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HERITAGE STATEMENT: SUNLIGHT HOUSE, MANCHESTER – GLAZED LANTERN REPAIR

Savills Heritage and Townscape have been commissioned to provide a Heritage Statement in relation to a listed building consent (LBC) application for repair works to the glazed lantern within the basement space of Sunlight House, Quay Street, Manchester, M3 3JZ (hereafter 'the Site'). This follows a series of previous planning and LBC applications for the Site, including consented applications for internal refurbishment at ground floor and above, and external plant strategy (refs: 136162/FO/2023, 136163/LO/2023). Further subsequent applications have also included creation of an external louvre and end of journey facilities for these refurbished office spaces, external façade maintenance, lift replacement works and refurbishment of levels 1 and 6, as well as 4 and 5 (refs: 142077/LO/2025, 141795/LO/2024, 141637/LO/2024, 140958/LO/2024, 139279/LO/2024).

Most recently an application has been submitted for 'shell and core' works to the basement and ground floor spaces, in preparation for future tenant fitout (awaiting validation). As part of soft strip works in preparation (as agreed with MCC), the condition of the glazed lantern has become apparent and professional opinion with regard to the most appropriate repair strategy sought. This repair approach has been consulted on with MCC, including at an on-site meeting on 13.02.25, and a listed building consent application for these repair works subsequently requested.

This report should be read in conjunction with drawings and documents provided by the specialist contractor Design Glass Ltd and Anomaly architects. Please also refer to the full shell and core Heritage Statement (March 2025) recently prepared for the listed building by Savills Heritage and Townscape and appended here.

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Significance:

Sunlight House is Grade II listed building (NHLE ref: 1270915), which is also located within the Deansgate/Peter Street Conservation Area. A full assessment of the listed building's significance is included in the detailed Heritage Statement appended below, with a summary provided here.

Sunlight House was constructed in 1932 and designed by Joseph Sunlight. The architectural interest of Sunlight House is considered to be primarily derived from its external façades. This is due to both its striking design as a landmark within the surrounding context and its external detailing, particularly at ground floor level. Its central lightwell is also considered to be a key architectural feature, which gives the building a unique character. Internally the building has undergone numerous stages of refurbishment during its history, with the resulting loss of original features throughout the building and considerable variety across different floors. Sunlight House derives historic interest from its association with the prominent local figure of Joseph Sunlight, as well as being a milestone in the history of Manchester's development and the wider transition from industrial to commercial in this part of this city.

The basement area of Sunlight House has undergone extensive alteration since the building's construction, associated with the varying phases of its use as a health club and most recently a gym. These various stages of low-quality refurbishment were legible throughout the basement space, with a recent soft strip removing many of the incongruous later fittings, extensive application of artex, unsympathetic/redundant plant and modern dropped ceilings/boxing in (through prior agreement with MCC). This has revealed further surviving historic features within the basement, principally original changing spaces, areas of glazed tile, coffered ceilings and associated structural columns. The pool space and ornate glazed lantern above remains the key aspect of the basement space's significance, contributing to the listed building's wider architectural and historic interest.

Impact assessment:

The potential impact of the proposed works on the significance of the listed building is assessed below. Due to the nature of the works, this assessment is focused on the Grade II listed Sunlight House itself.

The proposed repair works included in this application comprise the following (please refer to the accompanying method statement provided by Design Glass Ltd for full details):

- Each glazed panel to be assessed, photographed and documented whilst in situ.
- Systematic and careful removal of glazed panels from the steel lantern structure.
- Glazed panels to be stripped down, the lead removed and the glass cleaned by hand using deionised water and non-abrasive clothes.
- Lead matrix of the glazed panels to be renewed, matching the original composition.
- Samples submitted of any glazed panels which require replacement for approval.
- Thorough inspection of the steel lantern structure and carrying out repairs, including like-for-like replacement of saddle bars and other missing structural elements.
- Glazed panels replaced within lantern structure, in original position and securely fastened to supporting saddle bars using soldered-on ties.
- Select panels installed as removable, to facilitate future inspection and maintenance.

The above 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.

Several options for carrying out these repair works were considered once the condition of the glazed lantern was understood, including installation of netting underneath the structure and repair of the glazed lantern in situ. These two options have been discounted, as whilst installation of netting would address the immediate health and safety concern regarding loose panels falling from the lantern, this would only offer a temporary solution which would also not serve to protect

the fabric of the glazed lantern itself, with panels likely to break once dislodged from the steel structure. Options for carrying out repair works to the lantern in situ were also explored in consultation with specialist contractors Design Glass Ltd, but based on their extensive professional experience working with similar structures and the current condition of the glazed lantern, their recommended approach is to remove the glazing from the steel structure, in order to ensure the best outcome for this key feature within the listed building.

The existing modern cover to the glazed lantern within the lightwell severely limits maintenance access to the structure, meaning that the lantern cannot currently be effectively cleaned or repaired in situ. The current condition of the lead matrix securing the panels in place also means that this leading will be further weakened by the necessary removal, with these works therefore presenting an opportunity for general refurbishment of the glazed lantern as part of the wider basement space's rejuvenation.

As described above, the methodology for the proposed repairs has been carefully considered in order to ensure that each glazed panel is recorded and documented, so that it can be returned to its original position following cleaning and repairs. This removal allows for more thorough cleaning of the glazed panels at Design Glass Ltd's specialist off-site workshop, and also allows the glazing to be fully assessed for any defects or flaws. Where glazing is in a poor condition beyond repair, or has previously been lost, samples will be prepared by Design Glass Ltd for approval by MCC, to match the historic glazing and blend seamlessly with the lantern's overall historic appearance.

The re-leading of the glazed panels will also be carried out to match the existing lead matrix, and will ensure that these panels are securely fitted within the steel structure for the long-term. Another key benefit of the removal approach is that it allows for a thorough and detailed condition assessment of the steel structure itself, enabling further repair works to the steel as needed and facilitating the replacement of missing saddle bars and other structural elements to effectively hold the glazed panels in place going forward.

Further to this, the difficulties of accessing and maintaining the glazed lantern will also be addressed through the glazing removal, as this scope of works allows for certain strategically placed panels to be made removal for future inspection, maintenance and cleaning. This would

be achieved through the inclusion of additional zinc strengthening bars to the perimeter of these panels, which would be invisible but allow for their safe removal and replacement.

Conclusion:

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.

References:

- *Sunlight House, Manchester: Heritage Statement*, Savills Heritage and Townscape (March 2025)
- Manchester City Council, Deansgate/Peter Street Conservation Area: https://www.manchester.gov.uk/info/511/conservation_areas/1092/deansgatepeter_street_conservation_area
- National Heritage List for England: https://historicengland.org.uk/listing/the-list/
- National Planning Policy Framework (December 2024)
- Planning (Listed Buildings and Conservation Areas) Act 1990

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Sunlight House, Manchester

Heritage Statement

Project: Sunlight House, Manchester

Client: Karrev (Sunlight House)

Job Number: 623789

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Abbreviations and Conventions used in the text

c.	circa	LB	Listed building
CA	Conservation Area	LPA	Local Planning Authority
ha	hectares	m	metres
HA	Heritage Asset	NGR	National Grid Reference
HE	Historic England	NHLE	National Heritage List for England
HER	Historic Environment Record	NPPG	National Planning Practice Guidance
km	kilometres	NPPF	National Planning Policy Framework

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2024) National Planning Practice Guidance (NPPG; Ministry of Housing, Communities & Local Government, 2021) and the Chartered Institute for Archaeologists Code of Conduct and all relevant Standards, Guidance and Universal Guidance documents.

1.0 Introduction

1.1. Project background

1.1.1. Savills Heritage and Townscape has been instructed by Karrev (Sunlight House) (hereafter 'the client') to produce a Heritage Statement in relation to proposals for the basement and ground floor at Sunlight House, Quay Street, Manchester, M3 3HP centred at NGR SJ 83414 98041 (hereafter 'the Site').

1.1.2. An aerial view of Sunlight House and the wider vicinity is shown at **Figure 1** below.

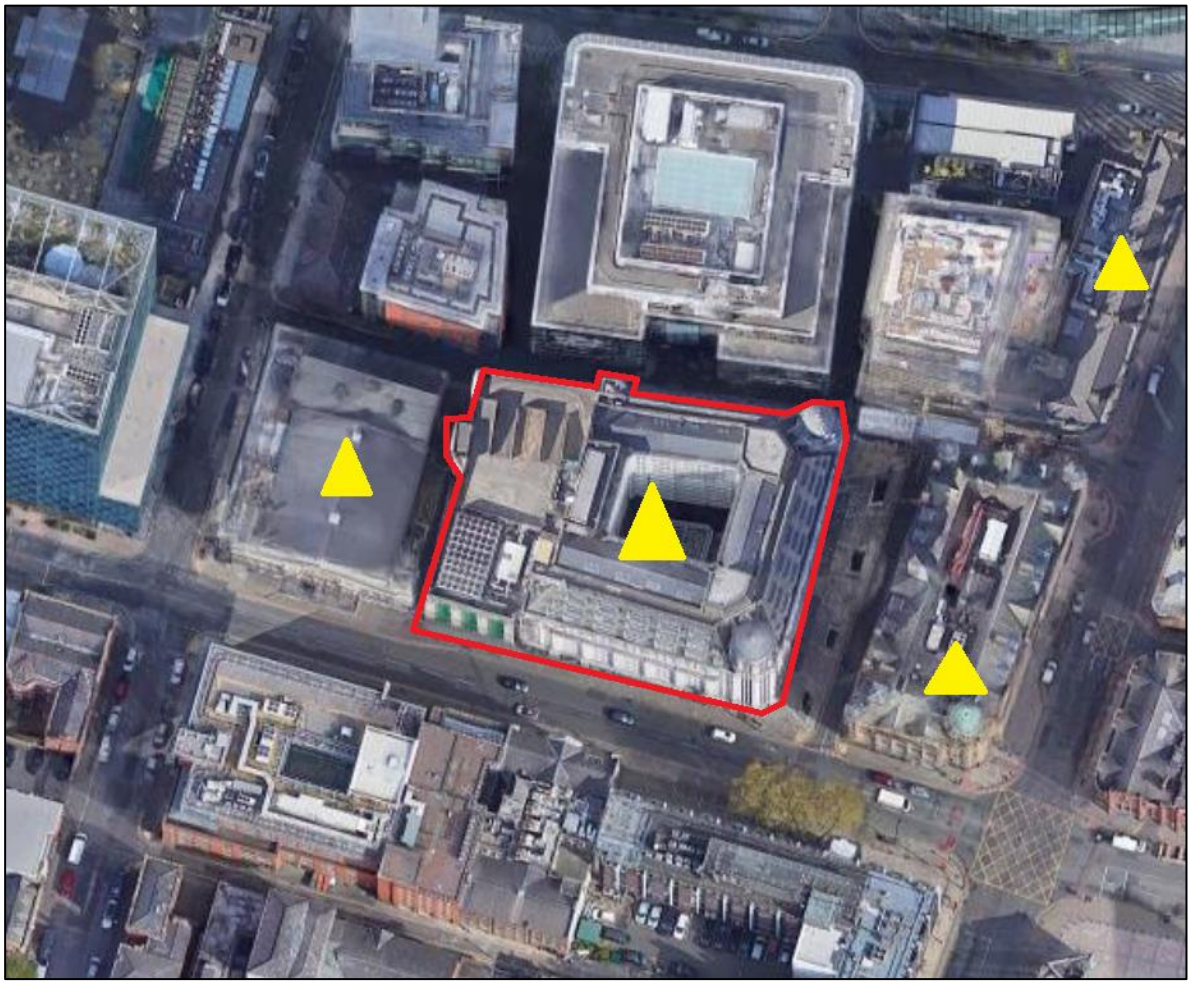


Figure 1 – Aerial view of the Site (indicative boundary highlighted in red) with nearby listed buildings marked by yellow triangles.

1.2. The Site and its wider context

1.2.1. Sunlight House is a Grade II listed building constructed in 1932 and designed by Joseph Sunlight. It was first designated as a listed building on 20th June 1988 (NHLE ref: 1270915). There are a number of other Grade II listed buildings within the vicinity of the Site: including the Opera House to the west

(NHLE ref: 1247470), the Royal London House to the east (NHLE ref: 1200852) and Nos. 184 and 186 Deansgate to the north-east (NHLE ref: 1210068). The Site is also located within the Deansgate/Peter Street Conservation Area, designated on 26th June 1985.

1.2.2. Due to the nature of the proposals, the focus of this report will be the Grade II listed Sunlight House itself, with a particular emphasis on the basement and ground floors.

1.3. Planning history

1.3.1. There are a number of previous planning applications relating to the Site: a full planning history is included at **Appendix 2.**

1.3.2. This includes the planning and listed building consent applications for office refurbishment and plant updates previously determined or currently being considered by MCC. Savills Heritage and Townscape also provided heritage consultancy services in support of these applications, and as such have a detailed understanding of the listed building.

2.0 Methodology

2.1 Aims, objectives and scope

2.1.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

1) Provide a heritage baseline assessment to understand the archaeological and historical background to the listed building;
2) Formulate an assessment of the importance/sensitivity of the listed building considering its archaeological, historic, architectural and artistic interests in relation to the proposals; and
3) Formulate an assessment of the impact of the proposed development on the listed building.

2.2 Assessment methodology

2.2.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. The following terminology has been adopted within this assessment for classifying and discussing the historic environment:

1) A **heritage asset** is a building, monument, site, place, area or landscape identified as meriting consideration in planning decisions because of its heritage interest (NPPF, Annex 2 Glossary);
2) The **setting** of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2 Glossary);
3) **Significance** (for heritage policy), as defined in the NPPF (Annex 2 Glossary) is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic or historic. Significance derives from not only a heritage asset's physical presence, but also from its setting.

2.2.2 Historic England guidance includes the concept of interests to assess the significance of heritage assets (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019), with reference to the following criteria:

1) **Archaeological interest**. Deriving from the potential of a place to yield evidence about past human activity that is worthy of expert investigation.
2) **Historic interest**. An interest in past lives and events. It tends to be illustrative or associative.

Providing a material record of the nation's past, it can also provide meaning for communities derived from their collective experience of a place and it can symbolise wider value such as faith or cultural identity.

3) **Architectural and artistic interest**. Interest from the design or general aesthetics of a place. Derived from conscious design or fortuitously through evolution. More specifically, it relates to the science of design, construction, craftsmanship and decoration. Artistic interest is an interest in other human skill, such as sculpture.

2.2.3 Revised National Planning Policy Guidance (NPPG, July 2021) in relation to the historic environment provides a similar interpretation of assessing significance.

2.2.4 These criteria derive from previous Historic England guidance (Conservation Principles: Policies and Guidance (English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).

Assessment of setting

2.2.5 Historic England has issued Historic Environment Good Practice Advice in Planning guidance notes, of which *Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (March 2015)* and *Good Practice Advice Note 3 (second Ed.) – The Setting of Heritage Assets (December 2017)* are relevant to the proposals at the proposed development site.

2.2.6 The Historic England guidance advocates a systematic and staged approach to the assessment of the implications of development in terms of their effects on the settings of heritage assets.

2.2.7 **Step 1** of the approach is *'identifying the heritage assets affected and their settings'*. This initial step is carried out by undertaking documentary research, and assessing data sourced from the HER and national heritage datasets.

2.2.8 **Step 2** requires consideration of *'whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)'*. The guidance states that this stage of the assessment should first address the key attributes of the heritage asset itself and then consider: i) the physical surroundings of the asset, including its relationship with other heritage assets; ii) the way the asset is appreciated; and iii) the asset's associations and patterns of use.

2.2.9 **Step 3** involves *'Assessing the effect of the proposed development on the significance of the asset(s)'*. This stage of the assessment addresses the key attributes of the proposed development, such as its: i) location and siting; ii) form and appearance; iii) additional effects; and iv) permanence.

2.2.10 **Step 4** of the guidance should explore opportunities for *'maximising enhancement and minimising harm'*, while **Step 5** is to *'make and document the decision and monitor outcomes'*. For the purposes

of this assessment, **Steps 1-4** of the process have been followed. **Step 5** is the duty of the Local Planning Authority and therefore not undertaken as part of this assessment.

Historic baseline

2.2.11 Baseline conditions were established through consideration of the historic environment within the vicinity of the Site and a desk-based review of existing sources of publicly accessible primary and synthesised information, comprising:

1) National heritage datasets including The National Heritage List for England (NHLE);
2) Manchester Council Archives and Local Studies;
3) Primary and secondary historical sources available online, such as historic mapping.

2.2.12 An initial site visit was undertaken on 15.11.2022, with numerous site visits undertaken subsequently, to inform the understanding of the Site (most recently in January 2025), heritage assets within the vicinity which may be sensitive to the proposed development, and the wider built environment.

2.2.13 A bibliography of documentary, archive, and cartographic sources consulted is included in the **References** section of this report.

3.0 Historic background

3.1 Introduction

3.1.1 The following section provides a summary of the historical development of the Site and its environs, compiled from sources as listed in the References and drawing on previous studies in the area surrounding the Site.

3.1.2 Understanding the history and context of the relevant heritage assets is important to establish their significance and the factors which contribute to this significance.

3.2 Historic development of the Site and surroundings

3.2.1 As denoted on the historic Ordnance Survey mapping below (**Figure 2**), in the mid-19th century the Site was made up of a number of back allies, namely Barne's Court, Richards Court and Richard Street. At this time, Little Quay Street turned west so that it was parallel with Atkinson Street, bisecting the Site in two. The Site and its immediate setting appear to have been semi-industrial, with a number of timber yards to the south and manufacturing works to the northern side of Atkinson Street. There was also a coal yard immediately to the east of the Site. A large number of inns and public houses were located on Deansgate.

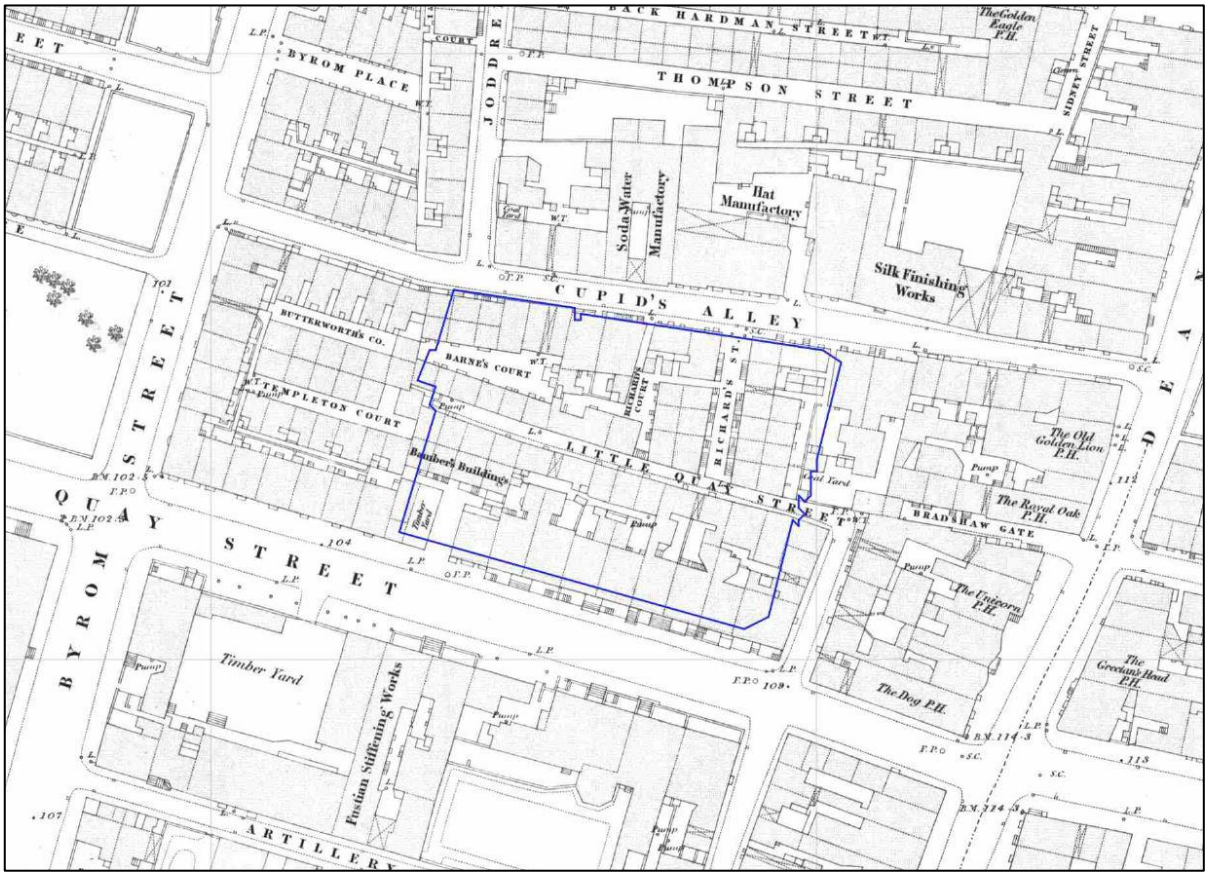


Figure 2 - 1851 Ordnance Survey map with indicative site boundary highlighted in blue.

3.2.2 As shown on the 1891 Ordnance Survey map (**Figure 3**), the Site remained relatively unchanged during the late 19th century. A number of public houses to the west of the Site were demolished and replaced with the Scottish Panorama building. This was constructed on the former street of Bradshaw Gate (**Figure 2**). The tramway along Deansgate was also constructed by this time.

