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HERITAGE STATEMENT: SUNLIGHT HOUSE, MANCHESTER – EOJ WORKS

Savills Heritage and Townscape have been commissioned to provide a Heritage Statement in relation to a listed building consent (LBC) application for the creation of 'end of journey' (EOJ) facilities at 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). The proposed EOJ space was previously occupied by Bannatyne's Gym, and was therefore not able to come forward at the same as the wider office refurbishment application. As these facilities are essential for the letting of the wider refurbished office space, this section of the ground/basement area comprising EOJ facilities forms a standalone listed building consent application, with a separate shell and core application for the wider basement area forthcoming.

This report should be read in conjunction with drawings and documents provided by the contractor MYCO Ltd and Anomaly architects. Please also refer to the full Heritage Statement (February 2023) previously prepared for the listed building by Savills Heritage and Townscape in relation to previous applications, an overview of which is included below and full version appended at the end of this document.

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 referenced above, with a summary provided here.

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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.

<u>Impact assessment:</u>

The proposed works included in this EOJ application comprise the following (please refer to the accompanying plans and design document prepared by Anomaly architects for full details):

- works to Atkinson Street entrance to create level access;
- replacement of existing staircase between ground and basement level;
- creation of cycle storage, shower/WC and gym studio in the ground/basement space; and
- necessary structural repairs to basement slab within application area.

The potential impact of the proposed works on the significance of the listed building is assessed here accordingly. Due to the nature of the works and limited external scope, this assessment is principally focused on the Grade II listed Sunlight House itself.

External works to the Atkinson Street entrance are proposed in order to provide level access both for cycle storage and to create an accessible entrance into the EOJ space. Various design options have been considered to achieve this, as detailed in the options appraisal shown within Anomaly's accompanying design document. These have been reviewed by Savills Heritage and Townscape iteratively during the design process, and the proposed solution is considered to be the most sympathetic to the listed building. The proposals seeks to keep the external façade appearance as unaltered as possible, through creating an internal ramp and replacing the existing leaf door with a sliding door to accommodate this. This new entrance will also include a sympathetically designed sliding security door fitted behind the historic entrance decoration, to control access to this space overnight.

The existing leaf door is a modern fixture which is of no heritage interest, and is already set back within the entrance here. Its replacement and the introduction of a ramp to the slab here will therefore result in negligible alteration to the building's external appearance, and requires minimal fabric interventions (to fabric of no or negligible significance). The creation of an EOJ entrance space here will instead to serve to activate this currently inactive façade of the listed building, as part of the wider aspiration for revitalising the listed building.

The existing staircase between ground and basement level is also proposed to be replaced as part of the EOJ works. This staircase was inspected with LPA planning and conservation officers as part of a site visit during the soft strip process, and it was agreed at this meeting that the staircase was not original to the listed building's construction, and is in a poor condition which therefore requires its replacement following structural investigations. The proposed replacement stair will be in concrete, and of proportions in accordance with current building regulations, widened through adjusting the non-original internal partition to the staircase here; a cycle ramp will also be added to the new staircase as part of the EOJ use.

Elsewhere across the ground and basement space, high quality EOJ facilities will be created. As described in the significance section above, the basement area is an area of the listed building which has undergone significant alteration over time, and there are therefore few original features surviving in the EOJ space. The layout alterations required to enable creation of an effective EOJ space principally comprise the removal of modern plasterboard partitions, with only a small opening in an original wall required at basement level to create access between the

proposed cycle store and gym areas. This minimal fabric loss is not considered to result in an adverse impact to the listed building, due to the opening's size and the clear, continued legibility of the original wall here. The removal of modern partitions elsewhere in the basement and ground floor spaces is also not considered to result in any adverse impact.

Surviving original features within the ground and basement space will be preserved and celebrated wherever possible. Whilst areas of bulkhead will be required at ceiling level, in order to accommodate necessary plant, the size and location of these bulkheads has been minimised and sympathetically located. Wherever possible the original full height of the ceilings at basement level is retained and the coffers celebrated as a key feature of this historic space (previously hidden above dropped ceilings prior to the soft strip).

The same approach has been taken with regard to necessary structural works within the EOJ space. A full summary of the structural investigations by EOC is provided in Anomaly's design document, where essential repair works to the basement slab are identified. These repair works are required in order to secure the building's long-term structural integrity, and comprise adding reinforcement to the existing basement slab. In some locations this will require the removal of the historic cornice in order to provide adequate coverage to the slab, though instances of this are limited within the EOJ space, and replica cornices will be introduced following these reinforcement works where necessary. Whilst it is acknowledged that these works will have an impact on historic fabric, the need for these works has been extensively discussed and reviewed with EOC, and the solution proposed is the least invasive solution which will still ensure the building's future.

The original glazed tile to the staircase between basement and ground floor reception (which will provide access from offices to the EOJ space) will also be restored and celebrated as part of the proposals, allowing for appreciation of a space which was previously inaccessible to building occupants. The wider approach to finishes/design of the EOJ space is also set out in Anomaly's accompanying design document, which provides a 'look and feel' for the space. The design seeks to reference Sunlight House's art deco character and style, whilst providing high quality accommodation, in accordance with the approach followed elsewhere in the listed building.

Conclusion:

Overall the proposed works are considered to be sensitive to the listed building, both in terms of fabric impacts and design approach. Where structural interventions are required, these have been carefully justified and any harm to the listed building resulting from this fabric loss is clearly balanced by the need to carry out fundamental repairs to the basement slab. The proposals are therefore considered to result in **no harm** overall to the significance of either the Grade II listed Sunlight House or the wider Deansgate/Peter Street Conservation Area.

References:

- *Sunlight House, Manchester: Heritage Statement*, Savills Heritage and Townscape (February 2023)
- 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 2025)
- Planning (Listed Buildings and Conservation Areas) Act 1990

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Sunlight House, Manchester

Heritage Statement

Project: Sunlight House, Manchester

Client: Kinrise (Sunlight) Limited

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, 2021) National Planning Practice Guidance (NPPG; Ministry of Housing, Communities & Local Government, 2021) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017).

1.0 Introduction

1.1. Project background

1.1.1. Savills Heritage and Townscape has been instructed by Kinrise (Sunlight) Limited (hereafter 'the client') to produce a Heritage Statement in relation to proposals for general refurbishment works 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.

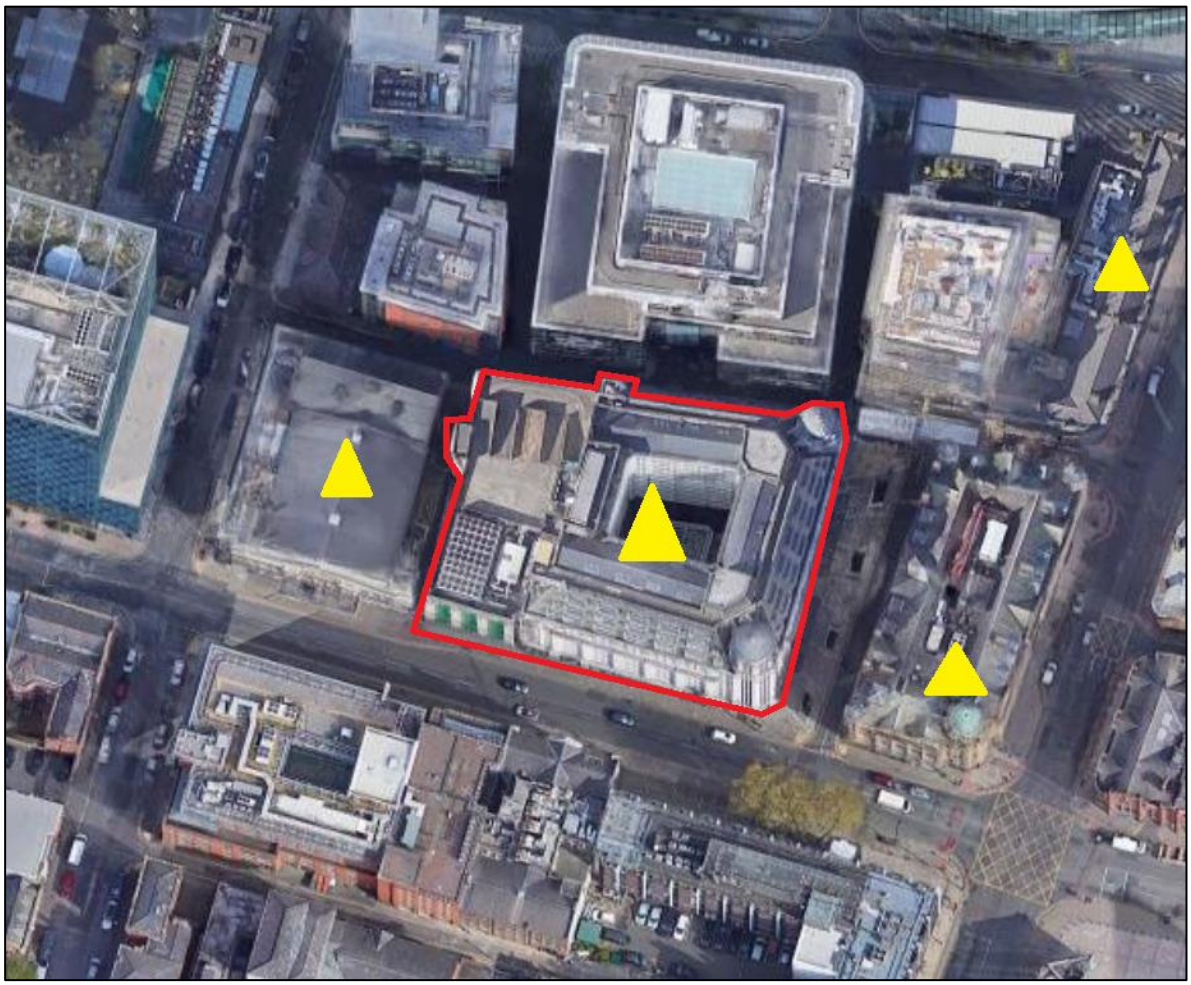


Figure 1 – Aerial view of the Site (indicative boundary highlighted in red) with nearby listed buildings marked by yellow triangles.

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 its interior.

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.**

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 proposed development site; and
2) Formulate an assessment of the importance/sensitivity of the known or potential heritage assets considering their archaeological, historic, architectural and artistic interests in relation to the proposals.
3) Formulate an assessment of the impact of the proposed development on the sensitive heritage assets.

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.

Historical and archaeological 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 A site visit was undertaken on 15.11.2022 to inform the understanding of the Site, 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 setting and the contribution that their setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to 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.

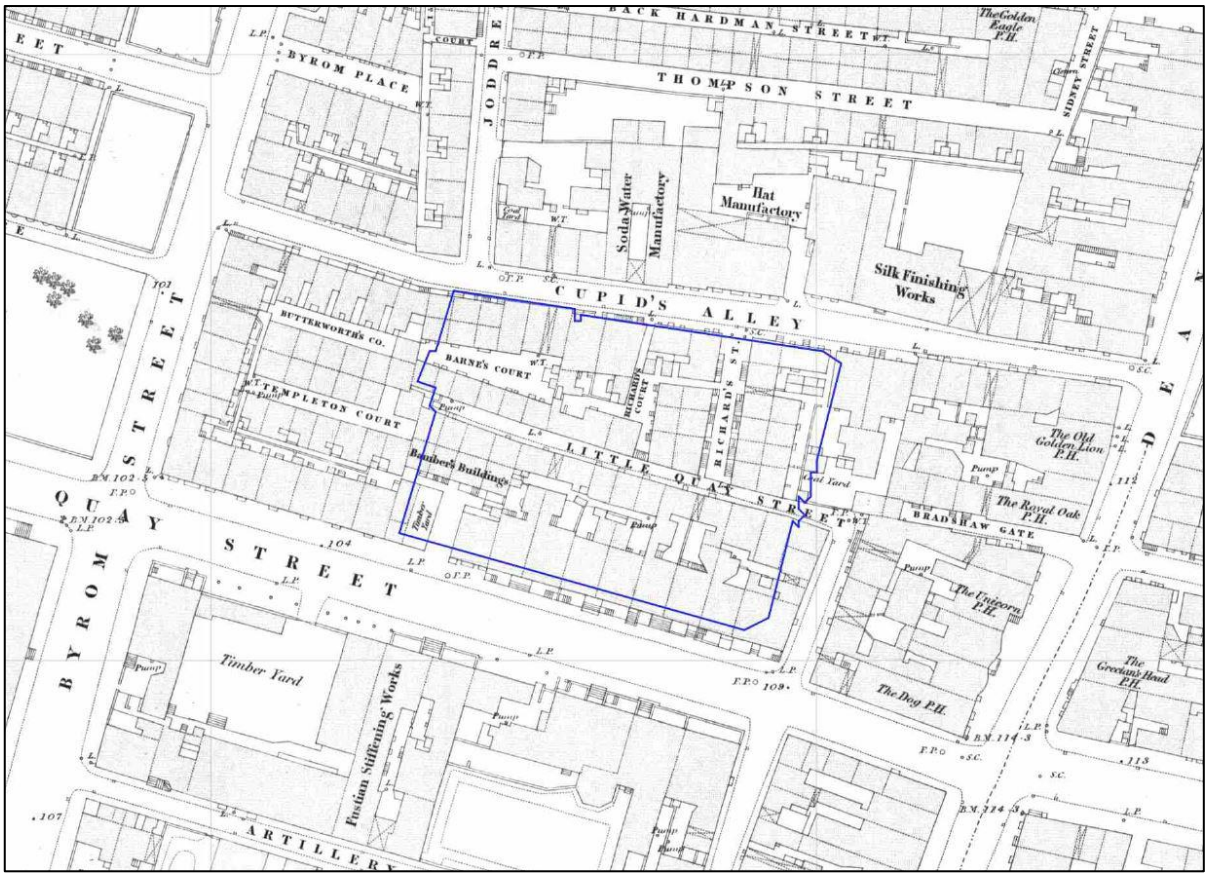


Figure 2 - 1851 Ordnance Survey map with indicative site boundary highlighted in blue.

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.

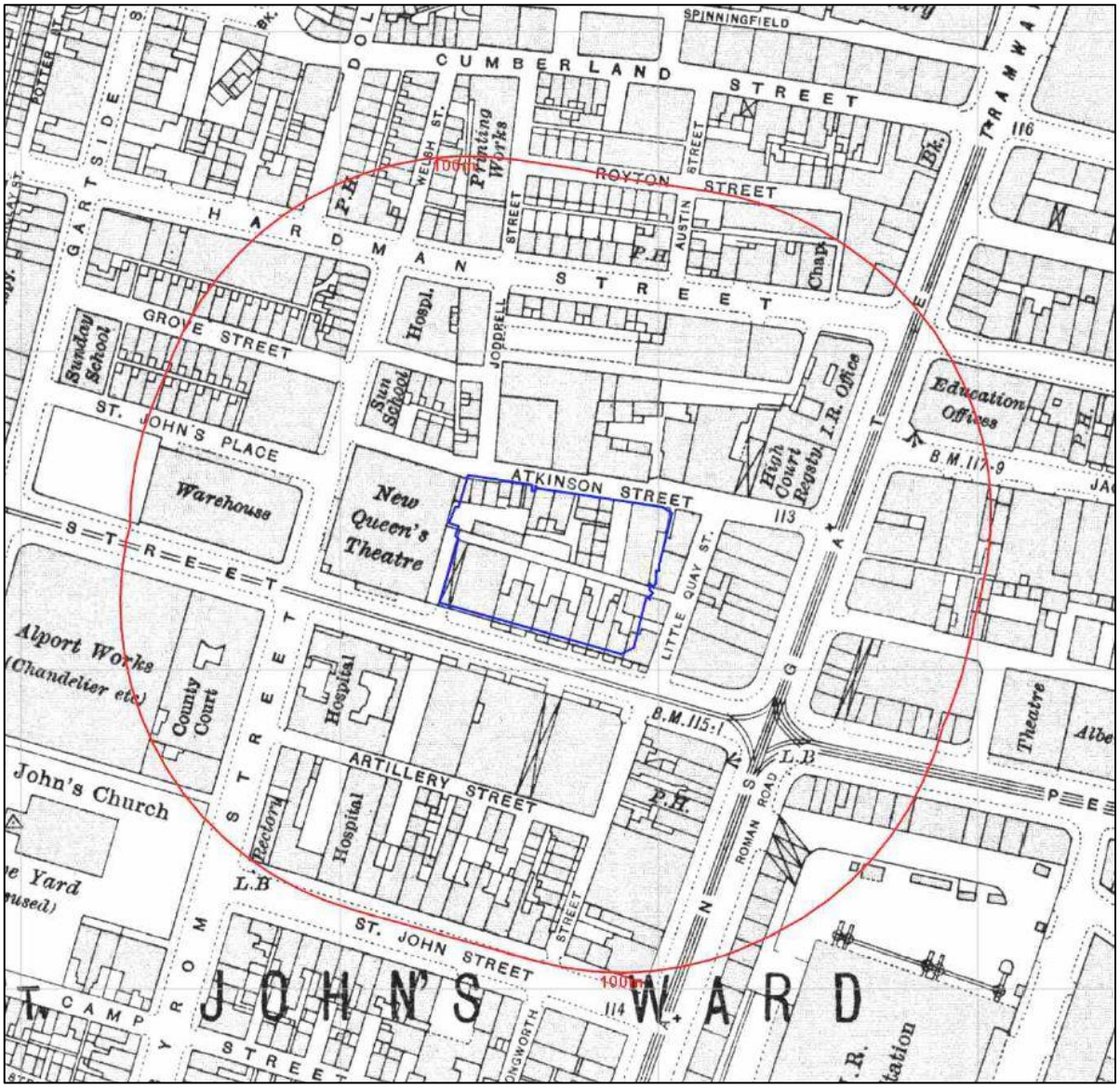


Figure 5 - 1922 Ordnance Survey map with the indicative site boundary highlighted in blue.

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. 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).

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.

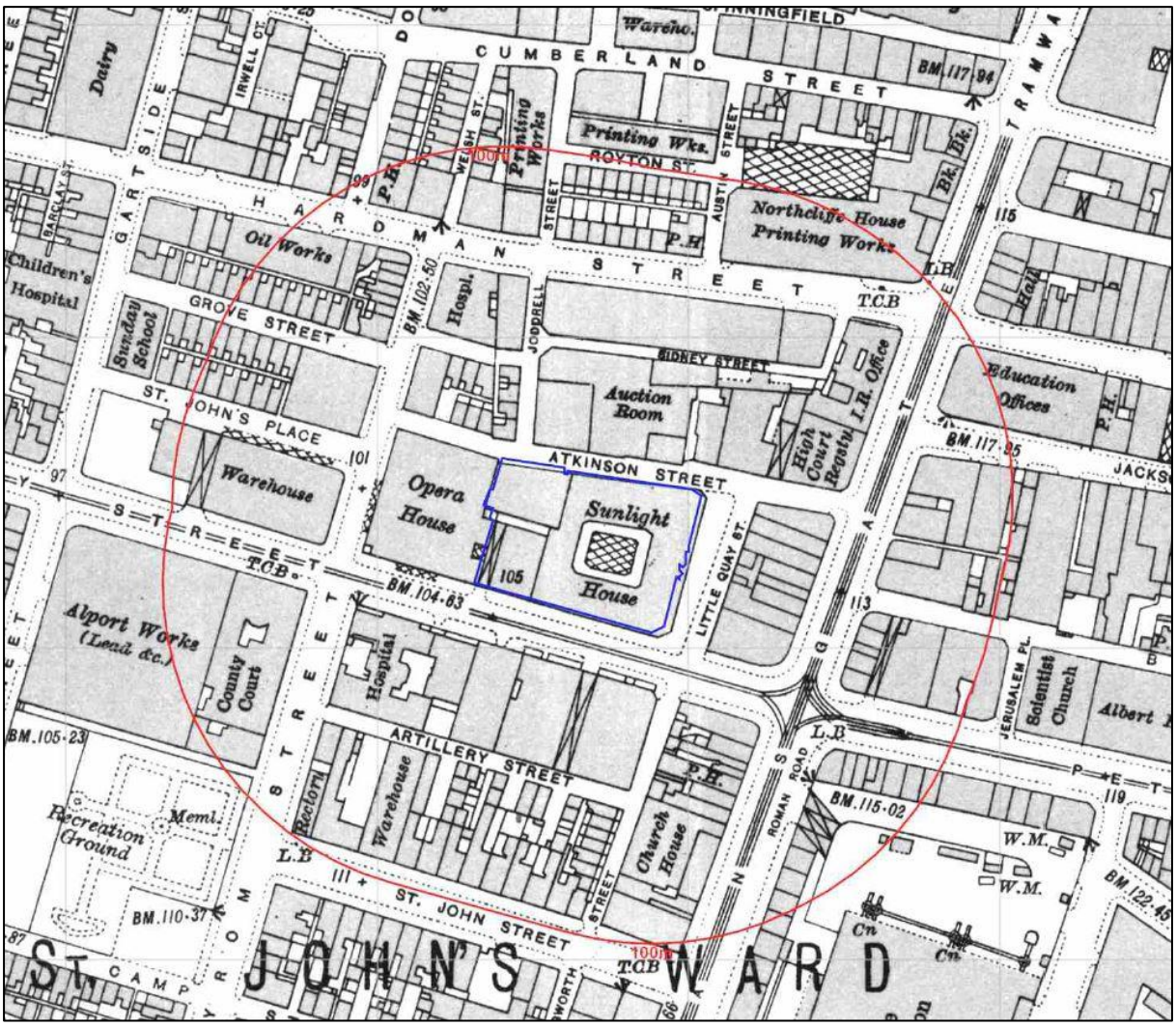


Figure 6 - 1932-33 Ordnance Survey map, with indicative site boundary highlighted in blue.



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**).

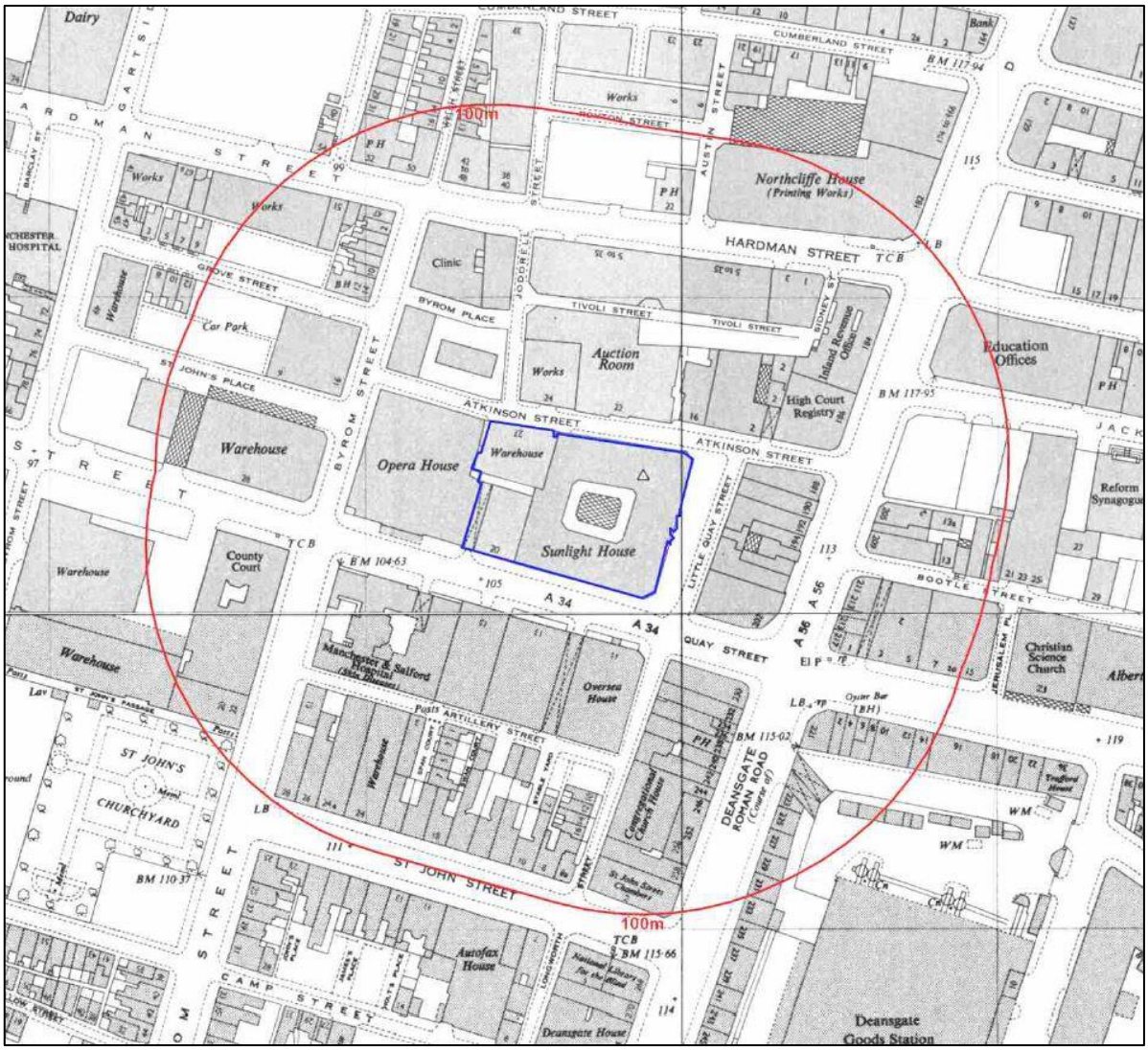


Figure 8 - 1957-58 Ordnance Survey map, with the indicative site boundary highlighted in blue.

