

EXTERNAL WORKS
SUNLIGHT HOUSE
OCTOBER 2024

SUNLIGHT HOUSE

ANOMALY

INTRODUCTION

WIDER HOLISTIC VISION FOR THE BUILDING

This document presents the overview of the external refurbishment of the façadé at Sunlight House, Manchester, M3 3HP.

It forms part of the wider building vision of refurbishment developed by the building's new owners, focused on a sensitive and design rich approach to bring the entire asset inline with modern expectations of office accommodation. The entire vision looks to reestablish the significance of this iconic building within the City. This context is set out at the start of this document as a backdrop to the importance of these key improvements.



EXISTING SITE PHOTOS



- EXTERNAL WORKS CAPTURED IN PHASE 1

 - 1. The external works associated with new roof plant encousure.
 - 2. Creating a new external riser on the rear facade.
 - 3. New louvers within the existing window frames on Level 14
 - 4. Instalation of PV panels on the roof.
 - 5. The integrated and partly decorative louvres to the café window on Quay Street elevation.

The above benefits from Planning and LBC.

- EXTERNAL WORKS CAPTURED IN PHASE 2

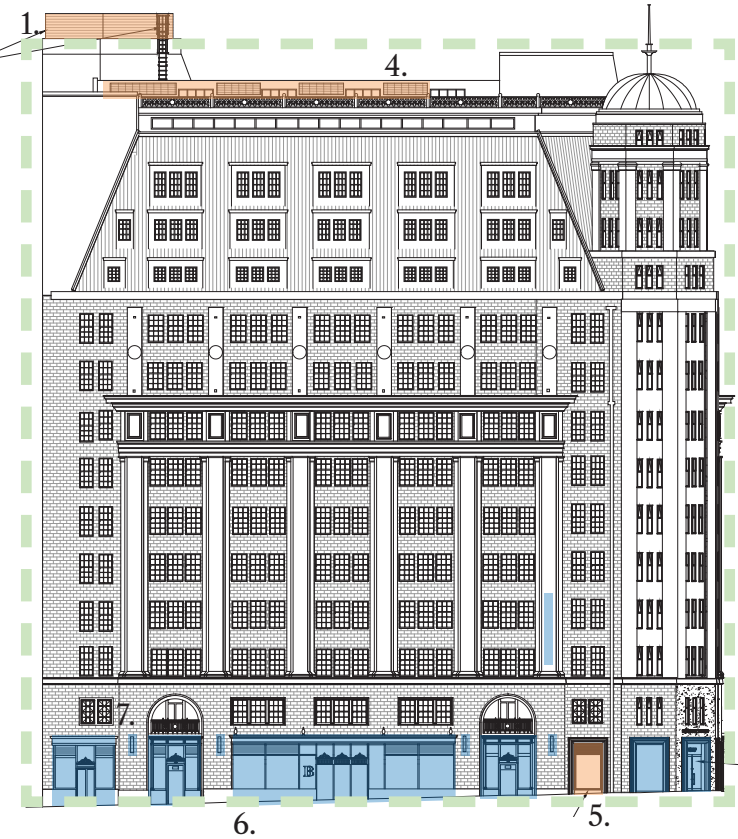
 - 6. Full redecoration of the shopfront glazing in original colours, vinyl removal and integrated and partly decorative louvres to windows.
 - 7. Utilising historage signage brackets

The above items will form part of future planning and LBC applications associated with the ground and basement commercial units.

