Heritage Statement

Sunlight House, Manchester

December 2025

PREPARED FOR

BLOCK

savills

Contents

1. Executive Summary 5
2. Introduction 6
   - 2.1 Project Background 6
   - 2.2 Outline of the Proposals 6
   - 2.2 Description of the Site and its wider context 7
3. Methodology and Sources 8
   - 3.1 Aims, objectives and scope 8
   - 3.2 Assessment Methodology 8
   - 3.3 Legislative, planning policy and guidance framework 9
   - 3.4 Legislation 9
   - 3.5 Planning framework 9
   - 3.6 Local Planning Policy 9
   - 3.7 Historic baseline 10
   - 3.8 Assessing Significance 10
   - 3.9 Assessing the contribution of setting 11
   - 3.10 Assessing Impact 12
4. Historic Environment Baseline 13
   - 4.1 Introduction 13
   - 4.2 Historic Development 13
   - 4.3 Original layout of the Site 21
   - 4.4 Previous internal alterations 22
5. Statement of Significance 39
   - 5.1 Introduction 39
   - 5.2 Significance of Sunlight House 39
   - 5.3 Historic interest 39
   - 5.4 Architectural interest - external 40
   - 5.5 Architectural interest – internal 41
   - 5.6 Conclusions 42
6. Proposals and assessment of impact 43
   - 6.1 Introduction 43
   - 6.2 Proposed scheme 43

6.3 Impacts 43
44
7. Conclusions 46
8. References 47
Appendix 1: Legislation and Policy 48
Appendix 2: Planning history 50
Appendix 3: Historic Plans 61

Document History

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Abbreviations and Conventions

AOD Above Ordnance Datum

c. Circa

CA Conservation Area

Ha Hectares

HE Historic England

HER Historic Environment Record

Km kilometres

LB Listed Buildings

LPA Local Planning Authority

M Meters

NGR National Grid Reference

NHLE National Heritage List for England

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Assumptions and Limitations

This report has been compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate at the time of writing.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework [NPPF] (Ministry of Housing, Communities and Local Government February 2025); National Planning Practice Guidance [NPPG] (Ministry of Housing, Communities and Local Government, 2019); and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2023).

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1. Executive Summary

Savills Heritage and Townscape has been instructed by BLOCK to provide heritage consultancy services in relation to proposals for the first and second floor levels of Sunlight House, Quay Street, Manchester, M3 3HP.

The scheme comprises office fitout for the first and second floors of Sunlight House in preparation for occupancy by BLOCK and in accordance with the approved Tenant Fitout Guide. The proposals for this fitout include partitions to provide flexible work space and meeting rooms, installation of tea points and creation of break-out spaces, as well as the limited introduction of acoustic rafts as necessary.

Sunlight House is Grade II listed building (NHLE ref: 1270915), which is also located within the Deansgate/Peter Street Conservation Area.

Sunlight House was constructed in 1932 and designed by Joseph Sunlight. The architectural interest of Sunlight House is considered to be primarily derived from its external façades. This is due to both its striking design as a landmark within the surrounding context and its external detailing, particularly at ground floor level. Its central lightwell is also considered to be a key architectural feature, which gives the building a unique character. Internally the building has undergone numerous stages of refurbishment during its history, with the resulting loss of original features throughout the building and considerable variety across different floors. Sunlight House derives historic interest from its association with the prominent local figure of Joseph Sunlight, as well as being a milestone in the history of Manchester's development and the wider transition from industrial to commercial in this part of this city.

The proposed office fitout for the first and second floors of Sunlight House is considered to be sympathetic to the character of the listed building and will provide a high quality finish which will celebrate the building's heritage. The approved Tenant Fitout Guide has been adhered to through the proposals, and key architectural features such as the parquet flooring and coffered ceilings are therefore incorporated as vital elements of the proposed design. Proposed partitions are also aligned with the historic framework for incoming tenant fitout, and will be largely glazed to avoid over-compartmentalisation of the space. Acoustic rafting will be introduced within coffers as needed, but has been sensitively designed to remain subservient to this key architectural feature, and does not detract from their significance accordingly.

*Overall the proposals are therefore considered to result in **no harm** to the significance of the Grade II listed Sunlight House, instead providing a positive continuation of the ongoing high quality rejuvenation of the listed building*

2. Introduction

2.1 Project Background

2.1.1 Savills Heritage and Townscape has been instructed by BLOCK (hereafter 'the client') to provide heritage consultancy services in relation to proposals for the first and second floors at Sunlight House, Quay Street, Manchester, M3 3HP centred at NGR SJ 83414 98041 (hereafter 'the Site').

2.1.2 An aerial view of Sunlight House and the wider vicinity is shown at **Figure 1** below.

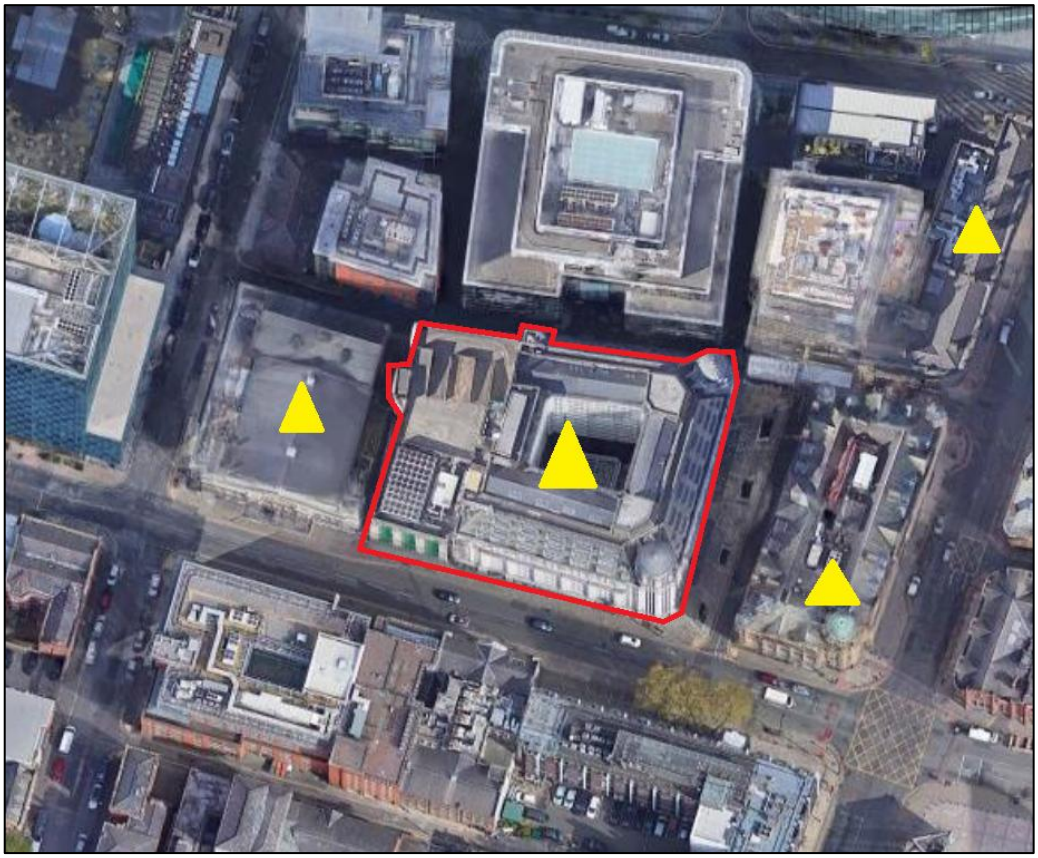


Figure 1 – Aerial view of the Site (Sunlight House outlined in red, listed buildings marked by yellow triangles)

2.2 Outline of the Proposals

2.2.1 The scheme comprises office fitout for the first and second floors of Sunlight House in preparation for occupancy by BLOCK and in accordance with the approved Tenant Fitout Guide. The proposals for this fitout include partitions to provide flexible work space and meeting rooms, installation of tea points and creation of break-out spaces, as well as the limited introduction of acoustic rafts as necessary.

2.2 Description of the Site and its wider context

2.2.1 Sunlight House is a Grade II listed building constructed in 1932 and designed by Joseph Sunlight. It was first designated as a listed building on 20th June 1988 (NHLE ref: 1270915). There are a number of other Grade II listed buildings within the vicinity of the Site: including the Opera House to the west (NHLE ref: 1247470), the Royal London House to the east (NHLE ref: 1200852) and Nos. 184 and 186 Deansgate to the north-east (NHLE ref: 1210068). The Site is also located within the Deansgate/Peter Street Conservation Area, designated on 26th June 1985.

2.2.2 Due to the nature of the proposals, the focus of this report will be the Grade II listed Sunlight House itself.

2.2.2.1 There are a number of previous planning applications relating to the Site: a full planning history is included at **Appendix 2.**

2.2.2.2 This includes other recent planning and listed building consent applications in relation to Sunlight House. Savills Heritage and Townscape also provided heritage consultancy services in support of these applications, and as such have a detailed understanding of the listed building.

3. Methodology and Sources

3.1 Aims, objectives and scope

3.1.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

1) Provide a heritage baseline assessment to understand the historic background and development of the Site and the surrounding area;

2) Formulate an assessment of the heritage significance of the heritage assets within the vicinity of the Site and sensitivity to the proposed development, considering their archaeological, historic, architectural and artistic interests, and;

3) Formulate an assessment of the impact of the proposed development on the relevant heritage assets.

3.2 Assessment Methodology

3.2.1 This Heritage Statement has been carried out in accordance with the requirements and guidance set out within the following:

- MHCLG 2024 [Ministry of Housing, Communities and Local Government], February 2025 National Planning Policy Framework.
- Historic England, 2017, The setting of heritage assets. Historic Environment Good Practice Advice in Planning Note 3.
- Historic England, 2019, Advice Note 12: Statements of Significance, Swindon.

3.2.2 A broad range of standard documentary and cartographic sources were examined in relation to the Site to determine the significance of the relevant heritage assets. The table below provides a summary of the key data sources.

3.2.3 These data sources are referenced in the text and detailed in full in **Section 8**. The principal sources are tabulated below:

***Table 1**: Sources consulted*

Source	Data	Comment
Historic England	National Heritage List England (NHLE) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
LPA	Planning history, archives and previous studies	Recent and historic development of the Site
Internet	Web-published local history	Many key documentary sources, such as the local and specialist studies are now published on the web and can be used to inform historical background.
The client	Proposals	Documents produced by the architects and project team, detailing the proposals.

3.3 Legislative, planning policy and guidance framework

3.3.1 **Appendix 1** of this report sets out the full legislative, planning policy and guidance context relevant to the proposals, a summary of which is provided here.

3.4 Legislation

3.4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest that lie within a conservation area).

3.5 Planning framework

3.5.1 The Government issued a revised version of the NPPF in February 2025 (MHCLG 2025). The purpose of the planning system is to contribute to the achievement of sustainable development. Section 16 of the NPPF deals with 'Conserving and Enhancing the Historic Environment'.

3.5.2 The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. This report aims to fully understand the significance of relevant assets, and most importantly to discern the elements which contribute to their significance, as relevant to the consideration of the proposals. Relevant paragraphs of NPPF Section 16, along with relevant local planning policy are reproduced in **Appendix 1**.

3.6 Local Planning Policy

3.6.1 The Site is located within the jurisdiction of Manchester City Council. As such, local planning policy is covered by the Manchester City Council's Local Plan (2012-2027). The Core Strategy was adopted by Manchester City Council on 11th July 2012. The relevant policies are reproduced for reference at **Appendix 1** below.

3.7 Historic baseline

3.7.1 Baseline conditions were established through consideration of the historic environment within the vicinity of the Site and a desk-based review of existing sources of publicly accessible primary and synthesised information, summarised in **Table 1** above.

3.7.2 An initial site visit was undertaken on 15.11.2022, with numerous site visits undertaken subsequently, to inform the understanding of the Site (most recently in November 2025), heritage assets within the vicinity which may be sensitive to the proposed development, and the wider built environment.

3.8 Assessing Significance

3.8.1 The NPPF defines significance as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting. For World Heritage Sites, the cultural value described within each Site's Statement of Outstanding Universal Value forms part of its significance."* (NPPF, Annex 2 Glossary)

3.8.2 The determination of the significance of a heritage asset is based on its assessment in line with Historic England guidance and professional judgement against these interests. Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. The following terminology has been adopted within this assessment for classifying and discussing the historic environment, as set out in the NPPF glossary:

1) A **heritage asset** is a building, monument, site, place, area or landscape identified as meriting consideration in planning decisions because of its heritage interest (NPPF, Annex 2 Glossary);

2) The **setting** of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2 Glossary);

3) **Significance** (for heritage policy), as defined in the NPPF (Annex 2 Glossary) is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic or historic. Significance derives from not only a heritage asset's physical presence, but also from its setting.

3.8.3 In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building or conservation area (designated heritage assets) are used. In planning terms this is referred to as the identified heritage asset's significance (the sum of its heritage interest), and is a term used for describing the heritage interest of both designated and non-designated heritage assets. These interests are reflected and expanded upon in the Historic England guidance (Advice Note 12 Statements of Significance: Analysing Significance in Heritage Assets, 2019) and reproduced for information below:

1) **Archaeological interest.** Deriving from the potential of a place to yield evidence about past human activity that is worthy of expert investigation.

2) **Historic interest.** An interest in past lives and events. It tends to be illustrative or associative. Providing a material record of the nation's past, it can also provide meaning for communities

derived from their collective experience of a place and it can symbolise wider value such as faith or cultural identity.

3) **Architectural and artistic interest.** Interest from the design or general aesthetics of a place. Derived from conscious design or fortuitously through evolution. More specifically, it relates to the science of design, construction, craftsmanship and decoration. Artistic interest is an interest in other human skill, such as sculpture.

3.8.4 National Planning Practice Guidance in relation to the historic environment (NPPG, July 2019) provides a similar interpretation of assessing significance.

3.8.5 These criteria reflect NPPF terminology and previous Historic England guidance (Conservation Principles: Policies and Guidance (English Heritage, 2008)), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).

Professional expert opinion has been used to assess built heritage significance, based on historic, archaeological, architectural or artistic interest, taking into account past alterations which may have compromised significance (historic and architectural character). The level of detail in this report is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

3.9 Assessing the contribution of setting

3.9.1 Concerning heritage assets, the assessment takes into account the contribution that their setting makes to their significance.

3.9.2 Setting is defined in the NPPF as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"* (NPPF, Annex 2: Glossary).

3.9.3 Setting is how an asset is understood and experienced. It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

3.9.4 Guidance produced by Historic England (The setting of heritage assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017) has been used to adopt a stepped approach for settings assessment. This sets out five steps, of which the first four are relevant:

> ***Step 1:*** *asset identification. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the Site.*
>
> ***Step 2:*** *assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.*
>
> ***Step 3:*** *assess change. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).*

Step 4: *mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).*

Step 5: *reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.*

3.9.5 In accordance with Historic England guidance (GPA 3, 2017), this assessment has taken into account the physical surroundings of the asset, including topography and intervening development and vegetation.

It also considers how any heritage assets are currently experienced and understood through their setting, in particular views to and from the asset and the Site, along with views, and the extent to which setting may have already been compromised.

3.10 Assessing Impact

3.10.1 The points from HE Advice Note 12 Statement of Heritage Significance (2019) are used to inform consideration of potential impacts:

- Where the proposal affects the historic fabric of the heritage asset, the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance, both inside and out, proposed removals and demolitions and the impact of alterations and extensions, where proposed, etc., will be specified.
- Where the proposal affects the setting, and related views, of a heritage asset, or assets, the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated, will be clarified. This may include the impact of the location of the new development within the setting, of the impact on hey views, the impact on the relations of the heritage asset to its setting, etc.
- Where the proposal impacts both on the heritage asset directly and on its setting, there will be a cumulative assessment of impact. Impacts both harmful and beneficial will be noted.

3.10.2 From this guidance it is evident that the impact of a proposal must be considered carefully as a proposal might compromise several component parts that create the potential for multiple impacts.

3.10.3 Proposed development affecting heritage assets may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified it needs to be categorised as either less than substantial harm or substantial harm (including total loss). Professional judgement is therefore used to identify a level of harm, but Planning Practice Guidance advises that in general terms substantial harm is a high bar that may not arise in many cases.

4. Historic Environment Baseline

4.1 Introduction

4.1.1 The following section provides a summary of the historical development of the Site and its environs, compiled from sources as listed in the References and drawing on previous studies in the area surrounding the Site.

4.1.2 Understanding the history and context of the relevant heritage assets is important to establish their significance and the factors which contribute to this significance.

4.2 Historic Development

4.2.1 As denoted on the historic Ordnance Survey mapping below (**Figure 2**), in the mid-19th century the Site was made up of a number of back allies, namely Barne's Court, Richards Court and Richard Street. At this time, Little Quay Street turned west so that it was parallel with Atkinson Street, bisecting the Site in two. The Site and its immediate setting appear to have been semi-industrial, with a number of timber yards to the south and manufacturing works to the northern side of Atkinson Street. There was also a coal yard immediately to the east of the Site. A large number of inns and public houses were located on Deansgate.

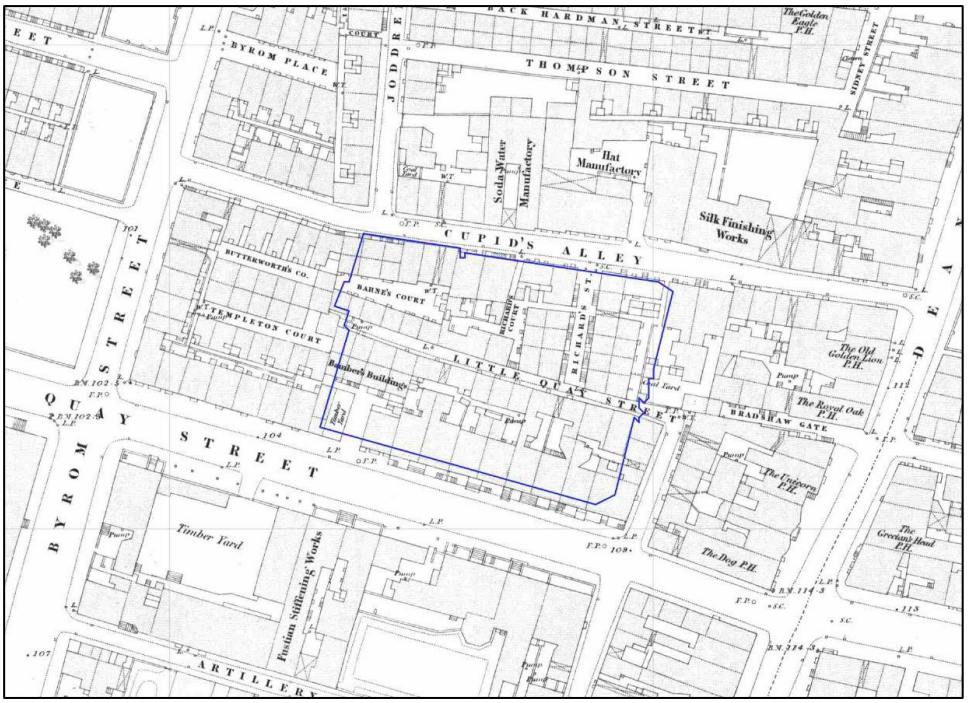


Figure 2 - 1851 Ordnance Survey map with indicative site boundary highlighted in blue.

4.2.2 As shown on the 1891 Ordnance Survey map (**Figure 3**), the Site remained relatively unchanged during the late 19th century. A number of public houses to the west of the Site were demolished and replaced with the Scottish Panorama building. This was constructed on the former street of Bradshaw Gate (**Figure 2**). The tramway along Deansgate was also constructed by this time.



Figure 3 - 1891 Ordnance Survey map with indicative site boundary highlighted in blue.

