

# The Stables

New commercial letting  
opportunity in Port Sunlight

[portsunlightvillage.com/commercial-partners](https://portsunlightvillage.com/commercial-partners)

# Introduction

The Stables is a unique opportunity to create a new destination for creative, hospitality and retail businesses in a beautiful heritage building with scope to spill out into a south facing cobbled courtyard.

We are presenting a range of options but also sharing the architectural studies that sit behind them, and are happy to receive bids that vary from the options we have selected.

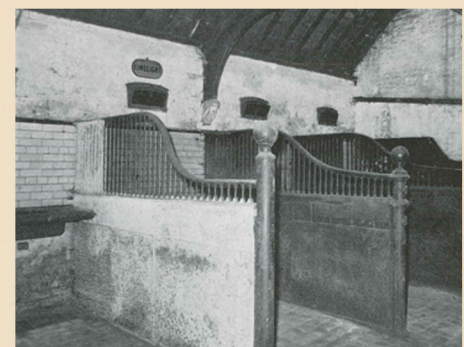
## The building

Built in 1894 and designed by William Owen, the Stables is sited to the southwest of Gladstone Theatre. It originally housed Lever Brothers' horses, playing an important role in soap manufacturing in Port Sunlight.

The Stables is a rare surviving structure from Port Sunlight's industrial infrastructure, most of which was demolished by the mid-1980s. The building was designed to be in keeping with the Arts and Crafts architecture found throughout the village.

Today, the imposing building still retains some original features inside and outside, including a beautiful cobbled courtyard which is primarily used for informal parking.

In 2025, the courtyard and Northern Range (Unit C) have been used for the new monthly village farmers' market and for a contemporary art installation as part of the Independents Biennial festival.



## The work to date

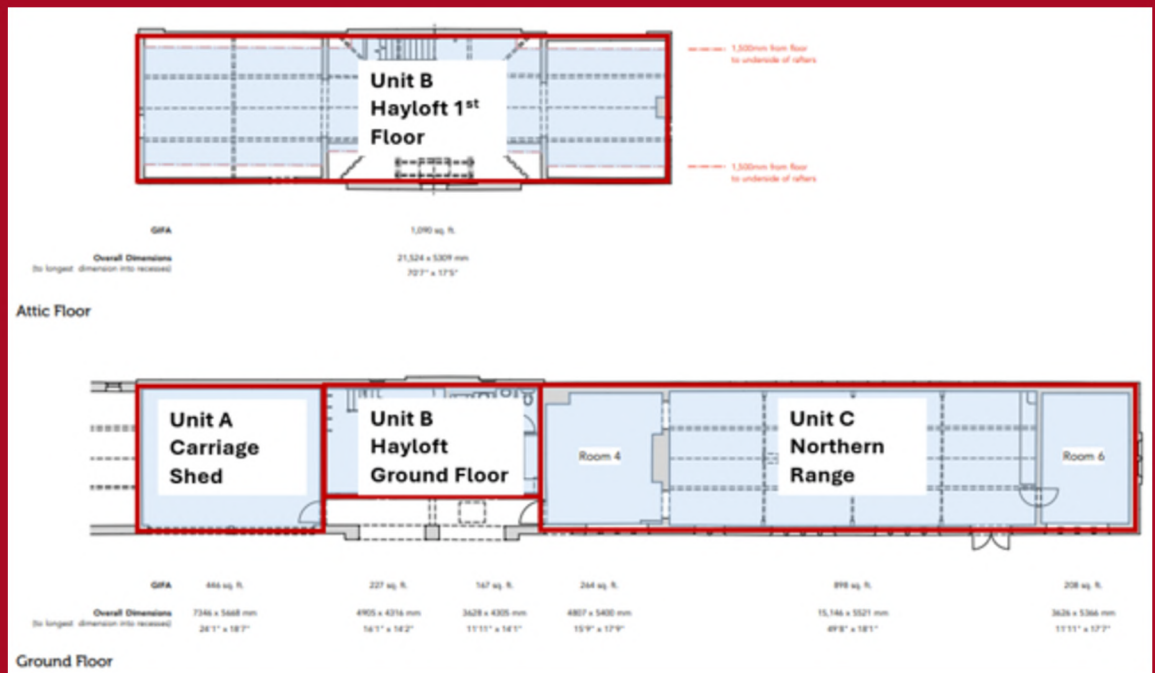
- A full options appraisal for the building has been completed
- PSVT's Board have agreed to commence marketing
- The project team includes:
  - Cymes Conservation – architects
  - Max Fordham – building services
  - Access & Inclusion UK – access auditors
  - Henderson Heritage
  - Artelia – Quantity Surveyors

## Timeline

- June-July 2025: Site visits and information requests
- 8 August: Deadline to submit bids
- September: Recommendations to PSVT's Board
- October: Contract negotiations with successful bidder(s)
- Winter: Planning consent secured and works begin

# The opportunity

The Stables contains three spaces - the Carriage Shed, Hayloft and Northern Range - which can be figured as 1, 2 or 3 separate units



# Unit A - Carriage Shed

- 446 sqft
- Large sliding door access – a glazed screen could be installed behind these doors
- Capped metered services – incoming tenant to specify requirements
- Space identified on rear of roof for heat pump
- Potential use
  - Maker space
  - Retail / hospitality



# Unit B - Hayloft

- 1090 sqft 1st floor / 394 sqft ground floor
- Single access stair to 1st floor – designs options prepared for lift access
- Potential for heritage rooflights on the rear of roof
- Capped metered services – incoming tenant to specify requirements
- Space identified on rear of roof for heat pump
- Potential use:
  - Creative studios
  - Offices



# Unit C - Northern Range

- 1370 sqft
- Changes to window and door locations subject to planning consent
- Capped metered services – incoming tenant to specify requirements
- Space identified on rear of roof for heat pump
- This space could be sub-divided
- Potential use
  - Maker space
  - Retail / hospitality



# How to bid

Interested businesses should submit an expression of interest setting out the type of business they would like to operate and how they believe it adds value to Port Sunlight's community.

If the proposal is a good 'fit', a bid form will be issued for submission of bids by 12 noon on 8 August 2025.

More details can be found at [portsunlightvillage.com/commercial-partners](https://portsunlightvillage.com/commercial-partners)

# Draft lease terms

Leases are typically for 5 or 10 years and contracted out of the Landlord & Tenant Act.

Retail and hospitality businesses will typically pay rent based on a % of turnover.

Other types of business will typically pay a fixed rent.

The tenant is responsible for all utilities, telecoms, and business rates.

The cost of insurance for the building will be passed on to the tenant.

A service charge will be payable towards the upkeep of the shared space stable yard parking area.

# Extracts from options appraisal

Attached to this document are selected relevant details from an options appraisal commissioned by PSVT in 2024. They include more options than the three units set out in the opportunity. Further details are available upon request.

# Indicative costings

These costings are based on a full-spec refurbishment

Your bid should detail which costed work elements you expect to be required for your business. Your bid should also detail which costed work elements you expect to be funded by the landlord and which you expect to fund as part of your fit-out.

Bids will be evaluated based on the net overall return to Port Sunlight Village Trust taking into account landlord costs and rent.

