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

Zone 02 Repairs

Revision A 27.05.2025 (revisions in red)

Buttress

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)	CES Review Required?	RAL Review Required?	Notes	Costing (by others)
Elevation									
Zone 02	King Street	5	Previous mortar repair	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	19	Previous mortar repair	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	31	Hairline fracture through top corner	N/A	Fractured corner piece of stone will likely become loose during joint enlargement. Allow nylon pinning.	**N**	**N**		
Zone 02	King Street	34	Shattered top corner of ashlar	Mortar repairs (still present)	Corner too damaged to reuse after joint enlargement. Cut square & indent new stone H140xW50xBed.	**N**	**N**		
Zone 02	King Street / Brown St. return	40	Previous mortar repair	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	47	<2mm fracture through flat arch springing/ abutment stone	N/A	Allow for 2No. Basalt rods (RAL to confirm).	**Y**	**Y**	CP proposal appears to show fracture utilised as vertical path. This should be avoided - CES to reroute.	
Zone 02	King Street	48	Hairline fracture through top corner	N/A	Fractured piece will be too thin to reinstate after joint enlargement. Indent new stone H400xW50xBed.	**N**	**N**	Bullens to review following CP chase. Retain and reinstate original fractured stone if possible.	
Zone 02	King Street	51	Minor fractures to top and bottom corners.	Mortar repairs (still present)	Material will likely be lost during joint enlargement. 2No. Mortar repairs to replicate original geometry.	**N**	**N**		
Zone 02	King Street	56	Previous mortar repair (top corner)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	66	Previous mortar repair (top edge)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	67	Previous mortar repair (bottom edge)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	68	Previous mortar repair (top edge)	Mortar repairs (failed)	Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	69	Previous mortar repair	Mortar repairs (failed)	Increase chase depth to allow improved key for a new mortar repair.	**N**	**N**	This item is not directly linked with the CP installation but if untreated will allow frost/ thaw damage.	
Zone 02	King Street	77	Previous mortar repair (top corner)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	81	Hairline fracture through bottom corner	N/A	Nylon pin to secure corner.	**N**	**N**		
Zone 02	King Street	91	Hairline fracture through bottom corner	N/A	Nylon pin to secure corner.	**N**	**N**		
Zone 02	King Street	94	<3mm vertical fracture through quoin	Previously pinned	Mortar repair to close fracture and protect from water ingress.	**Y**	**N**	CP proposal appears to show fracture utilised as vertical path. This should be avoided - CES to reroute.	
Zone 02	King Street	103	Fracture through bottom corner of stone unit beside window key stone	Mortar repairs (still present)	Fractured corner will likely become loose during joint enlargement. Allow 2No. Nylon pins & mortar repair.	**N**	**N**	No action required to [previously pinned] fractured key stone itself.	
Zone 02	King Street	105	Minor delamination/ fracture to bottom corner	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	107	Previous mortar repair (top edge)	Mortar repairs (failed)	Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	108	Fracture through previous mortar repair.	Mortar repairs (failed)	Cut out bottom half of mortar repair. Mortar repair to replicate original geometry.	**N**	**N**	Reinforcement i.e. stainless mesh may be required due to the large scale of the mortar repair.	
Zone 02	King Street	109	Fractures through previous mortar repairs of key stone & neighbour	Mortar repairs (failed)	Remove failed/ fractured mortar repair. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	140	Previous mortar repair (top corner)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		

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Zone 02	King Street / Brown St. return	143	Vertical fracture through 2No. quoins	Mortar repairs (still present). No pins visible.	Will likely become loose during joint enlargement. RAL typical quoin repair (pins) to 2No. stones.	**N**	**Y**	Includes quoin above which was previously pinned but has moved <2mm since.	
Zone 02	King Street / Brown St. return	144	Vertical fracture through 2No. quoins	Mortar repairs (still present). No pins visible.	Will likely become loose during joint enlargement. RAL typical quoin repair (pins) to 2No. stones.	**N**	**Y**	Includes quoin below which was previously pinned but has moved <2mm since.	
Zone 02	King Street	145	Hairline fracture through top corner	N/A	Nylon pin to secure corner.	**N**	**N**		
Zone 02	Spring Gardens return	147	Previous mortar repair (bottom edge)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	Spring Gardens return	148	Previous mortar repair (bottom edge)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	154	Vertical fracture through 1No. Stone. Sharp arris to bottom edge.	Mortar repairs (still present)	Stone arris will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 02	King Street	155	Previous mortar repair (bottom edge)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		