4.2.3 By the early 20th century, the building immediately north-west of the Site was demolished along with the Scottish Panorama (**Figure 4**). This resulted in Little Quay Street being extended to the north, no longer turning to the west here. There also appears to have been a degree of redevelopment at the southern extent of the Site. To the west of the Site, the Scottish Panorama building was completely redeveloped. This included the construction of a number of institutional buildings to the north-east of the Site, such as the High Court Registry and Inland Revenue Offices. Another hospital building here was constructed on the site of a former timber yard.



Figure 4 – 1908 Ordnance Survey map with indicative site boundary highlighted in blue.

4.2.4 Buttersworth Court was demolished and replaced with the Opera House in 1912, shown on the 1922 Ordnance Survey map (**Figure 5**) as the "New Queen's Theatre", as it was formerly known. The rest of the Site and its immediate surroundings remain relatively unchanged, whilst a number of theatres were also constructed along Peter Street. The Royal London House was also built in 1908, located on the eastern side of Little Quay Street.

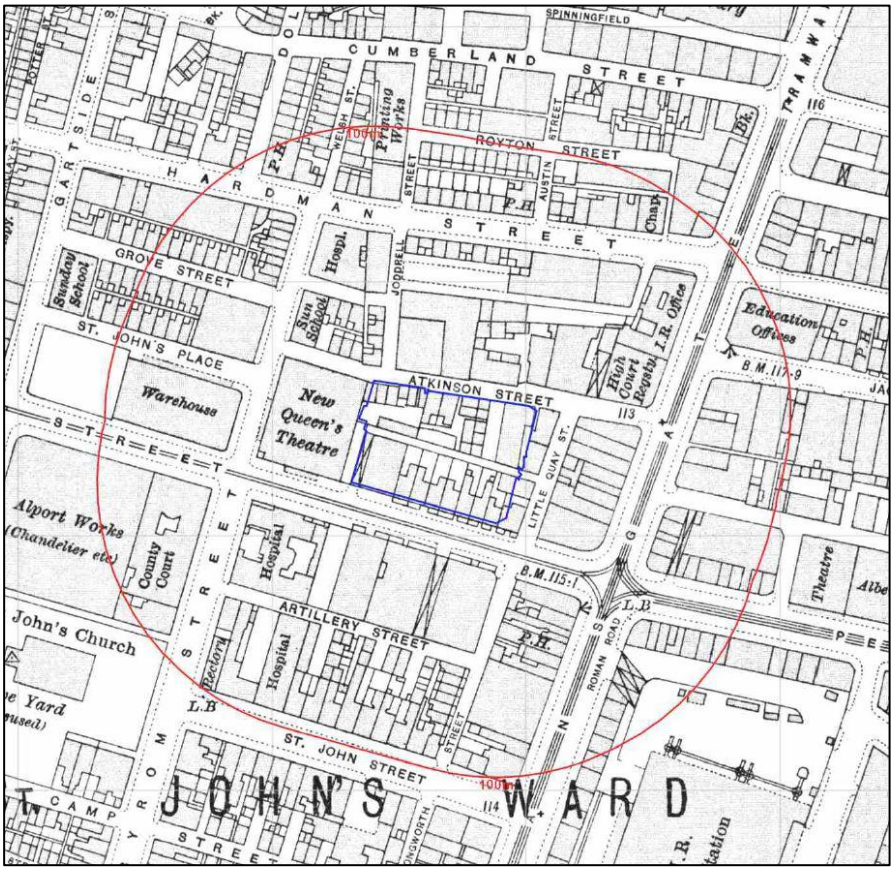


Figure 5 - 1922 Ordnance Survey map with the indicative site boundary highlighted in blue.

4.2.5 Sunlight House was Manchester's first speculative office development, and was constructed to the designs of the Belarusian architect, Joseph Sunlight. As shown on historic Ordnance Survey mapping (Figure 6), it was completed by 1932 and was at the time Manchester's tallest building, eclipsing the Town Hall tower. The building reached 200 feet from foundation to the roof ridge, comprising 14 storeys with a caretaker's flat at the top level. Joseph Sunlight initially intended the building to reach 30 storeys, and later proposed an extension between Sunlight House and the Opera House that would rise to 35 storeys, topped with a large clock tower (Figure 7). This was refused by the council, who only allowed for fourteen storeys. Nonetheless, it remained Manchester's tallest building until the CIS tower was built in 1962.

4.2.6 A number of the floors were initially leased to Inland Revenue inspectors, whilst Douglas Fairbanks (the American actor, screenwriter, director, and producer) inaugurated the basement swimming pool in 1934. This space was originally intended to be used as a restaurant by Sunlight, but the alcohol licence for this venture was refused by the council. Notable to the design are the polygonal lift towers which were originally manually operated, and the distinctive central lightwell with a glazed lantern at its base (marked by hatching on the 1932 Ordnance Survey mapping at **Figure 6**).

4.2.7 At the time of the construction of Sunlight House, the immediate surroundings of the Site had remained relatively unchanged since the 1920's. The north of Hardman Street remained semi-industrial, with a number of printing works. St John's Church, to the south-west of the Site, was demolished with the plot turned into a graveyard.

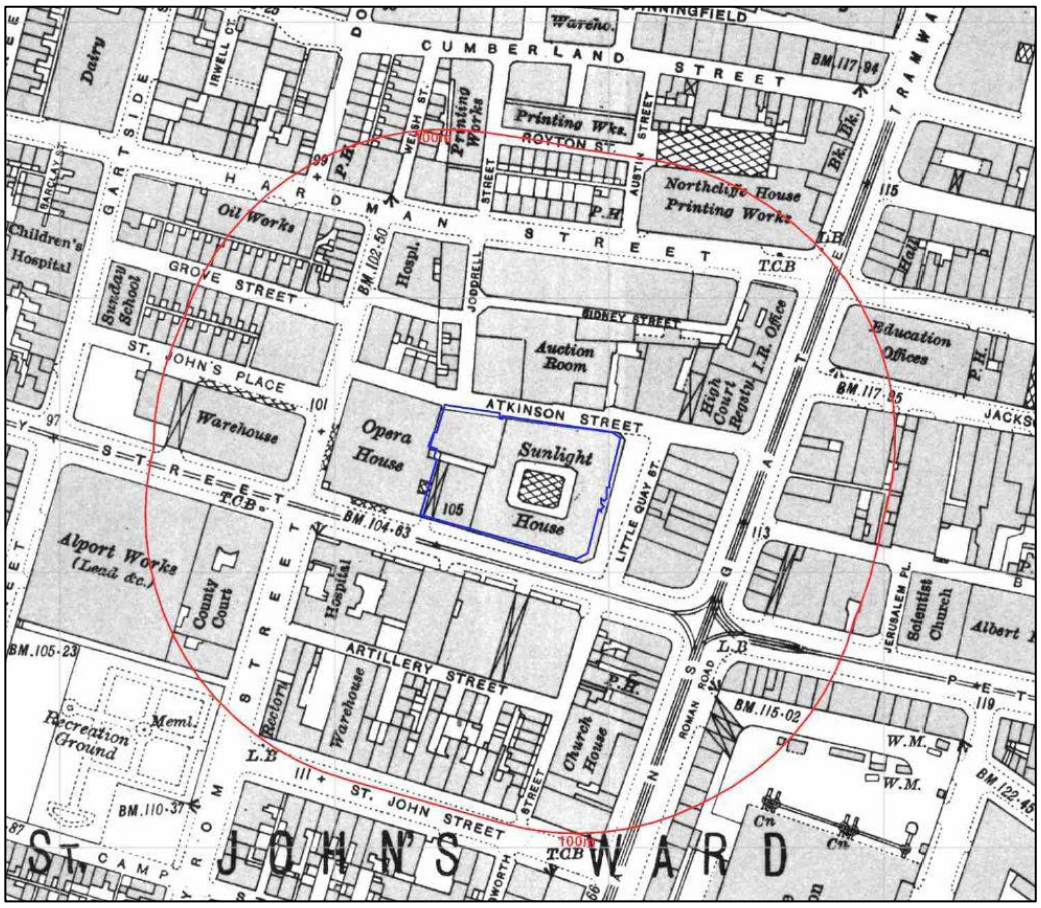


Figure 6 - 1932-33 Ordnance Survey map, with indicative site boundary highlighted in blue.



Figure 2 - Original proposed design of Sunlight House.

4.2.8 Throughout the mid-20th century, the immediate vicinity of the Site remained relatively unchanged (**Figure 8**). The printing works to the north of Hardman Street were converted into Northcliffe House, but the area retained a semi-industrial character with a number of warehouses to the north and south of the Site. The warehouses to the east of this street were demolished as a result of the extension of the Manchester Court of Justice building in the 1970s (**Figure 9**).

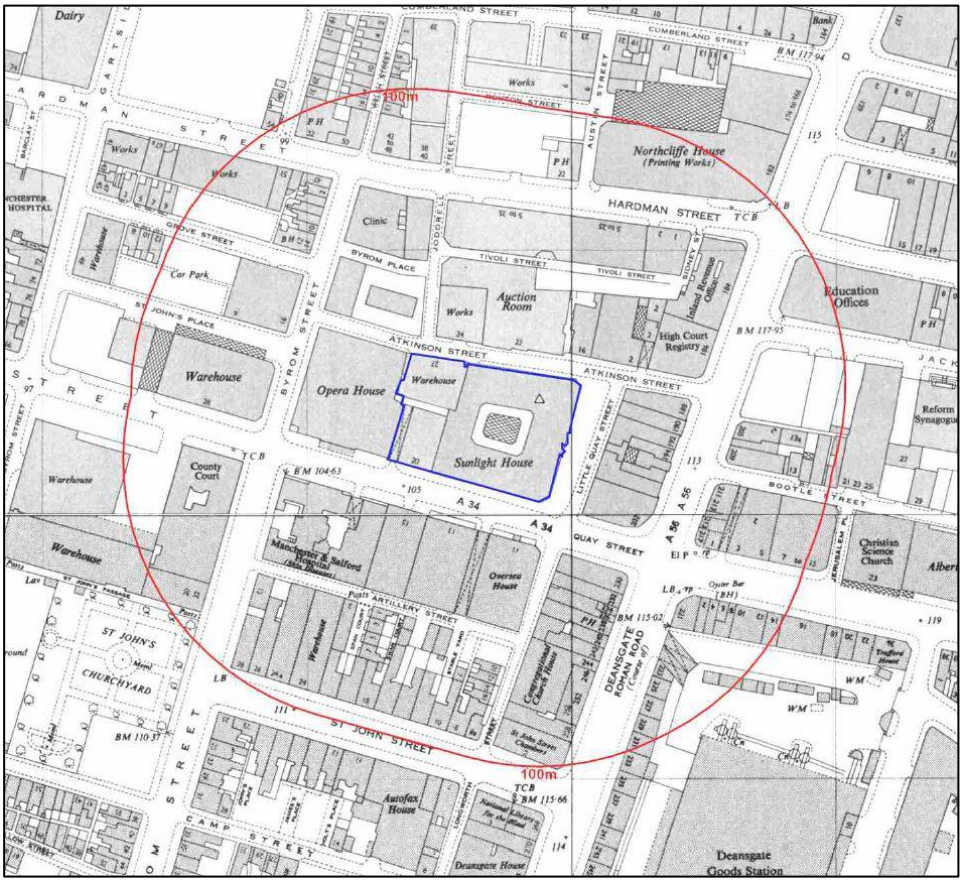


Figure 8 - 1957-58 Ordnance Survey map, with the indicative site boundary highlighted in blue.

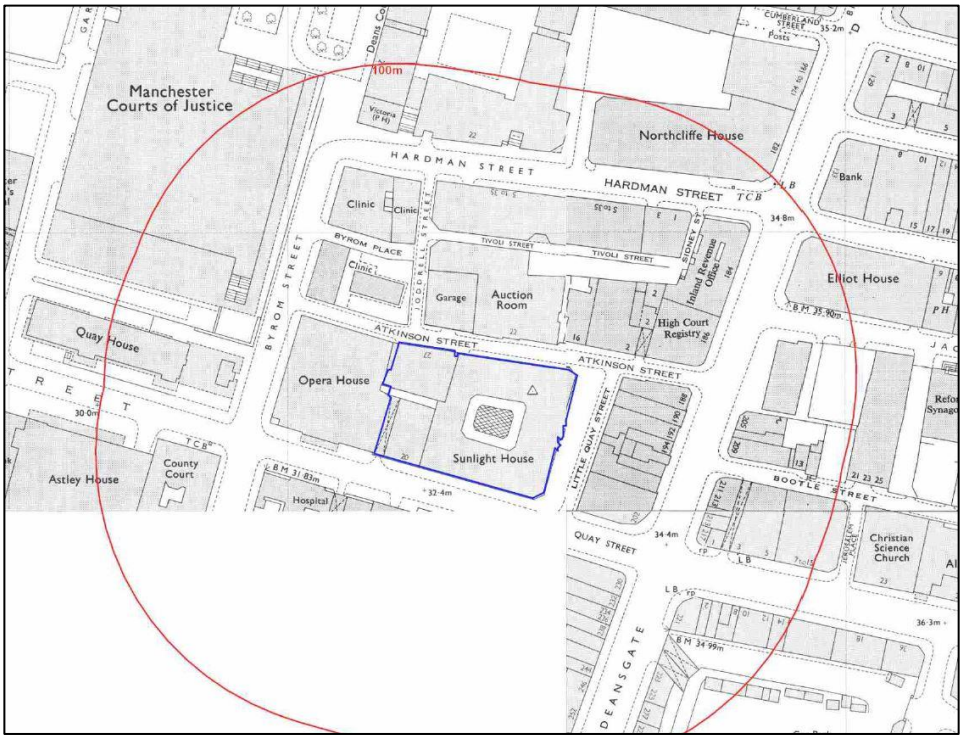


Figure 9 - 1970-73 Ordnance Survey map, with indicative site boundary highlighted in blue.

4.2.9 In 1984, planning permission was granted for the erection of a multi storey car park on the land between Sunlight House and the Opera House, as shown on the 1986-1990 Ordnance Survey map (**Figure 10**) This is where Joseph Sunlight had originally intended a 35 storey skyscraper to be located, only for it to be refused by the council. By the 1980's, the rest of the printing works on the eastern side of Byron Street had been redeveloped into Cumberland House.

4.2.10 The Site and its immediate surroundings have remained relatively unchanged since the late 20th century, though the surrounding area has changed considerably. Numerous tall buildings have been constructed in the vicinity, such as the twenty storey '20 stories' building on Byron Street to the west of the Site. Sunlight House itself has undergone various stages and styles of refurbishment and is still primarily in office use, with a gym occupying the basement and part of the ground floor, along with a separate shop and restaurant at ground floor level.

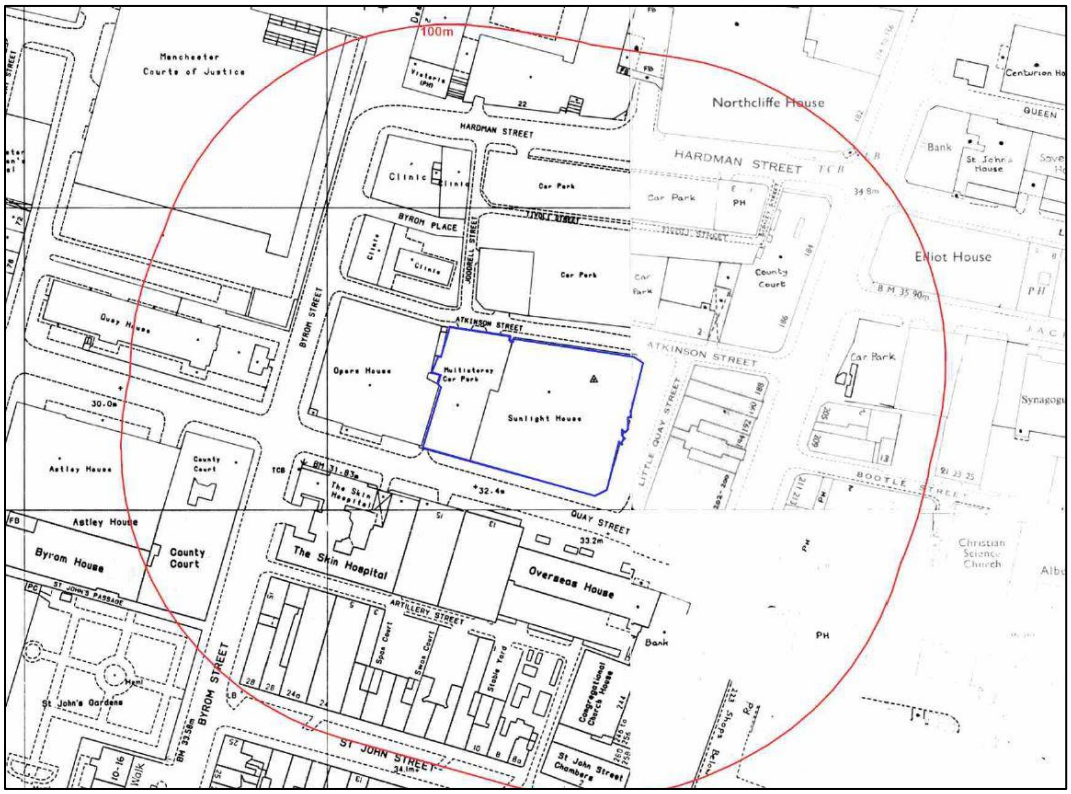


Figure 10 - 1986-90 Ordnance Survey map, with the indicative site boundary highlighted in blue.

4.3 Original layout of the Site

4.3.1 A selection of original basement/ground floor plans of Sunlight House are reproduced in **Appendix 3** (**Images A-I**) for reference. The original plans show numerous alterations as part of the various refurbishments, but also demonstrate the original layout of the building. The plans show that there was a standard template for each floor of office accommodation, with office space arranged around the central lightwell. Although there are no internal divisions shown on the plans, the indicative locations for potential partitions are shown, aligning with the existing steel columns and running perpendicular to the outer walls. There are also no door positions indicated to access the offices on the majority of the floor plans, apart from on the ground floor where there is a doorway into the spaces to Little Quay Street. It is therefore likely that as a speculative office block in the early stages of its design, the divisions and door positions were not yet finalised, or could be tailored to the needs of the occupant. The basement mezzanine floor is not included on the original plans as this was a later insertion.

4.3.2 The offices faced onto the lightwell, with outer elevations either side of the access corridor, wrapping around the lightwell. This arrangement still exists today, with the primary divisions still discernible by the steel columns, despite the loss of partitions. The two towers facing Little Quay Street were built with lift shafts which were originally manually operated. It is believed that when the lift operators were on their lunch break, Joseph Sunlight would work the lift himself to avoid paying for a relief operator. The hoist (goods lift) is labelled on the 1929 ground floor plan of the building on the opposite side of the lifts (**Image E**). This lift shaft remains extant today. The main staircases were arranged in a polygon around the lift shafts. There were toilets on every floor, located to the western

elevation. These are labelled on the 1929 plans of the first and thirteenth floors as men's and women's lavatories (**Image F**).

4.3.3 The original ground floor layout consisted of identical outer shops to the south and east, regularly arranged around the central lightwell with the inner space remaining open and used as a gallery. The areas to the west are marked on the original floorplans as restaurants. The main entrance, located on Quay Street, led into a lounge area (**Images B, C and D**).

4.3.4 The 1930's plan of the basement (**Figure 11**) shows the swimming pool with the larger areas to the north and east occupied by cubicles, used as male and female changing rooms. This layout of the basement largely corresponds with later 20th century plans (see **Figures 13, 19 and 20**). As previously mentioned, it was originally intended for the space now occupied by the swimming pool to be used as a restaurant.