# Unit A - Carriage Shed

- £47k – estimated total
  - £2.1k floor finishes
  - £12.1k wall finishes (Warmshell)
  - £4.6k ceiling finishes
  - £10.1k M&E
  - £2.1k OHP @7.5%
  - £5k prelims
  - £5k fees
  - £1k design reserve @2.5%
  - £5k contingency @12.5%

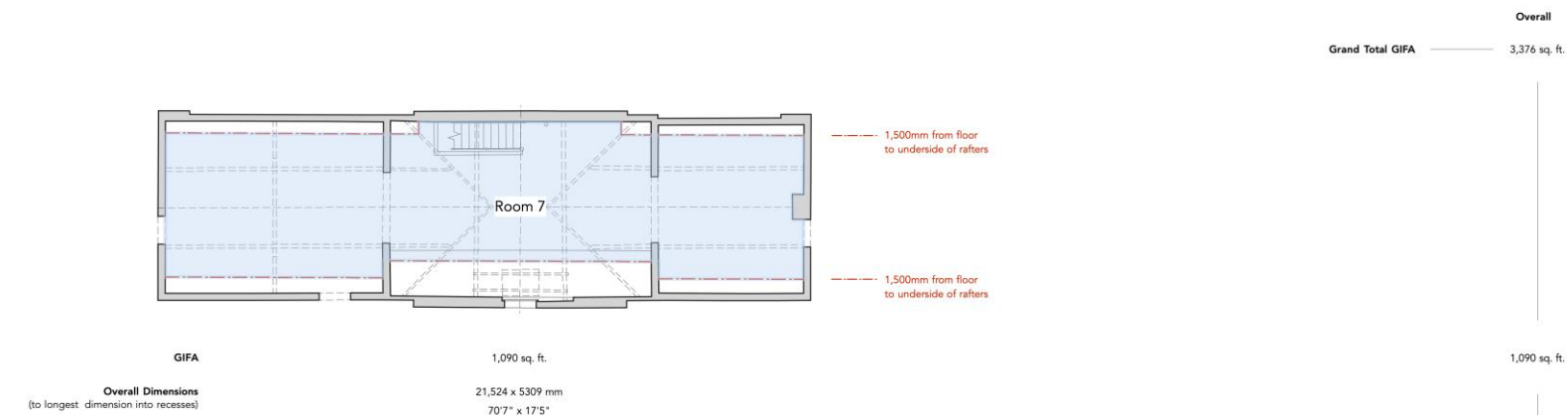
# Unit B - Hayloft

- £439k – estimated total
  - £2.6k strip-out
  - £15.5k substructure and slab
  - £10k strengthening beams and 1st floor
  - £10k new staircase
  - £27.4k roof
  - £12.3k internal walls
  - £5.3k internal doors
  - £24.2k wall finishes (Warmshell)
  - £22.4k ceiling finishes (Warmshell)
  - £55k M&E
  - £30k lift pit and hoist
  - £45k provision for power upgrade
  - £19.5k OHP (7.5%)
  - £48k prelims
  - £49k fees
  - £5k surveys and planning fees
  - £10k design reserve (2.5%)
  - £48k contingency (12.5%)

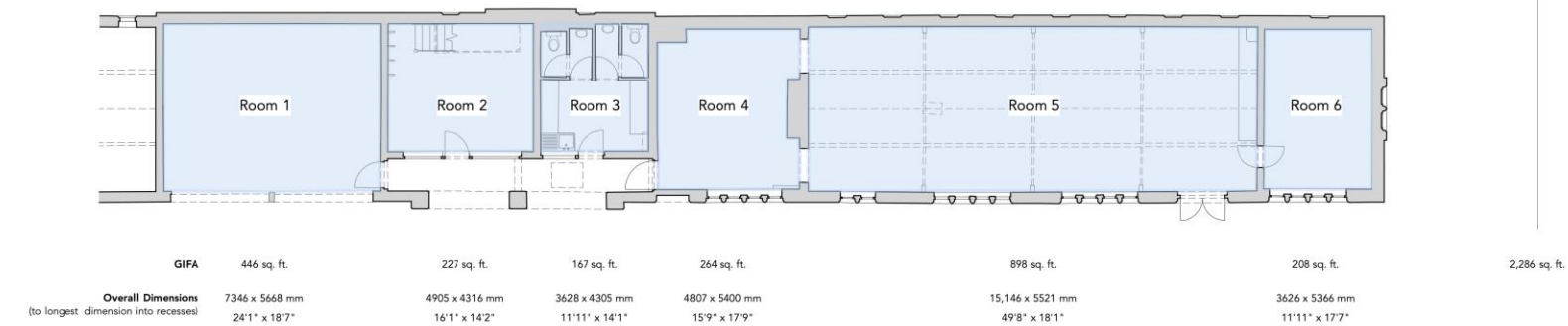
# Unit C - Northern Range

- £214k – estimated total
  - £25.5k substructure and slab
  - £3.8k roof
  - £9.6k changes to window / door layout
  - £4.2k floor screed
  - £32.7k wall finishes (Warmshell)
  - £16.7k ceiling finishes (Warmshell)
  - £34.1k M&E
  - £23k prelims
  - £24k fees
  - £2k surveys / planning fees
  - £5k design reserve @2.5%
  - £23k contingency @12.5%

Existing Gross Internal Floor Areas (GIFA)



Attic Floor



Ground Floor

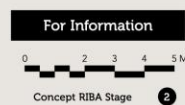
Port Sunlight Stables

Dimensional Data - As Existing

Cymes Conservation

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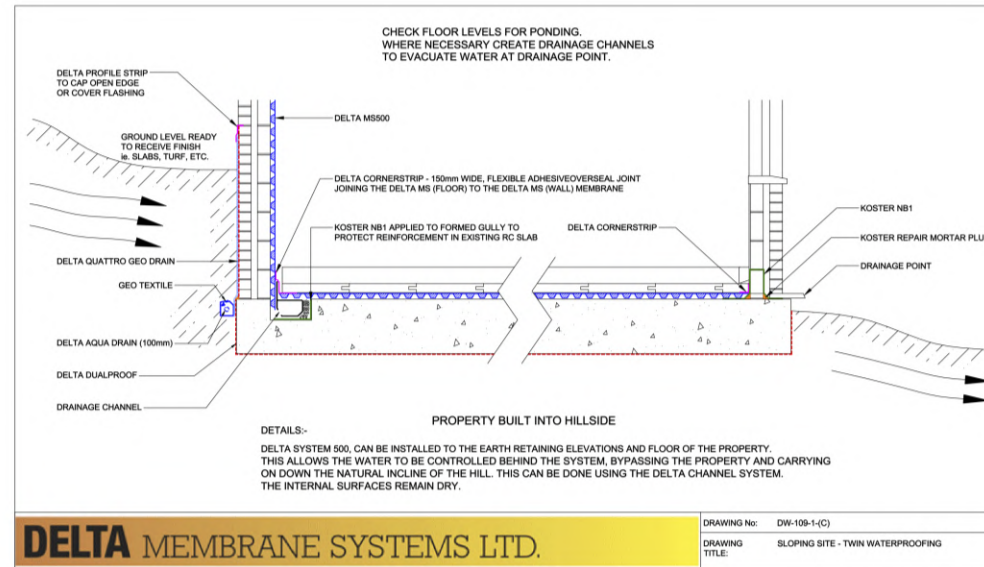
Project 24.028  
Revision Date 7 March 2025  
Scale 1:100 @ A2

Subsidiary and Revision:  
**S4-P01**

# Thermal Insulation and Protection from High Ground Level



- A combination of an impervious membrane, breathable and insulating limecrete flooring and breathable lime plastered woodfibre board insulation.
- The impervious membrane is an egg-crate type of sheeting, which neutralises hydraulic pressures prior to the insulation and plaster layer. The membrane doesn't fight moisture, it allows the fabric to find a state of equilibrium with its environment.
- The membrane could drain into the anti-capillary aggregate. This aggregate insulates, but enables vapour (not moisture) from the ground to permeate through the slab. Any historic stone setts in the existing floor could be cast into the limecrete.
- Woodfibre board insulation is a sustainable and breathable insulation. It is hygroscopic and 'holds' heat (rather than reflecting) to even out temperature and humidity fluctuations - which works well with heat pumps and underfloor heating.



