

3 February 2023



Development Management
Manchester City Council
Ground Floor
Town Hall Extension
Mount Street Entrance
Albert Square
Manchester
M2 5DB

Jay Patel
E: jay.patel@savills.com
DL: +44 (0) 161 602 8258

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

For the Attention of Jennifer Atkinson

Submitted via Planning Portal PP-11903918

Dear Sir / Madam

**Listed Building Consent for the refurbishment of the office areas including ground floor reception area
Sunlight House, Quay Street Manchester, M3 3JZ**

Introduction

We write on behalf of our client, Kinrise (Sunlight Limited) to apply for Listed Building Consent for the internal refurbishment works to the office reception area and a number of office floors at Sunlight House, Quay Street, Manchester.

The description of development is as follows:

'Listed Building Consent for the refurbishment of the office areas including ground floor reception area'.

The building comprises a 14 storey (15 including roof plant to western side). This application relates to the refurbishment of the reception area and upper floors in Sunlight House which in office use (and which will remain as such). The supporting Design & Access Statement fully details the proposed scope of changes to the office floors and the reception area.

Please note, separate Planning and Listed Building Consent Applications are being submitted in relation to updating / rationalising the plant equipment which serves the building as well as the installation of Photovoltaics on the internal facing mansard roof.

The fundamental refurbishment principle is to celebrate the remaining rich heritage characteristics, at the same time unpicking the less sensitive changes that have taken place as part of previous refurbishments, as well as improving its sustainability credentials with the overall objective to return the iconic building to its full economic use by making it attractive to new tenants.

Background

Sunlight House is located on the corner of Quay Street and Little Quay Street in the city centre of Manchester. Sunlight House is a Grade II listed building completed in 1932 by Joseph Sunlight, architect and developer, as the headquarters for his property business, with offices and shops to let. At the time, it was Manchester's tallest building. The building is also located within the Deansgate/ Peter Street Conservation Area.

Sunlight House has been extensively modernised throughout including refurbishment works previously throughout the building since its original construction and much of the original fabric and floorplan have been

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



lost. As such there are clear opportunities for further remodelling of the building and better revealing and sensitively restoring the surviving original features.

The building is a 14 storey (15 including roof plant to western side) steel and concrete structure, clad in Portland stone. The building is almost square in plan, with three street frontages, and a large central light-well. Each of the three street facades are seven bays, with the two street corners expressed as three sided towers, which each rise to a four level octagonal turret, topped by a domed lantern and finial. Behind and between the turrets, the top four floors are expressed as a mansard roof with multiple setback square dormer windows, which together with the turrets create a distinctive skyline and a major feature in the city.

The building's internal condition is characterised by a contrast between the few remaining historic feature within the building and years of refurbishments. Through Institutional ownership over a period of years, various floors and the reception area have been refurbished with varying degrees of success.

Pre-application Engagement

The client and design team have been keen to engage Officers from the outset of the project and have had a number of positive discussions to present and take on board officer feedback prior to submission(s). The initial meetings and on site feedback have been critical in putting forward a balanced case for the improvements to this significant building.

Submission Package

The following information has been submitted to support this application:

Document	Author
Application Forms and Certificates	Savills (UK) Ltd
Covering Letter	Savills (UK) Ltd
Heritage Statement	Savills (UK) Ltd
Design Statement	Anomaly London
Energy Statement	King Associates
Ventilation Statement	King Associates

Plans

The list of submitted plans prepared by Anomaly are detailed on the 'Document Issue Register'. In addition, the following Plans are provided by King Associates:

- 4084-KIN-XX-08-DR-E-6300 Electrical RCP
- 4084-KIN-XX-08-DR-M-5700 Mechanical Services
- 4084-KIN-XX-13-DR-M-5700 13th Floor Mechanical Services
- 4084-KIN-XX-ZZ-DR-E-6600 Containment
- 4084-KIN-XX-ZZ-DR-E-6700 - Access Control - Ground 1st
- 4084-KIN-XX-ZZ-DR-M-5700 - Ventilation - Ground 1st

Proposals

This Listed Building Consent application seeks to refurbish and remodel the office area of the building.

It works form part of the wider building vision of refurbishment developed by the building's new owners, focused on a sensitive and design rich approach to bring the entire asset in line with modern expectations of office accommodation. The entire vision looks to re-establish the significance of this iconic building within the City

The proposed changes are outlined in detail within the supporting Design Statement prepared by Anomaly. The document sets out the vision and rationale for the changes.

Ground & First Floor Activation

The proposals include improvements to the office reception area located off Little Quay Street. The existing office reception has been significantly altered as part of the consented works in 2017. This application created a new double height reception volume in place of a former pub that occupied the space. In general terms the volume of the space is successful in creating a contemporary arrival to the building, but the client and design team feel that certain elements can be enhanced to improve this even further. The proposed changes which form part of this application seek to optimise and extend the activity and engagement of the reception.