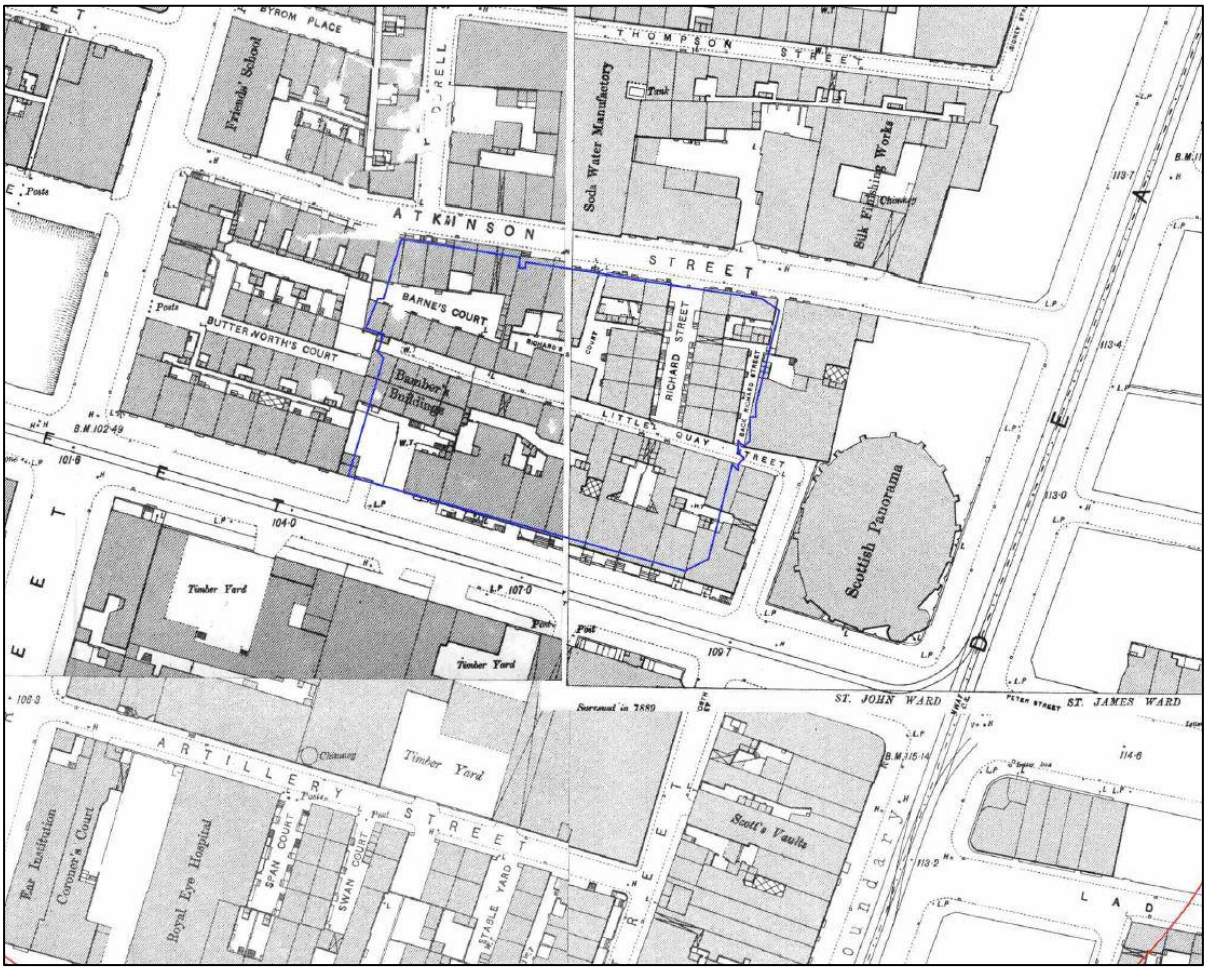


Figure 3 - 1891 Ordnance Survey map with indicative site boundary highlighted in blue.

3.2.3 By the early 20th century, the building immediately north-west of the Site was demolished along with the Scottish Panorama (**Figure 4**). This resulted in Little Quay Street being extended to the north, no longer turning to the west here. There also appears to have been a degree of redevelopment at the southern extent of the Site. To the west of the Site, the Scottish Panorama building was completely redeveloped. This included the construction of a number of institutional buildings to the north-east of the Site, such as the High Court Registry and Inland Revenue Offices. Another hospital building here was constructed on the site of a former timber yard.



Figure 4 – 1908 Ordnance Survey map with indicative site boundary highlighted in blue.

3.2.4 Buttersworth Court was demolished and replaced with the Opera House in 1912, shown on the 1922 Ordnance Survey map (**Figure 5**) as the "New Queen's Theatre", as it was formerly known. The rest of the Site and its immediate surroundings remain relatively unchanged, whilst a number of theatres were also constructed along Peter Street. The Royal London House was also built in 1908, located on the eastern side of Little Quay Street.

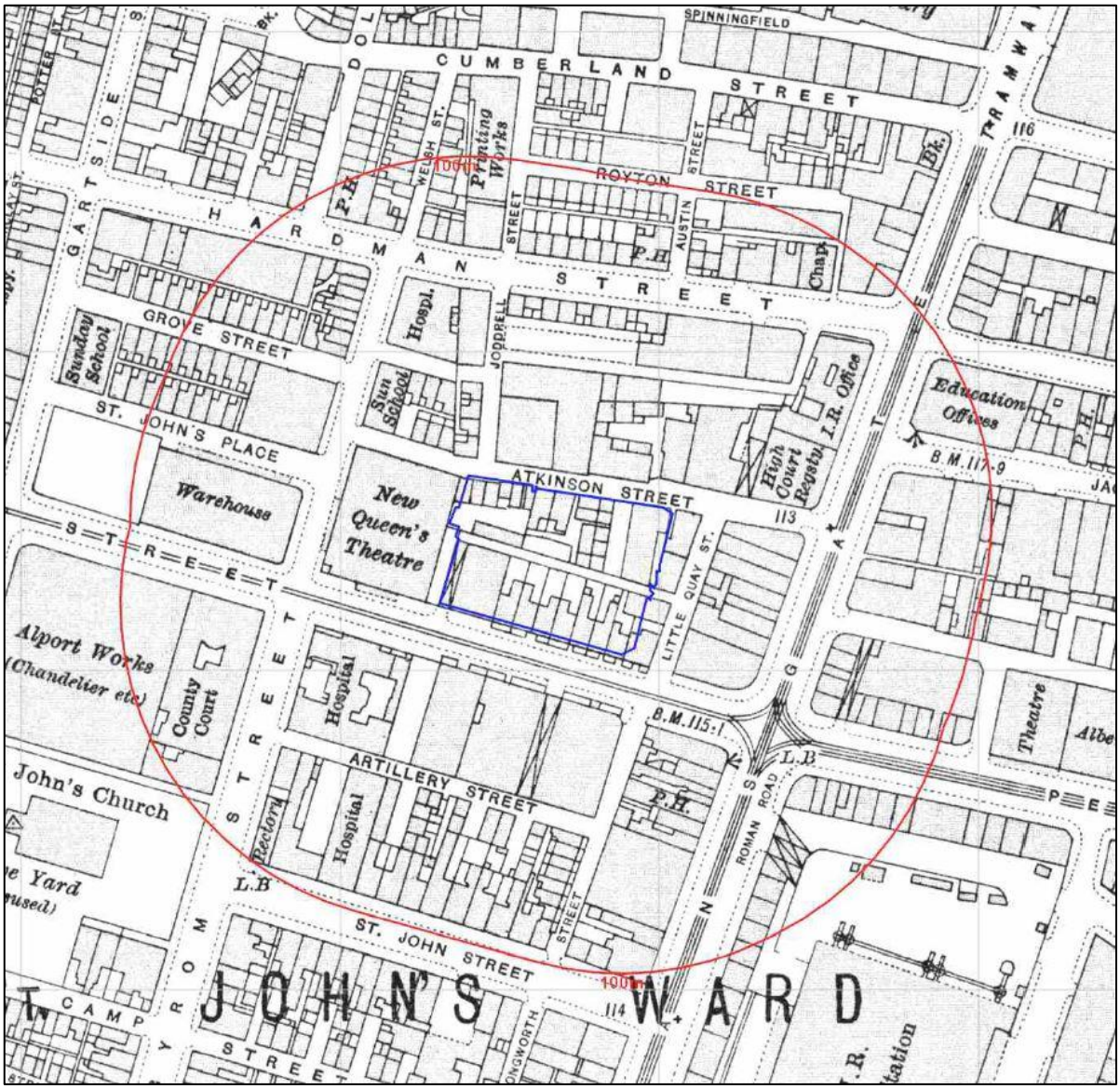


Figure 5 - 1922 Ordnance Survey map with the indicative site boundary highlighted in blue.

3.2.5 Sunlight House was Manchester's first speculative office development, and was constructed to the designs of the Belarusian architect, Joseph Sunlight. As shown on historic Ordnance Survey mapping (**Figure 6**), it was completed by 1932 and was at the time Manchester's tallest building, eclipsing the Town Hall tower. The building reached 200 feet from foundation to the roof ridge, comprising 14 storeys with a caretaker's flat at the top level. Joseph Sunlight initially intended the building to reach 30 storeys, and later proposed an extension between Sunlight House and the Opera House that would rise to 35

storeys, topped with a large clock tower (**Figure 7**). This was refused by the council, who only allowed for fourteen storeys. Nonetheless, it remained Manchester's tallest building until the CIS tower was built in 1962.

3.2.6 A number of the floors were initially leased to Inland Revenue inspectors, whilst Douglas Fairbanks (the American actor, screenwriter, director, and producer) inaugurated the basement swimming pool in 1934. This space was originally intended to be used as a restaurant by Sunlight, but the alcohol licence for this venture was refused by the council. Notable to the design are the polygonal lift towers which were originally manually operated, and the distinctive central lightwell with a glazed lantern at its base (marked by hatching on the 1932 Ordnance Survey mapping at **Figure 6**).

3.2.7 At the time of the construction of Sunlight House, the immediate surroundings of the Site had remained relatively unchanged since the 1920's. The north of Hardman Street remained semi-industrial, with a number of printing works. St John's Church, to the south-west of the Site, was demolished with the plot turned into a graveyard.

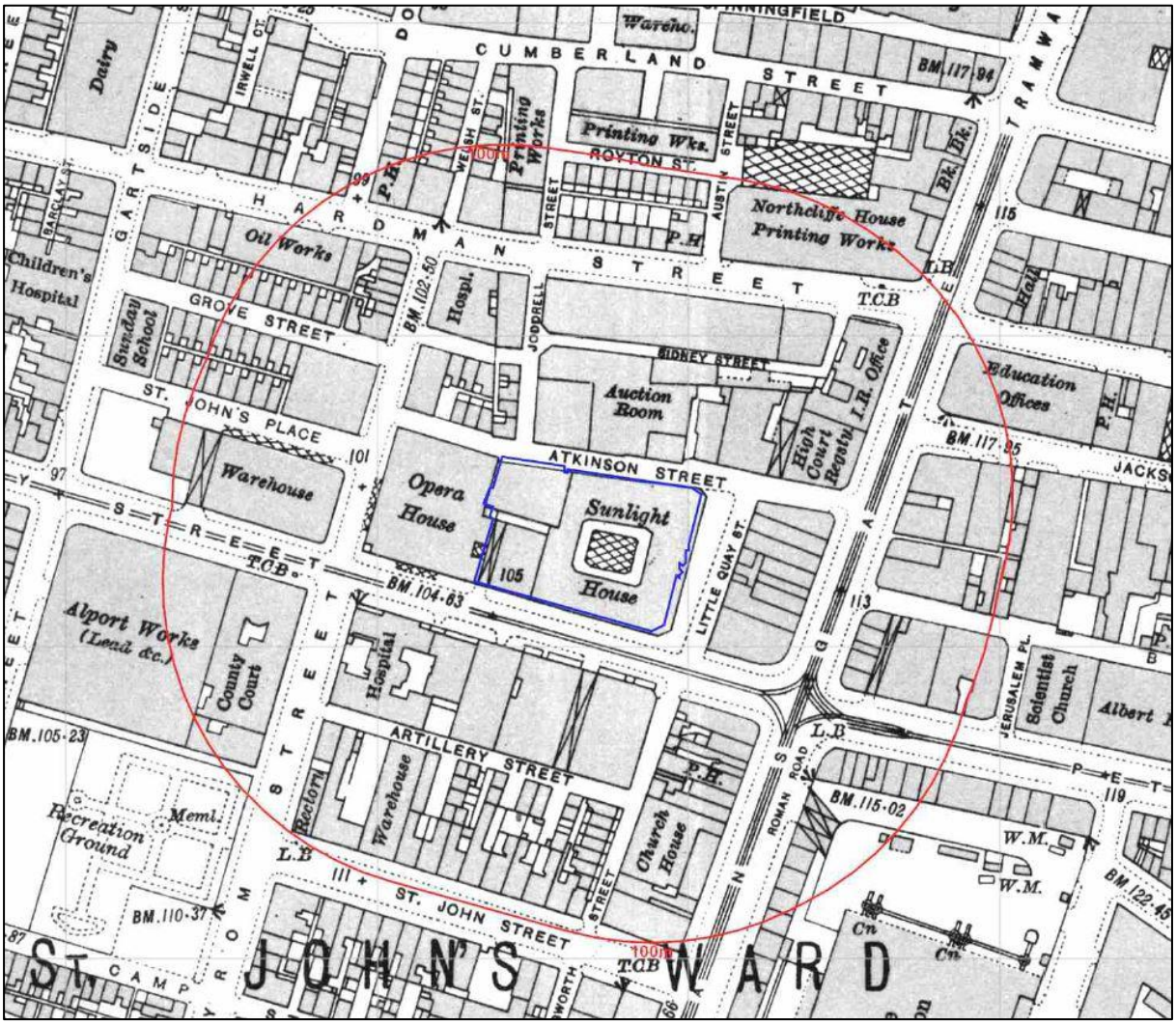


Figure 6 - 1932-33 Ordnance Survey map, with indicative site boundary highlighted in blue.



Figure 7 - Original proposed design of Sunlight House.

3.2.8 Throughout the mid-20th century, the immediate vicinity of the Site remained relatively unchanged (**Figure 8**). The printing works to the north of Hardman Street were converted into Northcliffe House, but the area retained a semi-industrial character with a number of warehouses to the north and south of the Site. The warehouses to the east of this street were demolished as a result of the extension of the Manchester Court of Justice building in the 1970s (**Figure 9**).

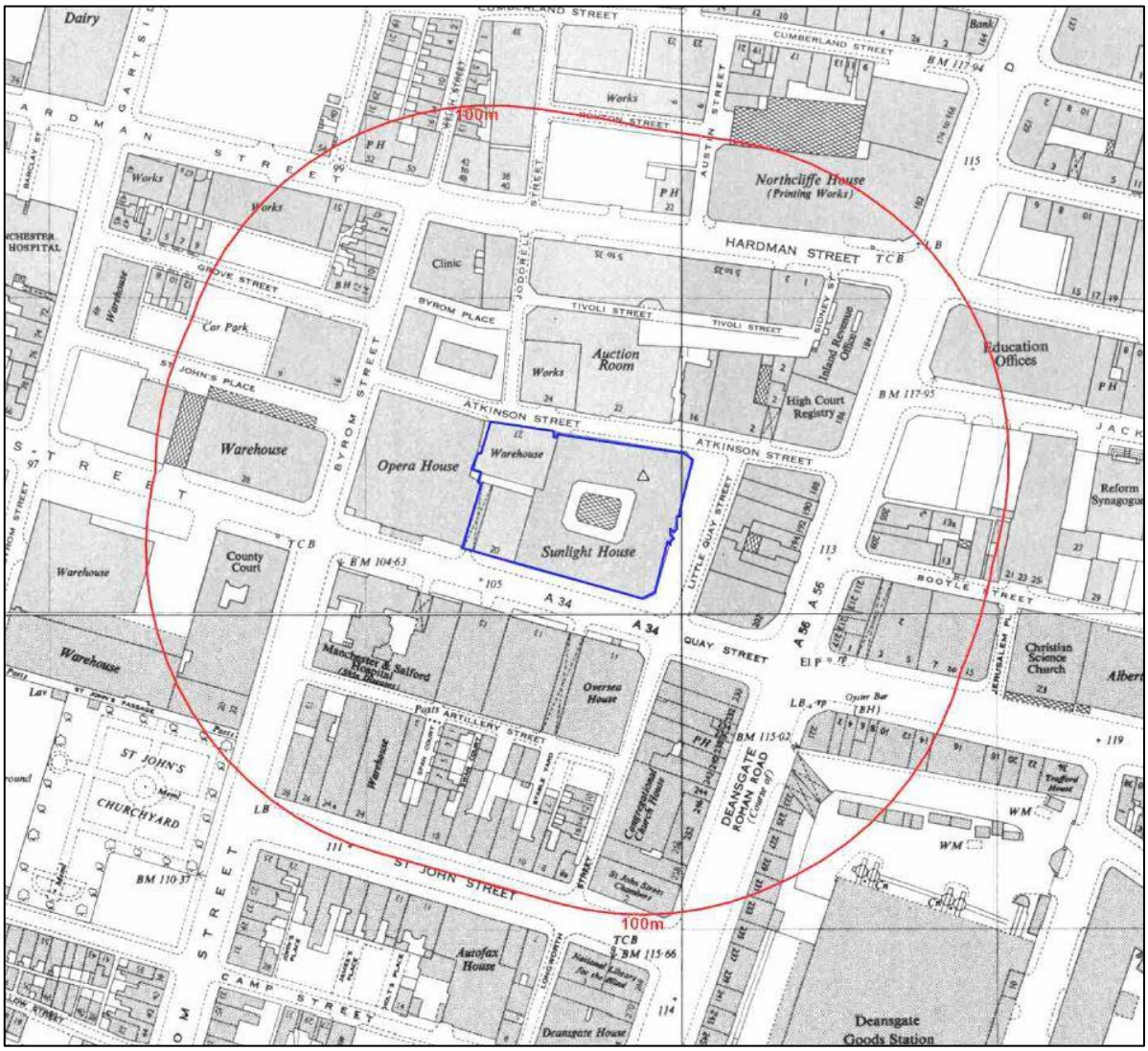


Figure 8 - 1957-58 Ordnance Survey map, with the indicative site boundary highlighted in blue.

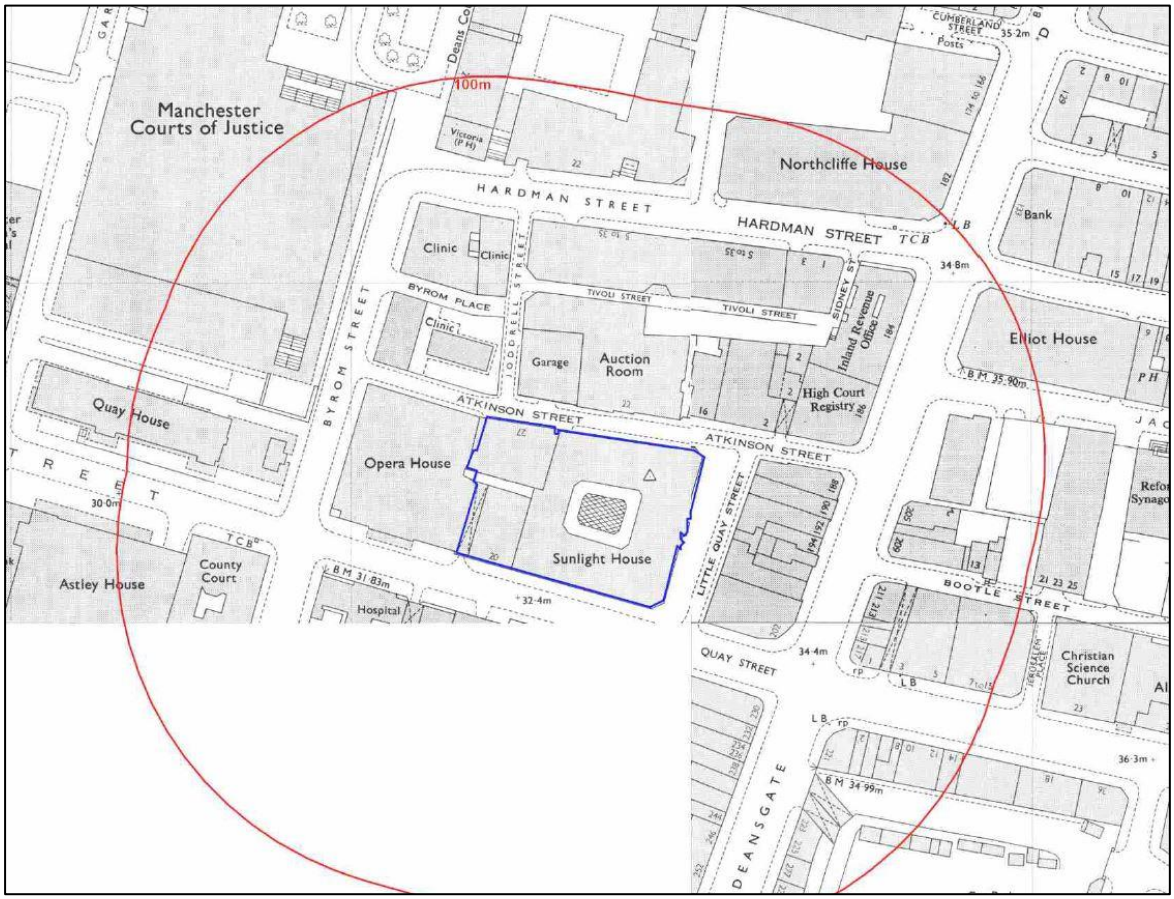


Figure 9 - 1970-73 Ordnance Survey map, with indicative site boundary highlighted in blue.

3.2.9 In 1984, planning permission was granted for the erection of a multi storey car park on the land between Sunlight House and the Opera House, as shown on the 1986-1990 Ordnance Survey map (**Figure 10**) This is where Joseph Sunlight had originally intended a 35 storey skyscraper to be located, only for it to be refused by the council. By the 1980's, the rest of the printing works on the eastern side of Byron Street had been redeveloped into Cumberland House.

