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

Zone 03 Repairs

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 03	Spring Gardens return	1	Previous mortar repairs	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 03	King Street	9	Previous mortar repair (bottom corner)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 03	King Street	11	Fracture through top corner of stone unit	Mortar repairs (still present)	Fractured corner will likely become loose during joint enlargement. Allow nylon pins & mortar repair.	**N**	**N**		
Zone 03	Spring Gardens return	19	Item #**40** of **Zone 15** duplication						
Zone 03	Spring Gardens return	20	Item #**39** of **Zone 15** duplication						
Zone 03	King Street	25	Previous mortar repair to springer stone & [assumed] ferrous pinning	Mortar repair (still present) & pin. Stone has fractured at the location of the pin & is now ineffective	Nylon pins (2No.) to secure springer arris.	**N**	**N**	*Springer Arris Repair*	
Zone 03	King Street	26	Fracture through springer stone unit	Mortar repairs (still present).	Allow for nylon pin to secure springer arris. CRL to remove window sheeting to further inspect soffit.	**N**	**N**	*Springer Arris Repair*	
Zone 03	King Street	27	Fracture through flat arch voussoirs	Mortar repair (still present) & pinning. Fractured stone has moved <3mm since pinning (c.2014?)	Flat Arch Soffit repair as Renaissance drawing HGM-REN-15-ZZ-SK-S-03100-P01	**N**	**Y**	*Flat Arch Soffit Repair. RAL to confirm repair as […]03100-P01 is satisfactory.*	
Zone 03	King Street	28	Fracture through flat arch voussoirs	Mortar repair (still present) & pinning. Fractured stone has moved <3mm since pinning (c.2014?)	Flat Arch Soffit repair as Renaissance drawing HGM-REN-15-ZZ-SK-S-03100-P01	**N**	**Y**	*Flat Arch Soffit Repair. RAL to confirm repair as […]03100-P01 is satisfactory.*	
Zone 03	King Street	31	Hairline fracture through 1No. Unit including partial mortar repair	Mortar repairs (still present)	Strike line down from existing mortar repair and chase damaged stone to sufficient depth for mortar	**N**	**N**		
Zone 03	King Street	32	Minor delamination/ fracture to top edge	Mortar repairs adjacent (fracture between)	Mortar repair to replicate original geometry.	**N**	**N**		
Zone 03	King Street	34	Ruptured springer arris	Arris has been pieced together.	Nylon pins (2No.) to secure springer arris.	**N**	**N**	*Springer Arris Repair*	
Zone 03	King Street	35	Horizontal fracture through flat arch springer	Mortar repairs (failed)	Residual piece of stone will be too thin to reinstate following joint enlargement. Allow for mortar repair	**N**	**N**		
Zone 03	King Street	37	Fracture through springer stone unit	Mortar repairs (still present).	Joint enlargement will affect stability of arris piece. Allow for 2No. Nylon pins.	**N**	**N**	*Springer Arris Repair*	
Zone 03	Spring Gardens return	40	Fractures through top and bottom corners of stone unit	Mortar repairs (still present)	Fractured corner will likely become loose during joint enlargement. Nylon pin to top & mortar repair	**N**	**N**		
Zone 03	King Street	41	Previous mortar repair along perpend	Mortar repairs (still present).	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 03	King Street	59	Fractures through bottom corner of stone unit	N/A (adjacent mortar repair)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 03	Brown Street return	60	Previous mortar repairs	Mortar repairs (failed)	Mortar repair to replicate original geometry.	**N**	**N**		
Zone 03	King Street	62	Fracture. Spalled face along perpend	N/A	Mortar repair to replicate original geometry.	**N**	**N**		