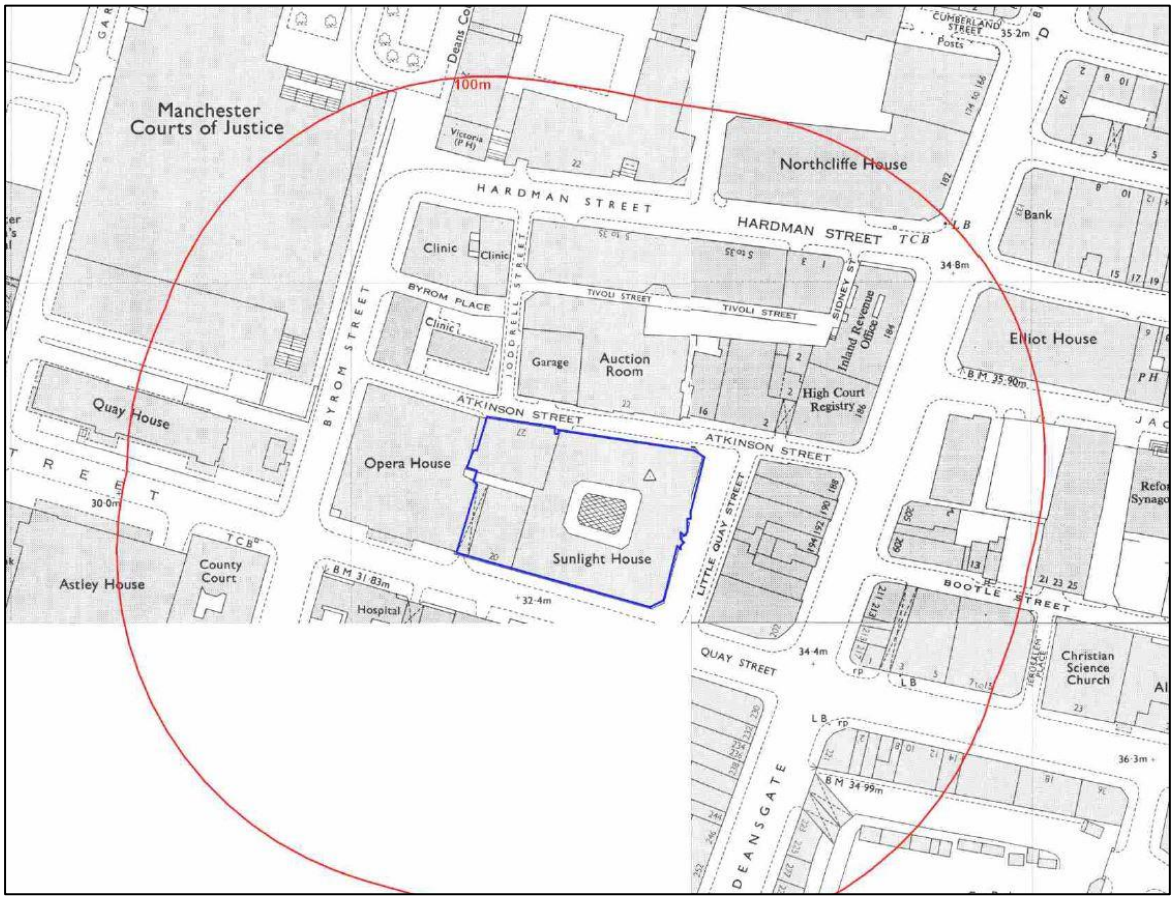


Figure 9 - 1970-73 Ordnance Survey map, with indicative site boundary highlighted in blue.

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.

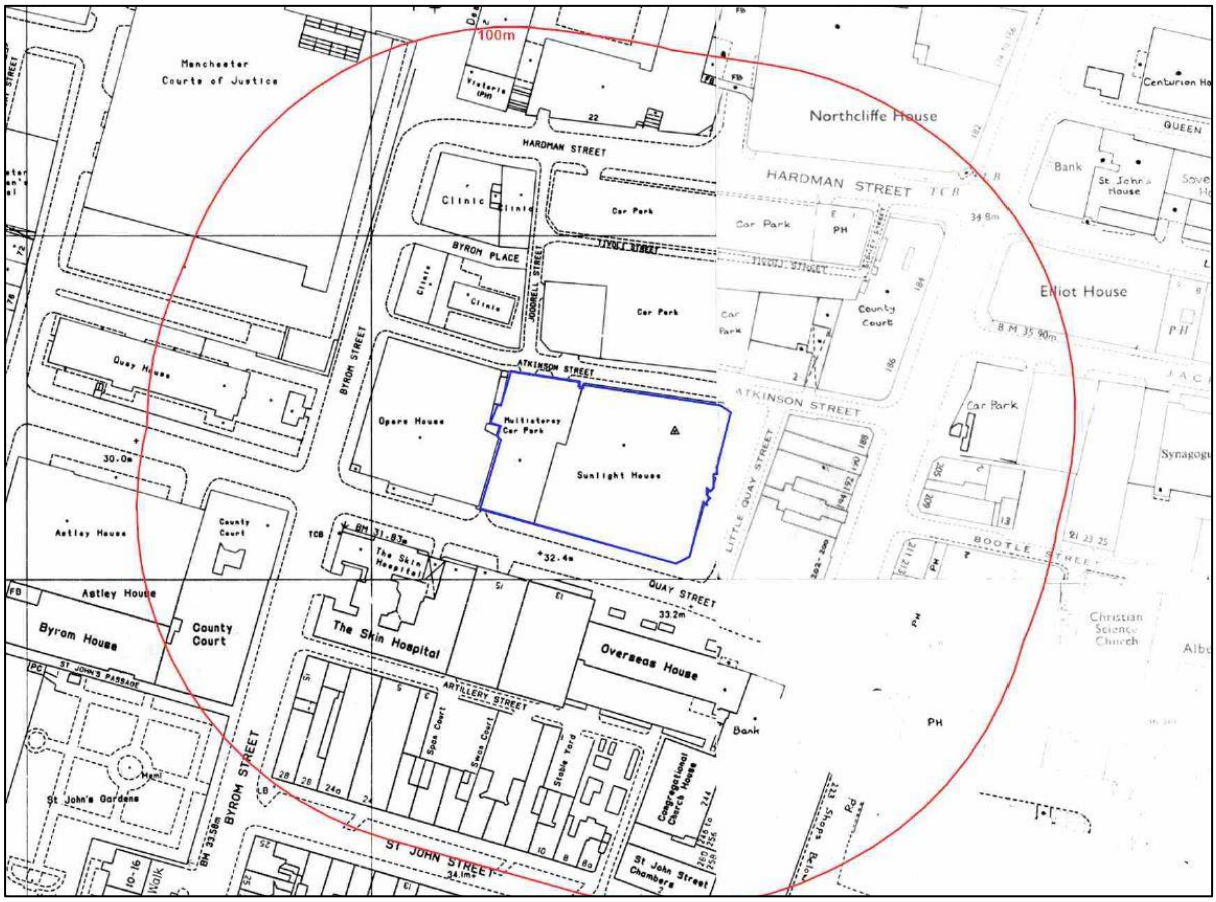


Figure 10 - 1986-90 Ordnance Survey map, with the indicative site boundary highlighted in blue.

3.3 Original layout of the Site

3.3.1 An extensive selection of original plans of Sunlight House are reproduced in **Appendix 3** (**Images A-N**) 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, it is likely that the office space was originally divided by partitions, aligning with the existing steel columns, 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.

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 (**Images F, L and M**)

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

3.3.4 One of the early iterations of the design of the sub-basement (**Image A**) shows an open layout. However, another plan (**Image B**) shows this floor with the larger areas occupied by cubicles. These cubicles are assumed to be changing rooms, which would have accommodated those using the swimming pool. This layout of the sub-basement largely corresponds with later plans (**see Figures 13, 19 and 20**).

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 application 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**).

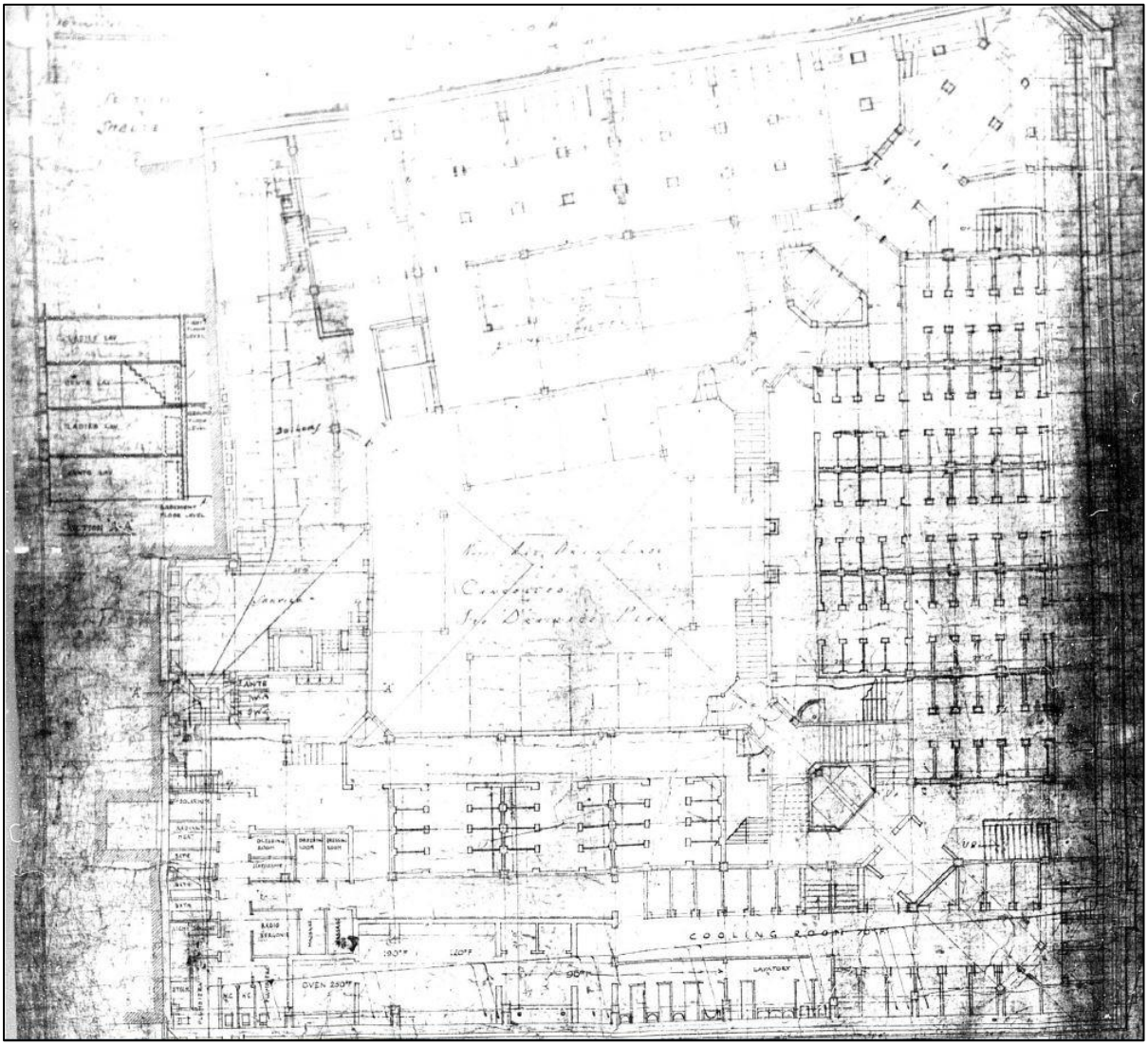


Figure 11 - Sub-basement plan (assumed date: 1927-1931)

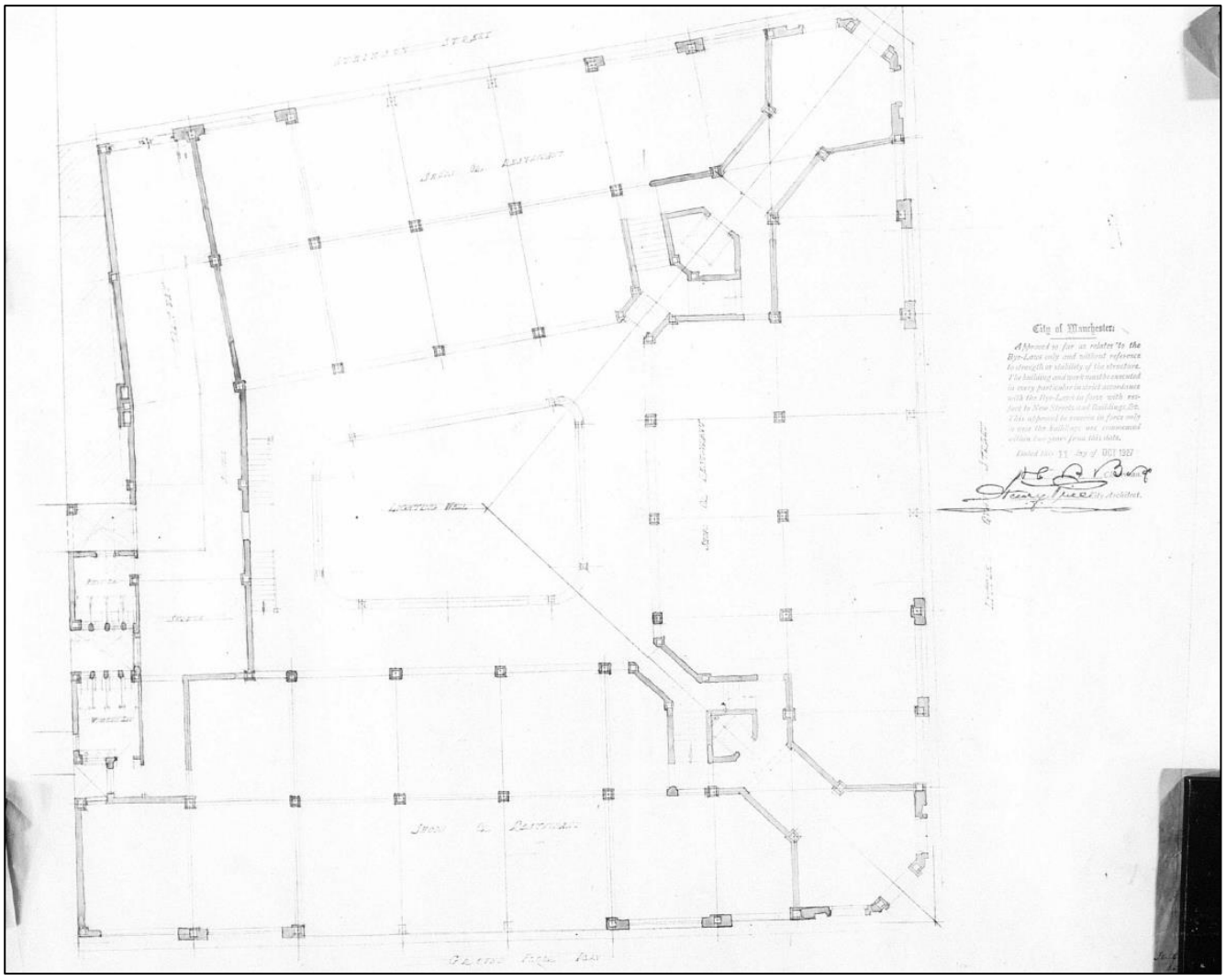


Figure 12 - Ground floor plan (1927)

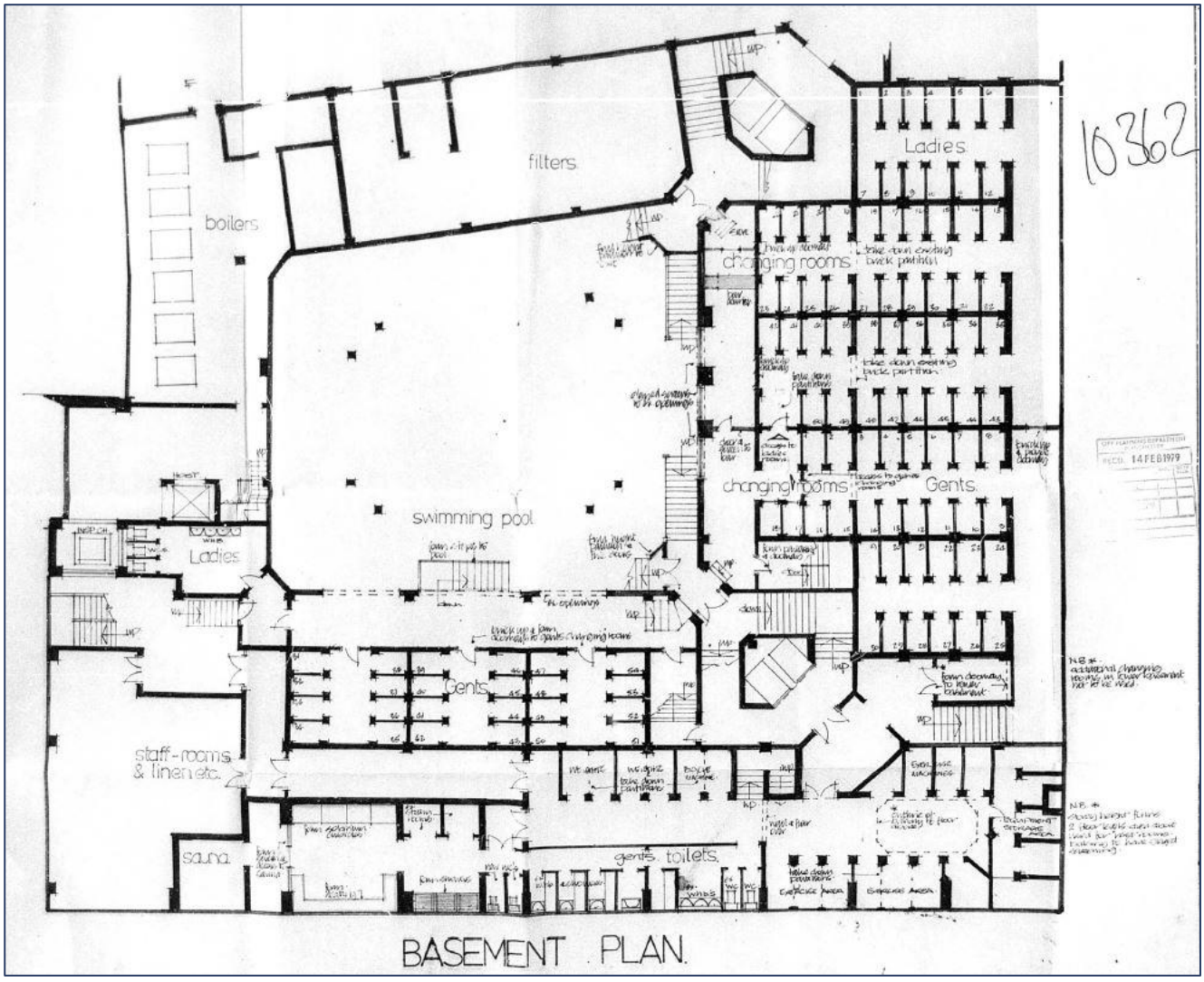


Figure 13 - Proposed basement plan submitted as part of the 1979 consented application.

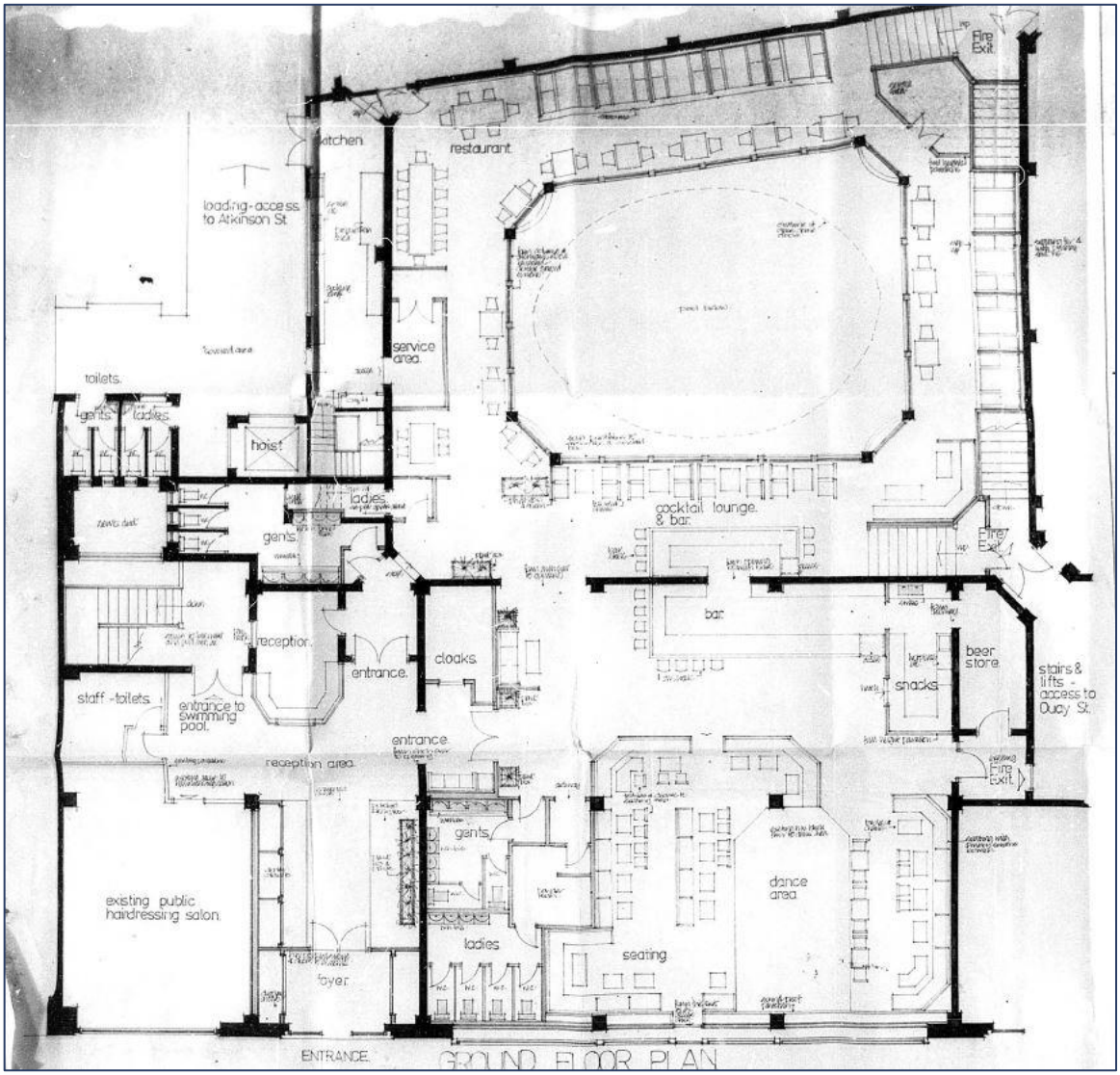


Figure 14 - Proposed ground floor plan submitted as part of the 1979 consented application.

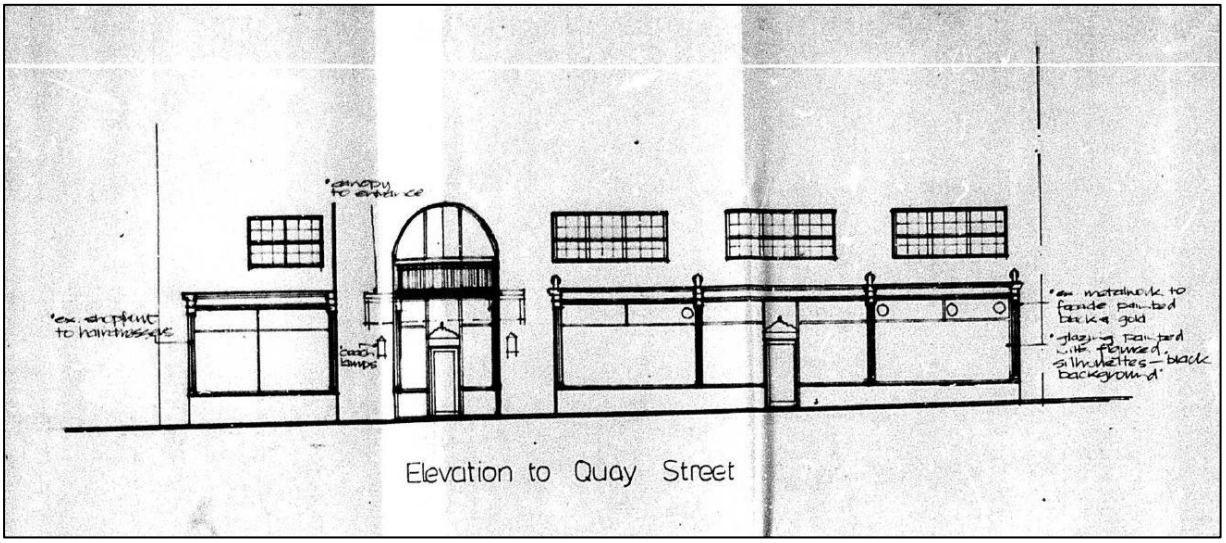


Figure 15 – Proposed changes to Quay Street elevation, submitted as part of the 1979 consented application.



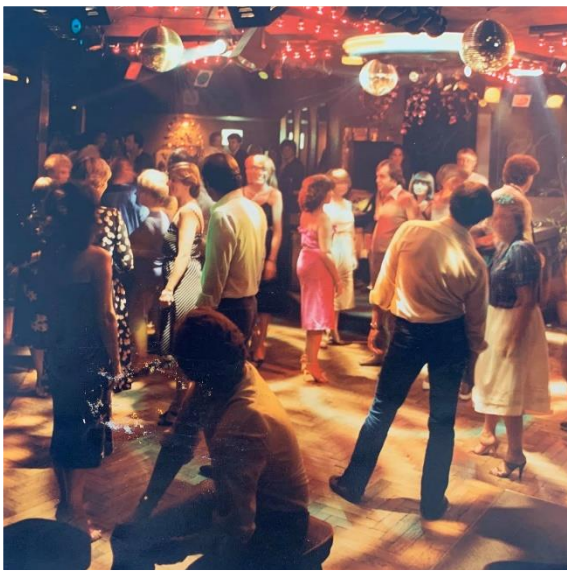
Figure 16 – 1980's image of Quay Street elevation, showing canopies above the window openings with Herriots lettering, as well as the paint scheme to the metalwork which exists today.