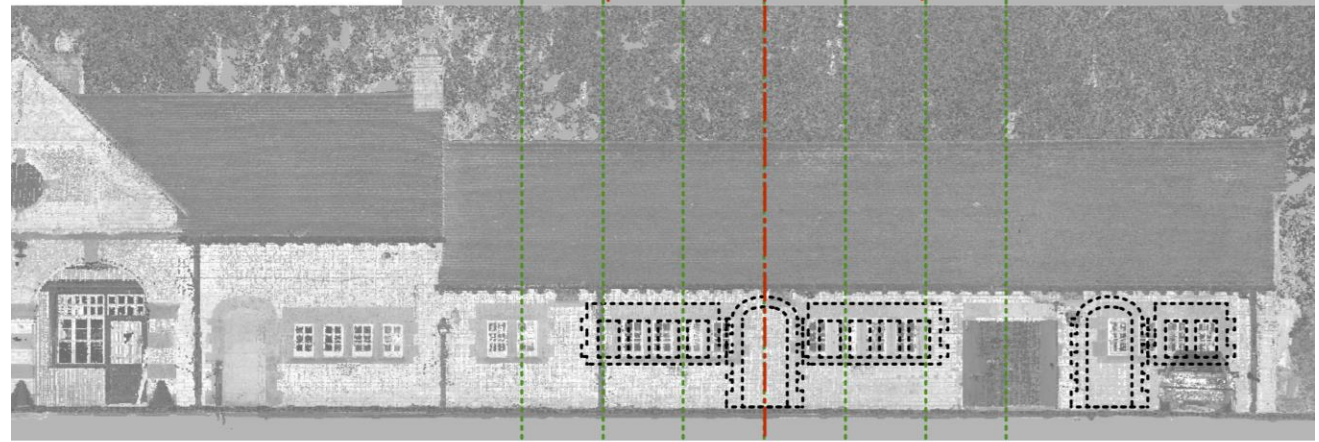
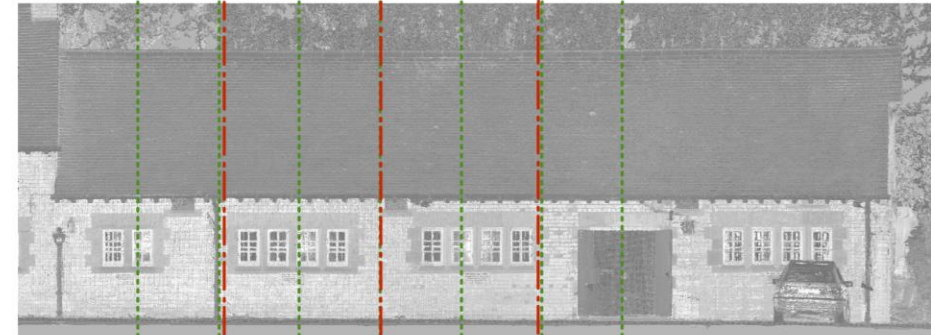
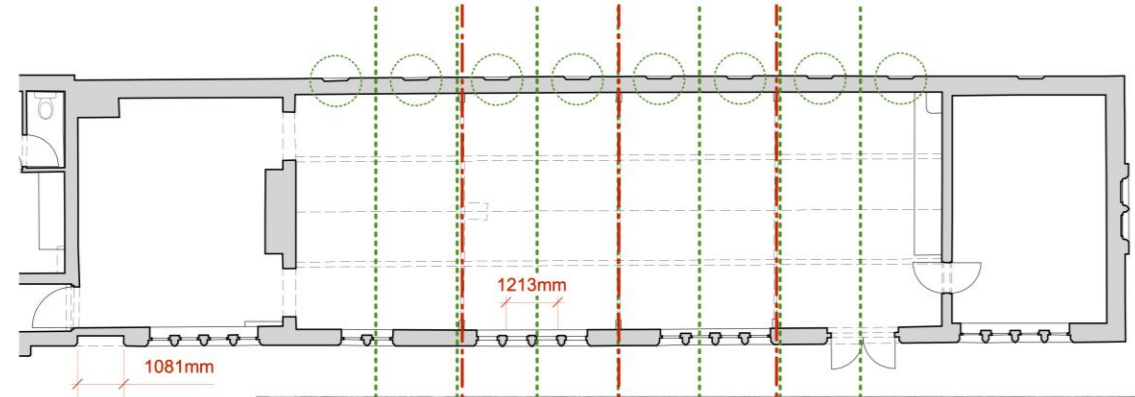
## Thermal Insulation and Protection from High Ground Level



- An alternative option is to omit the egg-crate membrane and allow the heating and ventilation system to drive-off the moisture from the walls. Impervious paint removal from the tiles will be required, potentially by steam cleaning.
- Lowering of external ground level is not considered a viable option, due to the mature trees and the land belonging to the railway.
- The high ground level has heritage value belonging to the stables and the factory, due to the former arrangement of railway sidings adjacent and alongside the stable building. Lowering of the ground level impacts that heritage value and may disturb archaeological interest.
- Insulating the northern range of the stables is suggested to be using woodfibre insulation board, with new stained timber boarding under, to retain the existing architectural character. Incorporating ventilation to the cold side of the insulation will be required. This is at high capital cost and may not be considered to achieve sufficient payback to PSVT without grant aid.
- Installation of limecrete slab is involved work, consideration will be needed for any historic floor structure – for example, if cobbles and drainage from the horse stalls exist. This is at high capital cost and may not be considered to achieve sufficient payback to PSVT without grant aid.
- Insulation of the internal walls is limited in the northern range, due to architectural features such as corbels for the trusses and ceramic tiles. It is not advisable to insulate the west wall, due to the high ground level and damp conditions.
- Using heat and ventilation to drive-off moisture from uninsulated walls is preferred for preservation of the fabric. Consideration will be required for renewable low carbon heat production, to pay due regard to the conservation of energy and emissions.



