142873/LO/2025 - Sunlight House PINS

To Manchester City Council,

Approval Reference: 142873/LO/2025
Condition: 12
Condition Wording: *Prior to the installation of new internal floor finishes, as shown on drawing nos.AL020 E; AL021 C; AL022 D (All received 19/01/2026), product specifications and material samples of all new floor finishes, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.*

Please find the following documents provided to support the condition discharge application for condition number 12 of application 142873/LO/2025.

- APPENDIX A – DESIGN INTENT
- AL020 F – Ground Floor Finishes Plan
- AL021 D – Mezzanine Floor Finishes Plan
- AL022 E – Basement Floor Finishes Plan
- SAMPLE BOARD (PHYSICAL)

Please advise if any further information is required.

We trust that these samples will be acceptable. Every effort has been made to provide a sympathetic refurbishment that respects the existing character of the building while accommodating its proposed new use.

We would be grateful for your approval of these samples at your earliest convenience. Please do not hesitate to contact us should you require any further information.

Maria Soledad Munafo (Associate),

On Behalf of **Harrison Ince Architects and Interior Designers**

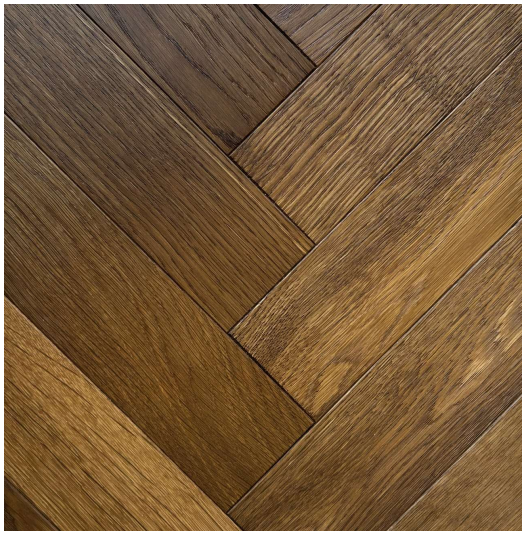
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APPENDIX A – DESIGN INTENT

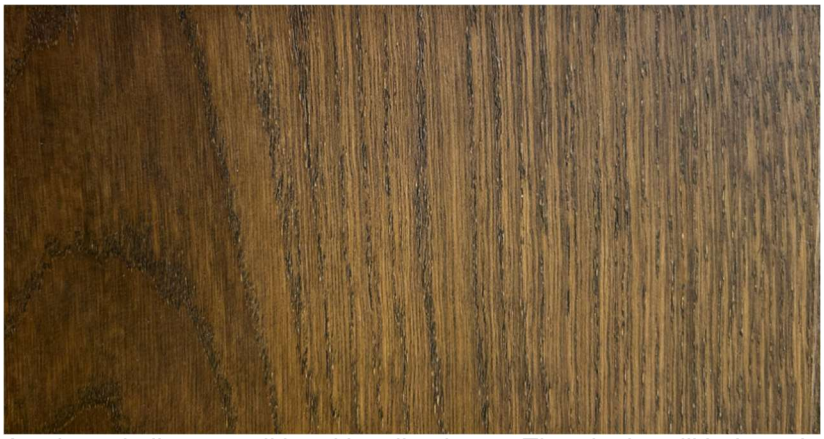
The following notes are to be read in conjunction with the floor finishes plans (AL020 F, AL021 D, AL022 E) and the physical sample board provided.

FINISH 1 – HERRINGBONE TIMBER FLOORING



The finish has been chosen due to the historic presence of paraquet flooring on the ground floor and across the Sunlight House development.

FINISH 2 – TIMBER PLANKS



A colour similar to traditional bowling lanes. The planks will help make the area feel more spacious and elegant. The colour has been chosen to compliment the parquet flooring; however, parquet was not considered appropriate in the area as the pattern would not be read.