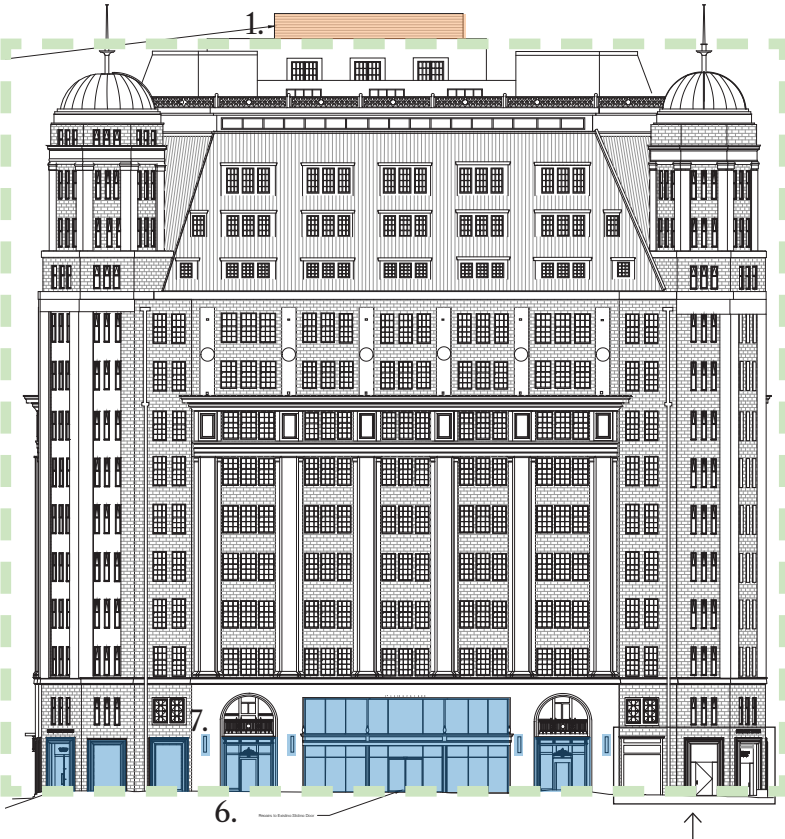
- ADDITIONAL SCOPE OF HOLISTIC EXTERNAL WORKS

General Facadé refurbishment as described in the PAYE report.
Window cleaning and refurbishment - subject to window survey

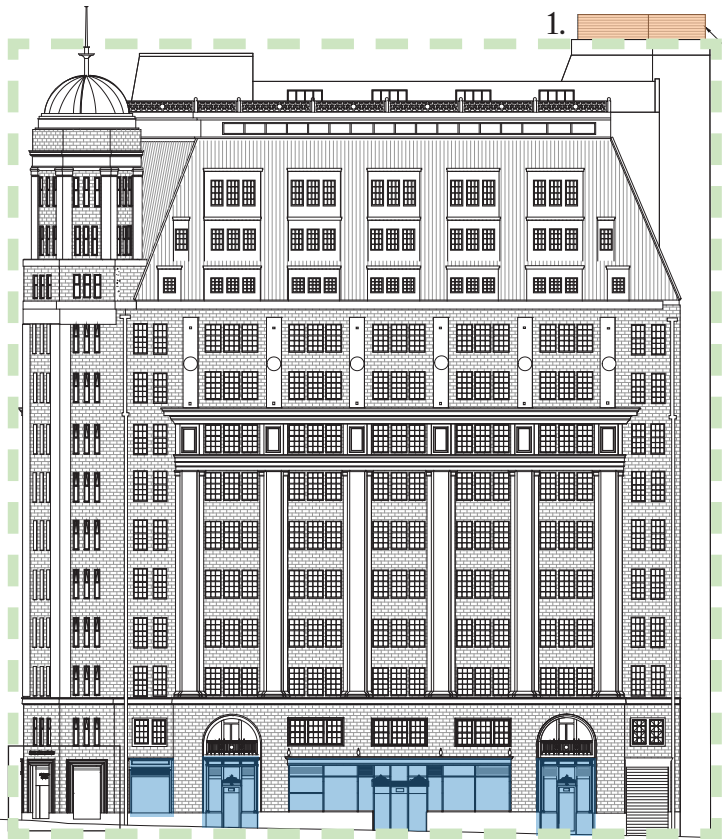
These additional external works form part of the current application.



QUAY STREET (SOUTH)



LITTLE QUAY STREET (EAST)



ATKINSON STREET (NORTH)



REAR ELEVATION (WEST)

DETAIL SCOPE OF WORKS

This application seeks approval for full Facade repair works as stated in the condition report, full window repair works which are not included in the previous application are required to undertake the external repair and cleaning works.

The detail scope of works include for:

1. 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.

2. 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

WORKS REQUIRED BASED ON
CONDITION SURVEY FROM PAYE
QUAY STREET ELEVATION (SOUTH)

KEY

Viewpoint

Fractures

Hairline fractures

PIN

DSP

FR

Damaged stone (notable erosion, sections spalled). Recommend de-frass / indent repair / replacement unit.

