Government Property Agency

Sunlight House - Internal Remodelling and Refurbishment of Office Accommodation

DESIGN AND ACCESS STATEMENT

March 2026

ARCADIS

DESIGN AND ACCESS STATEMENT

Sunlight House - Internal Remodelling and Refurbishment of Office Accommodation

Author: Juan Manuel Ortiz

Checker: Laura Collins

Reviewer: Chris Robertson-Jones

Date: March 2026

Version Control

Revision	Date Issued	Description	Author	Checker	Reviewer
V1	December 2025	First Revision	JO	LC	CR
V2	March 2026	Second Revision	JO	LC	CR

Contents

1 - INTRODUCTION/BACKGROUND

1.1 - FOREWORD 5
1.2 - SITE OVERVIEW 6
1.3 - SITE OWNERSHIP 7
1.4 - LISTED BUILDINGS AND CONSERVATION AREA 8
1.5 -SITE HISTORY 9
1.6 - EXISTING EXTERNAL CONDITION 10
1.7 - EXISTING INTERNAL CONDITION 11

2 - SCOPE OF APPLICATION

2.1 - SCOPING PLANS 14

3 - OFFICE FLOORS

3.1 - CONSERVATION AND PRESERVATION OF HISTORIC CHARACTER 16
3.2 - LOOK & FEEL 17
3.3 - OFFICE CAT-A VISUAL 18
3.4 - PROPOSED OFFICE CAT-B 19

4 - FLOORING

4.1 - PROPOSED FLOORING TYPES 21
4.2 - FLOORING STRATEGY 22
4.3 - FLOORING STRATEGY - LEVEL 8 RECEPTION 23
4.4 -RAMPED ACCESS TO THE RAF 24

5 - CEILING & LIGHTING

5.1 - CEILING 26
5.2 - CEILING BULKHEAD EXTENSIONS 27
5.3 - LIGHTING 28
5.4 - ACOUSTICS 29
5.5 - PERIMETER SERVICES APPROACH 30

6 - INTERNAL PARTITIONS

6.1 -INTERNAL DIVISION PRINCIPLES 32
6.2 - LEVEL 07 - HERITAGE DESIGN CONSTRAINTS 33
6.3 - LEVEL 08 - HERITAGE DESIGN CONSTRAINTS 34
6.4 - STRATEGY 35
6.5 - DETAIL 36

7 - LEVEL 07

7.1 - LEVEL 7 - EXISTING PLAN 38
7.2 - LEVEL 7 - EXISTING REFLECTED CEILING PLAN 39
7.3 - LEVEL 7 - COMPARISON AXONOMETRIC VIEW 40
7.4 - LEVEL 7 - PROPOSED GA PLAN 41
7.5 - LEVEL 7 - PROPOSED FF&E PLAN 42
7.6 - LEVEL 7 - PROPOSED REFLECTED CEILING PLAN 43
7.7 - LEVEL 7 - PROPOSED FLOOR FINISHES PLAN 44
7.8 - LEVEL 7 - PROPOSED WALL FINISHES PLAN 45
7.9 - LEVEL 7 - PROPOSED WALL TYPES PLAN 46
7.10 - LEVEL 7 - PROPOSED ROLLER BLINDS PLAN 47

8 - LEVEL 08

8.1 - LEVEL 8 - EXISTING PLAN 49
8.2 - LEVEL 8 - EXISTING RCP 50
8.3 - LEVEL 8 - COMPARISON AXONOMETRIC VIEW 51
8.4 - LEVEL 8 - PROPOSED GA PLAN 52
8.5 - LEVEL 8 - PROPOSED FF&E PLAN 53
8.6 - LEVEL 8 - PROPOSED RCP 54
8.7 - LEVEL 8 - PROPOSED FLOOR FINISHES PLAN 55
8.8 - LEVEL 8 - PROPOSED WALL FINISHES PLAN 56
8.9 - LEVEL 8 - PROPOSED WALL TYPES PLAN 57
8.10 - LEVEL 8 - PROPOSED ROLLER BLINDS PLAN 58

9 - TYPICAL DETAILS

9.1 - TYPICAL DETAIL - CEILING BULKHEAD 60
9.2 - TYPICAL DETAIL - SKIRTING 61
9.3 - TYPICAL DETAIL - WALL DETAILS 62
9.4 - TYPICAL DETAIL - BLIND FIXING DETAIL 63
9.5 - TYPICAL DETAIL - CASCADE HANGING SCREEN DETAIL 64

10 - VISUAL

10.1 - COMPARISON CAT-A/CAT-B 66
10.2 - COMPARISON CAT-A/CAT-B 67
10.3 - IMAGE 01 - 7.12 OPEN PLAN OFFICE AREA 68
10.4 - IMAGE 02 - 7.22 OPEN PLAN OFFICE AREA 69
10.5 - IMAGE 03 - 8.01 RECEPTION 70
10.7 - IMAGE 06 - 8.13 OPEN PLAN OFFICE AREA 71
10.8 - IMAGE 06 - 8.14 AND 8.15 OPEN PLAN OFFICE AREA 72

11 - FINISHES, GRAPHICS WALLS AND MANIFESTATIONS

11.1 - PROJECT OVERVIEW - FINISHES 74
11.2 - WALL GRAPHICS - LEVEL 7 75
11.3 - WALL GRAPHICS - LEVEL 8 76
11.4 - GLAZING MANIFESTATIONS 77
11.5 - ENLARGED PLANS - 7.22 OPEN PLAN OFFICE AREA 78
11.6 - ENLARGED PLANS - 7.03 OFFICE 79
11.7 - ENLARGED PLANS - 7.04 COLLABORATION AREA 80
11.8 - ENLARGED PLANS - 7.05 REFRESH AREA 81
11.9 - ENLARGED PLANS - 7.20 MEETING ROOM 82
11.10 - ENLARGED PLANS - 8.08 OFFICE 83

12 - WASTE MANAGEMENT

12.1 - WASTE MANAGEMENT STRATEGY 85

13 - SUMMARY

13.1 - SUMMARY 87

1 - INTRODUCTION/BACKGROUND

1.1 - FOREWORD

This document accompanies the Listed Building Consent application for the office refurbishment at Sunlight House Level 7 and part 8, 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 in Manchester.

This context is set out at the start of this document as a backdrop to the importance of these key improvements.

This LBC application only relates to Level 7 and part 8, the proposal follows the same principles set out in the previous application for other floors.

Consent for the full building refurbishment was granted in July 2023, planning reference 136161/LO/2023. The new tenant fit-out of these floors will align to the structural grid and design principles as set out in the Sunlight House Tenant Fit-Out Guide produced by the Building Owner to aid tenants with their Category B fit out projects design to meet the heritage conservation requirements of the building.

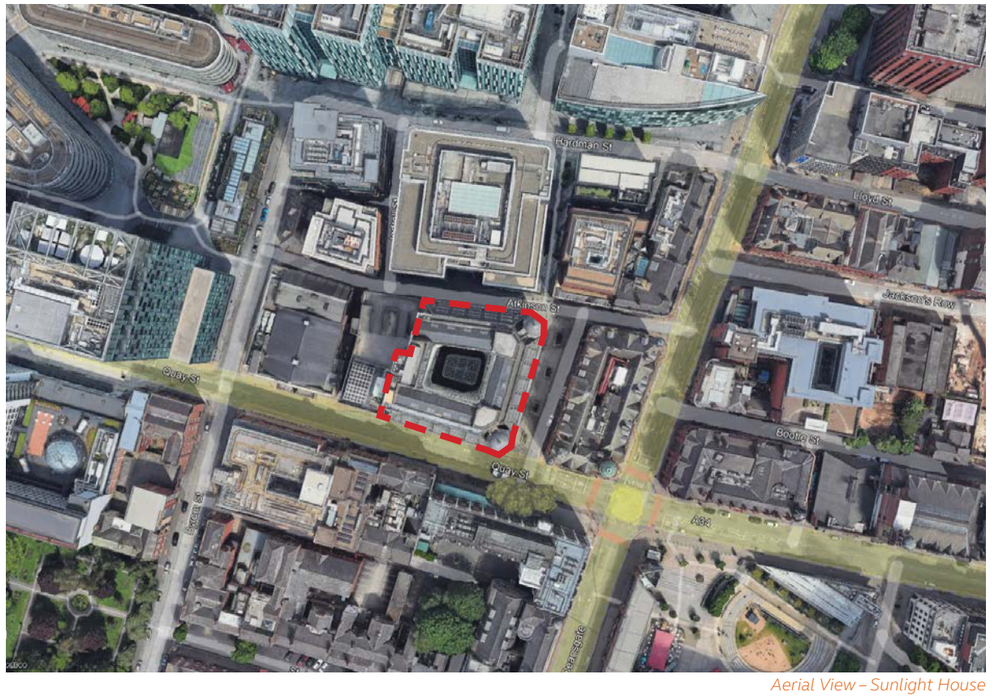


Quay St-Little Quay St View
Source: https://commons.wikimedia.org/

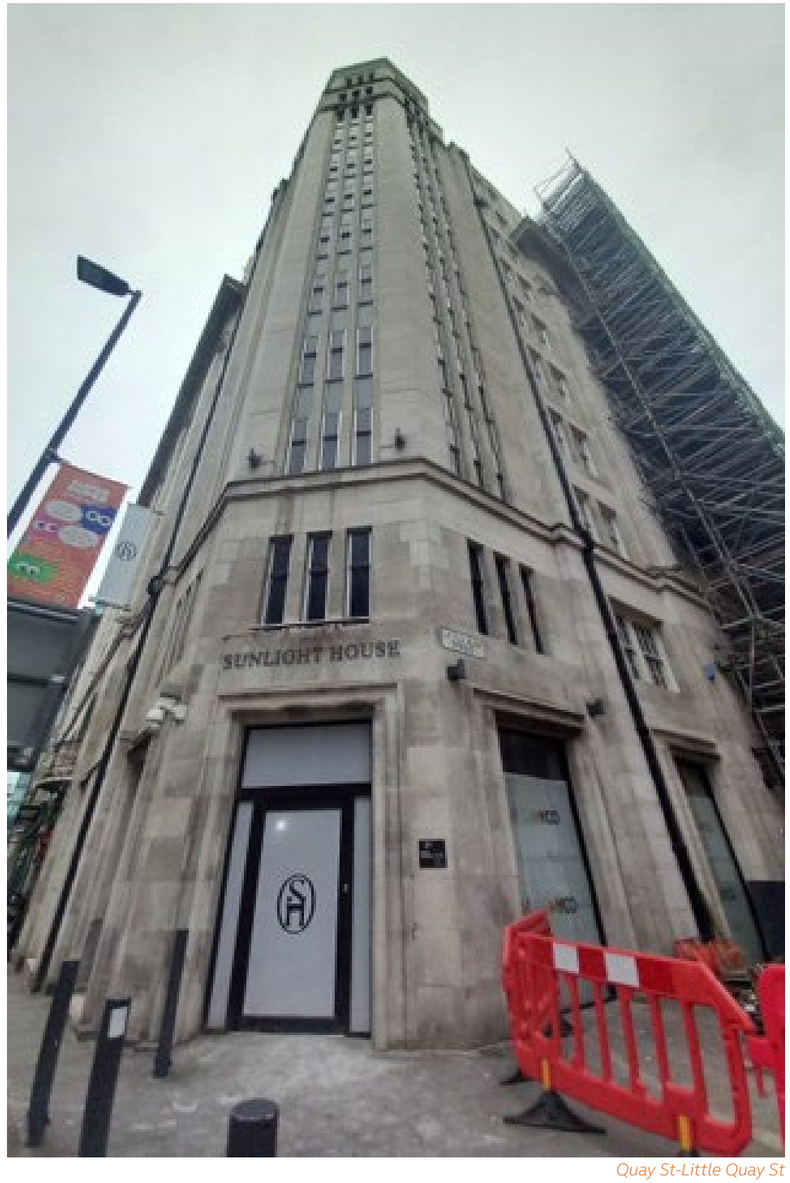
1.2 - SITE OVERVIEW

This site building is officially known as 'Sunlight House, Manchester'. The Grade II listed building was purpose built in 1932. The building is a 14-storey steel and concrete structure, clad in Portland stone. The building is almost square in plan, with three street frontages, and a large central lightwell, located in the heart of Spinningfields, a business district of Central Manchester. The overall building has recently been refurbished as a retrofit project by the Landlord, repurposing over 200,000 sq ft across the floors, as a Category A fit-out.

This project involves the internal remodelling and refurbishment of office space across two floors. Following instruction of the GPA (Government Property Agency), Arcadis have been requested to proceed with the designs for a project to remodel and fit-out Level 7 and part 8, totalling 2032 m2.



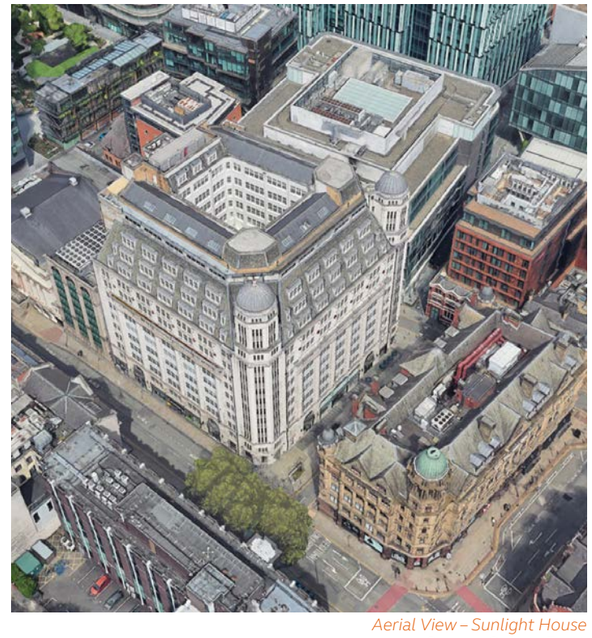
Aerial View – Sunlight House
Source: Google Earth



Quay St-Little Quay St
Source: Site Visit



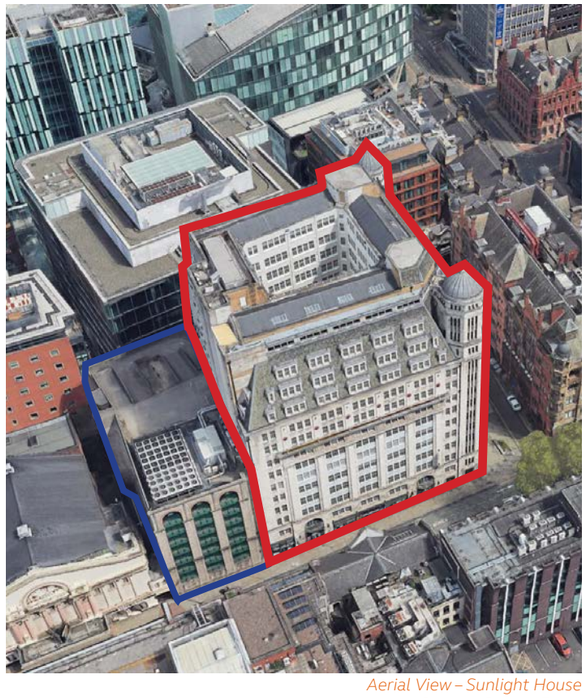
Courtyard View from Level 6
Source: Site Visit



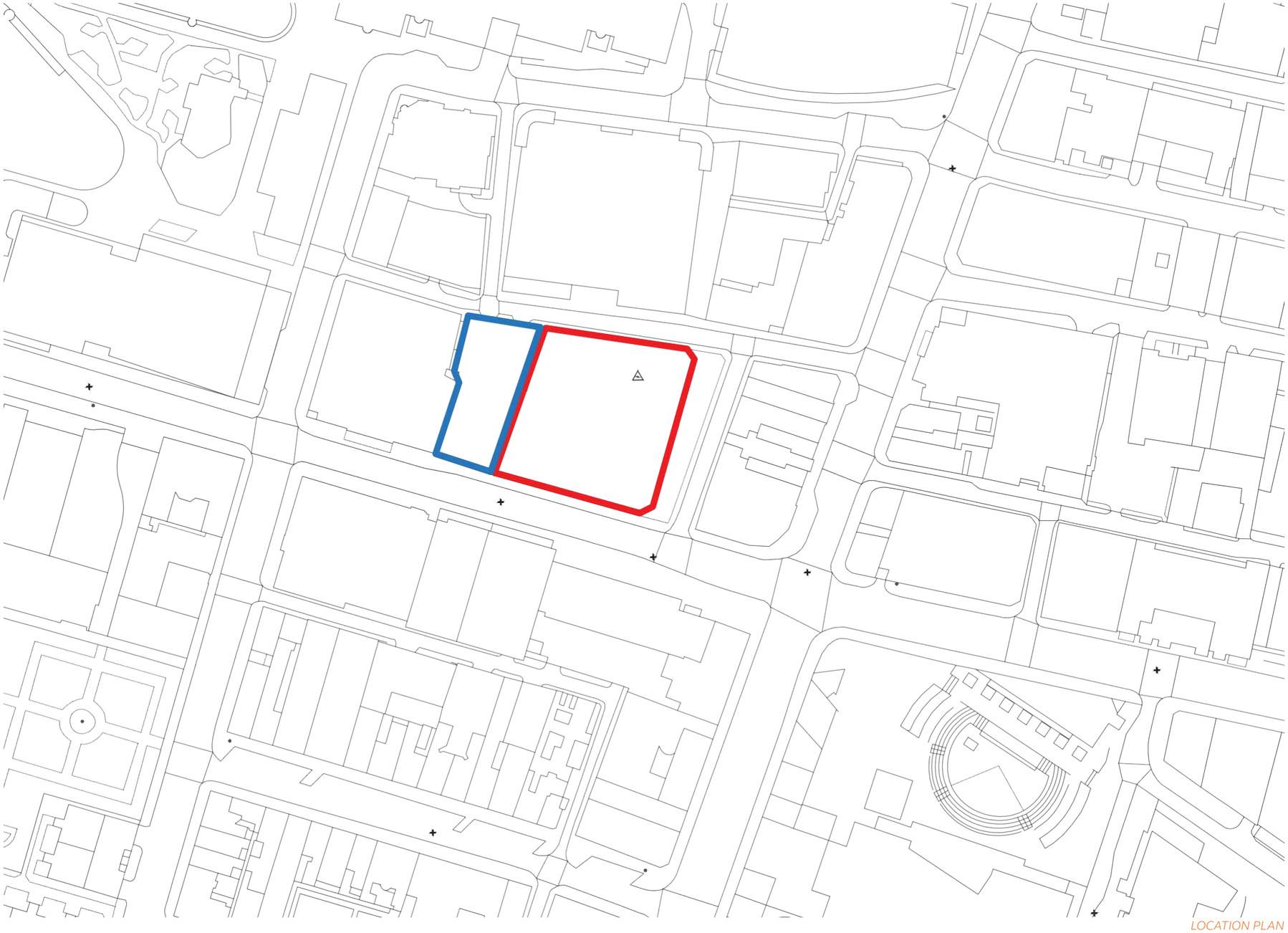
Aerial View – Sunlight House
Source: Google Earth

1.3 - SITE OWNERSHIP

The ownership covers two elements of the overall site, Sunlight House (highlighted red) and the adjacent private carpark building (highlighted blue), both are owned by the same Landlord. This project concerns Sunlight House and in particular the 7th and part of the 8th floor only.



Aerial View – Sunlight House
Source: Google Earth



LOCATION PLAN
[not to scale]

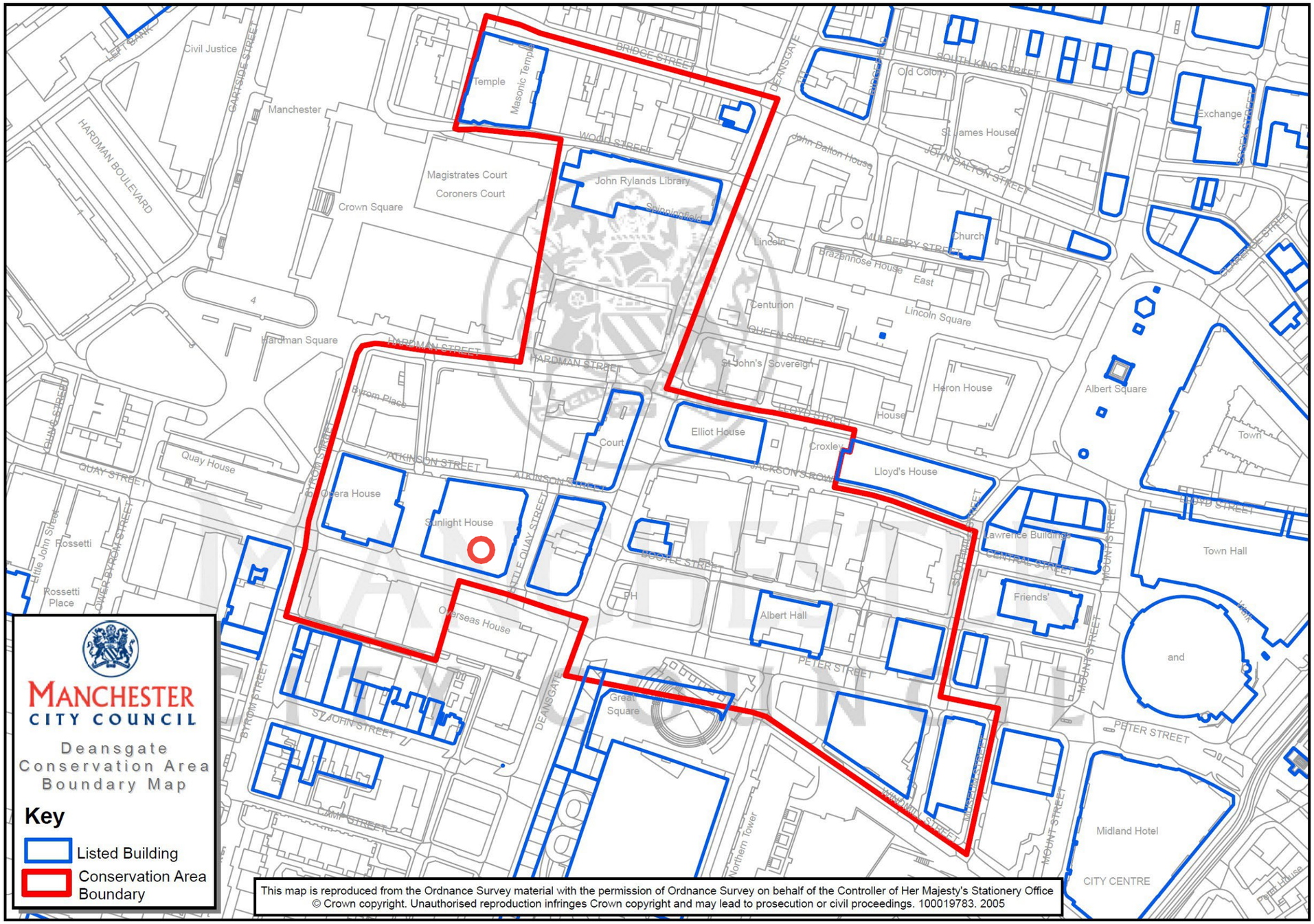
1.4 - LISTED BUILDINGS AND CONSERVATION AREA

Historic Listing:

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.

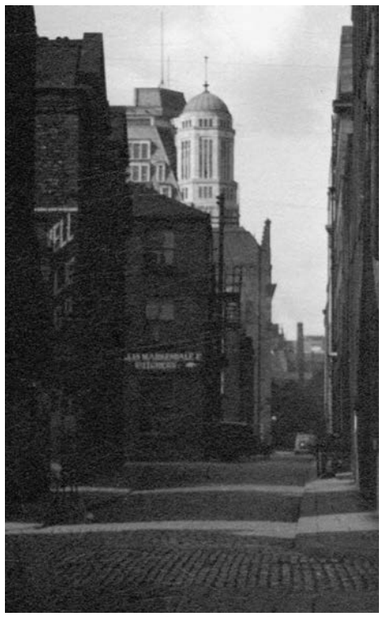
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Reference Listing Details:
"Office block. 1932, by Joseph Sunlight. Steel frame with cladding of Portland stone, slated 3-tier mansard roof with glazed centre. Large square plan with central light-well. International Modern style with classical elements. Ten storeys plus 4 attic storeys successively set back, 8 bays plus wide canted corner to right rising to octagonal turret with domed lantern and apex finial; ground and 1st floors treated as plinth, 6-storey 5-bay pilastrade to centre, with moulded frieze over 7th floor and enriched cornice over 8th floor, plain parapet over 10th floor. Very regular fenestration with casements of 3 lights to the 5-bay centre and 2 lights to the end bays, metal panels between floors; 3-light attic windows, those of the first 3 tiers set in individual projected rectangular dormers. Shop windows and a round-headed archway at ground floor. Canted corner treated as tower, given strong vertical emphasis by narrow 3-light mullioned windows in each face tiered continuously from 2nd to 10th floors, with carved decoration over 10th floor, a 1-storey drum over this, set-back 2-storey continuation, and set-back lantern; square-headed doorways to entrance porch at ground floor. Return to right and rear elevation similar, but with slated attic and extruded dormers. Forms group with Royal London House to right (Nos 188-202 Deansgate, q.v.)."



1.5 -SITE HISTORY

Sited in the heart of Spinningfields, the business district of Manchester, Sunlight House was completed in 1932.
It was designed and built by architect and developer Joseph Sunlight as the headquarters of his property business, with offices and shops to let. At 14 storeys high, it was the city's tallest building until the 1960s and was Manchester's first skyscraper. In June 1988, Sunlight House was designated as a Grade II listed building. The building was first renovated in 1997 and more recent refurbishments completed during 2025.



Historic Street View – Sunlight House
Source: sunlighthouse.co.uk



Historic Aerial View – Sunlight House
Source: sunlighthouse.co.uk



SH and the proposed Memorial Tower
Source: confidentials.com

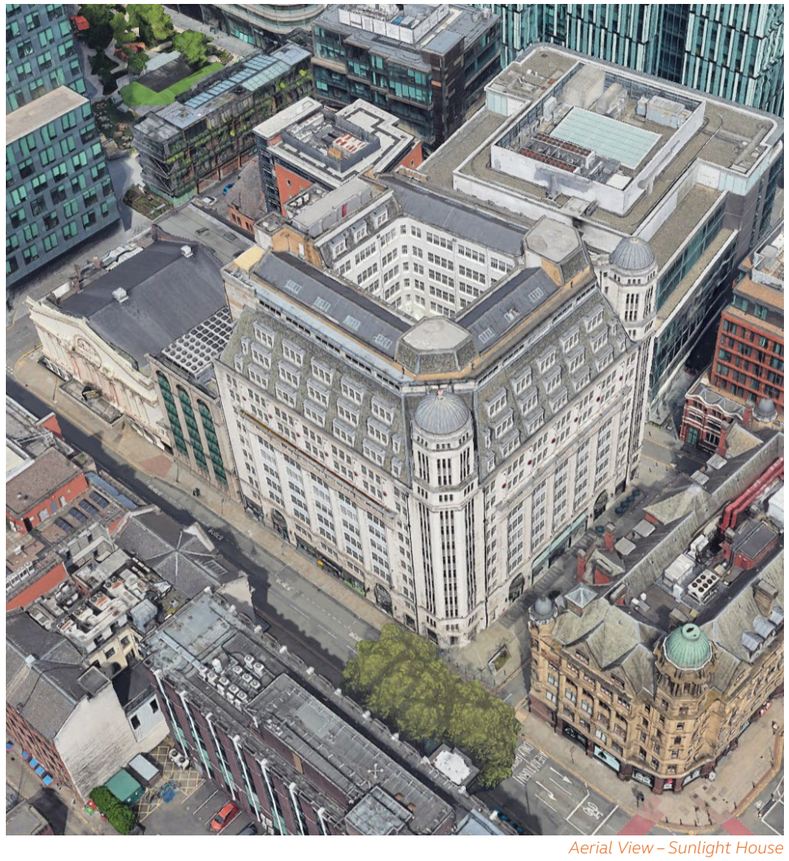


View of Sunlight House
Source: sunlighthouse.co.uk

1.6 - 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.



Aerial View – Sunlight House
Source: Google Earth



Turrent View
Source: sunlighthouse.co.uk



Quay St-Little Quay St
Source: sunlighthouse.co.uk



Courtyard View
Source: Site Visit



Aerial View
Source: sunlighthouse.co.uk

1.7 - EXISTING INTERNAL CONDITION

The internal condition of the building is defined by a juxtaposition of the limited remaining historic elements and extensive layers of refurbishment accumulated over the years. Both Levels 7 and 8 present a comparable state of condition and have recently been refurbished as part of the Cat A Landlord fit-out.

On Level 7, the floor layout is uninterrupted open-plan in readiness for tenant fit-out. Particular emphasis has been placed on the conservation of the façade enclosure and window assemblies, as well as the retention and accentuation of the original ceiling features, which impart a distinctive sense of character and architectural identity to these spaces.















1.7 - EXISTING INTERNAL CONDITION

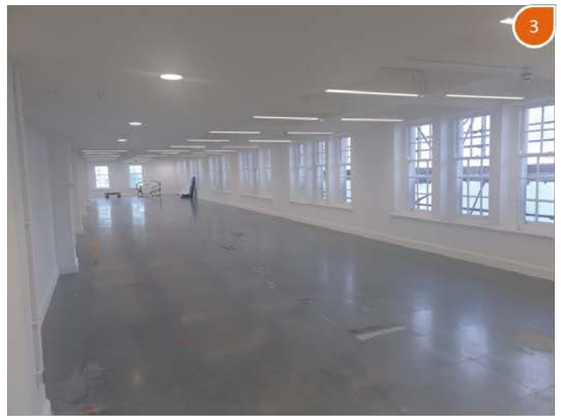
The primary distinction between Levels 7 and 8 focuses on the approach to the internal floor coverings. On Level 7, a raised access floor (RAF) system is installed throughout the entire floorplate, providing accessible service voids for building systems. In contrast, Level 8 features a designated parquet flooring zone, introducing a different spatial and material character.

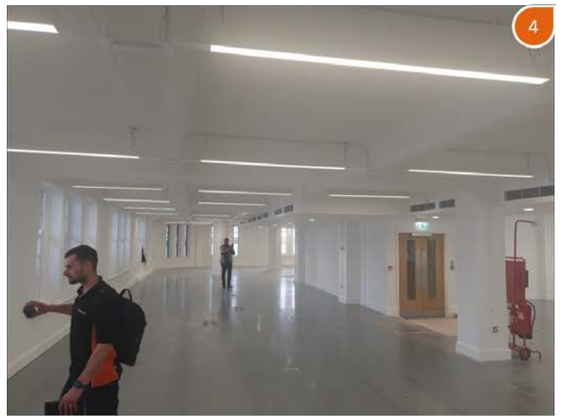
On Level 8, approximately 50% of the floor area also falls outside the scope of the current works as part of this proposed tenant-fit out. The specific extent of the proposed interventions is delineated by a red boundary line on the accompanying plans.