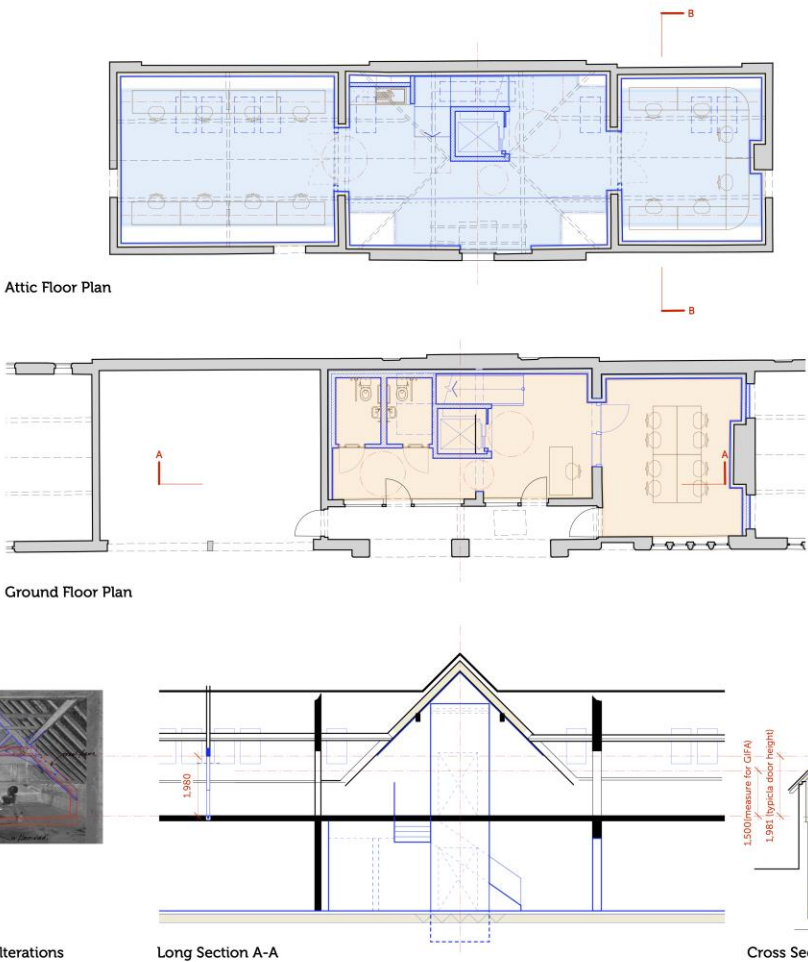
- The bricked up small high-level windows are clearly visible on the survey and point cloud scan. These windows coordinate with the trusses and notches in the wall tile cornice to indicate the setting out of the former stalls.
- Archive information, including that presented by Paris & Goolden (University of Liverpool) show the former external appearance as indicated bottom right.



Northern Range

# Rentable Office and or Coworking Suite - Ground & Attic Floors as Proposed

High capital cost and fitting out for thermal upgrade and accessibility is invasive. Payback is a key consideration, especially with regard to local demand (viability).



### Design Options & Description

Office Accommodation has been provided by utilising the hayloft as the workspaces. The ground floor set aside for support welfare facilities and a meeting room.

Three options are available, according to the business model and market demand:

1. Entire area rented out to a single business.
2. Two or three offices are rented by installing doors to the hayloft 'wings'. The ground floor meeting room either serves as a shared rentable facility or let as a standalone office.
3. A variation of option 2, where part of the workspace accommodation is managed by PSVT as a coworking space, with or without the meeting room facility.

✓ A 6 person lift is feasible where located in the centre, where there is most height. For a conventional lift, excavation for a pit is required.

✗ To feasibly use the north 'wing' with-out warning for 'duck or grouse', structural alterations to the truss is required as indicated.

✓ All options are considered equally valid. The selected variation is according to market demand and the flexibility of the design does not lock PSVT into a specific option.

✓ Rooflights are shown on the west railway elevation for light. Ventilation is possible, however, noise from the railway is a consideration. Mechanical ventilation with heat recovery could be considered. Reinstalling the cupula could assist with mechanically assisted ventilation and cooling.

✓ Rooflights on the west elevation could clash with the 'heat pump dormer option'. Mounting these units on the elevation is likely to be preferred in this scenario.

✗ The capital expenditure required to provide this office space is high due to the need for waterproofing membrane, insulation and a lift. A strong and certain market need, demonstrated in the business plan is therefore expected.

✓ Under the PSVT managed welfare option, the toilets can be shared with other lettable units elsewhere in the stables.

### Key

- Tenant demise
- PSVT demise, shared welfare areas (according to option selected)
- Centre line
- Insulation (indicatively shown)
- 1500mm wheelchair turning circle
- 1000mm wheelchair accessible route

### Accessibility Notes

WCs are Building Regulations compliant wheelchair accessible. All doors are wheelchair accessible and have minimum 300mm leading edge for access to the door handle.

## Office Space

Port Sunlight Stables

Central Bay & Hayloft Offices

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Options Appraisal

Concept RIBA Stage 2

Project: 24.028  
Revision Date: March 2025  
Scale: 1:100 @ A2

Sustainability and Revision:  
**S4-P01**

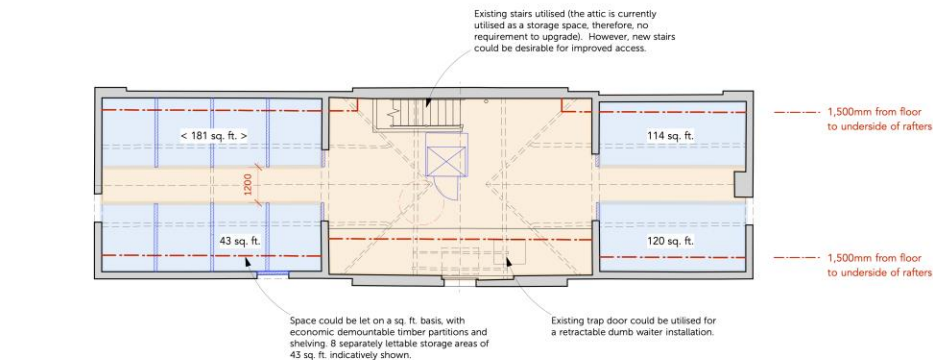
# Units with Rentable Attic Storage

The attic storey provides rentable storage for the commercial units. Extent of rentable area for this space is flexible according to commercial demand. Either the whole area could be utilised, or only parts, based on a sq. ft. rate.

This configuration rejects the option for attic storey office accommodation. Retail or office accommodation could be provided for in room '3'.

The various options for the Northern Range is explored separately and can be configured in numerous ways.

Attic Floor



## Design Description and Rationale

The attic storey provides rentable storage for the commercial units. Extent of rentable area for this space is flexible according to commercial demand. Either the whole area could be utilised, or only parts, based on a sq. ft. rate.

Use of this space the Gladstone Theatre for storage of smaller stock, could provide more commercially rentable space in the southern wing.

Room '2' is retained with its existing staircase to provide access to the attic storage areas. A platform lift is shown (Stannah Midlift PL 975x1275 platform size).

Room '3' has no dedicated welfare option, therefore, is combined with the adjacent room.

The old coach garage retained as a shell, rented either independently or in association with other units.

## Key

- Tenant demise
- PSVT demise, shared welfare / access areas
- Line of trusses
- 1500mm wheelchair turning circle

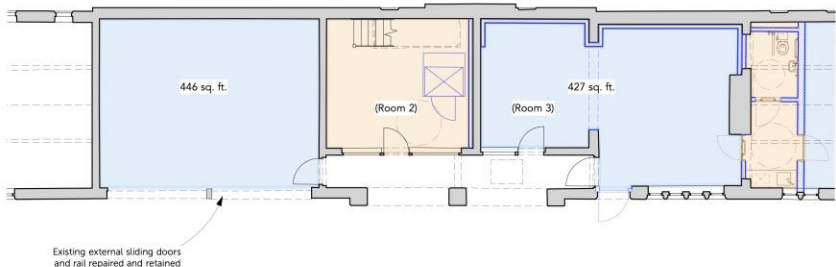
## Accessibility Notes

WCs are Building Regulations compliant wheelchair accessible. All new doors are wheelchair accessible and have minimum 300mm leading edge for access to the door handle. The platform lift is intended to provide access for wheelchair users, requiring small items of stock that they can safely carry. The platform lift could be used for stock transportation (as a dumb water), subject to consultation with the lift manufacturer.

