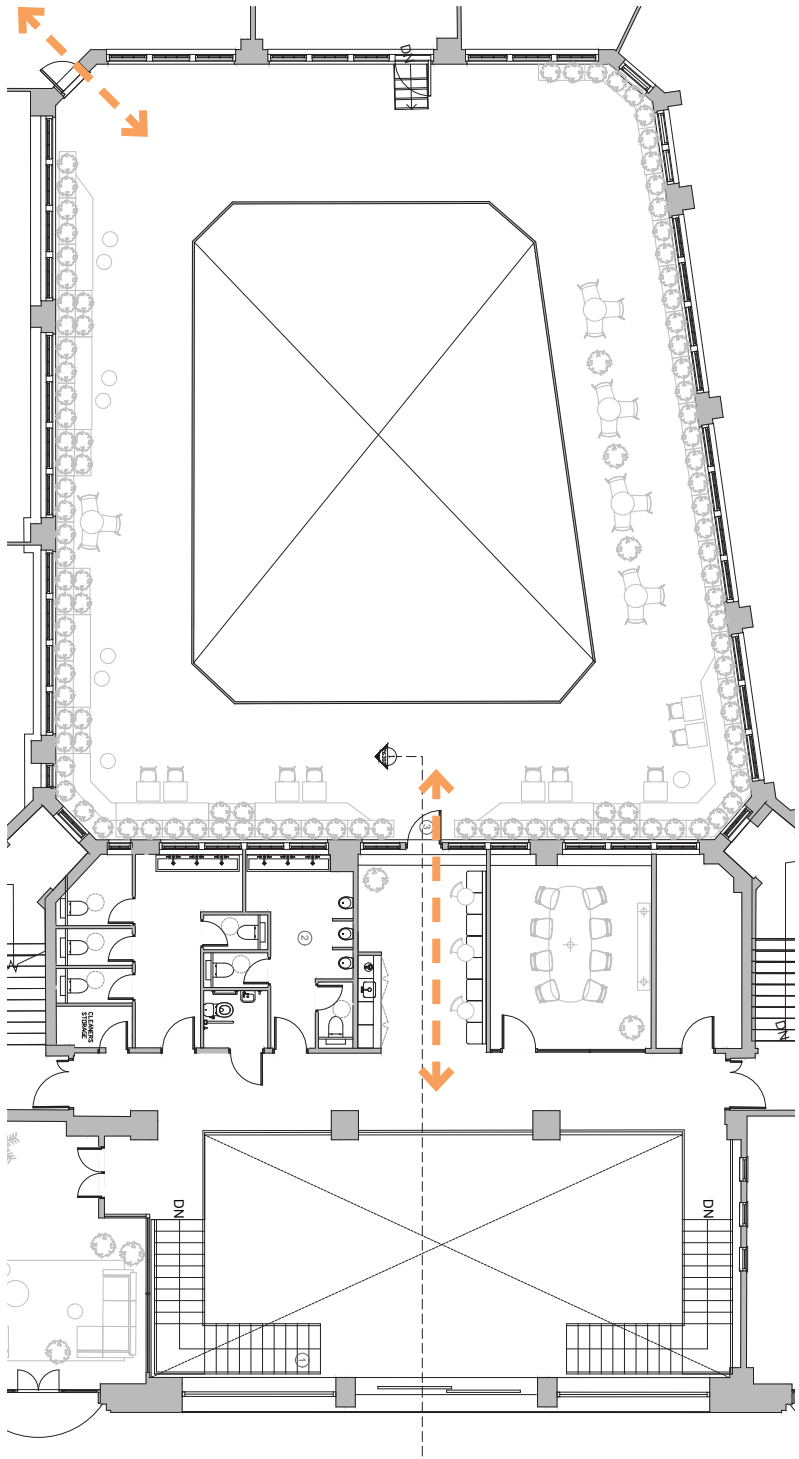
LIGHTWELL
PARTITION OPENING OPTIONS

The activation of the first floor mezzanine can extend even further to capitalise on the amazing central lightwell space.

The replacement of one of the window sets to include a door in a tastefully and appropriately designed manner allows the direct access out onto the refurbished lightwell space.



EXISTING



OPT. 01 - WITH GLAZED PARTITION

EXISTING



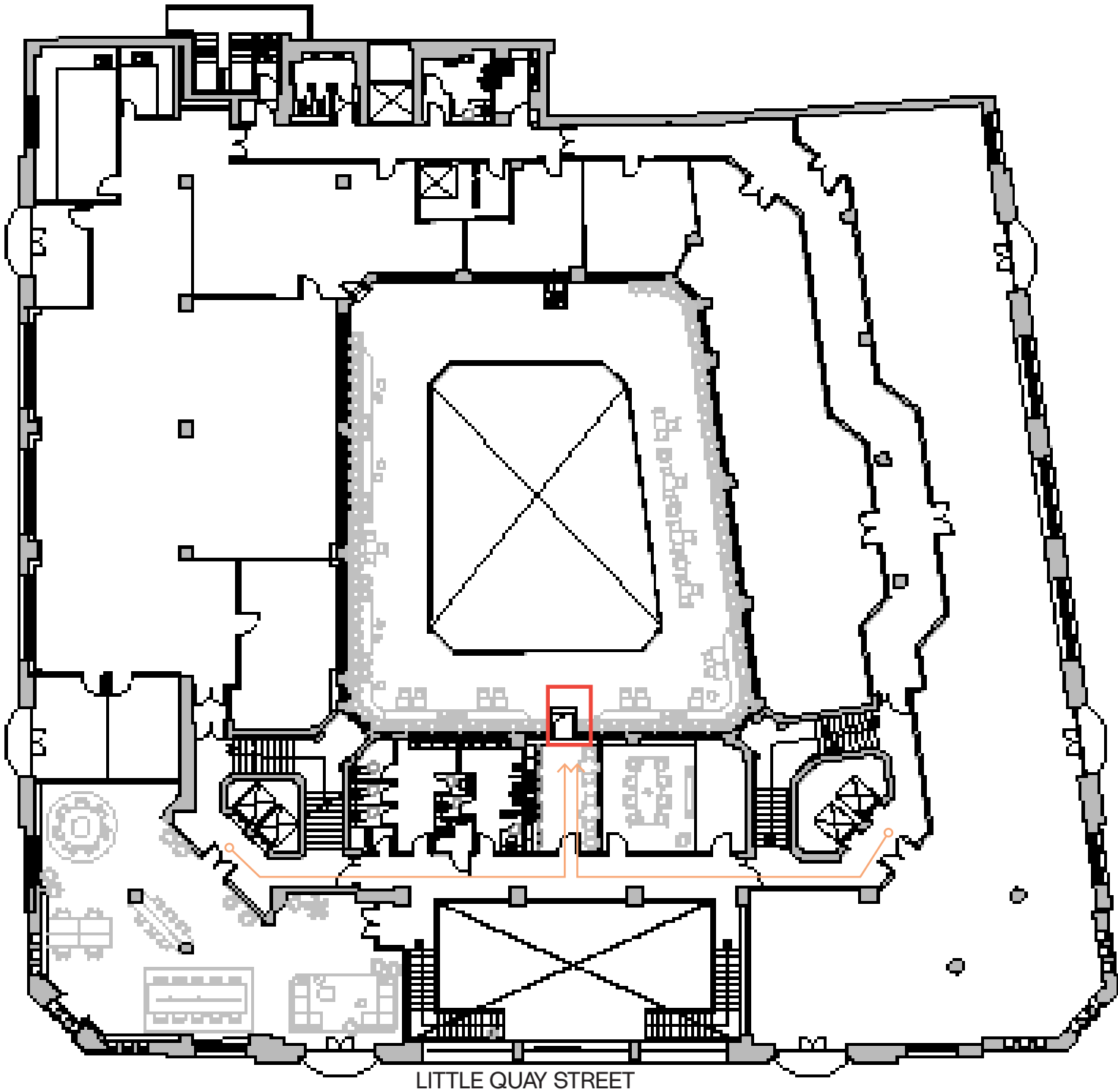
PROPOSAL



LIGHTWELL
TESTFIT + ACCESS STATEMENT

The activation and refurbishment of this space includes light loose furniture and decking to create a versatile space for use by the tenants. Loose planters surround the space to create a pleasant outlook for tenants and assist in privacy.

The current access into the atrium space isn't level, with the internal floorplate lower than the level of the terrace. Due to existing tenancies this cannot be reset, however it is proposed that a building management strategy is established to provide temporary ramped access to deal with the threshold. Access to the door is provided from all 4 passenger lifts.



1. Bench seating



2. High planters



3. Loose seating

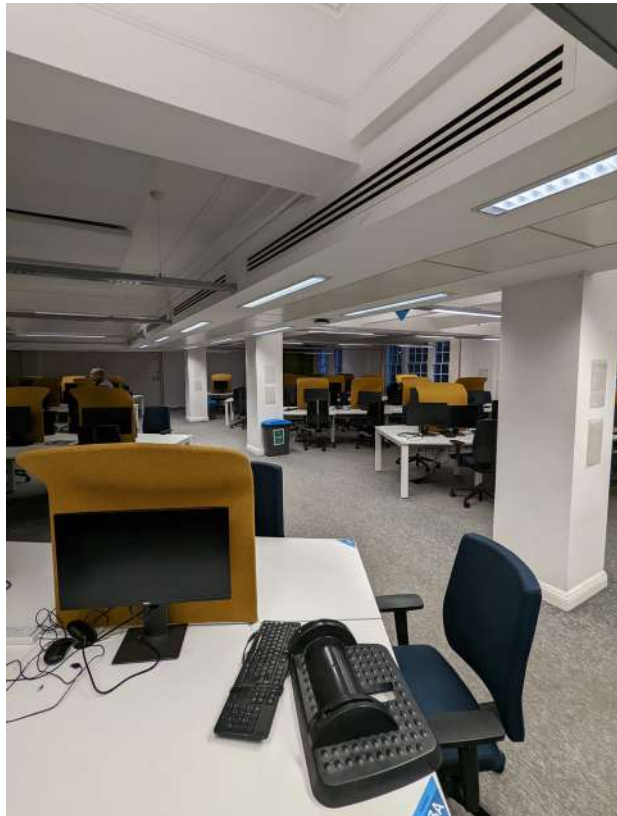
INDICATIVE CGI | LIGHTWELL



TYPICAL OFFICE FLOOR

EXISTING CONDITIONS

Through the multi-tenanted nature of the building each floor presents in a different condition of Cat-A or Cat-B fitouts. Some areas are heavily bespoke including a kitchen and canteen to the 9th floor (bottom row, third from left) Other areas are more 'generic offices'



RECENT REFURBISHMENT
APPROACH APPRAISAL

Level 8 presents a recently refurbished Cat-A space with a fully vacant floor.

The space benefits from good light with a significant amount of the original sash windows to both inner and outer facades.

A metal raised access floor has been installed, ramping from the timber core flooring.

A central bulkhead carries air cooling equipment around the floorplate with heating provided by the inefficient perimeter radiators.

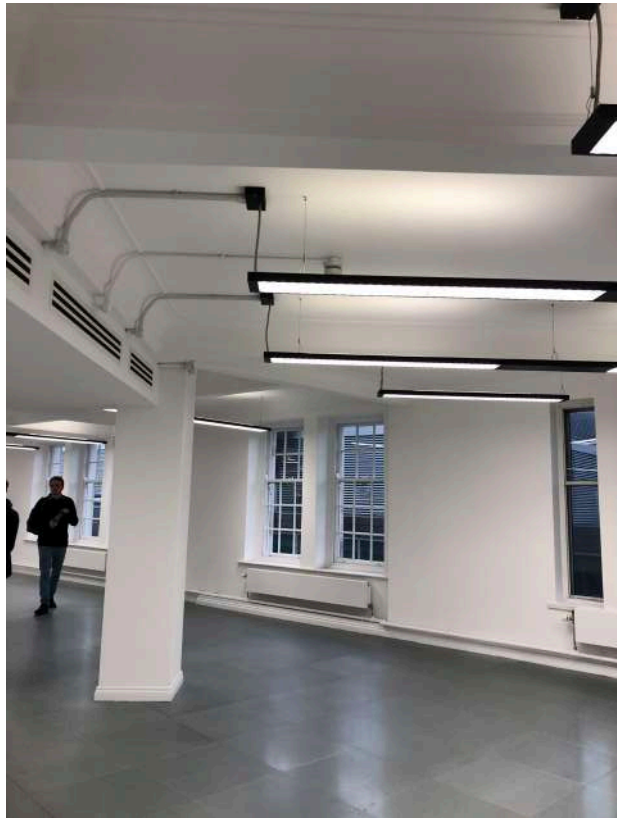
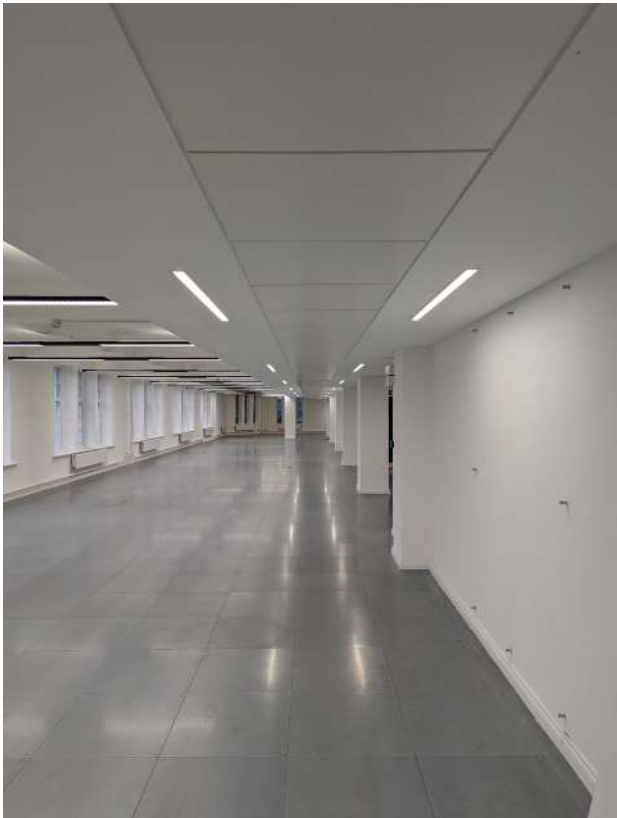
Lighting springs from the bulkhead and largely does not align to any of the ceiling coffer grids.

POSITIVES

- light filled double height volume
- flexible and versatile office floorplate

AREAS TO IMPROVE

- improve sustainability of MEP
- acknowledge ceiling coffers in a more appropriate way
- explore requirement for raised access floor and return to timber flooring throughout
- location of bulkhead blocking key outer perimeter office space



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.



