SUNLIGHT HOUSE, MANCHESTER QUAY STREET, M3 3JZ

Heritage Statement Supporting an Application for Listed Building Consent Version 3

For

Levels 7 And 8 Refurbishment Works And Office Relocation

MARCH 2026

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1 Executive Summary

The purpose of this document is to:

- Introduce the office relocation of the Applicant (which is a Government Department via the Government Property Agency) and associated works.
- Identify the heritage significance of Sunlight House.
- To undertake a Heritage Impact Assessment of the proposed works, in order to assess the impact on the significance of the listed building, and how this can be mitigated.

1.1 Proposals

The Applicant (which is a Government Department via the Government Property Agency) is proposing to relocate their Manchester offices into the 7th and 8th floor of Sunlight House, Quay Street, Manchester. These works are based on an internal CAT B standard office fit out to the whole of the 7th floor office area and part of the 8th floor. The works comprise of forming offices and ancillary office rooms / areas include upgrades and adaptations to Mechanical and Electrical elements.

1.2 Description of Sunlight House

Sunlight House was constructed in 1932 and designed by the renowned architect and developer, Joseph Sunlight. The architectural interest of Sunlight House is considered to be primarily derived from its striking Portland stone external façades. This is due to both its striking design as a landmark within the surrounding context and its external detailing, particularly at ground floor level. Its central lightwell is also considered to be a key architectural feature, which gives the building a unique character. Internally, the building has undergone numerous stages of internal refurbishment during its history, with the resulting loss of original features throughout the building. A recent Cat A refurbishment by the Landlord has repaired, refurbished or replaced like for like internal features such as ceiling covings / coffers, parquet flooring and skirting boards. The office block has a slated three-tier mansard roof, large square plan and central feature lightwell.

Sunlight House is Grade II listed building (NHLE ref: 1270915), and is also located within the Deansgate/Peter Street Conservation Area of Manchester City Centre.

1.3 Significance of Sunlight House

Sunlight House is significant to Manchester due to its history and connection with Joseph Sunlight, who was a successful businessman, architect and later Politician. He was a prominent figure in the Jewish Community and wider Community in Manchester in the pre, inter and post war periods in Manchester.

Joseph Sunlight was born Joseph Zchovsky in Belarus to Jewish parents and emigrated to England. He began to work at the offices of William Purdey architect of Brazennose Street, Manchester in 1904 at just 15 years of age. At 18 years of age, he set up his own practice and it is claimed that by time he was 21 years old, Joseph had constructed more than a thousand houses in the Kings Road area of Prestwich. By 1921, he estimated that over one million pounds of building work had been carried out according to his designs.

Joseph Sunlight is said to have visited the Empire State Building in New York in the 1920's and began designing Sunlight House in 1926. He was inspired by the art deco commercial buildings of early 1900s Chicago. Sunlight House was completed in 1932, at the height of the Great Depression, and was built by Sunlight (as architect and developer) to be the headquarters of his property business, with offices and shops to let. On completion, at 14 storeys, it was the city's tallest building for around 30 years, until the 1960s and claimed to be Northern England's first 'skyscraper'. As well as being a milestone in the history of

Manchester's development, it also signified the wider transition from industrial to commercial use in this part of Manchester City Centre.

1.4 Heritage Impact Assessment

The Heritage Impact Assessment included within Appendix A of this report identifies that the vast majority of the work proposed appears to have a neutral effect on the heritage of the space.

The works identified to have a low adverse effect on the heritage of Sunlight House, include:

- Minor ceiling bulkhead extensions.
- Some surface mounted services to walls.
- Small number of penetrations to be formed for mechanical services.

The works identified to have a neutral effect on the heritage of Sunlight House, include:

- Works to install new partitions (plasterboard incorporating glazed screens).
- Formation of staff kitchenette areas.
- Minor MEP works.

The following items of work which could have low positive effect on the heritage of the property:

- Retention of the existing parquet flooring within the existing 8th floor unit.

The following items of work which could have a medium positive effect on the heritage of the property:

- Alteration to one ramp (7th floor) will reveal a section of existing parquet flooring that is an original feature, which will be refurbished.
- Removal of the raised access floor in the north corner of the 8th floor, will reveal the existing parquet flooring that is an original feature, which will be refurbished.

No works are believed to have a medium or high adverse effect on the heritage values of this historic building.

1.5 Previous Listed Building Consents Relevant to The Current Application

A summary review of previous statutory applications made in connection with repairs, alterations and change of use of the 7th and 8th floors of Sunlight House is enclosed within 3.6 of this Heritage Statement. Refer to the Manchester City Council website for further details of each application along with any other applications relating to other parts of the building.

1.6 Design and Access Statement

A detailed design and access statement for the proposed works is included within Appendix B of this document. The Design and Access Statement describes the property, and the proposed project works and is intended to provide background information to Manchester City Council's planning team to assist in their consideration of the submitted listed building consent application.

2 Introduction

This Heritage Statement has been prepared by Arcadis on behalf of the Government Property Agency, to support an application for listed building consent to carry out an internal refurbishment to two office floors, to a 'Cat B' standard at the 7th and 8th floor of Sunlight House, Quay Street, Manchester.
This report defines the significance of the premises and provides an assessment of the impact of the works on that special interest.

This report has been prepared by Sam Astin BSc (Hons) MRICS, Principal Consultant Building Surveyor at Arcadis.

This report has been prepared with the sole purpose being to support an application for Listed Building Consent and on behalf of the Government Property Agency and should not be used for any other purpose.

3 The Property

3.1 Site Location

The property, known as Sunlight House, is located on Quay Street in the centre of Manchester. Quay Street was formed in in 1730s as a link between a quay on the River Irwell and Deansgate, then known as Aldport Lane. The building is Grade II listed building (NHLE ref: 1270915), which is also located within the Deansgate/Peter Street Conservation Area of Manchester City Centre. Please refer to Figure 1 below for the map of the conservation area and Appendix D for the site location plan.

3.2 Statutory Designations and Protection of the Site and Adjacent Areas

Sunlight House is a Grade II listed building and is located within the Deansgate/Peter Street Conservation Area. These buildings are protected by the Planning (Listed Buildings and Conservation Areas) Act 1990. Under this act there is a duty on the Local Authority to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses", and there is a need for the building owner to be sympathetic to this when undertaking any refurbishment works. Adjacent to Sunlight House to the immediate east is Royal London House (Grade II listed), to the north-east is 184-186 Deansgate (Grade II) and to the immediate West is The Opera House (Grade II listed).

3.3 Historic England List Entry Description

Statutory Listing	Grade II
Date of Listing	20-Jun-1988
Date of most recent amendment	None noted on the List.
Historic England List Entry Number	1270915
District	Manchester (Metropolitan Authority)
National Grid Reference:	SJ 83473 98031

Details (as taken from Historic England website)	MANCHESTER SJ8398 QUAY STREET 698-1/16/347 (North side) 20/06/88 Sunlight House GV II 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.).

3.4 The Property

The following section provides a description of Sunlight House.

Site Area

A copy of a 1:1250 location plan of Sunlight House identifying the perimeter boundaries of the building is included in Appendix D of this document.

Description of Sunlight House

Sunlight House is a Grade II listed office building and was first listed on 20th June 1988.

The building comprises a 16-storey office building finished with Portland stone cladding with ashlar blocks and further dressings and details to the principal elevations. The building has a steel frame with the masonry clad around the frame. There are two basement levels, ground floor and 13 upper floors. The plan of the upper floors is roughly square around a central lightwell finished with glazed brickwork. The upper four stories are contained as ‘attic storeys’ with the dormer windows set further back as each floor rises. The overall style of the building is ‘International Modern style with classical elements’ as there is a mixture of classicism and soft modernism along with art deco features such as decorative rosettes.

The building has 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. The fenestration format is

very regular with timber sliding sash 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 turret treated as a tower, given strong vertical emphasis by narrow metal framed 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.

To the east, the adjacent car park building, under the same ownership as Sunlight House is attached to the building. The carpark building is not relevant to the proposed works requiring listed building consent.

3.5 Conservation Area Status

Sunlight House is located within Deansgate / Peter Street Conservation Area of Manchester city centre and The National Planning Policy Framework requires Manchester City Council to have special regard to the preservation and enhancement of the character or appearance of conservation areas.

The Deansgate/Peter Street conservation area lies within the city centre of Manchester and is contiguous with other designated areas covering a substantial part of the Victorian city centre. For this reason, only part of Deansgate is included in this area, most of the rest of the street being incorporated into Castlefield, Parsonage Gardens, St Ann's Square, Albert Square and Cathedral conservation areas.

The designation was made by the City Council on 26 June 1985, when several city centre conservation areas were designated and existing ones extended. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.

We are not aware of any Article 4 directions affecting Sunlight House which remove permitted development rights within Deansgate / Peter Street Conservation Area.

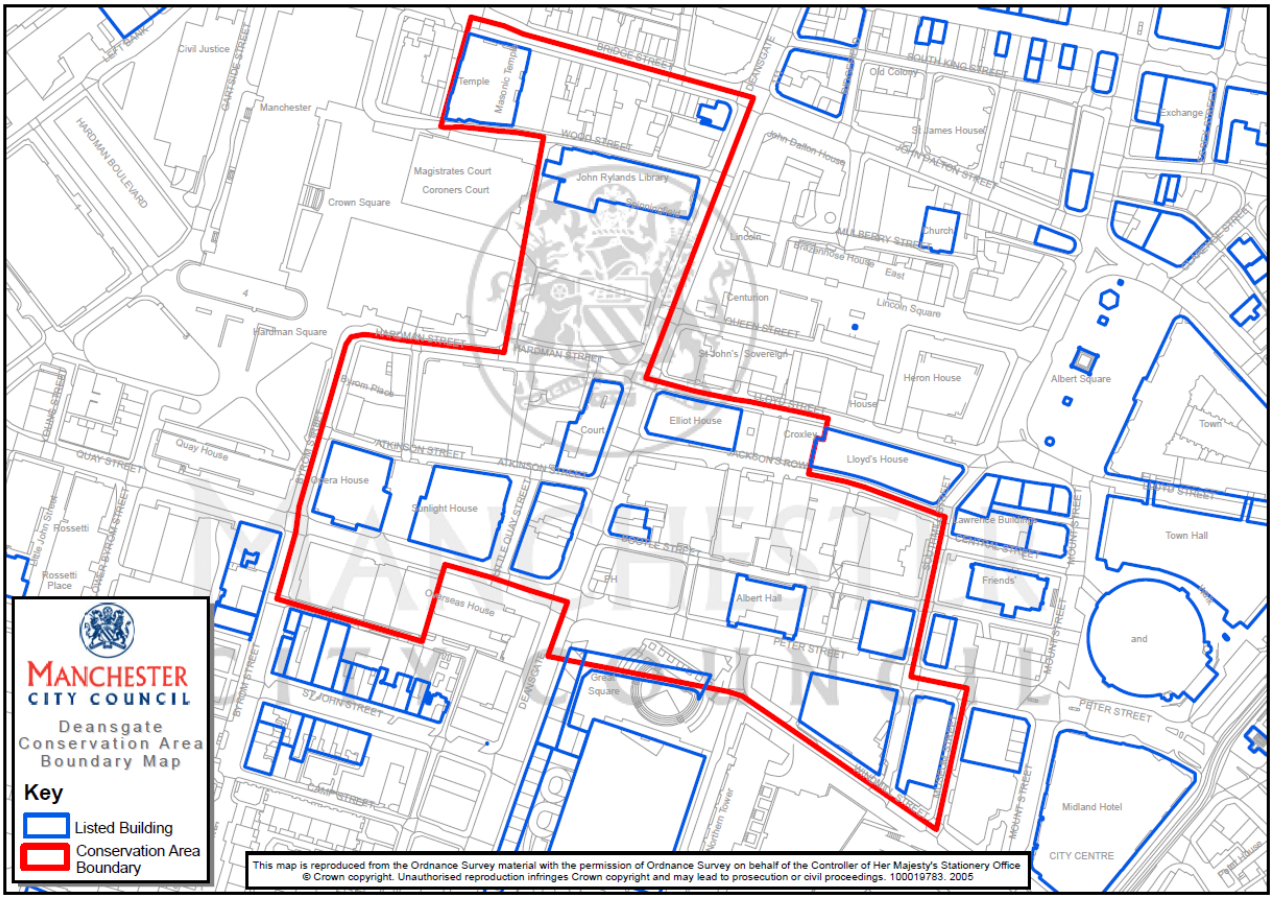


Figure 1 – Conservation area map for the Deansgate Conservation Area. Source: Manchester City Council website.

3.6 Planning History: Sunlight House, Manchester – 7th and 8th Floors.

A summary review of previous statutory applications made in connection with repairs, alterations and change of use of Sunlight House, Manchester was carried out and the following consents are relevant to the current Level 7 & 8 Listed Building Consent application. Refer to the Manchester City Council website for further details of every application along with any conditions imposed at the site. It should be noted this list is not exhaustive as there are circa 150 applications relating to Sunlight House on the Local Authority website, this list only relates to former works on the 7th and 8th floors only.

Application Number	Development Description	Decision	Decision Date
Various	Discharge of Listed Building Conditions (3, 5, 7, 8, 9, 10, 11, 12, 13, 14) Attached to '136161/LO/2023'	Discharged	Various dates in 2024 & 2025
136161/LO/2023	Listed Building Consent for the refurbishment of the office areas including ground floor	Approved subject to conditions	02/07/2025

Application Number	Development Description	Decision	Decision Date
	reception area together with elevational alterations		
115925/LO/2017	Listed Building Consent for the Internal refurbishment to the 8th floor office and ancillary areas.	Approved subject to conditions	10/04/2017
098797/LO/2012/C1	LISTED BUILDING CONSENT for internal alterations including the refurbishment and fit out of the 7th floor.	Approved subject to conditions	21/05/2012

Inclusion of a statutory consent on the above list does not necessarily indicate that the works consented have commenced or completed on site and some of the listed works (136161/LO/2023 – Landlord CAT A works) appear to be currently ongoing.

4 History & Evolution of Joseph Sunlight & Sunlight House

4.1 Timeline

The following section provides description of the history of architect / developer Joseph Sunlight and how the Sunlight House site has evolved.

1904 – Joseph Sunlight started working at the William Purdy architectural office, aged 15.

1907 – Joesph Sunlight set up his own architectural practice.

1910 - It is said that Joseph Sunlight had constructed more than a thousand houses in the Kings Road area of Prestwich.

1926 – After visiting America during the 1920s, Joseph Sunlight began to design Sunlight House in 1926.

1932 – Construction was completed on Sunlight House, with it becoming the tallest building in Manchester**.**

1948 – Joseph Sunlight proposed a 35-storey tower topped with clock tower to the west of the original building, but this was resisted and never built.

1962 – The CIS tower was constructed in Manchester which eclipsed Sunlight House in building height, so became the tallest building in Manchester.

1978 – Joseph Sunlight passes away.

1979 – Consent was granted for the ground floor and basement to be converted to a leisure club.

1985 – Designation of Deansgate / Peter Street Conservation Area, which Sunlight House sits within.

1988 – Sunlight House designated as a Grade II listed building.

2023 – The current building owners (Kinrise and Karrev) purchased Sunlight House from the former owners.

2025 – CAT A refurbishment of the 7th and 8th floors achieves Practical Completion as part of a wider £35m refurbishment project by the Landlord. See Manchester City Council listed building consent, reference 136161/LO/2023.

4.2 Historical Narrative & Site Maps

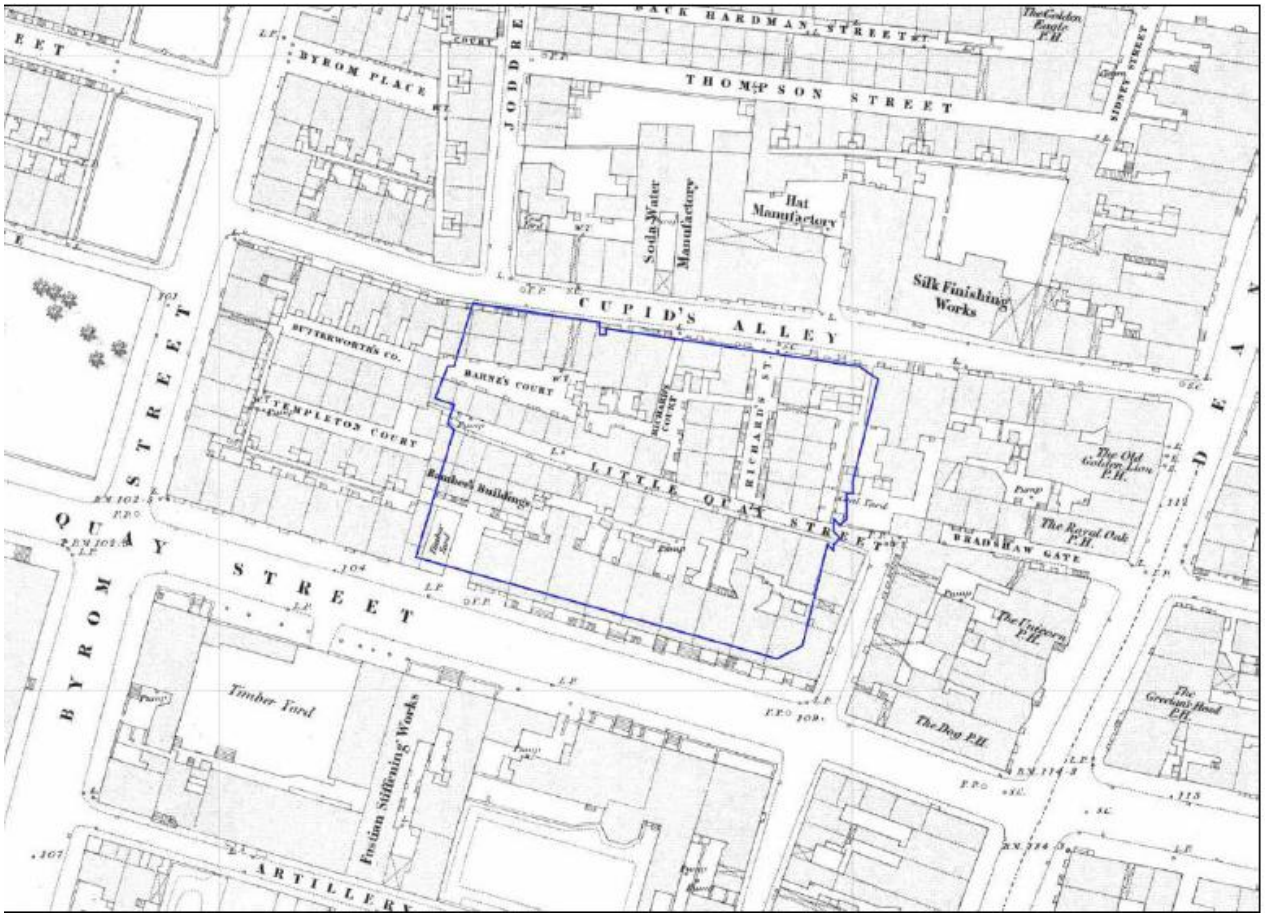


Figure 2 - OS Map dated 1851 identifying the site prior to the construction of Sunlight House.

The 1851 map shows there is an abundance of smaller buildings, houses and back alleys within the site. Little Quay Street ran through the middle of the site in the east-west direction.



Figure 3 - OS Map from 1891.

The Sunlight House site is in a similar form to 1851. To the East of the site, the Scottish Panorama building was erected.



Figure 4 - OS Map dated 1908.

There were some changes and further development in the south-west corner of the site, otherwise it is still in a similar form. To the east of the site the Scottish Panorama building was demolished and the site redeveloped. The High Court Registry and Inland Revenue buildings were constructed to the north-east of the site.

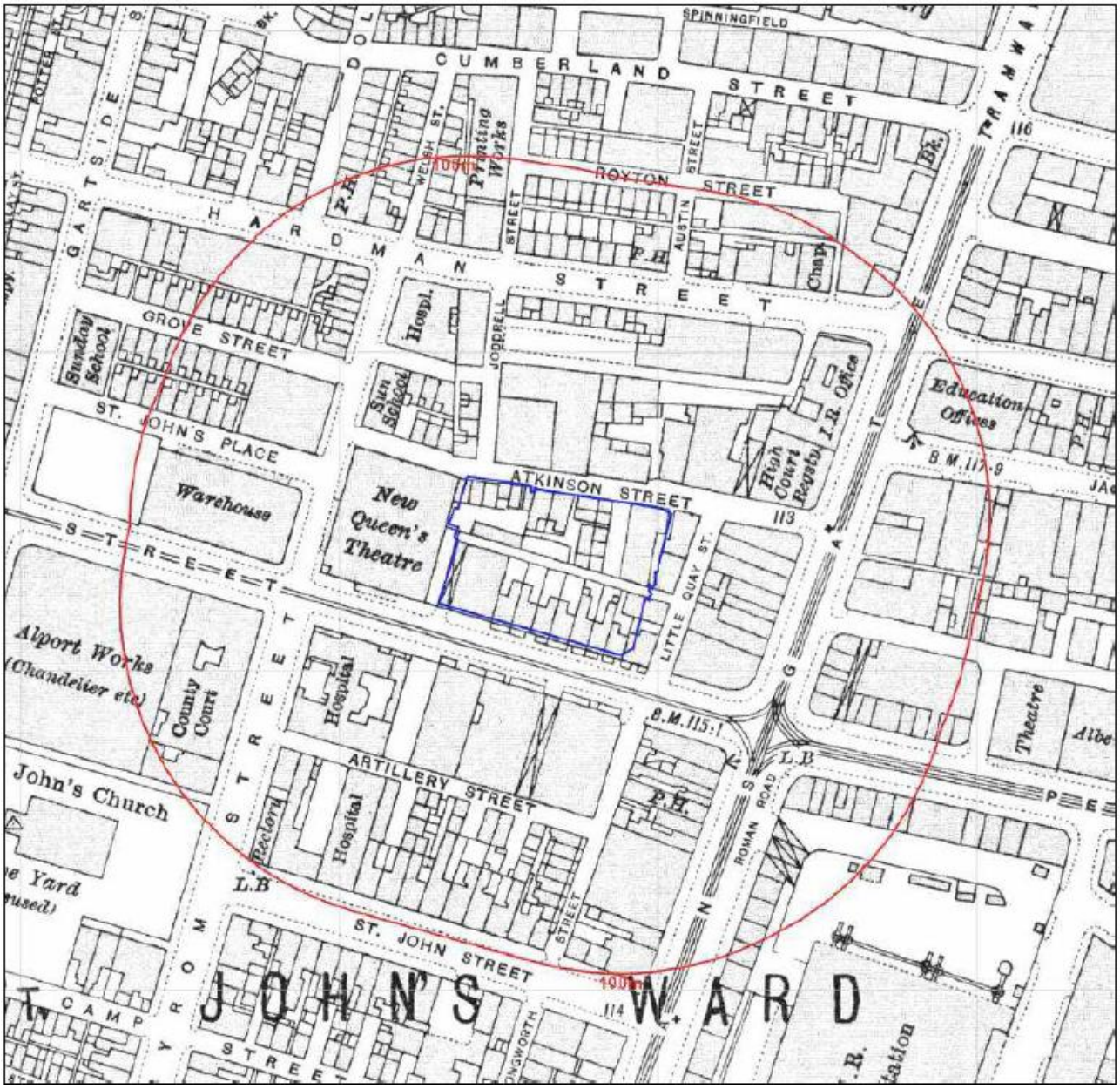


Figure 5 - OS Map Dated 1922

New Queens Theatre (now known as the Opera House) was constructed in 1912 to the west of the Sunlight House site. The remainder of the Sunlight House site remains relatively unchanged since the 1908 OS map.

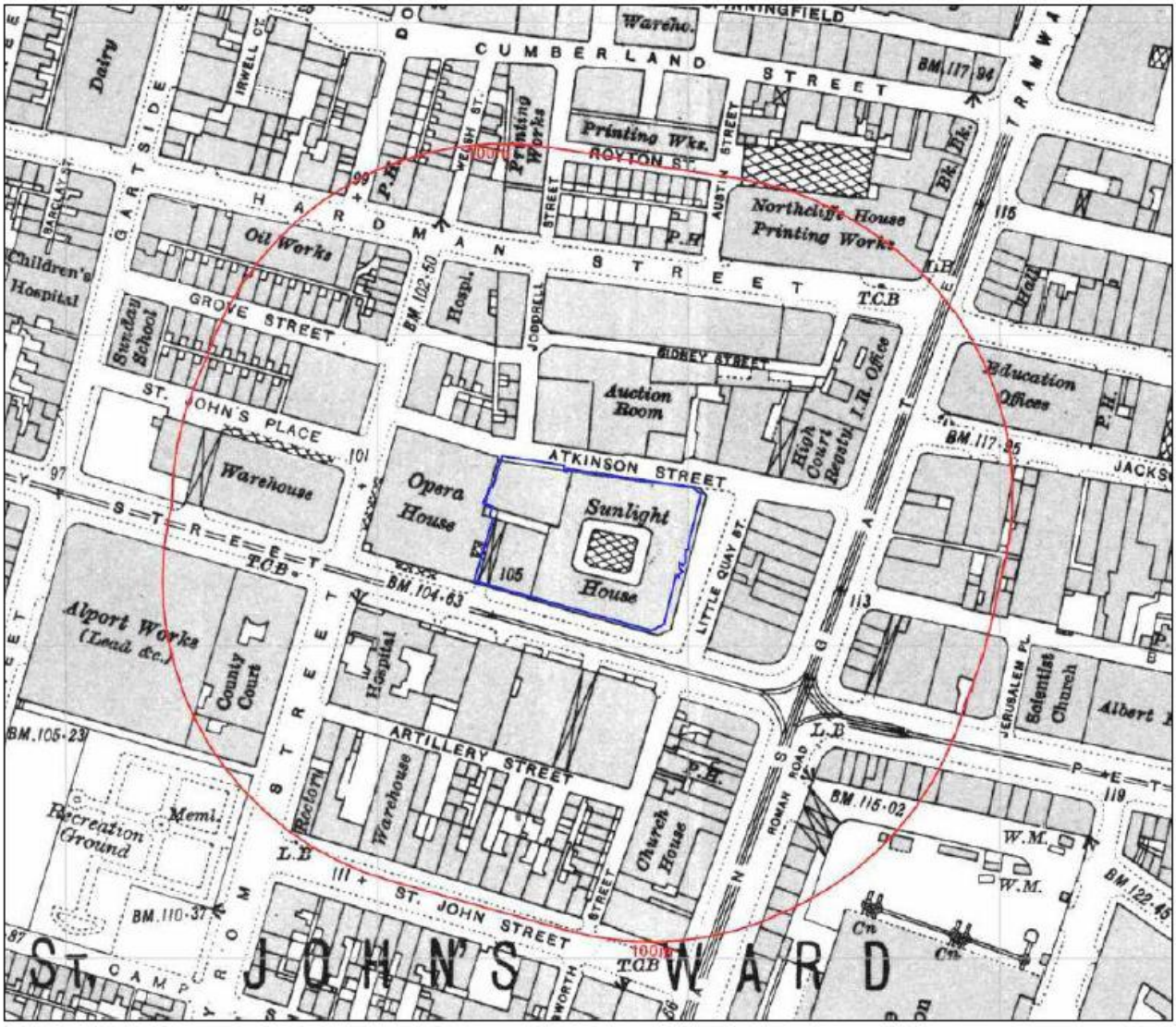


Figure 6 - OS Map Dated 1932-3

The above OS map is from when Sunlight House was just completed in 1932. This shows the building has always been known as Sunlight House, the central courtyard and glazed lantern roof is clearly visible as features on the building.



Photograph from Manchester Archives showing an aerial view of Sunlight House in 1932, the year it was completed

Figure 7 - Photograph from 1932.

The photo from the ‘Manchester Archives’ shows the aerial view of Sunlight House, in 1932, just after completion. This shows the size, scale and prominence of Sunlight House when first constructed.

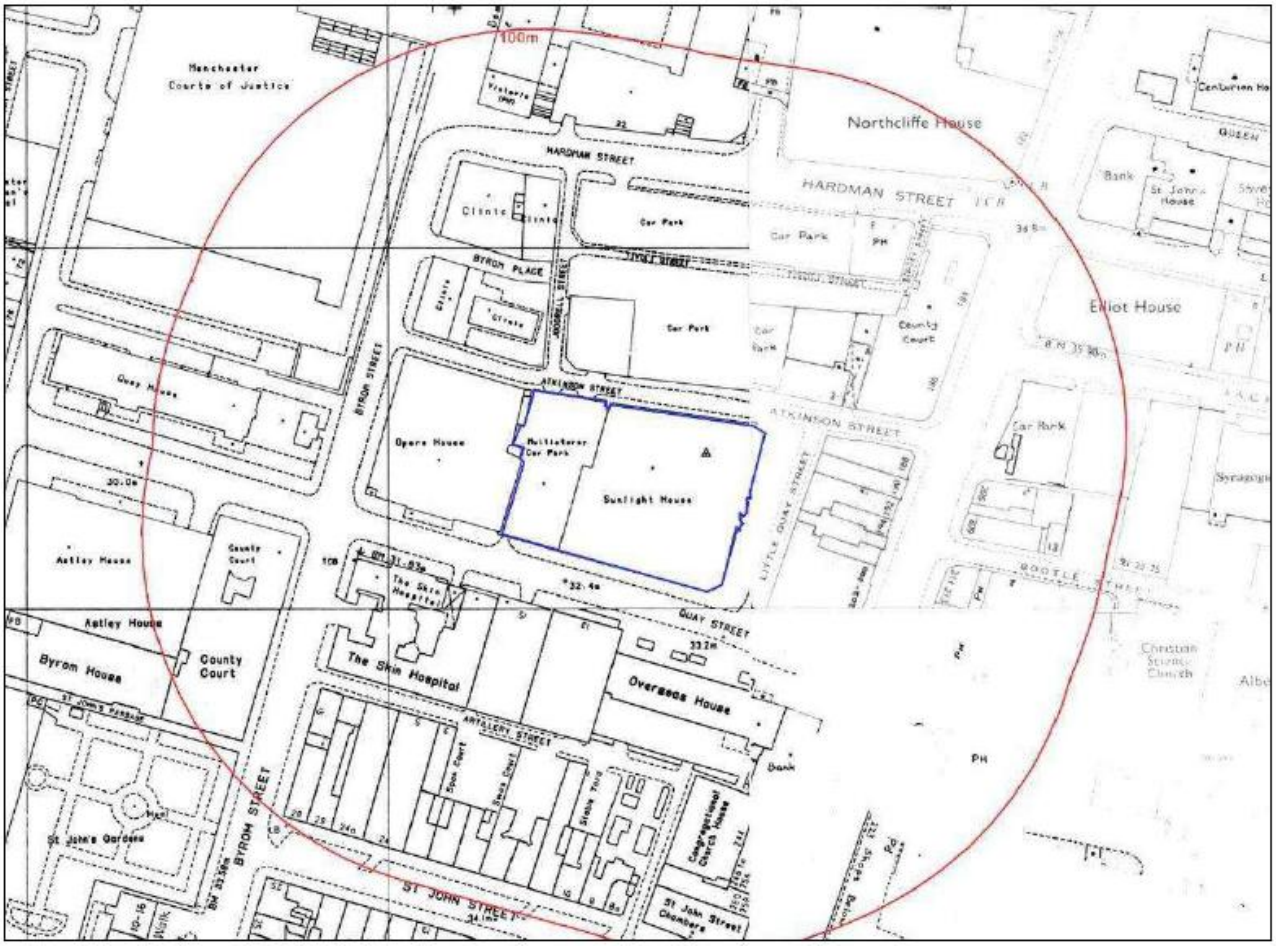


Figure 8 - OS Map Dated 1986-90

The above Ornance Survey map shows the land / building between Sunlight House and the Opera House, now redeveloped as the car park that still exists. The car park was approved in 1984.

5 Planning Policy Frameworks

5.1 National Planning Policy Framework (NPPF)

The most recent iteration of The National Planning Policy Framework (NPPF) was published on 1st February 2025, and detailed government policy on Planning and the Historic Environment is provided in Paragraphs 184-202 of this document.

Paragraph 207 requires an applicant to describe the:

> *"Significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary".*

In accordance with this requirement, this Heritage Statement sets out the relative nature and value of the affected heritage assets. It also stresses the importance of proportionality both in the extent to which assessments are carried out and in the recognising the relative merits of the assets.

Paragraph 190 then outlines that Planning Authorities should then *"take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal*". This paragraph results in the need for an analysis of the impact of a proposed development on the asset's relative significance. and this is outlined in the accompanying Heritage Impact Assessment.

Paragraph 210 of the NPPF requires that:

> *"In determining applications, local planning authorities should take account of:*
>
> *a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
>
> *b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
>
> *c) the desirability of new development making a positive contribution to local character and distinctiveness."*

Paragraph 212 states that "*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*

The NPPF thus advocates a balance in the context of heritage assets recognising the potential benefits accruing from a development.

In the case of proposals which would result in "less than substantial harm", paragraph 215 provides the following:

> *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*

As it is possible for suitably designed proposals to result in no harm to the significance of heritage assets, the NPPF recognises the need to identify the relative significance at an early stage and assess the impact of the development proposals in that context.

5.1.1 National Planning Policy Guidance (NPPG)

This web-based resource guidance was published on 17th March 2014 and requires that when preparing Local Plans and taking decisions, local planning authorities need to consider and have regard to planning practice guidance issued by the Government.

With particular reference to the setting of a heritage asset and how it should be considered during the assessment of new development, the guidance states:

> *"A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*
>
> *Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not."*

In particular, the NPPG notes the following for the evaluation of harm.

> *"In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest." (Ref ID: 18a- 017-20140306)*

This guidance therefore provides assistance in defining where levels of harm should be set and emphasises that substantial harm should be set as a "high test".

5.1.2 Historic England Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.

The Historic Environment Good Practice Advice in Planning, Note 2: Managing Significance in Decision-Taking in the Historic Environment published by Historic England in April 2015 provides guidance to those implementing historic environment policy. The Advice Note also provides information and guidance on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and further understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Guidance in respect of the importance of understanding the significance of any heritage asset likely to be affected by development proposals is emphasised, and the contribution (if any) that setting makes to that significance. The Advice Note identified that an understanding of significance is important in the conception and design of a successful development, and in enabling local planning authorities to make decisions in line with legal requirements, the requirements of the development plan and those of the NPPF.

The note provides guidance on three aspects of significance:

> *"Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.*

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision taking where there is unavoidable conflict with other planning objectives."

A structured approach to assessing development proposals likely to affect the significance of heritage assets should be followed and the Advice Note proposes six 'stages' to follow, stating:

"It is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate."

These are:

- *"Understand the significance of the affected assets.*
- *Understand the impact of the proposal on that significance.*
- *Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF.*
- *Look for opportunities to better reveal or enhance significance.*
- *Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change.*
- *Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected."*

6 Analysis of the Heritage Values

The following section explores the heritage values which relates to the property.

6.1 Evidential Value

Evidential value is the potential of a place to yield evidence about past human activity.

6.1.1 Archaeology

As the proposed works at Sunlight House will not involve any excavations, no further enquiries are considered relevant in relation to past site uses.

6.1.2 Buildings and Arrangement

- The site of Sunlight House is located on Quay Steet next to the Opera House and in between Royal London House which is on the corner of Quay Street but fronting Deansgate. The building fronts Quay Street but also Atkinson Street to the North and Little Quay Street to the East.
- Prior to its construction, the site appears to be a mixture of terraced housing and other more industrial uses prior to their demolition to make way for Sunlight House to be constructed.

6.1.3 Relationship with Other Buildings

- Royal London House - The NHLE list description notes that Sunlight House is paired with Royal London House, Nos 188-202 Deansgate (Grade II, NHLE ref 1270915). Royal London House was built in 1904, circa 30 years before Sunlight House. The style, size, scale and siting of Sunlight House, filling a gap on Quay Street in between the Opera House and Royal London House (at the corner of Deansgate, a main street in Manchester centre) may have contributed towards this pairing being stated in the listing.
- Opera House - The Opera House building (Grade II, NHLE ref 1247470) is located to the immediate west of Sunlight House. The adjacent private car park attached to Sunlight House is built up to the Opera House. The Opera House was erected in 1912, 20 years prior to the completion of Sunlight House. The gap between the Opera House and Sunlight House (where the car park lies) was the location of Joseph Sunlight's proposed extension to Sunlight House which comprised of a 35-storey tower topped with a clock tower. However, these proposals were refused and the tower was never built.
- Nos 182 – 184 Deansgate – this is located to the north-east of Sunlight House, to the north of Royal London House. This was constructed in 1896 and is 3 storeys tall, the relationship with Sunlight House is weaker than Opera House or Royal London House due to the siting of this building.

6.2 Historical Value

Historical value can be described as the ways in which past people, events and aspects of life can be connected through a place to the present - and it tends to be illustrative or associative.

The main historical value to the building comes its connection from the architect and developer of the building, Joseph Sunlight. Mr Sunlight appears to have been a colourful character, entrepreneur and prominent figure of Manchester in the early to mid to late 20th century in Manchester. He was a successful businessman who was said to be, at one time the highest paying taxpayer in Manchester. He later dabbled in politics and there are various accounts of him gambling at horse racing events, also being a horse race owner. Sunlight House, when built was a modern office building with cut of the edge technology, one of these being the installation of electrically operated lifts to access upper floors. It is said that Mr Sunlight would personally operate the lifts when his operators were on their break times, so that he didn't have to employ a relief operator. It is also documented that he wished to be buried at the top of the building in a mausoleum, however this did not occur.

For the age/type of building, it was the tallest building in Manchester. When Sunlight House was completed in 1932 it stood as the tallest building in Manchester and is noted to be 'the first skyscraper in Manchester'. The height of the building eclipsed the Town Hall with the height between the foundations to the highest point of the roof being over 200 feet. It was the city's tallest building for around 30 years, until the 1960s when the modern style 'glass tower' CIS building was constructed.

The construction of Sunlight House was a bold move by Joseph Sunlight during the 1930's. The Great Depression in the 1930s had a profound impact on England (especially northern industrial towns and cities such as Manchester), leading to widespread unemployment, economic hardship, and significant social changes. This led to economic downturn and an increase in empty offices and houses across the Manchester. Sunlight House also demonstrates the developing nature of this part of the Manchester, going from mainly industrial to commercial uses.

6.3 Aesthetic Value

- The external façade design to Sunlight House elevations remains mostly intact since original construction. There have been alterations to the South elevation (Quay Street) where various retail uses have dictated changes to the façade.
- The aesthetic value of the building mainly relates to the external appearance of the building.

- In terms of the 7th and 8th floors of the building, it appears the original façade and window layout on the streetside elevations and the lightwell appear to be virtually unchanged to the original design and layout.
- Internally, many of the original features and finishes have been altered due to the ongoing turnover of tenancies both at the basement / ground floor retail based levels but also on the upper floors where there have been different office Tenants use the building over the years. Internally the main original features that remain are the staircases, lift shafts, ceiling coffers and parquet flooring.
- Modern alterations – Many of the office floors were altered by Tenants previously, however the Landlords CAT A project has sought to replace skirting boards and make good the ceiling where previously altered. A ceiling bulkhead has been installed to allow the modern mechanical services to be installed.

