Sunlight House, Manchester

Heritage Statement

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Abbreviations and Conventions used in the text

c.	circa	LB	Listed building
CA	Conservation Area	LPA	Local Planning Authority
ha	hectares	m	metres
HA	Heritage Asset	NGR	National Grid Reference
HE	Historic England	NHLE	National Heritage List for England
HER	Historic Environment Record	NPPG	National Planning Practice Guidance
km	kilometres	NPPF	National Planning Policy Framework

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2021) National Planning Practice Guidance (NPPG; Ministry of Housing, Communities & Local Government, 2021) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017).

1.0 Introduction

1.1. Project background

1.1.1. Savills Heritage and Townscape has been instructed by Kinrise (Sunlight) Limited (hereafter 'the client') to produce a Heritage Statement in relation to proposals for the basement and ground floor at Sunlight House, Quay Street, Manchester, M3 3HP centred at NGR SJ 83414 98041 (hereafter 'the Site').

1.1.2. An aerial view of Sunlight House and the wider vicinity is shown at **Figure 1** below.

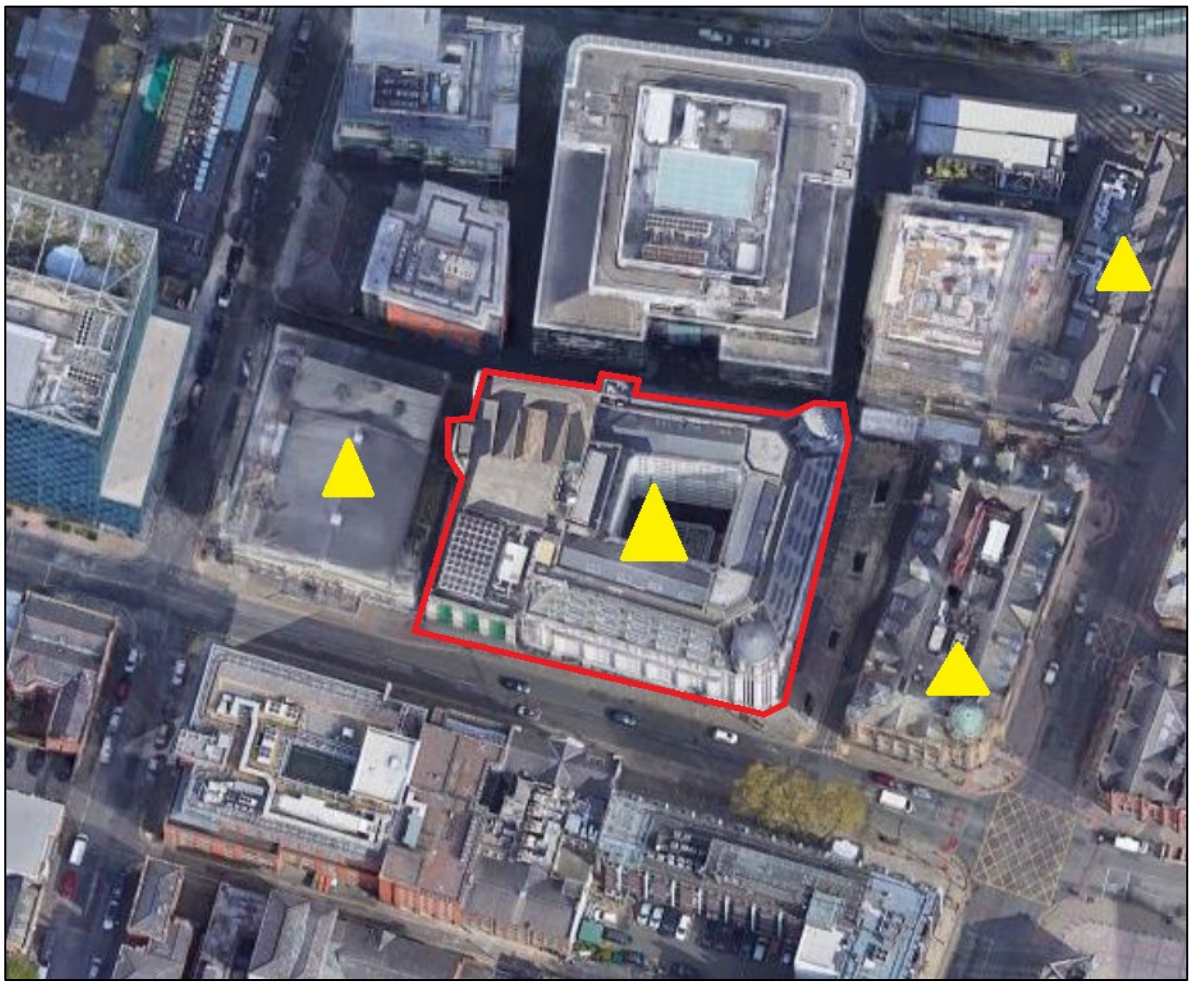


Figure 1 – Aerial view of the Site (indicative boundary highlighted in red) with nearby listed buildings marked by yellow triangles.

1.2. The Site and its wider context

1.2.1. Sunlight House is a Grade II listed building constructed in 1932 and designed by Joseph Sunlight. It was first designated as a listed building on 20th June 1988 (NHLE ref: 1270915). There are a number

of other Grade II listed buildings within the vicinity of the Site: including the Opera House to the west (NHLE ref: 1247470), the Royal London House to the east (NHLE ref: 1200852) and Nos. 184 and 186 Deansgate to the north-east (NHLE ref: 1210068). The Site is also located within the Deansgate/Peter Street Conservation Area, designated on 26th June 1985.

1.2.2. Due to the nature of the proposals, the focus of this report will be the Grade II listed Sunlight House itself, with a particular emphasis on the basement and ground floors.

1.3. Planning history

1.3.1. There are a number of previous planning applications relating to the Site: a full planning history is included at **Appendix 2.**

1.3.2. This includes the planning and listed building consent applications for office refurbishment and plant updates currently being determined by MCC. Savills Heritage and Townscape also provided heritage consultancy services in support of these applications, and as such have a detailed understanding of the listed building.

2.0 Methodology

2.1 Aims, objectives and scope

2.1.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

1) Provide a heritage baseline assessment to understand the archaeological and historical background to the listed building;
2) Formulate an assessment of the importance/sensitivity of the listed building considering its archaeological, historic, architectural and artistic interests in relation to the proposals; and
3) Formulate an assessment of the impact of the proposed development on the listed building.

2.2 Assessment methodology

2.2.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. The following terminology has been adopted within this assessment for classifying and discussing the historic environment:

1) A **heritage asset** is a building, monument, site, place, area or landscape identified as meriting consideration in planning decisions because of its heritage interest (NPPF, Annex 2 Glossary);
2) The **setting** of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2 Glossary);
3) **Significance** (for heritage policy), as defined in the NPPF (Annex 2 Glossary) is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic or historic. Significance derives from not only a heritage asset's physical presence, but also from its setting.

2.2.2 Historic England guidance includes the concept of interests to assess the significance of heritage assets (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019), with reference to the following criteria:

1) **Archaeological interest**. Deriving from the potential of a place to yield evidence about past human activity that is worthy of expert investigation.
2) **Historic interest**. An interest in past lives and events. It tends to be illustrative or associative.

Providing a material record of the nation's past, it can also provide meaning for communities derived from their collective experience of a place and it can symbolise wider value such as faith or cultural identity.

3) **Architectural and artistic interest**. Interest from the design or general aesthetics of a place. Derived from conscious design or fortuitously through evolution. More specifically, it relates to the science of design, construction, craftsmanship and decoration. Artistic interest is an interest in other human skill, such as sculpture.

2.2.3 Revised National Planning Policy Guidance (NPPG, July 2021) in relation to the historic environment provides a similar interpretation of assessing significance.

2.2.4 These criteria derive from previous Historic England guidance (Conservation Principles: Policies and Guidance (English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).

Assessment of setting

2.2.5 Historic England has issued Historic Environment Good Practice Advice in Planning guidance notes, of which *Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (March 2015)* and *Good Practice Advice Note 3 (second Ed.) – The Setting of Heritage Assets (December 2017)* are relevant to the proposals at the proposed development site.

2.2.6 The Historic England guidance advocates a systematic and staged approach to the assessment of the implications of development in terms of their effects on the settings of heritage assets.

2.2.7 **Step 1** of the approach is *'identifying the heritage assets affected and their settings'*. This initial step is carried out by undertaking documentary research, and assessing data sourced from the HER and national heritage datasets.

2.2.8 **Step 2** requires consideration of *'whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)'*. The guidance states that this stage of the assessment should first address the key attributes of the heritage asset itself and then consider: i) the physical surroundings of the asset, including its relationship with other heritage assets; ii) the way the asset is appreciated; and iii) the asset's associations and patterns of use.

2.2.9 **Step 3** involves *'Assessing the effect of the proposed development on the significance of the asset(s)'*. This stage of the assessment addresses the key attributes of the proposed development, such as its: i) location and siting; ii) form and appearance; iii) additional effects; and iv) permanence.

2.2.10 **Step 4** of the guidance should explore opportunities for *'maximising enhancement and minimising harm'*, while **Step 5** is to *'make and document the decision and monitor outcomes'*. For the purposes

of this assessment, **Steps 1-4** of the process have been followed. **Step 5** is the duty of the Local Planning Authority and therefore not undertaken as part of this assessment.

Historic baseline

2.2.11 Baseline conditions were established through consideration of the historic environment within the vicinity of the Site and a desk-based review of existing sources of publicly accessible primary and synthesised information, comprising:

1) National heritage datasets including The National Heritage List for England (NHLE);
2) Manchester Council Archives and Local Studies;
3) Primary and secondary historical sources available online, such as historic mapping.

2.2.12 An initial site visit was undertaken on 15.11.2022, with several site visits undertaken subsequently, to inform the understanding of the Site, heritage assets within the vicinity which may be sensitive to the proposed development, and the wider built environment.

2.2.13 A bibliography of documentary, archive, and cartographic sources consulted is included in the **References** section of this report.

3.0 Historic background

3.1 Introduction

3.1.1 The following section provides a summary of the historical development of the Site and its environs, compiled from sources as listed in the References and drawing on previous studies in the area surrounding the Site.

3.1.2 Understanding the history and context of the relevant heritage assets is important to establish their significance and the factors which contribute to this significance.

3.2 Historic development of the Site and surroundings

3.2.1 As denoted on the historic Ordnance Survey mapping below (**Figure 2**), in the mid-19th century the Site was made up of a number of back allies, namely Barne's Court, Richards Court and Richard Street. At this time, Little Quay Street turned west so that it was parallel with Atkinson Street, bisecting the Site in two. The Site and its immediate setting appear to have been semi-industrial, with a number of timber yards to the south and manufacturing works to the northern side of Atkinson Street. There was also a coal yard immediately to the east of the Site. A large number of inns and public houses were located on Deansgate.

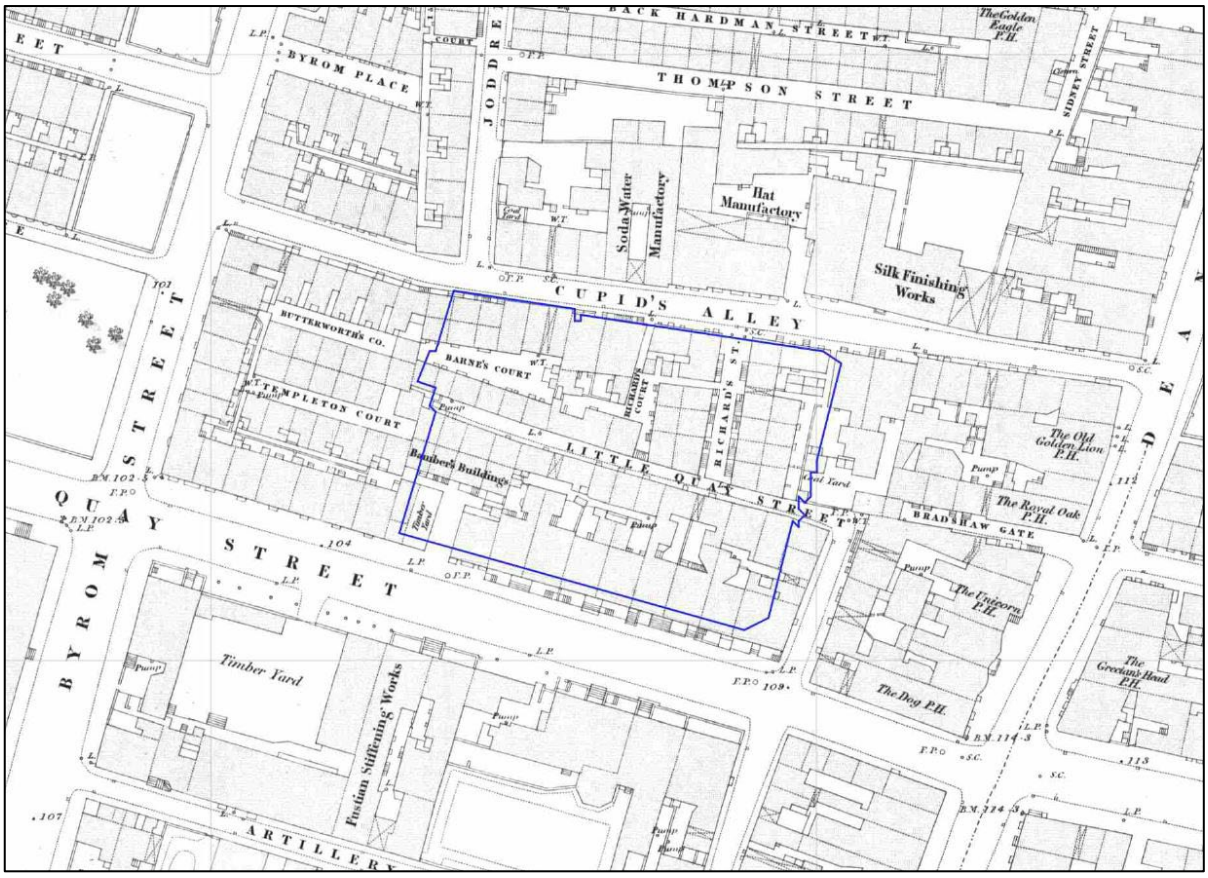


Figure 2 - 1851 Ordnance Survey map with indicative site boundary highlighted in blue.

3.2.2 As shown on the 1891 Ordnance Survey map (**Figure 3**), the Site remained relatively unchanged during the late 19th century. A number of public houses to the west of the Site were demolished and replaced with the Scottish Panorama building. This was constructed on the former street of Bradshaw Gate (**Figure 2**). The tramway along Deansgate was also constructed by this time.



Figure 3 - 1891 Ordnance Survey map with indicative site boundary highlighted in blue.

3.2.3 By the early 20th century, the building immediately north-west of the Site was demolished along with the Scottish Panorama (**Figure 4**). This resulted in Little Quay Street being extended to the north, no longer turning to the west here. There also appears to have been a degree of redevelopment at the southern extent of the Site. To the west of the Site, the Scottish Panorama building was completely redeveloped. This included the construction of a number of institutional buildings to the north-east of the Site, such as the High Court Registry and Inland Revenue Offices. Another hospital building here was constructed on the site of a former timber yard.



Figure 4 – 1908 Ordnance Survey map with indicative site boundary highlighted in blue.

3.2.4 Buttersworth Court was demolished and replaced with the Opera House in 1912, shown on the 1922 Ordnance Survey map (**Figure 5**) as the "New Queen's Theatre", as it was formerly known. The rest of the Site and its immediate surroundings remain relatively unchanged, whilst a number of theatres were also constructed along Peter Street. The Royal London House was also built in 1908, located on the eastern side of Little Quay Street.

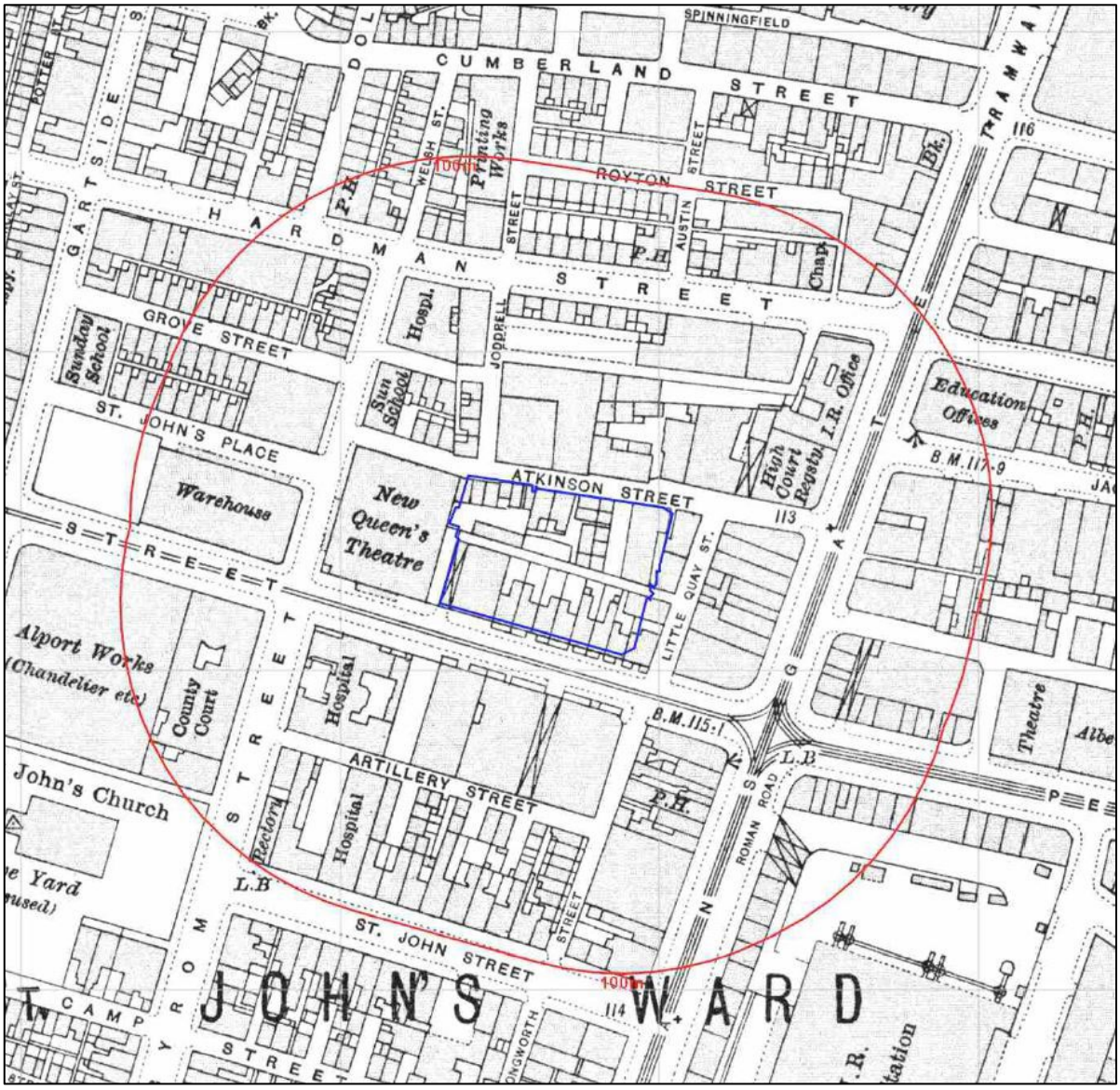


Figure 5 - 1922 Ordnance Survey map with the indicative site boundary highlighted in blue.

3.2.5 Sunlight House was Manchester's first speculative office development, and was constructed to the designs of the Belarusian architect, Joseph Sunlight. As shown on historic Ordnance Survey mapping (**Figure 6**), it was completed by 1932 and was at the time Manchester's tallest building, eclipsing the Town Hall tower. The building reached 200 feet from foundation to the roof ridge, comprising 14 storeys with a caretaker's flat at the top level. Joseph Sunlight initially intended the building to reach 30 storeys, and later proposed an extension between Sunlight House and the Opera House that would rise to 35 storeys, topped with a large clock tower (**Figure 7**). This was refused by the council, who only allowed for fourteen storeys. Nonetheless, it remained Manchester's tallest building until the CIS tower was built in 1962.

3.2.6 A number of the floors were initially leased to Inland Revenue inspectors, whilst Douglas Fairbanks (the American actor, screenwriter, director, and producer) inaugurated the basement swimming pool in 1934. This space was originally intended to be used as a restaurant by Sunlight, but the alcohol licence for this venture was refused by the council. Notable to the design are the polygonal lift towers which were originally manually operated, and the distinctive central lightwell with a glazed lantern at its base (marked by hatching on the 1932 Ordnance Survey mapping at **Figure 6**).

3.2.7 At the time of the construction of Sunlight House, the immediate surroundings of the Site had remained relatively unchanged since the 1920's. The north of Hardman Street remained semi-industrial, with a number of printing works. St John's Church, to the south-west of the Site, was demolished with the plot turned into a graveyard.