## Sequencing

Illustration based on the scenario that the southern welfare provision is provided first. Whilst this offers least external intervention, the architectural composition is less desirable.

Ground Floor



Port Sunlight Stables

## Cymes Conservation

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## Options Appraisal



Concept RIBA Stage

2

Central Range – Alternative Uses Configuration 1

Project: 24-028  
Revision Date: March 2025  
Scale: 1:100 @ A2

Sustainability and Revision:

S4-P01

# Central Range

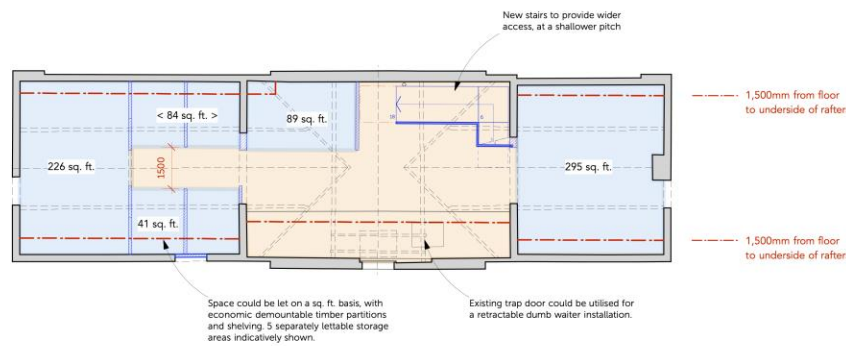
# Coach Garage Unit with Welfare and Rentable Attic Storage

The attic storey provides rentable storage for the commercial units. Extent of rentable area for this space is flexible according to commercial demand. Either the whole area could be utilised, or only parts, based on a sq. ft. rate.

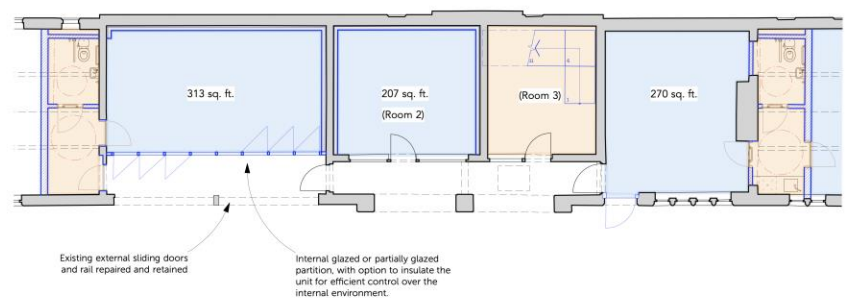
This configuration rejects the option for attic storey office accommodation. However, some office or retail accommodation could be provided at ground floor level, subject to damp proof lining and insulating.

The various options for the Northern Range is explored separately and can be configured in numerous ways.

Use of some floor area from the Gladstone Theatre storage range for welfare, not favoured by PSVT.



Attic Floor



Ground Floor

## Design Description and Rationale

The attic storey provides rentable storage for the commercial units. Extent of rentable area for this space is flexible according to commercial demand. Either the whole area could be utilised, or only parts, based on a sq. ft. rate.

Use of this space the Gladstone Theatre for storage of smaller stock, could provide more commercially rentable space in the southern wing.

In this configuration, a new stair is constructed in Room '3' to provide improved access for transporting stock. A platform lift (Stannah Midlift PL 975x1275 platform size) is not feasible with a staircase in this room.

The old coach garage could be converted to office or retail use, with an insulated limecrete slab, damp proof lining and insulation, to provide a thermally controlled internal environment.

Room '2' is utilised as an office or retail unit, with shared access to a WC. Kitchenette facilities provided locally within each unit.

**Key**

- Tenant demise
- PSVT demise, shared welfare / access areas
- Line of trusses
- 1500mm wheelchair turning circle

**Accessibility Notes**

WCs are Building Regulations compliant wheelchair accessible. All new doors are wheelchair accessible and have minimum 300mm leading edge for access to the door handle.

**Sequencing**

Illustration based on the scenario that the southern welfare provision is provided first. Whilst this offers least external intervention, the architectural composition is less desirable.

# Central Range

## Port Sunlight Stables

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**Options Appraisal**

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Concept RIBA Stage **2**

## Central Range – Alternative Uses Configuration 2

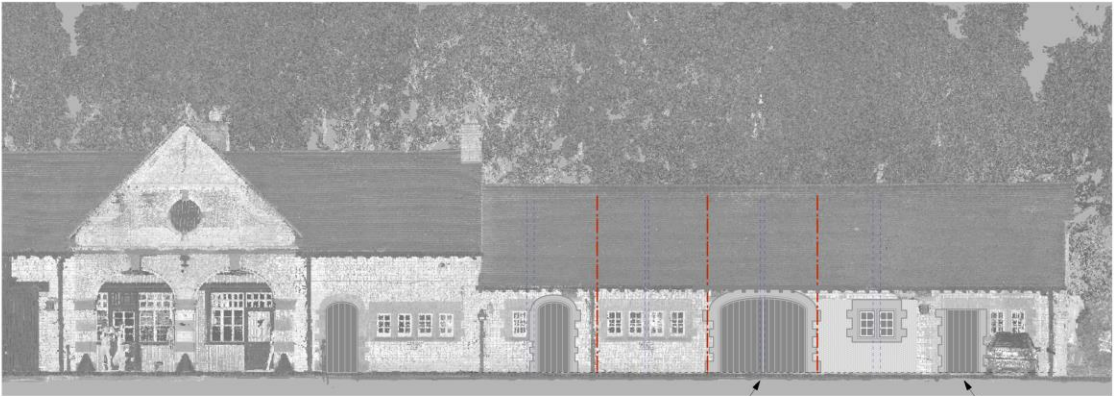
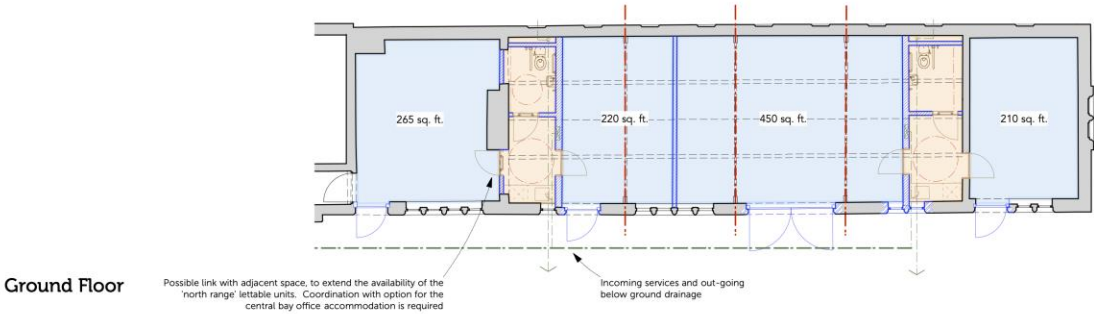
Project: 24.028  
Revision Date: March 2025  
Scale: 1:100 @ A2

Subsidiary and Revision:  
**S4-P01**

# Northern Range - Configuration 2

This option presented here illustrates one of six alternative scenarios for letting and sub-dividing the northern range.

