

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
PLANT REPLACEMENT + RELOCATION

ANOMALY

KINRISE

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT

PLANT REPLACEMENT + RELOCATION

This document accompanies the joint planning and listed building applications for the replacement and modernisation of the central plant equipment and the roof level installation of photovoltaic panels (PVs) 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.

The context is set out at the start of this document as a backdrop to the importance of these key improvements, fundamentally required to correct critical damage occurring to the building through significant system failures. The main plant works also allow for a future proofing of the building with all services proposed within the site boundary rather than the current split site arrangement.

January 2023



SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
PLANT REPLACEMENT + RELOCATION

CONTEXT + OVERALL BUILDING VISION

ANOMALY

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



CANADA HOUSE

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.

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.

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

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

CANADA HOUSE STUDIO

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

A 4x3 grid of 12 images showcasing various local businesses and community events in the Greater London area. The images are arranged in four rows and three columns. The first row shows a recording studio, a local illustrator, and a wedding. The second row shows a dance performance, a fundraising guide, and a mental health awareness event. The third row shows a SARTO home delivery service, a virtual live gig, and a creative fair. The fourth row shows a local radio station, a bespoke piece, and a wedding. Each image is accompanied by a short description of the event or business.

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

Page 6

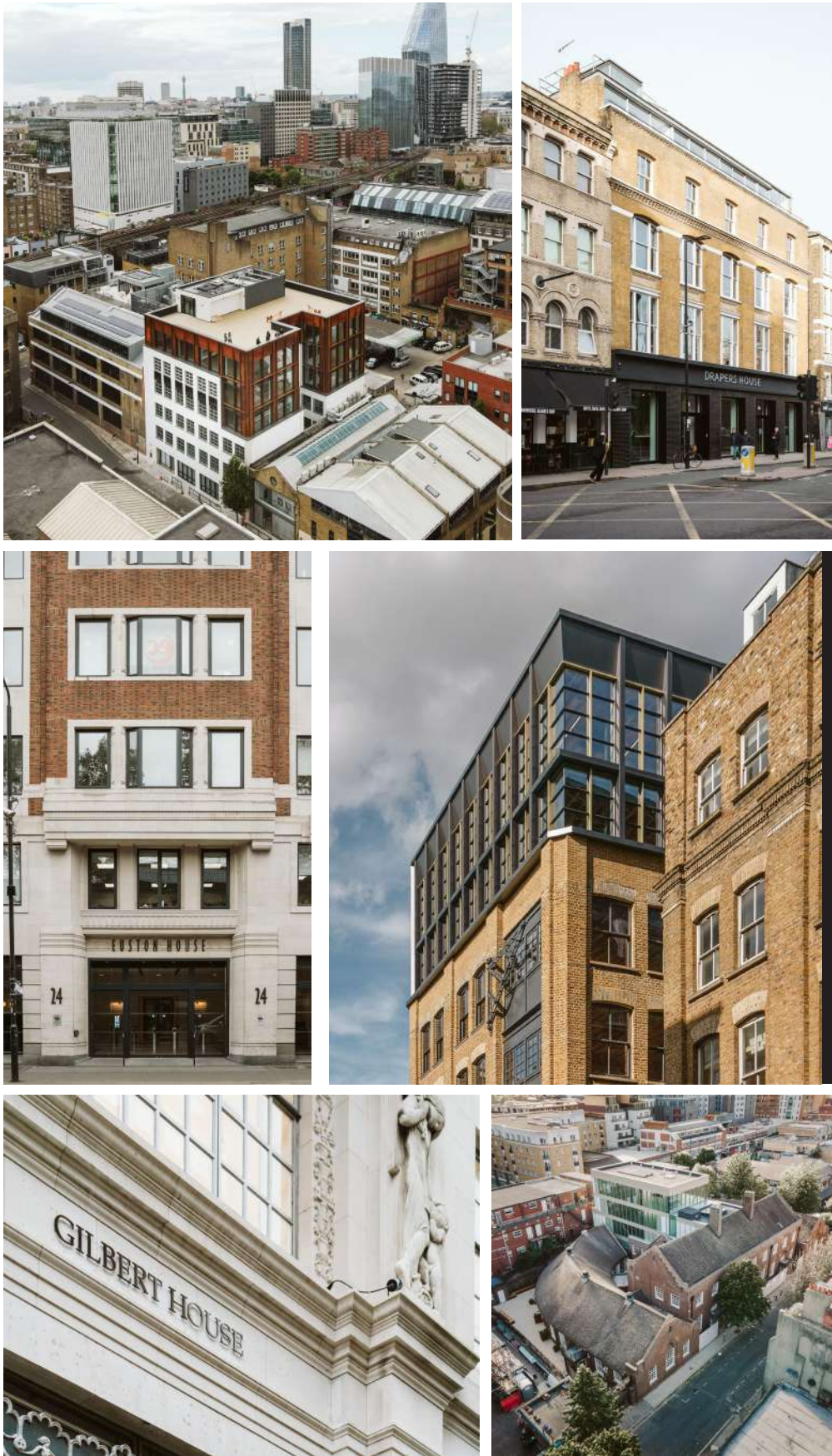
THE ARCHITECT | ANOMALY

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



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



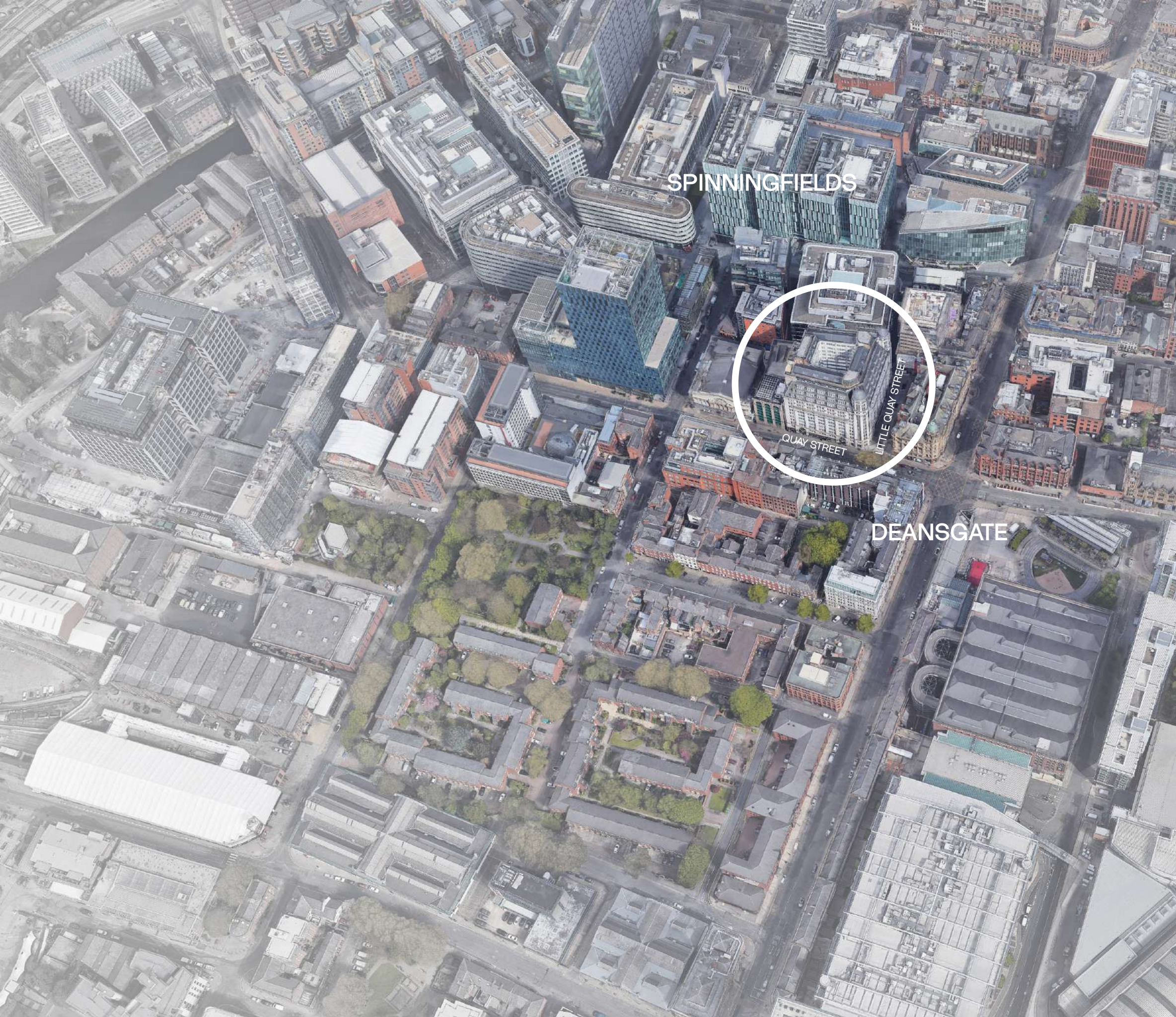
FIRE ENGINEER
Jensen Hughes



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.