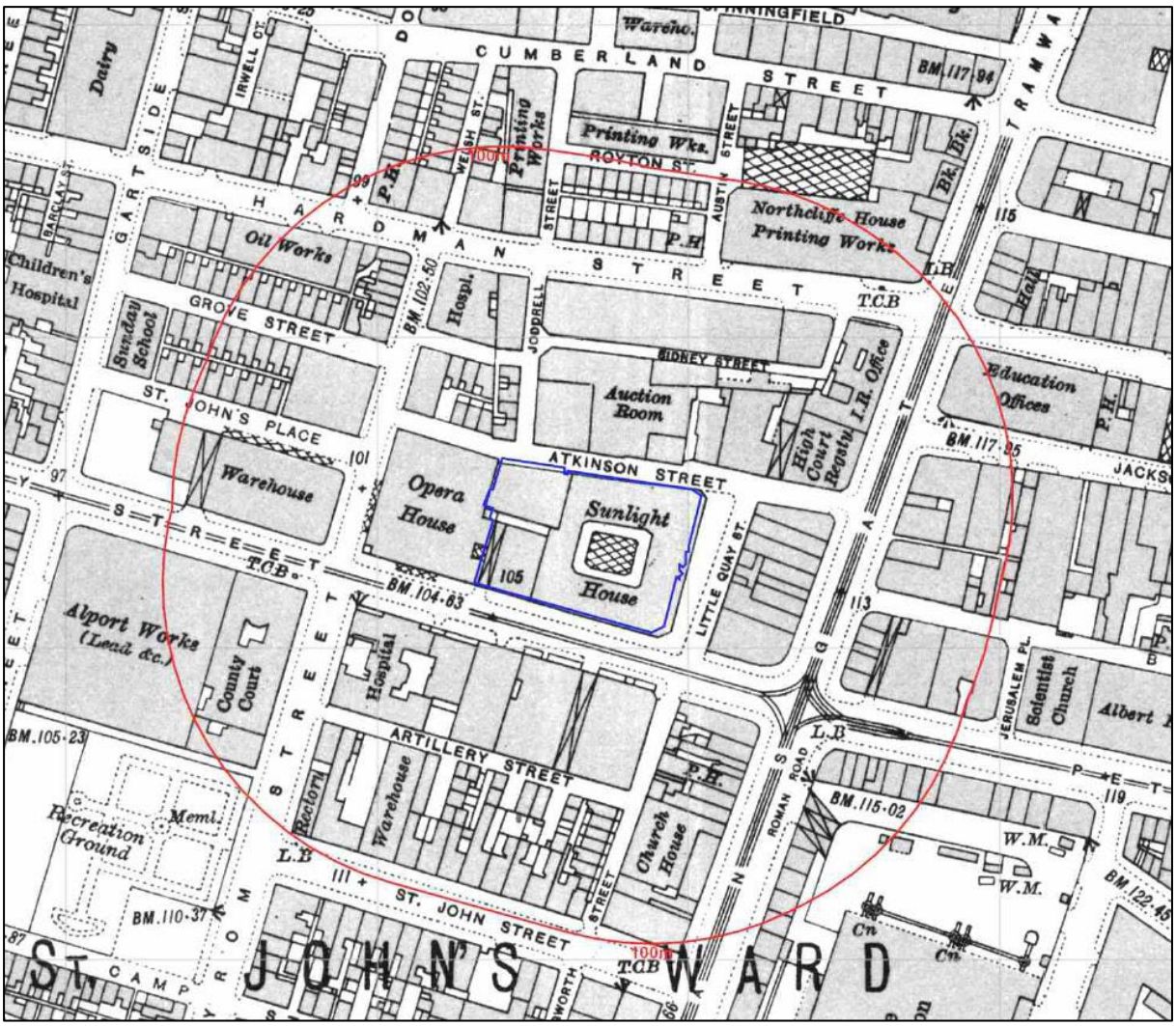


Figure 6 - 1932-33 Ordnance Survey map, with indicative site boundary highlighted in blue.



Figure 7 - Original proposed design of Sunlight House.

3.2.8 Throughout the mid-20th century, the immediate vicinity of the Site remained relatively unchanged (**Figure 8**). The printing works to the north of Hardman Street were converted into Northcliffe House, but the area retained a semi-industrial character with a number of warehouses to the north and south of the Site. The warehouses to the east of this street were demolished as a result of the extension of the Manchester Court of Justice building in the 1970s (**Figure 9**).

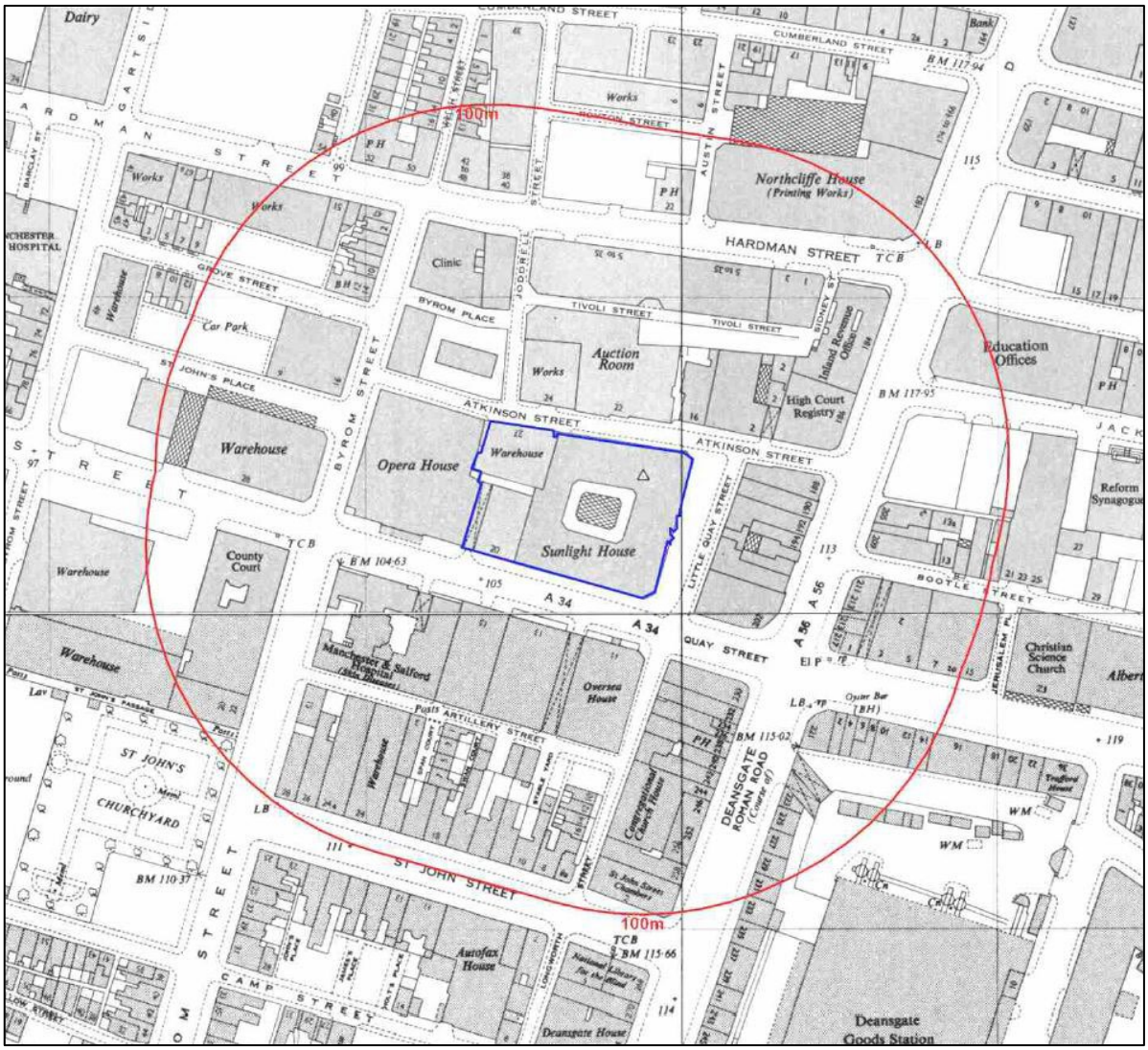


Figure 8 - 1957-58 Ordnance Survey map, with the indicative site boundary highlighted in blue.

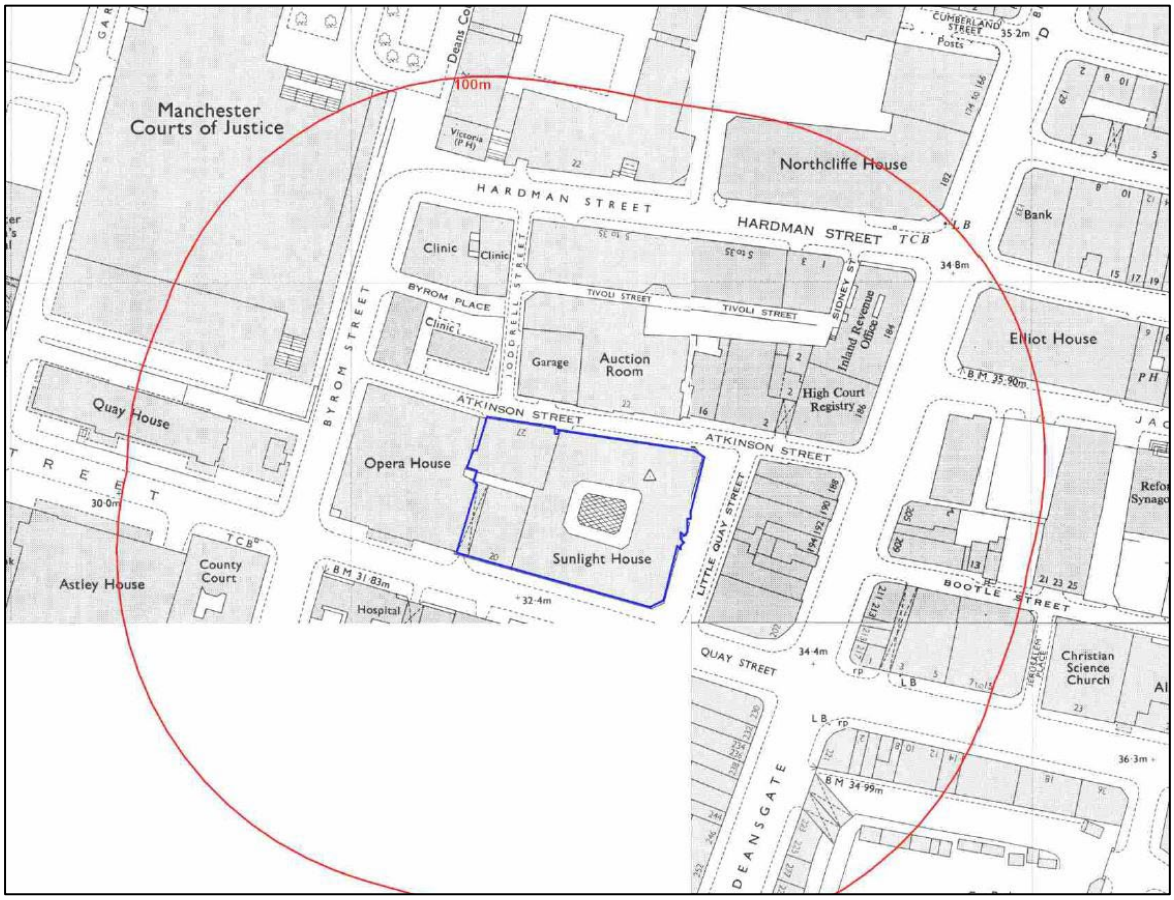


Figure 9 - 1970-73 Ordnance Survey map, with indicative site boundary highlighted in blue.

3.2.9 In 1984, planning permission was granted for the erection of a multi storey car park on the land between Sunlight House and the Opera House, as shown on the 1986-1990 Ordnance Survey map (**Figure 10**) This is where Joseph Sunlight had originally intended a 35 storey skyscraper to be located, only for it to be refused by the council. By the 1980's, the rest of the printing works on the eastern side of Byron Street had been redeveloped into Cumberland House.

3.2.10 The Site and its immediate surroundings have remained relatively unchanged since the late 20th century, though the surrounding area has changed considerably. Numerous tall buildings have been constructed in the vicinity, such as the twenty storey '20 stories' building on Byron Street to the west of the Site. Sunlight House itself has undergone various stages and styles of refurbishment and is still primarily in office use, with a gym occupying the basement and part of the ground floor, along with a separate shop and restaurant at ground floor level.

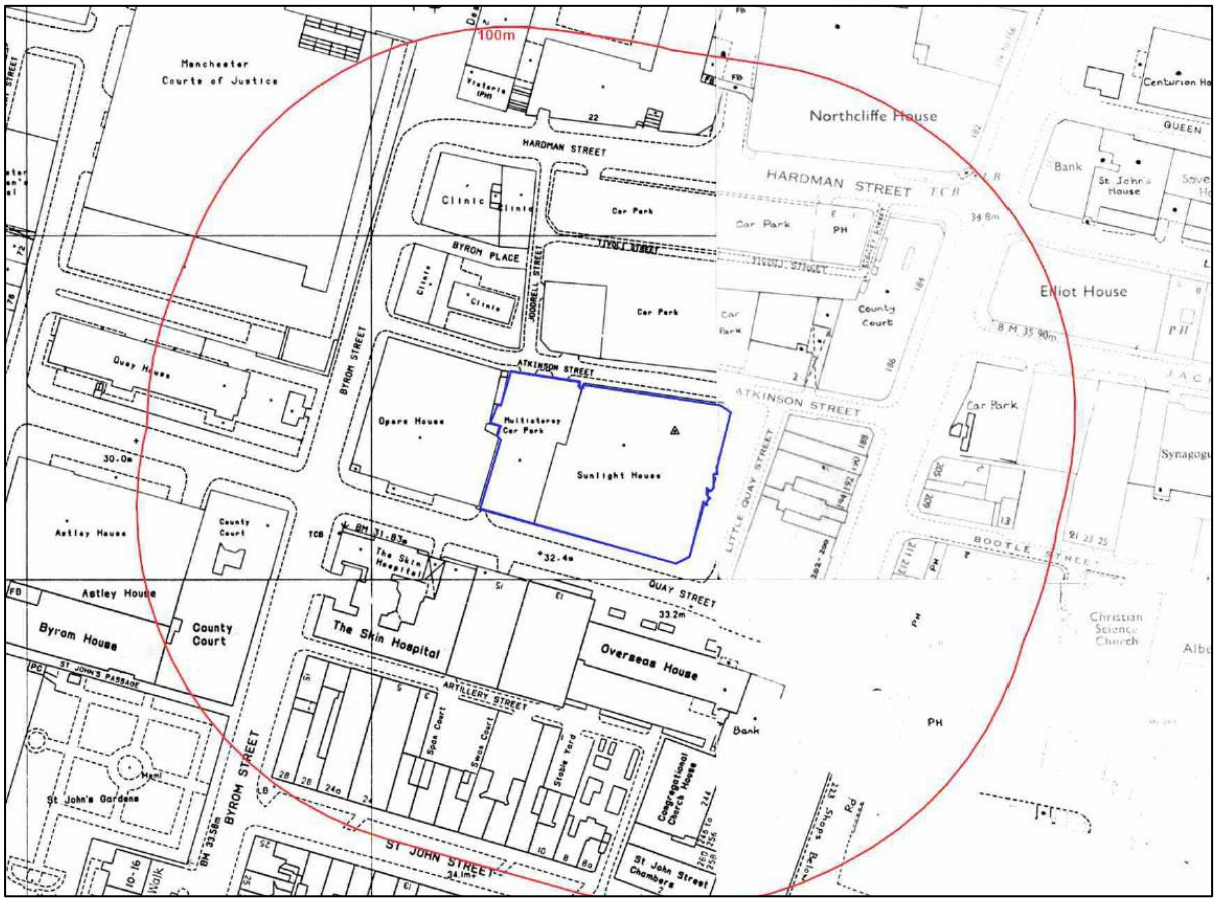


Figure 10 - 1986-90 Ordnance Survey map, with the indicative site boundary highlighted in blue.

3.3 Original layout of the Site

3.3.1 A selection of original basement/ground floor plans of Sunlight House are reproduced in **Appendix 3** (**Images A-I**) for reference. The original plans show numerous alterations as part of the various refurbishments, but also demonstrate the original layout of the building. The plans show that there was a standard template for each floor of office accommodation, with office space arranged around the central lightwell. Although there are no internal divisions shown on the plans, it is likely that the office space was originally divided by partitions, aligning with the existing steel columns, running perpendicular to the outer walls. There are also no door positions indicated to access the offices on the majority of the floor plans, apart from on the ground floor where there is a doorway into the spaces to Little Quay Street. It is therefore likely that as a speculative office block in the early stages of its design, the divisions and door positions were not yet finalised, or could be tailored to the needs of the occupant. The basement

mezzanine floor is not included on the original plans as this was a later insertion.

3.3.2 The offices faced onto the lightwell, with outer elevations either side of the access corridor, wrapping around the lightwell. This arrangement still exists today, with the primary divisions still discernible by the steel columns, despite the loss of partitions. The two towers facing Little Quay Street were built with lift shafts which were originally manually operated. It is believed that when the lift operators were on their lunch break, Joseph Sunlight would work the lift himself to avoid paying for a relief operator. The hoist (goods lift) is labelled on the 1929 ground floor plan of the building on the opposite side of the lifts (**Image E**). This lift shaft remains extant today. The main staircases were arranged in a polygon around the lift shafts. There were toilets on every floor, located to the western elevation. These are labelled on the 1929 plans of the first and thirteenth floors as men's and women's lavatories (**Image F).**

3.3.3 The original ground floor layout consisted of identical outer shops to the south and east, regularly arranged around the central lightwell with the inner space remaining open and used as a gallery. The areas to the west are marked on the original floorplans as restaurants. The main entrance, located on Quay Street, led into a lounge area (**Images B, C and D**).

3.3.4 The 1930's plan of the basement (**Figure 11**) shows the swimming pool with the larger areas to the north and east occupied by cubicles, used as male and female changing rooms. This layout of the basement largely corresponds with later 20th century plans (**see Figures 13, 19 and 20**). As previously mentioned, it was originally intended for the space now occupied by the swimming pool to be used as a restaurant.

3.3.5 Internally, the building has subsequently been heavily altered with limited original features surviving overall. This is described in greater detail below.

3.4 Previous internal alterations

3.4.1 A consented application of 1979 (planning reference number: F10362) resulted in the basement and ground floor of the building being converted into Herriot's Health and Leisure club, with a restaurant and bars located on the ground floor. The original floor plans of the basement and ground floor are reproduced in **Figures 11 and 12** below, with the proposed changes as part of this consented scheme

denoted in **Figures 13 and 14**. As part of this application, it was also proposed that the metalwork to the ground floor façade of Quay Street was to be painted black and gold with a canopies fitted above the doorway (**Figures 15**). It appears that this was not fully implemented as shown on an image from the 1980's, which show the existing paint scheme, as well as canopies above the window openings but not above the doorway (**Figure 16**).