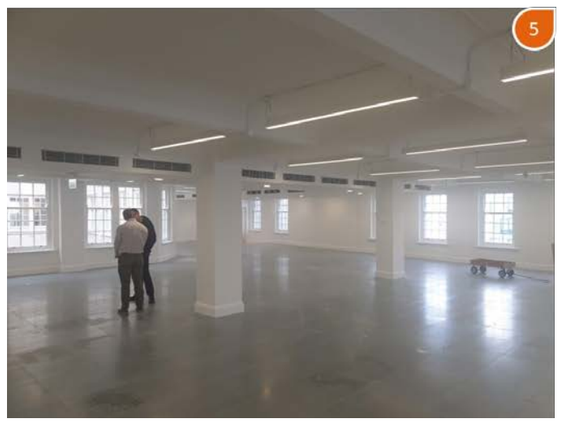












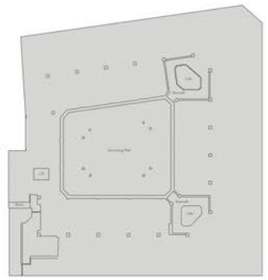


2 - SCOPE OF APPLICATION

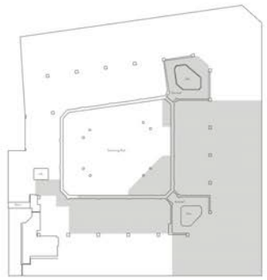
2.1 - SCOPING PLANS

The adjacent plan diagrams illustrate the overview of the whole building and define the proposed scope of the refurbishment works that form part of this application, specific to Levels 7 and 8. The scope of works comprises the entire Level 7 and 50% of Level 8 (denoted within the red line area demarcations).

BASEMENT



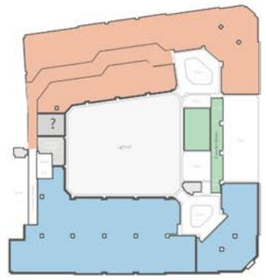
BASEMENT MEZZANINE



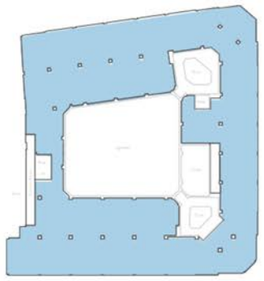
GROUND FLOOR



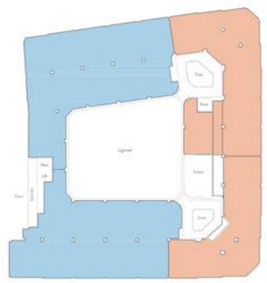
1ST FLOOR



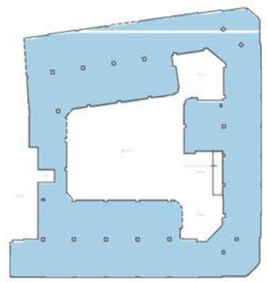
2ND FLOOR



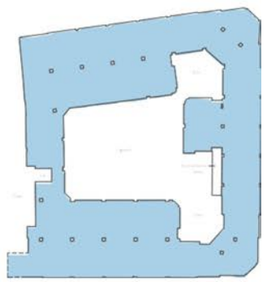
3RD FLOOR



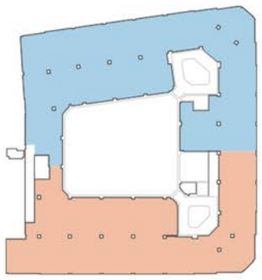
4TH FLOOR



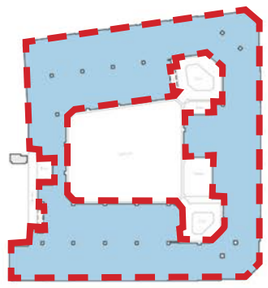
5TH FLOOR



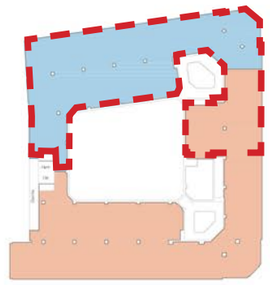
6TH FLOOR



7TH FLOOR



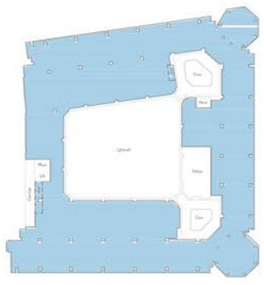
8TH FLOOR



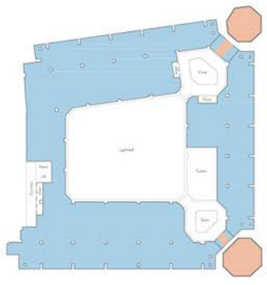
9TH FLOOR



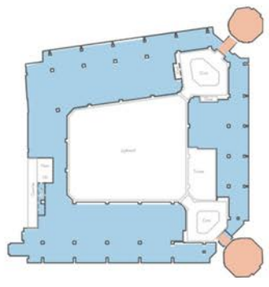
10TH FLOOR



11TH FLOOR



12TH FLOOR



13TH FLOOR



PROPOSED SCOPE

OUT OF SCOPE

TYPE A/B
- REFURBISHED TIMBER PARQUET

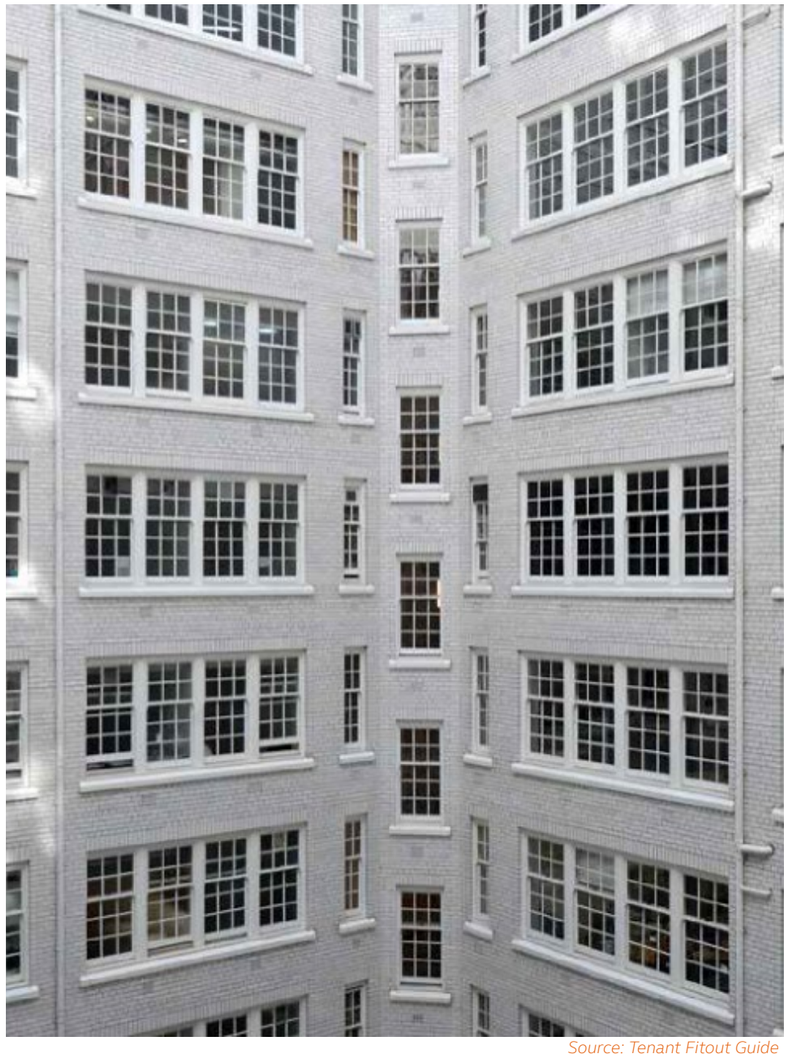
TYPE C - NEW RAF (Raised Access Floor) OVER EXISTING PARQUET

OTHER FINISH



3 - OFFICE FLOORS

3.1 - CONSERVATION AND PRESERVATION OF HISTORIC CHARACTER



Source: Tenant Fitout Guide

SASH WINDOWS TO LIGHTWELL AND OUTER FACADE

All external building fabric elements are retained and the scheme design supports the opportunity for the floors to benefit from natural light from each elevation.



Source: Tenant Fitout Guide

CEILING COFFERS

The celing coffer grid runs almost uninterrupted throughout the building and is a dominant feature on Levels 7 and 8, where it is exposed in its original form as much as possible.



Source: Tenant Fitout Guide

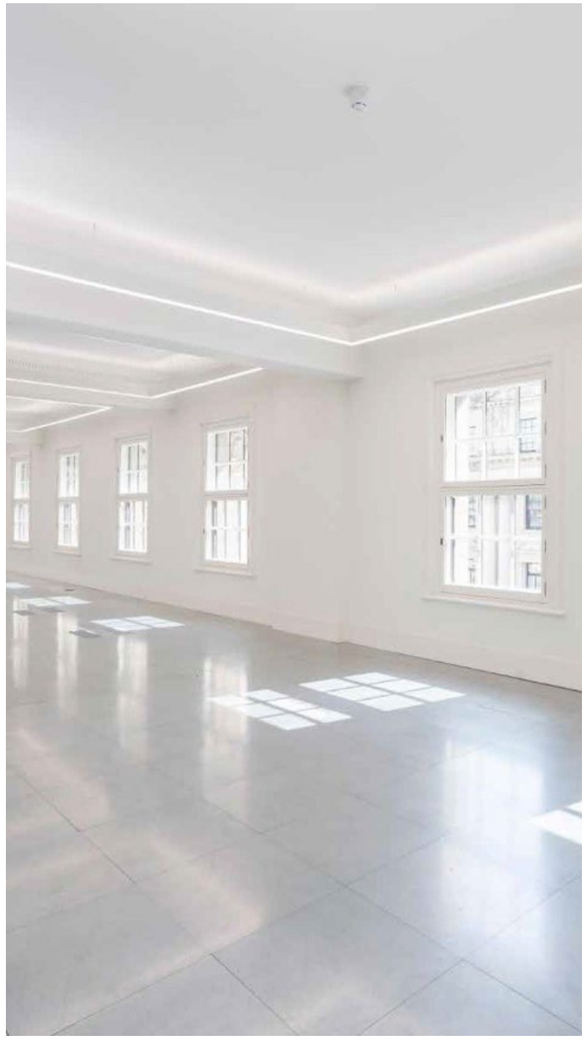
PARQUET TIMBER FLOORING

The building originally had a parquet floor throughout and in some areas this has been restored. In some instances through some neglected renovations in the history of the building, there are also areas where the parquet flooring is missing or in very poor condition. As part of this scheme the only area where there is existing parquet retained following the Landlord fit-out , is on Level 8. Therefore preservation of this area of parquet flooring is included within the scope of works for this scheme and LBC application.

3.2 - LOOK & FEEL

Cat-A Landlord Fit-Out

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



Source: Tenant Fitout Guide











Source: Tenant Fitout Guide





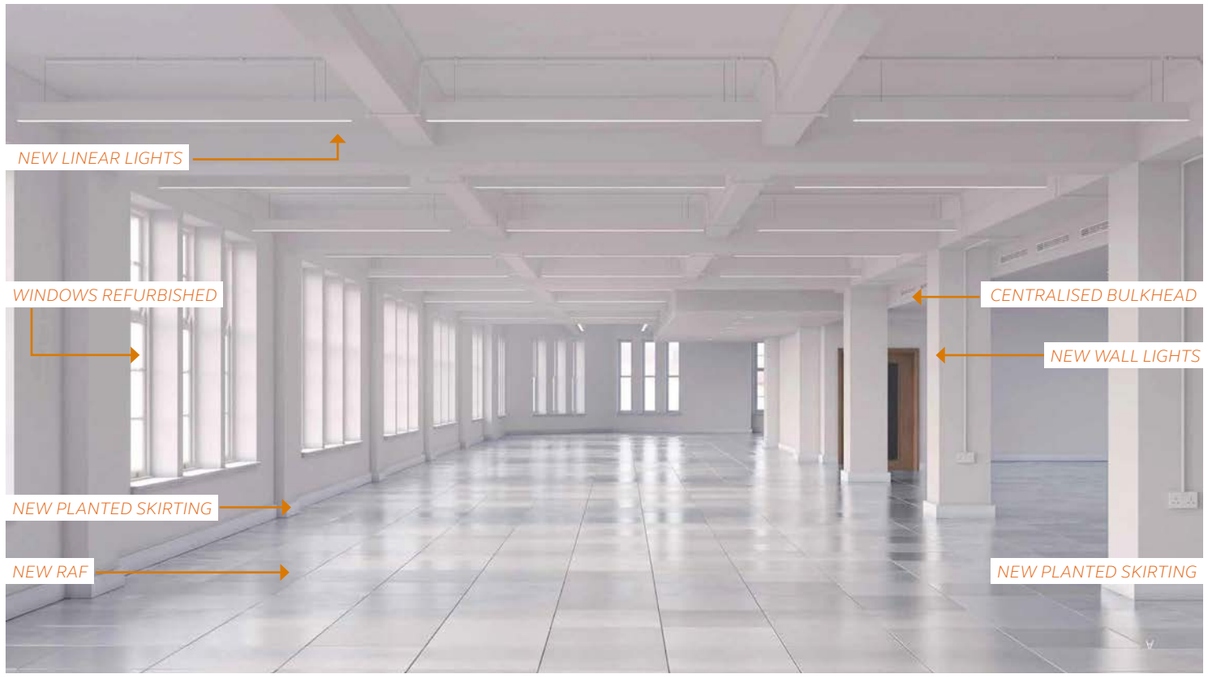




3.3 - OFFICE CAT-A VISUAL



Source: Tenant Fitout Guide



Source: Tenant Fitout Guide

3.4 - PROPOSED OFFICE CAT-B



Example Level 7 Cat B Fit-Out

4 - FLOORING

4.1 - PROPOSED FLOORING TYPES

Following the Landlord's Cat-A refurbishment project, there are 3 different flooring strategies that are proposed for the office areas throughout the building - in summary:



Source: Tenant Fitout Guide

RECLAIMED PARQUET FLOORING

Refinished and made good where required.



Source: Tenant Fitout Guide

REPLACEMENT OF PARQUET FLOORING

Refinished and made good where required, including installation of heritage appropriate parquet flooring to damaged or timber absent areas.



Source: Tenant Fitout Guide

RAISED ACCESS FLOOR SYSTEM

Raised Access System (RAF) flooring over existing parquet/ damaged areas, ready for installation of new floor coverings.

4.2 - FLOORING STRATEGY

Following the Sunlight House **Tenant Fitout Guide** , the tenant may choose two approaches:



Source: Tenant Fitout Guide

EXPOSED EXISTING PARQUET

- Original parquet flooring to be retained in situ, refurbished and fully protected
- All services to run through the perimeter trunking or high level
- Any new skirting to match existing decorative skirting



Source: Tenant Fitout Guide

RAISED ACCESS FLOOR (RAF)

- Any new floor finish to be laid on top of the RAF
- 75mm service void under the RAF
- Any new skirting to match existing decorative skirting

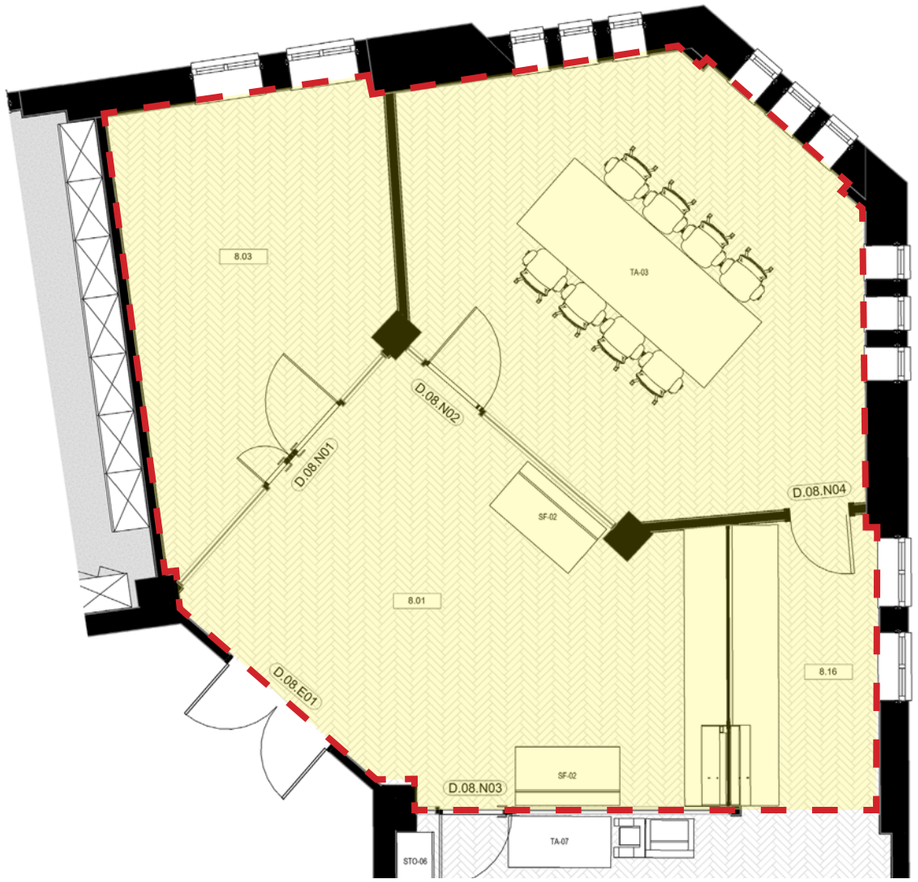
4.3 - FLOORING STRATEGY - LEVEL 8 RECEPTION

If the original parquet is in good state of condition and conservation, the approach will follow the next points, in line with the principles of the Tenant Fit-Out Guide:

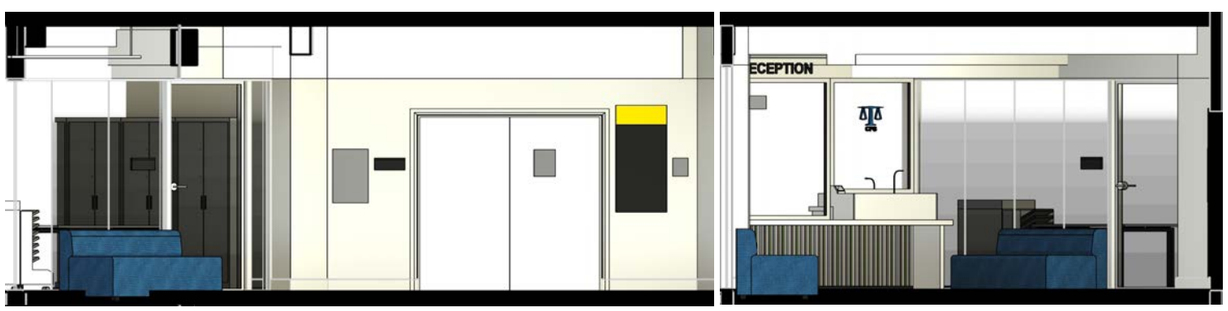
- Original parquet flooring to be retained in situ, refurbished and fully protected
- No harmful works to the parquet to be carried out
- All services to run through the perimeter trunking or at high level
- Any new skirting to match the profile of the existing decorative skirting

RECEPTION AREA AXONOMETRIC VIEW (NOT TO SCALE)

Reception Area.



RECEPTION AREA PLAN VIEW (NOT TO SCALE)



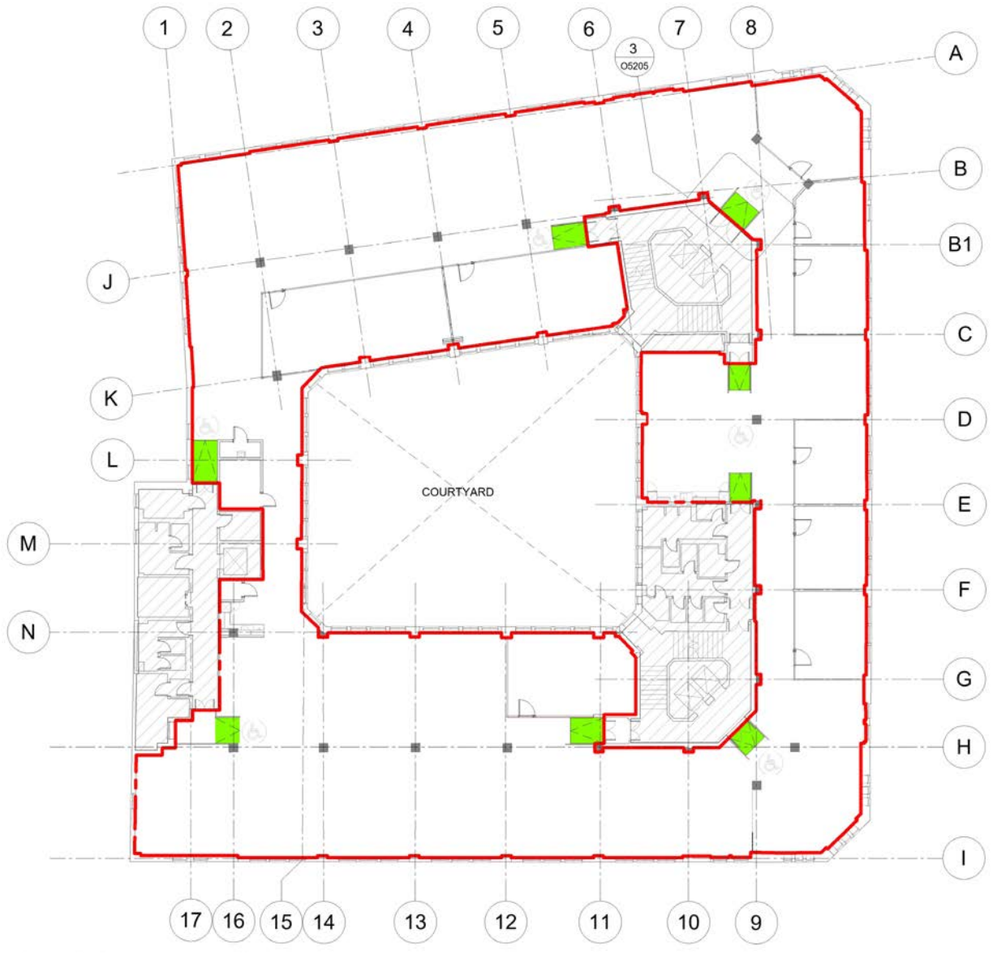
RECEPTION AREA ELEVATION (NOT TO SCALE)

4.4 -RAMPED ACCESS TO THE RAF

Where raised access flooring is implemented, a finished floor level differential of 100mm will occur between the building core and adjacent office areas.

To address this transition, two ramp typologies are proposed:

- Ramps with a 1:21 gradient—This slope is classified as ‘level’ under Building Control regulations and thus does not necessitate the installation of handrails.
- Ramps with a 1:15 gradient—This steeper slope, while still compliant, is required by Building Control to be fitted with handrails. The provision of handrails enhances user safety and accessibility within the office environment.(Balustrades / handrails to the newer steeper ramps.)



LEVEL 7 (NOT TO SCALE)



LEVEL 8 (NOT TO SCALE)

5 - CEILING & LIGHTING

5.1 - CEILING

ORIGINAL CEILING

As part of the CAT A refurbishment all the original ceilings, cornices and downstand beams are to be exposed and preserved where possible.

SERVICES

As part of the CAT A refurbishment all services within the building have been updated and are routed through the central bulkhead.

TENANT FIT-OUT WORKS

In following the principles of the Tenant Fit-out Guide, any works to the ceiling should not harm the existing cornice mouldings and down stand beams.

The Tenant fit-out guide states that suspended ceiling systems are not permitted, therefore our project does not include any suspended ceilings.

PROPOSED CEILING ALTERATIONS

All existing coffers are retained and exposed
Central bulkhead to house MEP services with grills on the side to allow air to access the workspaces. Some adjustments will be made to accommodate the proposed layouts for Levels 7 and part 8, within the scope of work-spaces.



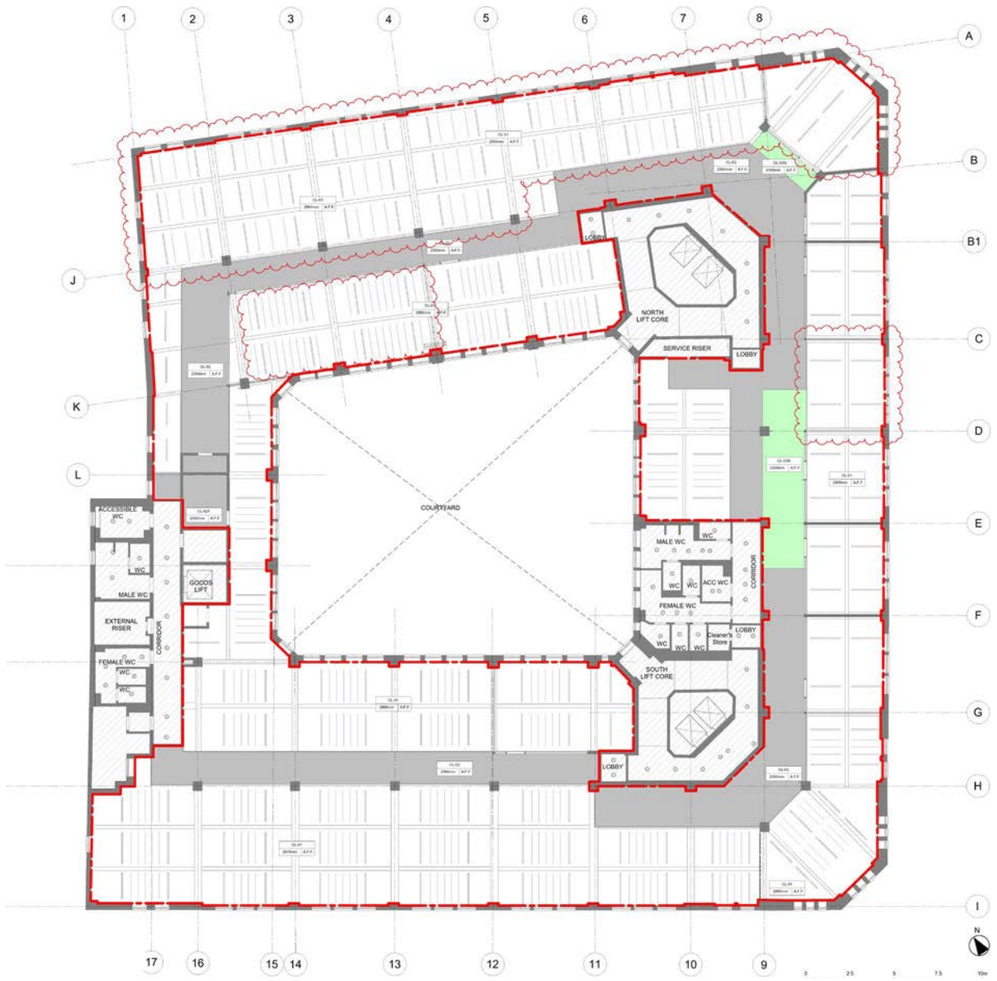
Existing coffered ceiling on Level 7



Existing coffered ceiling on Level 8

5.2 - CEILING BULKHEAD EXTENSIONS

LBC Revision 02 Notes:
Cloud above shows updates in rooms 7.20 and 7.22, Open-plan office, 8.02, 8.05, and 8.15 were updated to comply with acoustic reverberation requirements.



EXISTING CEILING ELEMENTS:

CL-01 Existing Plasterboard Ceiling

CL-02 Existing Bulkhead to be dismantled (where required for MEP access), to be reinstated to match existing

Existing Drop Troffer Light

PROPOSED CEILING ELEMENTS:

CL-02N Proposed Ceiling Bulkhead Extension

CL-02F Proposed Ceiling Bulkhead FR

Autex Frontier Acoustic Ceiling Baffle (White)

LEVEL 7 (NOT TO SCALE)



LEVEL 8 (NOT TO SCALE)

5.3 - LIGHTING

PROPOSED LIGHTING

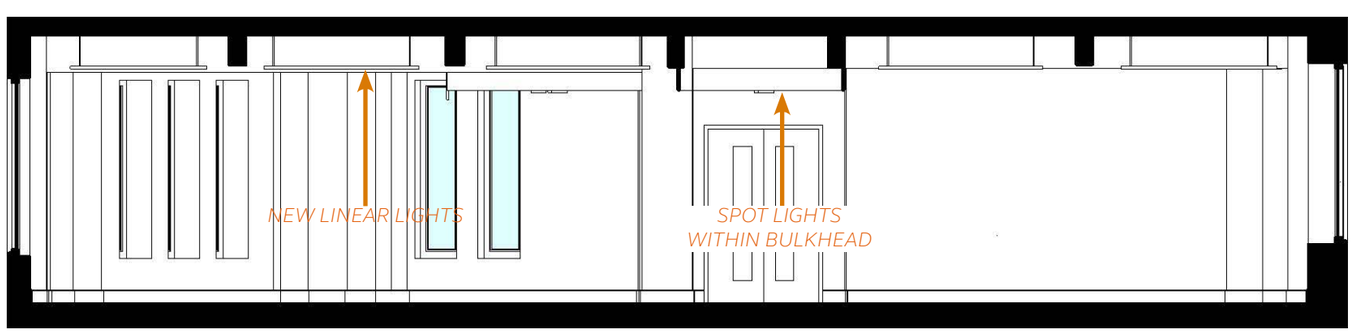
The Cat A refurbishment which achieved practical completion in 2025, included provision for new lighting throughout.

This project retains the vast majority of the linear lights in the main office spaces. Due to the mechanical works and alterations to the ceiling bulkhead some of the recessed downlights will be replaced, with new fittings matching existing fittings.

LBC Revision 02 Notes:
CLoud above shows updates in rooms 7.20 and 7.22, Open-plan office, 8.02, 8.05, and 8.15 were updated to comply with acoustic reverberation requirements.



LEVEL 8 - CEILING PLAN (not to scale)



TYPICAL SECTION LEVEL 7 AND 8 (not to scale)

EXISTING CEILING ELEMENTS:

CL-01	Existing Plasterboard Ceiling
CL-02	Existing Bulkhead to be dismantled (where required for MEP access), to be reinstated to match existing
	Existing Drop Troffer Light

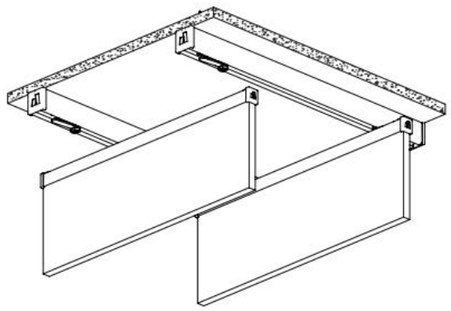
5.4 - ACOUSTICS

PROPOSED ACOUSTIC BAFFLES

Acoustic Features: Suspended mineral baffle elements are installed in parallel alignment with the linear luminaires, ensuring a cohesive visual arrangement while contributing to both acoustic performance and aesthetic quality.

2. DIRECT FIXED TO RAILS

SEE PAGE 3



Frontier™ Acoustic Fins

Elegant and refined, Frontier Acoustic Fins offer excellent acoustic absorption with sleek, gentle form—at once a design feature and a functional necessity. Lightweight and semi-rigid, Fins are available in five standard designs with 12 mm and 24 mm thicknesses.



PROPOSED ACOUSTIC ELEMENT

	Autex Frontier Acoustic Ceiling Baffle (White)
CL-01	Plasterboard Ceiling
CL-02	Central Bulkhead Ceiling

LBC Revision 02 Notes:
Cloud above shows updates in rooms 7.20 and 7.22, Open-plan office, 8.02, 8.05, and 8.15 were updated to comply with acoustic reverberation requirements.