Two welfare areas creates four separately lettable spaces. Reconfiguration of the northern range is not compromised by installation of welfare areas in these locations.



East Elevation

### Design Description and Rationale

- ✓ The study on the northern range has identified there are numerous options for dividing the space into lettable units.
  - ✓ The location of the common welfare areas is key to the scenarios presented.
  - ✓ Permutations for these scenarios can develop according to how the market takes up the available space. For example, this could be on a first come first served basis, or perhaps selectively depending upon how PSVT accepts offers from the market.
  - ✓ The key premise of the design is that letting only part of the northern range does not prevent letting of the rest.
  - ✓ The order upon which the northern range is sub-divided is not a driving factor, should the designs presented be adopted.
- See separate sketch for suggested design of a typical partition. This is based on the notion that PSVT wish to take a designed approach, but key is that all partitions are located between the trusses, not on the line of.

### Key

- Tenant demise
- Tenant demise, shared welfare areas
- Line of trusses
- 1500mm wheelchair turning circle

### Accessibility Notes

WCs are Building Regulations compliant wheelchair accessible. All new doors are wheelchair accessible and have minimum 300mm leading edge for access to the door handle.

### Sequencing

Configuration 1 is further sub-divided, along with creation of another shared welfare space. This enables the room below the former hayloft to be let with direct access to welfare (subject to implementation of development to the central core and former hayloft; for example, an office suite).

## Port Sunlight Stables

### Cymes Conservation

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### Options Appraisal

Concept RIBA Stage 2

## Northern Range – Sketch Configuration 2

Project: 24.028  
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Scale: 1:100 @ A2

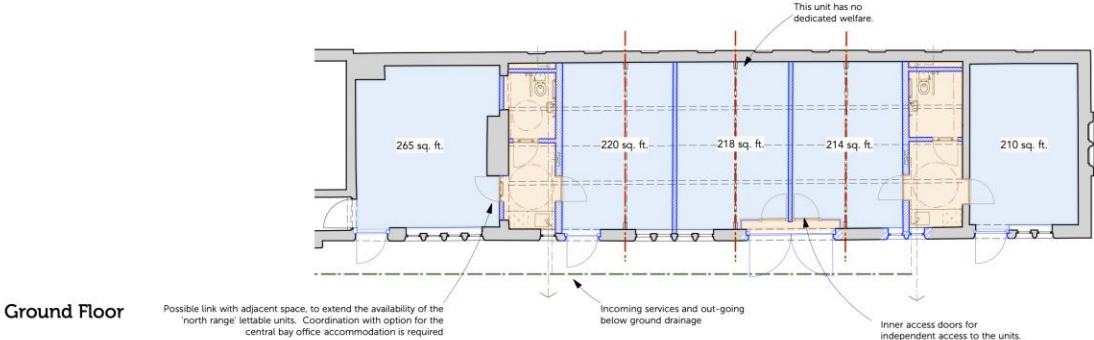
Subsidiary and Revision:  
**S2-P04**

# Northern Range

# Northern Range - Configuration 3

This option presented here illustrates one of six alternative scenarios for letting and sub-dividing the northern range.

A variation of configuration 2, showing flexibility over time.



### Design Description and Rationale

- ✓ The study on the northern range has identified there are numerous options for dividing the space into lettable units.
  - The location of the common welfare areas is key to the scenarios presented.
  - ✓ Permutations for these scenarios can develop according to how the market takes up the available space. For example, this could be on a first come first served basis, or perhaps selectively depending upon how PSVT accepts offers from the market.
  - ✓ The key premise of the design is that letting only part of the northern range does not prevent letting of the rest.
  - ✓ The order upon which the northern range is sub-divided is not a driving factor, should the designs presented be adopted.
- See separate sketch for suggested design of a typical partition. This is based on the notion that PSVT wish to take a designed approach, but key is that all partitions are located between the trusses, not on the line of.

### Key

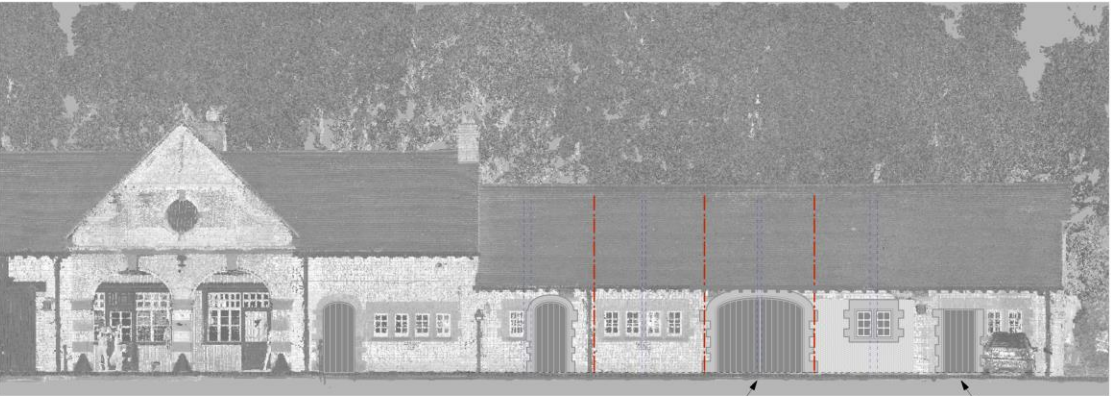
- Tenant demise
- Tenant demise, shared welfare areas
- Line of trusses
- 1500mm wheelchair turning circle

### Accessibility Notes

WCs are Building Regulations compliant wheelchair accessible. All new doors are wheelchair accessible and have minimum 300mm leading edge for access to the door handle.

### Sequencing

This option represents a development of Configuration 1, by further sub-division of the space. The creation of the inner doors to independently access both units creates a relationship, which may of benefit for retail use.



East Elevation

### Port Sunlight Stables

### Cymes Conservation

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### Options Appraisal

Concept RIBA Stage 2

### Northern Range – Sketch Configuration 3

Project: 24.028  
Revision Date: March 2025  
Scale: 1:100 @ A2

Subsidiary and Revision:  
**S2-P04**

# Northern Range

# Northern Range - Configuration 4

This option presented here illustrates one of six alternative scenarios for letting and sub-dividing the northern range.

A variation of configurations 2 and 3, showing flexibility over time.