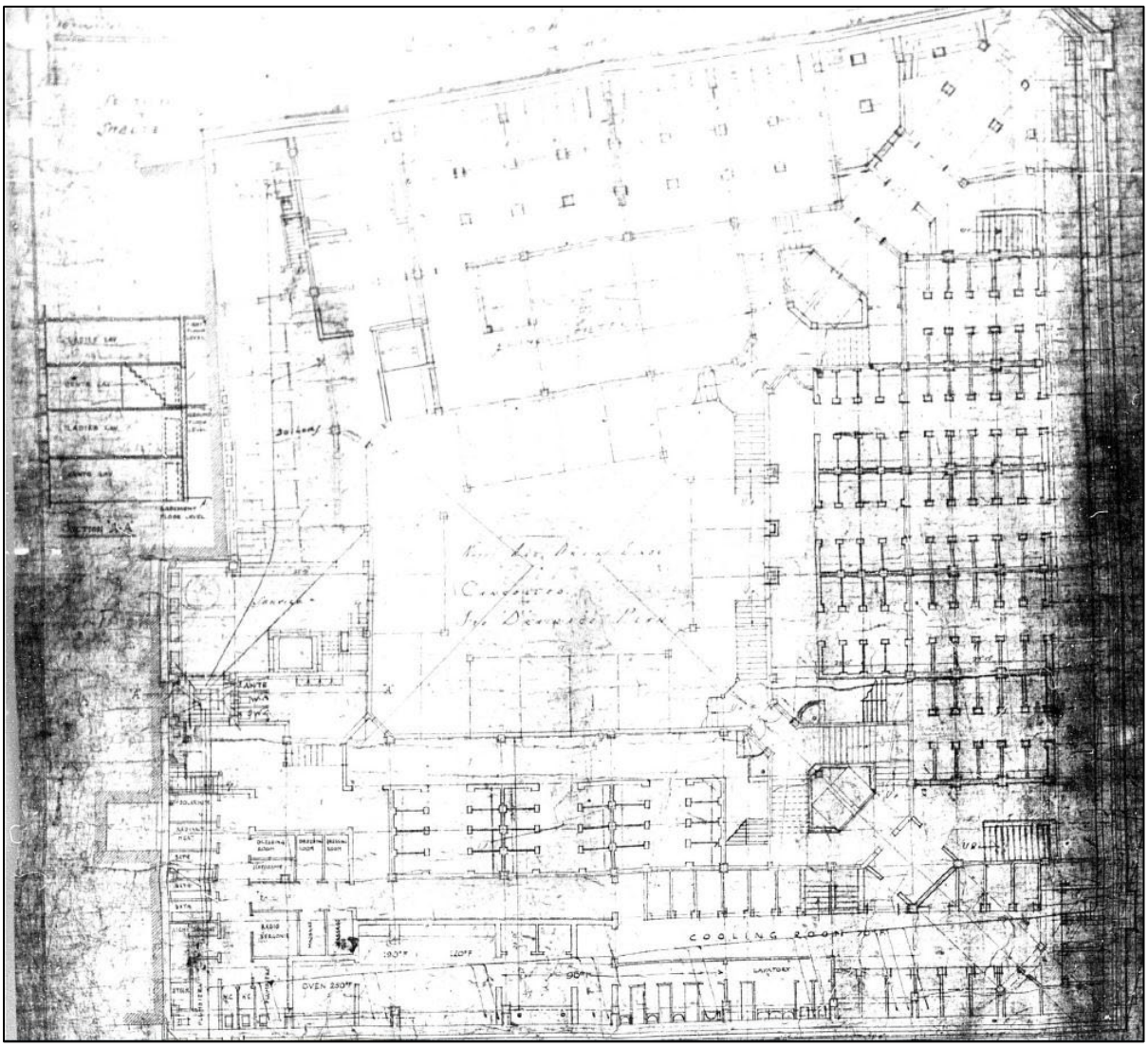


Figure 11 - Basement plan (assumed date: 1931-1934)

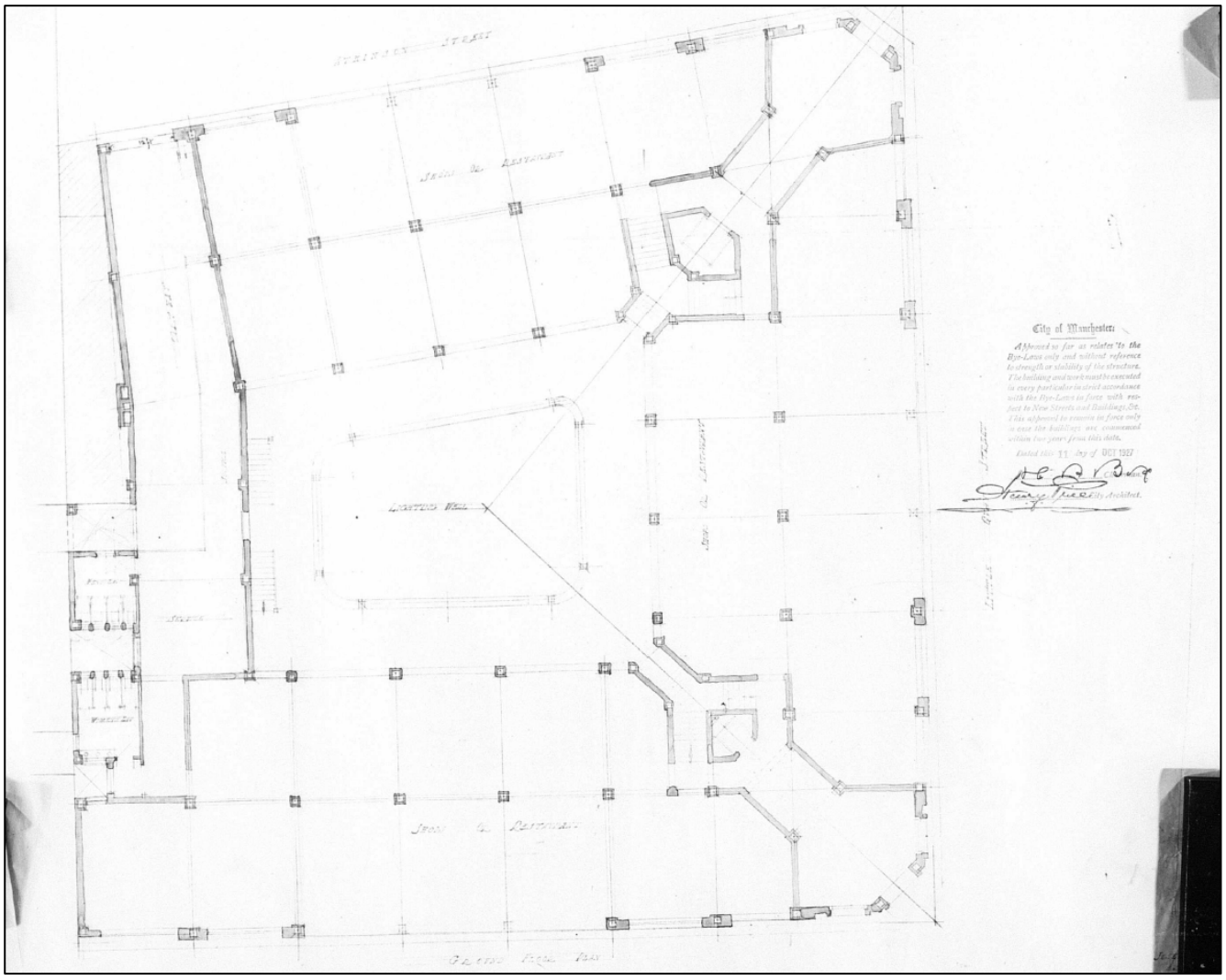


Figure 12 - Ground floor plan (1927)

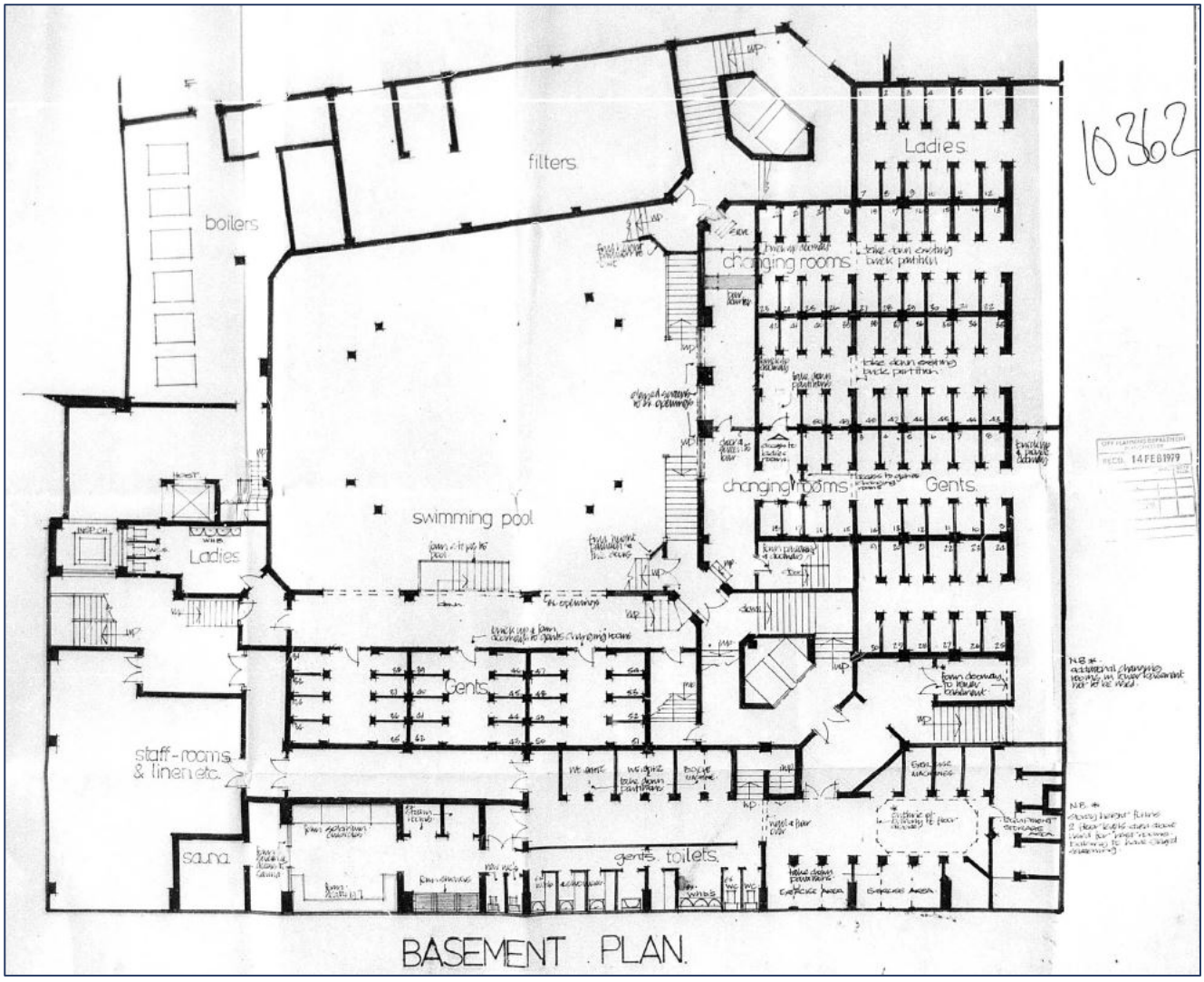


Figure 13 - Proposed basement plan submitted as part of the 1979 consented application (planning application reference: F10362)

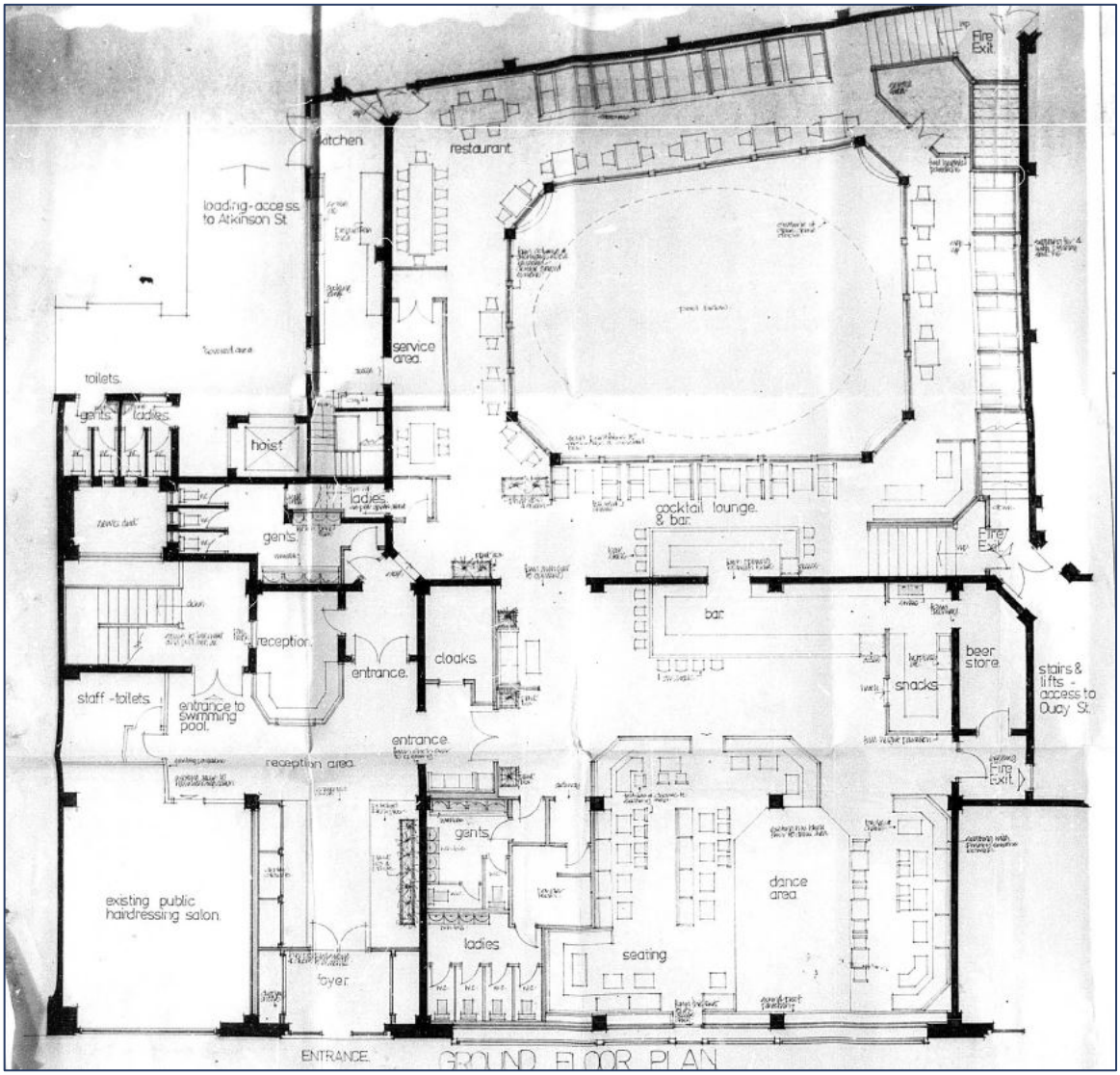


Figure 14 - Proposed ground floor plan submitted as part of the 1979 consented application (planning application reference: F10362)

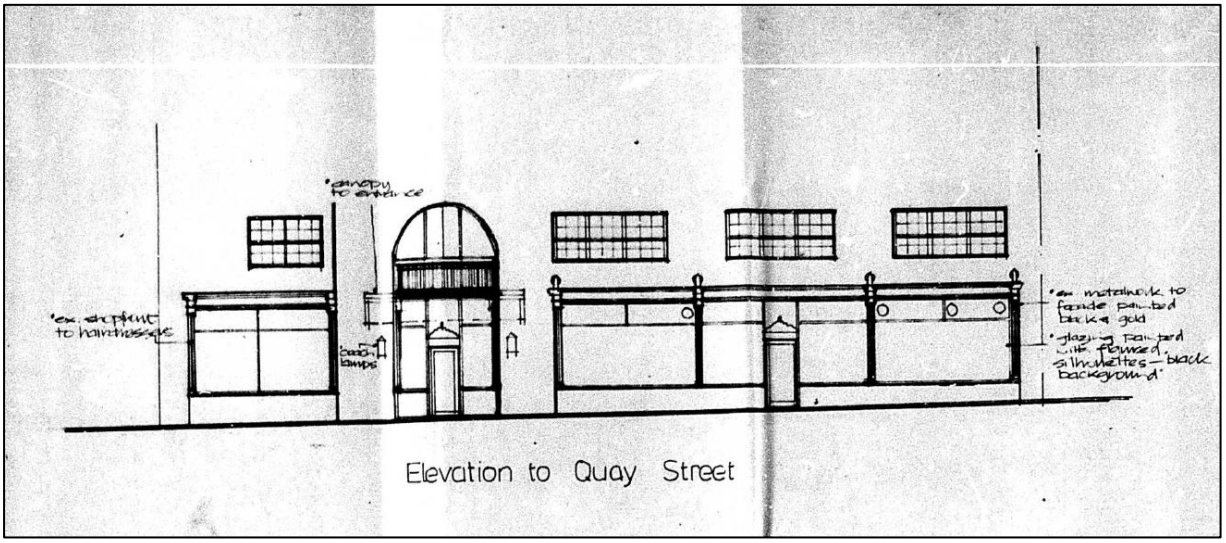


Figure 15 – Proposed changes to Quay Street elevation, submitted as part of the 1979 consented application (planning application reference: F10362)



Figure 16 – 1980's image of Quay Street elevation, showing canopies above the window openings with Herriots lettering, as well as the paint scheme to the metalwork which exists today.

3.4.2 The images below at **Figure 17** show the interior of Herriot's Health and Leisure Club during this period. It is not clear when these images were taken, but it is known that the club opened in 1981 and changed ownership in 1995 to Living Well Health and Leisure Ltd.

3.4.3 The basement mezzanine is a later insertion and visible on imagery below. This was introduced to extend the poolside area and provided additional changing rooms. As a consequence, several older changing areas were rendered obsolete and repurposed into supplementary spaces for pool equipment. The concrete slab is believed to be directly supported by pre-existing walls, which has led to a notably reduced floor-to-ceiling height in numerous areas.

Restaurant to Quay Street



Dance floor



Swimming pool

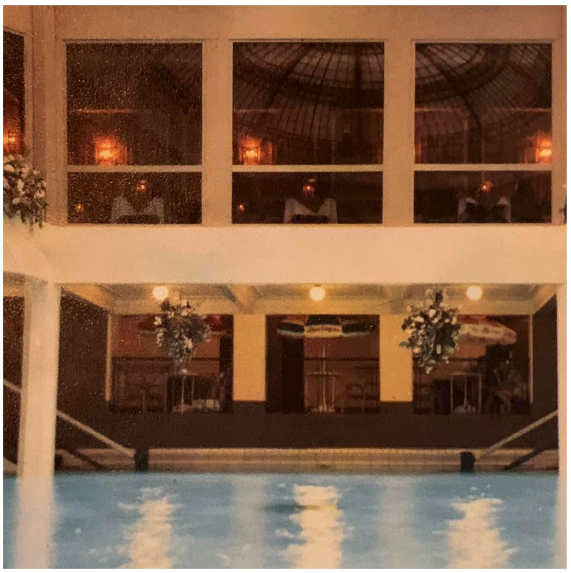




Figure 17 – Images of the ground floor and basement mezzanine of Herriot's Health and Leisure Club (1981 – 1995).

3.4.4 The ground floor appears to have been further reconfigured as part of a consented application in 1989 (planning application reference: 033987). Judging from the proposed ground floor plan submitted as part of this application (**Figure 18**), the dance floor was moved to the Atkinson Street elevation, with the restaurant, bar area and cloakroom completely reconfigured. This resulted in the ground floor having a more open floor plan, with the demolition of walls between the principal rooms and wrap-around floor space by the pool.

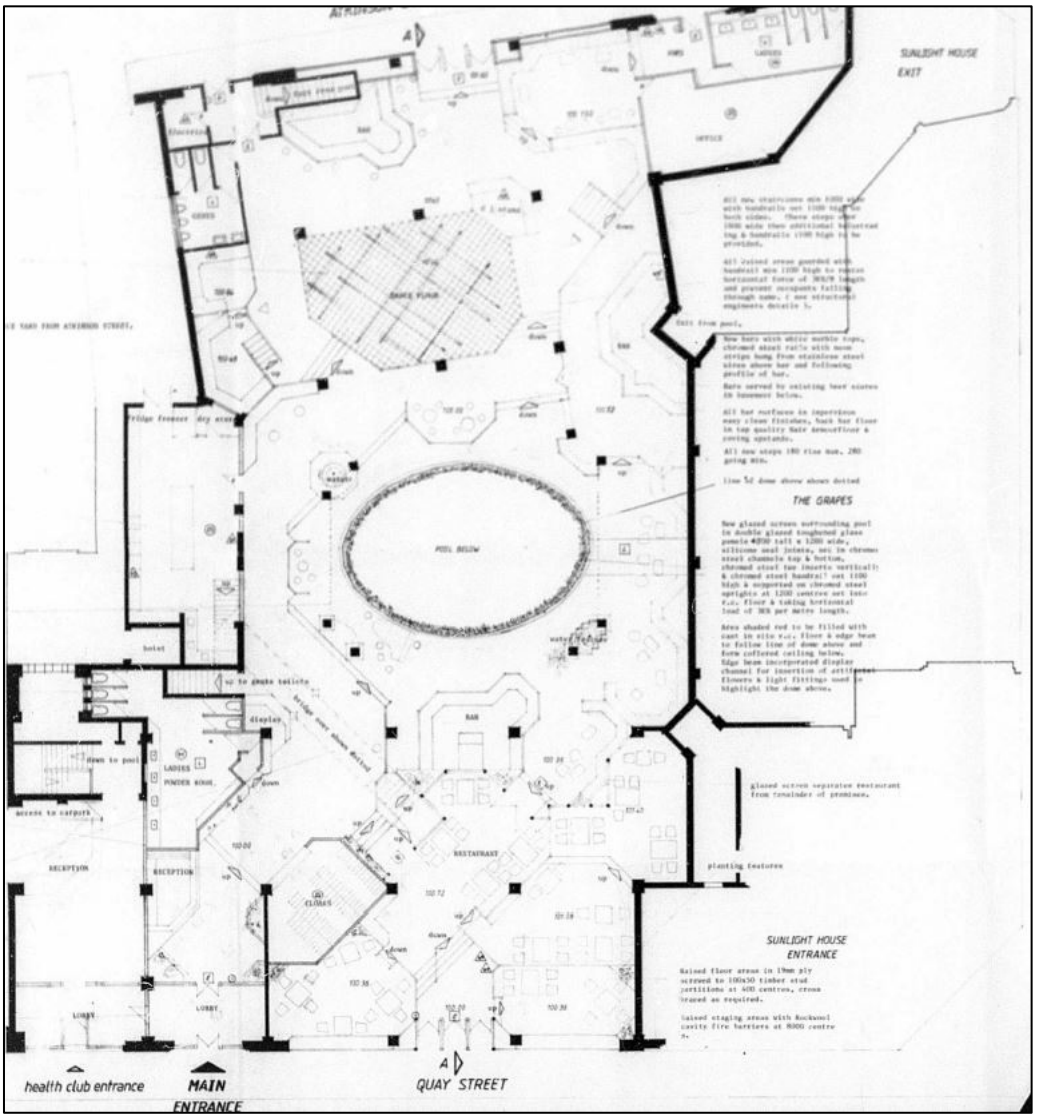


Figure 18 - Proposed changes to ground floor, submitted as part of the 1989 consented application.

3.4.5 As part of a consented change of use application from a night club to health club in 1995 (planning reference number: 37870), further changes were made to the basement and ground floor level (**Figure 19**). This included limited changes to the basement floor, which remained relatively unchanged as a result of the proposals. The executive changing rooms located on the mezzanine to the south of the skylight were removed with the space used as a poolside area, with the gym and offices to the east converted into a women's changing rooms, which were relocated from the floor below. The café bar was converted into a beauty and crèche room. On the ground floor, the existing dance floor to Atkinson Street was converted into a gym at this time (**Figures 20** and **21**).

