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HERITAGE STATEMENT: SUNLIGHT HOUSE, MANCHESTER – LIFT REPLACEMENT

Savills Heritage and Townscape have been commissioned to provide a Heritage Statement in relation to a listed building consent (LBC) application for lift replacement and refurbishment works 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). Following these consents, it has become clear that the existing lifts require either replacement or refurbishment in order to service the new office accommodation to be provided. This is presented as a LBC application following engagement with MCC, with details of the proposed works and impact assessment provided below. 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.

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.

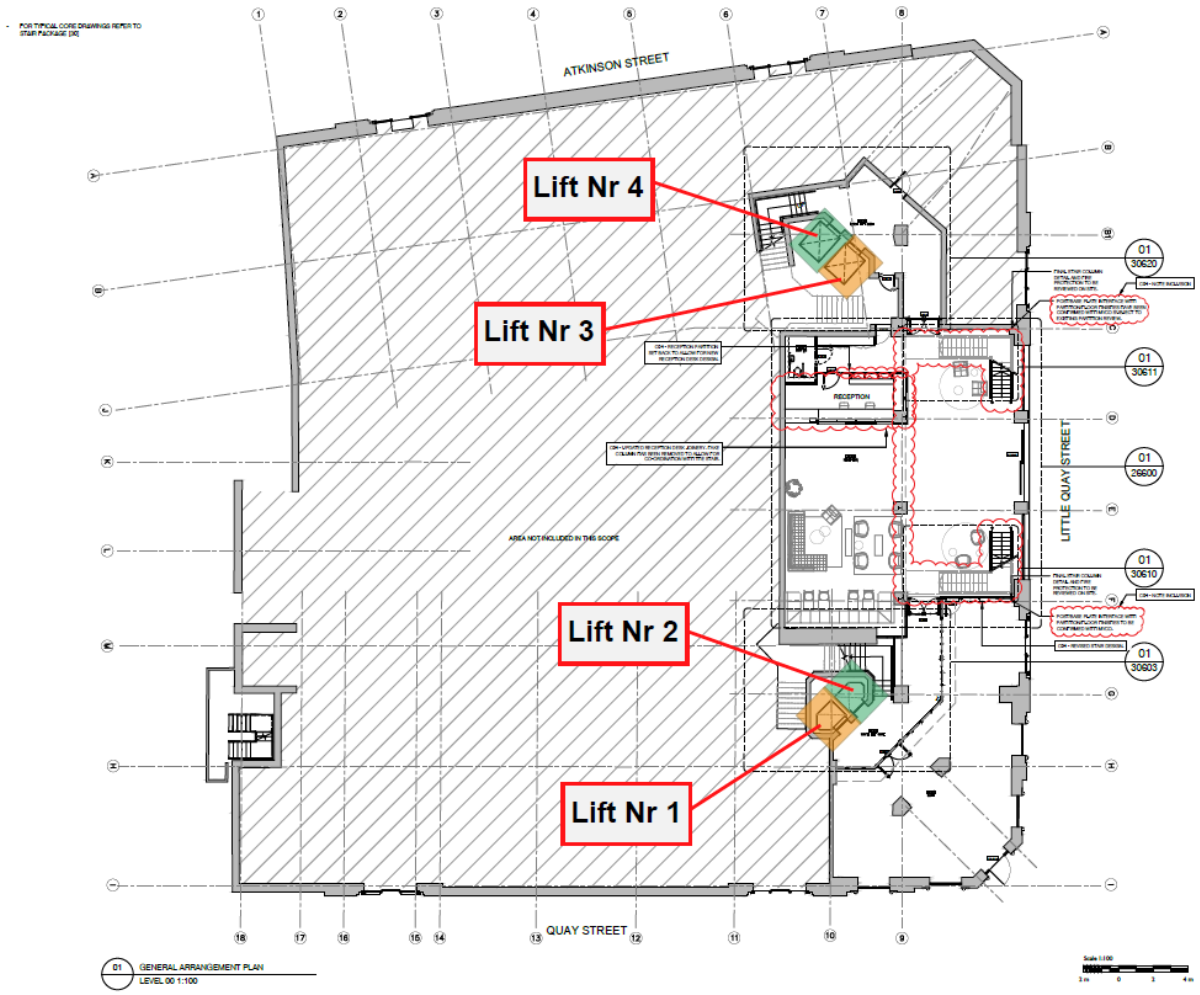
Sunlight House was constructed in 1932 and designed by Joseph Sunlight. The architectural interest of Sunlight House is considered to be primarily derived from its external façades. This is due to both its striking design as a landmark within the surrounding context and its external detailing, particularly at ground floor level. Its central lightwell is also considered to be a key

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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.

Impact assessment:

The proposed works comprise the replacement of two passenger lifts and refurbishment of two others. The lifts to be replaced are No. 3 and No. 4 as marked on the plan below, with only light-touch cosmetic works proposed to No. 1 and No. 2. A full Method Statement for the lift replacement works has been prepared by the contractor MYCO, and reviewed by Savills Heritage and Townscape prior to submission.



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Whilst the lift shafts are an original feature of Sunlight House, the lift cars themselves are modern units, and their replacement will therefore not impact the significance of the listed building. Careful consideration has been given to the historic fabric of the lift shafts as part of the proposed method statements, with intrusive works limited to the minimum required. The installation of new lift cars will be carried out by a specialist sub-contractor, under the supervision of MYCO and in accordance with an agreed method statement.

Intrusive works are limited to the installation of lights to the lift pit, installation of new guide rails, counterweight frame and lift cabinet, as well as installation of new landing doors to each floor. In addition to these works carried out by the specialist sub-contractor, MYCO will undertake associated building works. The main intrusive requirement is the creation of a 450x450x150mm (bearing) pocket into the existing masonry shaft for the steelwork bearing, with other works comprising concrete repairs to the car door/landing opening lintels, painting the lift shaft white to meet required standards, screeding and painting the lift pit floor and installation of a new fire-rated door for the lift pit.

These proposed works require minimal fabric intervention and have been devised in order to be sensitive to the fabric and significance of the listed building, whilst enabling the ongoing office refurbishment for the long-term use and revitalisation of this heritage asset. As such the proposals are considered to result **no harm** to the significance of the Grade II listed Sunlight House.

Conclusion:

The architectural interest of Sunlight House is principally derived from its external façades, with the proposed lift replacement works principally impacting modern fabric. Where interventions are required into the historic fabric of the listed building, these have been minimised and will be carried out in a manner sensitive to the listed building's fabric and in accordance with robust method statements. As such the proposals will result in **no harm** to the Grade II listed Sunlight House, and are a key aspect of the ongoing refurbishment of this iconic heritage asset.

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

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