4.3.5 Internally, the building has subsequently been heavily altered with limited original features surviving overall. This is described in greater detail below.

4.4 Previous internal alterations

4.4.1 A consented application of 1979 (planning reference number: F10362) resulted in the basement and ground floor of the building being converted into Herriot's Health and Leisure club, with a restaurant and bars located on the ground floor. The original floor plans of the basement and ground floor are reproduced in **Figures 11 and 12** below, with the proposed changes as part of this consented scheme denoted in **Figures 13 and 14**. As part of this application, it was also proposed that the metalwork to the ground floor façade of Quay Street was to be painted black and gold with a canopies fitted above the doorway (**Figure 15).** It appears that this was not fully implemented as shown on an image from the 1980's, which show the existing paint scheme, as well as canopies above the window openings but not above the doorway (**Figure 16**).

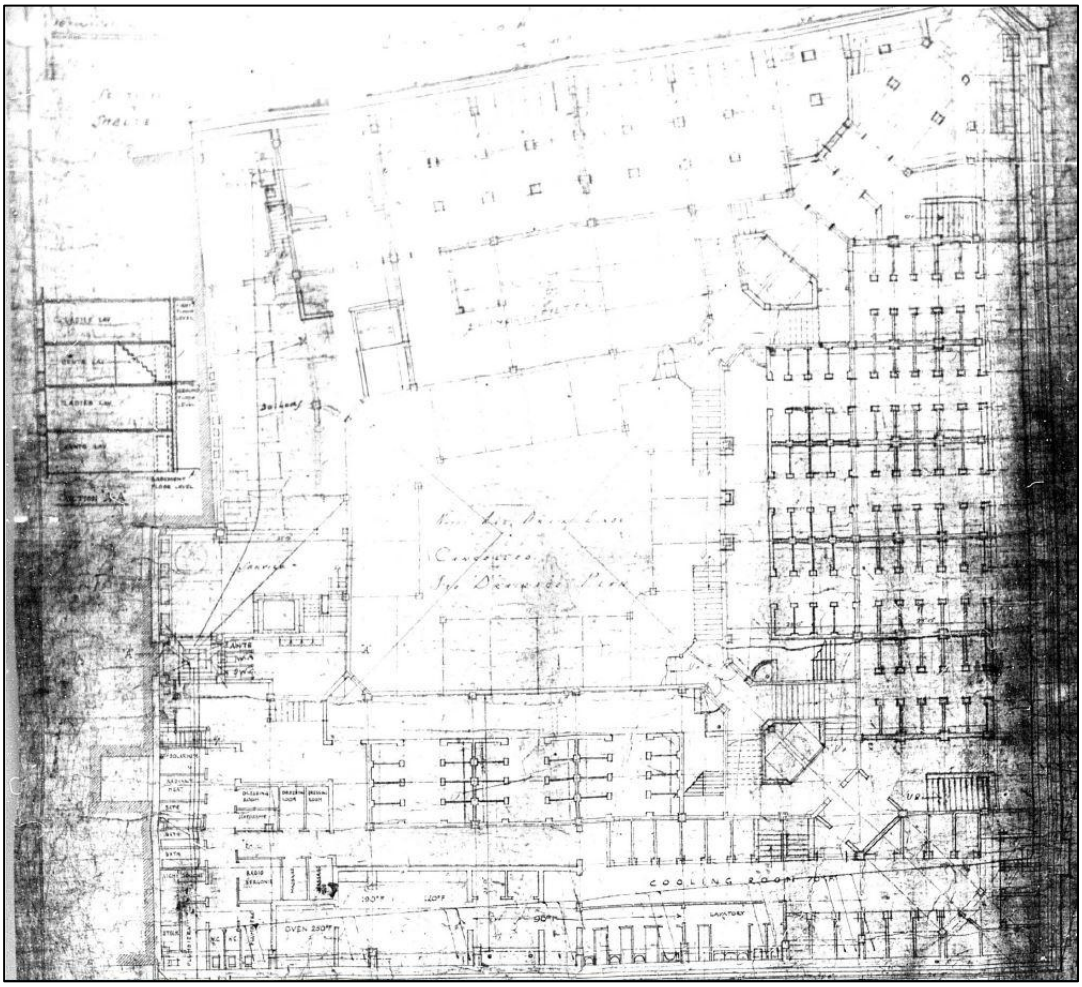


Figure 11 - Basement plan (c. 1931-1934)

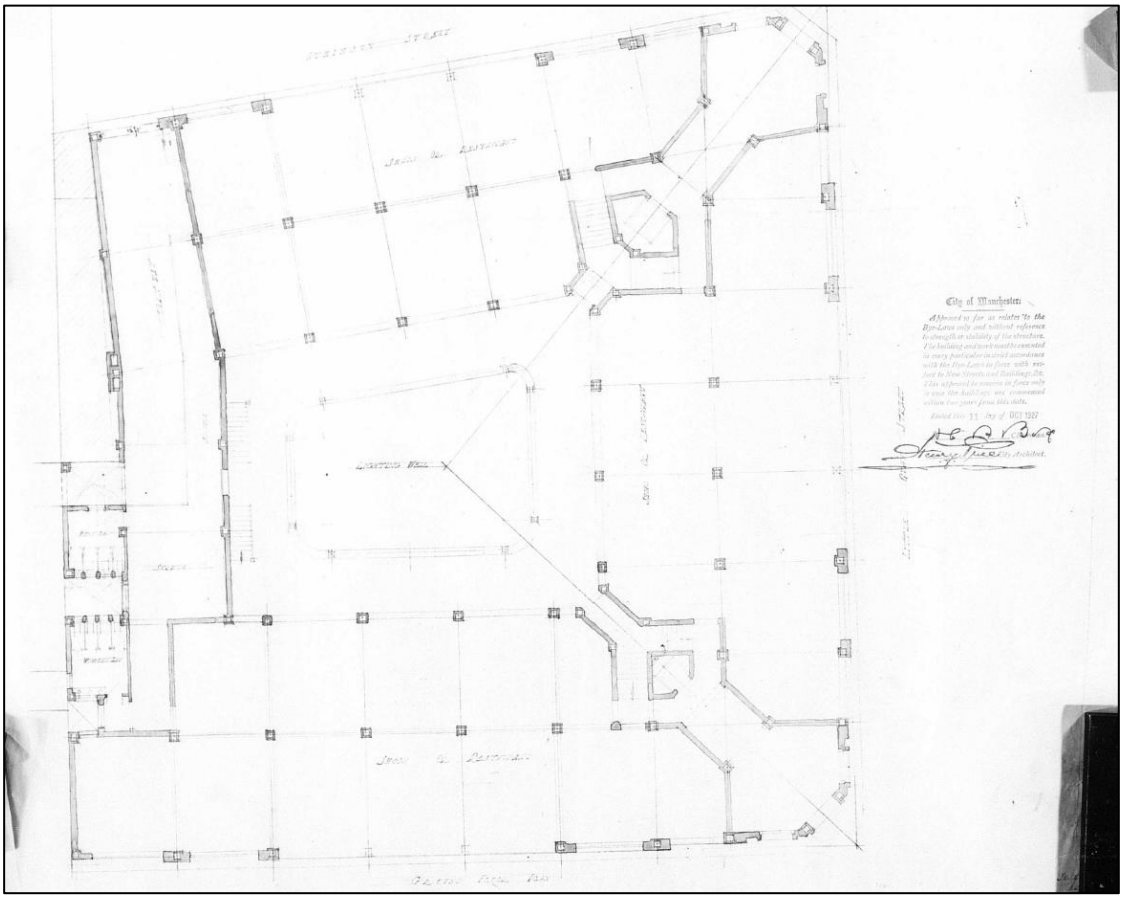


Figure 12 - Ground floor plan (1927)

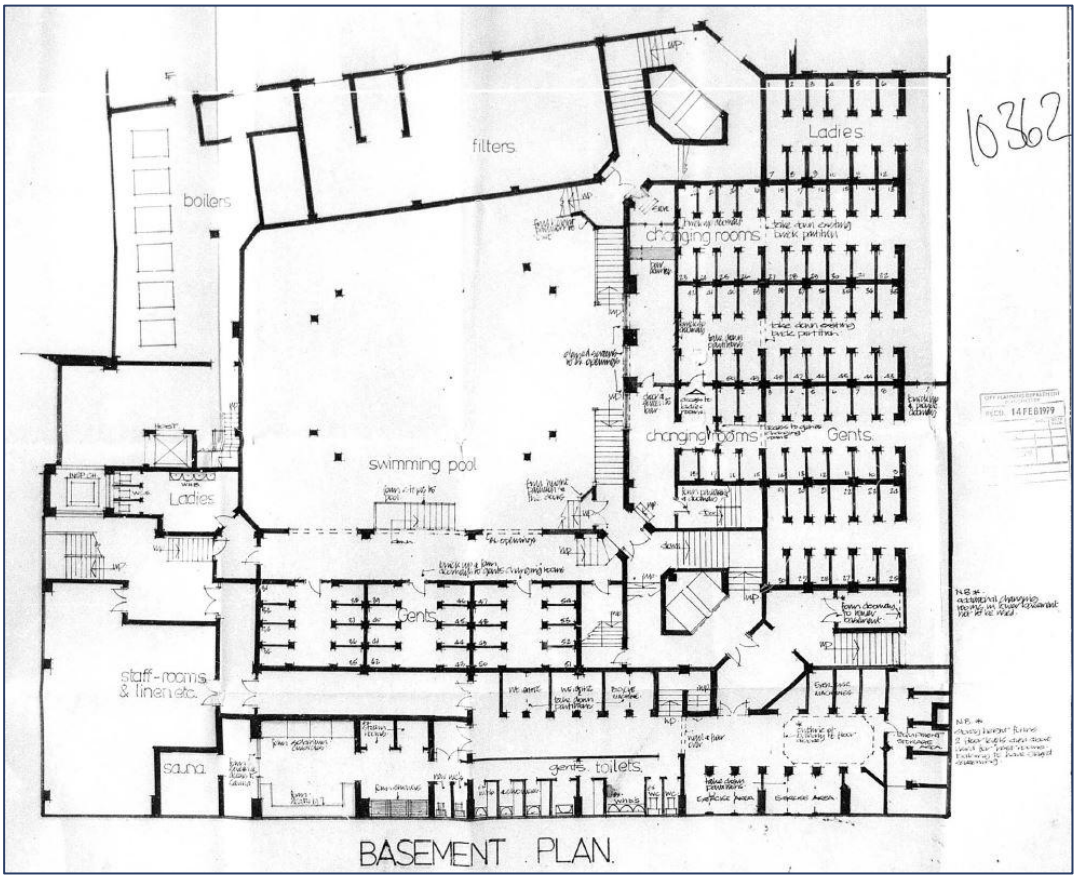


Figure 13 - Proposed basement plan submitted as part of the 1979 consented application (planning application reference: F10362)

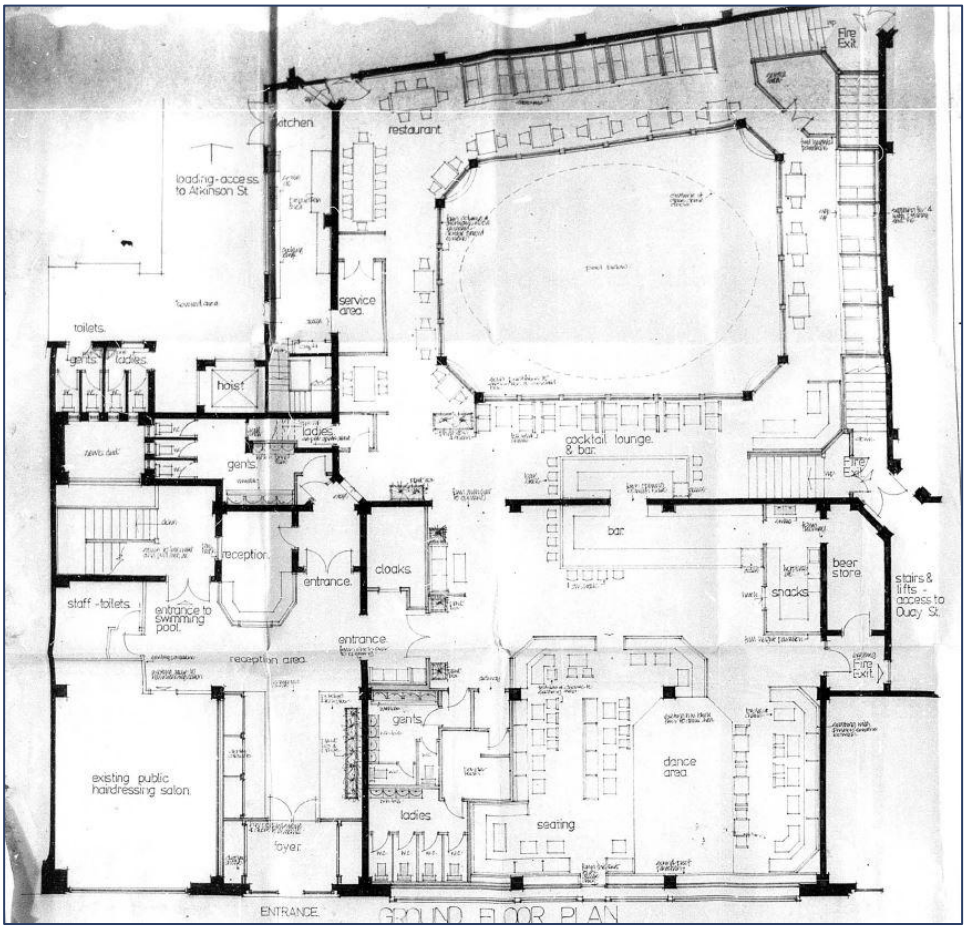


Figure 14 - Proposed ground floor plan submitted as part of the 1979 consented application (planning application reference: F10362)

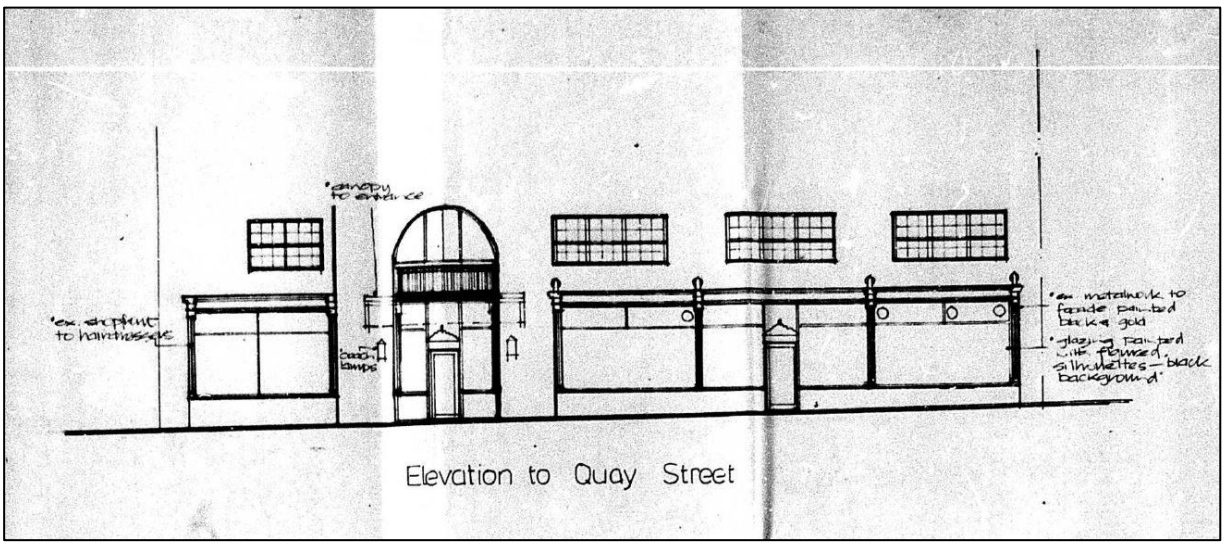


Figure 15 – Proposed changes to Quay Street elevation, submitted as part of the 1979 consented application (planning application reference: F10362)

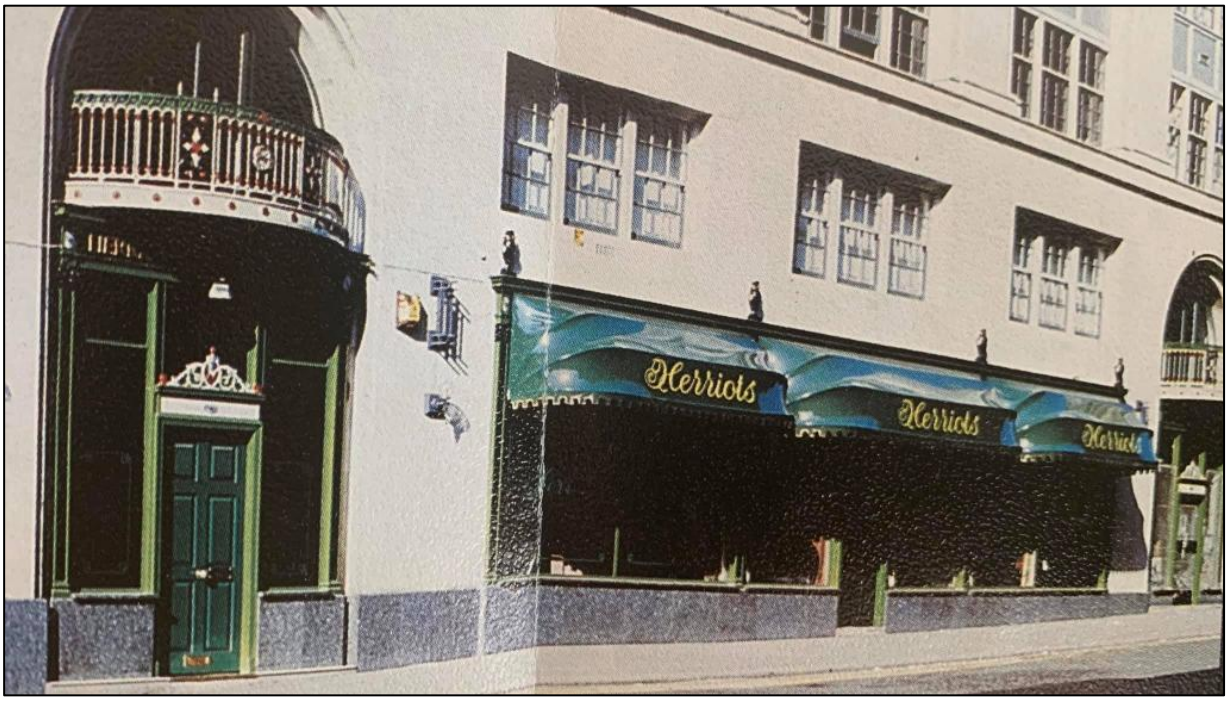
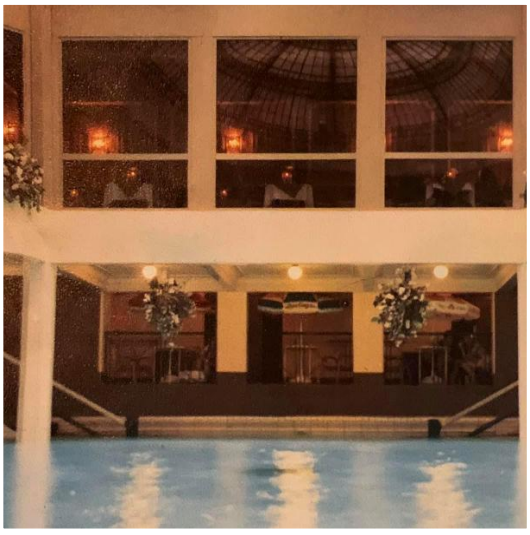


Figure 16 – 1980's image of Quay Street elevation, showing canopies above the window openings with Herriots lettering, as well as the paint scheme to the metalwork which exists today.