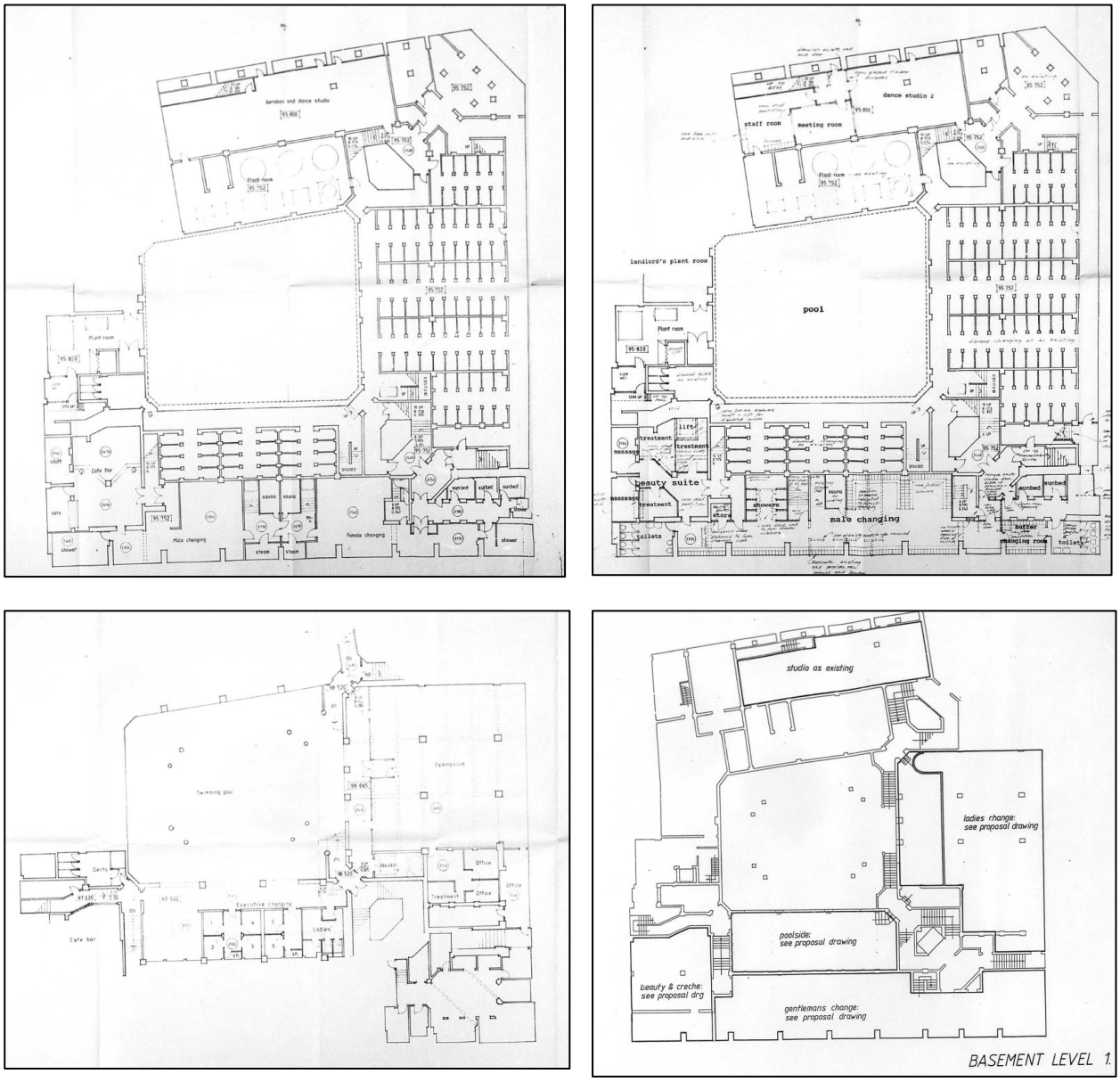


Figure 19 – 1995 consented proposals to basement and mezzanine floors: existing basement (top left), proposed basement (top right), existing mezzanine (bottom left), proposed mezzanine (bottom right)

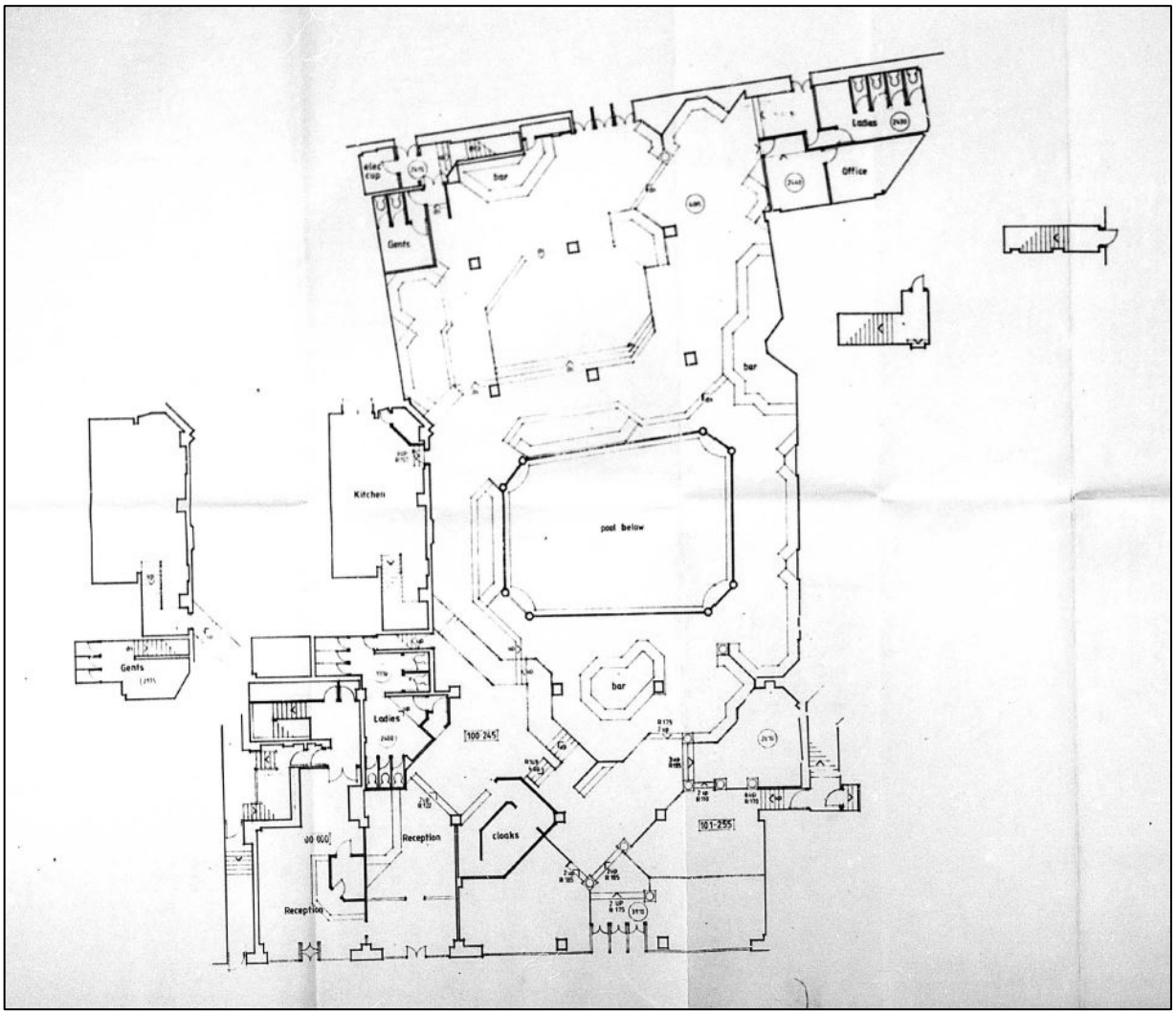


Figure 20 - Existing ground floor plan, submitted as part of the 1995 consented application.

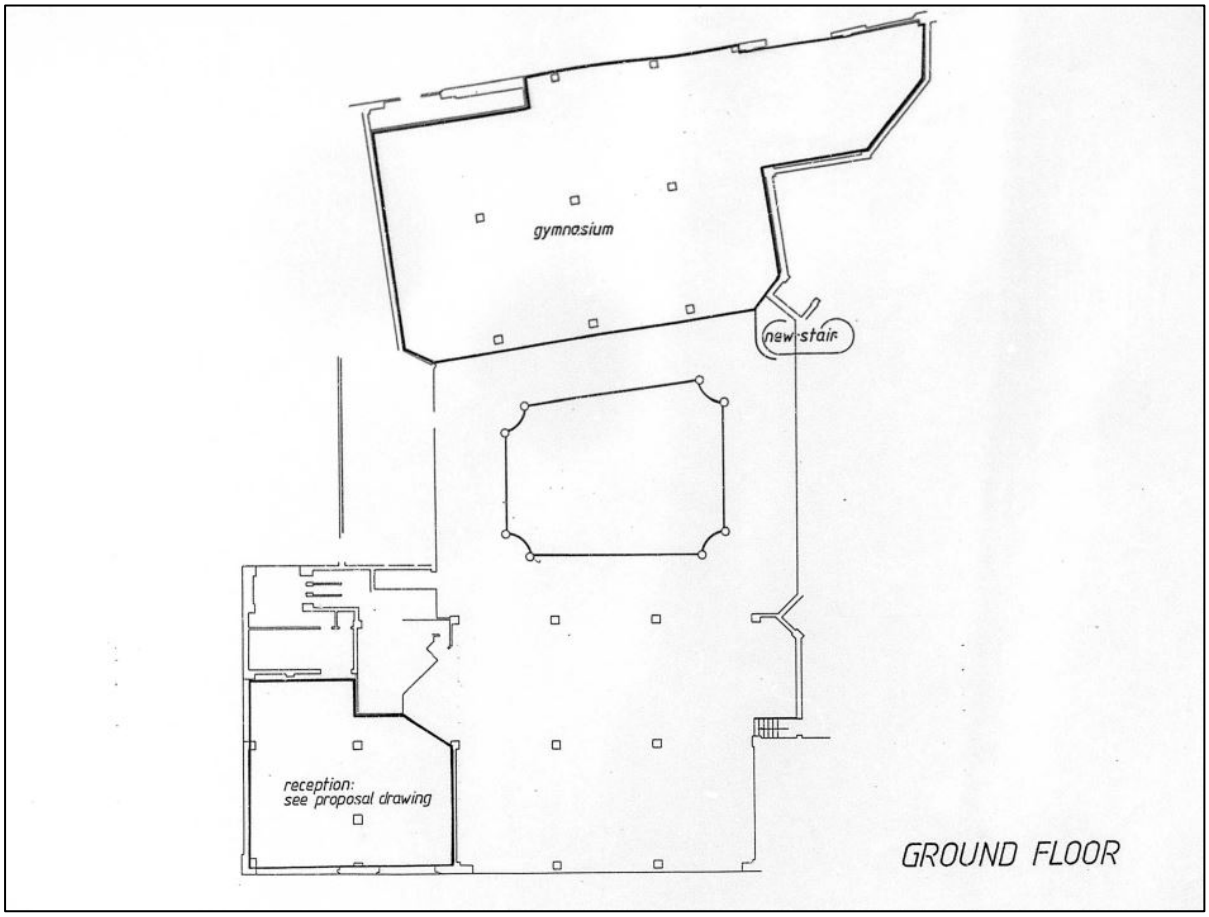


Figure 21 - Proposed ground floor plan, submitted as part of the 1995 consented application.

3.4.6 As part of various consented applications in 2008, a number of floors were refurbished. This included the removal of revolving doors to the south-eastern corner at ground floor level, as well as the introduction of dropped ceilings, the replacement of doors and general refurbishment works to the reception area (planning reference number: 085698/LO/2008/C1) (**see Figure 22**). As shown on the historic image below (**Figure 23**), the revolving doors were originally placed in a lobby area at the junction of Quay Street and Little Quay, set between the street and the full interior of the building. These doors were placed within a decorative stone surround which is still extant today. The sixth floor was also refurbished as part of a consented application of the same year (planning reference number: 086150/LO/2008/C1).

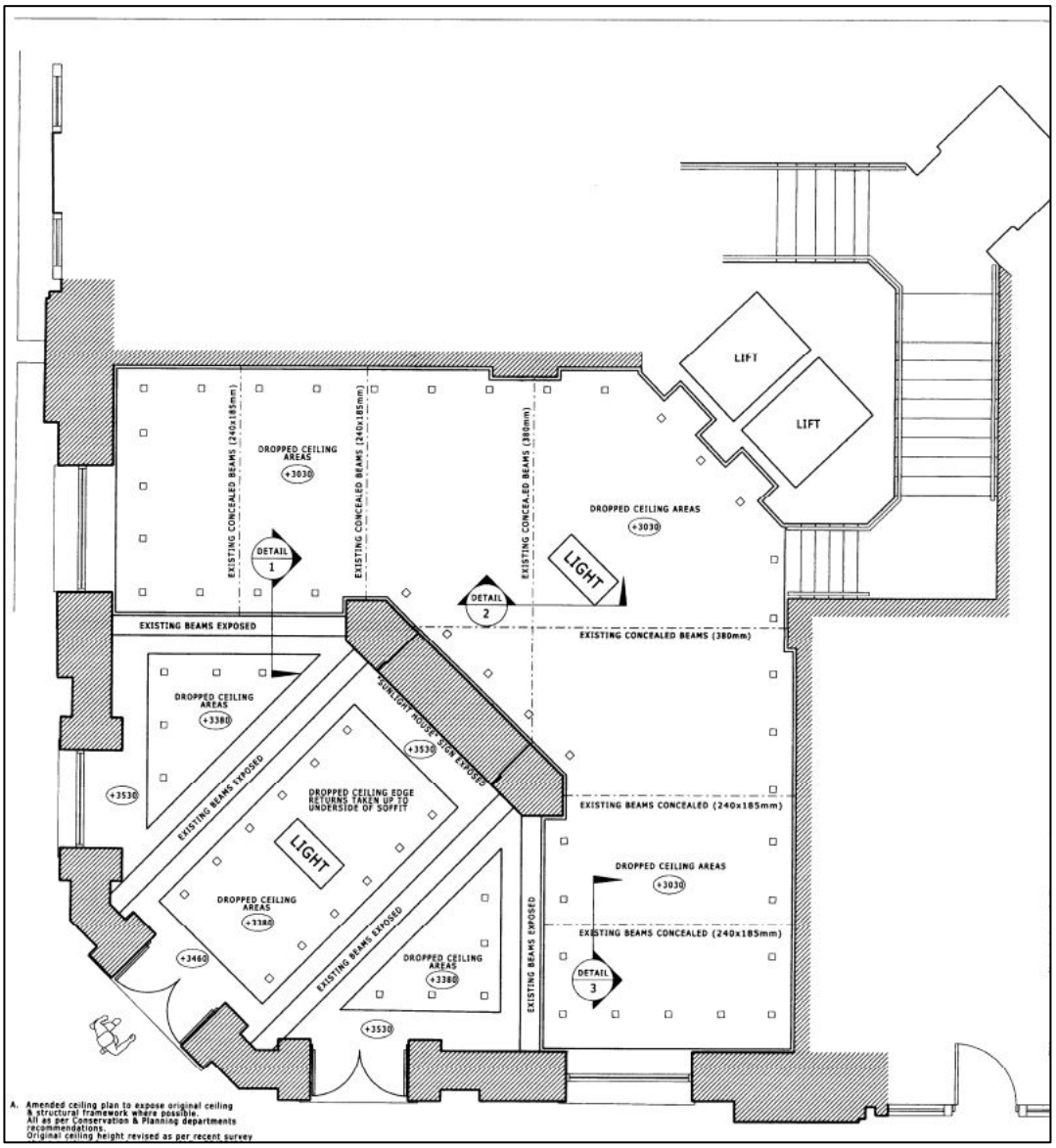


Figure 22 - Proposed changes to reception submitted as part of the 2008 application (085698/LO/2008/C1).



Figure 23 - Photograph dating to 1958, showing the original lobby.

3.4.7 The second, ninth and eleventh floors were also refurbished in 2008 (planning reference number: 087147/LO/2008/C1). This included the installation of the incongruous 'pendant' lighting schemes which still exist on these floors, as well as the addition of AC units located within a dropped plasterboard ceiling raft (**Figure 24**).

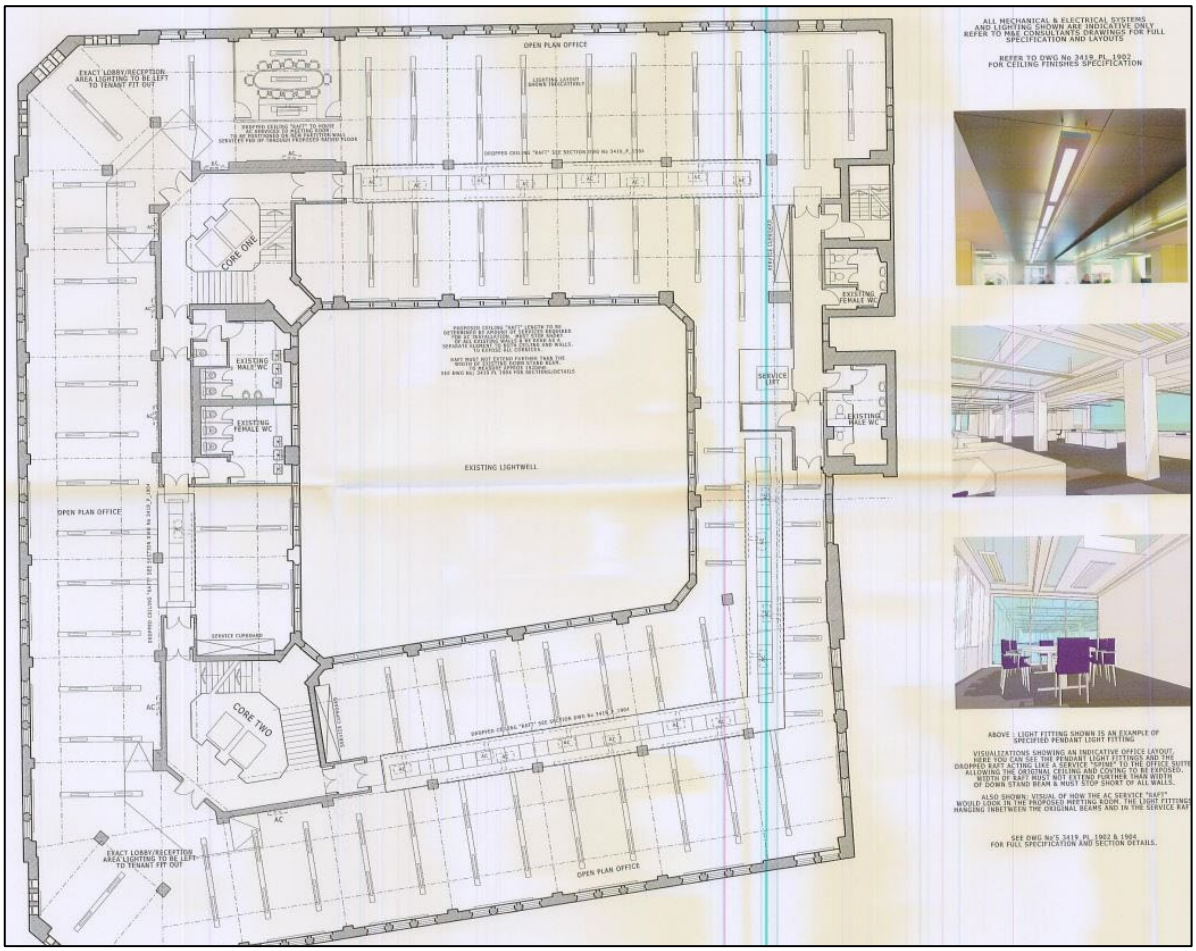


Figure 24 - Indicative proposed ceiling plan/lighting scheme submitted as part of the 2008 application (087147/LO/2008/C1).

3.4.8 As part of a consented application of 2012 (planning reference number: 099281/LO/2012/C1), the sixth floor was also refurbished. This resulted in the installation of a new raised access floor, with the parquet flooring beneath only exposed at the doorway into the lift corridor. As with previous applications, AC units were installed and located within a suspended plasterboard ceiling raft.

3.4.9 As part of works during 2017 (planning reference number: 115368/LO/2017), a soft strip out was undertaken on the eighth floor, which resulted in the removal of screed residues to the entrance wells and corridor, revealing parts of the original parquet flooring (which was restored here). A new raised floor was installed over the parquet flooring, with ramps from the area of restored parquet flooring at the entrance doors. The modern suspended ceiling was also stripped out to reveal the original coffered

ceiling, including beams and soffits. Significant refurbishment works have also been carried out to the thirteenth floor in recent years, including the restoration of the parquet flooring here.

3.5 Previous external alterations

3.5.1 There have been numerous changes made to the Little Quay Street elevation, which was occupied by the Old Grapes Public House during the 1980's, until around 2019. In 1987, the existing entrance was fronted with a half-height brick wall, with full height brick columns at either end. Three plastic canopies were fitted above the glazing here. The brick frontage was later removed to expose the historic painted timber pilasters and architraves as well as the decorative rosettes and urns, as shown on the images below. At some point during the late 20th century, modern glazing was inserted into the openings towards the corner elements of the building. Sometime after 1958, additional openings were also added either side of the central doorway to Quay and Atkinson Street, with matching ironwork above (**Figures 25 and 26**).

3.5.2 The Old Grapes frontage has recently been removed and replaced with a new glazed front entrance, whilst retaining the historic timber pilasters and architraves as well as the urns above. This was consented in 2017 (planning reference number: 115806/LO/2017, see **Appendix 3**). This installation of full height glazing resulted in the removal of three original openings, containing three windows in each which are visible on a photograph dating to 1987, as well as the 1958 photograph below (**Figure 25**) and the original elevation drawing (**Appendix 3 – Image Q**). This has resulted in almost all of the glazing to the ground floor Little Quay Street elevation being modern, though the glazing to the balconies on the former first floor appears to be historic. The lettering "SUNLIGHT HOUSE" was also inserted above the new glazed element. As shown in the images below, the canopies to the Old Grapes were removed by 2017, with the rest of the consented works completed by 2019 (**Figure 26**). The other elevations have been less altered overall, but feature large amounts of modern signage and unsympathetic vinyl advertising stickers in the windows.