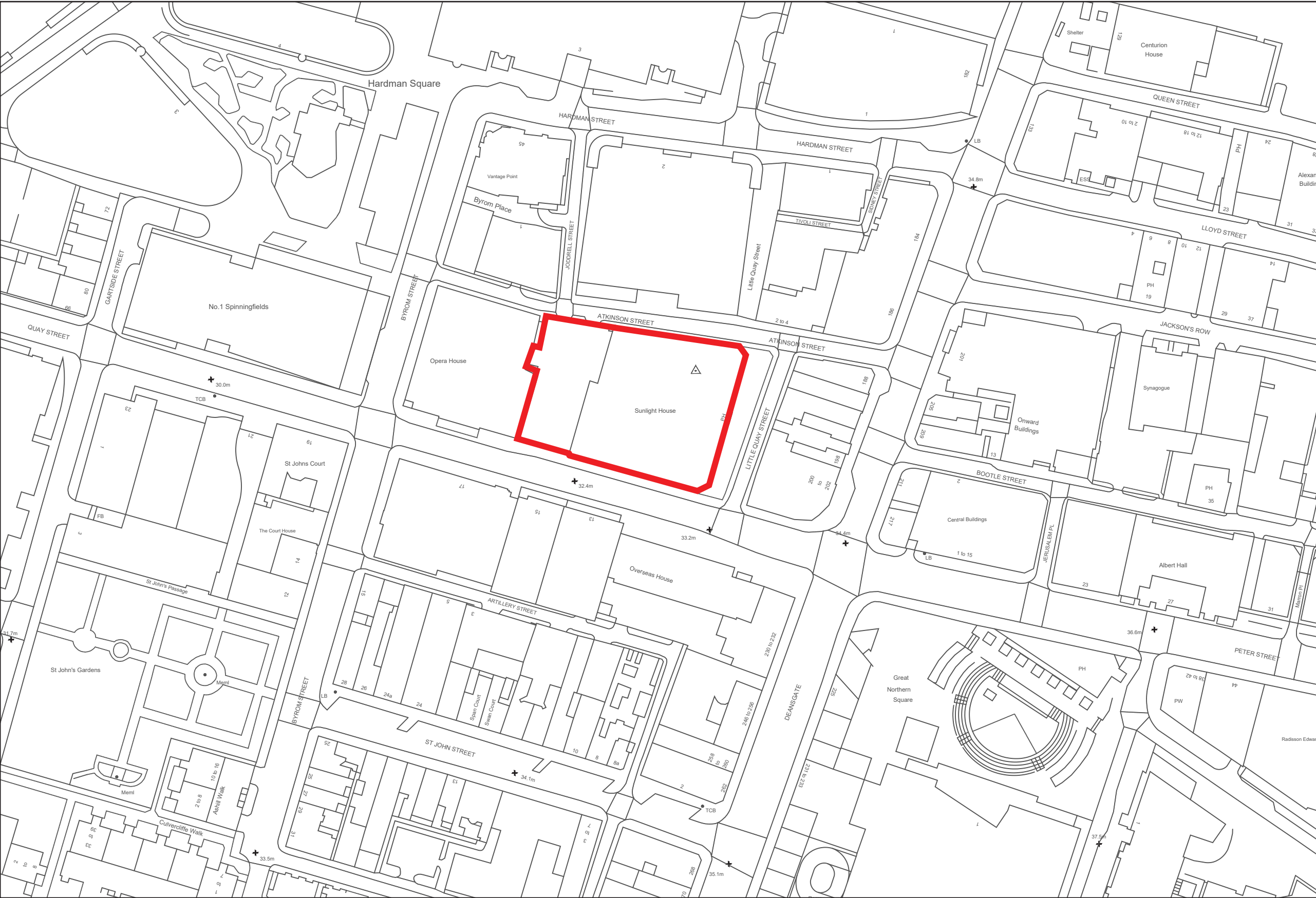
Spinningfields has become established as a world class office destination, characterised by new build office buildings aimed at the financial and professional services sector and wide mix of uses including high quality civic, residential, hotel, leisure and retail space in a carefully planned and managed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

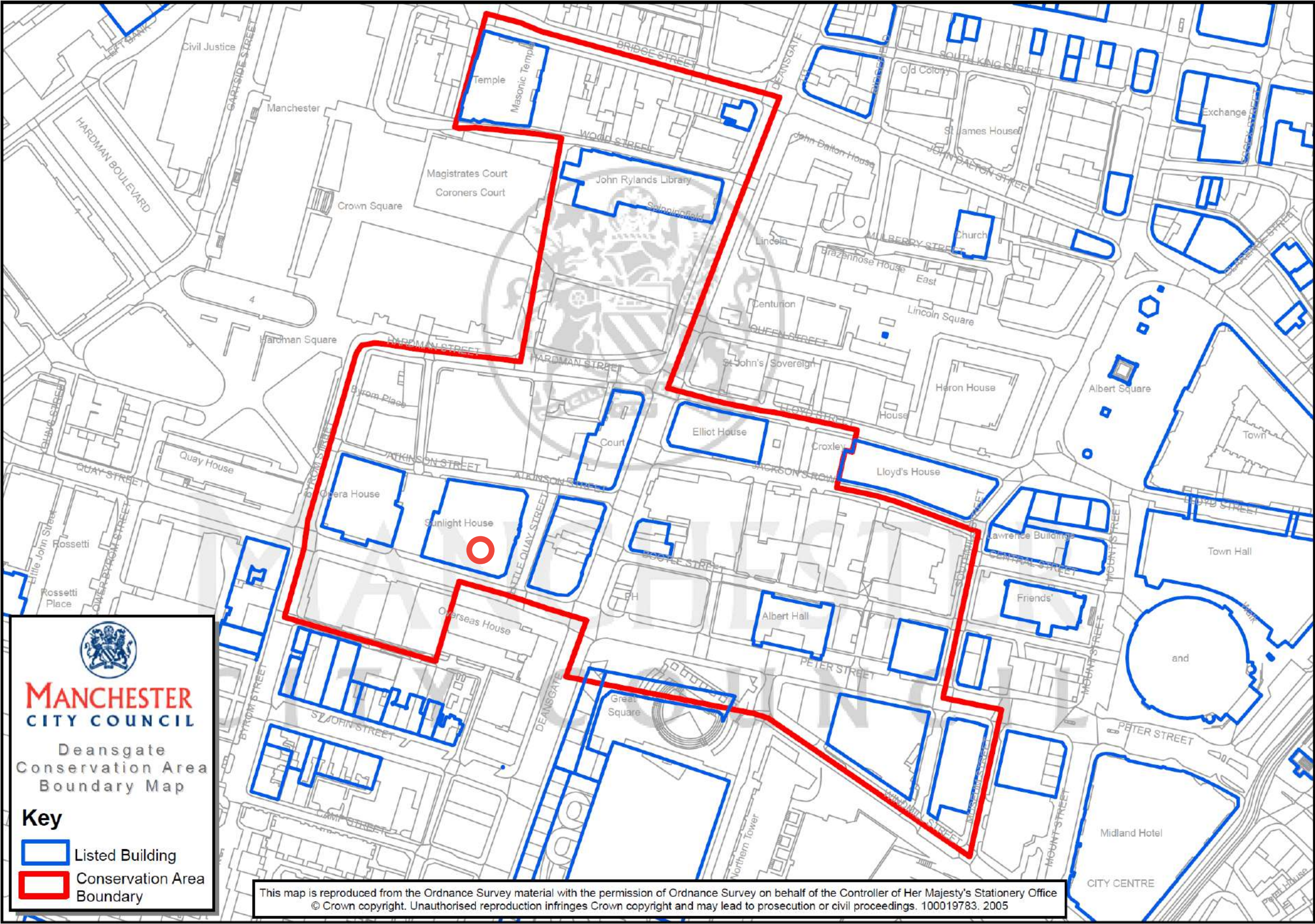
The client's ownership covers two elements of the overall site, Sunlight House and the adjacent private car-park building.

For the purposes of this application, as the plant equipment spans across these two elements, the red line captures both sites.



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.

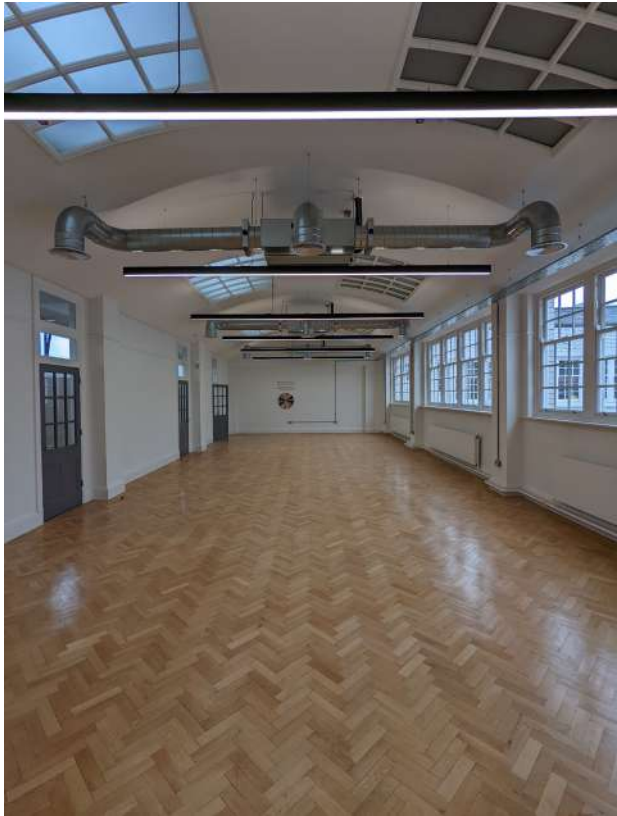


EXISTING INTERNAL CONDITION

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.

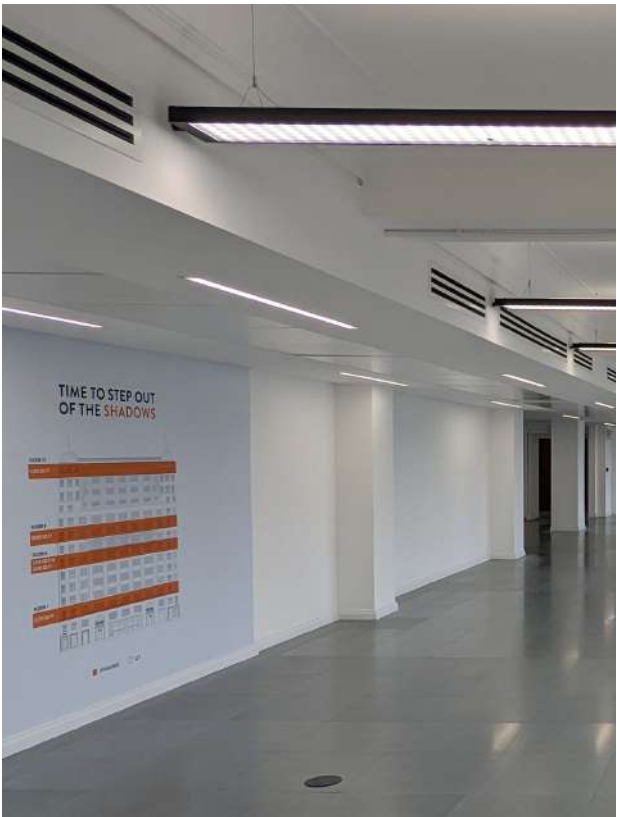
The photos on this page highlight some of the areas where existing features are visible, including the timber parquet flooring, vaulted ceiling to level 13, and coffered ceiling details to the office floors.

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.



THE 'NOT SO GREAT'

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.