3.2.10 The Site and its immediate surroundings have remained relatively unchanged since the late 20th century, though the surrounding area has changed considerably. Numerous tall buildings have been constructed in the vicinity, such as the twenty storey '20 stories' building on Byron Street to the west of the Site. Sunlight House itself has undergone various stages and styles of refurbishment and is still primarily in office use, with a gym occupying the basement and part of the ground floor, along with a separate shop and restaurant at ground floor level.

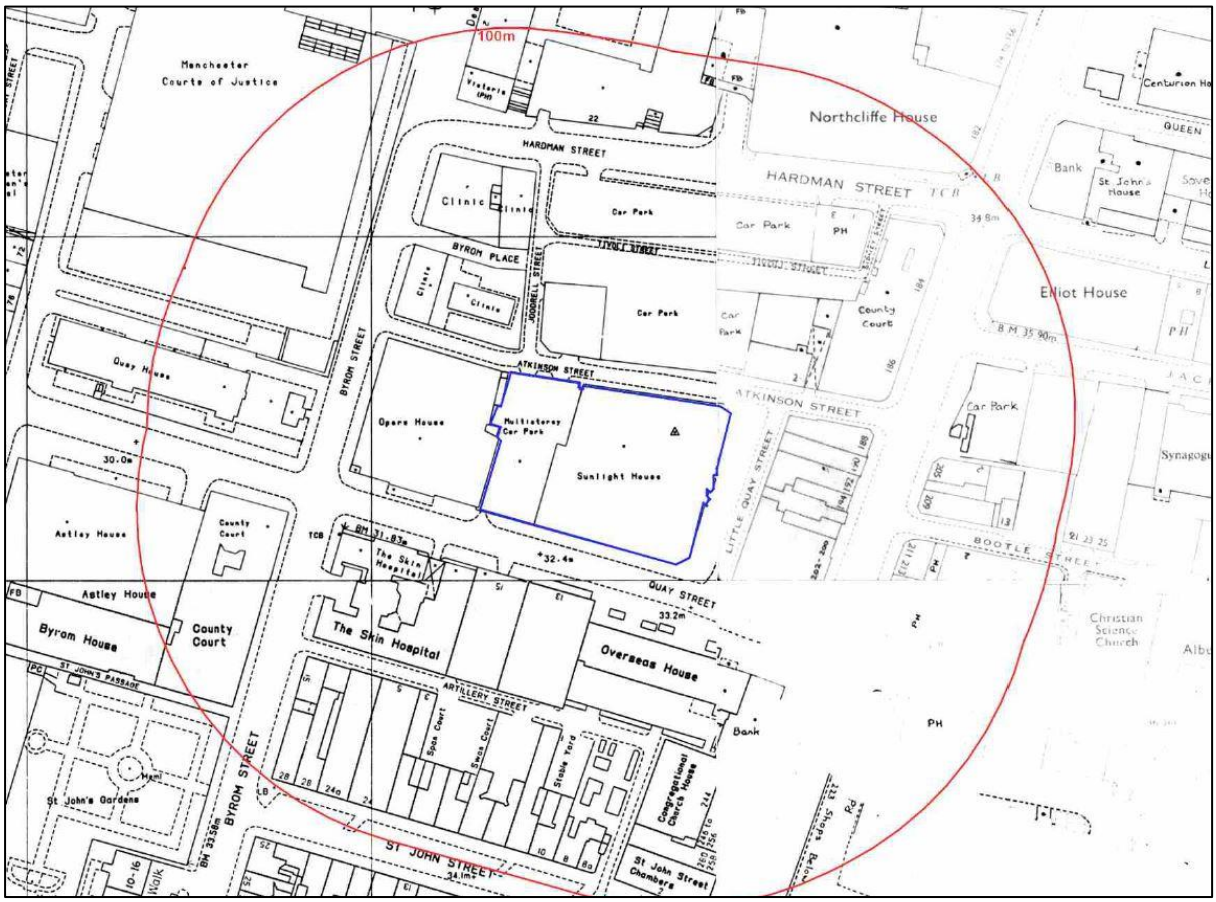


Figure 10 - 1986-90 Ordnance Survey map, with the indicative site boundary highlighted in blue.

3.3 Original layout of the Site

3.3.1 A selection of original basement/ground floor plans of Sunlight House are reproduced in **Appendix 3** (**Images A-I**) for reference. The original plans show numerous alterations as part of the various refurbishments, but also demonstrate the original layout of the building. The plans show that there was a standard template for each floor of office accommodation, with office space arranged around the central lightwell. Although there are no internal divisions shown on the plans, the indicative locations for potential partitions are shown, aligning with the existing steel columns and running perpendicular to the outer walls. There are also no door positions indicated to access the offices on the majority of the floor plans, apart from on the ground floor where there is a doorway into the spaces to Little Quay Street. It is therefore likely that as a speculative office block in the early stages of its design, the divisions and door positions were not yet finalised, or could be tailored to the needs of the occupant. The basement mezzanine floor is not included on the original plans as this was a later insertion.

3.3.2 The offices faced onto the lightwell, with outer elevations either side of the access corridor, wrapping around the lightwell. This arrangement still exists today, with the primary divisions still discernible by the steel columns, despite the loss of partitions. The two towers facing Little Quay Street were built with lift shafts which were originally manually operated. It is believed that when the lift operators were on their lunch break, Joseph Sunlight would work the lift himself to avoid paying for a relief operator. The hoist (goods lift) is labelled on the 1929 ground floor plan of the building on the opposite side of the lifts (**Image E**). This lift shaft remains extant today. The main staircases were arranged in a polygon around the lift shafts. There were toilets on every floor, located to the western elevation. These are labelled on the 1929 plans of the first and thirteenth floors as men's and women's lavatories (**Image F).**

3.3.3 The original ground floor layout consisted of identical outer shops to the south and east, regularly arranged around the central lightwell with the inner space remaining open and used as a gallery. The areas to the west are marked on the original floorplans as restaurants. The main entrance, located on Quay Street, led into a lounge area (**Images B, C and D**).

3.3.4 The 1930's plan of the basement (**Figure 11**) shows the swimming pool with the larger areas to the north and east occupied by cubicles, used as male and female changing rooms. This layout of the

basement largely corresponds with later 20th century plans (**see Figures 13, 19 and 20**). As previously mentioned, it was originally intended for the space now occupied by the swimming pool to be used as a restaurant.

3.3.5 Internally, the building has subsequently been heavily altered with limited original features surviving overall. This is described in greater detail below.

3.4 Previous internal alterations

3.4.1 A consented application of 1979 (planning reference number: F10362) resulted in the basement and ground floor of the building being converted into Herriot's Health and Leisure club, with a restaurant and bars located on the ground floor. The original floor plans of the basement and ground floor are reproduced in **Figures 11 and 12** below, with the proposed changes as part of this consented scheme denoted in **Figures 13 and 14**. As part of this application, it was also proposed that the metalwork to the ground floor façade of Quay Street was to be painted black and gold with a canopies fitted above the doorway (**Figures 15**). It appears that this was not fully implemented as shown on an image from the 1980's, which show the existing paint scheme, as well as canopies above the window openings but not above the doorway (**Figure 16**).

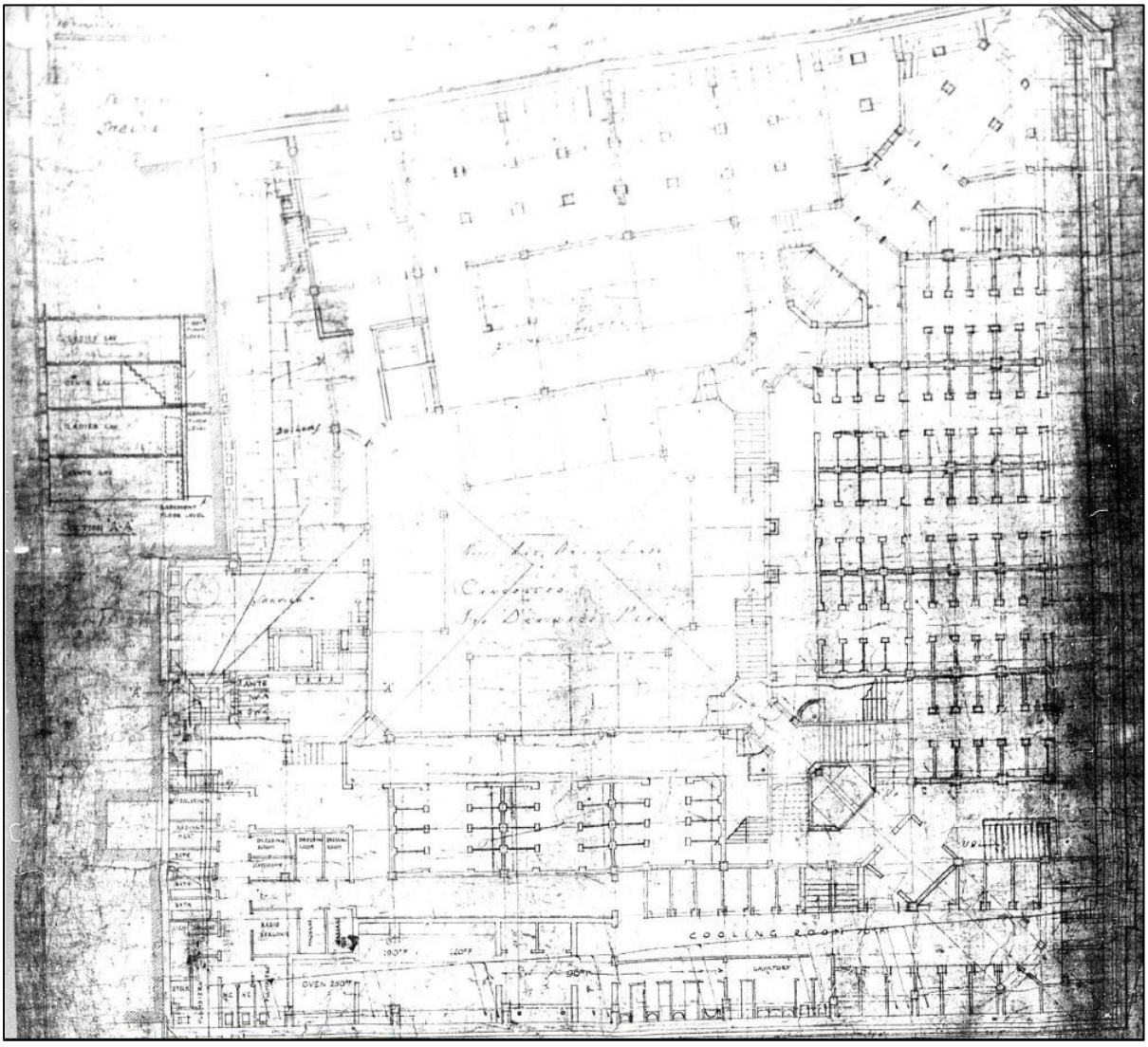


Figure 11 - Basement plan (assumed date: 1931-1934)

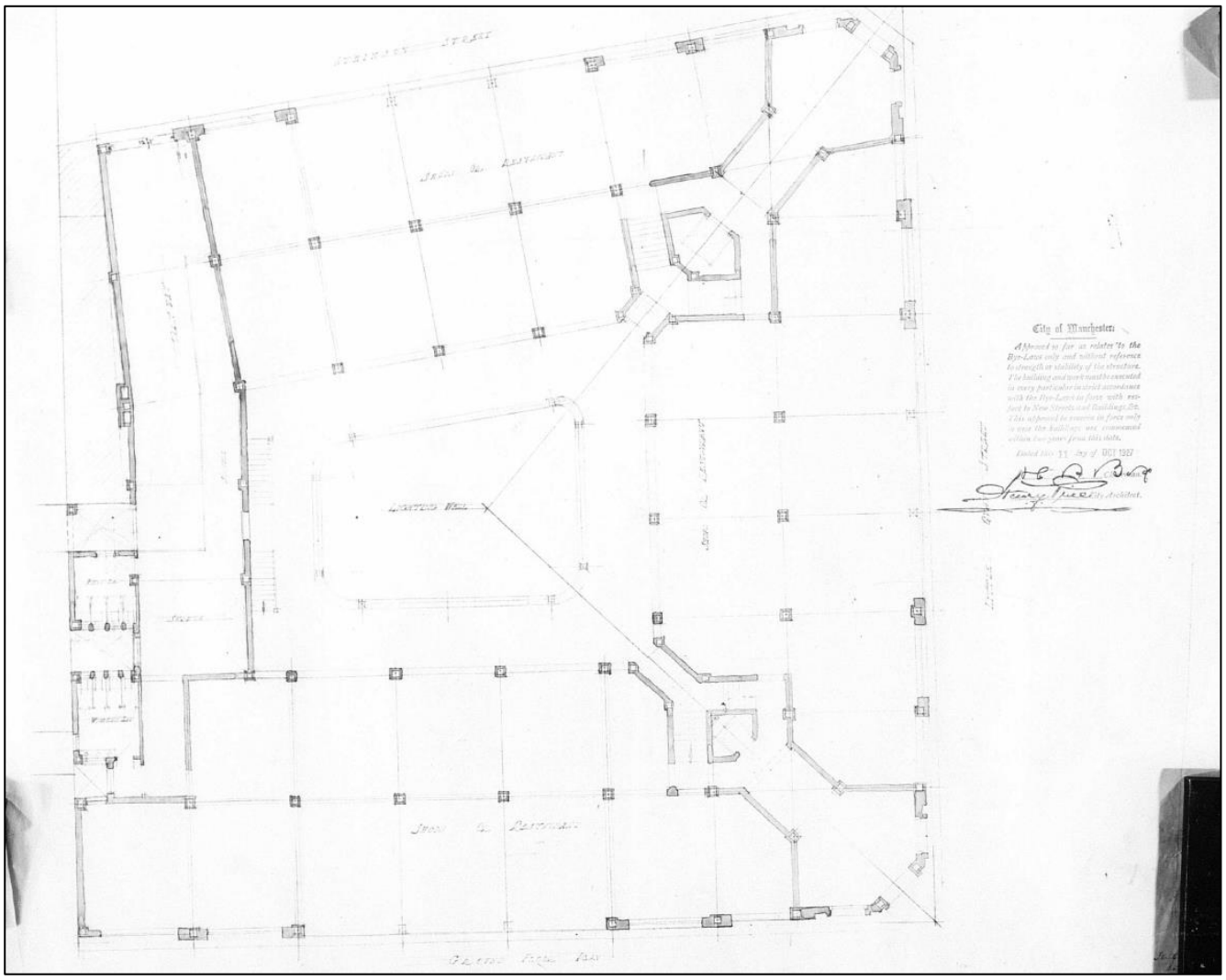


Figure 12 - Ground floor plan (1927)

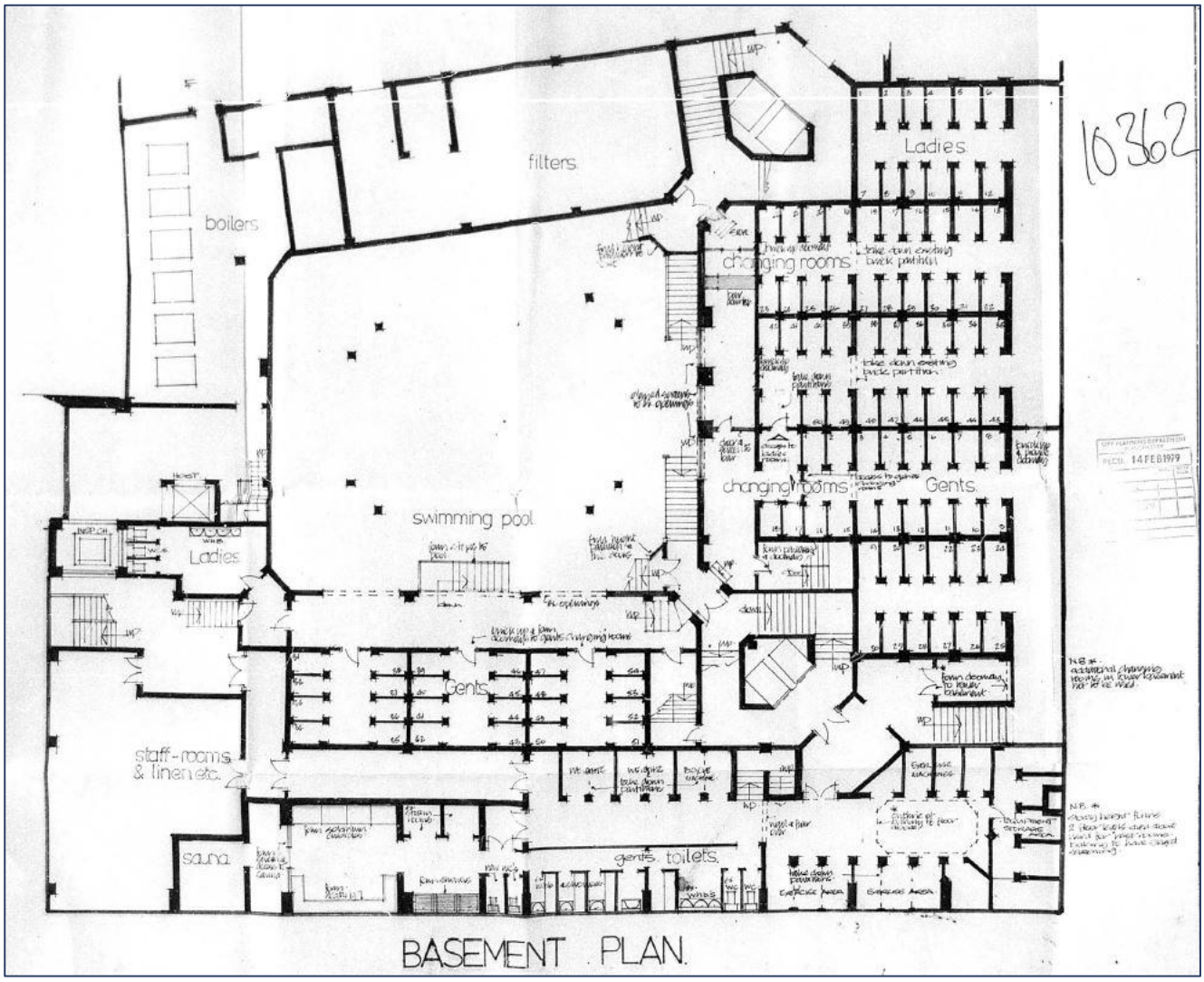


Figure 13 - Proposed basement plan submitted as part of the 1979 consented application (planning application reference: F10362)

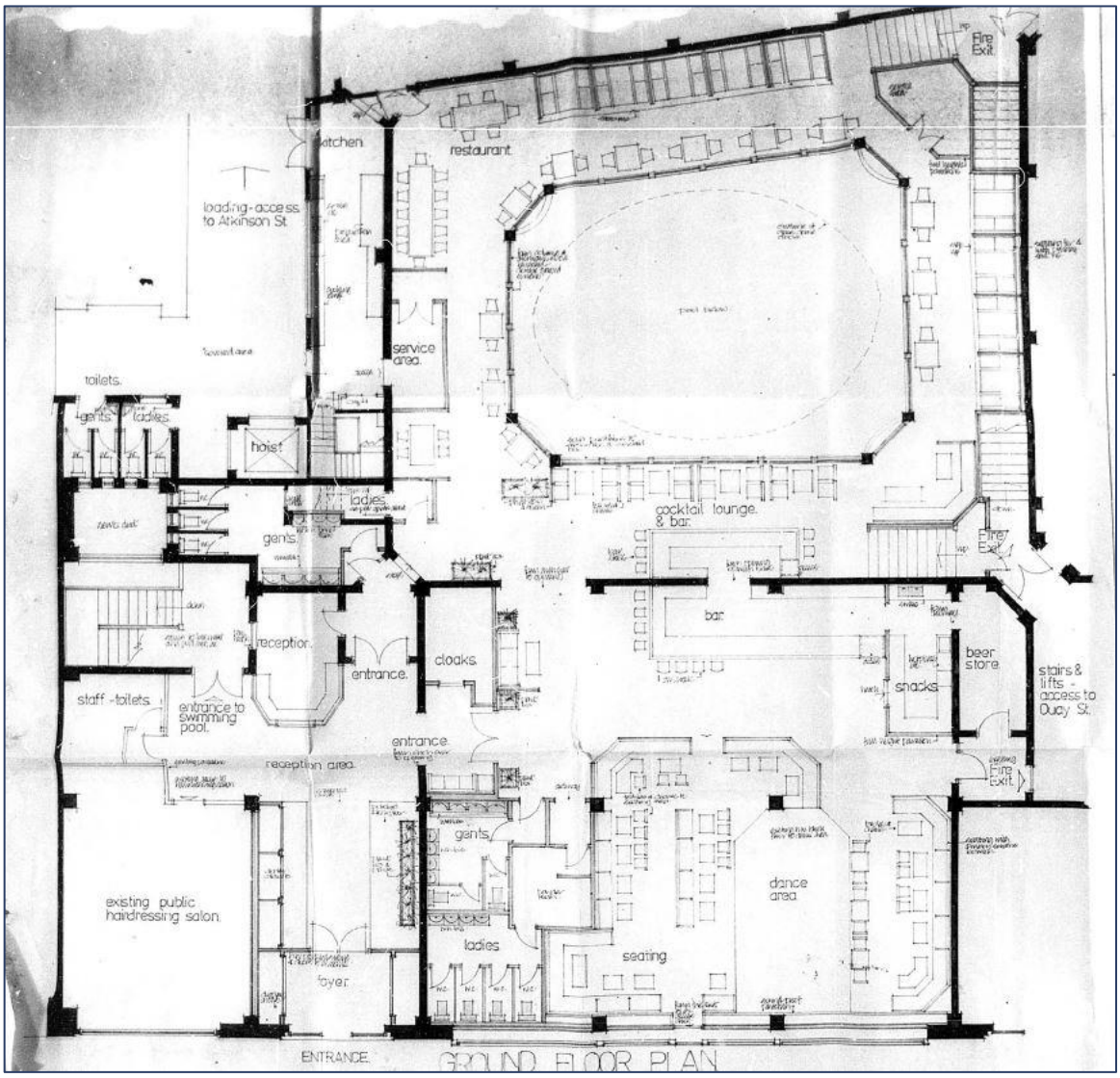


Figure 14 - Proposed ground floor plan submitted as part of the 1979 consented application (planning application reference: F10362)