LEVEL 8 - CEILING PLAN (not to scale)

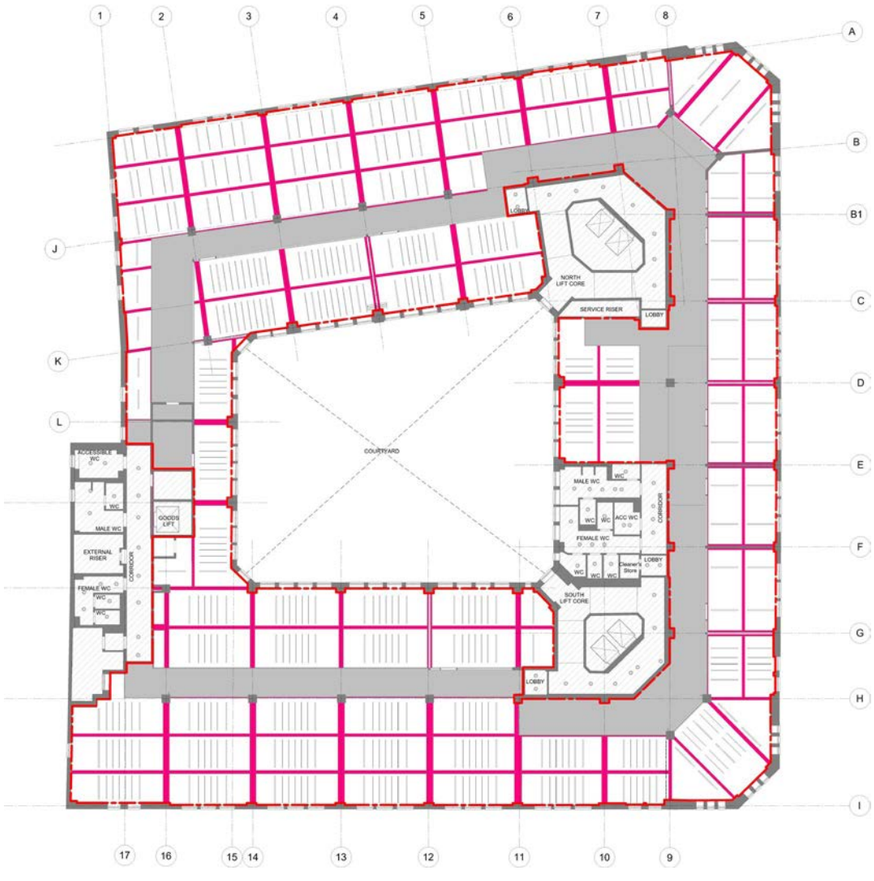


TYPICAL SECTION LEVEL 7 AND 8 (not to scale)

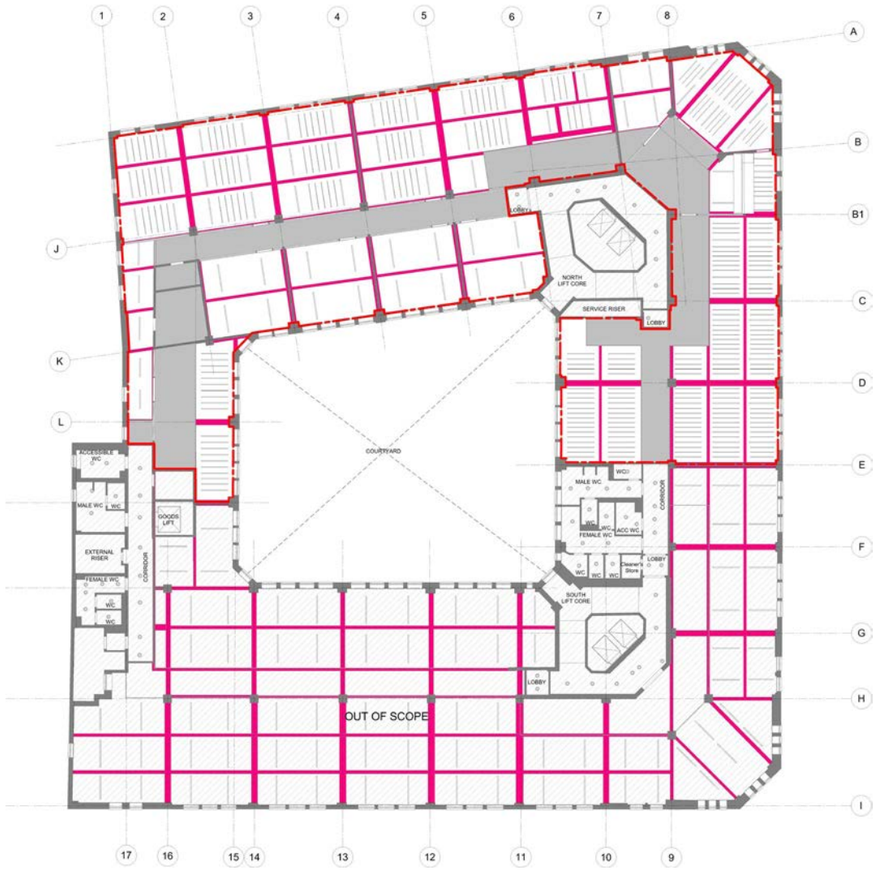
5.5 - PERIMETER SERVICES APPROACH

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.

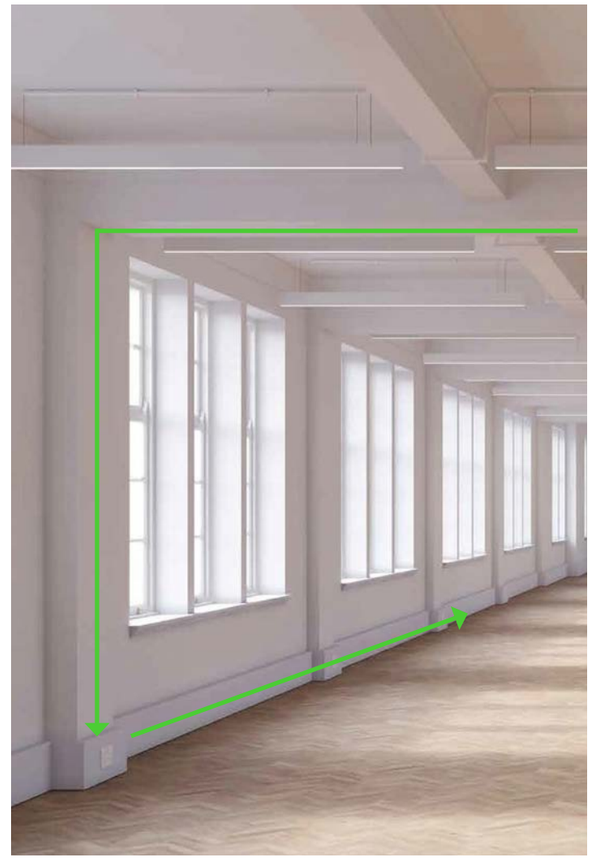
Solid cable conduits, mirroring the Cat A fit out will lead from the central bulkhead along the underside of the coffer before dropping down the column to the perimeter power supply.



LEVEL 7 CEILING PLAN (NOT TO SCALE)



LEVEL 8 CEILING PLAN (NOT TO SCALE)



Reference from Tenant Fit-Out Guide for areas with parquet flooring (Level 8 only)

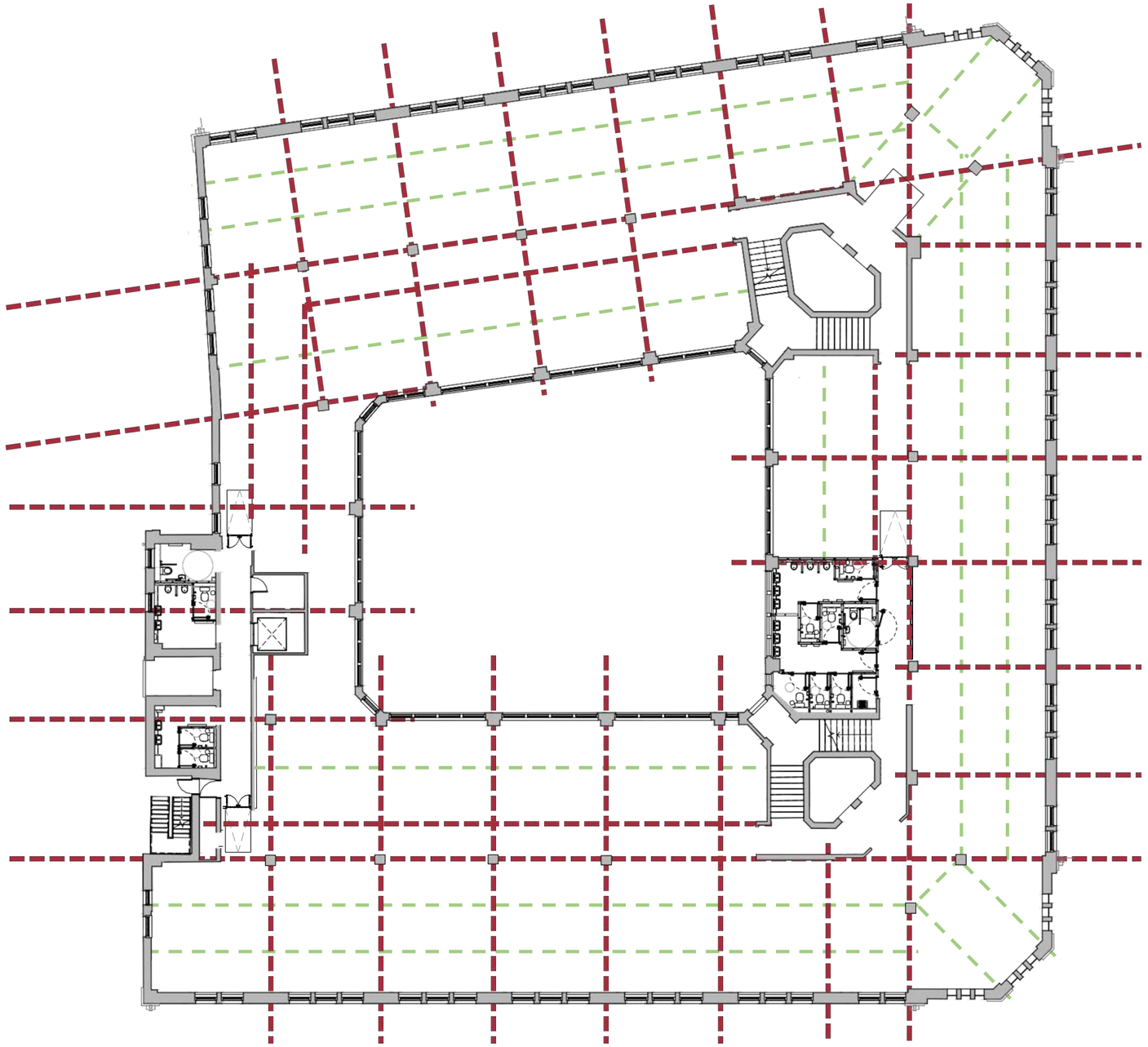
6 - INTERNAL PARTITIONS

6.1 -INTERNAL DIVISION PRINCIPLES

All new proposed partition walls have been designed to align centrally to the existing downstand beams where possible. The diagram on this page shows the principles for the internal grid, as referenced within the Sunlight House Tenant Fit-out Guide.

PRIMARY DIVIDING GUIDELINES

SECONDARY DIVIDING GUIDELINES



TYPICAL FLOOR PLAN (NOT TO SCALE)
SOURCE: TENANT FIT-OUT GUIDE

6.2 - LEVEL 07 - HERITAGE DESIGN CONSTRAINTS

CEILING PROFILE AND FINISHES

All original ceilings, cornices and downstand beams should be exposed and preserved as per the refurbishment and CAT-A fit-out by the Landlord, where possible. All built installations will be required to be sympathetic to the existing fabric and aesthetic.

Acoustic panels – where these are ceiling mounted, the design intent retain the cellular bays of the downstand beams and coffers still visible and legible on the floorplate, with respect to scale and profile (i.e. reducing the size so they do not extend too far down from the ceiling level and keeping the original ceiling form visible).

WALL FINISHES

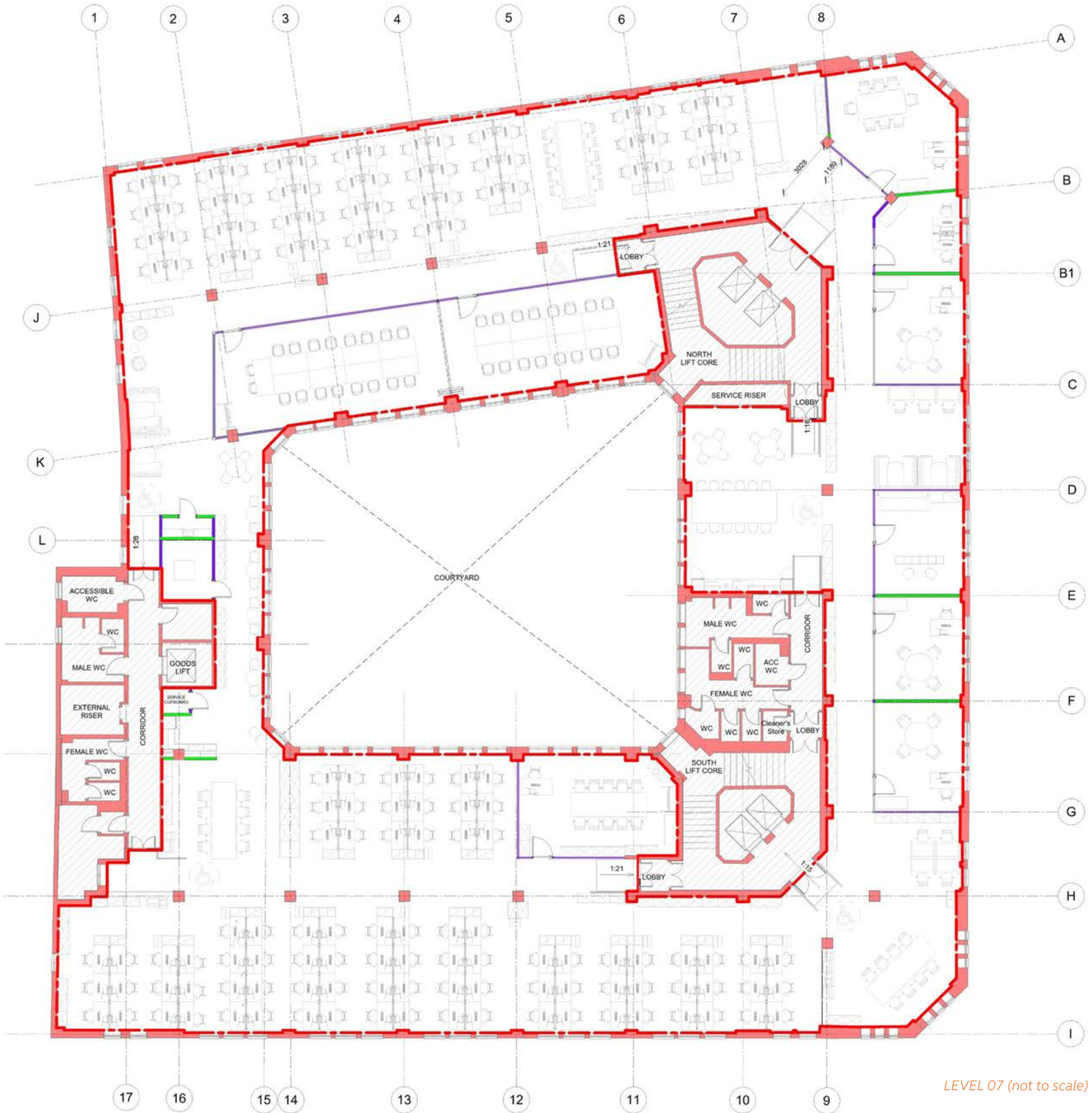
- All original finishes should generally be retained.
- New Walls Finishes Parallel to the façade must match with the existing , where not glazed.
- New Walls Finishes perpendicular to the façade can be customized, to align with the wider Fit Out Programme Look and Feel principles.

WALL TYPES

- New Parallel Walls - Partitions parallel to the façade incorporate glazing as far as possible to allow visibility of the fenestration and into the office space, so that original fabric is visible.
- New Perpendicular Walls – mix of solid and glazed partitions, mainly centred on the existing downstand beams and grid of the floorplate, allowing some sub-division but leaving the ceiling coffers features and original grid layout legible.

FLOOR FINISHES

- All original finishes should generally be retained – for example, the restored parquet on Level 8 within Refresh Area and Office.
- For the remainer of the floor finishes and coverings, the wider Fit Out Programme Look and Feel principles will be applied.



LEVEL 07 (not to scale)

6.3 - LEVEL 08 - HERITAGE DESIGN CONSTRAINTS

CEILING PROFILE AND FINISHES

All original ceilings, cornices and downstand beams should be exposed and preserved as per the refurbishment and CAT-A fit-out by the Landlord, where possible. All built installations will be required to be sympathetic to the existing fabric and aesthetic.

Acoustic panels – where these are ceiling mounted, the design intent retain the cellular bays of the downstand beams and coffers still visible and legible on the floorplate, with respect to scale and profile (i.e. reducing the size so they do not extend too far down from the ceiling level and keeping the original ceiling form visible)

WALL FINISHES

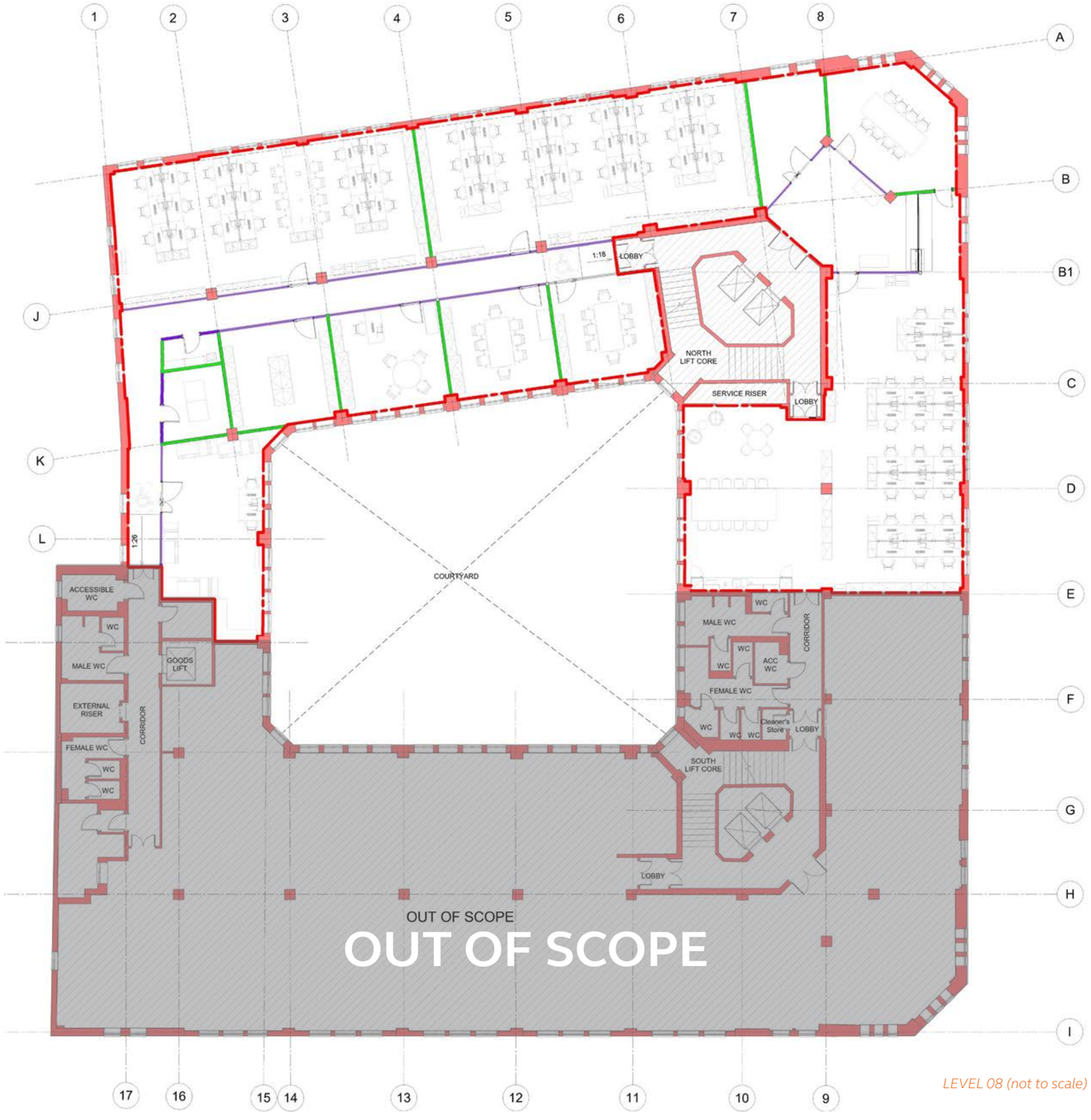
- All original finishes should generally be retained.
- New Walls Finishes Parallel to the façade must match with the existing , where not glazed.
- New Walls Finishes perpendicular to the façade can be customized, to align with the wider Fit Out Programme Look and Feel principles.

WALL TYPES

- New Parallel Walls - Partitions parallel to the façade incorporate glazing as far as possible to allow visibility of the fenestration and into the office space, so that original fabric is visible.
- New Perpendicular Walls – mix of solid and glazed partitions, mainly centred on the existing downstand beams and grid of the floorplate, allowing some sub-division but leaving the ceiling coffers features and original grid layout legible.

FLOOR FINISHES

- All original finishes should generally be retained – for example, the restored parquet on Level 8 within Refresh Area and Office.
- For the remainer of the floor finishes and coverings, the wider Fit Out Programme Look and Feel principles will be applied.



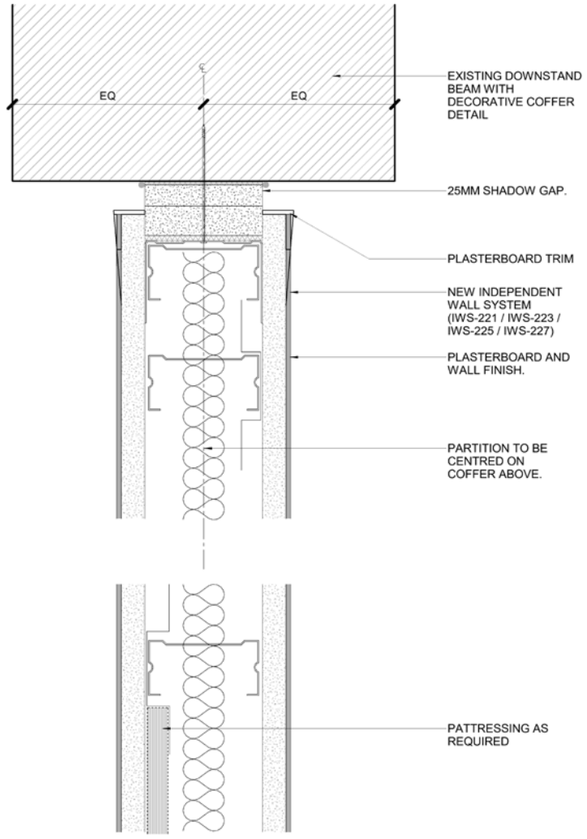
LEVEL 08 (not to scale)

6.4 - STRATEGY

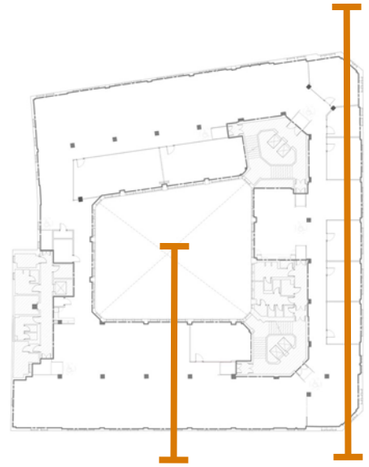
PARTITION STRATEGY PRINCIPLES

Alongside the subdivision strategy, a number of tenant fitout principles are sought. These principles are aligned with the 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.

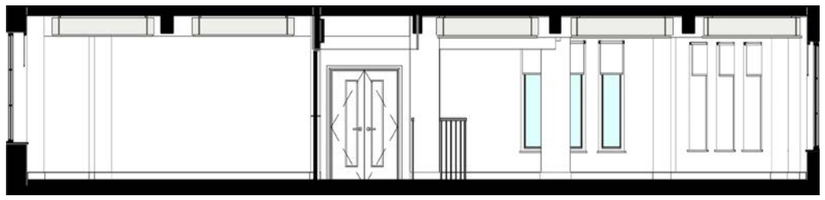
A shadow gap 25mm recessed joint is detailed between the wall/ceiling surfaces, creating a dark, clean line, showing elements appearing to “float” and separate to the existing building fabric - providing a minimalist aesthetic.



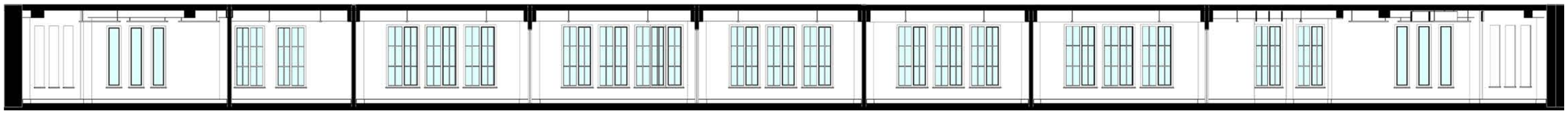
PLASTERBOARD WALL MEETING EXISTING COFFER - SECTION SHOWING SHADOW GAP (not to scale)



KEYPLAN LEVEL 07

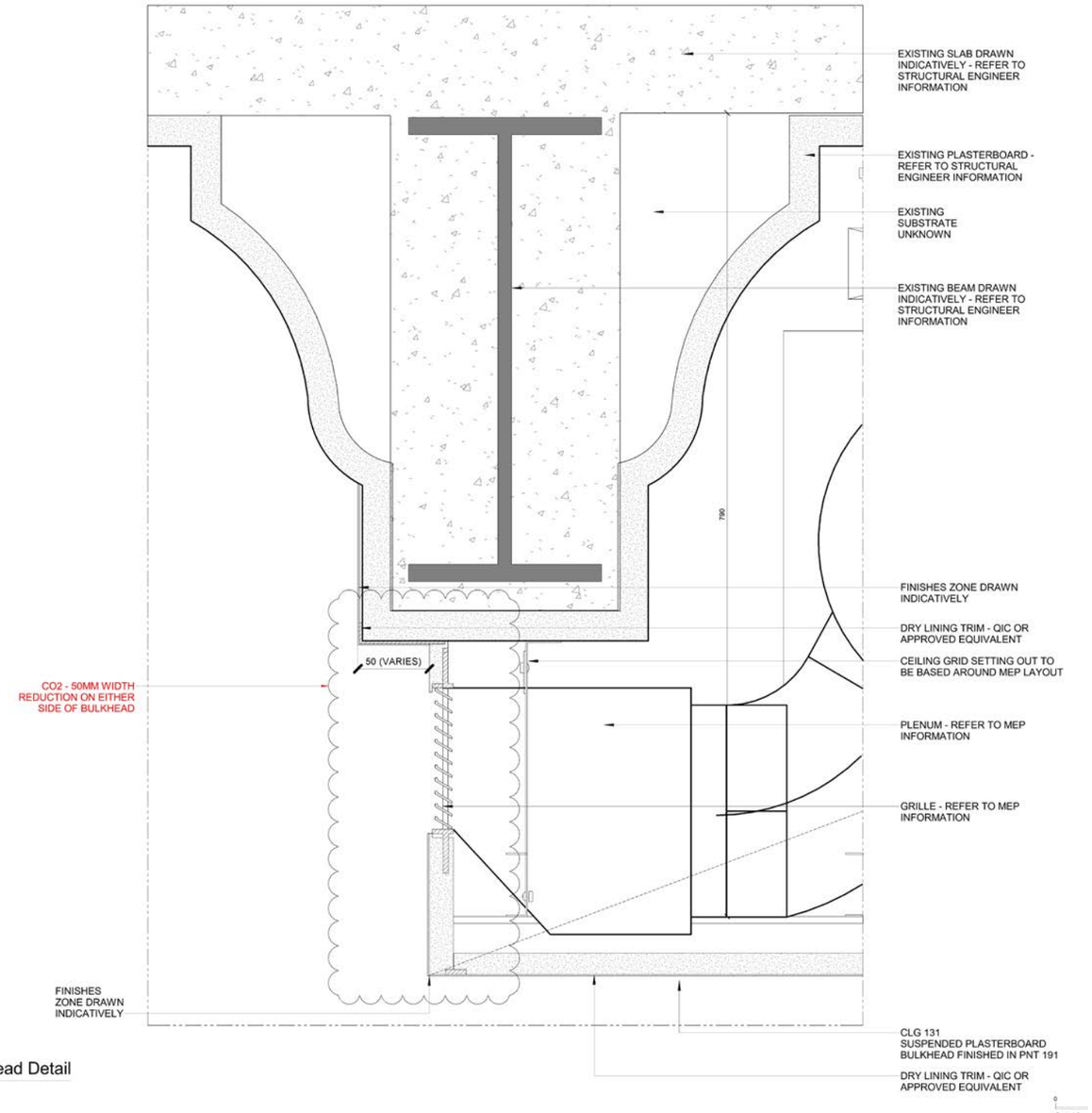


TYPICAL CROSS SECTION 1 (not to scale)



TYPICAL CROSS SECTION 2 (not to scale)

6.5 - DETAIL



1 Bulkhead Detail
1 : 2

7 - LEVEL 07

7.1 - LEVEL 7 - EXISTING PLAN

Following the Landlord Cat-A fit-out as part of the building refurbishment, the existing Level 7 floorplate is open-plan. New partitions will be required as part of the Tenant Cat-B fit-out scope of works.

The new tenant fit-out of this floor will align to the structural grid and design principles as set out in the Sunlight House Tenant Fit-Out Guide.