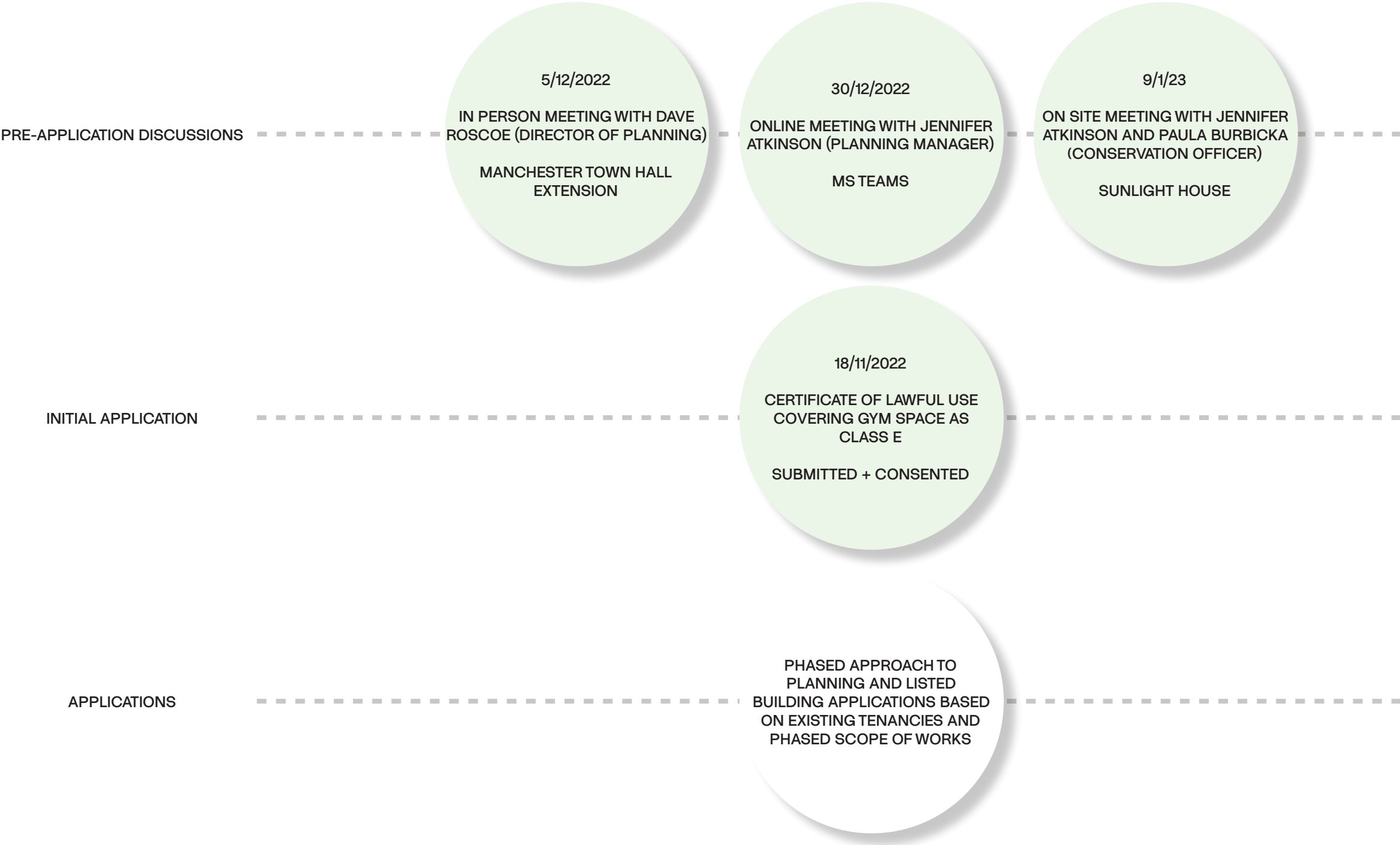


PRE-APPLICATION ENGAGEMENT
AND PROCESS

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.

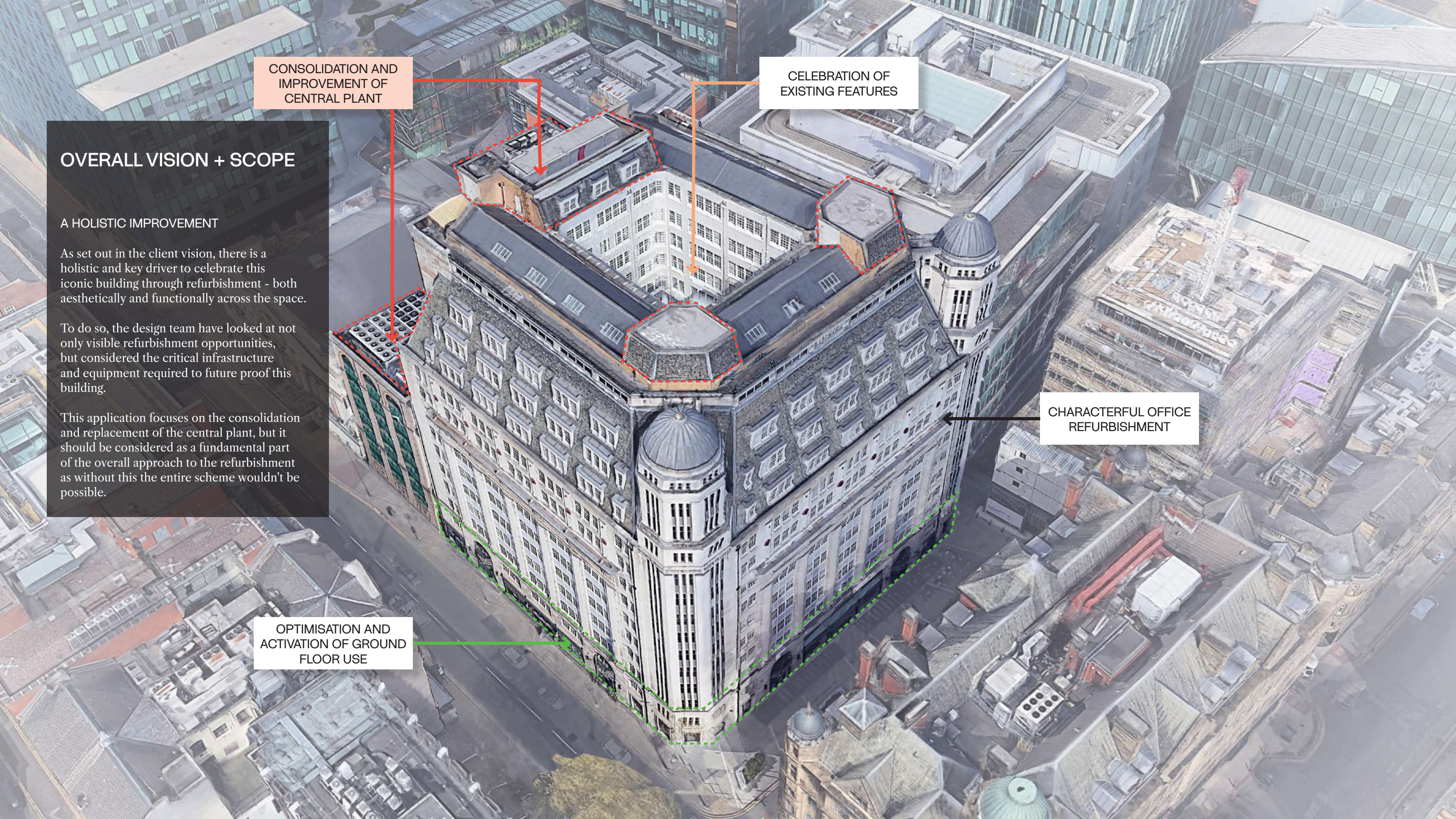
This application focuses on the consolidation and replacement of the central plant, but it should be considered as a fundamental part of the overall approach to the refurbishment as without this the entire scheme wouldn't be possible.

OPTIMISATION AND
ACTIVATION OF GROUND
FLOOR USE

CONSOLIDATION AND
IMPROVEMENT OF
CENTRAL PLANT

CELEBRATION OF
EXISTING FEATURES

CHARACTERFUL OFFICE
REFURBISHMENT



SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT
PLANT REPLACEMENT + RELOCATION

CURRENT PLANT ARRANGEMENT + SYSTEM FAILURES

ANOMALY

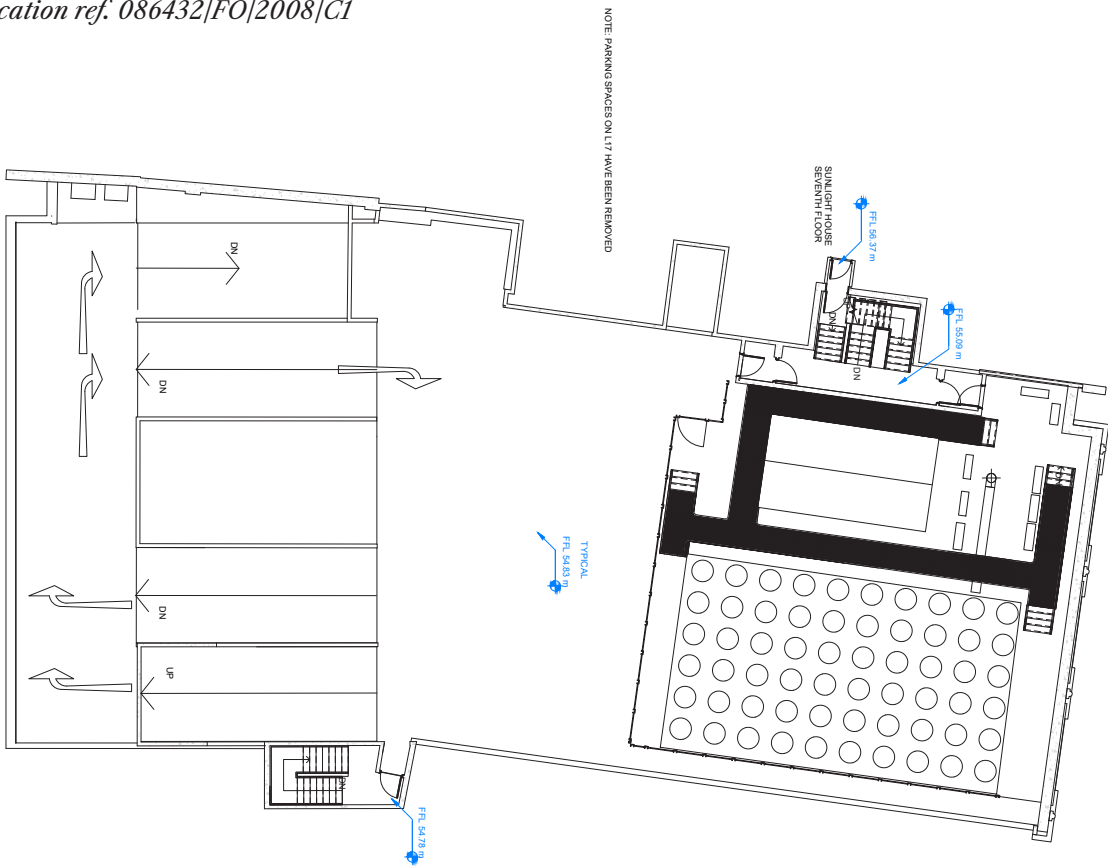
NOT A CENTRAL PLANT!
SHARED ACROSS SITES

As shown in the facing photo taken from the 20 Stories building, the vast majority of the building's air conditioning plant sits on top of the adjacent car park building - rising up the building through modern, low quality risers and areas within the western facade.

