20 December 2024
Sunlight House Covering Letter - Lift Works

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For the Attention of Jennifer Atkinson

Submitted via Planning Portal PP-13653251

Dear Sir / Madam

Listed Building Consent Application for Works to Lifts
Sunlight House, Quay Street Manchester, M3 3JZ

Introduction

We write on behalf of our client, Karrev (Sunlight Limited) to apply for Listed Building Consent for works to the above building.

The description of development is as follows:

Listed Building Consent For 2no. Replacement Lifts and associated works.

Background

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

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

The building is within the Deansgate Conservation Area, with other listed buildings including the Manchester Opera House on Quay Street, Royal London House at the junction of Deansgate and Quay Street and the former County Court building on Deansgate, which are all Grade II Listed and the former County Court building on Quay Street, which is Grade II* Listed.

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

The application forms part of the wider refurbishment of the building following a new ownership. Previous permissions have been secured to refurbish the upper floors of the building into flexible high quality office accommodation, as well as improvements to the office entrance and reception space (136161/LO/2023).

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Proposals

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 enclosed plans (located on the Atkinson Street side of the building), with only light-touch cosmetic works proposed to No. 1 and No. 2.

Together this would create a "Hall Call Destination" lift control system which would significantly improve travel times within the building for future office tenants. The proposed works would therefore sit along side the Grade A office floor refurbishments that have previously been approved and are currently being delivered within the building.

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.

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

Detailed structural and technical information on the proposed works is provided in the enclosed ANSA information.

Two other lifts (on the Quay Street side of the building – referred to lift numbers 1 & 2) are to be internally refurbished (with no works proposed to the existing mechanisms which would be reused along with the existing carts).

Submission Package

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

Plans

Anomaly Plans:

- SLH-ANO-B0-XX-DR-A-02001-P1 Site Location Plan
- SLH-ANO-P0-00-DR-A-05100 GA Plan - showing lift locations with lift numbers identified

Ansa Technical Drawings (see enclosed drawing register):

- Plan View 664428 – 01 D
- Headroom View 664428 – 02 D
- Elevation View 664428 – 03 D
- BWIC Machine & Hitch Steel Plan 664428 - 04
- Hitch Point Steels BB LH 664428 - 05
- High Beam Steels BB RH 664428 - 06
- High Point Steels Section DD LH 664428 - 07
- Machine Steel Section CC LH 664428 - 08
- Machine Steel Section CC RH 664428 - 09
- Machine Beam Section LH DD 664428 - 10
- Machine Beam Section RH DD 664428 - 11
- Scaffold Plan View 664428 12
- Lobby Plan View 664428 - 13
- Hall Call Destination – Overview 664428 - 14
- Atkinson Street - Entrance Elevation 664428 - 15
- Lift C – COP 664428 - 16

- Lift D – COP 664429 - 17
- Finishes Schedule 664429

Other Supporting Information

- Structural Report prepared by Adept – this provides technical structural information in relation to the lift works
- MI054_Sunlight House MYCO LBC Statement – contractor statement providing overview of the works
- SLH – Lift Methodology prepared by MYCO – provides a Method Statement for carrying out the works
- Heritage Statement prepared by Savills

Heritage

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.

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

Yours faithfully,

Jay Patel

Director