Existing Plan – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O1001 for full detail

LEGEND:

- Scope of Works Boundary
- Out of Scope
- Existing Wall
- Door
- D.XX.YZZ — Door Code
  - Door Number
  - Phase (Existing or Proposed)
  - Floor Level
  - Door

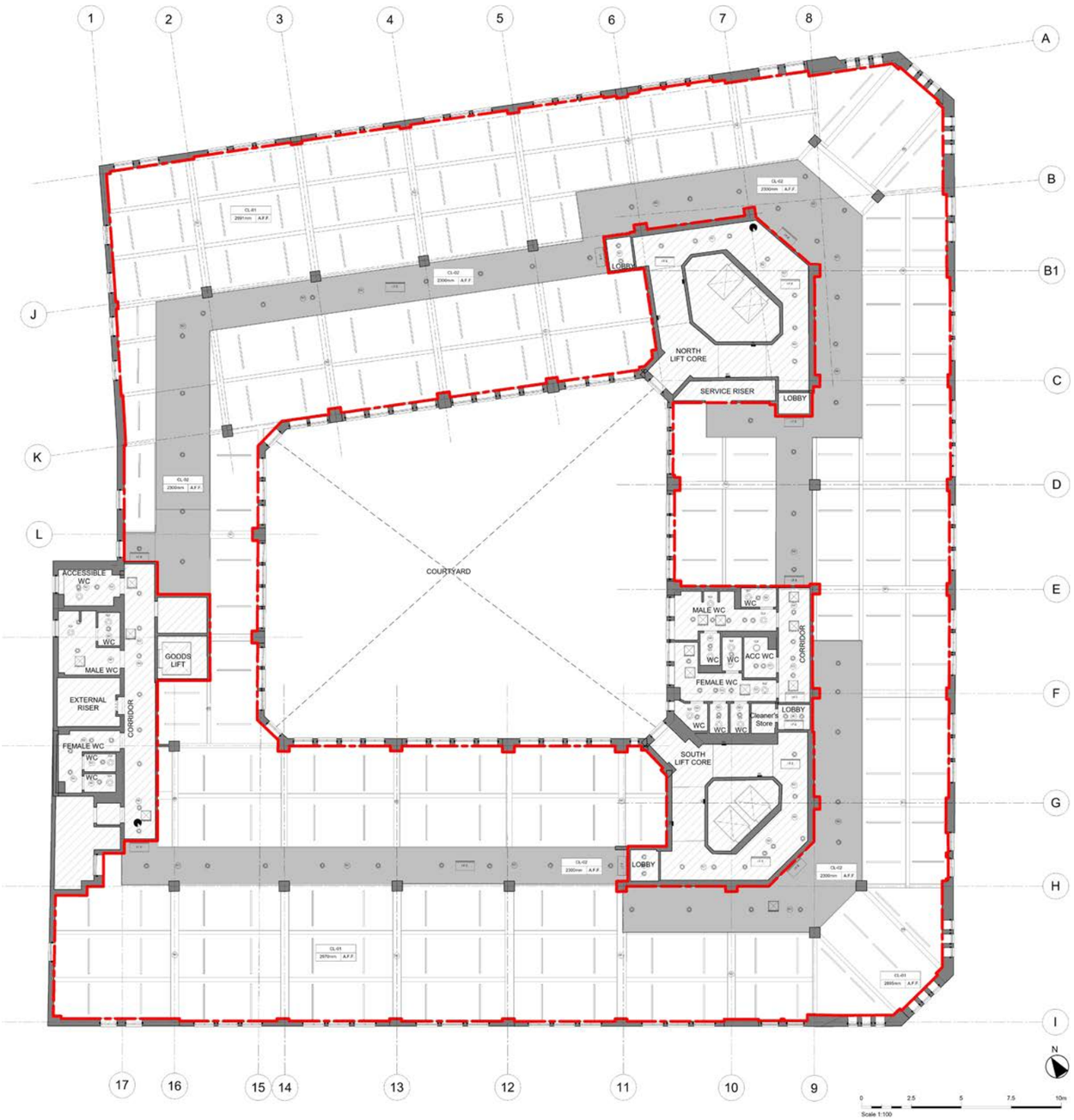
EXISTING FLOORING LEGEND:

- FE-01 Existing Parquet Floor
- FE-02 Existing Raised Access Floor (RAF)

7.2 - LEVEL 7 - EXISTING REFLECTED CEILING PLAN

Following the Landlord Cat-A fit-out as part of the building refurbishment, the existing ceiling on Level 7 is largely open plan, with a central services bulkhead, as shaded in grey on the adjacent plan. Some alterations to this will be required as part of the Tenant Cat-B fit-out scope of works.

The new tenant fit-out of this floor will align to the structural grid and design principles as set out in the Sunlight House Tenant Fit-Out Guide.



Existing Reflected Ceiling Plan – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O1011 for full detail

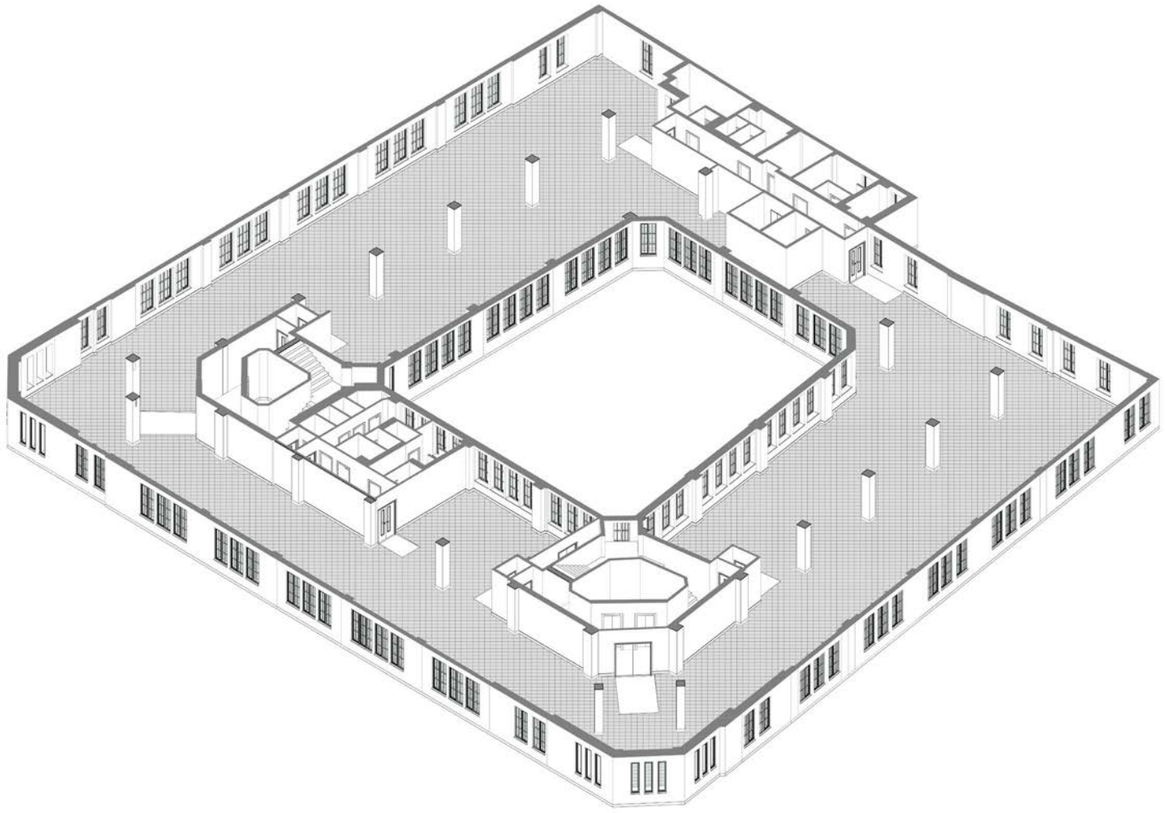
LEGEND:

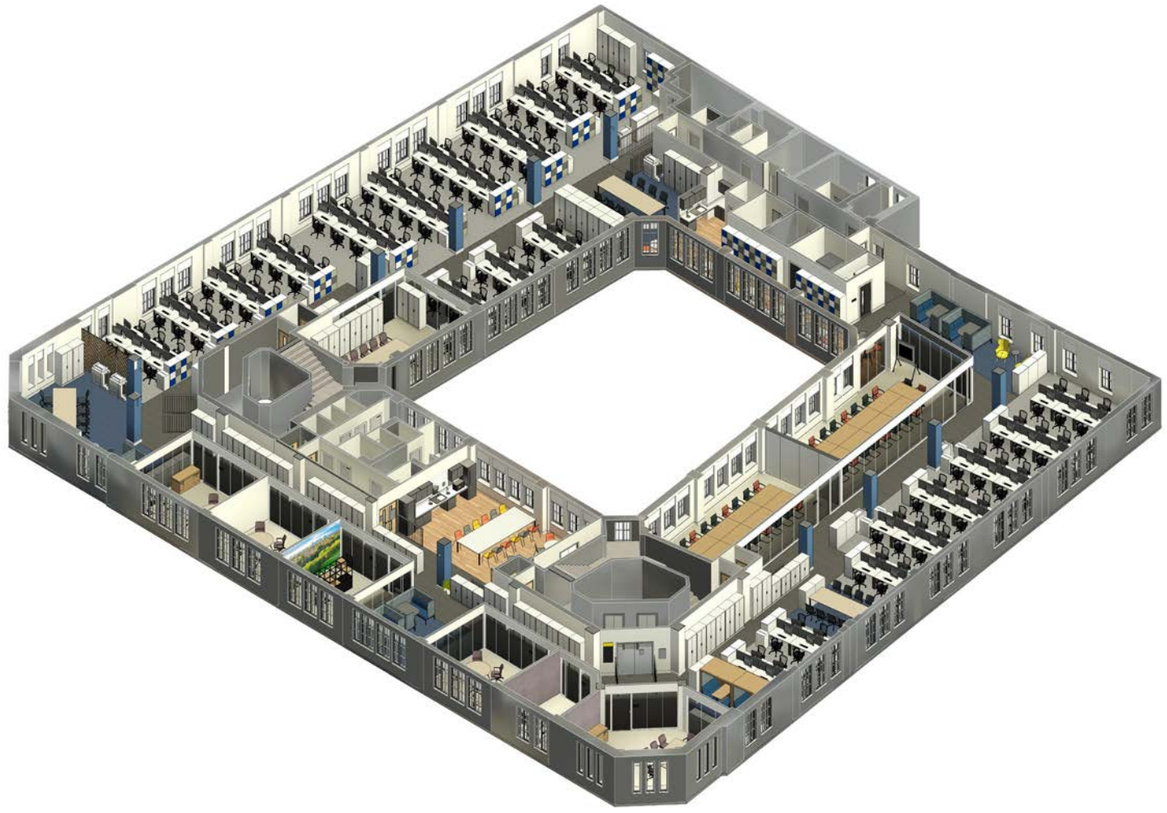
- Scope of Works Boundary
- Out of Scope
- Existing Wall
- CL-01 — Existing Plasterboard Ceiling
- CL-02 — Existing Central Bulkhead Ceiling

CEILING COMPONENTS LEGEND:

- ACCESS HATCH — Existing Access Panel
- Existing Drop Troffer Light
- Existing CCTV
- SD — Existing Smoke Detector
- I.F.E — Existing Illuminated Fire Exit Sign
- Existing Downlight
- TEF — Existing Toilet Exhaust Fan
- WL — Existing Wall Lighting

7.3 - LEVEL 7 - COMPARISON AXONOMETRIC VIEW



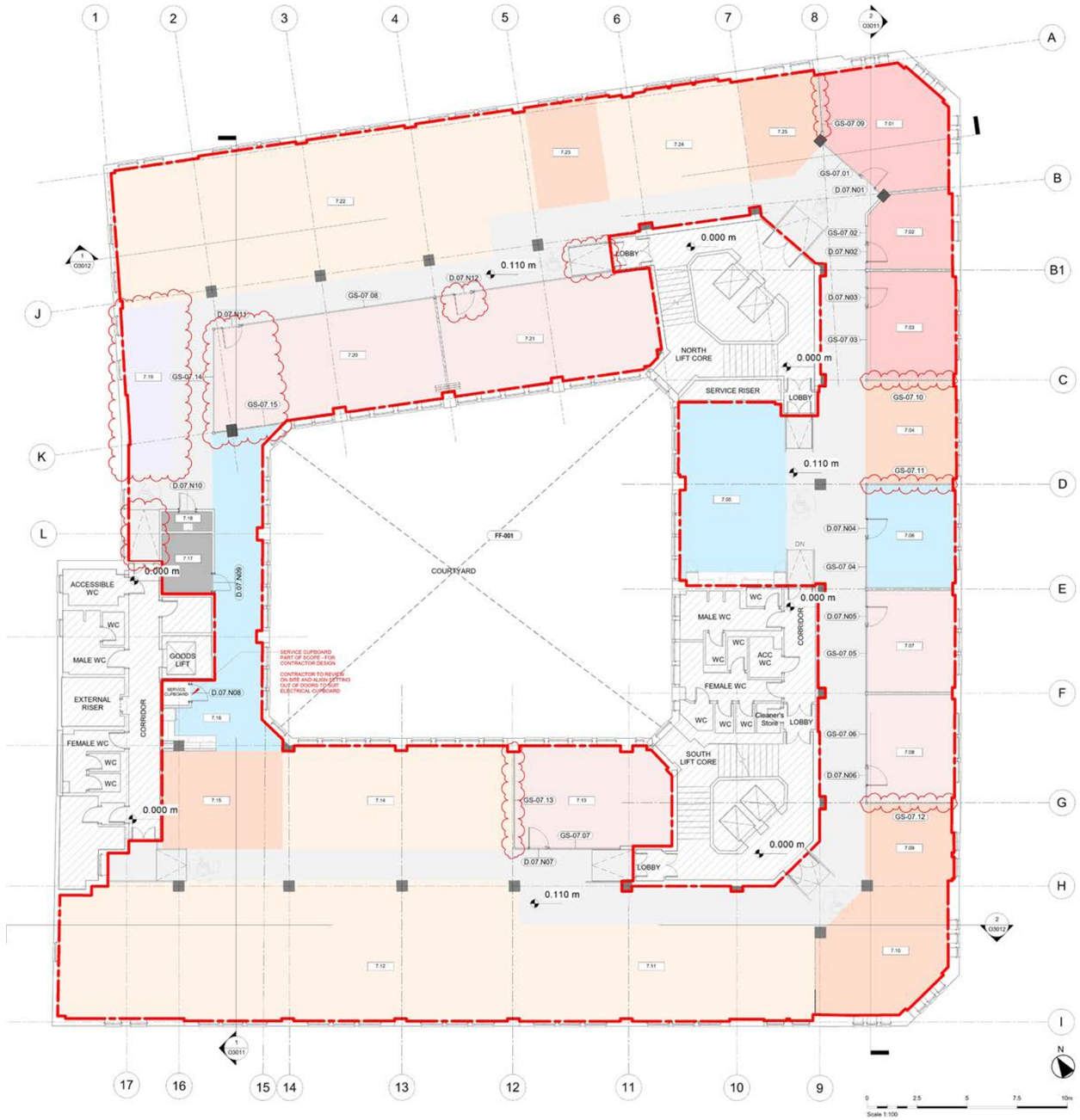


Existing Axonometric View – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O4001 for full detail

Proposed Axonometric View – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O4003 for full detail

7.4 - LEVEL 7 - PROPOSED GA PLAN

Level 7 - Sunlight House		
Number	Programme	Area
7.01	Offices	33 m²
7.02	Offices	16 m²
7.03	Offices	24 m²
7.04	Collaboration Area	23 m²
7.05	Amenity	49 m²
7.06	Amenity	23 m²
7.07	Meeting Rooms	22 m²
7.08	Meeting Rooms	24 m²
7.09	Collaboration Area	18 m²
7.10	Collaboration Area	37 m²
7.11	Open Plan Office Areas	71 m²
7.12	Open Plan Office Areas	158 m²
7.13	Meeting Rooms	39 m²
7.14	Open Plan Office Areas	59 m²
7.15	Collaboration Area	30 m²
7.16	Amenity	46 m²
7.17	MEP Services	7 m²
7.18	MEP Services	2 m²
7.19	Do Not Disturb Area	20 m²
7.20	Meeting Rooms	57 m²
7.21	Meeting Rooms	54 m²
7.22	Open Plan Office Areas	143 m²
7.23	Collaboration Area	19 m²
7.24	Open Plan Office Areas	37 m²
7.25	Collaboration Area	18 m²
7.26	Circulation	24 m²
7.27	Circulation	59 m²
7.28	Circulation	37 m²
7.29	Circulation	38 m²
7.30	Circulation	44 m²
7.31	Circulation	68 m²



Proposed General Arrangement – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O1201 for full detail

LEGEND:

- Out of Scope
- Scope of Works Boundary
- Existing Wall or Previous Phase
- Existing Glazed Partition Wall
- New Partition Wall
- New Glazed Partition Wall
- Door
- Movable Wall

D.XX.YZZ — **Door Code**
- Door Number
- Phase (Existing or Proposed)
- Floor Level
- Door

GS-XX.YY — **Glazed Partition Code**
- Partition Number
- Floor Level
- Glazed Partition Tag Code

7.5 - LEVEL 7 - PROPOSED FF&E PLAN

Level 7 - Sunlight House		
Number	Programme	Area
7.01	Offices	33 m²
7.02	Offices	16 m²
7.03	Offices	24 m²
7.04	Collaboration Area	23 m²
7.05	Amenity	49 m²
7.06	Amenity	23 m²
7.07	Meeting Rooms	22 m²
7.08	Meeting Rooms	24 m²
7.09	Collaboration Area	18 m²
7.10	Collaboration Area	37 m²
7.11	Open Plan Office Areas	71 m²
7.12	Open Plan Office Areas	158 m²
7.13	Meeting Rooms	39 m²
7.14	Open Plan Office Areas	59 m²
7.15	Collaboration Area	30 m²
7.16	Amenity	46 m²
7.17	MEP Services	7 m²
7.18	MEP Services	2 m²
7.19	Do Not Disturb Area	20 m²
7.20	Meeting Rooms	57 m²
7.21	Meeting Rooms	54 m²
7.22	Open Plan Office Areas	143 m²
7.23	Collaboration Area	19 m²
7.24	Open Plan Office Areas	37 m²
7.25	Collaboration Area	18 m²
7.26	Circulation	24 m²
7.27	Circulation	59 m²
7.28	Circulation	37 m²
7.29	Circulation	38 m²
7.30	Circulation	44 m²
7.31	Circulation	68 m²



LEGEND:

- Out of Scope
- Scope of Works Boundary
- Electrical Height Adjustable Desk

XX-00
- Furniture Number
- Furniture Code

NOTE 01:
All current furniture shown as placeholder (quantity and type), prior to coordination with the Furniture Supplier/Manufacturer.

NOTE 02:
Room layout under review. All the store and locker requirement match with the proposed.

NOTE 03:
Please refer to General Arrangement drawing for colour zoning.

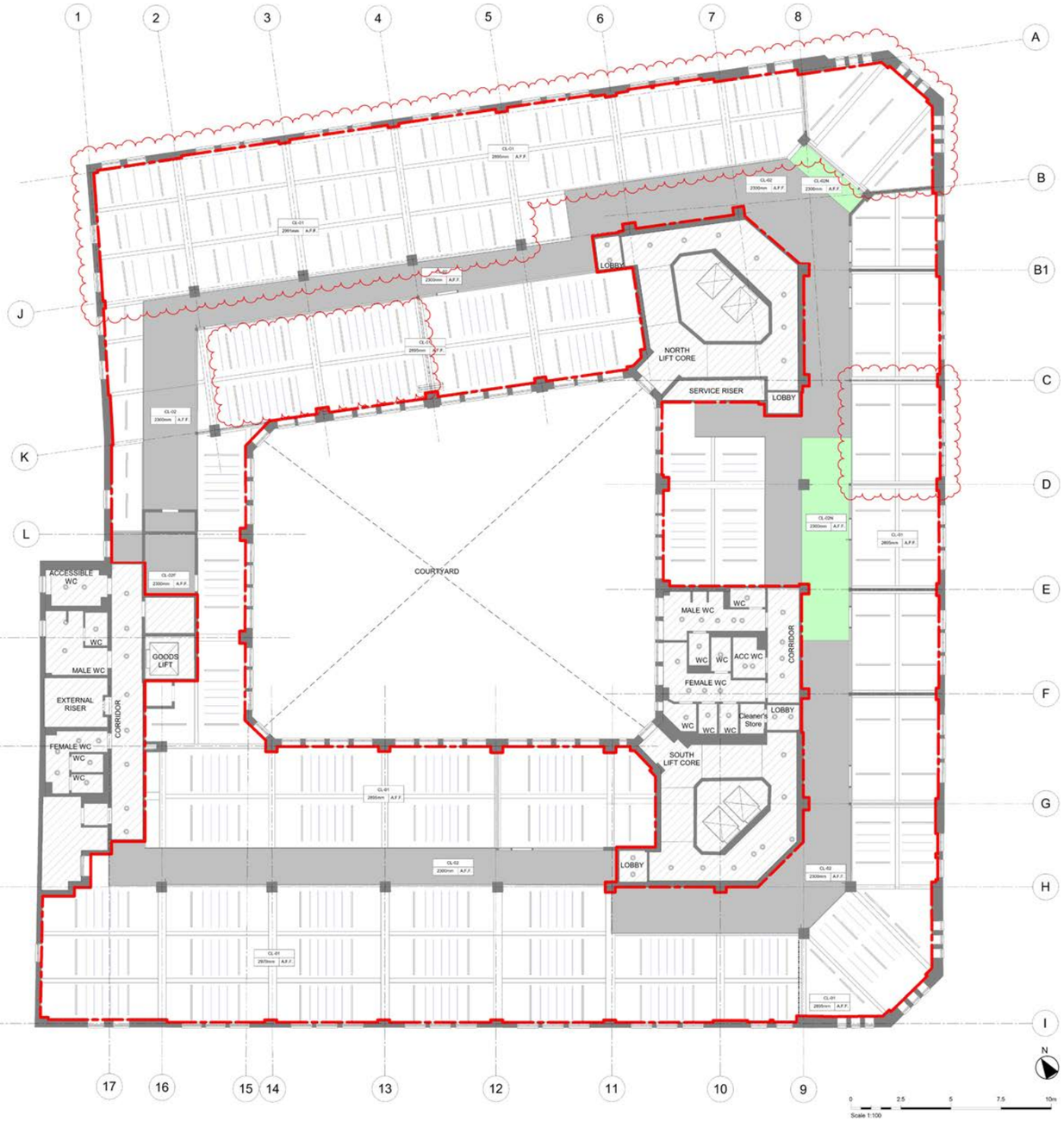
LBC Revision 02 Notes:
Cloud above shows updates including added furniture in room 7.19 and the relocation of some storage units and lockers to align with the updates from solid to glazed walls.

Proposed FF&E – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O1301 for full detail

7.6 - LEVEL 7 - PROPOSED REFLECTED CEILING PLAN

Acoustic Baffle (Total Level 7 and 8)	
Type	Count
Autex Frontier Tundra 1500x300x26	105
Autex Frontier Tundra 1700x300x26	270
Autex Frontier Tundra 1800x300x26	148

Grand total: 523



Proposed Reflected Ceiling Plan – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O1401 for full detail

LEGEND:

- Scope of Works Boundary
- Out of Scope
- Existing Wall
- Door

EXISTING CEILING ELEMENTS:

- CL-01 Existing Plasterboard Ceiling
- CL-02 Existing Bulkhead to be dismantled (where required for MEP access), to be reinstated to match existing
- Existing Drop Troffer Light

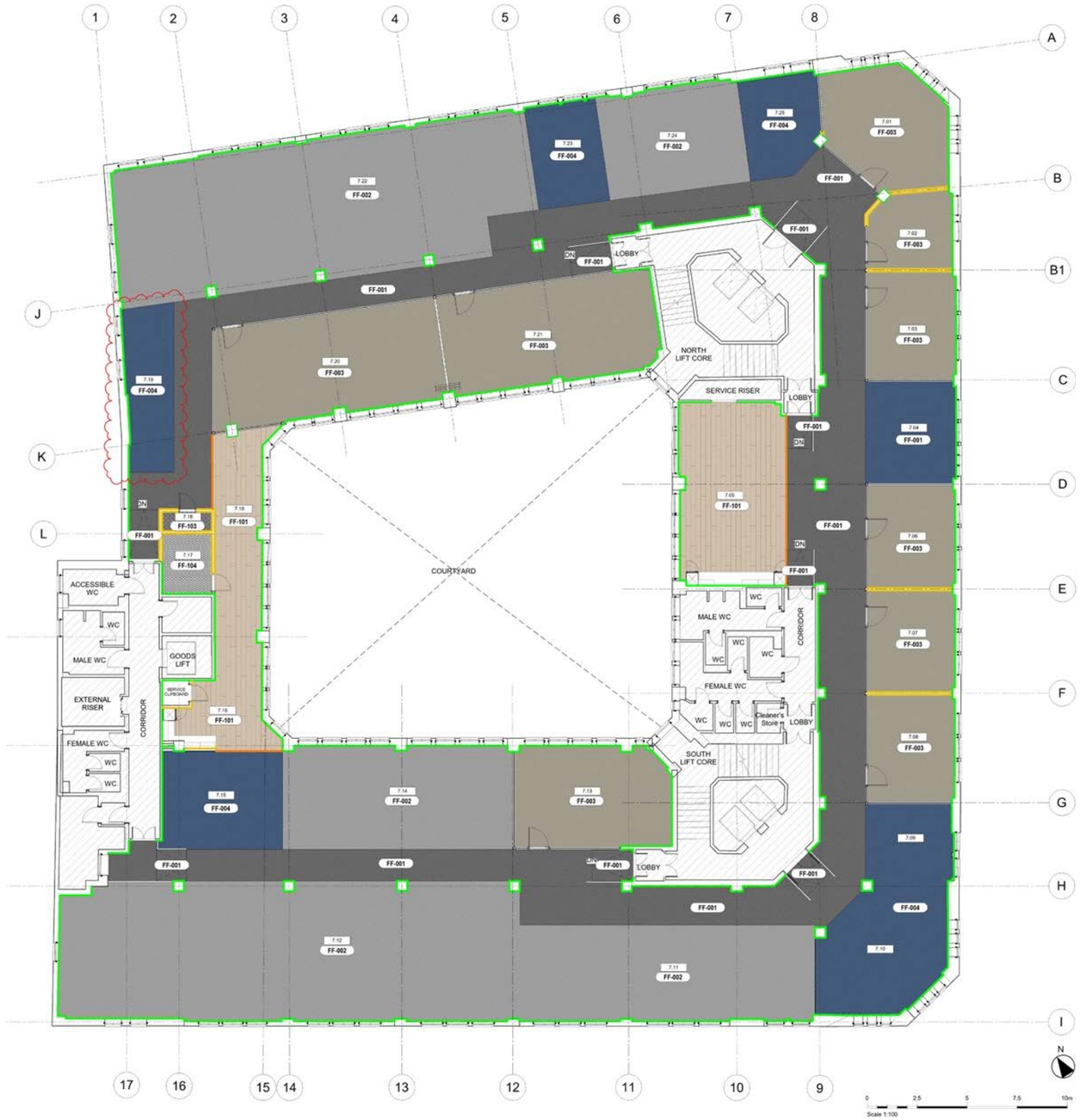
PROPOSED CEILING ELEMENTS:

- CL-02N Proposed Ceiling Bulkhead Extension
- CL-02F Proposed Ceiling Bulkhead FR
- Autex Frontier Acoustic Ceiling Baffle (White)

LBC Revision 02 Notes:
Cloud above shows updates in rooms 7.20 and 7.22, Open-plan office, 8.02, 8.05, and 8.15 were updated to comply with acoustic reverberation requirements.

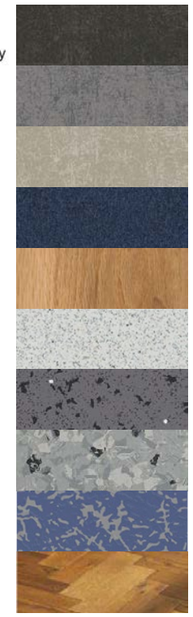
7.7 - LEVEL 7 - PROPOSED FLOOR FINISHES PLAN

Level 7 - Sunlight House		
Number	Programme	Area
7.01	Offices	33 m²
7.02	Offices	16 m²
7.03	Offices	24 m²
7.04	Collaboration Area	23 m²
7.05	Amenity	49 m²
7.06	Amenity	22 m²
7.07	Meeting Rooms	22 m²
7.08	Meeting Rooms	23 m²
7.09	Collaboration Area	18 m²
7.10	Collaboration Area	37 m²
7.11	Open Plan Office Areas	71 m²
7.12	Open Plan Office Areas	158 m²
7.13	Meeting Rooms	38 m²
7.14	Open Plan Office Areas	59 m²
7.15	Collaboration Area	30 m²
7.16	Amenity	57 m²
7.17	MEP Services	7 m²
7.18	MEP Services	2 m²
7.19	Do Not Disturb Area	16 m²
7.20	Meeting Rooms	54 m²
7.21	Meeting Rooms	54 m²
7.22	Open Plan Office Areas	143 m²
7.23	Collaboration Area	19 m²
7.24	Open Plan Office Areas	37 m²
7.25	Collaboration Area	18 m²
7.26	Circulation	24 m²
7.27	Circulation	56 m²
7.28	Circulation	37 m²
7.29	Circulation	38 m²
7.30	Circulation	45 m²
7.31	Circulation	68 m²



FLOOR FINISH LEGEND:

- FF-001 Carpet Tile - Dark Grey Interface - Ice Breaker - 4282002 Granite
- FF-002 Carpet Tile - Grey Interface - Ice Breaker - 4282023 Amethyst
- FF-003 Carpet Tile - Greige Interface - Ice Breaker - 4282022 Mushroom
- FF-004 Carpet Tile - Blue Interface - Heuga 727 - 4122299 Indigo
- FF-101 Luxury Vinyl Tile Amtico - Spacia - SS5W2504 Honey Oak
- FF-102 Safety Flooring - Tarkett - Safetred Universal R11: Venus
- FF-103 Slip Resistant Vinyl Nora - Noraplan - Ultra Grip - Grey 6015
- FF-104 Anti-Static Vinyl Tile Nora - Noraplan - Astro EC - Grey 6007
- FF-105 Print Room Flooring Nora by Interface Iona 6919
- FE-01 Existing Parquet Floor



- SK-001a Existing Skirting
- SK-001b Existing cable management trunking
- SK-002 Proposed Skirting (to match existing decorative skirting)
- SK-003 Proposed Trunking (to match existing cable management trunking)
- TH-001 Proposed Threshold Strips (Black Rubber)

LBC Revision 02 Notes:
Cloud shows updates in room 7.19, including a flooring finish change, removal of proposed skirtings on walls changed from solid to glazed in some areas, and minor adjustments to thresholds at refresh area terminations.