In addition to this area there are water tanks and additional elements of plant equipment on top of the roof in the area highlighted red, with further plant equipment below in level 14.

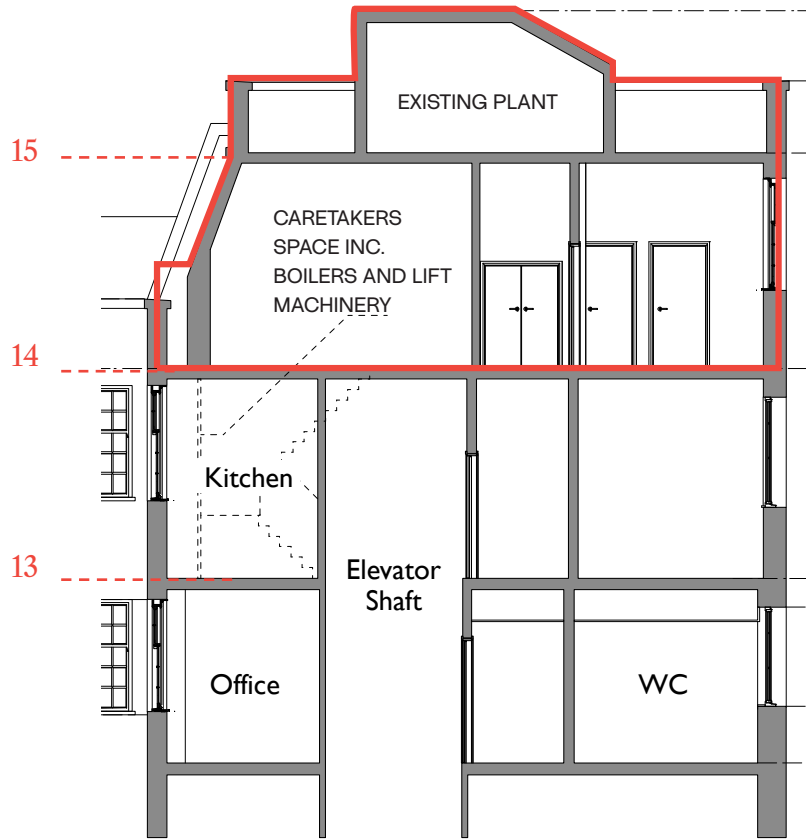
An area of former office at level 13 (highlighted green) has been converted at some stage into a maintenance room, with a mezzanine installed containing various elements of water tank storage and air conditioning equipment.

Below | layout plan showing the plant area to the Car Park Roof as approved initially in application ref. 086432/FO/2008/C1



LEVEL 14 + 15
EXISTING CONDITION

Level 14 is accessed via a locked staircase to the rear core from level 13, with no lift access. It was initially drawn and used as a caretakers loft and plant room but has clearly for some years not been used for this reason (see following page) The current condition is poor with non original walls dividing the space that is used for ad-hoc building management storage. A significant part of this level is taken up by the goods lift motor room and boiler plant leading to external access to level 15 (roof level) via a metal cat-ladder.



LEVEL 14 + 15
HERITAGE CONSIDERATIONS

Working alongside our heritage consultants (see accompanying statement) we have considered the most appropriate way to re-purpose this space for effective use while protect any features of note.

Most significantly, our approach looks to:

- remove the non original partition walls for ease of installation and maintenance but maintain the ceiling coffer details present within this area
- keep the more solid and original glazed tile wall adjacent to the lift machinery
- remove the small elements of timber parquet flooring remaining within this area for use in more publicly accessible areas of the building and to protect damage from maintenance and installation of plant equipment
- maintain the profile of the mansard roof and windows to the internal atrium

It is our belief that these considerations balance well with the sustainability and future proofing benefits of consolidating central plant equipment into this area, resulting in an appropriate design for this service area of the building.

Mansard roof + windows retained



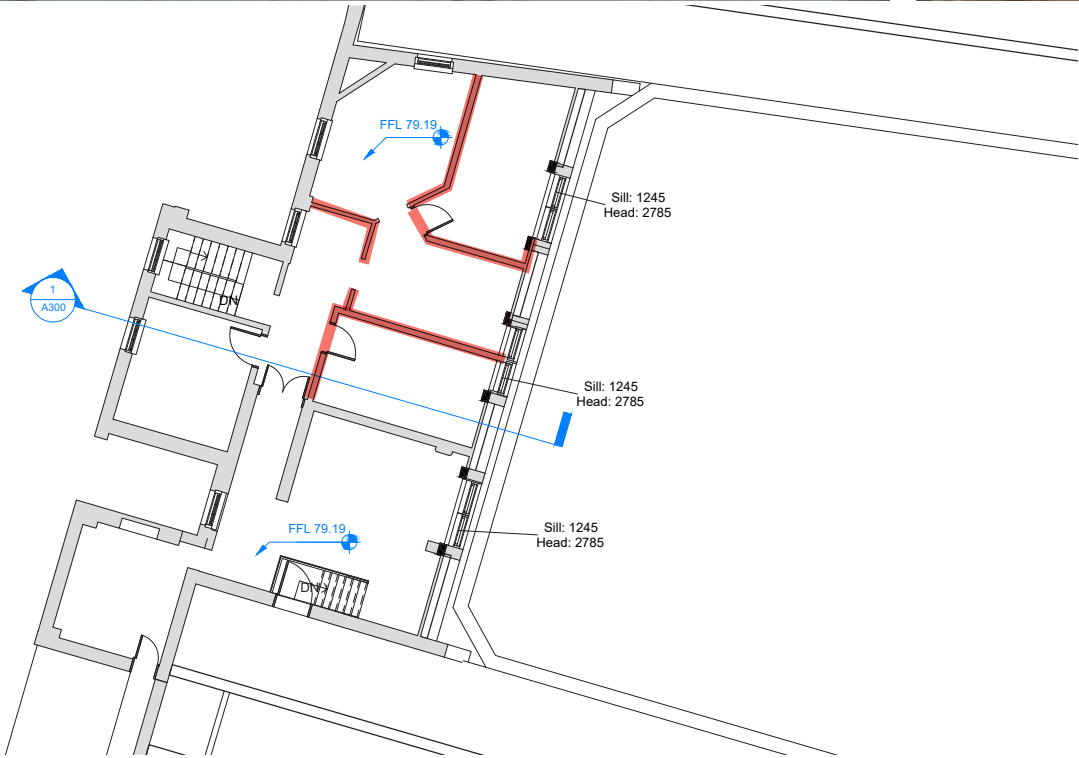
Parquet relocated within building



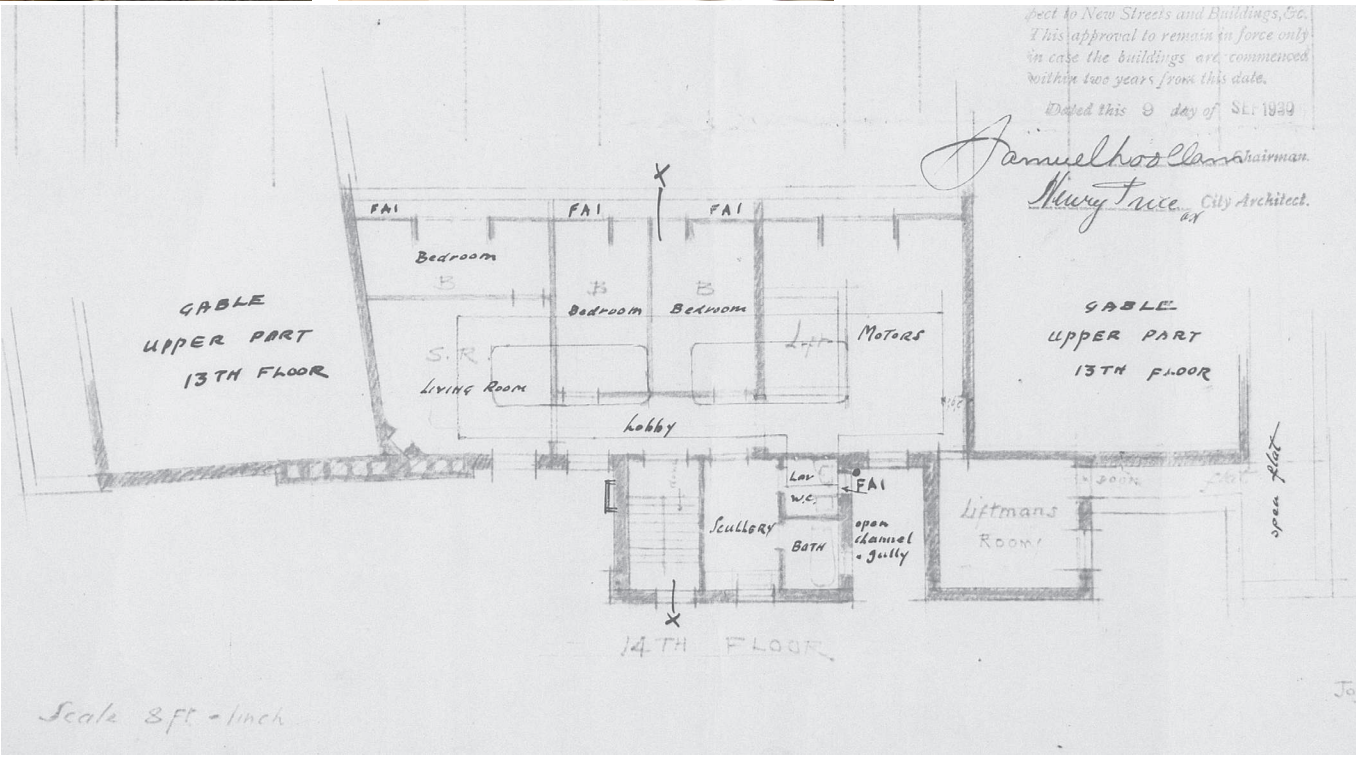
Ceiling coffer maintained
Poor quality modern partitions removed



