BLOCK

Listed Building Consent Application
Proposed Fit-Out of Levels 1 & 2
Sunlight House, Manchester, M3 3HP
For BLOCK Workspace

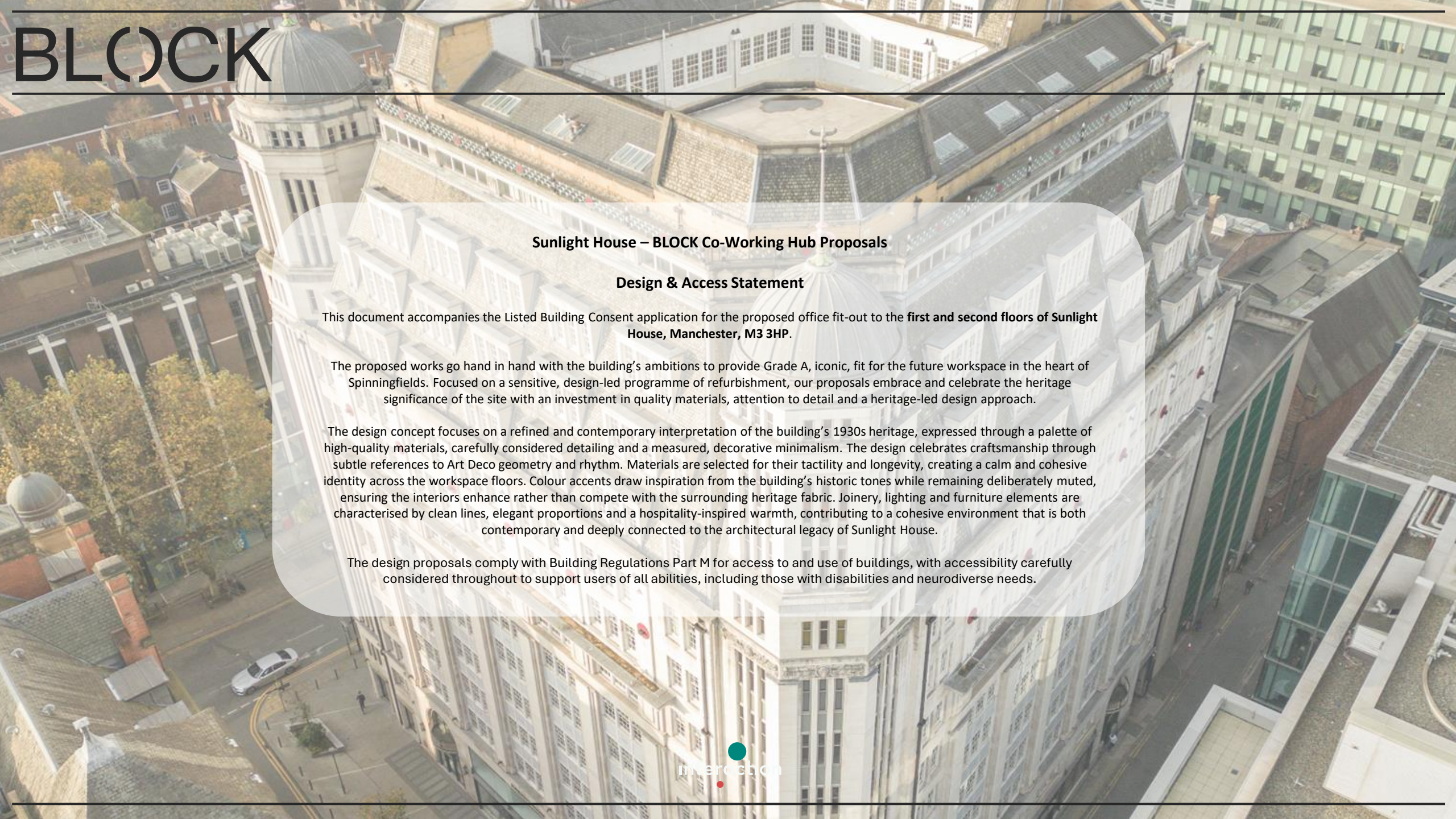
Rev D
20.03.2026



SUNLIGHT HOUSE

interaction

BLOCK



Sunlight House – BLOCK Co-Working Hub Proposals

Design & Access Statement

This document accompanies the Listed Building Consent application for the proposed office fit-out to the **first and second floors of Sunlight House, Manchester, M3 3HP**.

The proposed works go hand in hand with the building's ambitions to provide Grade A, iconic, fit for the future workspace in the heart of Spinningfields. Focused on a sensitive, design-led programme of refurbishment, our proposals embrace and celebrate the heritage significance of the site with an investment in quality materials, attention to detail and a heritage-led design approach.

The design concept focuses on a refined and contemporary interpretation of the building's 1930s heritage, expressed through a palette of high-quality materials, carefully considered detailing and a measured, decorative minimalism. The design celebrates craftsmanship through subtle references to Art Deco geometry and rhythm. Materials are selected for their tactility and longevity, creating a calm and cohesive identity across the workspace floors. Colour accents draw inspiration from the building's historic tones while remaining deliberately muted, ensuring the interiors enhance rather than compete with the surrounding heritage fabric. Joinery, lighting and furniture elements are characterised by clean lines, elegant proportions and a hospitality-inspired warmth, contributing to a cohesive environment that is both contemporary and deeply connected to the architectural legacy of Sunlight House.

The design proposals comply with Building Regulations Part M for access to and use of buildings, with accessibility carefully considered throughout to support users of all abilities, including those with disabilities and neurodiverse needs.

BLOCK

An introduction to BLOCK

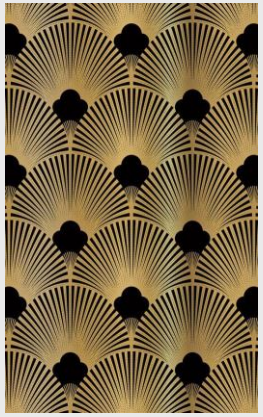
BLOCK Workspace is a serviced and flexible office operator specialising in high-quality, design-led work environments that supports well established and scale-up businesses alike. Unlike traditional leased office space which typically requires long-term commitments and is often tailored toward large corporate occupiers, BLOCK offers fully managed suites on short, flexible terms, with all-inclusive memberships that cover workspace, amenities, services and community support.

BLOCK's business model is based on leasing entire floors from a landlord and then subdividing them into smaller, self-contained office suites, complemented by shared coworking areas, meeting rooms and breakout spaces. This subdivision is essential to the operation: it enables BLOCK to offer a mix of private offices of varying sizes, responding directly to market demand for flexible, affordable, move-in-ready workspace. Extensive market research undertaken by BLOCK demonstrates that there is limited demand for large office suites within this sector, and that providing these would fail to differentiate BLOCK's offer from conventional leased space in the wider market. This approach is consistent with existing patterns elsewhere in the building, including the 13th floor, where smaller suites of comparable sizes already exist.

By creating smaller, accessible suites, BLOCK opens Sunlight House to a wider and more diverse range of businesses, enabling SMEs and growing organisations to occupy space within a landmark building that would otherwise be accessible only to larger corporate tenants. In doing so, BLOCK contributes to the building's long-term viability, broadens its tenant mix, and supports the ongoing activation and sustainable occupation of this important heritage asset

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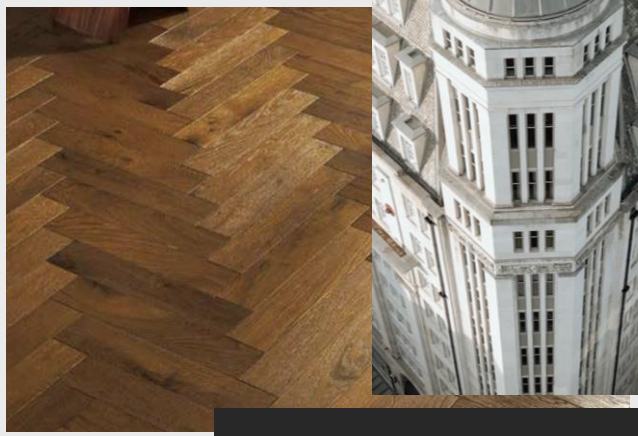
Building Heritage & Identity







Iconic 1930s motifs and patterns referenced throughout architectural details

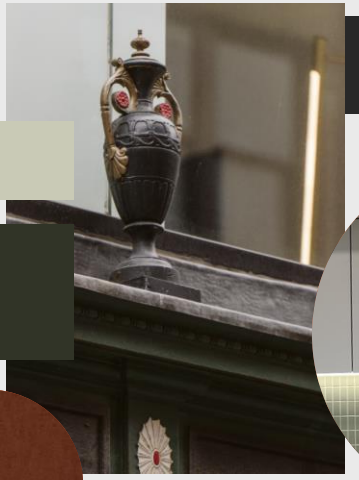




Focus on quality materials and decorative, symbolic forms



A sophisticated blend of Art Deco and the simplicity of Modernism

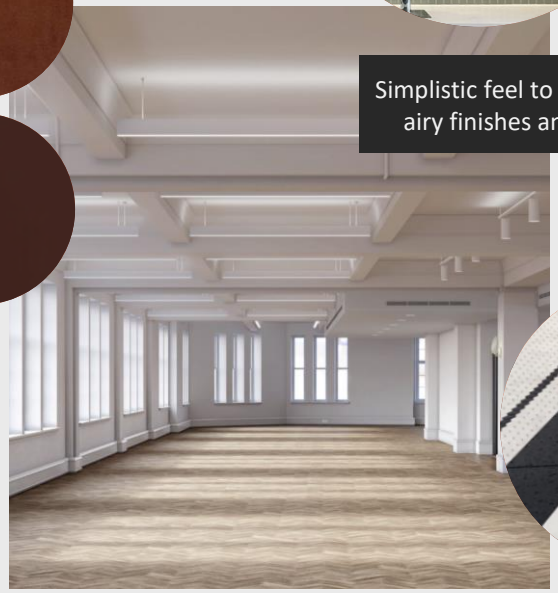


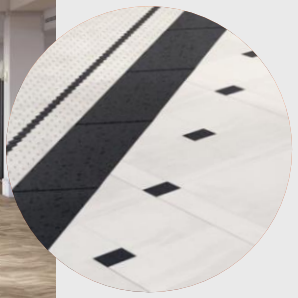
Heritage feature colour in metalwork, and introduced in colour drenched upper floor meeting spaces