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.

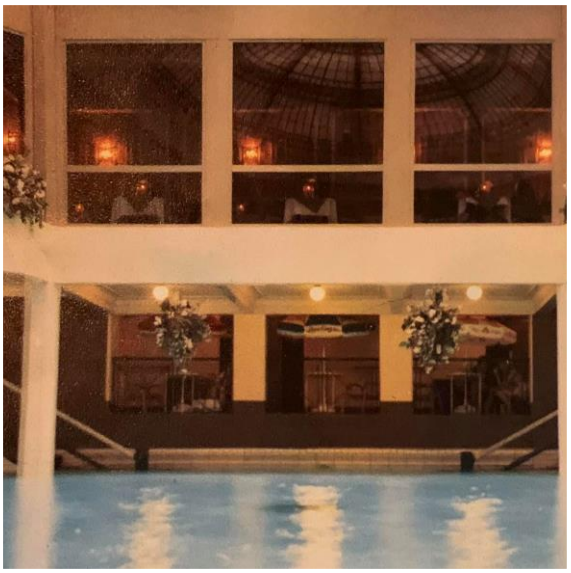
Restaurant to Quay Street



Dance floor



Swimming pool



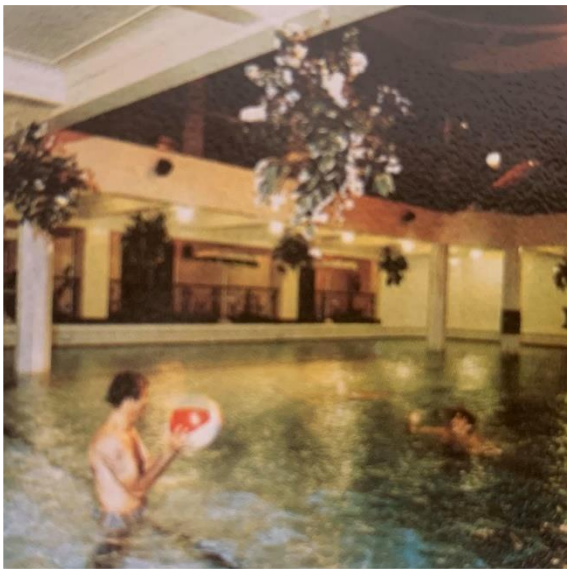


Figure 17 – Images of the ground floor of Herriot's Health and Leisure Club (1981 – 1995).

3.4.3 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.

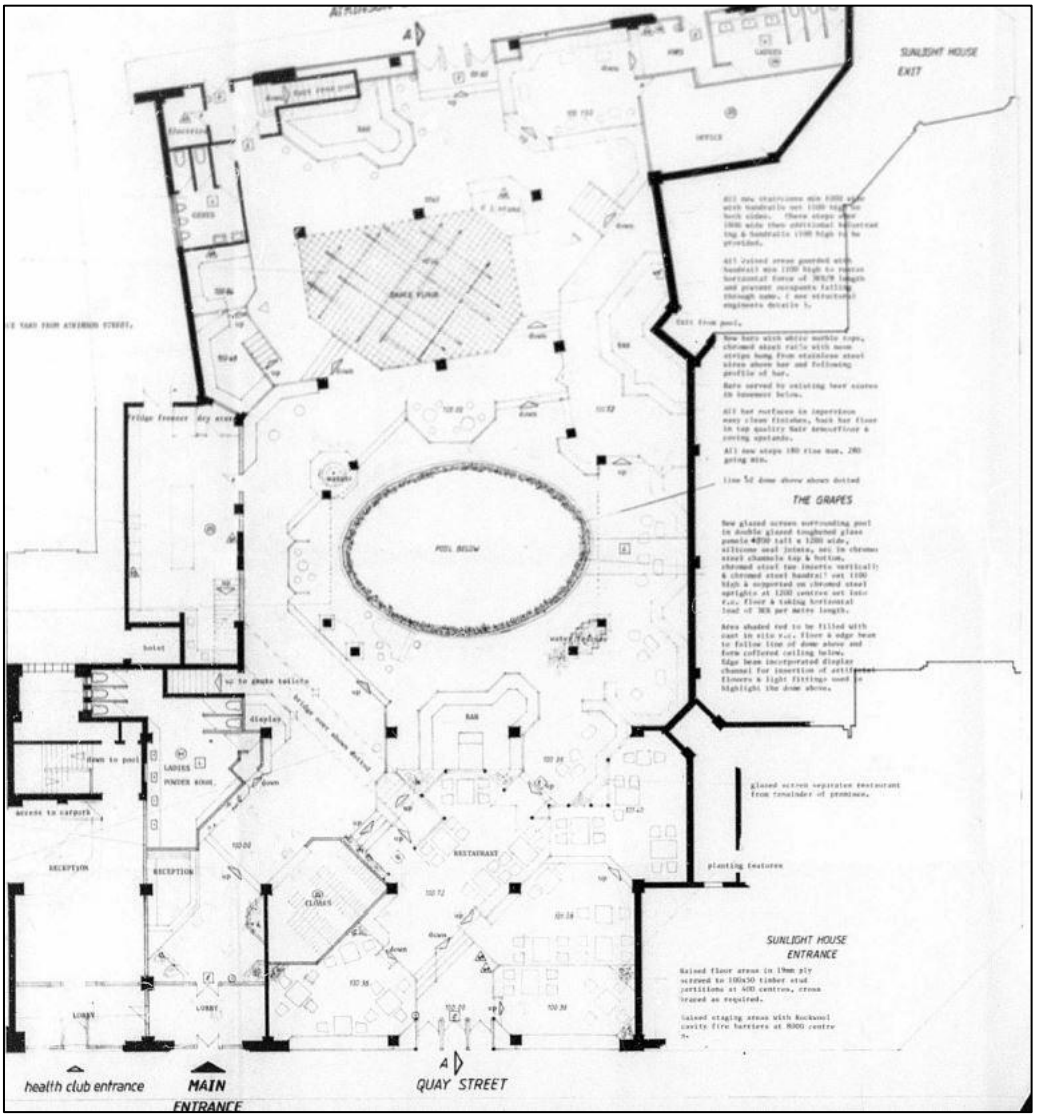


Figure 18 - Proposed changes to ground floor, submitted as part of the 1989 consented application.

3.4.4 As part of a consented change of use application from a night club to health club in 1995 (planning reference: 37870), further changes were made to the basement and ground floor level. This included limited changes to the sub-basement floor, which remained relatively unchanged as a result of the proposals (**Figures 19 and 20**). The changing rooms at sub-basement level on the southern side of the skylight were reconfigured to be used solely as men's changing rooms, with the gym and offices to the floor above (basement) to the east converted into a women's changing room. Other changes to the basement included the conversion of the executive changing rooms to the south into a poolside bar, with the café bar converted into a beauty and creche room (**Figures 21 and 22**). On the ground floor, the existing dance floor to Atkinson Street was converted into a gym at this time (**Figures 23 and 24**).

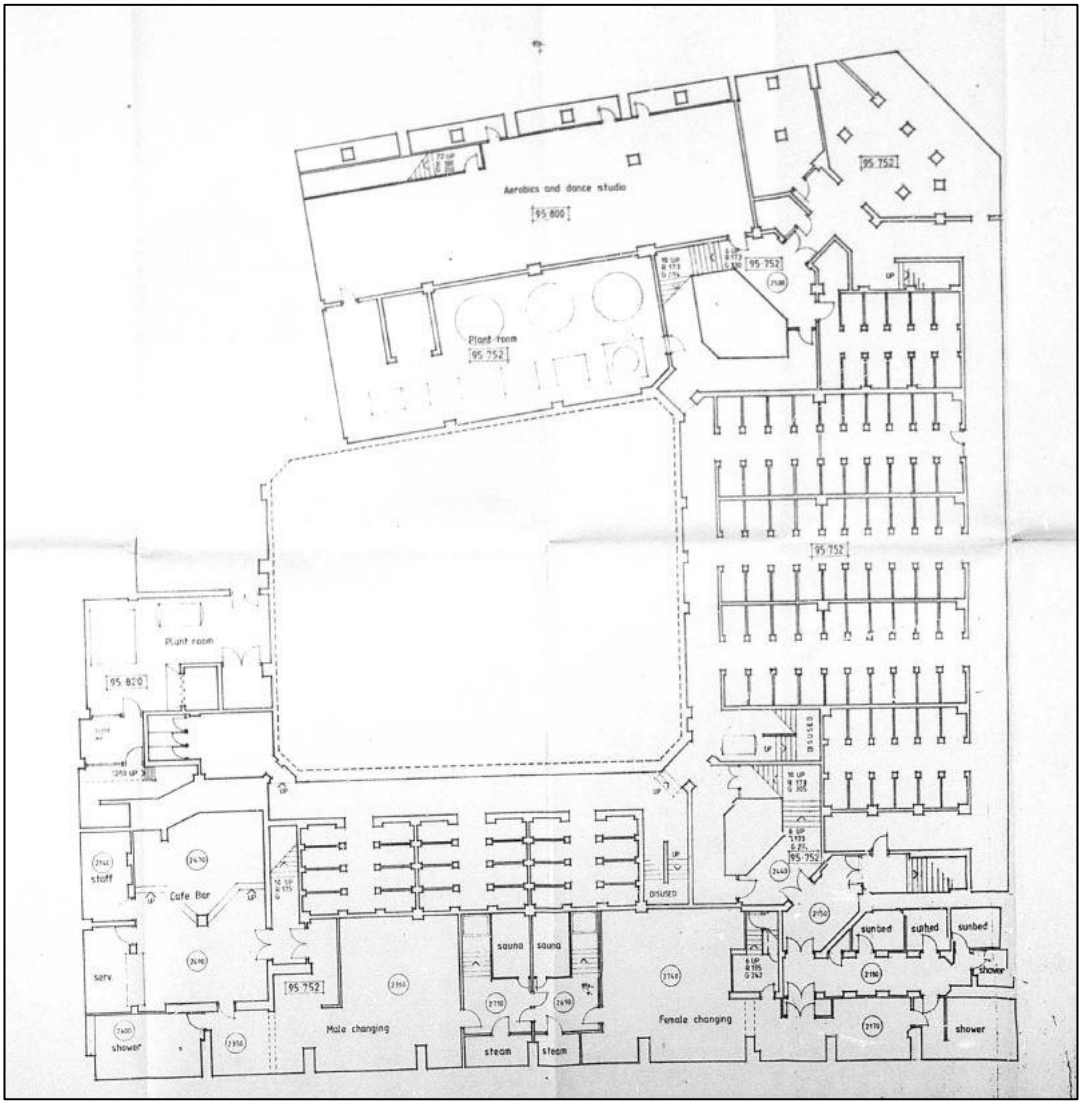


Figure 19 - Existing sub-basement plan, submitted as part of the 1995 application.

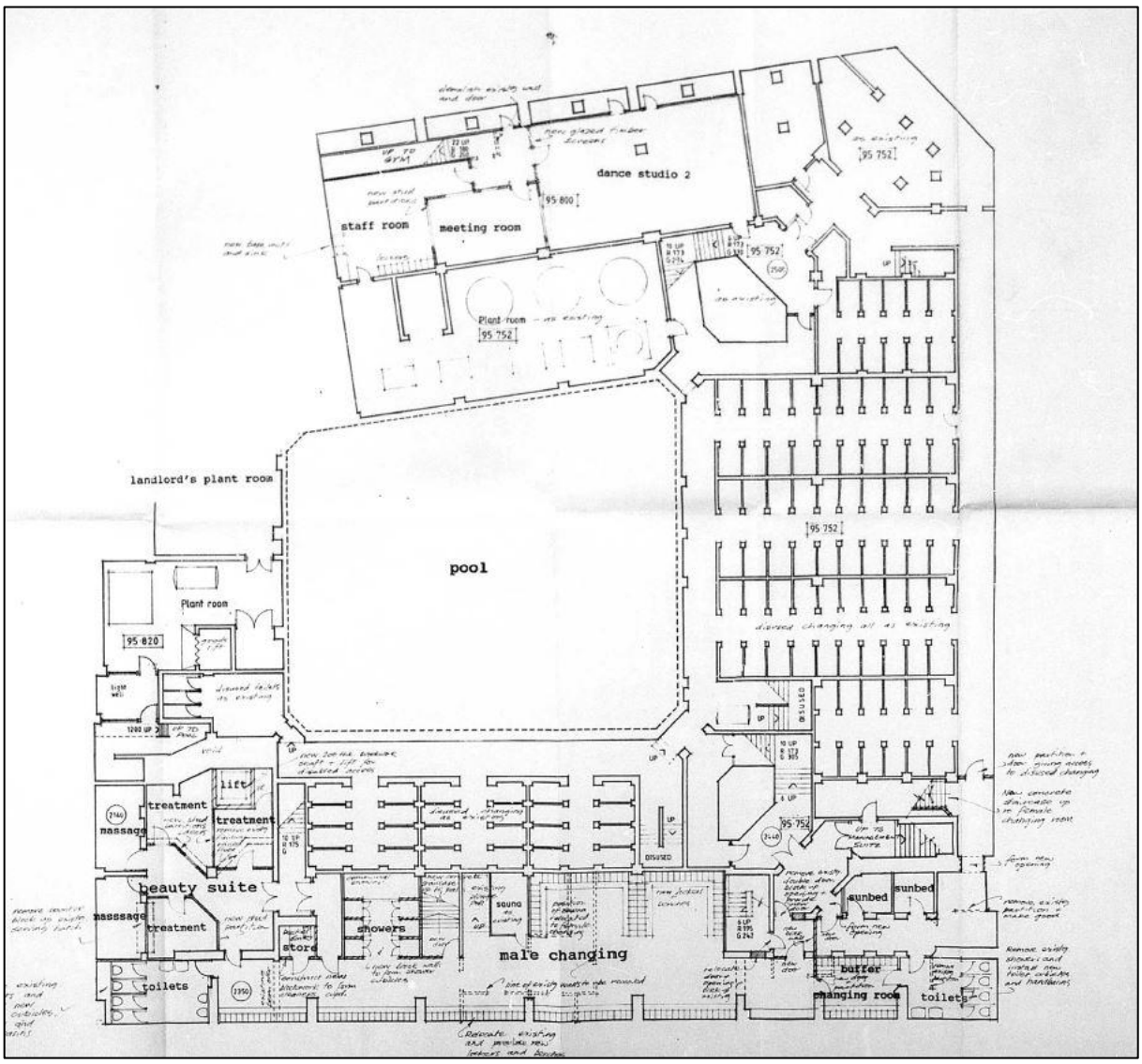


Figure 20 - Proposed sub-basement plan submitted as part of the 1995 application.

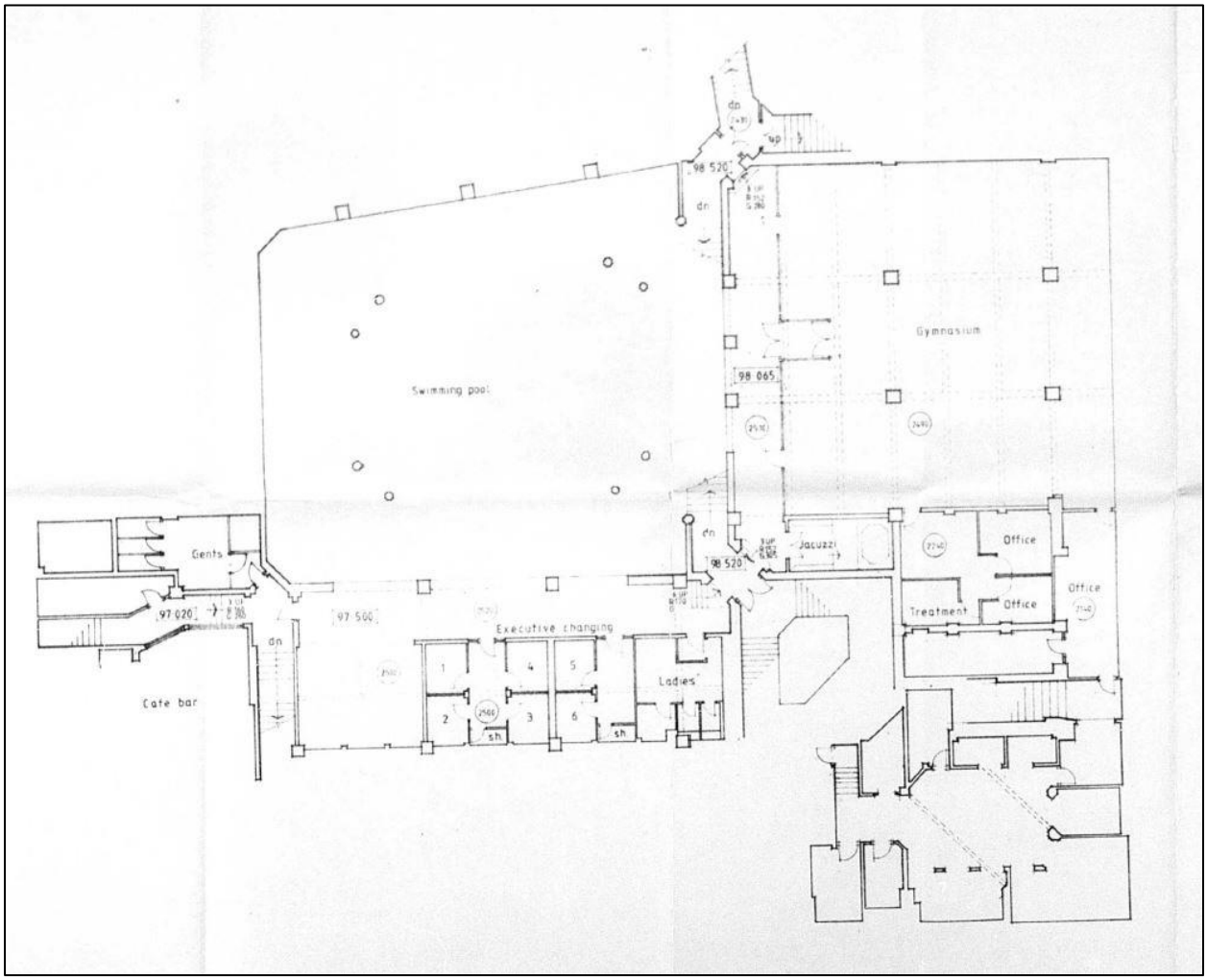


Figure 21 – Existing basement floor plan, submitted as part of the 1995 consented application.

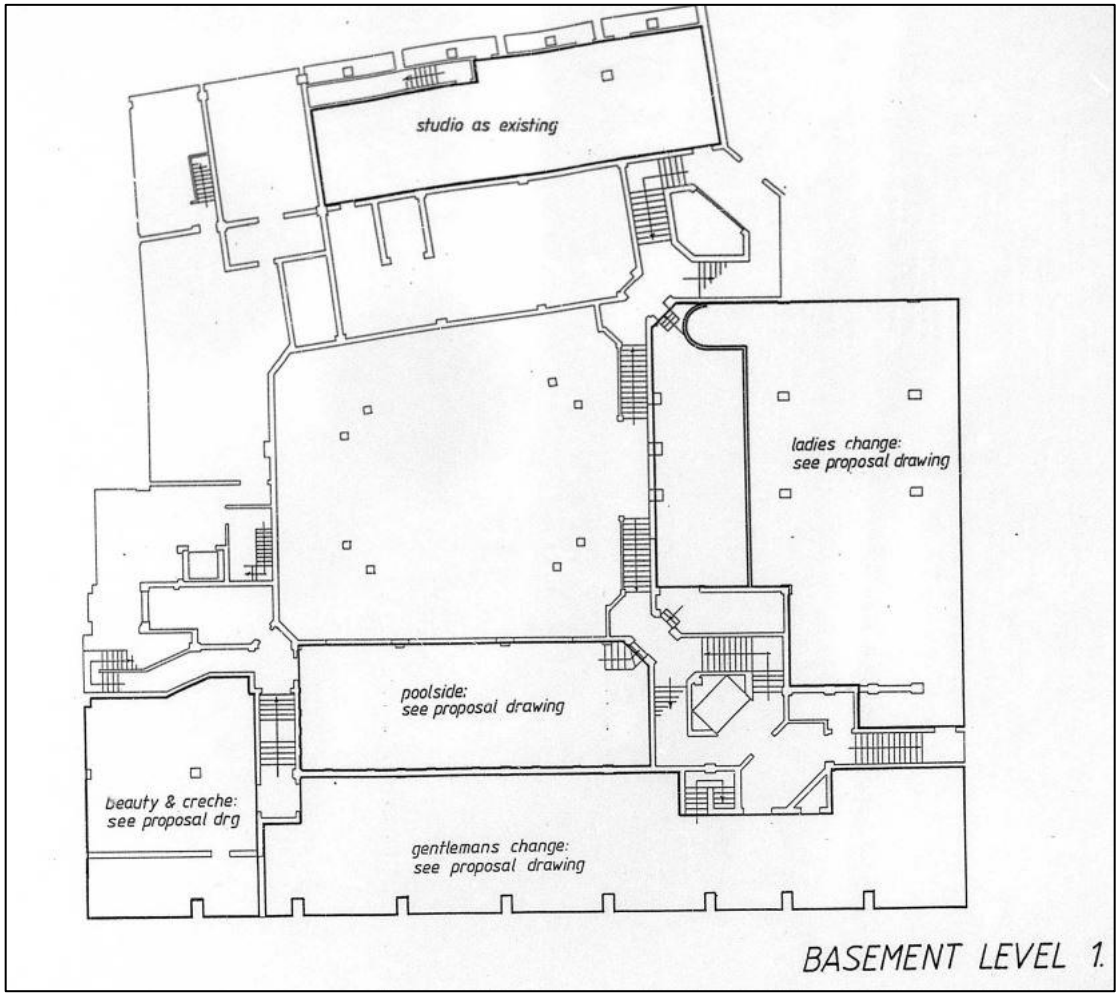


Figure 22 - Proposed basement floor plan, submitted as part of the 1995 consented application.

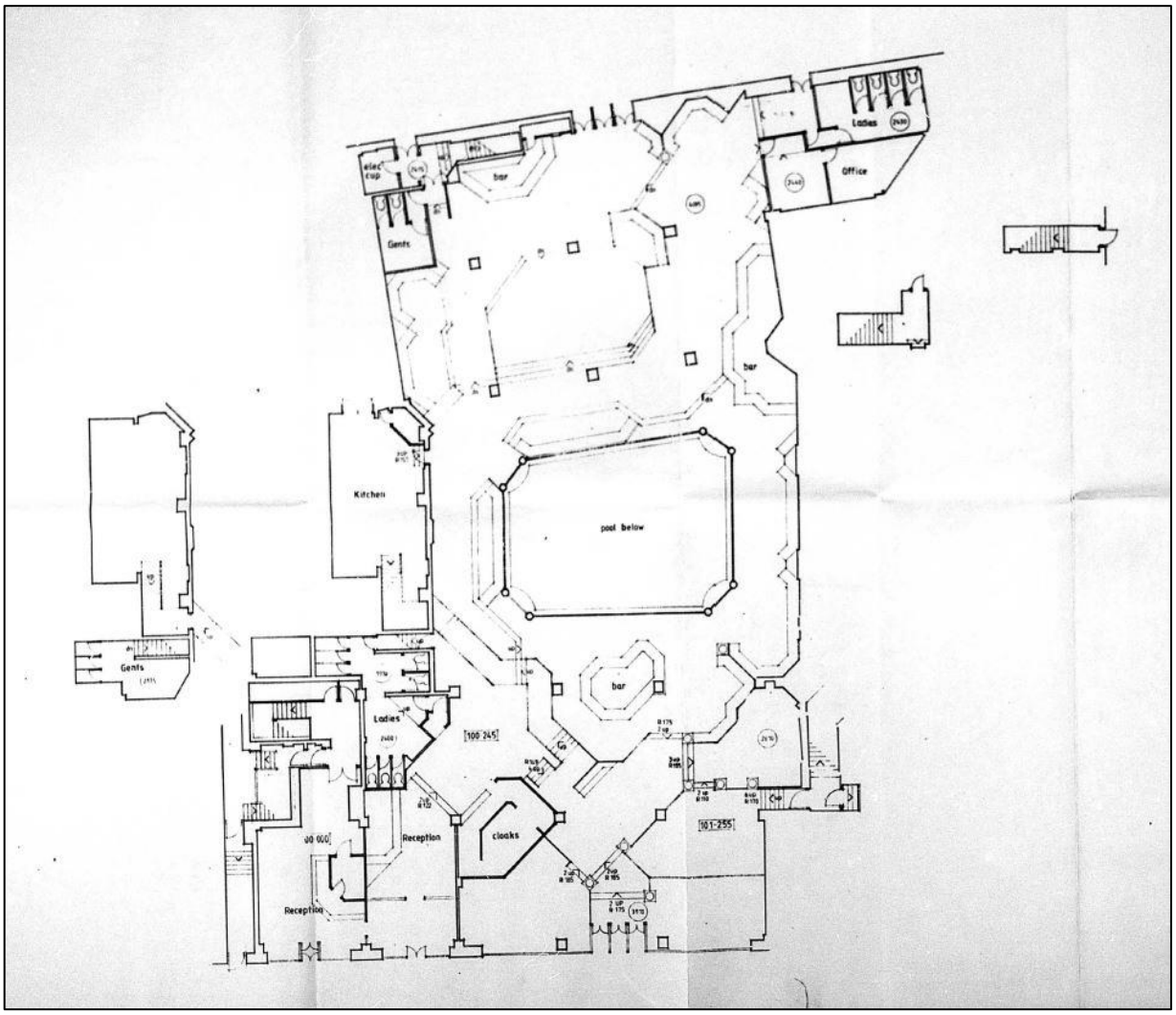


Figure 23 - Existing ground floor plan, submitted as part of the 1995 consented application.