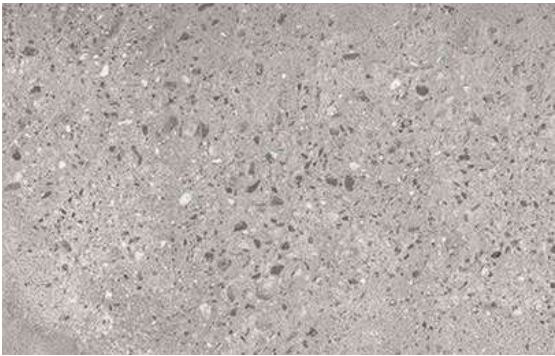
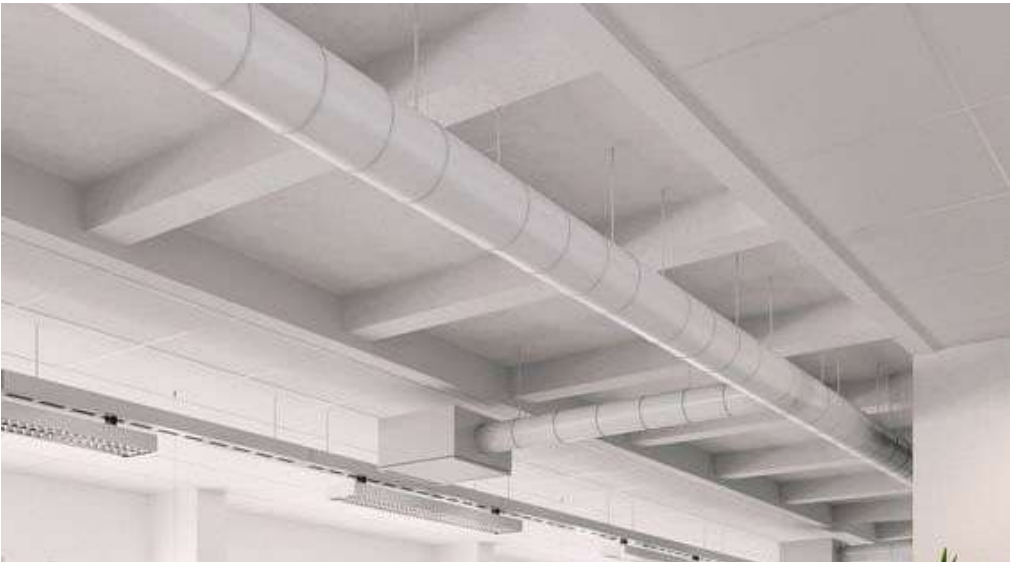
PARQUET TIMBER FLOORING

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

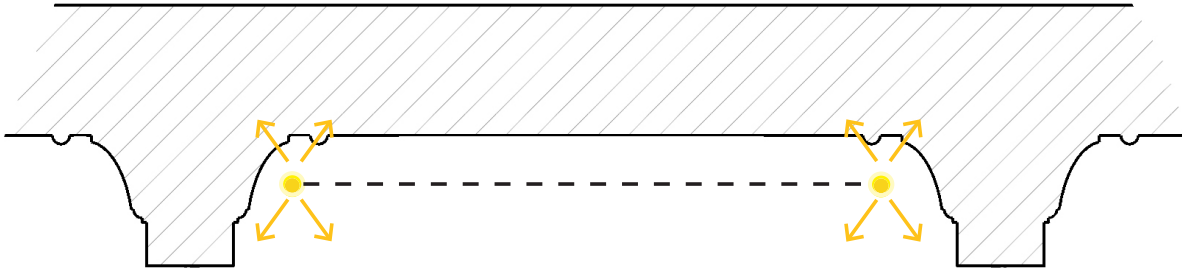
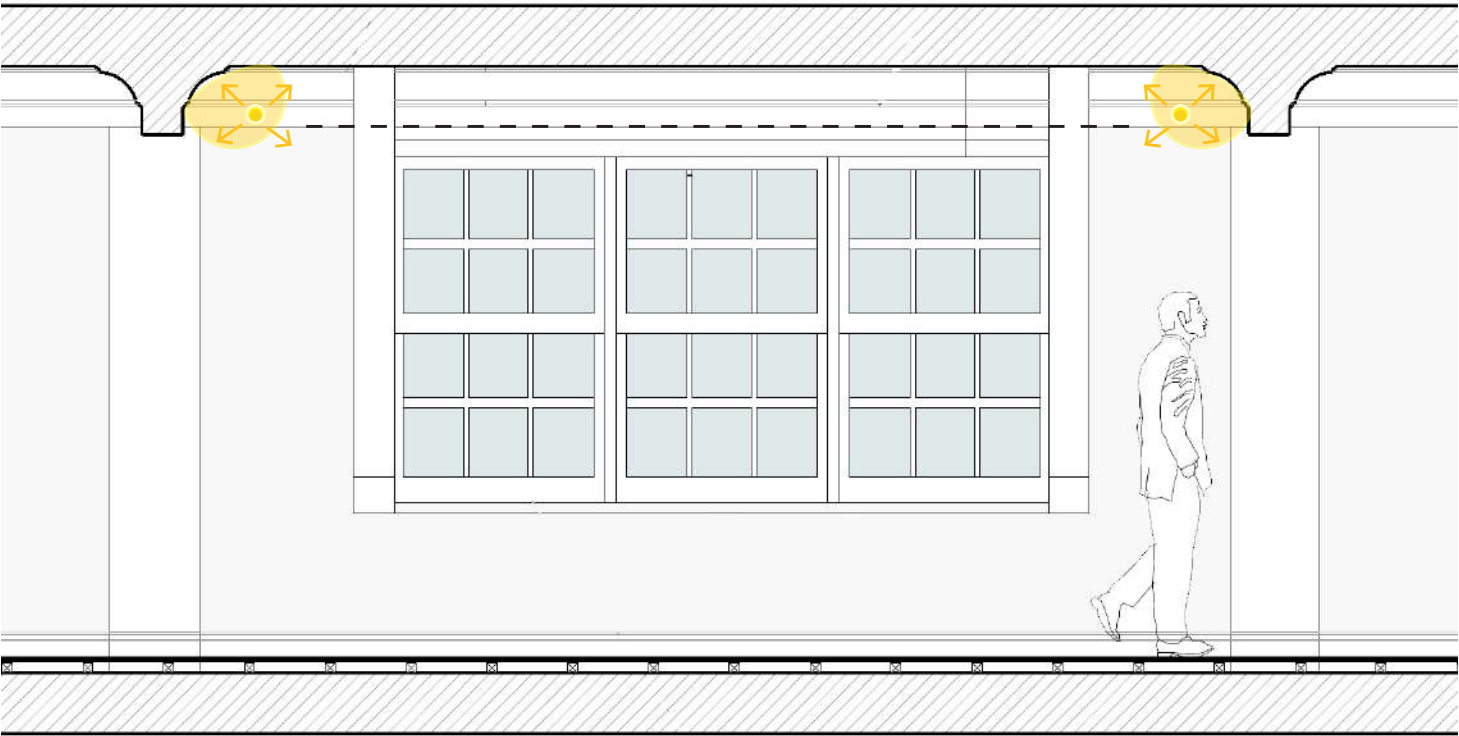


INDICATIVE CGI | OCCUPIED FLOOR



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, 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.

We would like to agree a number of approved floor approaches subject to confirmation with Officers once the floors become vacant and soft strip can occur.

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.



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

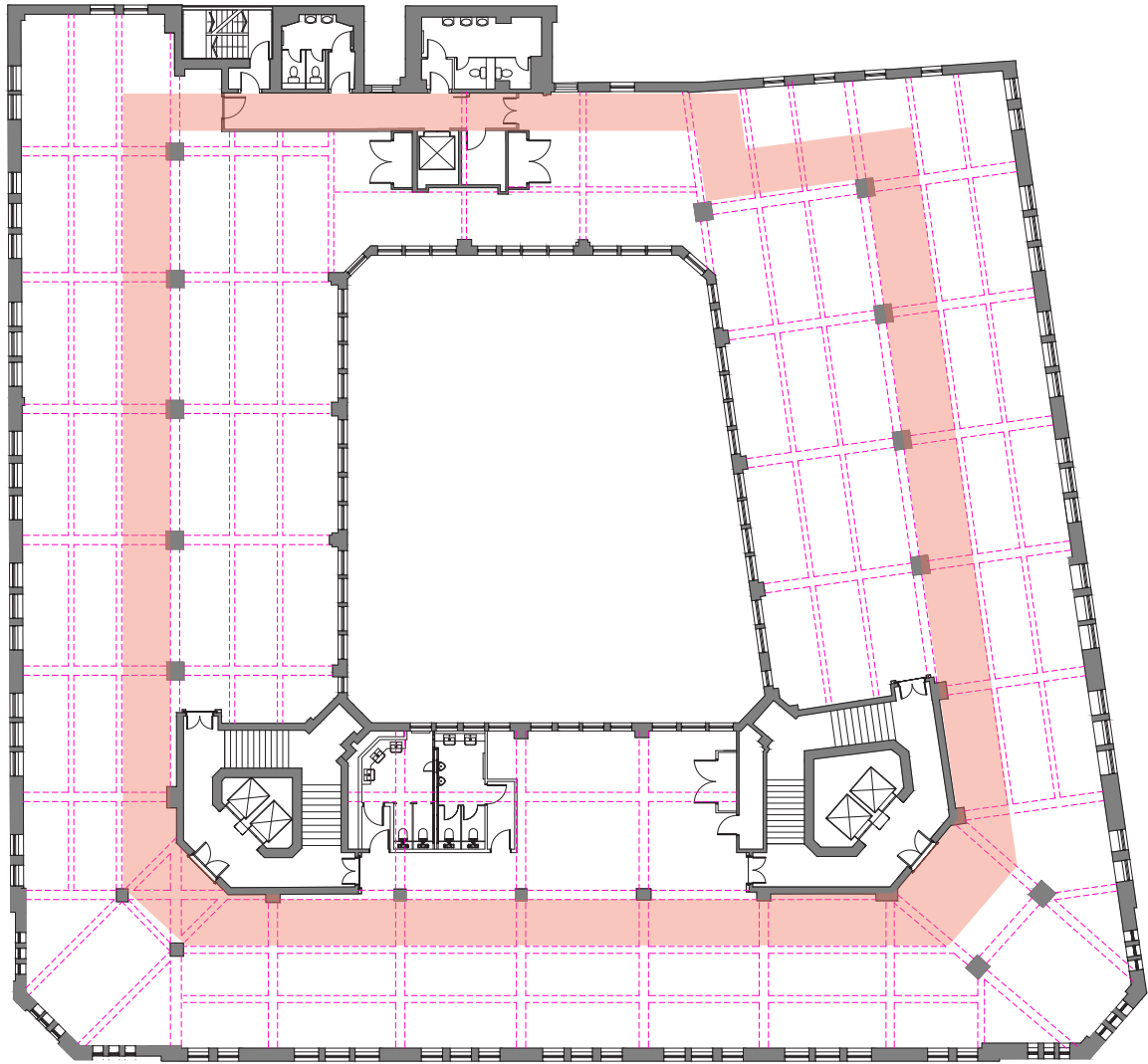
- RAF flooring over existing parquete/ damaged areas ready for new flooring finishes.
- As currently installed on all floors

PROPOSED CEILING AND PERIMETER SERVICES APPROACH

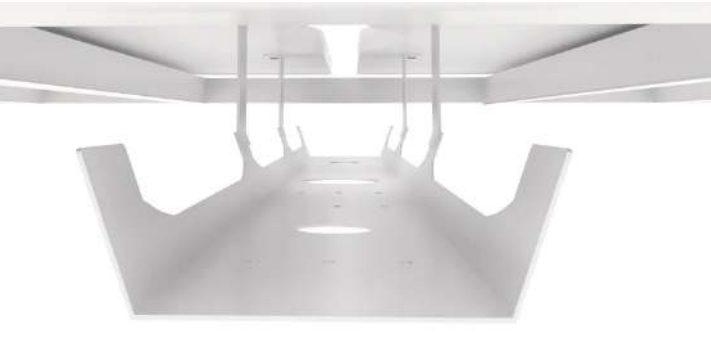
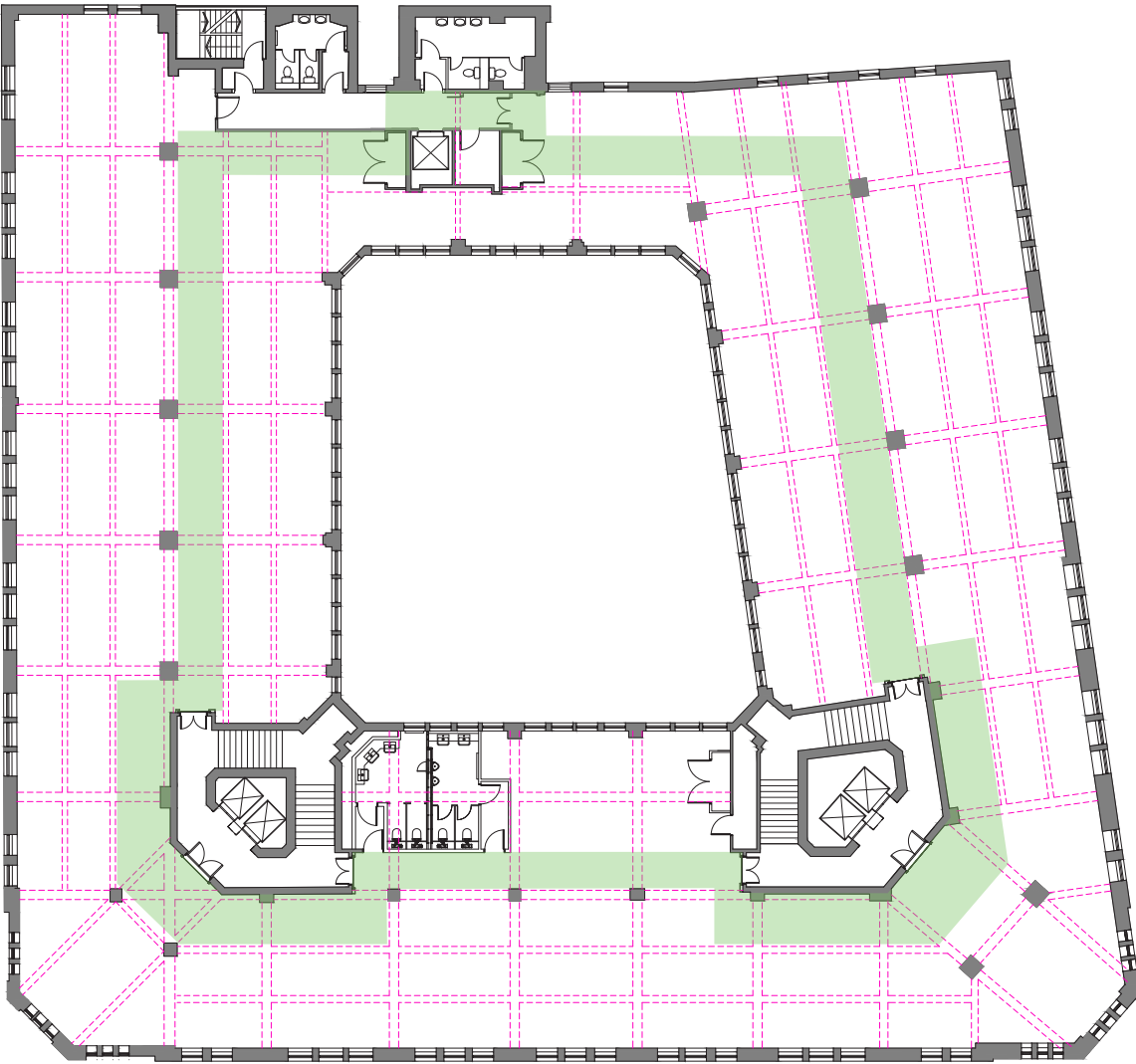
The proposed mechanical and electrical strategy has been carefully developed and co-ordinated with engineers to maximise the amount of visible coffers by the external windows. Solid cable runs will lead from the central bulkhead along the underside of the coffer before dropping down the column to the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



EXISTING



PROPOSAL



PROPOSED SECONDARY GLAZING

As part of the future proofing of the building and inline with the client's sustainability objectives, secondary glazing is proposed to be installed on the internal face of all sash windows. The slimline system aligns with the horizontal meeting rails of the sash windows to ensure the least visual impact while adding the sustainable benefits.