Joinery references to Art Deco forms

Simplistic feel to office spaces which maximise light, airy finishes and warmth from existing parquet



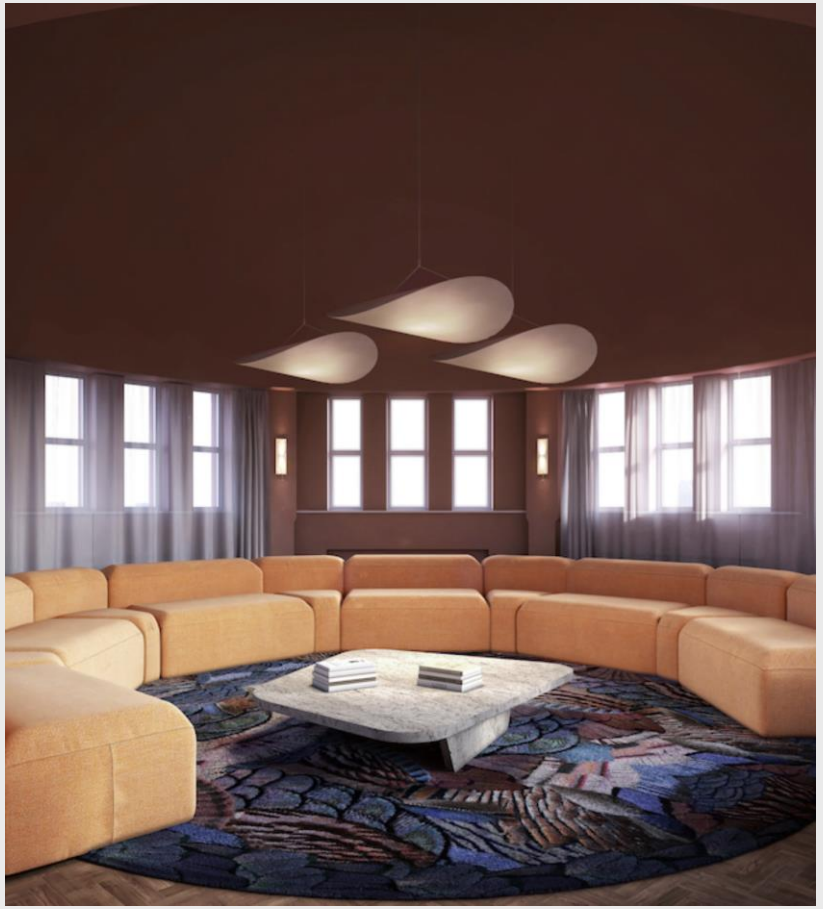


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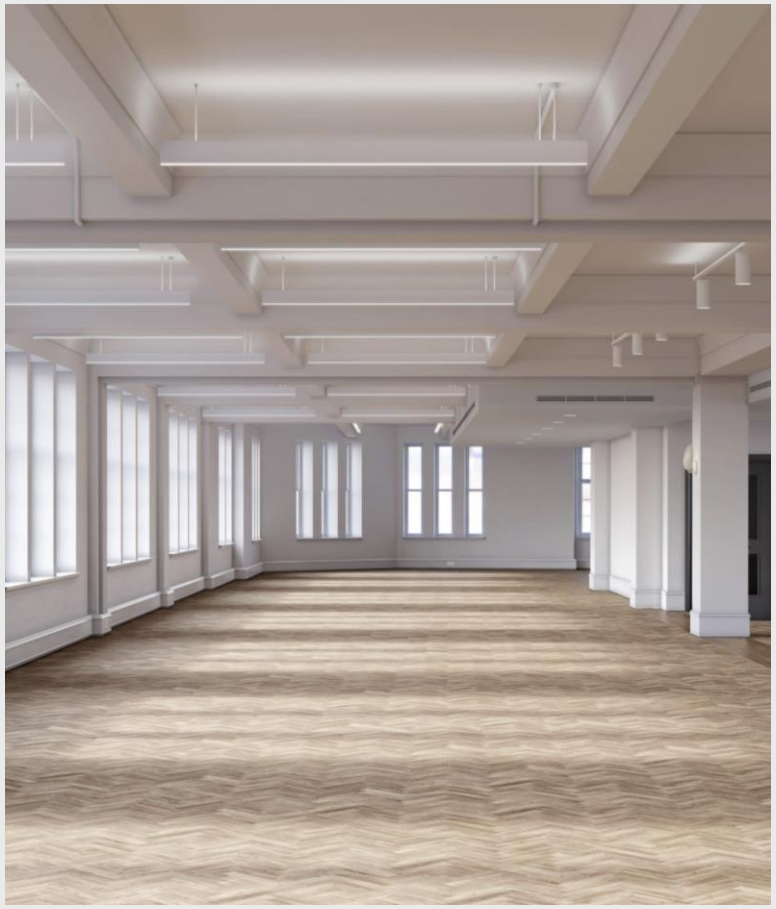
Building Heritage & Identity



Colour drenched meeting rooms provided on 12th floor, mid century style furniture with soft feature lighting



Conversation Pit style meeting room with luxurious feel, heritage pink and red tones for memorable impact



Neutral, warm and bright office accommodation. Minimalistic approach to ceilings, lighting and general finishes. Focus on quality materials celebrated heritage features

interaction

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Building Reception design features



Feature painted soffits

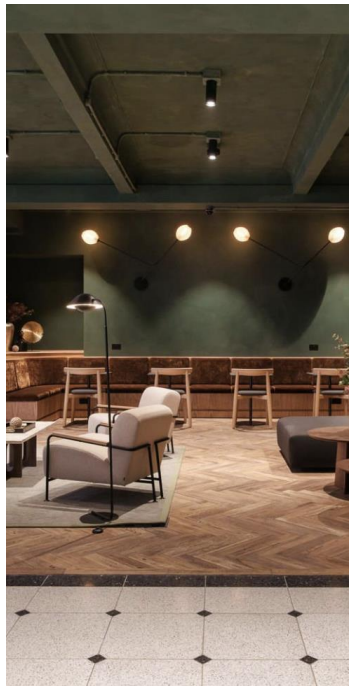


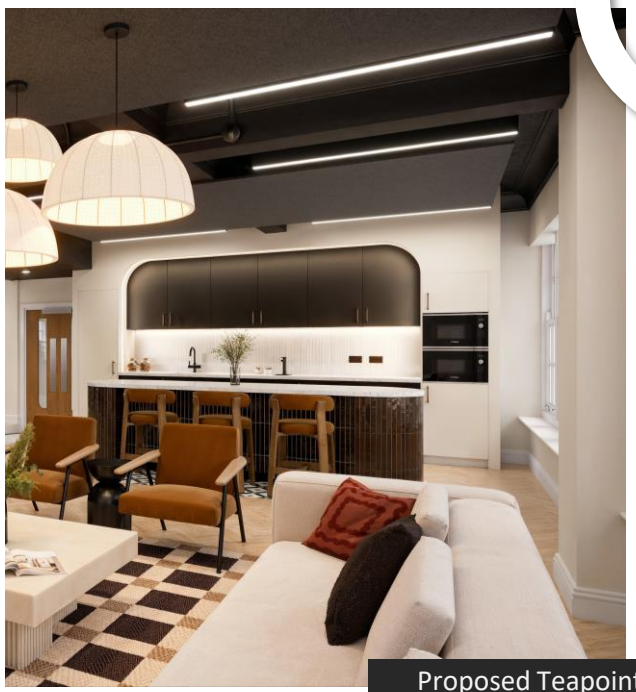
Building Reception

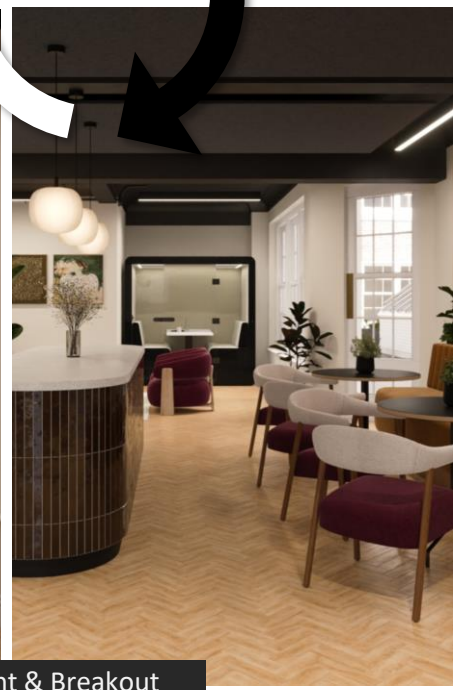


Bold, colour drenched meeting rooms

Referencing the refurbished reception palette and use of contrasting colours and light, we propose a scheme which celebrates a monochromatic palette with bold heritage colours referenced in furniture, joinery details and soft furnishings.