Inspired by original plans of the building retrieved from Manchester Central Library archive the proposals seek to create a sense of grandeur to the building that Joseph Sunlight originally intended. Building on the double height volume already created as part of the previous refurbishment works, a double winged staircase as part of an entrance sequence allows for further activation across ground and first floor within the office entrance. The desired 'feel' of the arrival is to mimic high end hotels, where there is an almost of pause and space between the door and reception - allowing the activity and rich finishes to further add to this sense of 'luxury.'

The existing first floor contains a mezzanine style balcony which formed part of the 2017 consent. Access to this level will be improved by introducing the double winged staircases directly from the reception area (lift access remains unchanged). This in turn will lead to reconfigured meeting rooms and access to the central atrium lightwell.

The central atrium lightwell is a fascinating feature of the building that is inaccessible for users of the building, and can only be accessed through a maintenance office. The glazed lightwell extends 13 storeys up the building and provides a true reflection of the scale and ambition of the original building. Access to the atrium will be opened up which will provide a unique and special location for tenants to utilise.

The reconfiguration to the reception area includes a small café area (which will predominantly be used by tenants within the building but will also be open to the public). Please note, this café area is ancillary to the main use of the building (and as the café use falls within the same Use Class (E) as the existing use of the building it does not require planning permission). The Café space will be ventilated via a single louvre located within an existing window opening (further details can be found within the accompanying Design Statement),.

Office Floors

Works to the office floors essentially involve stripping back previous non original fits (including raised floors and a central bulkhead) and improvements to the lighting and M&E. WCs at all levels will be improved.

As part of the future proofing for this building, the client wishes to secure an in-principle split for the floor into smaller tenancies. This aligns with other floors within the building and also Joseph Sunlight's initial vision for the speculative office.

Originally the building was envisioned as a flexible shell with partitions and divisions possible across multiple settings, which is evident in existing floors with central corridors and half floor splits.

Working with commercial leasing agents over 80% of the current market demand for the last two years has been for <5,000sqft office units and therefore a proposed split of the floor like this will be a significantly positive attraction for this building. All the partitions have been designed to sit on the existing structural and coffer lines to ensure alignment with the wider refurbishment principles.

Alongside the subdivision strategy, a number of tenant fitout principles are sought. These principles are aligned with the previously consented tenant fitout guide in that partitions should interface with mullions and solid elements of the facade carefully to ensure the remaining heritage features are appreciated to their fullest impact.

There are some floors with existing tenancies that will remain in place throughout the works and areas of commercial space not within the scope of works. The principles contained within the Listed Building Application have been designed to apply widely to the building, and should these floors require future alignment we have intended to set out a clear quality benchmark for the calibre and design intent for these future works.

Full details of the proposed works are set in the accompanying Design & Access Statement.

Thirteenth Floor

The thirteenth floor is the uppermost occupied office floor and benefits from significant natural light both internally to the lightwell and externally to the street. The ceiling at this level is a suspended barrel vault underneath the tiled pitch roof above. The floor has been refurbished with the timber parquet re-instated around 5 years ago. However, despite the characterful heritage details, level 13, has struggled to lease due to the presence of a corridor around the workspace. The corridor originally served smaller clerks offices which have been removed on the internal side, rendering the corridor unnecessary and in potential tenants' opinions 'a difficult space to use.'

The proposals therefore seek to maintain the heritage panelling around the perimeter but remove the wall between the columns. In doing so the space can not only be used more effectively, it benefits from more natural light with the perimeter high level glazing. Further information along with a heritage led justification for the removal of the wall can be found within the Heritage Impact Assessment that accompanies this application.

Maintenance Room

The thirteenth floor currently includes the existing maintenance room. A separate application has been submitted to Manchester City Council (February 2023) to consolidate and upgrade the MEP strategy for the building which includes the relocation of plant equipment. This will enable the existing maintenance room, located on a publicly accessible level to be returned to office space.

Planning History

There are a number of previous planning applications relating to the Site, a full planning history is included in **Appendix 1** of the supporting Heritage Report.

Planning Policy

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

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

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

Policy SP1 Spatial Principles	Details the key spatial principles which will guide the strategic development of Manchester to 2027. The policy states that the Regional Centre of Manchester will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.
Policy EC1 Employment and Economic Growth	Priorities for ensuring continued economic growth include demonstrating that employment generating development has fully considered opportunities to provide jobs for local people, through construction or use; and ensuring the continued social, economic and environmental regeneration of the City.

in Manchester	
Policy EC3 Regional Centre	States that within the development for employment generating uses including offices and other commercial development will be encouraged. Office developments will be appropriate providing that they are in locations which are well connected by sustainable transport to both the city centre and residential areas. Housing will also be an appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.
Policy EN1 Design Principles and Strategic Character Areas	All development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located.
Policy EN3 Heritage	Throughout the City, development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre will be encouraged. New developments must be designed so as to support the Council in preserving and enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, and conservation areas. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	All development must follow the principle of the Energy Hierarchy, being designed: • to reduce the need for energy through design features that provide passive heating, natural lighting and cooling; • to reduce the need for energy through energy efficient features such as improved insulation and glazing; and, • to meet residual energy requirements through the use of low or zero carbon energy generating technologies.
Policy CC1 Manchester City Centre	The city centre is a strategic economic location and focus of employment growth in the City and City Region. The city centre is expected to accommodate 33ha and the city centre Fringe 25ha of office or similar employment development. Within the city centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The city centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes. The policy states that <u><i>“Developments which lead to the more intensive use of employment land (in terms of floorspace provided) will be supported”</i></u> .
Policy CC9 Design and Heritage	Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
Policy CC10 A Place for Everyone	The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through