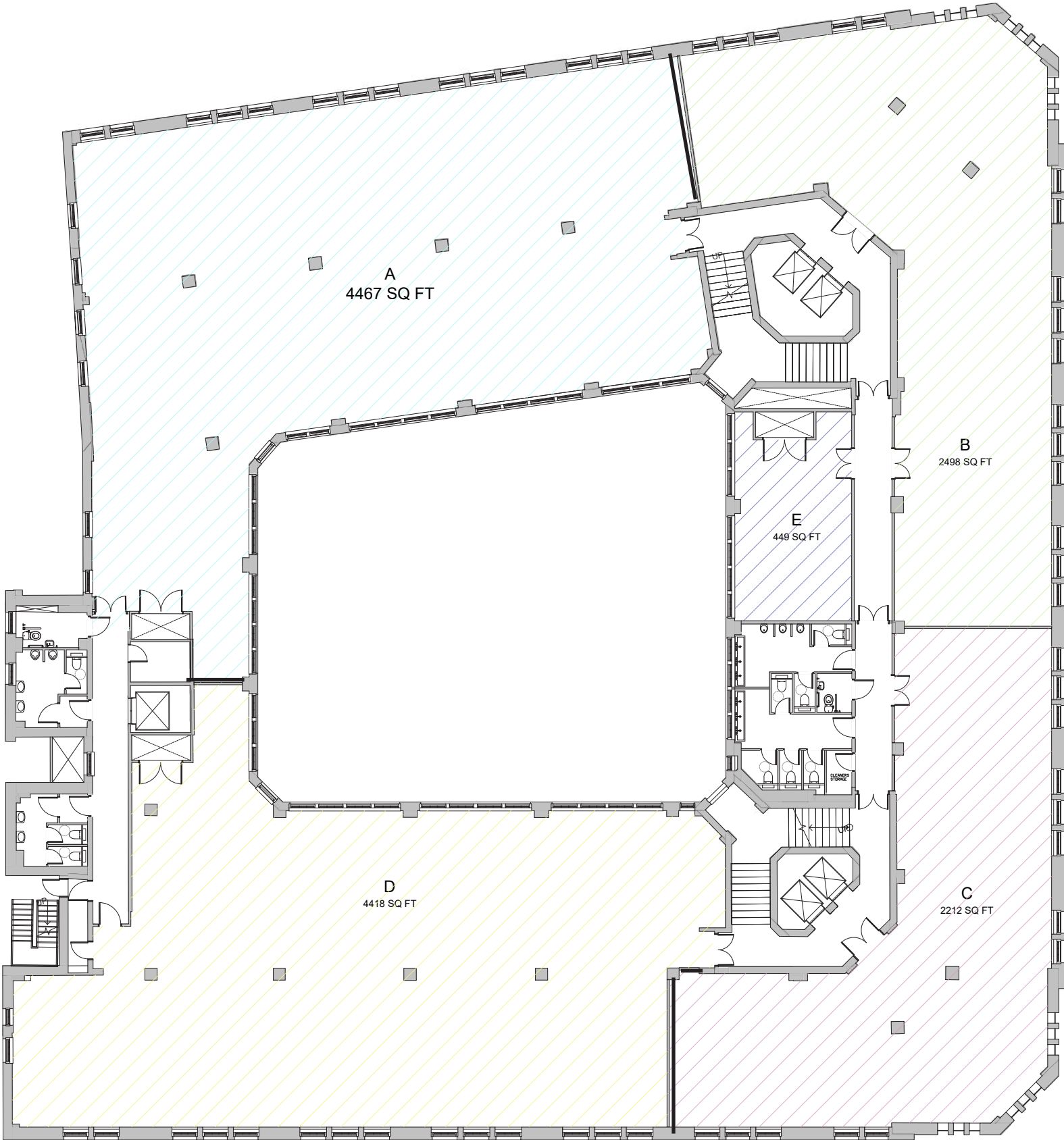
TENANT FLEXIBILITY
SMALLER UNITS

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.

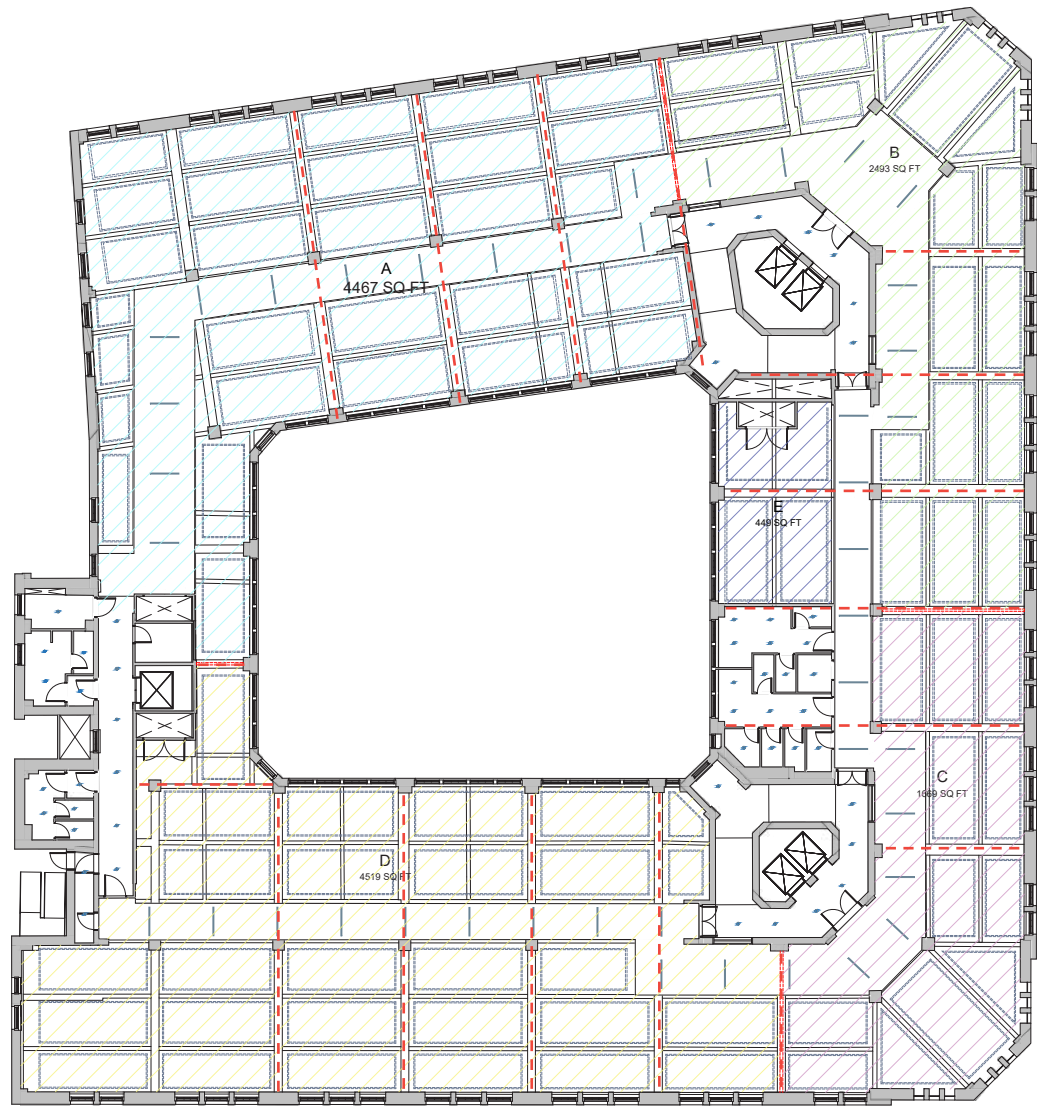
All the partitions have been designed to sit on the existing structural and coffer lines to ensure alignment with the wider refurbishment principles.



TENANT FLEXIBILITY

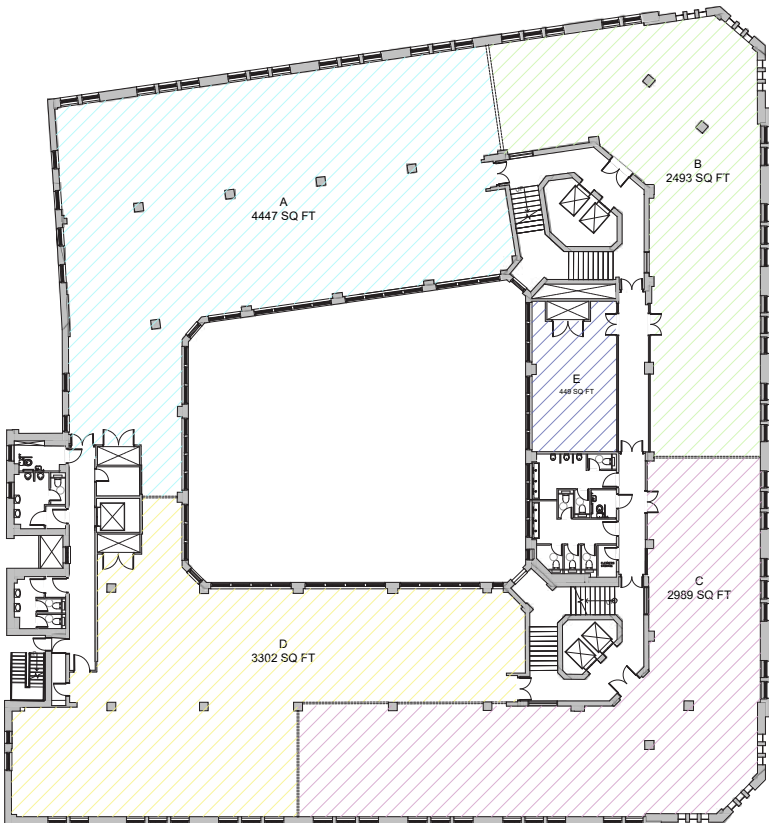
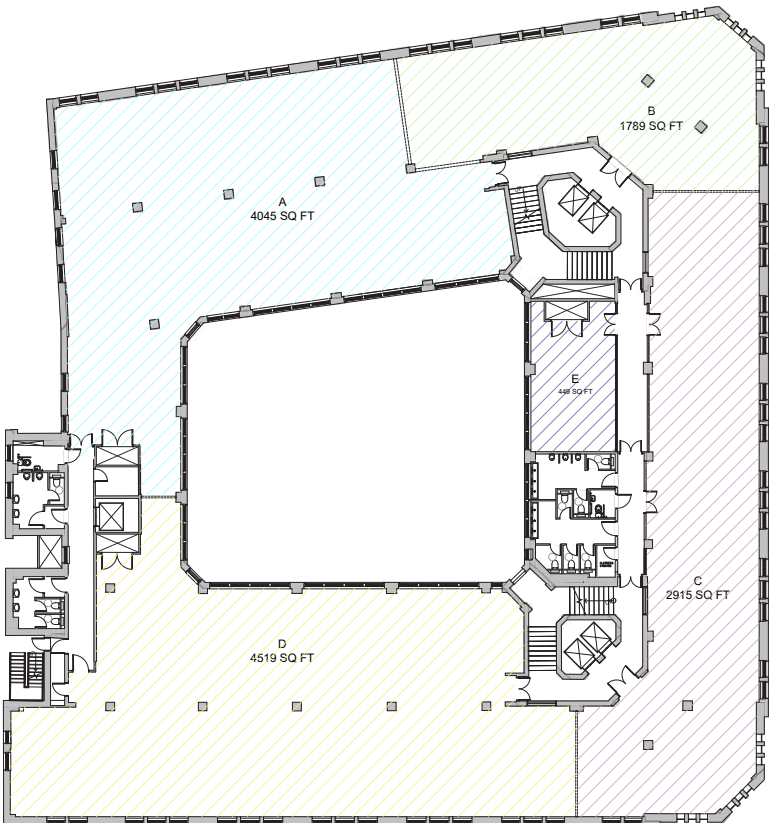
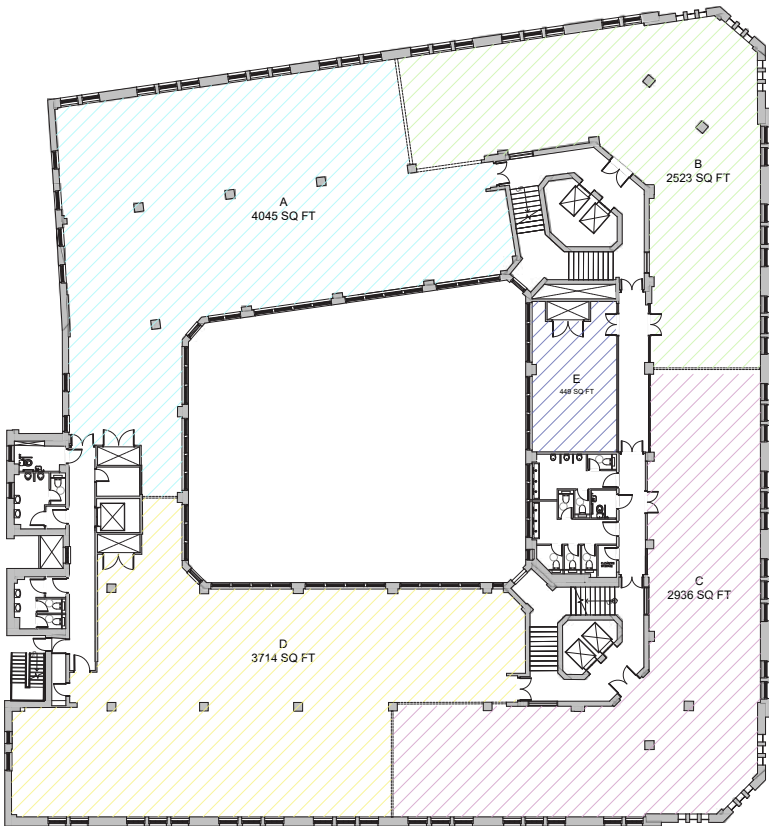
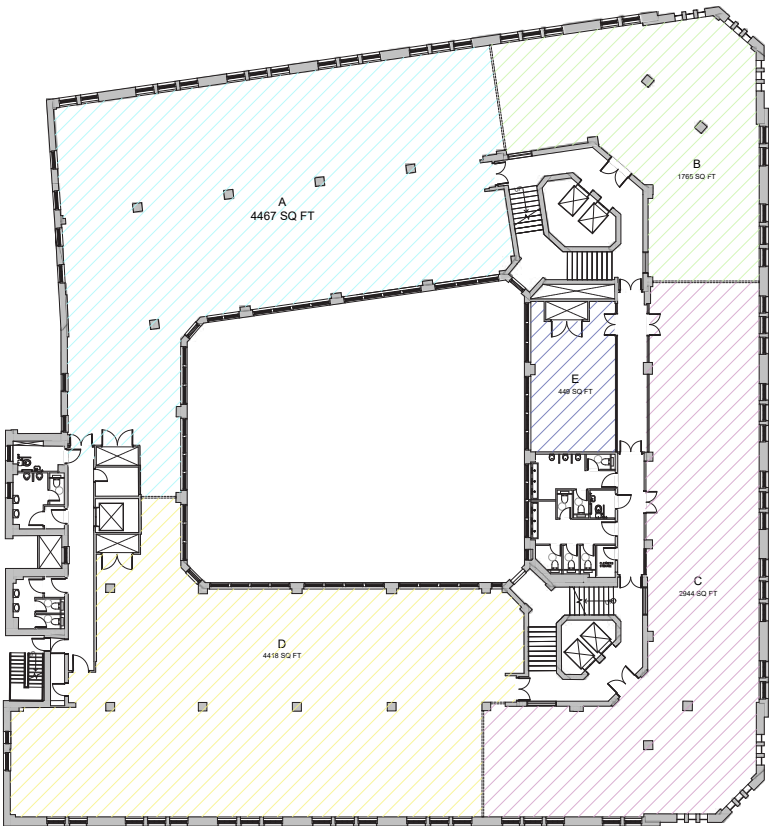
SUBDIVISION FRAMEWORK

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

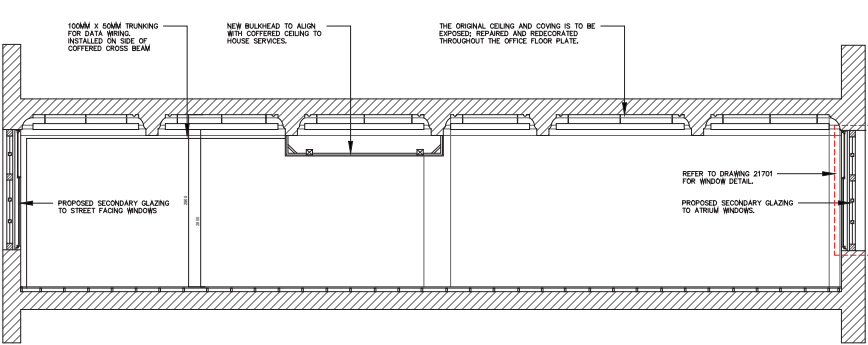
RIGHT
Example tenancy splits on a single floor using structural lines



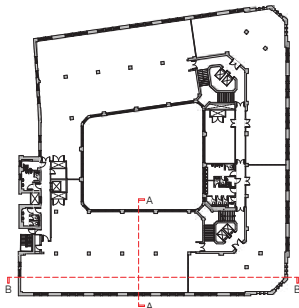
TENANT FLEXIBILITY

PARTITION STRATEGY PRINCIPLES

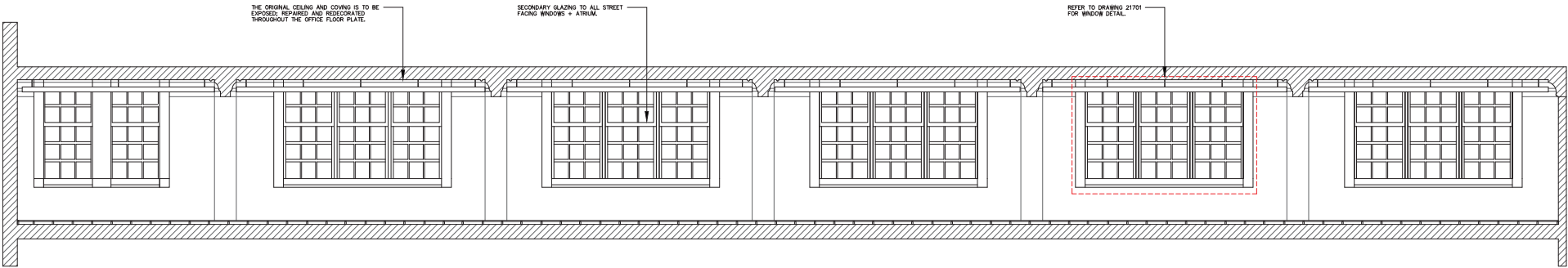
Alongside the subdivision strategy, a number of tenant fitout principles are sought. These principles are aligned with the previously consented tenant fitout guide in that partitions should interface with mullions and solid elements of the facade carefully to ensure the remaining heritage features are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



