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

Zone 16 Repairs

Revision A 15.05.2025 (revisions in red)

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 16	Spring Gardens [Elevation D]	5	Spalled masonry on internal angle (stone which scaffold putlog abuts)	N/A	Stone indent. H80xbedxL75.	**N**	**N**		
Zone 16	Spring Gardens [Elevation D]	11	Previous mortar repair	Mortar Repair (failed)	Mortar repair to replicate original geometry.	**N**	**N**		
Zone 16	King Street Return	13	Apparent Steel Pin	N/A	Remove if affects CP - CRL to confirm.	**N**	**N**		
Zone 16	Spring Gardens [Elevation D]	17	Ruptured/ delaminated ashlar unit	Mortar Repair (failed) & pins	CRL to confirm requirement to remove pins. Indent repair to masonry H220xD77xL420	**N**	**N**	Current condition is dangerous as split stone will frost spall and fall off.	
Zone 16	Spring Gardens [Elevation D]	23	Apparent Steel Pin	N/A	Remove if affects CP - CRL to confirm.	**N**	**N**		
Zone 16	Chancery Lane Return	24	Vertical fracture through 4+No. stones	Apparent pin holes though pins are not visible through fracture suggesting the pin holes are unreliable/ misleading.	Test presence of pins by drilling out 3No. Report findings to RAL who will propose new pinning.	**N**	**Y**		
Zone 16	King Street Return	30	Apparent Steel Pin	N/A	Remove if affects CP - CRL to confirm.	**N**	**N**		
Zone 16	Spring Gardens [Elevation D]	34	Wide joint where Regent Street Syndrome has jacked ashlar.	Masonry repair to bottom stone	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 16	Spring Gardens [Elevation D]	35	Apparent Steel Pin	N/A	Remove if affects CP - CRL to confirm.	**N**	**N**		
Zone 16	Spring Gardens [Elevation D]	39	Previous mortar repair	Mortar repair (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 16	Spring Gardens [Elevation D]	40	Previous mortar repair	Mortar repair (failed)	Mortar repair to replicate original geometry.	**N**	**N**		
Zone 16	Spring Gardens [Elevation D]	43	Previous mortar repair	Mortar repair (failed)	Mortar repair to replicate original geometry.	**N**	**N**		
Zone 16	Chancery Lane Return	46	Apparent Steel Pin	N/A	Remove if affects CP - CRL to confirm.	**N**	**N**		
Zone 16	Spring Gardens [Elevation D]	55	Fractured corner of ashlar unit	N/A	Cut square mortice and indent repair with new Portland Stone H160xD77xL420	**N**	**N**		