	increasing the diversity of activity in the City Centre and high standards of accessibility to buildings and across spaces.
Policy EC2 Existing Employment Space	The Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that: • The existing use is un-viable in terms of business operations, building age and format; • The existing use is incompatible with adjacent uses; • The existing use is unsuitable for employment having had regard to the Manchester- Salford - Trafford SFRA; or • On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.
Policy DM1 Development Management	All development should have regard to the specific issues including: effects on amenity such as noise, privacy, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

Planning Context

Sunlight House is located on the corner of Quay Street and Little Quay Street where it occupies an important strategic location, immediately adjacent to the Spinningfields district of Manchester City Centre. The location is within walking distance of all the services and facilities offered by Manchester City Centre. It has direct connectivity to the City's Inner Ring Road and the M62, M61, M60 motorway. Manchester City Centre is also a public transport hub providing accessibility to a range of modes of sustainable transport including rail, bus and tram services. The site is served by the free City Centre Metroshuttle service, which provides frequent and fast connections to the four major rail hubs: Piccadilly, Oxford Road, Victoria and Salford Central stations (closest train station being Deansgate approximately 0.5 miles from the site), as well as destinations across the City Centre.

Manchester City Centre is a strategic economic location and focus of employment growth in the City and City Region (as identified within Manchester's adopted Core Strategy, 2016). The Core Strategy confirms that in the City Centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The City Centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes. The focus for employment growth will be high density offices and the Council will give particular encouragement and support for such development in locations which include the City Centre (Policy CC1). The same policy identifies Spinningfields as a key location for office growth and same policy confirms developments which lead to the more intensive use of employment land will be supported.

Spinningfields has become established as a world class office destination, characterised by new build office buildings aimed at the financial and professional services sector and wide mix of uses including high quality civic, residential, hotel, leisure and retail space in a carefully planned and managed environment offering very high quality public realm. The St John's area is located to the south (along Quay Street) at a key gateway to the city centre. Formerly home to Granada TV St John's is being transformed into a new unique city centre neighbourhood where people both live and work. Alongside new residential and office development, St John's will be the home of Factory Manchester, a nationally unique, flexible arts and performance space and arena with a seated capacity of 1,600 and overall event capacity of 6,600. The Civic Centre and St Peter's Square are located approximately 500m to the east along Peter Street. Alongside Spinningfields, this area has been transformed by a range of commercial office led developments in recent years to drive the response to the city's need for Grade A office space. New office led developments have focused on creating the opportunity for more high-quality commercial floor space to enhance the location of the city's key heritage assets.

The building is therefore very well established in its commercial location and has the potential to play a key role in the provision of a unique high quality commercial floor space offer that fully compliments other office led regeneration initiatives across the City Centre. However, previous refurbishments of the building have failed to deliver its potential. The proposals which are put forward within this application will seek address this, thereby allowing Sunlight House to make a full contribution to Manchester City Centre's economy, whilst at the same time celebrating its unique and special heritage characteristics.

The proposed changes are considered to be acceptable and accord with the objectives of Core Strategy EC1 and EC3, in that they will ensure the continued use of parts of the building to deliver new high quality office space in the City, contributing to continued economic growth. The positive economic, regeneration and heritage benefits associated with the refurbishment will contribute to the ongoing regeneration at St John's and Spinningfields.

The proposals have been assessed against policies EN3 (Heritage) and CC9 (Design and Heritage) to ensure that the refurbishment works and improvements respect the listed building. A Heritage Report has been submitted as part of this application which assesses the heritage impact in detail.

The proposed scheme seeks to refurbish Sunlight House in a way that both fully celebrates its heritage whilst also ensuring its long term future as usable office space. Preservation and restoration of original features has been central to the design process, which can be clearly seen in the focus on referencing and better revealing the historic character of the building through the proposals, particularly in areas of the building where unsympathetic modern office refits have largely eroded this identity.

In accordance with Policy EN4, the improvements to the building fabric proposed within this application and the separate application for rationalising the plant and installation of PV, the proposals will significantly improve the sustainability credentials of this listed building. The Energy Statement which supports this application confirms that the impact of the works would improve the EPC rating from an E to a B and result in a 20% reduction in operational energy consumption equating to 100 tons of carbon saved.

Conclusions

The proposed refurbishment and remodelling provides a carefully considered refurbishment which respects the historic fabric of the listed building and activates the existing reception area. The proposed works will make the building fit for purpose, support its full accommodation, thereby fulfilling its economic contribution to the City in line with adopted planning and regeneration policy.

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

Yours faithfully

A handwritten signature in blue ink, appearing to read "J. Patel".

Jay Patel
Director