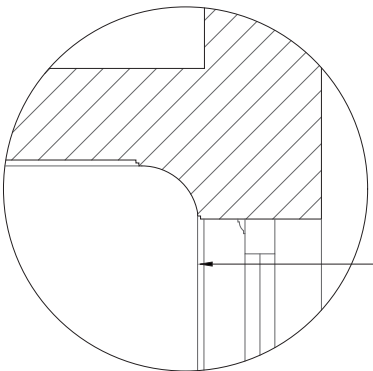
TYPICAL SECTION A-A @ 1:50



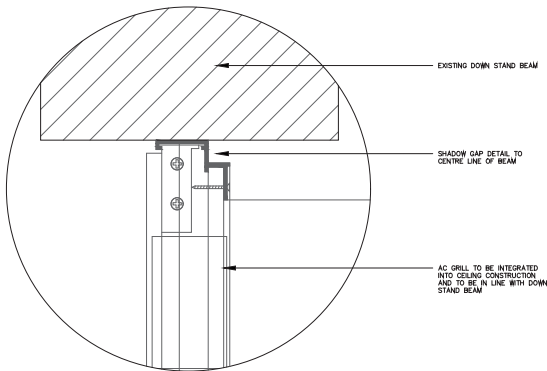
TYPICAL FLOOR LOCATION PLAN



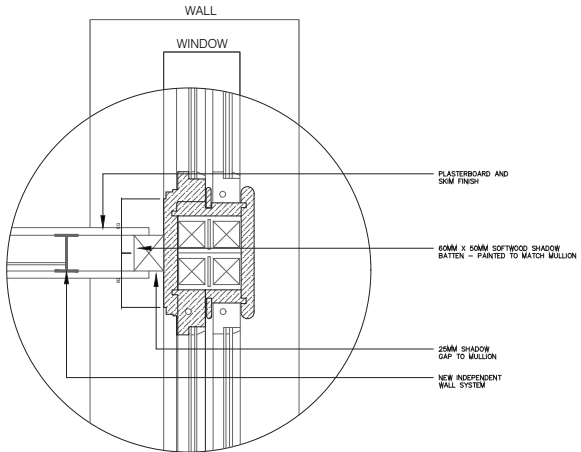
TYPICAL SECTION B-B @ 1:50



DETAIL 1 - PLASTERBOARD WALL MEETING EXISTING COVING



DETAIL 1 - PLASTERBOARD WALL MEETING EXISTING COVING



DETAIL 1 - PLASTERBOARD WALL MEETING LARGE MULLION (PLAN)

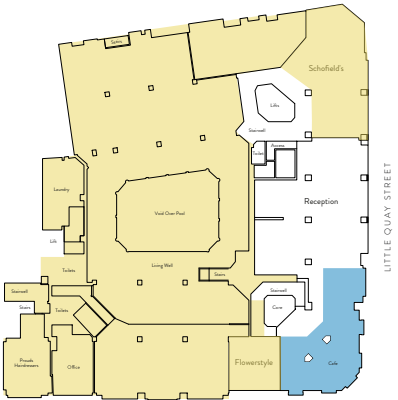


SCOPING PLANS

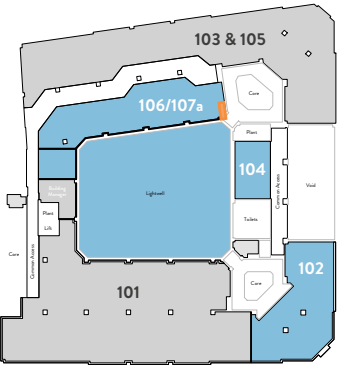
The facing plan diagram illustrates the proposed scope of the refurbishment works. The refurbishment principles apply to all floors available for refurbishment and referenced in supporting drawings. Level 13 is covered in a separate section due to the variation in existing condition.

- LANDLORD AREA REFURBISHMENT
- OFFICE REFURBISHMENT
- OCCUPIED TENANCY
- PLANT ROOM
- OCCUPIED RETAIL - NOT PART OF APPLICATION SCOPE

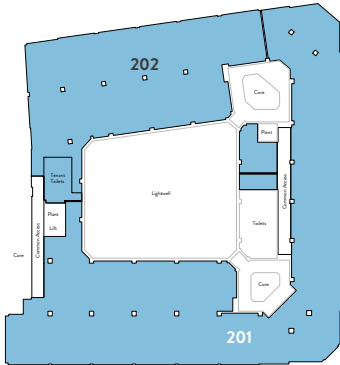
GROUND FLOOR



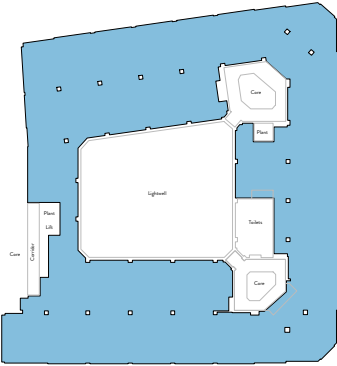
1ST FLOOR



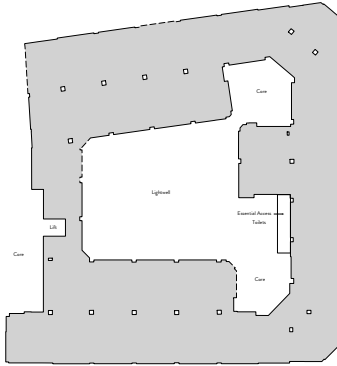
2ND FLOOR



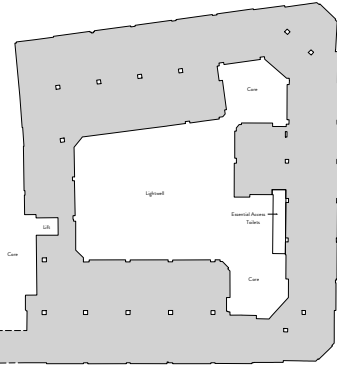
3RD FLOOR



4TH FLOOR



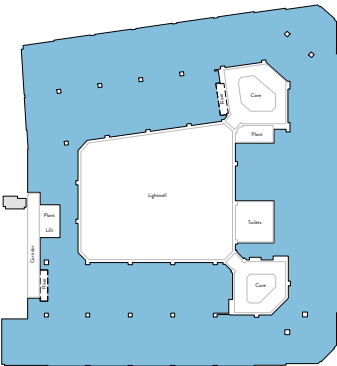
5TH FLOOR



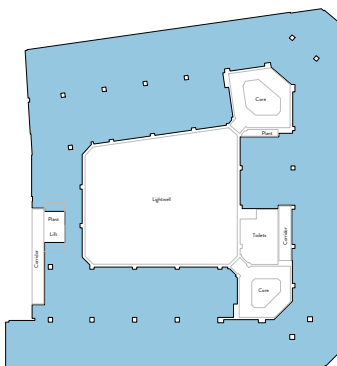
6TH FLOOR



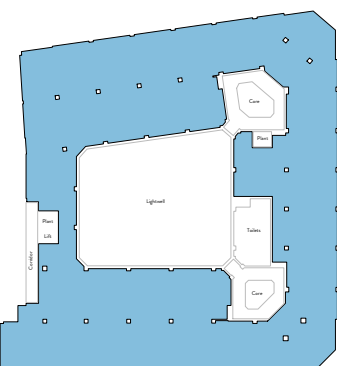
7TH FLOOR



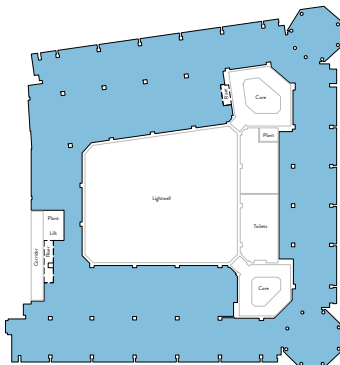
8TH FLOOR



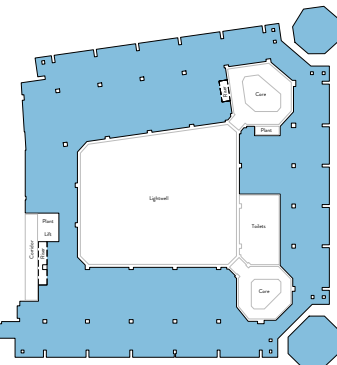
9TH FLOOR



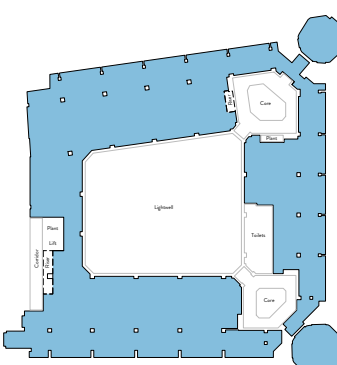
10TH FLOOR



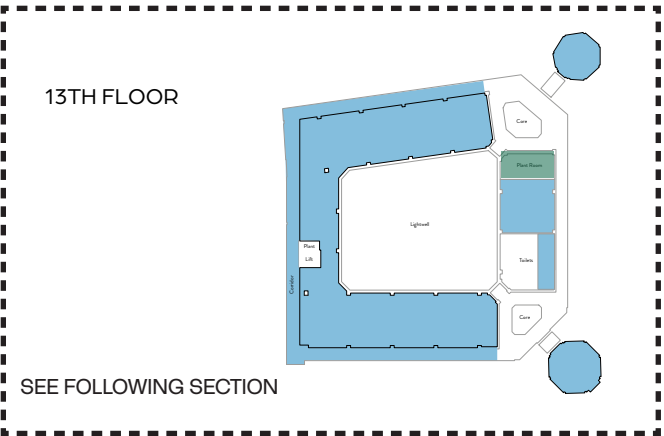
11TH FLOOR



12TH FLOOR



13TH FLOOR



SUNLIGHT HOUSE
DESIGN AND ACCESS STATEMENT
OFFICE REFURBISHMENT

WCs

ANOMALY

EXISTING CONDITION

Similar to the condition of the office accommodation itself, the WCs present a considerably varied palette and layout throughout the building through ad-hoc refurbishment works and Cat-B tenant works.



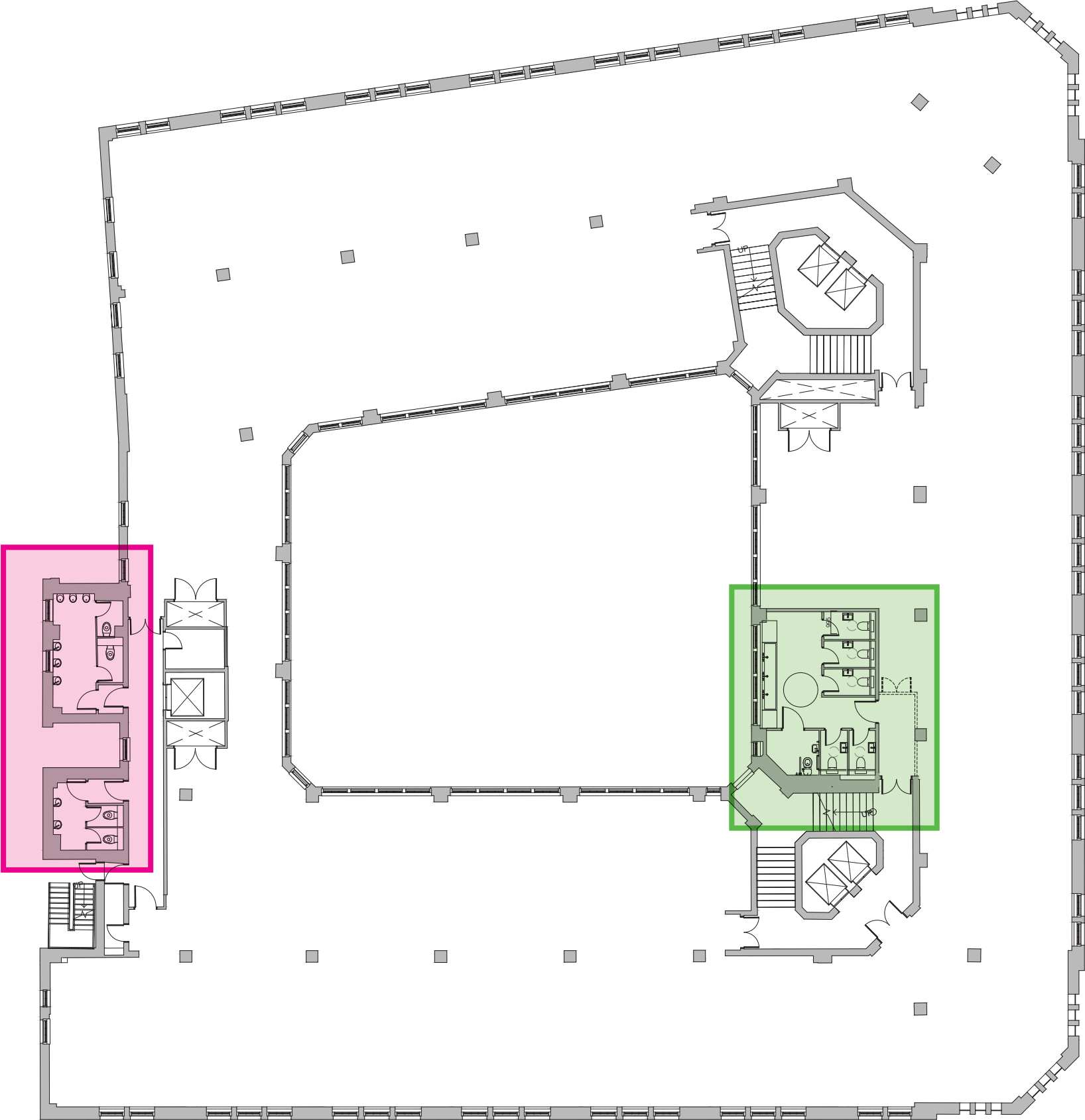
EXISTING LOCATIONS

EASTERN WC CORE (FRONT)

- Adjacent to stair and lift core
- As shown in photos layout varies significantly up and down building
- All non original layout and non original finishes

