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Our Ref: HPD/DSP/MS/25/170
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Dear Sam,

RE: OPTIONS ANALYSIS: SUNLIGHT HOUSE, QUAY STREET, MANCHESTER, M3 3JZ

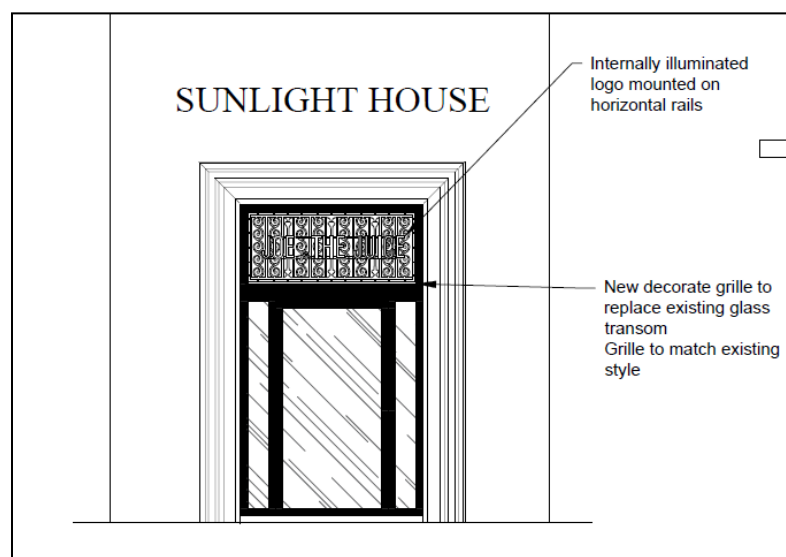
This options analysis reviews and compares the proposed approaches to the external louvre associated with the proposed HVAC, as shown across the attached drawings:

- **Option A – Replacing Glazing Above Door with Decorative Louvre**
- **Option B – New Exposed Louvre Replacement on Historical Shopfront**
- **Option C – New Decorative Louvre**

The analysis considers visual impact, heritage sensitivity, technical performance, and planning risk, with the aim of identifying the most appropriate solution.

OPTION A – REPLACING GLAZING ABOVE DOOR WITH DECORATIVE LOUVRE

Option A includes replacing the existing glazing above the entry door on the corner of Quay Street and Little Quay Street with a decorative louvre. The grille would be a new transom grille which is designed to match the existing. This proposal also included mounting a new illuminated sign on the grille.



Description

- Replacing glazing with a new grille to match the existing.
- Illuminated logo mounted on grille
- HVAC accommodated at the entry door.

Advantages

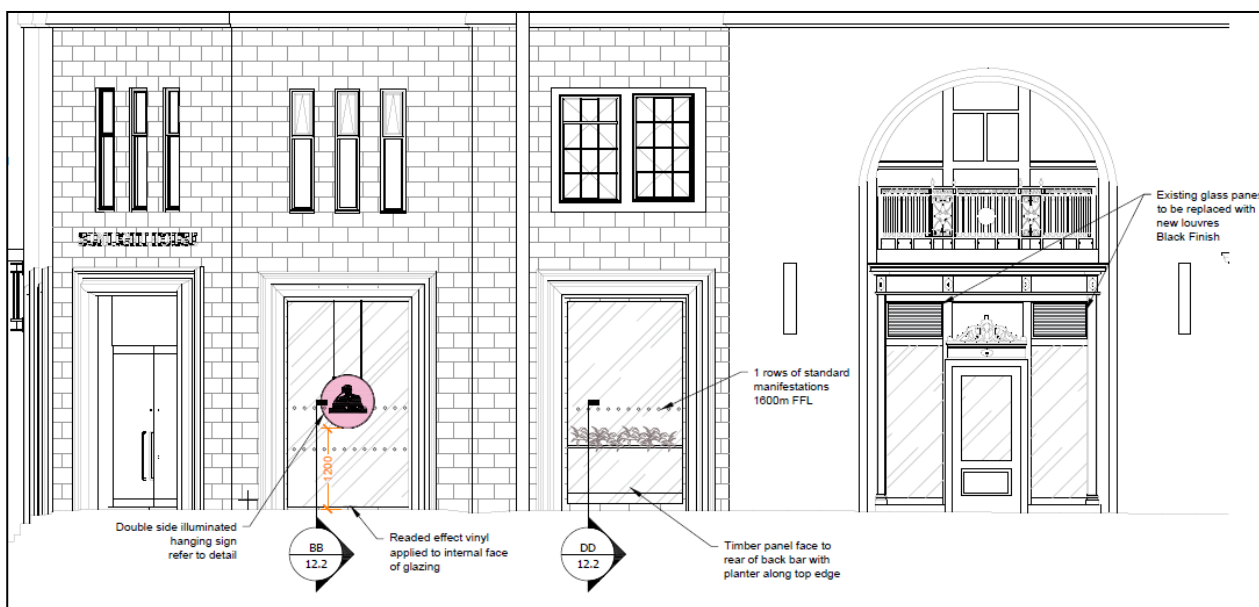
- Medium visual impact on the historic elements.
- Aligns moderately with heritage-led and conservation principles.
- Likely to be medium planning risk.
- Minimal fabrication and façade intervention.

Disadvantages

- The preference from Council Officers was not to have the louvre positioned here.
- HVAC system at the entry door of the proposed juice bar/cafe
- Requires the logo to be mounted on the grille rather than being positioned behind the glazing.
- More visible location along Quay Street.