Glazed brick wall retained



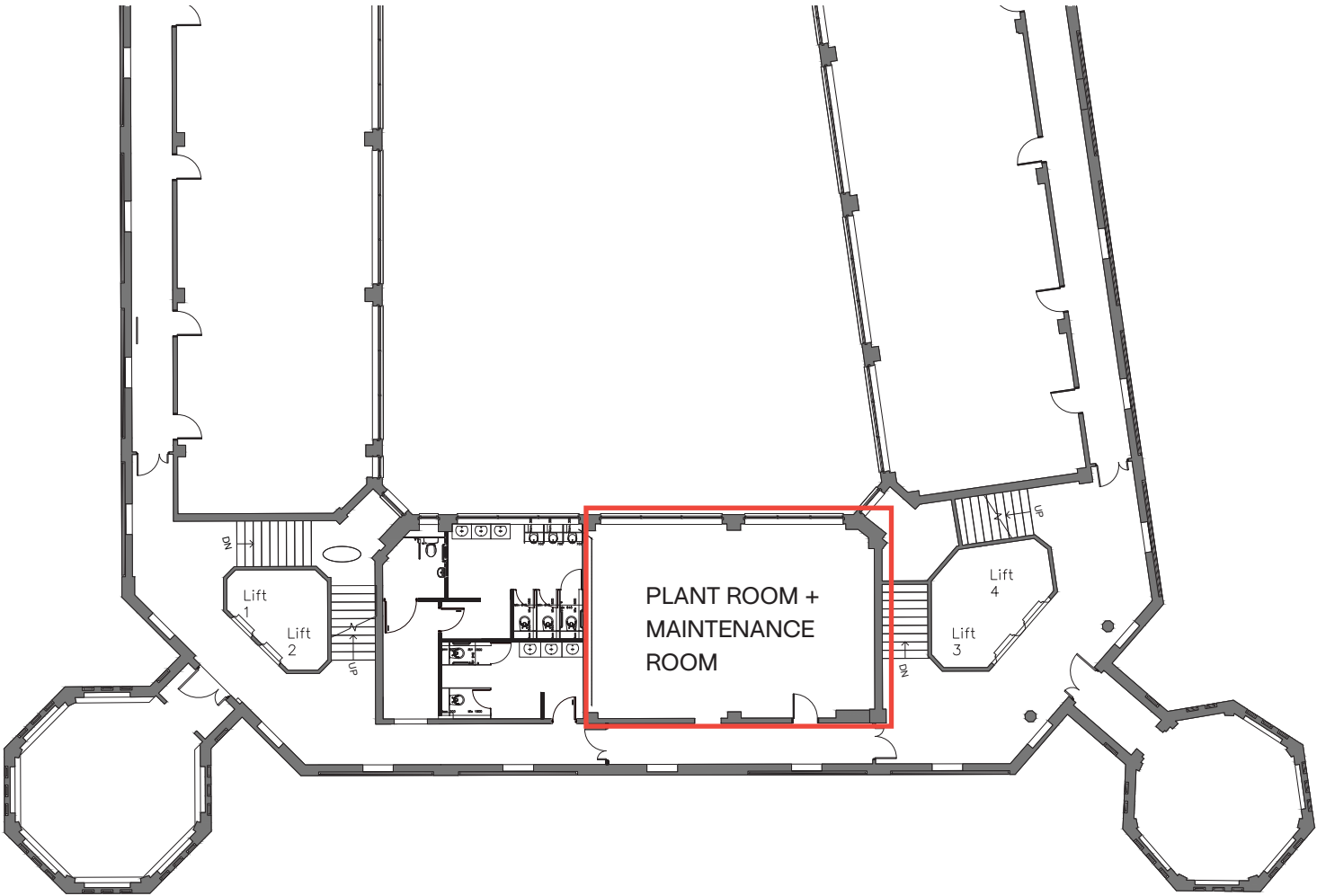
Poor quality and lightweight modern partitions to be removed



Early sketch of layout, demonstrating current non-original partition arrangement

LEVEL 13
EXISTING CONDITION

The thirteenth floor has a plant room adjacent to the recently installed WC block within the vaulted volume. It provides a quite space inefficient storage space for water tanks and some air handling kit alongside a maintenance office.

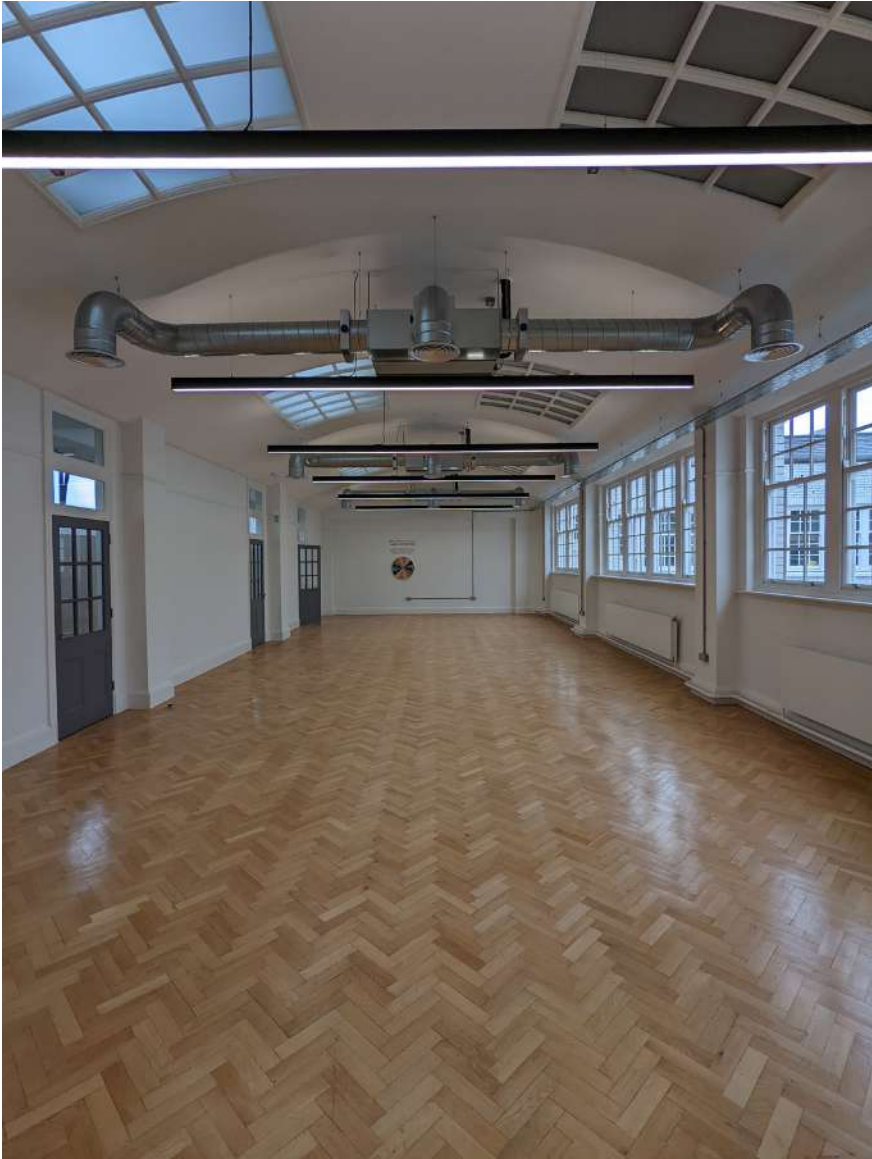


LEVEL 13
HERITAGE CONSIDERATIONS

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.



Unkempt maintenance and plant equipment to be removed.



Example of refurbishment potential to level 13.

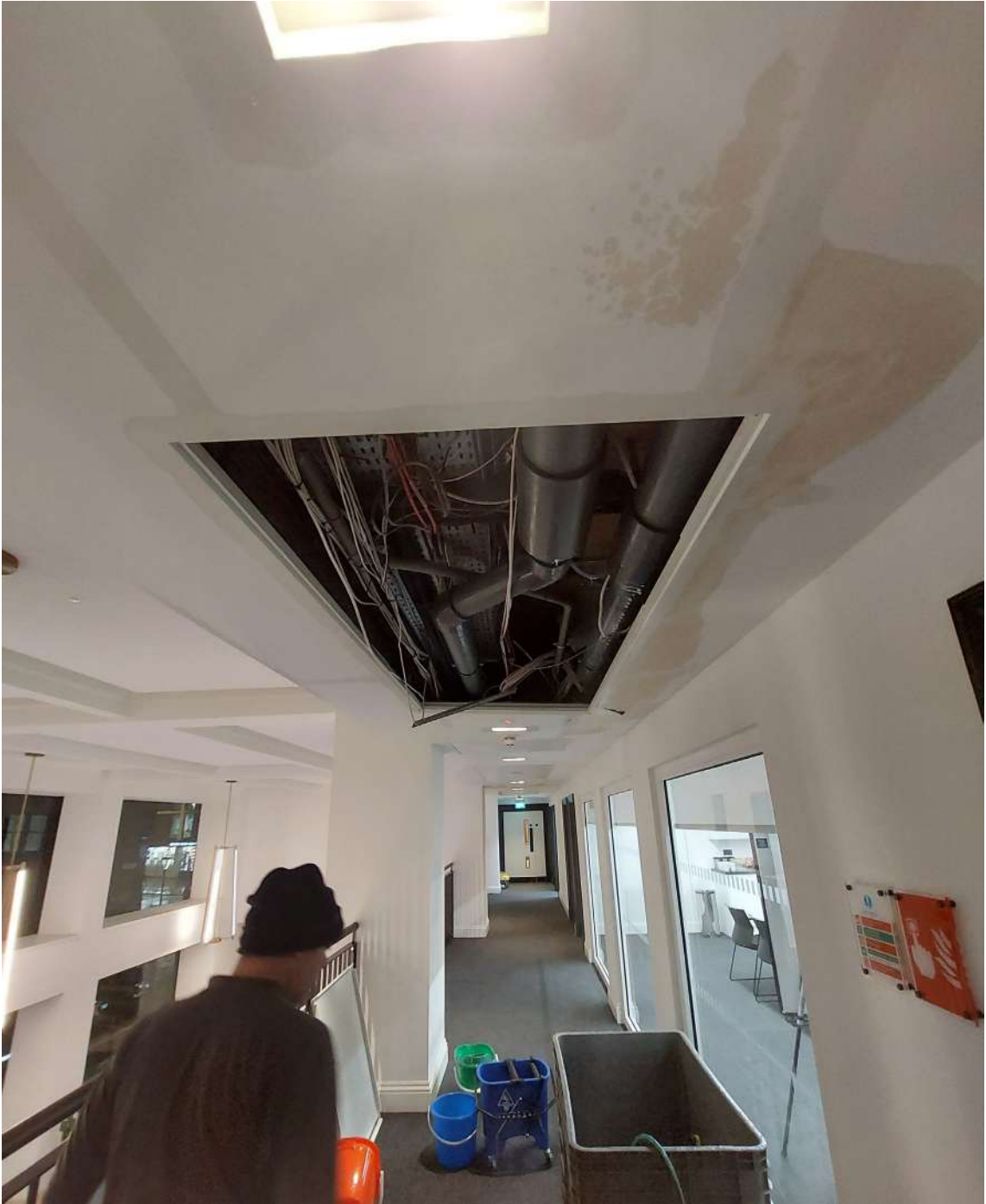
CRITICAL PERFORMANCE
AND MAINTENANCE ISSUES
WATER LEAKS

Alongside the objective to create a sustainably serviced building within its own boundary, the location of the current plant combined with some pipework matters has led to some significant water leaks within the system.