4.4.2 The images below at **Figure 17** show the interior of Herriot's Health and Leisure Club during this period. It is not clear when these images were taken, but it is known that the club opened in 1981 and changed ownership in 1995 to Living Well Health and Leisure Ltd.

[redacted]

Swimming pool



[redacted]

Figure 17 – Images of the ground floor and basement mezzanine of Herriot's Health and Leisure Club (1981 – 1995).

4.4.3 The basement mezzanine is a later insertion and visible on imagery below. This was introduced to extend the poolside area and provided additional changing rooms. As a consequence, several older changing areas were rendered obsolete and repurposed into supplementary spaces for pool equipment. The concrete slab is believed to be directly supported by pre-existing walls, which has led to a notably reduced floor-to-ceiling height in numerous areas.

4.4.4 The ground floor appears to have been further reconfigured as part of a consented application in 1989 (planning application reference: 033987). Judging from the proposed ground floor plan submitted as part of this application (**Figure 18**), the dance floor was moved to the Atkinson Street elevation, with the restaurant, bar area and cloakroom completely reconfigured. This resulted in the ground floor having a more open floor plan, with the demolition of walls between the principal rooms and wrap-around floor space by the pool.

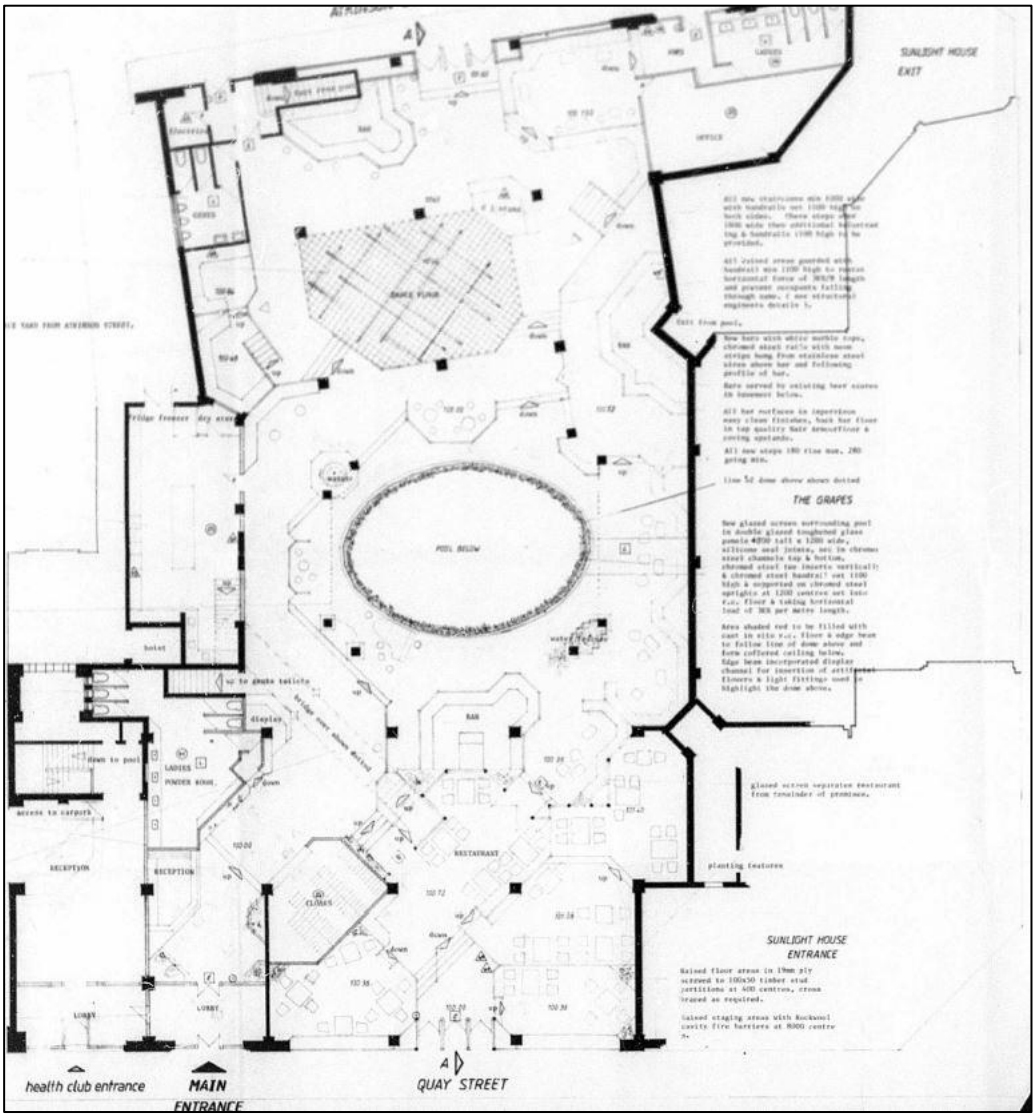


Figure 18 - Proposed changes to ground floor, submitted as part of the 1989 consented application.

4.4.5 As part of a consented change of use application from a night club to health club in 1995 (planning reference number: 37870), further changes were made to the basement and ground floor level (**Figure 19**). This included limited changes to the basement floor, which remained relatively unchanged as a result of the proposals. The executive changing rooms located on the mezzanine to the south of the skylight were removed with the space used as a poolside area, with the gym and offices to the east converted into a women's changing rooms, which were relocated from the floor below. The café bar was converted into a beauty and crèche room. On the ground floor, the existing dance floor to Atkinson Street was converted into a gym at this time (**Figures 20 and 21**).

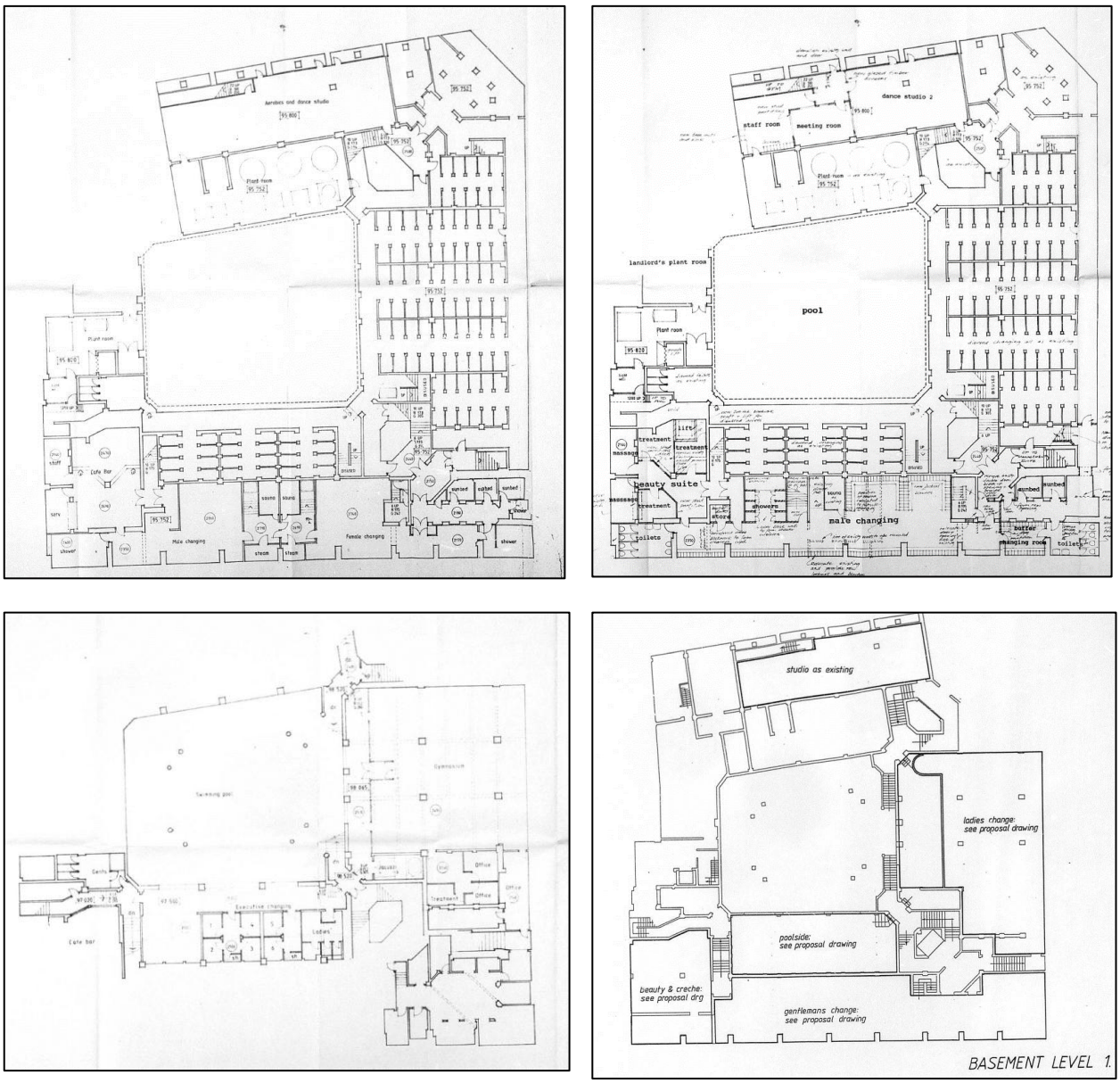


Figure 19 – 1995 consented proposals to basement and mezzanine floors: existing basement (top left), proposed basement (top right), existing mezzanine (bottom left), proposed mezzanine (bottom right)

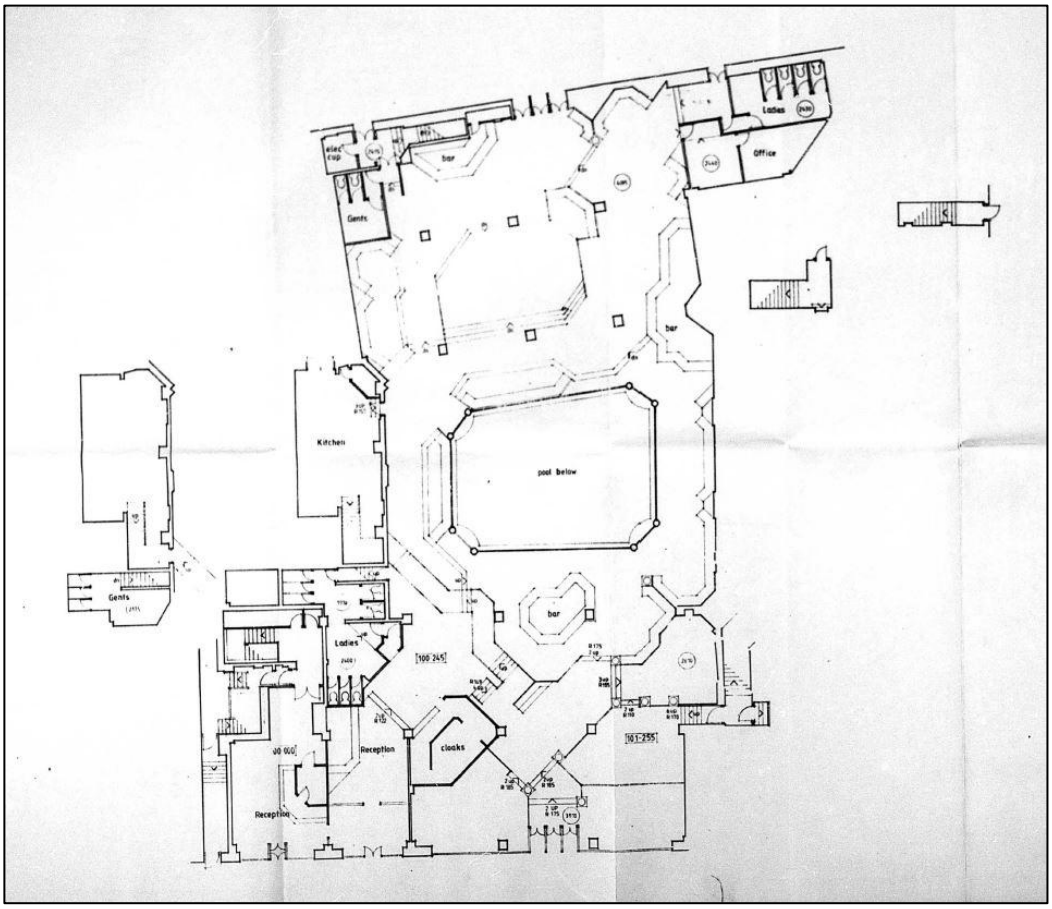


Figure 20 - Existing ground floor plan, submitted as part of the 1995 consented application.

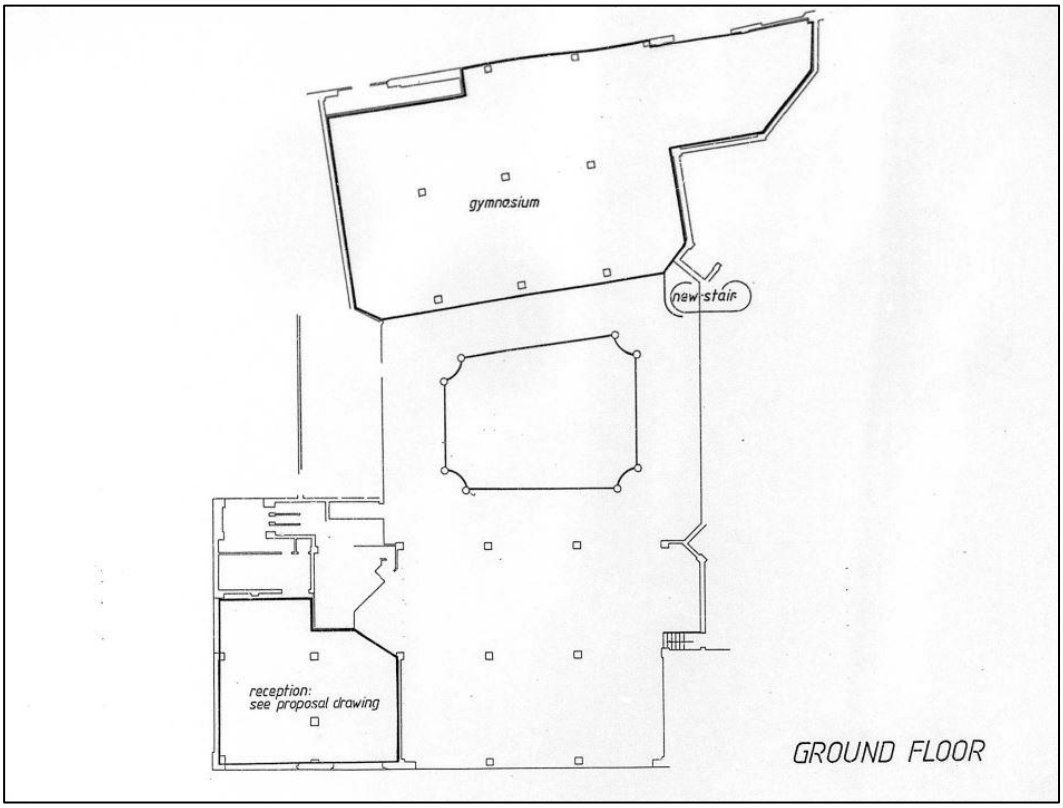


Figure 21 - Proposed ground floor plan, submitted as part of the 1995 consented application.

4.4.6 As part of various consented applications in 2008, a number of floors were refurbished. This included the removal of revolving doors to the south-eastern corner at ground floor level, as well as the introduction of dropped ceilings, the replacement of doors and general refurbishment works to the reception area (planning reference number: 085698/LO/2008/C1) (**see Figure 22**). As shown on the historic image below (**Figure 23**), the revolving doors were originally placed in a lobby area at the junction of Quay Street and Little Quay, set between the street and the full interior of the building. These doors were placed within a decorative stone surround which is still extant today. The sixth floor was also refurbished as part of a consented application of the same year (planning reference number: 086150/LO/2008/C1).

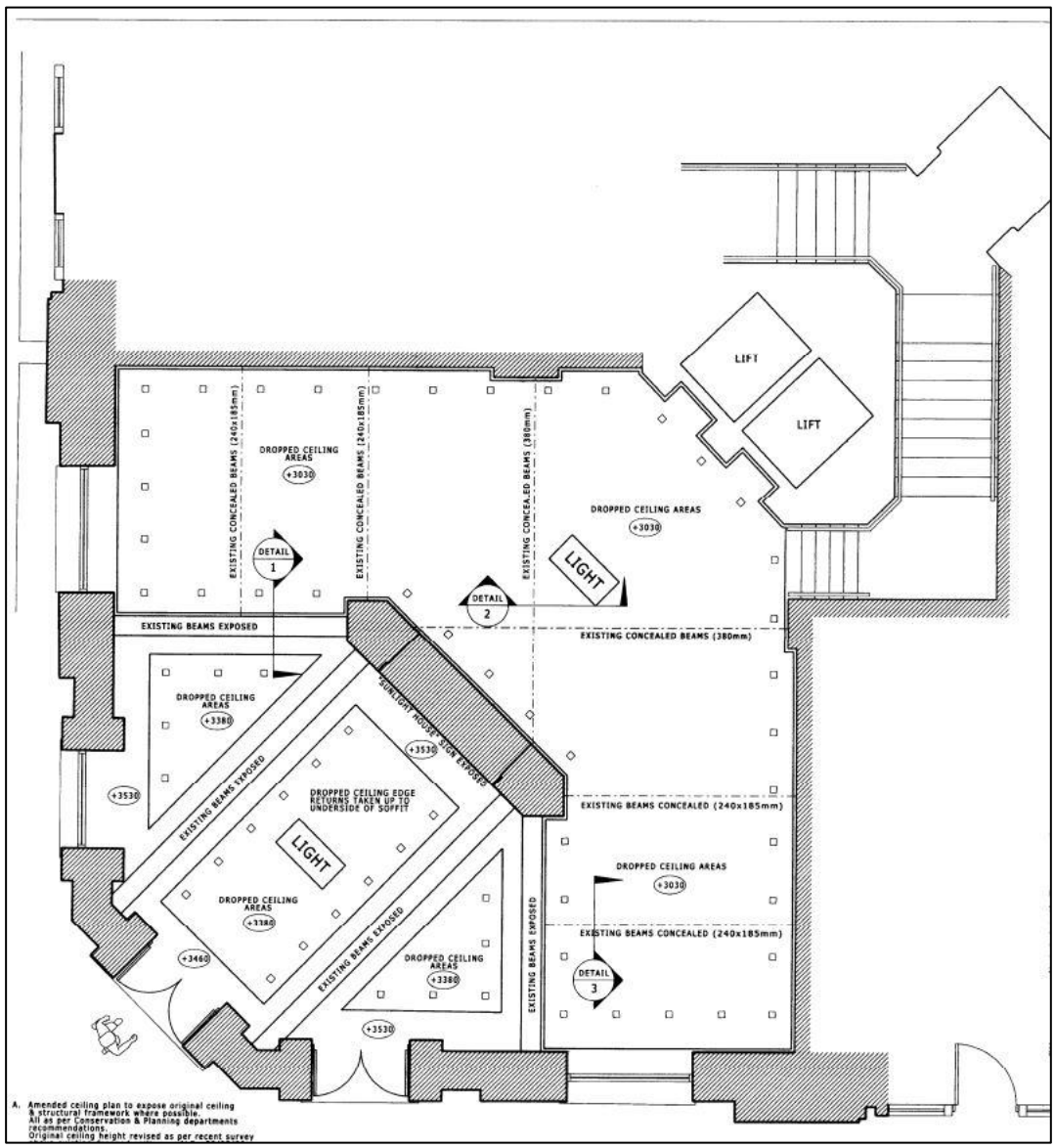


Figure 22 - Proposed changes to reception submitted as part of the 2008 application (085698/LO/2008/C1).