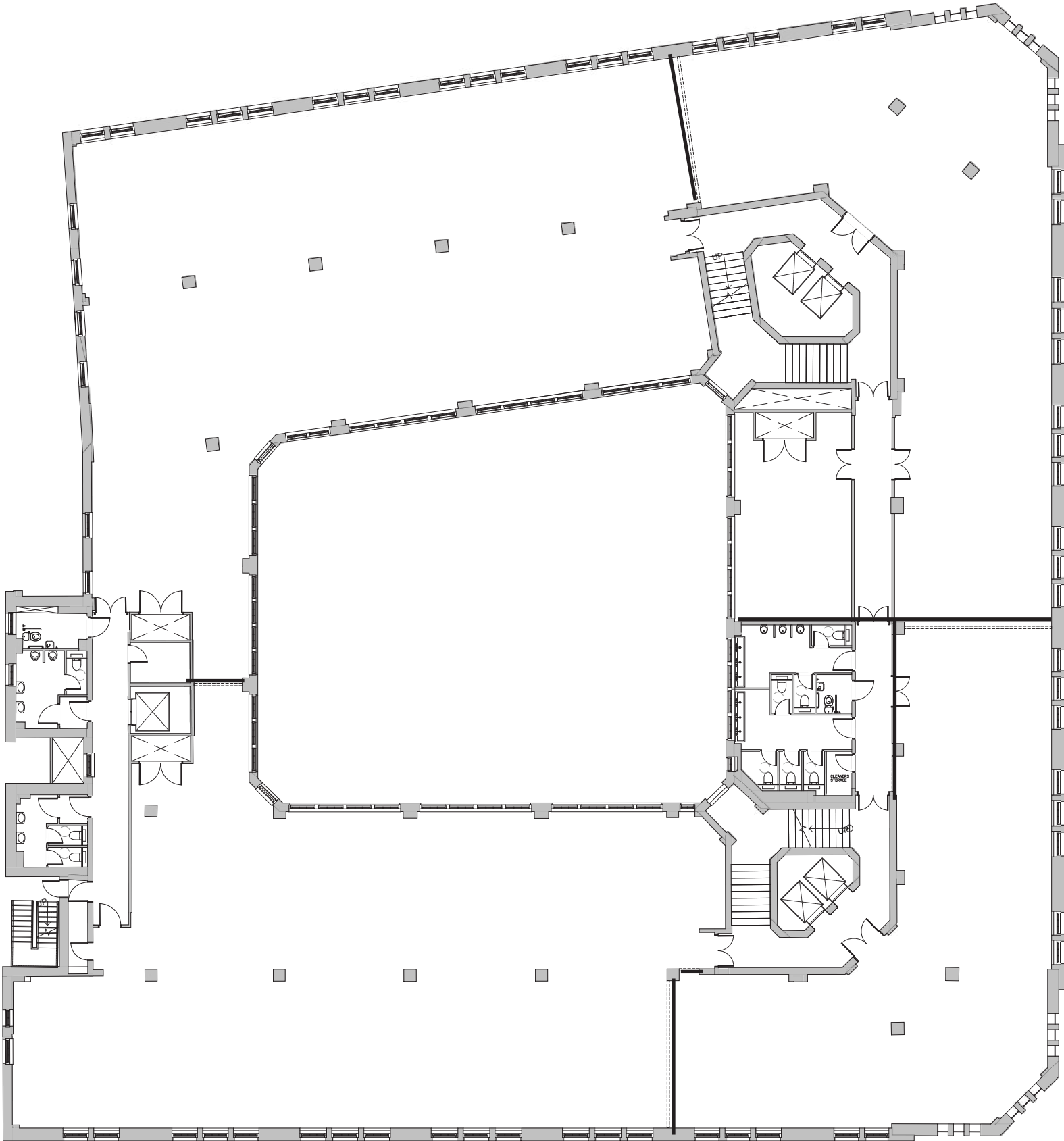
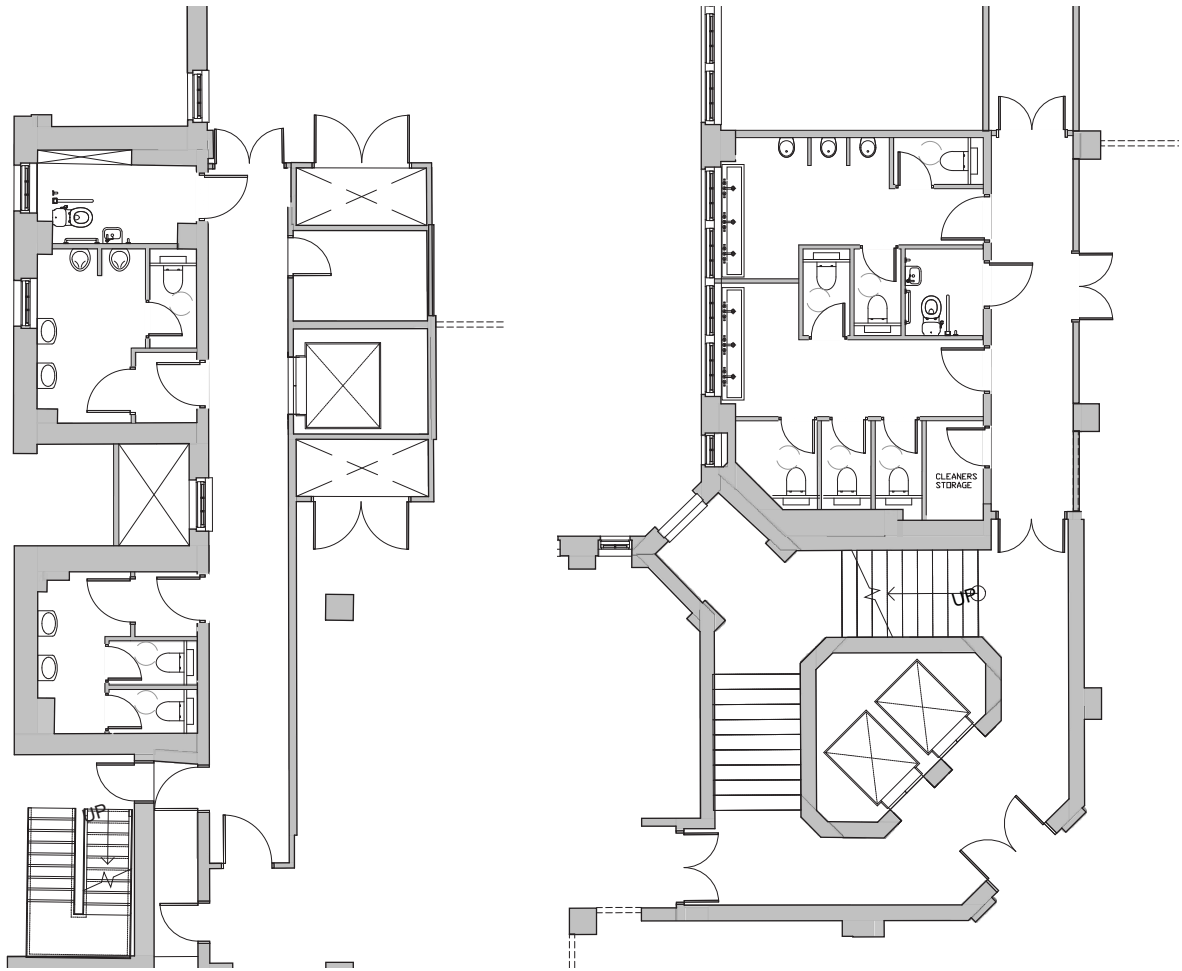
WESTERN WC CORE (REAR)

- Adjacent to rear fire stair and goods lift
- Layout generally consistent but varies due to insertion of showers, accessible WCs and teapoints on some levels
- All non original layout and non original finishes



PROPOSED LAYOUTS

The improved layouts align the building to BCO occupancy standards as well as introducing an accessible WC to both sides of the floorplate.



WC PALETTE

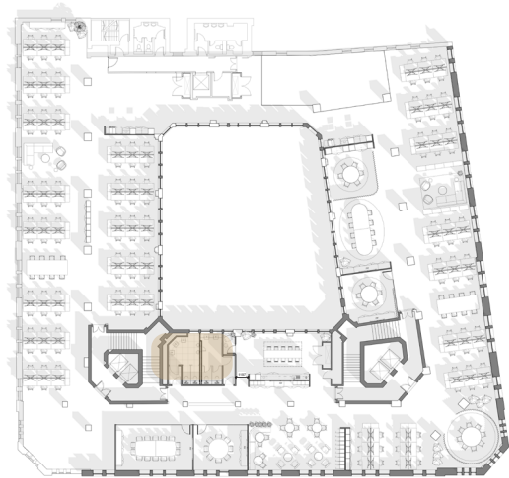
The proposed WC finishes build on the reception and overall building direction to create a luxurious and appropriate aesthetic internally.

MATERIALITY

- 1. Terrazzo surface
- 2. Biophilia
- 3. Brushed Chrome
- 4. Timber Panelling
- 5. Mirror Panels
- 6. Sage Zellige tiles
- 7. White Zellige tiles
- 8. Textured plaster paint
- 9. Curated Artwork