Existing render coat. Recommend tap testing to confirm well bonded.

Redundant scaffold tie.

FX

Staining to masonry

No access (excluded from the survey)

Recommend stainless steel pin repair (subject to structural engineers recommendation)

Displaced stone

Friable stone. Recommend de-frassing stone to remove all loose material.

Recommend consultation with a structural engineer. Repairs could include cutting out the masonry to inspect and treat the steel frame or thumb pointing over the fractures to maintain the buildings weathertightness and continue to monitor for further defects as part of the Pre-Planned Maintenance.

Recommend de-frassing stone to remove all loose material.

Recommend consultation with a structural engineer with further investigations undertaken.

Recommend clearing out the debris and rodding the downpipes. Consideration should be given to how the downpipes are to be maintained in the future. Installing a lead flashing with a positive gradient away from the façade will minimize the need for periodic maintenance.

There is evidence of extensive historic repairs (possibly to steel frame treatment to all vertical pilasters and to the 2nd floor cornice). It appears;

1. The masonry between the 2nd floor windows and cornice has been replaced (with the exemption of the arched keystones which appear original).

2. All pilasters have been replaced with new 'cladding' built off corbel brackets at every floor level. A silicone movement joint has been included at the new-old stone vertical reveal joint and horizontally at every floor level.

It is strongly recommended to consult with a structural engineer and obtain the as-built drawings and photographs for the extensive repairs to confirm that the works was undertaken to a high standard and align with modern building codes.

The as-built information should confirm; specification for steel frame treatment, thickness of "new" stone, fixing details including corbel brackets and restraints (including materiality), cavity trays and barriers.

At ground floor it is suspected that a cementitious pointing has been used to re-point the facade. The type of pointing to the upper levels is unknown. Cementitious pointing is impervious to water and will cause degradation to the facing Portland stone. Recommend to make an allowance to rake out all joints to the ground and first floor and re-point with a lime-base mortar

CONDITION SURVEY SCOPING DRAWING - Full drawing submitted with the application - 24008-PAYE-DR-001 rev P02

A

WORKS REQUIRED BASED ON
CONDITION SURVEY FROM PAYE
LITTLE QUAY STREET ELEVATION (EAST)

KEY

Viewpoint

Fractures

Hairline fractures

PINRecommend stainless steel pin repair (subject to structural engineers recommendation)

DSPDisplaced stone

FRFriable stone. Recommend de-frassing stone to remove all loose material.

Damaged stone (notable erosion, sections spalled). Recommend de-frass / indent repair / replacement unit.

Existing render coat. Recommend tap testing to confirm well bonded.

Redundant scaffold tie.

FXStreet furniture (e.g. CCTV, alarm etc.).

Staining to masonry

No access (excluded from the survey)

Previous fracture dog-cramp in repair. No further fracturing observed.

A continuous vertical hairline fracture was observed to the NE turret. The cause of the fractures may be settlement or steel frame corrosion. Recommend consultation with a structural engineer

There is a failed repair to the grand cornice on Little Quay Street. It is covered with lead flashing so is protected but is a risk of falling. Recommend removing the loose section of masonry as soon as possible. To expediate this, it could be undertaken via abseil. Once scaffold is available recommend an indent repair

The sky surface gully was clear; however, vegetation growth and debris was observed to the outlet

Recommend clearing out the debris and rodding the downpipes. Consideration should be given to how the downpipes are to be maintained in the future. Installing a lead flashing with a positive gradient away from the façade will minimize the need for periodic maintenance.

There is evidence of extensive historic repairs (possibly to steel frame treatment to all vertical pilasters and to the 2nd floor cornice). It appears;

1. The masonry between the 2nd floor windows and cornice has been replaced (with the exemption of the arched keystones which appear original).

2. All pilasters have been replaced with new 'cladding' built off corbel brackets at every floor level. A silicone movement joint has been included at the new-old stone vertical reveal joint and horizontally at every floor level.

It is strongly recommended to consult with a structural engineer and obtain the as-built drawings and photographs for the extensive repairs to confirm that the works was undertaken to a high standard and align with modern building codes.