6.4 Communal Value

The building appears to have been in private use and ownership since construction with no evidence of use within the public sector. However, the nature of the uses of the building particularly at ground floor / basement level have increased the communal value due to it being visited and used by a relatively large number of people. The ground floor / basement was used as a bar, restaurant, nightclub and health club throughout the last 30-40 years, until the Bannatyne Health Club closed in 2023. Local news reports referred to the space as ‘one of Manchester’s first gyms’. When Bannatyne closed there were online social media campaigns with people in dismay over the closure.

7 Heritage Significance of the Building

The previous section identified the heritage values associated with the property. This section identifies the way in which these values are embodied within the building fabric.

7.1 External Features

7.1.1 Façade

The external façade of Sunlight House remains largely intact. The Classical elements of the building including the ashlar stonework and detailing including the ashlar dressing details and columns spandrels appear to be in good condition. We understand the Landlord undertook repairs to the external facades as part of the Landlord's building refurbishment, although the exact details are unknown. The timber sliding sash windows have been repaired so they are operational and redecorated by the Landlord in the 2025 works. The masonry façade and windows to the 7th and 8th floors appear to be mainly original and in good condition.

7.2 Internal Features

7.2.1 Structure of 7th and 8th floors Sunlight House

Internally, the structure of the upper floors of Sunlight House remains largely as originally constructed. No alterations are currently proposed to the structure of the building. The inclusion of glazed screens and a foldable partition will be further assessed in the next design stage. It is possible that structural support works may be required, it is requested that these details are subject to a condition attached to the listed building consent.

7.2.2 Layout of 7th and 8th floors Sunlight House

Internally, the base build layout of the 7th and 8 floors is very similar to the original design intent with only minor modifications. The floor plate is almost rectangular, around the central lightwell. The north stair core and south stair core are in their original form; these are unchanged as part of this project and are not within the proposed Tenant Demise. There is a further Landlord area to the West that contains services and toilets, which is outside the proposed Tenant Demise. The layout of the 7th floor was left open as part of the Cat A works. The 8th floor was split up in the CAT A project with modern partitions, to provide three separate Tenant demises. On both the 7th and 8th floors further subdivision is proposed to provide smaller offices and rooms, however these have been laid out to follow the principle building grid lines / down stand beams. The proposed Tenant partition layout follows the principles established in the Tenant fit out guide which has previously been consented under Condition Discharge ref. CDN/25/0074 to LBC ref 136161/LO/2023. It should also be noted that the proposed layout for the 7th floor has less subdivision than the 7th floor layout prior to the CAT A refurbishment.

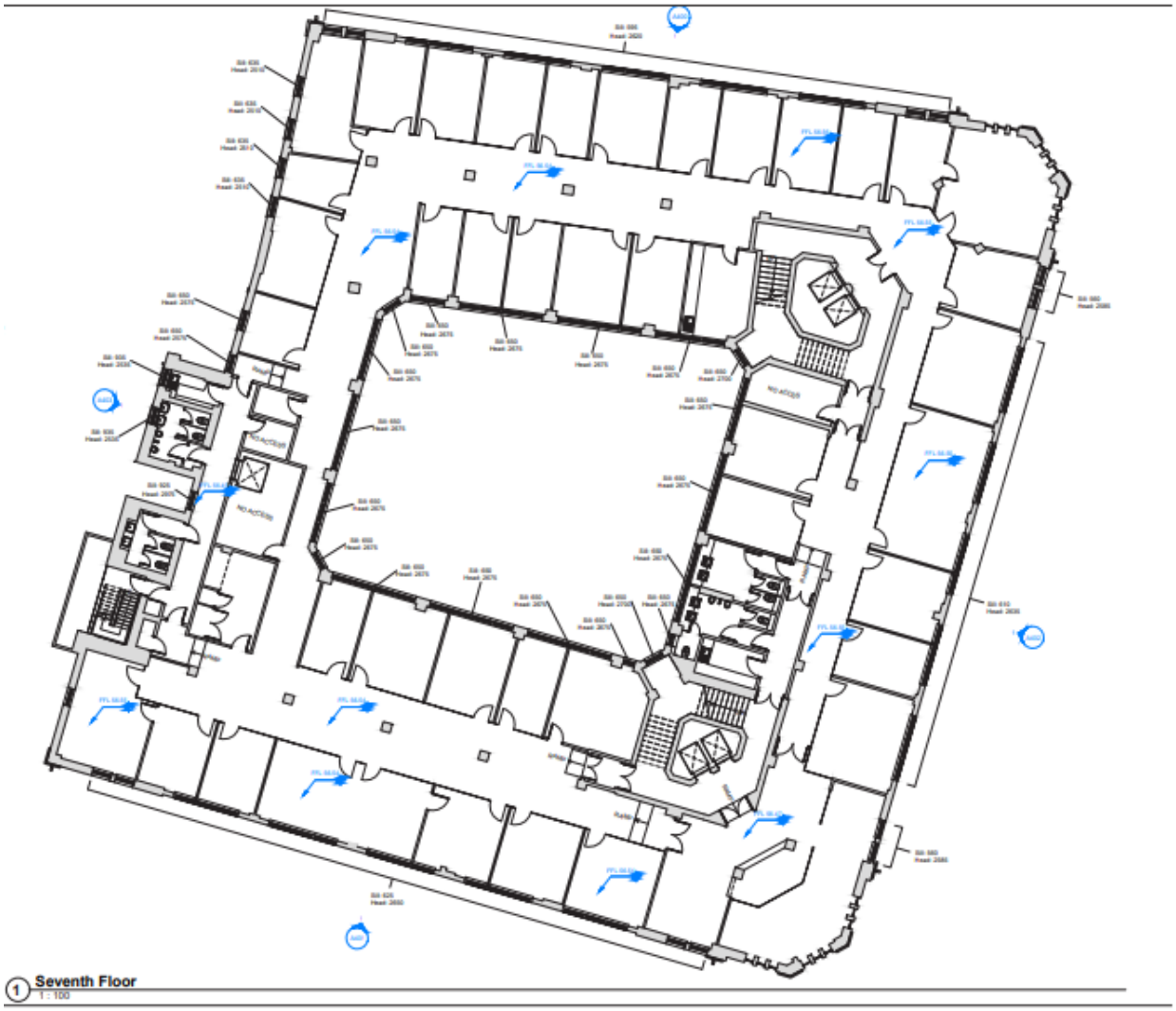


Figure 9 – Previous 7th Floor subdivided layout prior to the Landlord CAT A refurb. Source: Planning Portal

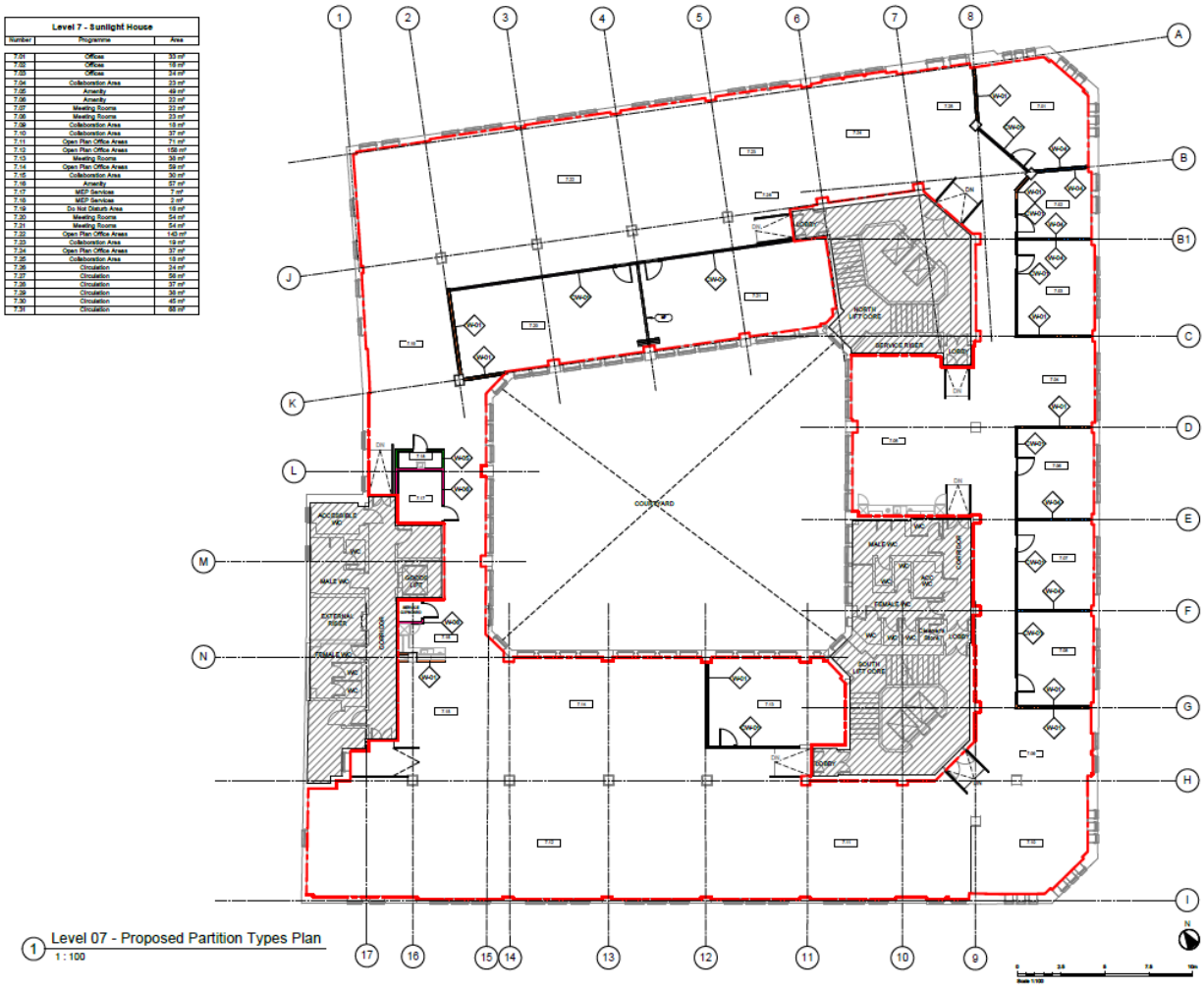


Figure 10 - 7th Floor proposed layout.

7.2.3 Finishes in 7th and 8th floors Sunlight House

A number of the features in the 7th and 8th floor have been repaired or restored in the CAT A refurbishment project. Repairs to the ceiling coffers / cornices were undertaken, new timber skirting boards were provided to the walls, new fire doors installed to the cores. The 7th floor has a modern raised access floor that was previously installed over the original floor level to create a service zone void.

The 8th floor was previously refurbished in 2017 as a CAT A refurbishment. Secondary glazing was proposed and consented under 115368/LO/2017 but not installed to the windows. Modern suspended ceilings were removed during these works. As part of works during 2017 (planning reference number: 115368/LO/2017), a soft strip out was undertaken on the eighth floor, which resulted in the removal of screed residues to the entrance wells and corridor, revealing parts of the original parquet flooring (which was restored here). A new raised floor was installed over the rest of the parquet flooring, with ramps from the area of restored parquet flooring at each doorway from the cores onto the office floors. As part of the 2025 Landlord Cat A refurb a further area of parquet flooring on the main floorplate was exposed and refurbished. As part of this project, the area to the north of this will also have the raised access floor removed revealing the original flooring below. It is the intention that further investigations will take place following the soft strip and the parquet flooring (if it is in-situ here) will be repaired and restored. The repair and refurbishment of the parquet flooring is seen as a very positive feature of the project as an original, neglected feature will be restored. The revealing of the parquet will require additional acoustic baffles to be installed in this area, due to the sound

reverberation of the hard flooring, but the benefit of restoring the parquet outweighs any negative effect regarding acoustic baffles.

8 Proposed Project Works and Approach

8.1 Sunlight House 7th and 8th Floor refurbishment – Project Overview

Sunlight House 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. These works were consented under numerous Listed Building Consents, the main consent reference for the CAT A works is LBC 136161-LO-2023 with various other subsequent condition discharge applications in relation to the 'CAT A' fit out. We understand the Landlord's strategy is to carry out the Cat A refurbishment of the various floors when they become vacant.

This project is the proposed CAT B fit-out of approximately 2,002 Sq. M of office accommodation (spread across 2 floors – Floors 7 & 8) and involves the comprehensive remodelling and refurbishment of the internal space to meet the clients operational and aesthetic requirements. The primary objective is to deliver a fully functional, modern, and efficient workplace environment that aligns with the Tenant's department identity and workplace strategy, ensuring optimal use of space, improved user experience, and readiness for occupation upon completion.

The proposed works include the following:

- Installation of internal stud partition walls to create cellular offices, meeting rooms, breakout areas, reflection and collaboration zones.
- Installation of high-quality glazed partition systems to enhance spatial division while maintaining natural light flow and visual connectivity. A foldable partition system will also be installed. Manchester City Council (during the application period) requested the scope of glazed partitions was increased. The proposals were developed to provide additional glazed screens on both floors.
- Acoustic treatment to walls and ceilings to ensure sound privacy in enclosed spaces. Manchester City Council (during the application period) requested the scope of acoustic baffles was reviewed. A specialist acoustic study was commissioned with on site testing. The proposals were developed to remove a number baffles on the main floorplates of floors 7 and 8. Due to the revealing of the hard parquet flooring in parts of the 8th floor, additional baffles were required, however any negative of installing additional baffles was far outweighed by the positive effect of restoring the parquet flooring.
- Adaption and redistribution of HVAC systems to suit new layout and occupancy levels.
- Installation of additional power and data outlets in accordance with furniture layouts and equipment needs.
- Provision of floor boxes and/or perimeter trunking to support flexible workstation arrangements.
- Integration of new data cabling, patch panels and IT infrastructure.
- Modification of the fire alarm and life safety system alterations to align with updated space plan.
- Installation of floor finishes tailored to each area, including carpet tiles for office zones and vinyl flooring for tea points.
- Raised access floor modifications to accommodate power/data distribution.
- Supply and installation of bespoke joinery including reception desk, storage walls, tea points, and copy/print stations.
- Fitted furniture elements, including booth seating, tambour units and lockers.
- Decoration to new and existing partitions, doors and exposed elements.
- Application of brand-led finishes including feature walls, graphics and signage.

- Supply and installation of loose furniture including desks, chairs, soft seating, meeting tables, and storage units.
- Installation of AV systems in meeting rooms and collaborative areas (i.e., screens, conferencing equipment and digital whiteboards).
- Integration of room booking systems and digital signage if required.
- Installations of tea points, kitchenettes, and breakout spaces with associated plumbing.
- Inclusion of staff wellbeing features, such as relaxation zones.
- Ensuring all works meet current Building Regulations, British Standards, and health & safety requirements.
- Coordination with landlord approval processes and statutory approvals as needed (e.g., building control, fire officer).

8.2 Works Area

Works are proposed to the internal office areas of Floor 7 and part of Floor 8 only. The Landlord demised areas on these floors (WCs, circulation spaces, plant rooms) are excluded from the proposed area of works. The whole of the non-core area on the 7th floor is proposed to be fit out to a CAT B standard as part of this project. On the 8th floor, this has currently been split into three demises by the Landlord in the CAT A refurbishment. The Tenant requires a slightly larger unit than currently has been formed by the Landlord at the North side (Atkinson Street) so the modern partition adjacent to the north core (shown on Figure 12 on gridline B1) will be stripped out to combine the two demises at the north side into one larger unit.

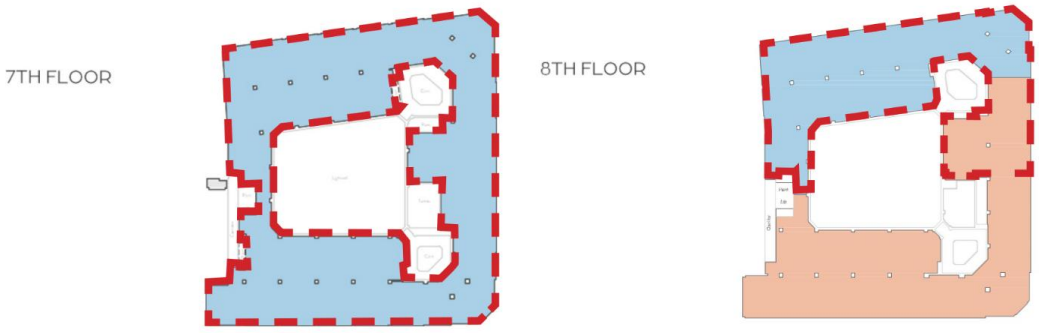


Figure 11 - Proposed works areas on the 7th and 8th floors.

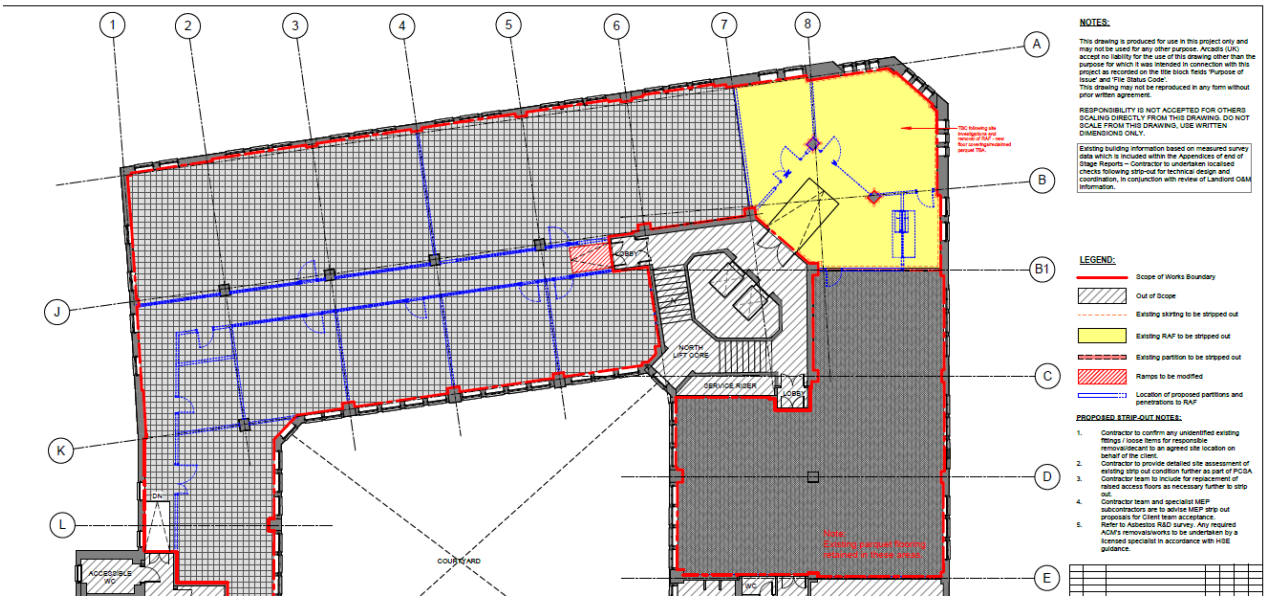


Figure 12 - The modern partition on gridline B1 will be removed, the yellow shaded area will have the modern raised access floor removed allowing for further investigations to the parquet flooring.

8.3 Proposals

The proposed works within these areas are as outlined on the drawings listed in the Heritage Impact Assessment.

8.4 Conservation Approach

The conservation approach that has been adopted by all consultants working on this project is as follows:

1. Minimum intervention: If possible, leave historic fabric alone and do not interfere unless it is absolutely essential.
2. Maximum retention: Where intervention is required there should be the minimum loss of historic fabric, and modern fabric should be targeted wherever possible.
3. Research and inspection: Decisions regarding what will be altered and how must be based upon detailed inspection of the buildings and an informed understanding of its history, development and character based on research.
4. Materials: Wherever possible sympathetic materials and traditional methods of workmanship should be adopted for carrying out repairs.
5. Reversibility: Where possible any alterations should be reversible. Any minor alterations will be required to be made good by the Tenant at lease end.
6. Workmanship character: the design of repairs should take note of original/historic patterns of workmanship, character and profile where possible.
7. Skills and trades: Only contractors, trades and craftsmen with the necessary experience and skills working with historic buildings will be permitted to undertake works.

9 Heritage Impact Assessment – See Appendix A

10 Summary & Conclusion

10.1 Project Proposal

The client is proposing to undertake a Cat B refurbishment project of the 7th and part of the 8th floor of Sunlight House

As part that overall scheme of works, it is intended to undertake the following fit out works which will require listed building consent.

Proposed Works – Fit-out

1.) Installation of plasterboard faced metal stud partitions, some of these are to be fire resisting.

1.) Installation of glazed screens within partitions. Installation of a foldable partition.

2.) Removal and reinstallation of ceiling bulkheads, extensions to existing ceiling bulkheads.

3.) Installation of new kitchenettes (units, worktop, wall tiling) and associated MEP to be installed.

4.) Various MEP works.

5.) Other miscellaneous minor fit out works.

10.2 Heritage Impact Assessment

The Heritage Impact Assessment included within Appendix A of this report identifies that the vast majority of the work proposed appear to have a neutral effect on the heritage of the space. The proposed works is reversible and therefore do not have a long-term effect on the historic building fabric.

The works identified to have a low adverse effect on the heritage of Sunlight House, include:

- Minor ceiling bulkhead extensions.
- Some surface mounted services to walls.
- Small number of penetrations to be formed for mechanical services.

The works identified to have a neutral effect on the heritage of Sunlight House, include:

- Works to install new partitions (plasterboard incorporating glazed screens).
- Formation of staff kitchenette and refreshment areas.
- Minor MEP works.

The following items of work which could have low positive effect on the heritage of the property:

- Retention of the existing parquet flooring in the existing 8th floor unit.

The following items of work which could have a medium positive effect on the heritage of the property:

- Alteration to one ramp (7th floor) will reveal a section of existing parquet flooring that is an original feature, which will be refurbished.
- Removal of the raised access floor in the north corner of the 8th floor, will reveal the existing parquet flooring that is an original feature, which will be refurbished.

No works are believed to have a medium or high adverse effect on the heritage values of this historic building.

10.3 Conclusion

The project aim of this application is to undergo a CAT B refurbishment of the 7th and part of the 8th Floor office areas of Sunlight House, providing a viable use for the floors for the next 10 years. Both floors have recently had a consented, CAT A refurbishment with the expectation that a CAT B fit out respecting the historic significance of the building would be completed.

The reversible nature of the works ensures that when the tenancy ends, the fit-out works can be removed without affecting the historic interest and significance of Sunlight House.

APPENDIX A

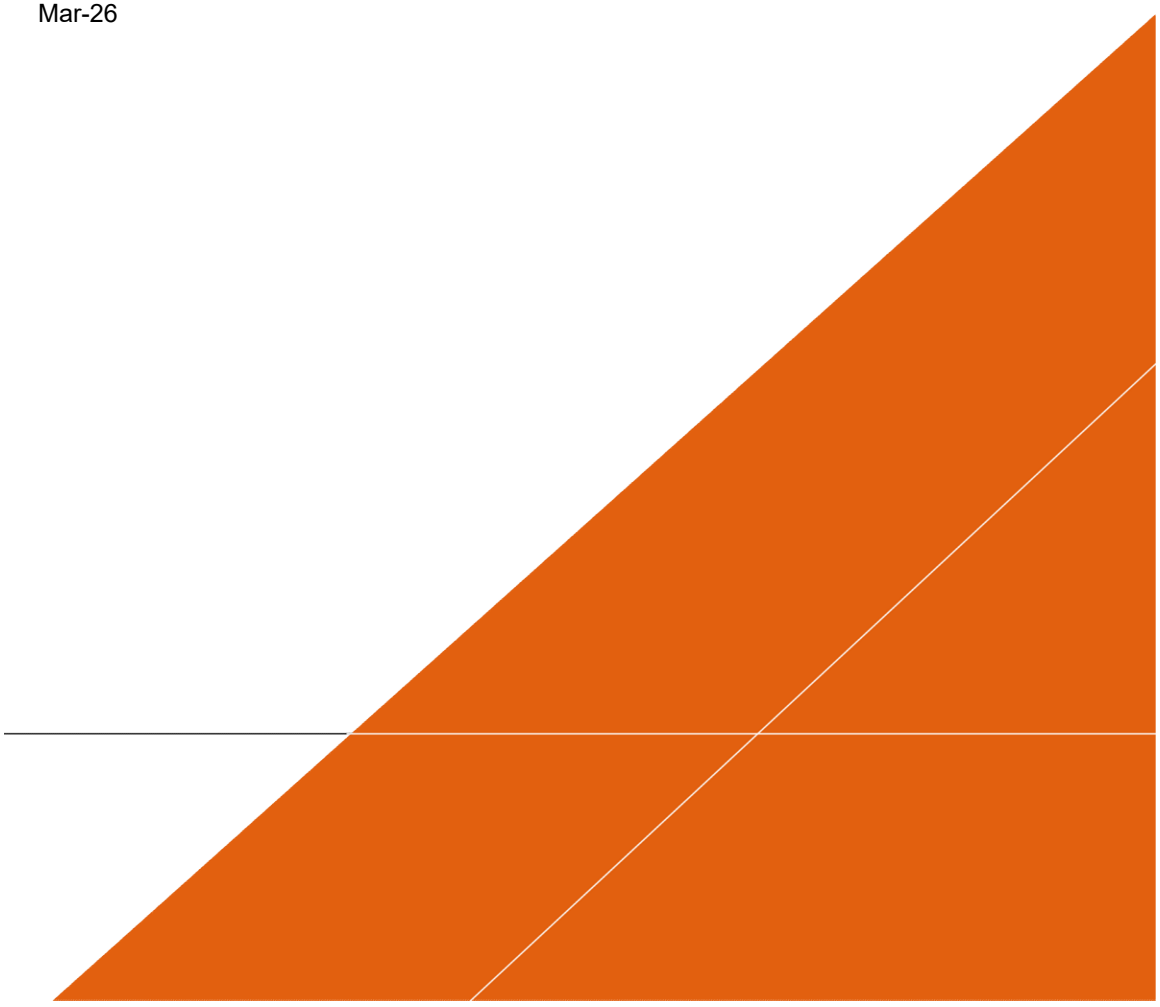
Heritage Impact Assessment for the 7th and 8th Floor Refurbishment at Sunlight House

ARCADIS Design & Consultancy for natural and built assets

Heritage Impact Assessment

Sunlight House, 7th & 8th Floor Office Refurbishment Project Manchester Revision A

Mar-26



SECTION ONE

7th Floor Heritage Impact Assessment

ARCADIS

HIA REF	AREA / ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	COMMENTS
F7	**7th Floor Generally**						
F7.1	Plasterboard faced partitions to be installed to form office rooms, meeting rooms, store rooms, comms room.	Low	To create various necessary work spaces and ancillary spaces needed for the Tenant to operate out of the floor.	The scope of solid partitions have been reduced as far as possible, leaving the majority of the floor space being fairly open plan. The layout of new partitions has followed the 'Tenant fit-out guide' complied by the Landlords agents established through previous consultations with the Local Authority and previously consented in Condition Discharge ref. CDN/25/0074 to LBC ref 136161/LO/2023.	Neutral	30279810-ARC-MAN-07 -DR-AR-01201 L02	See the previously consented Tenant fit out guide for Sunlight House.
F7.2	Plasterboard faced partitions to be installed to form fire rated partitions to store room, comms room.	Low	To create various necessary ancillary spaces needed for the Tenant to operate out of the floor.	The scope of solid partitions have been reduced as far as possible, leaving the majority of the floor space being fairly open plan, however rooms 7.17 & 7.18 are required to have fire rated partitions. The layout of new partitions has followed the 'Tenant fit-out guide' complied by the Landlords agents established through previous consultations with the Local Authority and previously consented in Condition Discharge ref. CDN/25/0074 to LBC ref 136161/LO/2023.	Neutral	30279810-ARC-MAN-07 -DR-AR-01201 L02	See the previously consented Tenant fit out guide for Sunlight House.
F7.3	Glazed partitions to be installed to form office rooms, meeting rooms etc.	Low	To create various necessary work spaces and ancillary spaces needed for the Tenant to operate out of the floor.	The scope for glazed screens has been increased throughout the design phase and are used where possible over solid partitions in line with the approved 'Tenant Fit-out guide'. The glazed partitions have been located mainly parallel to the external walls so the existing fenestration is visible from the main office floor. Manifestation is to be installed to the glazing to provide some privacy but allowing the ceiling features to remain visible at higher level. **Note: During the post-submission correspondance with MCC, additional glazed screens were incorporated into the proposals. The glazed screen frame colour was also changed from black to white to create a more seamless link between the partition and the downstand beams.**	Neutral	30279810-ARC-MAN-07 -DR-AR-01201 L02 30279810-ARC-MAN-XX-SH-AR-06011 L02 30279810-ARC-MAN-XX-SH-AR-06012 L02 30279810-ARC-MAN-07-DR-AR-01621 L02	See the previously consented Tenant fit out guide for Sunlight House.
F7.4	Movable wall partitions to be installed in one location, in between rooms 7.20 & 7.21.	Low	To create a flexible meeting room space needed for the Tenant to operate out of the floor.	The movable partition will be installed within a supporting steel frame, the design of which is to be developed in the next design stage. The details of the movable partition can be covered in a condition to the listed building consent. It is requested the condition is worded so that it is a 'pre-commencement condition of the movable wall works' and not a 'pre-commencement condition of the development'.	Neutral	30279810-ARC-MAN-07-DR-AR-01621 L02 30279810-ARC-MAN-07-DR-AR-05016 L02	
F7.5	Existing Raised Access Floor to be retained and modified to allow the new partition layout to be installed	Low	To create the office area to be used by the incoming Tenant.	The Raised Access Floor, is a modern addition, we assume repaired/refurbished as part of the 2025 CAT A project. The existing fixing method of the pedestals (adhesion to the slab/parquet) will be replicated when modifying the raised access floor. Limited panels will be affected.	Neutral	30279810-ARC-MAN-07-DR-AR-01101 L02 30279810-ARC-MAN-07 -DR-AR-01201 L02	
F7.6	New metal stud / plasterboard stub partition to be installed in the raised access floor zone.	Low	Below locker zone to support the load of the tambour storage units and lockers.	Partition to be mechanically fixed through the floor slab. Not visible as in the raised access floor void zone. Installation is reversible.	Neutral	TBC	
F7.7	Floor finishes on the Raised Access Floor to be installed	Low	Application of new floor finishes as part of the refurbishment	The floor finishes are to be applied to the modern Raised Access Floor. No heritage impact.	Neutral	30279810-ARC-MAN-07 -DR-AR-01601 L02	
F7.8	Existing ramps from at all doors into the demised office areas are provided to transition from the Landlord areas to the Raised Access floor level. Three of the eight ramps will be modified in terms of gradient to shorten their length. Metal balustrade/handrails will be provided to the modified ramps.	Medium	To improve access and allow sufficient space for wheelchairs to turn.	The plywood faced ramps up to the Raised Access Floor level, are modern additions, we assume repaired/refurbished as part of the 2025 CAT A project. The existing fixing method of the ramps will be replicated when modifying the raised access floor. The scope has been reduced to allow 5 of the existing ramps to remain. One ramp is to be modified and will be oriented 90 degrees to the current ramp, this will enable the parquet flooring to be refurbished. The restored, original feature will be therefore visible.	Medium positive	30279810-ARC-MAN-07-DR-AR-01101 L02	Medium positive due to revealing and refurbishing the existing parquet which is an original feature.
F7.9	The existing ceiling bulkhead will be removed and reinstated. New metal access hatches will be installed in the bulkheads.	Low	To enable the works to Fan Coil Units and other services.	The existing ceiling bulkhead has been installed during the Landlords CAT A project in 2025 in modern construction (metal stud and plasterboard). This will be reinstated after the MEP works have been completed to match existing in terms of size, materials, finishes.	Neutral	30279810-ARC-MAN-07 -DR-AR-01111 L01 30279810-ARC-MAN-07 -DR-AR-01401 L02	
F7.10	The existing ceiling bulkhead will be extended in three locations.	Low	To enable the heating and cooling to be installed to rooms 7.03, 7.04 & 7.06.	The existing ceiling bulkhead has been installed during the Landlords CAT A project in 2025 in modern construction (metal stud and plasterboard). This will be extended to the next available beam line. The scope of bulkhead extensions have been reduced as far as possible, these will match the existing construction and fixing methods.	Low adverse	30279810-ARC-MAN-07 -DR-AR-01401 L02	Low adverse due to some of the existing ceilings being concealed with new bulkheads.
F7.11	Part of the existing ceiling bulkhead will be upgraded to be 30 mins fire resisting construction.	Low	Due to the use of rooms 7.17 & 7.18 a fire rated ceiling is required in line with the Fire Engineers recommendations	The existing ceiling bulkhead has been installed during the Landlords CAT A project in 2025 in modern construction (metal stud and plasterboard). The existing plaster boarding will be removed and new fire rated plasterboard installed in its place.	Neutral	30279810-ARC-MAN-07 -DR-AR-01401 L02 30279810-ARC-MAN-07-DR-AR-O5015 L01	
F7.12	New fire doors to be installed to the new fire rated partitions to Rooms 7.17, 7.18, Service cupboard.	Low	Works are required to create fire rated partitions	New fire doors will be installed to the new partitions. Note: the existing fire doors from the core areas were renewed in 2025 by the Landlord and will be retained.	Neutral	30279810-ARC-MAN-07 -DR-AR-01201 L02	

F7.13	New acoustic baffles to be suspended from the ceiling.	Low	To improve the acoustics of the office floor due to the hard ceiling surfaces and ceiling beam / coffer layout.	The acoustic baffles have been designed to be as small and as inconspicuous as possible. They have been designed to be fit around the existing lighting and ceiling coffer / beam layout. The baffles are white coloured to blend in with the white painted ceiling cornices, downstand beams and ceilings. Installation is reversible. **Note: During the post-submission correspondance with MCC, the scope of acoustic baffles was reviewed and a speciallist acoustic report by 'Spratt & Hamer' was commissioned. Baffles have been ommitted from Room 7.04 as the room is able to meet the criteria without them. Numbers of baffles in areas 7.22, 7.23, 7.24, 7.25 were reduced. Additional baffles were needed in 7.20 due to the increased area of glazed partitions, requested by MCC.**	Neutral	30279810-ARC-MAN-07 -DR-AR-01401 L02	
F7.14	New acoustic baffles to be mounted on walls	Low	To improve the acoustics of the office floor.	A specialist acoustician was commissioned. They were briefed that although acoustics of the space were to be improved, the visual and physical impact of any acoustic treatment will have to be reduced so it does not adversely affect the listed building. The wall mounted baffles have been located on the new partitions only, which are perpendicular to the external walls. Installation is reversible.	Neutral	30279810-ARC-MAN-07-DR-AR-O1611 L02	
F7.15	Cascade System - Screen to be installed	Low	To provide some partial separation from the 7.10 & 7.11 on the main office floor plate.	A screen is utilised, less intrusive than installing a solid or glazed partition. The screen will be suspended from the ceiling (leaving a gap at the top and bottom) and be perforated so partial vision through the screen in possible. Only two fixings per panel, 10 total small drilled fixings into the ceiling. Installation is reversible.	Neutral	30279810-ARC-MAN-07-DR-AR-O1611 L02 30279810-ARC-MAN-XX-DR-AR-05207 L01	
F7.16	Windows - timber/metal window casements	Medium	Windows are recently refurbished and decorated by the Landlord	Minor repairs / easing may be required to ensure all windows are operational. Any repairs will be like for like.	Neutral	N/A	
F7.17	Windows - guarding	N/A	N/A	New protective guarding was previously proposed to each window. MCC requested this was reviewed, window guarding has now been ommitted from the scheme.	N/A		
F7.18	New kitchenette to be installed in two locations	Low	To create two kitchenette area to be used by office staff.	Modern kitchen units and worktops to be installed onto anew partition. Installation is reversible.	Neutral	30279810-ARC-MAN-07-DR-AR-O5003 L01	
F7.19	New wall tiling to be installed to kitchenette areas	Low	To create two kitchenette area to be used by office staff.	Modern kitchen units and worktops to be installed onto a new partition. Installation is reversible.	Neutral	30279810-ARC-MAN-07-DR-AR-O5003 L01	
F7.20	Existing original wall tiling adjacent to the external riser.	N/A	Original wall tiling to remain as existing.	No works planned, the original feature to remain.	N/A		
F7.21	Wall protection (corner guards) to be installed		To protect the walls at corner junctions, including the columns.	Clear plastic guards to be installed on the plasterwork. Installation is reversible.	Neutral	30279810-ARC-MAN-XX-SH-AR-06041 L02	
F7.22	New graphic wall finishes to be applied to multiple partitions.	Low	To create a modern office working environment	The wall graphics have been located on the new partitions only, which are perpendicular to the external walls. Some represent the local area (Heaton Park, canal etc) Installation is reversible.	Neutral	30279810-ARC-MAN-07 -DR-AR-01611 L02	
F7.23	New blinds to be installed	Low	To provide sunlight and glare protection for the windows.	New blinds will be installed to the inner side of each window in place of existing modern blinds. Blinds are lightweight and manually operated. Installation is reversible.	Neutral	30279810-ARC-MAN-07-DR-AR-O1631 L01	
F7.24	New office furniture - booth seating	Low	To facilitate the operations of the office.	The booth seating is loose and not fixed into any part of the building. The proprietary booths are used to avoid further partitions or screens to create a semi-private environment in that area. Installation is reversible.	Neutral	30279810-ARC-MAN-07-DR-AR-05002 L02	
F7.25	New signage to be installed	Low	Signage to be installed for:- Wayfinding, Fire Safety, Security and Health and Safety purposes.	Signage Is to be wall mounted rather than suspended from the ceiling. Signage is to be fixed with adhesive rather than drill and screwed.	Neutral	30279810-ARC-MAN-07 -DR-AR-07001 L02	
F7.26	New CCTV cameras to be installed	Low	To upgrade security provision within the floor to supplement existing installation	Proposed camera to generally be ceiling mounted in the ceiling bulkhead to minimise its visual impact and reuse existing cable routes.	Neutral	30279810-ARC-MAN-07-DR-AR-08001 L02	
F7.27	Electrical - Wi-Fi	Low	To support the office operations	Proposed Wi-Fi Access points will be located on the ceiling bulkhead only.	Neutral	30279810-ARC-MAN-07-DR-EE-06301 L01	
F7.28	Electrical - New cleaners sockets	Low	Wall sockets are required for cleaners use	All existing small power (power sockets) to walls are to be retained as part of the works. If new cleaners sockets are required, these are to be located on the column boxings or partitions, with metal cable containment coated in white, to match the existing.	Neutral	30279810-ARC-MAN-07-DR-EE-06201 L01	
F7.29	Electrical - Small power	Low	New small power electrical sockets are to be provided by new small power floor boxes.	Power sockets located in the modern raised access floor, held up with cable trays in the raised access floor void. The method of installing the cable trays will be done so to reduce harm on the parquet flooring.	Neutral	30279810-ARC-MAN-07-DR-EE-06103 L01 30279810-ARC-MAN-07-DR-EE-06201 L01	
F7.30	Electrical - Small power containment and power for MEP equipment	Low	New electrical containment and cabling is to be provided.	This is to be routed in the ceiling void, a modern ceiling raft was installed as part of the 2025 Landlord CAT A refurb works.	Neutral	30279810-ARC-MAN-07-DR-EE-06101 L01	
F7.31	Electrical - Lighting	Low	A small number of new 'batten type' LED luminaires are to be installed.	The vast majority of the light fittings installed in the 2025 Landlord CAT A refurbishment will be retained, the lighting at the open plan office area will be fully retained. Only 9 new fittings are required where new rooms 7.17, 7.18, Service Cupboard have been formed.	Neutral	30279810-ARC-MAN-07-DR-EE-06301 L01	
F7.32	Electrical - Lighting	Low	A number of new recessed LED downlighter luminaires are to be installed.	The modern plasterboard ceiling bulkhead will be altered and reinstated in order to carry out the mechanical works, it will also be extended in a small number of locations. Where the bulkhead will be altered/reinstated, some new lights will be required if they cannot be re-used, these fittings are to match the existing fittings.	Neutral	30279810-ARC-MAN-07-DR-EE-06301 L01	
F7.33	Electrical - Lighting Controls	Low	A number of new lighting controls will be required, as new office rooms have been created using the existing lighting.	The new lighting controls will be installed to new partitions.	Neutral	30279810-ARC-MAN-07-DR-EE-06301 L01	
F7.34	Electrical - Lighting Controls / Sensors	Low	Where the ceiling bulkhead will be altered, some new Passive Infra-Red sensors will be installed.	The new lighting sensors will be installed to modern bulkheads.	Neutral	30279810-ARC-MAN-07-DR-EE-06301 L01	