OPTION B – REPLACEMENT WITH NEW BLACK METAL LOUVRES ON RETAINED HISTORICAL SHOPFRONT

This option included replacing the glass panes with new louvres on the historical shopfront along Little Quay Street. The historical shopfront has been retained and has undergone minimal changes during the Sunlight House refurbishment.



Description

- Existing glass panes replaced with new external louvres (black finish).
- Louvres are clearly expressed as a modern intervention.
- Retained surrounding stone façade and glazing frames.

Advantages

- Clear, purpose-designed solution for HVAC intake/exhaust.
- Straightforward coordination with M&E requirements.

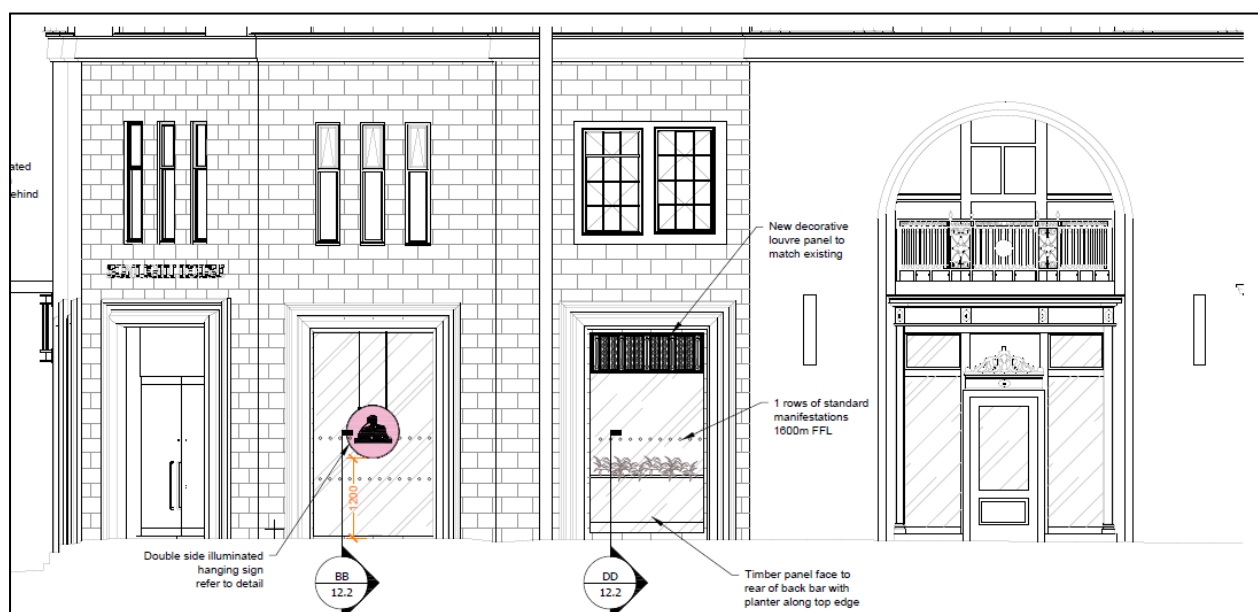
Disadvantages

- Stronger visual contrast against the historic façade.

- Risk of being perceived as providing services through the historical shopfront.
- Higher planning and heritage risk, particularly as it is visible from Quay Street and Little Quay Street.
- Proposed intervention to the historical shopfront
- Not the most practical option for new louvres.

OPTION C – NEW DECORATIVE LOUVRE MATCHING EXISTING

The last option includes placing new decorative louvres in the glazing along Little Quay Street. This option will be positioned away from the entry door and the historical shop front. Internally, the design will allow for a straightforward ducting route.



Description

- New decorative louvre panel introduced to match the existing style and proportions to others along Quay Street and Atkinson Street.
- New plenum box located behind the louvre, finished to match the shop design.
- Visual continuity with existing retained louvre elements.

Advantages

- Balanced solution between aesthetics and HVAC performance.
- Maintains a decorative, heritage-aligned appearance.
- Improved airflow and HVAC design internally.
- Reduced planning risk compared to Option B.
- Matching existing glazing and louvre design used on other elevations of Sunlight House.
- Allows the proposed logo sign to be positioned above the entry door behind the glazing.

Disadvantages

- Slightly higher complexity in replacing the glazing with new louvres.
- Requires careful detailing to ensure performance.

SUMMARY

Criteria	Option A – Glazing Above door	Option B – Historical Shopfront	Option C – Decorative Matched Louvres
Visual Impact	Medium	High	Low–Medium
Heritage Sensitivity	Medium	Weak	Strong
HVAC Performance	Medium	Good	Good–Very Good
Planning Risk	Medium	High	Low–Medium

It is clearly demonstrated above that the proposed option for the louvres that has the least impact on visual amenity, heritage, planning and provides an effective HVAC design is Option C. The design has been carefully considered with the historical significance of Sunlight House and has minimal external interventions to the building. The louvre design above the glazing will match other elevations of Sunlight House along Quay Street and Atkinson Street, which is in keeping with the heritage significance and the overall design of the building. Proposing a louvre/grille above the entry door or the historical shopfront will have more substantial impacts on the historical fabric and visual amenity of the building.

Yours sincerely,



Max Shadforth
PLANNER

Encs.