



**HERITAGE AND
DESIGN AND ACCESS STATEMENT
SCHOFIELD'S BAR
GROUND FLOOR CORNER UNIT
SUNLIGHT HOUSE, LITTLE QUAY STREET
MANCHESTER M3 3LU**

REPORT No. 1039 -01

Rev B

Introduction/ Heritage Context

Sunlight House is a Grade 2 Listed building being a fine example of an Art Deco building in white Portland Stone. The building is located on Little Quay Street, off Deansgate in Manchester. The Corner unit has already been extensively refurbished and remodelled as part of the Landlord Shell Works for which previous Listed Building Approval has been obtained. The unit has been left as a clean plastered shell with all external windows and doors completed and painted as part of the previous landlord works and therefore there is no works proposed to the external façade. Internally none of the remaining Listed elements will be damaged/ removed or affected.

The Proposed internal refurbishment works will comprise:

1. Clean fit out of a plastered shell to form a new bar unit.
2. Painting the existing entrance shop front and adjacent window – inside only.



Existing doorway internal view



Existing plastered unit.

Introduction/ Heritage Context

The historic use of the building was partly as one of the main entrances to Sunlight House which was originally positioned on the corner of the building but this has already been refurbished and remodelled as part of the Landlord Shell Works for which previous Listed Building Approval has been obtained. The remaining part of the building was formerly used as a Public House called “The Grapes” – see photo’s below. The proposed internal fit out of painted walls, artwork in frames and timber panelling is consistent with the previous interior of the Grapes Pub.