Figure 25 – Historic imagery of elevations: 1958 photograph of junction of Little Quay and Atkinson Street (top left), 1958 photograph of Quay Street (top right), 1958 photograph of Little Quay Street including south-east corner (bottom left), 1987 photograph of the Old Grapes Pub, Little Quay street (bottom right)



Figure 26 - Imagery showing recent changes to Little Quay Street elevation dated as follows from top to bottom: 2012, 2016, 2017, 2019 (as it exists today)

4.0 Assessment of significance

4.1 Significance

4.1.1 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

4.1.2 The NPPF (July 2021) defines the significance of a heritage asset as *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* The NPPF definition largely correlates with the three values identified by Historic England in their Historic England Advice Note 12 (October 2019).

4.1.3 The focus of this assessment will be the Grade II listed Sunlight House, with particular emphasis on the basement and ground floors. The following section should be read in conjunction with the Design and Access Statement provided by Anomaly Architects.

4.2 Significance of Sunlight House

4.2.1 Sunlight House comprises a 14 storey office block designed by Joseph Sunlight, completed in 1932. The Historic England listing description is as follows:

Office block. 1932, by Joseph Sunlight. Steel frame with cladding of Portland stone, slated 3-tier mansard roof with glazed centre. Large square plan with central light-well. International Modern style with classical elements. Ten storeys plus 4 attic storeys successively setback, 8 bays plus wide canted corner to right rising to octagonal turret with domed lantern and apex finial; ground and first floors treated as plinth, 6-storey 5-bay pilastrade to centre, with moulded frieze over seventh floor and enriched cornice over eighth floor, plain parapet over tenth floor. Very regular fenestration with casements of 3 lights to the 5-bay centre and 2 lights to the end bays, metal panels between floors; 3-light attic windows, those of the first 3 tiers set in individual projected rectangular dormers. Shop windows and a round-

headed archway at ground floor. Canted corner treated as tower, given strong vertical emphasis by narrow 3-light mullioned windows in each face tiered continuously from second to tenth floors, with carved decoration over tenth floor, a 1-storey drum over this, set-back 2-storey continuation, and set-back lantern; square-headed doorways to entrance porch at ground floor. Return to right and rear elevation similar, but with slated attic and extruded dormers. Forms group with Royal London House to right (Nos 188-202 Deansgate, q.v.).

4.3 Historic interest

4.3.1 The historic interest of Sunlight House is derived from its local importance as the first skyscraper in Manchester and the tallest building in the city until 1962. The building was a bold move during the Great Depression of the 1930's, which led to economic downturn and an increase in empty offices and houses across the city. The building also demonstrates the changing character of this part of the Manchester from industrial to commercial.

4.3.2 Sunlight House is indicative of the ambition of the architect and businessman Joseph Sunlight, and derives associative historic interest from this link. Most of his architectural work was located within Manchester, having built several hundred houses in Prestwich. The architect's other notable work is the South Manchester Synagogue, built in 1913. He was also an ambitious businessman and his debates with his tenants about rent, as well as his conflict with the council, are well documented. This historic link is made apparent through the stone surround to the south-east of the ground floor, with the lettering "Sunlight House" inscribed.

4.3.3 The building's historic interest is further derived from the execution of the design, which is indicative of commercial buildings during this period. The key design principles of office buildings of this period were based on efficiency and economy. This was enabled through the use of framed construction, open planning, electric-powered lifts, lighting, heating and ventilation. This is illustrated at Sunlight House through the surviving plan form and historic fabric. This includes the modern steel framework clad in Portland stone which enabled large open floor spaces, a key feature of office buildings of this period. The corner elevator shafts with staircases wrapped around them have been retained. The new technologies of this period, such as high speed elevators, allowed buildings to be more efficiently serviced.

4.3.4 Such buildings also often included associated amenities such as restaurants, shops and leisure facilities. This is demonstrated by the original design of the basement including a restaurant, though this was never implemented due to a liquor licence being refused by the council at the time. The existing basement swimming pool was therefore a later addition to the design of the building, as an alternative leisure use for the basement space. The decorative glazed lantern is the key aspect of this feature which contributes to the listed building's significance, with the pool area itself having been heavily altered (including through the addition of the basement mezzanine).

4.3.5 The historic use of the ground floor for retail units is illustrated by the shop frontages at street level, which contribute to the historic interest of the listed building despite currently being in poor condition. The intended division of the shops internally, and other original floor plan, has been heavily eroded through later alterations, in particular the insertion of the basement mezzanine and other irregular partitions.

4.4 Architectural interest - external

4.4.1 The architectural interest of Sunlight House is partly derived from its association with the prominent local architect Joseph Sunlight. He was born in Belarus (which was part of Russia at this time) and emigrated to Manchester in 1890. He had designed more than 1000 houses in Prestwich by 1910 and also designed a number of factories and warehouses in the area.

4.4.2 The architectural interest of the listed building is primarily derived from its exterior, as a landmark within the city of Manchester. This is due to the scale and height of the building, which was the tallest in Manchester at the time of its construction. This is further emphasised through its vertical lines, expressed through the regularity of its fenestration, clear division of bays and its distinctive corner towers with tall, narrow windows. The windows are also set-back so that they appear to have vertical piers either side. The building was designed to maximise light, with a large number of windows that further accentuate the consistent rhythm of the building along with its external panelling. The Quay Street corner is most prominent, being located on a busy route through the city. The corner tower has a canted footprint of three sides here, emphasising the importance of its position. The carved angel faces higher

up the exterior of the building are believed to represent Joseph Sunlight and his family.

4.4.3 The overall architectural style of the building is a mix of soft modernism and classicism, with art deco features such as the decorative rosettes to the exterior. The use of Portland stone throughout further emphasises the building's symmetry and regular proportions.

4.4.4 The elevations at ground floor level were originally intended to be constructed in rusticated stonework, as opposed to ashlar blocks. The existing urns on the timber shopfronts here are also not present on the original elevation drawings, and may have been added as part of a later design phase. The rosettes to the architraves were added after 1958. The modern signage and vinyl stickers associated with Bannatyne's Health Club to the Quay Street and Atkinson Street elevations are incongruous here and currently detract from the architectural significance of these sections of the façade. Despite this, the architectural detailing here and distinctive features such as the green, white and red painted ironwork, as well as the timber pilasters and architraves, means that the ground floor section of the façade makes an important contribution to the overall architectural interest of the building.

4.4.5 Other historic features that contribute to the architectural interest of the building include the brackets to the ground floor exterior, originally intended for shop signs, one of which is still in use by the florist unit on Quay Street. This unit demonstrates the original design intent of having diverse and varied units along the street frontage, with many of the other units having been unsympathetically blocked up. The glazing to the stone surrounds of the corner elements to all three elevations is modern. These openings were originally railed, as shown on historic imagery (**Figure 25**). As discussed in **Section 3.2**, almost all of the glazing to the Little Quay Street ground floor elevation is modern. Though the glazing to the balconies on the former first floor appears to be historic. The existing louvres to the ground floor shopfronts have replaced glazing here and are a necessary modern intervention. These have been painted to blend in with the shopfronts here, and are therefore considered to have a neutral impact here.

4.4.6 The openings either side of the central doorway to Quay and Atkinson Street were also added sometime after 1958, under the same timber architrave and matching the ironwork of the existing doorway. These three openings to Quay Street are now unglazed to form a covered entranceway to Bannatyne's Health Club, which is accessed through a further opening via modern doors. These doors are therefore not

considered to contribute to the architectural interest of the building. The age of the glazing on the rest of the Quay Street elevation is uncertain due to the presence of vinyl stickers/blocking up here, however there appears to be a mixture of modern and historic glazing. The glazing to the doors to the west here has been badly damaged and certainly appears to be modern. Other openings to this elevation have been blocked up.

4.4.7 The Atkinson Street frontages are in the worst condition of the ground floor elevations. This is largely due its location on a secondary elevation, resulting in inactive frontages. Many of the openings to this elevation have been blocked up, in many cases by 'escape only' doors painted black. Almost all of the glazing here appears to be modern. Although it is of somewhat lesser architectural interest than Quay Street as a secondary frontage, it matches its design with identical ironwork, colour scheme and timber architraves/pilasters, as well as the division of bays.

4.5 Architectural interest – internal

4.5.1 As described in **Chapter 3** above, Sunlight House has undergone various refurbishments and internal alterations since its original construction, with there being significant variety across the floors in the levels of surviving original fabric. As such this sections seeks to identify key original features which contribute to the building's architectural interest at basement and ground floor level.

4.5.2 The glazed domed rooflight above the swimming pool, with its decorative patterned glass, is one of the key surviving original features of the building. This dome comprises a slim frame and glazed panels, decorated with patterned bands of stained glass. It is currently housed under a modern protective structure within the lightwell at ground floor level. The basement area that is covered by the dome was originally designed to be a restaurant, however the application for an alcohol licence was refused and it was subsequently built out as a swimming pool. The swimming pool therefore does not represent the original design for this part of the building, and has undergone significant alterations since its construction. The wall finishes and decoration within the pool area are modern, whilst the original tiling to the pool itself has been replaced. Large sections of ducting and other associated plant have also been installed here, detracting from the character of this space. The contribution made by the pool to the architectural interest of the listed building is therefore limited, derived predominantly from its position beneath the glazed dome and legibility as part of this space, rather than the fabric or structure itself.

4.5.3 The basement mezzanine is a later insertion, with extended poolside areas and modern changing rooms, as well as leading into heavily eroded under pavement stores at the junction of Little Quay Street and Atkinson Street. Some of these spaces were used as barrel stores to serve the former Public House known as The Grapes, located on Little Quay Street. These spaces are currently unusable spaces, which require refurbishment (along with the pavement lights above). The addition of the mezzanine and its extended poolside area to the south, has reduced the open nature of the central space within the basement areas and is considered to detract from the building's significance.

4.5.4 Within the basement, located below the mezzanine, there are few surviving original features and the appreciation of this area's historic use has been heavily eroded by the current gym occupation. This is as a result of these spaces being currently used as plant, servicing and storage areas. Whilst the surviving changing cubicles do possess a degree of significance in terms of their plan form and historic fabric, they have also been eroded over time with no original finishes intact. These spaces are therefore not currently usable due to their condition and head-height. The corner lift shafts and surrounding staircases extant here are of interest, due to their plan form, with the original walls intact. The current stores and servicing area to the north-east corner are also primarily significant in plan-form only, derived from the original load-bearing walls and steel columns here. The spaces to the north and south of this have been heavily altered and are of low significance.

4.5.5 With regard to the ground floor level, this has also been heavily altered over time, as described in **Chapter 3** above, with the reception area presenting as a clearly modern space, with minimal survival of original fabric or features of interest. The ground floor was originally planned as shops to the outer rooms to the south and east, with gallery spaces to the inner rooms. The areas to the west are marked on the original floorplans as restaurants. However, the division of the shops and restaurants on the ground floor has been lost through the insertion of the basement mezzanine and other irregular partitions. The areas to the west of this floor now contain servicing and laundry units, as well as modern gym spaces, with minimal historic finishes surviving in these areas. The modern gym reception and gym spaces to the north, south and east can be said to detract from the significance of the building, with incongruous decoration and no surviving original fabric. The floorspace of the basement mezzanine here also reduces the ability to appreciate the open central space below the glazed lantern, a key

contributor to the building's significance.

4.5.6 The existing reception area to the eastern corner has also been heavily altered by modern interventions. Whilst this lobby is no longer extant and the entrance here not in use, the surround remains inside the existing building, with the lettering "Sunlight House" above. As part of a 2017 consented application (planning reference number: 115806/LO/2017), the positions of the original lobby walls were demarcated with floor finishes and down-stands retained. The other corner element to Atkinson Street has also lost its revolving door, having been replaced with a double door as well as northern lobby wall. As such the surviving surround is the key original feature at ground level, along with the extant ceiling coffers in the double-height lobby space (at what would have originally been first floor level), many of which are blocked by suspended ceilings.

4.6 Conclusions

4.6.1 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, the wider transition from industrial to commercial in this part of this city, and a good example of an office building from this period. It is therefore considered to possess **moderate** historic interest.

4.6.2 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. The glazed, domed rooflight contained within his lightwell is another key architectural feature. In relation to the ground floor frontage, there are opportunities for improvements and activation to the façades here, most notably the frontages to Atkinson Street. However the architectural detailing and distinctive features (such as the green, white and red painted ironwork, as well as the timber pilasters and architraves) means that the ground floor frontages make an important contribution to the overall architectural interest of the building. Internally, the architectural interest is predominantly derived from the few surviving areas of plan-form and the legibility of the openness within the central space below the glazed rooflight, rather than original fabric or features/finishes, which have been heavily eroded. Overall Sunlight House is considered to possess **moderate-high** architectural interest.

5.0 Assessment of impact

5.1 Introduction

5.1.1 Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets. The key heritage consideration for the proposals in question is whether there will be any adverse impact upon the fabric, as well as setting and subsequent interest (significance) of the listed building.

5.1.2 The following section should be read in conjunction with the Design and Access Statement and plans provided by Anomaly Architects.

5.2 Outline of the proposals relevant to the assessment

5.2.1 The proposals aim to significantly enhance the central space within the basement and ground floors, and activate the frontages of both Quay Street and Atkinson Street, as well as providing general improvements to the exterior. The alterations as part of the proposed scheme are outlined below:

Internal

Ground

- Conversion of ground floor to restaurants and café to Quay Street elevation resulting in minimal alterations to fabric whilst retaining the open spaces. Further seating will be provided in the basement, accessed via new staircases within the two restaurants.

- Central space around the lightwell to be used as co-working space with a new staircase introduced down the basement floor. The modern glazing to the innermost wall of the central space is also to be removed. Opening to the existing ground floor reception to be created.

- The use of the large space to Atkinson Street is dependent on the tenant, but is intended as licensed

leisure and will remain as open space with minimal alterations. A small unit is proposed to this elevation to provide cycle access into the new storage and shower facilities within the floor below.

- Creation of an opening within the eastern central wall to create access from the office reception to proposed co-working space, with potential further access to the rear of each unit to the sides.

- Key alterations to plan-form include minimal changes to partitions, aligning with historic plan form.

Basement Mezzanine

- Removal of southern section of mezzanine to Quay Street and refurbishment of remaining sections.

- New showers and cycle stores to Little Quay Street with access from the floor above on Atkinson Street.

- Poolside landing to the south-east to be retained, with the introduction of 'bleacher' style seating for events and co-working set-up connecting to the basement level.

- Key alterations to plan-form include the removal of the southern section of the mezzanine and the rearrangement of some partitions to create a route between cycle access and showers/cycles stores.

Basement

- Removal of heavily altered changing rooms and modern partitions within the southern section to provide extra seating for the restaurants to Quay Street.

- Pool wall to be replaced with glazed partitions, separating the different uses and expanding the floor space of the central space to be used as co-working space. This will be accessed from ground floor from the feature staircase. It will also be connected to the proposed W.Cs on the mezzanine floor via a new staircase to the east, adjacent to the 'bleacher' style seating.

- Area of older changing rooms to be maintained and stabilised, but 'mothballed' due to issues with accessibility and lack of a current suitable use.

External

- Removal of advertisement vinyls to windows on Quay Street and Atkinson Street.
- Boards which currently block openings to be removed and replaced with glazing.
- Historic brackets to be reused for tenant signage.
- Openings for ventilation louvres to be reused and louvres upgraded.
- General refurbishment of ground floor façade to improve condition.

5.2.2 The full proposals are outlined in the accompanying DAS and plans/drawings provided by Anomaly architects. These documents should be considered alongside the assessment below, which provides an impact assessment of the proposals upon the listed building.

5.2.3 The scope of this assessment is limited to the Grade II listed Sunlight House itself, as the key heritage considerations here are related to the fabric of the building itself.

5.3 Pre-application consultation

5.3.1 As part of the design process, a pre-application meeting was held with Manchester City Council planning and conservation officers. This took place on-site on Monday 5th June 2023.

5.3.2 The response received at this meeting was considered to be supportive of the scheme, with further material issued subsequently to MCC, to provide clarification on queries raised. This Heritage Statement provides a detailed assessment of the building's significance and impact of the proposals, as requested at the pre-application meeting.

5.4 Impact Assessment

Ground floor

5.4.1 The proposals to the ground floor will result in minimal alterations to the plan-form, with some rearrangement of partitions. This includes an additional partition to the north-east corner to create the cycle access on Atkinson Street and the demolition of non-original partitions within the existing gym

reception to Quay Street to accommodate the new restaurant space. Where partitions are to be demolished, they are modern insertions that do not contribute to the significance of the listed building, resulting in no adverse impact to historic fabric. This will restore the open spaces of this floor, which are a key characteristic of buildings of this date and thus contribute to the significance of the listed building. Where partitions are to be added, such as to the north-east to create the cycle access, these have been designed to predominantly align with historic floorplans. The alterations will further result in greater uniformity and regularity of these activated spaces, as originally designed, including finishes which are far more sympathetic to the character of the listed building, and restoring elements of the historic floorplan.

5.4.2 The proposed co-working space and removal of modern glazing to the innermost wall will further enhance the ability to appreciate the important central space, including the glazed domed rooflight. This will further be achieved by activating the spaces on the Atkinson Street side of the building, which will be separated from the central space by a new glazed partition, aligning with historic floorplans and maintaining the legibility of the building layout here. There are minimal changes proposed to the western section of the ground floor, which has been heavily altered and is of limited significance as outlined above. An opening will also be created from the existing office reception into what is currently the gym; this will be in the position of an historic opening seen on original floorplans, and will reunite the two parts of the building which are currently separate.

Basement mezzanine

5.4.3 The alterations to the basement mezzanine will result in the loss of its southern section to Quay Street, including rearrangement of partitions to create W.Cs, cycle stores and showers within the eastern section. Due to the mezzanine being a later insertion, these alterations will result in no impact to historic fabric. The proposed showers and W.Cs are located in an area currently used as male changing rooms, comprising modern fabric. The cycle route providing access to the stores and showers from Atkinson Street, utilises an area which is limited by low ceiling heights. The removal of the southern section of the mezzanine is considered to provide a clear heritage benefit, opening up the space here as originally designed and improving the floor to ceiling height. The open nature of this area is a key aspect of the central space below the lightwell, which will be improved through the proposals.

Basement

5.4.4 The wall around the pool space at basement level is to be largely removed and replaced with new glazed partitions, whilst existing structural columns here are to be retained. Whilst this does result in the loss of historic fabric here, the minor level of harm caused is considered to be outweighed by the clear heritage benefits provided by the overall improvement of this space. This harm is also considered to be mitigated by the replacement of the wall with glazed partitions and retention of the structural columns here, to clearly reference the historic plan form and maintain its legibility.

5.4.5 As described above, the pool itself and surrounding area has been heavily altered since its original construction, with original decoration and finishes having been replaced and incongruous plant ducting introduced into the space. Though the pool is therefore considered to make a limited contribution to this space, the proposals have been designed in order to clearly reference this previous use, through the retention of structural columns relating to the pool and marking its former layout within the space. This includes the retention of the poolside landing area to the south-east (at mezzanine level), as well the proposed 'bleacher' style seating down to the former pool level, with the glazed lantern celebrated as the central feature above and representing a clear improvement over the existing condition.

5.4.6 The removal of modern partitions to create extra seating for the restaurants to the ground floor above will result in no adverse impact to historic fabric or the significance of Sunlight House. The removal of the former changing rooms to the south, as well as the historic partition to the north at basement level, will however result in a loss of historic fabric here. This fabric loss has been minimised to what is necessary in order to open up this space, in tandem with the removal of the basement mezzanine here and thereby restoring the building's symmetry. As seen in the photographs at **Appendix 4,** these areas are currently used as plant space and have been heavily eroded by ductwork accrued over time, resulting in an unusable and poor quality space.

5.4.7 An extensive example of these historic changing areas can also be found in the eastern area of the basement, which will be maintained, stabilised and preserved as part of the scheme. Whilst this area will not be used as part of the proposals, the intention is for the overall condition of the area to be improved and for it to be 'mothballed' until a suitable use is found. Other examples of these changing

areas will therefore be preserved within the building, and whilst there will a low degree of harm caused by the removal of the southern changing area, this is clearly outweighed by the vast improvement to this part of the listed building provided by the scheme, and enabled by this minimal fabric loss..

External

5.4.8 The removal of the advertisement vinyls to the windows across the façades, which currently detract from the building's significance, will significantly improve the overall aesthetic of the building at street level, and enhance the ability to appreciate the historic frontages here. Furthermore, the replacement of the boards currently blocking up various openings with glazing, will re-activate and restore the historic appearances of these frontages. This is of particular importance on Atkinson Street, where a large number of its openings are blocked up and the frontage is currently inactive as a secondary façade.

5.4.9 The existing louvres are proposed to be retained, following extensive options testing of the most suitable ventilation strategy. This testing concluded that the removal of the louvres would result in the need for additional plant and ducting to be installed within the proposed restaurant area to Quay Street, which would detract from the considerable improvements to this space offered by the scheme, and result in additional fabric loss and internal visual impact to the listed building. The proposed ventilation strategy minimises the additional pipework required, whilst retaining and improving the louvres as an existing feature of the external frontages. These are currently considered to make a neutral contribution to the external appearance of the building, with the openings to be reused, upgraded and improved to be sympathetically integrated into the historic shopfronts. Due to the appearance of the louvres being improved over the existing condition, their reuse is not considered to result in an adverse impact here.