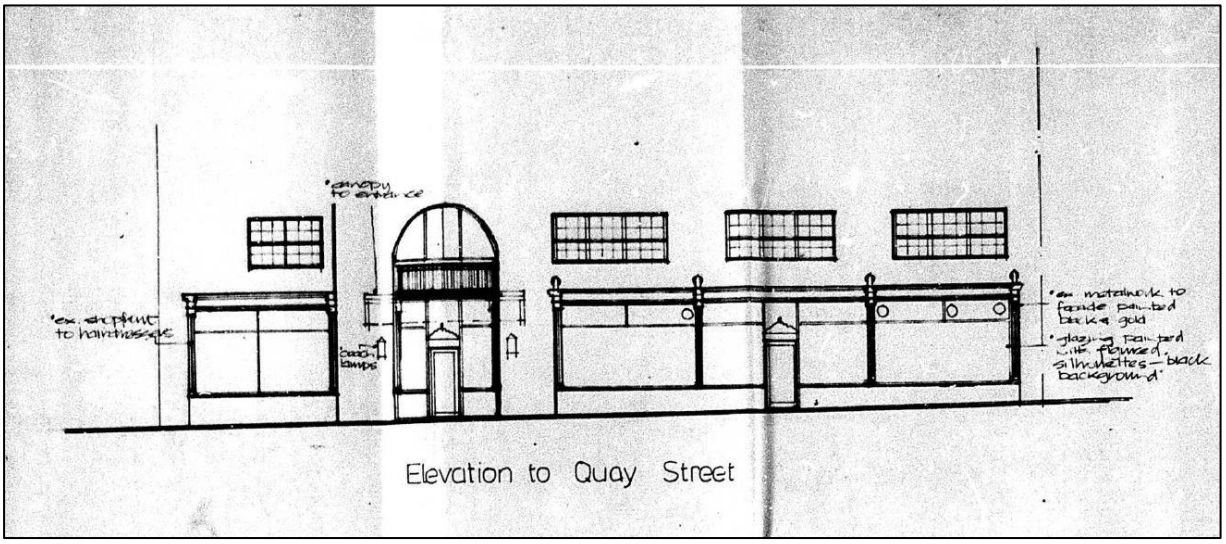


Figure 15 – Proposed changes to Quay Street elevation, submitted as part of the 1979 consented application (planning application reference: F10362)



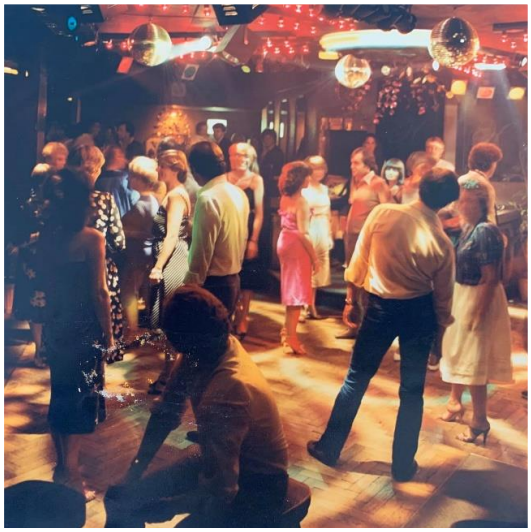
Figure 16 – 1980's image of Quay Street elevation, showing canopies above the window openings with Herriots lettering, as well as the paint scheme to the metalwork which exists today.

3.4.2 The images below at **Figure 17** show the interior of Herriot's Health and Leisure Club during this period. It is not clear when these images were taken, but it is known that the club opened in 1981 and changed ownership in 1995 to Living Well Health and Leisure Ltd.

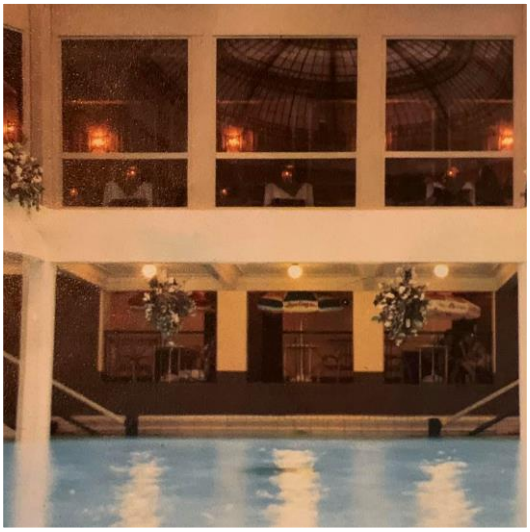
Restaurant to Quay Street



Dance floor



Swimming pool



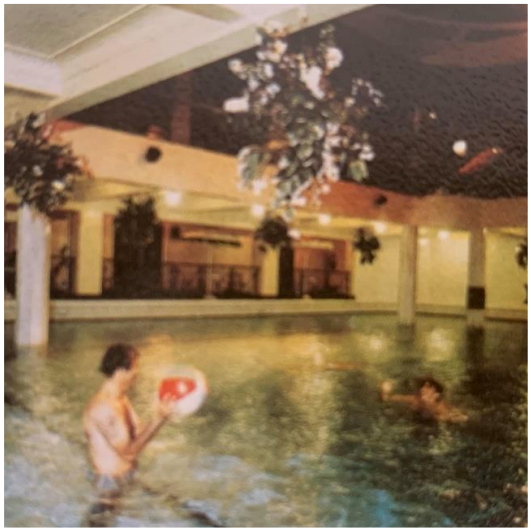


Figure 17 – Images of the ground floor and basement mezzanine of Herriot's Health and Leisure Club (1981 – 1995).

3.4.3 The basement mezzanine is a later insertion and visible on imagery below. This was introduced to extend the poolside area and provided additional changing rooms. As a consequence, several older changing areas were rendered obsolete and repurposed into supplementary spaces for pool equipment. The concrete slab is believed to be directly supported by pre-existing walls, which has led to a notably reduced floor-to-ceiling height in numerous areas.

3.4.4 The ground floor appears to have been further reconfigured as part of a consented application in 1989 (planning application reference: 033987). Judging from the proposed ground floor plan submitted as part of this application (**Figure 18**), the dance floor was moved to the Atkinson Street elevation, with the restaurant, bar area and cloakroom completely reconfigured. This resulted in the ground floor having a more open floor plan, with the demolition of walls between the principal rooms and wrap-around floor space by the pool.

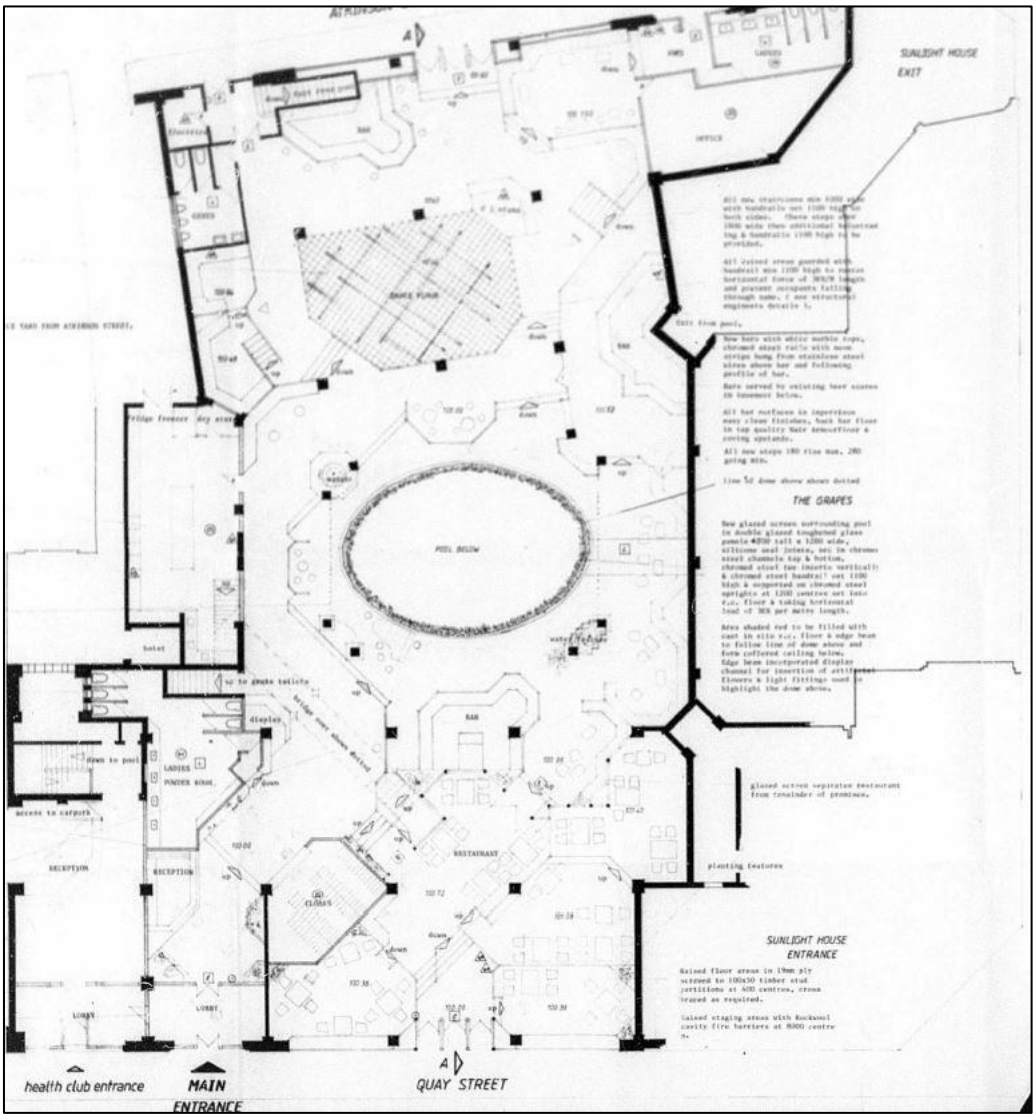


Figure 18 - Proposed changes to ground floor, submitted as part of the 1989 consented application.

3.4.5 As part of a consented change of use application from a night club to health club in 1995 (planning reference number: 37870), further changes were made to the basement and ground floor level (**Figure 19**). This included limited changes to the basement floor, which remained relatively unchanged as a result of the proposals. The executive changing rooms located on the mezzanine to the south of the skylight were removed with the space used as a poolside area, with the gym and offices to the east converted into a women's changing rooms, which were relocated from the floor below. The café bar was

converted into a beauty and crèche room. On the ground floor, the existing dance floor to Atkinson Street was converted into a gym at this time (**Figures 20** and **21**).

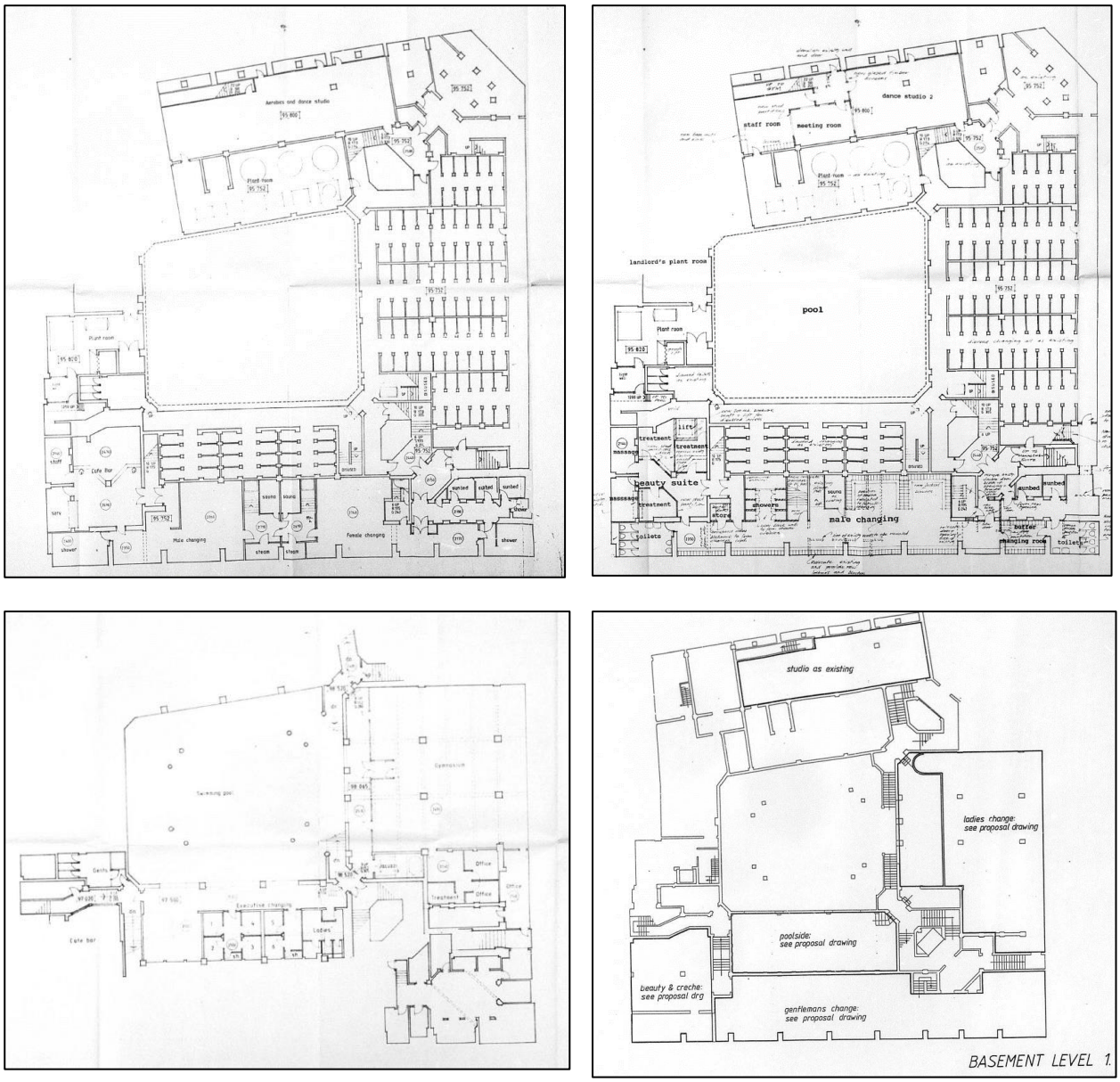


Figure 19 – 1995 consented proposals to basement and mezzanine floors: existing basement (top left), proposed basement (top right), existing mezzanine (bottom left), proposed mezzanine (bottom right)

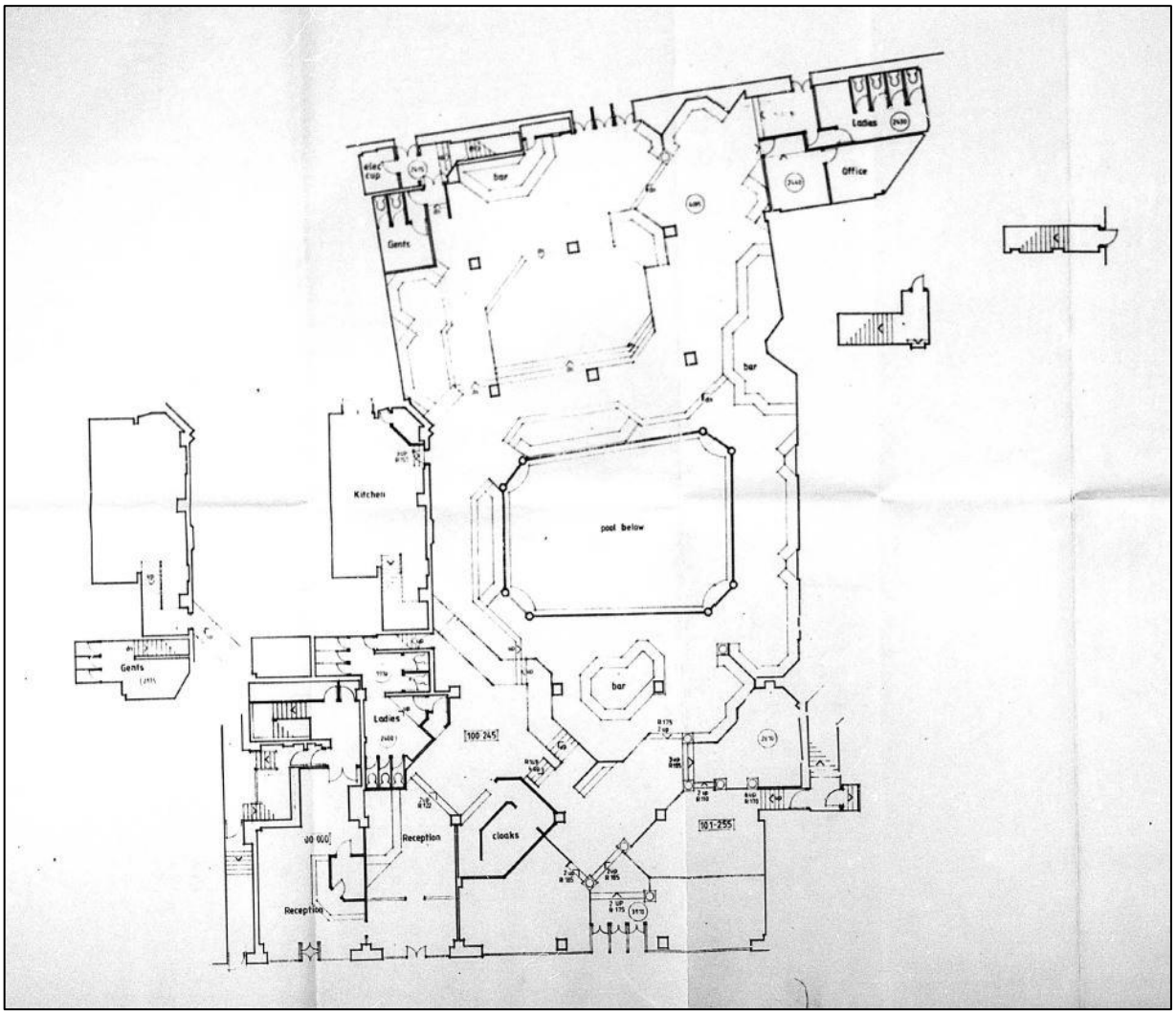


Figure 20 - Existing ground floor plan, submitted as part of the 1995 consented application.

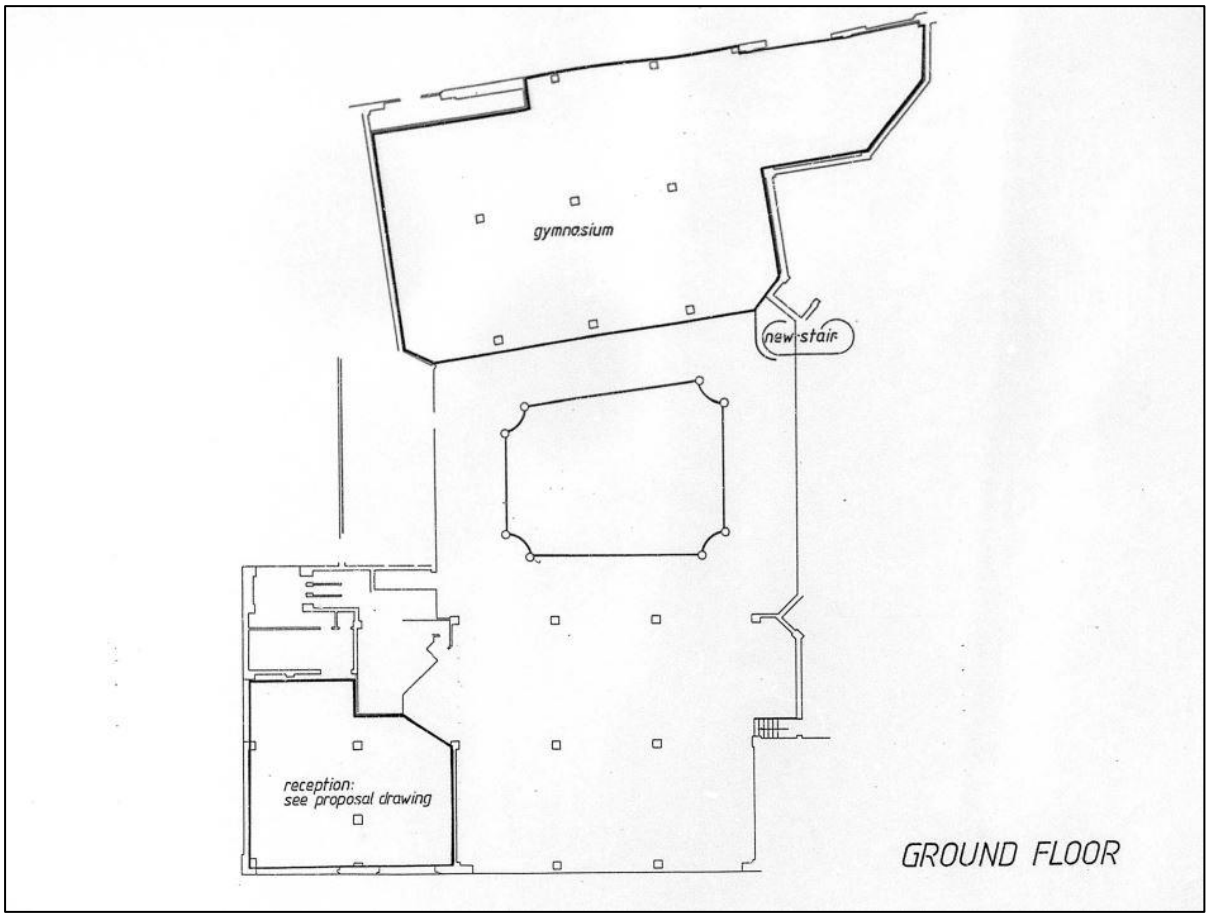


Figure 21 - Proposed ground floor plan, submitted as part of the 1995 consented application.