Proposed Teapoint & Breakout Space Design

interaction

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Landlord Fit Out Guide

The following design proposals have been designed using the principles enshrined in the landlord's approved Tenant Fitout Guide. This guide is approved By MCC through the discharge of conditions attached to the landlords listed building consents.



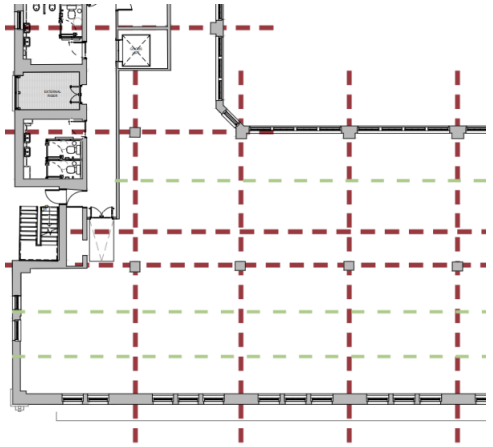
A. EXISTING PARQUET FLOORING

All existing parquet flooring will be retained in full.



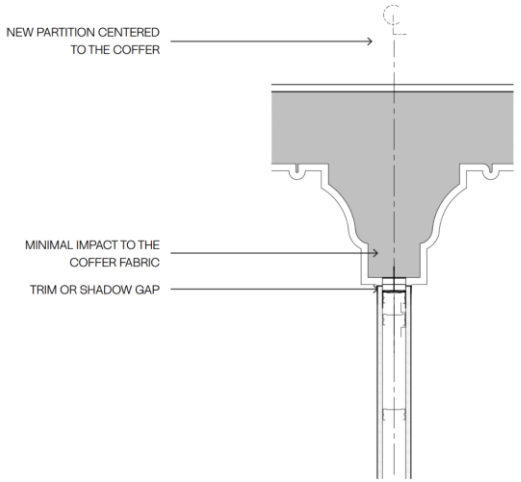
ORIGINAL CEILING

All down stand beams and cornicing will remain fully exposed.
Suspended acoustic panels are proposed in office areas, with an open perimeter allowing full view of downstand beams and cornice mouldings.

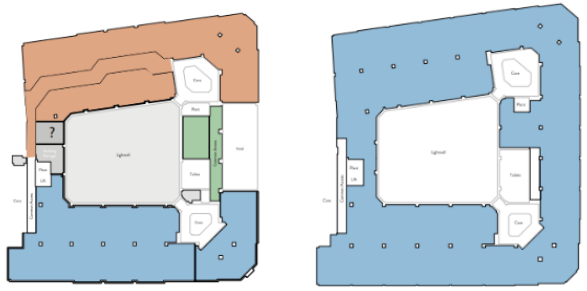


PRIMARY DIVIDING GUIDE LINES

SECONDARY DIVIDING GUIDE LINES



Typical detail section of plasterboard wall meeting existing coffer



TYPE A/B - REFURBISHED TIMBER PARQUET

TYPE C - NEW RAF OVER EXISTING PARQUET

interaction

LOOK & FEEL INSPIRATION

Acoustic panels with distinctive arched forms



Acoustic Walls & ceilings





Finishes and upholstery coordinated with Block's identity and the architectural facade



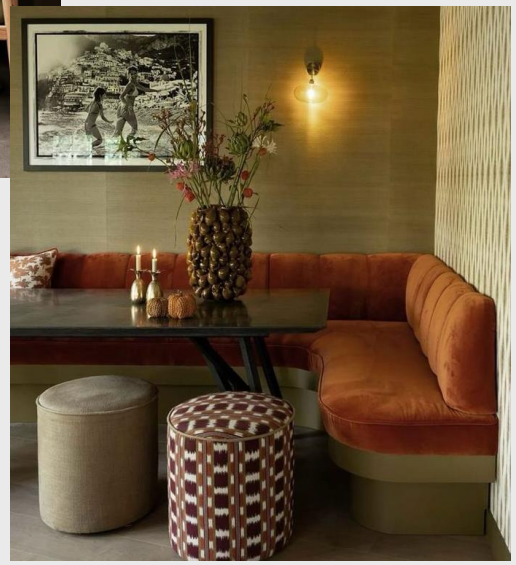
Texture & Pattern







High quality materials and decorative joinery





DESIGN FEATURES



CEILINGS

Our ceiling strategy introduces suspended upholstered acoustic panels only where needed for performance, while retaining full visibility of existing downstand beams and cornices. Ceiling areas in key breakout spaces are painted to create a striking and atmospheric aesthetic.



PARTITIONS

Our partition strategy incorporates a high proportion of internal glazing to maximise natural light and views through the building, enhancing the user experience and creating bright, open circulation routes.



FLOORING

Our flooring approach fully retains the existing parquet, introduces soft fabric rugs to create acoustic, zoned areas, and utilises raised access flooring with a mix of durable LVT and carpet tiles to provide flexibility, functionality and a cohesive design.



FURNITURE

Our furniture selection draws on heritage styles interpreted in a contemporary way, using quality materials such as solid wood, sustainable fabrics and durable, fit-for-purpose finishes.



STYLING

Our styling approach incorporates decorative lighting, artwork and curated objects to introduce character and personality, complementing the heritage-informed design with warm, expressive contemporary touches.

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Typical office visual

Following feedback from MCC the ceiling rafts have reduced in size and are suspended closer to the soffit, to allow for better visibility of existing cornice details



Example of fixing type

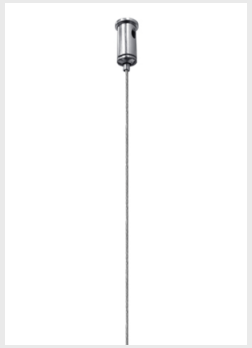


Black colour on acoustics rafts, to be agreed with client at next design stage

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Typical office visual

Following feedback from MCC the ceiling rafts have reduced in size and are suspended closer to the soffit, to allow for better visibility of existing cornice details



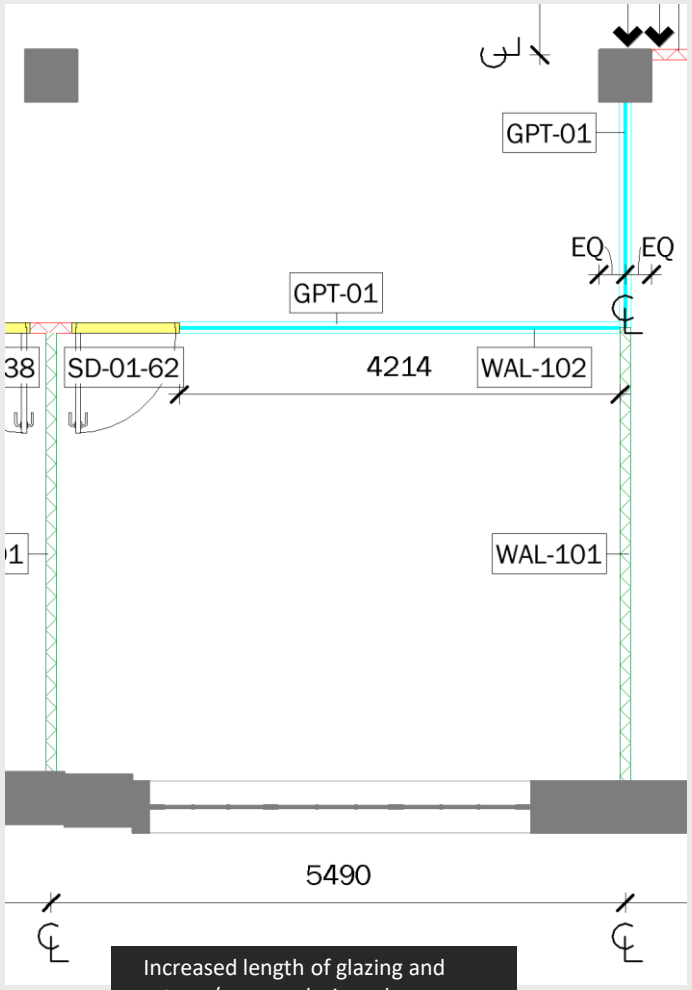
Example of fixing type



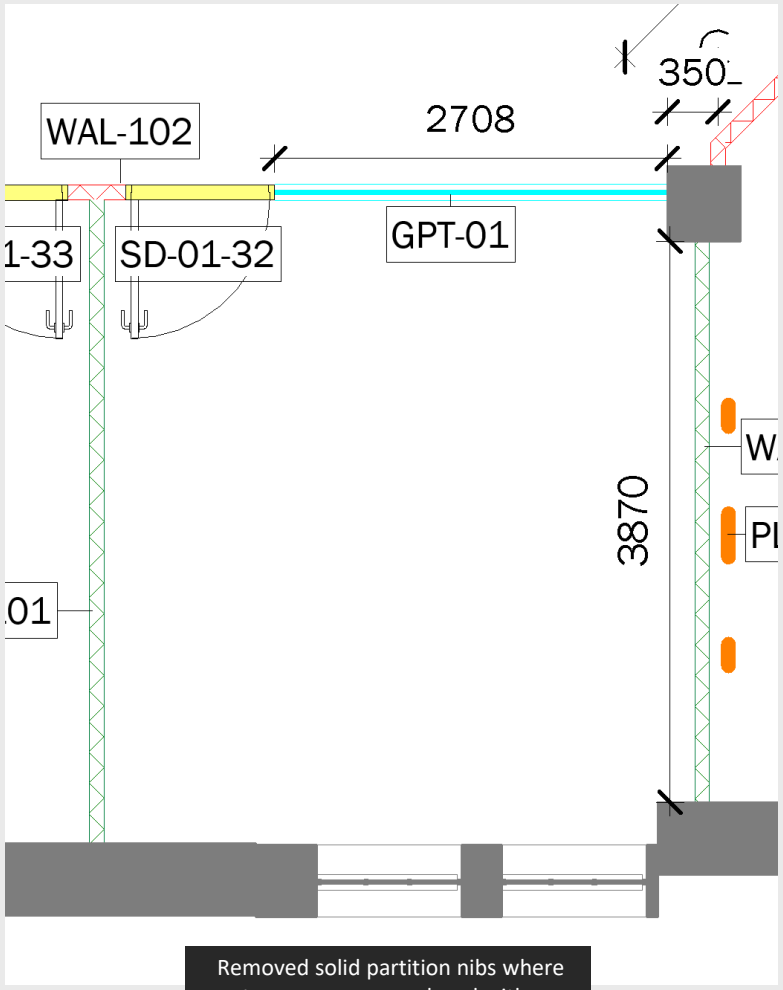
Beige colour on acoustics rafts, to be agreed with client at next design stage

