

RECOMMEND 100% RAKING OUT AND REPOINTING (SUSPECTED CEMENTITIOUS POINTING)

RECOMMEND 50% RAKING OUT AND REPOINTING

RECOMMEND 100% RAKING OUT AND REPOINTING

Cementitious render (both repairs and original detailing) has been installed to the setback areas at high level (to the lintel band just below the balustrade and at the quoin with the rear elevation). Recommend undertaking tap-testing to all areas of render. All loose or de-bonded render should be removed and a new compatible render installed.

Hairline fractures (category 0) 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.

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

Some windowsills have had a cementitious slurry coat applied to the sky surface which has run down the face of the façade. This likely installed as it was thought to improve weatherproofing ability

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.



Water-pooling was observed to the grand cornice on Quay Street. The cornice directs the rainwater to a back gully channel which then likely drains through a rainwater downpipe built with the build-up of the wall to the external downpipe hopper. The outlet on Quay Street is likely blocked with debris, preventing the rainwater from draining.

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.

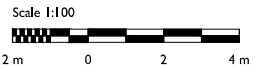
There is evidence of extensive historic repairs (possibly to steel frame treatment to all vertical pilasters and to the 2nd floor cornice). It appears;

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 façade. 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 repoint with a lime-base mortar



- NOTES
1. No dimensions to be scaled from this drawing.
  2. All dimensions to be checked on site.
  3. The designer must be notified where any discrepancy occurs between specification and drawing.
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Sheet Size – A1

- 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)

| REVISIONS     |                                                           |
|---------------|-----------------------------------------------------------|
| Architect     | TBC                                                       |
| Engineer      | HTS Engineers                                             |
| Contract      | Facade Survey, Sunlight House, Manchester, M3 3HP (24008) |
| Drawing Title | Facade Condition Survey - Quay Street Elevation (South)   |
| Date          | 10/03/2024                                                |
| Scale         | NTS                                                       |
| Drawn by      | TH                                                        |
| Chk'd By      |                                                           |
| Drawing No.   | 24008-PAYE-DR-001 rev P02                                 |