Figure 23 - Photograph dating to 1958, showing the original lobby.

4.4.7 The second, ninth and eleventh floors were also refurbished in 2008 (planning reference number: 087147/LO/2008/C1). This included the installation of the 'pendant' lighting schemes which still exist on these floors, as well as the addition of AC units located within a dropped plasterboard ceiling raft (**Figure 24**).

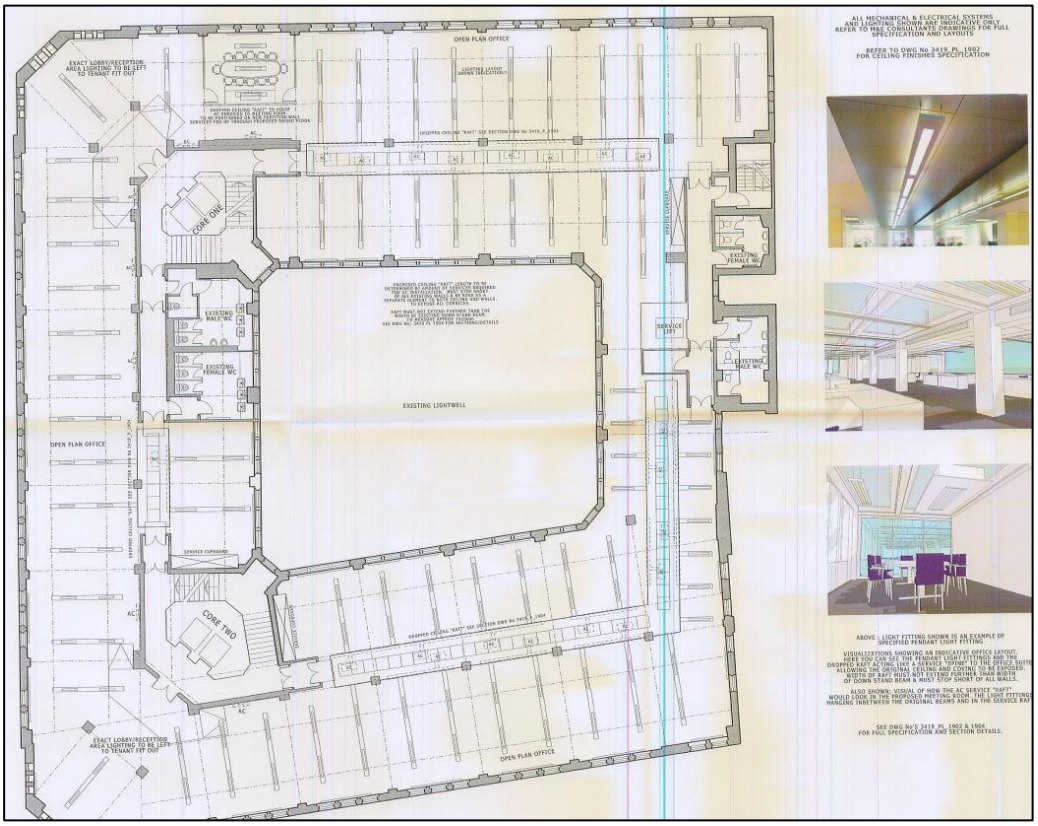


Figure 24 - Indicative proposed ceiling plan/lighting scheme submitted as part of the 2008 application (087147/LO/2008/C1).

4.4.8 As part of a consented application of 2012 (planning reference number: 099281/LO/2012/C1), the sixth floor was also refurbished. This resulted in the installation of a new raised access floor, with the parquet flooring beneath only exposed at the doorway into the lift corridor. As with previous applications, AC units were installed and located within a suspended plasterboard ceiling raft.

4.4.9 As part of works during 2017 (planning reference number: 115368/LO/2017), a soft strip out was undertaken on the eighth floor, which resulted in the removal of screed residues to the entrance wells and corridor, revealing parts of the original parquet flooring (which was restored here). A new raised floor was installed over the parquet flooring, with ramps from the area of restored parquet flooring at the entrance doors. The modern suspended ceiling was also stripped out to reveal the original coffered ceiling, including beams and soffits. Significant refurbishment works have also been carried out to the thirteenth floor in recent years, including the restoration of the parquet flooring here.

4.4.10 Works have recently completed across various floors for the consented office refurbishment and plant installation applications (readying the building for incoming tenants), with this refurbishment staged around existing tenancies.

4.4.11 Following vacation of the ground floor and basement space by Bannatyne's, soft strip of these spaces was undertaken in close consultation with MCC. This has included asbestos removal and removal of modern fixtures/fittings associated with the gym use (including dropped ceilings, plant and modern finishes). These works have allowed for a fuller understanding of remaining original features within the basement and ground floor space, and how these can be preserved and incorporated into the space's future use.

4.4.12 There have been numerous changes made to the Little Quay Street elevation, which was occupied by the Old Grapes Public House during the 1980's, until around 2019. In 1987, the existing entrance was fronted with a half-height brick wall, with full height brick columns at either end. Three plastic canopies were fitted above the glazing here. The brick frontage was later removed to expose the historic painted timber pilasters and architraves as well as the decorative rosettes and urns, as shown on the images below. At some point during the late 20th century, modern glazing was inserted into the openings towards the corner elements of the building. Sometime after 1958, additional openings were also added either side of the central doorway to Quay and Atkinson Street, with matching ironwork above (**Figures 25 and 26**).

4.4.13 The Old Grapes frontage has recently been removed and replaced with a new glazed front entrance, whilst retaining the historic timber pilasters and architraves as well as the urns above. This was consented in 2017 (planning reference number: 115806/LO/2017, see **Appendix 3**). This installation of full height glazing resulted in the removal of three original openings, containing three windows in each which are visible on a photograph dating to 1987, as well as the 1958 photograph below (**Figure 25**) and the original elevation drawing (**Appendix 3 – Image Q**). This has resulted in almost all of the glazing to the ground floor Little Quay Street elevation being modern, though the glazing to the balconies on the former first floor appears to be historic. The lettering "SUNLIGHT HOUSE" was also inserted above the new glazed element. As shown in the images below, the canopies to the Old Grapes were removed by 2017, with the rest of the consented works completed by 2019 (**Figure 26**). The other elevations have been less altered overall, though glazing to the Quay Street and Atkinson Street elevations appears to be non-historic.

4.4.14 The Quay Street And Atkinson Street elevations also previously featured unsympathetic modern branding vinyls to these windows, advertising the Bannatyne's gym space. Since the gym has vacated the building these vinyls have been removed and temporarily replaced with vinyls screening the internal works as refurbishment is undertaken.



Figure 25 – Historic imagery of elevations: 1958 photograph of junction of Little Quay and Atkinson Street (top left), 1958 photograph of Quay Street (top right), 1958 photograph of Little Quay Street including south-east corner (bottom left), 1987 photograph of the Old Grapes Pub, Little Quay street (bottom right)



Figure 26 - Imagery showing recent changes to Little Quay Street elevation dated as follows from top to bottom: 2012,2016, 2017, 2019.

5. Statement of Significance

5.1 Introduction

5.1.1 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

5.1.2 The NPPF (2025) defines the significance of a heritage asset as "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." The NPPF definition largely correlates with the interests identified by Historic England in their Historic England Advice Note 12 (October 2019).

5.1.3 The focus of this assessment will be the Grade II listed Sunlight House itself, due to the nature of the proposals.

5.2 Significance of Sunlight House

5.2.1 Sunlight House comprises a 14 storey office block designed by Joseph Sunlight, completed in 1932. The Historic England listing description is as follows:

Office block. 1932, by Joseph Sunlight. Steel frame with cladding of Portland stone, slated 3-tier mansard roof with glazed centre. Large square plan with central light-well. International Modern style with classical elements. Ten storeys plus 4 attic storeys successively setback, 8 bays plus wide canted corner to right rising to octagonal turret with domed lantern and apex finial; ground and first floors treated as plinth, 6-storey 5-bay pilastrade to centre, with moulded frieze over seventh floor and enriched cornice over eighth floor, plain parapet over tenth floor. Very regular fenestration with casements of 3 lights to the 5-bay centre and 2 lights to the end bays, metal panels between floors; 3-light attic windows, those of the first 3 tiers set in individual projected rectangular dormers. Shop windows and a round-headed archway at ground floor. Canted corner treated as tower, given strong vertical emphasis by narrow 3-light mullioned windows in each face tiered continuously from second to tenth floors, with carved decoration over tenth floor, a 1-storey drum over this, set-back 2-storey continuation, and set-back lantern; square-headed doorways to entrance porch at ground floor. Return to right and rear elevation similar, but with slated attic and extruded dormers. Forms group with Royal London House to right (Nos 188-202 Deansgate, q.v.).

5.3 Historic interest

5.3.1 The historic interest of Sunlight House is derived from its local importance as the first skyscraper in Manchester and the tallest building in the city until 1962. The building was a bold move during the Great Depression of the 1930's, which led to economic downturn and an increase in empty offices and houses across the city. The building also demonstrates the changing character of this part of the Manchester from industrial to commercial.

5.3.2 Sunlight House is indicative of the ambition of the architect and businessman Joseph Sunlight, and derives associative historic interest from this link. Most of his architectural work was located within Manchester, having built several hundred houses in Prestwich. The architect's other notable work is the South Manchester Synagogue, built in 1913. He was also an ambitious businessman and his debates with his tenants about rent, as well as his conflict with the council, are well documented.

This historic link is made apparent through the stone surround to the south-east of the ground floor, with the lettering “Sunlight House” inscribed.

5.3.3 The building’s historic interest is further derived from the execution of the design, which is indicative of commercial buildings during this period. The key design principles of office buildings of this period were based on efficiency and economy. This was enabled through the use of framed construction, open planning, electric-powered lifts, lighting, heating and ventilation. This is illustrated at Sunlight House through the surviving plan form and historic fabric. This includes the modern steel framework clad in Portland stone which enabled large open floor spaces, a key feature of office buildings of this period. The corner elevator shafts with staircases wrapped around them have been retained. The new technologies of this period, such as high speed elevators, allowed buildings to be more efficiently serviced.

5.3.4 Such buildings also often included associated amenities such as restaurants, shops and leisure facilities. This is demonstrated by the original design of the basement including a restaurant, though this was never implemented due to a liquor licence being refused by the council at the time. The existing basement swimming pool was therefore a later addition to the design of the building, as an alternative leisure use for the basement space. The decorative glazed lantern is the key aspect of this space which contributes to the listed building’s significance; the wider pool area has been heavily altered (including through the addition of the basement mezzanine), though the central of the pool itself remains clearly legible below the glazed lantern.

5.3.5 The historic use of the ground floor for retail units is illustrated by the shop frontages at street level, which contribute to the historic interest of the listed building. The intended division of the shops internally, and other original floor plan, has been heavily eroded through later alterations, in particular the insertion of the basement mezzanine and other irregular partitions (many of which have been removed during the soft strip process in consultation with MCC).

5.4 Architectural interest - external

5.4.1 The architectural interest of Sunlight House is partly derived from its association with the prominent local architect Joseph Sunlight. He was born in Belarus (which was part of Russia at this time) and emigrated to Manchester in 1890. He had designed more than 1000 houses in Prestwich by 1910 and also designed a number of factories and warehouses in the area.

5.4.2 The architectural interest of the listed building is primarily derived from its exterior, as a landmark within the city of Manchester. This is due to the scale and height of the building, which was the tallest in Manchester at the time of its construction. This is further emphasised through its vertical lines, expressed through the regularity of its fenestration, clear division of bays and its distinctive corner towers with tall, narrow windows. The windows are also set-back so that they appear to have vertical piers either side. The building was designed to maximise light, with a large number of windows that further accentuate the consistent rhythm of the building along with its external panelling. The Quay Street corner is most prominent, being located on a busy route through the city. The corner tower has a canted footprint of three sides here, emphasising the importance of its position. The carved angel faces higher up the exterior of the building are believed to represent Joseph Sunlight and his family.

5.4.3 The overall architectural style of the building is a mix of soft modernism and classicism, with art deco features such as the decorative rosettes to the exterior. The use of Portland stone throughout further emphasises the building’s symmetry and regular proportions.

5.4.4 The elevations at ground floor level were originally intended to be constructed in rusticated stonework, as opposed to ashlar blocks. The existing urns on the timber shopfronts here are also not present on the original elevation drawings, and may have been added as part of a later design phase. The rosettes to the architraves were added after 1958. Despite this, the architectural detailing

here and distinctive features such as the green, white and red painted ironwork, as well as the timber pilasters and architraves, means that the ground floor section of the façade makes an important contribution to the overall architectural interest of the building.

5.4.5 Other historic features that contribute to the architectural interest of the building include the brackets to the ground floor exterior, originally intended for shop signs, one of which is still in use by the florist unit on Quay Street. This unit demonstrates the original design intent of having commercial units along the street frontage, with many of the other units having been unsympathetically blocked up. The glazing to the stone surrounds of the corner elements to all three elevations is modern. These openings were originally railed, as shown on historic imagery (**Figure 25**). As discussed in **Section 3.2**, almost all of the glazing to the Little Quay Street ground floor elevation is modern. Though the glazing to the balconies on the former first floor appears to be historic.

5.4.6 The openings either side of the central doorway to Quay and Atkinson Street were also added sometime after 1958, under the same timber architrave and matching the ironwork of the existing doorway. These three openings to Quay Street are now unglazed to form a covered entranceway to the ground floor space here, which is accessed through a further opening via modern doors. These doors are therefore not considered to contribute to the architectural interest of the building. 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.

5.4.7 The Atkinson Street frontage currently features largely inactive frontages due its location on a secondary elevation. Many of the openings to this elevation have been blocked up, in many cases by 'escape only' doors painted black. As with Quay Street, the original glazing here appears to have been replaced. Although it is of somewhat lesser architectural interest than Quay Street as a secondary frontage, it matches its design with identical ironwork, colour scheme and timber architraves/pilasters, as well as the division of bays.

5.5 Architectural interest – internal

5.5.1 Key features of architectural interest within Sunlight House include the glazed lantern over the basement space, and the impressive lightwell which rises above this. With regard to the existing office spaces, Sunlight House has undergone various refurbishments and internal alterations since its original construction, with there being significant variety across the floors in the levels of surviving original fabric. As such this section seeks to identify key original features which contribute to the building's architectural interest within the office areas at first and second floor levels.

5.5.2 The first and second floors both historically served as office accommodation within the building, as originally designed. Prior to the consented soft strip and office refurbishment works, these levels had undergone unsympathetic modern refurbishment previously, resulting in limited survival of original features. The overall finishes were predominantly modern in character, including the loss of original skirting and suspended ceilings in the south-eastern corner at first floor level, which covered the original ceiling coffers here.

5.5.3 Following soft strip works, these original coffers have been fully revealed at both first and second floor levels, and along with surviving areas of parquet flooring are considered to be the key surviving internal features which contribute to the significance of the listed building. At first floor level the original doors and windows to the ironwork balcony on Little Quay Street are also of interest, linked

to this key feature of the external façade, whilst historic windows and glazing also survive at first and second floor levels (except to the turrets, as is the case throughout the listed building).

5.6 Conclusions

5.6.1 Sunlight House derives historic interest from its association with the prominent local figure of Joseph Sunlight, as well as being a milestone in the history of Manchester's development, the wider transition from industrial to commercial in this part of this city, and a good example of an office building from this period. It is therefore considered to possess **moderate** historic interest.

5.6.2 The architectural interest of Sunlight House is considered to be primarily derived from its external façades. This is due to both its striking design as a landmark within the surrounding context and its external detailing, particularly at ground floor level. Its central lightwell is also considered to be a key architectural feature, which gives the building a unique character. The glazed, domed rooflight contained within this lightwell is another key architectural feature. In relation to the ground floor frontage, the architectural detailing and distinctive features (such as the green, white and red painted ironwork, as well as the timber pilasters and architraves) means that the ground floor frontages make an important contribution to the overall architectural interest of the building. Internally, the architectural interest is predominantly derived from the legible areas of plan-form, as well as surviving original features, such as coffered ceilings and parquet flooring. Overall Sunlight House is considered to possess **moderate-high** architectural interest, and contributes positively to the wider conservation area.

6. Proposals and assessment of impact

6.1 Introduction

6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that "…heritage assets are an irreplaceable resource…" (NPPF 2025 para. 202). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

6.1.2 The ethos of heritage policy and guidance in a planning context is not to preserve in aspic, but to manage change in the historic environment. Heritage policy in both its national and local contexts are detailed in **Appendix 1** below.

6.2 Proposed scheme

6.2.1 The scheme comprises office fitout for the first and second floors of Sunlight House in preparation for occupancy by BLOCK and in accordance with the approved Tenant Fitout Guide. The proposals for this fitout include partitions to provide flexible work space and meeting rooms, installation of tea points and creation of break-out spaces, as well as the limited introduction of acoustic rafts as necessary.

6.2.2 For full details of the proposed development please refer to the drawings produced by Interaction, as well as to the Covering Letter provided by Savills Planning in relation to details of the approved Tenant Fitout Guide.

6.3 Impacts

6.3.1 The scope of this assessment is the potential impact of the proposals on the significance of the Grade II listed Sunlight House.

6.3.2 The proposed partitions to be introduced across the first and second floor office space have been designed in accordance with the indicative acceptable partition locations, as outlined in the approved Tenant Fitout Guide. The partitioning is based upon the original 'speculative' design of the office floorplates for Sunlight House, whereby incoming tenants could divide the space up as required. This is shown at **Figure 27** below, with the dashed lines indicating possible office partition locations. These are in alignment with windows and ceiling coffers, and this principle has also been adopted in the Tenant Fitout Guide and in the partition locations now proposed, thereby reflecting the original design intention for the listed building.

6.3.3 Glazed partitions are used extensively throughout the proposals across first and second levels, employed wherever feasible around tenant privacy considerations. Whilst these partitions do therefore reference original locations, they also serve to retain legibility of the wider office floorplate and allow for appreciation of key features, such as the coffered ceilings, whilst providing suitable modern office space.