The as-built information should confirm; specification for steel frame treatment, thickness of 'new' stone, fixing details including corbel brackets and restraints (including materiality), cavity trays and barriers.

There is evidence of extensive historic repairs (possibly to steel frame treatment to all vertical pilasters and to the 2nd floor cornice). It appears;

1. The masonry between the 2nd floor windows and cornice has been replaced (with the exemption of the arched keystones which appear original). This may also have been part of the façade modifications which were undertaken to entrance on Little Quay Street.

Fractures (category 0 to 2) and displacement to the ground floor stone were observed. The cause for the fractures is likely steel frame corrosion – with the ground floor not included in the widespread historic repairs.

Recommend consultation with a structural engineer. Repairs could include cutting out the masonry to inspect and treat the steel frame or thumb pointing over the fractures to maintain the buildings weathertightness and continue to monitor for further defects as part of the Pre-Planned Maintenance.

It appears the hoppers are blocked causing rainwater to cascade down the face of the stone, resulting in organic staining.

Recommend refurbishing all rainwater downpipes and undertaking maintenance of the hoppers. Consideration should be given to how the downpipes are to be maintained in the future.

Decay observed to timber windowsills. Recommend undertaking a full condition survey of the timber windows and spandrels

Decay observed to timber windowsills. Recommend undertaking a full condition survey of the timber windows and spandrels

Scale 1:100

CONDITION SURVEY SCOPING DRAWING - Full drawing submitted with the application - 24008-PAYE-DR-002 rev P02

A

WORKS REQUIRED BASED ON
CONDITION SURVEY FROM PAYE
ATKINSON STREET ELEVATION (NORTH)

KEY

Viewpoint

Fractures

Hairline fractures

PIN

Recommend stainless steel pin repair (subject to structural engineers recommendation)

DSP

Displaced stone

FR

Friable stone.
Recommend de-frassing stone to remove all loose material.

Damaged stone (notable erosion, sections spalled).
Recommend de-frass / indent repair / replacement unit.

Existing render coat.
Recommend tap testing to confirm well bonded.

Redundant scaffold tie.

FX

Street furniture (e.g. CCTV, alarm etc.).

Staining to masonry

No access (excluded from the survey)

Horizontal hairline fractures were observed to a ninth-floor window lintel on Atkinson Street. The stone joint arrangement suggests the likelihood of a steel beam behind. The cause for the fractures may be steel frame corrosion. Although in its infancy, there is a risk that if left untreated it could deteriorate (especially due to the proximity the parapet hidden gutter). Historic mortar repairs were observed to the same bed joint three bays over (see (D)A-23, 02, which suggest there may have been a historic issue

Significant vegetation growth and water pooling was observed to the grand cornice

Recommend clearing out the debris and rodding the downpipes. Consideration should be given to how the downpipes are to be maintained in the future. Installing a lead flashing with a positive gradient away from the façade will minimize the need for periodic maintenance.

it appears the hoppers are blocked causing rainwater to cascade down the face of the stone, resulting in organic staining.

Recommend refurbishing all rainwater downpipes and undertaking maintenance of the hoppers. Consideration should be given to how the downpipes are to be maintained in the future.

Decay observed to timber windowsills. Recommend undertaking a full condition survey of the timber windows and spandrels

Fractures (category 0 to 2) and displacement to the ground floor stone were observed. The cause for the fractures is likely steel frame corrosion – with the ground floor not included in the widespread historic repairs.

Recommend consultation with a structural engineer. Repairs could include cutting out the masonry to inspect and treat the steel frame or thumb pointing over the fractures to maintain the buildings weathertightness and continue to monitor for further defects as part of the Pre-Planned Maintenance.

Hairline fractures (category 0-1) was observed to the decorative frieze band below the cornice. The cause for the fractures may be steel frame corrosion. Strongly recommend consultation with a structural engineer with further investigations undertaken.

There is evidence of extensive historic repairs (possibly to steel frame treatment to all vertical pilasters and to the 2nd floor cornice). It appears;

1. The masonry between the 2nd floor windows and cornice has been replaced (with the exemption of the arched keystones which appear original).
2. All pilasters have been replaced with new 'cladding' built off corbel brackets at every floor level. A silicone movement joint has been included at the new-old stone vertical reveal joint and horizontally at every floor level.