WC DESIGN
NEUTRAL TONE OPTION



CAN LIGHTS

TEXTURED PAINT

ARTWORK

SQUARE ZELLIGE
WALL TILES

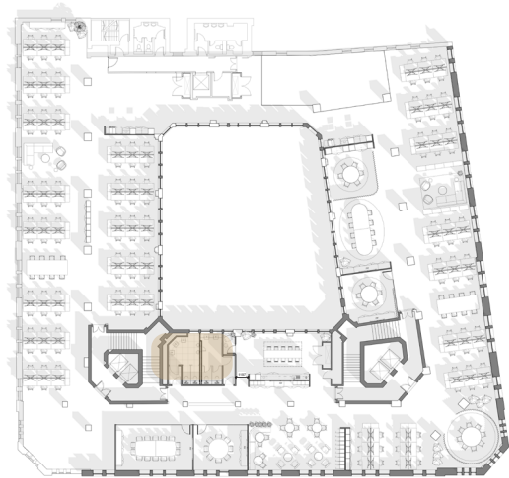
TROUGH BASIN WITH
MIRROR

HIGH LEVEL TRADITIONAL
TOILET

FEATURE CUBICLE WC TILE



WC DESIGN
COOL TONE OPTION



CAN LIGHTS

TEXTURED PAINT

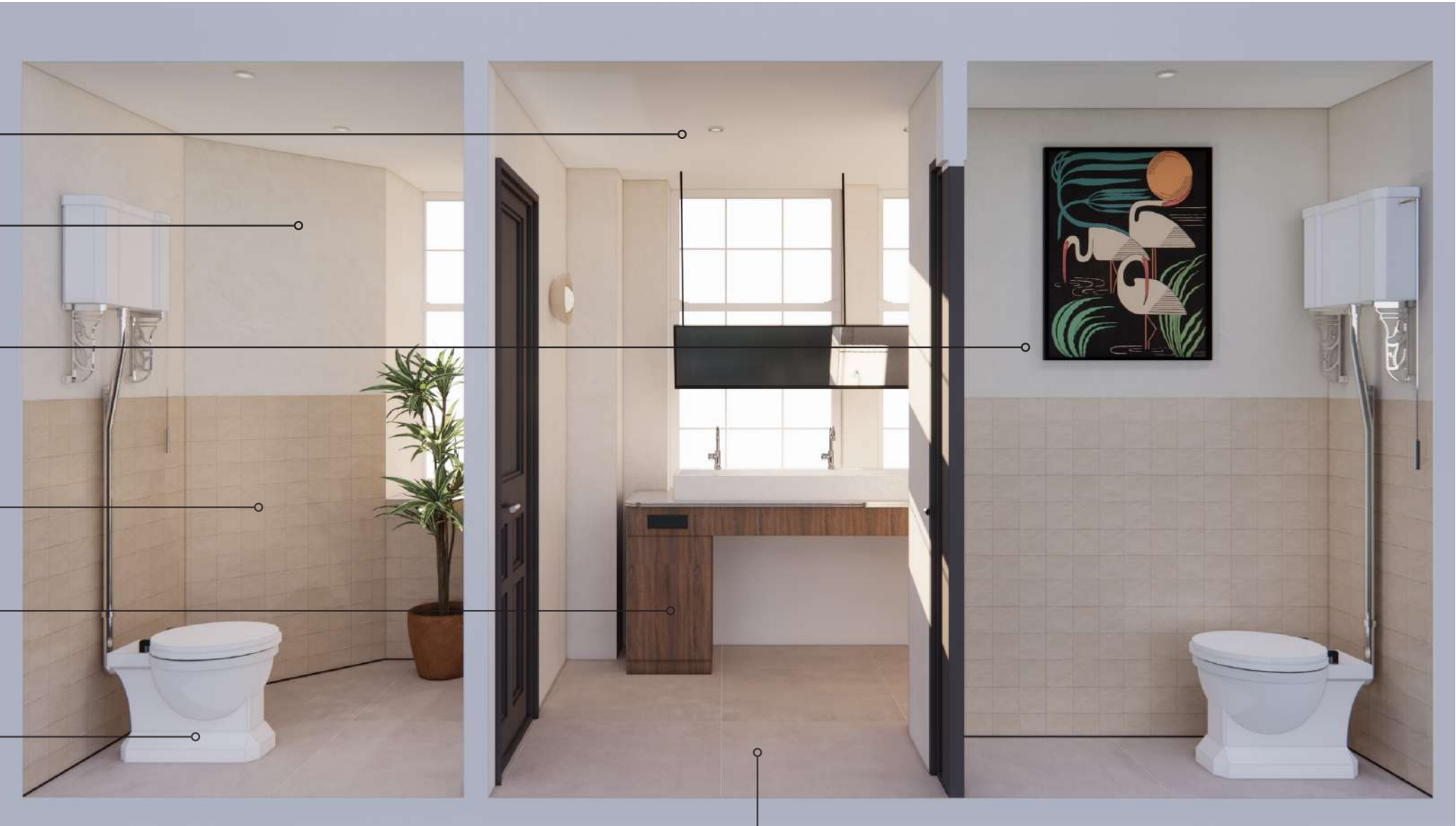
ARTWORK

SQUARE ZELLIGE
WALL TILES

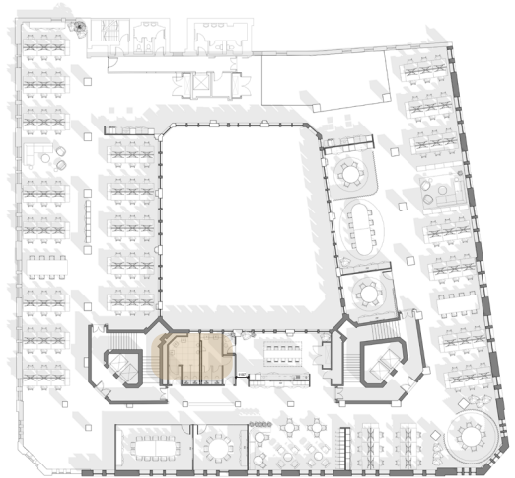
TROUGH BASIN WITH
MIRROR

HIGH LEVEL TRADITIONAL
TOILET

PORCELAIN FLOOR TILE



WC DESIGN
NEUTRAL TONE OPTION



CAN LIGHTS

TEXTURED PAINT

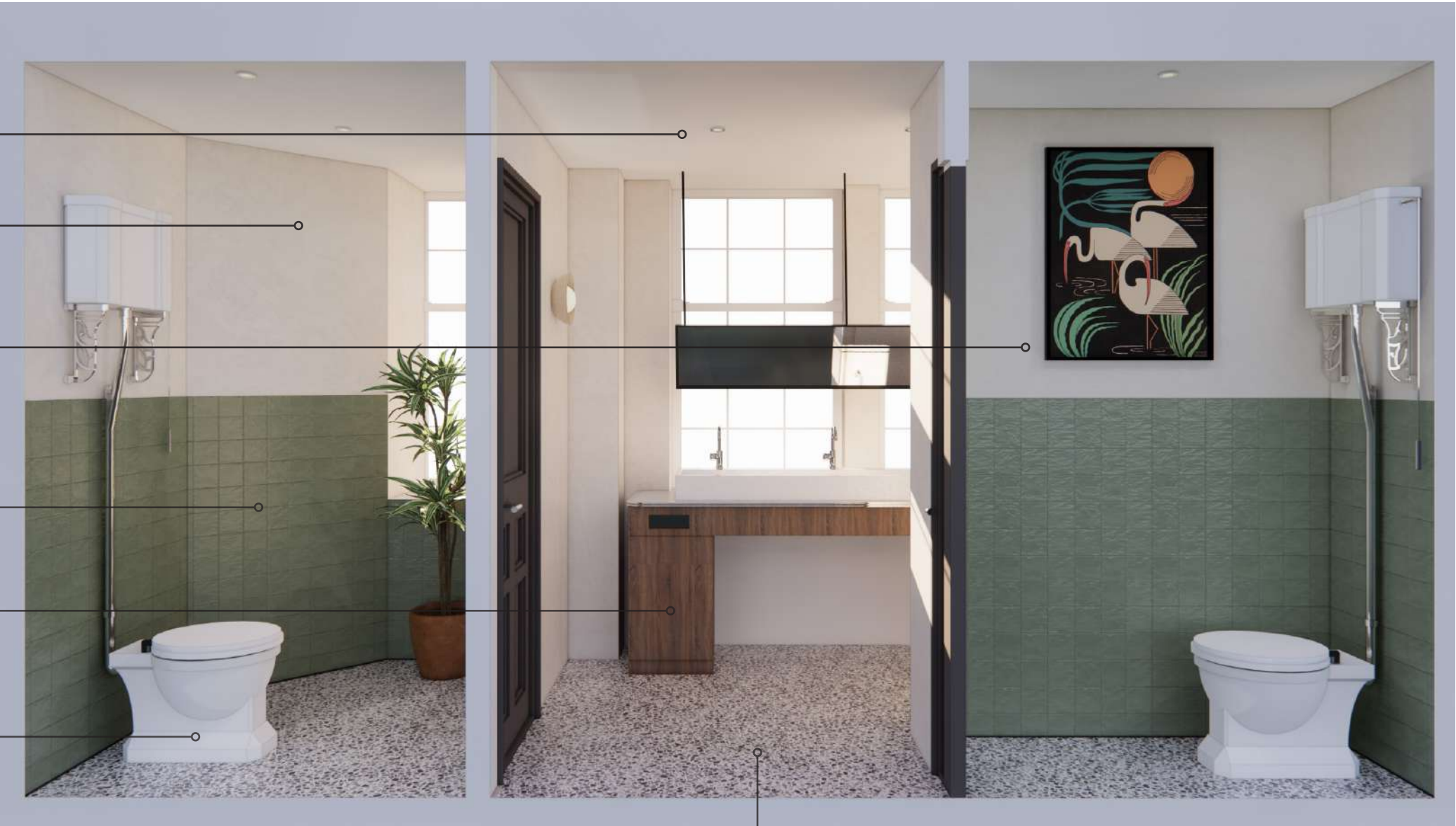
ARTWORK

SQUARE ZELLIGE
WALL TILES

TROUGH BASIN WITH
MIRROR

HIGH LEVEL TRADITIONAL
TOILET

TERRAZZO FLOOR TILE



STAIRWELLS AND LIFTS

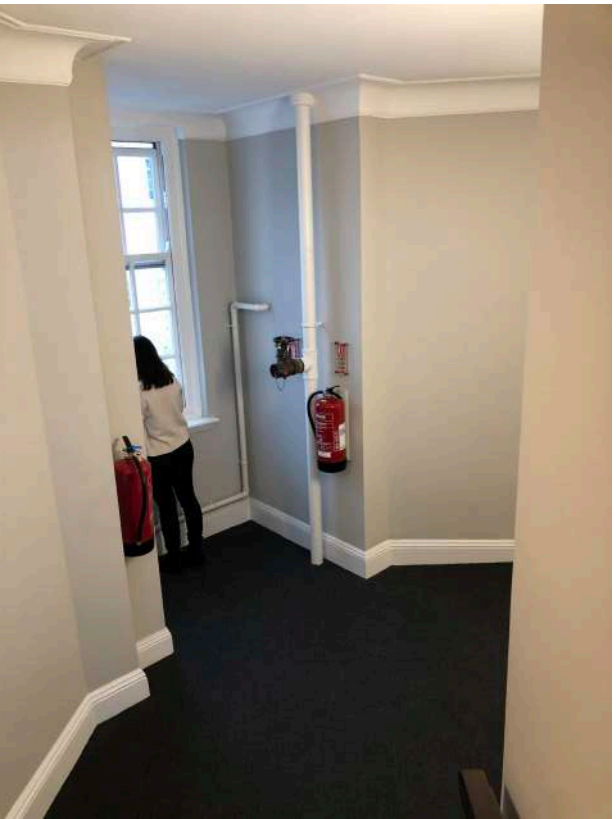
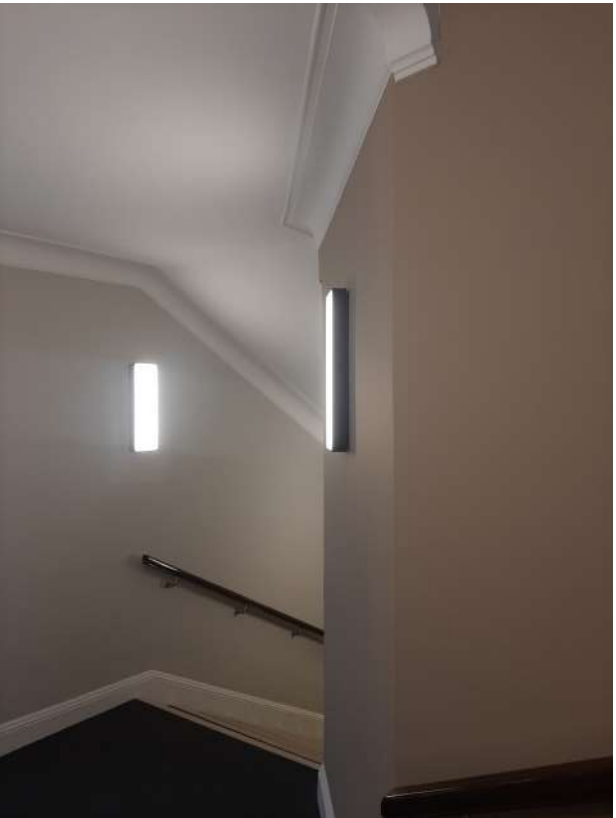
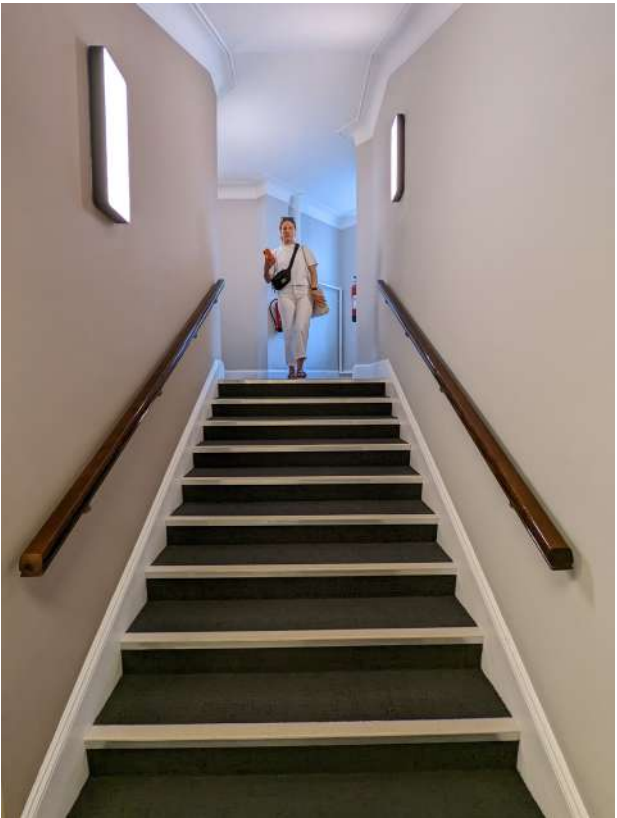
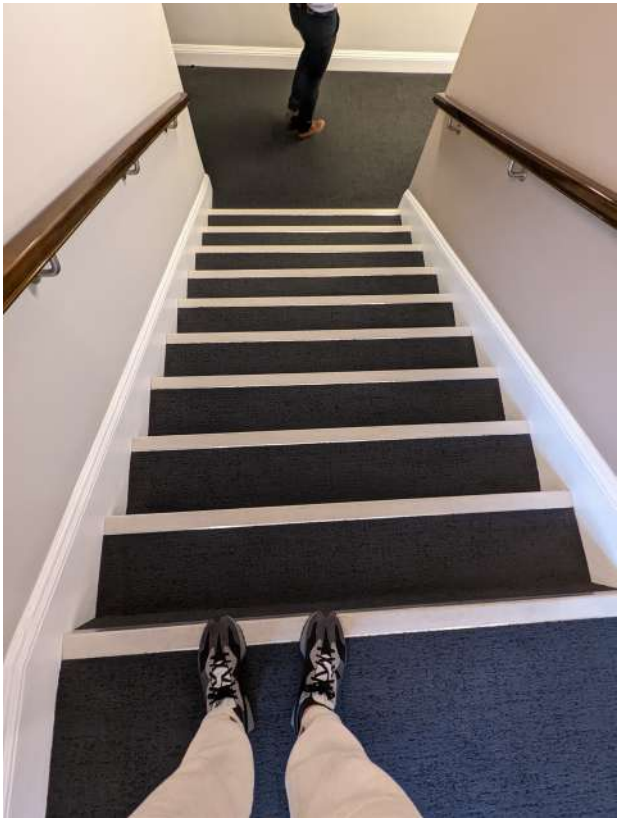
EXISTING CONDITION

The existing stairwells and lifts are situated in the original position from construction, with stairs wrapping around the hexagonal lift shafts.

The finishes are largely reflective of an insitutional refurbishment with carpet and nosings on the stairs.

There are areas of timber to certain lobby areas where refurbished and surrounds to the lift, some of which look original and others later replacements.

The handrail lacquer and paintwork is contemporary with functional emergency lighting.



STAIR CORE LOOK & FEEL

Main core stairs to have redecoration to encourage movement up the stairs and reduce pressure on the lifts. A new lighter durable floor finish would help lift the space and give it a fresher more modern feel. Stripping the handrail to bring a lighter timber more inline with the orginal parquet flooring tone.

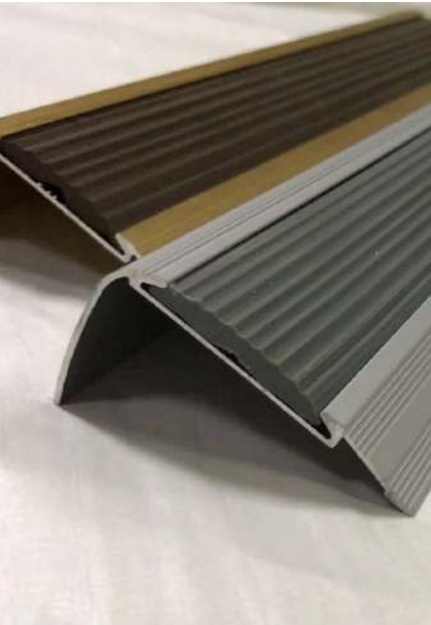
RETAIN LIGHTS -
EMERGENCY FITTINGS

WALLS TO BE REPAINTED

HANDRAIL TO BE STRIPPED
& OILED - REMOVE SHINY
LACQUER

NEW FLOOR FINISH TO
STAIR AND NEW NOSING

PAINT SKIRTING



STAIR CORE AND LIFT LOBBY
PROPOSAL

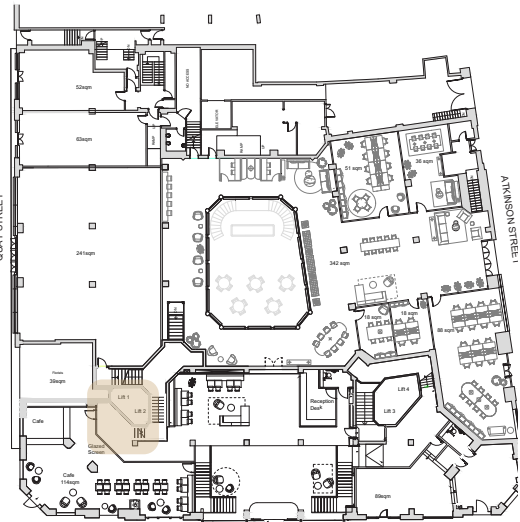
DATUM LINE PAINT FINISH TO WALL

The main stairs are to be redecorated with a subtle datum created in paintwork, with improved lighting, signage and artwork throughout the space.



LIFT CAR DESIGN
INTERNAL OPTIONS

The modern lift cars are to be re-finished internally and refurbished in operation, to align with the reception palette and improve the experience of vertical transport through the building.



CORE EXTERNAL OPTION

Current lift finishes



PROPOSED IMPROVEMENTS

- 1. Large format tile
- 2. Mid timber cladding
- 3. Brass handrail
- 4. Bronzed mirror to back wall only
- 5. Option for curated Art Pieces

SUNLIGHT HOUSE
DESIGN AND ACCESS STATEMENT
OFFICE REFURBISHMENT

LEVEL 13

ANOMALY

EXISTING CONDITION

The thirteenth floor is the uppermost occupied office floor and benefits from significant natural light both internally to the lightwell and externally to the street. The ceiling at this level is a suspended barrel vault underneath the tiled pitch roof above.

The floor has been refurbished with the timber parquet re-instated around 5 years ago, but due to some difficulties highlighted below and on the following page, the space has been vacant since.

POSITIVES

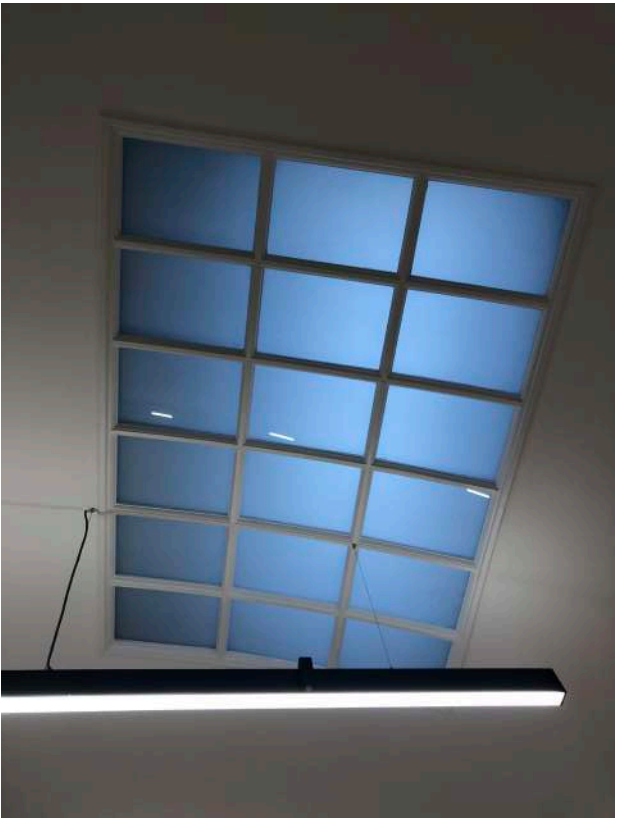
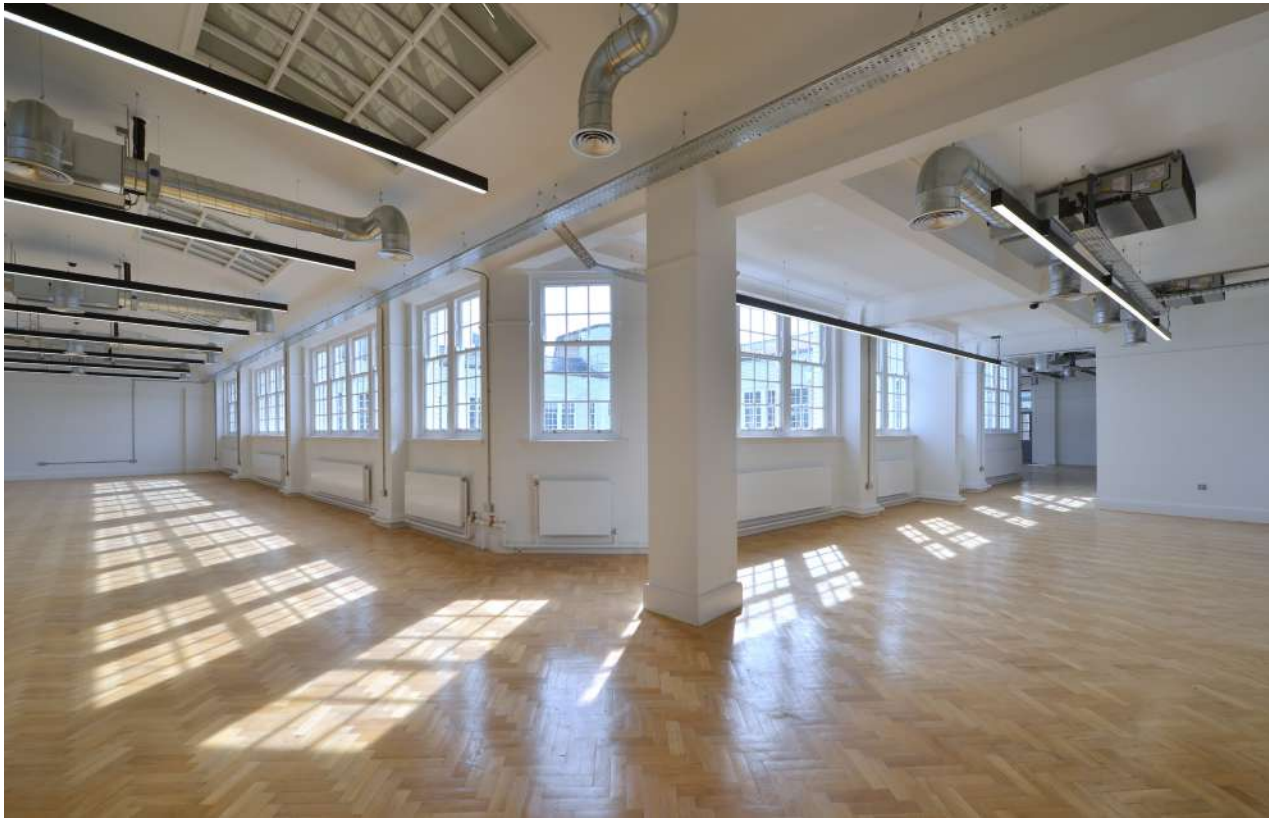
- light filled office accommodation
- fantastic example of restored timber flooring