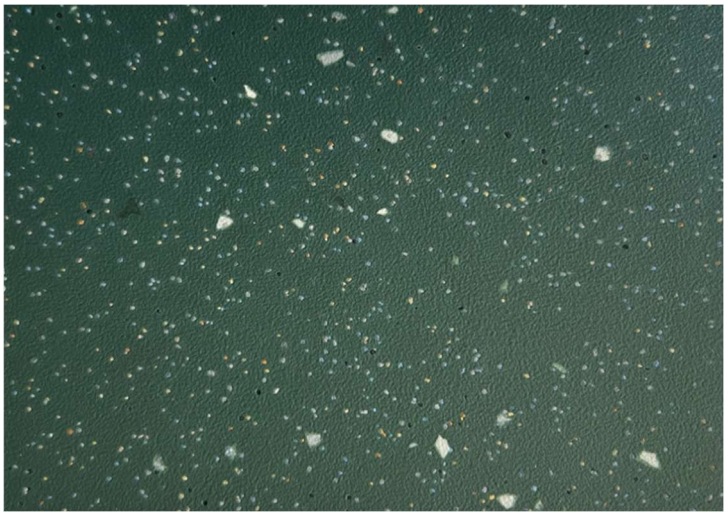
FINISH 3 – BAR WALK





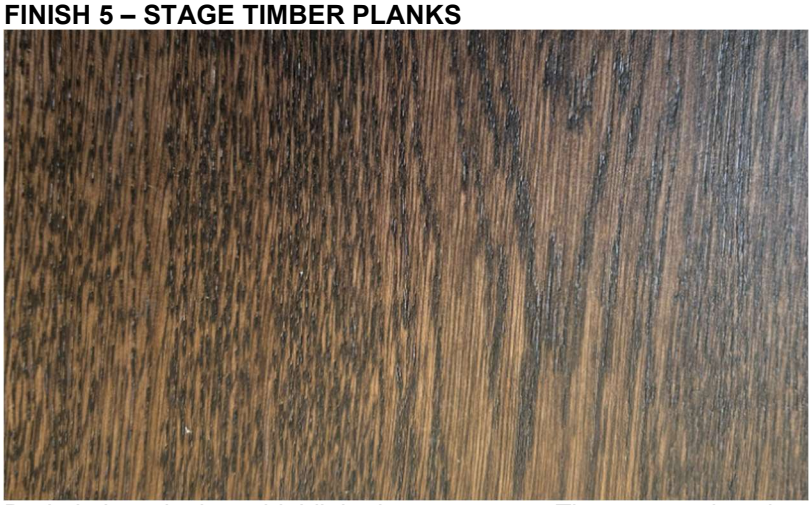
Amtico Heritage Collection flooring, providing a nod to the Art Deco style of the building. Slip resistance rating: PTV +36 for safety. Pattern shown above.

FINISH 4 – SAFETY FLOORING



Back bar and back-of-house safety flooring with a hygienic finish and excellent slip resistance PTV +36 (wet). Colour choice reflects the Client's branding.

FINISH 5 – STAGE TIMBER PLANKS



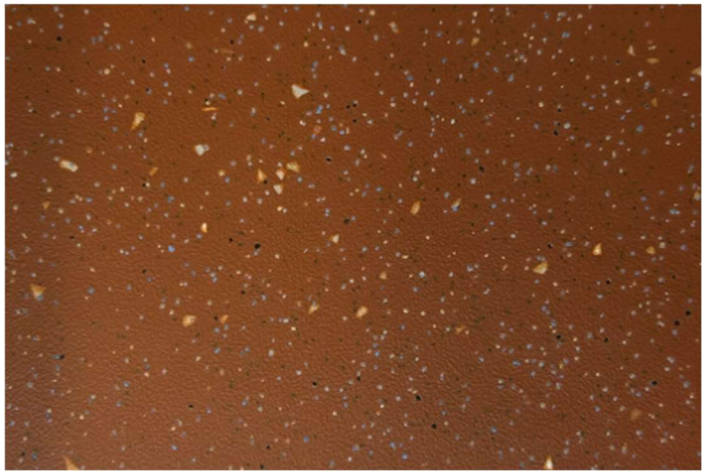
Dark timber planks to highlight the stage area. The contrast in colour is required to assist visually impaired users in identifying the change in level and potential obstacle ahead.

FINISH 6 – MAIN STAIRCASE



Tiles with a PTV +36 slip resistance rating for safety. Colour selected to complement the overall scheme and existing finishes. The colour suits the original tiled staircase.

FINISH 7 – DISABLED TOILET FLOORING AND STAIRCASE TO VIP TOILETS



Safety flooring. PTV +36 (wet).

FINISH 8 – TILES - *This finish is covered by condition 13.*



New tiles with dark grout, providing a subtle reference to the existing tiles, which cannot be reused due to current floor level constraints. The pattern is shown on AL020 to scale and is a contemporary reference to the existing pattern.

FINISH 9 – ENTRANCE MATTING



To provide weather protection.