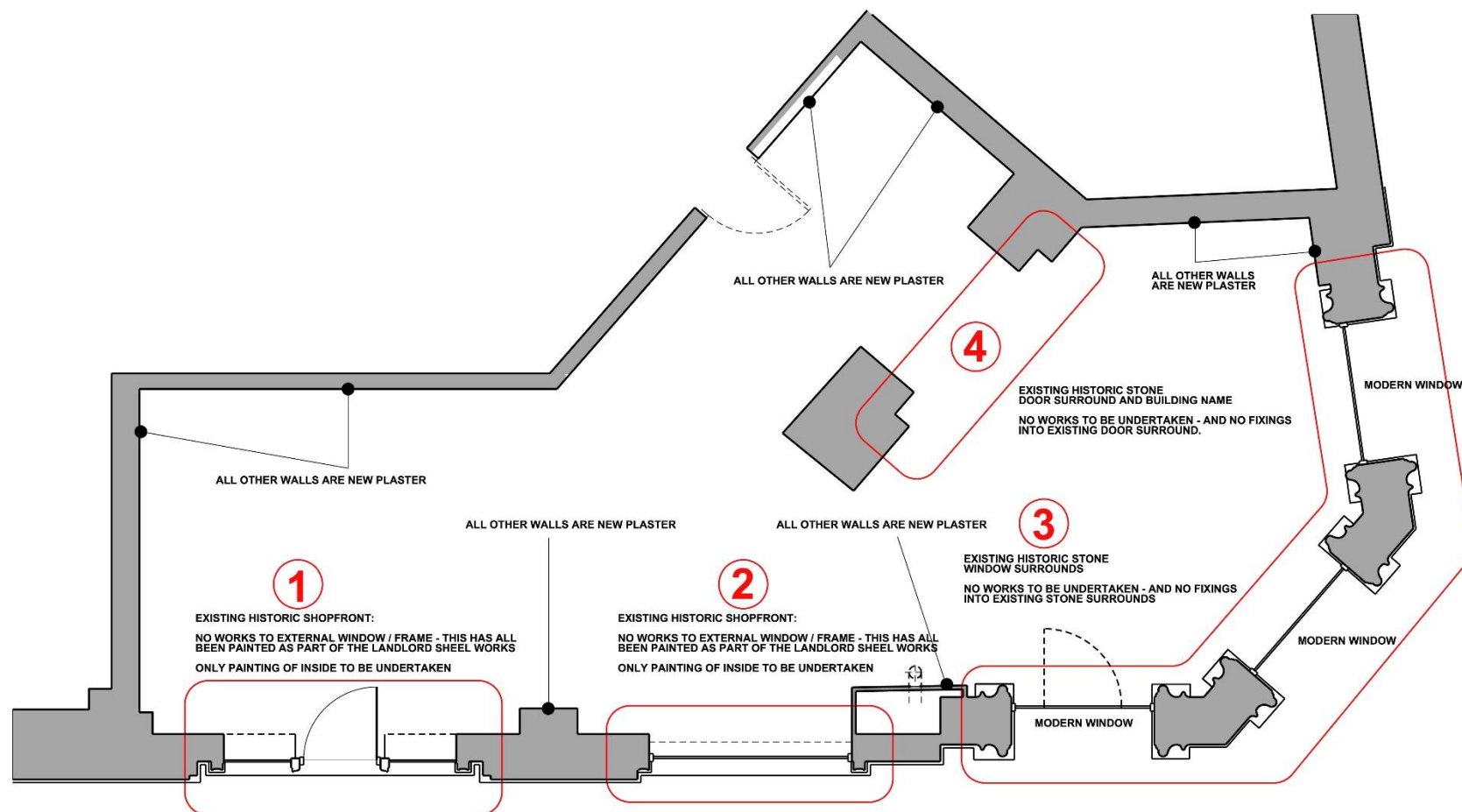


Previous Grapes Pub external elevation – which is now the new adjacent office entrance.



Original internal photo of the Grapes pub before it was stripped out by the previous LBC refurbishment works.

Heritage Impact & Proposals



GROUND FLOOR LISTED BUILDING PROTECTION WORKS 1 : 50

Heritage Impact & Proposals

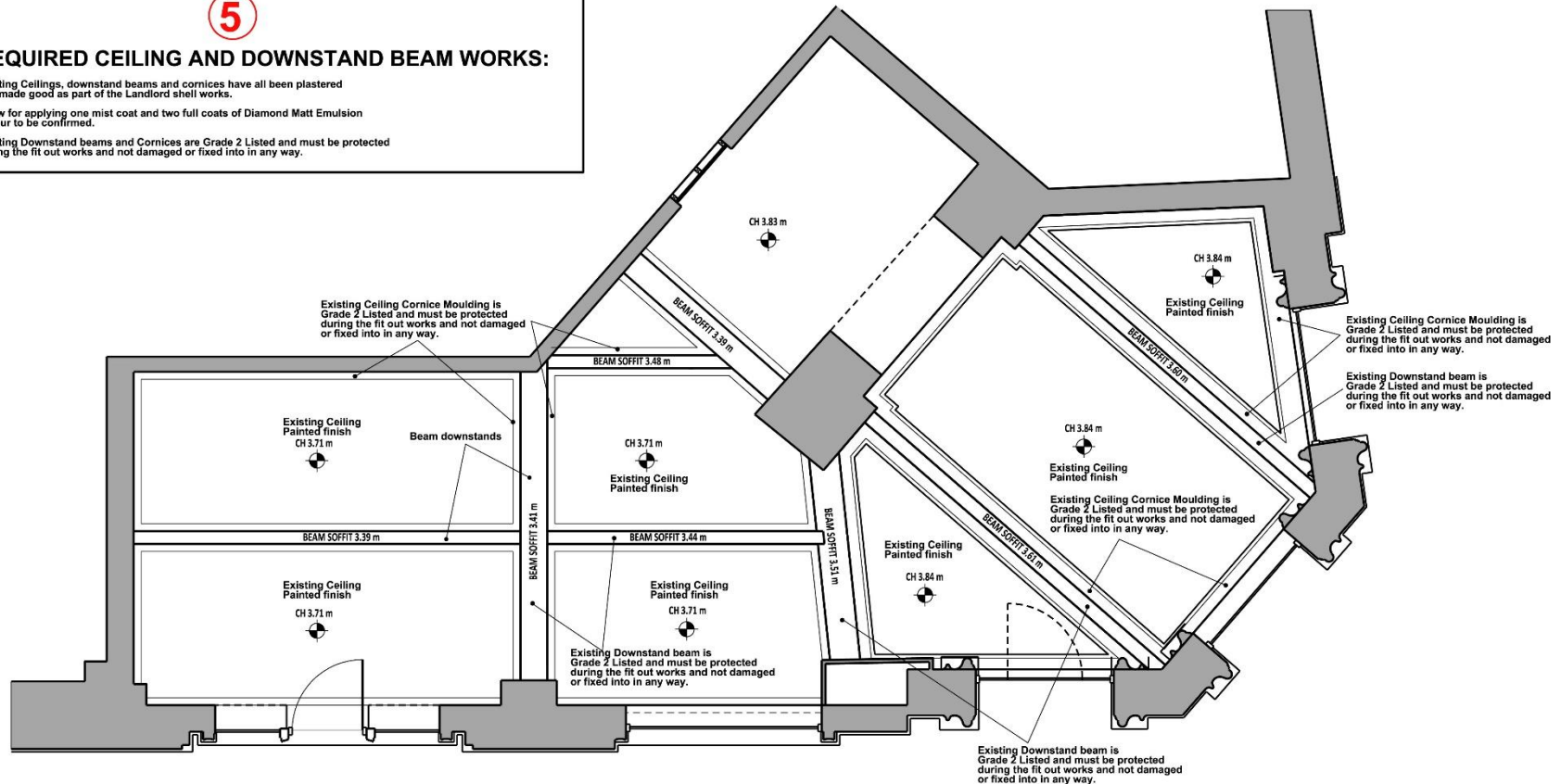
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REQUIRED CEILING AND DOWNSTAND BEAM WORKS:

Existing Ceilings, downstand beams and cornices have all been plastered and made good as part of the Landlord shell works.

Allow for applying one mist coat and two full coats of Diamond Matt Emulsion Colour to be confirmed.

Existing Downstand beams and Cornices are Grade 2 Listed and must be protected during the fit out works and not damaged or fixed into in any way.



GROUND FLOOR CEILING LISTED BUILDING PROTECTION WORKS 1 : 50

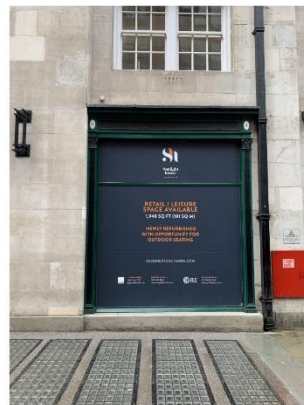
Heritage Impact & Proposals



1

EXISTING HISTORIC SHOPFRONT:

NO WORKS TO EXTERNAL WINDOW / FRAME - THIS HAS ALL BEEN PAINTED AS PART OF THE LANDLORD SHEEL WORKS
ONLY PAINTING OF INSIDE TO BE UNDERTAKEN



2

EXISTING HISTORIC SHOPFRONT:

NO WORKS TO EXTERNAL WINDOW / FRAME - THIS HAS ALL BEEN PAINTED AS PART OF THE LANDLORD SHEEL WORKS
ONLY PAINTING OF INSIDE TO BE UNDERTAKEN

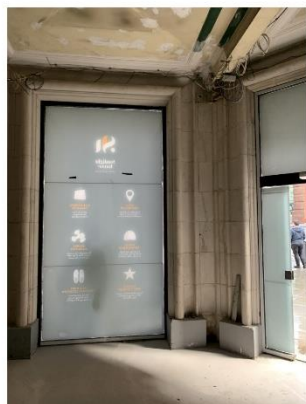


5

Existing Ceilings, downstand beams and cornices have all been plastered and made good as part of the Landlord shell works.

Allow for applying one mist coat and two full coats of Diamond Matt Emulsion Colour to be confirmed.

Existing Downstand beams and Cornices are Grade 2 Listed and must be protected during the fit out works and not damaged or fixed into in any way.



3

EXISTING HISTORIC STONE WINDOW SURROUNDS

NO WORKS TO BE UNDERTAKEN - AND NO FIXINGS INTO EXISTING STONE SURROUNDS



4

EXISTING HISTORIC STONE DOOR SURROUND AND BUILDING NAME

NO WORKS TO BE UNDERTAKEN - AND NO FIXINGS INTO EXISTING DOOR SURROUND.