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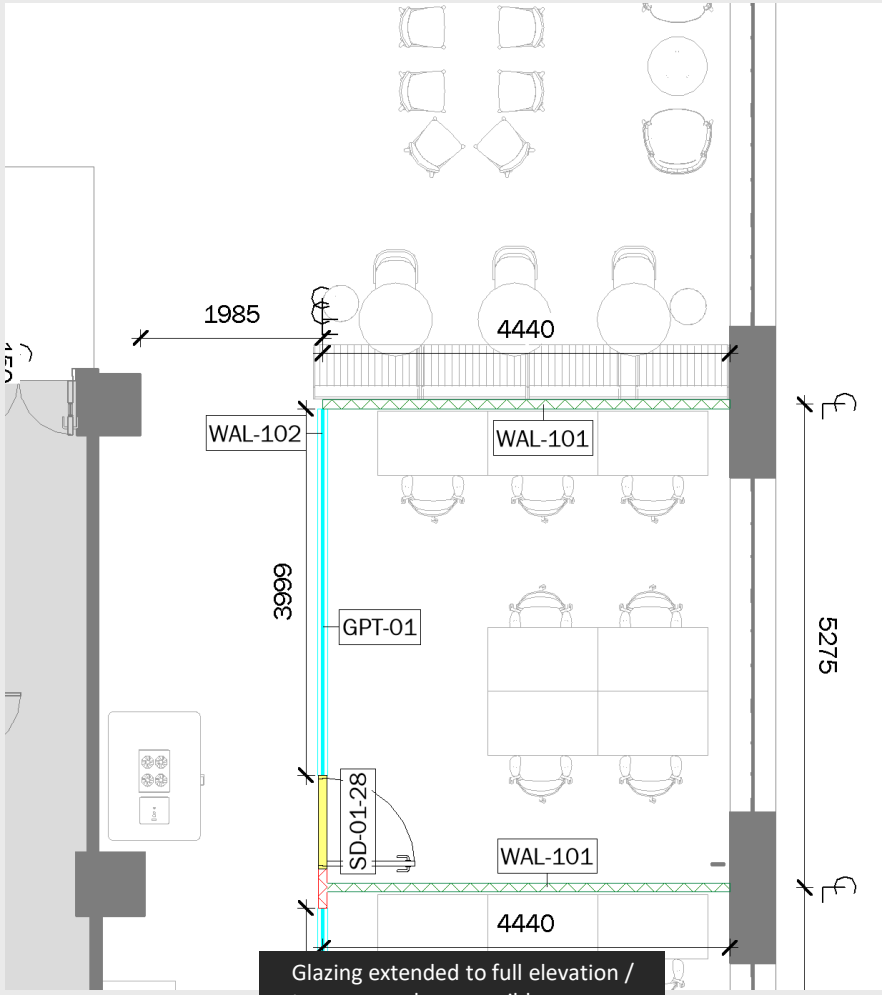
Increased glazed partitions throughout, to include glass doors to offices



Increased length of glazing and return / corner glazing where possible to open up views



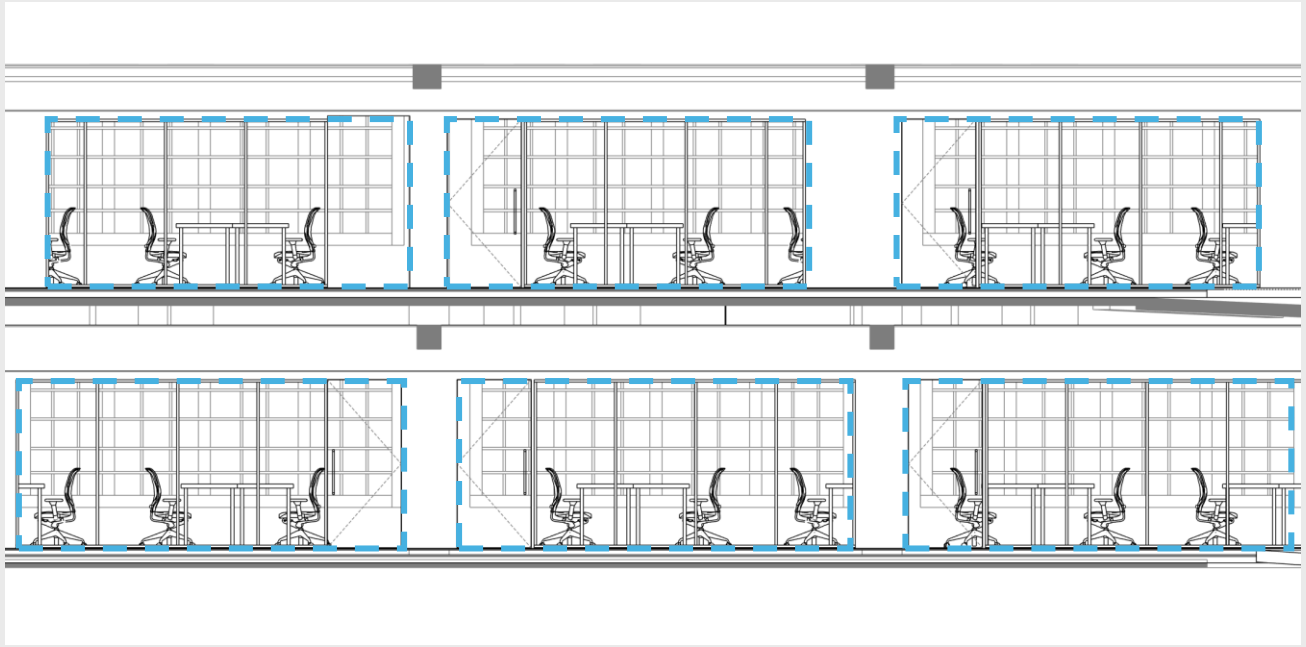
Removed solid partition nibs where not necessary are replaced with glazing throughout



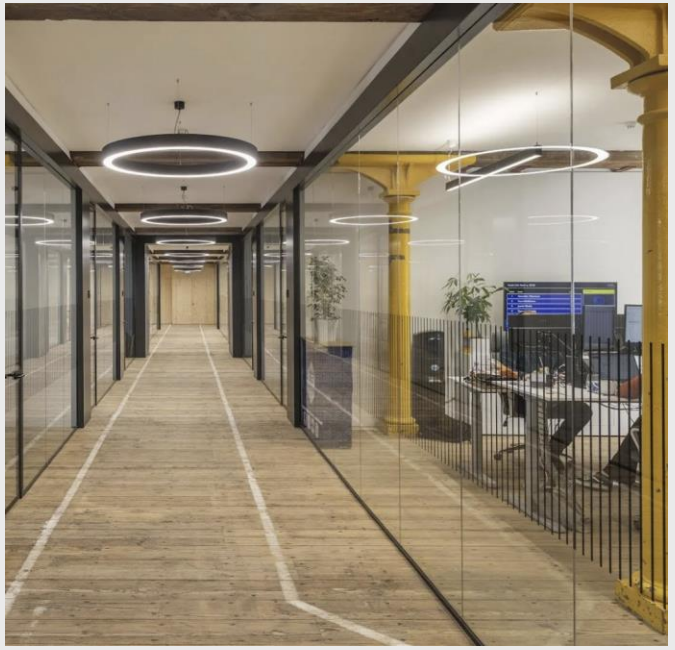
Glazing extended to full elevation / to corners where possible

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Glazed Partitions in corridors and uplift to include glass doors



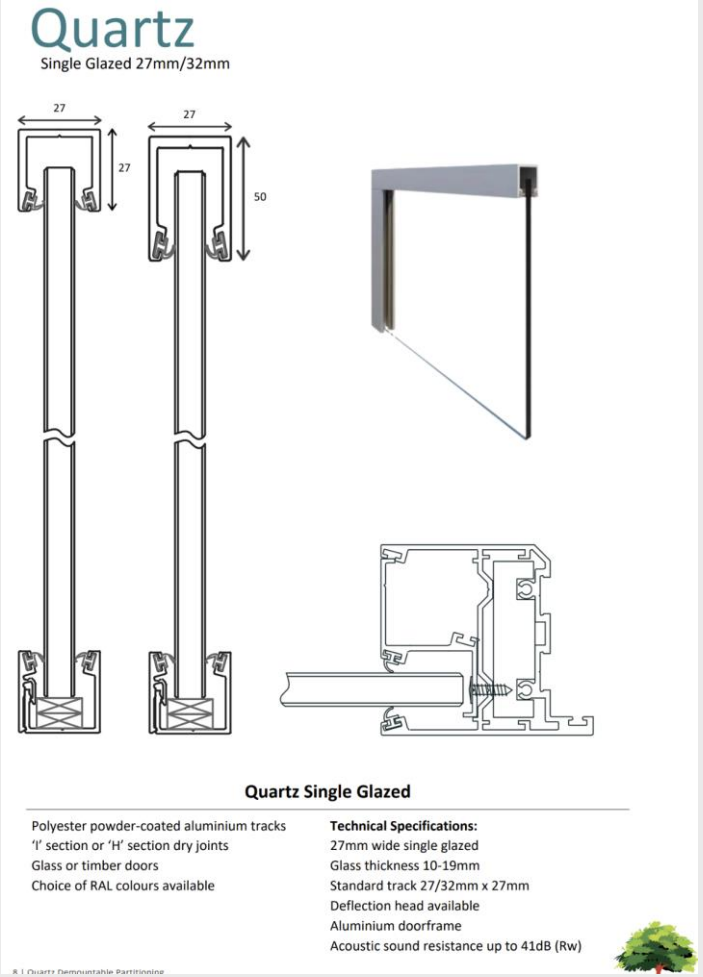
Office entrance doors changed to be fully glazed, to open up corridor view more.
Blue dashed line shows extent of glazing in typical walkway

