Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule

Zone 14 Repairs

Revision A 28.02.2025 (revisions in red)

Revision B 27.03.2025 (revisions in blue) [items 62 thru' 86] - Note items not requiring remedial action have been omitted from this tranche

CP Zone	Location/ Elevation	Item Ref. (as CRL report)	Description / Condition	Previous Remedial Action	Required Action (required to complete CP installation and/ or necessary for safety/ stabilization reasons)	Desirable Action (suitable aesthetic enhancement i.e. non-structural, achievable with minor, consented, intervention)	CES Review Required?	Notes	Costing (by others)
Elevation									
Zone 14	Spring Gardens [Elevation D]	1	Stepped fracture thru' 2No. Courses	[Assumed] SS tie & mortar plug	CES testing SS bars to confirm removal/ retention instruction	N/A	**Y**		
Zone 14	Spring Gardens [Elevation D]	2	Vertical fracture thru' 2No. Courses	N/A	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	3	Stepped fracture thru' mortar joint	N/A	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	4	Stepped fracture thru' mortar joint & delaminating face	Mortar repair (still present)	Remove loose/ delaminating material & cut clean, straight edges for mortar repair to face.	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	5	Previous mortar repair	Mortar repair (still present)	N/A	Fill local cavity with mortar	**N**		
Zone 14	Spring Gardens [Elevation D]	6	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	7	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	8	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	9	Vertical fracture thru' 3No. Courses	[Assumed] SS tie & mortar plug	CES testing SS bars to confirm removal/ retention instruction	N/A	**Y**		
Zone 14	Spring Gardens [Elevation D]	10	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	11	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**	Replace mortar plug if broken during joint widening	
Zone 14	Spring Gardens [Elevation D]	12	Vertical fracture thru' 2No. Courses	N/A	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	13	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	14	Previous mortar repair and 4No. mech fixing plugs [assumed nylon]	Mortar repair (still present)	N/A	Drill out (holes will be lost during joint widening process)	**N**	Previous fixings were into mortar joints	
Zone 14	Spring Gardens [Elevation D]	15	Fracture to bottom corner of stone unit. Rupturing/ delamination also	N/A	Remove loose/ delaminating material & cut clean, straight edges for mortar repair to face.	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**		
Zone 14	Spring Gardens [Elevation D]	16	Vertical fracture thru' 1No. Stone unit	[Assumed] SS tie & mortar plug. Mortar repair (still present)	CES testing SS bars to confirm removal/ retention instruction	N/A	**Y**		
Zone 14	Spring Gardens [Elevation D]	17	Vertical fracture thru' 1No. Stone unit and horizontal mortar repair	[Assumed] SS tie & mortar plug. Mortar repair (still present)	CES testing SS bars to confirm removal/ retention instruction	N/A	**Y**		
Zone 14	Spring Gardens [Elevation D]	18	Vertical fracture thru' 1No. Stone unit	[Assumed] SS tie & mortar plug. Mortar repair (still present)	CES testing SS bars to confirm removal/ retention instruction	N/A	**Y**		
Zone 14	Spring Gardens [Elevation D]	19	Vertical fracture thru' 1No. Stone unit	2No SS bars and mortar repairs	CES testing SS bars to confirm removal/ retention instruction	N/A	**Y**	Inspection of stone return required to confirm existing anchors	
Zone 14	Spring Gardens [Elevation D]	20	Apparent shear fracture within flat arch lintel (run-out voussoirs)	Mortar repair (still present)	N/A	N/A	**N**	No apparent structural movement	
Zone 14	Spring Gardens [Elevation D]	21	Apparent shear fracture within flat arch lintel (run-out voussoirs)	Mortar repair (still present)	N/A	N/A	**N**	No apparent structural movement	
Zone 14	Spring Gardens [Elevation D]	22	Horizontal fracture thru' window head voussoir	Mortar repair (still present)	Site check for stability by Main Contractor	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	23	Vertical fracture thru' 1No. Stone unit	[Assumed] SS tie & mortar plug	CES testing SS bars to confirm removal/ retention instruction	N/A	**Y**		
Zone 14	Spring Gardens [Elevation D]	24	Previous window head repair	Mortar [possibly stone indent] repair (still present)	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	25	Previous mortar repair	Mortar repair (still present)	N/A	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry	**N**		
Zone 14	Spring Gardens [Elevation D]	26	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	27	Vertical fracture thru' 1No. Stone unit	[Assumed] mortar repair (no longer present)	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	28	Vertical fracture thru' 1No. Stone unit	[Assumed] mortar repair (no longer present)	N/A	N/A	**N**		
Zone 14	Spring Gardens [Elevation D]	29	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	**N**		