Heritage Impact & Proposals

ASSESSMENT OF HISTORICAL TECHNICAL AND ARCHITECTURAL SIGNIFICANCE OF THE BUILDING

Sunlight House is a Grade 2 Listed building being a fine example of an Art Deco building in white Portland Stone. The building has already been extensively refurbished and remodelled as part of the Landlord Shell Works for which previous Listed Building Approval has been obtained. The unit has been left as a clean plastered shell with all external windows and doors completed and painted as part of the previous landlord works and therefore there is no works proposed to the external façade. Internally none of the remaining Listed elements will be damaged/ removed or affected.

NATIONAL PLANNING POLICY FRAMEWORK – section 16

16. Conserving and enhancing the historic environment

Paragraphs 184 to 202

Proposals affecting heritage assets

189. In determining applications, local planning authorities should require 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

192. 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.

Heritage Impact & Proposals

16. Conserving and enhancing the historic environment

Paragraphs 184 to 202

Considering potential impacts

196. 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, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

HERITAGE IMPACT & PROPOSALS:

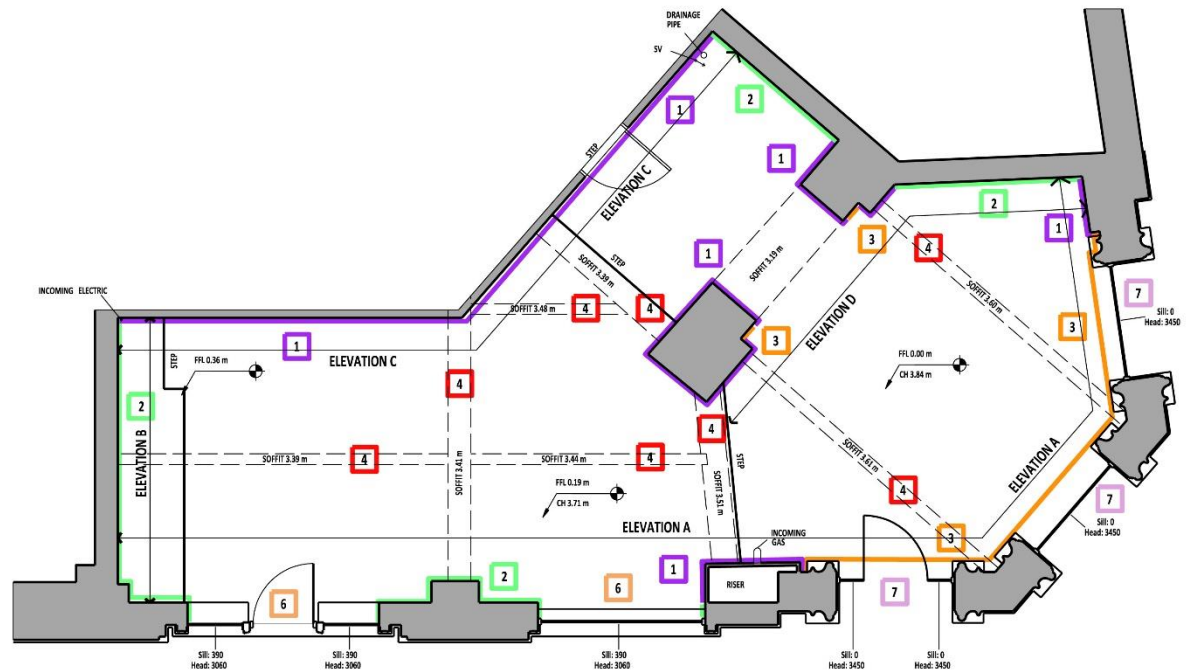
189:

The Proposal for the bar fit out fully respects the Historic fabric of the building. The key historic elements of the building as identified previously are:

- 1. Historic Shopfront – (item 6 on reference plan)**
- 2. Decorative internal stone window surrounds – (item 3 on reference plan)**
- 3. Decorative stone carved internal doorway surround with “Sunlight House” name description – (item 3 on reference plan)**
- 4. Downstand ceiling beams and cornice – (item 4 on reference plan)**

The proposed works have been designed so as to fully retain these assets, and retain them intact without the need for any fixings into their structure. They will be left as existing and will form the major feature of the bar fit out, preserved and fully exposed so as to retain their historic importance and visually understanding.

