

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-11904836

Dear Sir / Madam

**Listed Building Consent and Full Planning Application for the removal plant equipment 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
Sunlight House, Quay Street Manchester, M3 3JZ**

Introduction

We write on behalf of our client, Kinrise (Sunlight Limited) to apply for Planning and Listed Building Consent at Sunlight House, Quay Street, Manchester.

The description of development is as follows:

'Full Planning and Listed Building Consent for the removal plant equipment from adjacent car park roof deck to level 14 and 15 plant rooms, together with installation of Photovoltaics (PV) on internal face of mansard roof'

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 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

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



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.

Proposals

This application seeks to consolidate and the relocate the existing plant equipment from the adjacent car park roof deck to level 14 and 15, together with the installation of PV panels on the internal face of the mansard roof.

The proposed changes are outlined in detail within the supporting Design and Access Statement prepared by Anomaly together with the Energy Report produced by King Associates. Both documents set out the vision and rationale to update and relocate the plant system and install PV panels.

The proposals include the removal of a failing and critically damaged system which will protect users of the building. The new provision will comprise a sustainable air handling plant in a more appropriate location.

The proposals include the relocation of the water tanks into the basement plant room and new heat pumps provided behind a louvered plant screen to protect visual amenity and allow for requisite air flow around the equipment.

At level 14 existing partition walls will be removed to enable a larger area for plant space and the plant within the maintenance room at level 13 will be relocated to level 14 and the basement to allow this significant area to return to office use and a high standard of refurbishment (*see separate LBC submitted to MCC for internal refurbishment works*). The main plant works also allow for a future proofing of the building with all services proposed within the site boundary rather than the current split site arrangement.

The application also includes the installation of Photovoltaics (PV) panels to certain areas of the roof to significantly increase the performance of the listed building.

As part of the overall sustainability strategy explored by the client and design team, the installation of PV panels to certain areas of the roof significantly increases the performance of the listed building without having a detrimental effect visually.

The pitched element of the roof to level 13 sits behind the mansard, parapet, balustrading and a maintenance route - meaning it is entirely invisible from street level and only visible from above.

The installation of PV panels using heritage appropriate fixings that do not damage roof tiles and create a subframe for their installation is a positive benefit to the future of the building whilst not detracting from or removing heritage significant material on the site.

A simple maintenance mansafe system will be installed using the same principle of fixing system to the ridge with no further visual impact. The PV panels have been located to make optimum use of the sunpath and acknowledge existing roof lights and overshadowing caused by the lift overruns.

Please note, a separate Listed Building Consent application has been submitted for the remodelling and refurbishment of the office areas of the building. The fundamental principle across both application is to celebrate the remaining rich heritage characteristics of Sunlight House, 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.

Submission Package

The application comprises this covering letter and a number of supporting documents.

Document	Author
Application Forms and Certificates	Savills (UK) Ltd
Covering Letter	Savills (UK) Ltd
Heritage Statement	Savills (UK) Ltd
Design and Access Statement	Anomaly London
Energy Statement	King Associates
Noise Assessment	Hann Tucker Associates
Ecological Assessment	Colington Winter Environmental

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-14-DR-M-5000 (Mechanical Services Proposed Level 14 Plant)
- 4084-KIN-XX-RF-DR-E-6900 (Photovoltaics)
- 4084-KIN-XX-RF-DR-M-5000 (Proposed Roof Top Plant)

The requisite planning application fee of £462 has been paid over the Planning Portal.

Pre-application Engagement

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

Planning History

There are a number of previous planning applications relating to the Site, a full planning history is included in 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	Description
Policy SP1 Spatial Principles	Details the key spatial principles which will guide the strategic development of Manchester to 2027. The policy states that the Regional Centre of Manchester will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.

Policy EC1 Employment and Economic Growth in Manchester	Priorities for ensuring continued economic growth include demonstrating that employment generating development has fully considered opportunities to provide jobs for local people, through construction or use; and ensuring the continued social, economic and environmental regeneration of the City.
Policy 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>“Developments which lead to the more intensive use of employment land (in terms of floorspace provided) will be supported”</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.
Policy EN15 Biodiversity and Geological Conservation	Developers will need to demonstrate how they have assessed and taken full account of the potential effect of their proposed development on biodiversity or geodiversity.

A Heritage Report has been submitted as part of this application which assesses the heritage impact in detail and confirms the proposals raise no significant heritage concerns.

The proposals for the relocation and replacement of the existing plant system have been carefully considered against policies EN3 (Heritage) and CC9 (Design and Heritage). In order to maximise the heritage benefits provided to the listed building, whilst minimising impact on its fabric and improving key areas of significance. The proposals are therefore considered not to have any adverse impact on the listed building, with numerous heritage and public benefits clearly provided by the scheme. These include improving the overall sustainability of the listed building through the installation of modern plant and solar panels, whilst also providing an overall improvement to the caretaker's flat on the fourteenth floor and the maintenance room at the thirteenth floor through sensitive refurbishment. The rationalisation of the existing plant at the fifteenth floor is also considered to be an improvement over the existing condition, whilst the removal of the existing rooftop plant to the adjacent car park provides a clear benefit to the listed building, through improving both its setting and the surrounding townscape.

In accordance with Policy EN4 the proposals for rationalising the plant and installation of PV, 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.

Policy DM1 confirms that all development should have regard to noise. As such a Noise Assessment has been carried out by Hann Tucker Associates to determine plant noise emissions at the nearest noise sensitive window. The supporting report confirms that the proposed plant should be capable of achieving the proposed environmental noise criteria at the nearest noise sensitive windows. As such, the proposals present no noise associated issues.

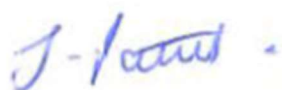
Policy EN15 confirms that the potential effect of proposed development on biodiversity or geodiversity should be assessed, in addition, Policy DM1 also seeks to assess any effects on birds. As such, a Preliminary Roost Assessment was commissioned to support this application. The report confirms that no further surveys are required due to the building providing no suitable potential roosting features.

Conclusions

The proposed works will provide significant improvements to the current set up of plant equipment, make better use of space and significantly improve the sustainability of the building together with the use of PV panels. Not only will the proposals provide environmental benefits, the changes will improve the EPC rating, making it a more attractive office offer and thus more appealing to occupiers. 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", with a small flourish at the end.

Jay Patel
Director