

29 November 2024
Sunlight House Covering Letter - External Works



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For the Attention of Jennifer Atkinson

Submitted via Planning Portal PP-13535862

Dear Sir / Madam

**Listed Building Consent Application for External Works
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 external repair works to the above building.

The description of development is as follows:

Listed Building Consent For External Works to the building including façade repairs, façade cleaning and window repairs.

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.

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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).

Proposals

Listed Building Consent is sought for a series of external works to the building including façade repairs, façade cleaning and window repairs. The detail scope of works include for:

Façade Repairs & Cleaning:

- De-frassing of stone where notable erosion is present,
- Thumb point fractures,
- Detailing / repair to grand cornice (generally to indent's of the profile 300x300x200 to match existing),
- Low-modulus non-leaching mastic works,
- Rake & re-point friable stone joints,
- Render repairs if required following 'tap-tests',
- Low to medium DOFF clean supported by nebulous spraying stubborn areas, back to a sympathetic finish.

Window Repairs:

- Identify any damaged timber beading during visual condition survey upon erection of the scaffold.
- Carefully remove & replace, removing the minimal amount of existing timber,
- Filling of indents with 2-part external grade, ERC solvent-free resin (allowing for drying time),
- Decorations in-keeping with original scheme.

The proposals are outlined in detail on the enclosed plans, method statements and within the supporting Design Summary prepared by Anomaly.

Submission Package

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

Overarching Information - this provides an overview of the proposed external works

- Site Plan - SLH-ANO-B0-XX-DR-A-05001-P1 prepared by Anomaly
- External Works Design Statement prepared by Anomaly (Architect)
- External Works Heritage Statement Addendum prepared by Savills
- MYCO Contractor Statement Rev 05

Existing Façade Condition information

- Façade Condition Survey & Drone Survey Images -

Existing Plans

- SLH-ANO-P0-XX-02401 P01
- SLH-ANO-P0-XX-02402 P01
- SLH-ANO-P0-XX-02403 P01
- SLH-ANO-P0-XX-02404 P01
- SLH-ANO-P0-XX-02410 P01 (Existing Atrium Elevation)
- SLH-ANO-P0-XX-02411 P01 (Existing Atrium Elevation)

Scope of Façade Repairs & Cleaning

- MI054_- External_Repairs_Methodology_rev_1.pdf
- Cleaning Methodology and Doff info Sheet
- Doff Sample Image
- Petrographic Report Sandburg Consulting

- External Façade Works Plans
 - 24008-PAYE-DR-001_P02_-_Quay_Street_Repair_Scope.pdf
 - 24008-PAYE-DR-002_P02_-_Little_Quay_Street_Repair_Scope.pdf
 - 24008-PAYE-DR-003_P02_-_Atkinson_Street_Repair_Scope.pdf
 - 24008-PAYE-DR-004_P01_-_West_Elevation_Repair_Scope.pdf
- Atrium Plans Works Plans
 - 24008-PAYE-DR-005_P01_-_Atrium_Elvs_1_to_4.pdf
 - 24008-PAYE-DR-006_P01_-_Atrium_Elvs_5_to_8.pdf

Scope of Window Repairs

- Ventralla Specialist Sunlight_House_Sash_Window_Renovation_Strategy_(1).pdf
- Window Paint Analysis
- Window Scoping Elevation Plans
 - SLH-ANO-P0-XX-21401P01
 - SLH-ANO-P0-XX-21402P01
 - SLH-ANO-P0-XX-21403P01
 - SLH-ANO-P0-XX-21404P01
 - SLH-ANO-P0-XX-21410P01

Heritage

The proposed external works to Sunlight House principally comprise repair, cleaning and 'making good' of the façade, in line with the overall project vision of rejuvenating this iconic heritage asset in the heart of Manchester. The proposed method statements for these external works have been reviewed by Savills Heritage and Townscape in consultation with MYCO, to ensure that the proposed scope is suitable for and sympathetic to the historic fabric of this listed building, and will be carried out by appropriately trained contractors in accordance with these method statements.

Full details of these works and their impact on the listed building are provided in the accompanying plans and method statements provided, as well as the Heritage Statement produced by Savills Heritage and Townscape.

Overall it is considered that the proposed external works will result in no harm to the significance of the Grade II listed Sunlight House, but will instead provide considerable heritage benefits to both the listed building and wider conservation area, through the sympathetic improvement of the façade condition and appearance.

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

Yours faithfully,



Jay Patel

Director