10 March 2025
Sunlight House Covering Letter - Glazed Dome

Development Management
Manchester City Council
Ground Floor
Town Hall Extension
Mount Street Entrance
Albert Square
Manchester
M2 5DB

Jay Patel
E: jay.patel@savills.com
DL: +44 (0) 161 602 8258

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

For the Attention of Jennifer Atkinson / James Bridgeman

Submitted via Planning Portal Reference: PP-13840958

Dear Sir / Madam

Listed Building Consent Application for Internal Refurbishment of Levels 4 & 5
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 essential repair works to the glazed lantern dome at the above building.

The description of development is as follows:

Listed Building Consent for works to glazed lantern dome, including removal of glazing, repairs and associated reinstatement works.

Submission Package

The application comprises this covering letter and a number of documents, namely:

Drawings

- SLH-ANO-B0-XX-DR-A-02001_SITE LOCATION PLAN Revision: P1
- SLH-ANO-B0-XX-DR-A-05001_SITE PLAN Revision: P1
- SLH-ANO-PO-01-DR-A-05101 GA Plan Level 1 -Location of Glazed Dome

Other Supporting information

- Design Glass Report, March 2025 - including Method Statement for Works
- Heritage Impact Assessment prepared by Savills

Sunlight House

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.

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

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD

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.

Background to the Works

The glazed lantern dome is recognised as a key feature of historic significance within Sunlight House.

The proposed scope of works has been recommended by Design Glass Ltd following inspection of the glazed lantern during a recent site visit. This inspection was carried out in response to several of the glazed panels within the lantern slipping, following the draining of the pool below during approved soft strip works. This is due to the change in humidity and resulting impact on the lantern's structure and leadwork, and has revealed structural issues with the glazed lantern which require urgent remedial work.

The change in ambient temperature has degraded the historic fixing material that was holding the glass panels within the dome in place, causing the glass panels to come loose from the structure, and in some cases slip from their fixed positions.

This poses not only a risk to the historic fabric of the building but also health and safety risks. We understand that the glass panels currently appear to be loosely fixed in the frames with no perimeter seal to hold them in place. To avoid further damage, Design Glass Ltd have advised that the glazing should be removed, repaired and reinstated with appropriate saddle bars to hold them in place.

The proposed works to the glass panels that make up the glazed dome is as follows:

- Each panel will be assessed, photographed and documented.
- Each panel will be stripped down, the lead removed and the glass carefully cleaned by hand using deionised water and non-abrasive cloths. Care will be taken to not mix up the glass from one panel to another.
- Establish any glass that needs to be replaced and submit samples for approval.
- Wooden formers will be manufactured from the survey/measurements taken on site.
- Re-build the leaded light panels on the wooden formers.
- Solder on ties so the panels can be attached securely to the vertical saddle bars.
- All original glass will be reused and replaced in exactly the same position as it is now (apart from approved repairs).
- Only the lead matrix will be renewed, and this new lead will be identical to the original.

A method statement for the works has been submitted as part of the Design Glass Ltd Report.

Full internal scaffold access will be provided to the inner face of the dome to facilitate the works.

Programme

MYCO, who are the main contractor working on the refurbishment of Sunlight House envisage the above works would take place over circa 11 to 15 weeks from consent being granted as follows:

- Removal of Glazing: 3-4 weeks
- Repair works both on and off site : 5-6 weeks
- Reinstatement of glazing : 4-5 weeks

Planning Policy

Section 38(6) of the 2004 Planning and Compulsory Purchase Act requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for Manchester comprises the Core Strategy that was adopted on 11 July 2012 together with the saved policies from the Manchester UDP and the Proposals Map. The adopted Manchester Core Strategy sets out the City Council's Vision for Manchester to 2026.

The Strategy identifies the Site as falling within the 'City Centre'. Key policies relevant to the site are as follows:

Policy	Description
Policy SP1 Spatial Principles	Details the key spatial principles which will guide the strategic development of Manchester to 2027. The policy states that the Regional Centre of Manchester will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.
Policy EC1 Employment and Economic Growth in Manchester	Priorities for ensuring continued economic growth include demonstrating that employment generating development has fully considered opportunities to provide jobs for local people, through construction or use; and ensuring the continued social, economic and environmental regeneration of the City.
Policy EN1 Design Principles and Strategic Character Areas	All development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located.
Policy EN3 Heritage	Throughout the City, development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre will be encouraged. New developments must be designed so as to support the Council in preserving and enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, and conservation areas. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
Policy CC1 Manchester City Centre	The city centre is a strategic economic location and focus of employment growth in the City and City Region. Within the city centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The city centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led

	mixed use schemes. The policy states that *"Developments which lead to the more intensive use of employment land (in terms of floorspace provided) will be supported".*
Policy CC4 Visitors – Tourism, Culture and Leisure	Policy CC4 posits a focus on the City Centre as a hub for culture and leisure in the City Region. As such, proposals which improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported.
Policy CC9 Design and Heritage	Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
Policy CC10 A Place for Everyone	The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through increasing the diversity of activity in the City Centre and high standards of accessibility to buildings and across spaces.
Policy DM1 Development Management	All development should have regard to the specific issues including: effects on amenity such as noise, privacy, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

Heritage

The proposals have been assessed against policies EN3 (Heritage) and CC9 (Design and Heritage), as well as the relevant policies in the latest National Planning Policy Framework (NPPF, December 2024) to ensure that the works respect the listed building.

Overall the proposed repair works to the glazed lantern have been devised in order to ensure the best long-term outcome for this key feature of the listed building, as a core part of the wider basement refurbishment. The proposed repair methodology is the approach recommended by the appointed specialist contractor, following consideration of potential alternative options and based on their extensive experience with similar structures. The detailed methodology provided demonstrates the careful and considered approach which will be taken to the removal and reinstallation of the glazed lantern, to guarantee its long-term integrity and ensure that the appearance of the lantern is precisely restored and improved following the repairs.

The glazed lantern makes a vital contribution to the architectural and artistic interest of the listed building, as one of its most striking original features. The proposed cleaning and repair works will therefore effectively rejuvenate this iconic element of Sunlight House, and are considered to result in no harm to the significance of the Grade II listed building, but will instead provide a considerable heritage benefit to this asset.

Conclusions

The proposed works will fulfil the building's economic contribution to the City in line with adopted planning and regeneration policy.

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

Yours faithfully,



Jay Patel

Director