

5 February 2025
Sunlight House Covering Letter - Omitted floors 4 & 5



Development Management
Manchester City Council
Ground Floor
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For the Attention of Jennifer Atkinson / James Bridgeman

Submitted via Planning Portal Reference: PP-13646621

Dear Sir / Madam

**Listed Building Consent Application for Internal Refurbishment of Levels 4 & 5
Sunlight House, Quay Street Manchester, M3 3JZ**

Introduction

We write on behalf of our client, Karrev (Sunlight Limited) to apply for Listed Building Consent for the internal refurbishment of levels 4 & 5 of the above building.

The description of development is as follows:

"Listed Building Consent Application for Internal Refurbishment of levels 4 & 5"

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.

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

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Registered office: 33 Margaret Street, London, W1G 0JD



Previous permissions have been secured to refurbish the upper floors of the building into flexible high quality office accommodation, as well as improvements to the office entrance and reception space (136161/LO/2023).

At the time of this application, levels 4 and 5 were occupied and therefore were not included in the consented refurbishment scheme. The proposals as part of this application therefore relate to the units of levels 4 and 5 which are now vacant.

A similar 'omitted floors' listed building consent was recently approved for levels 1 & 6 (MCC reference 140958/LO/2024).

Proposals

The proposals comprise refurbishment of office floors at levels 4 and 5 of the building as shown on the scoping plan on p.16 of the Design Statement. This includes: the installation of secondary glazing; refurbishment and repair of ceiling coffers; raised access flooring; and establishing a framework for the location of potential partitions. The proposals follow the design principles of the previously approved LBC application for the refurbishment of the upper office floors.

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

Submission Package

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

Drawings

- SLH-ANO-B0-XX-DR-A-02001_SITE LOCATION PLAN Revision: P1
- SLH-ANO-B0-XX-DR-A-05001_SITE PLAN Revision: P1
- SLH-ANO-P0-04-DR-A-02104_EXISTING ARRANGEMENT PLAN Revision: C02
- SLH-ANO-P0-04-DR-A-03104_DEMOLITION PLAN Revision: C01
- SLH-ANO-P0-04-DR-A-05104_GENERAL ARRANGEMENT PLAN Revision: C02
- SLH-ANO-P0-04-DR-A-38204_REFLECTED CEILING PLAN Revision: C02
- SLH-ANO-P0-04-DR-A-34104_INTERNAL WALL SYSTEMS Revision: C01
- SLH-ANO-P0-04-DR-A-37104_FLOORING FINISHES PLAN Revision: C02
- SLH-ANO-P0-04-DR-A-48104_SKIRTING PLAN Revision: C01
- SLH-ANO-P0-05-DR-A-02105_EXISTING ARRANGEMENT PLAN Revision: C02
- SLH-ANO-P0-05-DR-A-03105_DEMOLITION PLAN Revision: C01
- SLH-ANO-P0-05-DR-A-05105_GENERAL ARRANGEMENT PLAN Revision: C02
- SLH-ANO-P0-05-DR-A-38205_REFLECTED CEILING PLAN Revision: C02
- SLH-ANO-P0-05-DR-A-34105_INTERNAL WALL SYSTEMS Revision: C01
- SLH-ANO-P0-05-DR-A-37105_FLOORING FINISHES PLAN Revision: C02
- SLH-ANO-P0-05-DR-A-48105_SKIRTING PLAN Revision: C01
- SLH-ANO-P0-XX-DR-A-38702_BULKHEAD DETAILS Revision: C02
- SLH-ANO-P0-XX-DR-A-34702_PROPOSED WALL DETAILS Revision: C01
- SLH-ANO-P0-XX-DR-A-34703_PROPOSED WALL DETAILS Revision: C01
- SLH-ANO-P0-XX-DR-A-48700_PROPOSED SKIRTING DETAILS Revision: C04

Mechanical & Electrical Drawings

- SLH-ANO-P0-04-DR-A-02104_EXISTING ARRANGEMENT PLAN LEVEL 04 Revision: C01
- SLH-ANO-P0-05-DR-A-02105_EXISTING ARRANGEMENT PLAN LEVEL 05 Revision: C01