3.4.6 As part of various consented applications in 2008, a number of floors were refurbished. This included the removal of revolving doors to the south-eastern corner at ground floor level, as well as the introduction of dropped ceilings, the replacement of doors and general refurbishment works to the reception area (planning reference number: 085698/LO/2008/C1) (**see Figure 22**). As shown on the historic image below (**Figure 23**), the revolving doors were originally placed in a lobby area at the junction of Quay Street and Little Quay, set between the street and the full interior of the building. These doors were placed within a decorative stone surround which is still extant today. The sixth floor was also refurbished as part of a consented application of the same year (planning reference number: 086150/LO/2008/C1).

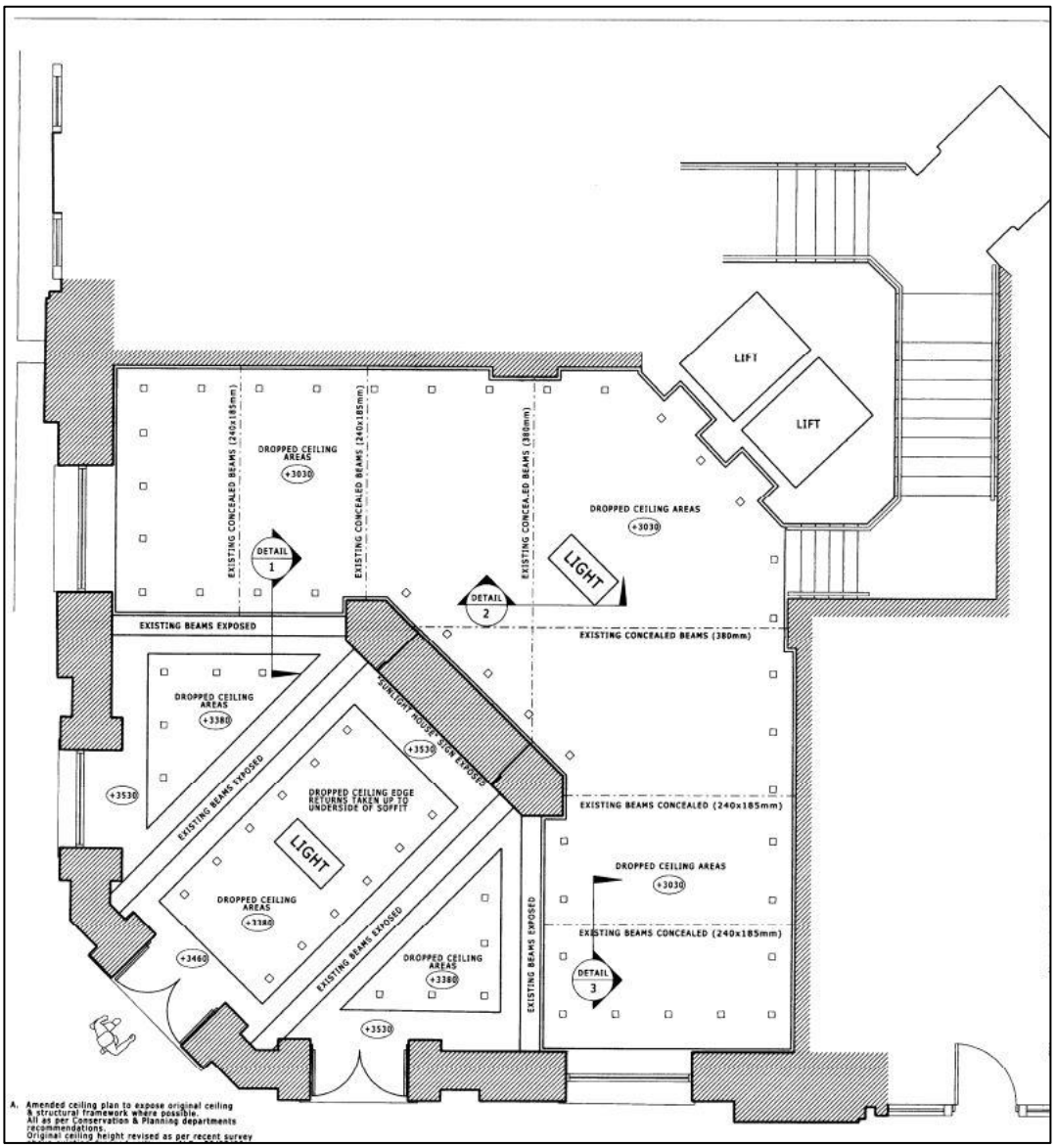


Figure 22 - Proposed changes to reception submitted as part of the 2008 application (085698/LO/2008/C1).



Figure 23 - Photograph dating to 1958, showing the original lobby.

3.4.7 The second, ninth and eleventh floors were also refurbished in 2008 (planning reference number: 087147/LO/2008/C1). This included the installation of the 'pendant' lighting schemes which still exist on these floors, as well as the addition of AC units located within a dropped plasterboard ceiling raft (**Figure 24**).

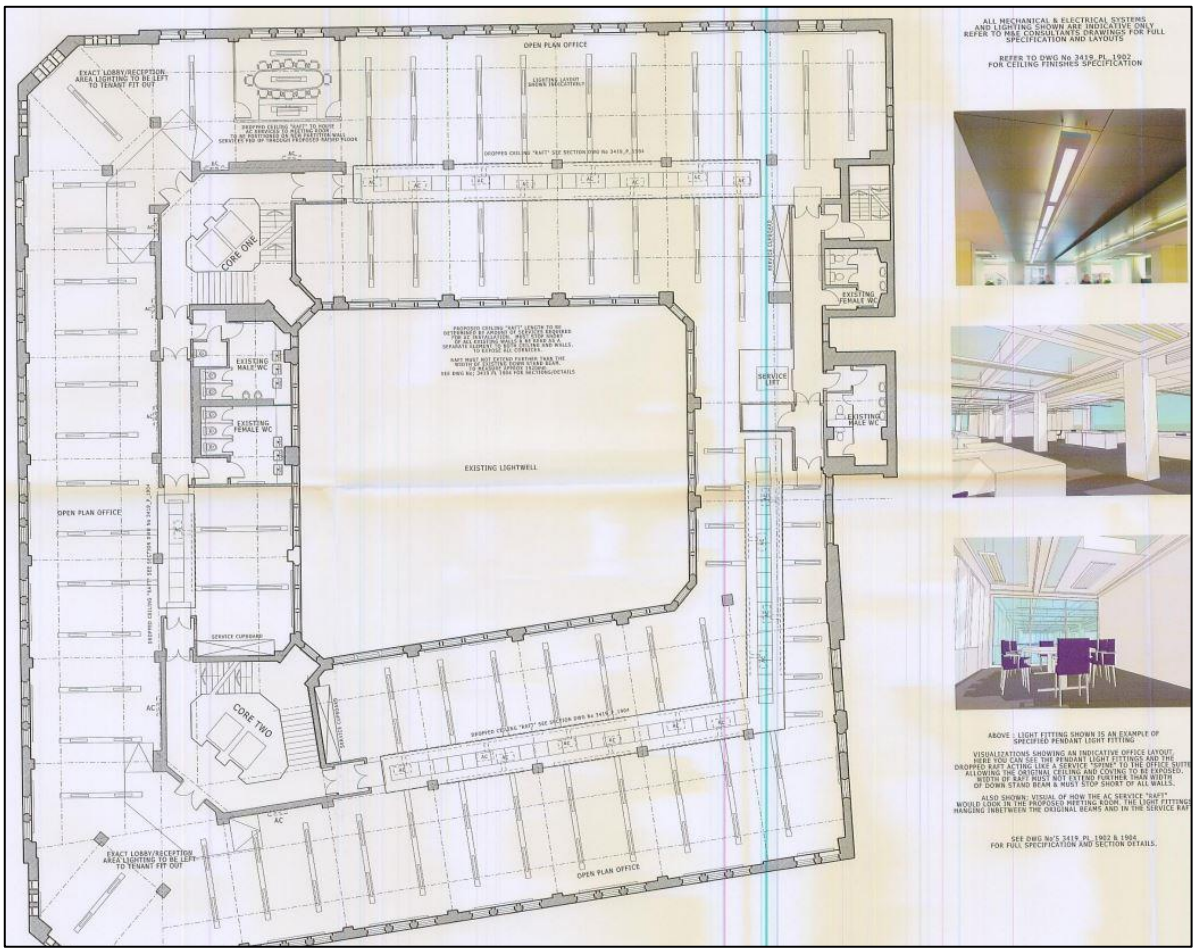


Figure 24 - Indicative proposed ceiling plan/lighting scheme submitted as part of the 2008 application (087147/LO/2008/C1).

3.4.8 As part of a consented application of 2012 (planning reference number: 099281/LO/2012/C1), the sixth floor was also refurbished. This resulted in the installation of a new raised access floor, with the parquet flooring beneath only exposed at the doorway into the lift corridor. As with previous applications, AC units were installed and located within a suspended plasterboard ceiling raft.

3.4.9 As part of works during 2017 (planning reference number: 115368/LO/2017), a soft strip out was undertaken on the eighth floor, which resulted in the removal of screed residues to the entrance wells and corridor, revealing parts of the original parquet flooring (which was restored here). A new raised floor was installed over the parquet flooring, with ramps from the area of restored parquet flooring at the

entrance doors. The modern suspended ceiling was also stripped out to reveal the original coffered ceiling, including beams and soffits. Significant refurbishment works have also been carried out to the thirteenth floor in recent years, including the restoration of the parquet flooring here.

3.4.10 Works are currently being undertaken in the building in relation to the consented office refurbishment and plant installation applications. The approach to this office refurbishment is staged in relation to tenant occupancy, with floors 2-3 and floors 7-11 refurbished initially, followed by floors 1 and 4-6.

3.4.11 Following vacation of the ground floor and basement space by Bannatyne's, soft strip of these spaces has been undertaken in close consultation with MCC. This has included asbestos removal and removal of modern fixtures/fittings associated with the gym use (including dropped ceilings, plant and modern finishes). These works have allowed for a fuller understanding of remaining original features within the basement and ground floor space, and how these can be preserved and incorporated into the space's future use.

3.4.12 There have been numerous changes made to the Little Quay Street elevation, which was occupied by the Old Grapes Public House during the 1980's, until around 2019. In 1987, the existing entrance was fronted with a half-height brick wall, with full height brick columns at either end. Three plastic canopies were fitted above the glazing here. The brick frontage was later removed to expose the historic painted timber pilasters and architraves as well as the decorative rosettes and urns, as shown on the images below. At some point during the late 20th century, modern glazing was inserted into the openings towards the corner elements of the building. Sometime after 1958, additional openings were also added either side of the central doorway to Quay and Atkinson Street, with matching ironwork above (**Figures 25 and 26**).

3.4.13 The Old Grapes frontage has recently been removed and replaced with a new glazed front entrance, whilst retaining the historic timber pilasters and architraves as well as the urns above. This was consented in 2017 (planning reference number: 115806/LO/2017, see **Appendix 3**). This installation of full height glazing resulted in the removal of three original openings, containing three windows in each which are visible on a photograph dating to 1987, as well as the 1958 photograph below (**Figure 25**) and the original elevation drawing (**Appendix 3 – Image Q**). This has resulted in almost all of the glazing

to the ground floor Little Quay Street elevation being modern, though the glazing to the balconies on the former first floor appears to be historic. The lettering “SUNLIGHT HOUSE” was also inserted above the new glazed element. As shown in the images below, the canopies to the Old Grapes were removed by 2017, with the rest of the consented works completed by 2019 (**Figure 26**). The other elevations have been less altered overall.

3.4.14 The Quay Street And Atkinson Street elevations previously featured unsympathetic modern branding vinyls to these windows, advertising the Bannatyne’s gym space. Since the gym has vacated the building these vinyls have been removed and temporarily replaced with vinyls screening the internal works as refurbishment is undertaken.



Figure 25 – Historic imagery of elevations: 1958 photograph of junction of Little Quay and Atkinson Street (top left), 1958 photograph of Quay Street (top right), 1958 photograph of Little Quay Street including south-east corner (bottom left), 1987 photograph of the Old Grapes Pub, Little Quay street (bottom right)



Figure 26 - Imagery showing recent changes to Little Quay Street elevation dated as follows from top to bottom: 2012, 2016, 2017, 2019.

4.0 Assessment of significance

4.1 Significance

4.1.1 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

4.1.2 The NPPF (December 2024) defines the significance of a heritage asset as *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* The NPPF definition largely correlates with the three values identified by Historic England in their Historic England Advice Note 12 (October 2019).

4.1.3 The focus of this assessment will be the Grade II listed Sunlight House, with particular emphasis on the basement and ground floors. The following section should be read in conjunction with the Design and Access Statement provided by Anomaly Architects.

4.2 Significance of Sunlight House

4.2.1 Sunlight House comprises a 14 storey office block designed by Joseph Sunlight, completed in 1932. The Historic England listing description is as follows:

Office block. 1932, by Joseph Sunlight. Steel frame with cladding of Portland stone, slated 3-tier mansard roof with glazed centre. Large square plan with central light-well. International Modern style with classical elements. Ten storeys plus 4 attic storeys successively setback, 8 bays plus wide canted corner to right rising to octagonal turret with domed lantern and apex finial; ground and first floors treated as plinth, 6-storey 5-bay pilastrade to centre, with moulded frieze over seventh floor and enriched cornice over eighth floor, plain parapet over tenth floor. Very regular fenestration with casements of 3 lights to the 5-bay centre and 2 lights to the end bays, metal panels between floors; 3-light attic windows, those of the first 3 tiers set in individual projected rectangular dormers. Shop windows and a round-headed archway at ground floor. Canted corner treated as tower, given strong vertical emphasis by narrow 3-light mullioned windows in each face tiered continuously from second to tenth floors, with carved decoration over tenth floor, a 1-storey drum over this, set-back 2-storey continuation, and set-back lantern; square-headed doorways to entrance porch at ground floor. Return to right and rear elevation similar, but with slated attic and extruded dormers. Forms group with Royal London House to right (Nos 188-202 Deansgate, q.v.).

4.3 Historic interest

4.3.1 The historic interest of Sunlight House is derived from its local importance as the first skyscraper in Manchester and the tallest building in the city until 1962. The building was a bold move during the Great Depression of the 1930's, which led to economic downturn and an increase in empty offices and houses across the city. The building also demonstrates the changing character of this part of the Manchester from industrial to commercial.

4.3.2 Sunlight House is indicative of the ambition of the architect and businessman Joseph Sunlight, and derives associative historic interest from this link. Most of his architectural work was located within Manchester, having built several hundred houses in Prestwich. The architect's other notable work is the South Manchester Synagogue, built in 1913. He was also an ambitious businessman and his debates

with his tenants about rent, as well as his conflict with the council, are well documented. This historic link is made apparent through the stone surround to the south-east of the ground floor, with the lettering "Sunlight House" inscribed.

4.3.3 The building's historic interest is further derived from the execution of the design, which is indicative of commercial buildings during this period. The key design principles of office buildings of this period were based on efficiency and economy. This was enabled through the use of framed construction, open planning, electric-powered lifts, lighting, heating and ventilation. This is illustrated at Sunlight House through the surviving plan form and historic fabric. This includes the modern steel framework clad in Portland stone which enabled large open floor spaces, a key feature of office buildings of this period. The corner elevator shafts with staircases wrapped around them have been retained. The new technologies of this period, such as high speed elevators, allowed buildings to be more efficiently serviced.

4.3.4 Such buildings also often included associated amenities such as restaurants, shops and leisure facilities. This is demonstrated by the original design of the basement including a restaurant, though this was never implemented due to a liquor licence being refused by the council at the time. The existing basement swimming pool was therefore a later addition to the design of the building, as an alternative leisure use for the basement space. The decorative glazed lantern is the key aspect of this feature which contributes to the listed building's significance, with the pool area itself having been heavily altered (including through the addition of the basement mezzanine).

4.3.5 The historic use of the ground floor for retail units is illustrated by the shop frontages at street level, which contribute to the historic interest of the listed building despite currently being in poor condition. The intended division of the shops internally, and other original floor plan, has been heavily eroded through later alterations, in particular the insertion of the basement mezzanine and other irregular partitions.

4.4 Architectural interest - external

4.4.1 The architectural interest of Sunlight House is partly derived from its association with the prominent local architect Joseph Sunlight. He was born in Belarus (which was part of Russia at this time) and emigrated to Manchester in 1890. He had designed more than 1000 houses in Prestwich by 1910 and also designed a number of factories and warehouses in the area.

4.4.2 The architectural interest of the listed building is primarily derived from its exterior, as a landmark within the city of Manchester. This is due to the scale and height of the building, which was the tallest in Manchester at the time of its construction. This is further emphasised through its vertical lines, expressed through the regularity of its fenestration, clear division of bays and its distinctive corner towers with tall, narrow windows. The windows are also set-back so that they appear to have vertical piers either side. The building was designed to maximise light, with a large number of windows that further accentuate the consistent rhythm of the building along with its external panelling. The Quay Street corner is most prominent, being located on a busy route through the city. The corner tower has a canted footprint of three sides here, emphasising the importance of its position. The carved angel faces higher up the exterior of the building are believed to represent Joseph Sunlight and his family.

4.4.3 The overall architectural style of the building is a mix of soft modernism and classicism, with art deco features such as the decorative rosettes to the exterior. The use of Portland stone throughout further emphasises the building's symmetry and regular proportions.

4.4.4 The elevations at ground floor level were originally intended to be constructed in rusticated stonework, as opposed to ashlar blocks. The existing urns on the timber shopfronts here are also not present on the original elevation drawings, and may have been added as part of a later design phase. The rosettes to the architraves were added after 1958. Despite this, the architectural detailing here and distinctive features such as the green, white and red painted ironwork, as well as the timber pilasters and architraves, means that the ground floor section of the façade makes an important contribution to the overall architectural interest of the building.

4.4.5 Other historic features that contribute to the architectural interest of the building include the brackets to the ground floor exterior, originally intended for shop signs, one of which is still in use by the florist unit on Quay Street. This unit demonstrates the original design intent of having diverse and varied units along the street frontage, with many of the other units having been unsympathetically blocked up. The glazing to the stone surrounds of the corner elements to all three elevations is modern. These openings were originally railed, as shown on historic imagery (**Figure 25**). As discussed in **Section 3.2**, almost all of the glazing to the Little Quay Street ground floor elevation is modern. Though the glazing to the balconies on the former first floor appears to be historic. The existing louvres to the ground floor shopfronts have replaced glazing here and are a necessary modern intervention. These have been painted to blend in with the shopfronts here, and are therefore considered to have a neutral impact here.

4.4.6 The openings either side of the central doorway to Quay and Atkinson Street were also added sometime after 1958, under the same timber architrave and matching the ironwork of the existing doorway. These three openings to Quay Street are now unglazed to form a covered entranceway to the ground floor space here, which is accessed through a further opening via modern doors. These doors are therefore not considered to contribute to the architectural interest of the building. The age of the glazing on the rest of the Quay Street elevation is a mixture of modern and historic glazing. The glazing to the doors to the west here has been badly damaged and certainly appears to be modern. Other openings to this elevation have been blocked up.

4.4.7 The Atkinson Street frontage is in the worst condition of the ground floor elevations. This is largely due its location on a secondary elevation, resulting in inactive frontages. Many of the openings to this elevation have been blocked up, in many cases by ‘escape only’ doors painted black. Almost all of the glazing here appears to be modern. Although it is of somewhat lesser architectural interest than Quay Street as a secondary frontage, it matches its design with identical ironwork, colour scheme and timber architraves/pilasters, as well as the division of bays.

4.5 Architectural interest – internal

4.5.1 As described in **Chapter 3** above, Sunlight House has undergone various refurbishments and internal alterations since its original construction, with there being significant variety across the floors in the levels of surviving original fabric. As such this sections seeks to identify key original features which contribute to the building's architectural interest at basement and ground floor level.

4.5.2 The glazed domed rooflight above the swimming pool, with its decorative patterned glass, is one of the key surviving original features of the building. This dome comprises a slim frame and glazed panels, decorated with patterned bands of stained glass. It is currently housed under a modern protective structure within the lightwell at ground floor level. The basement area that is covered by the dome was originally designed to be a restaurant, however the application for an alcohol licence was refused and it was subsequently built out as a swimming pool. The swimming pool therefore dates to the building's construction but does not represent the original design for this part of the building, and has undergone significant alterations since its construction. The wall finishes and decoration within the pool area are modern, whilst the tiling to the pool columns is predominantly non-original. Following the draining of the pool as part of the soft strip works, the tiling to the pool itself appears to be historic, though may not be original. Due to these alterations, the contribution of the pool to the architectural interest of the listed building is derived predominantly from its position beneath the glazed dome and legibility as part of this space.