F7.35	Electrical - Access Control	Low	The existing access control system will be replaced.	Modern Access Control installed in the 2025 Landlords CAT A Project will be replaced.	Neutral	30279810-ARC-MAN-07-DR-EE-06501 L01	
F7.36	Fire Safety - Automatic Detection Devices	Low	The majority of the existing smoke detectors will be retained.	Existing fire detection is to be retained as existing as far as possible. 20 new heat / smoke detectors will be installed. The new detectors will be installed to the ceiling bulkheads where possible. Where this is not possible in 6 locations, the same method of fixing the existing (non-bulkhead mounted) detectors will be replicated, this is via circular metal conduits/containment painted white. The Fire Interface Modules required for the Access Control Units will be located within the ceiling void, with any necessary access hatches provided.	Low adverse	30279810-ARC-MAN-07-DR-EE-06801 L01	Low adverse due to new surface fixed conduits.
F7.37	Fire Safety - Interface Modules	Low	New interface modules are required to override the access control in case of fire.	The Fire Interface Modules required for the Access Control Units will be located within the ceiling voids, with any necessary access hatches provided.	Neutral	30279810-ARC-MAN-07-DR-EE-06801 L01	
F7.38	Fire Safety - Manual Call Points	Low	The existing manual call points / break glass point system will be amended.	The existing manual call points / break glass points will be retained. Two new break glass points will be provided, these will be wall mounted with the cable containment matching the existing containment, with circular metal conduits painted white.	Low adverse	30279810-ARC-MAN-07-DR-EE-06801 L01	Low adverse due to new surface fixed conduits.
F7.39	Mechanical - drainage	Low	The existing waste pipework in the ceiling voids will be retained and re-used.	The existing waste drainage for the fan coil units will be retained and repositioned where necessary within the modern bulkhead ceiling void. As part of the Landlords CAT A refurbishment, existing waste pipework has been installed and capped off in the ceiling void in the landlord areas adjacent to the WCs. These will be connected into and the modern plasterboard ceilings made good thereafter to match existing.	Neutral	30279810-ARC-MAN-07-DR-ME-05200 L01	
F7.40	Mechanical - drainage detection	Low	Leak detection to be installed to the cleaners sink and kitchenette sink	Leak detection will be installed to notify the Tenant of any leaks to drainage, limiting the chance of consequential damage being caused to other floors/ceilings of the building	Neutral	30279810-ARC-MAN-07-DR-ME-05200 L01	
F7.41	Mechanical - water services	Low	The existing boosted cold water supply pipework installed by the Landlord in the ceiling voids will be retained and re-used.	As part of the Landlords CAT A refurbishment, new water supply pipework has been installed and capped off in the ceiling void in the landlord areas adjacent to the WCs. These will be connected into and the modern ceilings made good.	Neutral	30279810-ARC-MAN-07-DR-ME-05200 L01	
F7.42	Mechanical - water services	Low	New electrical water heaters to be installed in the cleaners store and kitchenettes	To be installed within new kitchen units and to new partitions.	Neutral	30279810-ARC-MAN-07-DR-ME-05300 L01	
F7.43	Mechanical - Fan coil units	Low	Fan coil units to be relocated	The existing fan coil units in the ceiling bulkhead void are to be reused and relocated, to suit the ceiling bulkhead extensions. All located within the modern ceiling void.	Neutral	30279810-ARC-MAN-07-DR-ME-05600 L01	
F7.44	Mechanical - Extract fan	Low	Mechanical - Extract fan to be installed in the Male WC	As part of the previous Landlord CAT A project ductwork has been installed, a new extract fan will also be installed in the ceiling void this will be connected in the ceiling void (modern plasterboard ceiling) with the ceiling made good after and any necessary metal access panels installed.	Neutral	30279810-ARC-MAN-07-DR-ME-05700 L01	
F7.45	Mechanical - Ductwork	Low	Mechanical - Fire smoke damper	New ductwork to be installed within the ceiling bulkhead void and connected to the existing Landlord ductwork connection point in the ceiling void adjacent to the Accessible WC. Motorised Smoke Fire dampers to be installed where the ductwork passes through the adjacent walls/partitions. Firestopping / making good of the walls will be undertaken where the penetrations are made.	Low adverse	30279810-ARC-MAN-07-DR-ME-05700 L01	Low adverse due to penetrations being required in the core walls
F7.46	Mechanical - Air Conditioning Units in Room 7.17	Low	New indoor units to be installed in the comms room	These are located in the comms rooms to maintain cooler temperatures in these rooms. It is located on new partitions. The final design of the indoor units, pipework route, penetrations inc. firestopping off these, access hatches and making good will be the responsibility of the main contractor for the works.	Low adverse	30279810-ARC-MAN-ZZ-DR-ME-05602	Low adverse due to penetrations being required in the core walls
F7.47	Mechanical - Condenser Unit	Low	A new condenser unit is to be provided in the external riser.	This has been located in the external riser which was a previous building alteration to provide a space for plant such as this. The refrigerant pipework will be routed through the ceiling void in the core area. These are modern plasterboard ceilings that will be required to be altered in order for the pipework to be installed, being made good afterwards. The final design of the condenser, pipework route, penetrations inc. firestopping off these, access hatches and making good will be the responsibility of the main contractor for the works.	Low adverse	30279810-ARC-MAN-ZZ-DR-ME-05602 L01	Low adverse due to penetrations being required in the core walls
	Room 7.05 - Refresh area 1						
F7.48	New kitchenette to be installed	Low	To create kitchenette area to be used by office staff.	Modern kitchen units and worktops to be installed onto new partition. Installation is reversible.	Neutral	30279810-ARC-MAN-07 -DR-AR-05003 L01	
	Room 7.16 - Refresh area 2						
F7.49	New kitchenette to be installed	Low	To create kitchenette area to be used by office staff.	Modern kitchen units and worktops to be installed onto new partition. Installation is reversible.	Neutral	30279810-ARC-MAN-07 -DR-AR-05014 L02	
	Room 7.17 - Cleaners store	Low					
F7.50	Plasterboard faced partitions to be installed to form fire rated partitions to cleaners store	Low	To create various necessary ancillary spaces needed for the Tenant to operate out of the floor.	The scope of solid partitions have been reduced as far as possible, leaving the majority of the floor space being fairly open plan, however rooms 7.17 & 7.18 are required to have fire rated partitions. The layout of new partitions has followed the 'Tenant fit-out guide' complied by the Landlords agents established through previous consultations with the Local Authority and previously consented in Condition Discharge ref. CDN/25/0074 to LBC ref 136161/LO/2023.	Neutral	30279810-ARC-MAN-07-DR-AR-01201 L02 30279810-ARC-MAN-07-DR-AR-01501 L01	
F7.51	New fire doors to be installed to the new fire rated partitions to Rooms 7.17, 7.18, Service cupboard.	Low	Works are required to create fire rated partitions	New fire doors will be installed to the new partitions. Note: the existing fire doors from the core areas were renewed in 2025 by the Landlord and will be retained.	Neutral	30279810-ARC-MAN-07-DR-AR-01201 L02 30279810-ARC-MAN-07-DR-AR-01501 L01	
F7.52	Firestopping to be installed	Low	Where services or other penetrations pass through the new fire rated partitions, these will require sealing and firestopping	To be installed in modern materials to the new partitions.	Neutral	30279810-ARC-MAN-07-DR-AR-01501 L01	

	Room 7.18 - Comms room						
F7.53	Plasterboard faced partitions to be installed to form fire rated partitions to cleaners store	Low	To create various necessary ancillary spaces needed for the Tenant to operate out of the floor.	The scope of solid partitions have been reduced as far as possible, leaving the majority of the floor space being fairly open plan, however rooms 7.17 & 7.18 are required to have fire rated partitions. The layout of new partitions has followed the 'Tenant fit-out guide' complied by the Landlords agents established through previous consultations with the Local Authority and previously consented in Condition Discharge ref. CDN/25/0074 to LBC ref 136161/LO/2023.	Neutral	30279810-ARC-MAN-07-DR-AR-01501 L01	See the previously consented Tenant fit out guide for Sunlight House.
F7.54	New fire doors to be installed to the new fire rated partitions to Rooms 7.17, 7.18, Service cupboard.	Low	Works are required to create fire rated partitions	New fire doors will be installed to the new partitions. Note: the existing fire doors from the core areas were renewed in 2025 by the Landlord and will be retained.	Neutral	30279810-ARC-MAN-07-DR-AR-01501 L01	
F7.55	Firestopping to be installed	Low	Where services or other penetrations pass through the new fire rated partitions, these will require sealing and firestopping	To be installed in modern materials to the new partitions.	Neutral	30279810-ARC-MAN-07-DR-AR-01501 L01	
F7.56	New Whiterock vinyl sheeting applied to the walls of Room 7.18	Low	Required due to the room type	Due to the use of the room vinyl cladding is required. This is to be applied to the new partitions. No effect on the heritage features of the building. Installation is reversible.	Neutral	30279810-ARC-MAN-07 -DR-AR-01611 L02	
	Service Cupboard						
F7.57	Plasterboard faced partitions to be installed to form fire rated partitions to the service cupboard	Low	To create various necessary ancillary spaces needed for the Tenant to operate out of the floor.	The scope of solid partitions have been reduced as far as possible, leaving the majority of the floor space being fairly open plan, however rooms 7.17 & 7.18 are required to have fire rated partitions. The layout of new partitions has followed the 'Tenant fit-out guide' complied by the Landlords agents established through previous consultations with the Local Authority and previously consented in Condition Discharge ref. CDN/25/0074 to LBC ref 136161/LO/2023. The partitions will be fixed into the concrete slab structure, through the parquet flooring, with a protective sheet layer provided between the stud base rail and parquet flooring. All parquet flooring will be made good by the Tenant when they vacate the floors.	Neutral	30279810-ARC-MAN-07 -DR-AR-01201 L02	See the previously consented Tenant fit out guide for Sunlight House.
F7.58	New fire door to be installed to the new fire rated partition to the Service cupboard.	Low	Works are required to create fire rated partitions	New fire doors will be installed to the new partitions. Note: the existing fire doors from the core areas were renewed in 2025 by the Landlord and will be retained.	Neutral	30279810-ARC-MAN-07 -DR-AR-01201 L02	
F7.59	Firestopping to be installed	Low	Where services or other penetrations pass through the new fire rated partitions, these will require sealing and firestopping	To be installed in modern materials to the new partitions.	Neutral	30279810-ARC-MAN-07 -DR-AR-01501 L01	

SECTION TWO

Eight Floor Heritage Impact Assessment

ARCADIS

HIA REF	AREA / ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	COMMENTS
F8	**8th Floor Generally**						
F8.1	One partition wall is to be demolished and removed.	Low	To open up the space and combine two smaller units into one larger demised area.	The partition in situ was installed in 2024/5 as part of the Landlord CAT A project, so is a modern addition, formed in an assumed metal stud and plasterboard.	Neutral	30279810-ARC-MAN-08-DR-AR-01102 L02 30279810-ARC-MAN-08 -DR-AR-01202 L02	
F8.2	Plasterboard faced partitions to be installed to form office rooms, meeting rooms, store rooms, comms room.	Low	To create various necessary work spaces and ancillary spaces needed for the Tenant to operate out of the floor.	The layout of new partitions has followed the 'Tenant fit-out guide' complied by the Landlords agents established through previous consultations with the Local Authority and previously consented in Condition Discharge ref. CDN/25/0074 to LBC ref 136161/LO/2023. The partitions will be fixed into the concrete slab structure, through the parquet flooring, with a protective sheet layer provided between the stud base rail and parquet flooring. All parquet flooring will be made good by the Tenant when they vacate the floors.	Neutral	30279810-ARC-MAN-08-DR-AR-O1622 L02	See the previously consented Tenant fit out guide for Sunlight House.
F8.3	Glazed partitions to be installed to form office rooms, meeting rooms etc.	Low	To create various necessary work spaces and ancillary spaces needed for the Tenant to operate out of the floor.	The scope of provision for glazed screens has been increased throughout the design phase and are used where possible over solid partitions in line with the approved 'Tenant Fit-out guide'. The glazed partitions have been located mainly parallel to the external walls so the existing fenestration is visible or partly visible from the central corridor. Manifestation is to be installed to the glazing to provide some privacy but allowing the ceiling features to remain visible at higher level.	Neutral	30279810-ARC-MAN-08-DR-AR-O1622 L02	See the previously consented Tenant fit out guide for Sunlight House.
F8.4	Existing parquet flooring in room 8.05, 8.14, 8.15 is to be retained	High	N/A	The parquet is a restored / refurbished historic feature that will be retained. Services / cable management will be located on the walls.	Low positive	30279810-ARC-MAN-08 -DR-AR-01602 L02	Low positive as there will be no affect on the recently refurbished parquet flooring.
F8.5	The existing raised access floor will be removed when creating rooms 8.01, 8.02, 8.03, 8.16	Medium	To comply with travel distances in line with Fire Safety / Building Regulations.	The Raised Floor will be removed and the condition of the flooring below can then be subject to a detailed survey. If the underlying floor finish/material is found to be parquet flooring then this will be refurbished. The repair details/specification of the parquet flooring can be covered in a condition to the listed building consent. It is requested the condition is worded so that it is a 'pre-commencement condition of the parquet floor works' and not a 'pre-commencement condition of the development'.	Medium positive	30279810-ARC-MAN-08-DR-AR-01102 L02 30279810-ARC-MAN-08-DR-AR-01202 L02	Medium positive as some of the original parquet flooring will be refurbished as part of the project and can be retained as refurbished flooring in future.
F8.6	Existing Raised Access Floor to be retained and modified to allow the new partition layout to be installed	Low	To create the office area to be used by the incoming Tenant.	The Raised Access Floor, is a modern addition, we assume repaired/refurbished as part of the 2025 CAT A project. The existing fixing method of the pedestals (adhesion to the slab or to parquet between a separating layer) will be replicated when modifying the raised access floor. Limited panels will be affected.	Neutral	30279810-ARC-MAN-08-DR-AR-O1102 L02 30279810-ARC-MAN-08-DR-AR-O1202 L02	
F8.7	New metal stud / plasterboard stub partition to be installed in the raised access floor zone.	Low	Below locker zone to support the load of the tambour storage units and lockers.	Partition to be mechanically fixed floor slab. Not visible as in the raised access floor void zone. Installation is reversible.	Neutral	TBC	
F8.8	Floor finishes on the Raised Access Floor to be installed	Low	Application of new floor finishes as part of the refurbishment	The floor finishes are to be applied to the modern Raised Access Floor. No heritage impact.	Neutral	30279810-ARC-MAN-08 -DR-AR-01602 L02	
F8.9	Skirting boards - new partitions.	Low	To create the office area to be used by the incoming Tenant.	Where new solid partitions are to be installed, new timber skirting boards will match the type and profile of the existing skirtings. This will create a harmony between the new layout and existing timber skirting features.	Neutral	30279810-ARC-MAN-08 -DR-AR-01602 L02 30279810-ARC-MAN-XX-DR-AR-05202 L01	
F8.10	Skirting boards - existing walls	Low	To create the office area to be used by the incoming Tenant.	The existing raised access floor will be removed when creating rooms 8.01, 8.02, 8.03, 8.16. The existing timber skirting boards (installed/repaired as part of the 2025 Landlord works) will be carefully removed. New perimeter trunking will be installed to match the type and profile of the existing trunking at the existing parquet floor area .	Neutral	30279810-ARC-MAN-08 -DR-AR-01602 L02 30279810-ARC-MAN-XX-DR-AR-05202 L01	
F8.11	The existing ceiling bulkhead will be removed and reinstated. New metal access hatches will be installed in the bulkheads.		To enable the works to Fan Coil Units and other services.	The existing ceiling bulkhead has been installed during the Landlords CAT A project in 2025 in modern construction (metal stud and plasterboard). This will be reinstated after the MEP works have been completed to match existing in terms of size, materials, finishes.	Neutral	30279810-ARC-MAN-08 -DR-AR-01112 L01	
F8.12	The existing ceiling bulkhead will be extended in one location.		To enable the heating and cooling to be installed to room 8.12	The existing ceiling bulkhead has been installed during the Landlords CAT A project in 2025 in modern construction (metal stud and plasterboard). This will be extended to the next available beam line in one location only. The scope of bulkhead extensions have been reduced as far as possible, these will match the existing construction and fixing methods.	Low adverse	30279810-ARC-MAN-08 -DR-AR-01112 L01 30279810-ARC-MAN-08 -DR-AR-01402 L02	Low adverse due to a small amount of existing ceiling being concealed due to the bulkhead extension.
F8.13	Part of the existing ceiling bulkhead will be upgraded to be 30 mins fire resisting construction.		Due to the use of rooms 8.03, 8.10, 8.11, 8.12 & a fire rated ceiling is required in line with the Fire Engineers recommendations.	The existing ceiling bulkhead has been installed during the Landlords CAT A project in 2025 in modern construction (metal stud and plasterboard). The existing plaster boarding will be removed and new fire rated plasterboard installed in its place.	Neutral	30279810-ARC-MAN-08 -DR-AR-01112 L01 30279810-ARC-MAN-08 -DR-AR-01402 L02	
F8.14	New fire doors to be installed to the new fire rated partitions to Rooms 8.02, 8.03, 8.04, 8.10, 8.11, 8.12, 8.16.	Low	Works are required to create fire rated partitions with fire doors.	New fire doors will be installed to the new partitions. Note: the existing fire doors from the core areas were renewed in 2025 by the Landlord and will be retained.	Neutral	30279810-ARC-MAN-08-DR-AR-01502 L02	

HIA REF	AREA / ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	COMMENTS
F8.15	New acoustic baffles to be suspended from the ceiling.	Low	To improve the acoustics of the office floor due to the hard ceiling surfaces and ceiling beam / coffer layout.	The acoustic baffles have been designed to be as small and as inconspicuous as possible. They have been designed to be fit around the existing lighting and ceiling coffer / beam layout. The baffles are white coloured to blend in with the white painted ceiling cornices, downstand beams and ceilings. Installation is reversible. **Note: During the post-submission correspondance with MCC, the scope of acoustic baffles was reviewed and a specialist acoustic report by 'Spratt & Hamer' was commissioned. Baffles have been ommitted from Room 8.04 & 8.13 as the rooms are able to meet the criteria without them. Additional baffles were needed in the open plan office areas that have the restored parquet flooring. Revealing the historic flooring (heritage positive feature) creates sound reverberation issues, which require more baffles to compensate. The overall heritage benefit is positive.**	Neutral	30279810-ARC-MAN-08 -DR-AR-01402 L02	
F8.16	New acoustic baffles to be mounted on walls	Low	To improve the acoustics of the office floor.	A specialist acoustician was commissioned. They were briefed that although acoustics of the space were to be improved, the visual and physical impact of any acoustic treatment will have to be reduced so it does not adversely affect the listed building. The wall mounted baffles have been located on the new partitions only, which are perpendicular to the external walls. Installation is reversible.	Neutral	30279810-ARC-MAN-08-DR-AR-01612 L02 30279810-ARC-MAN-08 -DR-AR-01802 L01	
F8.17	New Whiterock vinyl sheeting applied to the walls of Room 8.03, 8.10.	Low	Required due to the room type	Due to the use of the room vinyl cladding is required. This is to be applied to the new partitions. No effect on the heritage features of the building. Installation is reversible.	Neutral	30279810-ARC-MAN-08-DR-AR-01612 L02	
F8.18	Windows - timber/metal window casements	Low	Windows are recently refurbished and decorated by the Landlord	Minor repairs / easing may be required to ensure all windows are operational. Any repairs will be like for like.	Neutral	N/A	
F8.19	Windows - guarding	N/A	N/A	New protective guarding was previously proposed to each window. MCC requested this was reviewed, window guarding has now been ommitted from the scheme.	N/A	N/A	
F8.20	New kitchenette to be installed in one location	Low	To create a kitchenette area to be used by office staff.	Modern kitchen units and worktops to be installed onto existing wall. No fixings to the parquet flooring to be used. Where the base units are sat on the parquet flooring a protective layer is to be provided between the parquet and units. Installation is reversible.	Neutral	30279810-ARC-MAN-08-DR-AR-05027 L02	
F8.21	New wall tiling to be installed to kitchenette area	Low	To create a kitchenette area to be used by office staff.	New tiling to be installed onto the internal wall. Installation is reversible.	Neutral	30279810-ARC-MAN-08-DR-AR-05027 L01	
F8.22	Wall protection (corner guards) to be installed	Low	To protect the walls at corner junctions, including the columns.	Clear plastic guards to be installed on the plasterwork. Installation is reversible.	Neutral	30279810-ARC-MAN-XX-SH-AR-06041 L01	
F8.23	New graphic wall finishes to be applied to multiple partitions.	Low		The wall graphics have been located on the new partitions only, which are perpendicular to the external walls. Installation is reversible.	Neutral	30279810-ARC-MAN-08 -DR-AR-01612 L02	
F8.24	New blinds to be installed	Low	To provide sunlight and glare protection for the windows.	New blinds will be installed to the inner side of each window in place of existing modern blinds. Blinds are lightweight and manually operated. Installation is reversible.	Neutral	30279810-ARC-MAN-08 -DR-AR-01632 L01	
F8.25	New office furniture - booth seating	Low	To facilitate the operations of the office.	The booth seating is loose and not fixed into any part of the building. The proprietary booths are used to avoid further partitions or screens to create a semi-private environment in that area. Installation is reversible.	Neutral		
F8.26	New signage to be installed	Low	Signage to be installed for:- Wayfinding, Fire Safety, Security and Health and Safety purposes.	Signage Is to be wall mounted rather than suspended from the ceiling. Signage is to be fixed with adhesive rather than drill and screwed.	Neutral	30279810-ARC-MAN-08 -DR-AR-07002 L02	
F8.27	New CCTV cameras to be installed	Low	To upgrade security provision within the building to supplement existing installation	Proposed camera to be wall mounted in a location to minimise its visual impact and reuse existing cable routes	Neutral	30279810-ARC-MAN-08-DR-AR-08002 L02	
F8.28	Electrical - Wi-Fi	Low	To support the office operations	Proposed Wi-Fi Access points will be located on the ceiling bulkhead only.	Neutral	30279810-ARC-MAN-08-DR-EE-06302 L01	
F8.29	Electrical - New cleaners sockets	Low	Wall sockets are required for cleaners use	All existing small power (power sockets) to walls are to be retained as part of the works. Where new are required, these are to be located on the column boxings or partitions, with metal cable containment coated in white, to match the existing.	Neutral	30279810-ARC-MAN-08-DR-EE-06102 L01	
F8.30	Electrical - Small power (floor boxes)	Low	In areas of raised access floors, new small power electrical sockets are to be provided by new small power floor boxes.	The only modifications are to power sockets located in the modern raised access floor. This avoids any new fixings or interventions into the existing historic building fabric / walls.	Neutral	30279810-ARC-MAN-08-DR-EE-06104 L01	
F8.31	Electrical - Small power (perimeter trunking)	Low	Where there is no raised access floor. New small power electrical sockets are to be provided by wall mounted perimeter trunking	The use of the trunking avoids any effects to the parquet flooring. The new / altered skirting level trunking will match the existing. Where high level containment is required this will match the existing metal white painted conduit.	Neutral	30279810-ARC-MAN-08-DR-EE-06102 L01	
F8.32	Electrical - Access Control	Low	The existing access control system will be replaced.	Modern Access Control installed in the 2025 Landlords CAT A Project will be replaced with other modern equipment, these will be wall mounted with the cable containment matching the existing containment, with circular metal conduits painted white.	Neutral	30279810-ARC-MAN-08-DR-EE-06302 L01	
F8.33	Fire Safety - Automatic Detection Devices	Low	The majority of the existing smoke detectors will be retained.	Existing fire detection is to be retained as existing as far as possible. 16 new heat / smoke detectors will be installed. The new detectors will be installed to the ceiling bulkheads where possible. Where this is not possible in 4 locations, the same method of fixing the existing (non-bulkhead mounted) detectors will be replicated, this is via circular metal conduits/containment painted white. The Fire Interface Modules required for the Access Control Units will be located within the ceiling void, with any necessary access hatches provided.	Low adverse	30279810-ARC-MAN-08-DR-EE-06802 L01	Low adverse due to new surface fixed conduits.

HIA REF	AREA / ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	COMMENTS
F8.34	Fire Safety - Interface Modules	Low	New interface modules are required to override the access control in case of fire.	The Fire Interface Modules required for the Access Control Units will be located within the ceiling voids, with any necessary access hatches provided.	Neutral	30279810-ARC-MAN-08-DR-EE-06802 L01	
F8.35	Fire Safety - Manual Call Points	Low	The existing manual call points / break glass point system will be amended.	The existing manual call points / break glass points will be retained. No new break glass points will be provided.	Neutral	30279810-ARC-MAN-08-DR-EE-06802 L01	
F8.36	Mechanical - Ductwork	Low	Mechanical - Fire smoke damper	New ductwork to be installed within the ceiling bulkhead void and connected to the existing Landlord ductwork connection point in the ceiling void adjacent to the Accessible WC. Motorised Smoke Fire dampers to be installed where the ductwork passes through the adjacent walls/partitions. Firestopping / making good of the walls will be undertaken where the penetrations are made.	Low adverse	30279810-ARC-MAN-07-DR-ME-05700 L01	Low adverse due to penetrations being required in the core walls
F8.37	Mechanical - Condenser Units	Low	New condenser units are to be provided in the external riser.	These have been located in the external riser which was a previous building alteration to provide a space for plant such as this. The refrigerant pipework will be routed through the ceiling void in the core area. These are modern plasterboard ceilings that will be required to be altered in order for the pipework to be installed, being made good afterwards. The final design of the condenser, pipework route, penetrations inc. firestopping off these, access hatches and making good will be the responsibility of the main contractor for the works.	Low adverse	30279810-ARC-MAN-ZZ-DR-ME-05602 L01	Low adverse due to the requirement of new penetrations.

SECTION THREE

Drawing References

Sunlight House, Manchester
Heritage Impact Assessment
7th and 8th Floor Refurbishment Project

Note: Yellow highlighted rows are drawings that have been revised during the application period.

Drawing No	Drawing Title
30279810-ARC-MAN-XX -DR-AR-01000 L01	Location Plan
30279810-ARC-MAN-07 -DR-AR-01001 L01	Level 07 - Existing GA Plan
30279810-ARC-MAN-08 -DR-AR-01002 L01	Level 08 - Existing GA Plan
30279810-ARC-MAN-07 -DR-AR-01011 L01	Level 07 - Existing RCP
30279810-ARC-MAN-08 -DR-AR-01012 L01	Level 08 - Existing RCP
30279810-ARC-MAN-07 -DR-AR-01101 L02	Level 07 - Proposed Strip-out Plan
30279810-ARC-MAN-08 -DR-AR-01102 L02	Level 08 - Proposed Strip-out Plan
30279810-ARC-MAN-07 -DR-AR-01111 L01	Level 07 - Proposed Strip-out RCP
30279810-ARC-MAN-08 -DR-AR-01112 L01	Level 08 - Proposed Strip-out RCP
30279810-ARC-MAN-07 -DR-AR-01201 L02	Level 07 - Proposed GA Plan
30279810-ARC-MAN-08 -DR-AR-01202 L02	Level 08 - Proposed GA Plan
30279810-ARC-MAN-XX-DR-AR-01210 L01	NIA Plans
30279810-ARC-MAN-07 -DR-AR-01401 L02	Level 07 - Proposed RCP Finishes
30279810-ARC-MAN-08 -DR-AR-01402 L02	Level 08 - Proposed RCP Finishes
30279810-ARC-MAN-07 -DR-AR-01501 L01	Level 07 - Proposed Fire Compartmentation Plan
30279810-ARC-MAN-08 -DR-AR-01502 L02	Level 08 - Proposed Fire Compartmentation Plan
30279810-ARC-MAN-07 -DR-AR-01601 L02	Level 07 - Proposed Floor Finishes Plan
30279810-ARC-MAN-08 -DR-AR-01602 L02	Level 08 - Proposed Floor Finishes Plan
30279810-ARC-MAN-07 -DR-AR-01611 L02	Level 07 - Proposed Wall Finishes Plan
30279810-ARC-MAN-08 -DR-AR-01612 L02	Level 08 - Proposed Wall Finishes Plan
30279810-ARC-MAN-07 -DR-AR-01621 L02	Level 07 - Proposed Partition Types Plan
30279810-ARC-MAN-08 -DR-AR-01622 L02	Level 08 - Proposed Partition Types Plan
30279810-ARC-MAN-07 -DR-AR-01631 L01	Level 07 - Proposed Roller Blinds Plan
30279810-ARC-MAN-08 -DR-AR-01632 L01	Level 08 - Proposed Roller Blinds Plan
30279810-ARC-MAN-07 -DR-AR-01801 L01	Level 07 - Proposed Acoustic Plan
30279810-ARC-MAN-08 -DR-AR-01802 L01	Level 08 - Proposed Acoustic Plan
30279810-ARC-MAN-XX-DR-AR-03001 L01	Existing Building Cross Section
30279810-ARC-MAN-XX-DR-AR-03002 L01	Existing Building Longitudinal Section
30279810-ARC-MAN-XX-DR-AR-03011 L02	Proposed Building Cross Section
30279810-ARC-MAN-XX-DR-AR-03012 L02	Proposed Building Longitudinal Section
30279810-ARC-MAN-07 -DR-AR-04001 L01	Level 07 - Existing Axonometric Views
30279810-ARC-MAN-08 -DR-AR-04002 L01	Level 08 - Existing Axonometric Views
30279810-ARC-MAN-07 -DR-AR-04003 L02	Level 07 - Proposed Axonometric View
30279810-ARC-MAN-08 -DR-AR-04004 L02	Level 08 - Proposed Axonometric View
30279810-ARC-MAN-07 -DR-AR-05001 L02	Enlarged 7.01 Office & 7.02 Office
30279810-ARC-MAN-07 -DR-AR-05002 L02	Enlarged 7.03 Office & 7.04 Collaboration Area
30279810-ARC-MAN-07 -DR-AR-05003 L01	Enlarged 7.05 Refresh Area
30279810-ARC-MAN-07 -DR-AR-05004 L02	Enlarged 7.06 Amenity Room
30279810-ARC-MAN-07 -DR-AR-05005 L01	Enlarged 7.07 Meeting Room
30279810-ARC-MAN-07 -DR-AR-05006 L02	Enlarged 7.08 Meeting Room
30279810-ARC-MAN-07 -DR-AR-05007 L02	Collaboration Area & 7.10 Collaboration Area
30279810-ARC-MAN-07 -DR-AR-05008 L01	Enlarged 7.11 Open Plan Office Area
30279810-ARC-MAN-07 -DR-AR-05009 L01	Enlarged 7.12 Open Plan Office Area Sheet 1 of 2
30279810-ARC-MAN-07 -DR-AR-05010 L01	Enlarged 7.12 Open Plan Office Area Sheet 2 of 2
30279810-ARC-MAN-07 -DR-AR-05011 L02	Enlarged 7.13 Meeting Room
30279810-ARC-MAN-07 -DR-AR-05012 L02	Enlarged 7.14 Open Plan Office Area
30279810-ARC-MAN-07 -DR-AR-05013 L02	Collaboration Area & 7.19 Do Not Disturb Area
30279810-ARC-MAN-07 -DR-AR-05014 L02	Enlarged 7.16 Refresh Area 2

Sunlight House, Manchester
Heritage Impact Assessment
7th and 8th Floor Refurbishment Project

Note: Yellow highlighted rows are drawings that have been revised during the application period.

Drawing No	Drawing Title
30279810-ARC-MAN-07 -DR-AR-05015 L01	Enlarged 7.17 MEP Service & 7.18 Store
30279810-ARC-MAN-07 -DR-AR-05016 L02	Enlarged 7.20 Meeting Room
30279810-ARC-MAN-07 -DR-AR-05017 L02	Enlarged 7.21 Meeting Room
30279810-ARC-MAN-07 -DR-AR-05018 L02	Enlarged 7.22 Open Plan Office Area Sheet 1 of 2
30279810-ARC-MAN-07 -DR-AR-05019 L02	Enlarged 7.22 Open Plan Office Area Sheet 2 of 2
30279810-ARC-MAN-07 -DR-AR-05020 L02	Enlarged 7.23 Collaboration Area & 7.25 Collaboration Area
30279810-ARC-MAN-07 -DR-AR-05021 L02	Enlarged 7.24 Open Plan Office Area
30279810-ARC-MAN-08 -DR-AR-05022 L02	Enlarged 8.01 Reception, 8.15 Office & 8.16 Reception Sheet 1 of 2
30279810-ARC-MAN-08 -DR-AR-05023 L02	Enlarged 8.01 Reception, 8.15 Office & 8.16 Reception Sheet 2 of 2
30279810-ARC-MAN-08 -DR-AR-05024 L02	Enlarged 8.02 Meeting Room
30279810-ARC-MAN-08 -DR-AR-05025 L02	Enlarged 8.03 Store
30279810-ARC-MAN-08 -DR-AR-05026 L02	Enlarged 8.04 Office
30279810-ARC-MAN-08 -DR-AR-05027 L02	Enlarged 8.05 Refresh Area 3
30279810-ARC-MAN-08 -DR-AR-05028 L01	Enlarged 8.06 Office
30279810-ARC-MAN-08 -DR-AR-05029 L01	Enlarged 8.07 Office & 8.08 Office
30279810-ARC-MAN-08 -DR-AR-05030 L01	Enlarged 8.09 Store & 8.10 Store
30279810-ARC-MAN-08 -DR-AR-05031 L01	Enlarged 8.11 MEP Service
30279810-ARC-MAN-08 -DR-AR-05032 L02	Enlarged 8.12 Support Services
30279810-ARC-MAN-08 -DR-AR-05033 L01	Enlarged 8.13 Office Sheet 1 of 2
30279810-ARC-MAN-08 -DR-AR-05034 L01	Enlarged 8.13 Office Sheet 2 of 2
30279810-ARC-MAN-08 -DR-AR-05035 L02	Enlarged 8.14 Office
30279810-ARC-MAN-XX-DR-AR-05201 L01	Typical Details - Ceiling Bulkhead
30279810-ARC-MAN-XX-DR-AR-05202 L01	Typical Details - Skirting
30279810-ARC-MAN-XX-DR-AR-05203 L02	Typical Details - Wall Details Sheet 1 of 2
30279810-ARC-MAN-XX-DR-AR-05204 L01	Typical Details - Wall Details Sheet 2 of 2
30279810-ARC-MAN-XX-DR-AR-05205 L01	Level 07 and Level 08 Ramp Key Plan and Details
30279810-ARC-MAN-XX-DR-AR-05206 L01	Typical Details - Blind Fixing Detail
30279810-ARC-MAN-XX-DR-AR-05207 L01	Typical Details - Cascade Hanging Screen Detail
30279810-ARC-MAN-XX-DR-AR-05208 L01	Typical Details - Window Guarding Detail
30279810-ARC-MAN-XX-SH-AR-06001 L02	Door Schedule
30279810-ARC-MAN-XX-SH-AR-06011 L02	Interior Glazing Schedule Sheet 1 of 3
30279810-ARC-MAN-XX-SH-AR-06012 L02	Interior Glazing Schedule Sheet 2 of 3
30279810-ARC-MAN-XX-SH-AR-06013 L02	Interior Glazing Schedule Sheet 3 of 3
30279810-ARC-MAN-XX-SH-AR-06031 L01	Signage Schedule
30279810-ARC-MAN-XX-SH-AR-06041 L02	Finishes Schedule
30279810-ARC-MAN-07 -DR-AR-07001 L02	Level 07 - Proposed Signage Plan
30279810-ARC-MAN-08 -DR-AR-07002 L02	Level 08 - Proposed Signage Plan
30279810-ARC-MAN-07 -DR-AR-08001 L02	Level 07 - Proposed Security and Access Plan
30279810-ARC-MAN-08 -DR-AR-08002 L02	Level 08 - Proposed Security and Access Plan
30279810-ARC-MAN-07-DR-ME-05200 L02	Level 07 Proposed Above Ground Drainage Layout
30279810-ARC-MAN-07-DR-ME-05300 L02	Level 07 Proposed Domestic Water Services Layout
30279810-ARC-MAN-07-DR-ME-05600 L02	Level 07 Proposed Heating and Cooling Services Layout
30279810-ARC-MAN-07-DR-ME-05700 L02	Level 07 Proposed Ventilation Layout
30279810-ARC-MAN-07-DR-ME-05601 L02	Level 07 Proposed Temperature Control Zone Layout
30279810-ARC-MAN-07-DR-ME-05500 L02	Level 07 Proposed Mechanical Strip-Out and Enabling Works Layout
30279810-ARC-MAN-ZZ-DR-ME-05602 L02	Level 07&08 Proposed Server Room Air Conditioning Systems Layout
30279810-ARC-MAN-08-DR-ME-05200 L02	Level 08 Proposed Above Ground Drainage Layout
30279810-ARC-MAN-08-DR-ME-05300 L02	Level 08 Proposed Domestic Water Services Layout
30279810-ARC-MAN-08-DR-ME-05600 L02	Level 08 Proposed Heating and Cooling Services Layout
30279810-ARC-MAN-08-DR-ME-05700 L02	Level 08 Proposed Ventilation Layout
30279810-ARC-MAN-08-DR-ME-05601 L02	Level 08 Proposed Temperature Control Zone Layout
30279810-ARC-MAN-08-DR-ME-05500 L02	Level 08 Proposed Mechanical Strip-Out and Enabling Works Layout
30279810-ARC-XX-ZZ-SP-ME-71000 L02	RIBA 3 Mechanical Performance Specification
30279810-ARC-MAN-07-DR-EE-06301 L02	Level 07 Proposed Lighting System Plan

Sunlight House, Manchester
Heritage Impact Assessment
7th and 8th Floor Refurbishment Project

Note: Yellow highlighted rows are drawings that have been revised during the application period.

