

DECEMBER 2025

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

LISTED BUILDING CONSENT
FOR SIGNAGE SCHEME OF

THE PINS SOCIAL CLUB, SUNLIGHT HOUSE
LITTLE QUAY ST
MANCHESTER
M3 3HP

Document Revision

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1.0 Introduction

1.1 Purpose and Format

This Design and Access Statement has been prepared on behalf of Pins Social Club in support of the application for Listed Building Consent at:

Sunlight House, Little Quay St, Manchester.

The statement assesses and evaluates the site and its context, to record the local character and circumstances. It provides a description of the proposals and explains the principals and concepts that have informed the design development.

This application supports the main refurbishment works covered in applications **142873/LO/2025 & 142872/FO/2025.**

Please refer to the Heritage Report for planning history.

2.0 Context Assessment

2.1 Location and Context

Manchester is a city and metropolitan borough in Greater Manchester, England. Greater Manchester is the second-most populous urban area in the United Kingdom with a population of 2.8 million. Manchester is fringed by the Cheshire Plain to the south, the Pennines to the north and east and an arc of towns with which it forms a continuous conurbation. The local authority is Manchester City Council.

The recorded history of Manchester began with the civilian settlement associated with the Roman fort of Mamucium or Mancunium, which was established in about AD 79 on a sandstone bluff near the confluence of the rivers Medlock and Irwell. It was historically a part of Lancashire, although areas of Cheshire south of the River Mersey were incorporated in the 20th century. Throughout the Middle Ages Manchester remained a manorial township but began to expand “at an astonishing rate” around the turn of the 19th century. Manchester’s unplanned urbanisation was brought on by a boom in textile manufacture during the Industrial Revolution and resulted in it becoming the world’s first industrialised city.

Manchester achieved city status in 1853. The Manchester Ship Canal opened in 1894, creating the Port of Manchester and linking the city to the sea, 36 miles (58 km) to the west. Its fortunes declined after the Second World War, owing to deindustrialisation, but the IRA bombing in 1996 led to extensive investment and regeneration.

The site is situated in the Spinningfields district which, two centuries ago was a working district with high levels of poverty and slum conditions, as documented by Friedrich Engels. The area bound by Quay St, Deansgate, and Bridge Street is now an urban regeneration project home to over 170 commercial businesses, shopping and leisure after significant investment in the area during the turn of the 21st century.



Figure 2- Sunlight House (Manchester Libraries, Information and Archives)

2.2 Building History

The Sunlight House sits on Quay Street in the commercial and retail district of Spinningfields, Manchester. The building was developed by Joseph Sunlight in 1932 and is one of several buildings in Manchester City that are typical of the international modernist style with its Portland stone facade.

When constructed in the height of the depression the Sunlight House was the city's tallest building and is considered Manchester's first skyscraper. Developed by Joseph Sunlight as a speculative commercial development, the building marks a shift in the city's identity from an industrial powerhouse to a commercial hub.

The Sunlight House has continued its strong history as a commercial hub throughout the regeneration of the Spinningfields district over the past two decades.

It is proposed that the Pins Social Club occupies the ground and lower floors. These levels contain an original pool bathed in light by a decorative glass ceiling, allowing the basement level to receive natural light despite its level. The previous occupier of the site was a gym and wellness business who operated the pool.

The site sits within the City of Manchester Conservation Area (Deansgate). Please refer to the Heritage Report that forms part of this application for a more comprehensive building history.



Figure 1- View of offices from internal void (Harrison Ince)

2.3 Guiding Policy

The following policy documents have been used to guide the design:

- National Planning Policy Framework (NPPF)
- Manchester Core Strategy 2012-27
- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance
- Shopfront and Signage Design Guide (MCC)

The proposal has been developed through pre application discussions with Manchester City Council (MCC) and is designed in line with the Shopfront and Signage Design Guide published by MCC.

2.4 Responsibility

The property is a Grade II Listed asset and therefore there is an obligation on the owners for the upkeep of the building. The intention of the works is to ensure the future of the building and its attractiveness, as outlined in the National Planning Policy Framework Section 16: Conserving and enhancing the historic environment. A key principle in heritage conservation is the preservation through occupation. The proposal aims to reinvigorate the ground and lower levels of the building under one tenant and provide an active and engaging street front.

Careful consideration will be made to ensure the historic elements of the building are maintained, please refer to the Heritage Statement that forms part of the application for greater detail.

2.5 Use

The Pins Social Club at Sunlight House follows the successful flagship Pins Social Club located in Liverpool. The Pins Social Club is an entertainment and leisure complex including bowling lanes, bars, and live entertainment.

The Pins Social Club will occupy the basement, mezzanine and ground levels of Sunlight house which previously housed a gym and original swimming pool as well as back of house facilities for the above commercial offices.

The application relates to the signage elements of the scheme, please refer to **142873/LO/2025 & 142872/FO/2025** for details of the main refurbishment.

3.0 Design

3.1 Amount

The application relates to the existing elements of the building and does not increase any floor space or create any additional area.

3.2 Layout

The application relates to the signage elements of the scheme as does not

3.3 Scale

The scale of the development remains unchanged as the proposed works are internal.

3.4 Appearance

External

The application relates to the signage element of the refurbishment scheme. Following consultation with the council as paired back and sympathetic approach has been taken to the external facades of the site of Quay St and Atkinson St.

The Landlord has undertaken their own external façade refurbishment which includes re painting and repairs across all elevations of the building.

Quay St

The proposal does not include any vinyl. The proposal includes:

- Two internally illuminated letter hanging signs on the internal side of the glazing either side of the main entry.
- Two halo illuminated letter sign externally one above the main entry and one above the roccos both with reflector plates and fixed to a rail.
- Introduction of consistent hanging signs for Pins, Roccos, and the adjacent florist. These are to be illuminated by trough lights. 1 no for Roccos, 1 no for Pins and 1 no for Flower Style (adjacent tenant).
- Menu board to sit internally to the Rocco's main entry.



Figure 2 - Elevation of Quay St

Atkinson St

The proposal does not include any vinyl. The proposal includes:

- Two internally illuminated letter hanging signs on the internal side of the glazing either side of the main entry.
- One halo illuminated letter sign externally one above the main entry and one above the Rocco's both with reflector plates and fixed to a rail.



Figure 3- Elevation of Atkinson St

4.0 Access

4.1 This application does not include any alterations to the access and circulation of the building.

5.0 Conclusion

The proposed signage scheme is simple in nature and has been developed along side advice from Manchester City Council to ensure the proposal is sympathetic to the heritage asset, the surrounding streetscape, and is in line with the client's branding vision. The scheme introduces a consistent design language across the Quay St façade with the hanging sign approach that utilises the existing brackets.

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