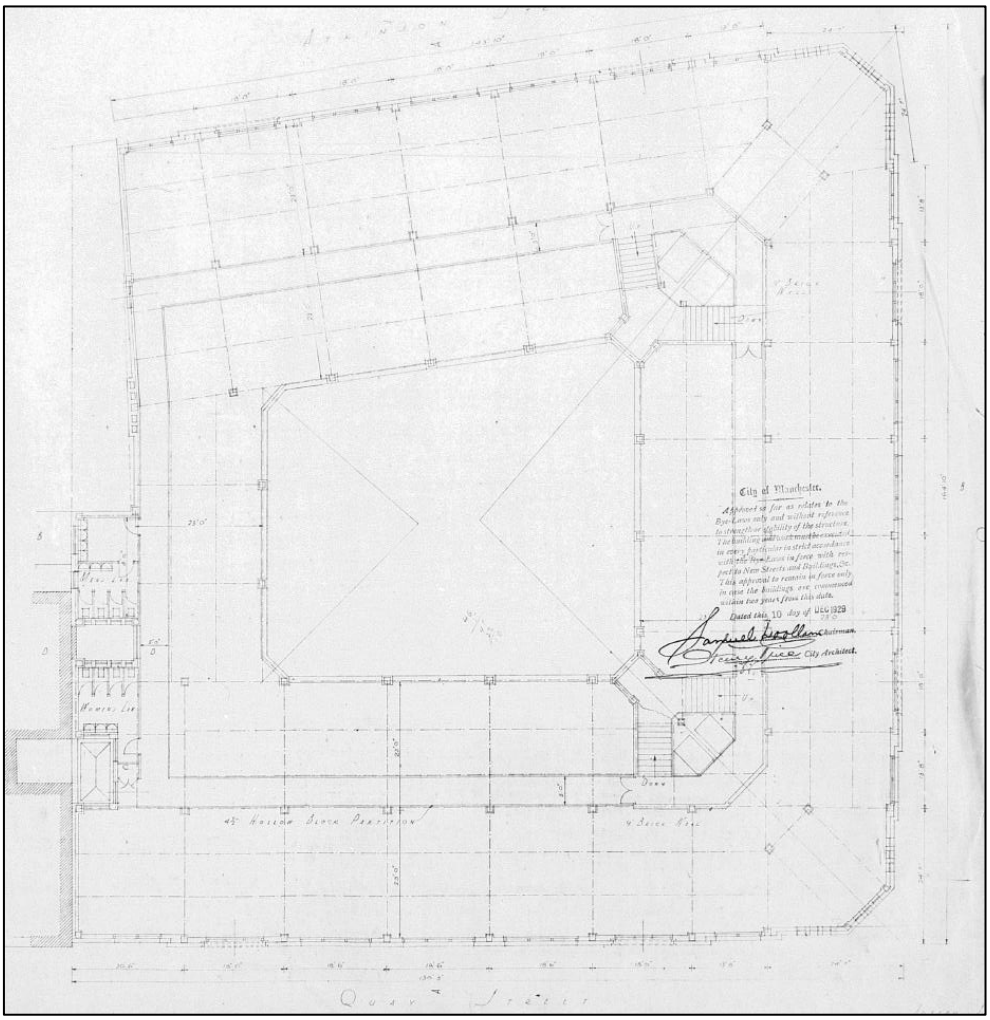


Figure 27 – 1929 first floor plan

6.3.4 The creation of tea points and break out spaces is also included in the proposals as part of this modern office space, with the proposed design of these tea points referencing that found elsewhere in the new fitout, with the tones and detailing used reflecting the 1930's character of the building. This includes decorative scalloping to the tea point fittings and the option of a dark paint finish to the coffered ceilings within tea point and break out area spaces. This design choice seeks to clearly delineate these areas of the office space whilst celebrating the coffers themselves through the use of block colour, as successfully achieved in other completed areas of the building (for example within the rotunda rooms at Level 13 and the ground floor lobby space).

6.3.5 The proposed design for the tea points also incorporates the restored parquet flooring, which is retained and exposed as a key surviving feature wherever present across first and second floor levels. This is in accordance with the approved Tenant Fitout Guide, but will also be celebrated through the proposed office fitout, complemented by the wider high quality finishes and included in the design of the office reception space to welcome visitors and maximise its appreciation.

6.3.6 This attention to the key architectural features of the listed building is also employed in other smaller instances, such as the design of meeting rooms, whereby freestanding screens are used to minimise AV impact on original fabric. The proposed panelling effect in the meeting rooms also draws from the historic character of Sunlight House, with panelled timber joinery and dado lines a key historic feature of Level 13 (see **Figure 28** below).



Figure 28 – 1958 photograph of 13th floor corridor

6.3.7 The introduction of acoustic rafts is required in limited locations throughout the proposed office space (as outlined in the accompanying Design Statement from Interaction). The design for these rafts has been updated following review of the proposals by Savills Heritage and Townscape, with the revised design seating the rafts fully within coffers (rather than crossing downstands) and also raising the rafts closer to the ceiling, to maintain the legibility of these key architectural features and not detract from their design. The proposed colour of these ceiling rafts is indicative only: potential options comprise either darker rafts which accentuate the ceiling coffers, or lighter tones closer to the existing neutral palette.

6.3.8 The proposed office fitout for the first and second floors of Sunlight House is considered to be sympathetic to the character of the listed building and will provide a high quality finish which will celebrate the building's heritage. The approved Tenant Fitout Guide has been adhered to through the proposals, and key architectural features such as the parquet flooring and coffered ceilings are therefore incorporated as vital elements of the proposed design. Proposed partitions are also aligned with the historic framework for incoming tenant fitout, and will be largely glazed to avoid over-compartmentalisation of the space. Acoustic rafting will be introduced within coffers as needed, but has been sensitively designed to remain subservient to this key architectural feature, and does not detract from their significance accordingly.

6.3.9 Overall the proposals are therefore considered to result in **no harm** to the significance of the Grade II listed Sunlight House, instead providing a positive continuation of the ongoing high quality rejuvenation of the listed building.

7. Conclusions

7.1.1 Savills Heritage and Townscape has been instructed by BLOCK (hereafter 'the client') to provide heritage consultancy services in relation to proposals for the first and second floors at Sunlight House, Quay Street, Manchester, M3 3HP centred at NGR SJ 83414 98041 (hereafter 'the Site').

7.1.2 The scheme comprises office fitout for the first and second floors of Sunlight House in preparation for occupancy by BLOCK and in accordance with the approved Tenant Fitout Guide. The proposals for this fitout include partitions to provide flexible work space and meeting rooms, installation of tea points and creation of break-out spaces, as well as the limited introduction of acoustic rafts as necessary.

7.1.3 Sunlight House is Grade II listed building (NHLE ref: 1270915), which is also located within the Deansgate/Peter Street Conservation Area.

7.1.4 Sunlight House was constructed in 1932 and designed by Joseph Sunlight. The architectural interest of Sunlight House is considered to be primarily derived from its external façades. This is due to both its striking design as a landmark within the surrounding context and its external detailing, particularly at ground floor level. Its central lightwell is also considered to be a key architectural feature, which gives the building a unique character. Internally the building has undergone numerous stages of refurbishment during its history, with the resulting loss of original features throughout the building and considerable variety across different floors. Sunlight House derives historic interest from its association with the prominent local figure of Joseph Sunlight, as well as being a milestone in the history of Manchester's development and the wider transition from industrial to commercial in this part of this city.

7.1.5 The proposed office fitout for the first and second floors of Sunlight House is considered to be sympathetic to the character of the listed building and will provide a high quality finish which will celebrate the building's heritage. The approved Tenant Fitout Guide has been adhered to through the proposals, and key architectural features such as the parquet flooring and coffered ceilings are therefore incorporated as vital elements of the proposed design. Proposed partitions are also aligned with the historic framework for incoming tenant fitout, and will be largely glazed to avoid over-compartmentalisation of the space. Acoustic rafting will be introduced within coffers as needed, but has been sensitively designed to remain subservient to this key architectural feature, and does not detract from their significance accordingly.

7.1.6 Overall the proposals are therefore considered to result in **no harm** to the significance of the Grade II listed Sunlight House, instead providing a positive continuation of the ongoing high quality rejuvenation of the listed building

7.1.7 This report has been produced within the context and requirements of relevant national and local planning policy guidance, including the NPPF, local planning policy, and Historic England Guidance.

8. References

- English Heritage, Conservation Principles, Policies and Guidance. York: English Heritage, 2008.
- Google Street View
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- Ministry of Housing. 'Communities & Local Government, 2019' in Planning Practice Guidance, s.l.: MHCLG
- Historic England, Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12. Swindon: Historic England, 2019.
- Historic England, The Setting of Heritage Assets: Historic Environment Good Practise Advise in Planning Note 3, second ed. Swindon: Historic England, March 2015.
- Historic England, National Heritage List England: https://historicengland.org.uk/listing/the-list/
- Historic England Archive: https://historicengland.org.uk/images-books/photos/
- Groundsure Mapping
- Manchester City Council, Planning Applications: https://pa.manchester.gov.uk/online-applications/
- Manchester City Council, Deansgate/Peter Street Conservation Area: https://www.manchester.gov.uk/info/511/conservation_areas/1092/deansgatepeter_street_conservation_area
- Parkinson-Bailey, John J. Manchester: An Architectural History (Manchester 2000)
- MDA (Mowbray Design Architects), Heritage and Design and Access Statement: Schofield's Bar, Ground Floor Corner Unit, Sunlight House (2020)
- Atelier MB Urban Architects, Heritage, Planning and Access Statement to Support a Listed Building Consent Application for Sunlight House, Manchester (May 2018)

Appendix 1: Legislation and Policy

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that with regard to applications for planning permission affecting Listed buildings and /or Conservation Area or their setting:

“s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

“s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.”

National Planning Policy Framework (NPPF)

The NPPF was introduced in March 2012 and consecutively amended resulting in the extant February 2025 version. It provides the full statement of Government planning policies covering all aspects of the planning process. The most recent 7th February 2025 amendment corrected cross-references from footnotes 7 and 8, and amended the end of the first sentence of paragraph 155 to make its intent clear. For the avoidance of doubt the amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12th December 2024.

One of the key planning principles of the Framework states that heritage assets are:

“an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations” (paragraph 202)

The glossary of the Framework (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Chapter 16 of the Framework outlines the Government’s guidance regarding conserving and enhancing the historic environment in more detail. Paragraph 207 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.

Paragraph 208 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by development proposals. They should take this assessment into account when considering the impact of development proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspect of such development proposals.

Paragraph 210 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 and 213 further outlines that local planning authorities should give great weight to the asset’s conservation when considering the impact of a proposed development on the significance of a designated heritage asset, such as the conservation area. The more important the heritage asset, the greater the weight should be. It is also specified that any harm to or loss of, significance of a designated heritage asset should require clear and convincing justification.

Paragraph 214 outlines that local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied.

Paragraph 215 concerns development proposals that will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 218 states that Local Authorities should require developers to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact. This evidence (and any archive generated) is to be made publicly accessible. However, the recording of evidence of our past should not be a factor in deciding whether such loss should be permitted.

Paragraph 219 encourages local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets, to enhance or better reveal their significance. It also states that development proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset, should be treated favourably.

Paragraph 220 establishes that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building which makes a positive contribution to the significance of the conservation area should be treated as either substantial harm under paragraph 214 or less than substantial under paragraph 208, as appropriate taking into account the relative significance of the building affected and its contribution to the significance of the conservation area as a whole.

Local Planning Policy

The Site is located within the jurisdiction of Manchester City Council. As such, local planning policy is covered by the Manchester City Council's Local Plan (2012-2027). The Core Strategy was adopted by Manchester City Council on 11th July 2012. The relevant policies are reproduced below:

Policy CC 9 Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. 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 EN 3 Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Appendix 2: Planning history

Planning Reference	Description	Decision	Date of validation
144012/LO/2025	Listed Building Consent for the creation of a slab opening and staircase connecting ground floor and basement mezzanine level.	Approved	Fri 19 Sep 2025
142872/FO/2025	Change of Use to Sui Generis (Bar/Entertainment Complex), including associated external alterations.	Awaiting decision	Tue 06 May 2025
142873/LO/2025	Listed building consent for internal refurbishment of ground floor and lower basement areas for entertainment venue.	Awaiting decision	Tue 06 May 2025
142678/AO/2025	Installation of 3no. internally illuminated individual letter building name signs	Approved	Fri 11 Apr 2025
142683/LO/2025	Listed Building Consent for external facade lighting and installation of illuminated building name signage.	Approved	Fri 11 Apr 2025
142377/LO/2025	Listed Building Consent for works to glazed lantern dome, including removal of glazing, repairs and associated reinstatement works.	Approved	Tue 11 Mar 2025
142317/LO/2025	Listed Building Consent for internal alterations and external alterations including repairs to concrete slabs and cornices and the installation of louvres	Approved	Wed 05 Mar 2025
142077/LO/2025	Listed Building Consent for internal refurbishment of fourth and fifth floors.	Approved	Thu 13 Feb 2025
141795/LO/2024	Listed Building Consent for 2no. replacement lifts and associated works to lift shafts.	Approved	Fri 20 Dec 2024

141637/LO/2024	Listed Building Consent For External Works to the building including facade repairs, facade cleaning and window repairs.	Approved	Fri 29 Nov 2024
140958/LO/2024	Listed Building Consent Application for Internal Refurbishment of Levels 1 and 6	Approved	Thu 03 Oct 2024
139278/FO/2024	Installation of decorative metal railing.	Approved	Sat 23 Mar 2024
139279/LO/2024	Listed Building Consent for installation of decorative metal railing	Approved	Sat 23 Mar 2024
136161/LO/2023	Listed Building Consent for the refurbishment of the office areas including ground floor reception area together with elevational alterations	Approved	Fri 24 Feb 2023
136163/LO/2023	Listed Building Consent for the removal plant 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	Approved	Fri 24 Feb 2023
136162/FO/2023	Removal plant from car park roof deck to level 14 and 15 plant rooms together with installation of Photovoltaics (PV) on internal faces of mansard roof and elevational alterations	Approved	Fri 24 Feb 2023
135529/LE/2022	Use of part of the ground floor, basement and basement of Sunlight House as Class E (a-g)	Approved	Fri 18 Nov 2022
CDN/20/0836	Discharge of Conditions 3 (Photographic Record) and 4 (Ceiling and Cornice Repair) attached to application reference 127787/LO/2020	Approved	Wed 16 Dec 2020
127787/LO/2020	Refurbishment of suite on the first floor	Approved	Tue 15 Sep 2020

127662/LO/2020	Listed Building Consent for the internal fit out works of the existing ground floor corner unit of Sunlight House as a Bar (Use Class A4), the installation of vinyl signage to glazing and the installation of external security cameras.	Approved	Mon 24 Aug 2020
126325/FU/2020	Use of area of hard landscaping fronting Little Quay Street for the siting of tables and chairs and ancillary equipment associated with and ancillary to the restaurant/bar (Sui Generis) within the ground floor of Sunlight House at the corner of Little Quay Street and Atkinson Street.	Approved	Wed 24 Jun 2020
126309/FO/2020	Application for full planning permission for the flexible use of the ground floor property at the corner of Little Quay Street and Atkinson Street as restaurant/cafe (Use Class A3) or bar (Use Class A4) or restaurant/bar (Sui Generis) including the installation of louvred extract vents ‘’	Approved	Tue 28 Apr 2020
125609/LO/2019	LISTED BUILDING CONSENT for the installation of plaque displaying historic information	Approved	Tue 21 Jan 2020
122191/LO/2018	LISTED BUILDING CONSENT Signage: Fascia sign. Flat cut acrylic letters on aluminium cross rail. Illuminated from rear.	Approved	Wed 02 Jan 2019
122115/AO/2018	Flat cut acrylic letters on aluminium cross rail. Illuminated from rear.	Approved	Wed 02 Jan 2019
119964/LO/2018	LISTED BUILDING CONSENT for refurbishment of suites and facilities on first and sixth floors and works to thirteenth floor.	Approved	Wed 12 Sep 2018

119651/LO/201	LISTED BUILDING CONSENT for the installation of signage at the ground floor property at the corner of Little Quay Street and Atkinson Street and installation of a louvered extract vent within two existing shop front windows.	Approved	Mon 12 Nov 2018
119650/FO/2018	Use of the ground floor property at the corner of Little Quay Street and Atkinson Street as a shop (Use Class A1) or a restaurant or cafe (Use Class A3) including the installation of a louvered extract vent within two existing shop front windows of the property.	Approved	Mon 12 Nov 2018
119652/AO/2018	The installation of signage at the ground floor property at the corner of Little Quay Street and Atkinson Street	Approved	Mon 12 Nov 2018
CDN/18/0062	Discharge of condition 4 (Details) of planning application reference: 115805/FO/2017	Approved	Wed 31 Jan 2018
CDN/18/0083	Discharge of condition 3 (Frontage Details) of planning application reference: 115806/LO/2017	Approved	Wed 31 Jan 2018
115925/LO/2017	Listed Building Consent for the Internal refurbishment to the eighth floor office and ancillary areas.	Approved	Mon 10 Apr 2017

115806/LO/2017	Listed Building Consent for the installation of a new frontage to create a new entrance from Little Quay St , the restoration of the stained glass dome , the insertion of 2 No glazed lifts within the existing lightwell, internal modification at ground floor level to create a new reception and cafe area, the refurbishment of the thirteenth and 1fourth floors to existing office space and the landscaping works to Little Quay Street.	Approved	Thu 30 Mar 2017
115805/FO/2017	The creation of a new entrance on the Little Quay St elevation, and landscaping and associated works.	Approved	Thu 30 Mar 2017
115368/LO/2017	Listed Building Consent for the internal refurbishment to the eighth floor office and ancillary areas.	Withdrawn	Fri 17 Feb 2017
111904/FO/2016	The installation of an extraction system and the installation of a condensor unit to the existing plant area.	Approved	Tue 09 Aug 2016
1 11905/LO/2016	Listed Building Consent for the internal refurbishment and fit-out of the third, ninth, tenth, eleventh and twelfth Floors at Sunlight House in Manchester.	Approved	Tue 09 Aug 2016
111218/LO/2016/C1	Listed Building Consent for the internal refurbishment of part of the second, and the fourth, fifth and eighth floor.	Approved	Tue 09 Feb 2016

109883/LO/2015/C	Elevational alterations to include the installation of a new entrance, restoration of the central stained glass dome and the Insertion of 2 no. glazed lifts into lightwell area, internal modifications to create a new reception area at ground floor level, and the refurbishment of existing office space at the thirteenth and 1fourth floor.	Withdrawn	Thu 05 Nov 2015
109882/FO/2015/C1	Elevational alterations to include the installation of a new entrance to the ancillary reception and cafe car area, restoration of the central stained glass dome and the Insertion of 2 no. glazed lifts into lightwell area, and the implementation of a landscaping scheme to Little Quay Street.	Withdrawn	Thu 05 Nov 2015
105370/LO/2014/C1	Listed Building Consent for the internal refurbishment of suites 202 and 501.	Approved	Fri 04 Apr 2014
103817/LO/2013/C1	Listed Building Consent for the internal refurbishment to part of the sixth Floor.	Approved	Fri 04 Oct 2013
103370/LO/2013/C1	Listed Building Consent for the internal refurbishment of the third Floor.	Approved	Fri 16 Aug 2013
100744/LO/2012/C1	LISTED BUILDING CONSENT for the installation of partitions.	Approved	Mon 29 Oct 2012
099281/LO/2012/C1	LISTED BUILDING CONSENT for the removal of non-original internal finishes and the refurbishment of the sixth floor.	Approved	Fri 04 May 2012
098797/LO/2012/C1	LISTED BUILDING CONSENT for internal alterations including the refurbishment and fit out of the seventh floor.	Approved	Mon 21 May 2012

098212/LO/2011/C1	LISTED BUILDING CONSENT: Listed building works to refurbish the seventh floor.	Approved	Wed 28 Dec 2011
097518/LO/2011/C1	LISTED BUILDING CONSENT for internal refurbishment of part of ninth floor to provide meeting rooms, offices, store and kitchen areas for a prospective tenant.	Approved	Tue 04 Oct 2011
092921/LO/2010/C1	LISTED BUILDING CONSENT for the creation of door aperture	Approved	Thu 29 Apr 2010
091504/LO/2009/C1	LISTED BUILDING CONSENT Refurbishment of twelfth floor	Approved	Mon 09 Nov 2009
090330/LO/2009/C1	LISTED BUILDING CONSENT Installation of ceiling and ceiling rafts to the stair cores and parts of the communal corridors on the first, second,third,fifth and sixth floors and refurbishment of ground floor reception areas	Approved	Wed 16 Sep 2009
087631/LO/2008/C1	LISTED BUILDING CONSENT to display externally illuminated individual lettered signage	Approved	Mon 15 Sep 2008
087392/LO/2008/C1	LISTED BUILDING CONSENT to refurbish twelfth floor office space	Approved	Tue 26 Aug 2008
087147/LO/2008/C1	LISTED BUILDING CONSENT for internal alterations to re-configure existing office space at second, ninth, tenth and eleventh floors	Approved	Mon 29 Sep 2008
086432/FO/2008/C1	Installation of air conditioning units to car park roof, and the erection of new gate to rear elevation of Sunlight House	Approved	Mon 01 Sep 2008
086433/LO/2008/C1	LISTED BUILDING CONSENT Installation of a vertical riser and the installation of a new gate to the rear elevation	Approved	Mon 01 Sep 2008