Drawing No	Drawing Title
30279810-ARC-MAN-08-DR-EE-06302 L02	Level 08 Proposed Lighting System Plan
30279810-ARC-MAN-07-DR-EE-06201 L02	Level 07 Proposed Small Power & Data System Plan
30279810-ARC-MAN-07-DR-EE-06202 L02	Level 08 Proposed Small Power & Data System Plan
30279810-ARC-MAN-08-DR-EE-06101 L02	Level 07 Proposed High-Level Containment System Plan
30279810-ARC-MAN-08-DR-EE-06102 L02	Level 08 Proposed High-Level Containment System Plan
30279810-ARC-MAN-08-DR-EE-06103 L02	Level 07 Proposed Low-Level Containment System Plan
30279810-ARC-MAN-08-DR-EE-06104 L02	Level 08 Proposed Low-Level Containment System Plan
30279810-ARC-MAN-07-DR-EE-06801 L02	Level 07 Fire Detection & Alarm and Security System Plan
30279810-ARC-MAN-07-DR-EE-06802 L02	Level 08 Fire Detection & Alarm and Security System Plan
30279810-ARC-MAN-07-DR-EE-06501 L02	Level 07 Proposed Strip-out and Enabling Works Layout
30279810-ARC-MAN-07-DR-EE-06502 L02	Level 08 Proposed Strip-out and Enabling Works Layout

APPENDIX B

Design and Access Statement for the 7th and 8th Floor Refurbishment at Sunlight House

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

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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.

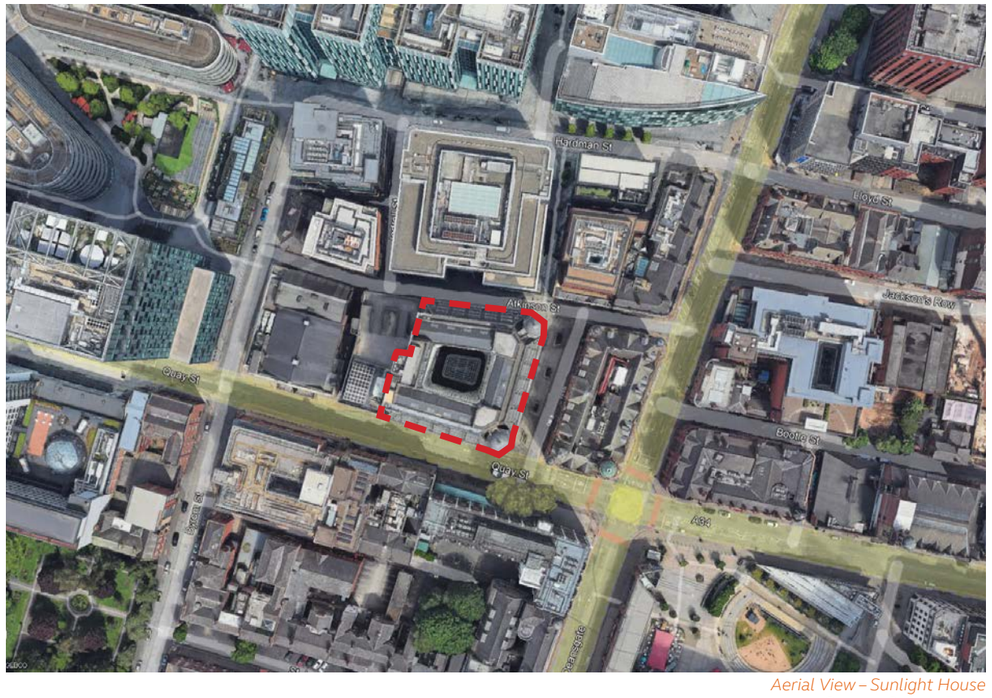


Quay St-Little Quay St View
Source: https://commons.wikimedia.org/

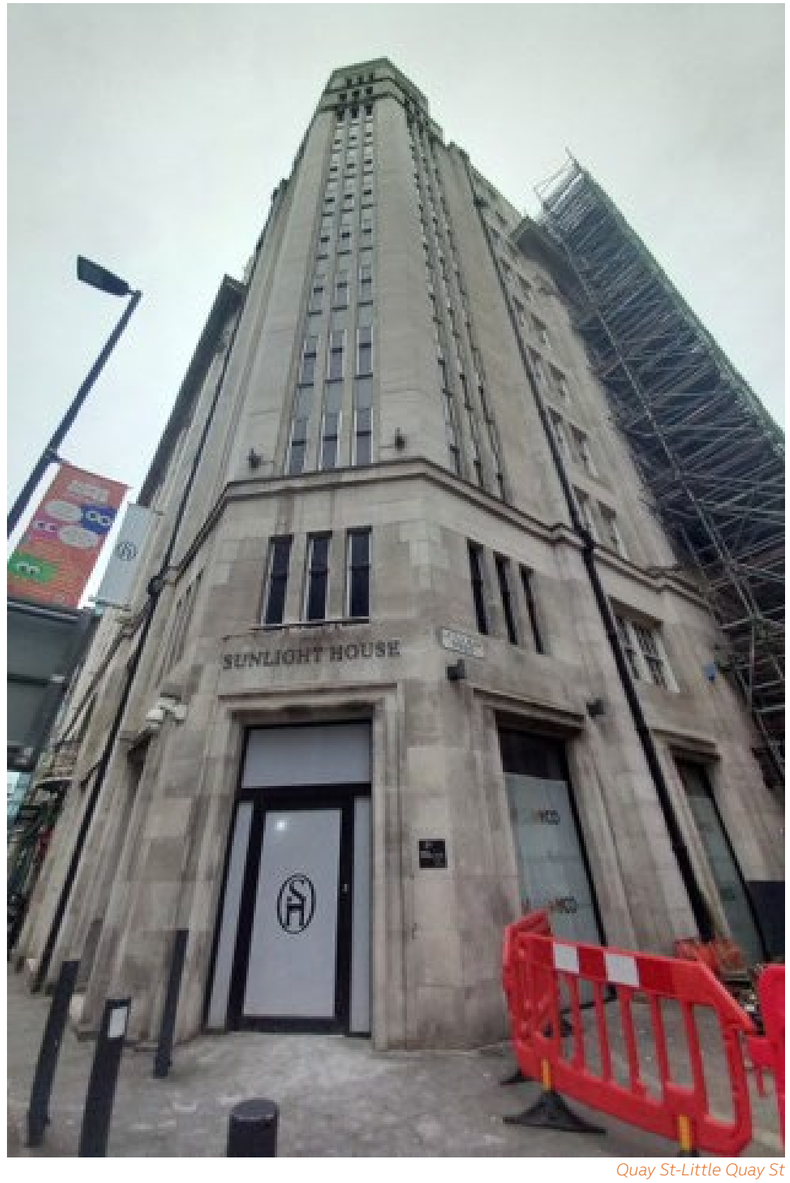
1.2 - SITE OVERVIEW

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.



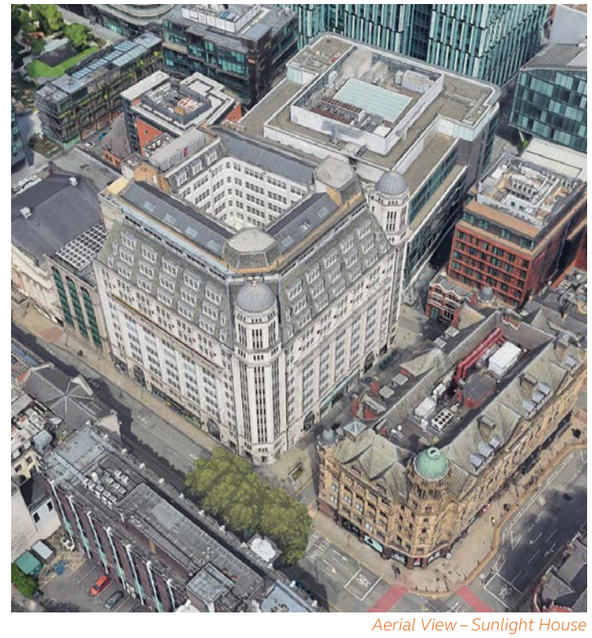
Aerial View – Sunlight House
Source: Google Earth



Quay St-Little Quay St
Source: Site Visit



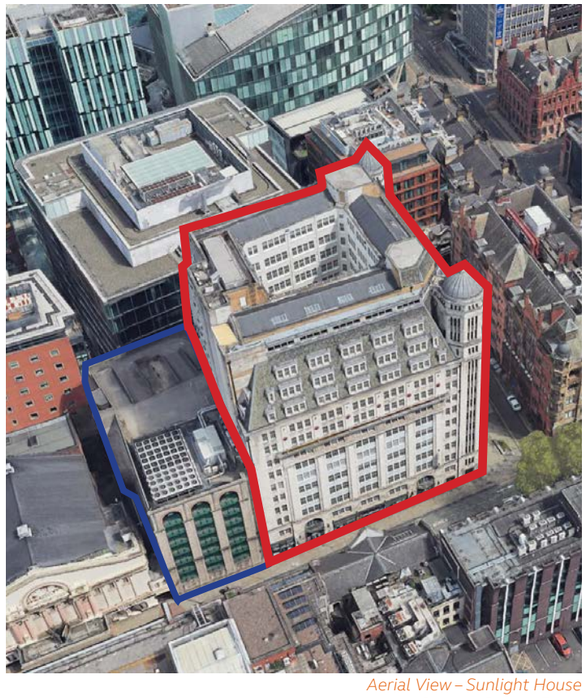
Courtyard View from Level 6
Source: Site Visit



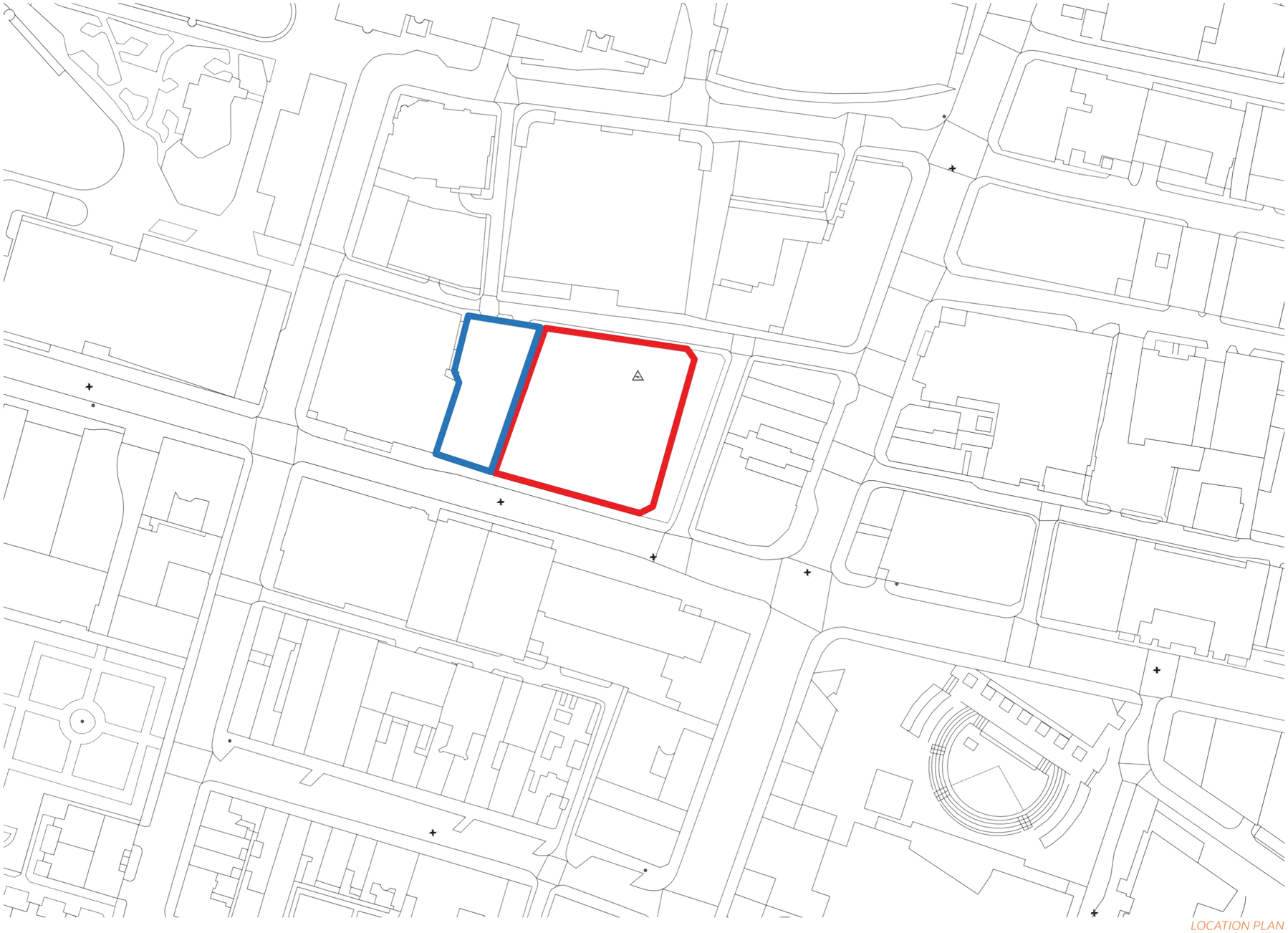
Aerial View – Sunlight House
Source: Google Earth

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]

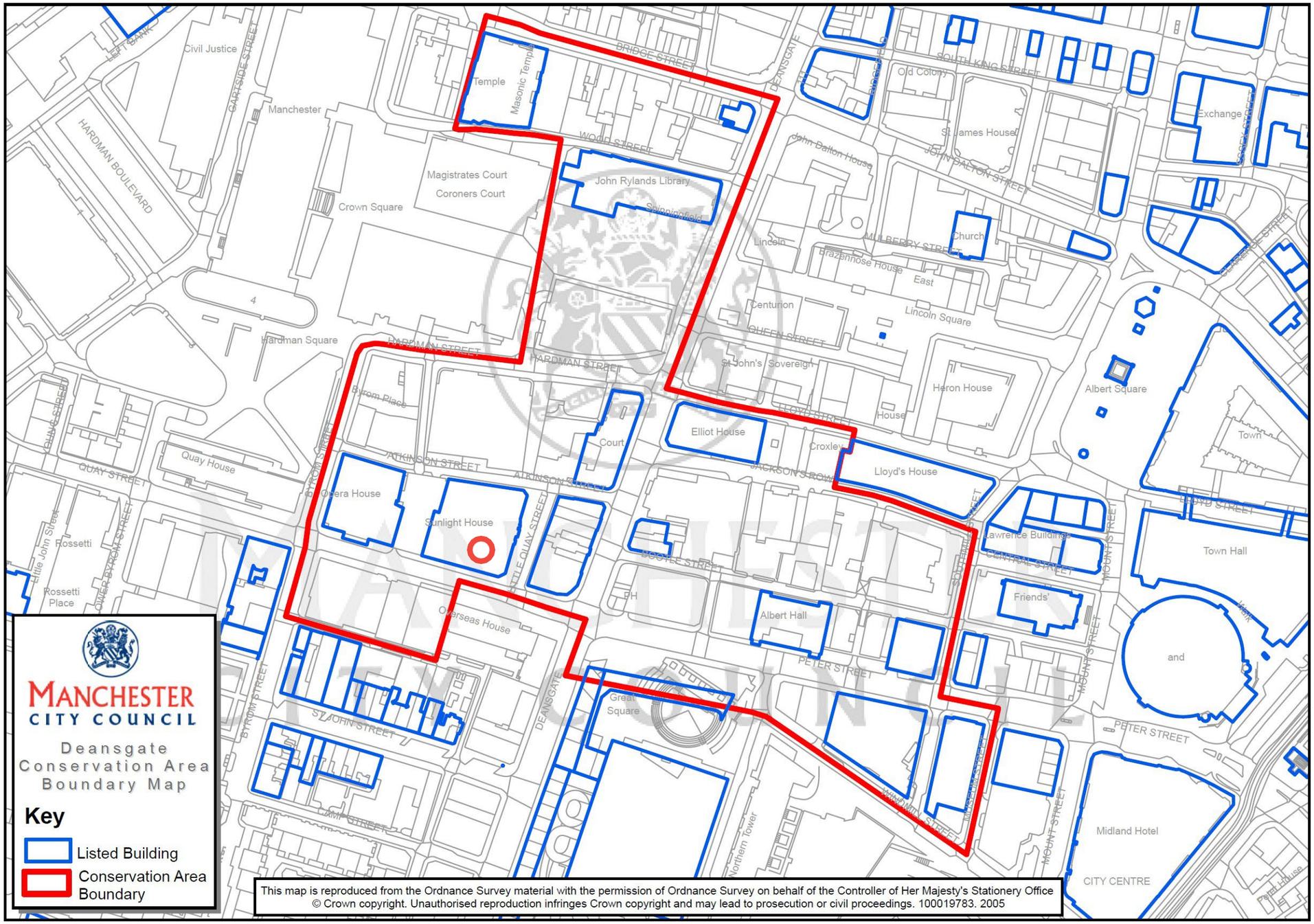
1.4 - LISTED BUILDINGS AND CONSERVATION AREA

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.

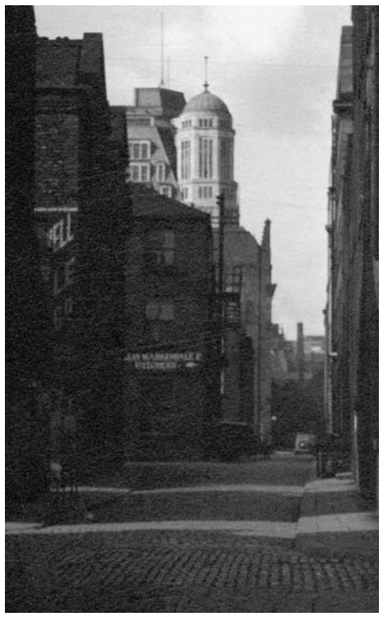
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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

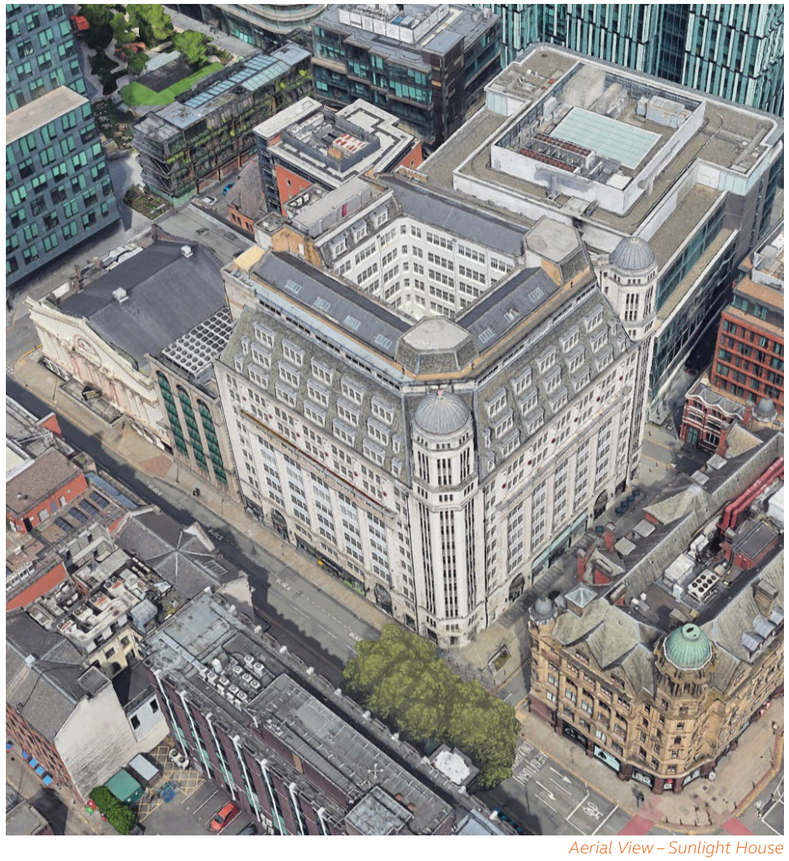


View of Sunlight House
Source: sunlighthouse.co.uk

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

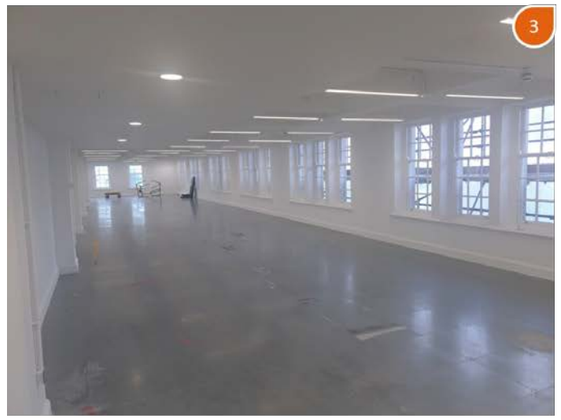
The primary distinction between Levels 7 and 8 focuses on the approach to the internal floor coverings. On Level 7, a raised access floor (RAF) system is installed throughout the entire floorplate, providing accessible service voids for building systems. In contrast, Level 8 features a designated parquet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

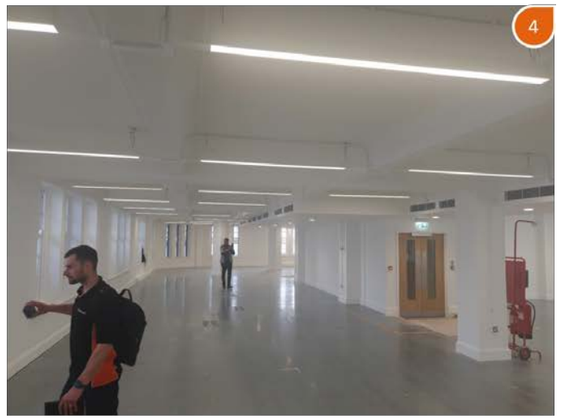
On Level 8, approximately 50% of the floor area also falls outside the scope of the current works as part of this proposed tenant-fit out. The specific extent of the proposed interventions is delineated by a red boundary line on the accompanying plans.

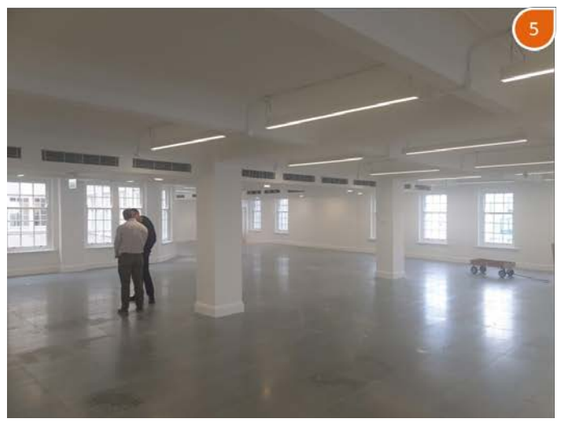












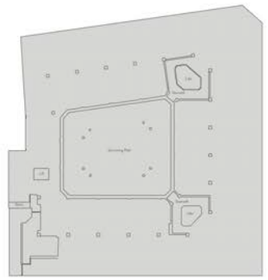


2 - SCOPE OF APPLICATION

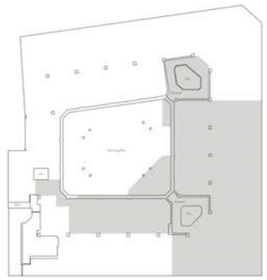
2.1 - SCOPING PLANS

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



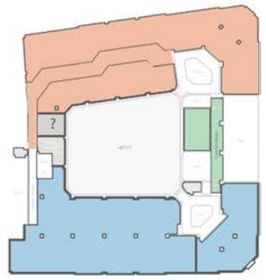
BASEMENT MEZZANINE



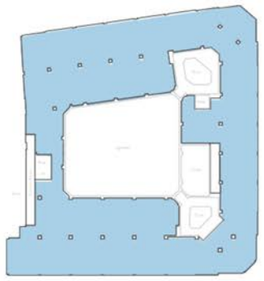
GROUND FLOOR



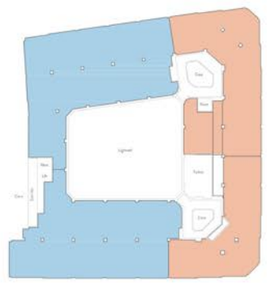
1ST FLOOR



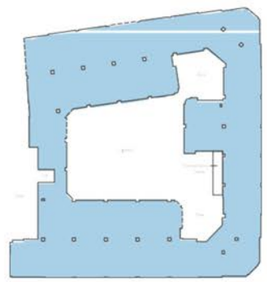
2ND FLOOR



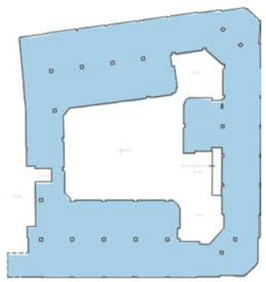
3RD FLOOR



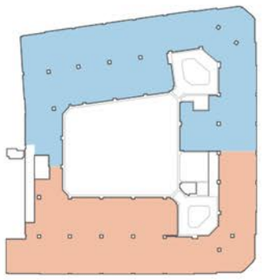
4TH FLOOR



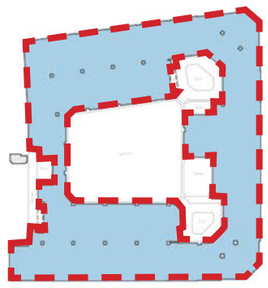
5TH FLOOR



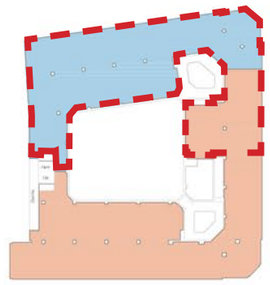
6TH FLOOR



7TH FLOOR



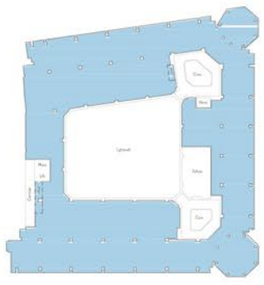
8TH FLOOR



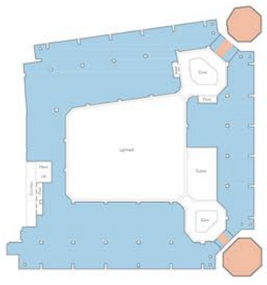
9TH FLOOR



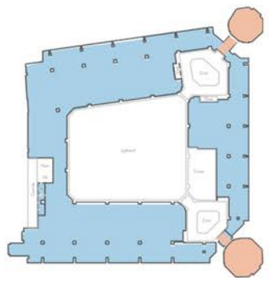
10TH FLOOR



11TH FLOOR



12TH FLOOR



13TH FLOOR



PROPOSED SCOPE

OUT OF SCOPE

TYPE A/B
- REFURBISHED TIMBER PARQUET

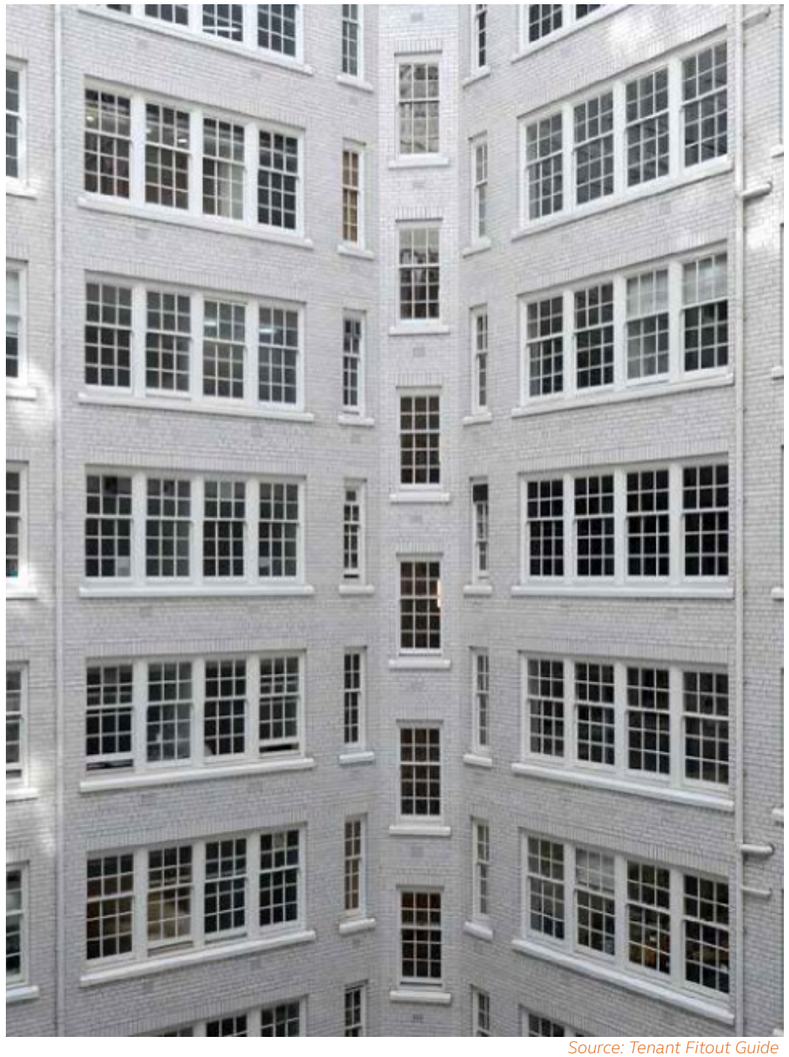
TYPE C - NEW RAF (Raised Access Floor) OVER EXISTING PARQUET

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

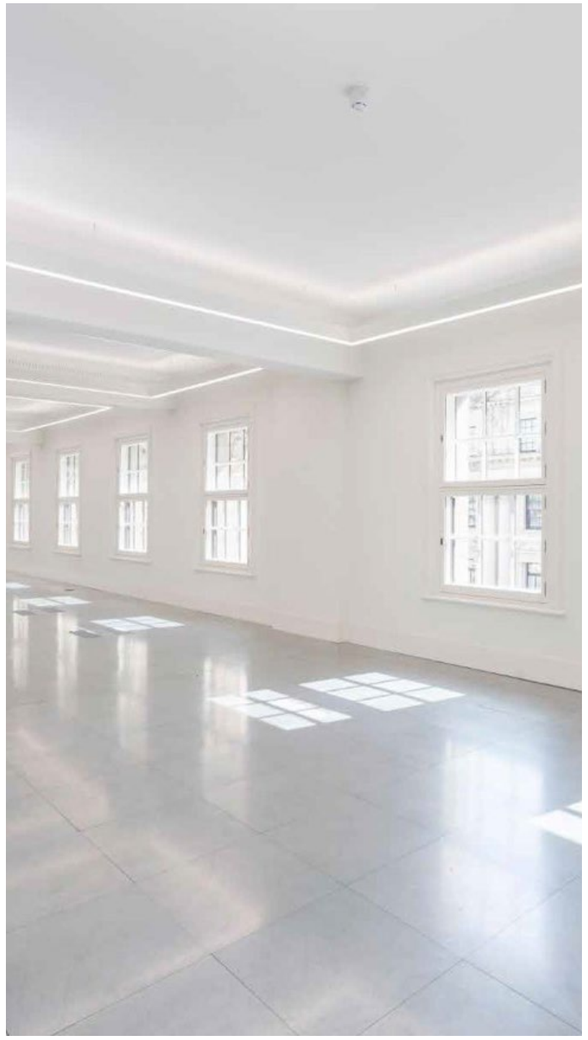
PARQUET TIMBER FLOORING

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





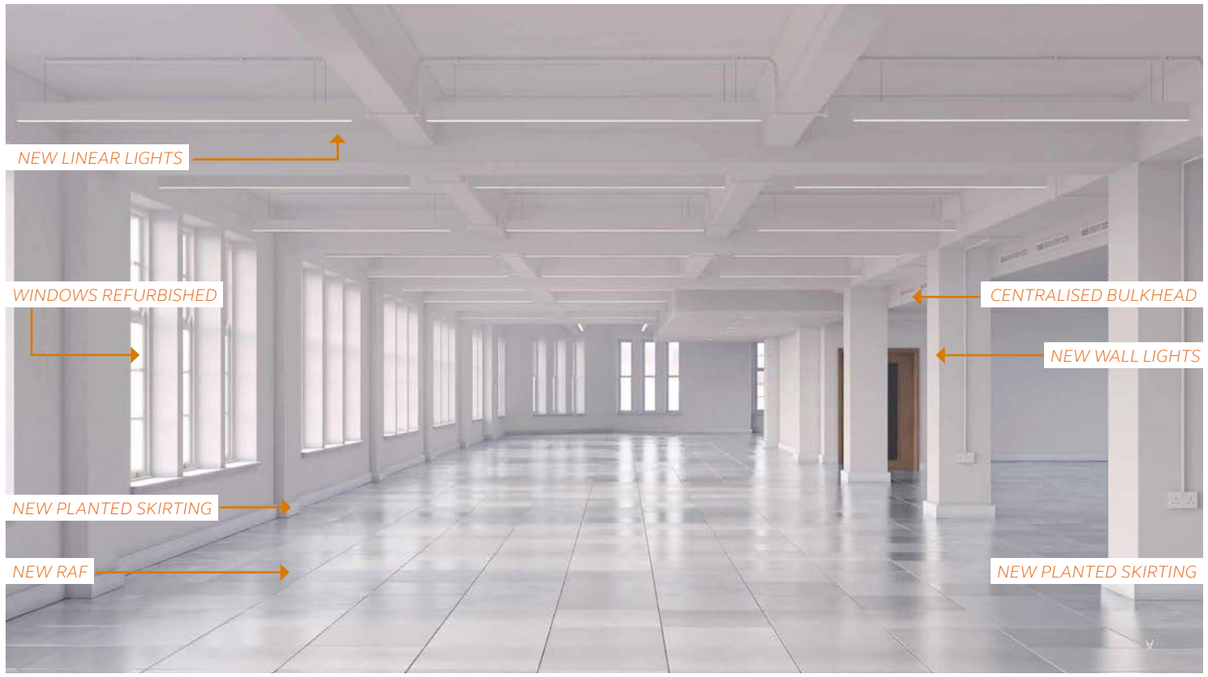




3.3 - OFFICE CAT-A VISUAL



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

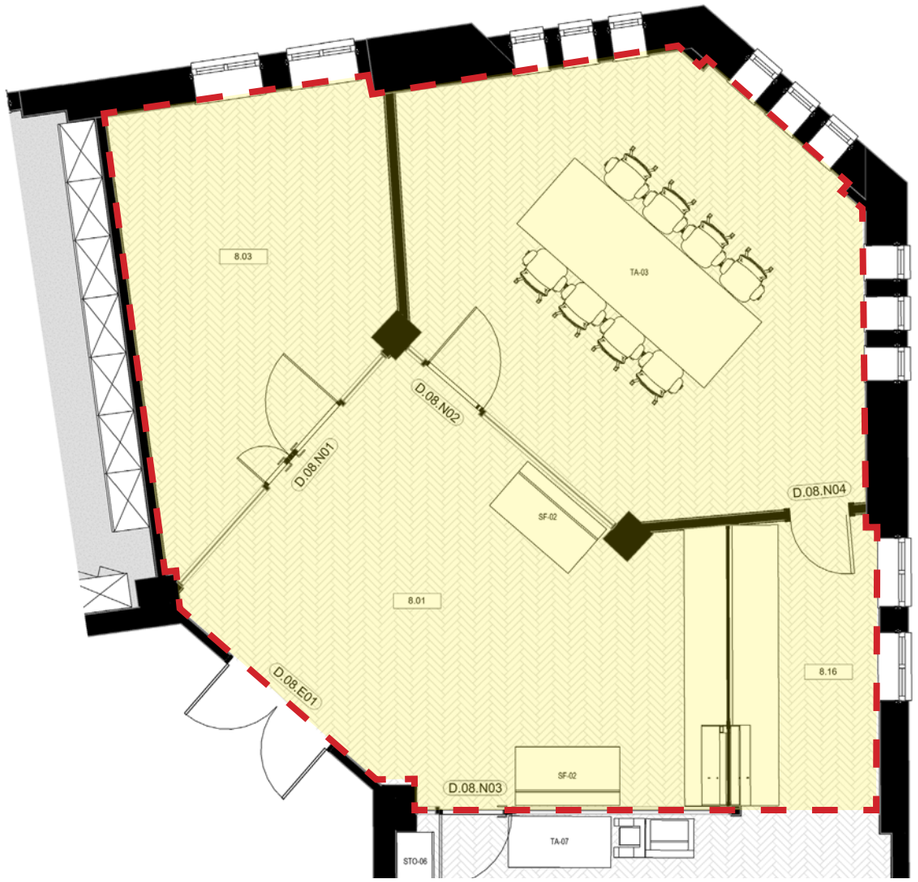
4.3 - FLOORING STRATEGY - LEVEL 8 RECEPTION

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:

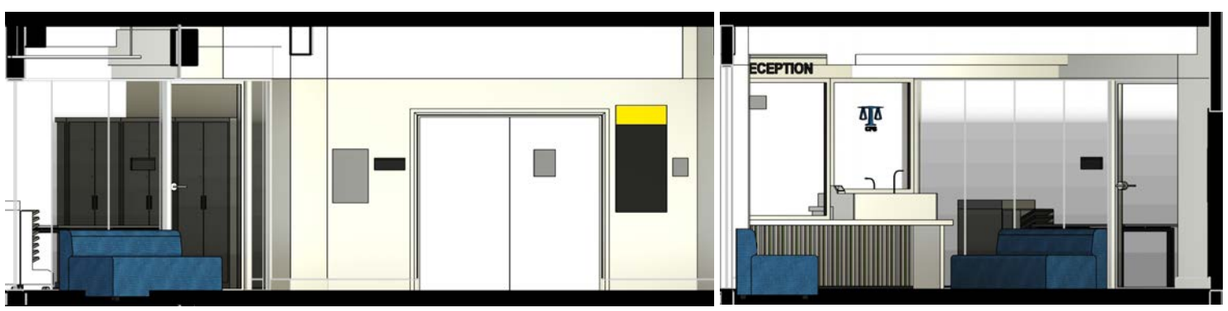
- Original parquet flooring to be retained in situ, refurbished and fully protected
- No harmful works to the parquet to be carried out
- All services to run through the perimeter trunking or at high level
- Any new skirting to match the profile of the existing decorative skirting

RECEPTION AREA AXONOMETRIC VIEW (NOT TO SCALE)

Reception Area.