The system has recently undergone another significant malfunction resulting in the client team and building management making the decision that for the protection of the building it is best to drain the entirety of the cooling system for the whole building. This is c. 70,000 litres of liquid that has been removed from the system.

While not a current issue with inefficient perimeter radiators providing heating during winter months (*see related refurbishment proposal application and information*) the lack of a central cooling system will require ad-hoc and portable air conditioning units to be used until a suitable, sustainable and future proof solution is approved and installed.

It is the client's vision to combine the relocation with the opportunity to address the performance and reliability of the system, alongside key sustainability drivers.



RELOCATION AND REPLACEMENT OPPORTUNITY

PROPOSED CONSOLIDATION
SEPARATED SITES

The concept proposal looks to consolidate the plant equipment currently on the roof of the car-park site into the overall volume provided at level 14 + 15. To do this effectively and efficiently, the water tanks are to be relocated into the basement plant room and new energy efficient air source heat pumps are to be provided behind a louvred plant screen to protect visual amenity and allow for requisite air flow around the equipment.

The partition walls at level 14 will be removed to allow for flexible plant space for supplementary equipment to service the air source heat pumps.

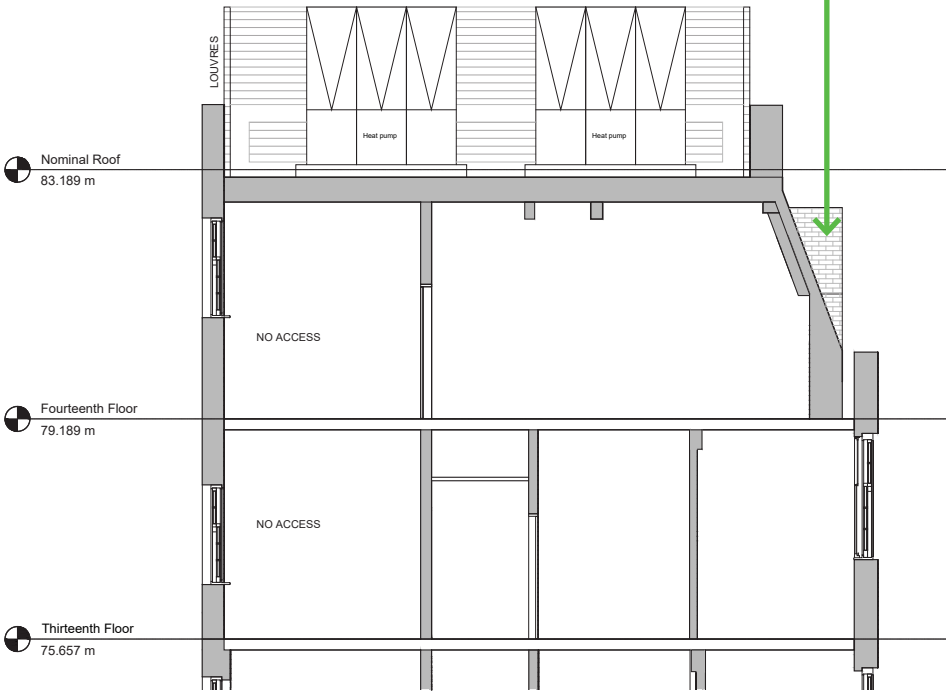
The plant within the maintenance room at level 13 will be relocated to level 14 and the basement to allow this significant area to return to office use and a high standard of refurbishment.

The existing riser run to the east of the building adjacent to the lifts will be maintained and re-used with a new riser formed within the refurbished WC block to the west, and a reworking of the existing external riser to the west of the building.

Please see accompanying energy and sustainability statement from King Associates for further justification of the approach.



EXISTING PITCHED MANSARD
ROOF MAINTAINED



PV PANELS

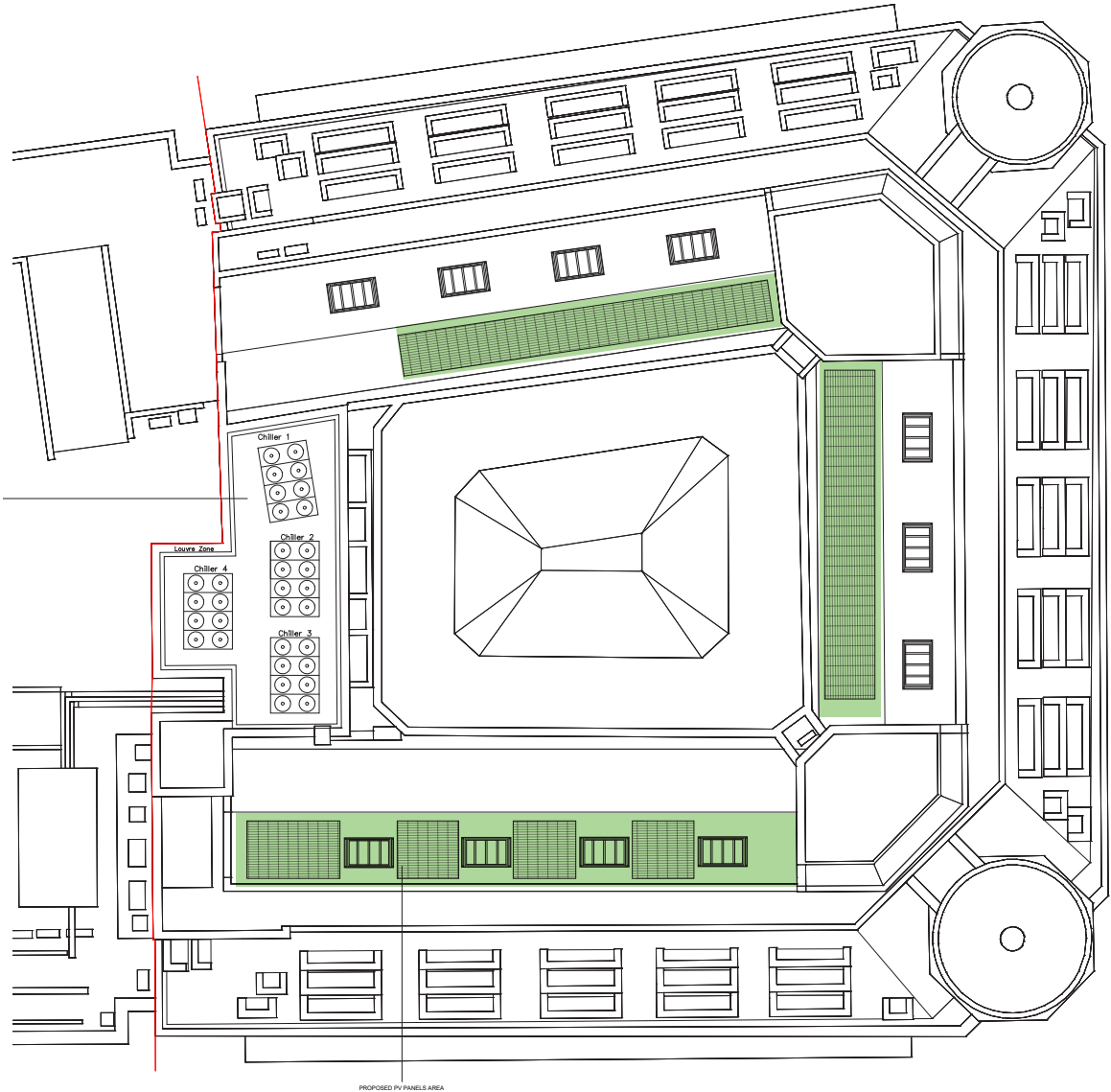
A SUSTAINABLE FUTURE

As part of the overall sustainability strategy explored by the client and design team, the installation of PV panels to certain areas of the roof significantly increases the performance of the listed building without having a detrimental effect visually.

The pitched element of the roof to level 13 sits behind the mansard, parapet, balustrading and a maintenance route - meaning it is entirely invisible from street level and only visible from above.

As a design team, it is felt that the installation of PV panels using heritage appropriate fixings that do not damage roof tiles and create a subframe for their installtion is a positive benefit to the future of the building whilst not detracting from or removing heritage significant material on the site. A simple maintenance mansafe system will be installed using the same principle of fixing system to the ridge with no further visual impact.

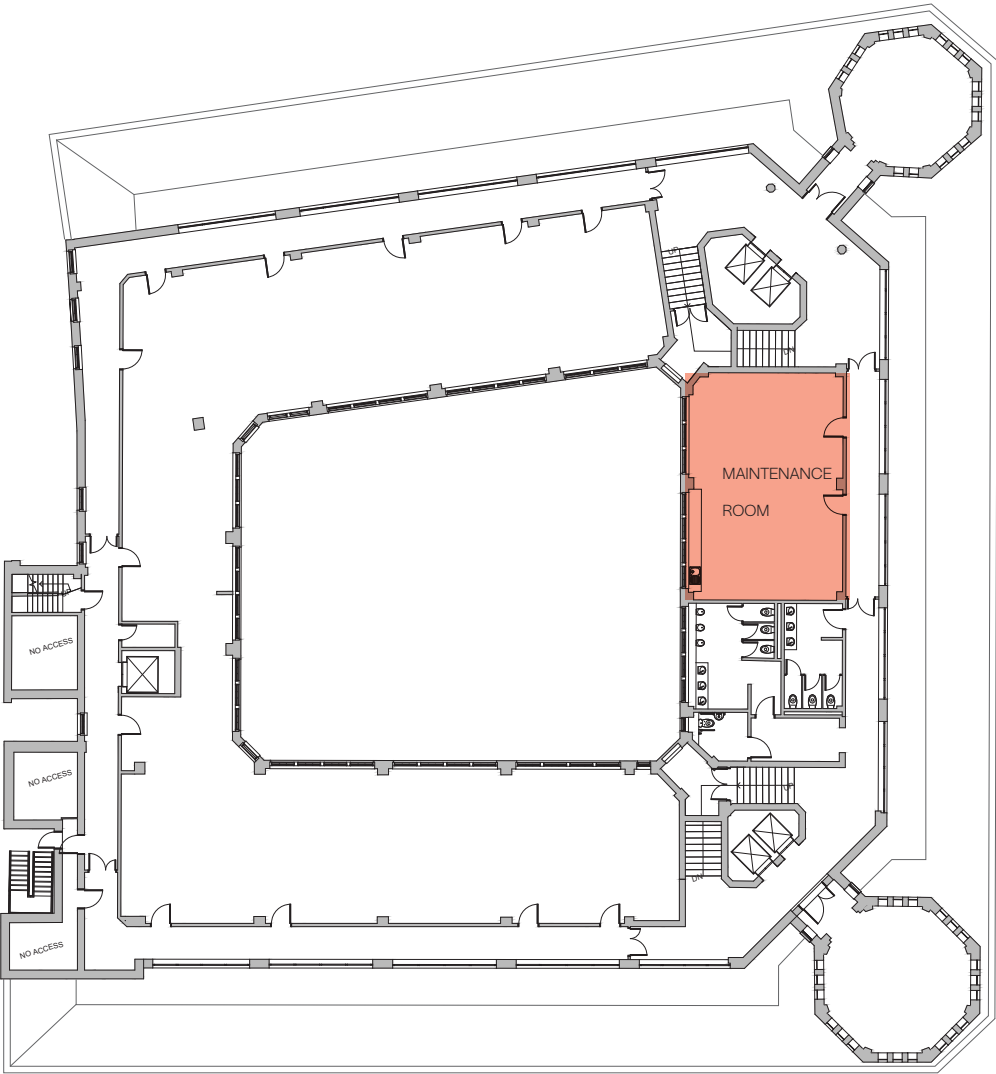
The PV panels have been located to make optimum use of the sunpath and acknowledge existing roof lights and overshadowing caused by the lift overruns.