Proposed Floor Finishes – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O1601 for full detail

7.8 - LEVEL 7 - PROPOSED WALL FINISHES PLAN

Level 7 - Sunlight House		
Number	Programme	Area
7.01	Offices	33 m²
7.02	Offices	16 m²
7.03	Offices	24 m²
7.04	Collaboration Area	23 m²
7.05	Amenity	49 m²
7.06	Amenity	22 m²
7.07	Meeting Rooms	22 m²
7.08	Meeting Rooms	23 m²
7.09	Collaboration Area	18 m²
7.10	Collaboration Area	37 m²
7.11	Open Plan Office Areas	71 m²
7.12	Open Plan Office Areas	158 m²
7.13	Meeting Rooms	38 m²
7.14	Open Plan Office Areas	59 m²
7.15	Collaboration Area	30 m²
7.16	Amenity	57 m²
7.17	MEP Services	7 m²
7.18	MEP Services	2 m²
7.19	Do Not Disturb Area	16 m²
7.20	Meeting Rooms	54 m²
7.21	Meeting Rooms	54 m²
7.22	Open Plan Office Areas	143 m²
7.23	Collaboration Area	19 m²
7.24	Open Plan Office Areas	37 m²
7.25	Collaboration Area	18 m²
7.26	Circulation	24 m²
7.27	Circulation	56 m²
7.28	Circulation	37 m²
7.29	Circulation	38 m²
7.30	Circulation	45 m²
7.31	Circulation	68 m²

WALL FINISH LEGEND:

WF-001 Walls to be painted White to match base colour from Landlord Cat A fit-out
Spec: Crown
Colour: Match

WF-002 Walls to be painted Light Green
Spec: Crown (Matt Finish)
Colour: D1520T Herb Mix

WF-003 Walls to be painted Dark Blue
Spec: Crown (Matt Finish)
Colour: P2113T BS 20 D 45

WF-004 Walls to be painted Purple
Spec: Crown (Matt Finish)
Colour: U9161Q

WF-005 Walls to be painted Olive Green
Spec: Crown (Matt Finish)
Colour: D2191E

WF-006 Walls to be painted Golden Rapture (Yellow)
Spec: Crown (Matt Finish)
Colour: B1433R

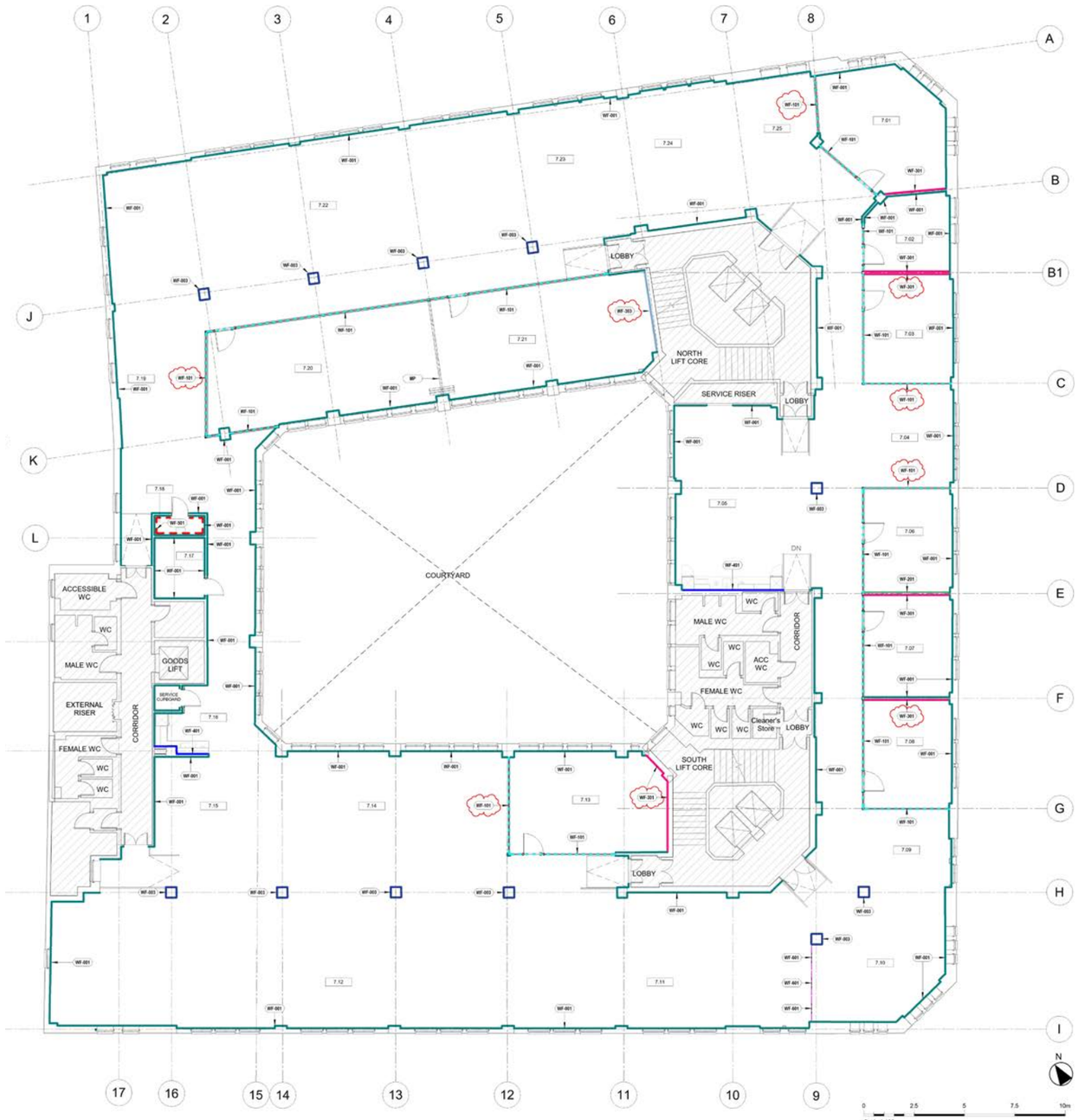
WF-101 Manifestation Applied to Glazing.
Spec: SSAF Window Printed Film or equal and approved
Colour: Grey gradient printed manifestation



WF-201 Walls to have graphic wall covering
Spec: Muraspec Smooth Digital Print Base
Image: Heaton Park in Prestwich
Stock Photo ID: 2379237053

WF-203 Walls to have graphic wall covering
Spec: Muraspec Smooth Digital Print Base
Image: Manchester Bee Mosaic
Stock Photo ID: 1090246871





Proposed Wall Finishes – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O1611 for full detail

WF-205 Walls to have graphic wall covering
Spec: Muraspec Smooth Digital Print Base
Image: Manchester Canal & Beetham Tower
Stock Photo ID: 306684230



WF-301 Walls to be clad in acoustic fabric wall covering (Type 1)
Spec: Autex Composition Acoustic Wall Covering
Colour: Cavalier



WF-302 Walls to be clad in acoustic fabric wall covering (Type 2)
Spec: Autex Composition Acoustic Wall Covering
Colour: Myst



WF-303 Walls to be clad in acoustic fabric wall covering (Type 3)
Spec: Autex - Print with Logo
Colour: Myst



WF-304 Walls to be clad in acoustic fabric wall covering (Type 3)
Spec: Autex Composition Acoustic Wall Covering
Colour: Sage



WF-305 Walls to be clad in acoustic fabric wall covering (Type 5)
Spec: Autex Composition Acoustic Wall Covering
Colour: Savoye



WF-306 Walls to be clad in acoustic fabric wall covering (Type 6)
Spec: Autex Composition Acoustic Wall Covering
Colour: Acros

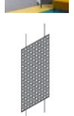
WF-401 Walls to have tiled finish above counter.
For details please refer to kitchen elevation drawings available at RIBA Stage 3.



WF-501 Walls to be clad in PVC Sheets
Spec: Altro Whiterock - White W103 or equal approved 1200mmH from FFL



WF-601 Autex Cascade Hanging Screen, S14 Pattern
Colour: Beehive

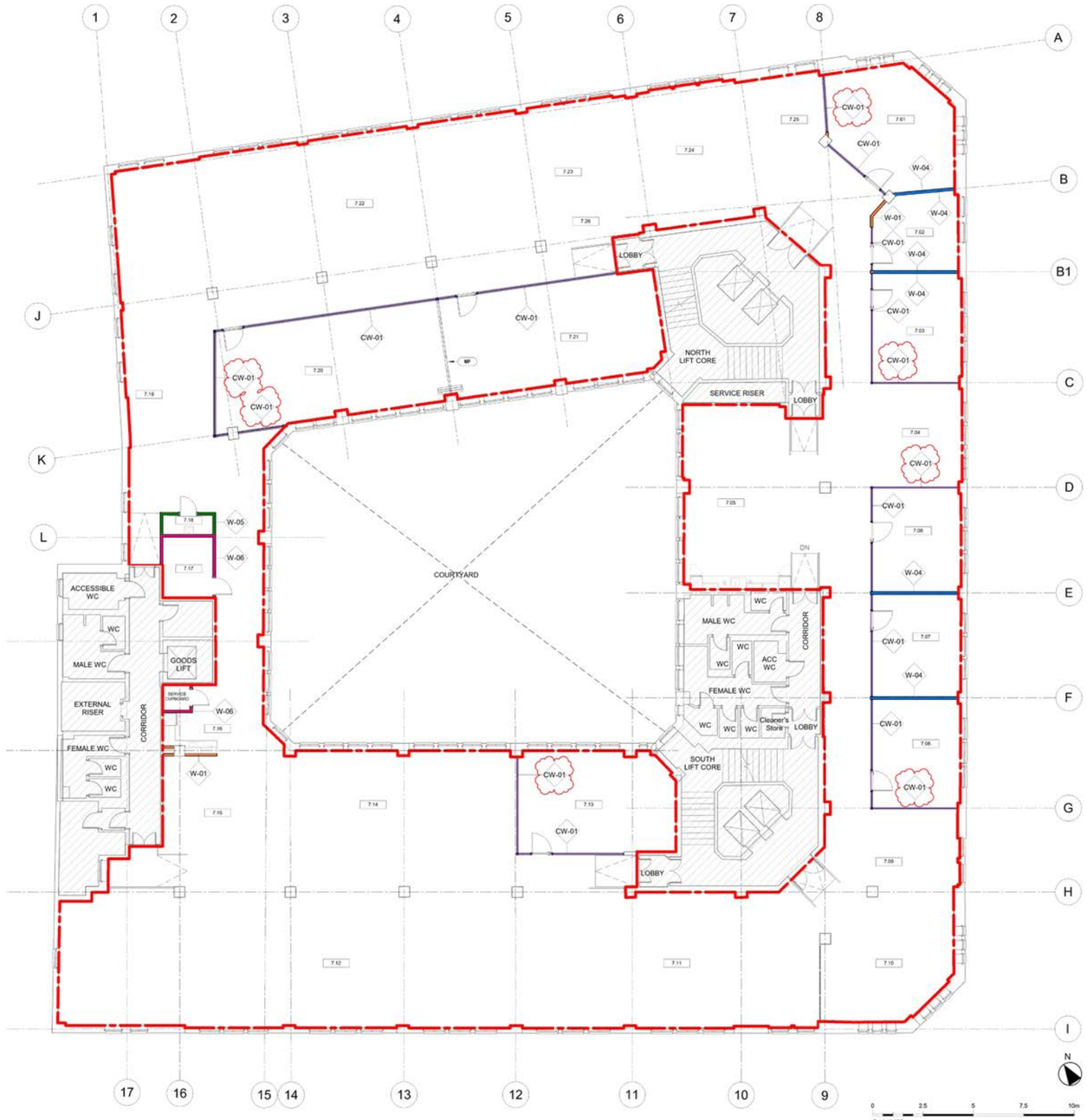


Skirtings to match existing decorative skirting.

LBC Revision 02 Notes:
Cloud shows updates to wall finishes reflecting changes from solid to glazed walls. Acoustic finish updates have been made in some meeting rooms to ensure at least one side has acoustic treatment.

7.9 - LEVEL 7 - PROPOSED WALL TYPES PLAN

Level 7 - Sunlight House		
Number	Programme	Area
7.01	Offices	33 m²
7.02	Offices	16 m²
7.03	Offices	24 m²
7.04	Collaboration Area	23 m²
7.05	Amenity	49 m²
7.06	Amenity	22 m²
7.07	Meeting Rooms	22 m²
7.08	Meeting Rooms	23 m²
7.09	Collaboration Area	18 m²
7.10	Collaboration Area	37 m²
7.11	Open Plan Office Areas	71 m²
7.12	Open Plan Office Areas	158 m²
7.13	Meeting Rooms	38 m²
7.14	Open Plan Office Areas	59 m²
7.15	Collaboration Area	30 m²
7.16	Amenity	57 m²
7.17	MEP Services	7 m²
7.18	MEP Services	2 m²
7.19	Do Not Disturb Area	16 m²
7.20	Meeting Rooms	54 m²
7.21	Meeting Rooms	54 m²
7.22	Open Plan Office Areas	143 m²
7.23	Collaboration Area	19 m²
7.24	Open Plan Office Areas	37 m²
7.25	Collaboration Area	18 m²
7.26	Circulation	24 m²
7.27	Circulation	56 m²
7.28	Circulation	37 m²
7.29	Circulation	38 m²
7.30	Circulation	45 m²
7.31	Circulation	68 m²



LEGEND:

- Scope of Works Boundary
- Proposed Fixtures
- Out of Scope
- W-01 Plasterboard Partition / Size:130mm **Fire Rating:NA / Acoustic R: 48dBR**
- W-02 Plasterboard Partition / Size:130mm **Fire Rating:30 / Acoustic R: 48dBR**
- W-03 Plasterboard Partition / Size:130mm **Fire Rating:60 / Acoustic R:48dBR**
- W-04 Plasterboard Partition / Size:130mm **Fire Rating:NA / Acoustic R: 58dBR**
- W-05 Plasterboard Partition / Size:130mm **Fire Rating:30 / Acoustic R: 58dBR**
- W-06 Plasterboard Partition / Size:130mm **Fire Rating:60 / Acoustic R: 58dBR**
- CW-01 Glazed Partiton **Fire Rating:NA / Acoustic R: 48dBR**
- CW-02 Glazed Partiton **Fire Rating:30 / Acoustic R: 48dBR**
- CW-03 Glazed Partiton **Fire Rating:60 / Acoustic R: 48dBR**
- MP Moveable Partitions. **Acoustic R: 56dBR**

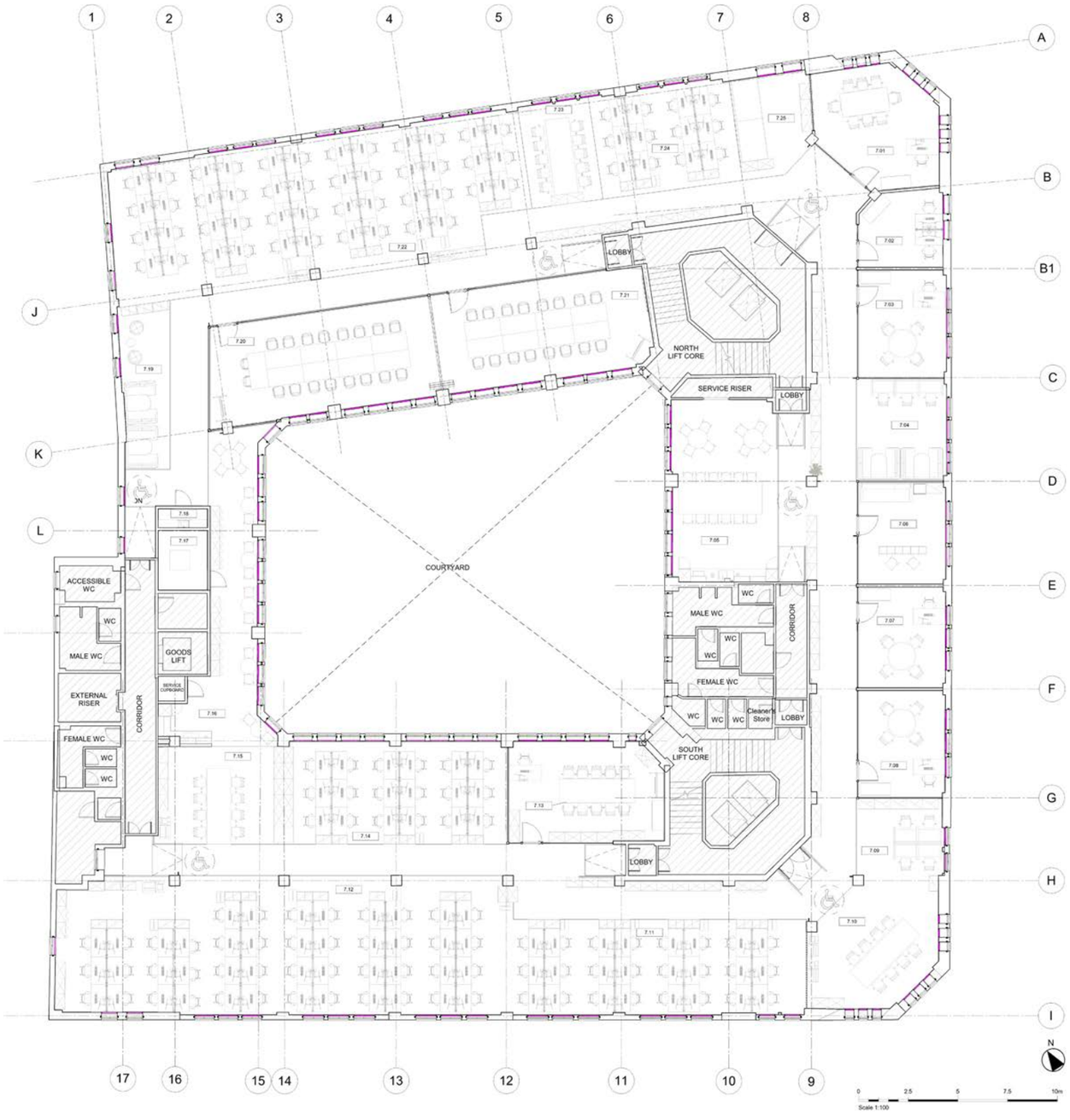
Corner Guards / Protection to be applied to high traffic areas (including columns)

LBC Revision 02 Notes:
Cloud shows updates to wall types reflecting changes from solid to glazed walls.

Proposed Wall Types – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O1621 for full detail

7.10 - LEVEL 7 - PROPOSED ROLLER BLINDS PLAN

Level 7 - Sunlight House		
Number	Programme	Area
7.01	Offices	33 m²
7.02	Offices	16 m²
7.03	Offices	24 m²
7.04	Collaboration Area	23 m²
7.05	Amenity	49 m²
7.06	Amenity	23 m²
7.07	Meeting Rooms	22 m²
7.08	Meeting Rooms	24 m²
7.09	Collaboration Area	18 m²
7.10	Collaboration Area	37 m²
7.11	Open Plan Office Areas	71 m²
7.12	Open Plan Office Areas	158 m²
7.13	Meeting Rooms	39 m²
7.14	Open Plan Office Areas	59 m²
7.15	Collaboration Area	30 m²
7.16	Amenity	46 m²
7.17	MEP Services	7 m²
7.18	MEP Services	2 m²
7.19	Do Not Disturb Area	20 m²
7.20	Meeting Rooms	57 m²
7.21	Meeting Rooms	54 m²
7.22	Open Plan Office Areas	143 m²
7.23	Collaboration Area	19 m²
7.24	Open Plan Office Areas	37 m²
7.25	Collaboration Area	18 m²
7.26	Circulation	24 m²
7.27	Circulation	59 m²
7.28	Circulation	37 m²
7.29	Circulation	38 m²
7.30	Circulation	44 m²
7.31	Circulation	68 m²



LEGEND:

Out of Scope

WB-001 Roller Blinds

WB-002 Glazed Partition with Blind

NOTE 01:
Window blinds to be installed to all windows.

Colour: Light Grey
Fitting type: Exact
Top: Classic

Window blinds will be mechanically fixed to the window reveal (side wall or top as best suited to each individual installation) and not the window frame.

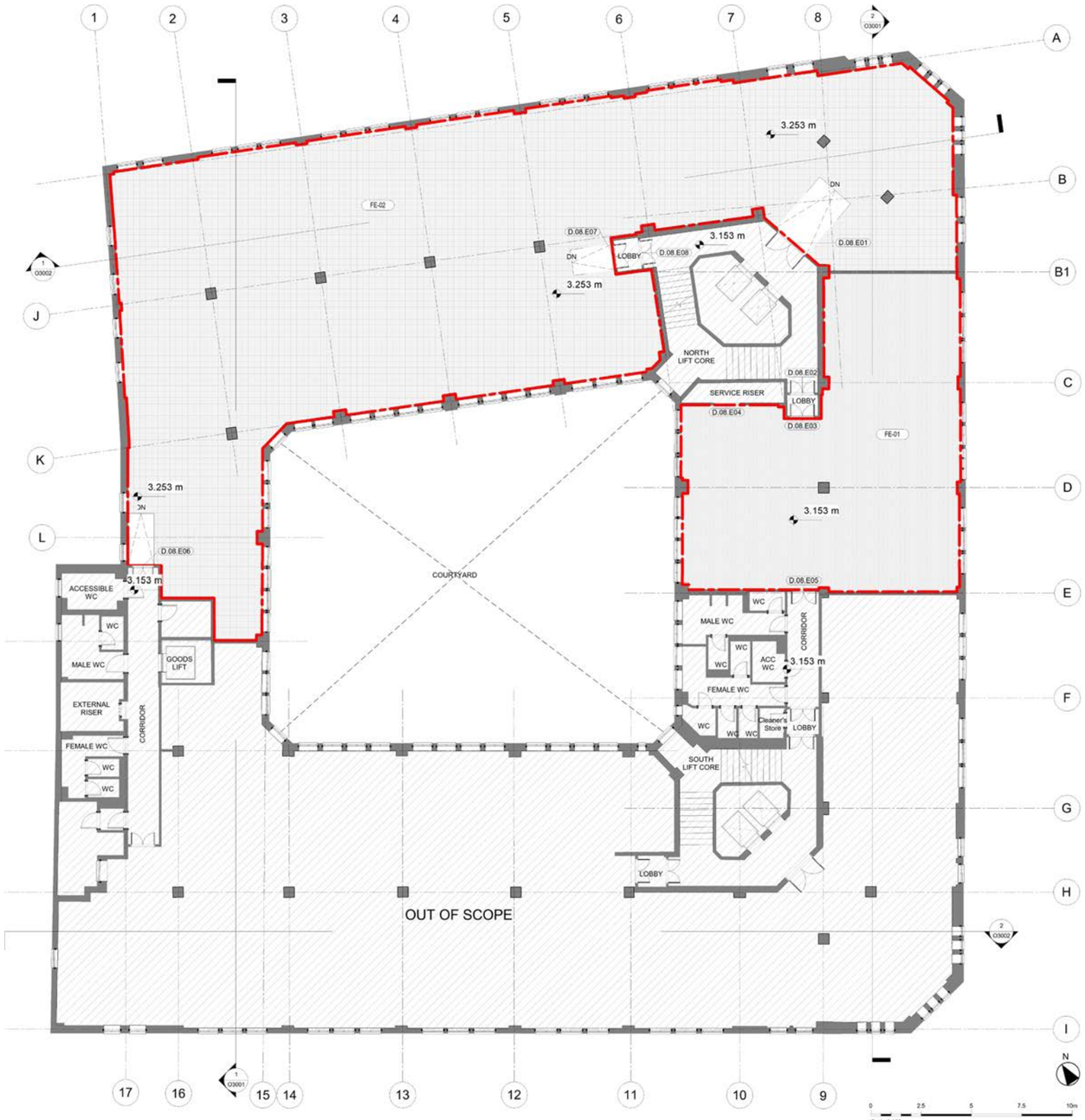
Proposed Roller Blinds – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O1631 for full detail

8 - LEVEL 08

8.1 - LEVEL 8 - EXISTING PLAN

Following the Landlord Cat-A fit-out as part of the building refurbishment, the existing Level 8 floorplate is open-plan. New partitions will be required as part of the Tenant Cat-B fit-out scope of works.

The new tenant fit-out of this floor will align to the structural grid and design principles as set out in the Sunlight House Tenant Fit-Out Guide.



Existing General Arrangement – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O1002 for full detail

LEGEND:

- Scope of Works Boundary
- Out of Scope
- Existing Wall
- Door
- D.XX.YZZ — Door Code
  - Door Number
  - Phase (Existing or Proposed)
  - Floor Level
  - Door

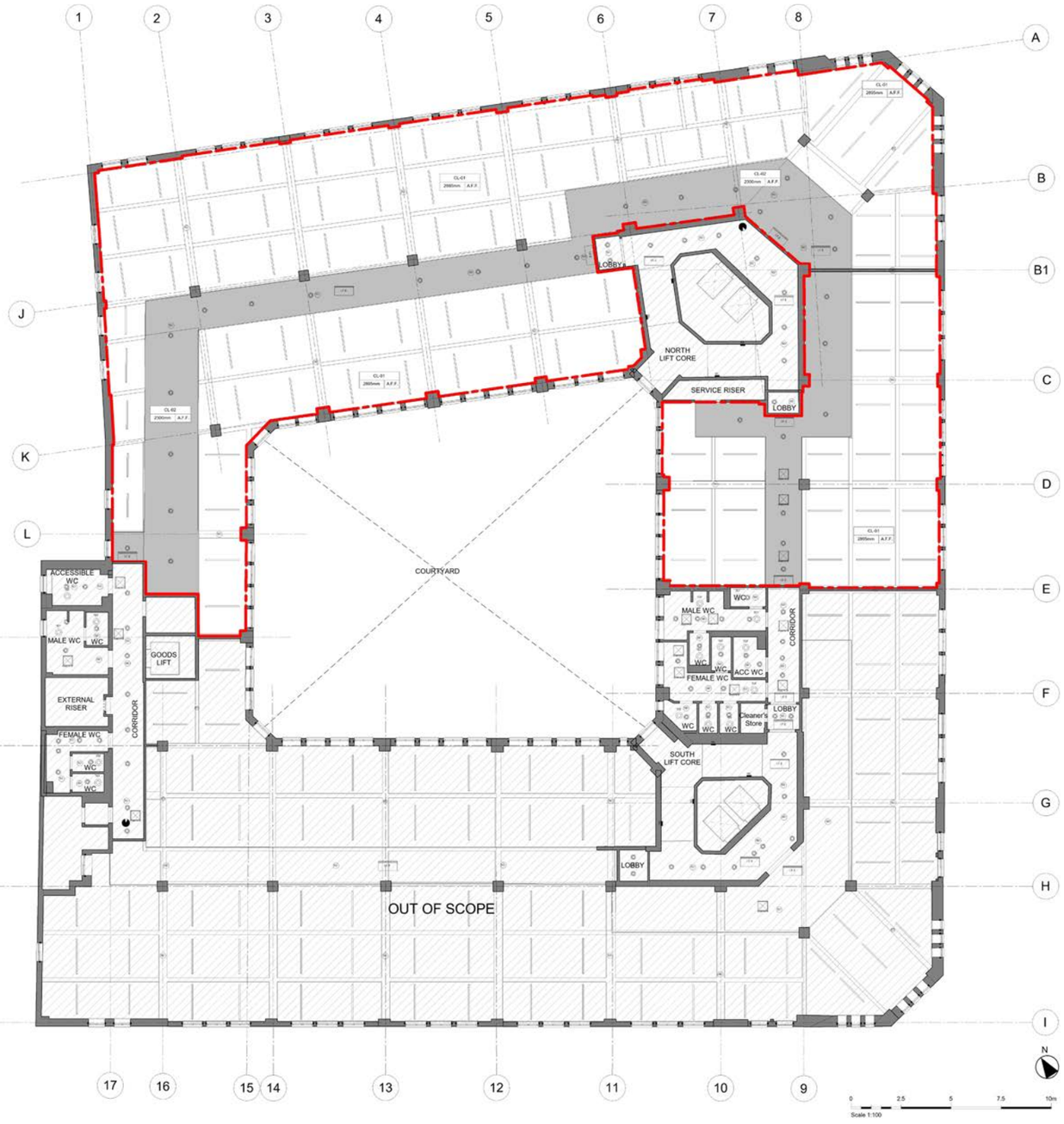
EXISTING FLOORING LEGEND:

- FE-01 Existing Parquet Floor
- FE-02 Existing Raised Access Floor (RAF)

8.2 - LEVEL 8 - EXISTING RCP

Following the Landlord Cat-A fit-out as part of the building refurbishment, the existing ceiling on Level 8 is largely open plan, with a central services bulkhead, as shaded in grey on the adjacent plan. Some alterations to this will be required as part of the Tenant Cat-B fit-out scope of works.

The new tenant fit-out of this floor will align to the structural grid and design principles as set out in the Sunlight House Tenant Fit-Out Guide.



