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Sunlight House Covering Letter - Vinyl

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For the Attention of Jennifer Atkinson

Submitted via Planning Portal PP-13457603

Dear Sir / Madam

Listed Building Consent Application For Temporary Vinyl Signage On Ground Floor Windows For Six Month Period

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 description of development follows:

"Listed Building Consent For Temporary Vinyl Signage On Ground Floor Windows for six month period"

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

The proposals comprise the retention of temporary ground floor window vinyl coverings (as shown on the enclosed elevation drawings and photographs). They are required on a temporary basis whilst construction works take place inside the building, essentially screening the building work taking place within the building from the street. Consent is sought on a temporary basis of six month.

The vinyl window coverings have been externally applied to the existing glazing and comprise an edge to edge full colour print on high quality perforated vinyl, finished with an anti-graffiti lamination. The adhesive used to apply the vinyls to the glazing is transparent solvent polyacrylate which can be removed without any adhesive residue.

The vinyls include building name and letting information. 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.

It should be noted that the retention of the vinyl's does not form a precedent for vinyls to be applied in future, and a comprehensive signage strategy will be prepared as part of any future application associated with the retail frontages of the listed building. This will address appropriate solutions for tenant signage at ground floor level and an overall strategy for the improvement of the building's ground floor façade.

Submission Package

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

- Site Plan - SLH-ANO-B0-XX-DR-A-05001-P1
- Existing Building Elevations
    - SLH-ANO-P0-XX-DR-A-02644-P1
    - SLH-ANO-P0-XX-DR-A-02645-P1
    - SLH-ANO-XX-DR-A-02643-P01
- Proposed Building Elevations showing vinyl's to be retained:
    - North Elevation – Quay Street
    - North Elevation - Atkinson Street
    - South Elevation – Little Quay Street
- Heritage Statement prepared by Savills

Planning Policy

Section 38(6) of the 2004 Planning and Compulsory Purchase Act requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for Manchester comprises the Core Strategy that was adopted on 11 July 2012 together with the saved policies from the Manchester UDP and the Proposals Map. The adopted Manchester Core Strategy sets out the City Council's Vision for Manchester to 2026.

The Strategy identifies the Site as falling within the 'City Centre'. Key policies relevant to the site are as follows:

Policy	Description
Policy SP1 Spatial Principles	Details the key spatial principles which will guide the strategic development of Manchester to 2027. The policy states that the Regional Centre of Manchester will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.

Policy EC1 Employment and Economic Growth in Manchester	Priorities for ensuring continued economic growth include demonstrating that employment generating development has fully considered opportunities to provide jobs for local people, through construction or use; and ensuring the continued social, economic and environmental regeneration of the City.
Policy EN1 Design Principles and Strategic Character Areas	All development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located.
Policy EN3 Heritage	Throughout the City, development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre will be encouraged. New developments must be designed so as to support the Council in preserving and enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, and conservation areas. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
Policy CC1 Manchester City Centre	The city centre is a strategic economic location and focus of employment growth in the City and City Region. Within the city centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The city centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes. The policy states that *"Developments which lead to the more intensive use of employment land (in terms of floorspace provided) will be supported".*
Policy CC4 Visitors – Tourism, Culture and Leisure	Policy CC4 posits a focus on the City Centre as a hub for culture and leisure in the City Region. As such, proposals which improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported.
Policy CC9 Design and Heritage	Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
Policy CC10 A Place for Everyone	The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through increasing the diversity of activity in the City Centre and high standards of accessibility to buildings and across spaces.
Policy DM1 Development Management	All development should have regard to the specific issues including: effects on amenity such as noise, privacy, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

Heritage

The proposals have been assessed against policies EN3 (Heritage) and CC9 (Design and Heritage) to ensure that the works respect the listed building.

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.

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 ground floor works.

We trust the enclosed information is sufficient to validate this application and look forward to hearing from you accordingly.

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

Yours faithfully,



Jay Patel

Director