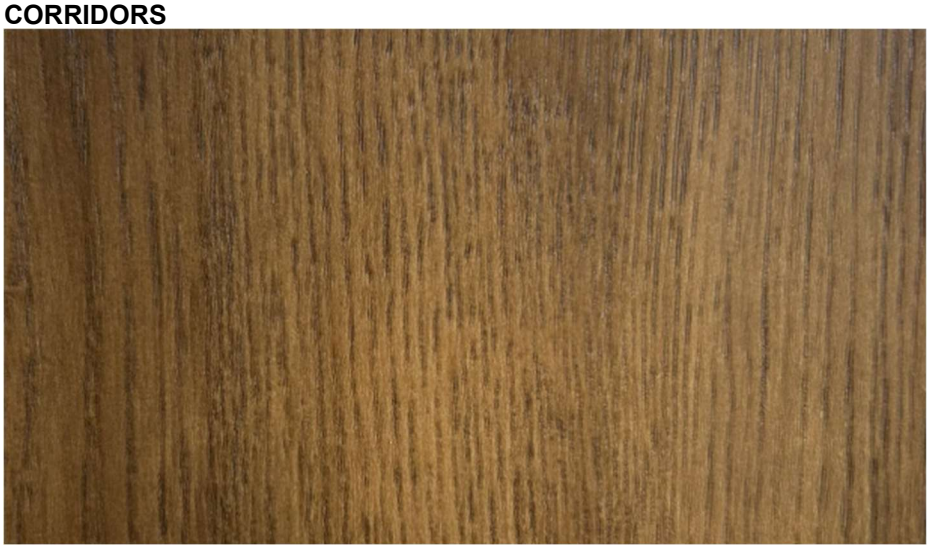
FINISH 10 – ENTRANCE MOSAIC





Please refer to image above for pattern. Samples on board are for colour indication only (not true to size).

FINISH 12 –STAIRCASE (Ground to Mezzanine) FINISHES, MEZZANINE CUSTOMER AREAS AND CORRIDORS



Vinyl planks in a colour matching the timber plank flooring. A thin material is required in the mezzanine areas due to the limited head heights. The finish has been continued in some areas for consistency.

FINISH 13 – VIP TOILET FLOORING



Safety planks with a timber-effect finish. A thin material is required in the mezzanine areas due to the limited head heights. Slip resistance rating: PTV +36 (wet).

FINISH 16 – LADIES' TOILETS



Vinyl flooring with a terrazzo pattern. A thin material is required in the mezzanine areas due to the limited head heights.

FINISH 17 – GENTS' TOILETS



Vinyl herringbone flooring. A thin material is required in the mezzanine areas due to the limited head heights.

FINISHES 18 AND 19 – FORMER POOL AREA TILES TO BE USED AS TRIM AND BAR WALK –
This finish is covered by condition 11.

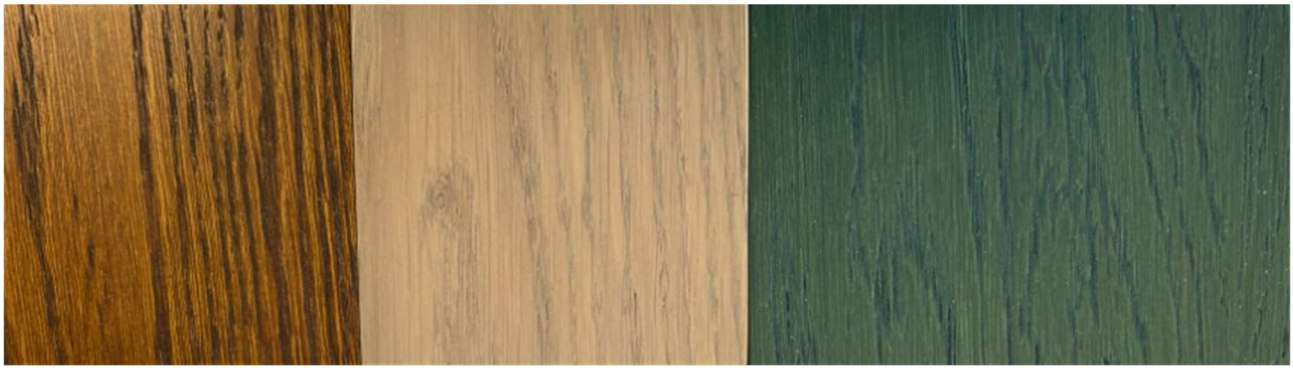




A tile trim is provided to the pool floor finish to link the existing poolside with the new finish and use. The white tile has been chosen to complement the original tiles. The green tile clearly defines the transition between flooring finishes and acknowledges the change in use of the space. There are several different greens present within the pool area due to previous additions and repairs. To ensure visual cohesion the green choice of tile complements the overall scheme including the green ceiling to the ground floor.

All proposed tiles have a matt finish for safety reasons, ensuring they are non-slip and achieve a PTV rating of +36 or greater.

FINISH 20 – FORMER POOL AREA 'BASKETBALL COURT'



Stained/painted timber planks arranged to create the appearance of a basketball court within the white and green tiled perimeter.

FINISH 21 – EMERGENCY EXIT FLOORING



Flooring to areas not normally accessible to customers. Safety flooring with a colour and pattern similar to the tile flooring used in customer areas, incorporating enhanced slip resistance for safety.

FINISH 22 – VIP BAR WALK





Amtico Heritage Collection flooring, providing a nod to the Art Deco style of the building. Slip resistance rating: PTV +36 for safety. Pattern shown above.

FINISH 23 – BACK BAR SAFETY FLOORING



Safety flooring with a hygienic finish and excellent slip resistance PTV +36 (wet).