# Northern Range

Port Sunlight Stables

Northern Range – Sketch Configuration 4

Cymes Conservation

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Options Appraisal

Concept RIBA Stage 2

Project: 24.028  
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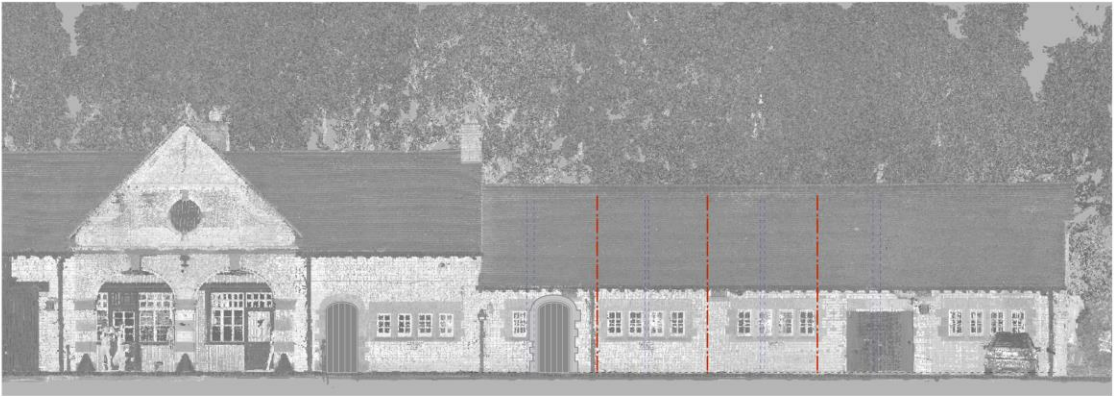
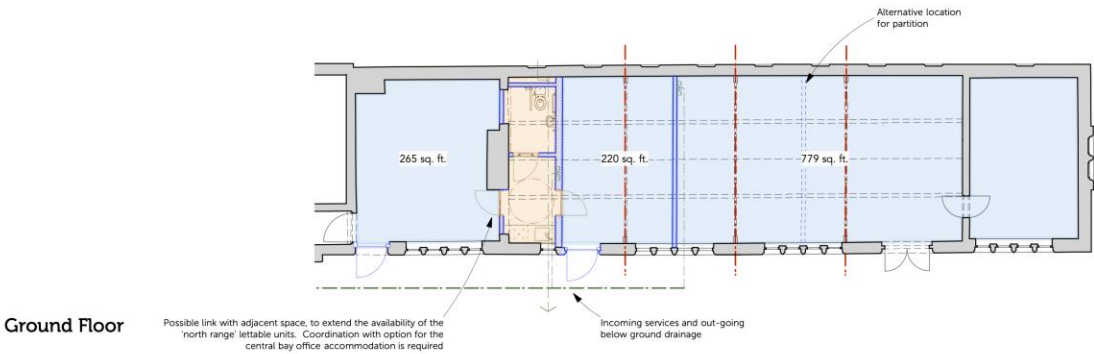
Subsidiary and Revision:  
S2-P04

# Northern Range - Configuration 5

This option presented here illustrates one of six alternative scenarios for letting and sub-dividing the northern range.

A variation of configurations 2, 3 and 4 showing flexibility over time.

One welfare unit could serve two separately let spaces. The largest, could be sub-divided between 'back of house' / kitchen and public retail or café areas.



### Design Description and Rationale

- ✓ The study on the northern range has identified there are numerous options for dividing the space into lettable units.
- The location of the common welfare areas is key to the scenarios presented.
- ✓ Permutations for these scenarios can develop according to how the market takes up the available space. For example, this could be on a first come first served basis, or perhaps selectively depending upon how PSVT accepts offers from the market.
- ✓ The key premise of the design is that letting only part of the northern range does not prevent letting of the rest.
- ✓ The order upon which the northern range is sub-divided is not a driving factor, should the designs presented be adopted.
- See separate sketch for suggested design of a typical partition. This is based on the notion that PSVT wish to take a designed approach, but key is that all partitions are located between the trusses, not on the line of.

### Key

- Tenant demise
- Tenant demise, shared welfare areas
- Line of trusses
- 1500mm wheelchair turning circle

### Accessibility Notes

WCs are Building Regulations compliant wheelchair accessible. All new doors are wheelchair accessible and have minimum 300mm leading edge for access to the door handle.

### Sequencing

Illustration based on the scenario that the southern welfare provision is provided first. Whilst this offers least external intervention, the architectural composition is less desirable.

# Northern Range

## Port Sunlight Stables

### Cymes Conservation

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### Options Appraisal

Concept RIBA Stage 2

## Northern Range – Sketch Configuration 5

Project: 24.028  
Revision Date: March 2025  
Scale: 1:100 @ A2

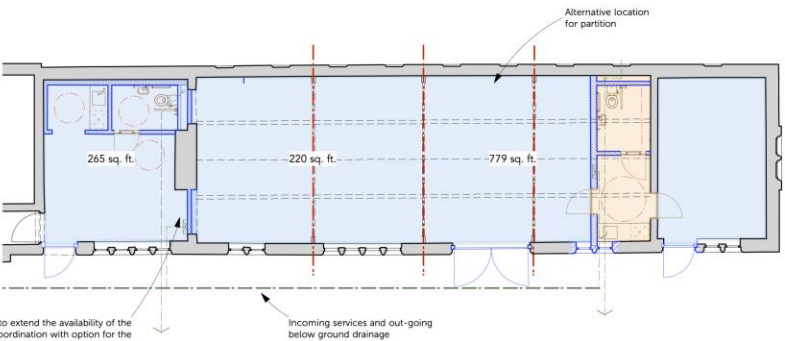
Subsidiary and Revision:  
**S2-P04**

# Northern Range - Configuration 6

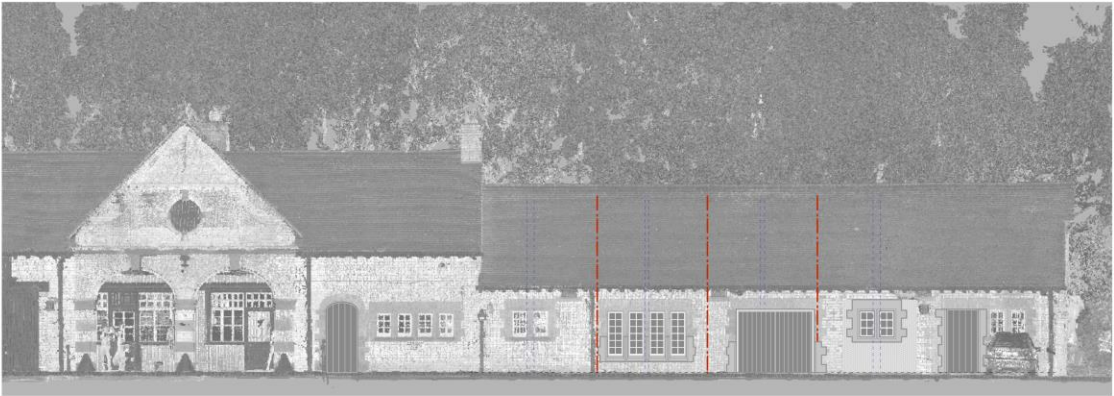
This option presented here illustrates one of six alternative scenarios for letting and sub-dividing the northern range.

This option departs from the previous options by proposal of non-shared welfare facilities in the room below the hayloft. This has value only to that space and limits the useable revenue earning space for the tenant.

Transparency between inside and out is sought by lowering of the window cills. The small panes restricts the benefit, for example, shop front windows has large panes for unobstructed visibility to the display. The appearance of the resultant window is a little incongruous with the building.



Ground Floor



East Elevation

### Design Description and Rationale

- ✓ The study on the northern range has identified there are numerous options for dividing the space into lettable units.
- ✓ The location of the northern common welfare area provides flexibility in configuration of the spaces, see other options.
- ✗ The southern welfare area is as PSVT requested, however, this configuration is not considered optimum.
- ✓ Permutations for these scenarios can develop according to how the market takes up the available space. For example, this could be on a first come first served basis, or perhaps selectively depending upon how PSVT accepts offers from the market.
- ✓ The key premise of the design is that letting only part of the northern range does not prevent letting of the rest.
- ✓ The order upon which the northern range is sub-divided is not a driving factor, should the designs presented be adopted.