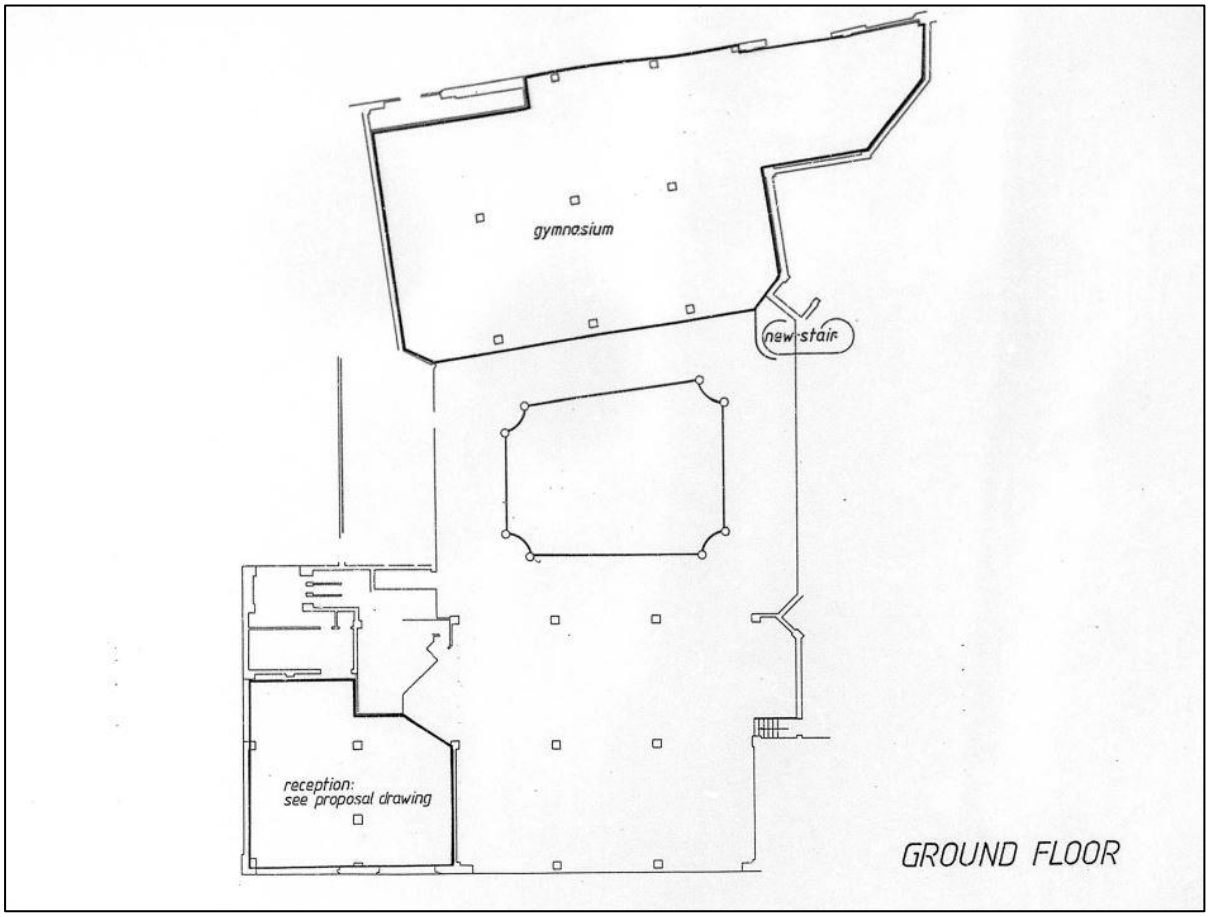


Figure 24 - Proposed ground floor plan, submitted as part of the 1995 consented application.

3.4.5 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 25**). The sixth floor was also refurbished as part of a consented application of the same year (planning reference number: 086150/LO/2008/C1).

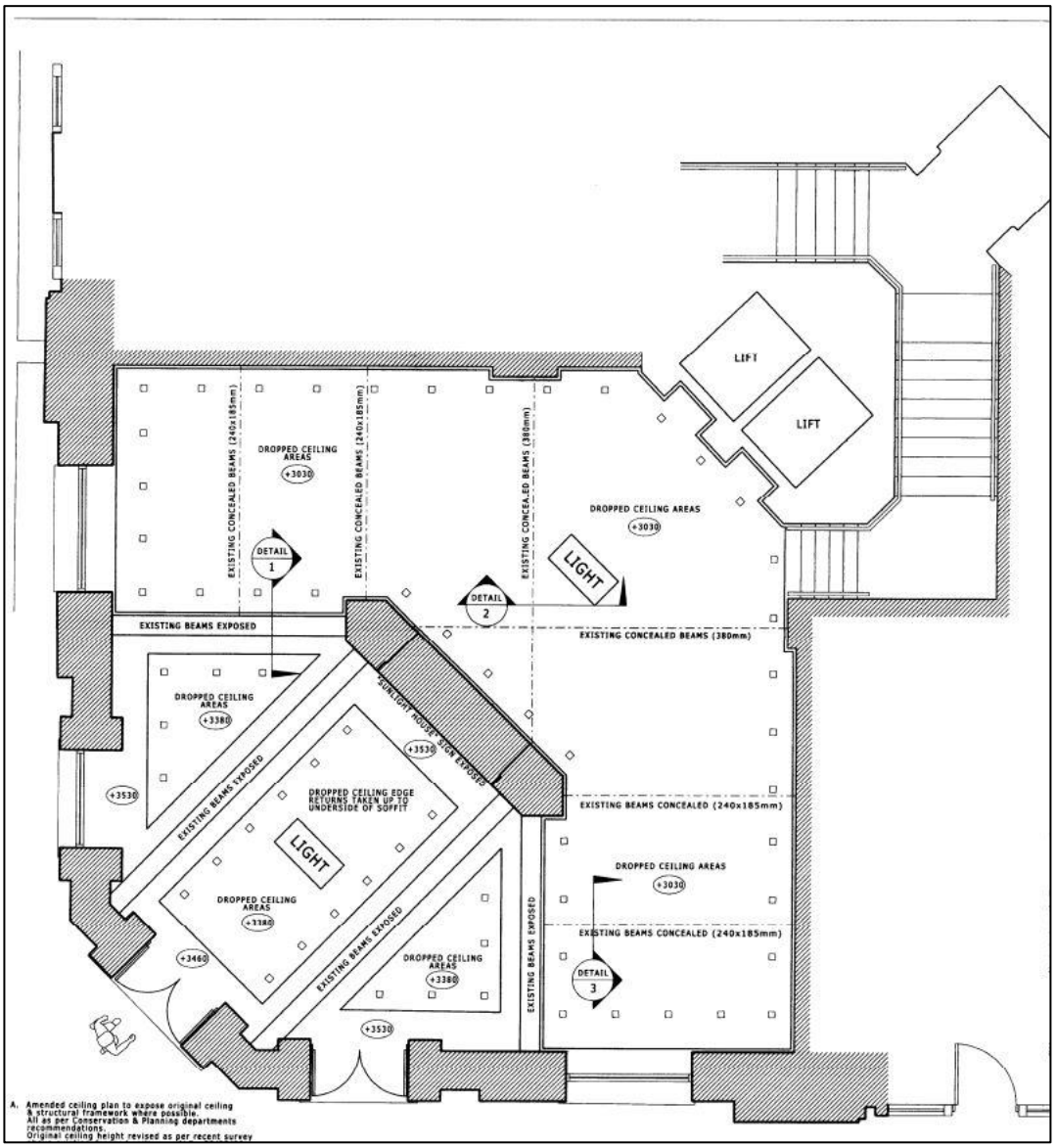


Figure 25 - Proposed changes to reception submitted as part of the 2008 application (085698/LO/2008/C1).

3.4.6 The second, ninth and eleventh floors were also refurbished in 2008 (planning ref: 087147/LO/2008/C1). This included the installation of the incongruous '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 26**).

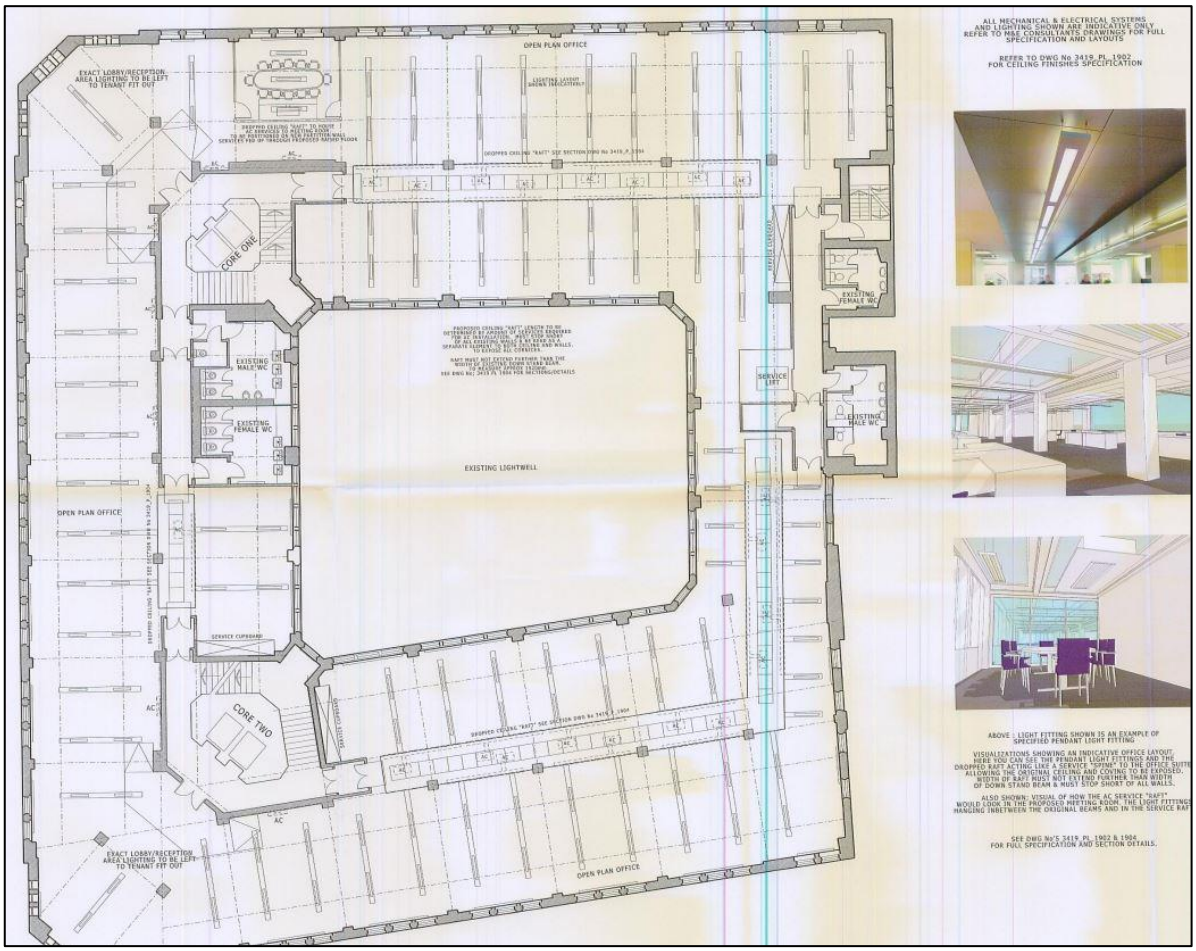


Figure 26 - Indicative proposed ceiling plan/lighting scheme submitted as part of the 2008 application (087147/LO/2008/C1).

3.4.7 As part of a consented application of 2012 (planning ref: 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.

3.4.8 As part of works during 2017 (planning ref: 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.

3.5 Previous external alterations

3.5.1 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. As shown on a photograph dating to 1987 (**Figure 25**), the full glazing here was replaced with a half-height brick wall, with full height brick columns at either end. The central doorway was enlarged and the original door replaced with a contemporary pub door. Three plastic canopies were fitted above the glazing here. .

3.5.2 The Old Grapes frontage has recently been replaced with a new glazed front entrance, replicating the painted timber pilasters and architraves on the other elevations, as well as the decorative rosettes and urns. This was consented in 2017 (planning ref: 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 (**Figure 25**), as well as the 1958 photograph below (**Figure 22**) and the original elevation drawing (**Appendix 3 – Image Q**).



Figure 27 – Little Quay Street elevation (1958).



Figure 28 – Quay Street elevation (1958).



Figure 29 - Quay Street elevation (1958).



Figure 30 - The Old Grapes (1987).

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 (July 2021) 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 its interior.

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.

4.3.2 Sunlight House is therefore 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 most notable other 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.

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 use of modern steel framework clad in Portland stone is illustrative of the mixture of modern and traditional materials which was common practice at this time. This was particularly important in commercial buildings, where open floor spaces were made possible through the use of steel frames, whilst the wrapping of Portland stone maintained a traditional appearance. The building is also illustrative of the early speculative commercial buildings during this period in Manchester, and demonstrates the changing character of this part of the city from industrial to commercial.

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 existing elevations at ground floor level have undergone alterations since the building's construction as outline at Chapter 3 above, however their overall design and character has remained largely the same. These sections of the building's facade were originally intended to be constructed in rusticated stonework, as opposed to ashlar blocks. The existing urns are 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 also added after 1958, as were the doorways either side of the central opening to the glazed element on Quay Street and Atkinson Street. The modern signage associated with Bannatyne's Health Club to the Quay Street and Atkinson Street elevations is incongruous here and currently detracts from the architectural significance of these sections of the façade. Despite this, the architectural detailing here and distinctive features such as the green, white and red painted ironwork, means that the ground

floor section of the façade makes an important contribution to the overall architectural interest of the building.

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.

4.5.2 At basement level, the area covered by an ornate stained glass 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 glazed domed roof with its patterned glass is one of the key surviving original features of the building. The 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.

4.5.3 Elsewhere at basement level there are few surviving original features, and the historic plan form here has been largely eroded by its current use as a gym. The other key fabric at this level is the extant changing cubicles at sub-basement level, which served as the original changing spaces for the swimming pool and can be seen on early plans of the building.

4.5.4 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 and gallery spaces to the inner rooms. As shown on a historic image below (**Figure 31**), the ground floor corner entrance at the junction of Quay Street and Little Quay originally had a lobby area between the street and the full interior of the building, and access to the offices was through a further set of revolving doors, originally placed within a decorative stone surround.

4.5.5 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 ref: 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).



Figure 31 - Photograph dating to 1958, showing the original lobby.

4.5.6 The first floor is the first level of office accommodation within the building, and has also undergone modern refurbishment. There is therefore limited original fabric at this level and many of the existing partitions here are modern, including the existing course of the corridor in comparison to original plans. The overall finishes at first floor level are predominantly modern in character, with suspended ceilings in the south-eastern corner covering the original ceilings here. The original doors and windows to the ironwork balcony on Little Quay Street are the key historic feature at this level, linked to the external architectural detailing which defines this façade.

4.5.7 Other areas of interest include patches of yellow and black glazed tiling in the central stairwell, and marble skirting on the staircase from ground to first floor level. The other timber skirtings in this stairwell are also considered to be original joinery, as on the rest of the staircase inspected. The floor finishes to the stairwell itself are modern carpet. The ground floor also provides a key vantage point for the impressive central lightwell, a key aspect of the building's architectural interest; this is not currently publicly accessible however.

4.5.8 As mentioned above, the various floors of office accommodation within the building have been subject to differing levels and types of refurbishment during the building's history. Based on the floors inspected during the site visit, the following indicative floors are described in detail in order to demonstrate these various states: third, eighth and thirteenth (photos provided at **Appendix 4** below).

4.5.9 The third floor of the building is one of a number of levels previously occupied by Booking.com. This floor features a number of non-original glass partitions providing meeting rooms and kitchen space as part of the previous office set-up, whilst the space has been redecorated with various travel images covering these partitions. Original skirting boards and other joinery have been lost here as part of the installation of new radiators, whilst the original coffered ceiling is also partially boxed in for services, and the unsympathetic light fixings used elsewhere in the building can also be found here. The floor is carpeted at this level, though there may be original flooring surviving beneath. The windows are one of the few surviving original features here, as elsewhere on the building, with only the windows to the turrets thought to be non-original.

4.5.10 There is considerable scope for improvement to the third floor, and the other heavily refurbished levels,

with the opportunity for surviving original features to be better revealed and the spaces restored to more accurately reflect their historic character.

4.5.11 Whilst the eighth floor has also undergone recent refurbishment, as outlined in **Chapter 3** above, the character of this space more clearly reflects the building's historic form. As part of this recent refurbishment a raised floor was installed across this level, covering the original parquet flooring as shown by recent investigative works (**Figure 32** below). This raised floor currently detracts from the significance of the listed building, as an incongruous addition which changes the overall proportions of the space.



Figure 32 – original parquet flooring beneath the existing raised floors.

4.5.12 The original coffered ceilings here are another key historic feature within this space. They have also been obscured by the installation of unsympathetic 'pendant' lights as part of the 2017 refurbishment, though this is an improvement over the previous suspended ceilings, and the exposed coffered ceiling to the eighth floor demonstrates the original form of this office space. The steel columns exhibit the building's method of construction around this steel frame, and likely relate to the historic partitioning of this space. The original floor plans for this level do not show partitions in place however, suggesting that

as a speculative development there was flexibility to divide up the space as tenants needed. Skirting and other joinery at this level has been placed as part of the installation of new radiators and the raised floor, however the original windows found throughout the building are apparent here (except those to the turrets which are modern replacements).

4.5.13 As seen in the site photos at **Appendix 4**, the thirteenth floor has its own distinct design and character. The two corner turret rooms are a key part of this; accessed via bridge walkways, these spaces were originally designed for flexible use as either living rooms, office or even kitchen space, as labelled on early plans. Though these spaces create a distinct floor plan at this level, the tower rooms themselves have been heavily refurbished, with almost no surviving original features. The original parquet flooring has been removed, as have the skirting boards for the installation of new radiators and the windows are also non-original.

4.5.14 Areas of original skirting and other joinery do survive at this level of the building, primarily sections of skirting board in the lift lobby and the lift architraves, as well as the architrave at the entrance to the northern tower room.

4.5.15 The main office space on this floor is different to that at other levels, in that it includes a corridor running around its perimeter, as shown on historic floor plans and in the 1958 photograph at **Figure 33** below. This wall features full height timber-framed door surrounds, with glazed overhead panels to maximise light into the offices behind. Whilst the door surrounds and glazed panels at this level appear to be original, the doors themselves are modern replacements. On the opposite side of the corridor are cupboards for storage, with timber double doors; these are still extant but have either been panelled over or are open shelving.



Figure 33 – Thirteenth floor corridor (1958)

4.5.16 The doors in this perimeter wall would have originally related to the partitioning of this office space, with each door providing an entrance to a different suite, as also marked by extant nibs and down-stands, as well as differentiation in the parquet flooring within the currently open-plan space. The restored oak parquet flooring throughout this space is one of the key surviving features at this level, whilst the barrel ceiling here is also distinctive. This has a number of glazed rooflights, some of which have been painted over or blocked, resulting in the loss of their original function to provide over lighting within the office space. The installation of pendant lighting here also detracts from the ceiling's original elegance and inappropriately divides up the space.

4.5.17 The windows throughout the floor (except for the turret rooms are also original), including in part of the former office space which is currently in use as a maintenance room. This room includes surviving patches of parquet flooring, but does not contain any other significant original features; it has been heavily altered, including the addition of a mezzanine to house plant, and is disjointed from the rest of space at this level due to its current use.

4.5.18 The fourteenth floor is a much smaller space, which was formerly used as a caretaker's flat. It is now used for storage and as plant space, including lift overruns and associated machinery. The flat was originally comprised of three bedrooms, a living room, bathroom and scullery, alongside the lift motor room. Significant alterations have occurred since its original construction however, with many of the original partitions now lost and replaced with modern plasterboard.

4.5.19 As shown by the site photos provided, the space is in a state of poor repair, with very limited survival of original features. The motor room has retained part of its original white tiling to the walls, though the lift machinery and other plant here has been updated, resulting in considerable alterations to this room. The main flat contains some sections of damaged parquet flooring, as well as white glazed tiling to the walls at the existing entrance to the flat, and remnants of a cornice marking the original proportions of this space. There is little of significance at this level other than these isolated features and the windows themselves, as on other levels.

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 and the wider transition from industrial to commercial in this part of this city. 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. 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. This is particularly apparent at fourteenth floor level, which exhibits very little original fabric and is in a poor state of repair. 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 outlined heritage assets.

5.2 Outline of the proposals relevant to the assessment

5.2.1 The proposals comprise general refurbishment works across several floors of the building, including:

- redesign of the ground floor reception area, including the introduction of a double-winged staircase and new café within this space;
- refurbishment of the south-eastern corner of the first floor office space and creation of a new access point to the lightwell here;
- establishing a general template for refurbishment of office space at second and third floor level, as well as part of the sixth floor and levels seven - twelve, including installation of secondary glazing to windows;
- flexible approach to partitioning of this office space in order to respond to tenant's requirements, in line with a set of established principles;
- reconfiguring WC provision across these floors;
- redecoration of existing stair core and lift cars;
- refurbishing thirteenth floor tower rooms as meeting spaces;

- removal of existing perimeter corridor at thirteenth floor level in order to create more functional office space, alongside sympathetic refurbishment of this space; and

- restoration of existing maintenance room at thirteenth floor to office space.

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 a review of the impact of the proposals upon Sunlight House.

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. The minor external elements of the proposals are considered to be negligible in the overall context of the listed building and its surroundings, and therefore will not affect the significance of other heritage assets in the vicinity.

5.3 Pre-application consultation

5.3.1 As part of the design process, informal pre-application consultation was undertaken with Manchester City Council planning and conservation officers. This took the form of several online meetings between December 2022 - January 2023, and an on-site meeting on 9th January 2023.

5.3.2 The advice received as part of this process was constructive, and the overall response considered to be supportive, with feedback received incorporated into the proposals.

5.4 Impact Assessment

5.4.1 As described at **Chapter 4** above, the character of the existing ground floor is primarily that of a modern reception area, with minimal survival of historic fabric here. The key feature at this level is the original stone lobby surround, marked with ‘Sunlight House’. This is retained as part of the proposals, with this area converted into a café space, including the re-opening of the original main entrance at the south-easter corner of the building. This is currently not in use, and having this accessible will better reveal the significance of the surviving door surround in its historic location at the original entrance.

5.4.2 The internal conversion of this space into café use is not considered to be harmful to the listed building, as the little original fabric which survives here is unaffected. Externally a louvre is needed in the window aligned with the serving area, to provide the required ventilation. This will be as discrete as possible at the top of window, with the colour and tone used designed to reflect the rest of the building, in a way which is sympathetic to its listed status. This will therefore have a minor overall impact within the building's façades, which is balanced by the benefits of installing a publicly accessible café here, bringing more people into the building in order to widen its appreciation.

5.4.3 Within the main reception area, the key aim is to open up and better connect the existing ground and first floor levels. This will be achieved through the introduction of a double winged staircase, inspired by double staircases seen on the original plans for the ground floor. These staircases will provide direct access to the first floor mezzanine, which is currently accessed through the central stair-core/lifts. As the original hierarchy of this space has been lost through it having been previously opened up into a double-height space, this greater connection is considered to be an overall improvement in the use of the space here, which will not adversely impact the significance of the listed building.

5.4.4 Other updates to the reception space are also considered to provide an improvement, with the removal of the existing speed gates better opening up the space and removing visual clutter. The proposed use of parquet flooring within the reception area also references the original flooring found elsewhere throughout the building, whilst the proposed lighting scheme seeks to better reveal the original coffers above the double-height space. These coffers currently feature inset plasterboard panels, with pendant lights suspended from them. This lighting will be replaced with smaller units, also attached to the retained plasterboard and aligned with the coffers, but detracting less from the ceiling itself as the most striking feature here.

5.4.5 At first floor level, this opening up between the two spaces will be continued through the installation of larger windows to the south-eastern office here, increasing the sense of connection. This partition does not represent the original layout of the building here, and the increase in size to the windows is therefore not considered to have any adverse impact on the listed building. New smaller windows will also be added on the other side of the reception area, mirroring this design.

5.4.6 The proposals for the first floor office space are limited to the south-eastern corner due to current tenancy arrangements, with the existing partitions removed to create an open-plan space. As shown by comparison with original plans, these partitions do not represent the original plan form here, and their loss is therefore not considered to affect the significance of the listed building. Though survival of historic features is minimal within this space, its refurbishment will better reveal those that are present. For example the doors onto the balconette above Little Quay Street will become the centrepiece of the proposed meeting space here, whilst original coffered ceilings will be revealed and restored through the removal of existing modern suspended ceilings, and parquet flooring reintroduced.

5.4.7 A key aspect of the proposals at first floor level is the proposed conversion of one of the windows onto the lightwell into a sympathetic doorway, in order to create a usable access to the lightwell. Part of the modern partition to the meeting room here will also be removed in order to create an entrance. The lightwell is currently only accessible through the window of one of the maintenance offices at first floor level, and is therefore not currently accessible by tenants.

5.4.8 As discussed in **Chapter 4** above, the elegant and impressive central lightwell is a distinctive feature of Sunlight House and a key contributor to its significance. Introducing greater access to this space provides a significant heritage benefit as part of the scheme, outweighing the minor loss of the window here. This will also include the improvement of this outdoor space, by introducing a combination of bench and loose seating, as well as planting. The drainage here will also be improved and existing cabling concealed in order to make this a usable outdoor space. The protective cover to the glazed lantern above the pool below will also undergo a light touch refurbishment, in order to improve its overall aesthetic quality.

5.4.9 The existing condition of the various office floors is varied across the building at the upper levels. As described at **Chapter 4** above, some of these floors (such as level eight) maintain the historic character of the building, however other floors have been heavily refurbished in a modern office style and exhibit very little of the building's original character (for example level three). This is due to the approach taken by different tenants in different locations, and it is the aspiration of the client to refurbish these floors in a cohesive fashion, which is sensitive to the historic character of the building and will enhance this identity. As such the general approach, or 'template' for refurbishment of the main office spaces at

second and third floor level, as well as part of the sixth floor and levels seven-twelve, is assessed here, with the precise approach to each level to be confirmed following soft strip and in close consultation with design and conservation officers at Manchester City Council.