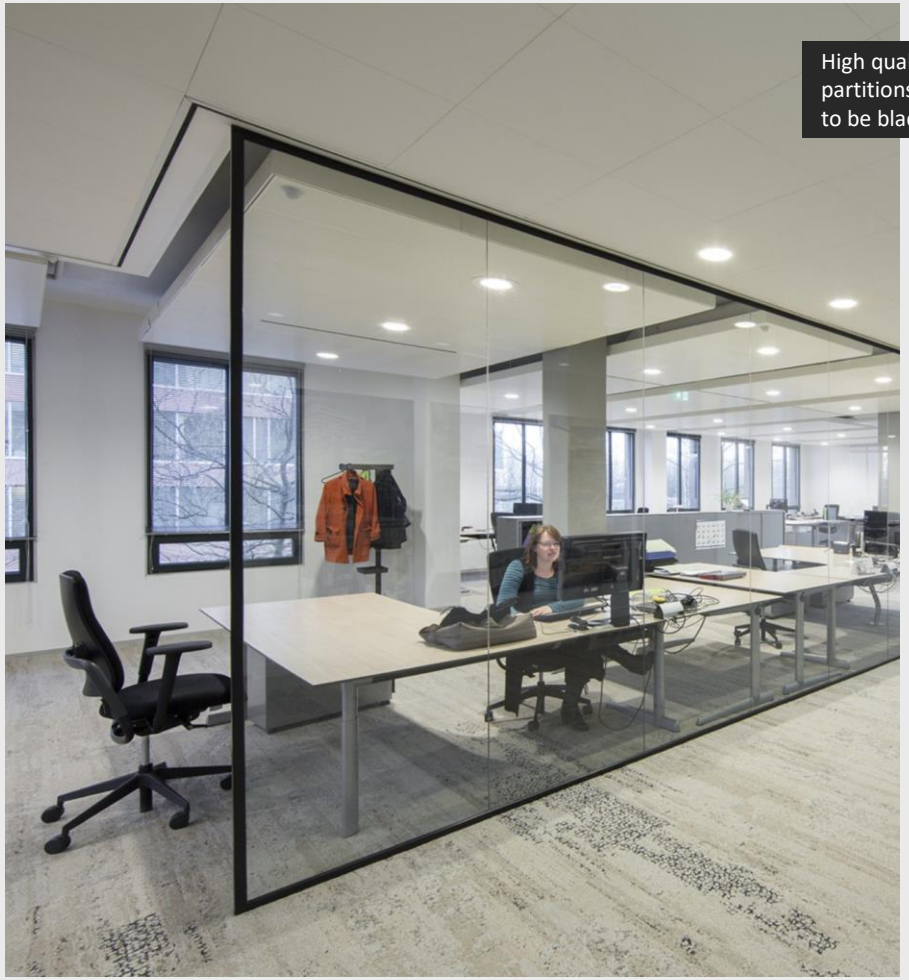


Example image of glazed partitions and glazed doors at BLOCK Plymouth site

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Glazed Partitions in corridors and inclusion of glass doors to all offices

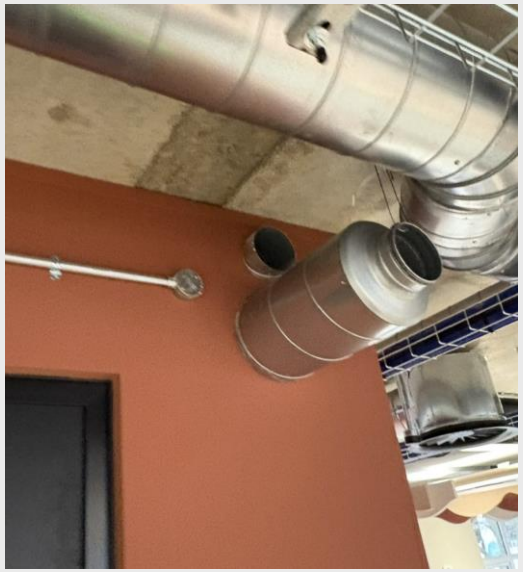


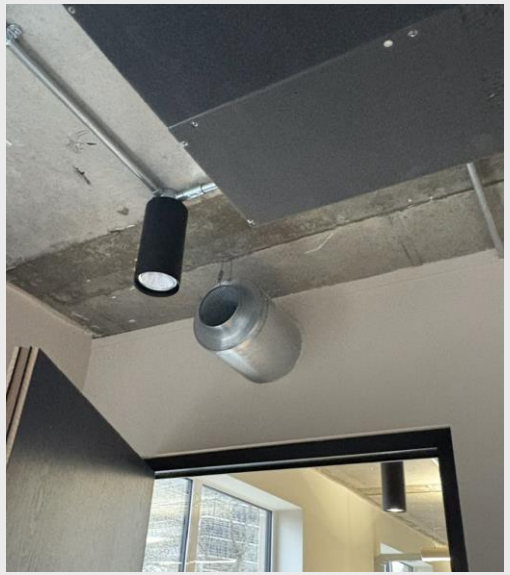


High quality, slim profile to glazed partitions. Frame colour to glazing to be black

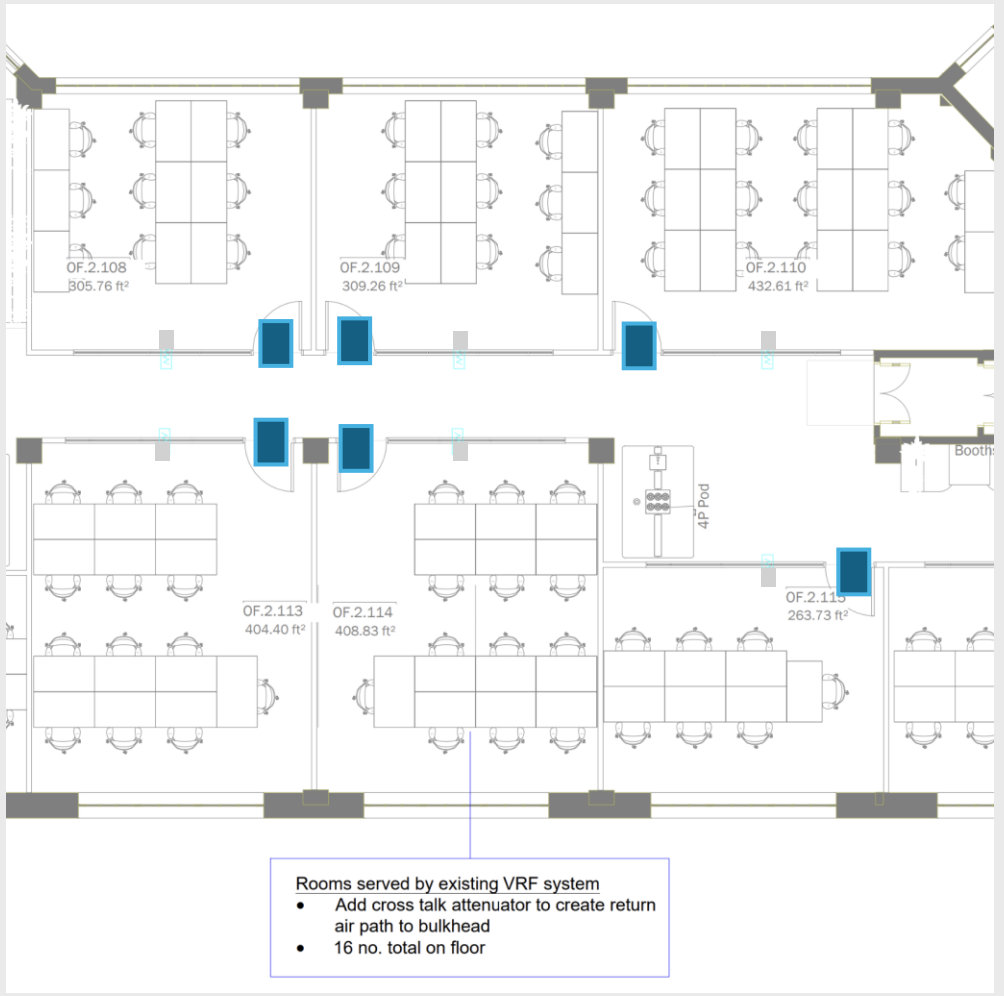
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Mechanical – Existing VRF system adjustments





