

Contractor Statement

for the

Sunlight House - External Façade Works, 1 Little Quay Street, Central Manchester, M3 3HP.



Revision	Date	By
00 – DRAFT (INTERNAL)	22/10/2024	MSk
01 – DRAFT (EXTERNAL) Issued to Employer as Progress Update	22/10/2024	MSk
02 – to Savills LPA & LBC Consultants	23/10/2024	MSk
03 – Updated following Savills Initial Comments (29/10/2024)	31/10/2024	MSk
04 – Updated following Savills Further Comments (04/11/2024)	05/11/2024	MSk
05 - Updated following Savills Further Comments (08/11/2024)	11/11/2024	MSk

Table of Contents

Contents	
<u>1</u>	<u>Description of Project</u>
1.1	Foreword
1.2	Introduction
1.3	Background
1.4	Current Condition
<u>2</u>	<u>Listed Building Consent Proposal</u>
2.1	General Considerations
2.2	Scope of Work's
2.3	List of Appendices

1. Description of Project

1.1 Foreword

Savills are submitting application for Listed Building Consent (“LBC” herein) on behalf of MYCO Contracts Ltd (“MYCO” herein) to seek lawful permission to undertake the repair and cleaning of the Sunlight House, 1 Little Quay Street, Central Manchester, M3 (“the Site”).

MYCO trust this statement and the appended information, drawings and surveys, provide sufficient information and details to satisfy Manchester City Council (“MCC” herein) of the repair and cleaning activities importance in improving the condition, longevity and functionality of “the Site” whilst protecting the significant historic value in a sensitive and respectful manner.

1.2 Introduction

MYCO Contracts Ltd are submitting application for Listed Building Consent (“LBC”) to enable the façade repair and cleaning works at the Sunlight House, 1 Little Quay Street, Central Manchester, M3 Site.

1.3 Background

Sunlight House is a Grade II listed building in the art deco style on Quay Street in Manchester, England. It was completed in 1932 for Joseph Sunlight, who was also the architect.

It was the tallest building in Manchester until the 1960s. The building is a 14-storey steel structure, clad in Portland stone. The building is almost square in plan, with three street frontages, and a large central light-well.

Each of the three street façades are seven bays, with the two street corners expressed as three-sided towers, which each rise to a four-level octagonal turret, topped by a domed lantern and finial. Between the turrets, the top four floors are expressed as a mansard roof with multiple setback square dormer windows.

The rear elevation is a modern cement rendered façade with regular movement joints (likely with a stainless steel EML and a brick or blockwork backing structure). The lightwell is glazed brickwork with painted stone windowsills.

The building was renovated in 1997 when it was found that issues with possible steel frame corrosion which was affecting the façade. During the renovations, the ground floor entrance on Little Quay Street was modified.

1.4 Current Condition

The Landlord undertook a condition survey, the findings of which form the scope of repair works (referenced ‘MI054 – Detailed Condition Survey). This survey is supported by drone imagery which is appended to this application (referenced ‘MI054 – Drone Survey Images).

MYCO have consulted with MCC regarding these works and the officer has provided the following feedback:

“Additional external Repairs/Alterations;

On the submitted Schedule of Works (Elevations), we have the following initial comments and observations:

- *The cleaning trial can go ahead on the basis of the use of DOFF system of similar; recommended 1m2 to one of the least exposed locations - these works can go ahead prior to an LBC application.*

- *Comprehensive repointing works are supported in principle subject to:*
 - *Mortar analysis, with the new mortar matching historic as closely as possible (texture, appearance and composition) - these works can go ahead prior to an LBC application*
 - *Methodology for mortar removal*
 - *Samples of mortar removal and repointing to be agreed with the LPA prior to these works taking place.*
- *Confirm the detail and exact location of the proposed steel resin dowel repairs [elevations/annotated drawings/cross-section].*
- *Confirm scope and method of repairs to hairline fractures.*
- *Prior to investigation pockets, please confirm the exact location and dimensions of these intrusive investigations, and provide safeguards for storage and reinstatement of historic fabric – these works can go ahead prior to an LBC application.*
- *Prior to any indent/mortar repairs, please provide product specification and sample of the proposed stone and mortar.*
- *Prior to any brickwork and render replacement/reinstatement, products specifications/samples would need to be agreed with the LPA.*
- *Further annotated photographs/drawings illustrating the following works would be required:*
 - *Parapet (dismantle and rebuilt)*
 - *Replacement cills [including material specifications]."*

2. Listed Building Consent Proposal

2.1 General Considerations

MYCO understand the historic form and finish of the building and all works will be in-keeping and sympathetic to these standards, the Scope of Works will be undertaken in a fashion of which will not harm the fabric and special interest of the Site.

Works will be planned to ensure minimum intervention and disturbance to the fabric of the building. Proposed works will be evaluated for their potential impact on the fabric of the building and notified accordingly.

Planned façade works have been carefully considered and justified in terms of its necessity to repair, or an adaptation which better reveals it's significance, or an enhancement which extends its sustainable use.

Interventions to the fabric which protect or better reveal the buildings heritage will be encouraged, and change which could cause unmitigated harm to the significance of the building will be avoided.

Every element of the works will be completed sympathetically by competent operatives with a proven track record of working within a Grade II Listed environment.

