

PINS SOCIAL CLUB – GLAZING NOTE

Sunlight House, Little Quay Street, Manchester M3 3HP

APPLICATION: 142873/LO/2025 & 142872/FO/2025

This note refers to the proposed upgrade of the existing glazing along Quay Street in favour of double glazing. The extent of the proposed glazing is noted on Drawing AL007.

The following text has been provided by Alice Jones on behalf of Savills who are the Planning and Heritage Consultants for the project.

It is understood that upgrading the glazing along PINS frontage to the Quay Street elevation is included as part of the revised proposals. These proposals have been discussed with MCC officers (including the Conservation Officer) on site, and were found to be acceptable in principle, providing that the glazing to be replaced was non-original.

Following a review of the Quay Street frontage, the glazing here appears to have been replaced with later glass, likely as a result of the various refurbishments which this part of the building has undergone during the late 20th century (including for Herriott's Leisure Club and later Bannatyne's use). Original glazing to this key frontage would be expected to be drawn/fourcault glass, which would be even in thickness but with a gentle wave visible at the right angle. This wave has been observed in windows to the upper levels of the building, but not at ground floor level, further evidencing the modern quality of the existing glass within the Quay Street elevation.

It should be noted that Historic England Advice Note 18 (July 2024) advises at Paragraph 81 that 'Installation of slim-profile or vacuum double-glazing within historic frames will generally be acceptable.' This is principally on the basis that the existing historic frames can accommodate such double-glazing, and that the existing glazing is not of historic interest.

The proposed double glazing will be designed to sit sympathetically within the existing frames to the Quay Street elevation, as shown in the accompanying drawings, and its installation is therefore not considered to result in any harm to the Grade II listed Sunlight House or wider conservation area due to this considered design and the lack of historic interest ascribed to the existing glazing here.