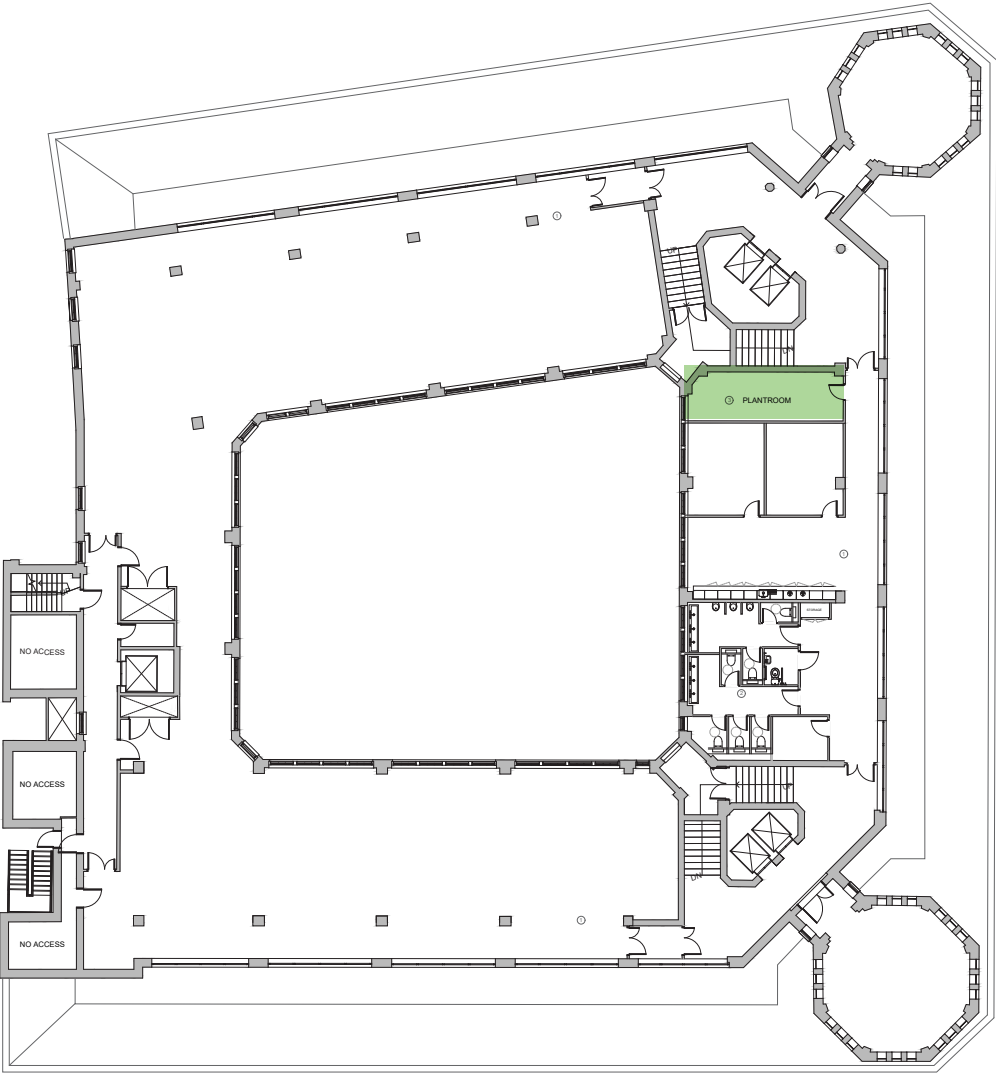
PROPOSED LAYOUT
LEVEL 13 COMPARISON

SUMMARY OF KEY PROPOSALS:

- large and poor quality maintenance room converted back into office use with small plant cupboard remaining
- reconfiguration of internal and external vertical risers to rear core to facilitate more efficient pipework runs and less required maintenance/failures.