Images of proposed CTA (Cross Talk Attenuators) that are proposed to all offices

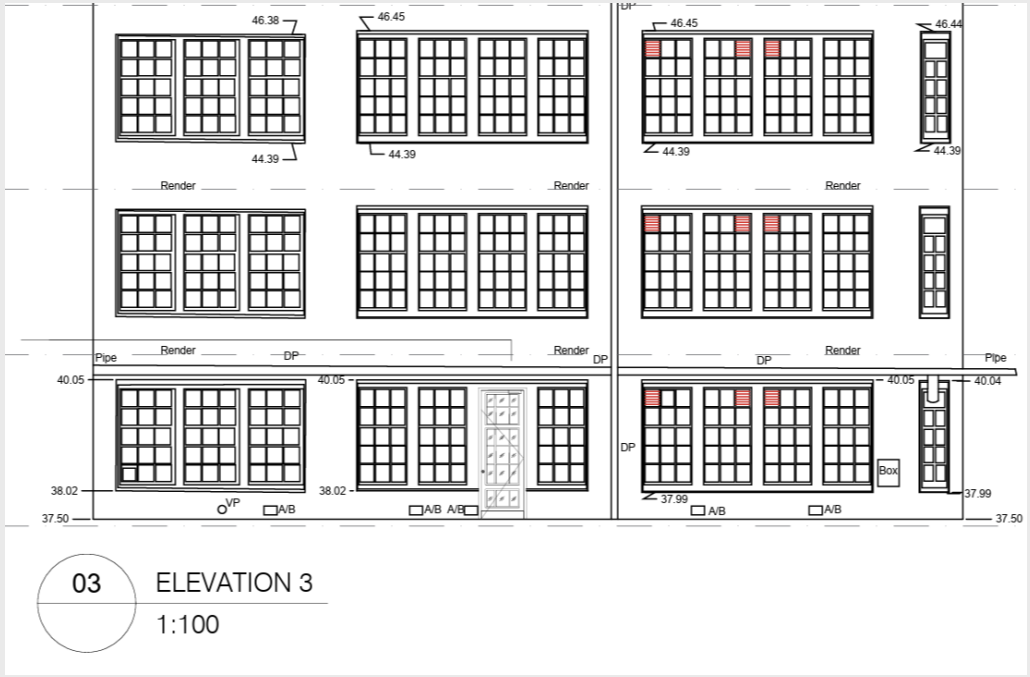


Plan showing typical positions for CTA in offices on L1 & L2

NOTE: Full, detailed and coordinated M&E design to follow at full detailed design phase

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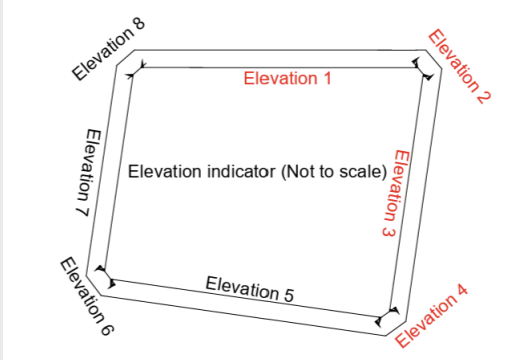
Internal Ventilation Strategy - Existing

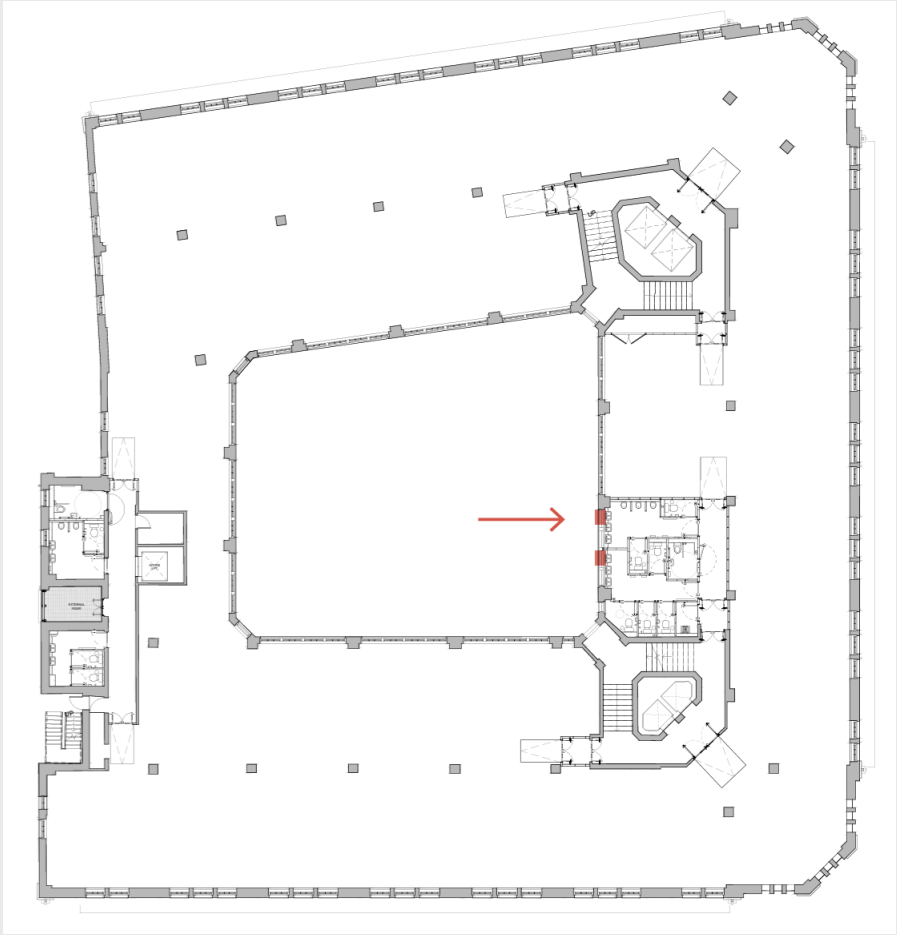


03 ELEVATION 3

1:100

Elevation of internal atrium, showing previously approved ventilation louvres to WC space



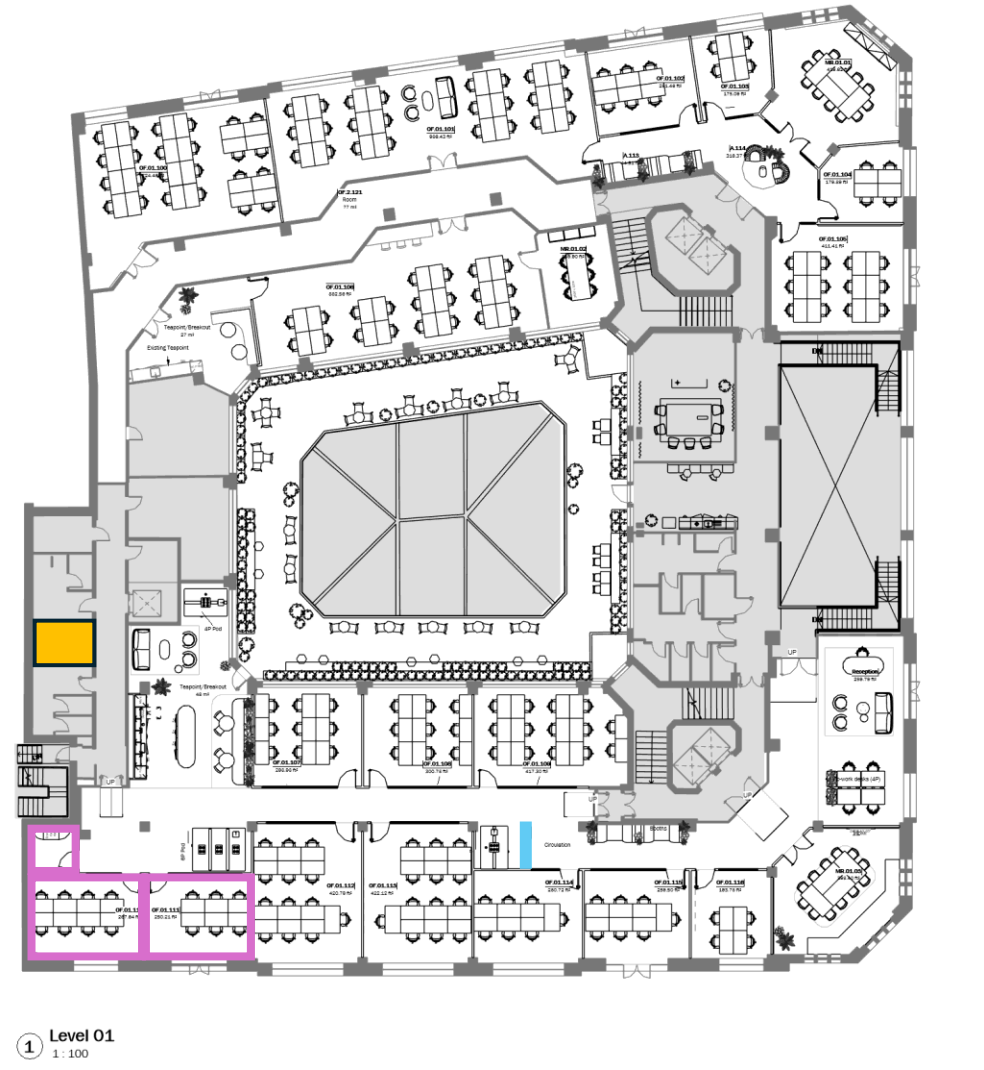


Plan of typical floor showing previously approved locations for ventilation louvres