Heritage Impact & Proposals



EXISTING GROUND FLOOR PLAN 1 : 50

Heritage Impact & Proposals

189:

The historic shopfronts will be retained totally intact with no works to be undertaken apart from painting this inside only. It is therefore concluded that there will be no impact on the listed structure.

The majority of the internal walls are new studwork or blockwork walls which have been constructed as part of the major building refurbishment for which a previous extensive LBC was obtained and therefore this assessment does not need to reflect on this further. It is determined that where new fixings are undertaken into these new walls there will be no impact on the listed structure.

The existing internal walls (Ref 2) on the plan will be fully retained. These have been re-plastered as part of the major building refurbishment for which a previous extensive LBC was obtained. The only fixings will be small screw fixings for pictures and general fittings.

The majority of the ceiling has been re-plastered as part of the major building refurbishment for which a previous extensive LBC was obtained and therefore this assessment does not need to reflect on this further. It is determined that where new fixings are undertaken into these new ceilings there will be no impact on the listed structure. The only fixings will be small screw fixings for pictures and general fittings.

The existing Down stand beams and cornice (Ref 4) on the plan will be fully retained and no fixings will be undertaken into these.

The floor of the unit is new concrete which has been constructed as part of the major building refurbishment for which a previous extensive LBC was obtained and therefore this assessment does not need to reflect on this further.

None of the historic elements will be covered up or damaged or removed and therefore there will be no heritage impact.

The ancillary part of the bar (toilets, glass wash and plant area) is cleverly positioned in the rear corner where there is no historic features and where this will abut newly constructed floors, walls and ceilings so that there is no historic impact to its installation.

Method Statement of fixings into the historic fabric of the building:

The only fixings will be light weight screws into the existing walls and ceiling (not into the stone surrounds or the downstand beams).

Heritage Impact & Proposals

192, 196, 197 and 202:

The re-use of this vacant unit will provide a positive contribution to the area, bringing life and vitality to the area, providing an economic enhancement which will offset against the very minimal and insignificant heritage impact.

DESCRIPTION OF INTERNAL WORKS:

The internal fit out comprises:

1. The installation of a front and rear bar set against the new blockwork plastered wall so there will be no historic impact with fixings.
2. A new raised floor to bring the main bar floor level up to the existing door threshold – this is onto a new concrete floor.
3. The formation of the ancillary part of the bar (toilets, glass wash and plant area) which is cleverly positioned in the rear corner where there is no historic features and where this will abut newly constructed floors, walls and ceilings so that there is no historic impact to its installation.
4. Free standing fixed seating to the perimeter of the unit which will have hardwood timber panelling where it is exposed and viewed from the external windows.
5. The new doorway that was formed as part of the landlord shell works (in a new blockwork wall) will be blocked up and plastered.
6. New partitions will be timber studwork with plasterboard finish.
7. The M&E installation at ceiling level will be fully exposed so that the ceiling features can be retained. No fixing into the historic downstand beams.

Design and Access Statement

NATIONAL PLANNING PRACTICE GUIDANCE – Paragraph 032

What should be included in a Design and Access Statement accompanying an application for listed building consent?

Design and Access Statements accompanying applications for listed building consent must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- (a) the special architectural or historic importance of the building;
- (b) the particular physical features of the building that justify its designation as a listed building; and
- (c) the building's setting.

Unless the proposed works only affect the interior of the building, Design and Access Statements accompanying applications for listed building consent must also explain how issues relating to access to the building have been dealt with. They must explain the applicant's approach to access, including what alternative means of access have been considered, and how relevant Local Plan policies have been taken into account. Statements must also explain how the applicant's approach to access takes account of matters (a)-(c) above.

Design and Access Statements accompanying applications for listed building consent must provide information on any consultation undertaken, and how the outcome of this consultation has informed the proposed works. Statements must also explain how any specific issues which might affect access to the building have been addressed.