5.4.10 The modern doors to Quay Street are to be redecorated to match the design of the historic shopfronts, which are also to be re-painted in their existing, original colour. Other external alterations are heritage-led, re-using historic elements of the building. For example, the historic shop sign brackets are to be reused for tenant signage. The proposals to the ground floor exterior will therefore significantly enhance the overall aesthetic of the building, and therefore its significance, providing a substantial heritage benefit.

5.5 Conclusions

5.5.1 As outlined above, the proposals for the ground and basement of Sunlight House have been led by the desire to restore this part of the building and bring it back into wider use, thereby better revealing its significance. The existing basement and ground floor gym space is generally in poor condition, and has become illegible as part of the wider building, with key original features such as the glazed lantern disconnected from the main building and barely appreciable. Though areas of original fabric loss are required as part of the proposals, this loss has been minimised as much as possible and does not affect the key contributors to the listed building's significance. The design of the central space below the lantern is key to the scheme, and has been conceived in order to better reveal this space, whilst clearly referencing the form of the former pool here through retention of structural elements and architectural references. The plan form of the area around the pool is also to be retained through glazed partitions, making this clearly legible here.

5.5.2 Though some loss of original fabric is therefore required in order to create a space which can support viable long term use of this part of the building, the majority of alterations are to non-original fabric and partitions. This is a result of the various unsympathetic additions and changes carried out to this part of the listed building over time, which will be addressed through the proposals. The design and finish of the scheme will be sympathetic to the listed building and its character, providing a significant improvement over the existing in terms of both condition and access. Key heritage benefits include the removal of various modern internal interventions (such as the basement mezzanine) as outlined above, to improve the overall legibility of the listed building; the stabilising and 'mothballing' of the original changing cubicles at basement level to preserve them for future use; and the significant improvements to the ground floor frontage of the listed building, through removal of incongruous advertising/blocked openings, general refurbishment and activation.

5.5.3 Overall, whilst the proposals are considered to result in a **low level of less than substantial harm** to the significance of the Grade II listed Sunlight House, this low level of harm is clearly outweighed by the **numerous heritage benefits** provided and drastic improvement in the condition of the building. The **public benefits** provided by the proposals are also described in the Design and Access Statement and application Cover Letter, produced by Savills Planning.

6.0 Conclusions

6.1.1 Savills Heritage and Townscape has been instructed by Kinrise (Sunlight) Limited (hereafter 'the client') to produce a Heritage Statement in relation to proposals for the basement and ground floor at Sunlight House, Quay Street, Manchester.

6.1.2 Sunlight House is a Grade II listed building constructed in 1932 and designed by Joseph Sunlight. There are a number of other Grade II listed buildings within the vicinity of the Site: including the Opera House to the west, the Royal London House to the east and Nos. 184 and 186 Deansgate to the north-east. The Site is also located within the Deansgate/Peter Street Conservation Area. Due to the nature of the proposals, the focus of this report is the Grade II listed Sunlight House itself.

6.1.3 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, the wider transition from industrial to commercial in this part of this city, and a good example of an office building from this period. It is therefore considered to possess **moderate** historic interest.

6.1.4 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. The glazed, domed rooflight contained within his lightwell is another key architectural feature. In relation to the ground floor frontage, there are opportunities for improvements and activation to the façades here, most notably the frontages to Atkinson Street. However the architectural detailing and distinctive features (such as the green, white and red painted ironwork, as well as the timber pilasters and architraves) means that the ground floor frontages make an important contribution to the overall architectural interest of the building. Internally, the architectural interest is predominantly derived from the few surviving areas of plan-form and the legibility of the openness within the central space below the glazed rooflight, rather than original fabric or features/finishes, which have been heavily eroded. Overall Sunlight House is considered to possess **moderate-high** architectural interest.

6.1.5 The proposals for the ground and basement of Sunlight House have been led by the desire to restore this part of the building and bring it back into wider use, thereby better revealing its significance. The existing basement and ground floor gym space is generally in poor condition, and has become illegible as part of the wider building, with key original features such as the glazed lantern disconnected from the main building and barely appreciable. Though areas of original fabric loss are required as part of the proposals, this loss has been minimised as much as possible and does not affect the key contributors to the listed building's significance. The design of the central space below the lantern is key to the scheme, and has been conceived in order to better reveal this space, whilst clearly referencing the form of the former pool here through retention of structural elements and architectural references. The plan form of the area around the pool is also to be retained through glazed partitions, making this clearly legible here.

6.1.6 Though some loss of original fabric is therefore required in order to create a space which can support viable long term use of this part of the building, the majority of alterations are to non-original fabric and partitions. This is a result of the various unsympathetic additions and changes carried out to this part of the listed building over time, which will be addressed through the proposals. The design and finish of the scheme will be sympathetic to the listed building and its character, providing a significant improvement over the existing in terms of both condition and access. Key heritage benefits include the removal of various modern internal interventions (such as the basement mezzanine) as outlined above, to improve the overall legibility of the listed building; the stabilising and 'mothballing' of the original changing cubicles at basement level to preserve them for future use; and the significant improvements to the ground floor frontage of the listed building, through removal of incongruous advertising/blocked openings, general refurbishment and activation.

6.1.7 Overall, whilst the proposals are considered to result in a **low level of less than substantial harm** to the significance of the Grade II listed Sunlight House, this low level of harm is clearly outweighed by the **numerous heritage benefits** provided and drastic improvement in the condition of the building. The **public benefits** provided by the proposals are also described in the Design and Access Statement and application Cover Letter, produced by Savills Planning.

7.0 References

- English Heritage, *Conservation Principles, Policies and Guidance*. York: English Heritage, 2008.
- Google Street View
- Ministry of Housing. 'Communities & Local Government, 2021' in *National Planning Policy Framework*, s.l.: MHCLG
- Ministry of Housing. 'Communities & Local Government, 2021' in *Planning Practice Guidance*, s.l.: MHCLG
- Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12.* Swindon: Historic England, 2019.
- Historic England, *The Setting of Heritage Assets: Historic Environment Good Practise Advise in Planning Note 3*, second ed. Swindon: Historic England, March 2015.
- Historic England, National Heritage List England: https://historicengland.org.uk/listing/the-list/
- Historic England Archive: https://historicengland.org.uk/images-books/photos/
- Groundsure Mapping
- Manchester City Council, Planning Applications: https://pa.manchester.gov.uk/online-applications/
- Manchester City Council, Deansgate/Peter Street Conservation Area: https://www.manchester.gov.uk/info/511/conservation_areas/1092/deansgatepeter_street_conservation_area
- Parkinson-Bailey, John J. *Manchester: An Architectural History* (Manchester 2000)
- MDA (Mowbray Design Architects), *Heritage and Design and Access Statement: Schofield's Bar, Ground Floor Corner Unit, Sunlight House* (2020)
- Atelier MB Urban Architects, *Heritage, Planning and Access Statement to Support a Listed Building Consent Application for Sunlight House, Manchester* (May 2018)

Appendix 1: Planning History

Planning Reference	Description	Decision	Date of validation
136161/LO/2023	Listed Building Consent for the refurbishment of the office areas including ground floor reception area together with elevational alterations	Awaiting decision	Fri 24 Feb 2023
136163/LO/2023	Listed Building Consent for the removal plant from adjacent car park roof deck to level 14 and 15 plant rooms together with installation of Photovoltaics (PV) on internal faces of mansard roof	Awaiting decision	Fri 24 Feb 2023
136162/FO/2023	Removal plant from car park roof deck to level 14 and 15 plant rooms together with installation of Photovoltaics (PV) on internal faces of mansard roof and elevational alterations	Awaiting decision	Fri 24 Feb 2023
135529/LE/2022	Use of part of the ground floor, basement and basement of Sunlight House as Class E (a-g)	Approved	Fri 18 Nov 2022
CDN/20/0836	Discharge of Conditions 3 (Photographic Record) and 4 (Ceiling and Cornice Repair) attached to application reference 127787/LO/2020	Approved	Wed 16 Dec 2020
127787/LO/2020	Refurbishment of suite on the first floor	Approved	Tue 15 Sep 2020
127662/LO/2020	Listed Building Consent for the internal fit out works of the existing ground floor corner unit of Sunlight House as a Bar (Use Class A4), the installation of vinyl signage to glazing and the installation of external security cameras.	Approved	Mon 24 Aug 2020

126325/FU/2020	Use of area of hard landscaping fronting Little Quay Street for the siting of tables and chairs and ancillary equipment associated with and ancillary to the restaurant/bar (Sui Generis) within the ground floor of Sunlight House at the corner of Little Quay Street and Atkinson Street.	Approved	Wed 24 Jun 2020
126309/FO/2020	Application for full planning permission for the flexible use of the ground floor property at the corner of Little Quay Street and Atkinson Street as restaurant/cafe (Use Class A3) or bar (Use Class A4) or restaurant/bar (Sui Generis) including the installation of louvred extract vents ‘’	Approved	Tue 28 Apr 2020
125609/LO/2019	LISTED BUILDING CONSENT for the installation of plaque displaying historic information	Approved	Tue 21 Jan 2020
122191/LO/2018	LISTED BUILDING CONSENT Signage: Fascia sign. Flat cut acrylic letters on aluminium cross rail. Illuminated from rear.	Approved	Wed 02 Jan 2019
122115/AO/2018	Flat cut acrylic letters on aluminium cross rail. Illuminated from rear.	Approved	Wed 02 Jan 2019
119964/LO/2018	LISTED BUILDING CONSENT for refurbishment of suites and facilities on first and sixth floors and works to thirteenth floor.	Approved	Wed 12 Sep 2018
119651/LO/201	LISTED BUILDING CONSENT for the installation of signage at the ground floor property at the corner of Little Quay Street and Atkinson Street and installation of a louvered extract vent within two existing shop front windows.	Approved	Mon 12 Nov 2018

119650/FO/2018	Use of the ground floor property at the corner of Little Quay Street and Atkinson Street as a shop (Use Class A1) or a restaurant or cafe (Use Class A3) including the installation of a louvered extract vent within two existing shop front windows of the property.	Approved	Mon 12 Nov 2018
119652/AO/2018	The installation of signage at the ground floor property at the corner of Little Quay Street and Atkinson Street	Approved	Mon 12 Nov 2018
CDN/18/0062	Discharge of condition 4 (Details) of planning application reference: 115805/FO/2017	Approved	Wed 31 Jan 2018
CDN/18/0083	Discharge of condition 3 (Frontage Details) of planning application reference: 115806/LO/2017	Approved	Wed 31 Jan 2018
115925/LO/2017	Listed Building Consent for the Internal refurbishment to the eighth floor office and ancillary areas.	Approved	Mon 10 Apr 2017
115806/LO/2017	Listed Building Consent for the installation of a new frontage to create a new entrance from Little Quay St , the restoration of the stained glass dome , the insertion of 2 No glazed lifts within the existing lightwell, internal modification at ground floor level to create a new reception and cafe area, the refurbishment of the thirteenth and 1fourth floors to existing office space and the landscaping works to Little Quay Street.	Approved	Thu 30 Mar 2017
115805/FO/2017	The creation of a new entrance on the Little Quay St elevation, and landscaping and associated works.	Approved	Thu 30 Mar 2017

115368/LO/2017	Listed Building Consent for the internal refurbishment to the eighth floor office and ancillary areas.	Withdrawn	Fri 17 Feb 2017
111904/FO/2016	The installation of an extraction system and the installation of a condensor unit to the existing plant area.	Approved	Tue 09 Aug 2016
1 11905/LO/2016	Listed Building Consent for the internal refurbishment and fit-out of the third, ninth, tenth, eleventh and twelfth Floors at Sunlight House in Manchester.	Approved	Tue 09 Aug 2016
111218/LO/2016/C1	Listed Building Consent for the internal refurbishment of part of the second, and the fourth, fifth and eighth floor.	Approved	Tue 09 Feb 2016
109883/LO/2015/C	Elevational alterations to include the installation of a new entrance, restoration of the central stained glass dome and the Insertion of 2 no. glazed lifts into lightwell area, internal modifications to create a new reception area at ground floor level, and the refurbishment of existing office space at the thirteenth and 1fourth floor.	Withdrawn	Thu 05 Nov 2015
109882/FO/2015/C1	Elevational alterations to include the installation of a new entrance to the ancillary reception and cafe car area, restoration of the central stained glass dome and the Insertion of 2 no. glazed lifts into lightwell area, and the implementation of a landscaping scheme to Little Quay Street.	Withdrawn	Thu 05 Nov 2015
105370/LO/2014/C1	Listed Building Consent for the internal refurbishment of suites 202 and 501.	Approved	Fri 04 Apr 2014

103817/LO/2013/C1	Listed Building Consent for the internal refurbishment to part of the sixth Floor.	Approved	Fri 04 Oct 2013
103370/LO/2013/C1	Listed Building Consent for the internal refurbishment of the third Floor.	Approved	Fri 16 Aug 2013
100744/LO/2012/C1	LISTED BUILDING CONSENT for the installation of partitions.	Approved	Mon 29 Oct 2012
099281/LO/2012/C1	LISTED BUILDING CONSENT for the removal of non-original internal finishes and the refurbishment of the sixth floor.	Approved	Fri 04 May 2012
098797/LO/2012/C1	LISTED BUILDING CONSENT for internal alterations including the refurbishment and fit out of the seventh floor.	Approved	Mon 21 May 2012
098212/LO/2011/C1	LISTED BUILDING CONSENT: Listed building works to refurbish the seventh floor.	Approved	Wed 28 Dec 201
097518/LO/2011/C1	LISTED BUILDING CONSENT for internal refurbishment of part of ninth floor to provide meeting rooms, offices, store and kitchen areas for a prospective tenant.	Approved	Tue 04 Oct 2011
092921/LO/2010/C1	LISTED BUILDING CONSENT for the creation of door aperture	Approved	Thu 29 Apr 2010
091504/LO/2009/C1	LISTED BUILDING CONSENT Refurbishment of twelfth floor	Approved	Mon 09 Nov 2009
090330/LO/2009/C1	LISTED BUILDING CONSENT Installation of ceiling and ceiling rafts to the stair cores and parts of the communal corridors on the first, second,third,fifth and sixth floors and refurbishment of ground floor reception areas	Approved	Wed 16 Sep 2009
087631/LO/2008/C1	LISTED BUILDING CONSENT to display externally illuminated individual lettered signage	Approved	Mon 15 Sep 2008

087392/LO/2008/C1	LISTED BUILDING CONSENT to refurbish twelfth floor office space	Approved	Tue 26 Aug 2008
087147/LO/2008/C1	LISTED BUILDING CONSENT for internal alterations to re-configure existing office space at second, ninth, tenth and eleventh floors	Approved	Mon 29 Sep 2008
086432/FO/2008/C1	Installation of air conditioning units to car park roof, and the erection of new gate to rear elevation of Sunlight House	Approved	Mon 01 Sep 2008
086433/LO/2008/C1	LISTED BUILDING CONSENT Installation of a vertical riser and the installation of a new gate to the rear elevation	Approved	Mon 01 Sep 2008
086150/LO/2008/C1	LISTED BUILDING CONSENT for internal refurbishment of part of sixth floor to provide office accommodation	Approved	Mon 07 Apr 2008
085697/AO/2008/C1	Externally illuminated individual lettered sign	Approved	Mon 08 Sep 2008
085696/FO/2008/C1	Elevational alterations including infill of window apertures and doors within external facade openings	Approved	Tue 20 May 2008
085698/LO/2008/C1	LISTED BUILDING CONSENT to refurbish reception area and common parts and re-model external facade at ground floor level	Approved	Tue 20 May 2008
070356/LO/2003/C1	LISTED BUILDING CONSENT Installation of ATM in existing window opening	Approved	Wed 21 Apr 2004
070156/FO/2003/C1	Installation of ATM in existing window opening	Refused	Tue 16 Dec 2003
068575/LO/2003/C1/C1	LISTED BUILDING CONSENT 1 no. double sided, externally illuminated projecting sign	Approved	Thu 14 Aug 2003
068531/AO/2003/C1	1 no. double sided, externally illuminated projecting sign	Approved	Thu 14 Aug 2003
067455/LO/CITY1/03	LISTED BUILDING CONSENT Display of two temporary double sided projecting signs	Refused	Thu 06 Mar 2003

067454/AO/CITY1/03	Display of two temporary double sided projecting signs	Refused	Thu 06 Mar 2003
053125/LO/CITY1/97	LISTED BUILDING CONSENT Works to Sunlight House associated with increase the number of storeys to the adjacent car park by two	Approved	Wed 12 Nov 1997
053026/FO/CITY1/97	Construction of additional two storeys to existing car park	Approved	Tue 30 Sep 1997
052934/LO/CITY1/97	LISTED BUILDING CONSENT Replacement of railings to pool area in basement	Approved	Tue 16 Sep 1997
050868/AO/CITY1/96	Three Non Illuminated Temporary Letting Sign Boards	Approved	Tue 22 Oct 1996
050867/LO/CITY1/96	LISTED BUILDING CONSENT Three Non Illuminated Temporary Letting Sign Boards	Approved	Tue 22 Oct 1996
050552/AO/CITY1/96	Illuminated building identification sign over both entrances	Approved	Fri 30 Aug 1996
049830/LO/CITY1/96	LISTED BUILDING CONSENT Floodlighting to Quay Street, Atkinson Street and Little Quay Street elevations	Approved	Thu 25 Apr 1996
049829/FO/CITY1/96	Floodlighting to Quay Street, Atkinson Street and Little Quay Street elevations	Approved	Thu 25 Apr 1996
049084/LO/CITY1/95	LISTED BUILDING CONSENT Internal refurbishment including toilets, lobbies and 2no.main entrances	Approved	Fri 22 Dec 1995
048370/LO/CITY1/95	LISTED BUILDING CONSENT Replacement of high level flank walls	Approved	Tue 22 Aug 1995
047660/AO/CITY1/95	Illuminated shop signs on outside of scaffolding	Approved	Tue 02 May 1995
046700/FO/CITY1/94	Installation of a 90 cm wall mounted satellite antenna on roof	Approved	Mon 21 Nov 1994

045737/FO/CITY1/94	Elevational works including rebuilding of dormer window surrounds, render to car park elevation, strengthening works to main elevations including partial demolition and rebuilding	Approved	Thu 09 Jun 1994
045738/LO/CITY1/94	LISTED BUILDING CONSENT Elevational works inc. rebuilding of dormer window surrounds, render to car park elevation, strengthening works to main elevations inc. part. demo. & rebuild	Approved	Thu 09 Jun 1994
045737/FO/CITY1/94	Elevational works including rebuilding of dormer window surrounds, render to car park elevation, strengthening works to main elevations including partial demolition and rebuilding	Approved	Thu 09 Jun 1994
042030	LISTED BUILDING CONSENT Elevational alterations and refurbishment of existing public house	Approved	Thu 30 Jul 1992
042034	Elevational alterations and refurbishment of existing public house	Approved	Thu 30 Jul 1992
037880	Change of use of ground floor from a nightclub to a health club	Approved	Fri 05 Oct 1990
037870	LISTED BUILDING CONSENT Internal alterations in connection with change of use of ground floor from nightclub to a health club.	Approved	Fri 05 Oct 1990
033987	Change of use of basement to health centre, leisure facilities, bar & shop and ground floor to a restaurant, night club, disco and associated leisure facilities	Approved	Mon 03 Apr 1989
033976	Alterations to front and rear elevations	Approved	Fri 31 Mar 1989

033984	LISTED BUILDING CONSENT Alterations to ground floor entrance/exit doors to ensure adequate means of escape	Approved	Fri 31 Mar 1989
030230	Erection of a satellite television antenna.	Approved	Mon 26 Oct 1987
024381	Enclosure of staircase (multi-storey car park)	Approved	Mon 13 May 1985
021565	Refurbishment and landscaping of existing pavement area on Little Quay Street elevation	Approved	Thu 29 Mar 1984
021236	Change of use of former flat to a shop	Approved	Mon 13 Feb 1984
20927/C1	3 x agents letting hoardings	Approved	Thu 22 Dec 1983
020793	Erection of a multi-storey car park for 227 cars	Approved	Fri 02 Dec 1983
F/AD04016	2 x 48 sheet advertisement Boards.	Approved	Fri 11 Feb 1983
F12071	Change of Use to non-residential club involving proposed alteration to existing swimming pool and forming health and leisure facilities with restaurant and bars.	Approved	Mon 22 Oct 1979
F10362	Change of use of the basement and ground floor to a non-residential club involving alterations to existing swimming pool and forming health and leisure facilities with restaurant and bars.	Approved	Wed 14 Feb 1979
F/AD00789	a) Non-illuminated single sided 48 sheet advertisement board situated on West elevation of Sunlight House. b) Non-illuminated single sided 48 sheet advertisement board situated on wall adjacent to Opera House.	Refused	Mon 08 Sep 1975
F01468	Use of part of ground floor of offices as a wine bar including restaurant.	Approved	Tue 24 Sep 1974

Appendix 2: Planning policy and guidance

Legislation

The Planning *(Listed Buildings and Conservation Areas)* Act 1990 provides that with regard to applications for planning permission affecting Listed buildings and /or Conservation Area or their setting:

"s.16(2) In considering whether to grant Listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

"s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

"s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area."

Scheduled Monuments are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and the consent of the Secretary of State (Department of Digital, Culture, Media and Sport), as advised by Historic England, is required for any works affecting a scheduled monument. Historic England is a statutory consultee in relation to schemes which may directly or indirectly affect a scheduled monument.