AREAS TO IMPROVE

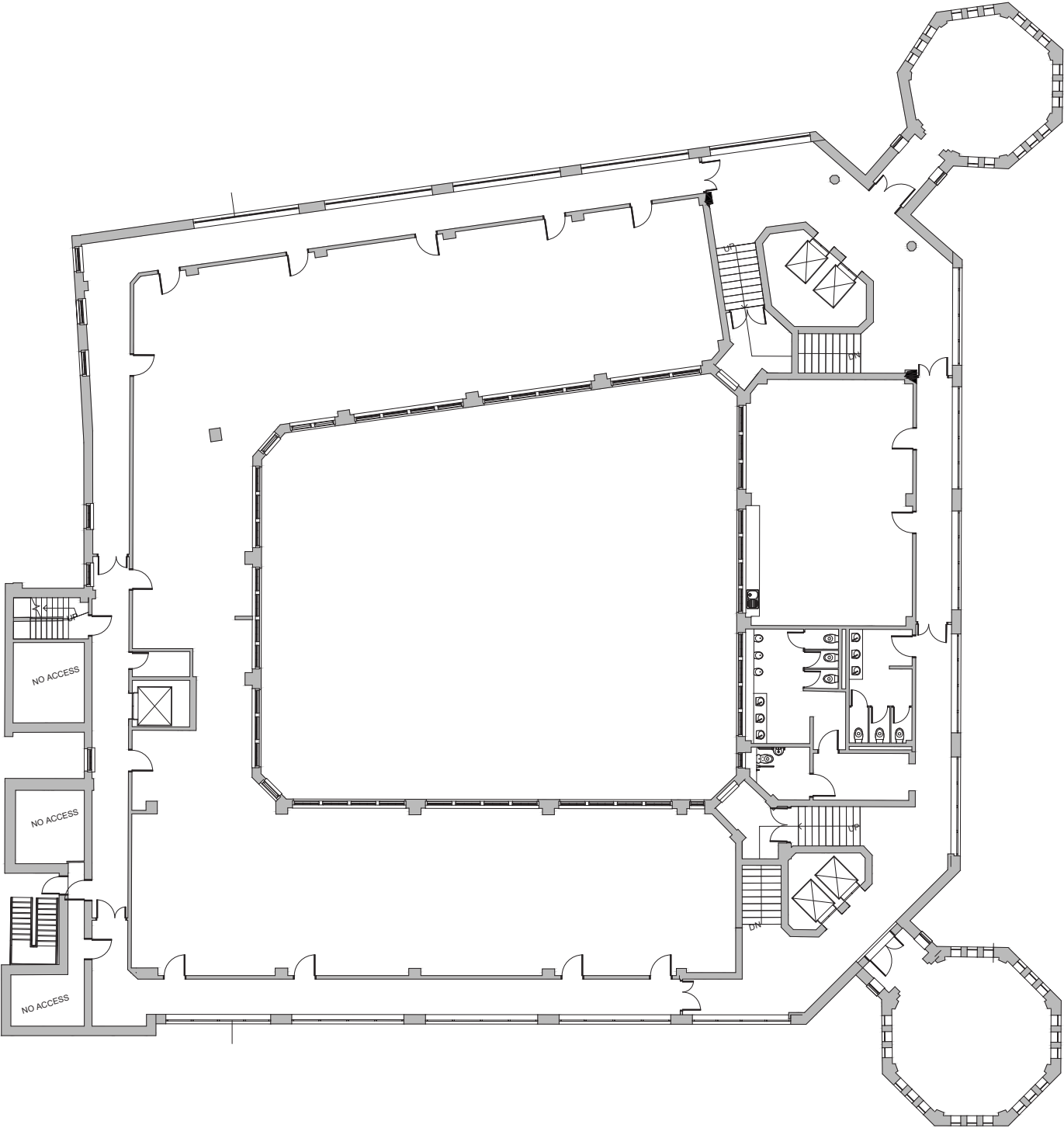
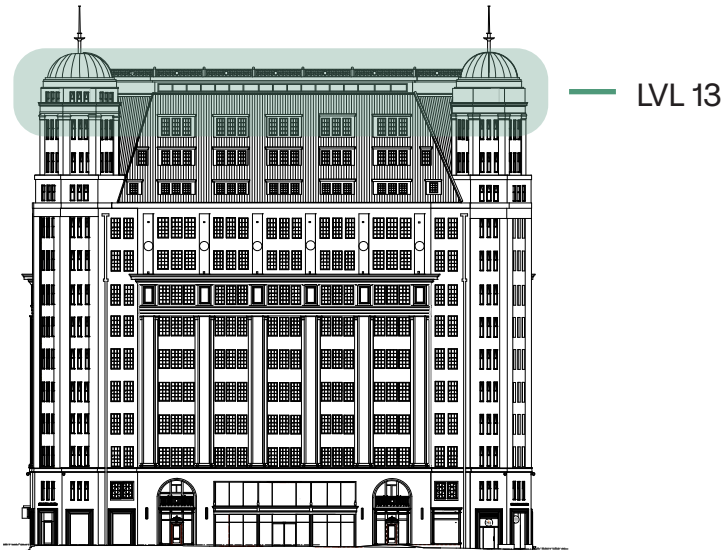
- removal of perimeter corridor walls to create true open plan office space (columns to be maintained)
- arrival experience and corner rotunda rooms

KEY HERITAGE FEATURES TO CONSIDER

- vaulted ceiling
- sash windows
- balanced argument of benefit to removal of corridor
- parquet timber flooring



13TH FLOOR
EXISTING LAYOUT



QUAY STREET

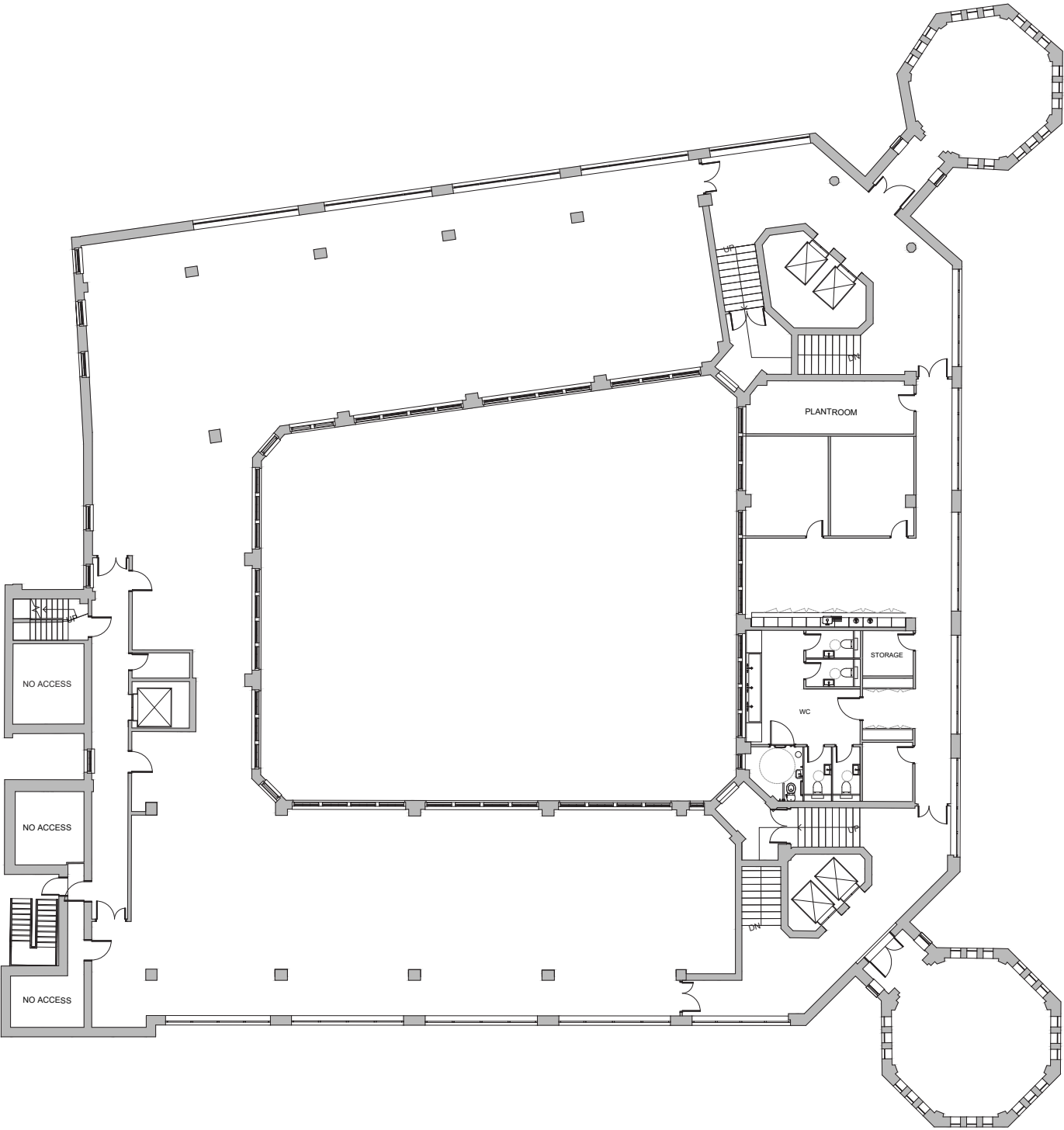
13TH FLOOR
ACTIVATED FULL FLOOR PROPOSAL
CORRIDOR REMOVED

Despite the recent refurbishment, the upper most occupied floor, level 13, has struggled to lease due to the corridor around the workspace. The corridor originally served smaller clerks offices which have been removed on the internal side, rendering the corridor unnecessary and in potential tenants' opinions 'a difficult space to use.'

Our proposal is to maintain the heritage panelling around the perimeter but remove the wall between the columns. In doing so, and as demonstrated facing, the space can not only be used more effectively, it benefits from more natural light with the perimeter high level glazing.

Further information along with a heritage led justification for the removal of the wall can be found within the Heritage Impact Assessment that accompanies this application.

Our proposal is to mark the removed wall with stack bonded timber parquet, as is done currently between the doorways and where internal partitions have been removed.

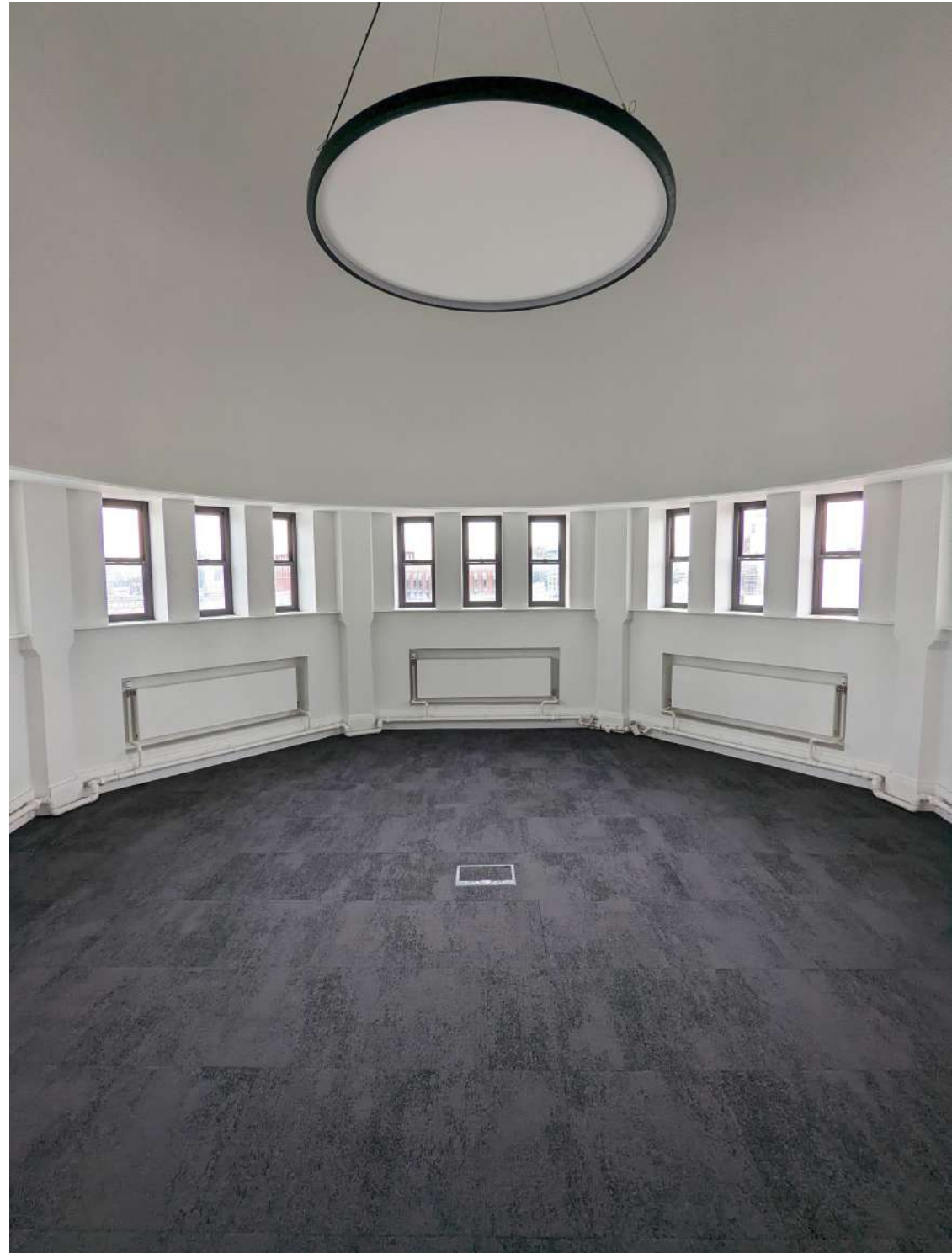
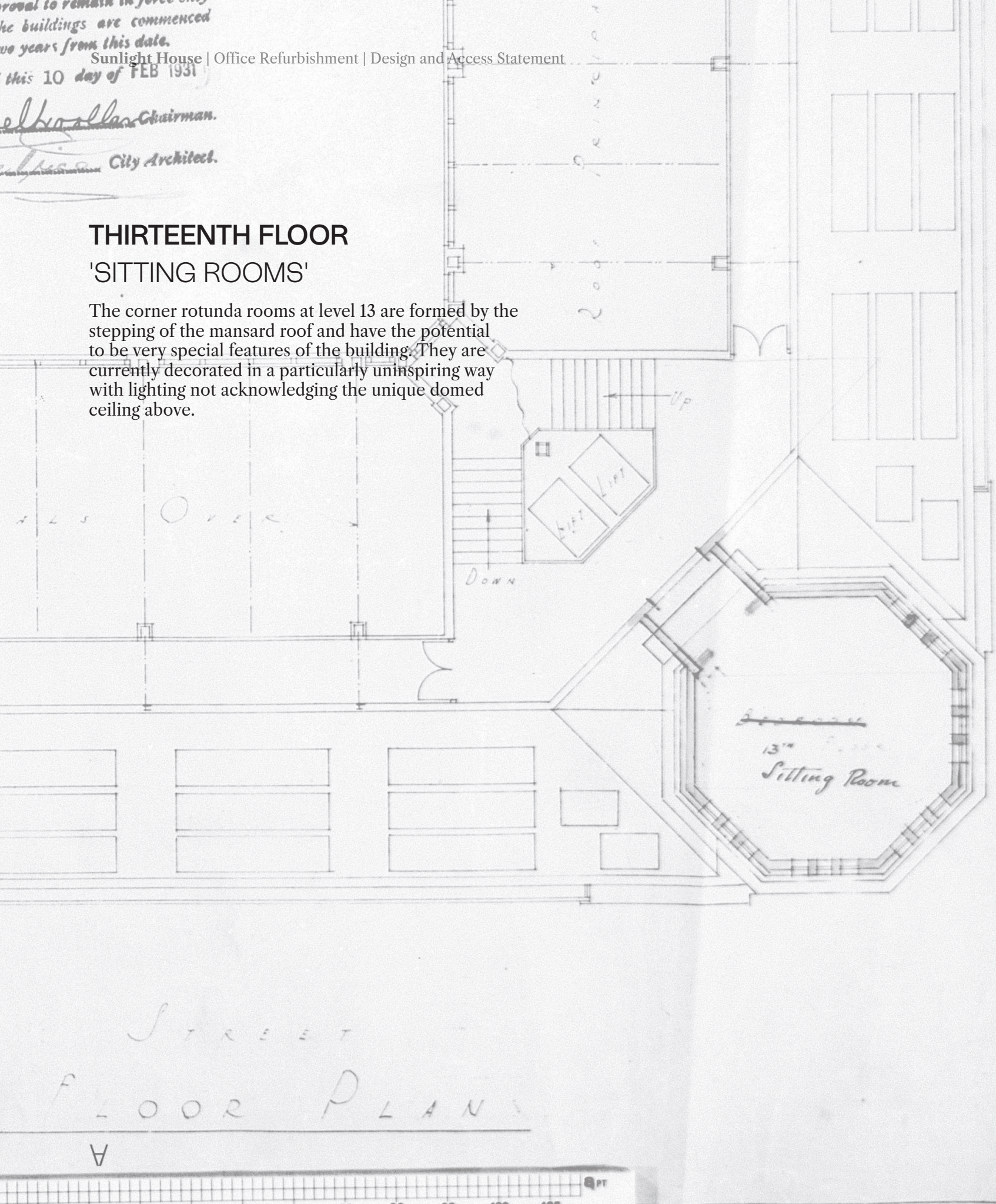