Existing Reflected Ceiling Plan – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O1012 for full detail

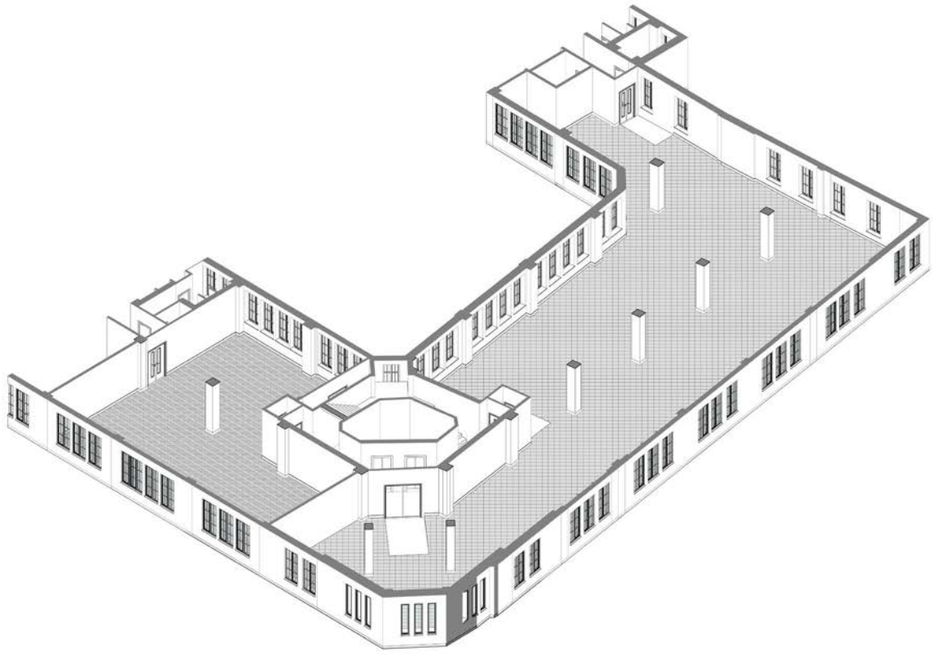
LEGEND:

- Scope of Works Boundary
- Out of Scope
- Existing Wall
- CL-01 — Existing Plasterboard Ceiling
- CL-02 — Existing Central Bulkhead Ceiling

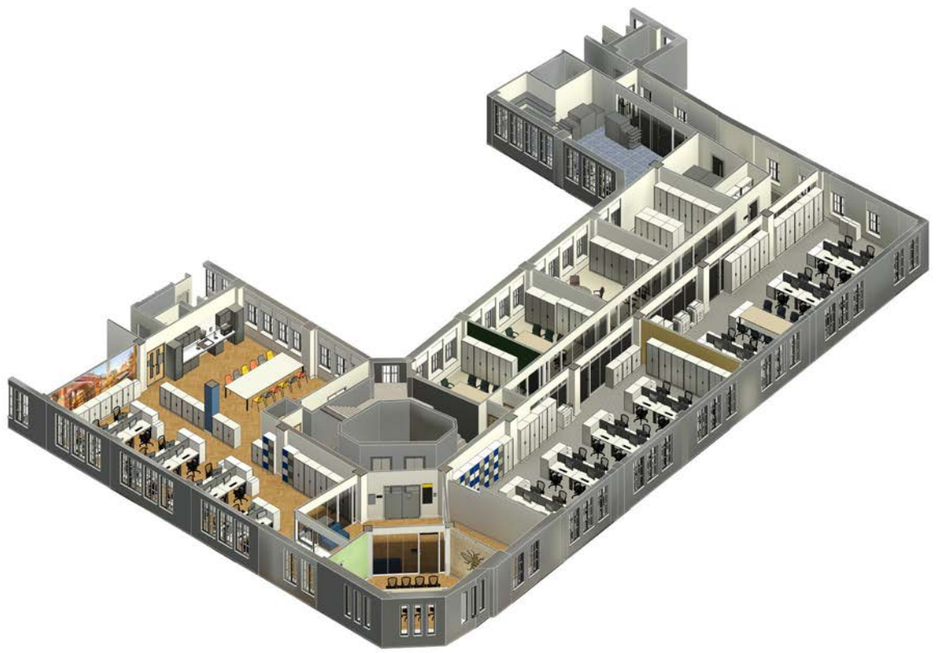
CEILING COMPONENTS LEGEND:

- ACCESS HATCH — Existing Access Panel
- Existing Drop Troffer Light
- Existing CCTV
- SD — Existing Smoke Detector
- I.F.E — Existing Illuminated Fire Exit Sign
- Existing Downlight
- TEF — Existing Toilet Exhaust Fan
- WL — Existing Wall Lighting

8.3 - LEVEL 8 - COMPARISON AXONOMETRIC VIEW



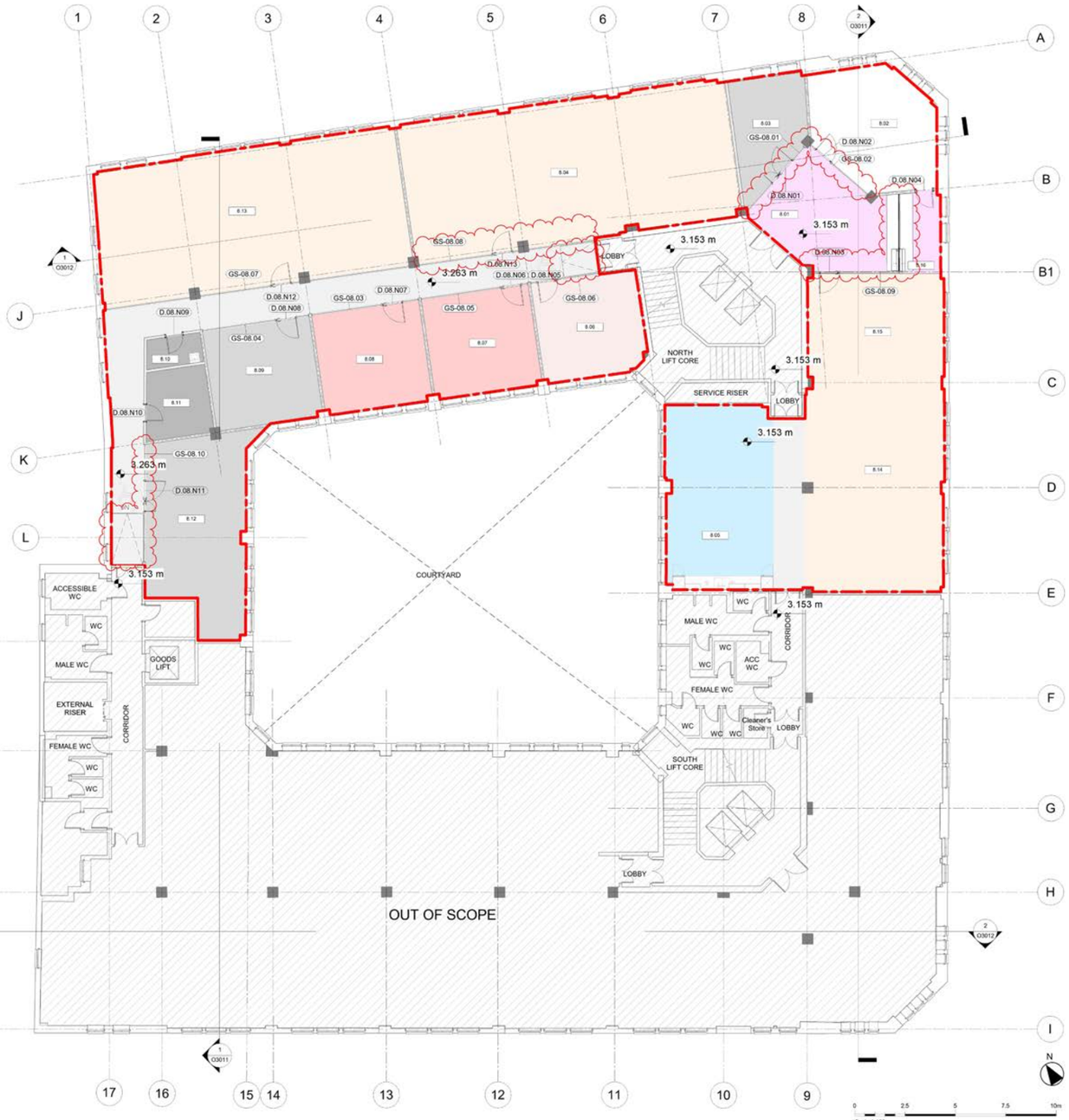
Existing Axonometric View – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O4002 for full detail



Proposed Axonometric View – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O4004 for full detail

8.4 - LEVEL 8 - PROPOSED GA PLAN

Level 8 - Sunlight House		
Number	Programme	Area
8.01	Reception	30 m²
8.02	Meeting Rooms	33 m²
8.03	Support Services	18 m²
8.04	Open Plan Office Areas	114 m²
8.05	Amenity	49 m²
8.06	Meeting Rooms	26 m²
8.07	Offices	27 m²
8.08	Offices	27 m²
8.09	Support Services	27 m²
8.10	MEP Services	4 m²
8.11	MEP Services	11 m²
8.12	Support Services	45 m²
8.13	Open Plan Office Areas	105 m²
8.14	Open Plan Office Areas	76 m²
8.15	Open Plan Office Areas	32 m²
8.16	Reception	8 m²
8.17	Circulation	57 m²
8.18	Circulation	13 m²



LEGEND:

- Out of Scope
- Scope of Works Boundary
- Existing Wall or Previous Phase
- Existing Glazed Partition Wall
- New Partition Wall
- New Glazed Partition Wall
- Door
- Movable Wall
- D.XX.YZZ — **Door Code**
  - Door Number
  - Phase (Existing or Proposed)
  - Floor Level
  - Door
- GS-XX.YY — **Glazed Partition Code**
  - Partition Number
  - Floor Level
  - Glazed Partition Tag Code

Proposed General Arrangement – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O1202 for full detail

8.5 - LEVEL 8 - PROPOSED FF&E PLAN

Level 8 - Sunlight House		
Number	Programme	Area
8.01	Reception	30 m²
8.02	Meeting Rooms	33 m²
8.03	Support Services	18 m²
8.04	Open Plan Office Areas	114 m²
8.05	Amenity	49 m²
8.06	Meeting Rooms	26 m²
8.07	Offices	27 m²
8.08	Offices	27 m²
8.09	Support Services	27 m²
8.10	MEP Services	4 m²
8.11	MEP Services	11 m²
8.12	Support Services	45 m²
8.13	Open Plan Office Areas	105 m²
8.14	Open Plan Office Areas	76 m²
8.15	Open Plan Office Areas	32 m²
8.16	Reception	8 m²
8.17	Circulation	57 m²
8.18	Circulation	13 m²



LEGEND:

- Out of Scope
- Scope of Works Boundary
- Electrical Height Adjustable Desk

XX-00
- Furniture Number
- Furniture Code

NOTE 01:
All current furniture shown as placeholder (quantity and type), prior to coordination with the Furniture Supplier/Manufacturer.

NOTE 02:
Room layout under review. All the store and locker requirement match with the proposed.

NOTE 03:
Please refer to General Arrangement drawing for colour zoning.

LBC Revision 02 Notes:
Cloud above shows updates including added furniture in room 7.19 and the relocation of some storage units and lockers to align with the updates from solid to glazed walls.

Proposed FF&E – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O1302 for full detail

8.6 - LEVEL 8 - PROPOSED RCP

Acoustic Baffle (Total Level 7 and 8)	
Type	Count
Autex Frontier Tundra 1500x300x26	105
Autex Frontier Tundra 1700x300x26	270
Autex Frontier Tundra 1800x300x26	148

Grand total: 523



Proposed Reflected Ceiling Plan – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O1402 for full detail

LEGEND:

- Scope of Works Boundary
- Out of Scope
- Existing Wall
- Door

EXISTING CEILING ELEMENTS:

- CL-01 Existing Plasterboard Ceiling
- CL-02 Existing Bulkhead to be dismantled (where required for MEP access), to be reinstated to match existing
- Existing Drop Troffer Light

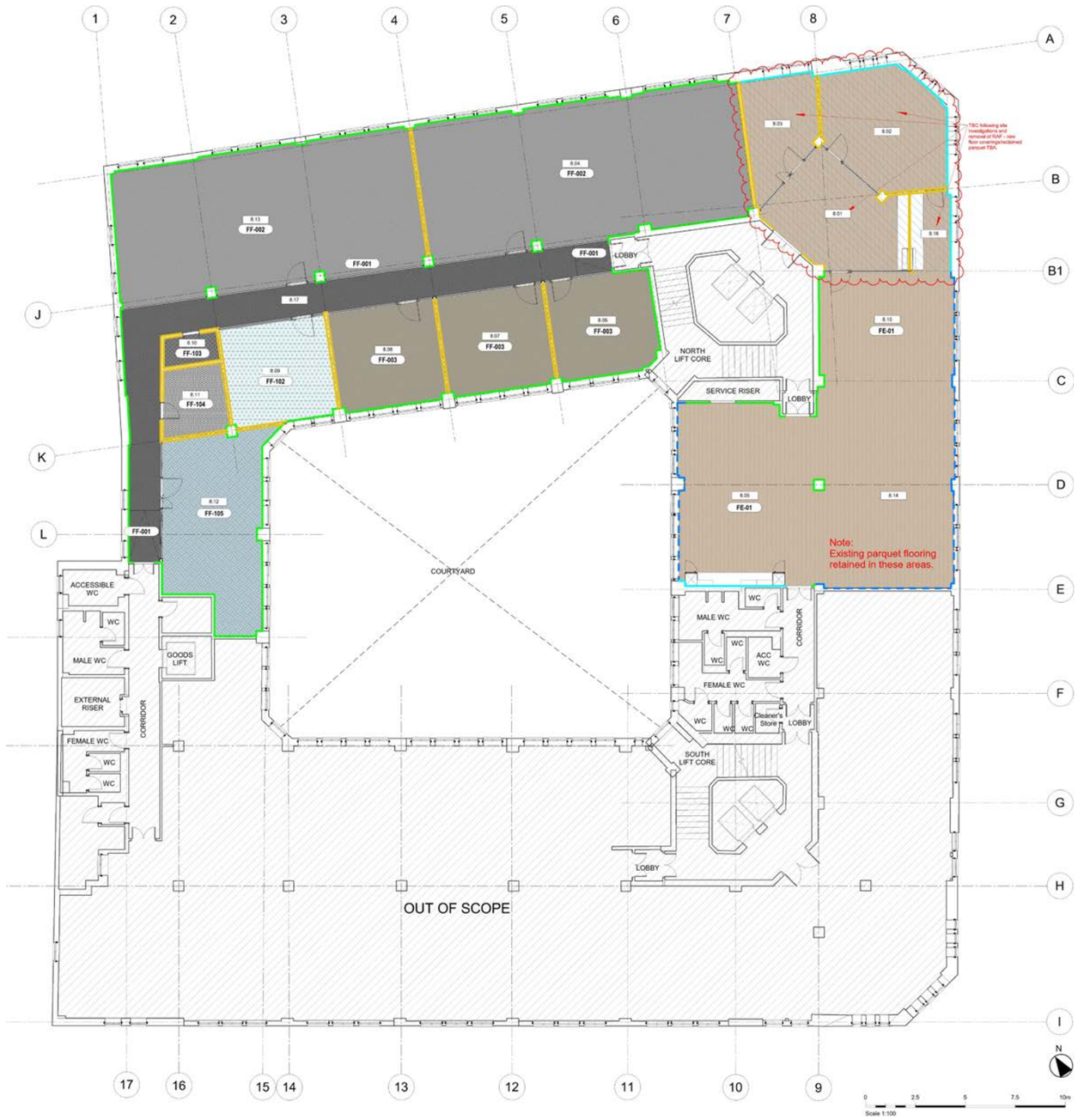
PROPOSED CEILING ELEMENTS:

- CL-02N Proposed Ceiling Bulkhead Extension
- CL-02F Proposed Ceiling Bulkhead FR
- Autex Frontier Acoustic Ceiling Baffle (White)

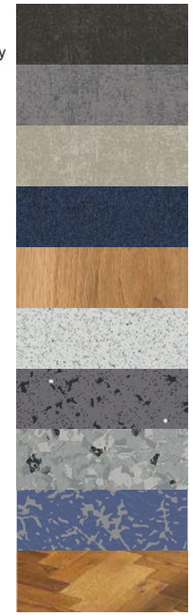
LBC Revision 02 Notes:
Cloud above shows updates in rooms 7.20 and 7.22, Open-plan office, 8.02, 8.05, and 8.15 were updated to comply with acoustic reverberation requirements.

8.7 - LEVEL 8 - PROPOSED FLOOR FINISHES PLAN

Level 8 - Sunlight House		
Number	Programme	Area
8.01	Reception	30 m²
8.02	Meeting Rooms	33 m²
8.03	Support Services	18 m²
8.04	Open Plan Office Areas	114 m²
8.05	Amenity	49 m²
8.06	Meeting Rooms	26 m²
8.07	Offices	27 m²
8.08	Offices	27 m²
8.09	Support Services	27 m²
8.10	MEP Services	4 m²
8.11	MEP Services	11 m²
8.12	Support Services	45 m²
8.13	Open Plan Office Areas	105 m²
8.14	Open Plan Office Areas	76 m²
8.15	Open Plan Office Areas	32 m²
8.16	Reception	8 m²
8.17	Circulation	57 m²
8.18	Circulation	13 m²



FLOOR FINISH LEGEND:



- FF-001 Carpet Tile - Dark Grey Interface - Ice Breaker - 4282002 Granite
- FF-002 Carpet Tile - Grey Interface - Ice Breaker - 4282023 Amethyst
- FF-003 Carpet Tile - Greige Interface - Ice Breaker - 4282022 Mushroom
- FF-004 Carpet Tile - Blue Interface - Heuga 727 - 4122299 Indigo
- FF-101 Luxury Vinyl Tile Amtico - Spacia - SS5W2504 Honey Oak
- FF-102 Safety Flooring - Tarkett - Safetred Universal R11: Venus
- FF-103 Slip Resistant Vinyl Nora - Noraplan - Ultra Grip - Grey 6015
- FF-104 Anti-Static Vinyl Tile Nora - Noraplan - Astro EC - Grey 6007
- FF-105 Print Room Flooring Nora by Interface Iona 6919
- FE-01 Existing Parquet Floor
- SK-001a Existing Skirting
- SK-001b Existing cable management trunking
- SK-002 Proposed Skirting (to match existing decorative skirting)
- SK-003 Proposed Trunking (to match existing cable management trunking)
- TH-001 Proposed Threshold Strips (Black Rubber)

Proposed Floor Finishes – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O1602 for full detail

LBC Revision 02 Notes:
Cloud shows updates in room 7.19, including a flooring finish change, removal of proposed skirtings on walls changed from solid to glazed in some areas, and minor adjustments to thresholds at refresh area terminations.

8.8 - LEVEL 8 - PROPOSED WALL FINISHES PLAN

Level 8 - Sunlight House		
Number	Programme	Area
8.01	Reception	30 m²
8.02	Meeting Rooms	33 m²
8.03	Support Services	18 m²
8.04	Open Plan Office Areas	114 m²
8.05	Amenity	49 m²
8.06	Meeting Rooms	26 m²
8.07	Offices	27 m²
8.08	Offices	27 m²
8.09	Support Services	27 m²
8.10	MEP Services	4 m²
8.11	MEP Services	11 m²
8.12	Support Services	45 m²
8.13	Open Plan Office Areas	105 m²
8.14	Open Plan Office Areas	76 m²
8.15	Open Plan Office Areas	32 m²
8.16	Reception	8 m²
8.17	Circulation	57 m²
8.18	Circulation	13 m²

WALL FINISH LEGEND:

WF-001 Walls to be painted White to match base colour from Landlord Cat A fit-out
Spec: Crown
Colour: Match

WF-002 Walls to be painted Light Green
Spec: Crown (Matt Finish)
Colour: D1520T Herb Mix

WF-003 Walls to be painted Dark Blue
Spec: Crown (Matt Finish)
Colour: P2113T BS 20 D 45

WF-004 Walls to be painted Purple
Spec: Crown (Matt Finish)
Colour: U9161Q

WF-005 Walls to be painted Olive Green
Spec: Crown (Matt Finish)
Colour: D2191E

WF-006 Walls to be painted Golden Rapture (Yellow)
Spec: Crown (Matt Finish)
Colour: B1433R

WF-101 Manifestation Applied to Glazing.
Spec: SSAF Window Printed Film or equal and approved
Colour: Grey gradient printed manifestation



WF-201 Walls to have graphic wall covering
Spec: Muraspec Smooth Digital Print Base
Image: Heaton Park in Prestwich
Stock Photo ID: 2379237053



WF-203 Walls to have graphic wall covering
Spec: Muraspec Smooth Digital Print Base
Image: Manchester Bee Mosaic
Stock Photo ID: 1090246871



LBC Revision 02 Notes:
Cloud shows updates to wall finishes reflecting changes from solid to glazed walls. Acoustic finish updates have been made in some meeting rooms to ensure at least one side has acoustic treatment.

Proposed Wall Finishes – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O1612 for full detail

WF-205 Walls to have graphic wall covering
Spec: Muraspec Smooth Digital Print Base
Image: Manchester Canal & Beetham Tower
Stock Photo ID: 306684230



WF-301 Walls to be clad in acoustic fabric wall covering (Type 1)
Spec: Autex Composition Acoustic Wall Covering
Colour: Cavalier



WF-302 Walls to be clad in acoustic fabric wall covering (Type 2)
Spec: Autex Composition Acoustic Wall Covering
Colour: Myst



WF-303 Walls to be clad in acoustic fabric wall covering (Type 3)
Spec: Autex - Print with Logo
Colour: Myst



WF-304 Walls to be clad in acoustic fabric wall covering (Type 3)
Spec: Autex Composition Acoustic Wall Covering
Colour: Sage



WF-305 Walls to be clad in acoustic fabric wall covering (Type 5)
Spec: Autex Composition Acoustic Wall Covering
Colour: Savoye



WF-306 Walls to be clad in acoustic fabric wall covering (Type 6)
Spec: Autex Composition Acoustic Wall Covering
Colour: Acros

WF-401 Walls to have tiled finish above counter.
For details please refer to kitchen elevation drawings available at RIBA Stage 3.



WF-501 Walls to be clad in PVC Sheets
Spec: Altro Whiterock - White W103 or equal approved 1200mmH from FFL

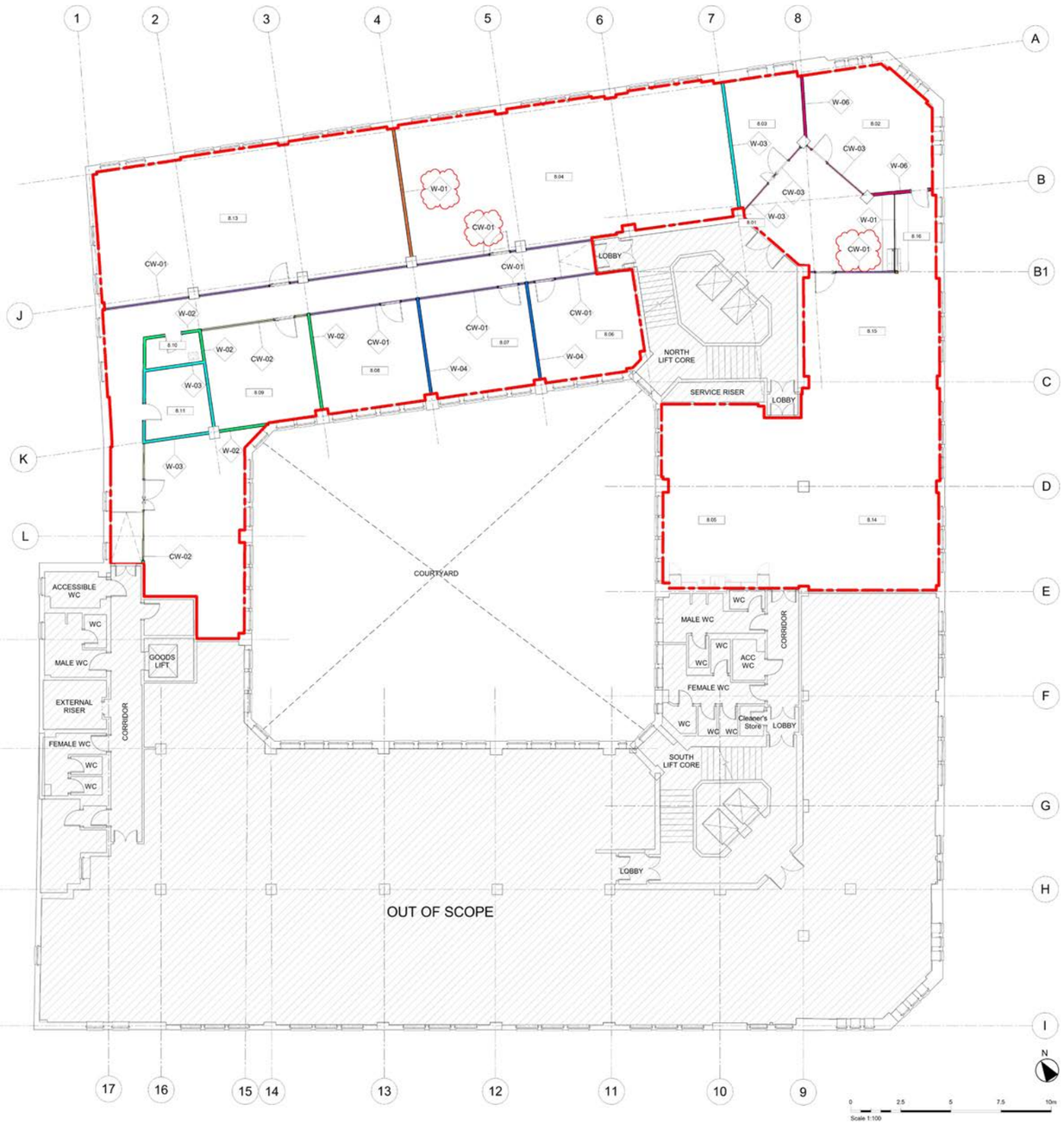
WF-601 Autex Cascade Hanging Screen, S14 Pattern
Colour: Beehive



Skirtings to match existing decorative skirting.

8.9 - LEVEL 8 - PROPOSED WALL TYPES PLAN

Level 8 - Sunlight House		
Number	Programme	Area
8.01	Reception	30 m²
8.02	Meeting Rooms	33 m²
8.03	Support Services	18 m²
8.04	Open Plan Office Areas	114 m²
8.05	Amenity	49 m²
8.06	Meeting Rooms	26 m²
8.07	Offices	27 m²
8.08	Offices	27 m²
8.09	Support Services	27 m²
8.10	MEP Services	4 m²
8.11	MEP Services	11 m²
8.12	Support Services	45 m²
8.13	Open Plan Office Areas	105 m²
8.14	Open Plan Office Areas	76 m²
8.15	Open Plan Office Areas	32 m²
8.16	Reception	8 m²
8.17	Circulation	57 m²
8.18	Circulation	13 m²



LEGEND:

- Scope of Works Boundary
- Proposed Fixtures
- Out of Scope
- W-01 Plasterboard Partition / Size:130mm **Fire Rating:NA / Acoustic R: 48dBR**
- W-02 Plasterboard Partition / Size:130mm **Fire Rating:30 / Acoustic R: 48dBR**
- W-03 Plasterboard Partition / Size:130mm **Fire Rating:60 / Acoustic R:48dBR**
- W-04 Plasterboard Partition / Size:130mm **Fire Rating:NA / Acoustic R: 58dBR**
- W-05 Plasterboard Partition / Size:130mm **Fire Rating:30 / Acoustic R: 58dBR**
- W-06 Plasterboard Partition / Size:130mm **Fire Rating:60 / Acoustic R: 58dBR**
- CW-01 Glazed Partiton **Fire Rating:NA / Acoustic R: 48dBR**
- CW-02 Glazed Partiton **Fire Rating:30 / Acoustic R: 48dBR**
- CW-03 Glazed Partiton **Fire Rating:60 / Acoustic R: 48dBR**
- MP Moveable Partitions. **Acoustic R: 56dBR**

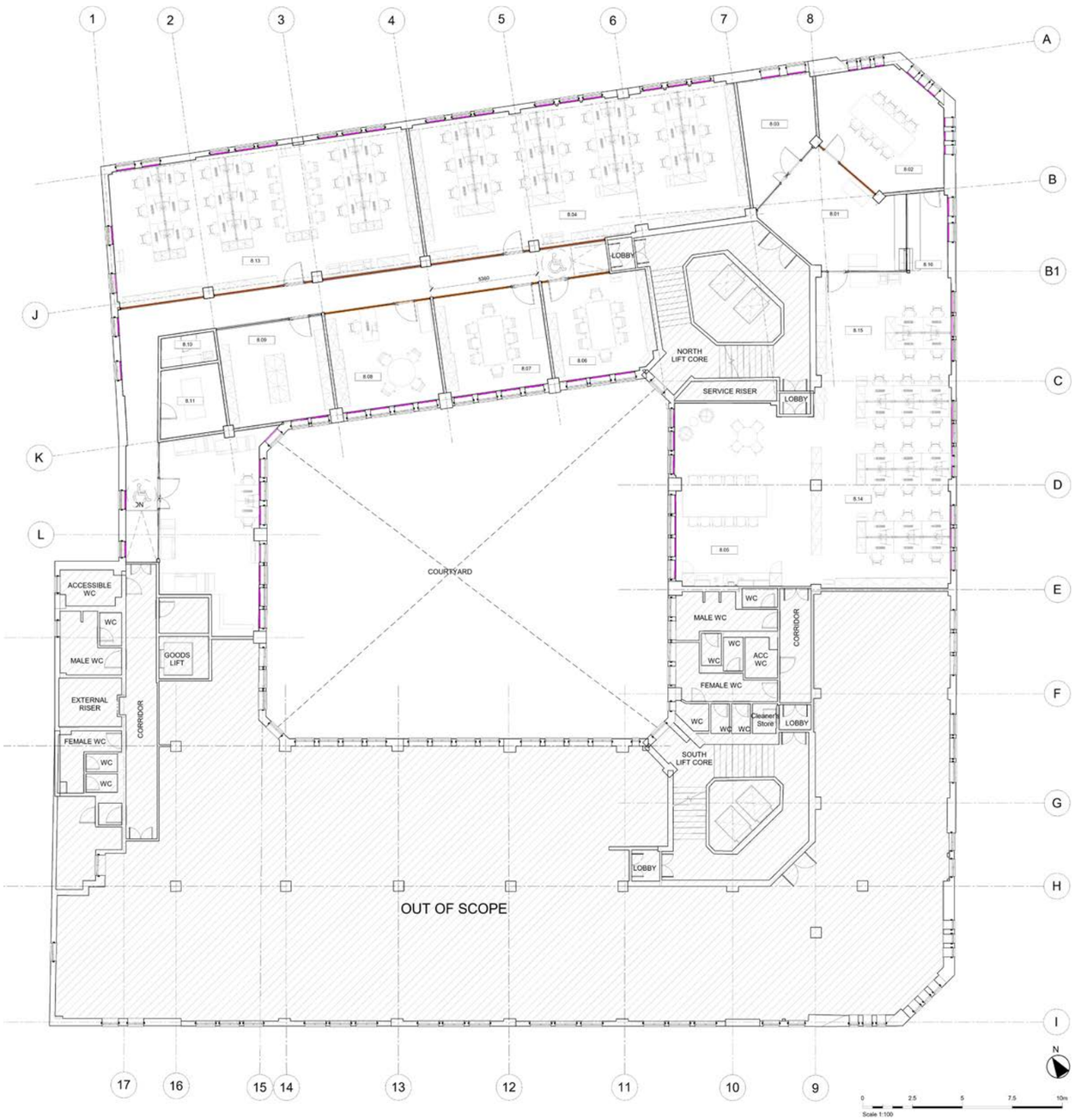
Corner Guards / Protection to be applied to high traffic areas (including columns)

LBC Revision 02 Notes:
Coud shows updates to wall types reflecting changes from solid to glazed walls.

Proposed Wall Types – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O1622 for full detail

8.10 - LEVEL 8 - PROPOSED ROLLER BLINDS PLAN

Level 8 - Sunlight House		
Number	Programme	Area
8.01	Reception	30 m²
8.02	Meeting Rooms	33 m²
8.03	Support Services	18 m²
8.04	Open Plan Office Areas	114 m²
8.05	Amenity	49 m²
8.06	Meeting Rooms	26 m²
8.07	Offices	27 m²
8.08	Offices	27 m²
8.09	Support Services	27 m²
8.10	MEP Services	4 m²
8.11	MEP Services	11 m²
8.12	Support Services	45 m²
8.13	Open Plan Office Areas	105 m²
8.14	Open Plan Office Areas	76 m²
8.15	Open Plan Office Areas	32 m²
8.16	Reception	8 m²
8.17	Circulation	57 m²
8.18	Circulation	13 m²



LEGEND:

Out of Scope

Roller Blinds
WB-001

Glazed Partition with Blind
WB-002

NOTE 01:
Window blinds to be installed to all windows.

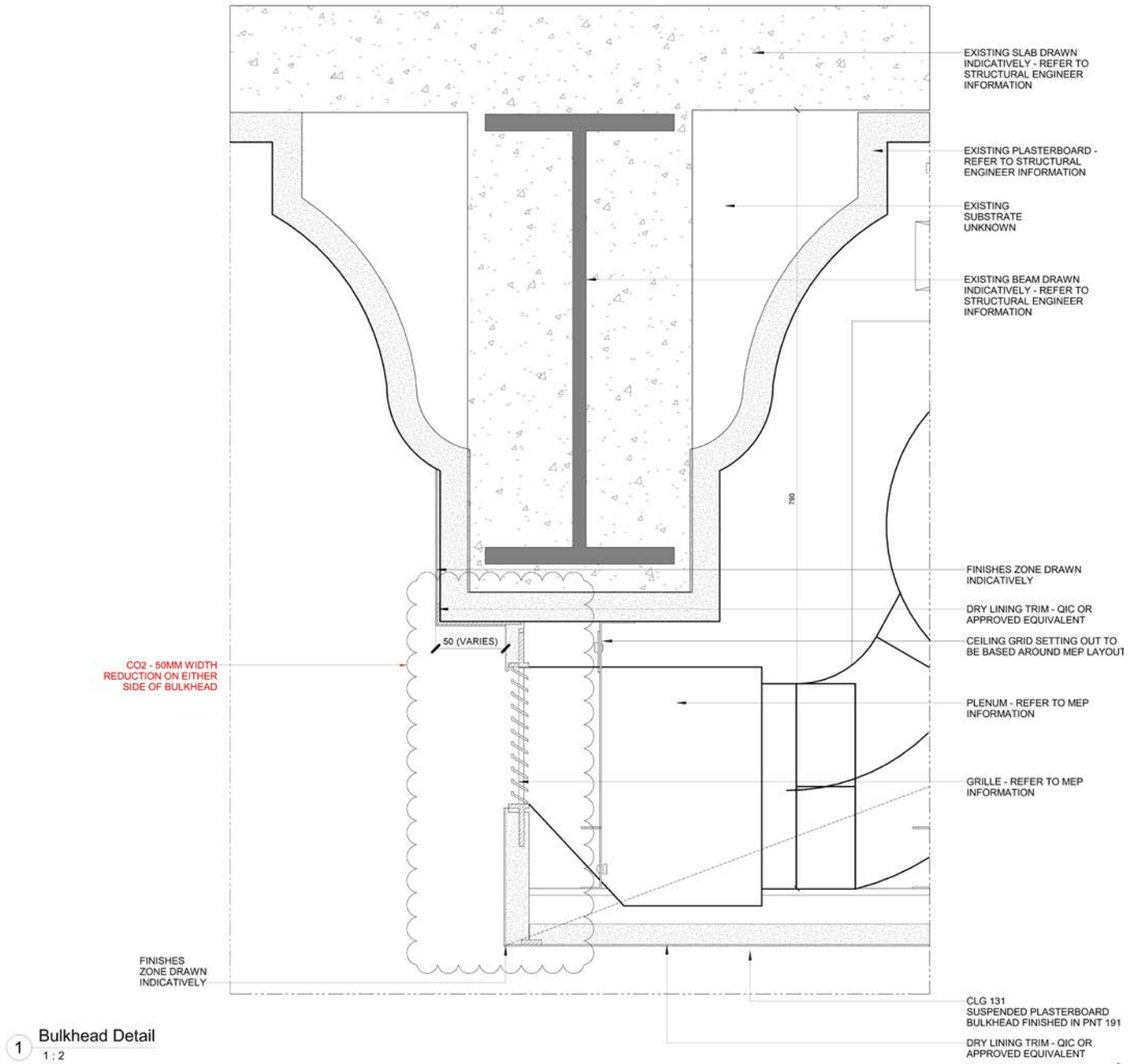
Colour: Light Grey
Fitting type: Exact
Top: Classic

Window blinds will be mechanically fixed to the window reveal (side wall or top as best suited to each individual installation) and not the window frame.