National Planning Policy Framework

National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, July 2021). Section 16, 'Conserving and Enhancing the Historic Environment' specifically deals with historic environment policy and includes the following policy text:

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 189).

In para 197 it states that 'In determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 199).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 200).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 201).
Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 202).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 203).

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para 204).

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 206).

Local planning policy

The Site is located within the jurisdiction of Manchester City Council. As such, local planning policy is covered by the Manchester City Council's Local Plan (2012-2027). The Core Strategy was adopted by Manchester City Council on 11th July 2012. The relevant policies are reproduced below:

Policy CC 9 Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. 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 EN 3 Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Appendix 3: Historic plans

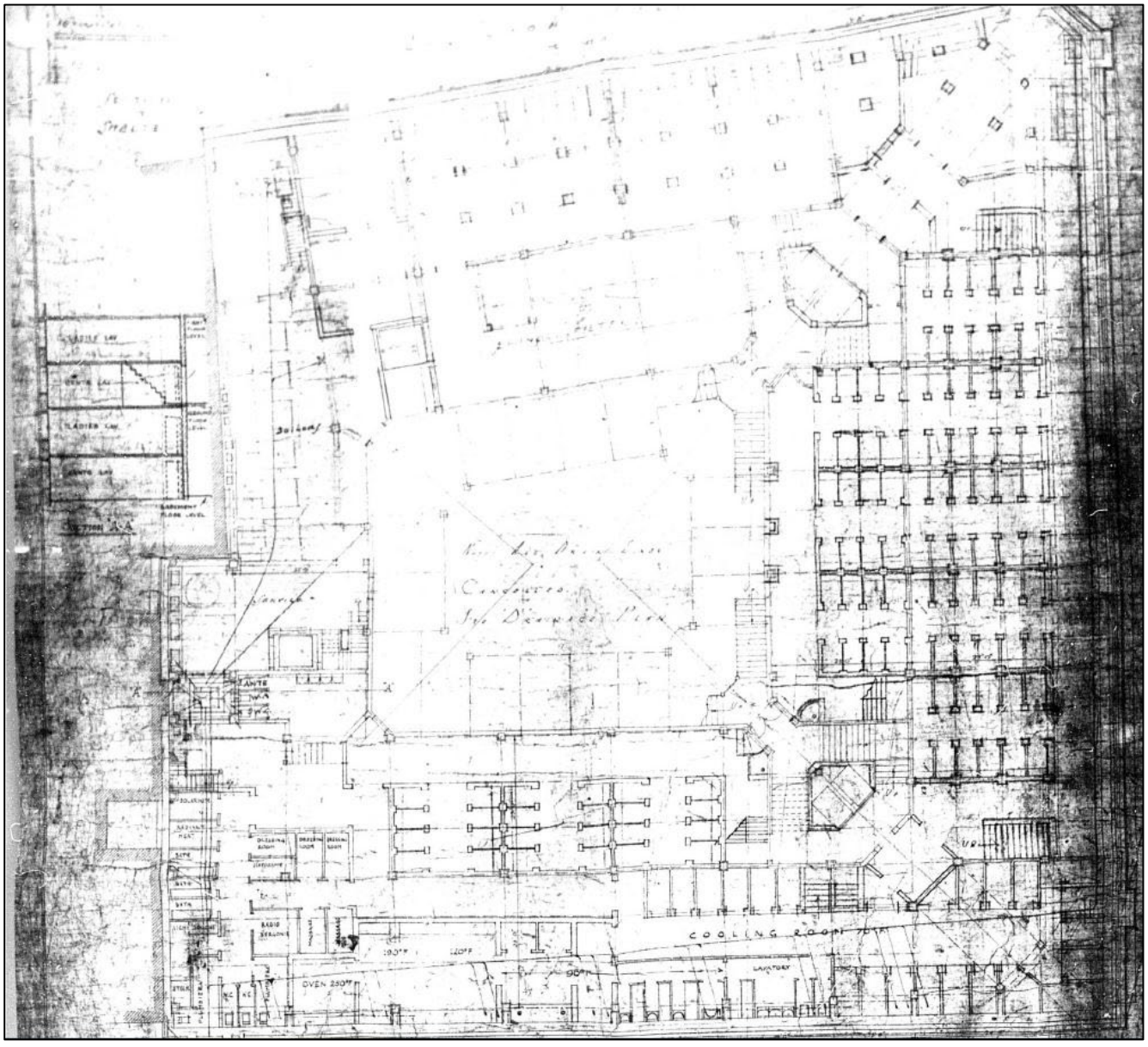


Image A: Basement plan (assumed date: 1927-1934)

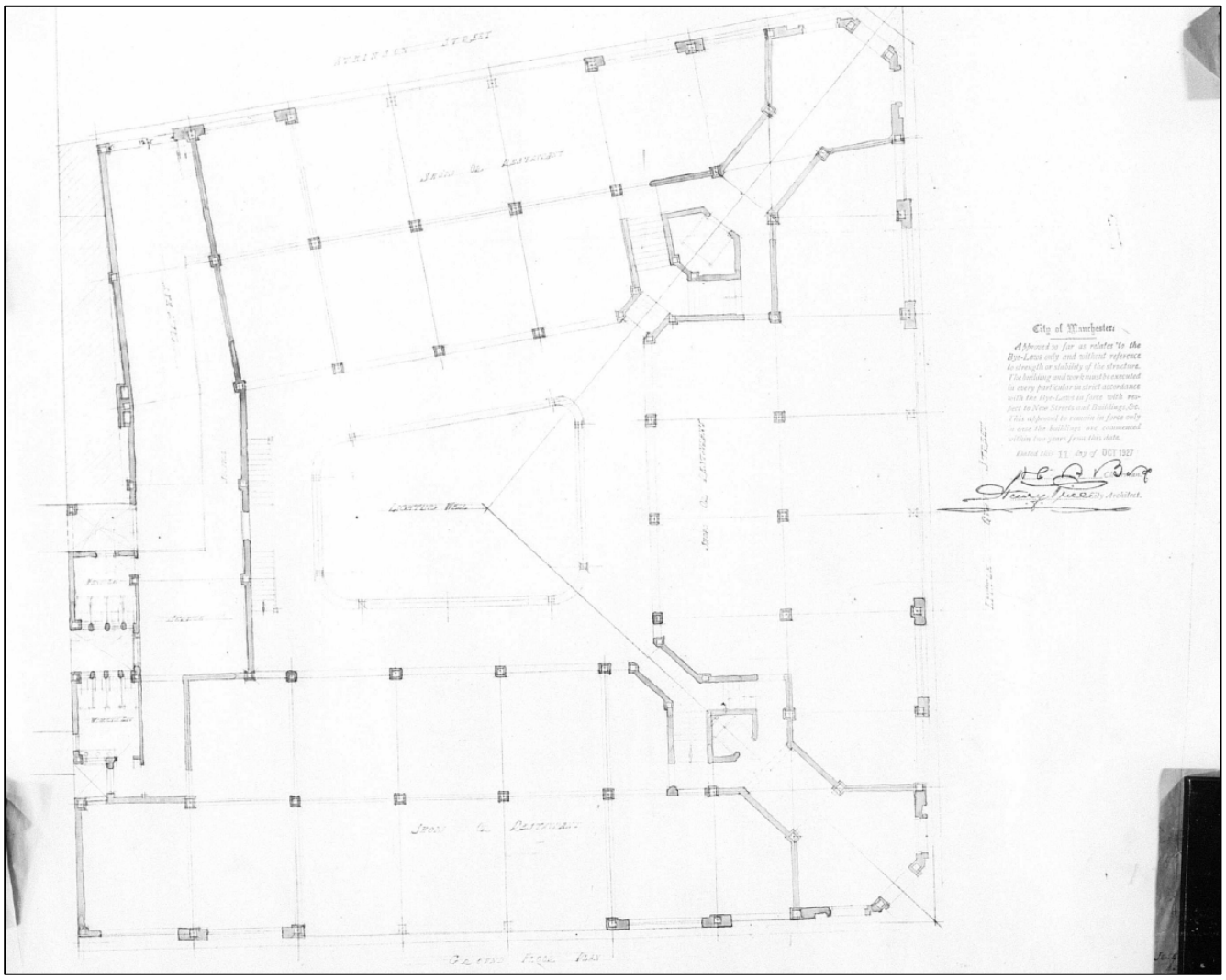


Image B: Ground floor plan (1927)



Image C: Ground floor (1927)

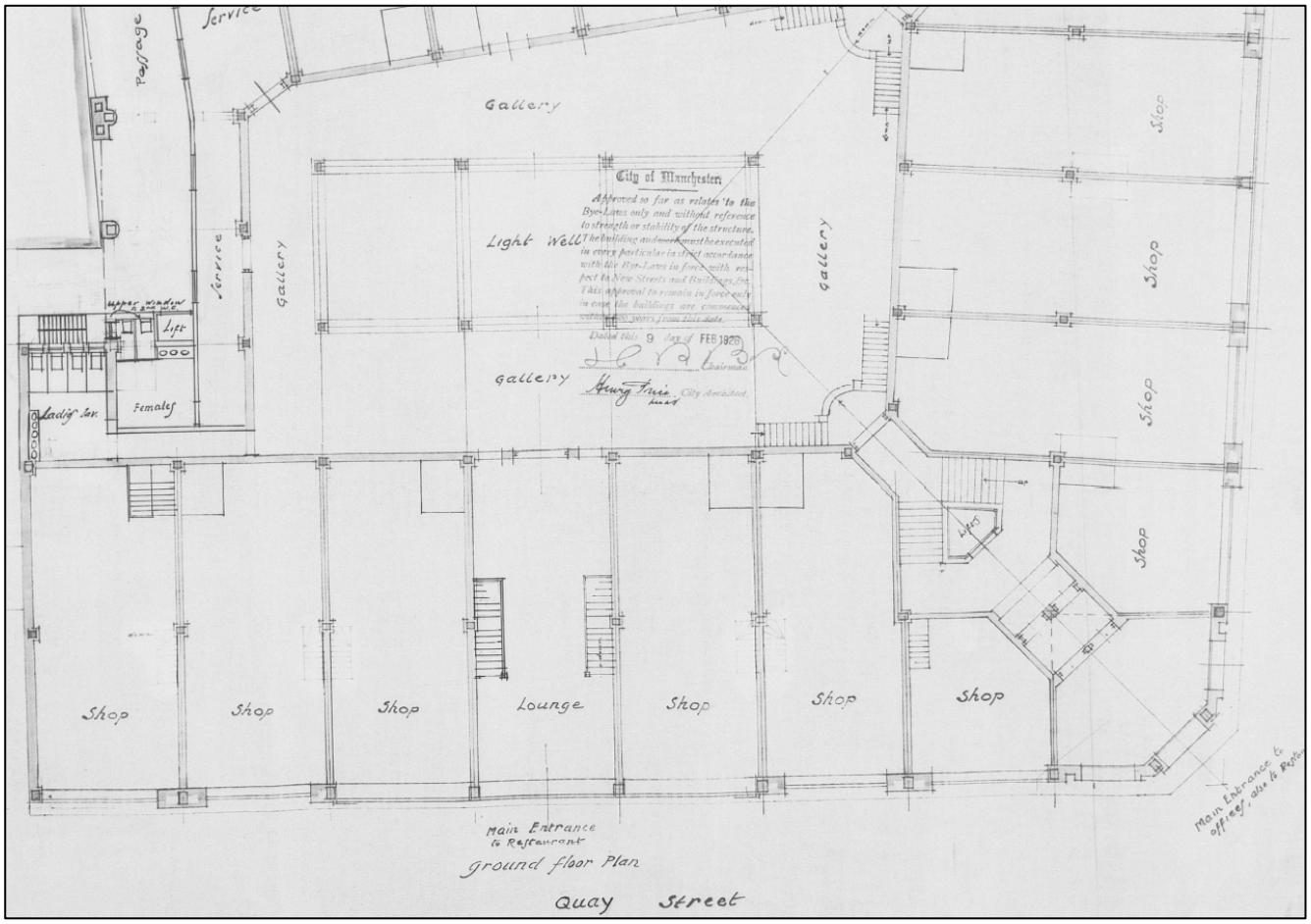


Image D: Ground floor plan (1926)

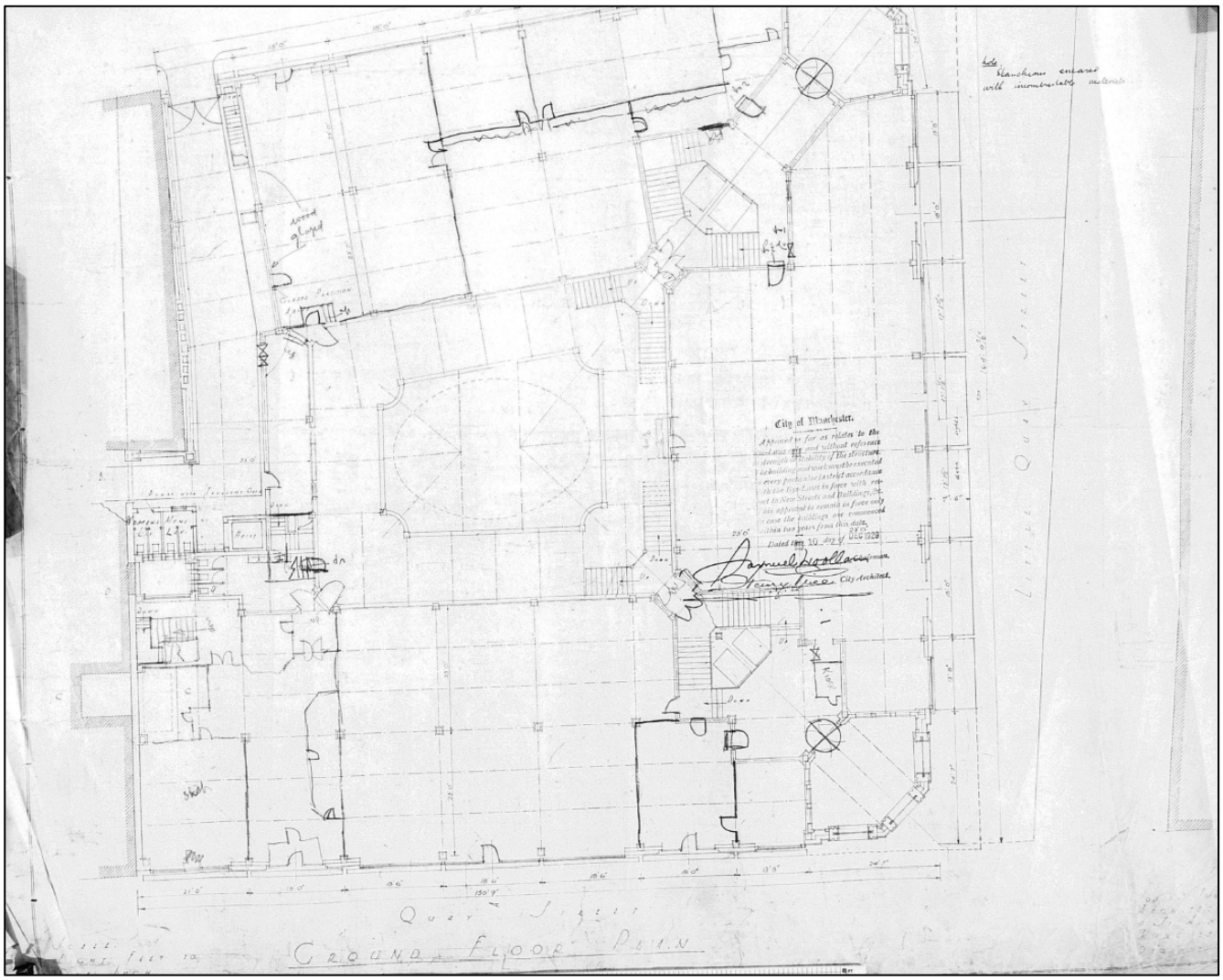


Image E: Ground floor plan (1929)

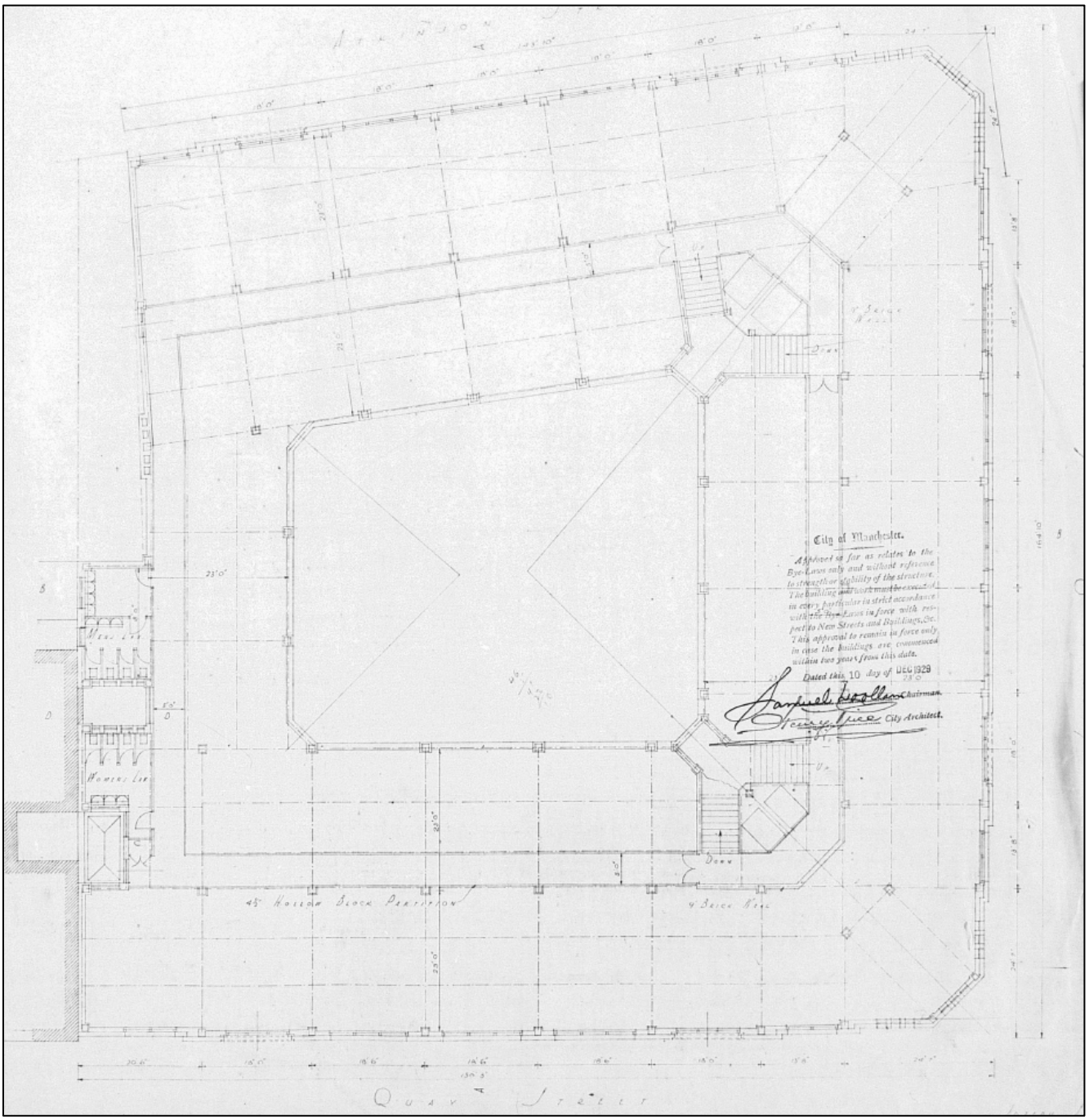


Image F: First floor plan (1929)

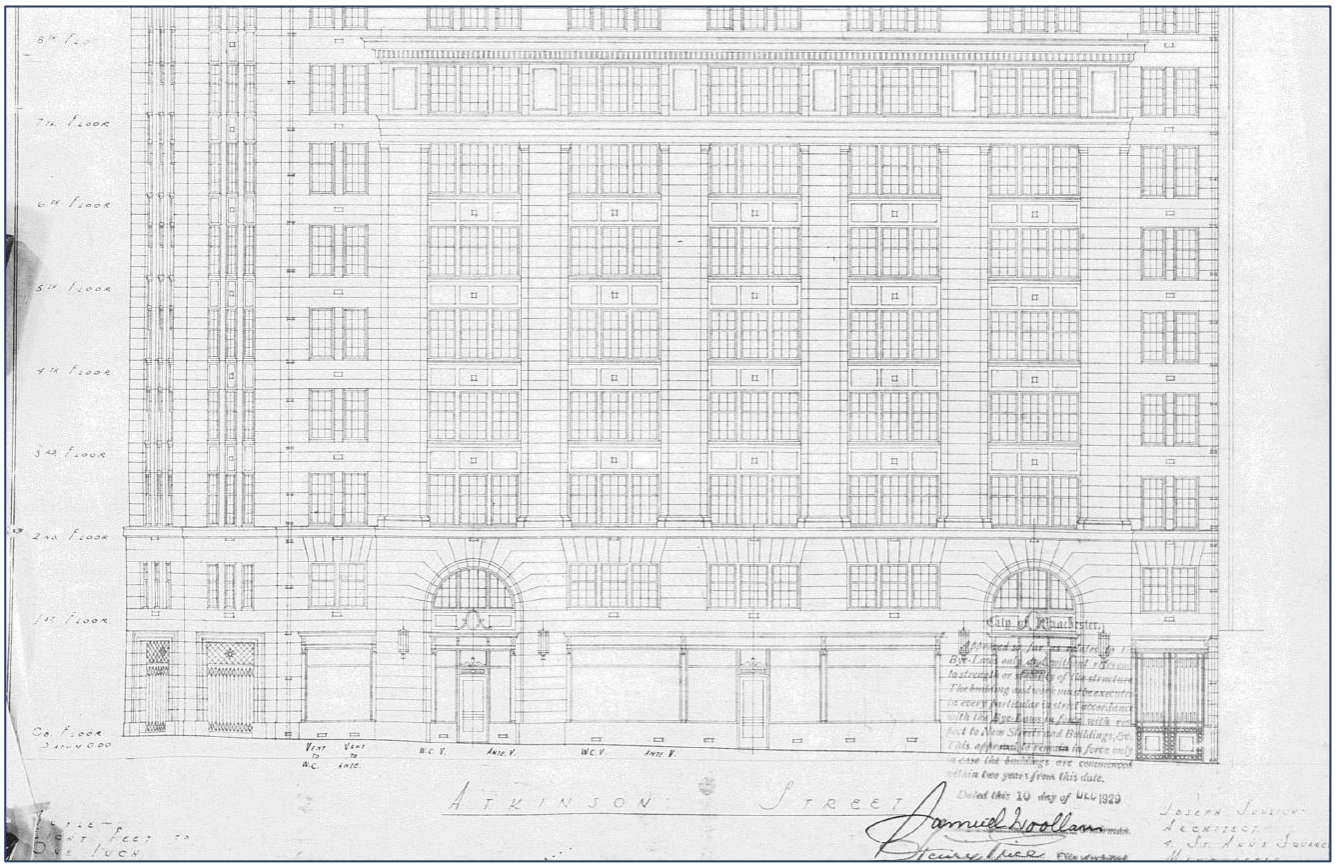


Image G – Atkinson Street elevation (1929)