4.5.3 The basement mezzanine is a later insertion, with extended poolside areas and modern changing rooms, as well as leading into heavily eroded under pavement stores at the junction of Little Quay Street and Atkinson Street. Some of these spaces were used as barrel stores to serve the former Public House known as The Grapes, located on Little Quay Street. These spaces are currently unusable spaces, which require refurbishment (along with the pavement lights above). The addition of the mezzanine and its extended poolside area to the south, has reduced the open nature of the central space within the basement areas and is considered to detract from the building's significance.

4.5.4 Within the basement, located below the mezzanine, the appreciation of this area's historic use has been heavily eroded by the former gym use. This is as a result of these spaces having been used as plant,

servicing and storage areas. Whilst the surviving changing cubicles do possess a degree of significance in terms of their plan form and historic fabric, they have also been eroded over time with no original finishes intact. These spaces are therefore not currently usable due to their condition and head-height. The corner lift shafts and surrounding staircases extant here are of interest, due to their plan form, with the original walls intact. The current stores and servicing area to the north-east corner are also primarily significant in plan-form only, derived from the original load-bearing walls and steel columns here. The spaces to the north and south of this have been heavily altered and are of low significance.

4.5.5 With regard to the ground floor level, this has also been heavily altered over time, as described in **Chapter 3** above, with the reception area presenting as a clearly modern space, with minimal survival of original fabric or features of interest. The ground floor was originally planned as shops to the outer rooms to the south and east, with gallery spaces to the inner rooms. The areas to the west are marked on the original floorplans as restaurants. However, the division of the shops and restaurants on the ground floor has been lost through the insertion of the basement mezzanine and other irregular partitions. The areas to the west of this floor until recently contained servicing and laundry units, as well as modern gym spaces. Following soft strip works undertaken After Bannatyne's vacating the space, structural columns and coffered ceilings have been revealed in this basement space (previously hidden by dropped ceilings), though there is limited survival of original features overall as elsewhere in the building.

4.5.6 The existing reception area to the eastern corner has also been heavily altered by modern interventions. Whilst this lobby is no longer extant and the entrance here not in use, the surround remains inside the existing building, with the lettering "Sunlight House" above. As part of a 2017 consented application (planning reference number: 115806/LO/2017), the positions of the original lobby walls were demarcated with floor finishes and down-stands retained. The other corner element to Atkinson Street has also lost its revolving door, having been replaced with a double door as well as northern lobby wall. As such the surviving surround is the key original feature at ground level, along with the extant ceiling coffers in the double-height lobby space (at what would have originally been first floor level), many of which are blocked by suspended ceilings.

4.6 Conclusions

4.6.1 Sunlight House derives historic interest from its association with the prominent local figure of Joseph Sunlight, as well as being a milestone in the history of Manchester's development, the wider transition from industrial to commercial in this part of this city, and a good example of an office building from this period. It is therefore considered to possess **moderate** historic interest.

4.6.2 The architectural interest of Sunlight House is considered to be primarily derived from its external façades. This is due to both its striking design as a landmark within the surrounding context and its external detailing, particularly at ground floor level. Its central lightwell is also considered to be a key architectural feature, which gives the building a unique character. The glazed, domed rooflight contained within his lightwell is another key architectural feature. In relation to the ground floor frontage, there are opportunities for further improvements and activation to the façades here, most notably the frontages to Atkinson Street. However the architectural detailing and distinctive features (such as the green, white and red painted ironwork, as well as the timber pilasters and architraves) means that the ground floor frontages make an important contribution to the overall architectural interest of the building. Internally, the architectural interest is predominantly derived from the surviving areas of plan-form and the legibility of the openness within the central space below the glazed rooflight, as well as surviving original features, though these have been heavily eroded by recent uses. Overall Sunlight House is considered to possess **moderate-high** architectural interest.

5.0 Assessment of impact

5.1 Introduction

5.1.1 Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets. The key heritage consideration for the proposals in question is whether there will be any adverse impact upon the fabric, as well as setting and subsequent interest (significance) of the listed building.

5.1.2 The following section should be read in conjunction with the Design and Access Statement and plans provided by Anomaly Architects.

5.2 Outline of the proposals relevant to the assessment

5.2.1 The proposals aim to make necessary landlord improvements ahead of future tenant fitouts. These works include:

- Structural repairs to the building's concrete slab
- Cornice and tiling repair works
- Removal of non-original partitions/glazing
- Installation of decorative louvres to shopfronts

5.2.2 The full proposals are outlined in the accompanying DAS and plans/drawings provided by Anomaly architects. These documents should be considered alongside the assessment below, which provides an assessment of the proposals upon the listed building.

5.2.3 The scope of this assessment is limited to the Grade II listed Sunlight House itself, as the key heritage considerations here are related to the fabric of the building itself.

5.3 Pre-application consultation

5.3.1 As part of the design process for this stage of works, pre-application meetings were held with Manchester City Council planning and conservation officers. These took place on-site on 23.01.25 and 12.02.25. The response received at these meetings was considered to be supportive of the shell and core works, in advance of future tenant fitout works.

5.4 Impact Assessment

Structural works

5.4.1 Soft strip works undertaken following vacation of the basement space by Bannatyne's have allowed for structural investigations to be undertaken, to ascertain the current condition of the listed building's structure and any remedial works which may be required. These investigative works have revealed that the concrete slab is currently in a poor condition, with water ingress causing degradation of the building's steel framework and insufficient cover provided by the concrete slab to protect the steelwork from further degradation. Repair works are therefore required in order to stabilise this critical element of the structure and ensure the building's long-term structural integrity.

5.4.2 Savills Heritage and Townscape have undertaken iterative discussions with EOC (structural engineers for the project) regarding potential solutions for these slab repair works. It is understood that whilst patch repairs could be carried out at this stage, larger scale repairs would be required in due course in order to ensure the building's long term structural integrity. The current refurbishment of the basement space therefore provides the opportunity to carry out these necessary repair works, and aligns with the client's commitment to the future of this landmark building.

5.4.3 The methodology for carrying out the structural repairs required is included within the accompanying Design and Access Statement by Anomaly architects. The general approach requires that where steel beams are exposed and corroded, the beam will be cleaned back to remove rust, remaining thickness reviewed and protective coating applied to avoid further corrosion as appropriate (in consultation with EOC). Heavily corroded beams will require concrete surrounding the beam to be carefully broken out and corroded steel removed to expose the uncorroded steel section for EOC review. For reinforcement

bars which currently have insufficient cover, the bars will be cleaned and covered with mortar of sufficient thickness.

5.4.4 These structural repairs will impact the original cornices to the coffers within the basement space. This impact has been reviewed with EOC and minimised as much as possible, whilst also effectively carrying out the necessary repairs. A moulding of the cornice detail will be taken prior to proceeding with the repair works, to allow cornices to be restored with the same profile once works are complete. These works will be isolated to where required within the basement space, and fabric impacts limited to only that required to enable necessary repairs.

5.4.5 The proposed repair works will therefore result in loss of original fabric to the basement space, and as such have been discussed in detail and reviewed on site with MCC prior to submission. The works proposed are required in order to secure the long-term structural integrity of the listed building, and the loss of this original fabric is therefore balanced by the benefits of securing the building's future as part of the wider refurbishment works to revitalise this landmark. As described above, where cornice detailing is lost due to these necessary repairs, the original cornice profile will be recorded with a mould and replicated once repair works are complete. The overall appearance of these coffers will therefore remain unchanged within the basement space.

Cornice/tiling repairs

5.4.6 As described in relation to the structural works above, cornices requiring remedial structural repairs will be made good following completion of these works, with a mould of the existing cornice profile used to ensure this detailing is accurately replicated. Cornice repairs will also be undertaken throughout the basement space, beyond those associated with structural works, to ensure that any defects are made good in advance of the future tenant fitout.

5.4.7 Repair works will also be undertaken to the historic tiling within the pool space, comprising 'making good' of the existing tiles to ensure the space is ready for future tenant fitout.

Removal of non-original partitions

5.4.8 Limited removal of non-original partitions is proposed across the ground floor and mezzanine levels. The partitions to be removed have been assessed to be non-original, not legibly reflecting historic plan form and not of heritage interest. At ground floor level these partitions represent spaces created as part of the 'spa' area when the basement was used as a gym. At mezzanine level partitions will be removed in the former male changing spaces, back of house and storage spaces (including the barrel store below Schofield's Bar). The existing glazing infilling the balustrade overlooking the pool area at mezzanine level will also be removed as part of the proposals. This glazing dates to the late 20th century and is not original to Sunlight House (as is the case for the whole mezzanine level), and is therefore not fabric which contributes to the significance of the listed building.

5.4.9 The removal of these non-original partitions is proposed in order to provide open space and a 'blank canvas' for a future tenant fitout, facilitating this future occupancy in order to secure the long-term use of this part of the building. As descried above, the fabric to be removed is limited and not considered to be of heritage interest.

Installation of louvres

5.4.10 The installation of a louvre associated with the proposed café to the ground floor lobby of Sunlight House was consented as part of a previously submitted planning and listed building consent application (ref: 139279/LO/2024). This consent followed extensive options testing of alternative ventilation solutions, following which it was concluded that sensitively repurposing the existing louvres was the most suitable solution, in relation to the heritage significance of the listed building and other relevant considerations.

5.4.11 The design for this previously consented louvre has been agreed with MCC as part of a subsequent discharge of condition application, with several iterations of the design reviewed to reach a suitable option. The proposed design for these additional decorative louvres will match that consented for the ground floor café louvre, ensuring consistency across the Quay Street and Atkinson Street façades. The colour of this proposed design will match the existing historic window frames, with the swirled design of these decorative louvres designed to reference metalwork found elsewhere on the listed building. The

proposed louvres will therefore provide a high-quality and sympathetic addition to Sunlight House's façades, which represent a clear improvement over the existing louvres present.

5.5 Conclusions

5.5.1 As described above, the intention of the works proposed within this 'shell and core' application is to carry out necessary works which will enable a future tenant fitout, and provide a 'blank canvas' for this occupier. These include necessary structural repairs, general repair works to cornices and the pool tiles, limited removal of non-original partitions to create usable open space and installation of louvres to match those previously consented to provide required ventilation.

5.5.2 Whilst the structural repairs result in some loss of original fabric, these works have been reviewed in detail with the structural engineers to ensure that they comprise the minimum intervention required to ensure the long-term structural integrity of the buildings. Works will be undertaken sensitively and mouldings taken of the existing cornices to ensure that the appearance of the basement space remains consistent once repairs are completed.

5.5.3 The other works proposed as part of this application comprise wider cornice repair works and making good of historic tiling within the pool space, in preparation for future tenant fitout. The proposed limited removal of non-original partitions is also intended to provide usable space for the new tenant and will not have an adverse impact on the significance of the listed building. The installation of external louvres to provide necessary ventilation will also be undertaken to match the louvre consented under a previous planning and listed building consent application (ref: 139279/LO/2024), with the proposed louvres replacing existing poor quality ventilation to add a high quality and sympathetic design element to the Atkinson and Quay Street façades.

5.5.4 The proposals therefore represent necessary works required in order to ensure the long-term integrity and use of this key space within the listed building, in preparation for a future tenant fitout. Overall the proposed development is considered to result in **no harm** to the Grade II listed Sunlight House or wider Deansgate/Peter Street Conservation Area.

6.0 Conclusions

6.1.1 Savills Heritage and Townscape has been instructed by Karrev (Sunlight House) (hereafter 'the client') to produce a Heritage Statement in relation to proposals for the basement and ground floor at Sunlight House, Quay Street, Manchester.

6.1.2 Sunlight House is a Grade II listed building constructed in 1932 and designed by Joseph Sunlight. There are a number of other Grade II listed buildings within the vicinity of the Site: including the Opera House to the west, the Royal London House to the east and Nos. 184 and 186 Deansgate to the north-east. The Site is also located within the Deansgate/Peter Street Conservation Area. Due to the nature of the proposals, the focus of this report is the Grade II listed Sunlight House itself.

6.1.3 Sunlight House derives historic interest from its association with the prominent local figure of Joseph Sunlight, as well as being a milestone in the history of Manchester's development, the wider transition from industrial to commercial in this part of this city, and a good example of an office building from this period. It is therefore considered to possess **moderate** historic interest.

6.1.4 The architectural interest of Sunlight House is considered to be primarily derived from its external façades. This is due to both its striking design as a landmark within the surrounding context and its external detailing, particularly at ground floor level. Its central lightwell is also considered to be a key architectural feature, which gives the building a unique character. The glazed, domed rooflight contained within his lightwell is another key architectural feature. In relation to the ground floor frontage, there are opportunities for further improvements and activation to the façades here, most notably the frontages to Atkinson Street. However the architectural detailing and distinctive features (such as the green, white and red painted ironwork, as well as the timber pilasters and architraves) means that the ground floor frontages make an important contribution to the overall architectural interest of the building. Internally, the architectural interest is predominantly derived from the surviving areas of plan-form and the legibility of the openness within the central space below the glazed rooflight, as well as surviving original features, though these have been heavily eroded by recent uses. Overall Sunlight House is considered to possess moderate-high architectural interest.

6.1.1 The intention of the works proposed within this 'shell and core' application is to carry out necessary works which will enable a future tenant fitout, and provide a 'blank canvas' for this occupier. These include necessary structural repairs, general repair works to cornices and the pool tiles, limited removal of non-original partitions to create usable open space and installation of louvres to match those previously consented to provide required ventilation.

6.1.2 Whilst the structural repairs result in some loss of original fabric, these works have been reviewed in detail with the structural engineers to ensure that they comprise the minimum intervention required to ensure the long-term structural integrity of the buildings. Works will be undertaken sensitively and mouldings taken of the existing cornices to ensure that the appearance of the basement space remains consistent once repairs are completed.

6.1.3 The other works proposed as part of this application comprise wider cornice repair works and making good of historic tiling within the pool space, in preparation for future tenant fitout. The proposed limited removal of non-original partitions is also intended to provide usable space for the new tenant and will not have an adverse impact on the significance of the listed building. The installation of external louvres to provide necessary ventilation will also be undertaken to match the louvre consented under a previous planning and listed building consent application (ref: 139279/LO/2024), with the proposed louvres replacing existing poor quality ventilation to add a high quality and sympathetic design element to the Atkinson and Quay Street façades.

6.1.4 The proposals therefore represent necessary works required in order to ensure the long-term integrity and use of this key space within the listed building, in preparation for a future tenant fitout. Overall the proposed development is considered to result in **no harm** to the Grade II listed Sunlight House or wider Deansgate/Peter Street Conservation Area.

7.0 References

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- Google Street View
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- Ministry of Housing. 'Communities & Local Government, 2021' in *Planning Practice Guidance*, s.l.: MHCLG
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- Historic England, *The Setting of Heritage Assets: Historic Environment Good Practise Advise in Planning Note 3*, second ed. Swindon: Historic England, March 2015.
- Historic England, National Heritage List England: https://historicengland.org.uk/listing/the-list/
- Historic England Archive: https://historicengland.org.uk/images-books/photos/
- Groundsure Mapping
- Manchester City Council, Planning Applications: https://pa.manchester.gov.uk/online-applications/
- Manchester City Council, Deansgate/Peter Street Conservation Area: https://www.manchester.gov.uk/info/511/conservation_areas/1092/deansgatepeter_street_conservation_area
- Parkinson-Bailey, John J. *Manchester: An Architectural History* (Manchester 2000)
- MDA (Mowbray Design Architects), *Heritage and Design and Access Statement: Schofield's Bar, Ground Floor Corner Unit, Sunlight House* (2020)
- Atelier MB Urban Architects, *Heritage, Planning and Access Statement to Support a Listed Building Consent Application for Sunlight House, Manchester* (May 2018)

Appendix 1: Planning History

Planning Reference	Description	Decision	Date of validation
142077/LO/2025	Listed Building Consent for internal refurbishment of fourth and fifth floors.	Awaiting decision	Thu 13 Feb 2025
141795/LO/2024	Listed Building Consent for 2no. replacement lifts and associated works to lift shafts.	Approved	Fri 20 Dec 2024
141637/LO/2024	Listed Building Consent For External Works to the building including facade repairs, facade cleaning and window repairs.	Approved	Fri 29 Nov 2024
140958/LO/2024	Listed Building Consent Application for Internal Refurbishment of Levels 1 and 6	Approved	Thu 03 Oct 2024
139278/FO/2024	Installation of decorative metal railing.	Approved	Sat 23 Mar 2024
139279/LO/2024	Listed Building Consent for installation of decorative metal railing	Approved	Sat 23 Mar 2024
136161/LO/2023	Listed Building Consent for the refurbishment of the office areas including ground floor reception area together with elevational alterations	Approved	Fri 24 Feb 2023
136163/LO/2023	Listed Building Consent for the removal plant from adjacent car park roof deck to level 14 and 15 plant rooms together with installation of Photovoltaics (PV) on internal faces of mansard roof	Approved	Fri 24 Feb 2023
136162/FO/2023	Removal plant from car park roof deck to level 14 and 15 plant rooms together with installation of Photovoltaics (PV) on internal faces of mansard roof and elevational alterations	Approved	Fri 24 Feb 2023

135529/LE/2022	Use of part of the ground floor, basement and basement of Sunlight House as Class E (a-g)	Approved	Fri 18 Nov 2022
CDN/20/0836	Discharge of Conditions 3 (Photographic Record) and 4 (Ceiling and Cornice Repair) attached to application reference 127787/LO/2020	Approved	Wed 16 Dec 2020
127787/LO/2020	Refurbishment of suite on the first floor	Approved	Tue 15 Sep 2020
127662/LO/2020	Listed Building Consent for the internal fit out works of the existing ground floor corner unit of Sunlight House as a Bar (Use Class A4), the installation of vinyl signage to glazing and the installation of external security cameras.	Approved	Mon 24 Aug 2020
126325/FU/2020	Use of area of hard landscaping fronting Little Quay Street for the siting of tables and chairs and ancillary equipment associated with and ancillary to the restaurant/bar (Sui Generis) within the ground floor of Sunlight House at the corner of Little Quay Street and Atkinson Street.	Approved	Wed 24 Jun 2020
126309/FO/2020	Application for full planning permission for the flexible use of the ground floor property at the corner of Little Quay Street and Atkinson Street as restaurant/cafe (Use Class A3) or bar (Use Class A4) or restaurant/bar (Sui Generis) including the installation of louvred extract vents ‘’	Approved	Tue 28 Apr 2020
125609/LO/2019	LISTED BUILDING CONSENT for the installation of plaque displaying historic information	Approved	Tue 21 Jan 2020

122191/LO/2018	LISTED BUILDING CONSENT Signage: Fascia sign. Flat cut acrylic letters on aluminium cross rail. Illuminated from rear.	Approved	Wed 02 Jan 2019
122115/AO/2018	Flat cut acrylic letters on aluminium cross rail. Illuminated from rear.	Approved	Wed 02 Jan 2019
119964/LO/2018	LISTED BUILDING CONSENT for refurbishment of suites and facilities on first and sixth floors and works to thirteenth floor.	Approved	Wed 12 Sep 2018
119651/LO/201	LISTED BUILDING CONSENT for the installation of signage at the ground floor property at the corner of Little Quay Street and Atkinson Street and installation of a louvered extract vent within two existing shop front windows.	Approved	Mon 12 Nov 2018
119650/FO/2018	Use of the ground floor property at the corner of Little Quay Street and Atkinson Street as a shop (Use Class A1) or a restaurant or cafe (Use Class A3) including the installation of a louvered extract vent within two existing shop front windows of the property.	Approved	Mon 12 Nov 2018
119652/AO/2018	The installation of signage at the ground floor property at the corner of Little Quay Street and Atkinson Street	Approved	Mon 12 Nov 2018
CDN/18/0062	Discharge of condition 4 (Details) of planning application reference: 115805/FO/2017	Approved	Wed 31 Jan 2018
CDN/18/0083	Discharge of condition 3 (Frontage Details) of planning application reference: 115806/LO/2017	Approved	Wed 31 Jan 2018
115925/LO/2017	Listed Building Consent for the Internal refurbishment to the eighth floor office and ancillary areas.	Approved	Mon 10 Apr 2017

115806/LO/2017	Listed Building Consent for the installation of a new frontage to create a new entrance from Little Quay St , the restoration of the stained glass dome , the insertion of 2 No glazed lifts within the existing lightwell, internal modification at ground floor level to create a new reception and cafe area, the refurbishment of the thirteenth and 1fourth floors to existing office space and the landscaping works to Little Quay Street.	Approved	Thu 30 Mar 2017
115805/FO/2017	The creation of a new entrance on the Little Quay St elevation, and landscaping and associated works.	Approved	Thu 30 Mar 2017
115368/LO/2017	Listed Building Consent for the internal refurbishment to the eighth floor office and ancillary areas.	Withdrawn	Fri 17 Feb 2017
111904/FO/2016	The installation of an extraction system and the installation of a condensor unit to the existing plant area.	Approved	Tue 09 Aug 2016
1 11905/LO/2016	Listed Building Consent for the internal refurbishment and fit-out of the third, ninth, tenth, eleventh and twelfth Floors at Sunlight House in Manchester.	Approved	Tue 09 Aug 2016
111218/LO/2016/C1	Listed Building Consent for the internal refurbishment of part of the second, and the fourth, fifth and eighth floor.	Approved	Tue 09 Feb 2016

