

December 2024

HERITAGE STATEMENT: SUNLIGHT HOUSE, MANCHESTER – EXTERNAL WORKS

Savills Heritage and Townscape have been commissioned to provide a Heritage Statement in relation to a planning and listed building consent (LBC) application for a programme of external 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, the client has decided to proceed with an extensive package of external works to repair and improve the building's façades. This is presented as a LBC application following iterative 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 the contractor MYCO Ltd and Anomaly architects. Please also refer to the full Heritage Statement (February 2023) 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

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 principal areas of the proposed external works are as follows:

- Façade repairs
- Window refurbishment
- DOFF cleaning

The proposed scope of these repair works is based upon recommendations made by PAYE following a full façade condition survey undertaken in February 2024. Following this survey, further analysis was conditioned to inform the methodology of these repair works. This included paint analysis in relation to the window refurbishment, petrographic analysis with regard to mortar repairs and sample DOFF cleaning (via prior agreement through correspondence with MCC).

Detailed methodologies for each area of repair works have subsequently been prepared by the contractor MYCO. These methodologies and supporting information are included for review and agreement as part of this application.

The proposed method statements for these proposed works have been reviewed in detail 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.

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. It is therefore 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.

Conclusion:

The architectural interest of Sunlight House is principally derived from its external façades, with the proposed repairs providing an appropriate and considered package of works to enhance this key aspect of the listed building's significance, in accordance with a robust methodological approach. As such the proposals will result in **no harm** to the Grade II listed Sunlight House, but will instead provide considerable heritage benefits to both the listed building and the wider conservation area.

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:

A handwritten signature in black ink, appearing to read "Alice Jones", with a stylized flourish underneath.

Alice Jones ACIfA
Associate – Heritage, Townscape and Archaeology