Containment Drawings

- 1298-CSD-XX-04-DR-E-6105_Electrical Containment Layout Level 04
- 1298-CSD-XX-05-DR-E-6106_Electrical Containment Layout Level 05

Domestics

- 1298-CSD-XX-04-DR-M-5305_Domestic Water Layout Level 04
- 1298-CSD-XX-05-DR-M-5306_Domestic Water Layout Level 05

Heating & Cooling

- 1298-CSD-XX-04-DR-M-5605_Mechanical Heating & Cooling Layout Level 04
- 1298-CSD-XX-05-DR-M-5606_Mechanical Heating & Cooling Layout Level 05

Lighting

- 1298-CSD-XX-04-DR-E-6305_Electrical Lighting Layout Level 04
- 1298-CSD-XX-05-DR-E-6306_Electrical Lighting Layout Level 05

Small Power & Data

- 1298-CSD-XX-04-DR-E-6205_Electrical Small Power & Data Layout Level 04
- 1298-CSD-XX-05-DR-E-6206_Electrical Small Power & Data Layout Level 05

Ventilation

- 1298-CSD-XX-04-DR-M-5705_Mechanical Ventilation Layout Level 04
- 1298-CSD-XX-05-DR-M-5706_Mechanical Ventilation Layout Level 05

Other Supporting information

- Design Statement prepared by Anomaly
- Heritage Impact Assessment prepared by Savills

Planning Policy

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

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

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

Policy	Description
Policy SP1 Spatial Principles	Details the key spatial principles which will guide the strategic development of Manchester to 2027. The policy states that the Regional Centre of Manchester will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.
Policy EC1 Employment and Economic Growth in Manchester	Priorities for ensuring continued economic growth include demonstrating that employment generating development has fully considered opportunities to provide jobs for local people, through construction or use; and ensuring the continued social, economic and environmental regeneration of the City.
Policy EN1 Design Principles and Strategic Character Areas	All development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located.
Policy EN3 Heritage	Throughout the City, development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the

	City Centre will be encouraged. New developments must be designed so as to support the Council in preserving and enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, and conservation areas. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
Policy CC1 Manchester City Centre	The city centre is a strategic economic location and focus of employment growth in the City and City Region. Within the city centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The city centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes. The policy states that <u>“Developments which lead to the more intensive use of employment land (in terms of floorspace provided) will be supported”</u> .
Policy CC4 Visitors – Tourism, Culture and Leisure	Policy CC4 posits a focus on the City Centre as a hub for culture and leisure in the City Region. As such, proposals which improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported.
Policy CC9 Design and Heritage	Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
Policy CC10 A Place for Everyone	The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through increasing the diversity of activity in the City Centre and high standards of accessibility to buildings and across spaces.
Policy DM1 Development Management	All development should have regard to the specific issues including: effects on amenity such as noise, privacy, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

Heritage

The proposals have been assessed against policies EN3 (Heritage) and CC9 (Design and Heritage) to ensure that the works respect the listed building.

Overall the proposed works to Levels 4 and 5 are in accordance with the design approach consented elsewhere in the listed building, ensuring a consistent refurbishment approach whilst celebrating original features as appropriate to each floor. Making good and better revealing historic fabric is a key aim of the proposed refurbishment, as described above. This includes celebrating the coffers and historic ceiling design through considered lighting and rationalisation of the existing bulkhead. As with the other levels of the listed building, a full review of surviving historic features will be undertaken once the soft strip is completed. This will inform the detailed design strategy for balancing the retention and appreciation of these features with tenant requirements, through further discussion with MCC.

Overall the proposals for Levels 4 and 5 are therefore considered to result in no harm to the significance of the Grade II listed Sunlight House, and will instead better reveal surviving historic features within these spaces.

Conclusions

The design has carefully considered and minimised harmful intervention. The proposed works will fulfil the building's economic contribution to the City in line with adopted planning and regeneration policy. The proposed development will contribute to the economic, social and environmental improvement of the city.

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