109883/LO/2015/C	Elevational alterations to include the installation of a new entrance, restoration of the central stained glass dome and the Insertion of 2 no. glazed lifts into lightwell area, internal modifications to create a new reception area at ground floor level, and the refurbishment of existing office space at the thirteenth and 1fourth floor.	Withdrawn	Thu 05 Nov 2015
109882/FO/2015/C1	Elevational alterations to include the installation of a new entrance to the ancillary reception and cafe car area, restoration of the central stained glass dome and the Insertion of 2 no. glazed lifts into lightwell area, and the implementation of a landscaping scheme to Little Quay Street.	Withdrawn	Thu 05 Nov 2015
105370/LO/2014/C1	Listed Building Consent for the internal refurbishment of suites 202 and 501.	Approved	Fri 04 Apr 2014
103817/LO/2013/C1	Listed Building Consent for the internal refurbishment to part of the sixth Floor.	Approved	Fri 04 Oct 2013
103370/LO/2013/C1	Listed Building Consent for the internal refurbishment of the third Floor.	Approved	Fri 16 Aug 2013
100744/LO/2012/C1	LISTED BUILDING CONSENT for the installation of partitions.	Approved	Mon 29 Oct 2012
099281/LO/2012/C1	LISTED BUILDING CONSENT for the removal of non-original internal finishes and the refurbishment of the sixth floor.	Approved	Fri 04 May 2012
098797/LO/2012/C1	LISTED BUILDING CONSENT for internal alterations including the refurbishment and fit out of the seventh floor.	Approved	Mon 21 May 2012

098212/LO/2011/C1	LISTED BUILDING CONSENT: Listed building works to refurbish the seventh floor.	Approved	Wed 28 Dec 201
097518/LO/2011/C1	LISTED BUILDING CONSENT for internal refurbishment of part of ninth floor to provide meeting rooms, offices, store and kitchen areas for a prospective tenant.	Approved	Tue 04 Oct 2011
092921/LO/2010/C1	LISTED BUILDING CONSENT for the creation of door aperture	Approved	Thu 29 Apr 2010
091504/LO/2009/C1	LISTED BUILDING CONSENT Refurbishment of twelfth floor	Approved	Mon 09 Nov 2009
090330/LO/2009/C1	LISTED BUILDING CONSENT Installation of ceiling and ceiling rafts to the stair cores and parts of the communal corridors on the first, second,third,fifth and sixth floors and refurbishment of ground floor reception areas	Approved	Wed 16 Sep 2009
087631/LO/2008/C1	LISTED BUILDING CONSENT to display externally illuminated individual lettered signage	Approved	Mon 15 Sep 2008
087392/LO/2008/C1	LISTED BUILDING CONSENT to refurbish twelfth floor office space	Approved	Tue 26 Aug 2008
087147/LO/2008/C1	LISTED BUILDING CONSENT for internal alterations to re-configure existing office space at second, ninth, tenth and eleventh floors	Approved	Mon 29 Sep 2008
086432/FO/2008/C1	Installation of air conditioning units to car park roof, and the erection of new gate to rear elevation of Sunlight House	Approved	Mon 01 Sep 2008
086433/LO/2008/C1	LISTED BUILDING CONSENT Installation of a vertical riser and the installation of a new gate to the rear elevation	Approved	Mon 01 Sep 2008

086150/LO/2008/C1	LISTED BUILDING CONSENT for internal refurbishment of part of sixth floor to provide office accommodation	Approved	Mon 07 Apr 2008
085697/AO/2008/C1	Externally illuminated individual lettered sign	Approved	Mon 08 Sep 2008
085696/FO/2008/C1	Elevational alterations including infill of window apertures and doors within external facade openings	Approved	Tue 20 May 2008
085698/LO/2008/C1	LISTED BUILDING CONSENT to refurbish reception area and common parts and re-model external facade at ground floor level	Approved	Tue 20 May 2008
070356/LO/2003/C1	LISTED BUILDING CONSENT Installation of ATM in existing window opening	Approved	Wed 21 Apr 2004
070156/FO/2003/C1	Installation of ATM in existing window opening	Refused	Tue 16 Dec 2003
068575/LO/2003/C1/C1	LISTED BUILDING CONSENT 1 no. double sided, externally illuminated projecting sign	Approved	Thu 14 Aug 2003
068531/AO/2003/C1	1 no. double sided, externally illuminated projecting sign	Approved	Thu 14 Aug 2003
067455/LO/CITY1/03	LISTED BUILDING CONSENT Display of two temporary double sided projecting signs	Refused	Thu 06 Mar 2003
067454/AO/CITY1/03	Display of two temporary double sided projecting signs	Refused	Thu 06 Mar 2003
053125/LO/CITY1/97	LISTED BUILDING CONSENT Works to Sunlight House associated with increase the number of storeys to the adjacent car park by two	Approved	Wed 12 Nov 1997
053026/FO/CITY1/97	Construction of additional two storeys to existing car park	Approved	Tue 30 Sep 1997
052934/LO/CITY1/97	LISTED BUILDING CONSENT Replacement of railings to pool area in basement	Approved	Tue 16 Sep 1997
050868/AO/CITY1/96	Three Non Illuminated Temporary Letting Sign Boards	Approved	Tue 22 Oct 1996

050867/LO/CITY1/96	LISTED BUILDING CONSENT Three Non Illuminated Temporary Letting Sign Boards	Approved	Tue 22 Oct 1996
050552/AO/CITY1/96	Illuminated building identification sign over both entrances	Approved	Fri 30 Aug 1996
049830/LO/CITY1/96	LISTED BUILDING CONSENT Floodlighting to Quay Street, Atkinson Street and Little Quay Street elevations	Approved	Thu 25 Apr 1996
049829/FO/CITY1/96	Floodlighting to Quay Street, Atkinson Street and Little Quay Street elevations	Approved	Thu 25 Apr 1996
049084/LO/CITY1/95	LISTED BUILDING CONSENT Internal refurbishment including toilets, lobbies and 2no.main entrances	Approved	Fri 22 Dec 1995
048370/LO/CITY1/95	LISTED BUILDING CONSENT Replacement of high level flank walls	Approved	Tue 22 Aug 1995
047660/AO/CITY1/95	Illuminated shop signs on outside of scaffolding	Approved	Tue 02 May 1995
046700/FO/CITY1/94	Installation of a 90 cm wall mounted satellite antenna on roof	Approved	Mon 21 Nov 1994
045737/FO/CITY1/94	Elevational works including rebuilding of dormer window surrounds, render to car park elevation, strengthening works to main elevations including partial demolition and rebuilding	Approved	Thu 09 Jun 1994
045738/LO/CITY1/94	LISTED BUILDING CONSENT Elevational works inc. rebuilding of dormer window surrounds, render to car park elevation, strengthening works to main elevations inc. part. demo. & rebuild	Approved	Thu 09 Jun 1994

045737/FO/CITY1/94	Elevational works including rebuilding of dormer window surrounds, render to car park elevation, strengthening works to main elevations including partial demolition and rebuilding	Approved	Thu 09 Jun 1994
042030	LISTED BUILDING CONSENT Elevational alterations and refurbishment of existing public house	Approved	Thu 30 Jul 1992
042034	Elevational alterations and refurbishment of existing public house	Approved	Thu 30 Jul 1992
037880	Change of use of ground floor from a nightclub to a health club	Approved	Fri 05 Oct 1990
037870	LISTED BUILDING CONSENT Internal alterations in connection with change of use of ground floor from nightclub to a health club.	Approved	Fri 05 Oct 1990
033987	Change of use of basement to health centre, leisure facilities, bar & shop and ground floor to a restaurant, night club, disco and associated leisure facilities	Approved	Mon 03 Apr 1989
033976	Alterations to front and rear elevations	Approved	Fri 31 Mar 1989
033984	LISTED BUILDING CONSENT Alterations to ground floor entrance/exit doors to ensure adequate means of escape	Approved	Fri 31 Mar 1989
030230	Erection of a satellite television antenna.	Approved	Mon 26 Oct 1987
024381	Enclosure of staircase (multi-storey car park)	Approved	Mon 13 May 1985
021565	Refurbishment and landscaping of existing pavement area on Little Quay Street elevation	Approved	Thu 29 Mar 1984
021236	Change of use of former flat to a shop	Approved	Mon 13 Feb 1984
20927/C1	3 x agents letting hoardings	Approved	Thu 22 Dec 1983

020793	Erection of a multi-storey car park for 227 cars	Approved	Fri 02 Dec 1983
F/AD04016	2 x 48 sheet advertisement Boards.	Approved	Fri 11 Feb 1983
F12071	Change of Use to non-residential club involving proposed alteration to existing swimming pool and forming health and leisure facilities with restaurant and bars.	Approved	Mon 22 Oct 1979
F10362	Change of use of the basement and ground floor to a non-residential club involving alterations to existing swimming pool and forming health and leisure facilities with restaurant and bars.	Approved	Wed 14 Feb 1979
F/AD00789	a) Non-illuminated single sided 48 sheet advertisement board situated on West elevation of Sunlight House. b) Non-illuminated single sided 48 sheet advertisement board situated on wall adjacent to Opera House.	Refused	Mon 08 Sep 1975
F01468	Use of part of ground floor of offices as a wine bar including restaurant.	Approved	Tue 24 Sep 1974

Appendix 2: Planning policy and guidance

Legislation

The Planning *(Listed Buildings and Conservation Areas)* Act 1990 provides that with regard to applications for planning permission affecting Listed buildings and /or Conservation Area or their setting:

"s.16(2) In considering whether to grant Listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

"s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

"s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area."

Scheduled Monuments are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and the consent of the Secretary of State (Department of Digital, Culture, Media and Sport), as advised by Historic England, is required for any works affecting a scheduled monument. Historic England is a statutory consultee in relation to schemes which may directly or indirectly affect a scheduled monument.

National Planning Policy Framework

National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, December 2024). Section 16, 'Conserving and Enhancing the Historic Environment' specifically deals with historic environment policy and includes the following policy text:

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 202).

In para 210 it states that 'In determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 212).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 213).

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use (para 214).

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 (para 215).

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 (para 216).

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para 217).

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 219).

Local planning policy

The Site is located within the jurisdiction of Manchester City Council. As such, local planning policy is covered by the Manchester City Council's Local Plan (2012-2027). The Core Strategy was adopted by Manchester City Council on 11th July 2012. The relevant policies are reproduced below:

Policy CC 9 Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. 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 EN 3 Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Appendix 3: Historic plans

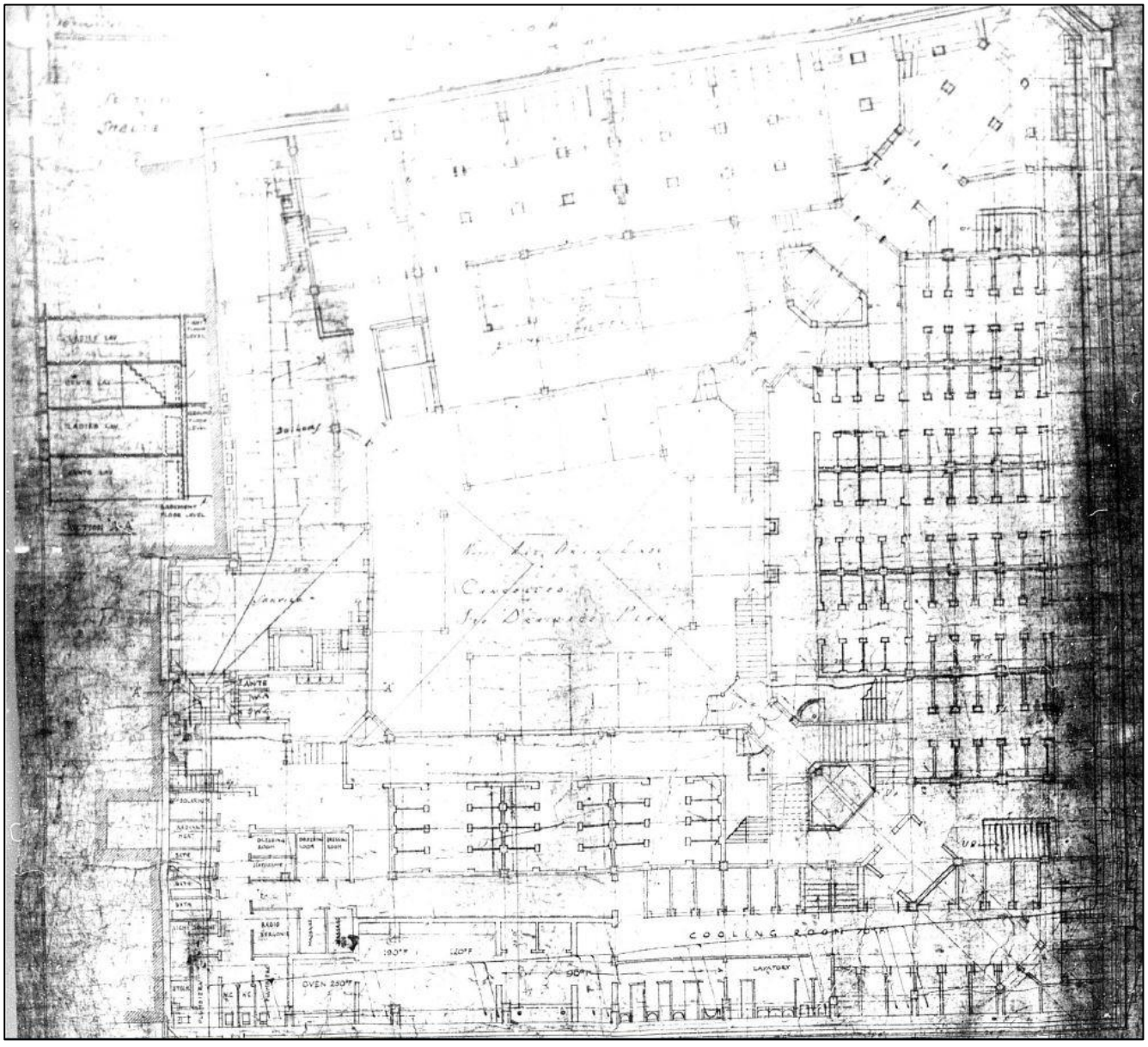


Image A: Basement plan (assumed date: 1927-1934)

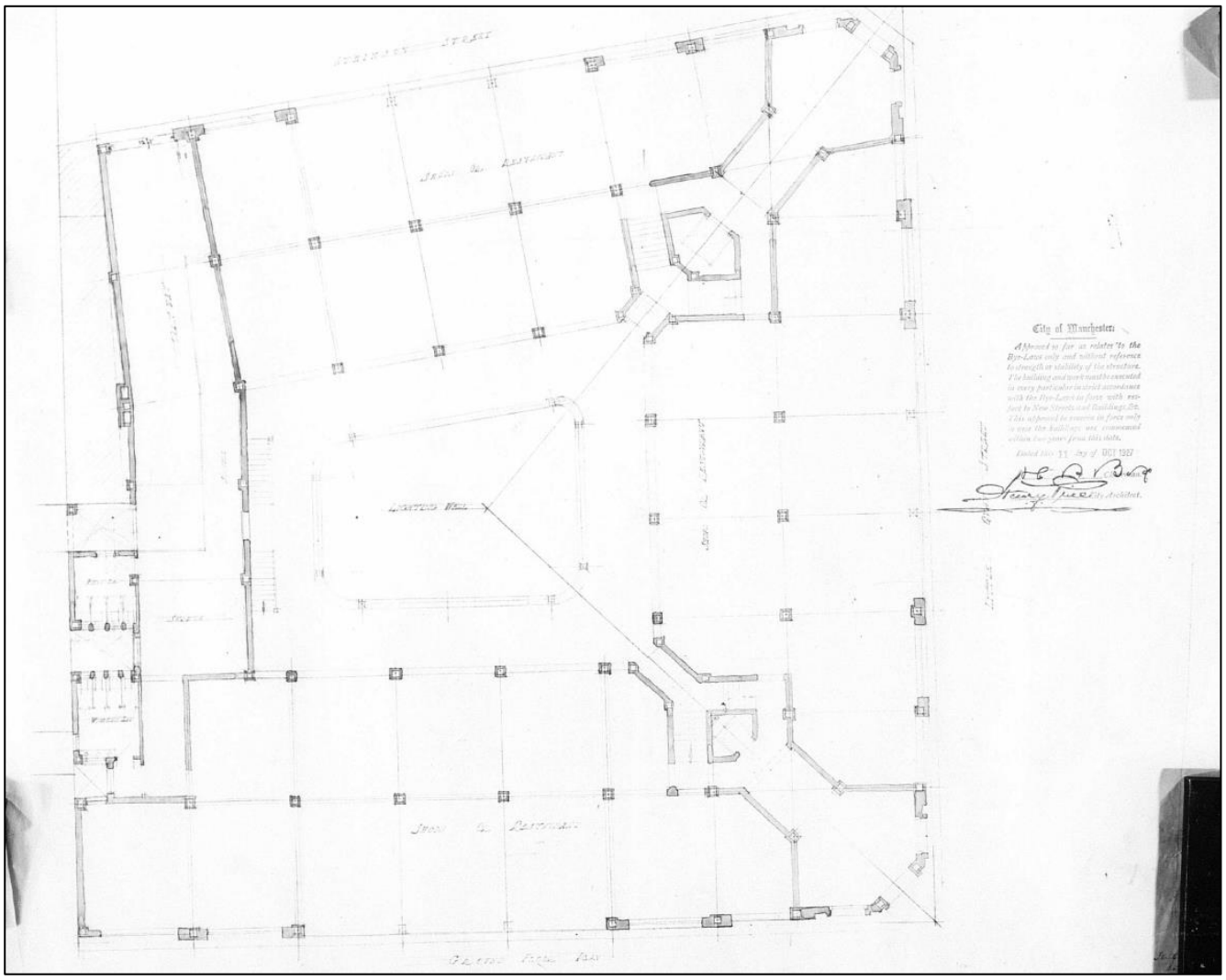


Image B: Ground floor plan (1927)

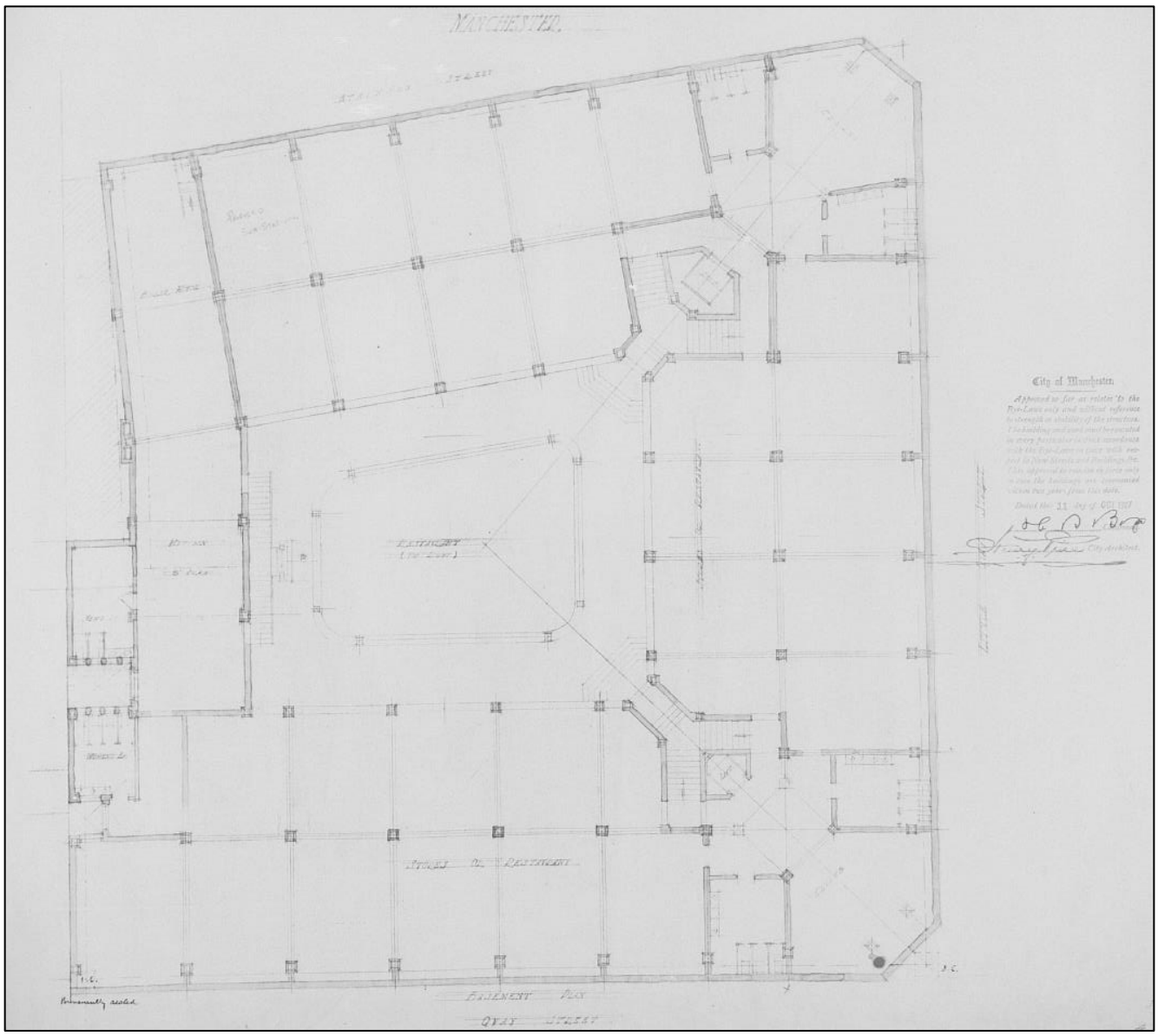


Image C: Ground floor (1927)