See separate sketch for suggested design of a typical partition. This is based on the notion that PSVT wish to take a designed approach, but key is that all partitions are located between the trusses, not on the line of.

- ✓ / ✗ The new large double central door and adjacent long window are created by dropping the cills of the existing windows. The larger adjacent window to benefit food and beverage or retail uses. These alterations have minimal impact on the fabric; however, whilst in the style of the existing building, the cumulative effect is considered to alter the character of the building (long windows with low cills appear too domestic and the flat lintels to doors appear too modern and contrary to the original architect's stylistic choice of elliptical arched lintels for doors).

### Key

- Tenant demise
- Tenant demises, shared welfare areas
- Line of trusses
- 1500mm wheelchair turning circle

### Accessibility Notes

WCs are Building Regulations compliant wheelchair accessible. All new doors are wheelchair accessible and have minimum 300mm leading edge for access to the door handle.

### Sequencing

Illustration based on the scenario that the southern roof within the central range is independent of sequencing; however, installation of welfare facilities in this location provides only limited benefit and does not provide flexibility for further sub-division of the Northern Range.

# Northern Range

## Port Sunlight Stables

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### Options Appraisal

Concept RIBA Stage 2

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Subsidiary and Revision:  
**S2-P01**

# Northern Range - Partition Design Suggestion

The design of a partition in the Northern Range has been explored. The design takes its cue from the lost horse stall; but, has been designed with flexibility for housing and distributing services with the use of removable timber panels.

Further inspection of this proposal is available as a separate drawing.



Suggested Sketch Representation of Proposed Partition

- 1 Whilst a partition could be very economical, for simple timber studwork with painted plasterboard, a design which references the lost horse boxes is shown as a suggestion.
- 2 The upper part of partition could be clad in timber boarding, which can be prepared as removable panels to house services such as electrical distribution boards and mechanical heating flow and return pipework. Removal panelling means adaptations to M&E may take place by the tenant, with out damage.
- 3 Door with vision panel leading into PSVT managed lobby / kitchenette.
- 4 Steel column defines space, references horse boxes and could be utilised to strengthen the partition / ceiling structure.
- 5 ... the ceiling over the lobby and accessible WC could be utilised to house M&E plant and or provide tenant storage.
- 6 Large double doors leading into the tenanted space, see configuration options.
- 7 Simple painted boxing to house pipework from air source heat pump, distributed behind removable panelling.
- 8 Old horse box ventilation windows remain blocked up if not required.
- 9 Old horse box ventilation windows opened up according to tenant ventilation requirements. For example, open louvers for passive natural ventilation of a unheated space (brewery / distillery).



Reference Image of Historic Horse Box

## Northern Range

Port Sunlight Stables

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Options Appraisal

Concept RIBA Stage 2

Northern Range Partition Suggestion - As Proposed

Project: 24.028  
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Scale: 1:100 @ A2

Sustainability and Revision:  
S4-P02

# Summary of M&E Recommendations



- **Heating and Cooling Strategy** – Localised air source heat pump (ASHP) for each commercial unit/landlord area mounted on the west façade of the building. This is based on high unit efficiency, reduced refrigerant volume, low distribution energy losses and that it puts the capital cost and responsibility mainly with the tenant. The ASHP unit mounting will be dependent on the level of access to the rear with both the wall and dormer options presenting reasonable solutions.
- **Hot Water Generation** – An air source heat pump system with storage (ducted or external unit) for high peak and/or consumption units/areas. Local electrical instantaneous or small storage units for low peak and consumption units/areas.
- **Ventilation** – A localised approach throughout with mechanical ventilation heat recovery (MVHR) system recommended where possible in each unit/area. An MVHR system will guarantee good air quality and minimise heat/coolth losses exhausted to atmosphere, but this will be dependent of use of space. Natural ventilation should be available in each unit/area to allow mixed mode or natural ventilation as primary ventilation method. Soft areas in walls and roof structure to make new ductwork connections to atmosphere.
- **Renewables** – No renewable technology presents an economically efficient generation source so is not recommended unless high level tree/foliage is cut back and new roof areas are created.
- **Utilities** – All existing utilities are to be stripped out. New supplies required for water, electric and telecoms. A centralised approach puts responsibility on the utility or building network operator (BNO) to design, install and manage infrastructure, taking it largely away from PSVT direct responsibility.

# Heat Pump Locations & Concealment

Locating air source heat pumps is a particular challenge, due to the need to locate them externally, the resultant visual intrusion and noise generated.

An option is explored here for mounting the heat pumps within dormers, possibly using louvres or a metal mesh to visually conceal them, whilst still provide external air supply. The size of the dormers depends upon the size of the heat pump.

This option keeps the heat pump behind the building line, considering the west footprint of the building forms the boundary.

The alternative with agreement of the adjacent land owner, is to mount the units bare onto the external wall, however, this has higher visual impact.

Further inspection of this proposal is available as a separate drawing.

## Services



West, Railway Elevation

Port Sunlight Stables

### Design Description and Rationale

A total of four heat pumps has been modelled on the central bay roof, housed within two timber lead dormers. One dormer shows an option with louvers and the other with a stainless steel meshed front (design subject to technical design and compliance with heat pump air intake requirements).

✓ This option enables the heat pumps to be mounted behind the building line, with no overhang onto railway land. Easement for initial construction, installation access and maintenance will be required.

✓ The dormers provide weather protection, but also conceal to mitigate harm to the character and appearance of the stables. It is likely at this point, visibility of the dormers will be limited to fleeting glances by passengers on a train. Whilst the platform is opposite, these dormers are towards the tail end where occurrence and density of standing passengers is likely to be low.

✓ This arrangement permits an accessible services void to be created within the hayloft, within the zone where the ceiling height is below 1.5m above floor level (and therefore not counted within lettable gross internal floor area (GIFA) calculations). The cross section identifies a zone where pipework can be distributed through fire stopped core holes to the Northern Range.

✗ Option for mounting dormers on the central bay roof will impact available space for rooflights.

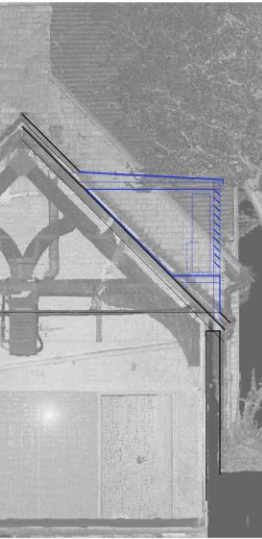
✗ Option for dormers on the Northern Range is possible, but requires a taller dormer, to avoid cutting into the roof (preserving the timber ceiling below).

✗ Design solution has a fairly high visual impact due to the size of the dormers, but may be considered acceptable due to the mitigation factor for concealing the heat pumps, the traditional design and aspect onto the railway.

✓ The primary impact on the character of the Conservation Area is avoided.



Section through Hayloft Looking North



Section through Northern Range Looking North

Dormer Enclosures for Eaves Mounted Heat Pumps

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### Options Appraisal

Concept RIBA Stage

2

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Stability and Revision:  
**S3-P02**