

18 September 2025
Sunlight House Covering Letter - Cafe Stair Case Slab



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For the Attention of James Bridgeman

Submitted via Planning Portal PP- 14339703

Dear Sir / Madam

Listed Building Consent for the Creation of Slab Opening and Staircase connecting Ground Floor and Basement Mezzanine Level

Sunlight House, Quay Street Manchester, M3 3JZ

Introduction

We write on behalf of our client, Karrev (Sunlight Limited) to apply for Listed Building Consent for internal works to the above building. The description of development is as follows:

Listed Building Consent for the creation of a slab opening and stair case connecting ground floor and basement mezzanine level

Submission Package

The application comprises this covering letter and the following documents:

Site Plan Location Plan

- SLH-ANO-B0-XX-DR-A-05001-P1

Existing Plans

- SLH-ANO-P0-00-DR-A-02100-Full GA-P01- Existing GA Level 00
- SLH-ANO-P0-BM1-DR-A-02101-Full GA-P1- Existing GA Basement Mezzanine

Proposed Plans

- SLH-ANO-P0-00-DR-A-05100-Full GA Revision: P01
- SLH-ANO-P0-00-DR-A-05102-Café Layout GA Revision: P01
- SLH-ANO-P0-BM1-DR-A-05101-Full GA Revision: P01
- SLH-ANO-P0-BM1-DR-A-05103-Café Layout GA and RCP Revision: P01
- SLH-ANO-P0-XX-DR-A-05601-Cafe Stair Section – AA Long Revision: P01
- SLH-ANO-P0-XX-DR-A-05602-Café Stair Section – BB Short Revision: P01

Supporting Information

- Design Statement prepared by Anomaly
- Heritage Statement prepared by Savills Heritage
- Method Statement prepared by MYCO

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Background

Sunlight House is located on the corner of Quay Street and Little Quay Street in the city centre of Manchester. The part of the building which relates to this application fronts Quay Street and incorporates part of the ground floor, basement and sub-basement.

Sunlight House is a Grade II listed building completed in 1932 by Joseph Sunlight, architect and developer, as the headquarters for his property business, with offices and shops to let. At the time, it was Manchester's tallest building.

The building is within the Deansgate Conservation Area, with other listed buildings including the Manchester Opera House on Quay Street, Royal London House at the junction of Deansgate and Quay Street and the former County Court building on Deansgate, which are all Grade II Listed and the former County Court building on Quay Street, which is Grade II* Listed.

Sunlight House has been extensively modernised throughout including refurbishment works previously throughout the building since its original construction and much of the original fabric and floorplan have been lost. As such there are clear opportunities to further remodelling of the building and better revealing and sensitively restoring the surviving original features.

The application forms part of the wider refurbishment of the building following a new ownership.

Proposals

Listed Building Consent is sought for opening up a small section of the ground floor slab within the reception café area to allow a connection to be formed to the lower basement mezzanine floor. The proposals are outlined in detail in the enclosed plans, method statements and within the supporting Design Summary prepared by Anomaly.

The proposed slab opening is intended to create a direct connection between the ground floor café space and the basement mezzanine area beneath. This intervention will significantly enhance the functionality of the tenancy by allowing both levels to operate as a single café unit.

The opening ensures that the basement is not left as an isolated or underutilised area but instead becomes an active and valuable part of the building. This approach supports the long-term viability of the tenancy by providing more adaptable floor space and improving the overall offer to future occupiers, while also contributing to the vibrancy and activation of the building at street level.

To form the slab opening, a section of structural beams will need to be trimmed. However, as shown in the accompanying photographs, these beams do not contain any historic cornice detail or decorative features. The works therefore avoid any loss of significant heritage fabric.

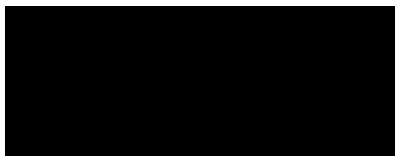
The detailed design, and installation of the staircase will be carried out by the incoming tenant as part of their fit-out works. As discussed with officers, we would accept a condition requiring the final details of the staircase to be submitted for approval prior to any works commencing.

The location and intervention requirements for this opening have been reviewed by Savills Heritage and Townscape as part of the design process, with an emphasis on minimising fabric loss and any interaction with historic features of interest. The proposed opening therefore adheres to these principles, whilst also meeting structural requirements and fire regulations. The fabric to be removed as part of the proposals comprises a small area of the concrete slab itself, and a limited section of steel beam below. The basement mezzanine level itself is a later insertion within the building, and the decorative coffers found elsewhere in the basement space

are therefore not present in this area; there is consequently no impact on any features of key architectural interest.

Should you have any questions please do contact me using the details above.

Yours faithfully,



Jay Patel

Director