It is strongly recommended to consult with a structural engineer and obtain the as-built drawings and photographs for the extensive repairs to confirm that the works was undertaken to a high standard and align with modern building codes.

The as-built information should confirm; specification for steel frame treatment, thickness of 'new' stone, fixing details including corbel brackets and restraints (including materiality), cavity trays and barriers.

Scale 1:100

CONDITION SURVEY SCOPING DRAWING - Full drawing submitted with the application - 24008-PAYE-DR-003 rev P02

A

WORKS REQUIRED BASED ON
CONDITION SURVEY FROM PAYE
REAR ELEVATION (WEST)

KEY

Viewpoint

Fractures

Hairline fractures

PINRecommend stainless steel pin repair (subject to structural engineers recommendation)

DSPDisplaced stone

FRFriable stone. Recommend de-frassing stone to remove all loose material.

Damaged stone (notable erosion, sections spalled). Recommend de-frass / indent repair / replacement unit.

Existing render coat. Recommend tap testing to confirm well bonded.

Redundant scaffold tie.

FXStreet furniture (e.g. CCTV, alarm etc.).

Staining to masonry

No access (excluded from the survey)

CONDITION SURVEY SCOPING DRAWING - Full drawing submitted with the application - 24008-PAYE-DR-004 rev P02

A

WORKS REQUIRED BASED ON
CONDITION SURVEY FROM PAYE
REAR ELEVATION (WEST)

KEY

Viewpoint

Fractures

Hairline fractures

PIN

Recommend stainless steel pin repair (subject to structural engineers recommendation)

DSP

Displaced stone

FR

Friable stone. Recommend de-frassing stone to remove all loose material.

Damaged stone (notable erosion, sections spalled). Recommend de-frass / indent repair / replacement unit.

Existing render coat. Recommend tap testing to confirm well bonded.

Redundant scaffold tie.

FX

Street furniture (e.g. CCTV, alarm etc.).

Staining to masonry

No access (excluded from the survey)

The drawing is a detailed elevation of the rear elevation (west) of Sunlight House. It shows a multi-story building facade with numerous windows and structural elements. The drawing is annotated with various symbols and text indicating areas of concern and required work. Key features include:

- Key Plan:** Located in the top right, showing the building's location relative to the street and other structures.
- Elevation Indicators:** A series of numbered circles (01, 02, 03, 04) indicating specific elevations (Elevation 1, Elevation 2, Elevation 3, Elevation 4) and their corresponding scales (1:100).
- Structural Annotations:** Various symbols and text indicating structural issues and required work, such as "Hairline fractures - originating from the windowsill - were observed to localised areas. The cause for the fractures is possibly settlement of the facades. Recommend consultation with a structural engineer and continued monitoring as part of the Pre-Planned Maintenance.", "Rust staining was observed to several lintel and windowsills at L13. The cause for the rust staining is likely corrosion of the steel lintels which has washed down the window to the windowsill. Recommend consultation with a structural engineer and up-close inspection once access scaffold is available.", "VEGETATION GROWTH OBSERVED TO THE BED JOINTS. RECOMMEND 100% RAKING OUT AND REPOINTING", and "RECOMMEND 100% RAKING OUT AND REPOINTING".
- Scale Bar:** Located in the bottom right, indicating a scale of 1:100.

CONDITION SURVEY SCOPING DRAWING - Full drawing submitted with the application - 24008-PAYE-DR-005 rev P02

A

WORKS REQUIRED BASED ON
CONDITION SURVEY FROM PAYE
REAR ELEVATION (WEST)

KEY

Viewpoint

Fractures

Hairline fractures

PINRecommend stainless steel pin repair (subject to structural engineers recommendation)

DSPDisplaced stone

FRFriable stone. Recommend de-frassing stone to remove all loose material.

Damaged stone (notable erosion, sections spalled). Recommend de-frass / indent repair / replacement unit.

Existing render coat. Recommend tap testing to confirm well bonded.

Redundant scaffold tie.

FXStreet furniture (e.g. CCTV, alarm etc.).

Staining to masonry

No access (excluded from the survey)

CONDITION SURVEY SCOPING DRAWING - Full drawing submitted with the application - - 24008-PAYE-DR-061 rev P02

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ANOMALY

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