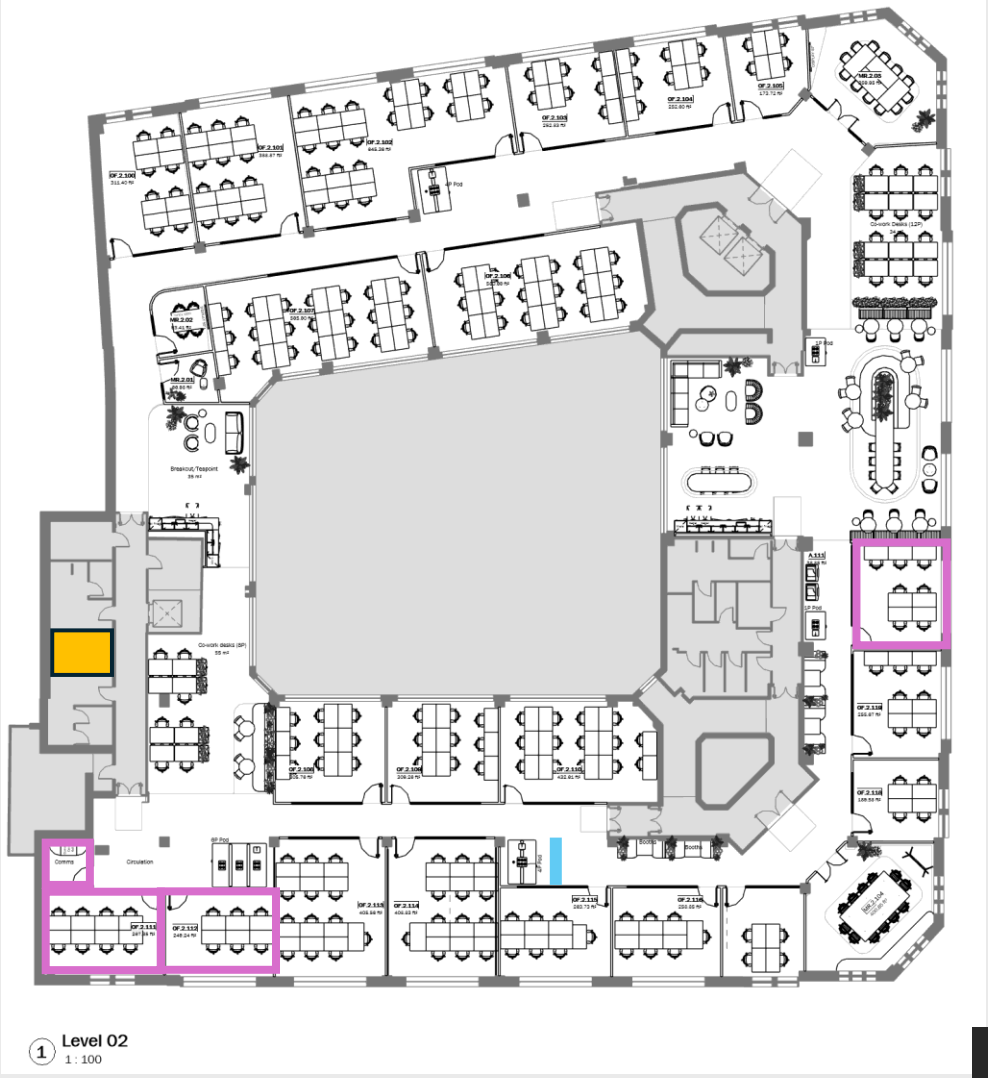
NOTE: Full, detailed and coordinated M&E design to follow at full detailed design phase

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Mechanical strategy high level



1 Level 01
1 : 100



1 Level 02
1 : 100

Landlord preference for external plant space

External riser space may be utilised for external condensers, to support the need for wall mounted FCUs, to spaces unable to be served off central bulkhead and existing VRF system

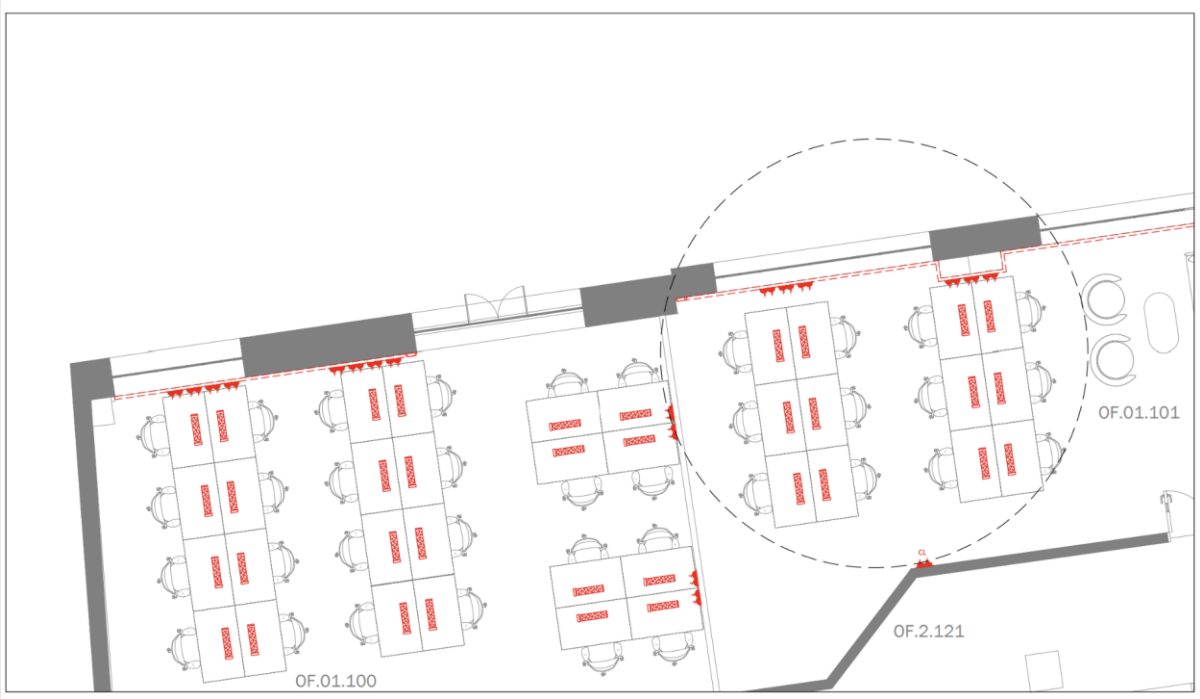
Locations requiring new, proposed wall mounted FCUs

Areas where ductwork may need extending to offices outside of central bulkhead

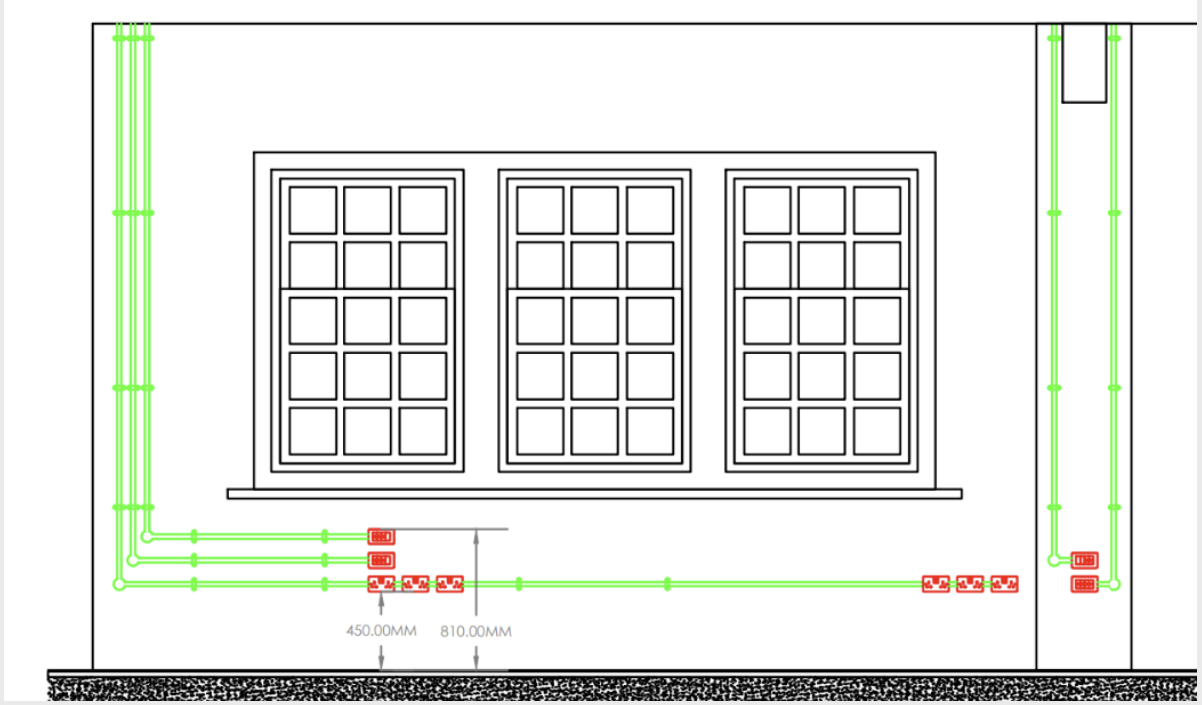
NOTE: Full, detailed and coordinated M&E design to follow at full detailed design phase

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Small Power Strategy – Level 1, Perimeter Power Areas Only



Plan view showing small power strategy In areas with existing, heritage timber flooring, the strategy is to route cables through painted, steel conduits from ceiling to low level, in coordinated desk positions.
All conduit will be painted to match wall colour.