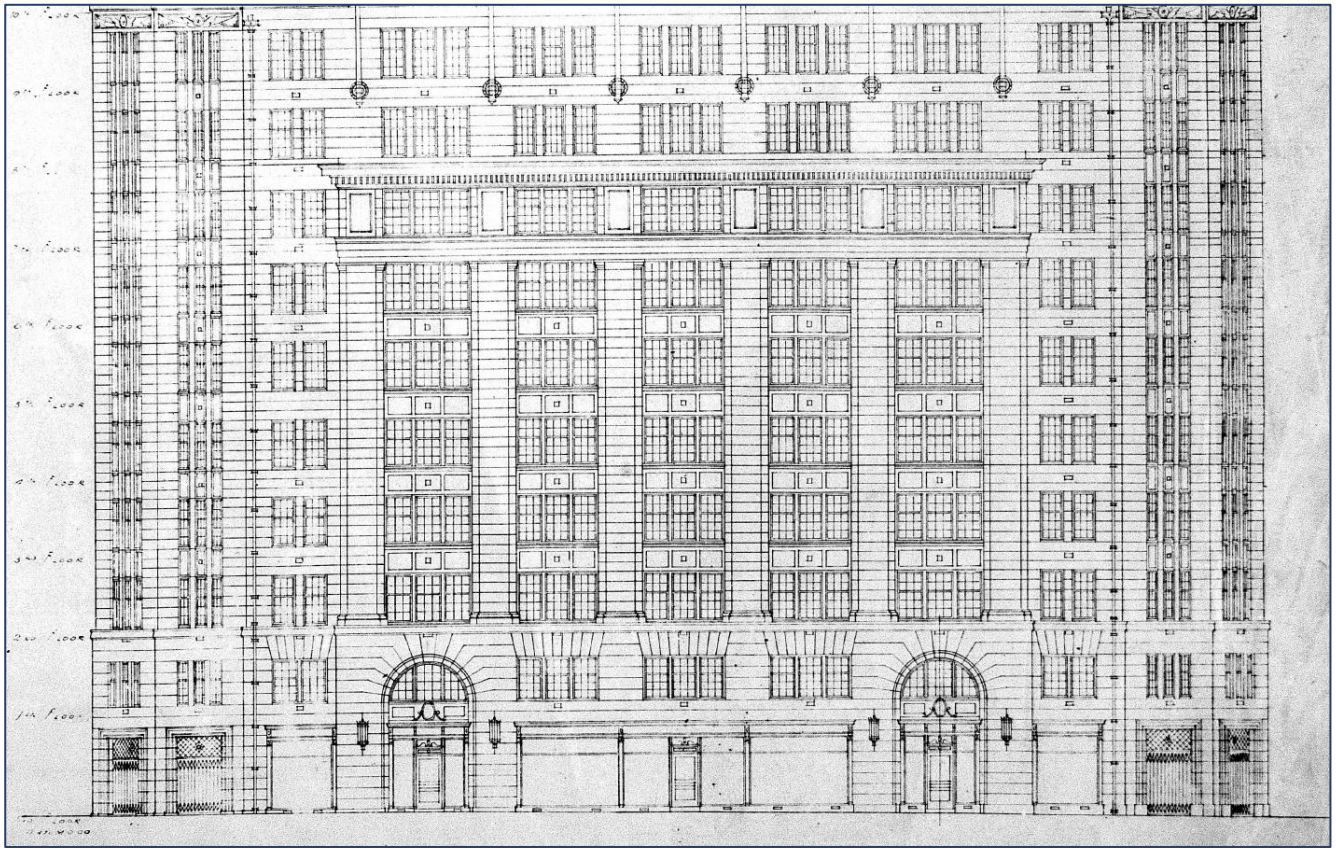


Image H – Little Quay Street elevation (1931)

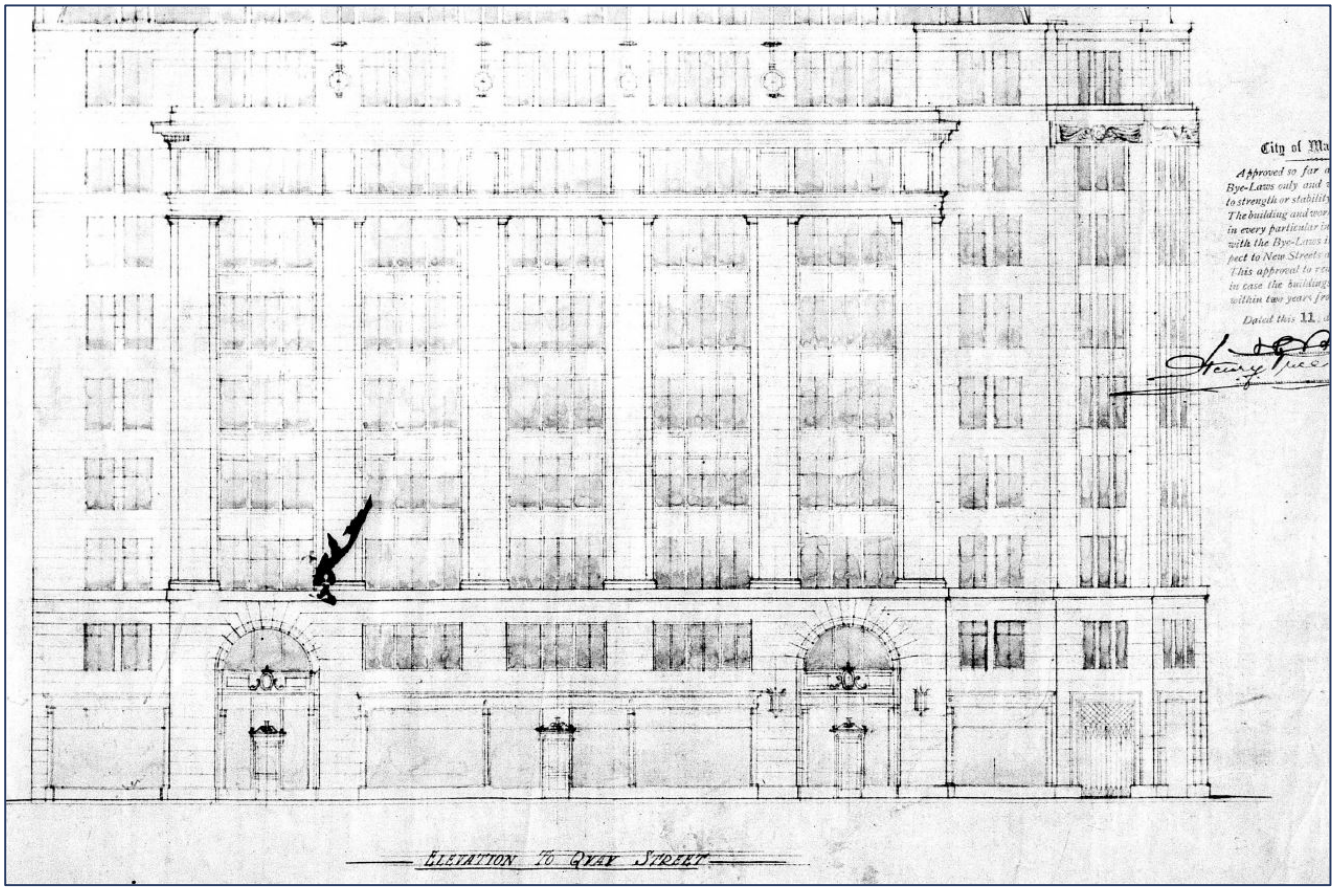


Image I – Quay Street elevation (1929-31)

Appendix 4: Site photographs

Exterior:



Corner tower to Quay Street



Original decoration to Little Quay Street façade



Existing main entrance to Sunlight House



Atkinson Street façade



Quay Street, with Opera House and multistorey car park visible to the left of Sunlight House

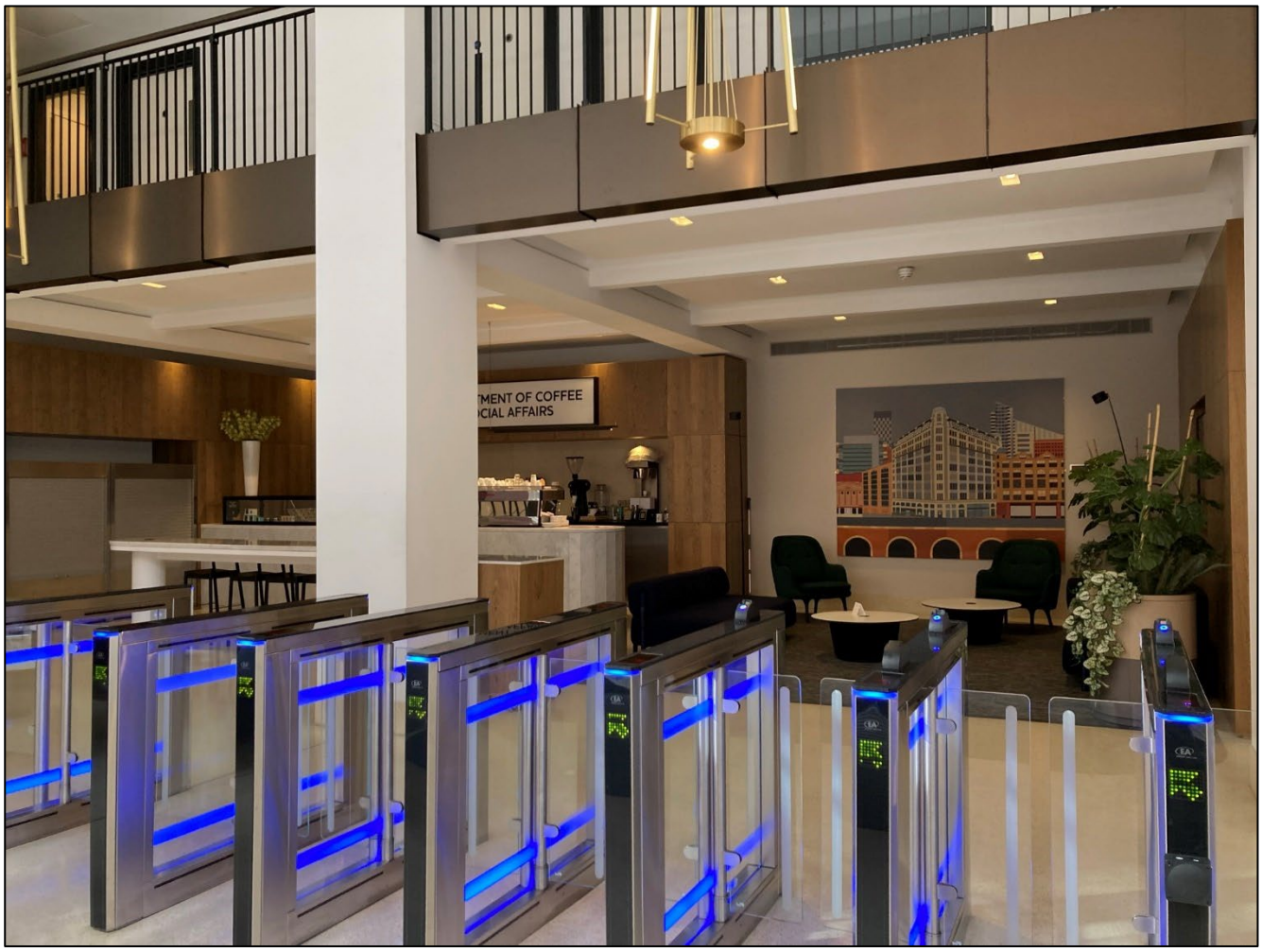


Quay Street façade

Ground floor reception area:






TMENT OF COFFEE
CIAL AFFAIRS






SUNLIGHT HOUSE


FIRE EXIT ONLY



Pool, mezzanine and glazed domed roof:















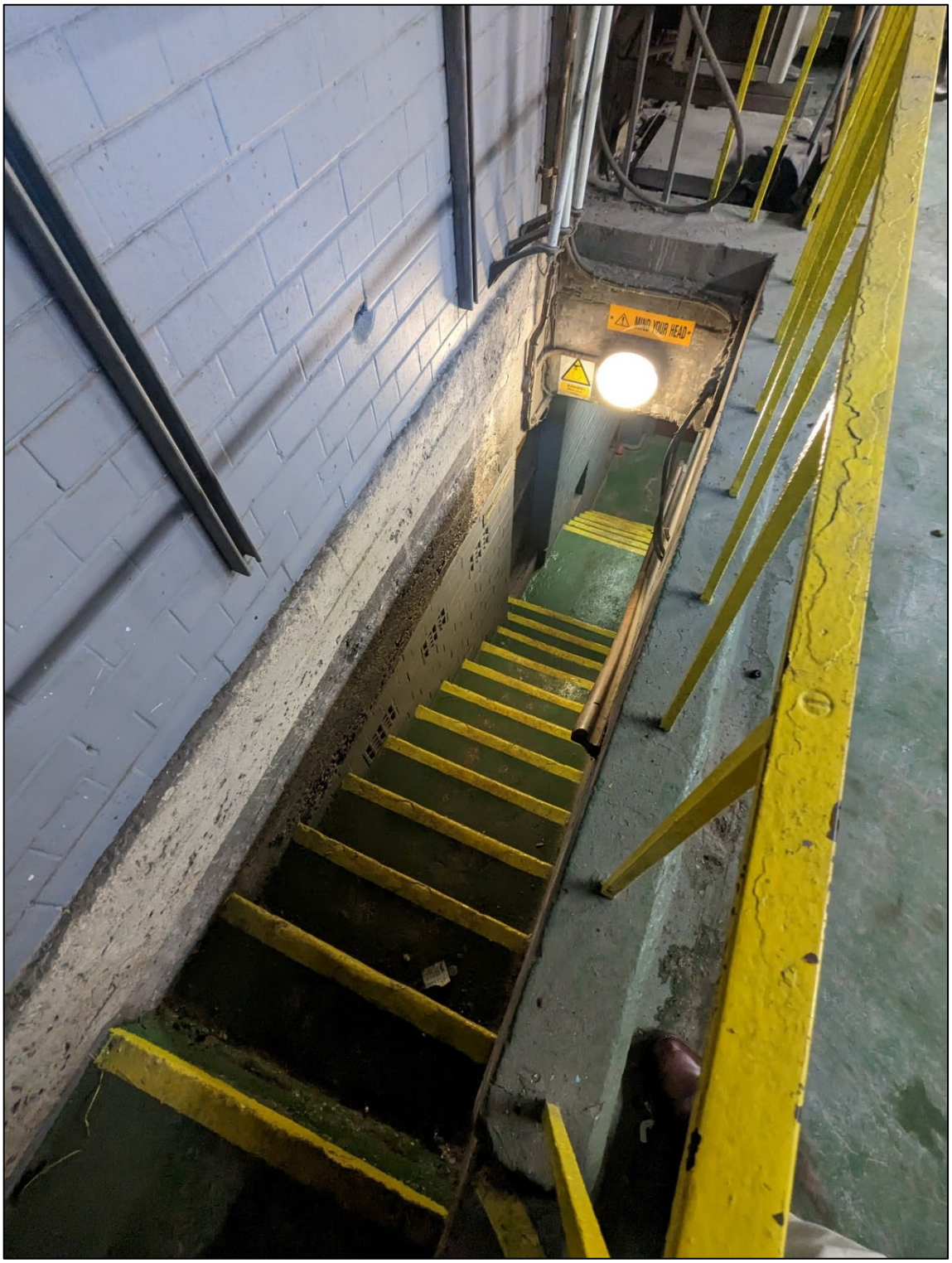

NO DIVING
CAUTION
WET FLOOR
Bannatyne


RULES FOR SAFE LIFTING

Western section of ground floor – back of house and servicing:






MIND YOUR HEAD

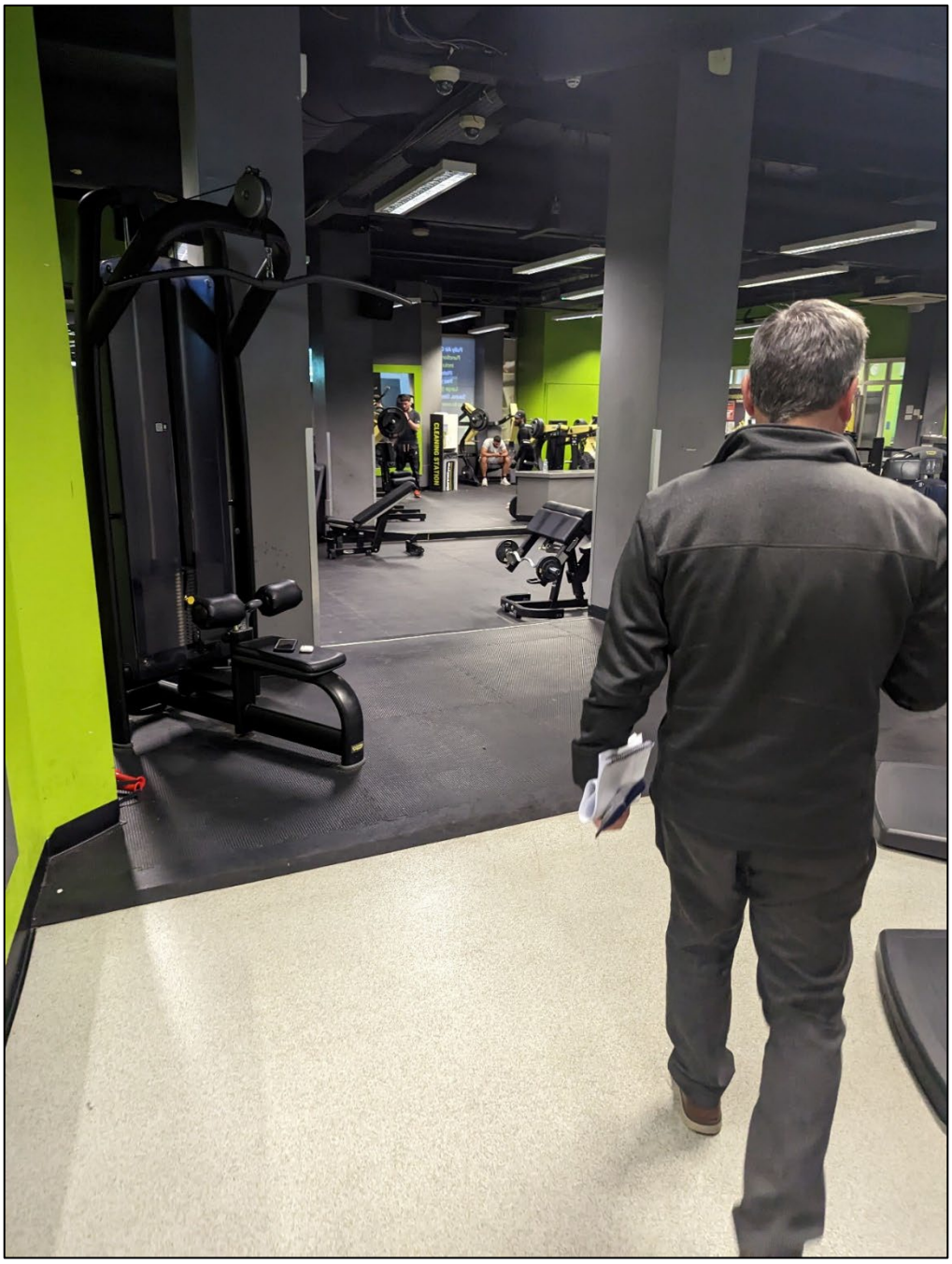

GIRBAU
F.S.S.
WARNING!
GIRBAU
F.S.S.
WARNING!


Danger
HS6017
HS6017




FIRE EXIT
Keep clear
CCTV in operation

Ground floor – gym spaces:






Staff Only
Except In Emergency
LesMILLS
VIRTUAL
Bannatyne


Studio 2

Basement mezzanine - under pavement and stores:









Basement mezzanine - staff changing and maintenance room:







Basement - plant rooms, servicing and changing rooms




















DANGER
Keep out







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