The project culture of care, consideration and preservation of the buildings heritage will be maintained. This culture will be administered via contractor selection, induction, and relevant toolbox talks throughout the duration of the project.

The heritage consultant will be engaged as works progress to mitigate any detrimental effect on the heritage components of the building.

Before any works commence, the management team will carry out a review of the work area to understand the building fabric within and adjacent to the space and additionally manage and monitor the works in accordance with the MCC agreed sampling process.

Façade repair's generally;

ref;	MCC Comments	MYCO Response
A	<u>Façade Cleaning Works:</u> The cleaning trial can go ahead on the basis of the use of DOFF system of similar; recommended 1m2 to one of the least exposed locations - these works can go ahead prior to an LBC application.	See appended picture of sample DOFF clean.
B	<u>Façade Repair Works:</u> Mortar analysis, with the new mortar matching historic as closely as possible (texture, appearance and composition) - these works can go ahead prior to an LBC application	MYCO have undertaken a petrographic survey to match the composition and colour of the existing mortar. Please refer to the appended documents for this information.
C	Methodology for mortar removal	Methodology contained within appendices.
D	Samples of mortar removal and repointing to be agreed with the LPA prior to these works taking place.	To be undertaken upon confirmation of mortar analysis and prior to commencement.
E	Confirm the detail and exact location of the proposed steel resin dowel repairs [elevations/annotated drawings/cross-section].	Steel dowel bar remedial works are minimal with circa 1 to 2nr per elevation. The locations of these can be found within the 'Scope of Façade Repairs' drawn information.
F	Confirm scope and method of repairs to hairline fractures.	Hairlines fractures will be thumb pointed in the agreed mortar to match the colour of the stone.
G	Prior to investigation pockets, please confirm the exact location and dimensions of these intrusive investigations, and provide safeguards for storage and reinstatement of historic fabric – these works can go ahead prior to an LBC application.	We will only be removing and replacing areas relating to the parapet steel treatment, item J of this schedule.
H	Prior to any indent/mortar repairs, please provide product specification and sample of the proposed stone and mortar.	To be issued following survey of detailing when accessible via scaffolding. Mortar to be agreed following confirmation from MCC of mortar analysis.
I	Prior to any brickwork and render replacement/reinstatement, products specifications/samples would need to be agreed with the LPA.	Render & stone products will be issued to MCC for approval prior to procurement.
J	Further annotated photographs/drawings illustrating the following works would be required: Parapet (dismantle and rebuilt) Replacement cills [including material specifications]."	MYCO will uncover and appropriately treat the steel frame in accordance with the Structural Engineers specification. The façade will be appropriately re-constructed in strict accordance with the original methods.

2.2 Scope of Works

The works include for:

- **Façade Repairs;**
 - Condition Survey / 'tap-test' upon scaffold erection, report any findings to S.E.
 - De-frassing of stone where notable erosion is present,
 - Thumb point fractures,
 - Detailing / repair to grand cornice (generally to indent's of the profile 300x300x200 to match existing),
 - Low-modulus non-leaching mastic works,
 - Rake & re-point friable stone joints,
 - Render repairs if required following 'tap-tests',
 - Low to medium DOFF clean supported by nebulous spraying stubborn areas, back to a sympathetic finish.
- **Window Repairs;**
 - Identify any damaged timber beading during visual condition survey upon erection of the scaffold.
 - Carefully remove & replace, removing the minimal amount of existing timber,
 - Filling of indents with 2-part external grade, ERC solvent-free resin (allowing for drying time),
 - Decorations in-keeping with original scheme.
 - NOTE: ironmongery and glass repairs undertaken during internal works and covered within another application to MCC.
 - MYCO have previously undertaken paint matching and sampling investigations relative to the LBC internal refurbishment of the Sites' windows. This will be mirrored for the external window refurbishment works to make sure new finishes are in-keeping with the existing / original condition.

2.3 List of Appendices

Ref;	Document	Rev
00	MYCO LBC Statement	2
01	Anomaly (Architect) External Works State'	
-	SLH_External works summary_redux	1
02	Façade Condition Survey	
-	MI054 - Drone Survey Images	-
-	MI054 - Detailed Condition Survey	-
03	Scaffolding Drawings	
-	Pull Test Information	
-	Methodology	1
-	Tie Details	1
-	Repair Scaff Tie Methodology	1
-	Petrographic Survey	1
04	Scope of Façade Repairs	
-	Methodology	1
-	External Façade Works	
-	24008-PAYE-DR-001	P02
-	24008-PAYE-DR-002	P02
-	24008-PAYE-DR-003	P02
-	24008-PAYE-DR-004	P01
-	DOFF SAMPLE IMAGES	TBC
05	Scope of Window Repairs	
-	Methodology	1
-	External Façade Works	
-	SLH-ANO-P0-XX-21401	P01
-	SLH-ANO-P0-XX-21402	P01
-	SLH-ANO-P0-XX-21403	P01
-	SLH-ANO-P0-XX-21404	P01
-	SLH-ANO-P0-XX-21410	P01
06	Existing Drawings	
-	SLH-ANO-P0-XX-02401	P01
-	SLH-ANO-P0-XX-02402	P01
-	SLH-ANO-P0-XX-02403	P01
-	SLH-ANO-P0-XX-02404	P01
-	SLH-ANO-P0-XX-02410	P01
-	SLH-ANO-P0-XX-02411	P01