QUAY STREET



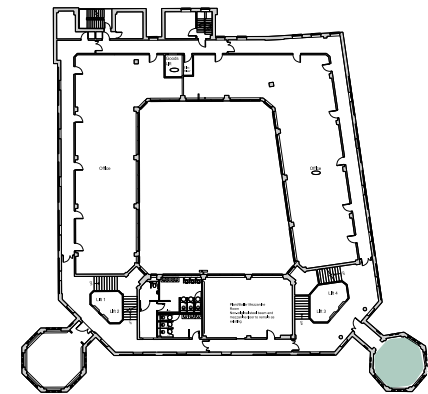
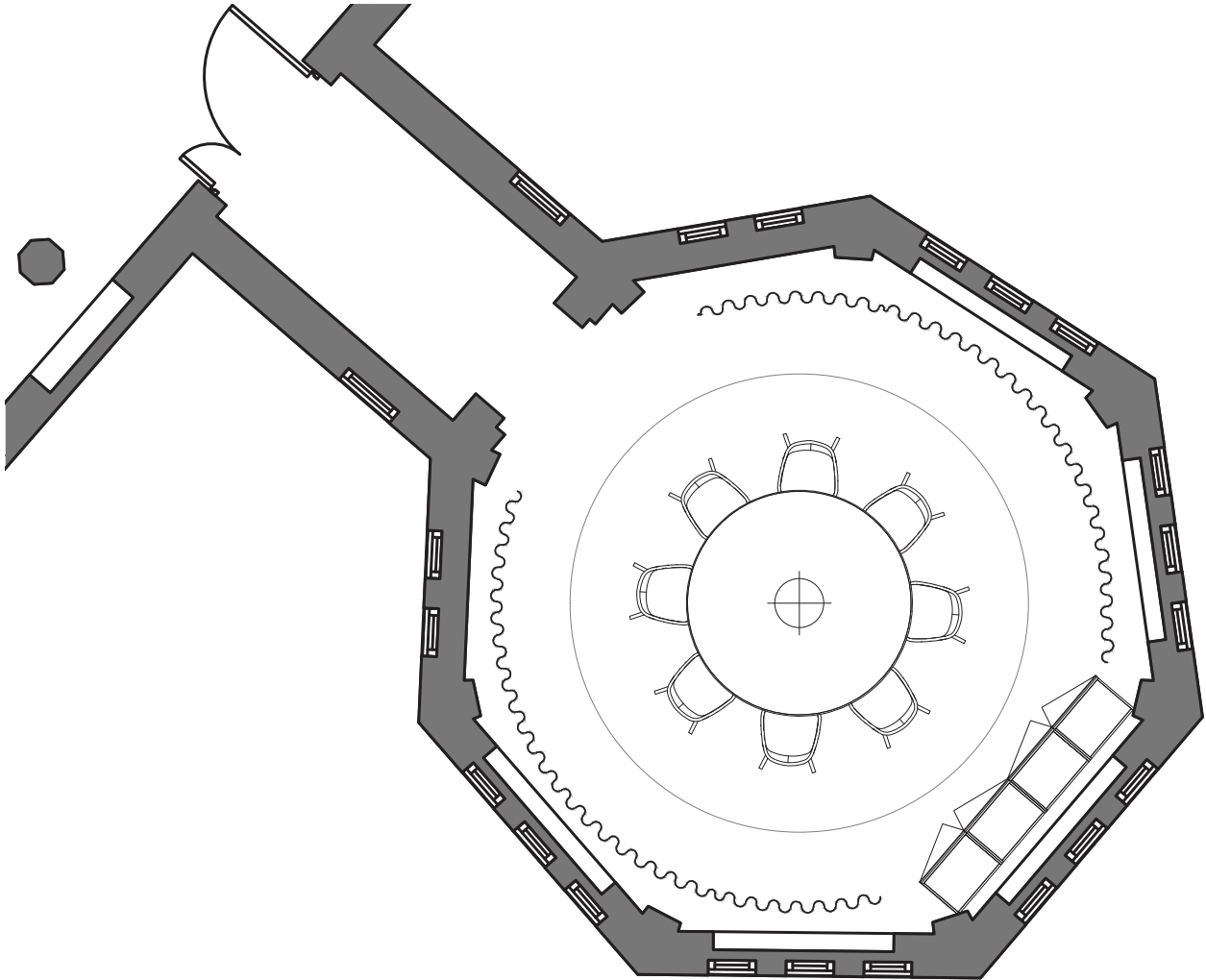
THIRTEENTH FLOOR 'SITTING ROOMS'

The corner rotunda rooms at level 13 are formed by the stepping of the mansard roof and have the potential to be very special features of the building. They are currently decorated in a particularly uninspiring way with lighting not acknowledging the unique domed ceiling above.



THIRTEENTH FLOOR
ROTUNDA TESTFIT

Our proposal is to utilise these rooms as feature meeting spaces for the building, activating through decoration, lighting and loose furniture.



- 01. Meeting room furniture
- 02. Feature internal paint finish
- 03. Parquete flooring to run into the space
- 04. Feature colour rug
- 05. Sheer linen look curtains
- 06. Feature wall lights
- 07. Refreshment Credenza
- 08. Biophilia



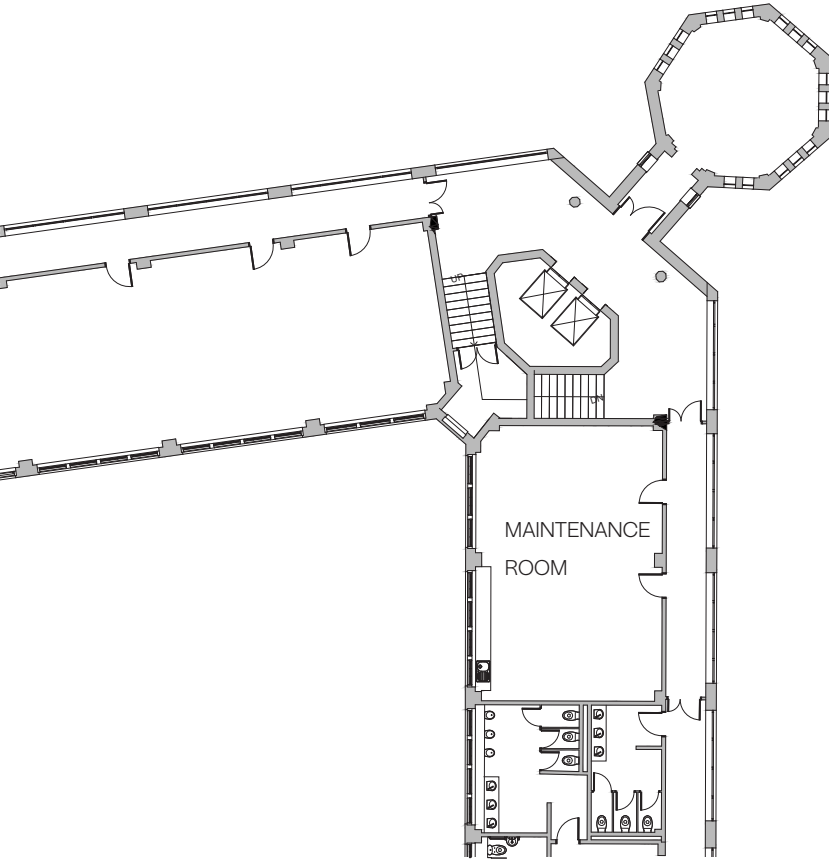


MAINTENANCE ROOM

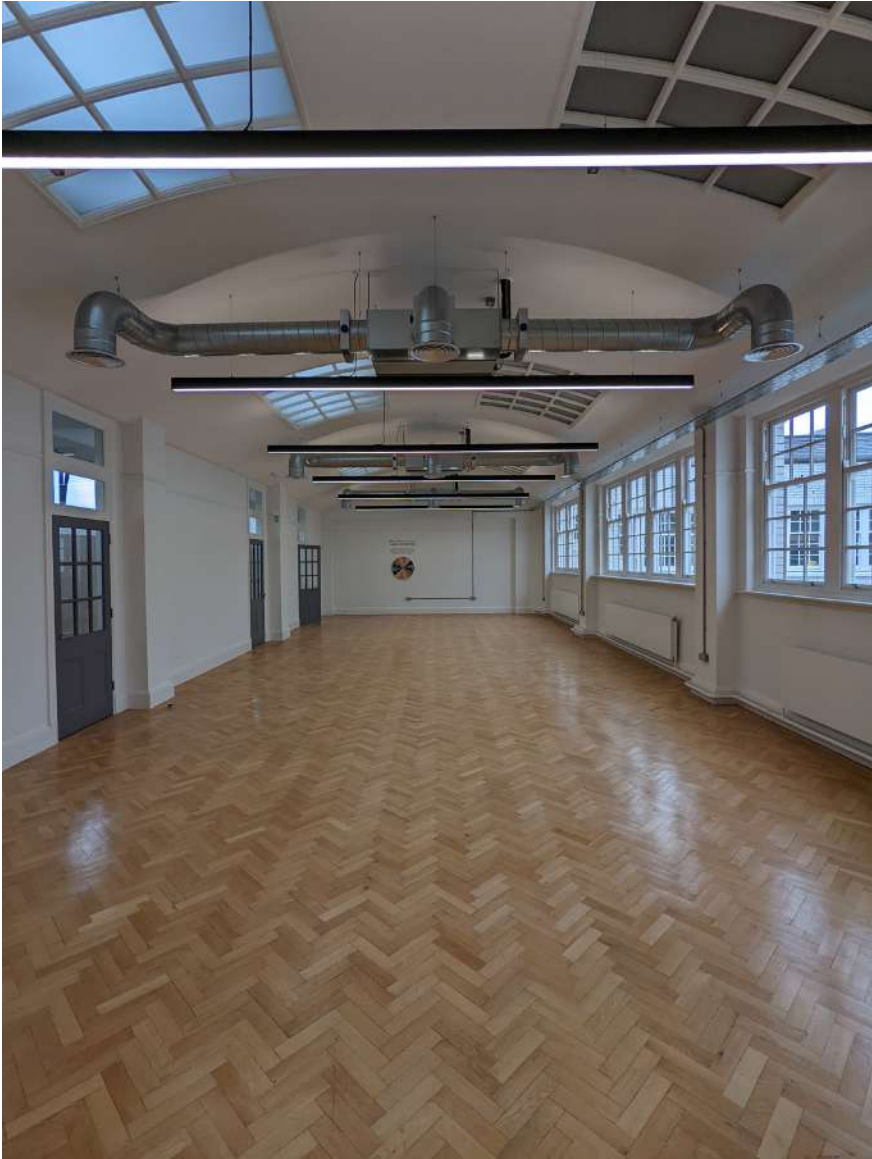
RETURN TO OFFICE

The removal of the significant plant equipment at this publicly accessible level is considered to have significant heritage benefit, most notably when compared to the potential shown in the facing refurbishment picture of other areas within the same level. A small plant space and riser will be required as on lower levels, but this has been designed to be as discrete as possible allowing for more appreciation of the vaulted volume.

(please see accompanying standalone application for overall MEP strategy for the building)



Unkempt maintenance and plant equipment to be removed.



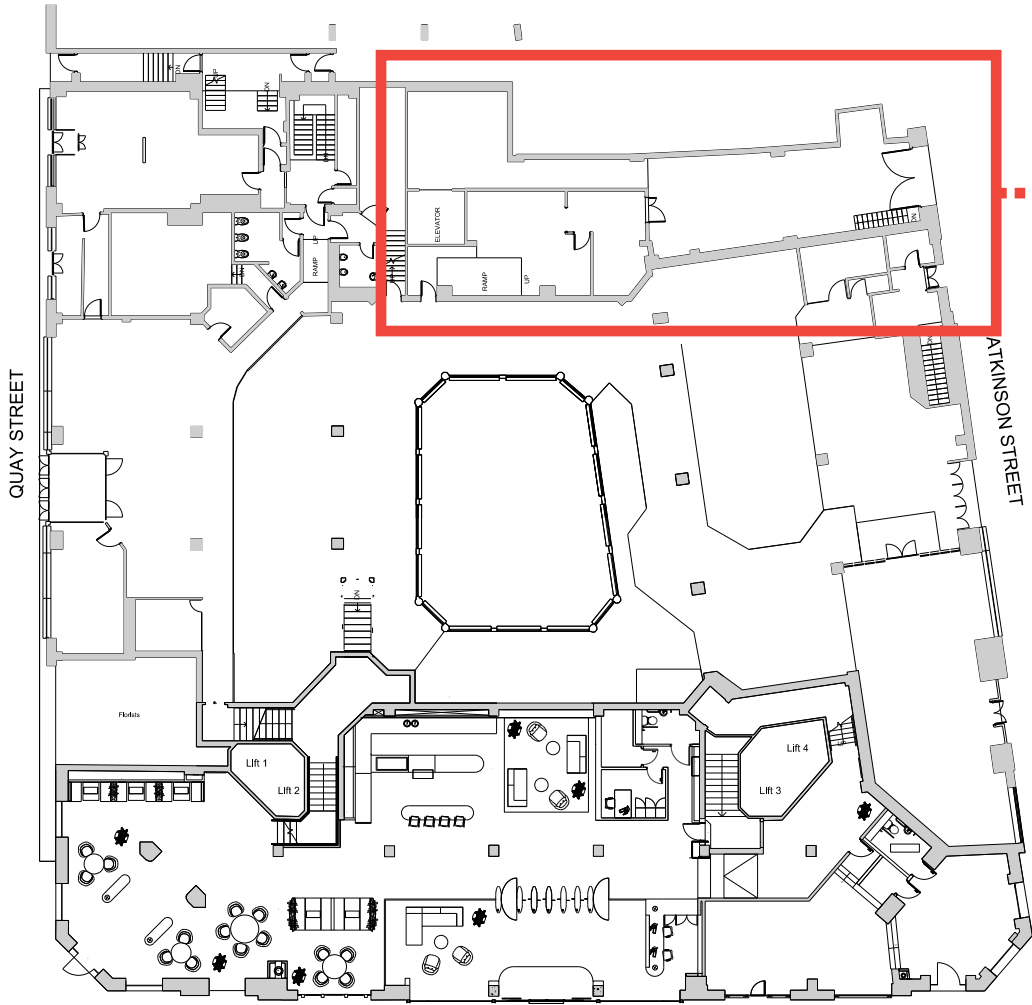
Example of refurbishment potential to level 13.

WASTE MANAGEMENT

WASTE MANAGEMENT STRATEGY

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 has established the proposed design principles for the refurbishment of Sunlight House, Manchester.

The key benefits and considerations can be summarised as:

- a carefully considered and balanced office refurbishment that celebrates the building's rich history
- creation of an engaging and active entrance to the building with activation of the central lightwell
- curated office refurbishment principles to continue the rich palette through the building and provide best in class and flexible workspace
- activation of the uppermost level to create a unique and desirable office suite with supporting functions for the building within the rotundas

January 2023





ANOMALY

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