Alice Jones
E: alice.jones@savills.com
DL: +44 (0) 20 7409 5927

33 Margaret Street
London W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7016 3749
savills.com

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HERITAGE STATEMENT: SUNLIGHT HOUSE, MANCHESTER

Savills Heritage and Townscape has been instructed to provide a Heritage Statement in relation to a retrospective listed building consent application for the application of vinyls to ground floor windows at Sunlight House, Quay Street, Manchester, M3 3JZ (hereafter 'the Site'). This follows a previous grant of LBC for wider refurbishment works to the listed building (ref: 136161/LO/2023), and these vinyls have been applied to shield the internal works from public view and illustrate the building's forthcoming use as new high quality office offering, to attract potential users. The vinyls were designed in accordance with the wider Sunlight House marketing strategy, and are illustrated in the accompanying design pack provided by Anomaly and Only Studio.

Following discussions with MCC, the main vinyl to Little Quay Street was removed at the LPA's request, with an agreement reached regarding the remaining vinyls that they could remain on a strictly temporary basis of up to six months whilst the on-site works are carried out. This does not form a precedent for vinyls to be applied in future, and a comprehensive signage strategy is also being prepared as part of forthcoming Phase 2 application for the listed building. This will address appropriate solutions for rotatable tenant signage at ground floor level and an overall strategy for the improvement of the building's ground floor façade.

The ground floor street frontages of Sunlight House are considered to be key original features of the listed building, and contribute to its wider architectural interest. Historic photographs of Quay Street and Little Quay Street indicate that the decorative shop-fronts have undergone changes since the building's construction, but generally represent the original design, including the distinctive red, white and green colour scheme. This frontage requires repair and restoration, which will be undertaken as part of Phase 2, including improvements to the poor quality signage previously installed by Bannatyne's, which detracted from the architectural interest of the listed building.

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As described above, the purpose of the current vinyls is to screen internal works from public view, whilst attracting future users to ensure the long-term occupancy of the listed building. A simple colour palette of black and white is used, alongside images of the consented internal fit out, which as a temporary measure is not considered to detract from the wider listed building whilst it undergoes construction works. The vinyls themselves are self-adhesive and suitable for application to glass; fixed externally they have no material impact on the listed building and can be easily and quickly removed without having any impact on the listed building's fabric (as demonstrated by the successful removal of the large vinyl to the Little Quay Street elevation).

The applied vinyls to the ground floor of Sunlight House are therefore considered to have resulted in **no harm** to the significance of Sunlight House or the wider Deansgate/Peter Street Conservation Area. They instead fulfill an important function whilst the construction works are proceeding on the Site, and are considered to be acceptable in heritage terms as a strictly temporary measure, pending a comprehensive signage strategy for the listed building as part of the forthcoming Phase 2.

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 2023)
- Planning (Listed Buildings and Conservation Areas) Act 1990

Prepared by:



Alice Jones ACIfA
Associate – Heritage, Townscape and Archaeology
Savills Heritage and Townscape