- (a) the special architectural or historic importance of the building;**
- (b) the particular physical features of the building that justify its designation as a listed building; and**
- (c) the building's setting.**

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Design and Access Statement

NATIONAL PLANNING PRACTICE GUIDANCE – Paragraph 032

The Interior Design of the bar has been based around the preservation and expression of the historic elements of the building being:

- 1. Historic Shopfront**
- 2. Decorative internal stone window surrounds**
- 3. Decorative stone carved internal doorway surround with “Sunlight House” name description**
- 4. Down stand ceiling beams and cornice**

The historic shopfront is retained as the principle entrance and will not be touched as part of the fit out apart from re-painting the interior only.

The internal stone window surrounds are extremely important to the design of the interior and therefore these will form the main interior design element and feature and will be left in their original condition.

The decorative internal stone carved doorway surround is also considered extremely important to the design of the interior and therefore this will also form a main interior design element and feature and will be left in its original condition.

The decorative ceiling down stand beams of the interior are an important design feature and therefore it is proposed not to install a secondary ceiling but to leave this feature exposed.

The ancillary part of the bar (toilets, glass wash and plant area) is cleverly positioned in the rear corner where there is no historic features and where this will abut newly constructed floors, walls and ceilings so that there is no historic impact to its installation.

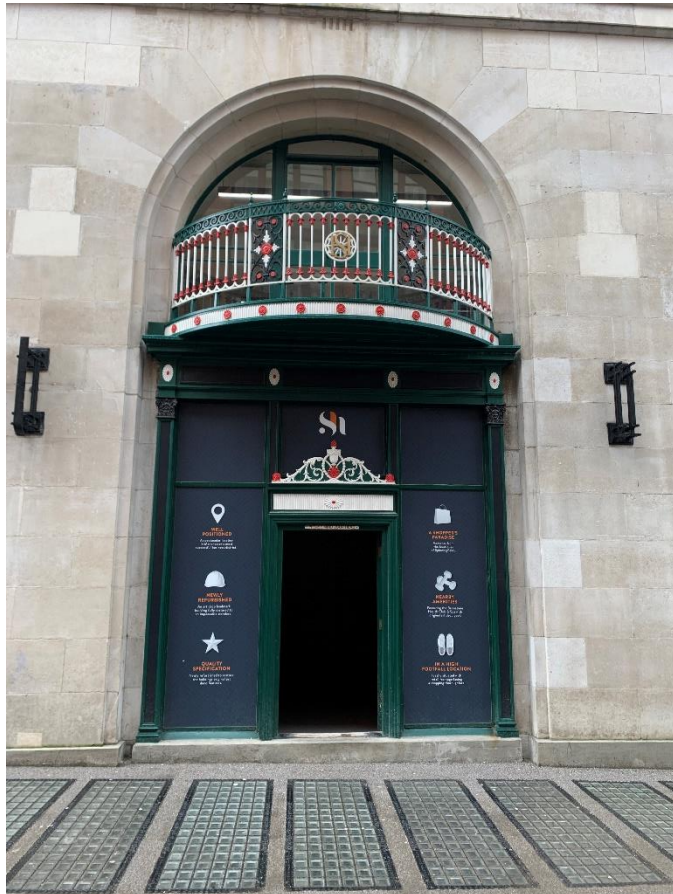
Design and Access Statement

NATIONAL PLANNING PRACTICE GUIDANCE – Paragraph 032

As the proposed works only involve the internal part of the listed building access to the building does not need to be addressed and will have formed part of the previous COU and LBC for the unit.

Conclusions

The Proposals contained within this Heritage Statement and Design and Access Statement have been carefully and fully considered, and are respective of the current Listed building with regards to the preservation, restoration, reconstruction and adaptation to produce a much required reuse of this vacant unit.



- 1. No existing Listed element of this unit will be damaged or removed.**
- 2. No works will be undertaken to the External Listed elevation.**

In Conclusion the proposals to fit out this unit are considered to have no detrimental impact on the Listed status of this building and will help to provide a long term viability appraisal.

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