Proposed Roller Blinds – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O1632 for full detail

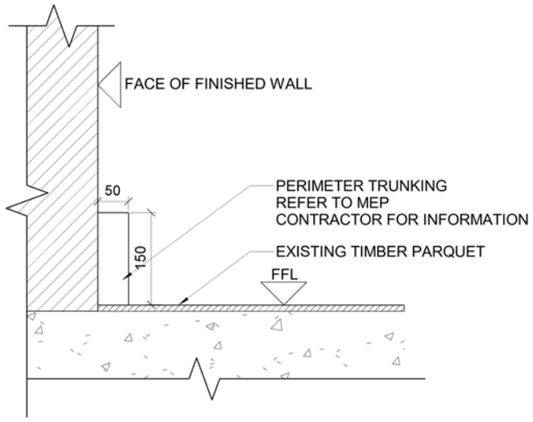
9 - TYPICAL DETAILS

9.1 - TYPICAL DETAIL - CEILING BULKHEAD

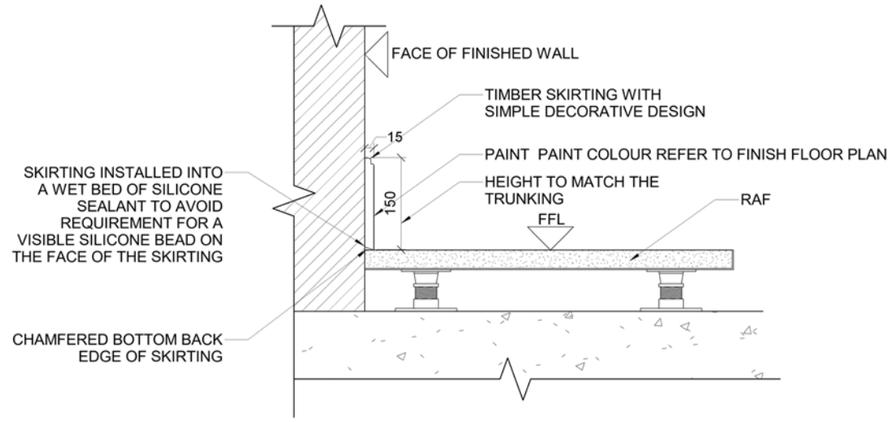


1 Bulkhead Detail
1 : 2

9.2 - TYPICAL DETAIL - SKIRTING

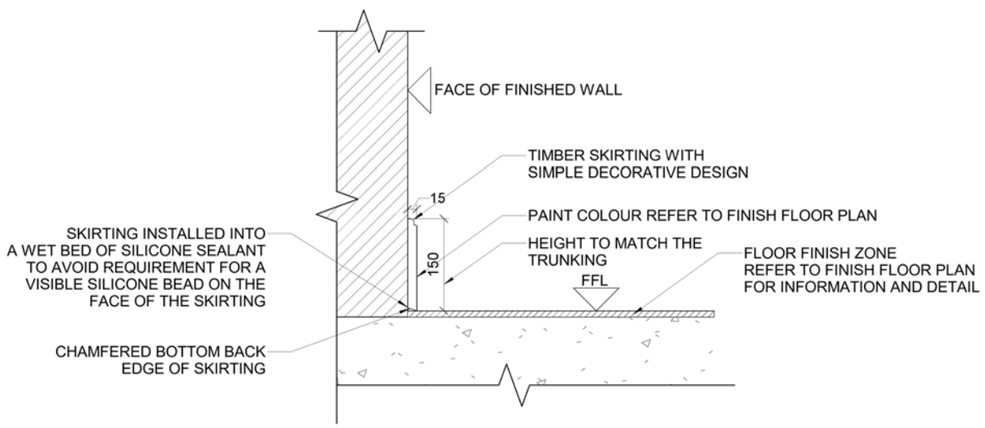


1 Perimeter Trunking
1 : 5



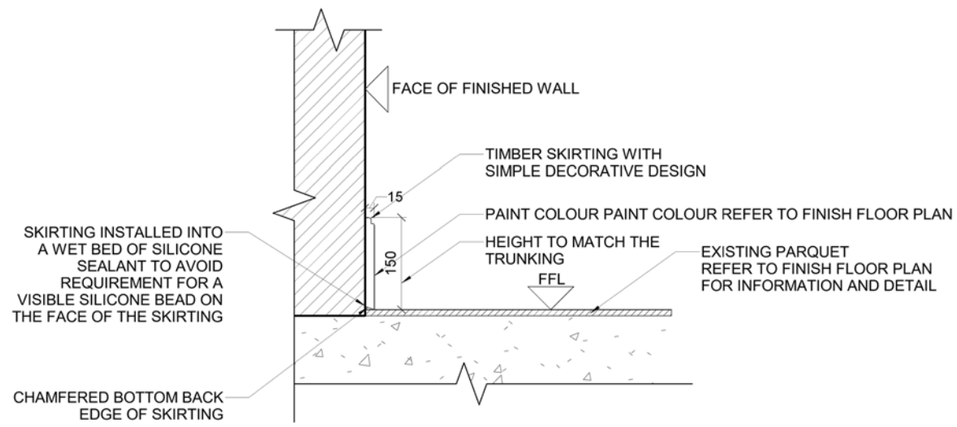
2 Internal Skirting Detail - Type 1 on RAF
1 : 5

DETAIL 2, 3, 4 SHOW THE SAME SKIRTING PROFILE
FOR DIFFERENT FLOORING CONDITIONS



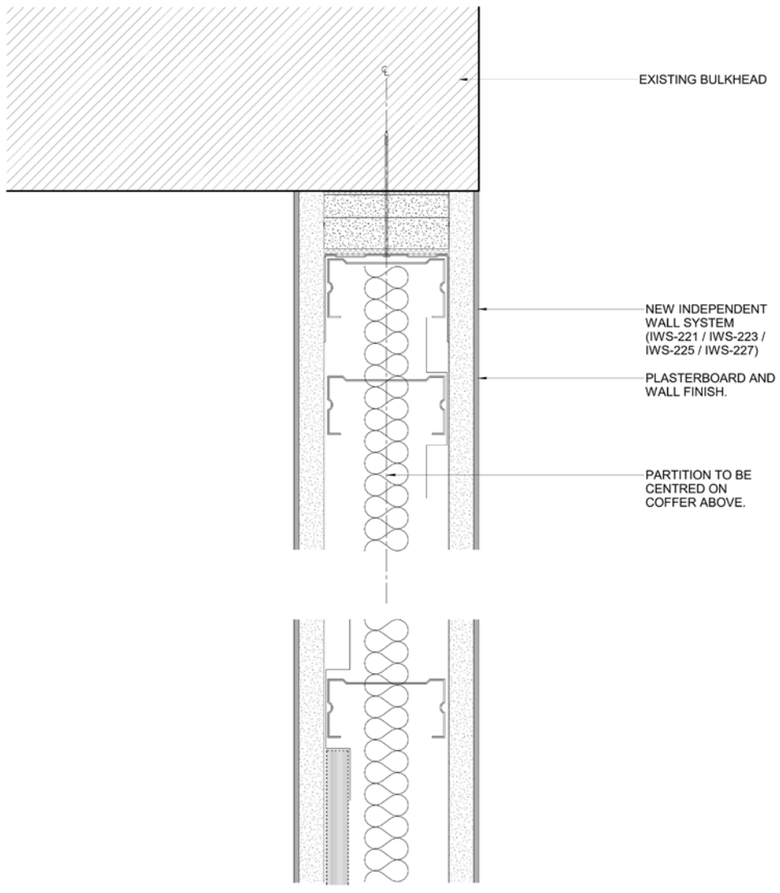
3 Internal Skirting Detail - Type 1 on Floor Finish
1 : 5

DETAIL 2, 3, 4 SHOW THE SAME SKIRTING PROFILE
FOR DIFFERENT FLOORING CONDITIONS

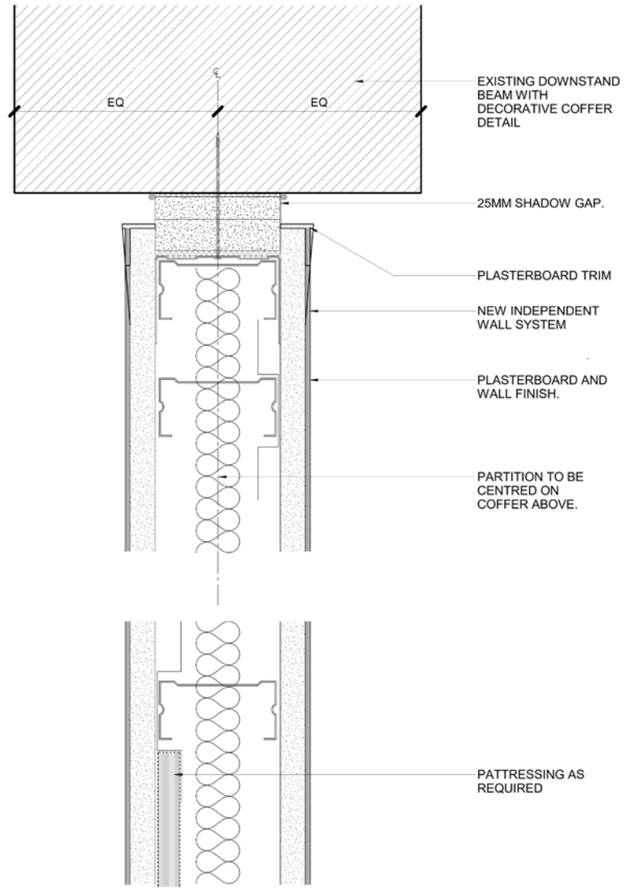


4 Internal Skirting Detail - Type 1 on Parquet
1 : 5

9.3 - TYPICAL DETAIL - WALL DETAILS



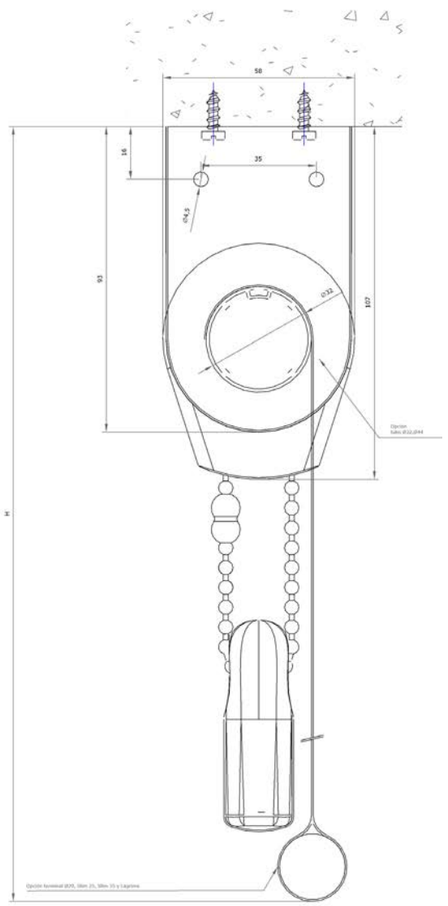
1 Plasterboard Wall Meeting Existing ceiling BULKHEAD - Section
1 : 2



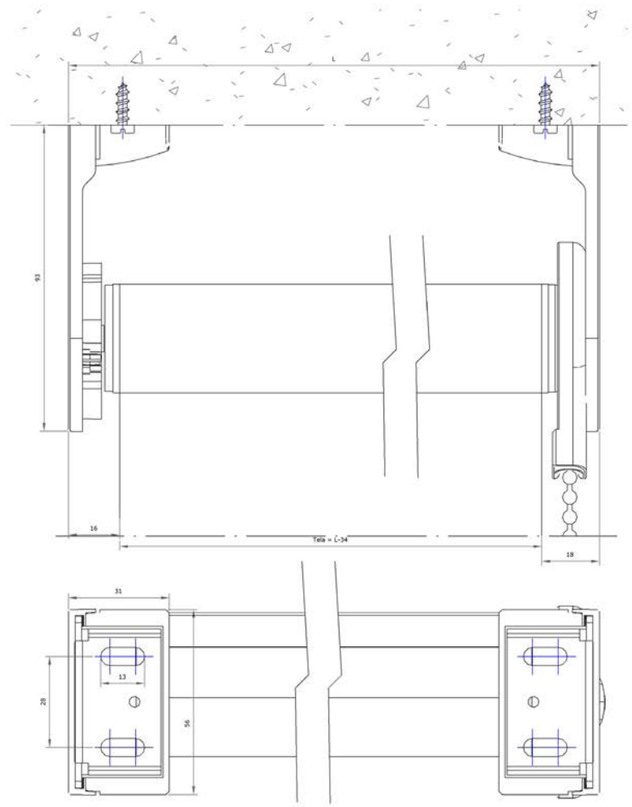
2 Plasterboard Wall Meeting Existing Coffer - Section
1 : 2

LBC Revision 02 Notes:
Shadow Gap has been Added to the top.

9.4 - TYPICAL DETAIL - BLIND FIXING DETAIL



1 Section
1 : 1

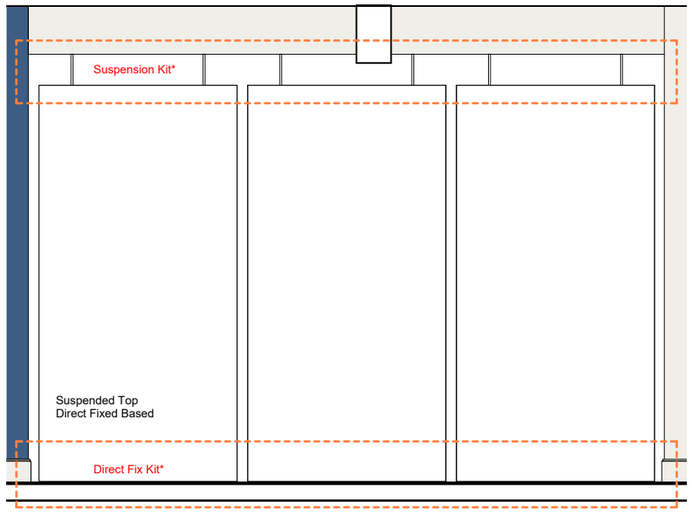


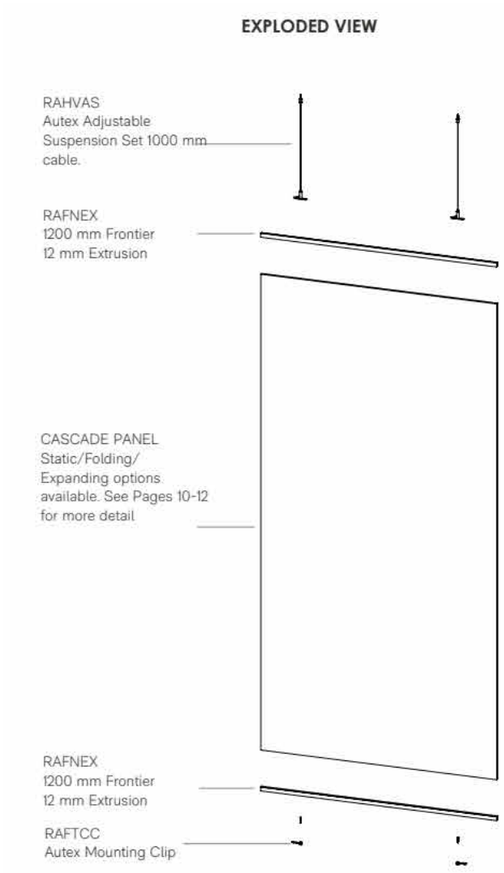
2 Elevation and Plan
1 : 1

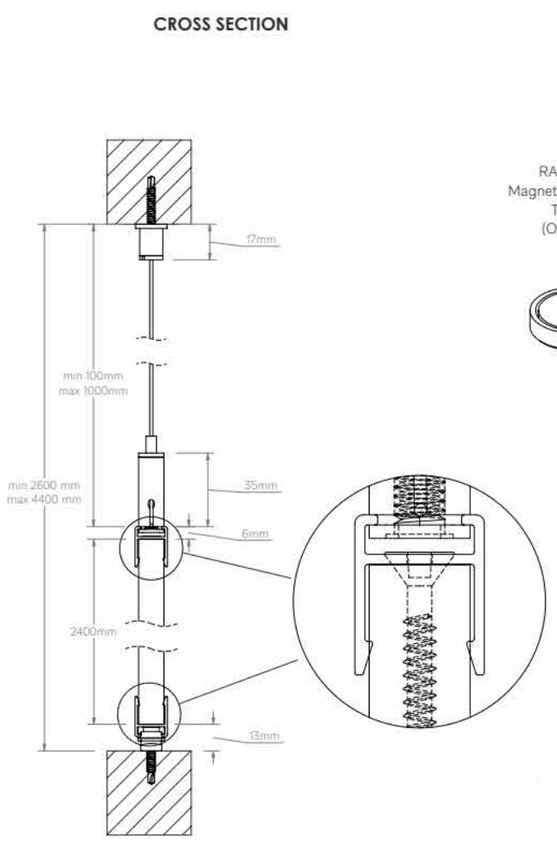


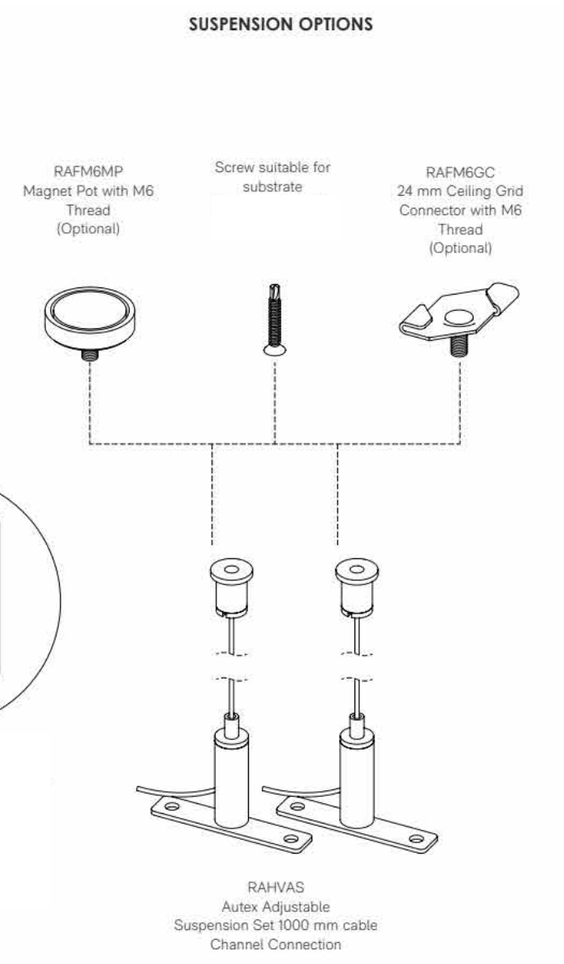
3 Blinds Axonometric View

9.5 - TYPICAL DETAIL - CASCADE HANGING SCREEN DETAIL





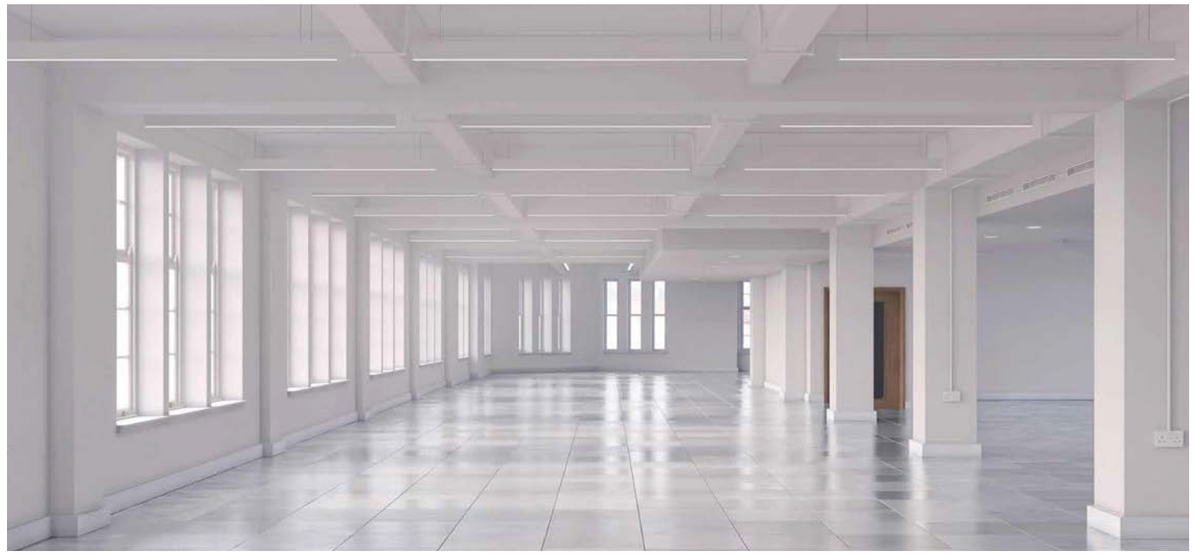




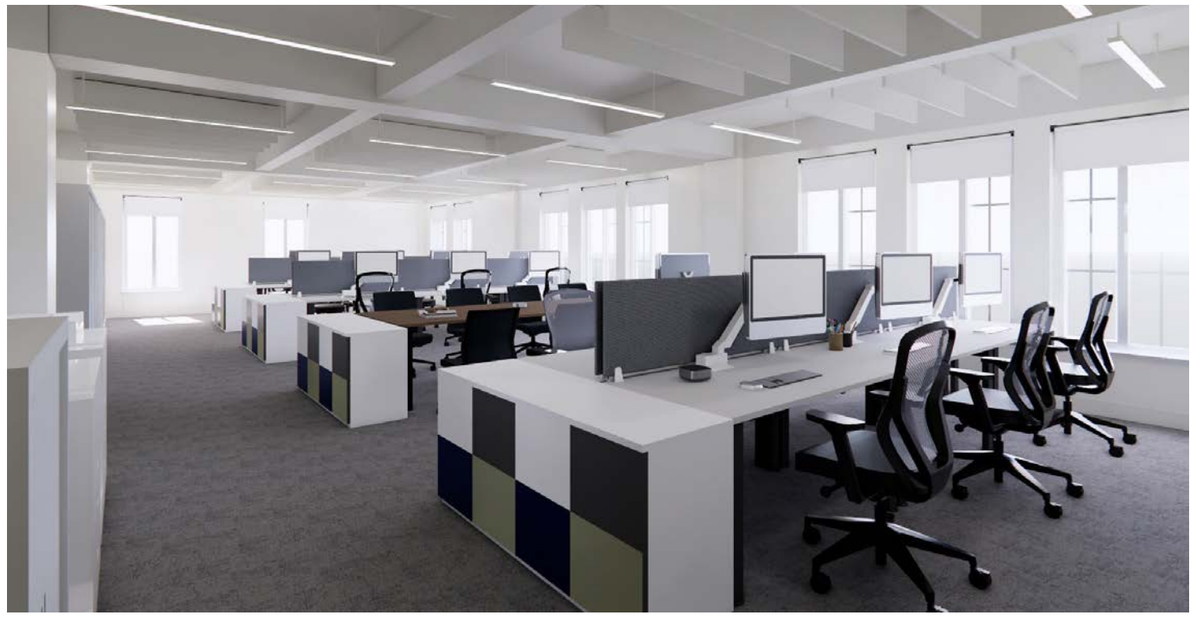
10 - VISUAL

10.1 - COMPARISON CAT-A/CAT-B

The Sunlight House Landlord Tenant Guide sets out the principles for sensitive fit-out of Levels 7 and part 8, to align with the guidance outlined and commensurate with the wider building refurbishment and heritage restoration, as approved under previous Listed Building Consent Application (Ref 136161/LO/2023). The design intent is to maintain the base neutral aesthetic and new installations are to be applied with consideration of this. Retention of existing parquet flooring in the designated areas, as well as retention of the existing building section profile. All new finishes are suitable for the office-workplace fit-out and complement the Landlord refurbishment of the floors.



Source: Tenant Fit-out Guide



Level 07 - Open Office

10.2 - COMPARISON CAT-A/CAT-B

The Sunlight House Landlord Tenant Guide sets out the principles for sensitive fit-out of Levels 7 and part 8, to align with the guidance outlined and commensurate with the wider building refurbishment and heritage restoration, as approved under previous Listed Building Consent Application (Ref 136161/LO/2023). The design intent is to maintain the base neutral aesthetic and new installations are to be applied with consideration of this. Retention of existing parquet flooring in the designated areas, as well as retention of the existing building section profile. All new finishes are suitable for the office-workplace fit-out and complement the Landlord refurbishment of the floors.



Source: Tenant Fit-out Guide



Level 08 - Open Office

10.3 - IMAGE 01 - 7.12 OPEN PLAN OFFICE AREA



10.4 - IMAGE 02 - 7.22 OPEN PLAN OFFICE AREA



10.5 - IMAGE 03 - 8.01 RECEPTION



10.7 - IMAGE 06 - 8.13 OPEN PLAN OFFICE AREA



10.8 - IMAGE 06 - 8.14 AND 8.15 OPEN PLAN OFFICE AREA



11 - FINISHES, GRAPHICS WALLS AND MANIFESTATIONS

11.1 - PROJECT OVERVIEW - FINISHES

Paint Colours Crown Paints

Base Colours

WF-001
White
To match white paint finish base colour from Landlord Cat A fit-out

WF-002
D1520T
Herb Mix

Features Colours

WF-003
P2113T
Dark Blue

WF-004
U9161Q
Purple

WF-005
D2191E
Olive Green

WF-006
B1433R
Golden Rapture

Flooring


FF-001
Carpet Tile
Interface Ice Breaker
4282002 Granite

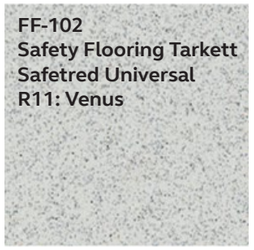

FF-002
Carpet Tile
Interface Ice Breaker
4282023 Amethyst


FF-003
Carpet Tile
Interface Ice Breaker
4282022 Mushroom

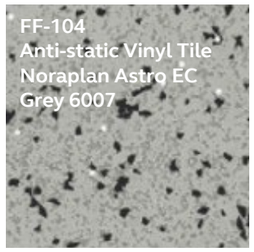

FF-004
Carpet Tile
Interface Huega
4122299 Indigo

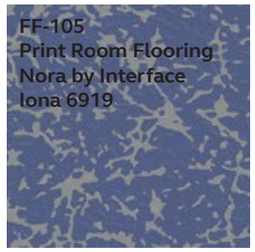

FE-01
Existing Parquet Floor


FF-101
Luxury Vinyl
Tile Amtico - Spacia
SS5W2504 Honey Oak

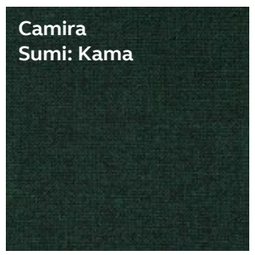

FF-102
Safety Flooring Tarkett
Safetred Universal
R11: Venus

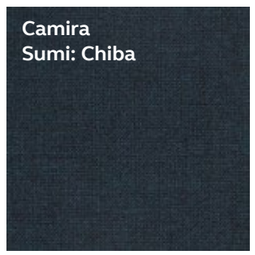

FF-103
Slip Resistant Vinyl
Noraplan Ultra Grip
Grey 6015


FF-104
Anti-static Vinyl Tile
Noraplan Astro EC
Grey 6007


FF-105
Print Room Flooring
Nora by Interface
Iona 6919

Furniture Fabrics


Camira
Sumi: Kama


Camira
Sumi: Chiba

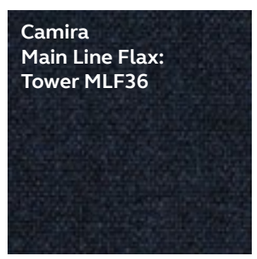

Camira
Lucia: Slip YB094


Camira
Urban: Underground
YN145


Camira
Main Line Flax:
Brompton MLF35


Camira
Main Line Flax:
Westminster MLF22


Camira
Main Line Flax:
Greenfold MLF32


Camira
Main Line Flax:
Tower MLF36

Acoustic Wall Covering


WF-301
Acoustic Wall
Covering
Purple
Cavalier


WF-302
Acoustic Wall
Covering
Light Grey
Myst


WF-303
Acoustic Wall
Covering
Light Grey with Logo
Myst

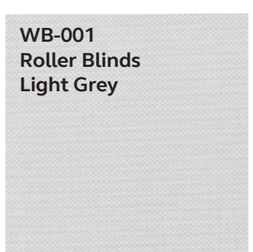

WF-304
Acoustic Wall
Covering
Dark Green
Sage


WF-305
Acoustic Wall
Covering
Beige
Savoye


WF-306 Acoustic Wall
Covering
Light Green
Acros


WF-401
Tile Wall Covering
Hexagonal Tile

Blinds

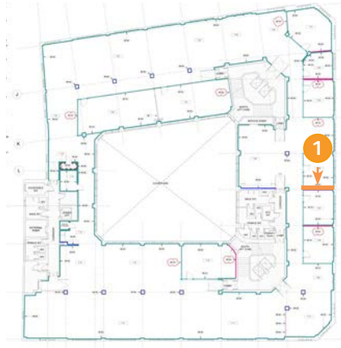

WB-001
Roller Blinds
Light Grey

Note – due to the heritage parameters, some of thewider Fit Out Look and Feel Programme material and colour palette may not be applied to this project – placeholder information shown within RIBA 2 package and to be reviewed with the Client team and agreed as part of next RIBA Stage 3 coordination, in line with any further advice from the LPA / Conservation team.