086150/LO/2008/C1	LISTED BUILDING CONSENT for internal refurbishment of part of sixth floor to provide office accommodation	Approved	Mon 07 Apr 2008
085697/AO/2008/C1	Externally illuminated individual lettered sign	Approved	Mon 08 Sep 2008
085696/FO/2008/C1	Elevational alterations including infill of window apertures and doors within external facade openings	Approved	Tue 20 May 2008
085698/LO/2008/C1	LISTED BUILDING CONSENT to refurbish reception area and common parts and re-model external facade at ground floor level	Approved	Tue 20 May 2008
070356/LO/2003/C1	LISTED BUILDING CONSENT Installation of ATM in existing window opening	Approved	Wed 21 Apr 2004
070156/FO/2003/C1	Installation of ATM in existing window opening	Refused	Tue 16 Dec 2003
068575/LO/2003/C1/C1	LISTED BUILDING CONSENT 1 no. double sided, externally illuminated projecting sign	Approved	Thu 14 Aug 2003
068531/AO/2003/C1	1 no. double sided, externally illuminated projecting sign	Approved	Thu 14 Aug 2003
067455/LO/CITY1/03	LISTED BUILDING CONSENT Display of two temporary double sided projecting signs	Refused	Thu 06 Mar 2003
067454/AO/CITY1/03	Display of two temporary double sided projecting signs	Refused	Thu 06 Mar 2003
053125/LO/CITY1/97	LISTED BUILDING CONSENT Works to Sunlight House associated with increase the number of storeys to the adjacent car park by two	Approved	Wed 12 Nov 1997
053026/FO/CITY1/97	Construction of additional two storeys to existing car park	Approved	Tue 30 Sep 1997
052934/LO/CITY1/97	LISTED BUILDING CONSENT Replacement of railings to pool area in basement	Approved	Tue 16 Sep 1997
050868/AO/CITY1/96	Three Non Illuminated Temporary Letting Sign Boards	Approved	Tue 22 Oct 1996

050867/LO/CITY1/96	LISTED BUILDING CONSENT Three Non Illuminated Temporary Letting Sign Boards	Approved	Tue 22 Oct 1996
050552/AO/CITY1/96	Illuminated building identification sign over both entrances	Approved	Fri 30 Aug 1996
049830/LO/CITY1/96	LISTED BUILDING CONSENT Floodlighting to Quay Street, Atkinson Street and Little Quay Street elevations	Approved	Thu 25 Apr 1996
049829/FO/CITY1/96	Floodlighting to Quay Street, Atkinson Street and Little Quay Street elevations	Approved	Thu 25 Apr 1996
049084/LO/CITY1/95	LISTED BUILDING CONSENT Internal refurbishment including toilets, lobbies and 2no.main entrances	Approved	Fri 22 Dec 1995
048370/LO/CITY1/95	LISTED BUILDING CONSENT Replacement of high level flank walls	Approved	Tue 22 Aug 1995
047660/AO/CITY1/95	Illuminated shop signs on outside of scaffolding	Approved	Tue 02 May 1995
046700/FO/CITY1/94	Installation of a 90 cm wall mounted satellite antenna on roof	Approved	Mon 21 Nov 1994
045737/FO/CITY1/94	Elevational works including rebuilding of dormer window surrounds, render to car park elevation, strengthening works to main elevations including partial demolition and rebuilding	Approved	Thu 09 Jun 1994
045738/LO/CITY1/94	LISTED BUILDING CONSENT Elevational works inc. rebuilding of dormer window surrounds, render to car park elevation, strengthening works to main elevations inc. part. demo. & rebuild	Approved	Thu 09 Jun 1994

045737/FO/CITY1/94	Elevational works including rebuilding of dormer window surrounds, render to car park elevation, strengthening works to main elevations including partial demolition and rebuilding	Approved	Thu 09 Jun 1994
042030	LISTED BUILDING CONSENT Elevational alterations and refurbishment of existing public house	Approved	Thu 30 Jul 1992
042034	Elevational alterations and refurbishment of existing public house	Approved	Thu 30 Jul 1992
037880	Change of use of ground floor from a nightclub to a health club	Approved	Fri 05 Oct 1990
037870	LISTED BUILDING CONSENT Internal alterations in connection with change of use of ground floor from nightclub to a health club.	Approved	Fri 05 Oct 1990
033987	Change of use of basement to health centre, leisure facilities, bar & shop and ground floor to a restaurant, night club, disco and associated leisure facilities	Approved	Mon 03 Apr 1989
033976	Alterations to front and rear elevations	Approved	Fri 31 Mar 1989
033984	LISTED BUILDING CONSENT Alterations to ground floor entrance/exit doors to ensure adequate means of escape	Approved	Fri 31 Mar 1989
030230	Erection of a satellite television antenna.	Approved	Mon 26 Oct 1987
024381	Enclosure of staircase (multi-storey car park)	Approved	Mon 13 May 1985
021565	Refurbishment and landscaping of existing pavement area on Little Quay Street elevation	Approved	Thu 29 Mar 1984
021236	Change of use of former flat to a shop	Approved	Mon 13 Feb 1984
20927/C1	3 x agents letting hoardings	Approved	Thu 22 Dec 1983

020793	Erection of a multi-storey car park for 227 cars	Approved	Fri 02 Dec 1983
F/AD04016	2 x 48 sheet advertisement Boards.	Approved	Fri 11 Feb 1983
F12071	Change of Use to non-residential club involving proposed alteration to existing swimming pool and forming health and leisure facilities with restaurant and bars.	Approved	Mon 22 Oct 1979
F10362	Change of use of the basement and ground floor to a non-residential club involving alterations to existing swimming pool and forming health and leisure facilities with restaurant and bars.	Approved	Wed 14 Feb 1979
F/AD00789	a) Non-illuminated single sided 48 sheet advertisement board situated on West elevation of Sunlight House. b) Non-illuminated single sided 48 sheet advertisement board situated on wall adjacent to Opera House.	Refused	Mon 08 Sep 1975
F01468	Use of part of ground floor of offices as a wine bar including restaurant.	Approved	Tue 24 Sep 1974

Appendix 3: Historic Plans

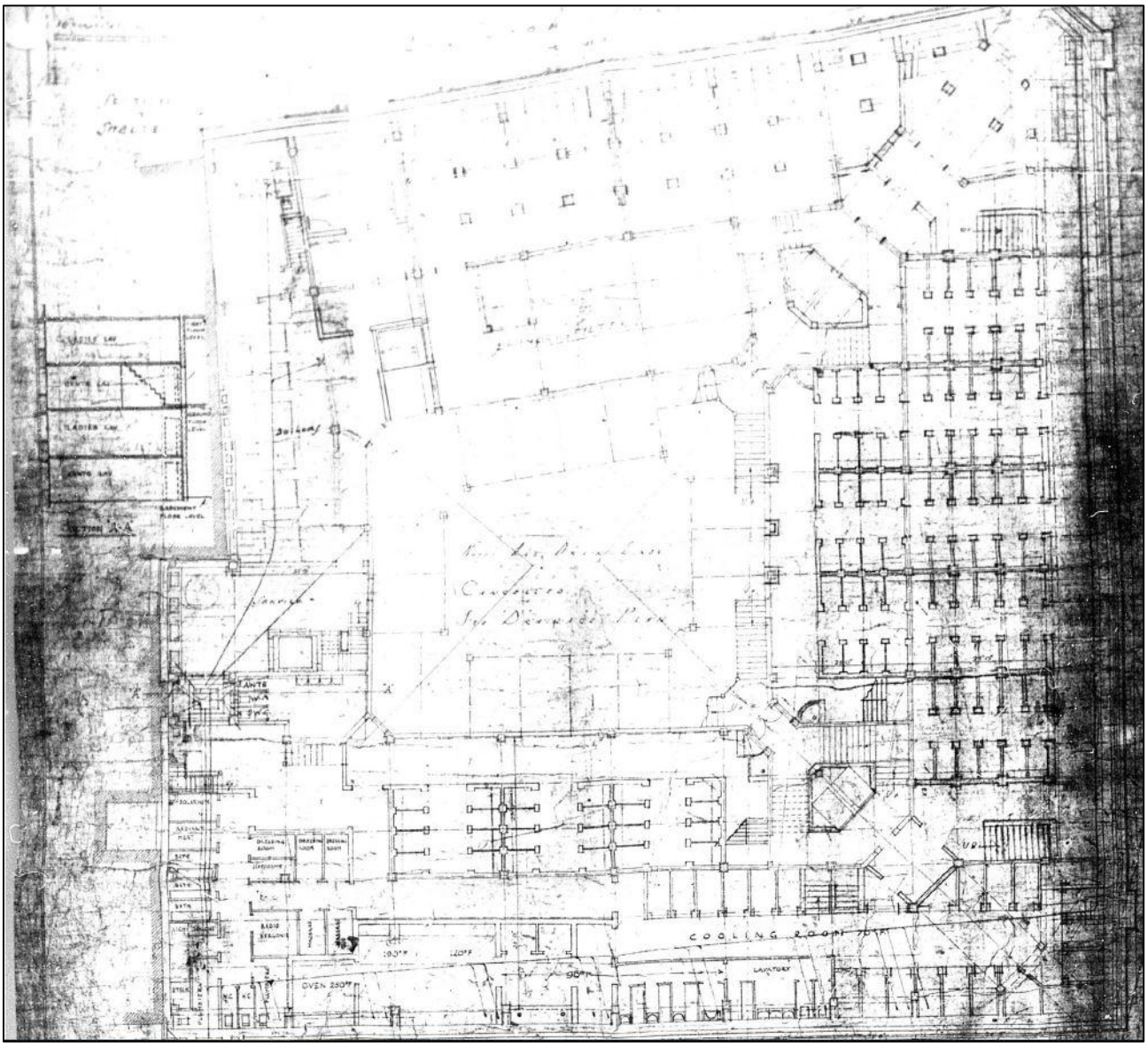


Image A: Basement plan (c. 1927-1934)

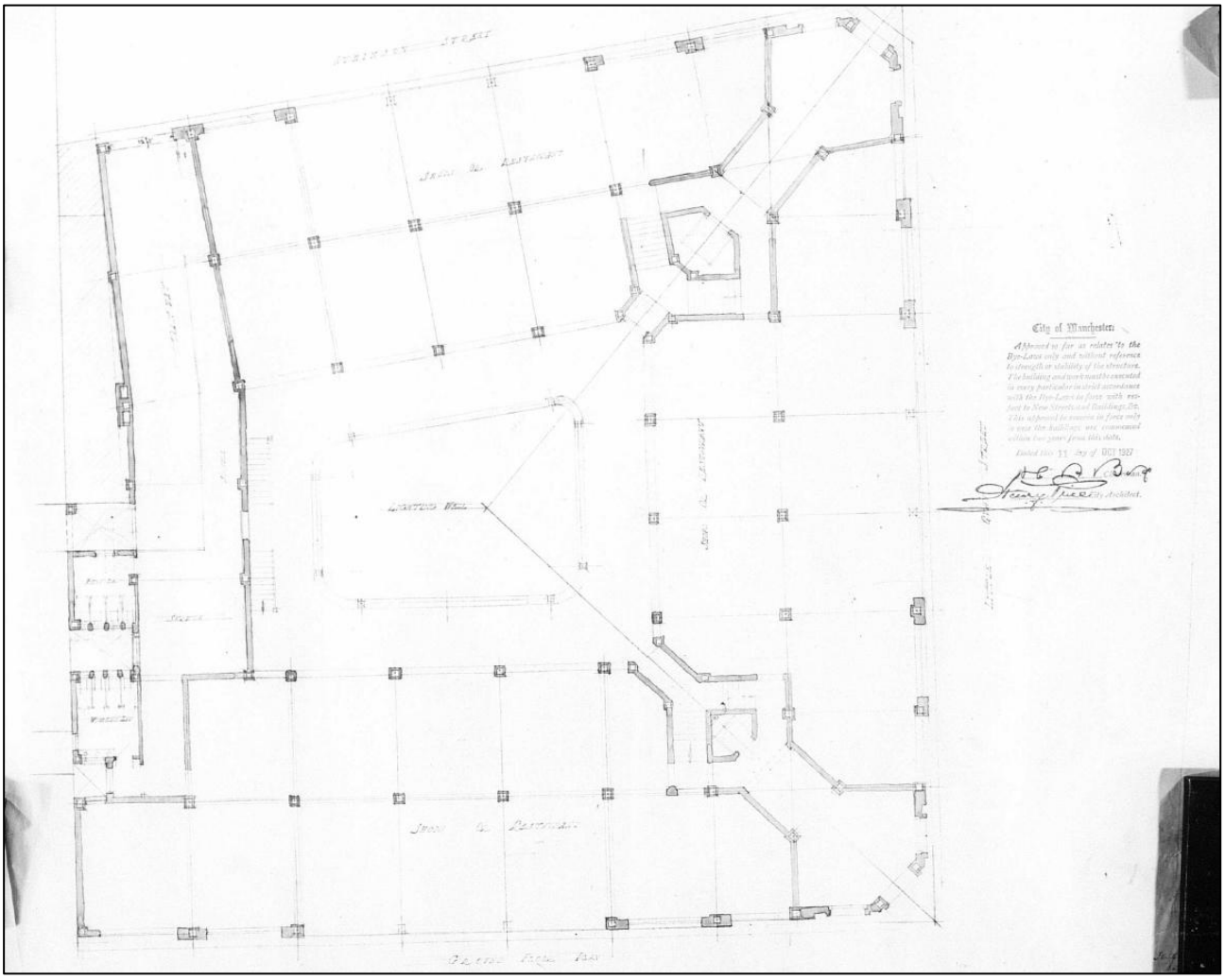


Image B: Ground floor plan (1927)

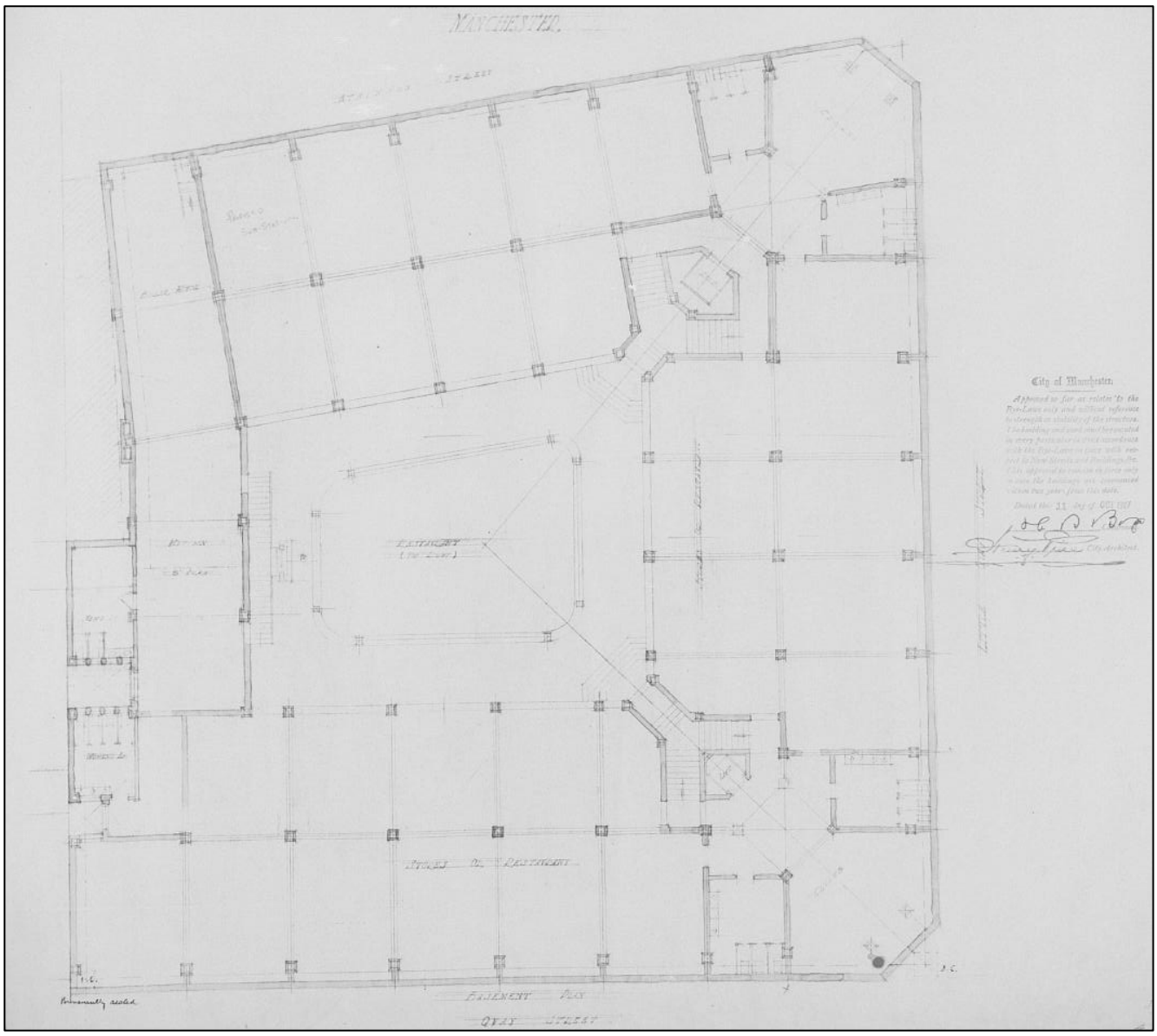


Image C: Ground floor (1927)

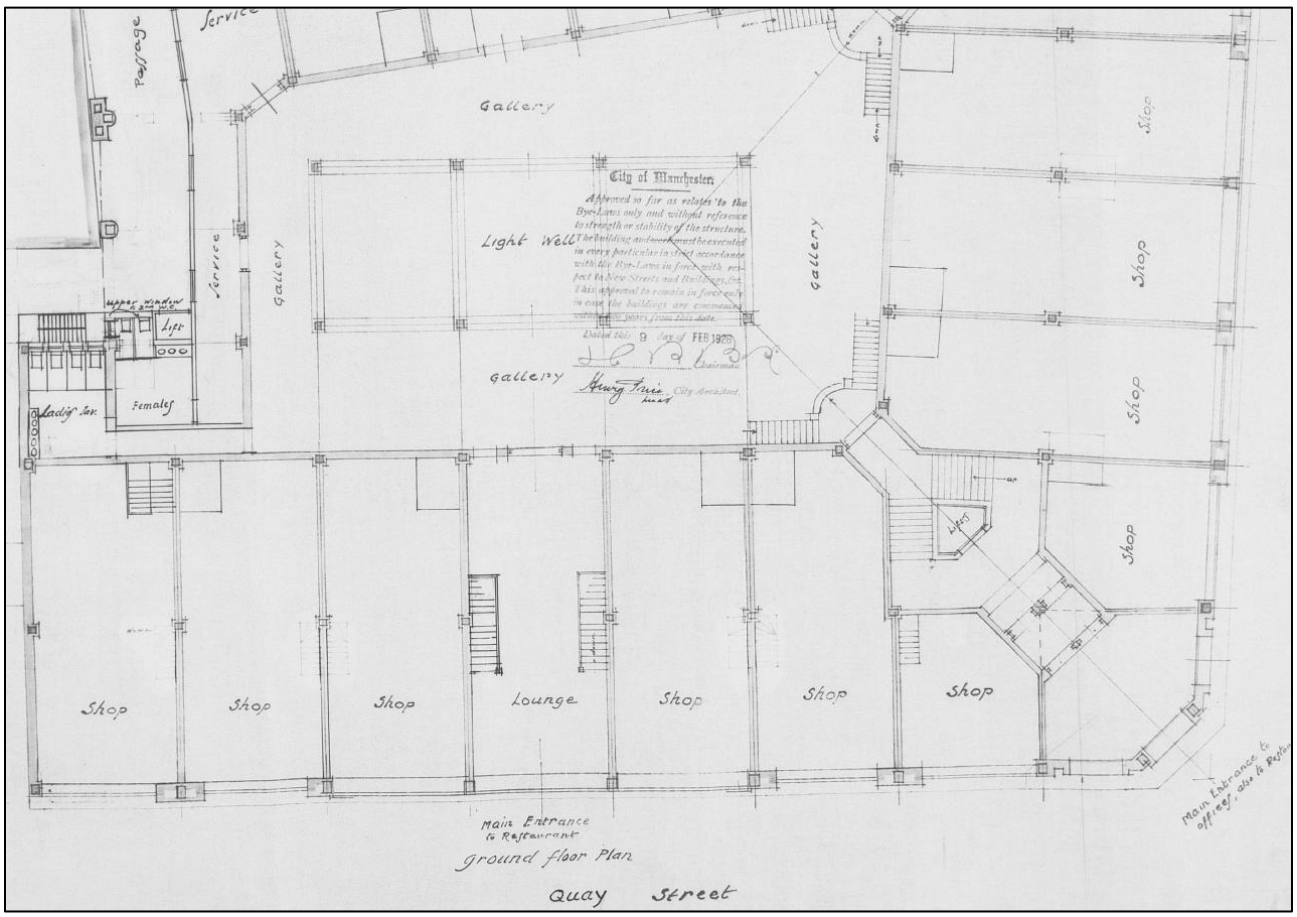


Image D: Ground floor plan (1926)