5.4.10 The eighth floor is the closest existing floor to the proposed design, and is therefore used an example of the overall approach. The modern partitions and other office fixtures at other floors would be stripped back to this bare state before being refurbished fully.

5.4.11 The eighth floor has been refurbished within the last few years, including features such as a raised access floor, incongruous ‘pendant’ lights to the ceiling coffers and an intrusive bulkhead running the length of the space. The proposals seek to enhance the surviving original features here, for example through the more sensitive use of lighting to sit within and thereby highlight and celebrate the distinct ceiling coffers, as an improvement to the existing pendant lights which are not aligned with the coffers and detract from this key architectural feature.

5.4.12 Investigative works have also indicated that original parquet flooring survives at this level below the existing raised access flooring, and it is considered likely that this original finish survives at other levels too beneath modern coverings. The preferred option for where parquet flooring survives is that it is restored and retained as the primary floor surface, however as the condition or survival of such flooring across all levels is not currently known, other potential floor finishes are also proposed, including sympathetic new engineered timber flooring, or raised access flooring as required for cabling so as to avoid other fabric intrusions. The precise approach for each floor will be agreed with officers once the condition of each floor is known, but the various options proposed are considered to provide a sensitive range of possibilities, which are sympathetic to the listed building and respond effectively to the various possible outcomes.

5.4.13 The original sash windows across the building will be refurbished and made good as part of the proposals, providing a clear heritage benefit. The installation of sensitive secondary glazing to these windows is also proposed as part of the scheme. This measure is being taken in order to improve the overall energy efficiency of the listed building, and provide for its long term sustainability in light of the current climate crisis. This secondary glazing will reflect the character of the sash windows themselves,

being slimline and carefully aligned to the meeting rails of the existing sash, and thereby sympathetic to the listed building. The installation of secondary glazing is not considered to result in any harm to the listed building overall, due to the clear public benefits provided by such energy efficiency measures and the minimal change in the overall aesthetic of the windows.

5.4.14 With regard to services for this office accommodation, the existing bulkhead will be redesigned and rationalised in order to reduce its overall visual impact within the space. This largely follows the course of the existing bulkhead, however is more sympathetically designed and is intentionally set back from the external windows in order to not obscure light coming in or the ceiling coffers here. Cable runs within the space will be minimal, sensitively designed to follow the line of the coffers, and therefore have minimal overall impact. This revised MEP strategy will allow for greater overall efficiency, with the existing inefficient and non-original radiators beneath the windows removed as part of the proposals, providing a further heritage benefit.

5.4.15 A flexible approach to the partitioning of these office spaces is also proposed as part of the scheme, to allow the building to be fully future-proofed, through being able to respond to the requirements of different tenants as needed. This aligns with the original vision for Sunlight House as a speculative office space development, with fixed partitions not shown on the original plans of the building, in order to allow tenants to set their own requirements. The possible partition locations would be based on an agreed framework within each floorspace, with partitions required to align with coffers and the structural pillars to each floor, which mark the original possible partition locations. This approach therefore ensures that any potential partitioning would be in keeping with the character of the original space, and therefore not harmful to its significance, whilst also ensuring the future of the building in the modern tenancy market.

5.4.16 The WC’s to each floor are also proposed to be refurbished as part of the scheme. This is partly due to wider plant requirements, but also to update the design of these spaces as part of the wider refurbishment and provide accessible toilets to each level. The location of the WC’s themselves will remain the same, with the internal partitions carefully designed in order to avoid blocking any external windows to the lightwell. A corridor is also introduced from the northern stair-core to the eastern WC’s, to allow these to be shared between different tenants as necessary. This short span of corridor is not considered to have an adverse impact on the listed building, especially in the context of the wider

beneficial refurbishment to this space.

5.4.17 Light touch redecoration to the stairwells and lifts is also proposed, with the original skirting boards and cornicing here refurbished as part of the proposals, and parquet flooring reintroduced to the landings. These works are considered to provide a heritage benefit to the listed building, through the restoration of such original features.

5.4.18 The layout of the thirteenth floor is distinct from the other levels due to perimeter corridor which runs around the central office space. The office space at this level would originally have been divided into smaller suites, as marked by the doors in this perimeter wall, with the corridor therefore providing access to these individual units. The internal partitions have been previously removed, with nibs, downstands and stack-bonding in the refurbished parquet flooring here indicating their original location. Though this space has been recently refurbished, it is currently vacant due to difficulties of letting it to tenants based on its layout. In order to ensure the long-term future of this space, it is therefore proposed that this perimeter be removed as part of the proposals in order to create a fully open-plan space.

5.4.19 Whilst this will result in a loss of original fabric here, it is considered that the overall heritage benefits to the listed building provided by the scheme outweigh any harm caused . As described above, the position of these historic partitions is currently appreciable within the space here through retained downstands and nibs, whilst the position of the perimeter wall is also marked in the parquet flooring by a stack-bonded pattern. As such, despite the removal of the perimeter wall itself, the original plan form of this level would still be clearly legible through these existing features, as well as the retention of the columns to the barrelled ceiling along the line of the corridor.

5.4.20 The proposed refurbishment works to this floor also provide numerous heritage benefits. In the main office space itself, the existing incongruous ‘pendant’ lights will be removed as part of the proposals. These do no align with and detract from the distinctive barrelled ceiling above, with their removal better revealing its significance as a key architectural feature here. The rooflights to the barrelled ceiling itself will also be unblocked where they are currently covered over, bringing more light into the main space as originally designed. Whilst the existing ceiling plant within this space will be retained, it will be painted in order to be more sympathetic to its surroundings and have less overall visual impact here. The original

cupboards around the perimeter of the floor (as shown on historic photography at **Chapter 4** above), will also be restored, with many of these units currently unsympathetically blocked up.

5.4.21 Elsewhere on the thirteenth floor the distinctive tower rooms at this level will also be fully refurbished. As described at **Chapter 4** above, these spaces have minimal surviving historic fabric, with the windows, flooring and other joinery having been replaced. As such the proposals seek to introduce a design to these spaces which is more sympathetic to their original character. This includes the restoration of parquet flooring to these rooms, and a more sensitive finish which celebrates the distinctive domed roofs of these rooms. This is considered to provide a further heritage benefit through improving the condition of these spaces, along with the restoration of areas of original skirting board and joinery in the lift lobby at this level.

5.4.22 The existing maintenance room to the thirteenth floor is also proposed to be restored to office use as originally designed and refurbished, as part of the proposals. This is linked to the associated application for relocation and upgrading of plant across the building, but with the same approach to office refurbishment taken here as outlined above. This includes repairing surviving original features, such as the patches of parquet flooring, and restoring the original windows which have suffered from the space's use as a maintenance office. Though a space for plant is still required in this location, as indicated on the proposed plans, returning this space to office use and refurbishing it accordingly provides further considerable heritage benefits.

5.4.23 In light of the numerous heritage benefits provided at thirteenth floor level, and across the scheme as whole outlined above, any harm caused by the removal of the existing perimeter corridor wall to the thirteenth floor is considered to be clearly outweighed by these heritage and public benefits.

5.5 Conclusions

5.5.1 As outlined above, the proposed scheme seeks to refurbish Sunlight House in a way that both fully celebrates its heritage whilst also ensuring its long term future as usable office space. Preservation and restoration of original features has been central to the design process, which can be clearly seen in the focus on referencing and better revealing the historic character of the building through the proposals, particularly in areas of the building where unsympathetic modern office refits have largely eroded this

identity. As described at **Chapter 4** above, the contribution that the interiors of Sunlight House make to the overall significance of the listed building is limited due to such unsympathetic finishes and the resulting loss of original features throughout its history. However the proposals seek to best reveal what historic fabric does survive, and thereby enhance the overall significance of the listed building.

5.5.2 Where areas of fabric loss are necessary, for example with regard to the perimeter corridor wall to the thirteenth floor, the numerous heritage and public benefits provided by the scheme are considered to clearly outweigh any harm caused, with such works only proposed in instances where they will secure the long-term future of the listed building. Such key heritage benefits include the provision of access to the lightwell so that this key architectural feature might be better appreciated, clearly outweighing the loss of the window here.

5.5.3 Overall the proposals are therefore considered to result in **no harm** to the significance of the Grade II listed Sunlight House, and will provide clear **heritage benefits** to the listed building as described above.

6.0 Conclusions

6.1.1 Savills Heritage and Townscape has been instructed by Kinrise (Sunlight) Limited (hereafter 'the client') to produce a Heritage Statement in relation to general refurbishment works 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, with a particular emphasis on its interior.

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 and the wider transition from industrial to commercial in this part of this city. 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. 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. This is particularly apparent at fourteenth floor level, which exhibits very little original fabric and is in a poor state of repair. Overall Sunlight House is considered to possess **moderate-high** architectural interest.

6.1.5 The proposed scheme seeks to refurbish Sunlight House in a way that both fully celebrates its heritage whilst also ensuring its long term future as usable office space. Preservation and restoration of original features has been central to the design process, which can be clearly seen in the focus on referencing and better revealing the historic character of the building through the proposals, particularly in areas of

the building where unsympathetic modern office refits have largely eroded this identity. As described at Chapter 4 above, the contribution that the interiors of Sunlight House make to the overall significance of the listed building is limited due to such unsympathetic finishes and the resulting loss of original features throughout its history. However the proposals seek to best reveal what historic fabric does survive, and thereby enhance the overall significance of the listed building.

6.1.6 Where areas of fabric loss are necessary, for example with regard to the perimeter corridor wall to the thirteenth floor, the numerous heritage and public benefits provided by the scheme are considered to clearly outweigh any harm caused, with such works only proposed in instances where they will secure the long-term future of the listed building. Such key heritage benefits include the provision of access to the lightwell so that this key architectural feature might be better appreciated, clearly outweighing the loss of the window here.

6.1.7 Overall the proposals are therefore considered to result in **no harm** to the significance of the Grade II listed Sunlight House, and will provide clear **heritage benefits** to the listed building as described above.

7.0 References

- English Heritage*, Conservation Principles, Policies and Guidance*. York: English Heritage, 2008.
- Ministry of Housing. 'Communities & Local Government, 2021' in *National Planning Policy Framework*, s.l.: MHCLG
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- Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12.* Swindon: Historic England, 2019.
- 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
135529/LE/2022	Use of part of the ground floor, basement and sub-basement of Sunlight House as Class E (a-g)	Awaiting decision	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, July 2021). 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 189).

In para 197 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 199).

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 200).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 201).
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 202).

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 203).

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 204).

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 206).

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: Sub-basement plan (1927)

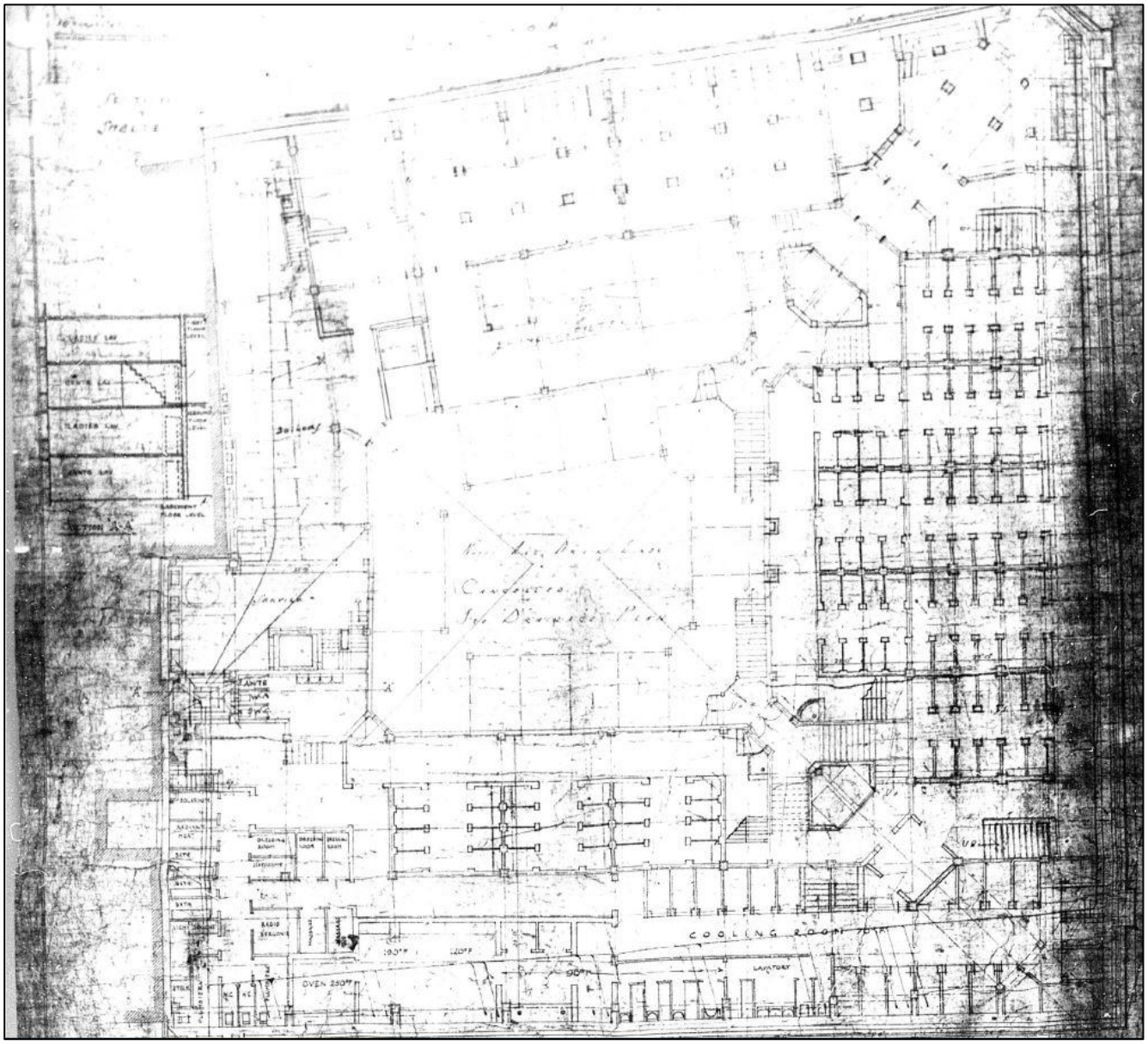


Image B: Sub-basement plan (assumed date: 1927-1931)

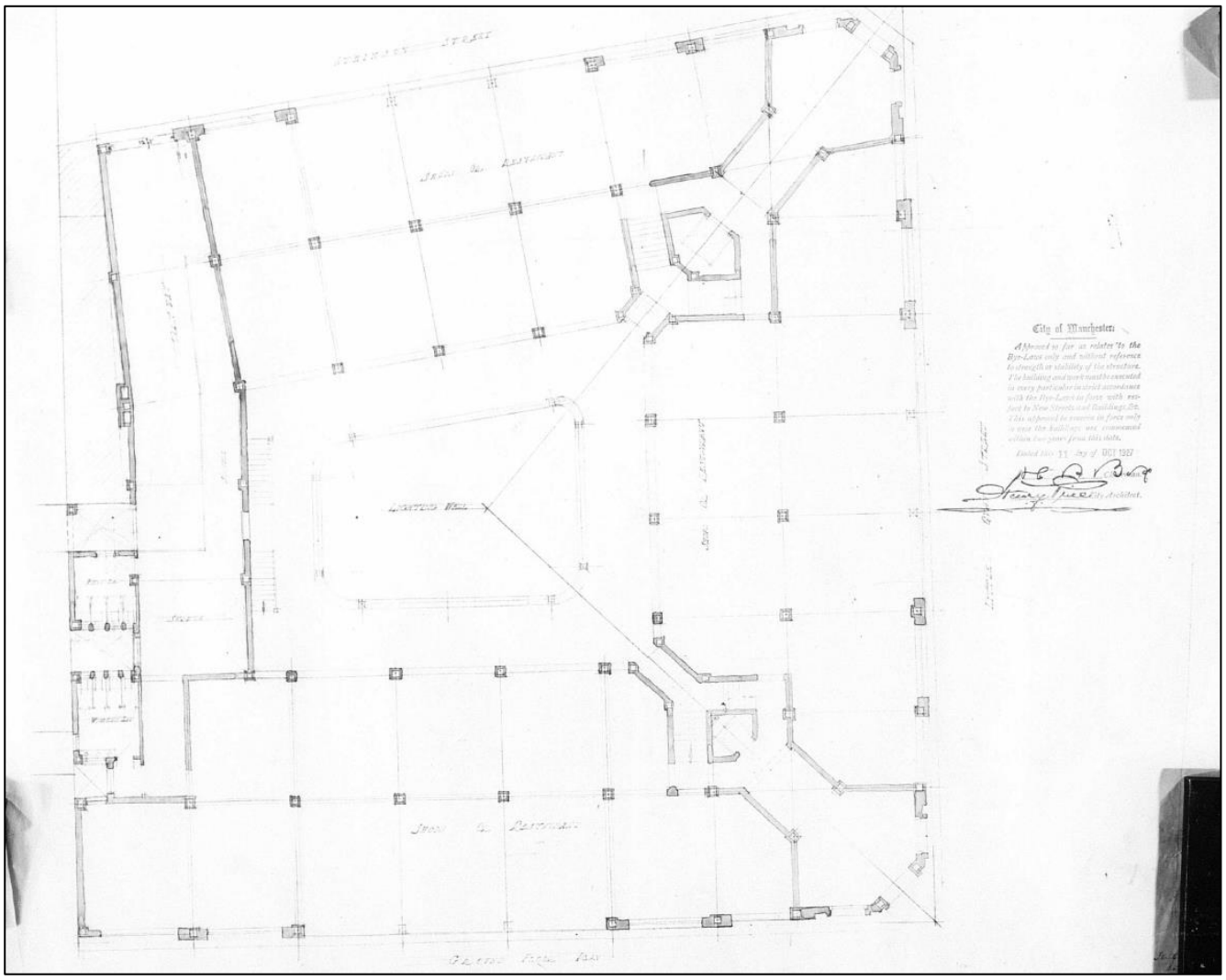


Image C: Ground floor plan (1927)

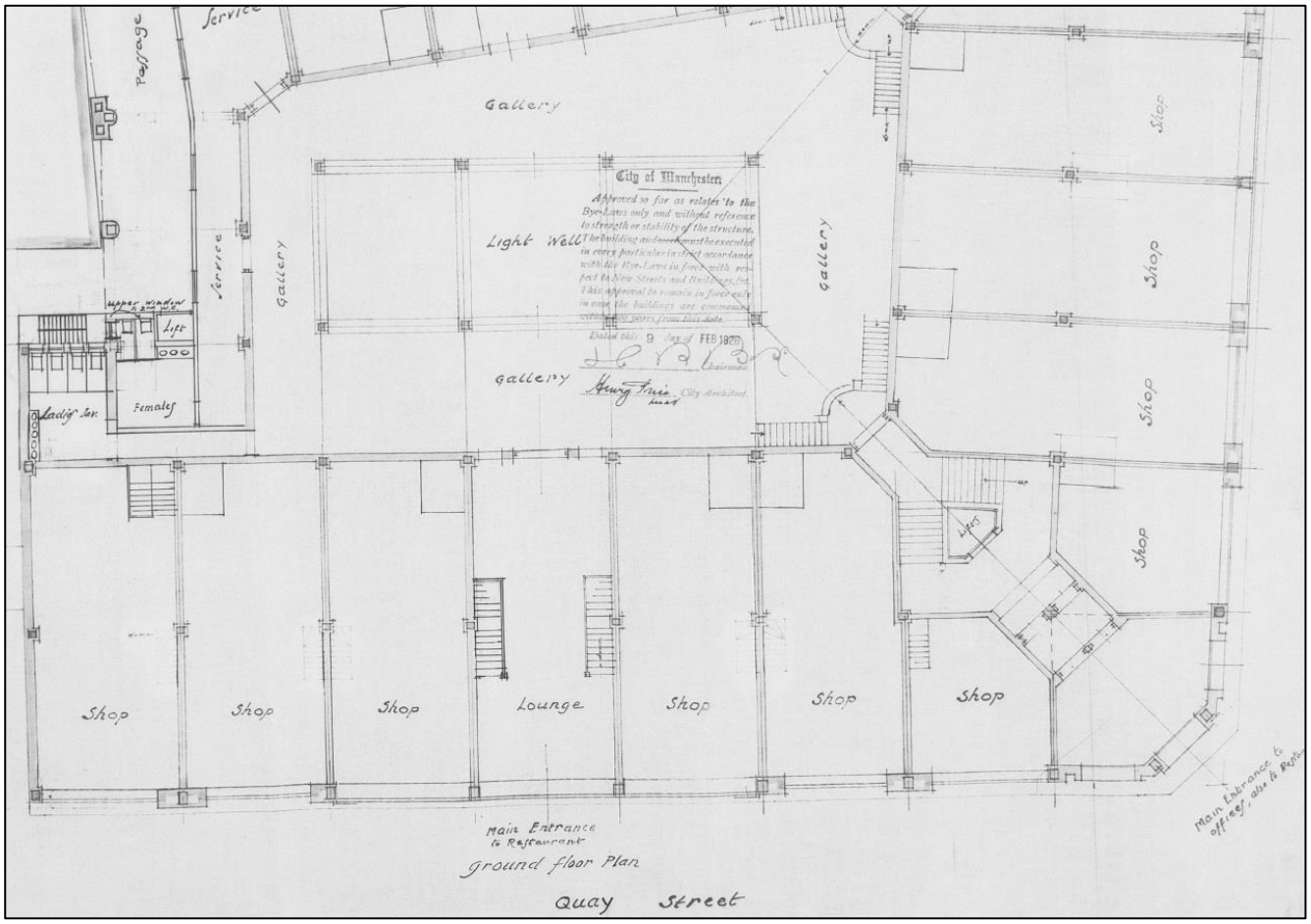


Image D: Ground floor plan (1926)

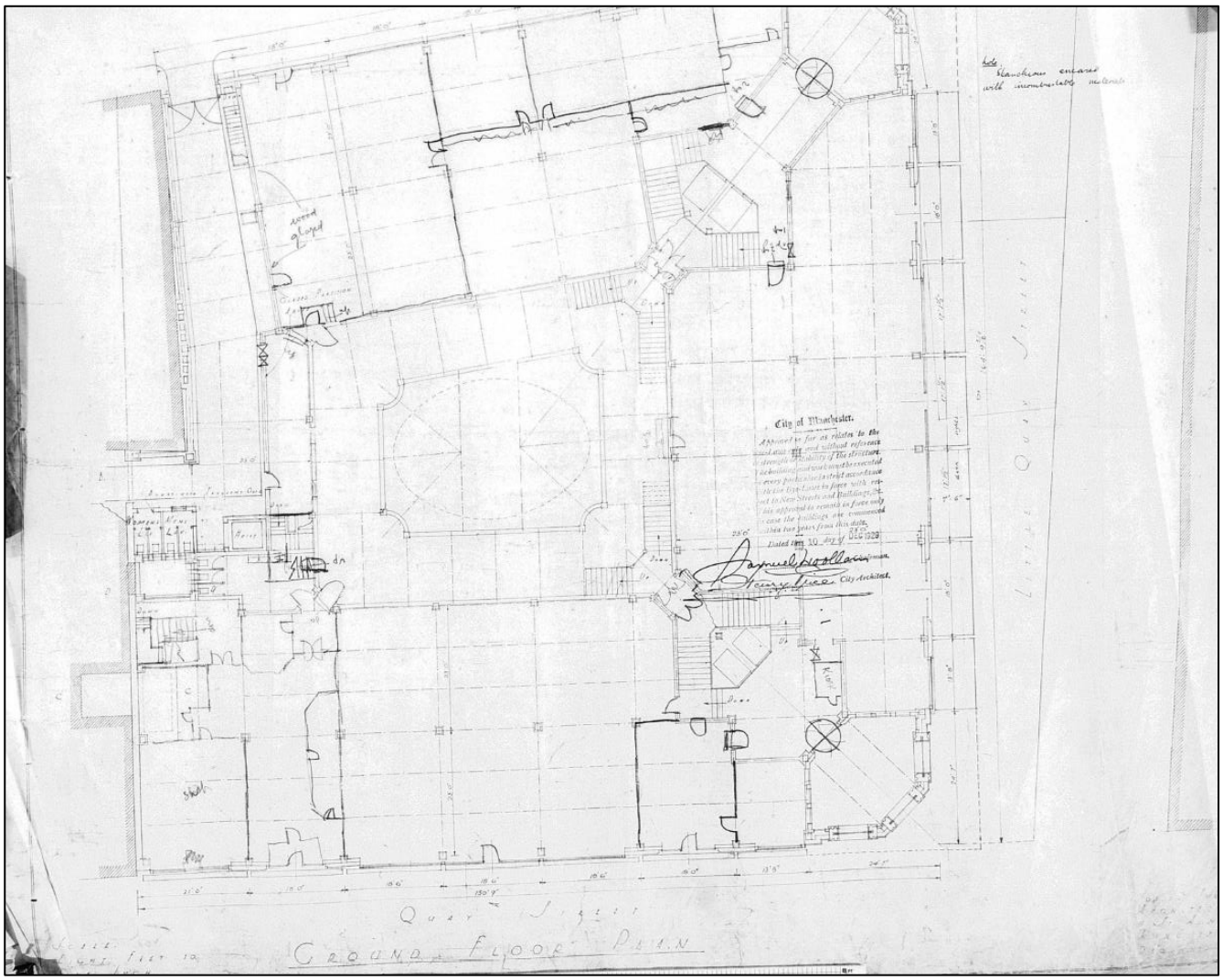


Image E: Ground floor plan (1929)