EXISTING



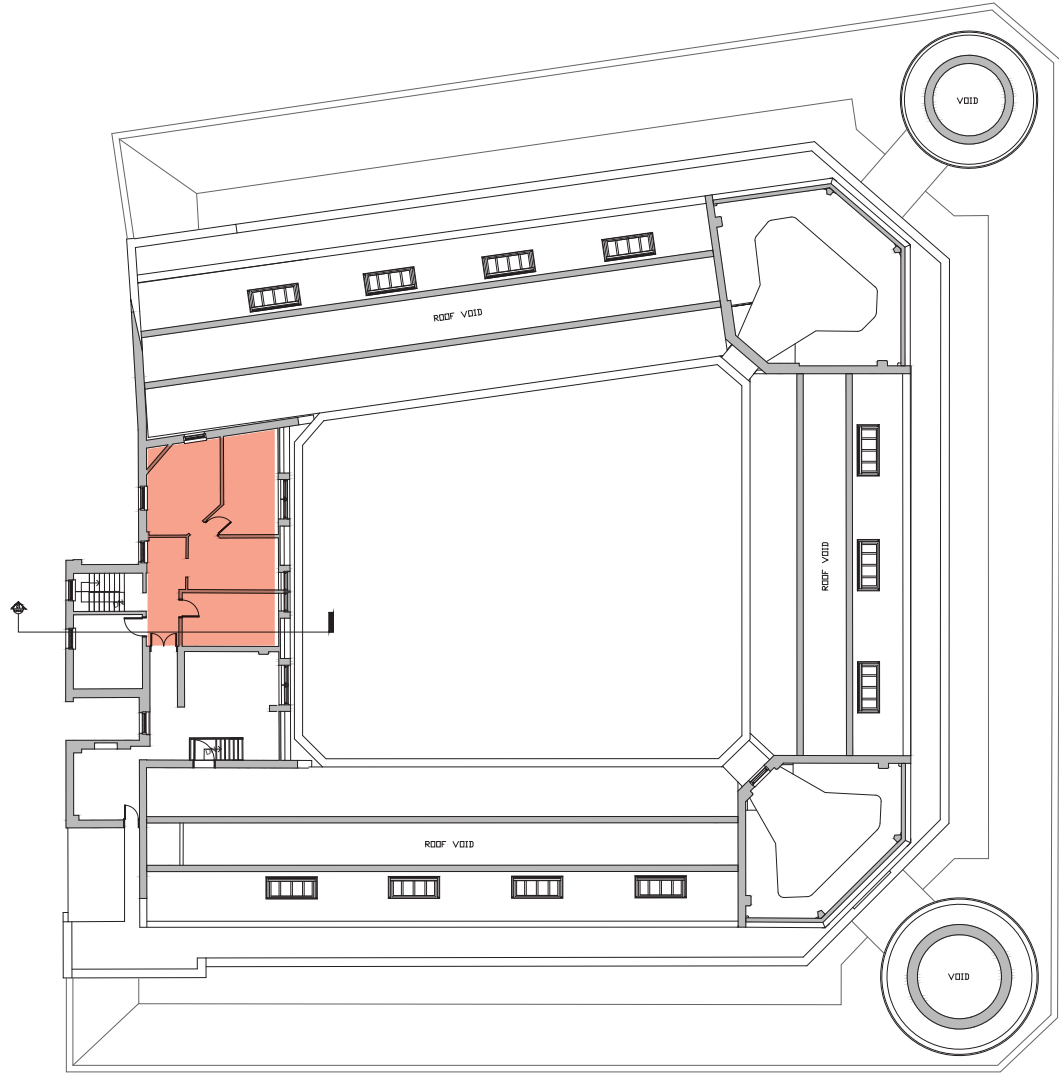
PROPOSAL

* Removal of corridor at level 13 subject to separate application

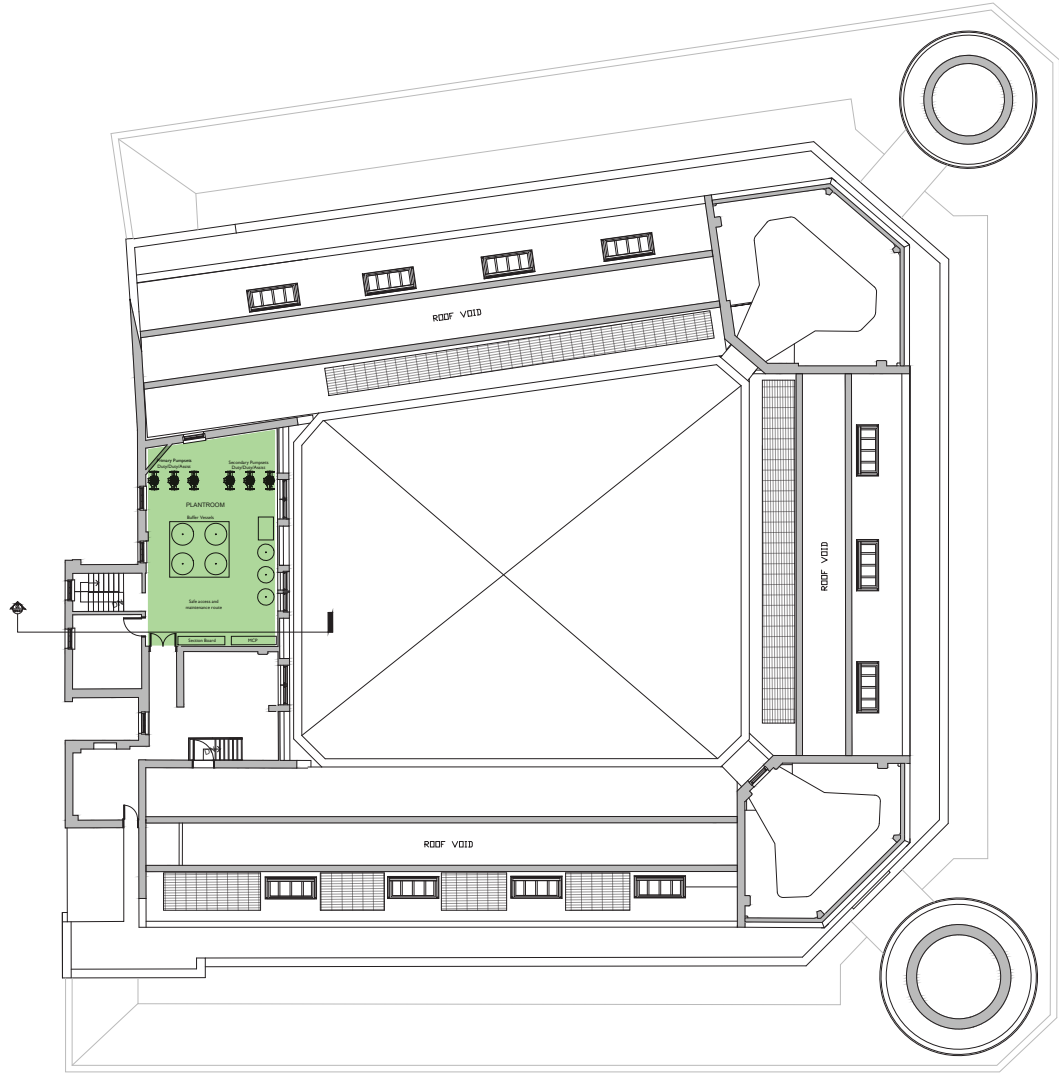
PROPOSED LAYOUT
LEVEL 14 COMPARISON

SUMMARY OF KEY PROPOSALS:

- poor quality and back of house caretaker space converted into plant room through removal of partition walls.



EXISTING

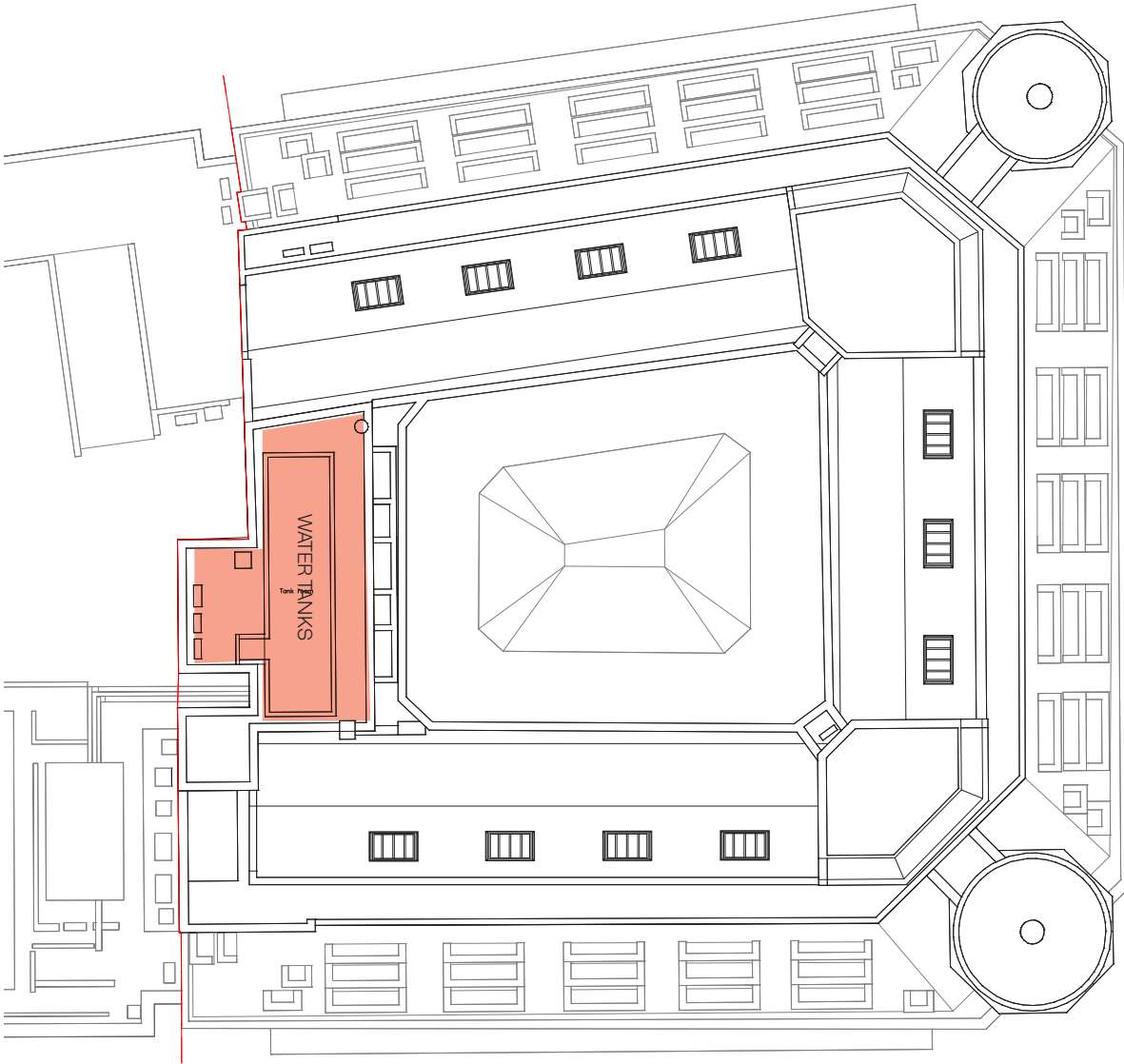


PROPOSAL

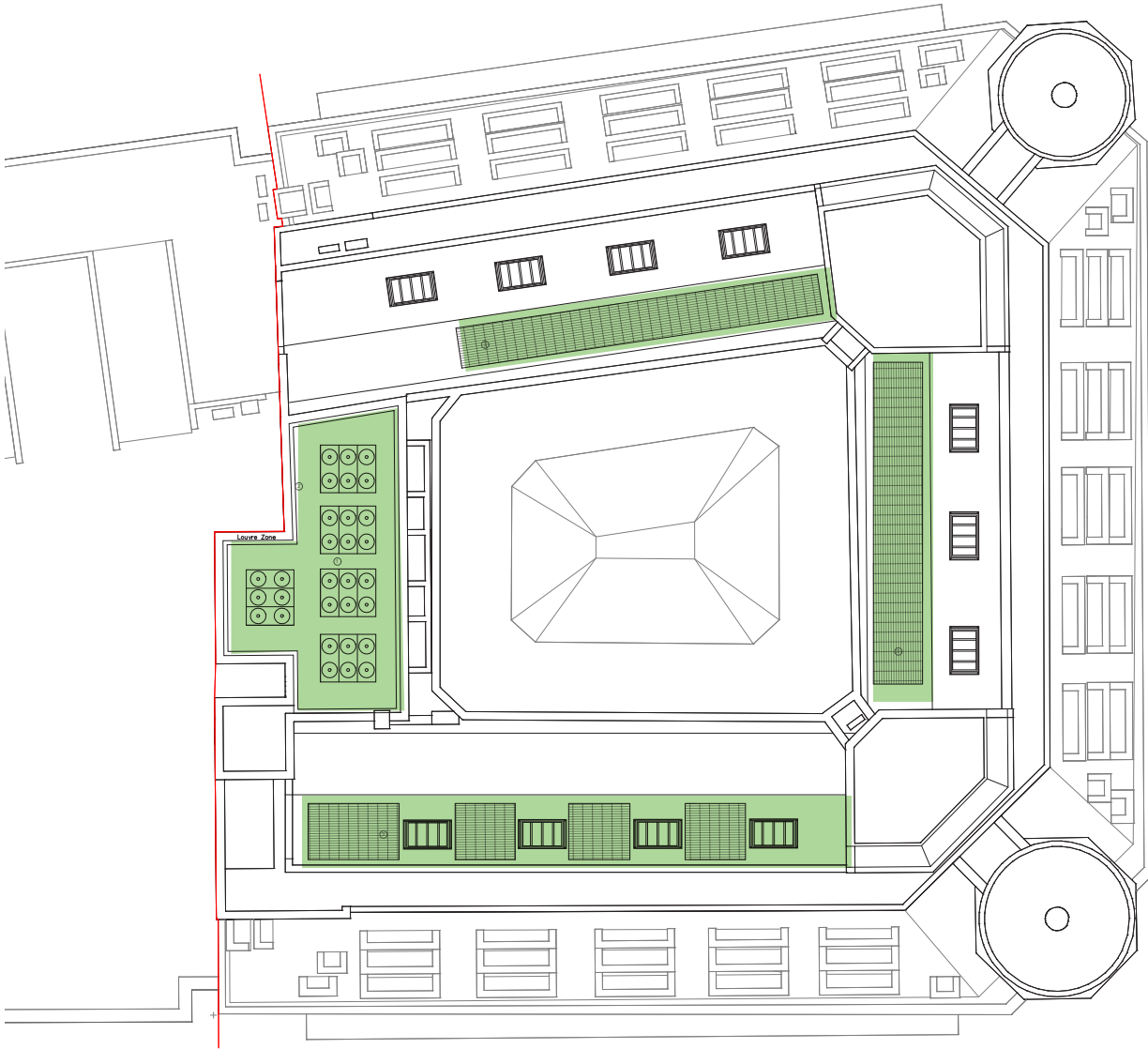
PROPOSED LAYOUT
ROOF LEVEL COMPARISON

SUMMARY OF KEY PROPOSALS:

- existing water tank enclosure removed and replaced with air source heat pumps and ventilation louvre set in behind parapet line
- PV panels on sub-frame to pitched roof



EXISTING



PROPOSAL

SUNLIGHT HOUSE
DESIGN AND ACCESS STATEMENT
PLANT REPLACEMENT + RELOCATION

SUMMARY

ANOMALY

SUNLIGHT HOUSE

DESIGN AND ACCESS STATEMENT

PLANT REPLACEMENT + RELOCATION

This document has set out the considerations taken into account to inform the plant relocation proposals for Sunlight House.

To summarise the key benefits:

- consolidated, contemporary and sustainable air handling plant within the boundary of Sunlight House
- removal of failing and critically damaged system to protect users of the building and building fabric
- careful consideration of the heritage impact and visibility of new installations
- creation of on site sustainable source through installation PV to roof pitches

January 2023





ANOMALY

5-23 Old Street
London
EC1V 9HL

anomaly.london

020 3871 9400