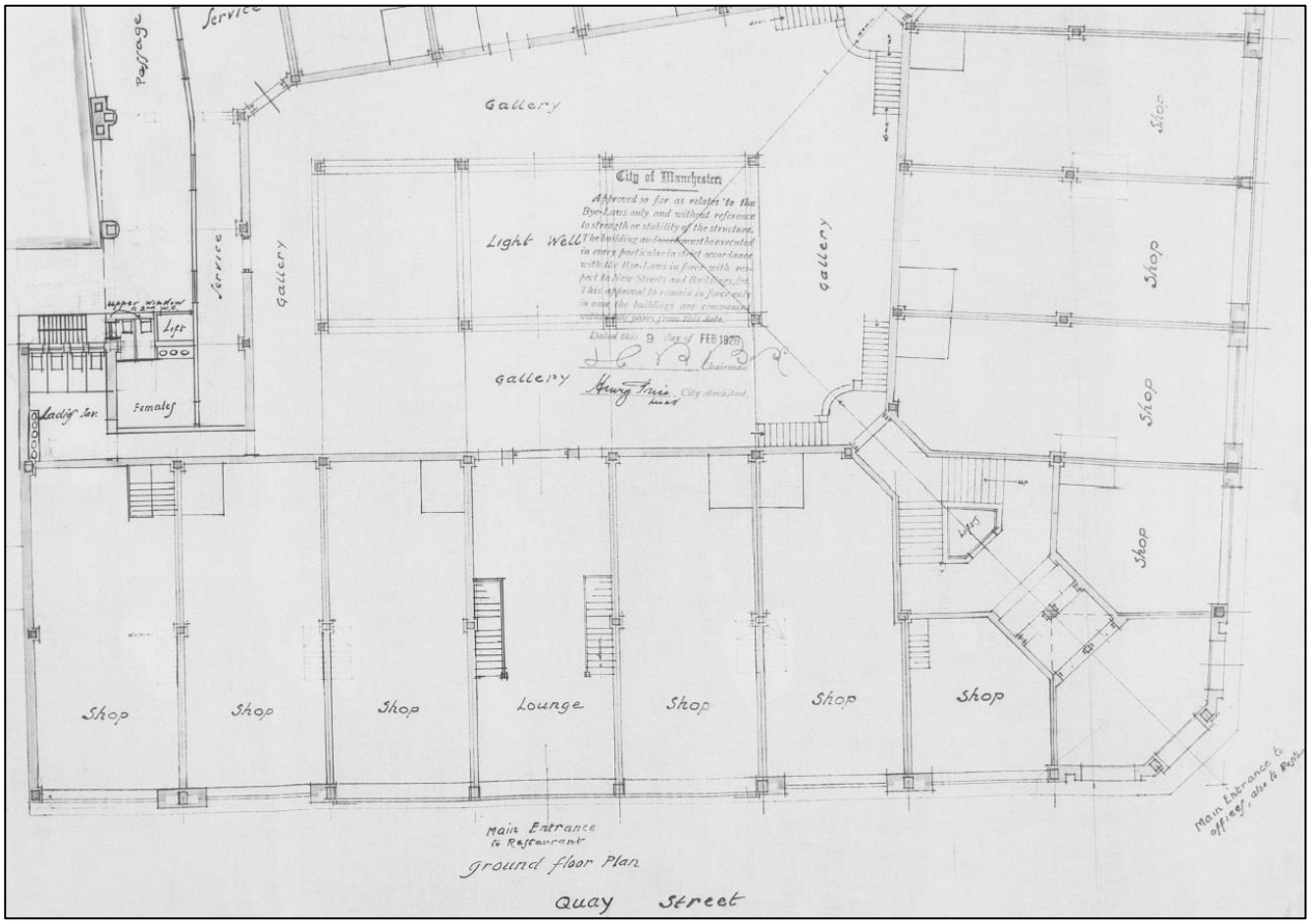


Image D: Ground floor plan (1926)

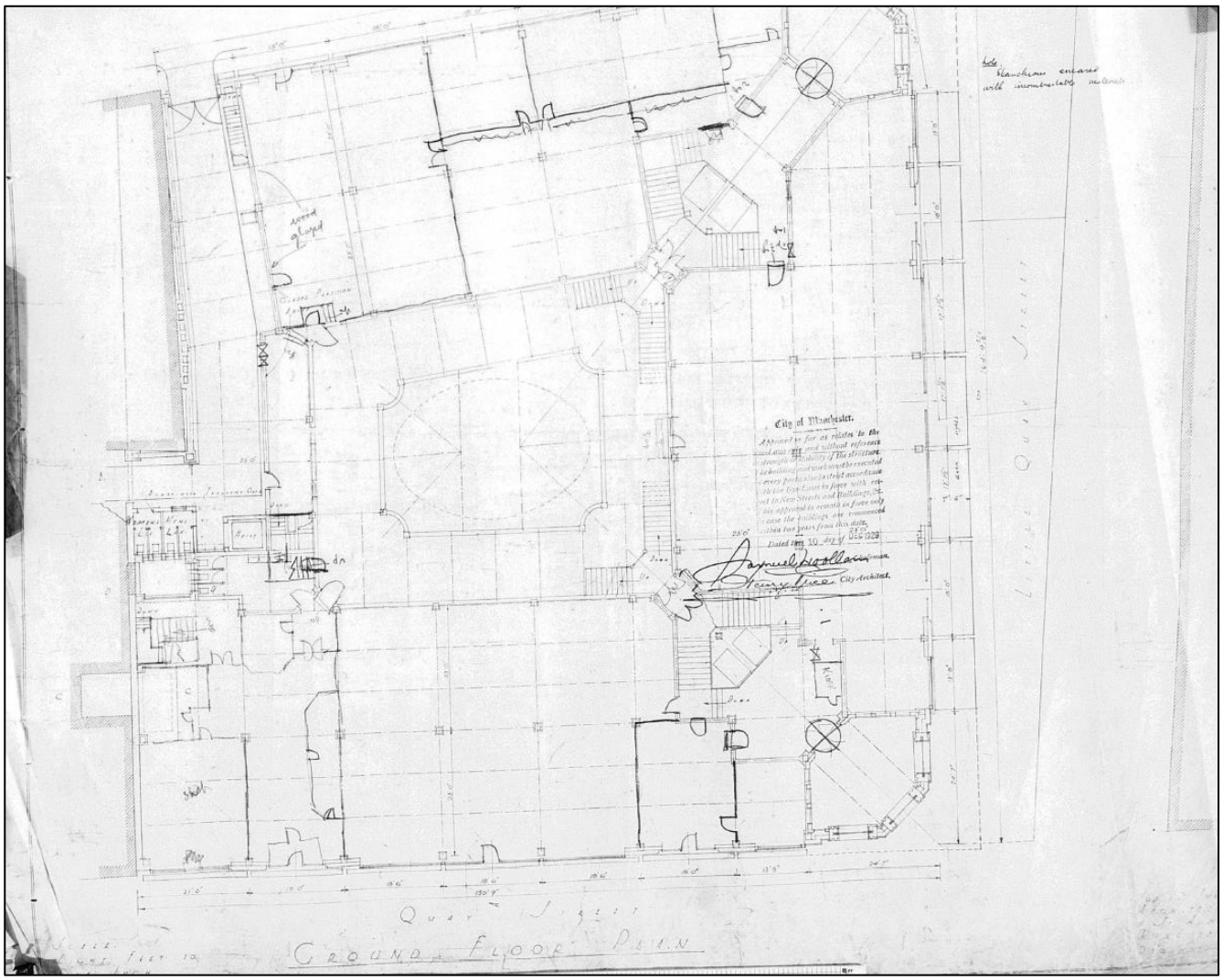


Image E: Ground floor plan (1929)

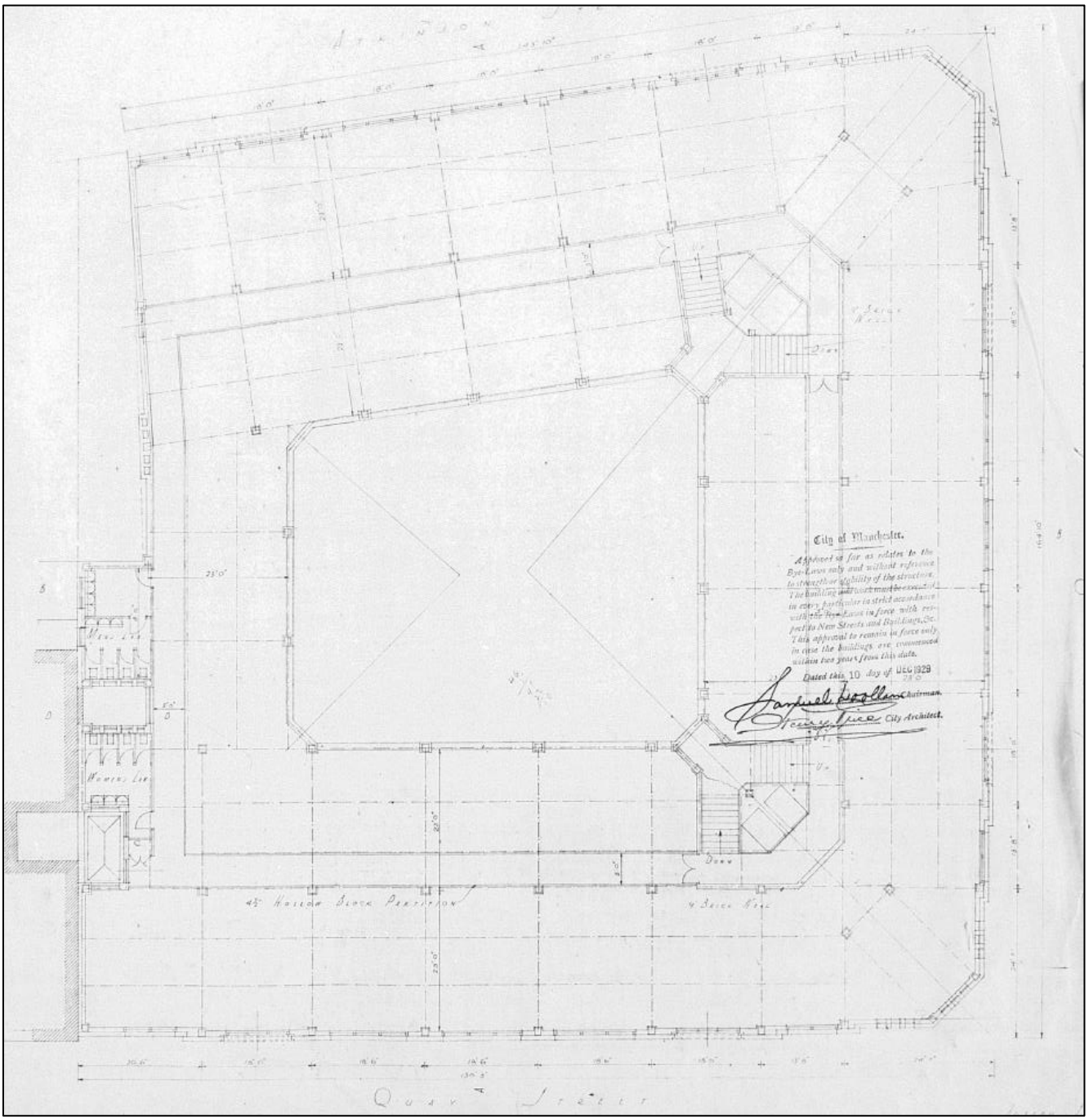


Image F: First floor plan (1929)

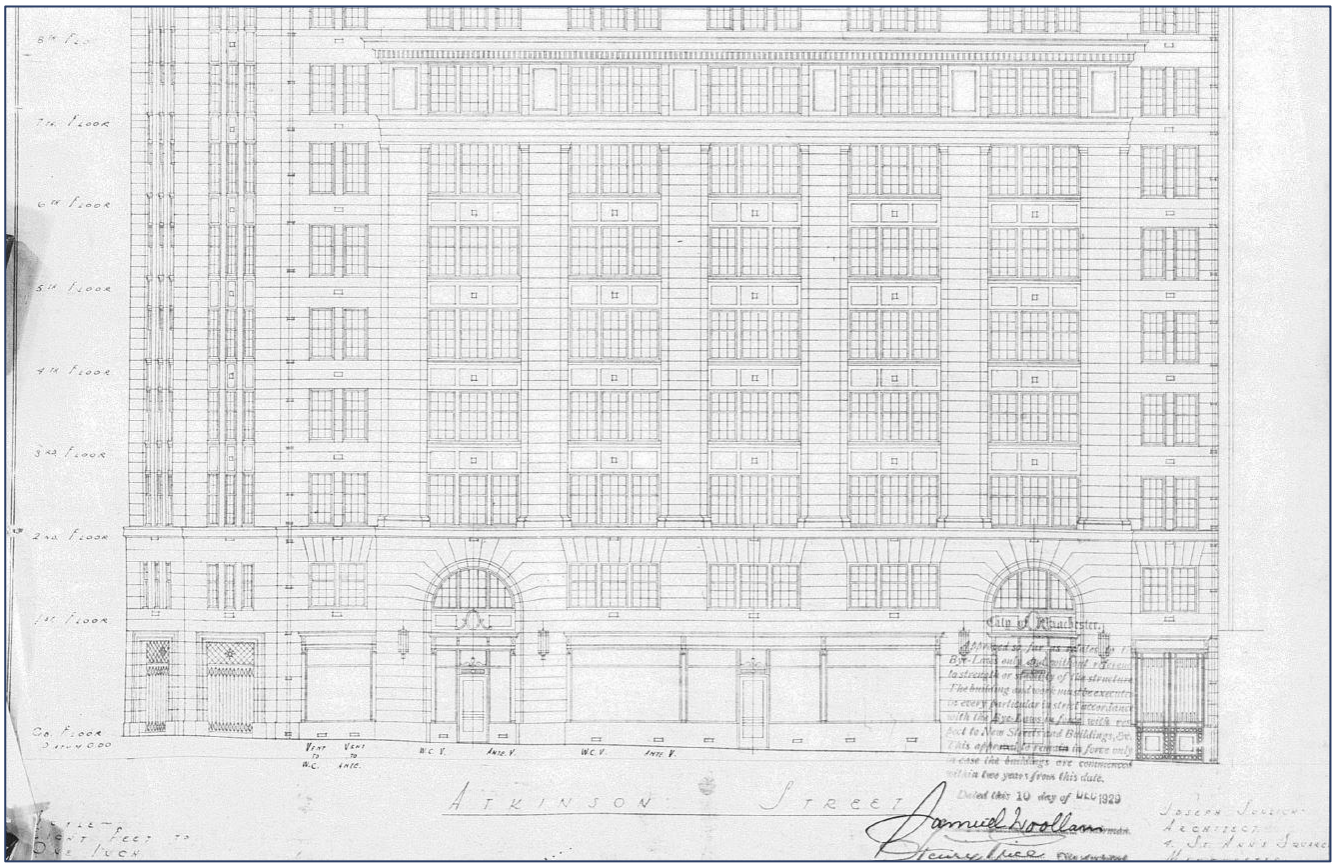


Image G – Atkinson Street elevation (1929)

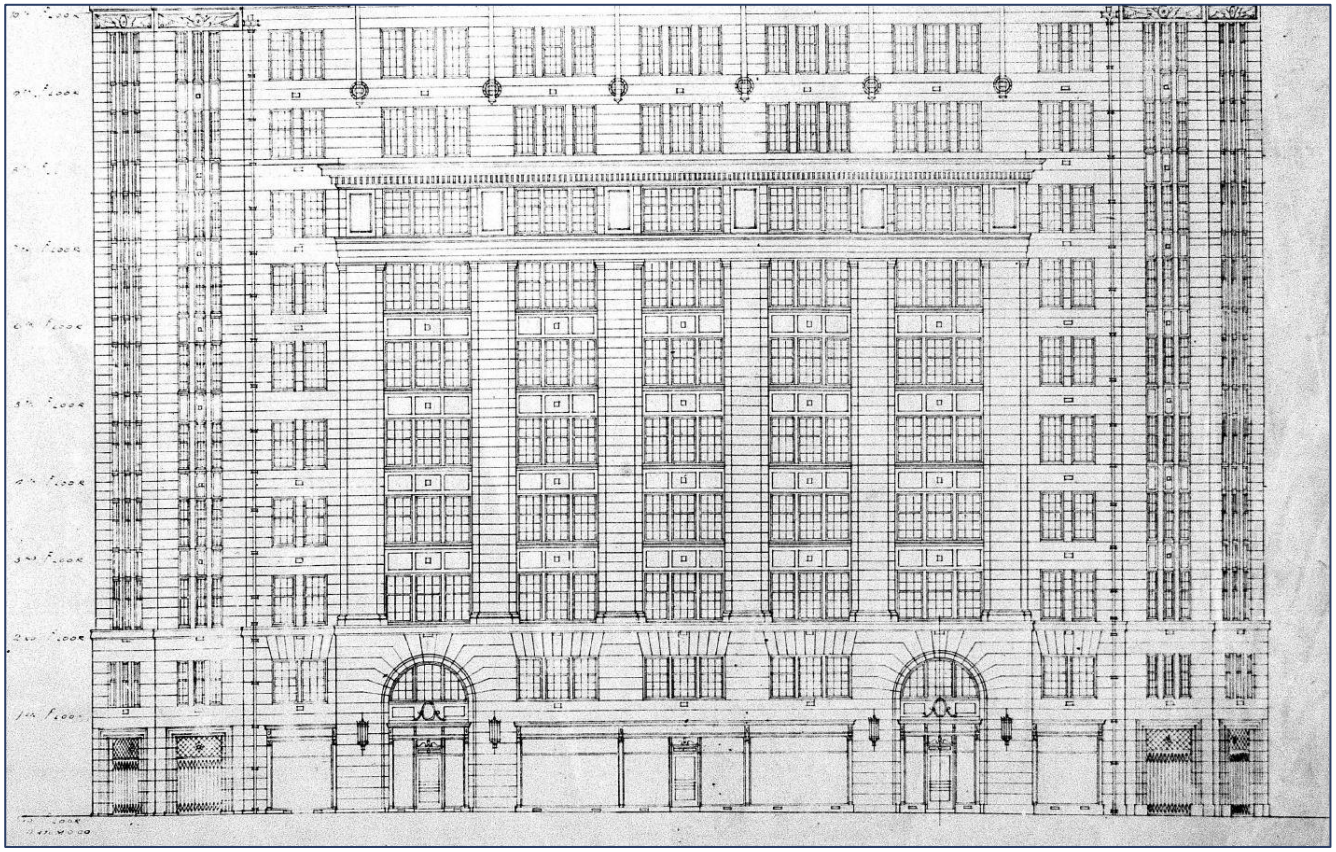


Image H – Little Quay Street elevation (1931)

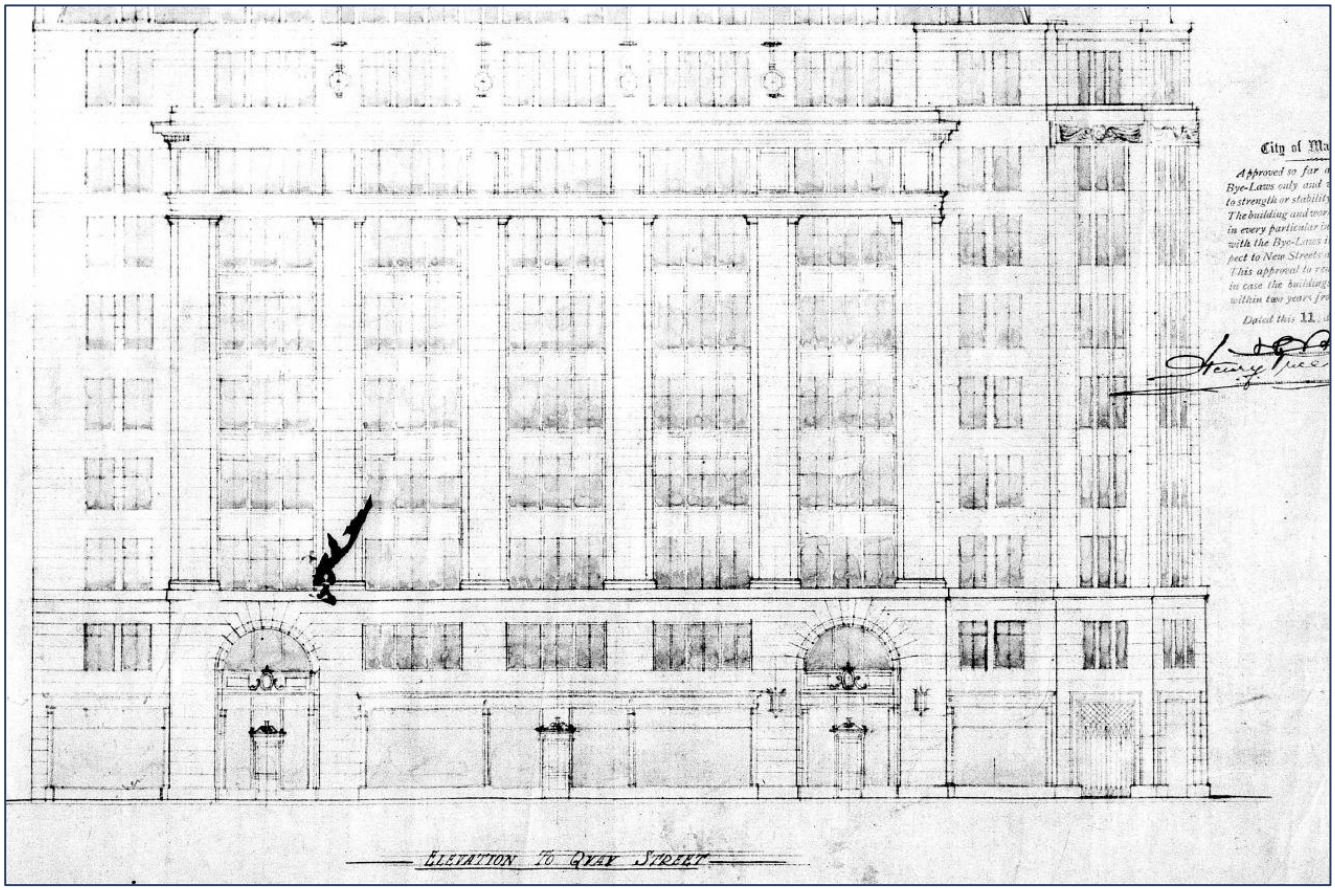


Image I – Quay Street elevation (1929-31)

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