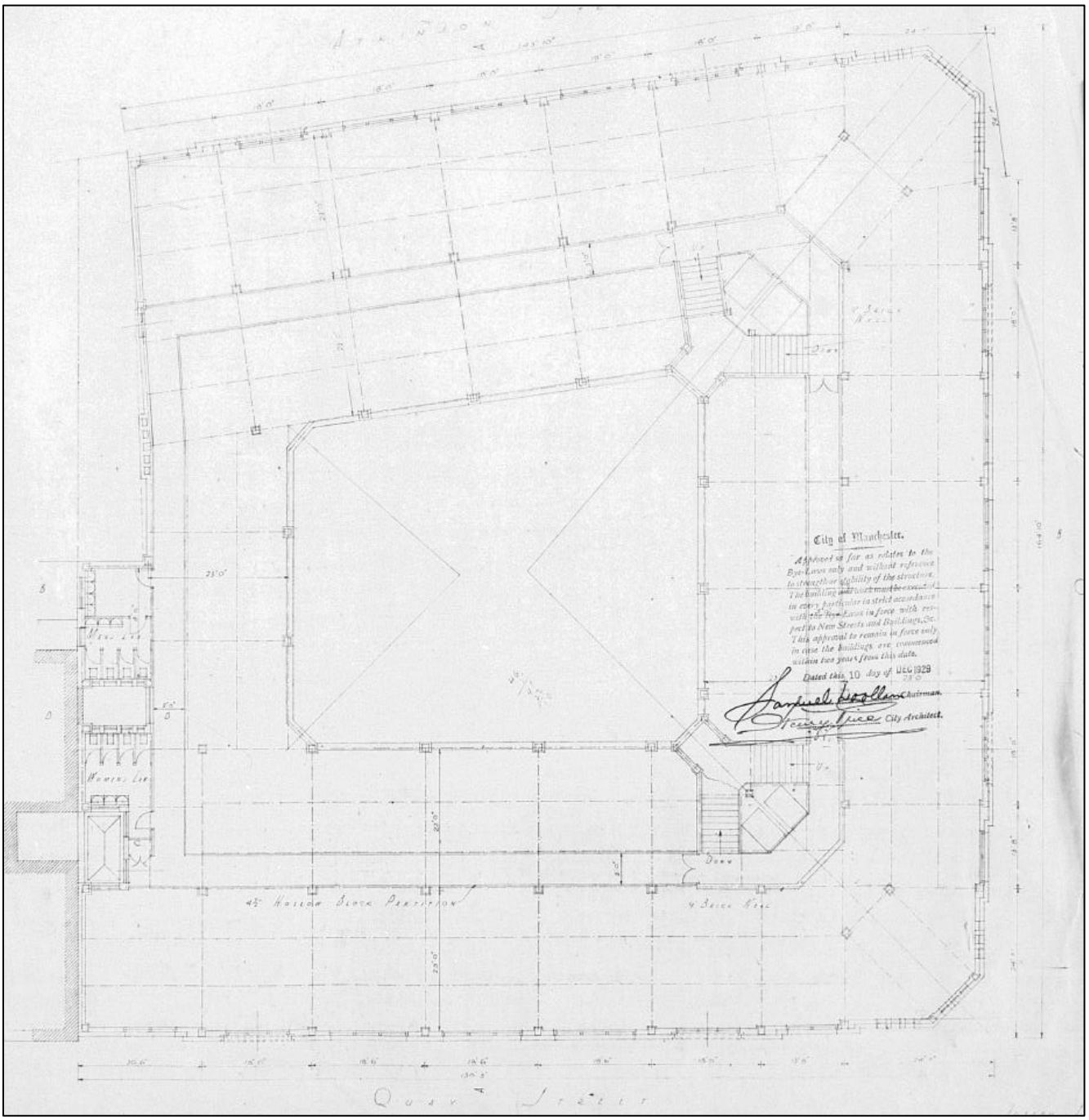


Image F: First floor plan (1929)

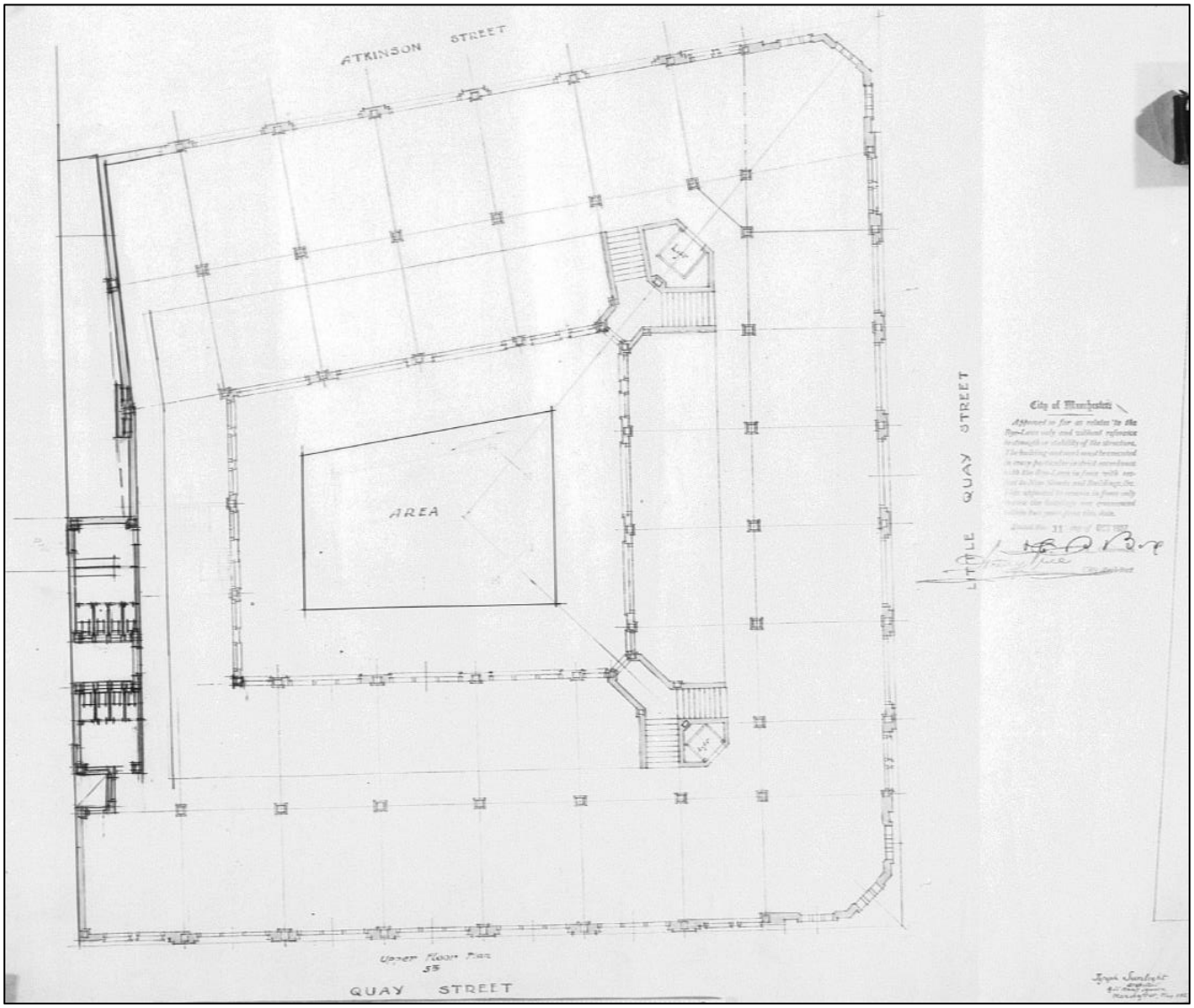


Image G: Fifth floor plan (1927)

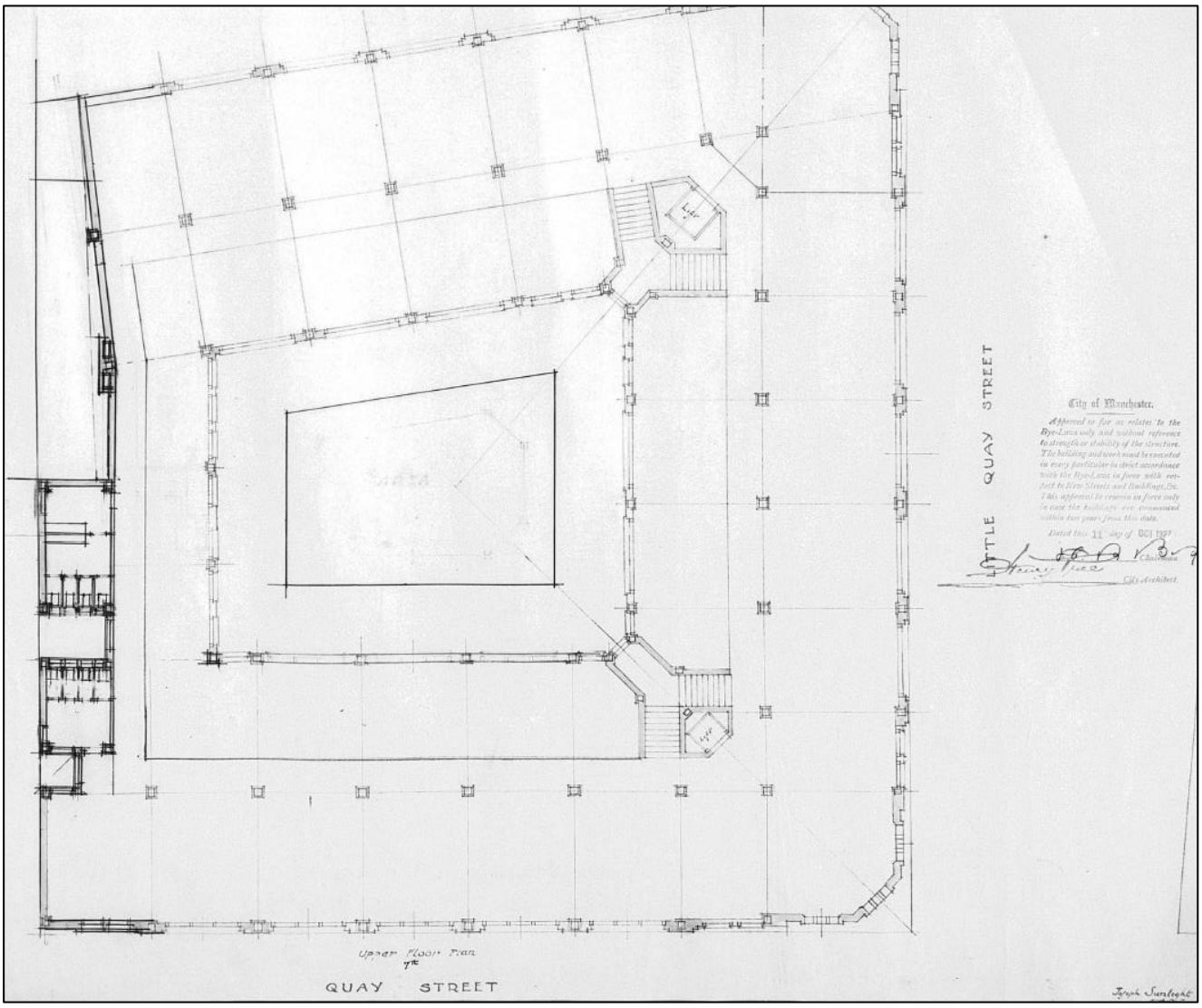


Image H: Seventh floor plan (1927)

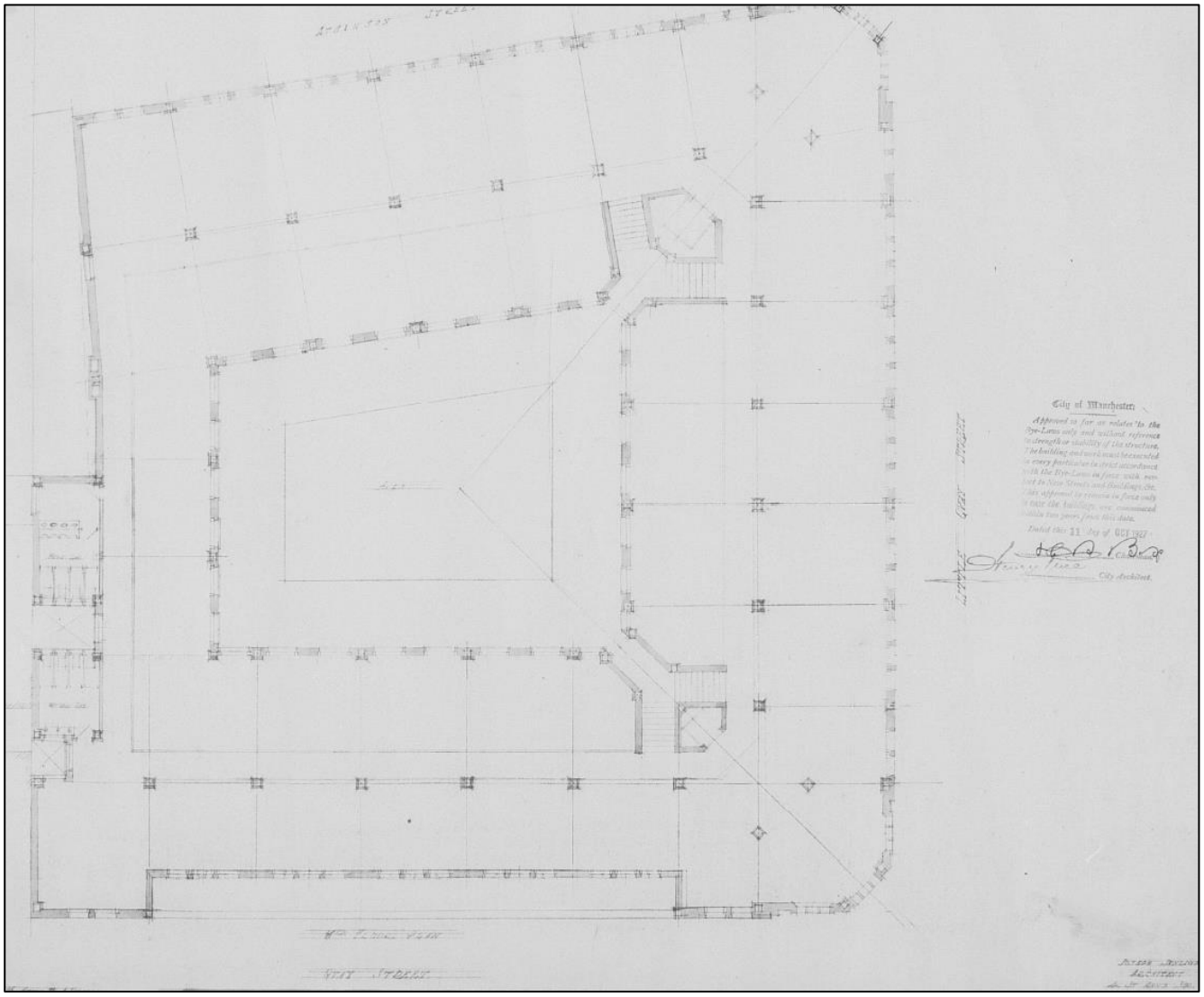


Image I: Eighth floor plan (1927)

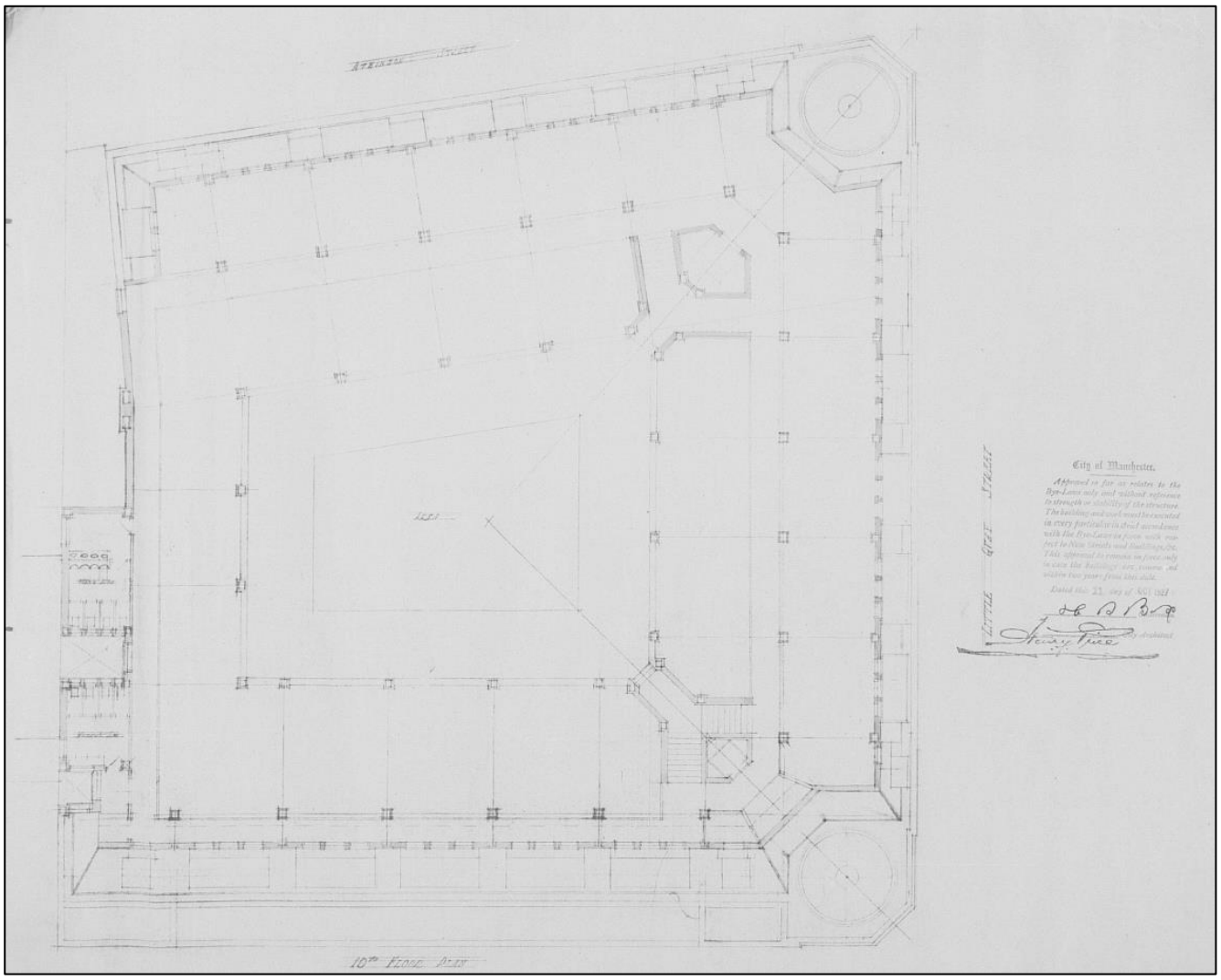


Image J: Tenth floor plan (1927)

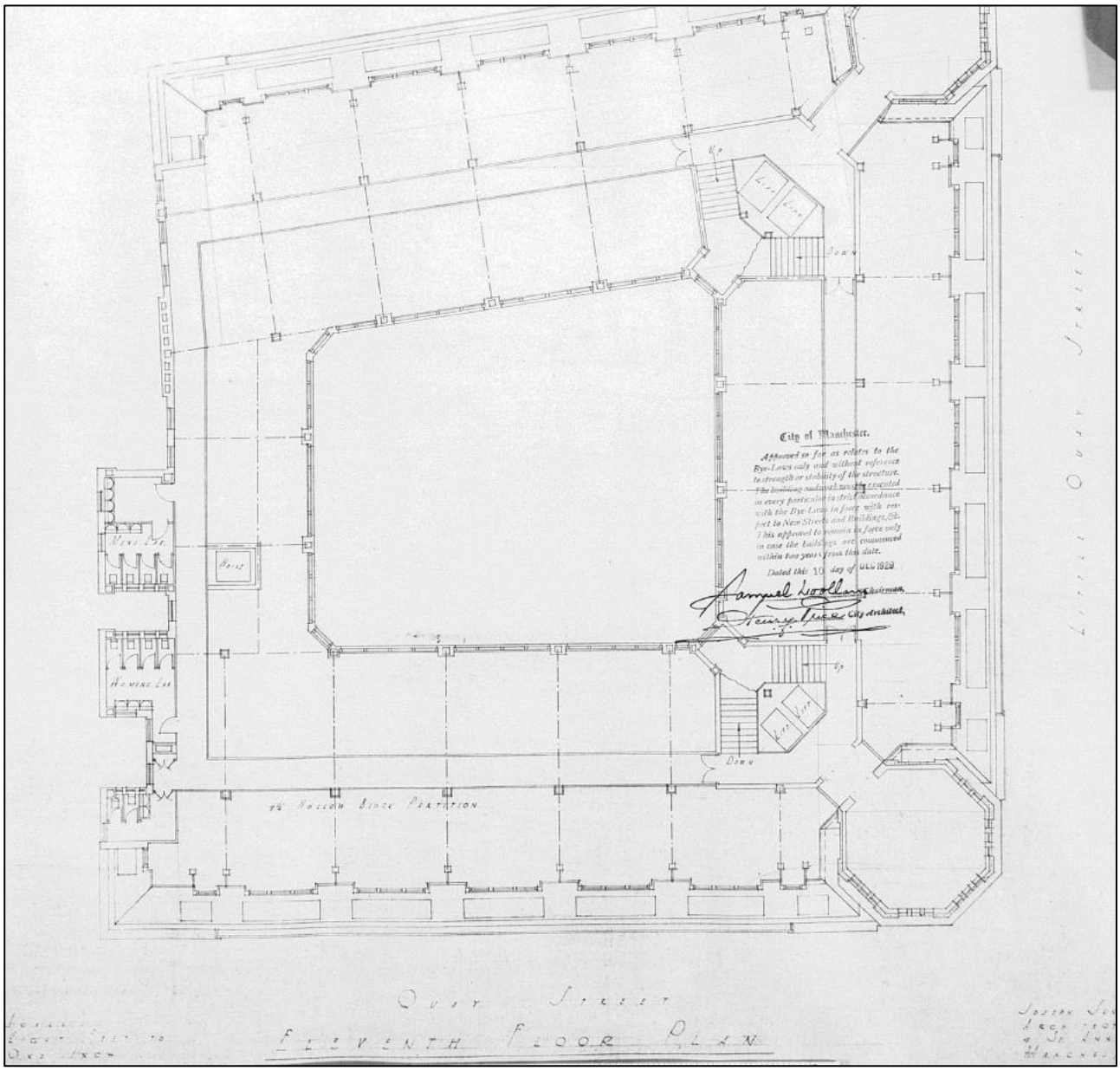


Image K: Eleventh floor plan (1929)

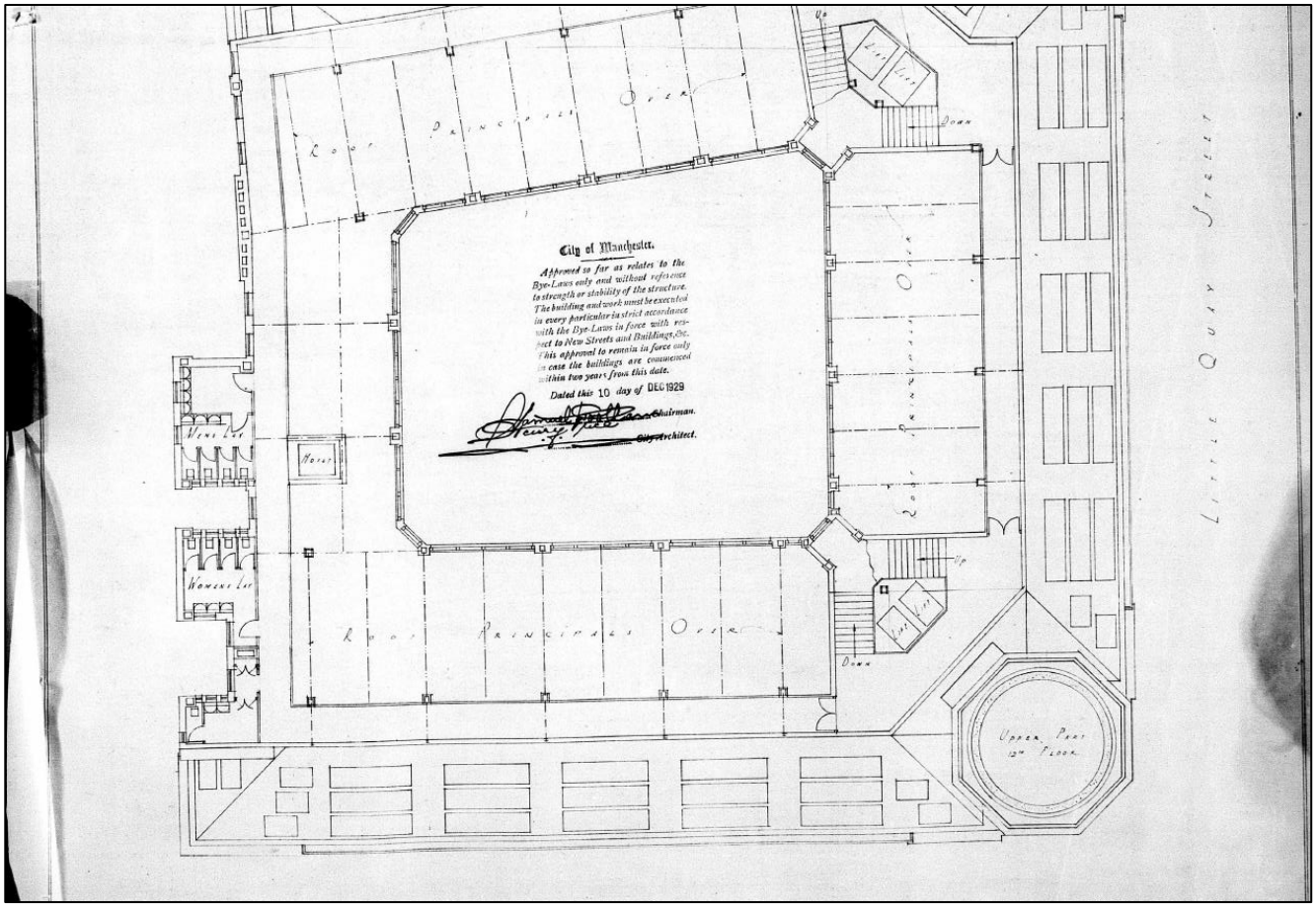


Image L: Thirteenth floor plan (1929)

