

11 April 2025  
Sunlight House Covering Letter - External Lighting Final



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For the Attention of Jennifer Atkinson/James Bridgeman

**Submitted via Planning Portal PP- 13931698**

Dear Sir / Madam

**Planning and Listed Building Consent for external facade lighting and installation of illuminated building name signs (above office entrance on Little Quay Street as well as the two "splayed" corner elevations of the building)**

**Sunlight House, Quay Street Manchester, M3 3JZ**

## Introduction

We write on behalf of our client, Karrev (Sunlight Limited) to apply for Listed Building Consent for external repair works to the above building.

The description of development is as follows:

*Planning & Listed Building Consent for external building facade lighting and installation of illuminated building name signage (above office entrance on Little Quay Street as well as the two "splayed" corner elevations of the building)*

## Submission Package

The application comprises this covering letter and the following documents:

### Existing Plans

- Site Plan - SLH-ANO-B0-XX-DR-A-05001-P1
- SLH-ANO-P0-XX-02401 P01
- SLH-ANO-P0-XX-02402 P01
- SLH-ANO-P0-XX-02403 P01

### Lighting Plans

- 542-ORC-XX-00-DR-E-6300 – Quay Street Lighting Plan
- 542-ORC-XX-00-DR-E-6301 – Little Quay Street Lighting Plan
- 542-ORC-XX-00-DR-E-6302 – Atkinson Street Lighting Plan

### Signage Plans

- AO56819 SUN SLH Building Name Signage
  - Proposed Elevation & Sign Location - Little Quay Street

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- Internally Illuminated Building Letters Located on Trough - Little Quay Street
- Proposed Elevation & Sign Location - Corner of Quay Street & Little Quay Street
- Proposed Elevation & Sign Location - Corner of Little Quay Street & Atkinson Street
- Externally Illuminated Building Letters Located on Trough - Corner of Little Quay Street & Atkinson Street
- Internally Illuminated Building Letters Located on Trough - Little Quay Street - Day & Night Superimposed

### Supporting Information

- Lighting Design Statement prepared by ORC
- Heritage Statement prepared by Savills Heritage

### Background

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

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

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

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

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

### The Proposals

Listed Building Consent is sought for external facade lighting and installation of illuminated building name signage (above office entrance on Little Quay Street as well as the two "splayed" corner elevations of the building).

The lighting design for Sunlight House seeks to highlight the linear façade elements to reinforce the historic influences and architectural aesthetic of the building. A subtle approach to the external lighting will allow for the unlit areas of the façade to sit in contrast and reinforce the illuminated elements.

The external lighting design outlined in this report has the addition of miniature spotlights to the Ground Floor Level architectural details. The narrow beam spotlights will pick out the original vase details on each façade at night and will draw the pedestrian's eye toward key retail entrances and displays, helping to distinguish these areas in the busy streetscape.

The dome of each tower has been highlighted to extend the view of Sunlight House across the Manchester city skyline, reinforcing the importance of this building in the wider view. The external lighting proposal also illuminates the eagle motif above each dome to further extend this view.

The illumination of the linear lines to the façade of each tower helps to join the domes with the rest of the façade at night. The downlights at First Floor Level of the towers will provide pools of light to the ground at these corners. This will demark the entrances at each tower and lead pedestrians along Little Quay Street.

The enhanced external lighting design outlined in submitted ORC Design report has the addition of miniature spotlights to the Ground Floor Level architectural details. The narrow beam spotlights will pick out these details at night and will draw the pedestrian's eye toward key retail entrances and displays, helping to distinguish these areas in the busy streetscape. The archway downlights will have the added benefit of providing pools of light to the ground, allowing for safe movement around the building.

3no building name signs are proposed. Two of the proposed signs will replace existing signs on the building (photos of these are provided below). The signs comprise individual letter signs and are located above the main office entrance on Little Quay Street and one each on the splayed corners of the building (where Little Quay Street meets Quay Street and Atkinson Street).

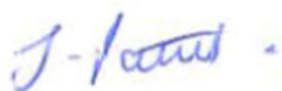
These signs are illuminated by way of low voltage LEDS and the light output is further diffused by way of the 5 mm opal acrylic letter faces on the main front elevation sign and by way of opal acrylic diffusers on the splay elevation signing, ensuring a low level soft illumination in keeping with the appearance of the building.

The proposals are outlined in detail on the enclosed plans and within the supporting Lighting Design Statement prepared by ORC.

The proposed signage and lighting installations described above are considered to be a sympathetic and considered upgrade to the listed building, which have been designed in order to minimise fabric interventions and be sympathetic to the building's architectural interest. The proposals represent an overall improvement in the external appearance of the listed building within the wider conservation area, removing redundant fixings and introducing a holistic approach which suitably celebrates the building's landmark status and provides clear wayfinding outside of daylight hours.

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

Yours faithfully,

A handwritten signature in blue ink, appearing to read "J. Patel".

Jay Patel

Director

**Existing Building Name Signage to be Replaced**



Existing signage to main entrance on Little Quay Street



Existing signage to main entrance on the corner of Quay and Little Quay Streets