

31 January 2025
Sunlight House Covering Letter EOJ 28 01 25



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For the Attention of Jennifer Atkinson/James Brigeman

Submitted via Planning Portal PP-13731515

Dear Sir / Madam

Planning and Listed Building Consent for 'End of Journey' Facilities at Sunlight House House, Quay Street Manchester, M3 3JZ

Introduction

We write on behalf of our client, Karrev (Ltd) to apply for a Listed Building Consent and planning permission to make changes to the ground and basement area of Sunlight House. The proposed changes are both internal and external to provide 'End of Journey' facilities for future office tenants including secured cycle parking, shower and change facilities and yoga studios.

The description of development is as follows:

"Planning and Listed Building Consent for internal and external alterations associated with the provision of 'End of Journey' facilities (including cycle parking, wash & change facilities, yoga studio) and other associated works including creation of level access into building from Atkinson Street"

The building comprises a 14 storey (15 including roof plant to western side). This application relates to the refurbishment and reconfiguration of a small section of the ground floor accessed from Atkinson Street and basement floors and follows applications to significantly refurbish the wider building.

The supporting Design Statement fully details the proposed scope of changes to the ground and basement.

Background

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

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

The building is within the Deansgate Conservation Area, with other listed buildings including the Manchester Opera House on Quay Street, Royal London House at the junction of Deansgate and Quay Street and the

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former County Court building on Deansgate, which are all Grade II Listed and the former County Court building on Quay Street, which is Grade II* Listed.

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

The application forms part of the wider refurbishment of the building following a new ownership. The proposals form part of a holistic vision for the building but has been submitted as a separate application due to the proposed phased programme of works.

In particular, this application seeks to provide enhanced facilities to support the previously approved office floor refurbishments established under Listed Building Consent Reference: 136161/LO/2023 and consolidation and creation of vastly improved central plant equipment for the building (MCC Planning References: 136163/LO/2023 & 136162/FO/2023).

At present, there are very limited existing 'end of journey' facilities that serve Sunlight House. These are currently located in level one of the adjacent multi-storey car park. This proposals will result in significant improvement in sustainable travel to the site, fitting for the wider high quality refurbishment of the offices floors.

Pre-application Engagement

The proposed changes have been subject to pre-application engagement with Manchester City Council's Planning and Heritage teams. The client and design team have been keen to engage Officers from the outset of the project and have had a number of positive discussions to present and take on board officer feedback prior to submission. The initial meetings and on site feedback have been critical in putting forward a balanced case for the improvements to this part of the significant building.

Submission Package

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

- Application Forms and Certificates - Savills (UK) Ltd
- Covering Letter - Savills (UK) Ltd
- Heritage Statement - Savills (UK) Ltd
- Design & Access Statement - Anomaly London
- Method Statement – MYCO

Architectural Plans

The list of submitted plans prepared by Anomaly are detailed on the 'Document Issue Register' 160-ANO-XX-P0-IS-A-00300-Documents Issue Register – EOJ (appended to this letter):

02 EXISTING ARRANGEMENTS
03 DEMOLITION ARRANGEMENTS
05 GENERAL ARRANGEMENTS
20 EWS
26 ROOMS
30 STAIRS
34 INTERNAL WALL SYSTEMS
35 INTERNAL WALL FINISHES
36 DOORS
37 FLOOR FINISHES PLANS

46 JOINERY

MEP Plans

Electrical

- 3831-FLATT-XX-B2-DR-E-2110
- 3831-FLATT-XX-B2-DR-E-2210
- 3831-FLATT-XX-GF-DR-E-2112
- 3831-FLATT-XX-GF-DR-E-2212

Mechanical

- 3831-FLATT-XX-B2-DR-M-1110
- 3831-FLATT-XX-GF-DR-M-1112

Public Health

- 3831-FLATT-XX-B2-DR-P-3110
- 3831-FLATT-XX-B2-DR-P-3210
- 3831-FLATT-XX-GF-DR-P-3112
- 3831-FLATT-XX-GF-DR-P-3212

All prepared by Flatt Consulting

Proposals

As part of the refurbishment proposals, an enhanced and market leading set of end of journey facilities are to be introduced to the basement level.

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 design team have limited the amount of necessary interventions, where possible, in order to protect and enhance the historic fabric of the building.

Savills Heritage have completed a Heritage Impact Assessment which confirms that 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.

Conclusions

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

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

Yours faithfully,

J. Patel

Jay Patel

Director

DESCRIPTION	STATUS	DATE
Planning and LBC submission	S2	13.01.2025
		NOTES

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00300	DOCUMENT ISSUE REGISTER - EOJ	SCALE	SIZE
13.01.25		SCALE INDICATIVE REFER TO DRAWINGS	

SLH-ANO-	P0-	B2	-DR-A-	46	709	CHANGING ROOM MIRROR	LEVEL B2	1:10	A1
SLH-ANO-	P0-	XX	-DR-A-	46	710	JOINERY REFERENCE PLAN	TYPICAL	1:10	A1

DATE	13.01.2025				NOTES
STATUS	S2				
DESCRIPTION	Planning and LBC submission				

P01				
P01				