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Zone 14	Spring Gardens [Elevation D]	30	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	31	Previous mortar repair	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	32	Previous mortar repair	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	33	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	34	Previous mortar repair	Mortar [possibly stone indent] repair (still present)	N/A	N/A	N	Discolouration to previous repair	
Zone 14	Spring Gardens [Elevation D]	35	Fracture to top corner of stone unit	N/A	Stone indent to width of minor hairline fracture (left side) and height of main fracture (approx 50x75).	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	N	Re-review following joint widening	
Zone 14	Spring Gardens [Elevation D]	36	Horizontal fracture thru' keystone and bottom corner of stone unit	Mortar repair (still present) to keystone	N/A	Defrass loose material and mortar repair missing fabric	N		
Zone 14	Spring Gardens [Elevation D]	37	Horizontal fracture thru' centre of stone	N/A	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	38	Previous mortar repair	Mortar [possibly stone indent] repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	39	Previous mortar repair	Mortar [possibly stone indent] repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	40	Previous mortar repairs (2No.)	Mortar [possibly stone indent] repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	41	Vertical fracture thru' 1No. Stone unit. Partially removed to inspect.	Mortar repair (still present)	Cut clean diagonal edge following fracture line from 200 to 105mm. Mortar repair to centre.	N/A	N	Re-installation of SS bars once CES confirm suitability.	
Zone 14	Spring Gardens [Elevation D]	42	Hairline fracture thru' perpend mortar joint	N/A	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	43	Hairline fracture thru' perpend mortar joint	N/A	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	44	Darkened (algae?) mortar	N/A	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	45	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	46	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	47	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	48	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	49	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	50	Vertical fracture thru' 1No. Stone unit	N/A	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	51	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	52	Previous mortar repair	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	53	Previous mortar repair (corner)	Mortar [possibly stone indent] repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	54	Previous mortar repair	Mortar repair (still present)	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	55	Previous mortar repair	Mortar repair (still present)	N/A	N/A	N	Local mortar plug - may require drilling out	
Zone 14	Spring Gardens [Elevation D]	56	Hairline fracture thru' perpend mortar joint	N/A	N/A	N/A	N		
Zone 14	Spring Gardens [Elevation D]	57	Various mortar plugs covering fixings (assumed still present)	Mortar repairs (still present)	Drill out steel fixings & fill with mortar plugs. If core >35mm then fit stone plug.	N/A	N		
Zone 14	Spring Gardens [Elevation D]	58	Various mortar plugs covering fixings (assumed still present)	Mortar repairs (still present)	Drill out steel fixings & fill with mortar plugs. If core >35mm then fit stone plug.	N/A	N		
Zone 14	Spring Gardens [Elevation D]	59	Various mortar plugs covering fixings (assumed still present)	Mortar repairs (still present)	Drill out steel fixings & fill with mortar plugs. If core >35mm then fit stone plug.	N/A	N		
Zone 14	Spring Gardens [Elevation D]	60	Various mortar plugs covering fixings (assumed still present)	Mortar repairs (still present)	Drill out steel fixings & fill with mortar plugs. If core >35mm then fit stone plug.	N/A	N		

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					Note 'desirable items' no longer being proposed.				
Zone 14	King Street Return	62	Spalled arris top of stone	N/A	Mortar repair to replicate original geometry		N		
Zone 14	King Street Return	65	Vertical fracture thru' 1No. Stone unit	N/A	Nylon Pins [RAL to Confirm]		Y	RAL to assess this area in full	
Zone 14	King Street Return	66	Vertical fracture thru' 1No. Stone unit	SS tie & mortar plug (removed by CRL)	Nylon pins in locations of removed SS [RAL to Confirm]		Y		
Zone 14	King Street Return	67	Vertical fracture thru' 1No. Stone unit	SS tie & mortar plug (removed by CRL)	Nylon pins in locations of removed SS [RAL to Confirm]		Y		
Zone 14	King Street Return	68	Vertical fracture thru' 1No. Stone unit	SS tie & mortar plug (removed by CRL)	Nylon pins in locations of removed SS [RAL to Confirm]		Y		
Zone 14	King Street Return	71	Vertical fracture thru' 1No. Stone unit	SS tie & mortar plug (removed by CRL)	Mortar repair (small at bottom of stone)		N		
Zone 14	King Street Return	74	Vertical fracture thru' 1No. Stone unit	Mortar repairs (still present but crumbling)	Mortar repair full height		N		
Zone 14	King Street Return	76	Vertical fracture thru' 1No. Stone unit	Mortar repairs (still present but damaged bottom)	Mortar repair (small at bottom of stone)		N		
Zone 14	King Street Return	77	Spalled corner bottom right	[Assumed] mortar repair (no longer present)	Mortar repair to replicate original geometry		N		
Zone 14	King Street Return	81	Vertical fracture thru' 1No. Stone unit. Damage to arrises locally.	SS tie & mortar plug (still present)	Mortar repair to replicate original geometry		N		
Zone 14	King Street Return	82	Vertical fracture thru' 1No. Stone unit (corner quoin)	SS tie & mortar plug at Spring Gardens side (still present). Mortar repairs (still present but crumbling)	Remove loose mortar repair and recreate		N		
Zone 14	King Street Return	86	Vertical fracture thru' 1No. Stone unit (corner quoin)	No pins present suggesting fracturing occured post 2014 (previous repairs)	RAL to confirm.		Y		