11.2 - WALL GRAPHICS - LEVEL 7



7.06 Amenity



KEYPLAN LEVEL 07

Wall Finish Schedule

FINISH CODE	DESCRIPTION	SUPPLIER	SPECIFICATION	QUANTITY	FINISH/DIMENSION	IMAGE
WF-201	Graphic Vinyl Wall Covering	Muraspec or equal approved	Muraspec; Bespoke - Wall Graphic: Heaton Park in Prestwich Stock Photo ID: 2379237053	Contractor to refer to Stage 3 Drawings and confirm quantity further to Stage 4 Coordination	Smooth Digital Print Base	

11.3 - WALL GRAPHICS - LEVEL 8



8.02 Meeting Room



8.14 Open Plan Office Area



KEYPLAN LEVEL 08

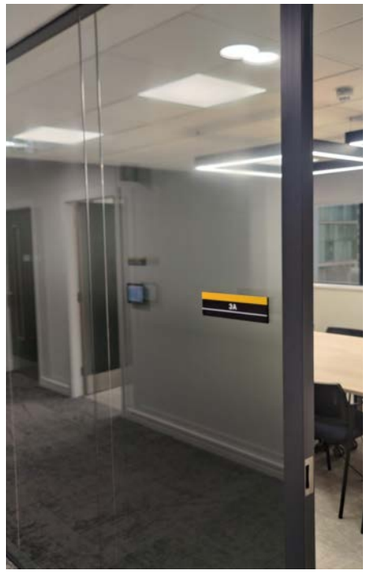
Wall Finish Schedule

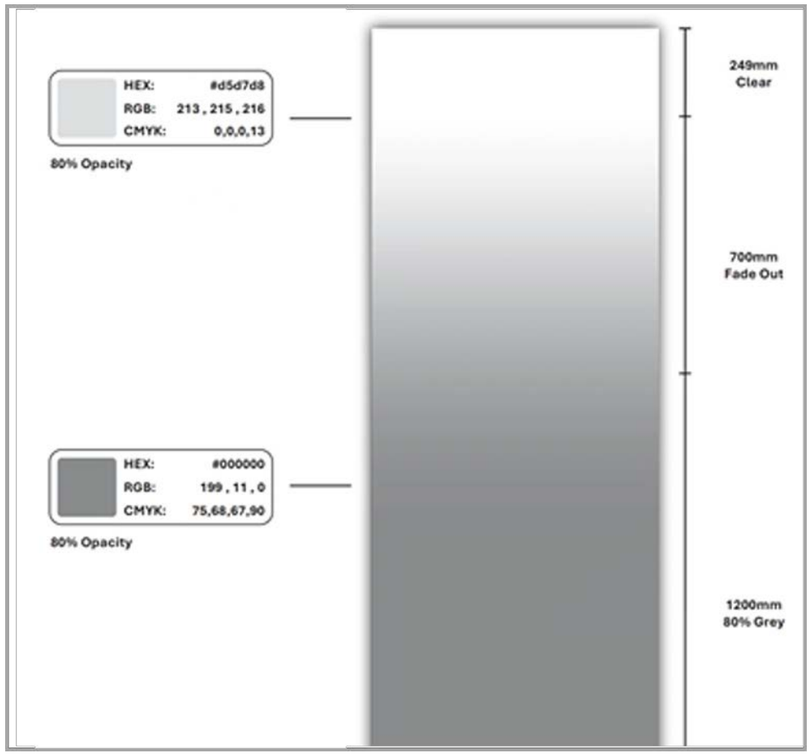
FINISH CODE	DESCRIPTION	SUPPLIER	SPECIFICATION	QUANTITY	FINISH/DIMENSION	IMAGE
WF-203	Graphic Vinyl Wall Covering	Muraspec or equal approved	Muraspec; Bespoke - Wall Graphic: Manchester Bee Mosaic Stock Photo ID: 1090246871	Contractor to refer to Stage 3 Drawings and confirm quantity further to Stage 4 Coordination	Smooth Digital Print Base	
WF-205	Graphic Vinyl Wall Covering	Muraspec or equal approved	Muraspec; Bespoke - Wall Graphic: Manchester Canal & Beetham Tower Stock Photo ID: 306684230	Contractor to refer to Stage 3 Drawings and confirm quantity further to Stage 4 Coordination	Smooth Digital Print Base	

11.4 - GLAZING MANIFESTATIONS





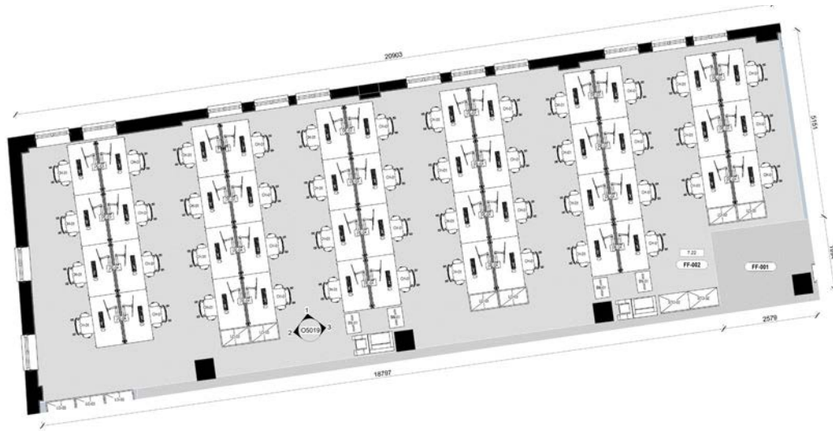




GRADIENT PRIVACY MANIFESTATION

TO ALL GLAZED PARTITIONS & GLAZING IN ACOUSTIC PODS

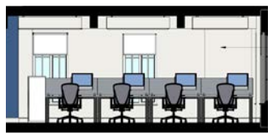
11.5 - ENLARGED PLANS - 7.22 OPEN PLAN OFFICE AREA

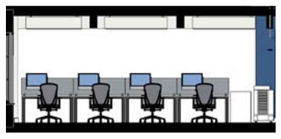


OPEN PLAN OFFICE AREA - ENLARGED PLAN (not to scale)

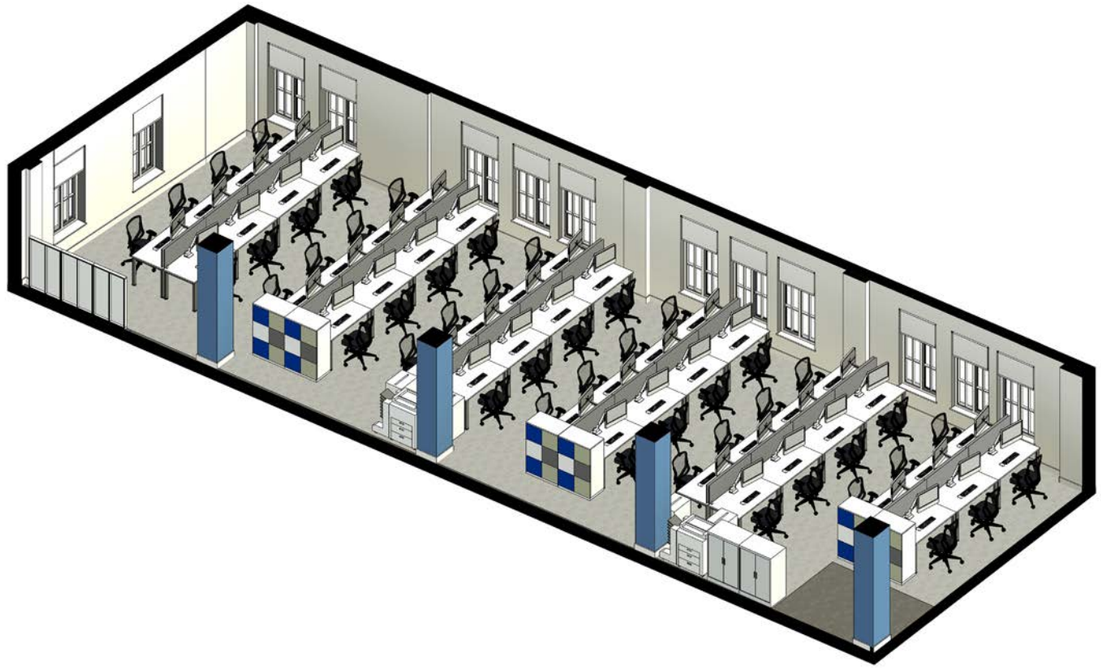


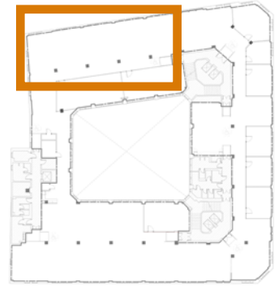
OPEN PLAN OFFICE AREA- ELEVATION (not to scale)





OPEN PLAN OFFICE AREA- ELEVATION (not to scale)





KEYPLAN LEVEL 07

WALL FINISHES

WF-001 Wall Paint - White

WF-003 Wall Paint - Dark Blue Paint

FLOOR FINISHES



FF-001 Carpet Tile Interface Ice Breaker - Granite



FF-002 Carpet Tile Interface Ice Breaker - Amethyst

CEILING FINISHES



AF-001 Autex Frontier Acoustic Ceiling Baffle - White

FURNITURE



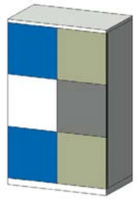
CH-01 Work Task Chair



DE-03 Workstation 1400mm x 1600mm

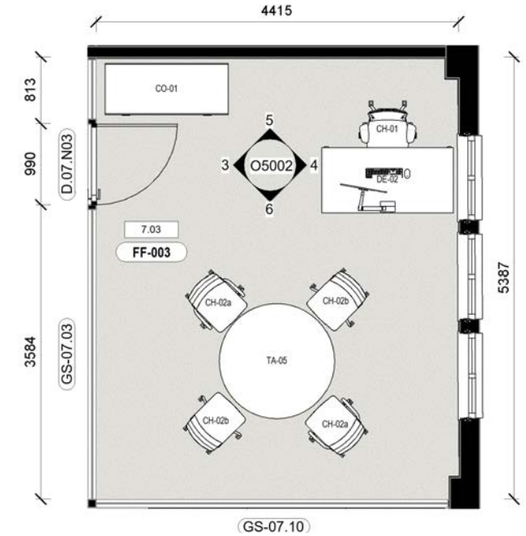


DE-04 Adjustable Back to Back Workstation 1400mm x 800mm



LO-03 Lockers 3H2W

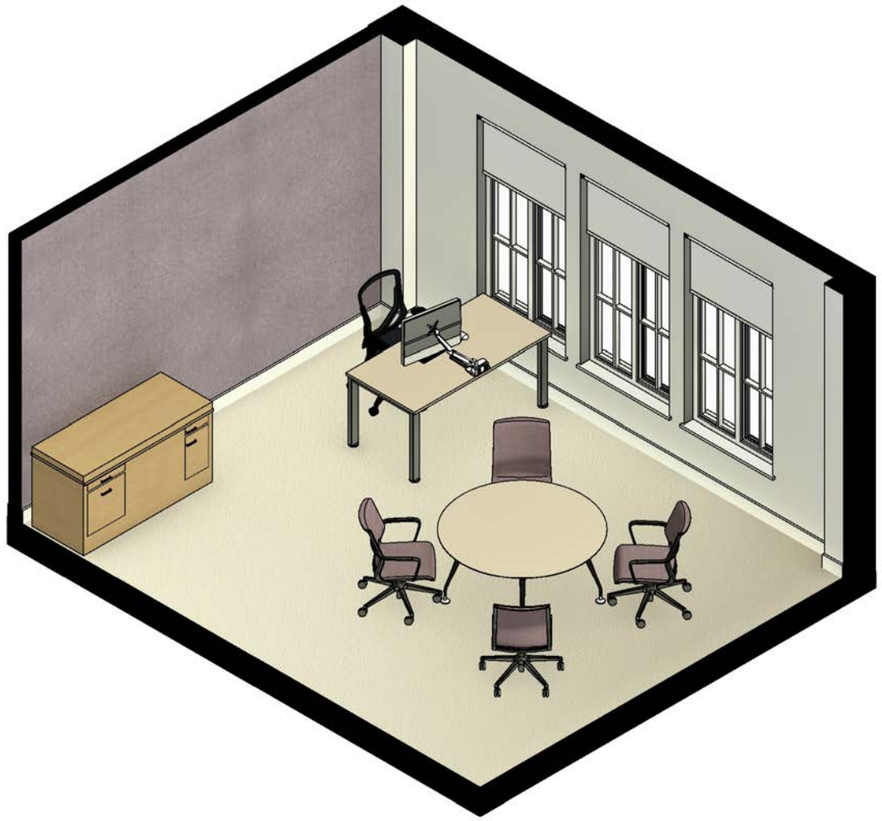
11.6 - ENLARGED PLANS - 7.03 OFFICE

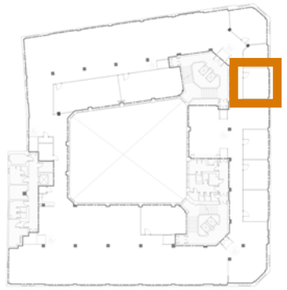


OFFICE - ENLARGED PLAN (not to scale)



OFFICE - ELEVATION (not to scale)





KEYPLAN LEVEL 07

WALL FINISHES

WF-001 Wall Paint - White



WF-301Acoustic Wall - Purple

FLOOR FINISHES



FF-003 Carpet Tile Interface Ice Breaker - Mushroom

CEILING FINISHES



AF-001 Autex Frontier Acoustic Ceiling Baffle - White

FURNITURE



CH-01
Work Task Chair



DE-02
Adjustable Workstation 1600mm x 800mm



CH-02a
Meeting Room Armchair

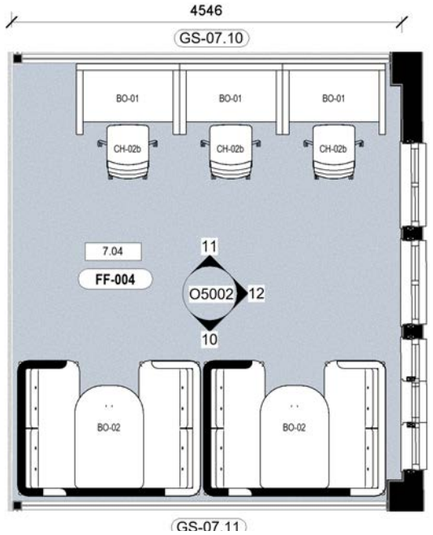


TA-05
Meeting Table

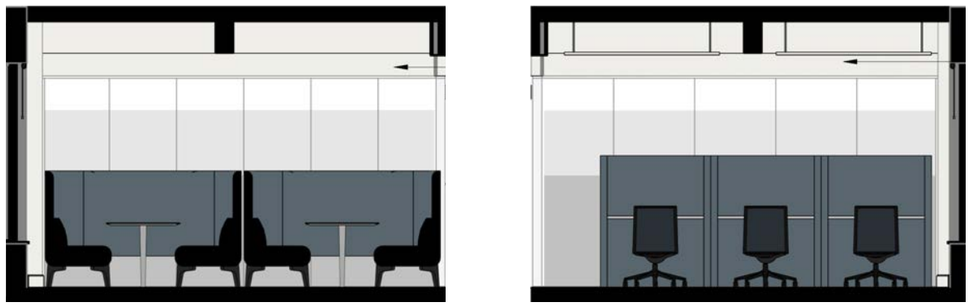


CO-01
Credenza

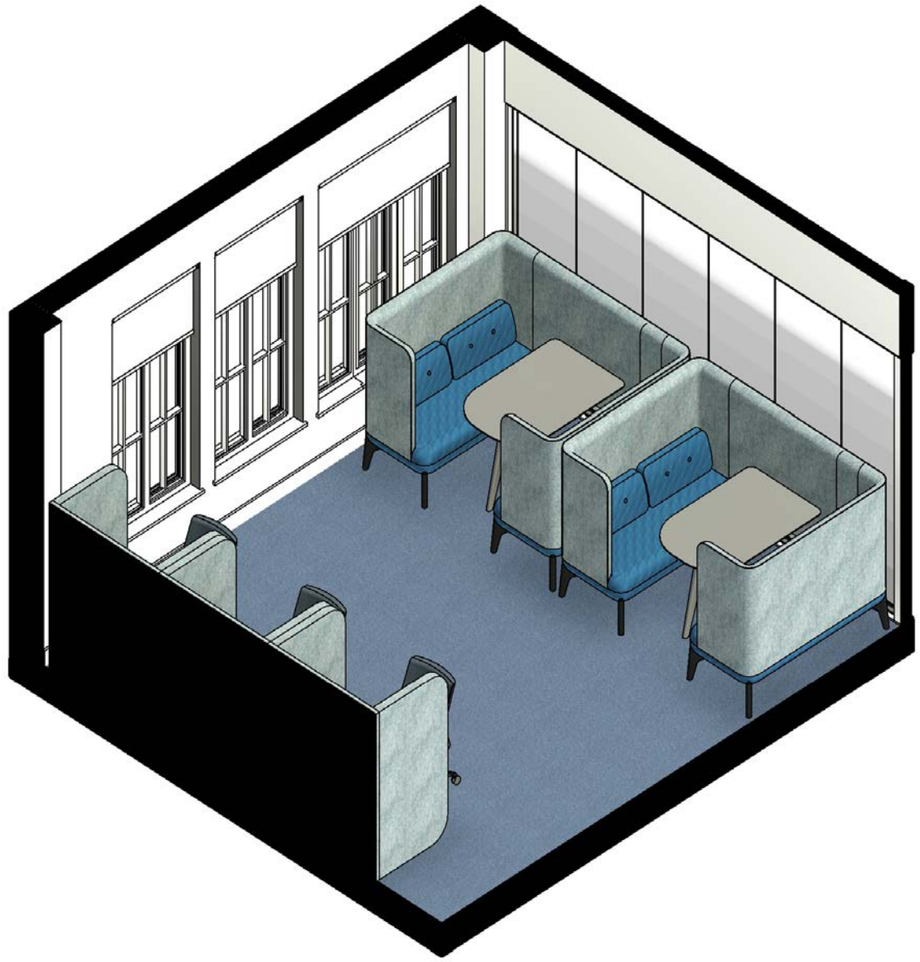
11.7 - ENLARGED PLANS - 7.04 COLLABORATION AREA

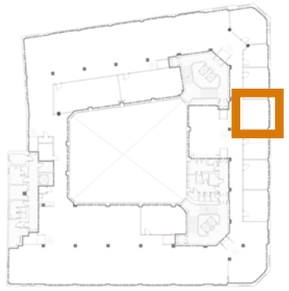


COLLABORATION AREA - ENLARGED PLAN (not to scale)



COLLABORATION AREA - ELEVATION (not to scale)





KEYPLAN LEVEL 07

FURNITURE



BO-01
1 Person Work Booth



BO-02
4-seater Booth



CH-02b
Meeting Room Chair

WALL FINISHES

WF-001 Wall Paint - White

FLOOR FINISHES



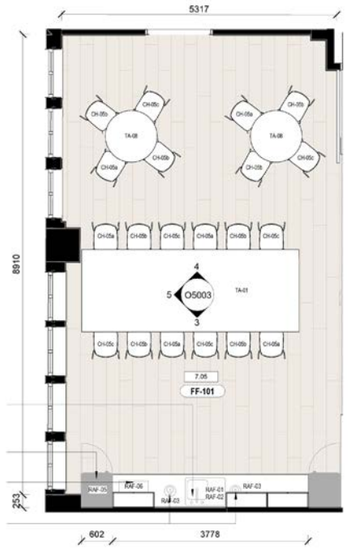
FF-004 Carpet Tile Interface Heuga 727 - Indigo

CEILING FINISHES

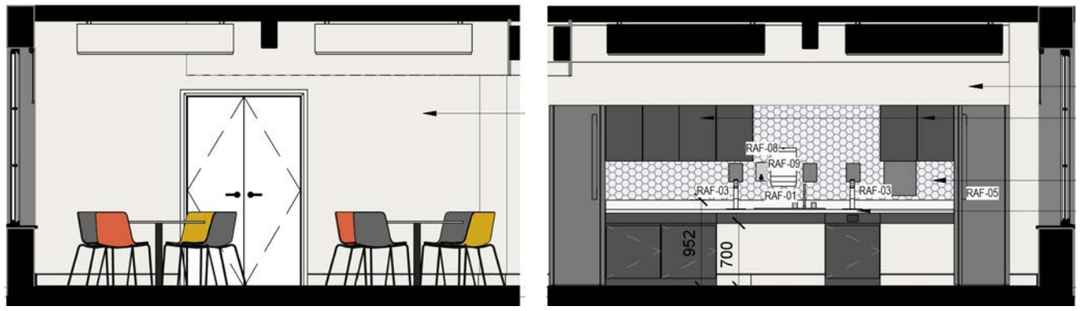


AF-001 Autex Frontier Acoustic Ceiling Baffle - White

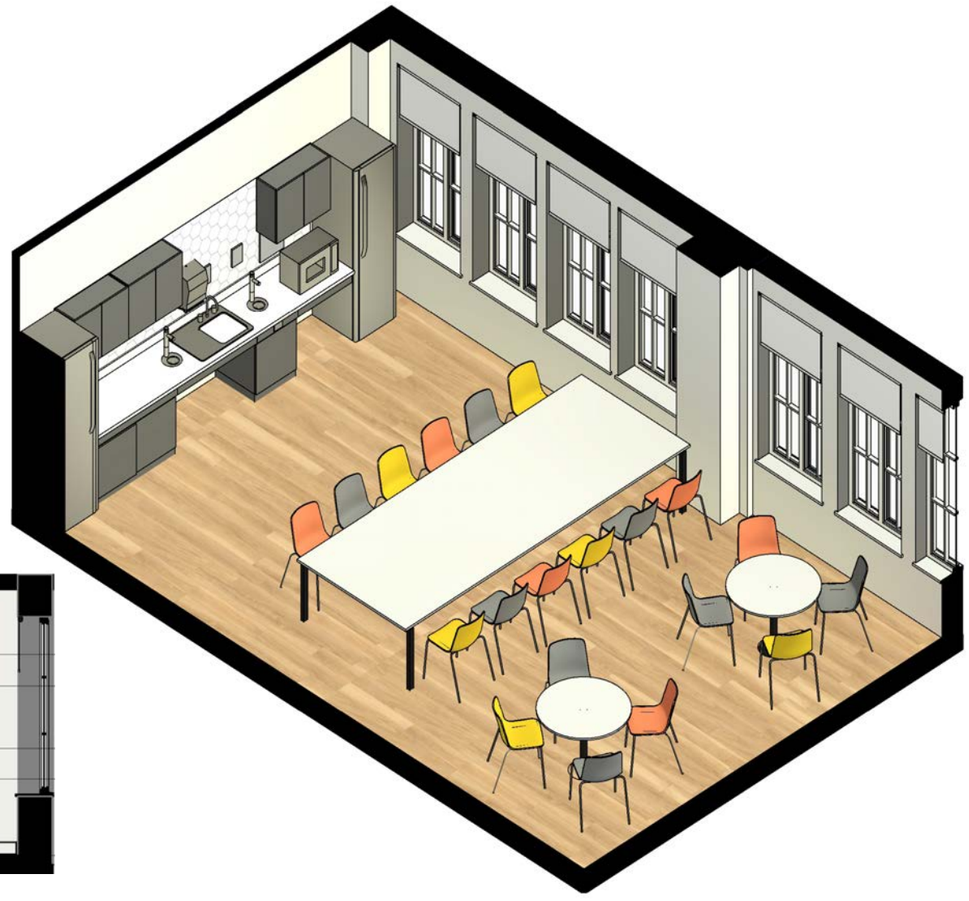
11.8 - ENLARGED PLANS - 7.05 REFRESH AREA

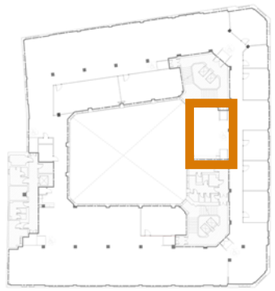


AMENITY - ENLARGED PLAN (not to scale)



AMENITY - ELEVATION (not to scale)





KEYPLAN LEVEL 07

FURNITURE



CH-05a/b/c
Refresh Area Chair
(Orange, Grey, Yellow)



TA-01
Dining Table



TA-08
Round Dining Table
1000mm diameter

WALL FINISHES

WF-001 Wall Paint - White



WF-401 Wall Tile - Hexagonal Tile

FLOOR FINISHES



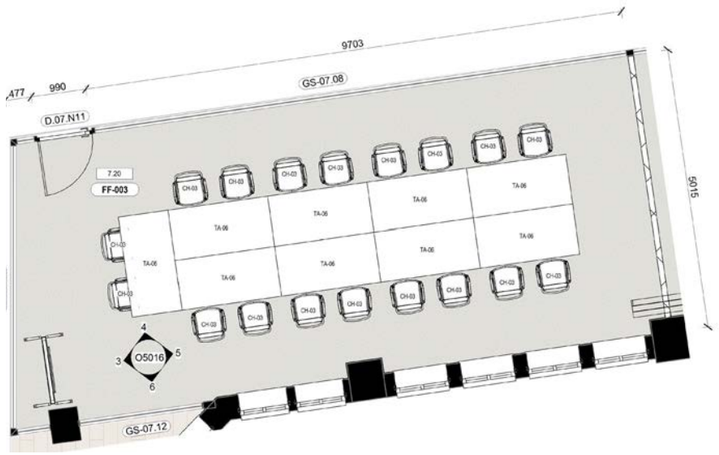
FF-101 Vinyl Tile - Honey Oak

CEILING FINISHES

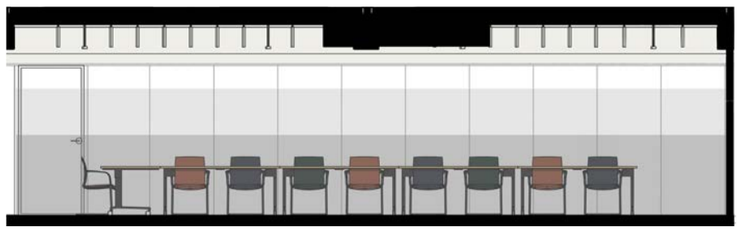


AF-001 Autex Frontier Acoustic Ceiling Baffle - White

11.9 - ENLARGED PLANS - 7.20 MEETING ROOM



MEETING ROOM - ENLARGED PLAN (not to scale)



MEETING ROOM - ELEVATION (not to scale)





KEYPLAN LEVEL 07

WALL FINISHES

WF-001 Wall Paint - White

FLOOR FINISHES



FF-003 Carpet Tile Interface Ice Breaker - Mushroom

CEILING FINISHES



AF-001 Autex Frontier Acoustic Ceiling Baffle - White

FURNITURE

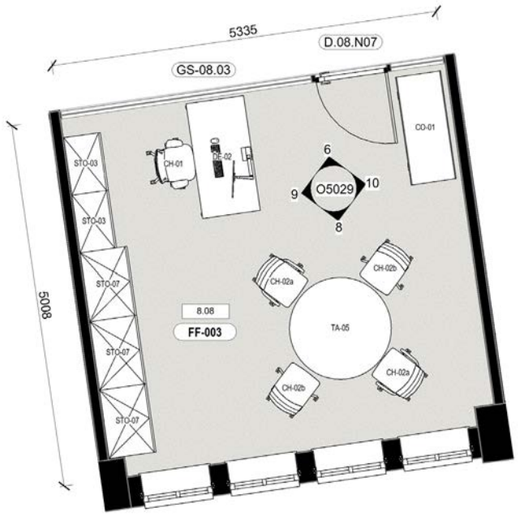


CH-03 Meeting Chair Cantilever



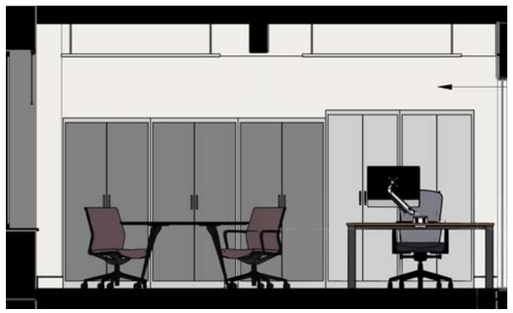
TA-06 Meeting Room Flip Top Table

11.10 - ENLARGED PLANS - 8.08 OFFICE



OFFICE - ENLARGED PLAN (not to scale)







OFFICE - ELEVATION (not to scale)



KEYPLAN LEVEL 08

WALL FINISHES

WF-001 Wall Paint - White



WF-301 Acoustic Wall - Purple

FLOOR FINISHES



FF-003 Carpet Tile Interface Ice Breaker - Mushroom

CEILING FINISHES



AF-001 Autex Frontier Acoustic Ceiling Baffle - White

FURNITURE



CH-01
Work Task Chair



DE-02
Adjustable Workstation 1600mm x 800mm



CH-02a
Meeting Room Armchair



TA-05
Meeting Table



CO-01
Credenza



ST-03
Tall Tambour 5H

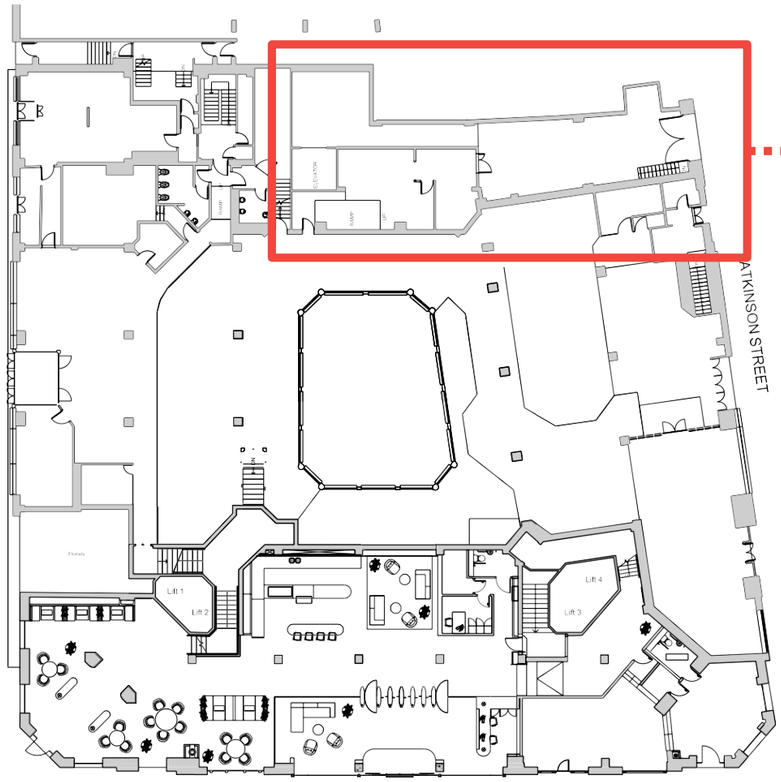


ST-07
Safe

12 - WASTE MANAGEMENT

12.1 - WASTE MANAGEMENT STRATEGY

The wate management strategy rintends to following the process from the recently approved LBC applications within the building and no changes are required.
The approved strategy is set out below and opposite for reference only.
The building benefits from a dedicated bin storage area, accessed from the rear of the site on Atkinson Street. This space serves directly to the street with daily collections (currently reduced to three times a week with reduced numbers within the building) Both refuse and recycling takes place in this area.
The building management team manage the facility directly with the adjacent commercial unit. It is accessed either via the rear goods lift or staircase.





13 - SUMMARY

13.1 - SUMMARY

This document references the agreed design principles for the refurbishment of the office spaces to Sunlight House, Manchester, in line with what has been previously approved and how these apply to the tenant fit-out proposals for Levels 7 and part 8.

The key benefits and considerations can be summarised as:

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