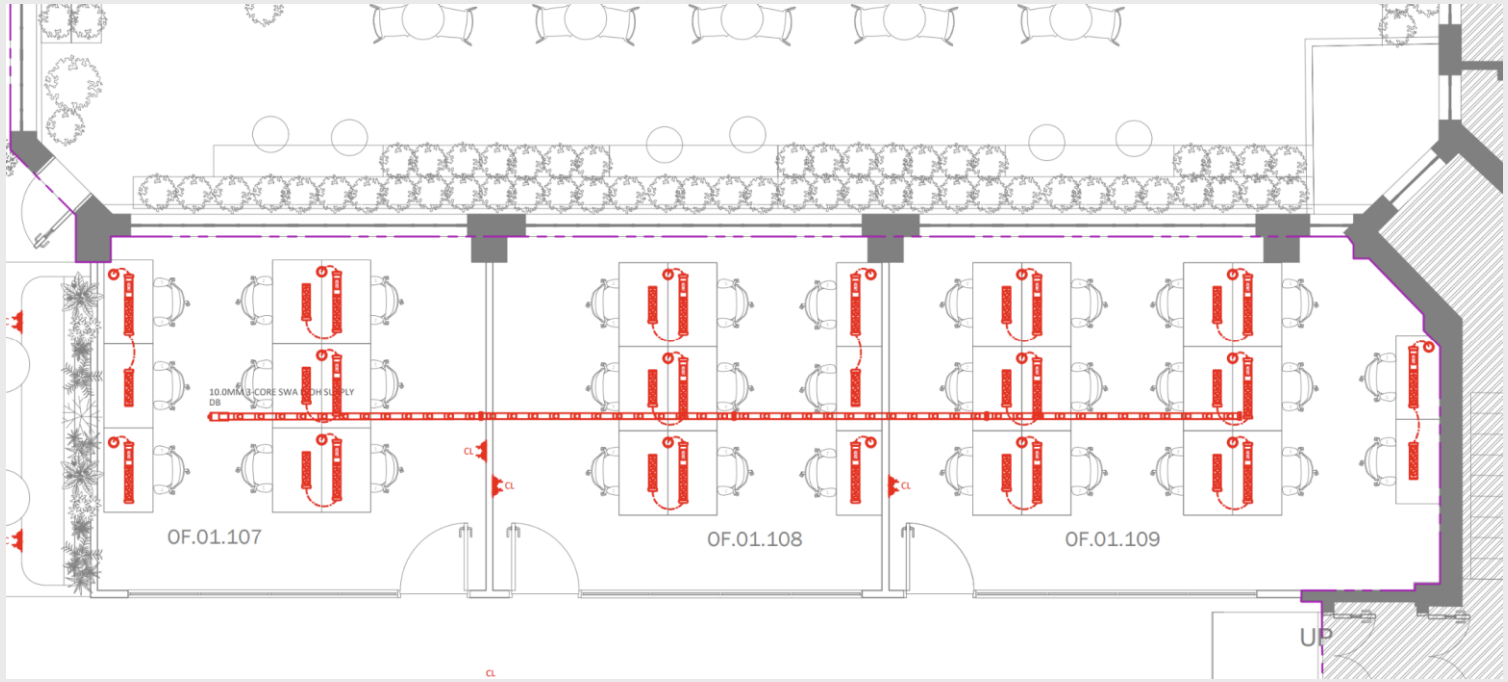


Elevation showing wall mounted steel conduit, and proposed routes to desk positions
Where possible and appropriate, cable routes will be concealed within new partitons

NOTE: Full, detailed and coordinated M&E design to follow at full detailed design phase

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Small Power Strategy – Level 1 & 2, Existing Raised Access Floor



Plan view of typical office on L1 & L2 with existing raised access floor
RAF fully utilised for power and data cabling to desk positions, where cleaners' sockets and other outlets are required, these will be located within new partitioning

NOTE: Full, detailed and coordinated M&E design to follow at full detailed design phase

General Arrangement →

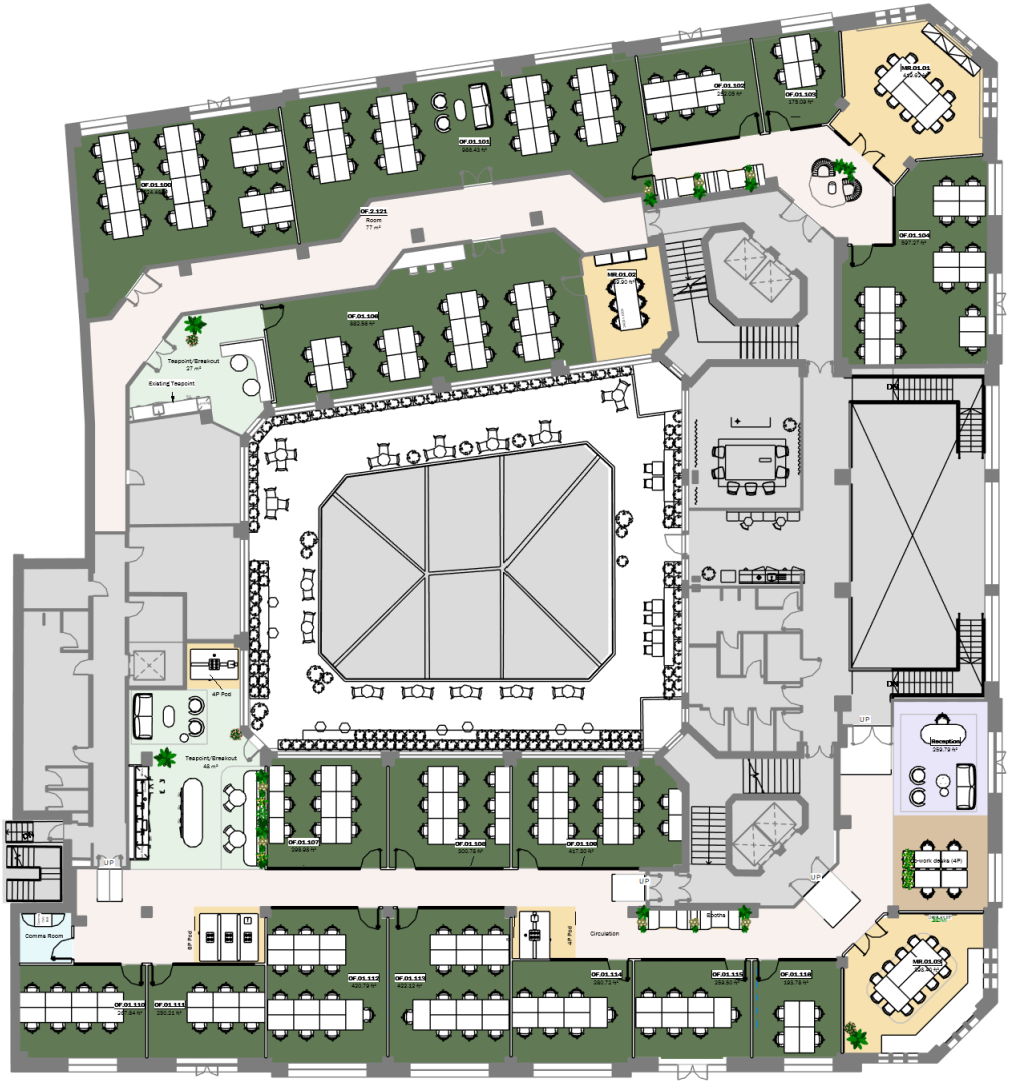
First Floor & Second Floor Plans

BLOCK

interaction

Proposed Layout →

First Floor



1 **Level 01**
1 : 100

- Private Offices
- Co working desks (open plan)
- Meeting Rooms
- Reception
- Teapoint and Breakout

Proposed Layout →

Second Floor



1 Level 02
1 : 100

- Private Offices
- Co working desks (open plan)
- Meeting Rooms
- Reception
- Teapoint and Breakout

VISUALS – LEVEL 01 & Level 02 →

Proposed Reception Visual



Proposed Teapoint Visual

Option 1



Proposed Teapoint Visual

Option 2





Proposed Meeting Room Visual



Proposed Suite Visual

Proposed Teapoint Visual

Option 1

Following feedback from heritage consultant, acoustic rafts will be reduced in size and positioned in between downstand beams, within coffered ceiling sections



Proposed Teapoint Visual

Option 2







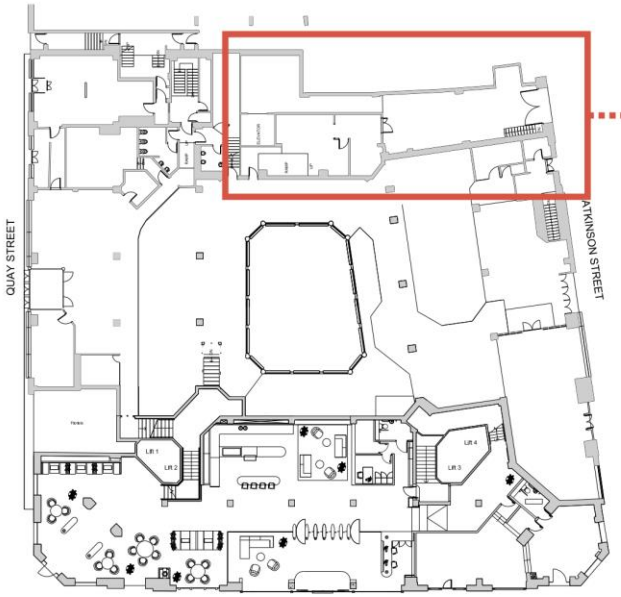



BLOCK
+ SUNLIGHT HOUSE

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Waste Management Strategy

The building benefits from a dedicated bin storage area at ground floor level which will be utilised by BLOCK. This is accessed from the rear of the site on Atkinson Street. This space serves directly to the street with daily collections. Both refuse and recycling takes place in this area .





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Rev C
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