RECEPTION AREA PLAN VIEW (NOT TO SCALE)



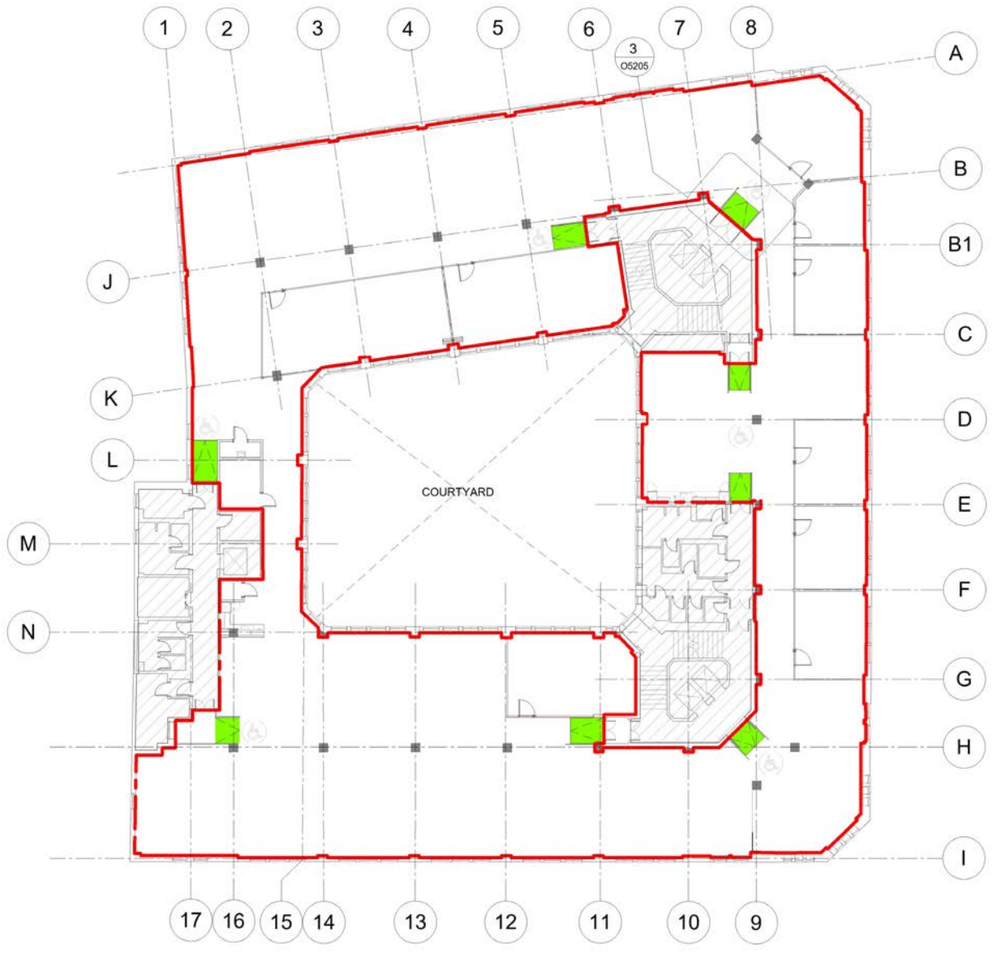
RECEPTION AREA ELEVATION (NOT TO SCALE)

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.



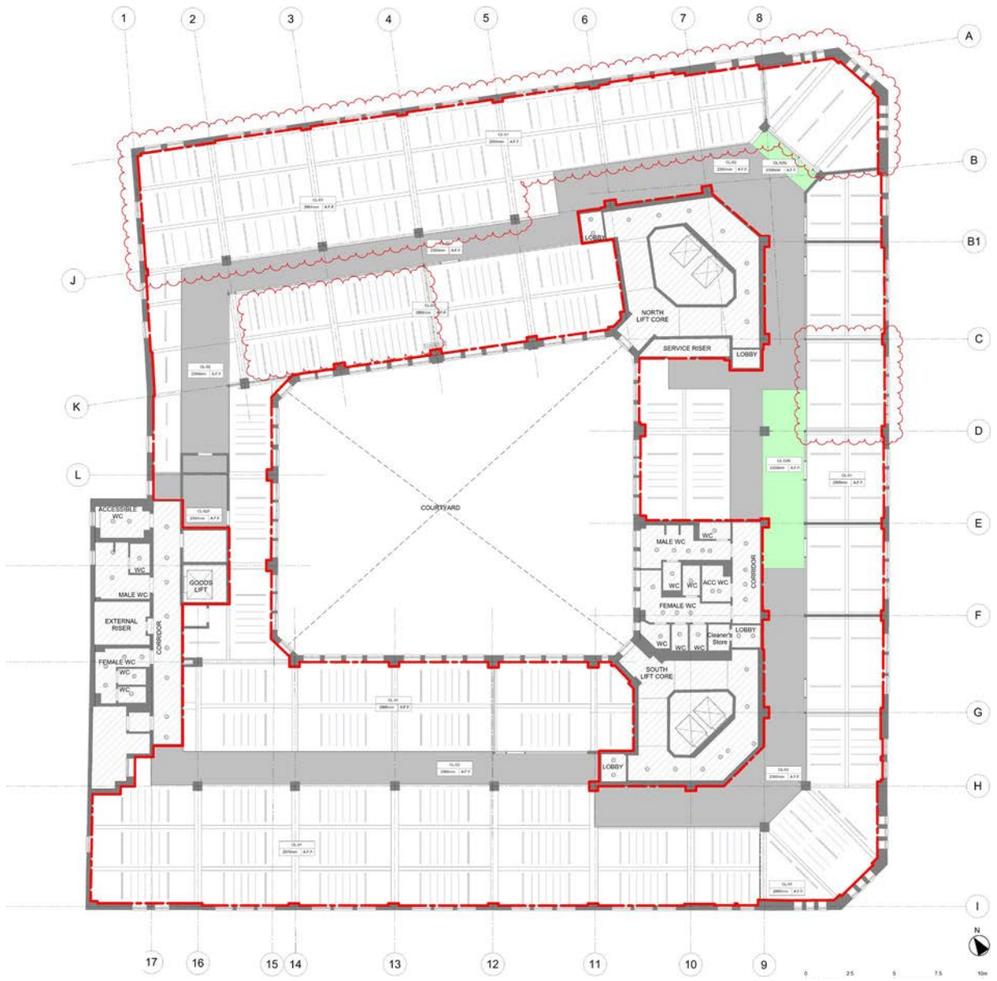
Existing coffered ceiling on Level 7



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

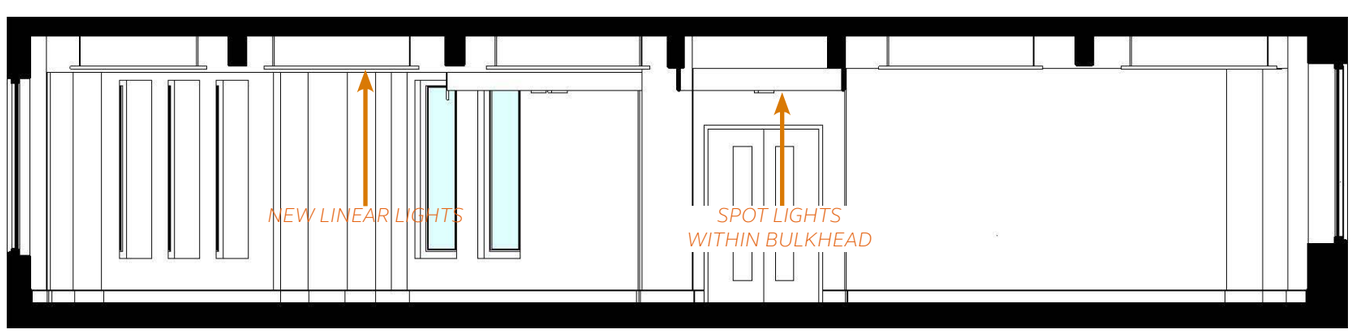
The Cat A refurbishment which achieved practical completion in 2025, included provision for new lighting throughout.

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

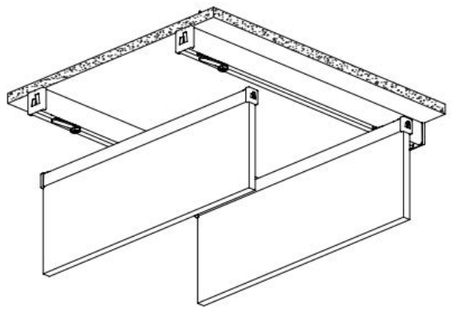
5.4 - ACOUSTICS

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)

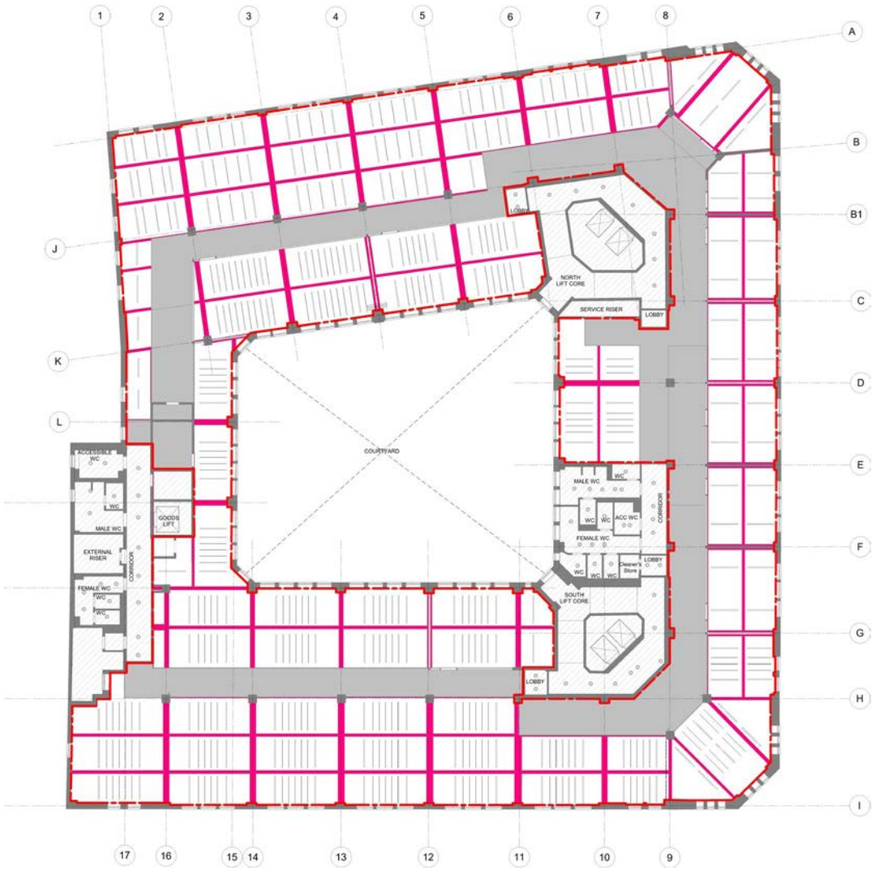


TYPICAL SECTION LEVEL 7 AND 8 (not to scale)

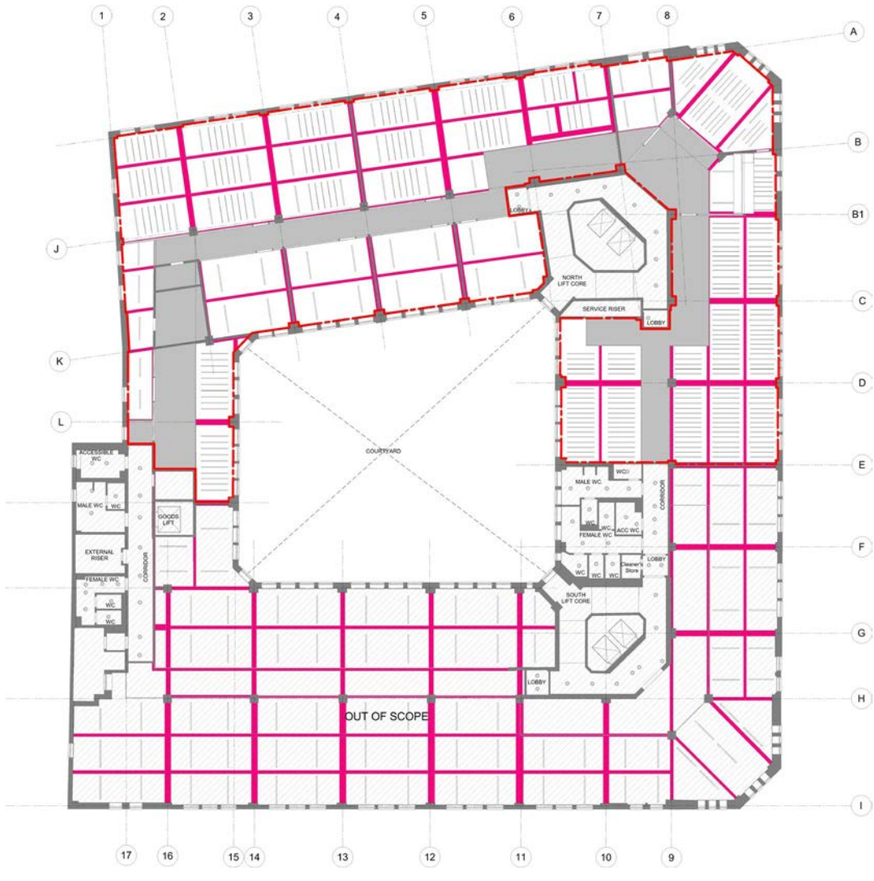
5.5 - PERIMETER SERVICES APPROACH

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.

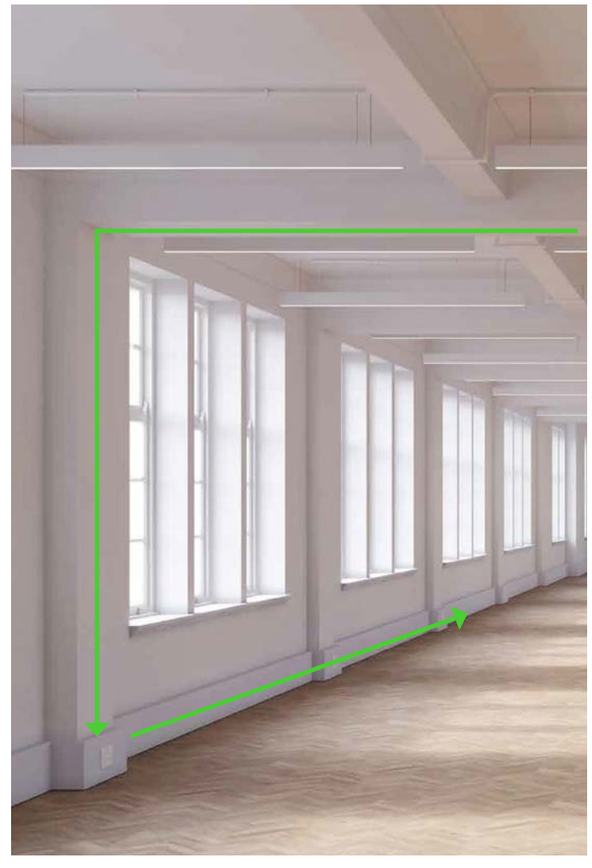
Solid cable conduits, mirroring the Cat A fit out will lead from the central bulkhead along the underside of the coffer before dropping down the column to the perimeter power supply.



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)

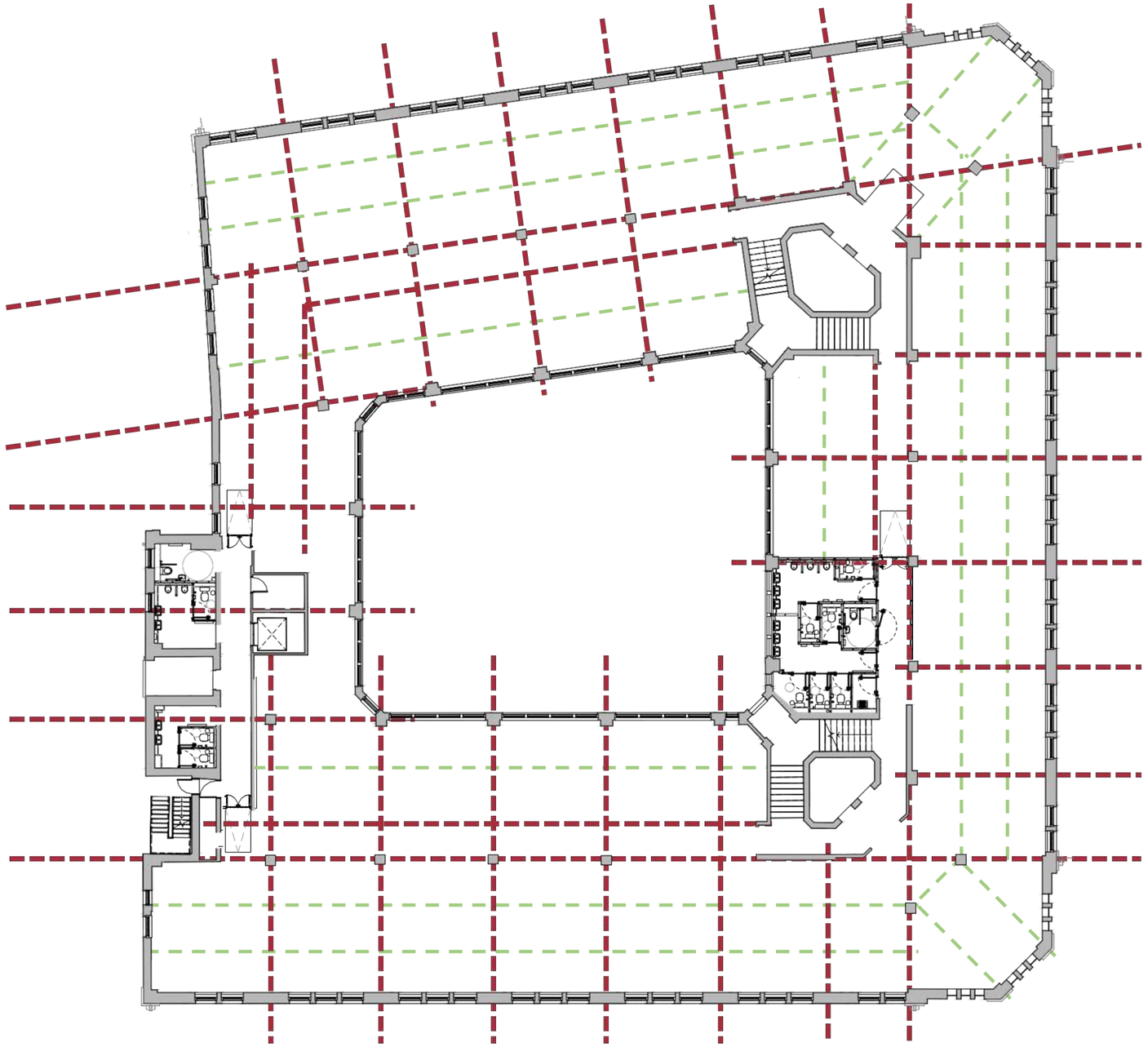
6 - INTERNAL PARTITIONS

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

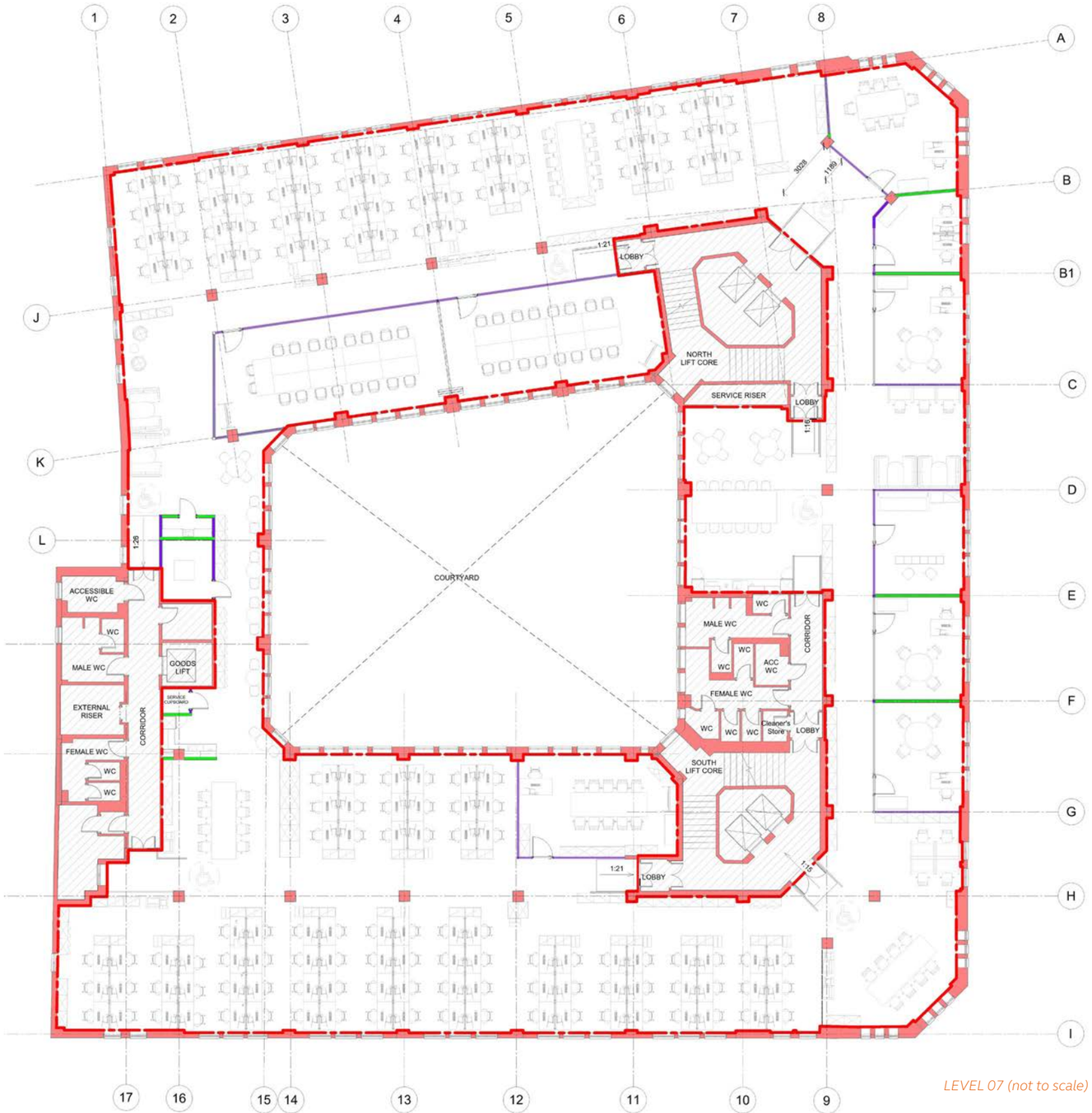
- All original finishes should generally be retained.
- New Walls Finishes Parallel to the façade must match with the existing , where not glazed.
- New Walls Finishes perpendicular to the façade can be customized, to align with the wider Fit Out Programme Look and Feel principles.

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

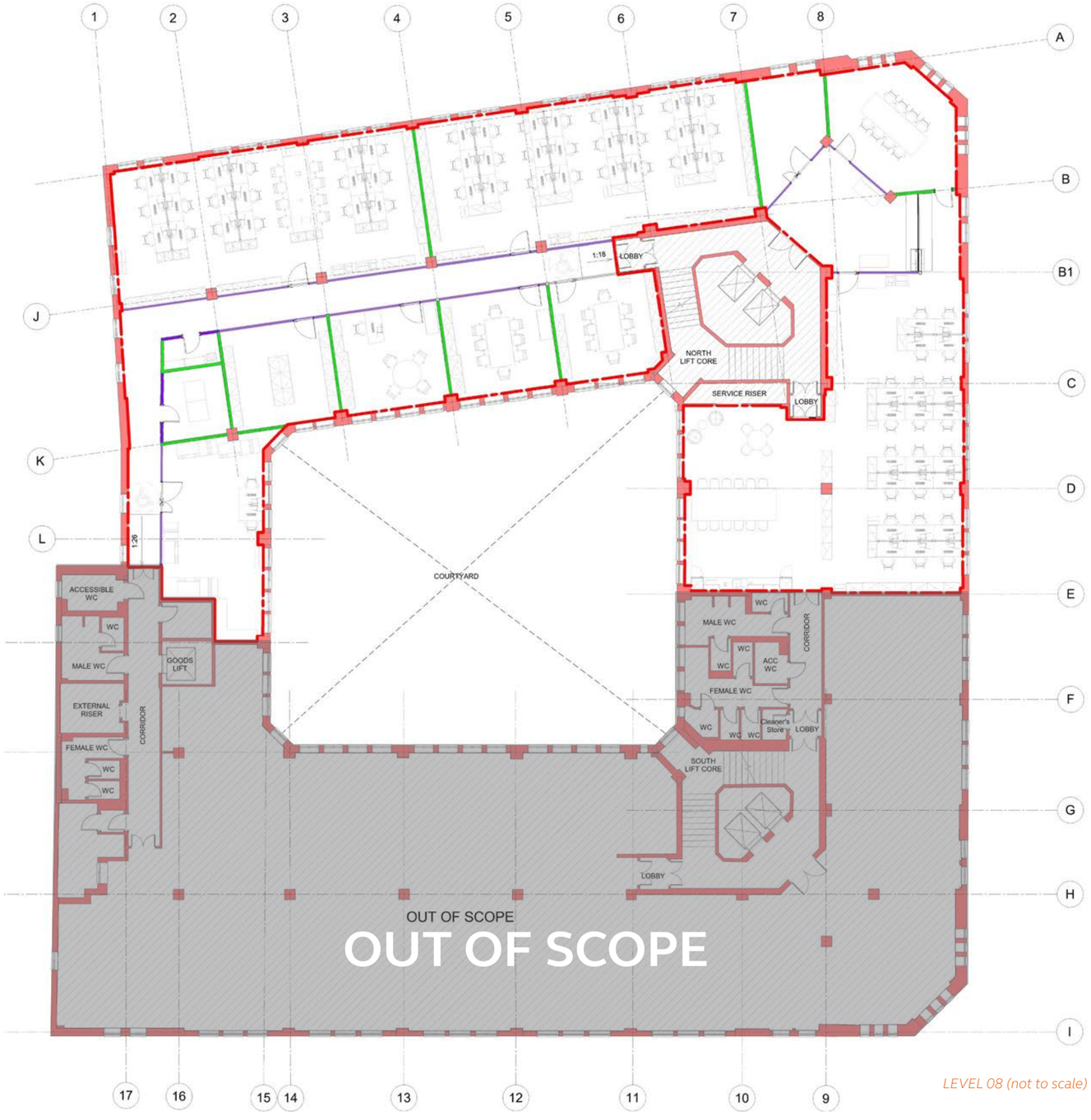
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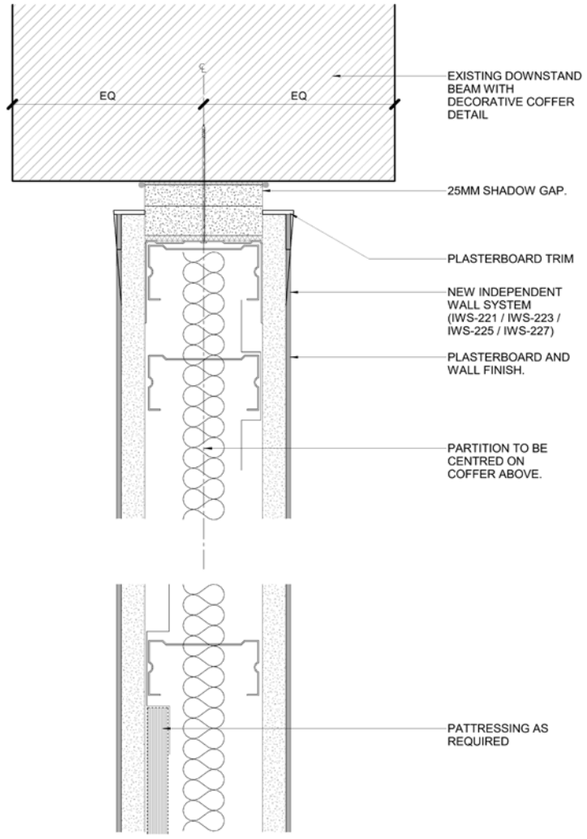
LEVEL 08 (not to scale)

6.4 - STRATEGY

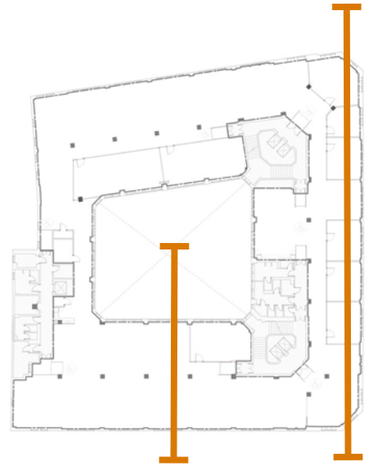
PARTITION STRATEGY PRINCIPLES

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.

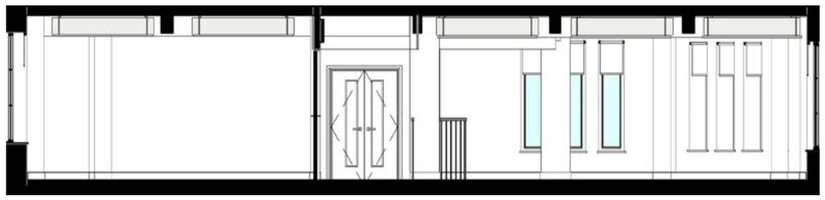
A shadow gap 25mm recessed joint is detailed between the wall/ceiling surfaces, creating a dark, clean line, showing elements appearing to “float” and separate to the existing building fabric - providing a minimalist aesthetic.



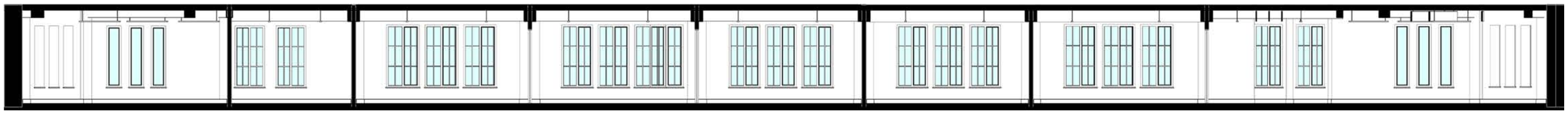
PLASTERBOARD WALL MEETING EXISTING COFFER - SECTION SHOWING SHADOW GAP (not to scale)



KEYPLAN LEVEL 07

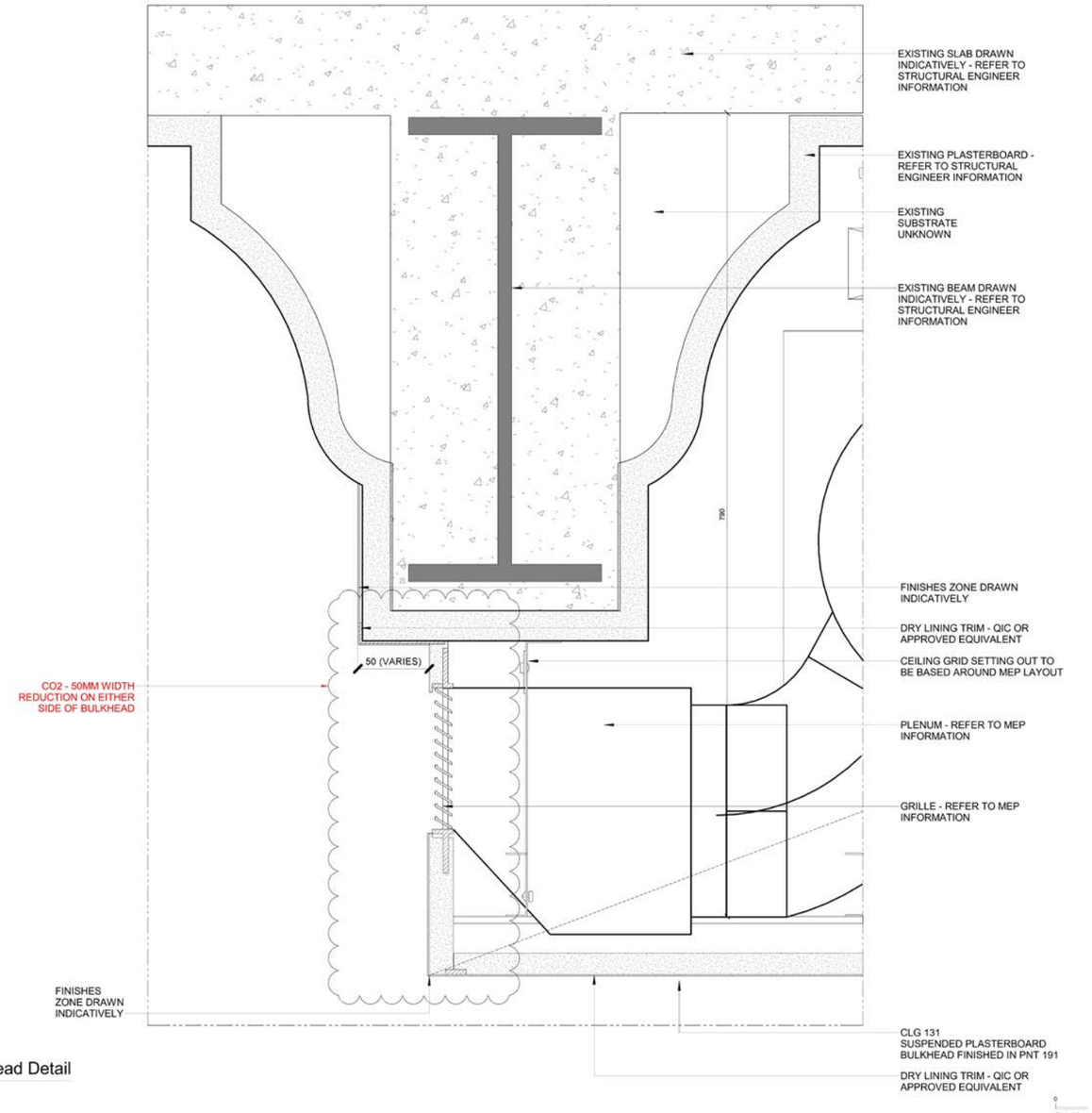


TYPICAL CROSS SECTION 1 (not to scale)



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

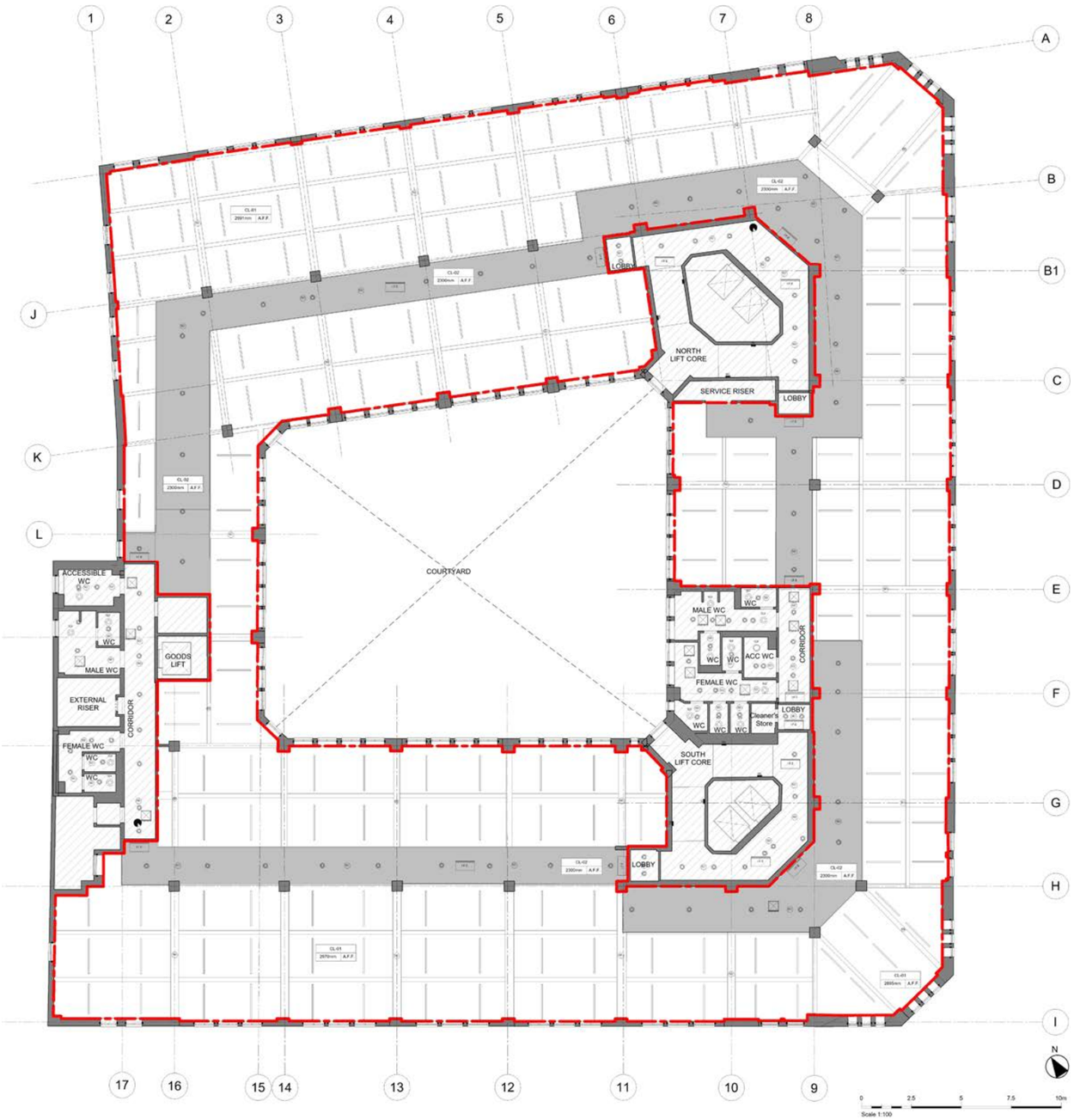
EXISTING FLOORING LEGEND:

- 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

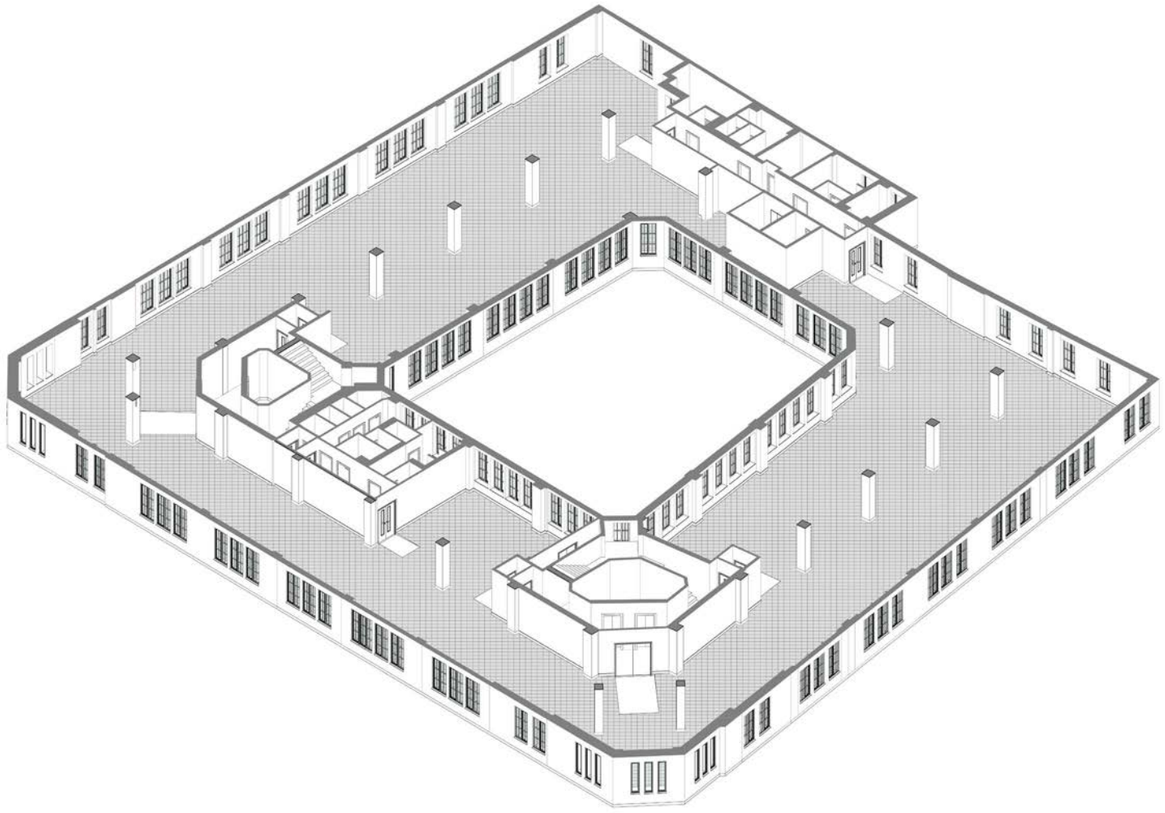
LEGEND:

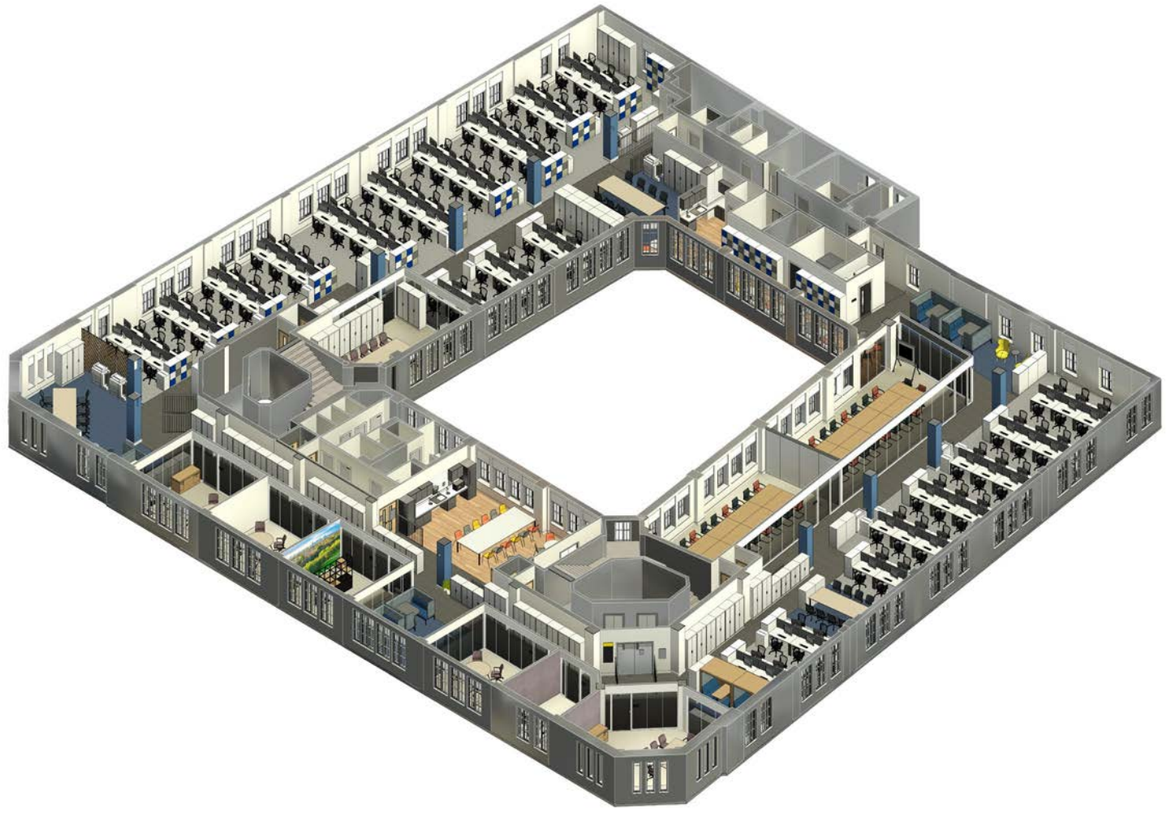
- Scope of Works Boundary
- Out of Scope
- Existing Wall
- CL-01 — Existing Plasterboard Ceiling
- CL-02 — Existing Central Bulkhead Ceiling

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



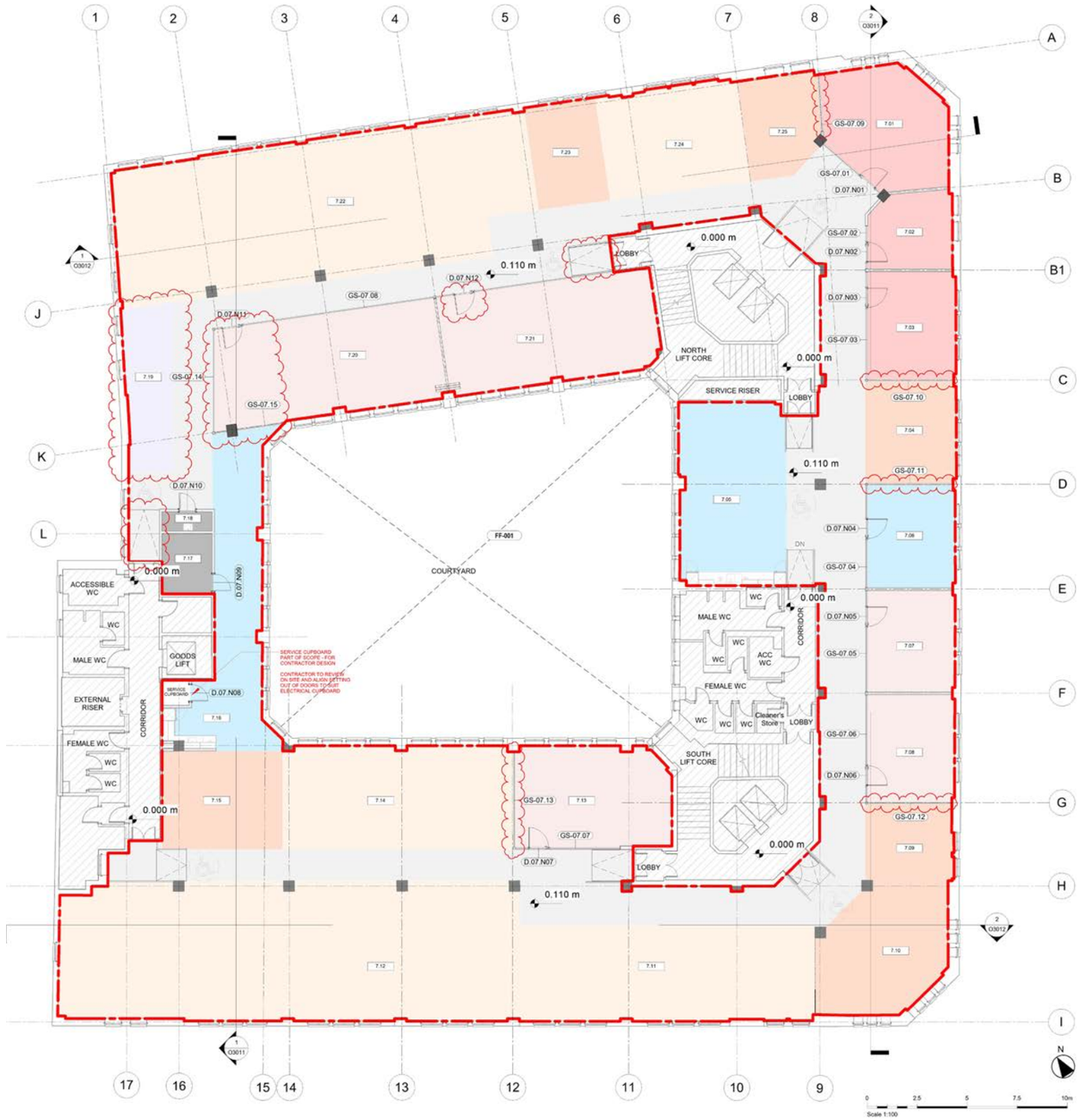


Existing Axonometric View – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O4001 for full detail

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
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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
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7.21	Meeting Rooms	54 m²
7.22	Open Plan Office Areas	143 m²
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7.24	Open Plan Office Areas	37 m²
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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.

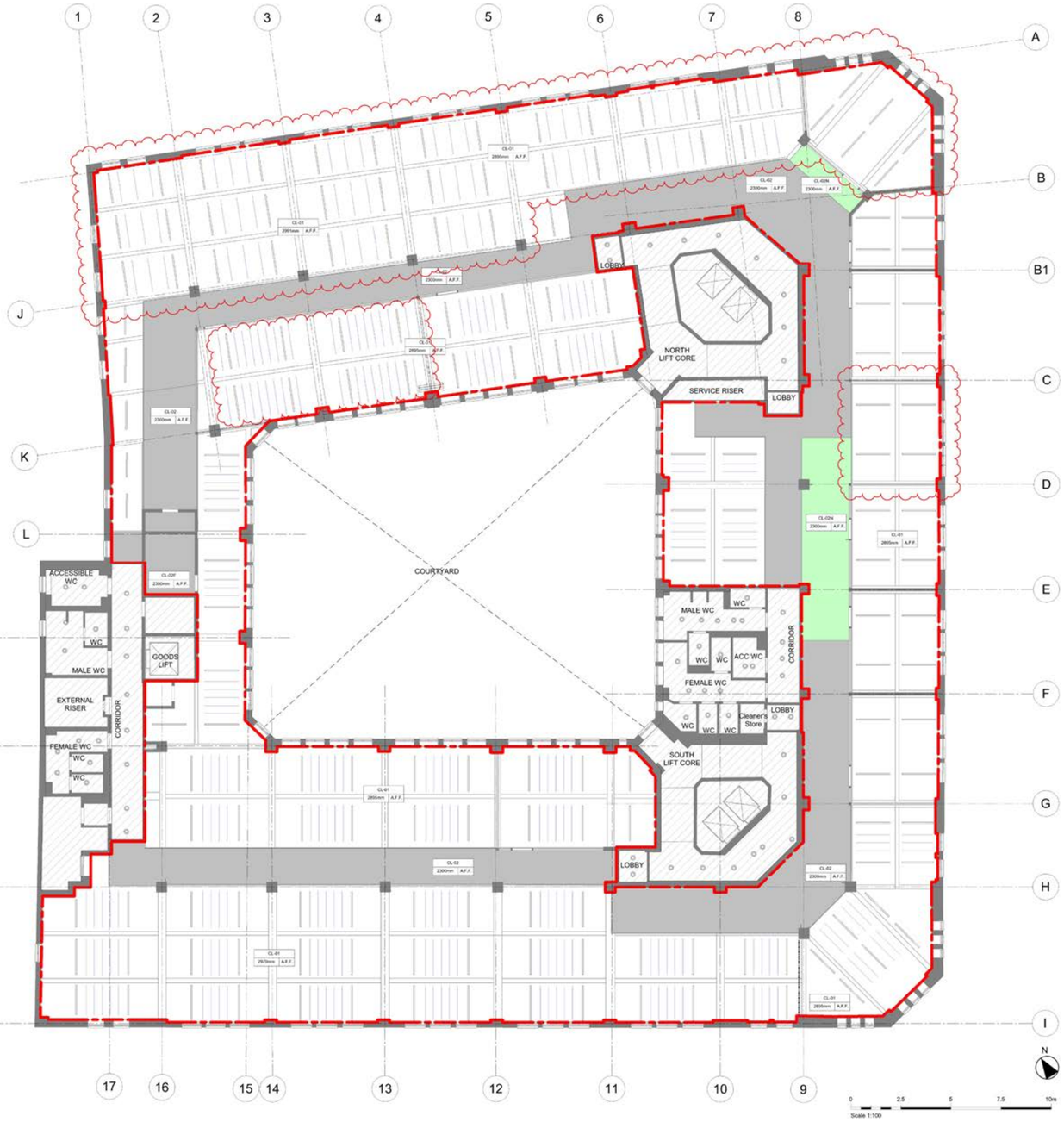
LBC Revision 02 Notes:
Cloud above shows updates including added furniture in room 7.19 and the relocation of some storage units and lockers to align with the updates from solid to glazed walls.

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

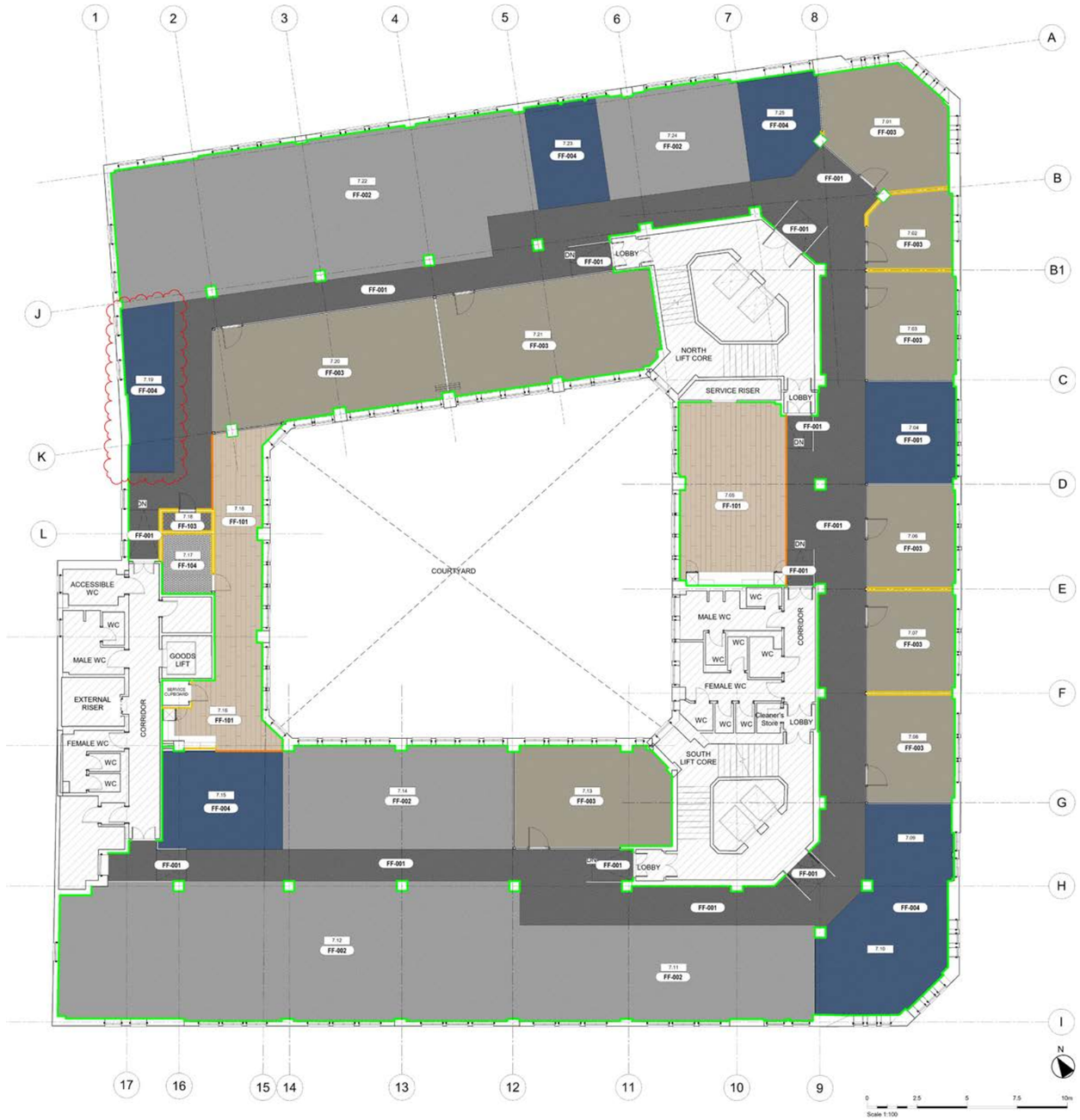
PROPOSED CEILING ELEMENTS:

- 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.

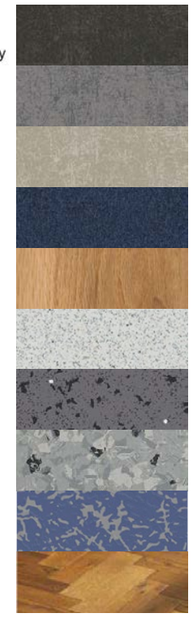
7.7 - LEVEL 7 - PROPOSED FLOOR FINISHES PLAN

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
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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

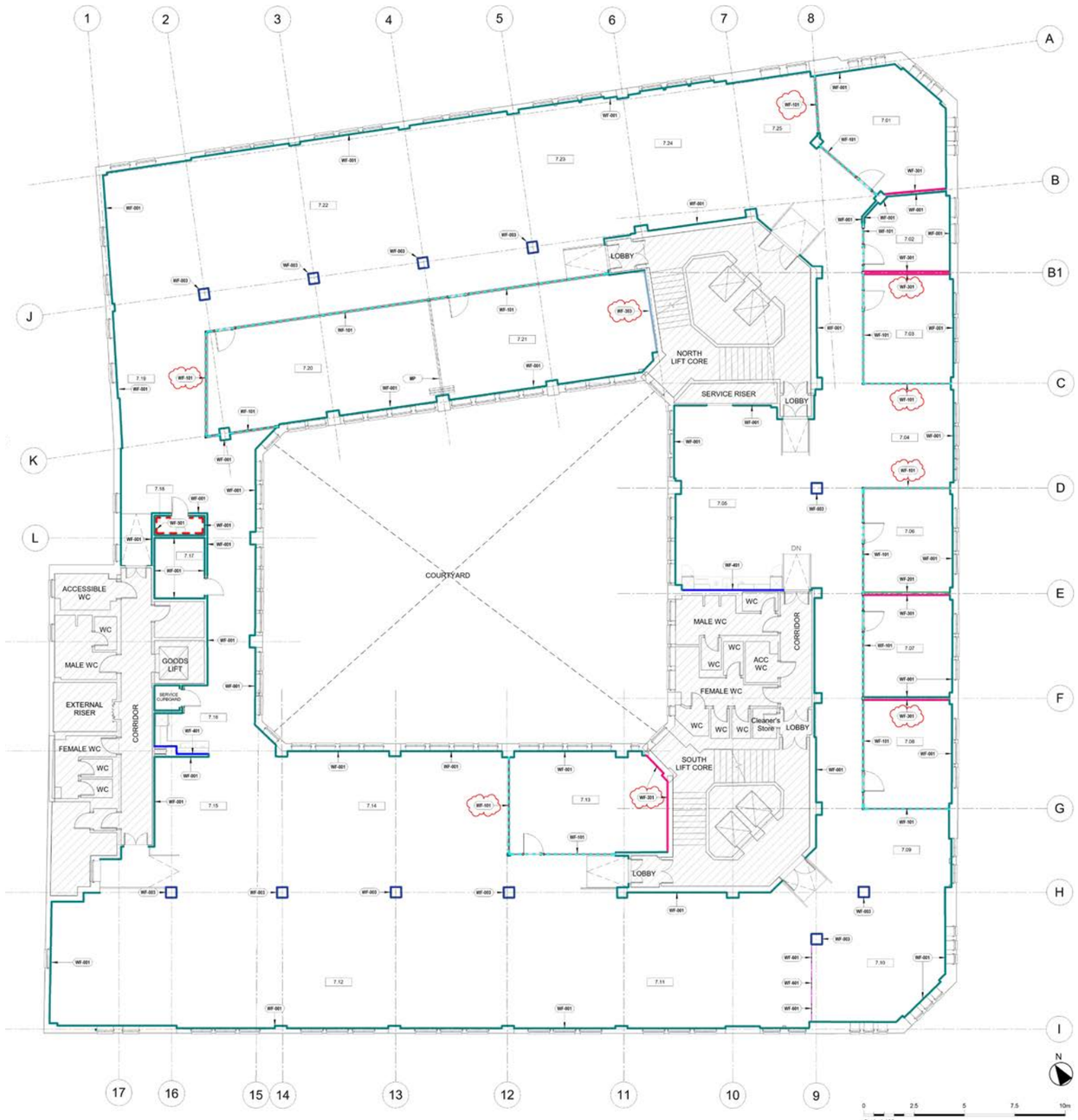
WF-101 Manifestation Applied to Glazing.
Spec: SSAF Window Printed Film or equal and approved
Colour: Grey gradient printed manifestation



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

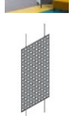
WF-401 Walls to have tiled finish above counter.
For details please refer to kitchen elevation drawings available at RIBA Stage 3.



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

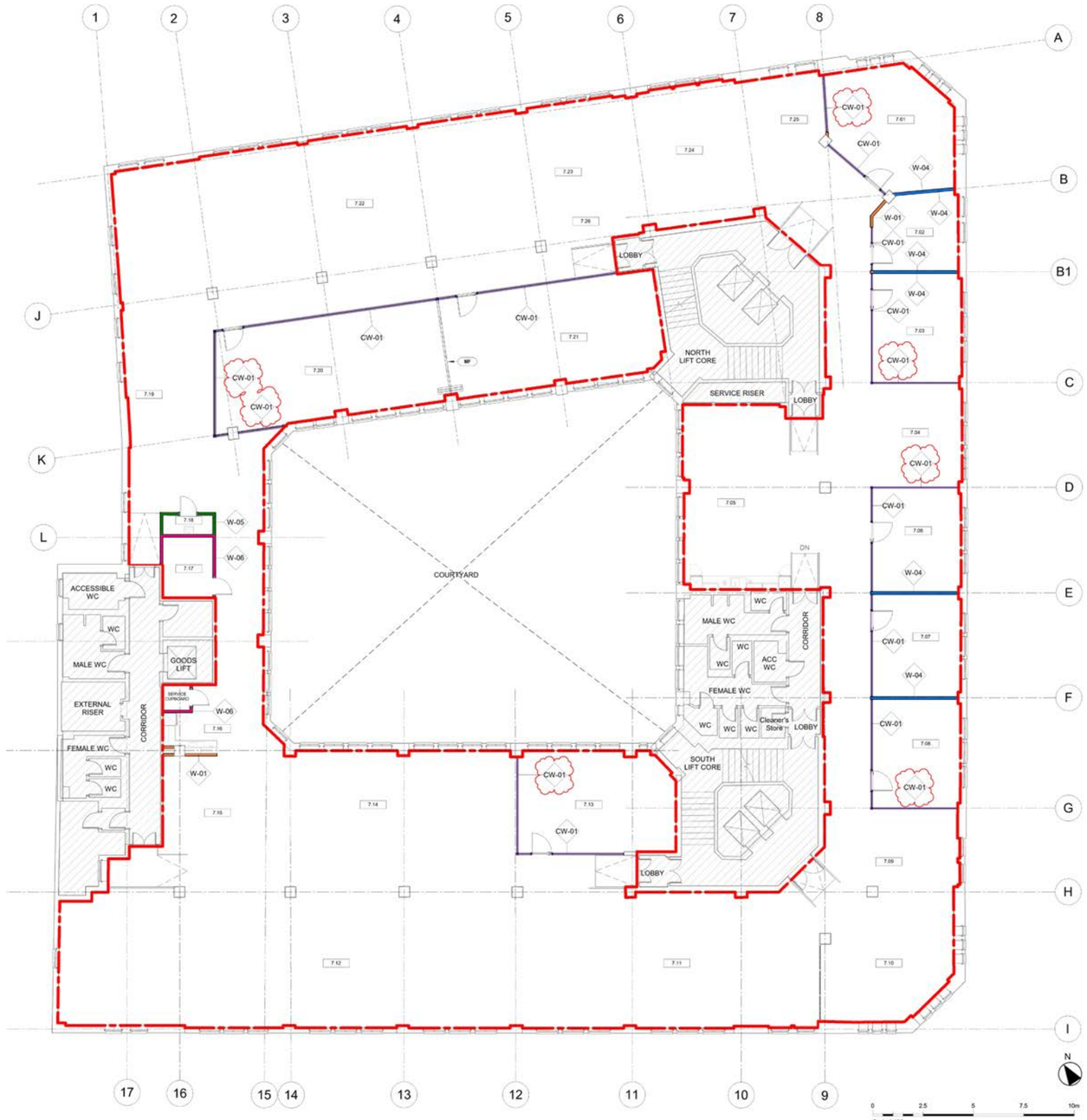


Skirtings to match existing decorative skirting.

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
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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**

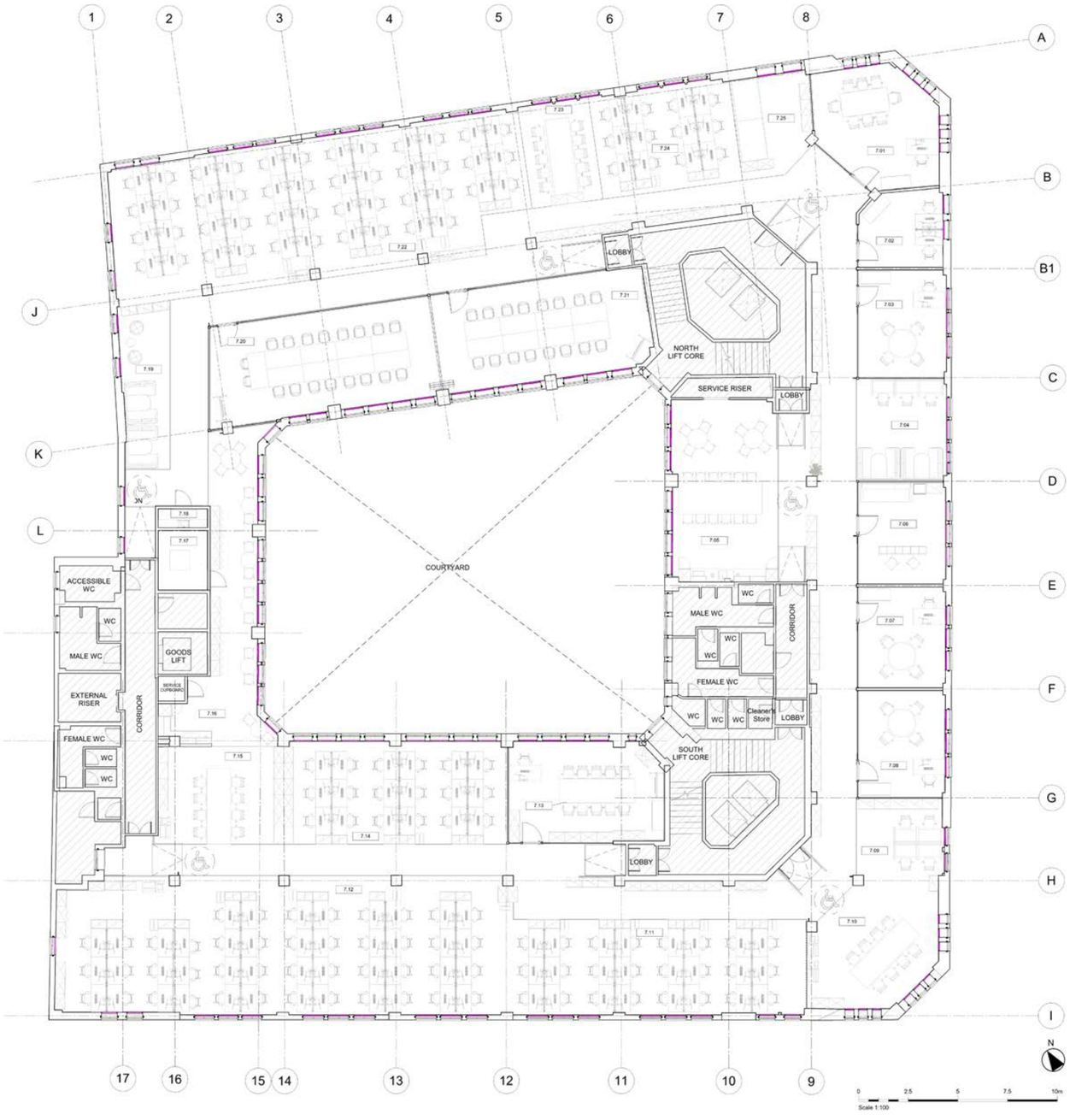
Corner Guards / Protection to be applied to high traffic areas (including columns)

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
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7.15	Collaboration Area	30 m²
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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
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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.

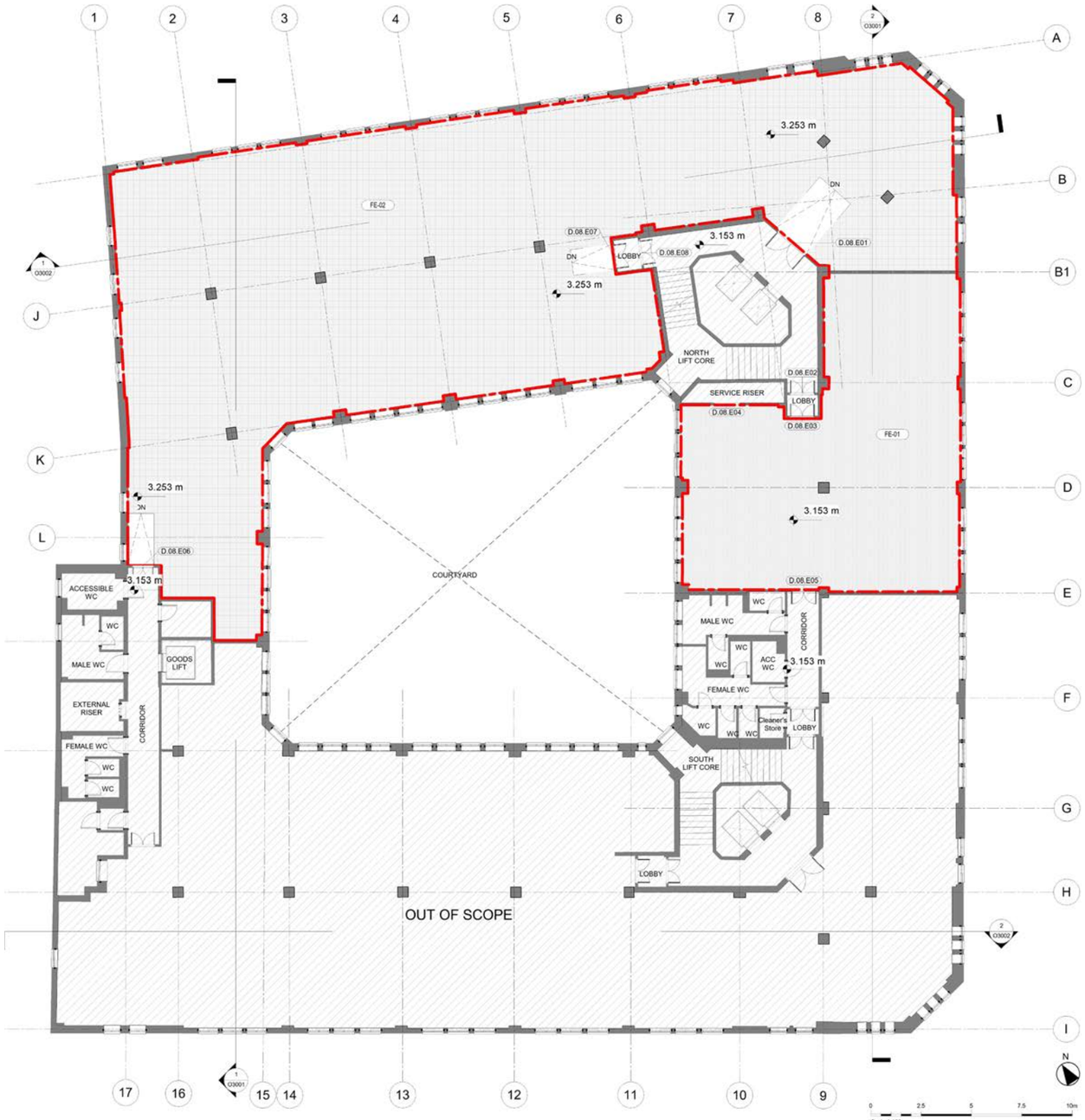
Proposed Roller Blinds – 7th Floor
See drawing 30279810-ARC-MAN-07-DR-AR-O1631 for full detail

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

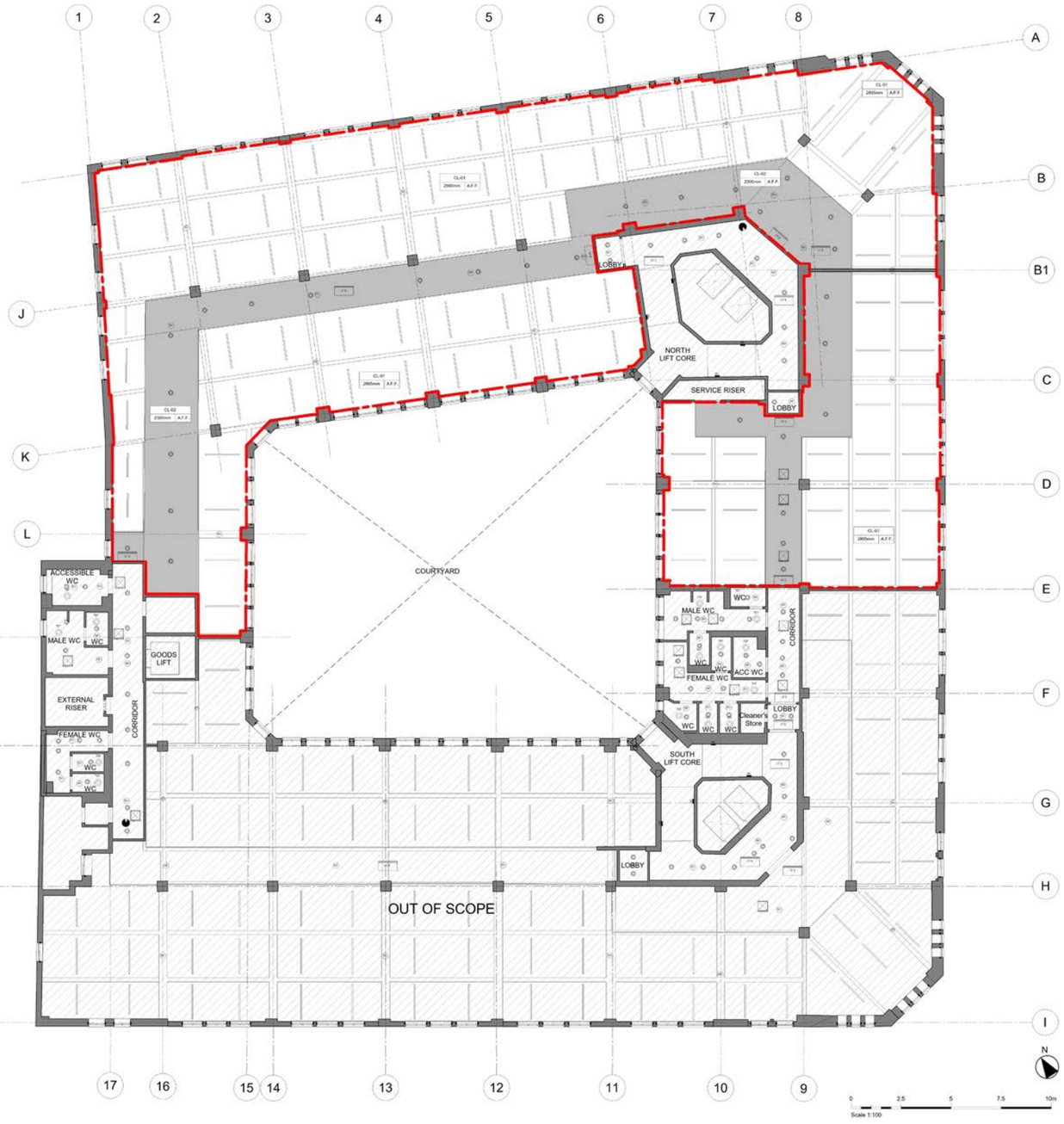
EXISTING FLOORING LEGEND:

- 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

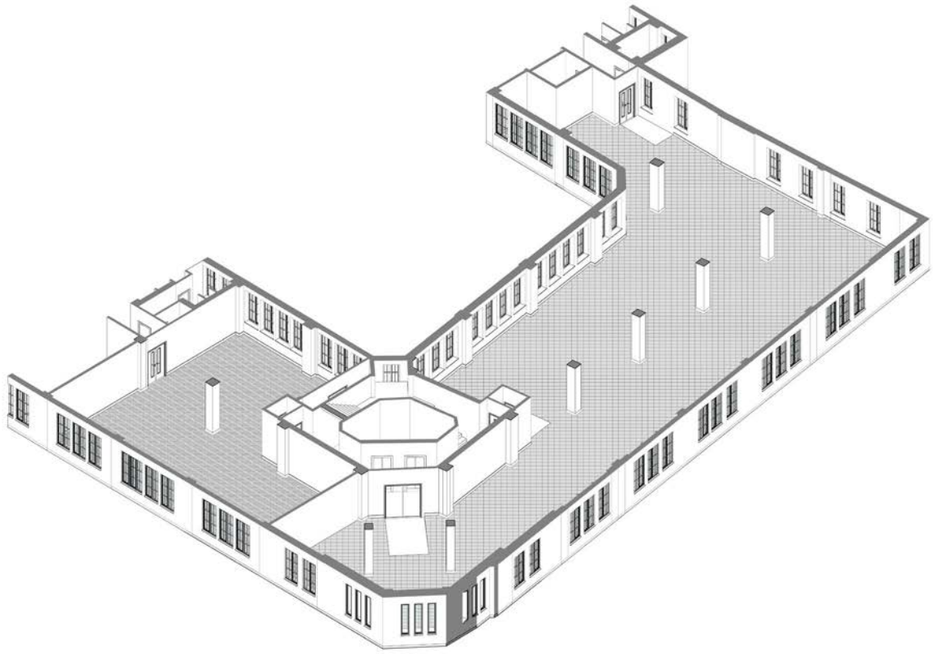
LEGEND:

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

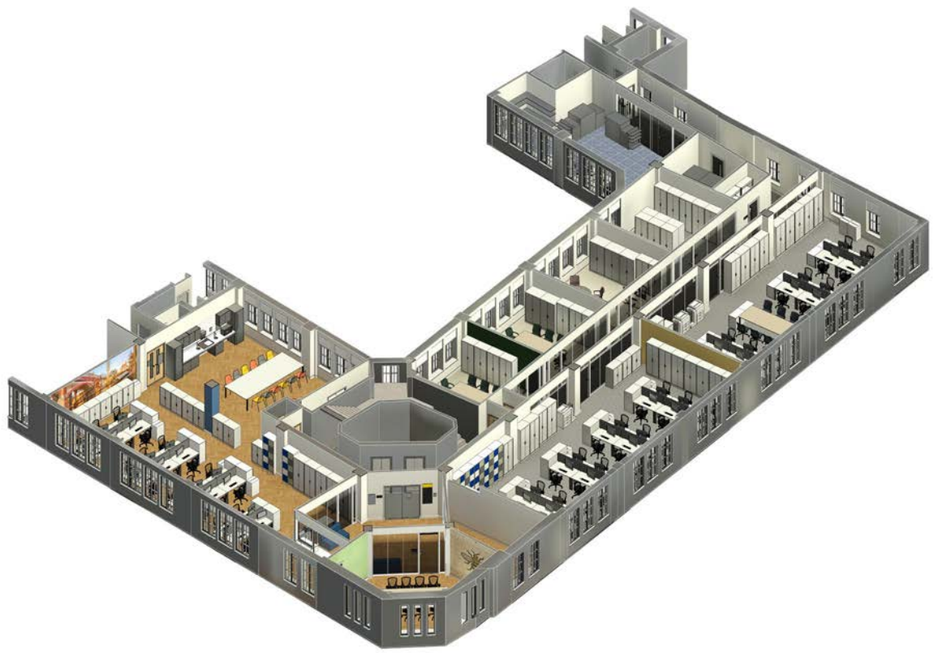
CEILING COMPONENTS LEGEND:

- 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



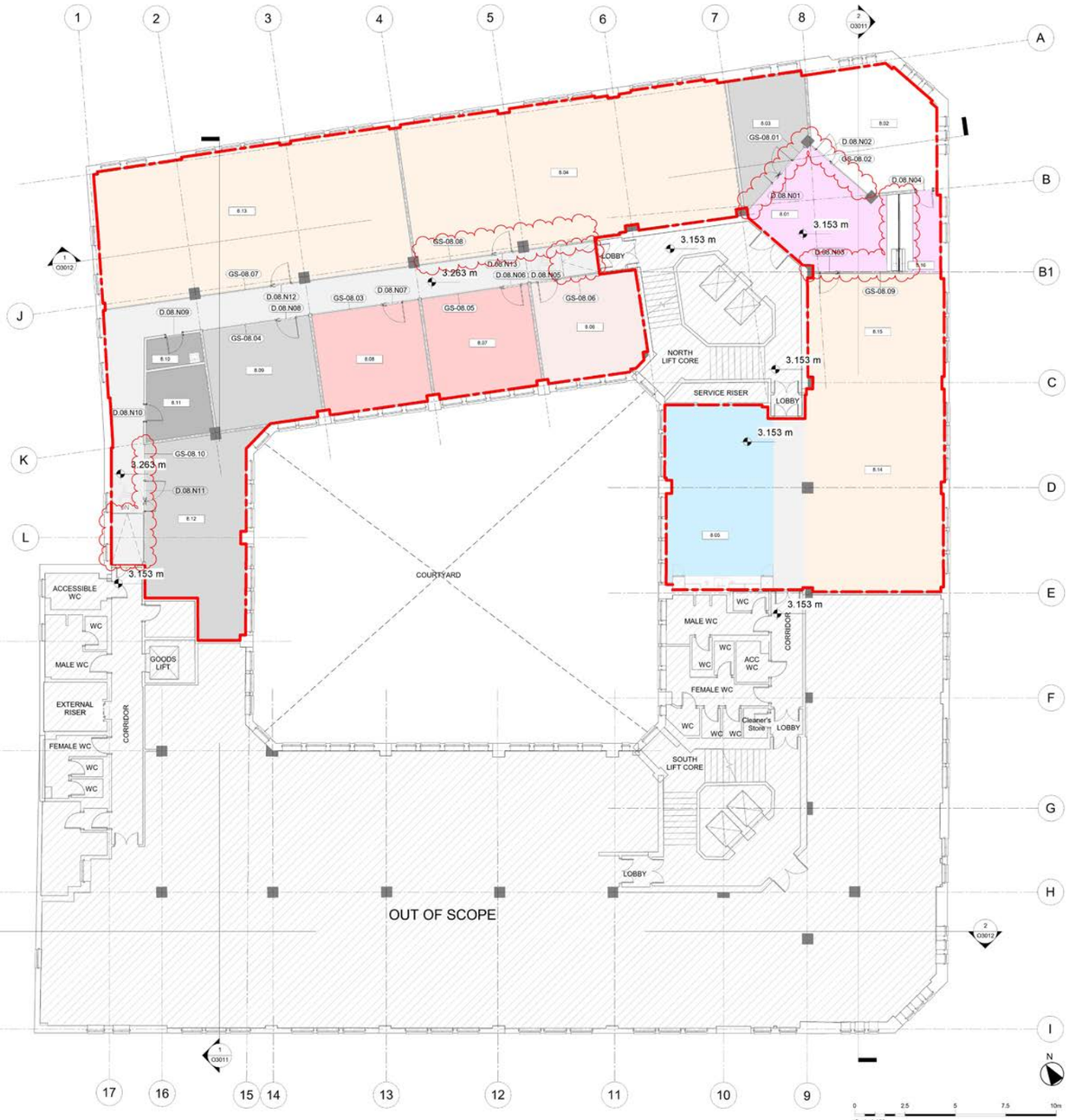
Existing Axonometric View – 8th Floor
See drawing 30279810-ARC-MAN-08-DR-AR-O4002 for full detail



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

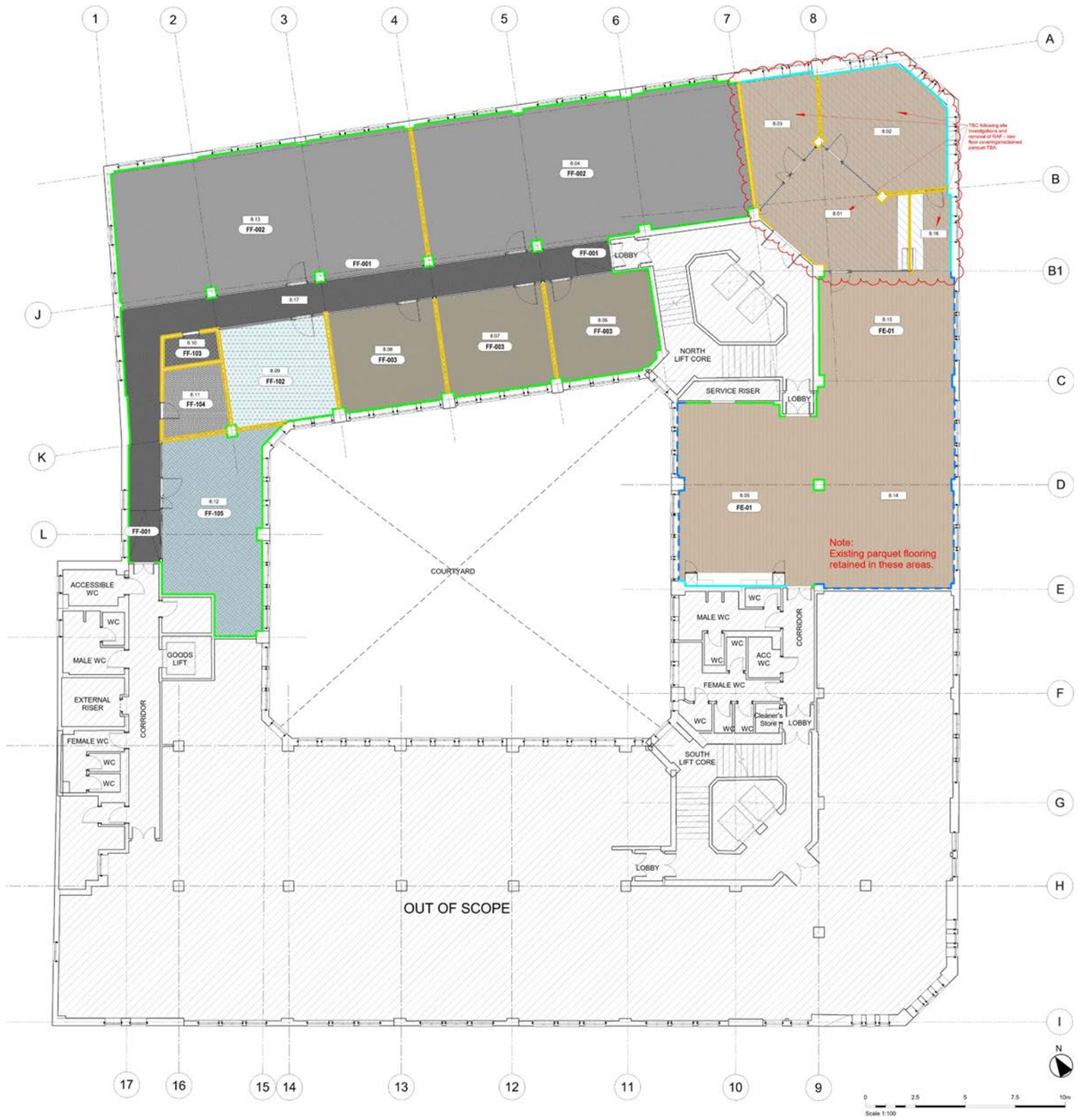
PROPOSED CEILING ELEMENTS:

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

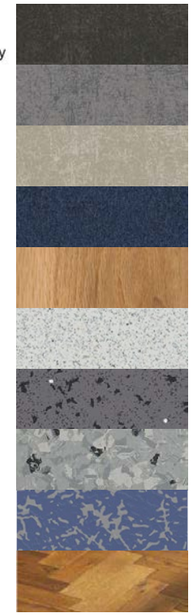
LBC Revision 02 Notes:
Cloud above shows updates in rooms 7.20 and 7.22, Open-plan office, 8.02, 8.05, and 8.15 were updated to comply with acoustic reverberation requirements.

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

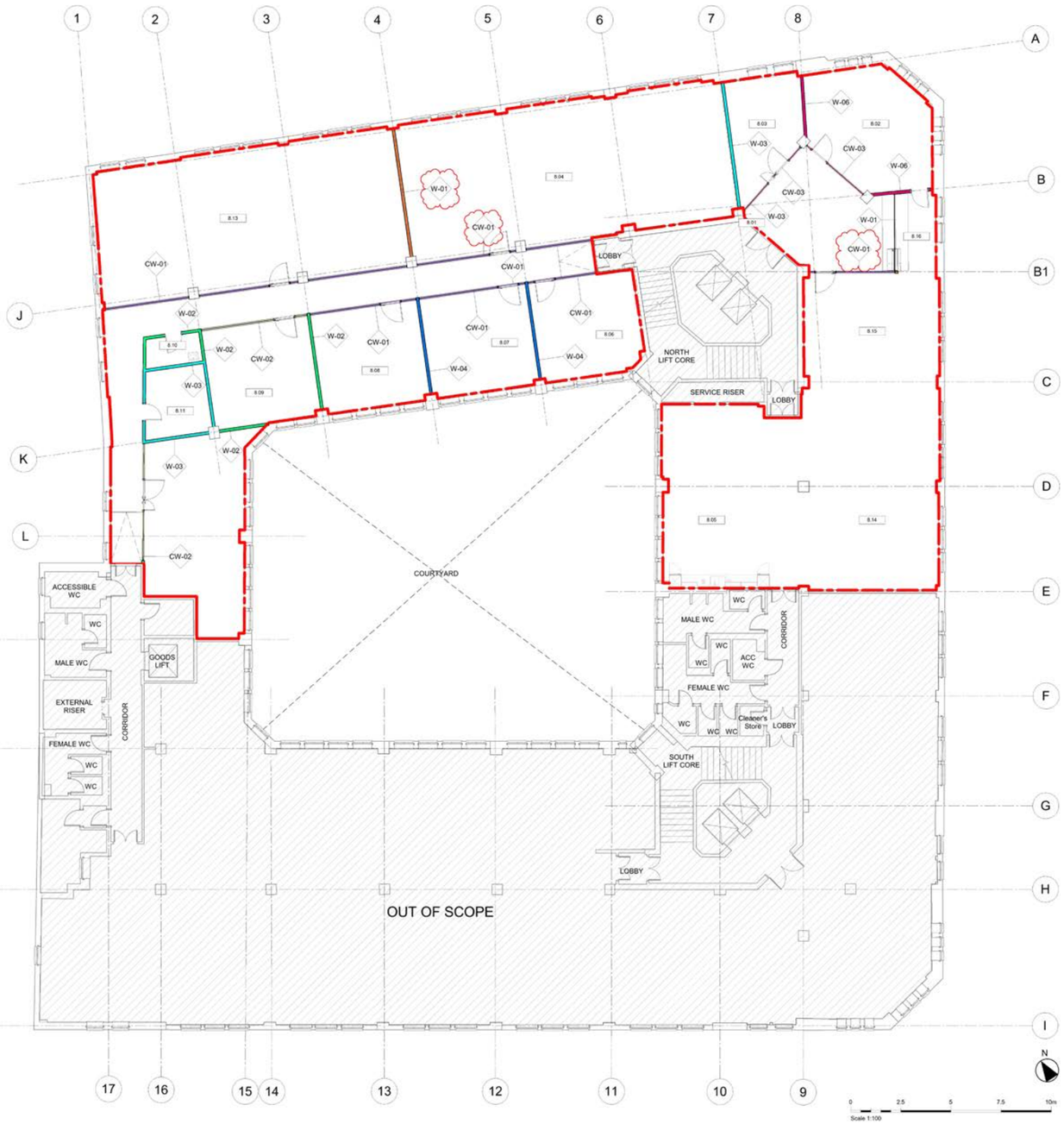
WF-601 Autex Cascade Hanging Screen, S14 Pattern
Colour: Beehive



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**

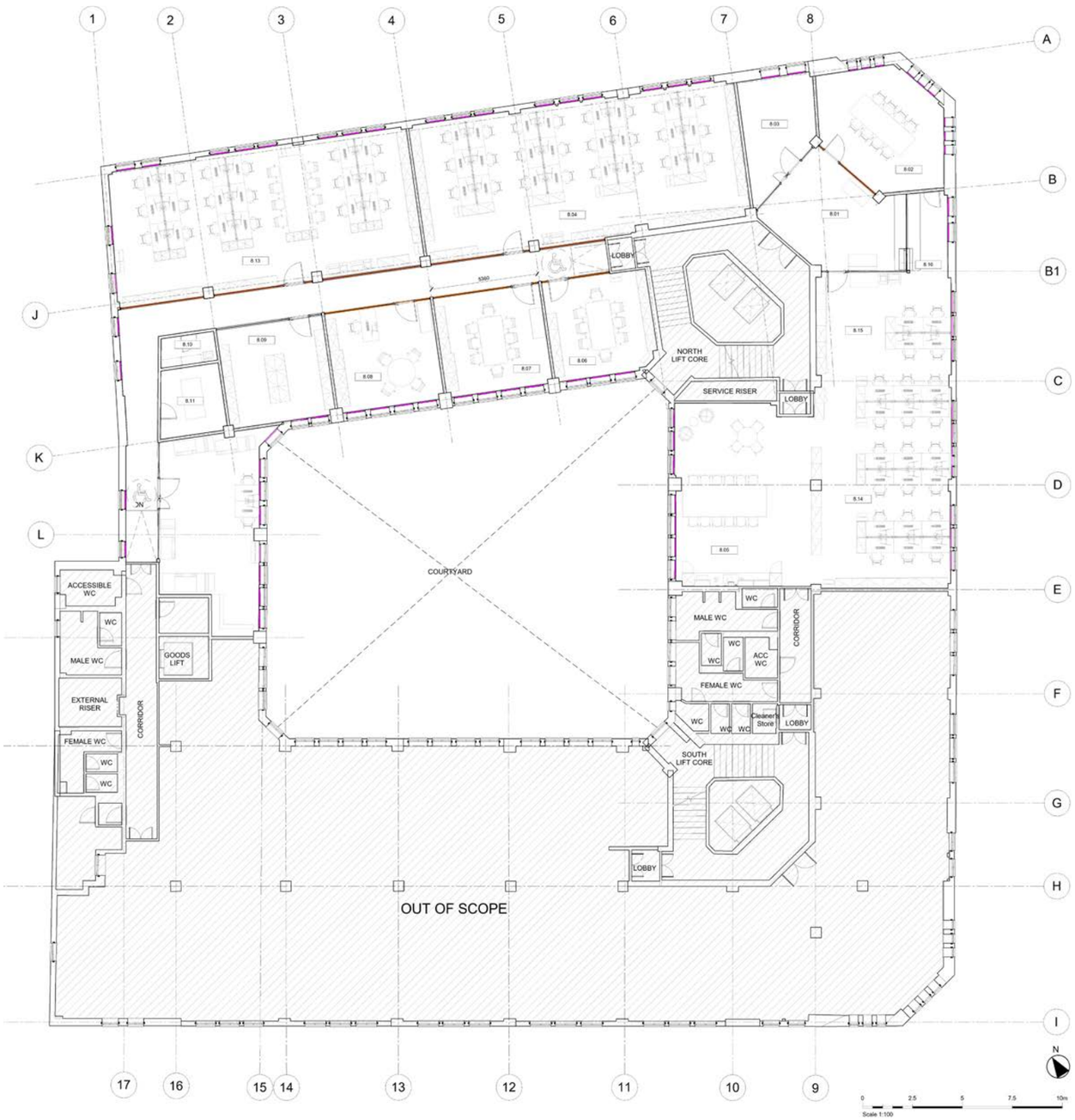
Corner Guards / Protection to be applied to high traffic areas (including columns)

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.

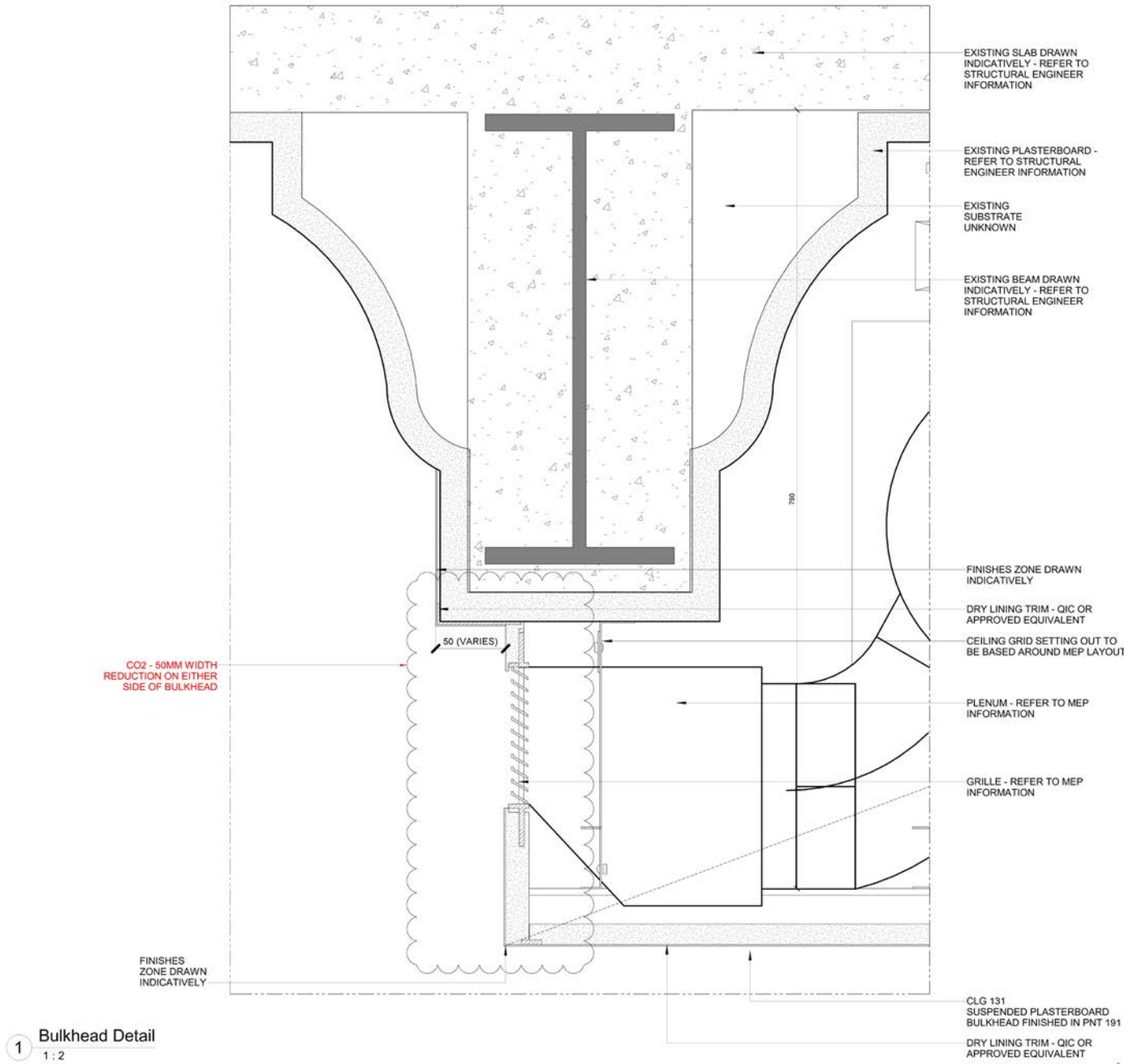
Colour: Light Grey
Fitting type: Exact
Top: Classic

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

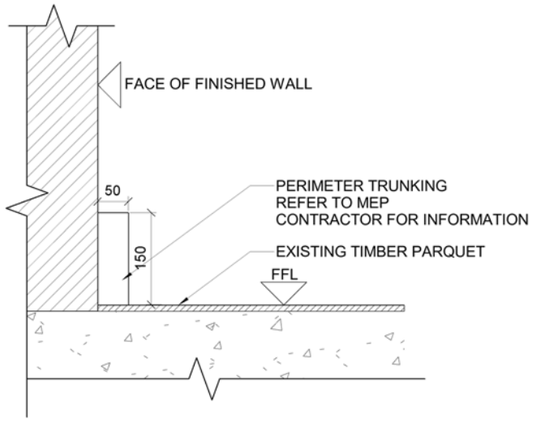
9 - TYPICAL DETAILS

9.1 - TYPICAL DETAIL - CEILING BULKHEAD

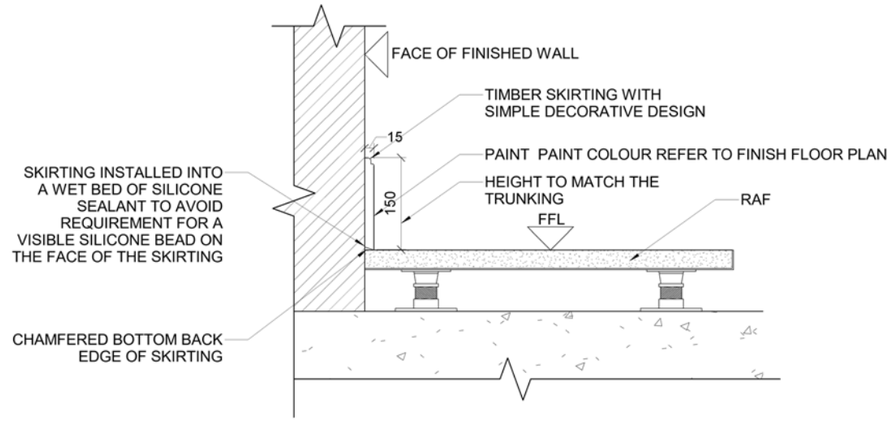


1 Bulkhead Detail
1 : 2

9.2 - TYPICAL DETAIL - SKIRTING

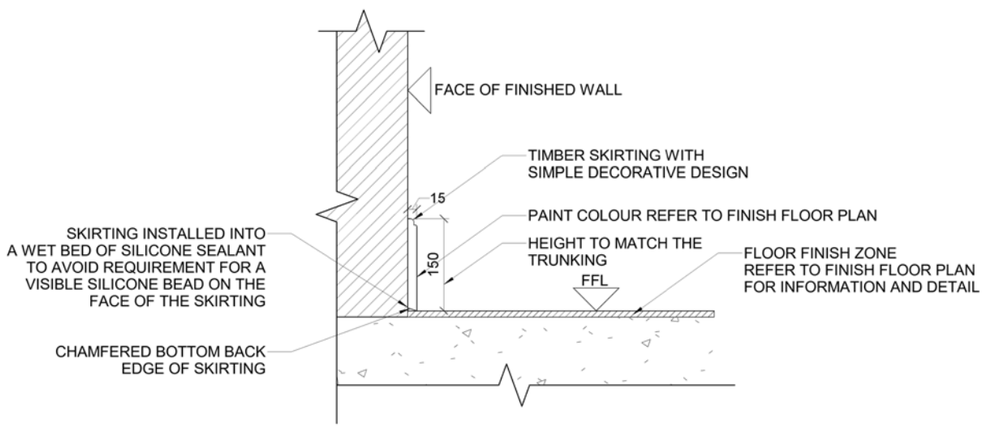


1 Perimeter Trunking
1 : 5



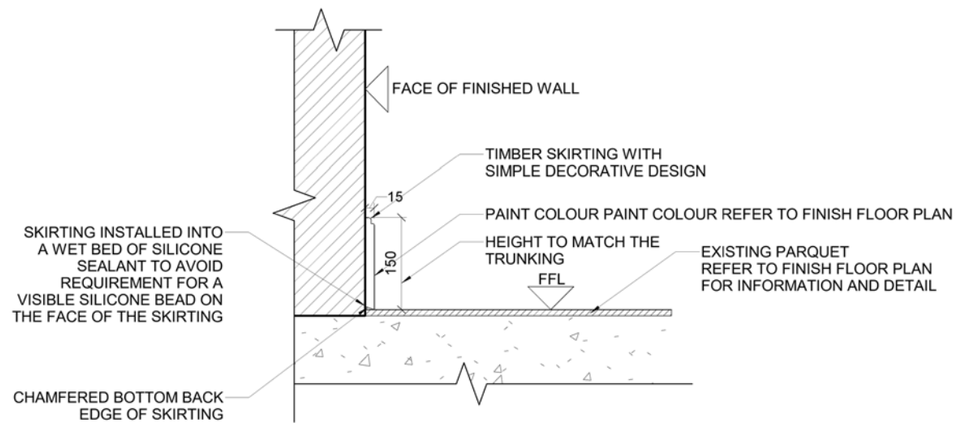
2 Internal Skirting Detail - Type 1 on RAF
1 : 5

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



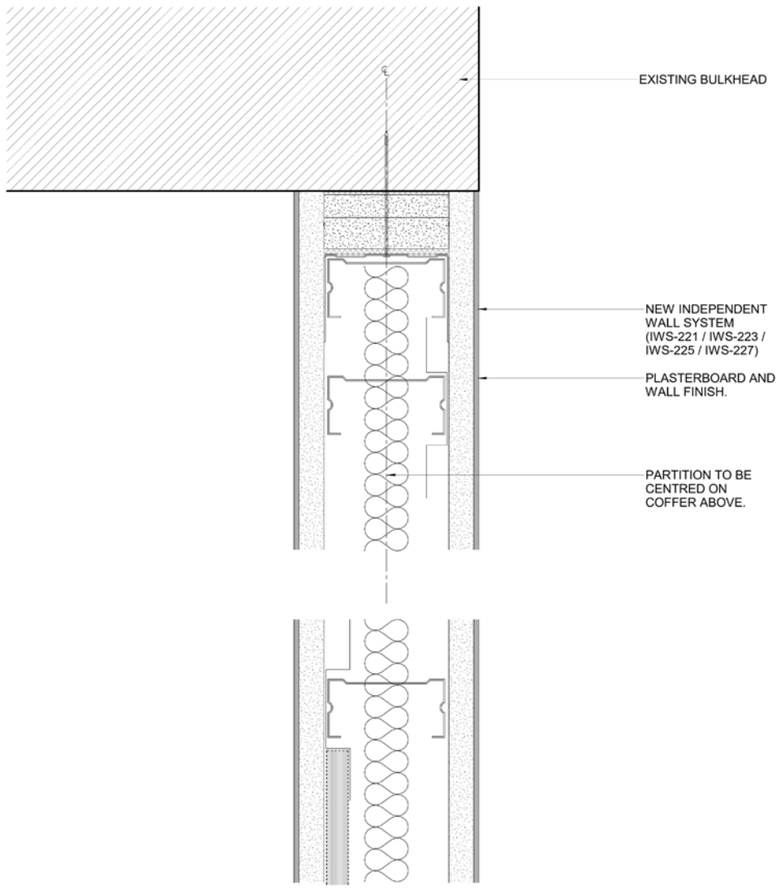
3 Internal Skirting Detail - Type 1 on Floor Finish
1 : 5

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

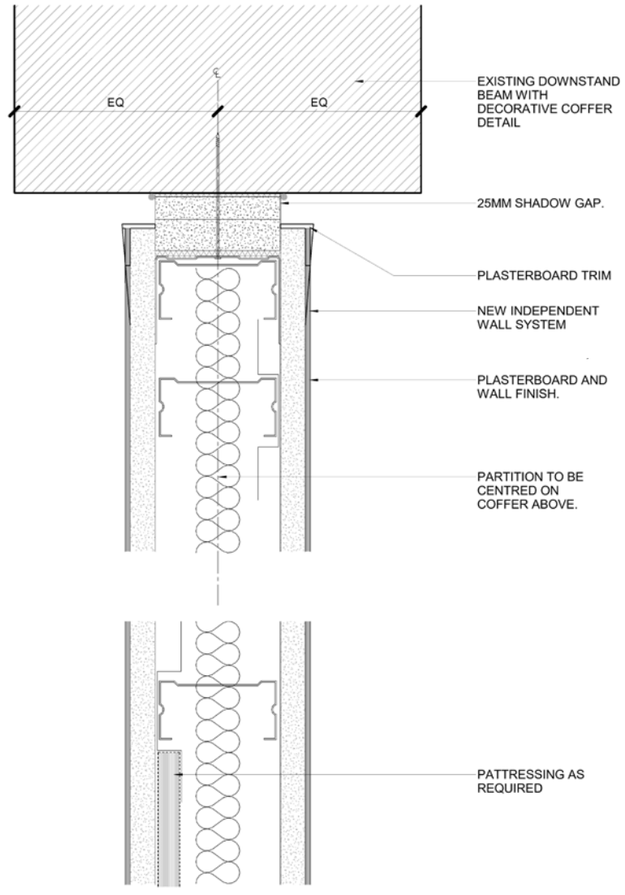


4 Internal Skirting Detail - Type 1 on Parquet
1 : 5

9.3 - TYPICAL DETAIL - WALL DETAILS



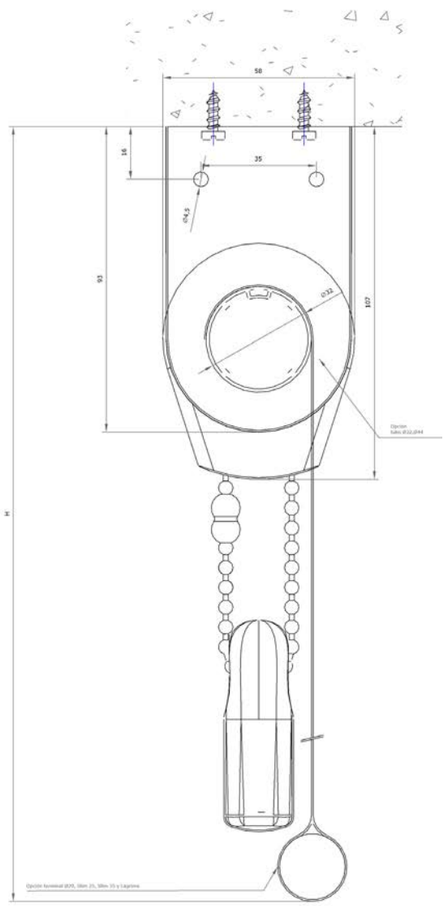
1 Plasterboard Wall Meeting Existing ceiling BULKHEAD - Section
1 : 2



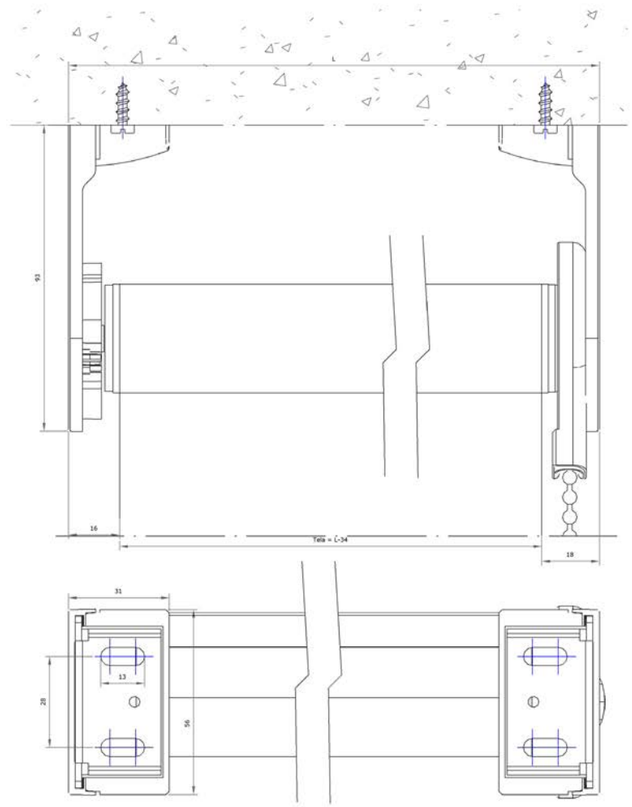
2 Plasterboard Wall Meeting Existing Coffer - Section
1 : 2

