11 March 2026
Sunlight House Covering Letter - Acoustic Ceiling

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For the Attention of James Bridgeman

Submitted via Planning Portal PP- 14769264

Dear Sir / Madam

Listed Building Consent for the Installation of Acoustic Ceiling in Part of Ground Floor

Sunlight House, Quay Street Manchester, M3 3JZ

Introduction

We write on behalf of the applicant, PINS (Manchester) Ltd to apply for Listed Building Consent for internal works to the above building. The description of development is as follows:

Listed Building Consent for the Installation of Acoustic Ceiling in Part of Ground Floor

Submission Package

The application comprises this covering letter and the following documents:

Site Plan Location Plan
- SLH-ANO-B0-XX-DR-A-05001-P1

Proposed Plans
- AL102 - Proposed Acoustic Ceiling Details (Ground Floor)

Supporting Information
- Hann Tucker Associates, Sunlight House Acoustic Design Review Noise Assessment
- Design Statement prepared by Harrison Ince
- Heritage Statement Addendum prepared by Savills Heritage

Background

Sunlight House is located on the corner of Quay Street and Little Quay Street in the city centre of Manchester. The part of the building which relates to this application fronts Quay Street and incorporates part of the ground floor, basement and sub-basement.

Sunlight House is a Grade II listed building completed in 1932 by Joseph Sunlight, architect and developer, as the headquarters for his property business, with offices and shops to let. At the time, it was Manchester's tallest building.

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The building is within the Deansgate Conservation Area, with other listed buildings including the Manchester Opera House on Quay Street, Royal London House at the junction of Deansgate and Quay Street and the former County Court building on Deansgate, which are all Grade II Listed and the former County Court building on Quay Street, which is Grade II* Listed.

The application forms part of the wider refurbishment of the building following a new ownership. In particular, the proposals within the listed building consent application follow on from the recent Planning Permission granted for "*Change of Use to Sui Generis (Bar/Entertainment Complex), including associated external alterations*" (MCC Ref: 142872/FO/2025) alongside the associated Listed Building Consent granted for "*internal refurbishment of ground floor and lower basement areas for entertainment venue*" (MCC Ref: 142873/LO/2025) which together allow for PINS Social Club to occupy the previously vacant space in the building.

Proposals

Following the grant of the above Change of Use and Listed Building Consent, additional noise assessments have been carried out in the ground floor area of the building. This assessment has indicated that the ground floor use has the potential to cause noise amenity issues in other areas of the building, most notably the office floor located at Level 1 of the building.

Various options for mitigating this impact have been investigated including:

1. Providing sound absorbent material within the Raised Access Floor (RAF) void on office floor at the first floor level
2. Providing an acoustic barrier ceiling, hung on acoustic hangers in the cavity in the ground floor unit
3. A combination of item 1 and 2 above.

The results from the noise modelling that has been carried out show that Option 1 is unlikely to result in a notable increase in performance above the measured baseline noise levels. Option 3 is unlikely to result in a notable increase in performance when compared to Option 2.

As such, Option 2 was deemed to be the most appropriate acoustic solution. Further information on the noise modelling is provided in the enclosed Noise Technical Memorandum prepared by Hann Tucker Associates.

It is therefore proposed to install a suspended acoustic treated ceiling (comprising 3x15mm SoundBloc on acoustic hangers with mineral wool in the cavity).

The design to the underside of the ceiling is based on a 'faithful replica' of the above coffer and cornice detail which is original to the building. Coffers are to be formed and installed in the same pattern as the above coffers.

A plaster cornice moulded off the existing is to be installed to the cornice, as per the original detailing above. This corresponds with the approved approach to acoustic treatment established in the above Listed Building Consent 142873/LO/2025.

Heritage Impact

The proposed ceiling is necessary to provide additional acoustic performance for the office floor above. The proposed ceiling to the underside of the existing ceiling will replicate the detail and pattern of the surviving original coffers, as revealed following the soft strip works.

This includes the proposed plaster cornices which will be moulded off the existing, replicating the cornices above. There will be no fixings to existing cornices, causing no material impact to these features. Instead the ceiling is to be hung on acoustic hangars fixed to the existing ceiling, minimising impact on historic fabric.

Furthermore, the proposals follow the principles agreed as part of application 142873/LO/2025, including the colour which will match the consented ceiling on the Atkinson Street side of the building. This ensures aesthetic consistency across the floor that is in keeping with the established design principles that have been approved.

Although the proposals will conceal the original coffered ceiling, this is mitigated through the carefully considered design which replicates the pattern and design of the original ceiling.

In addition, the proposal is a reversable intervention that preserves the original ceiling. It is therefore judged that the proposals will cause less than substantial harm to the significance of the listed building, at the lowest end of the scale. This harm is outweighed by the public benefits of the proposals that are associated with the aforementioned consented application (planning ref. 142873/LO/2025), with the proposed acoustic ceiling necessary to support the new entertainment use to this floor and the proposed office use to the floor above (planning ref. 144765/LO/2025).

The benefits include supporting a new occupier to the Manchester leisure industry who will deliver entertainment venue and drinking establishment, and which represents an active and viable use that secures the occupation of the ground floor, mezzanine and areas of the basement. The current spaces subject of this application has been vacant for approximately two years, and there would be economic benefits associated with the development (including the creation of employment of approximately 70 staff at a range of levels within Manchester city centre). It would also contribute towards the further activation of Quay Street and an increase in activity within this part of the city centre which would support the areas vitality and vibrancy.

The use open's up areas of the building that previously was closed off to the general public. The occupation supports the building's long term conservation and aligns with the extensive refurbishment works carried out across the listed building.

The proposals will also ensure that office use within the above floor is protected from potential noise impacts, again ensuring that the this part of the building remains attractive to office occupiers, supporting the buildings 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,

[redacted]