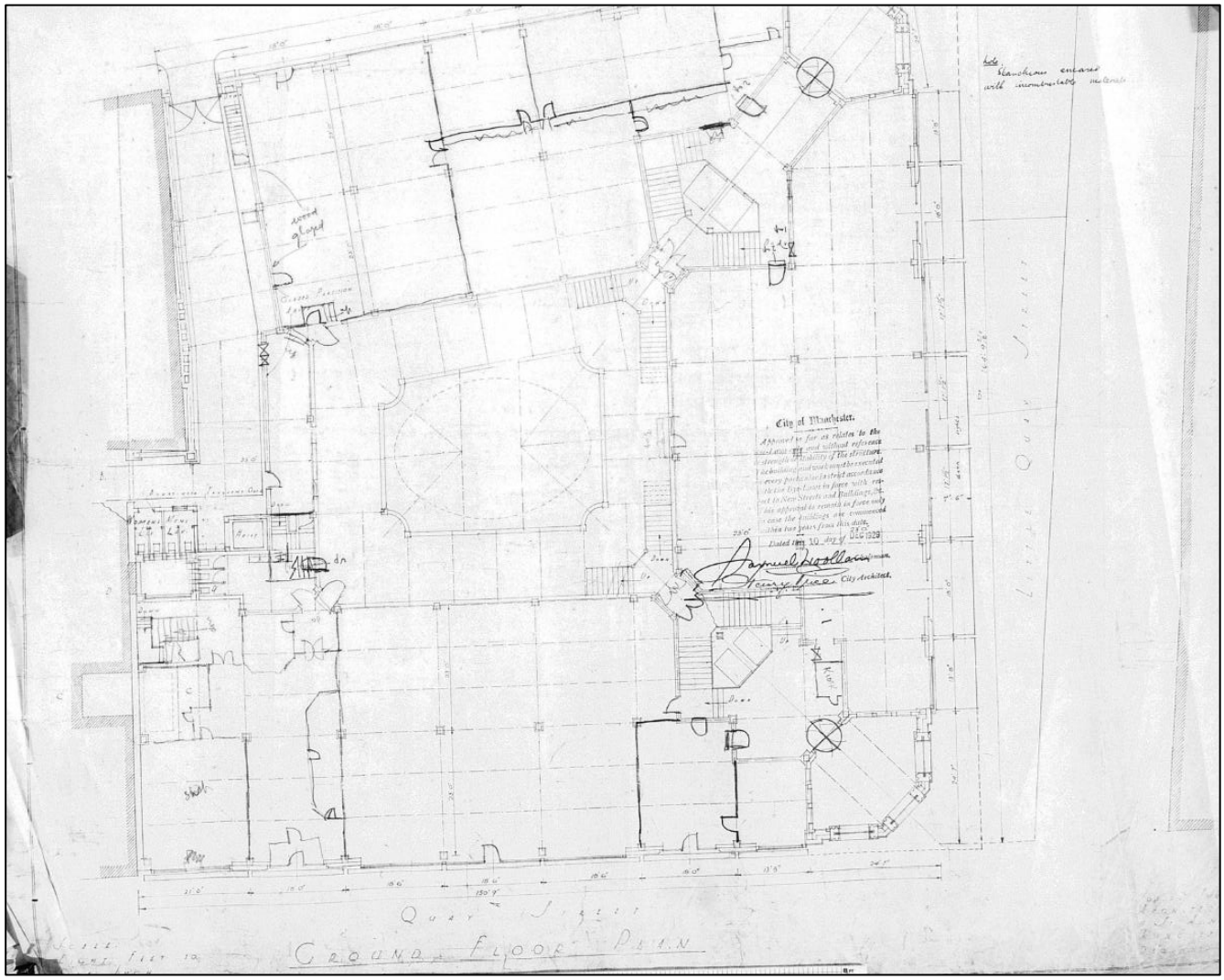


Image E: Ground floor plan (1929)

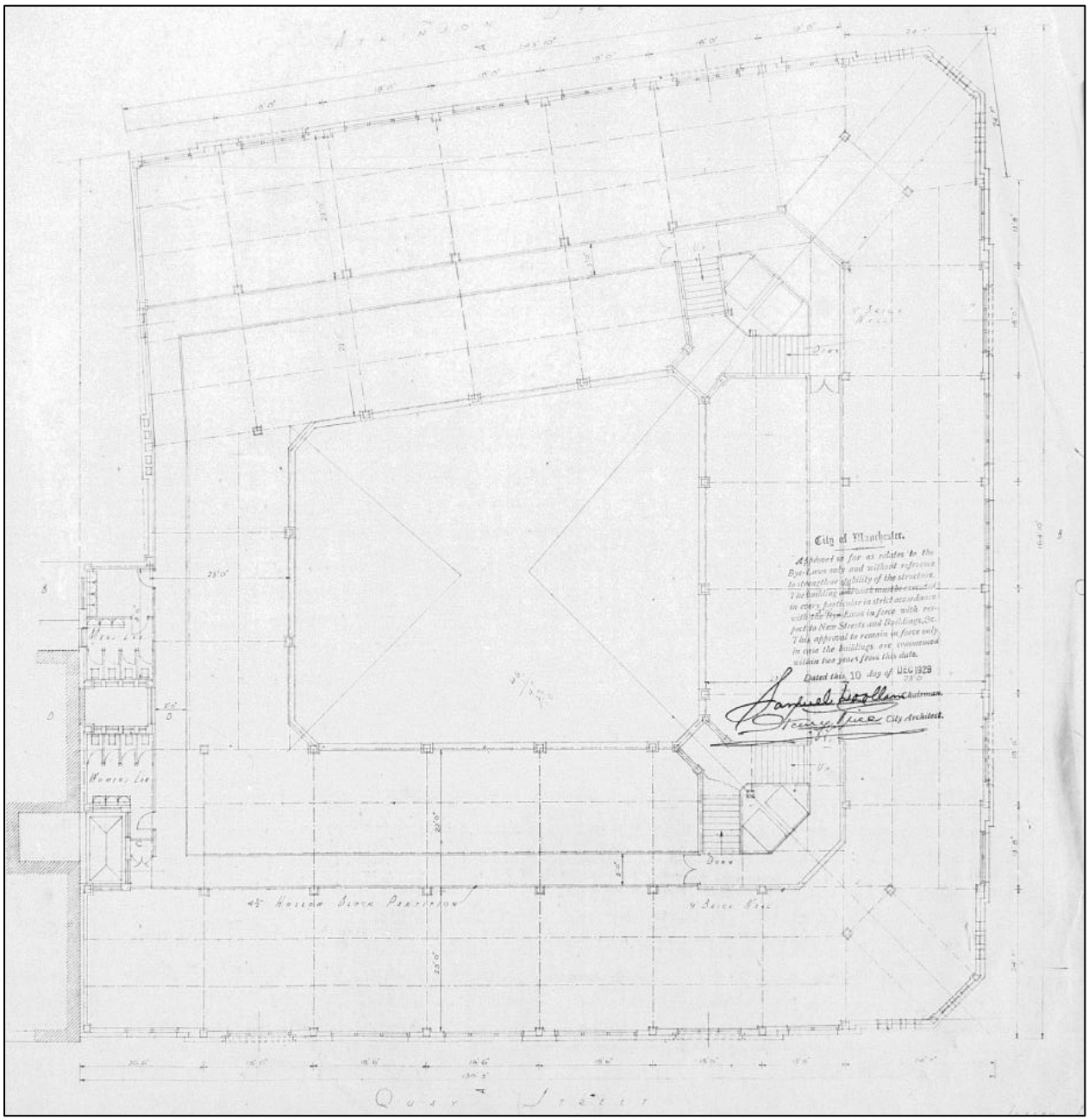


Image F: First floor plan (1929)

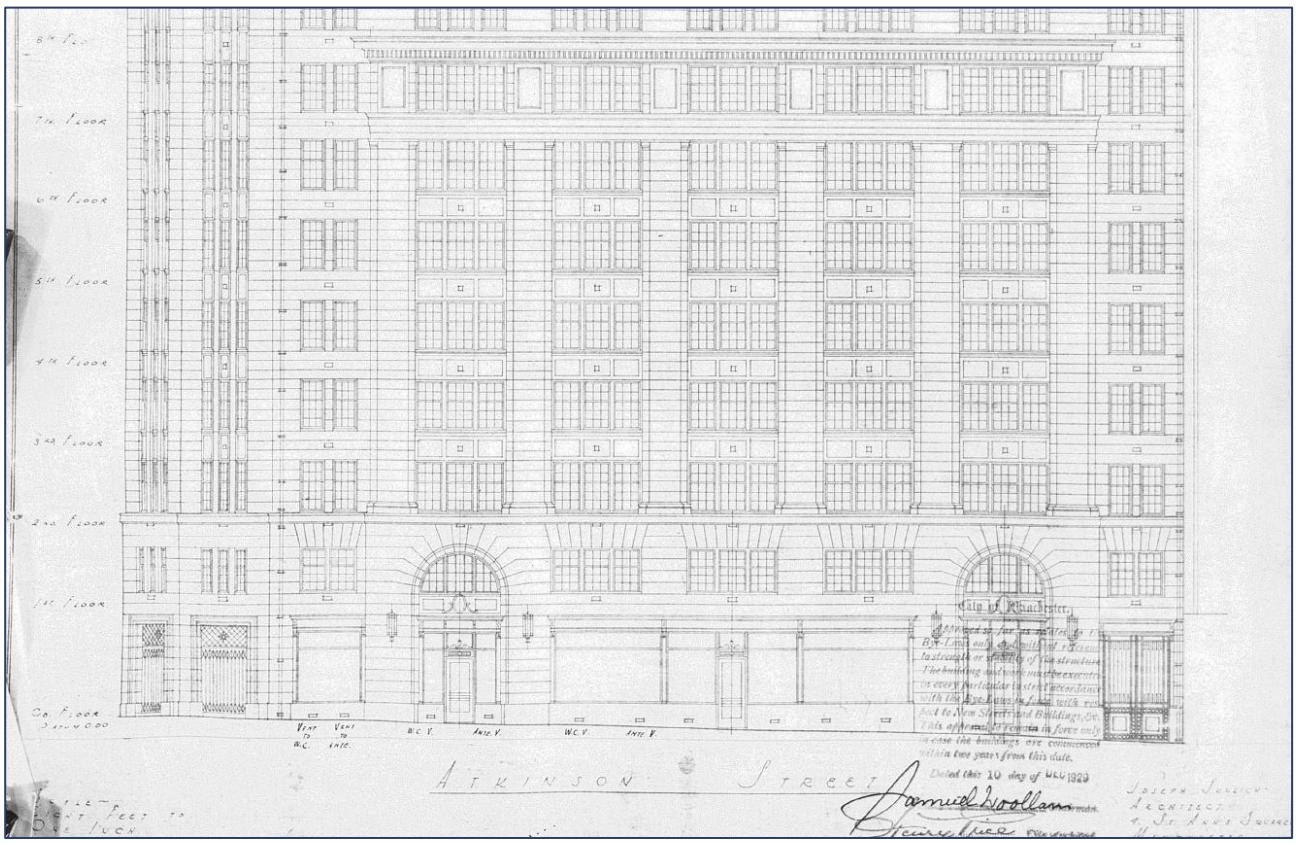


Image G – Atkinson Street elevation (1929)

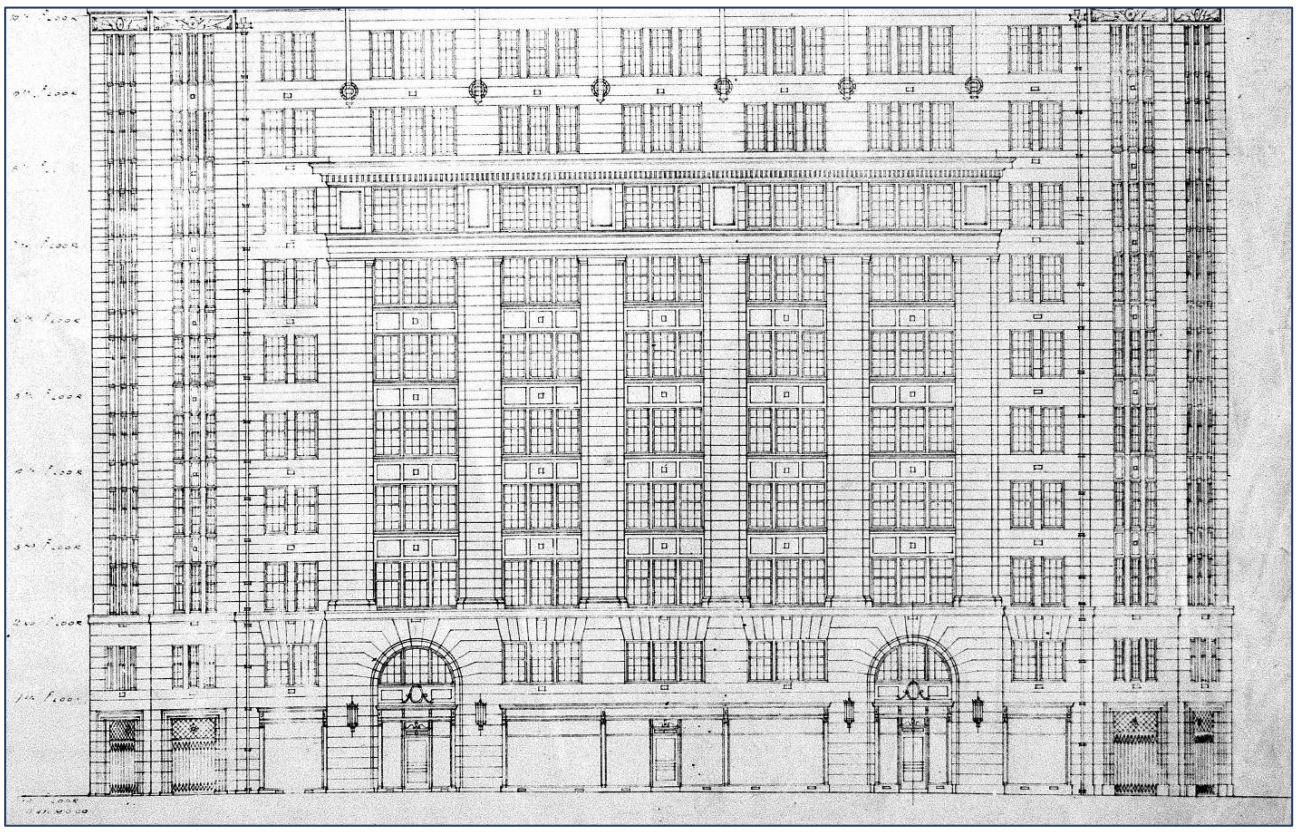


Image H – Little Quay Street elevation (1931)

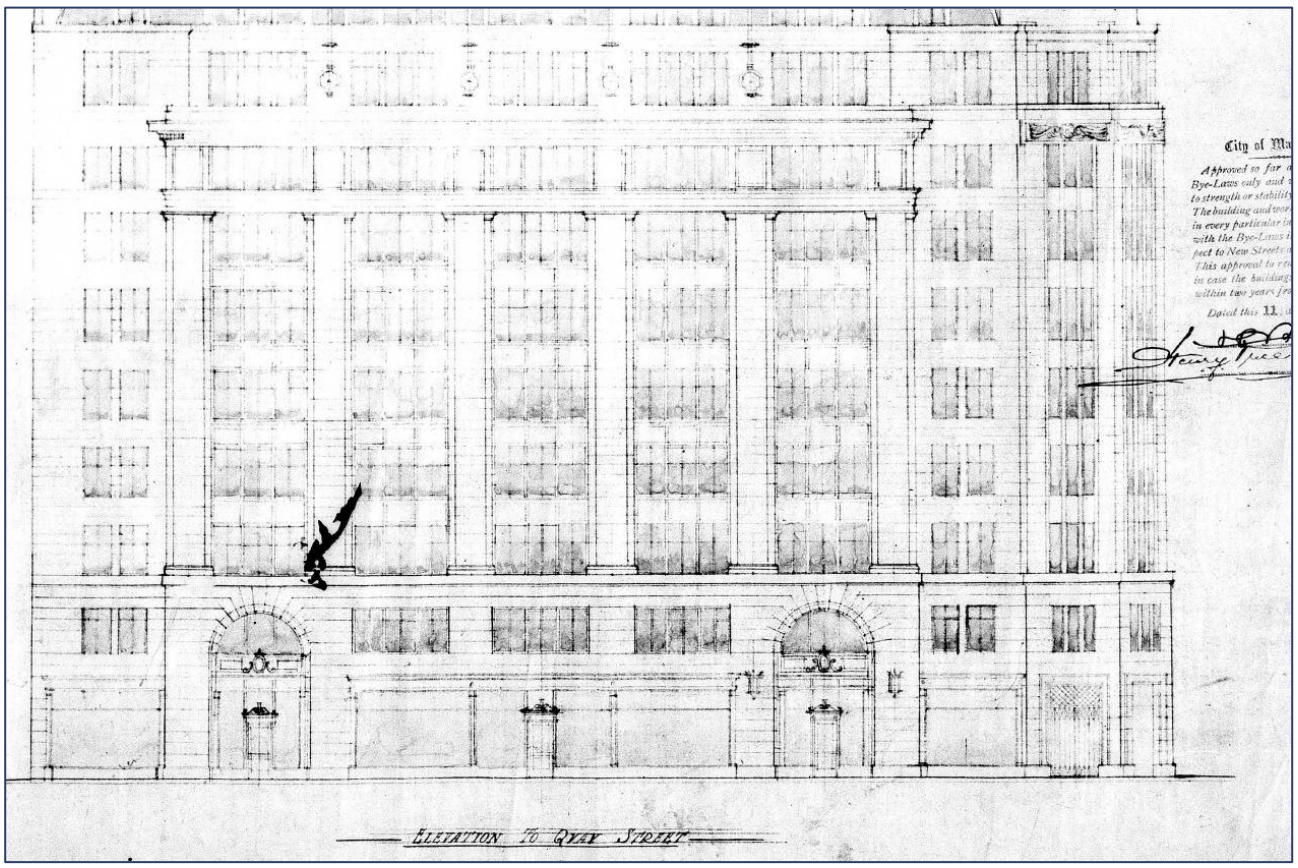


Image I – Quay Street elevation (1929-31)

Contact

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[redacted]

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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