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

9.4 - TYPICAL DETAIL - BLIND FIXING DETAIL



1 Section
1 : 1

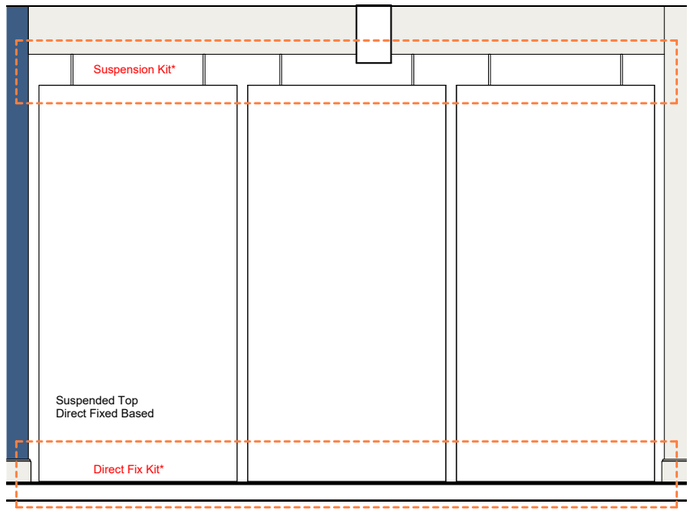


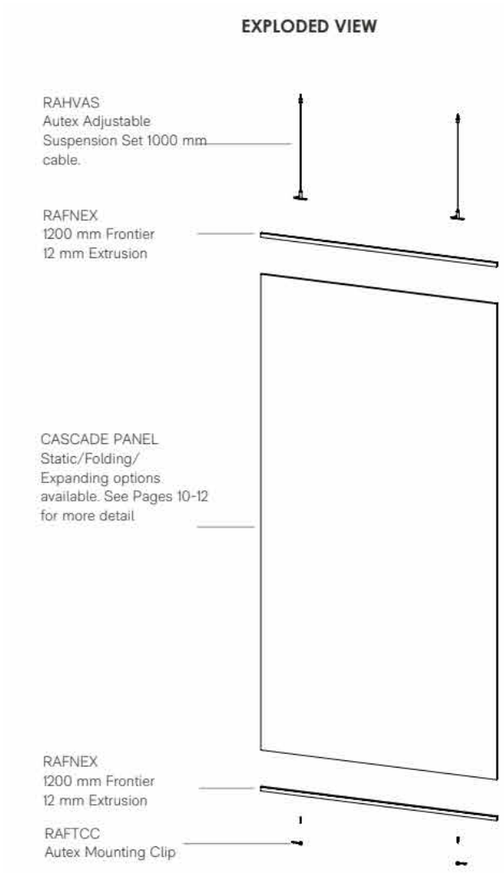
2 Elevation and Plan
1 : 1

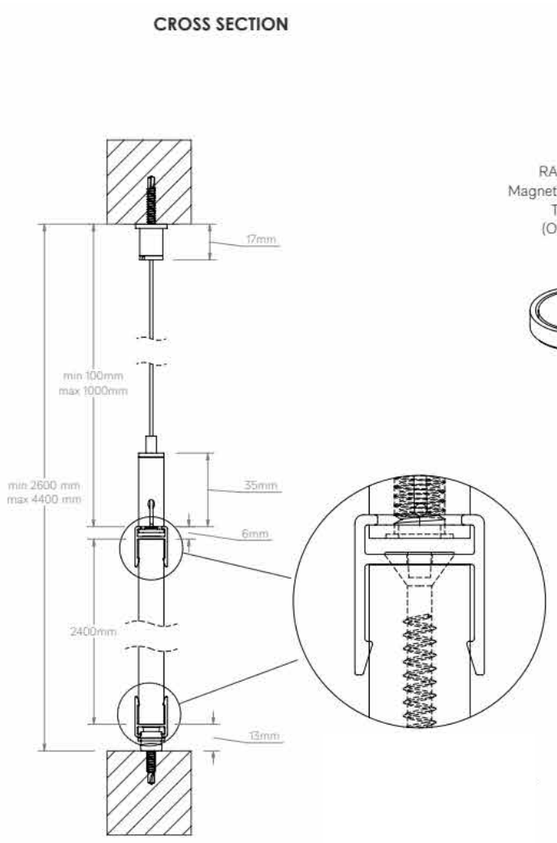


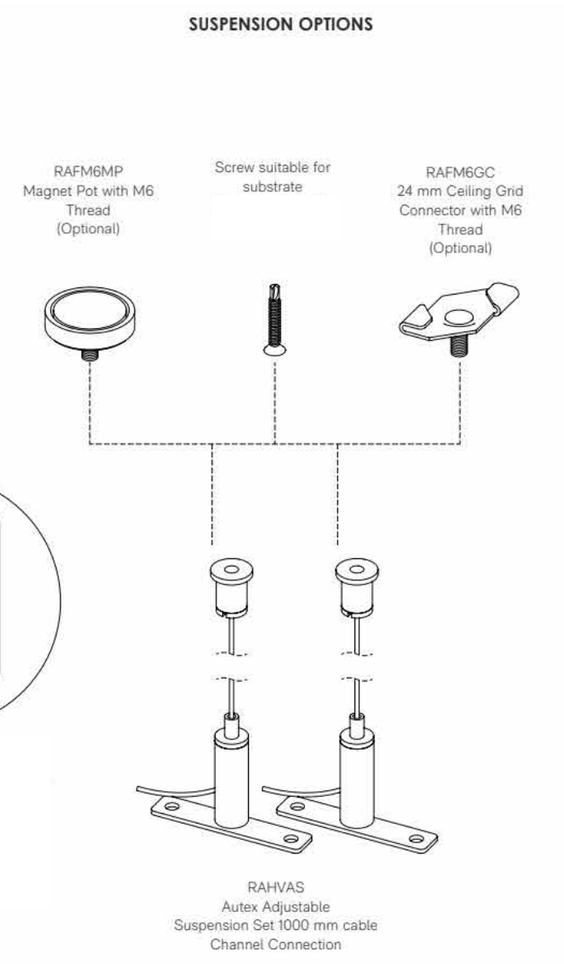
3 Blinds Axonometric View

9.5 - TYPICAL DETAIL - CASCADE HANGING SCREEN DETAIL





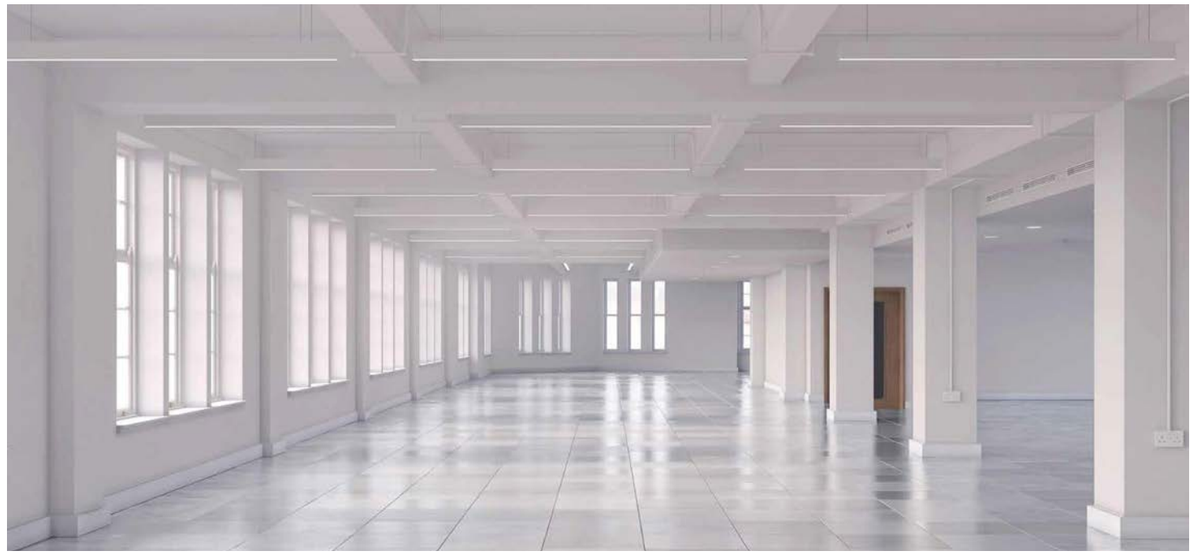




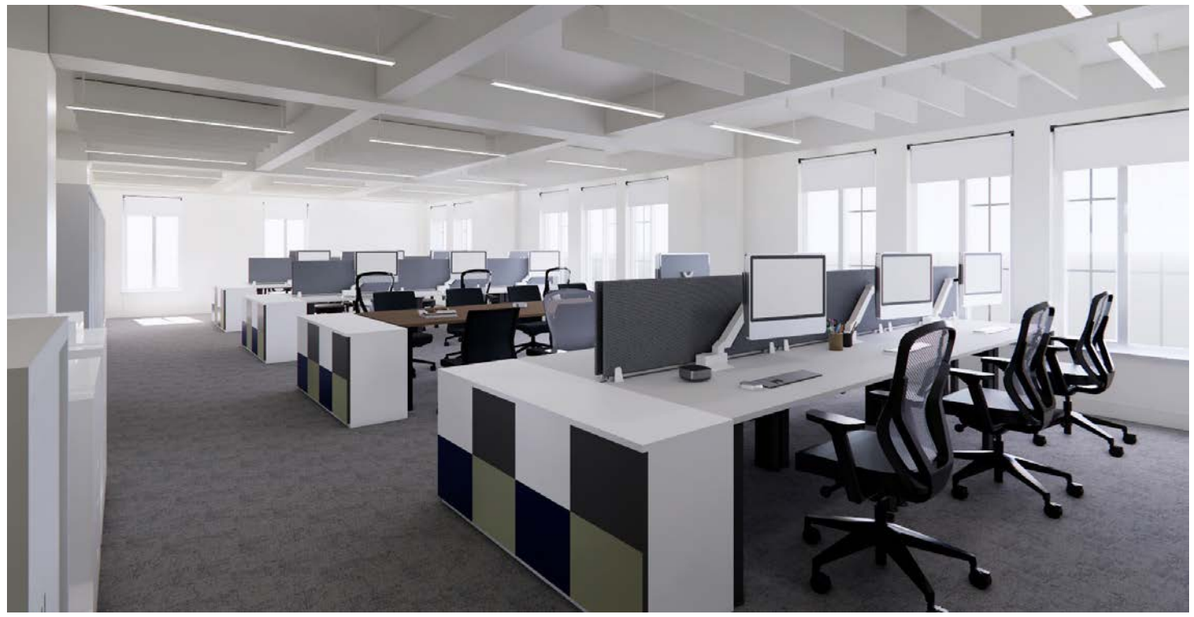
10 - VISUAL

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

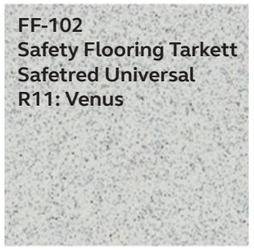

FF-002
Carpet Tile
Interface Ice Breaker
4282023 Amethyst


FF-003
Carpet Tile
Interface Ice Breaker
4282022 Mushroom

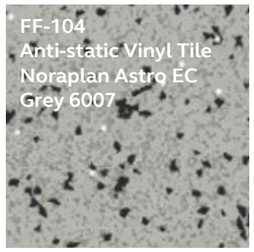

FF-004
Carpet Tile
Interface Huega
4122299 Indigo

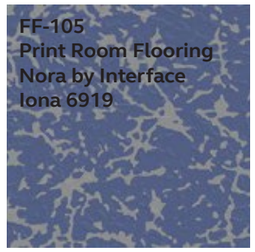

FE-01
Existing Parquet Floor


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

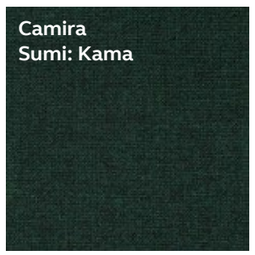

FF-102
Safety Flooring Tarkett
Safetred Universal
R11: Venus

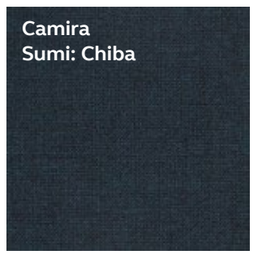

FF-103
Slip Resistant Vinyl
Noraplan Ultra Grip
Grey 6015


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

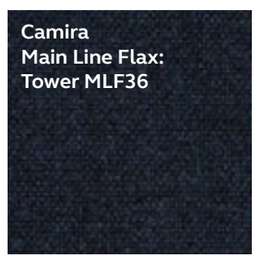

Camira
Lucia: Slip YB094


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

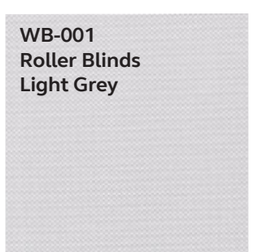

WF-304
Acoustic Wall
Covering
Dark Green
Sage


WF-305
Acoustic Wall
Covering
Beige
Savoye


WF-306 Acoustic Wall
Covering
Light Green
Acros


WF-401
Tile Wall Covering
Hexagonal Tile

Blinds

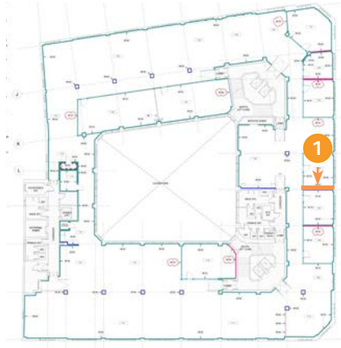

WB-001
Roller Blinds
Light Grey

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

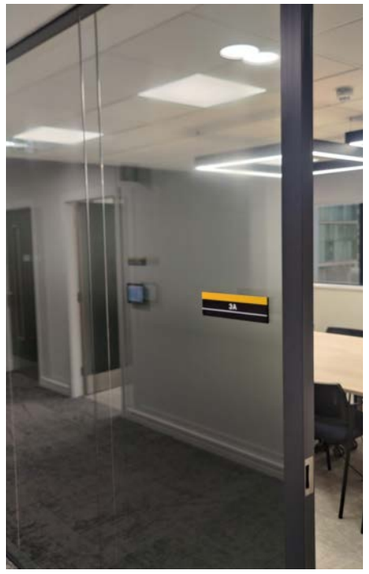
Wall Finish Schedule

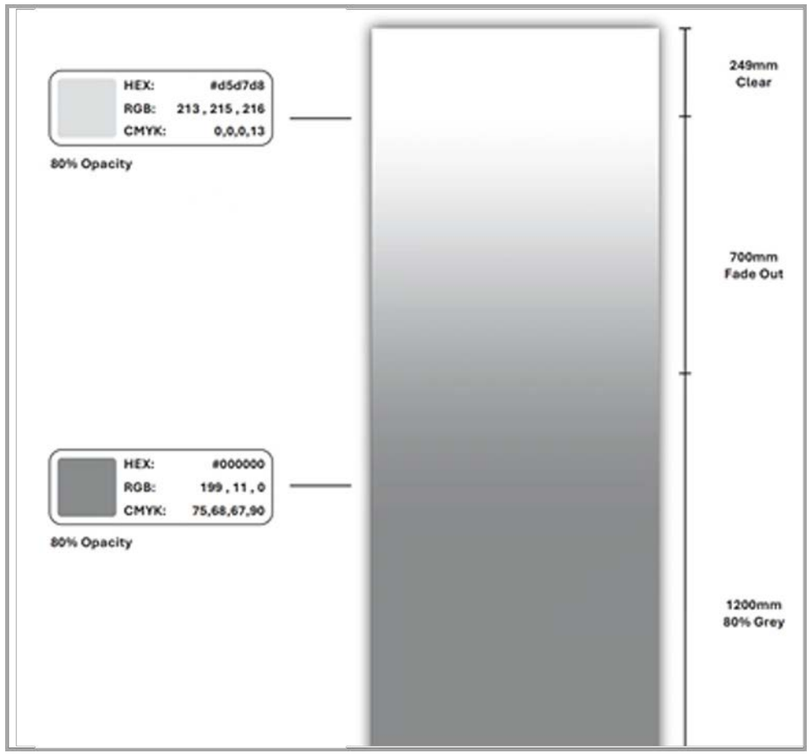
FINISH CODE	DESCRIPTION	SUPPLIER	SPECIFICATION	QUANTITY	FINISH/DIMENSION	IMAGE
WF-203	Graphic Vinyl Wall Covering	Muraspec or equal approved	Muraspec; Bespoke - Wall Graphic: Manchester Bee Mosaic Stock Photo ID: 1090246871	Contractor to refer to Stage 3 Drawings and confirm quantity further to Stage 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





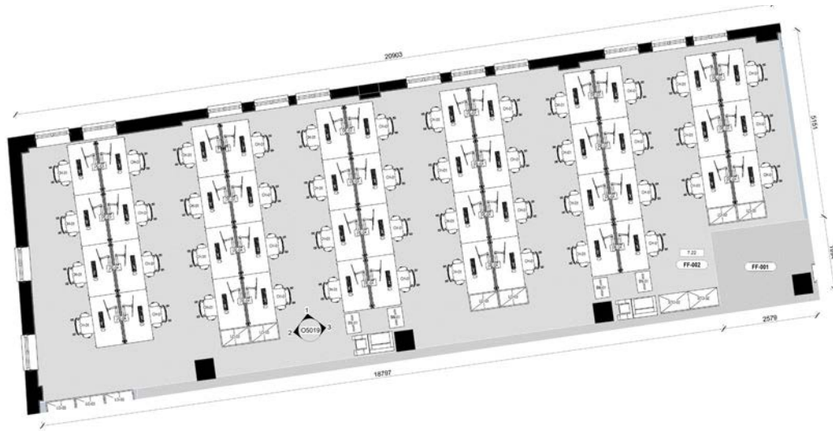




GRADIENT PRIVACY MANIFESTATION

TO ALL GLAZED PARTITIONS & GLAZING IN ACOUSTIC PODS

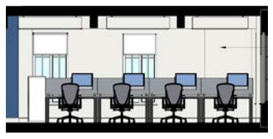
11.5 - ENLARGED PLANS - 7.22 OPEN PLAN OFFICE AREA

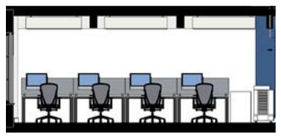


OPEN PLAN OFFICE AREA - ENLARGED PLAN (not to scale)

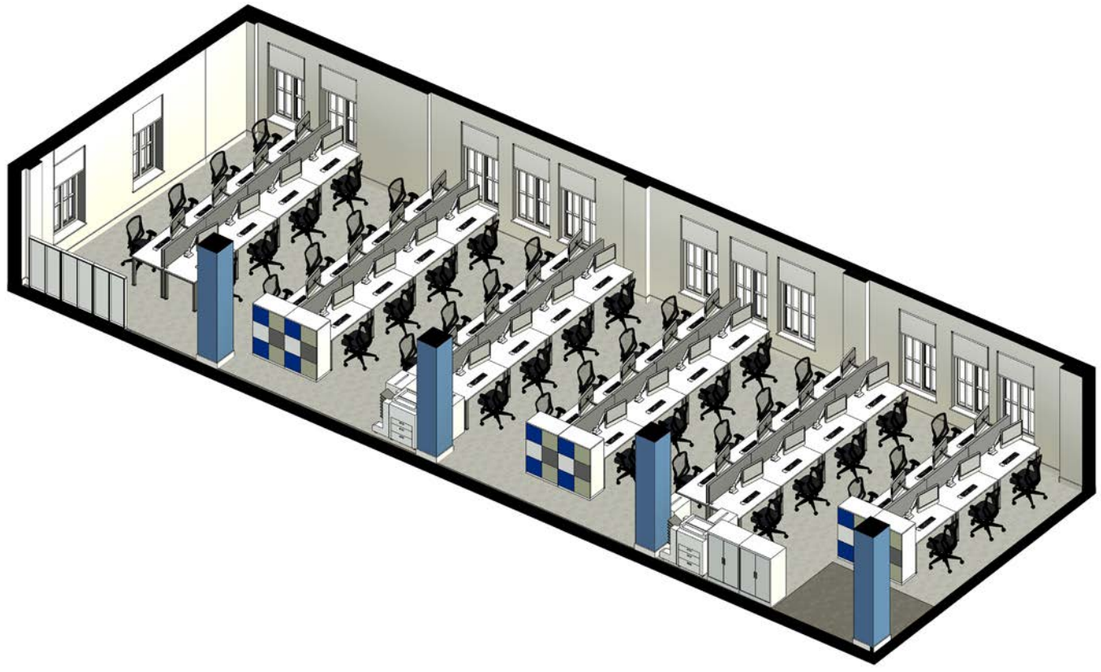


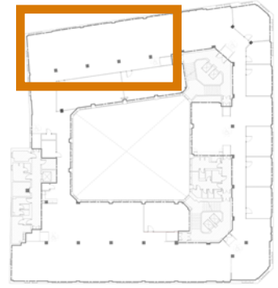
OPEN PLAN OFFICE AREA- ELEVATION (not to scale)





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



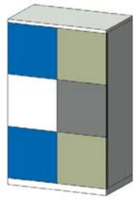
CH-01 Work Task Chair



DE-03 Workstation 1400mm x 1600mm

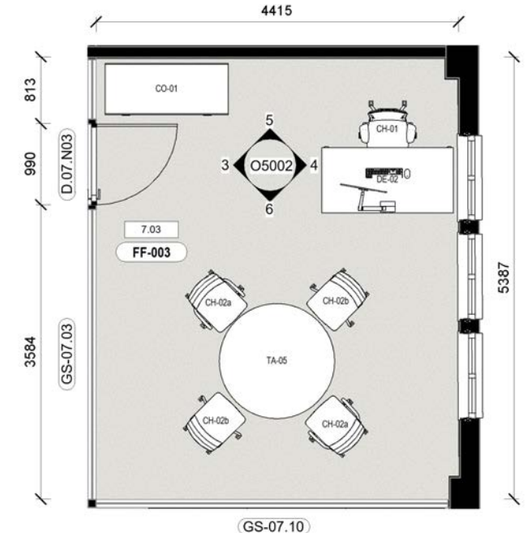


DE-04 Adjustable Back to Back Workstation 1400mm x 800mm



LO-03 Lockers 3H2W

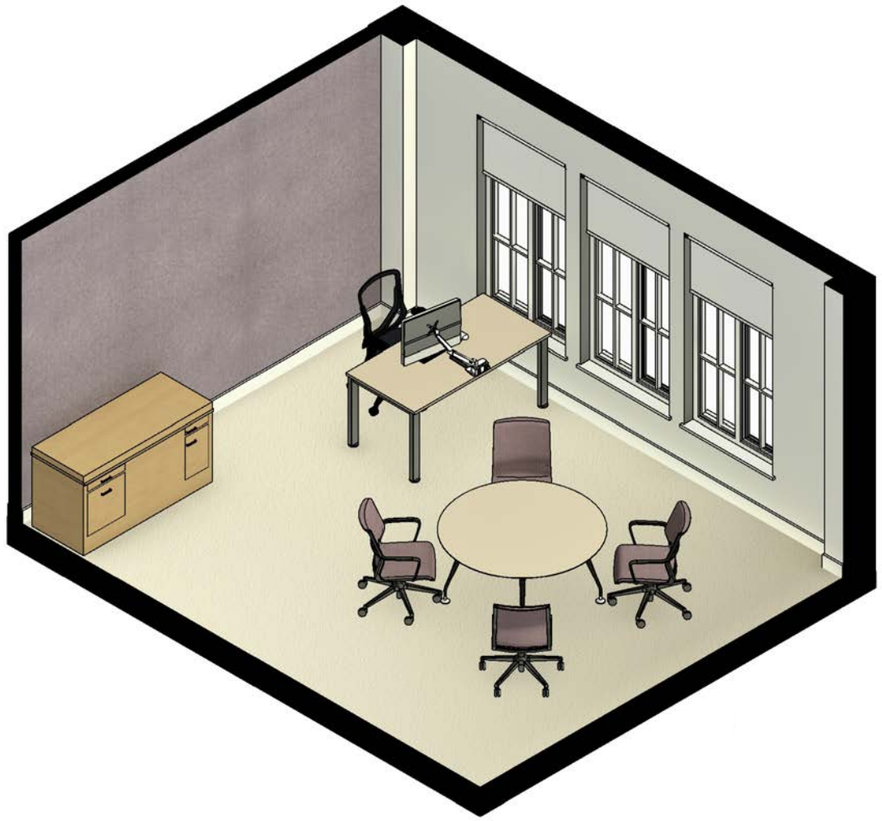
11.6 - ENLARGED PLANS - 7.03 OFFICE

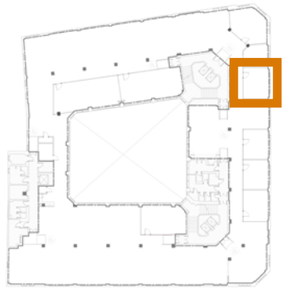


OFFICE - ENLARGED PLAN (not to scale)



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

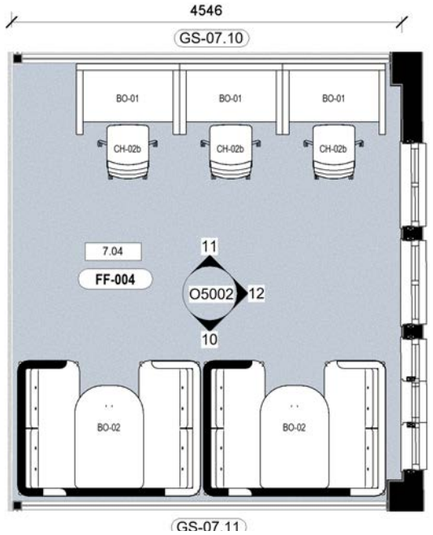


TA-05
Meeting Table

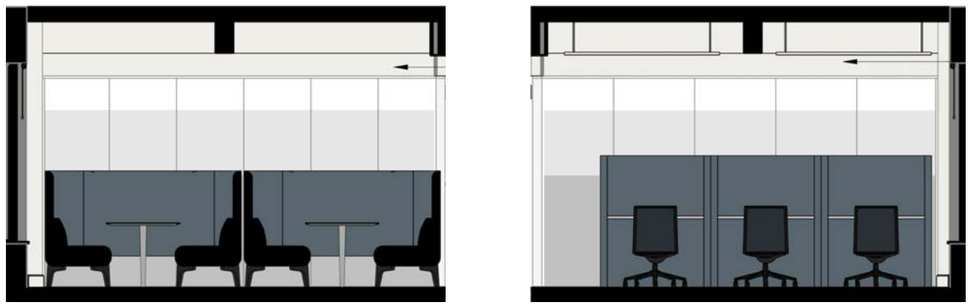


CO-01
Credenza

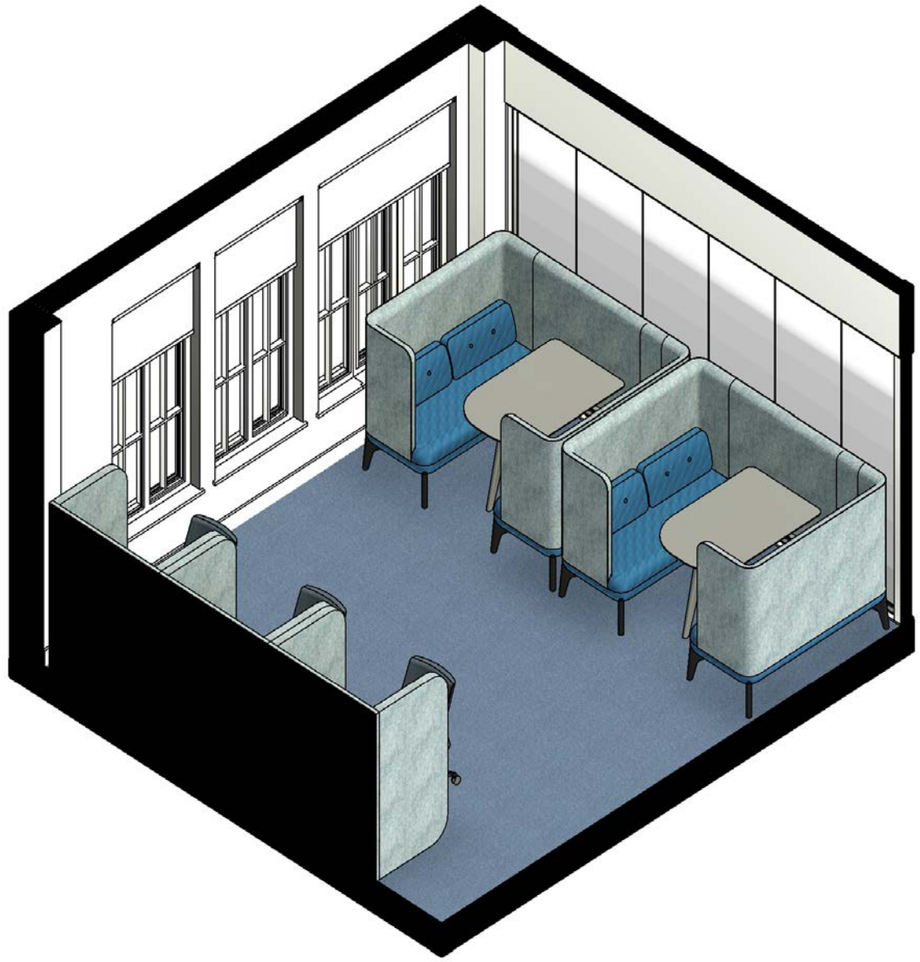
11.7 - ENLARGED PLANS - 7.04 COLLABORATION AREA

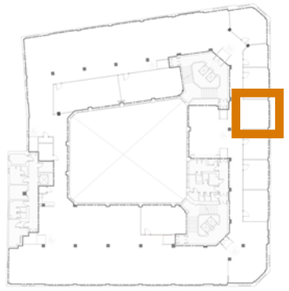


COLLABORATION AREA - ENLARGED PLAN (not to scale)



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



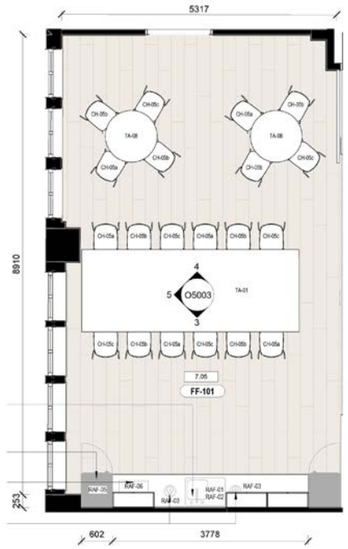
FF-004 Carpet Tile Interface Heuga 727 - Indigo

CEILING FINISHES

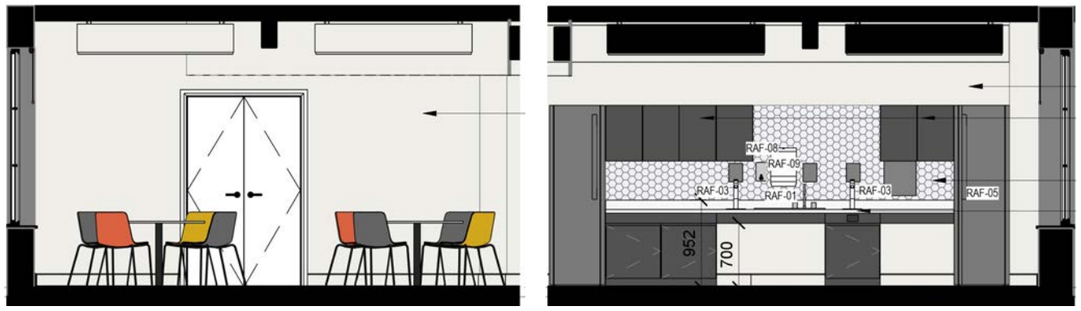


AF-001 Autex Frontier Acoustic Ceiling Baffle - White

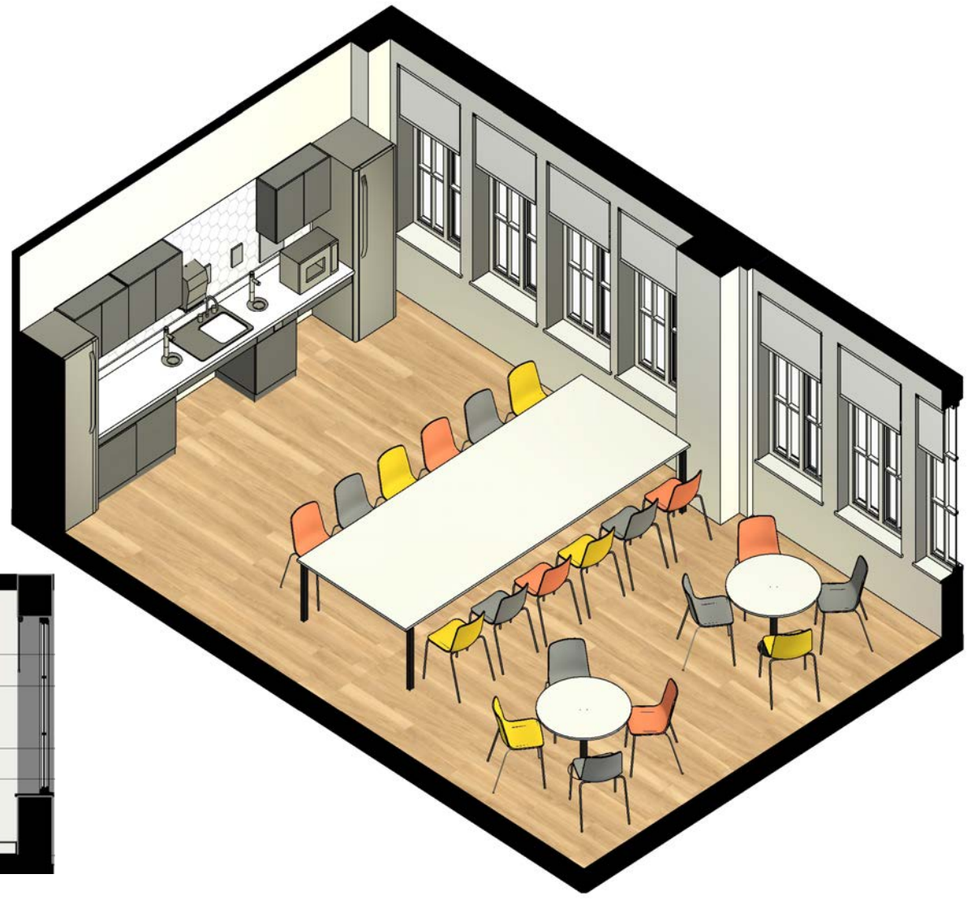
11.8 - ENLARGED PLANS - 7.05 REFRESH AREA

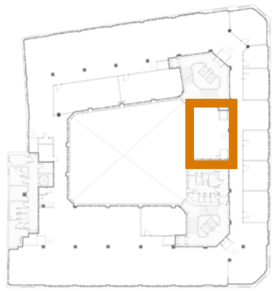


AMENITY - ENLARGED PLAN (not to scale)



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



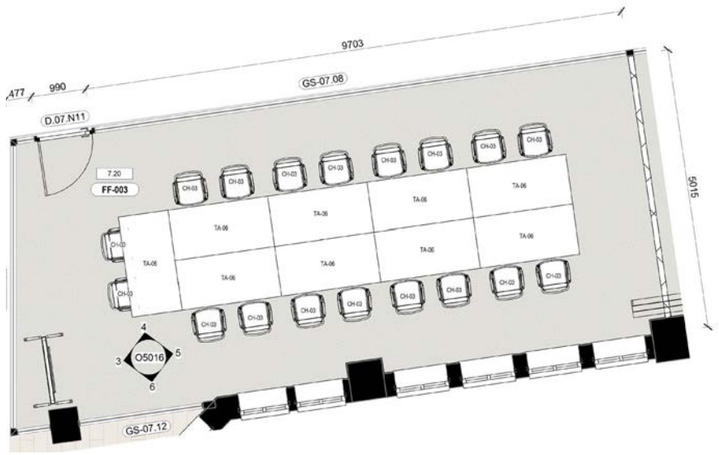
FF-101 Vinyl Tile - Honey Oak

CEILING FINISHES

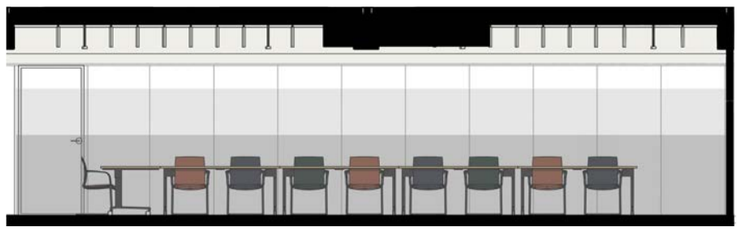


AF-001 Autex Frontier Acoustic Ceiling Baffle - White

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

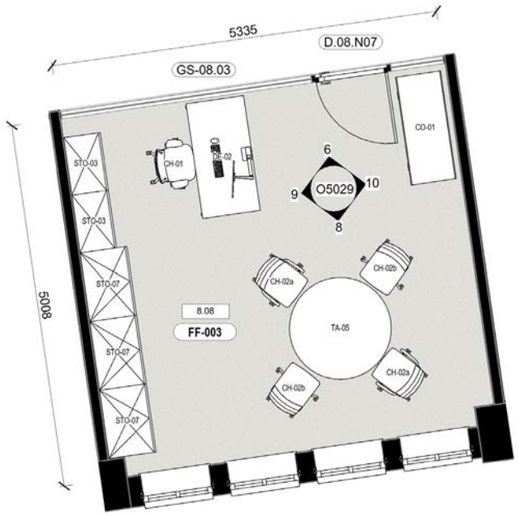


CH-03 Meeting Chair Cantilever



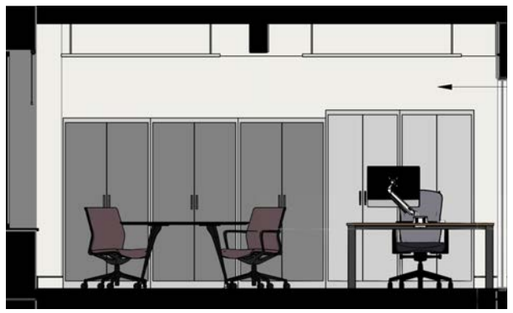
TA-06 Meeting Room Flip Top Table

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

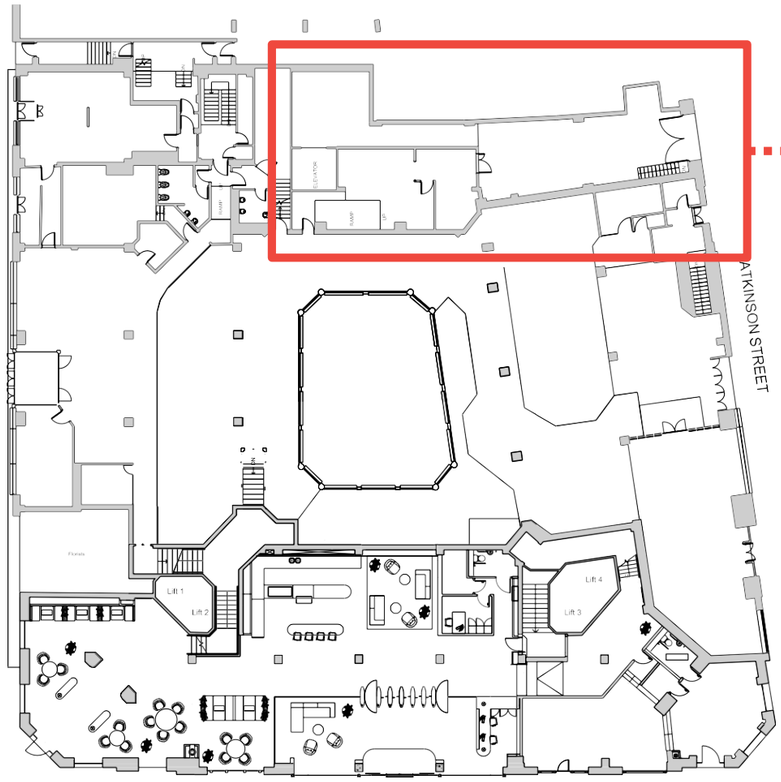


ST-07
Safe

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

APPENDIX C

List of information sources

Architects of Greater Manchester 1800-1940 - www.manchestervictorianarchitects.org.uk/architects/joseph-sunlight

Manchester Archives

Savills Heritage Statements (various dates in 2023-2025)

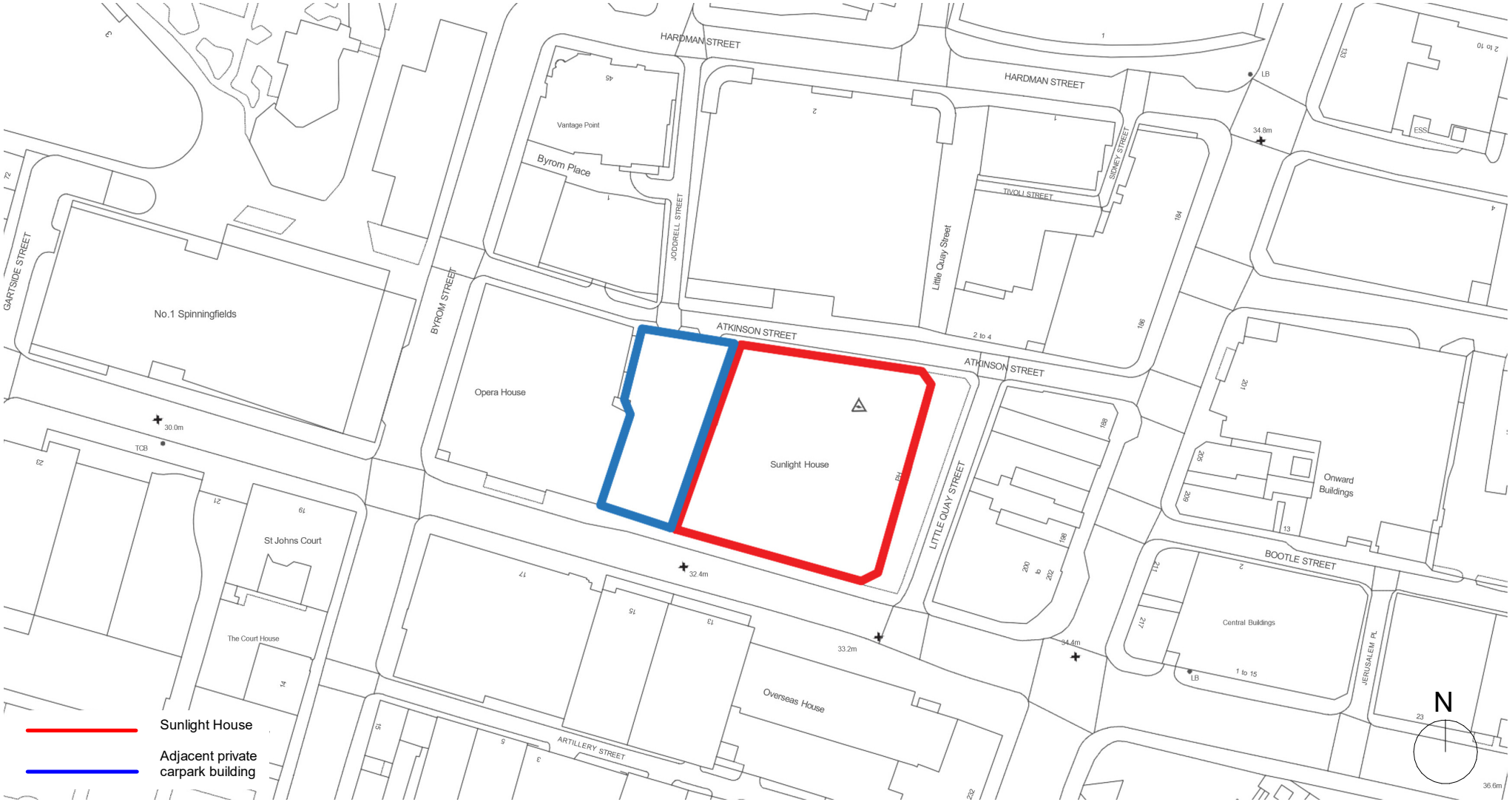
Atelia MB Architects – Heritage, Planning and Access Statement May 2018

Historic England

Manchester City Council – Planning Portal, Conservation Area Guidance

APPENDIX D

Location Plan



0 12.5m 37.5m 62.5m

Scale: 1:1250

Rev	Date	Description	Prod.	Chk.	Rvd.	App.
L01	03/12/25	LBC Submission	SC/JB	JO	LC	

50mm on Original

Print Date: 13/01/2026 10:12:31

Suitability Description:

DEFINITION DESIGN COMPLETE

NOT TO BE USED FOR CONSTRUCTION

Designed	ARCADIS	Signed	Date
Drawn	SC/JB	Signed	Date 03DEC2025
Checked	JO	Signed	Date 03DEC2025
Reviewed	LC	Signed	Date 03DEC2025
Approved	GH/KP	Signed	Date 03DEC2025
Scale:	1 : 1250	Datum:	
Original Size:	A4	Grid:	
Suitability Code:	A3	Project Number:	30279810

Sunlight House - Floors 7 and 8

TITLE:

Location Plan

ARCADIS

Registered office:
80 Fenchurch Street,
London
EC3M 4BT

Coordinating office:
80 Fenchurch Street,
London
EC3M 4BT

www.arcadis.com

Drawing Number: 30279810-ARC-MAN-XX-DR-AR-O1000

Revision: L01

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