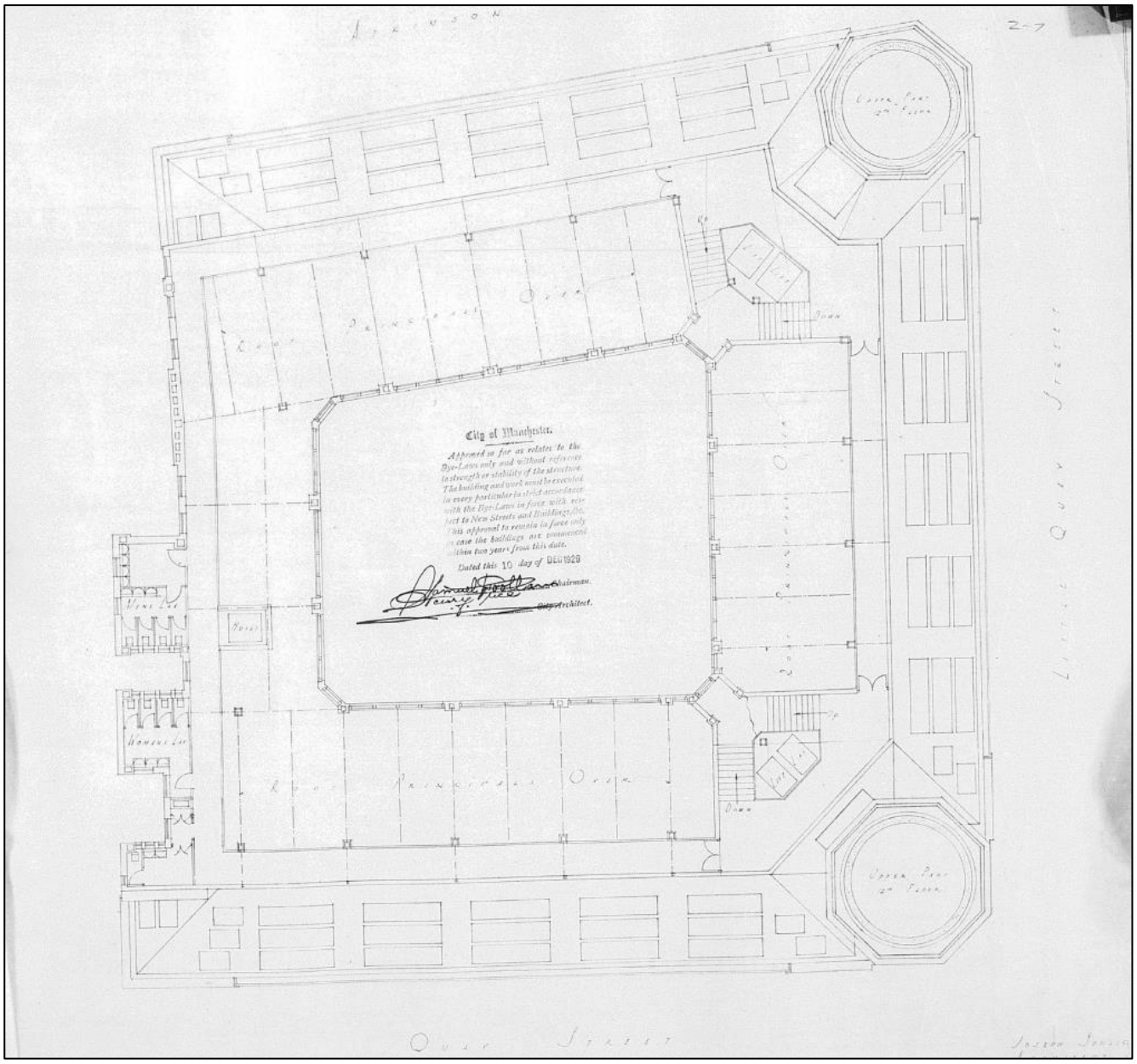


Image M: Thirteenth floor plan (1929)

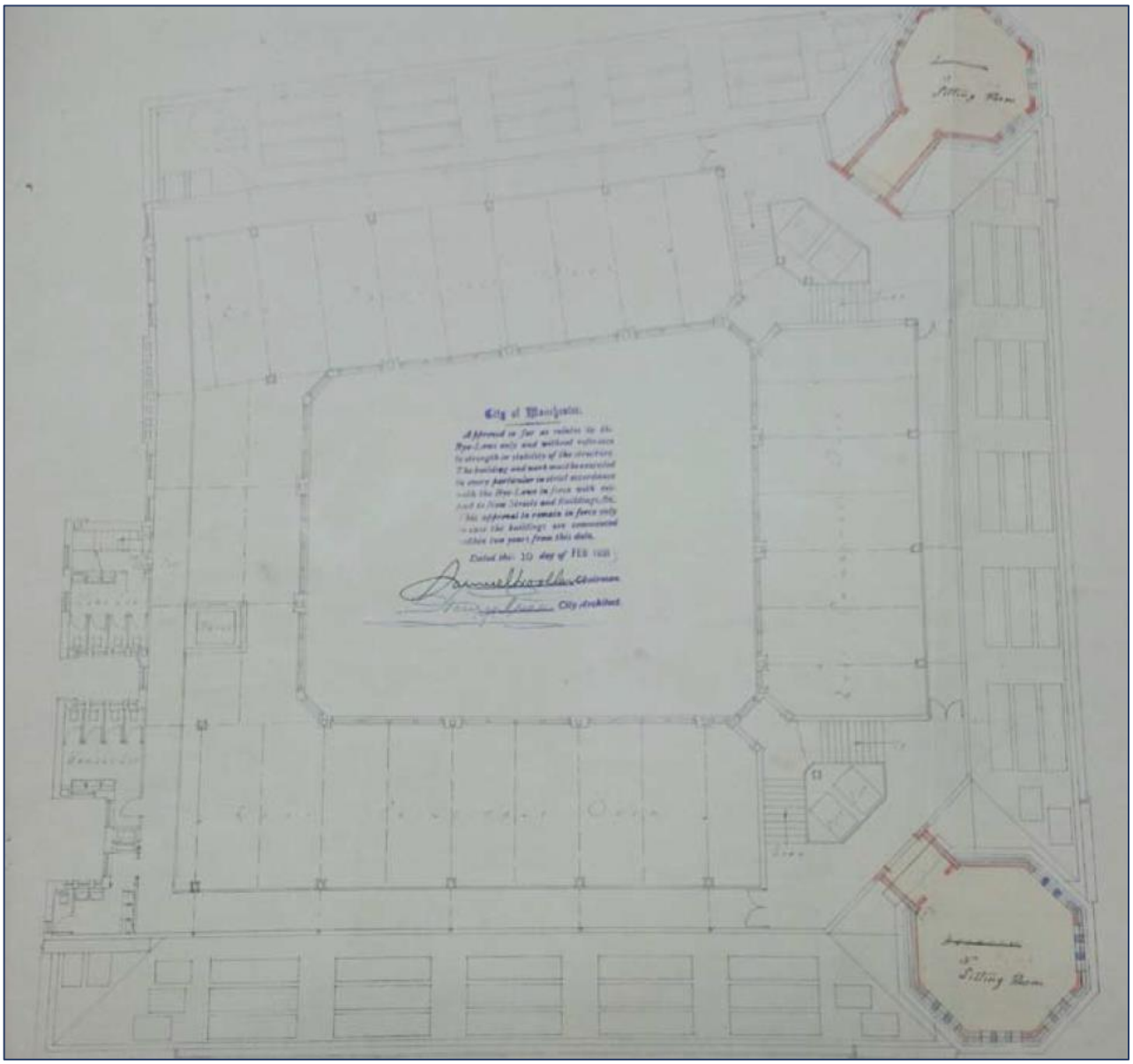


Image N – Thirteenth floor plan (1931)

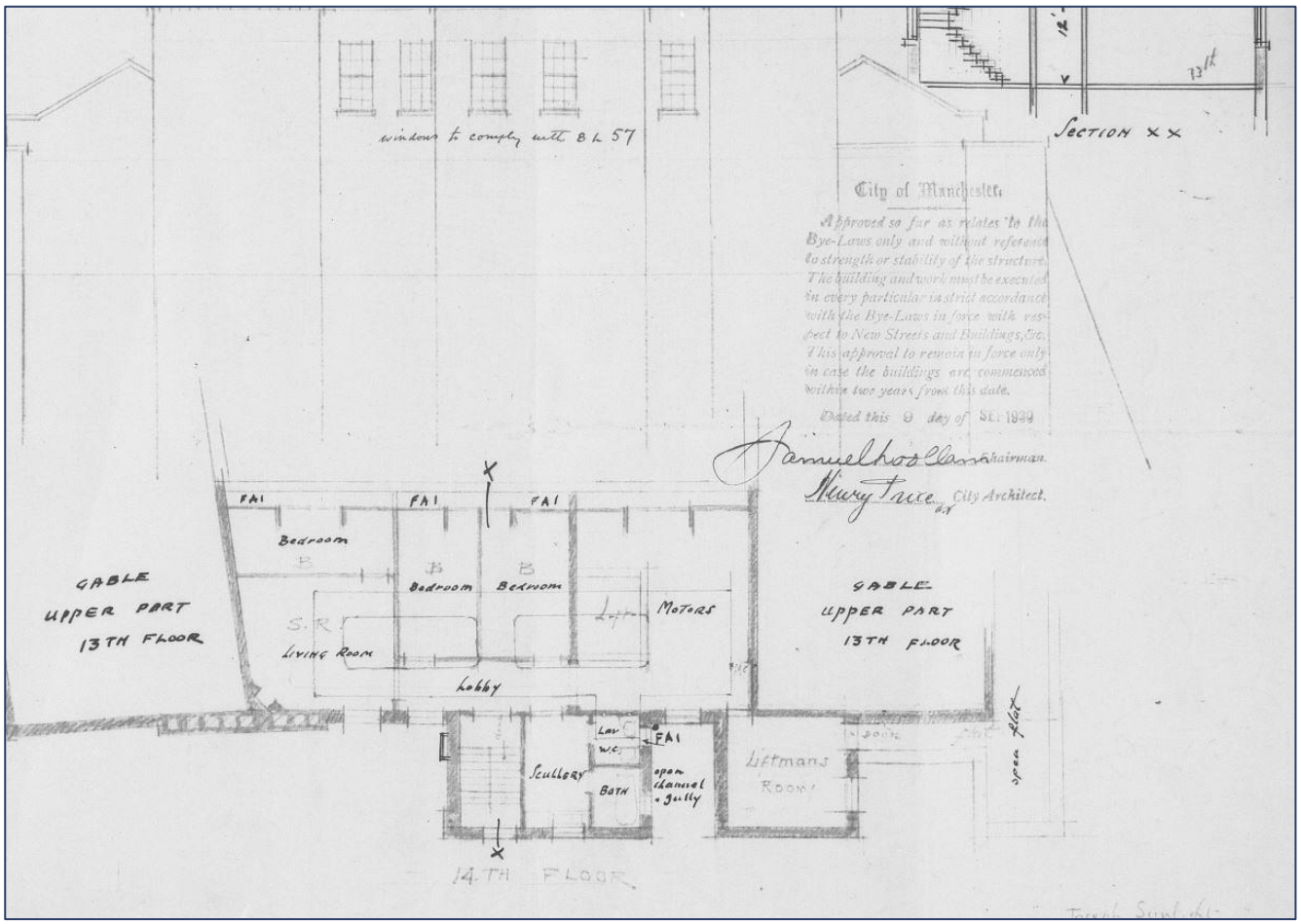


Image O – 1939 caretaker's flat floor plan (fourteenth floor)

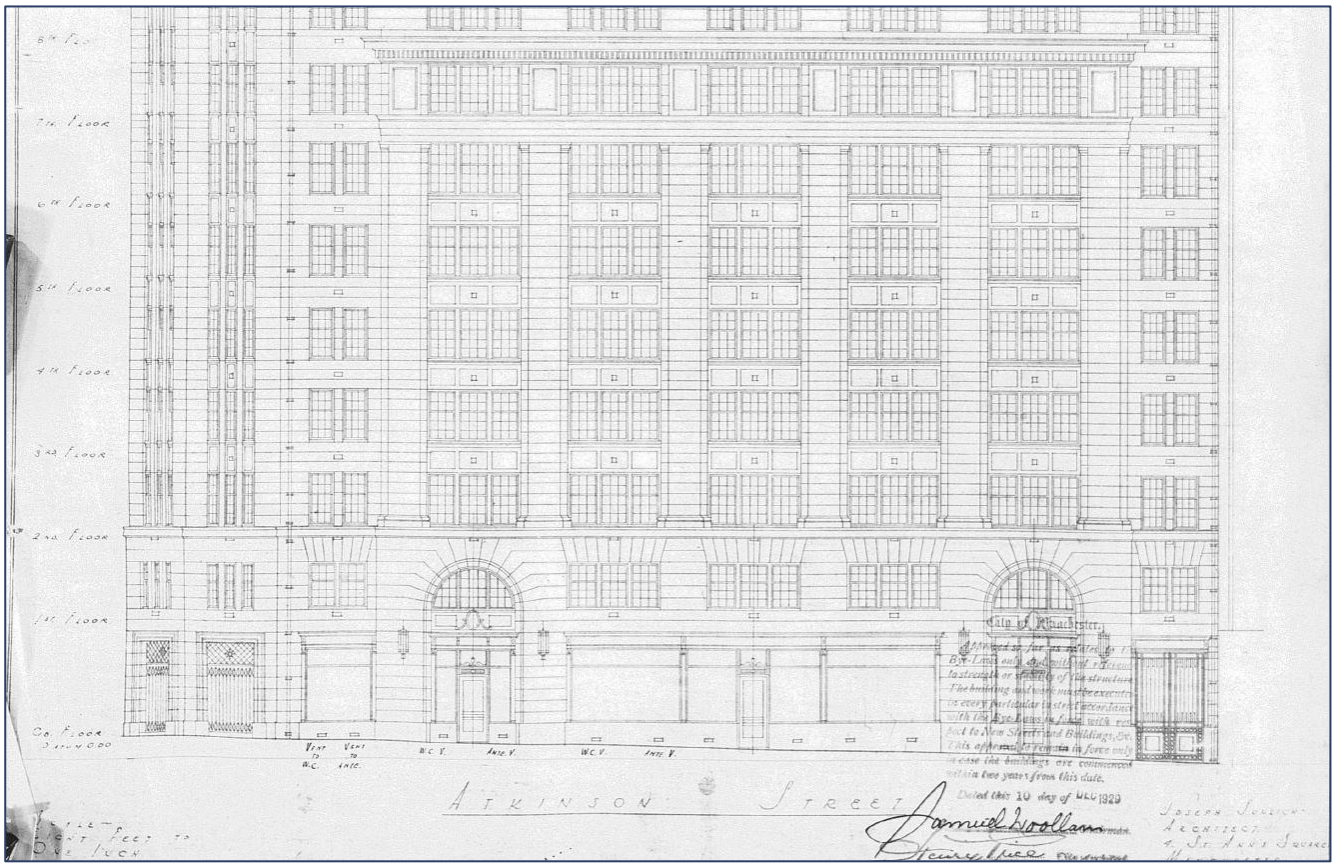


Image P – Atkinson Street elevation (1929)

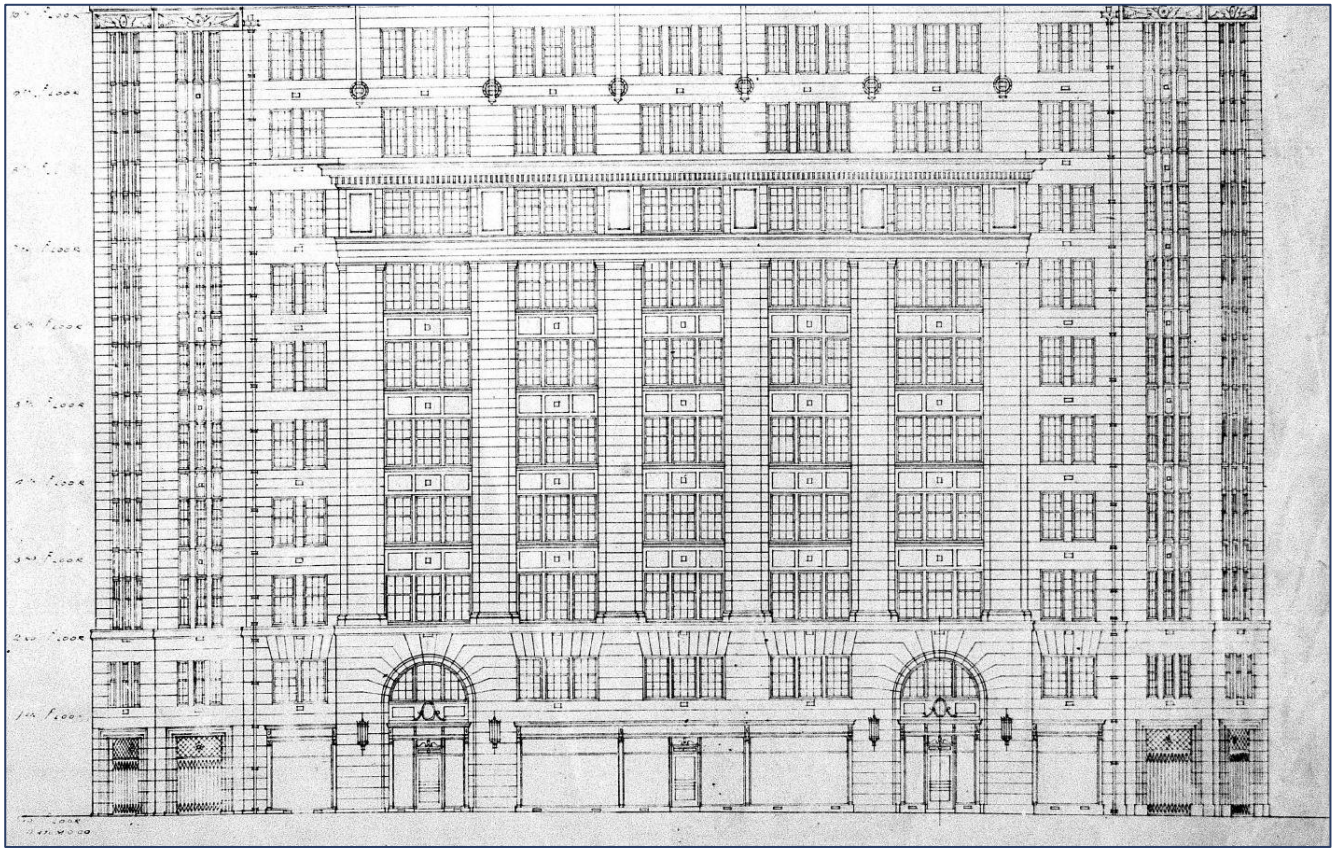


Image Q – Little Quay Street elevation (1931)

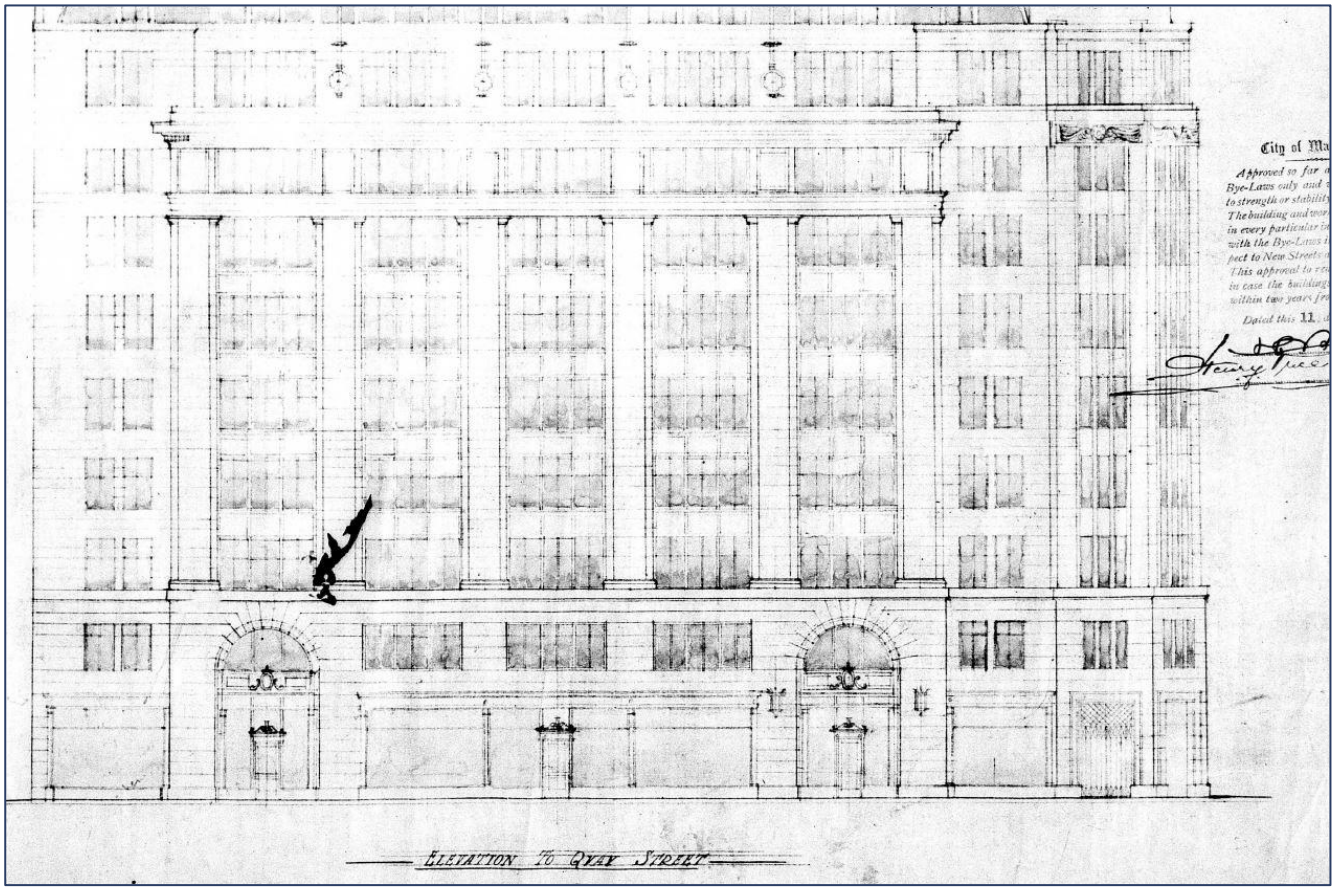


Image R – Quay Street (1929-31)

Appendix 4: Site photographs



Corner tower to Quay Street



Original decoration to Little Quay Street façade



Existing main entrance to Sunlight House



Atkinson Street façade



Quay Street, with Opera House and multistorey car park visible to the left of Sunlight House



Quay Street façade



Interior of multi-storey car park



Ground floor space currently occupied by the gym



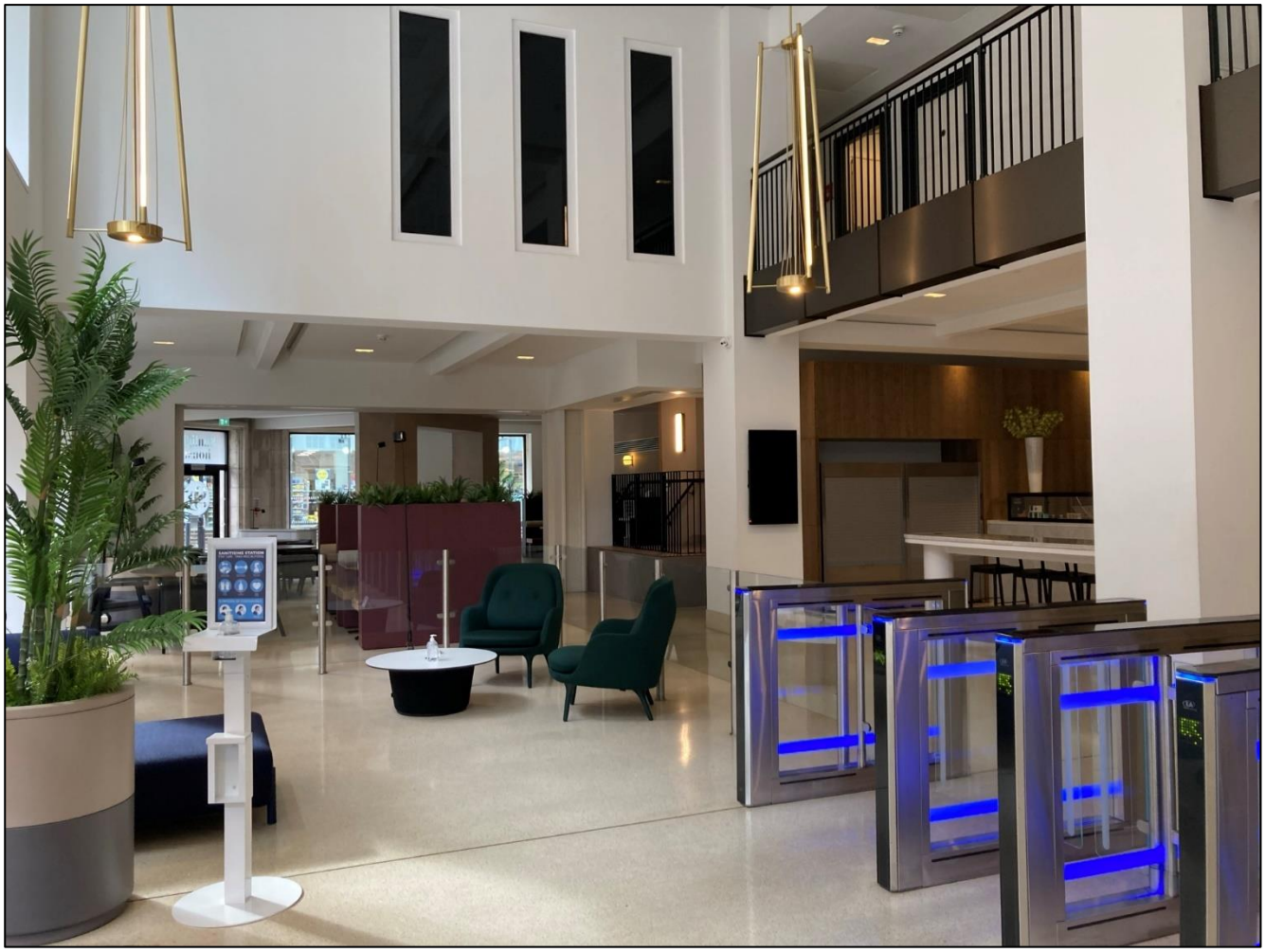
Existing service space below the pool, with partitions originally used for changing/treatments



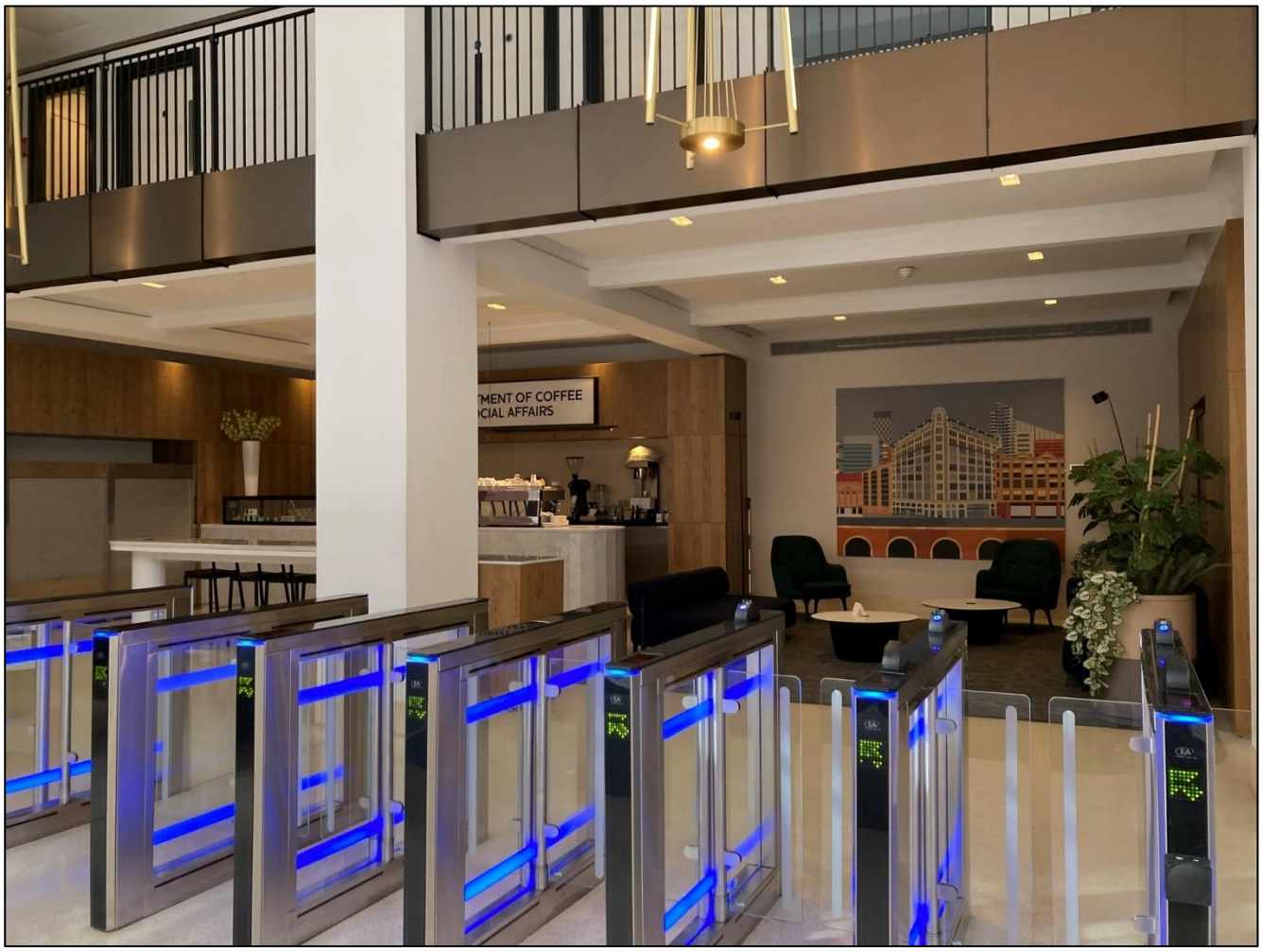
Existing pool with glazed dome above



Existing pool



Ground floor reception area



Ground floor reception area



Ground floor reception area with historic timber hatch



Original door surround in ground floor reception space



Existing first floor office space



Existing balcony to first floor (onto Little Quay Street)



Original ceiling intact above modern suspended ceiling at first floor level



Original tiling adjacent to lift



Original tiling in stairwell



Third floor office space, previously occupied by Booking.com



Kitchen of third floor office space, previously occupied by Booking.com



Third floor office space, previously occupied by Booking.com



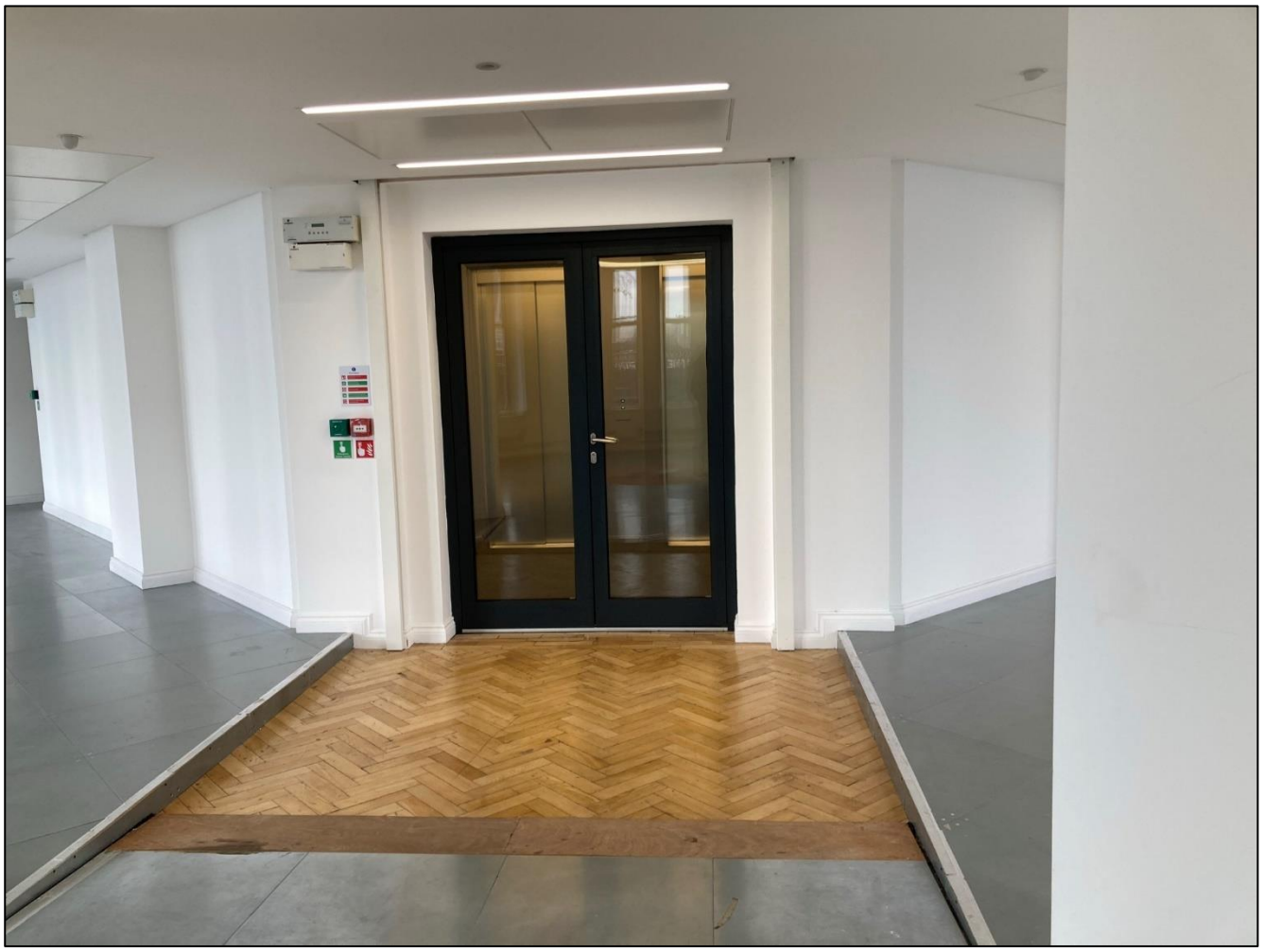
Raised floor on the eighth floor, with exposed original coved ceiling and non-original lights



Exposed original parquet floor to entrance door, eighth floor



Existing eighth floor office space



Original parquet flooring to entrance door, eighth floor



Exposed coffered ceiling, eighth floor



Original parquet flooring to eighth floor corridor



View of lightwell from eighth floor



Eighth floor coffered ceiling, with unsympathetic modern lighting



Non-original dropped ceiling (right), exposed original coffered ceiling (left), eighth floor



Original parquet flooring, thirteenth floor



Corner tower to thirteenth floor



Thirteenth floor carpet and skirting (likely non-original)



Original parquet flooring, thirteenth floor



Original parquet flooring and skirting, thirteenth floor



Original parquet flooring and lift surrounds, thirteenth floor



Thirteenth floor corridor with original parquet flooring, skirting and door surrounds



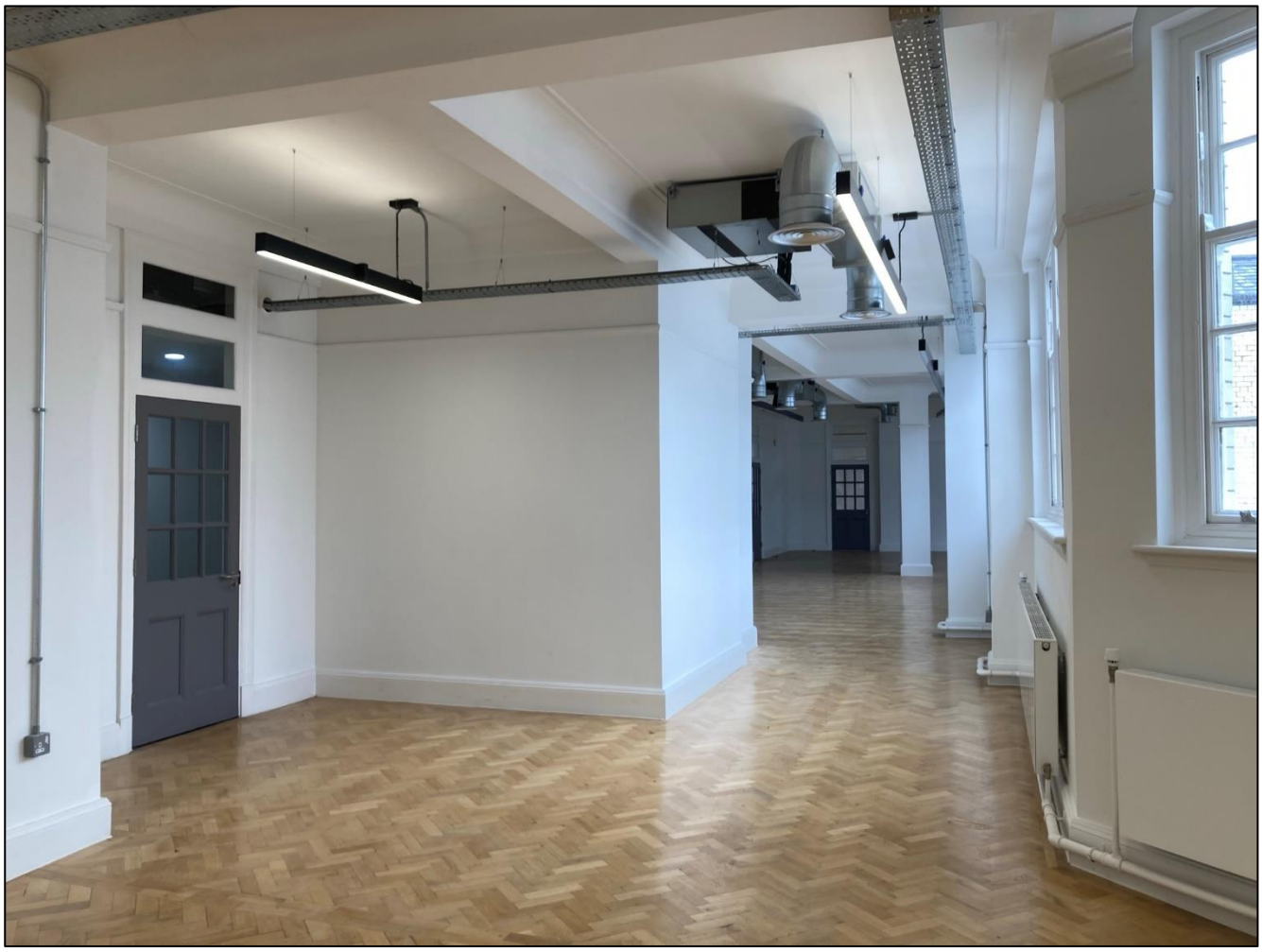
Original barrel ceiling with blocked up roof lights, thirteenth floor; wall nibs and doors denote original partitions



Thirteenth floor original windows



View into lightwell from the thirteenth floor



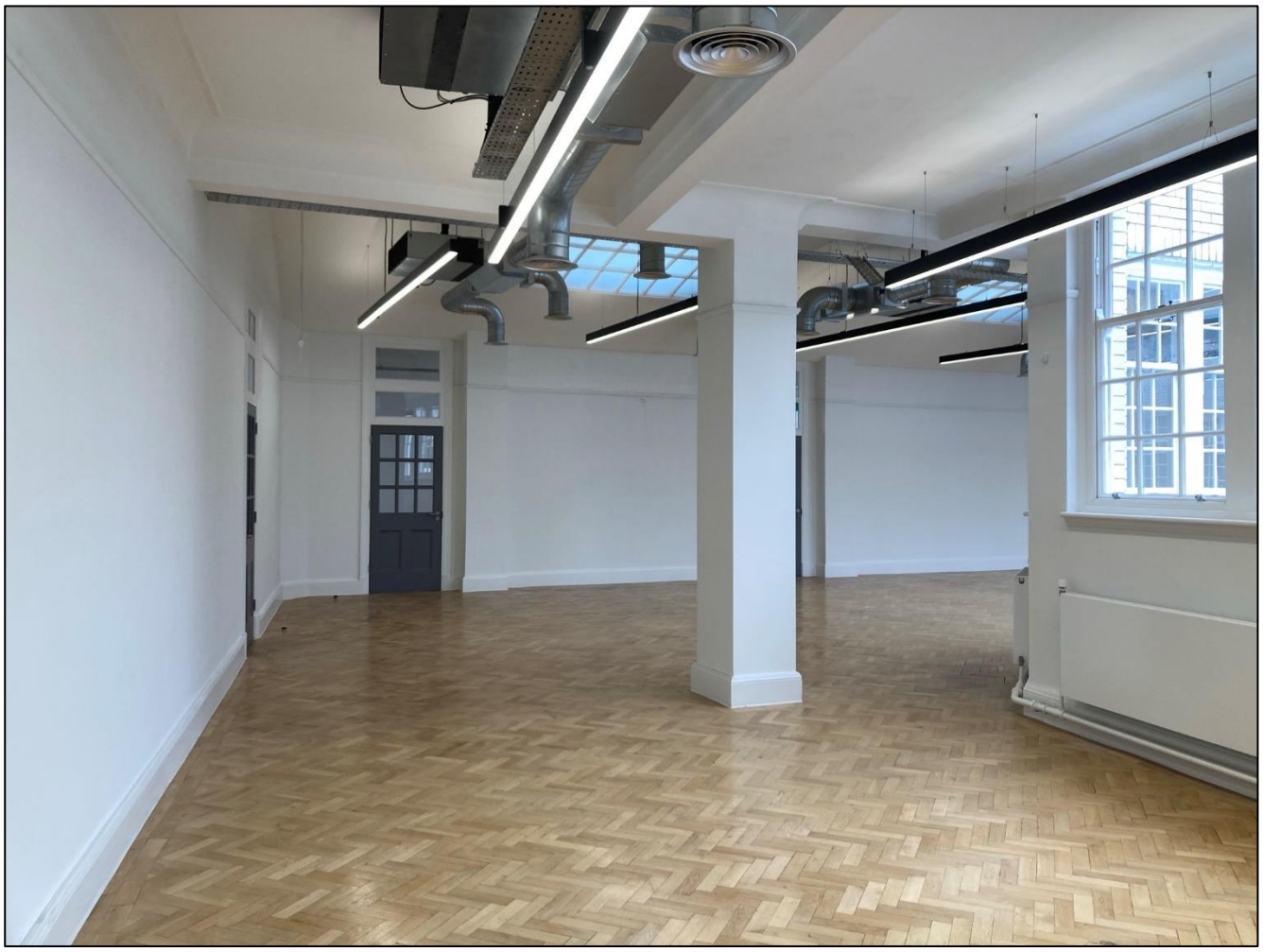
Thirteenth floor



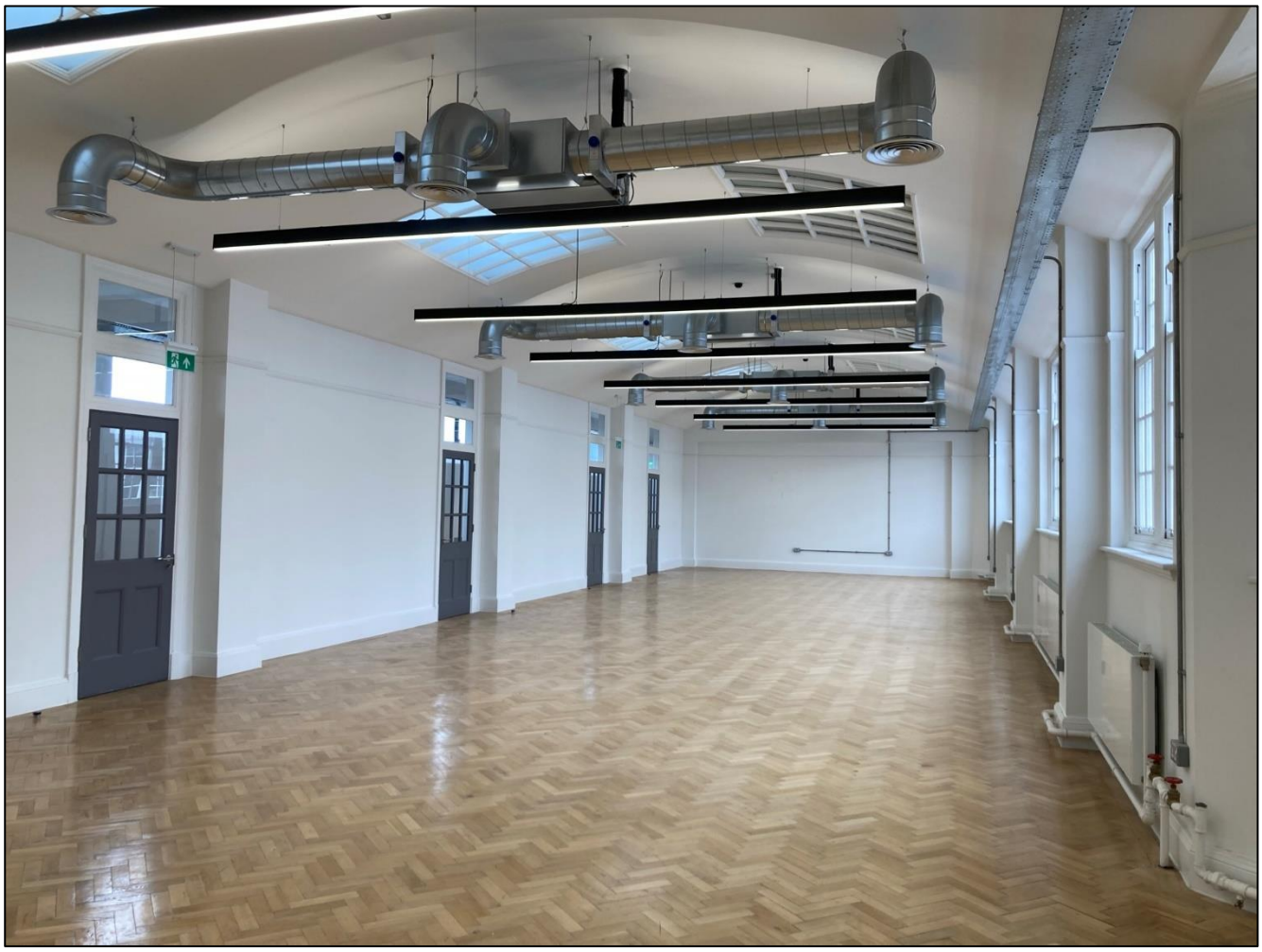
Thirteenth floor original parquet flooring and barrel ceiling; wall nibs and doors denote original partitions



Example doorway on the thirteenth floor, door itself non-original.



Original parquet flooring, thirteenth floor



Thirteenth floor with modern fan coil units and lighting



Entrance to caretaker's flat



Stairs up to caretaker's flat



Deteriorating ceiling within caretaker's flat



Deteriorating walls within caretaker's flat



Original tiling within lift motor room



Lift motor room with original tiling



Lift motor room



Lift motor room



Exposed original wall construction in lift motor room



Original parquet flooring, caretaker's flat



Caretaker's flat with deteriorating material



Caretaker's flat



Caretaker's flat



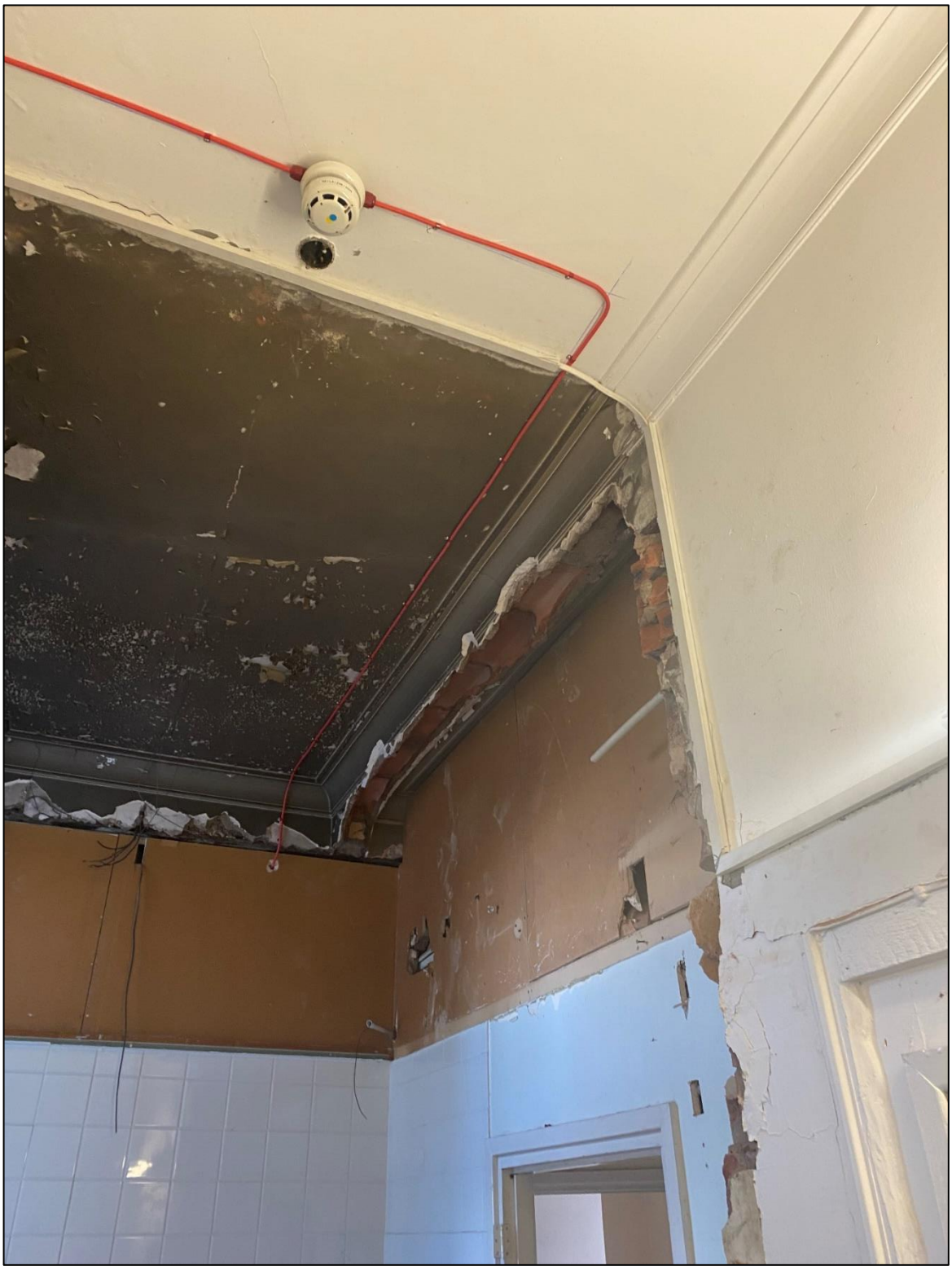
Caretaker's flat



Caretaker's flat



Caretaker's flat



Caretaker's flat showing original position of wall

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