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

Zone 04 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 4	King Street	3	Fracture to moulded column plinth corner	N/A	Allow 4No. skewed nylon pins to stabilise fracture	**N**	**N**		
Zone 4	King Street	5	Rupturing to bottom edge of ashlar unit	N/A	Material will likely be lost during joint enlargement. Defrass & carry out mortar repair to original geometry.	**N**	**N**		
Zone 4	King Street	8	Vertical fracture through 1No. Quoin	N/A	2No. pins from Brown St. side. RAL typical quoin vertical fracture repair.	**N**	**For info (No action)**		
Zone 4	Brown Street return	9	Rupturing to bottom edge of ashlar unit + bottom right corner	N/A	Material will likely be lost during joint enlargement. Defrass & carry out mortar repair to original geometry.	**N**	**N**	Bottom right corner shown at the top of the photo of Item #10 on CRL's Defect report.	
Zone 4	King Street	12	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 4	King Street	13	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 4	Brown Street return	21	Fracture through top corners of stone unit. Mortar repair to stone unit above	Mortar repairs (still present)	Fractured corner will likely become loose during joint enlargement. Nylon pin. Renew mortar repair above	**N**	**N**		
Zone 4	King Street	23	Fracture through bottom corner of stone unit	N/A	Residual stone too thin to reinstate following joint enlargement. New stone indent W40xH150xbed	**N**	**N**		
Zone 4	King Street	25	Previous mortar repair (vertical perpernd?/ fracture)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 4	King Street	28	Previous mortar repair (vertical perpernd?/ fracture & bottom corner)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 4	King Street	29	Rupturing to bottom corner + fracture to moulded string course	Mortar repair to bottom rupturing (still present)	2No. Stone indents. Moulding piece W110xH80xBed. Ruptured piece site dimensions following joint cuts	**N**	**N**		
Zone 4	Brown Street return	34	Fracture through top corner of stone unit	Previous adhesive fix of fractured corner (still present)	Fresh repair required. New stone indent W70xH100xBed70	**N**	**N**		
Zone 4	King Street	39	Previous mortar repair (top corner)	Mortar repairs (failed)	Mortar fell out during survey. Allow new mortar repair	**N**	**N**		
Zone 4	King Street	43	Vertical fracture through 1No. stone unit	Mortar repairs (still present)	Fractured piece will likely become loose during joint enlargement. 2No skew nylon pin. Renew mortar below	**N**	**N**		
Zone 4	King Street	44	Vertical fracture through 1No. stone unit	Mortar repairs (still present) though movement since renders them insufficient	Remove mortar repair and renew	**N**	**N**		
Zone 4	King Street	47	Vertical fracture through 1No. stone unit	[Previously Pinned]. Mortar repairs (still present) though movement since renders them insufficient	Remove mortar repair and renew	**N**	**N**		
Zone 4	Brown Street return	49	Vertical fracture through 1No. quoin	N/A	2No. pins from King St. side. RAL typical quoin vertical fracture repair.	**N**	**For info (No action)**		
Zone 4	King Street	50	Previous mortar repairs (top corners)	Mortar repairs (still present)	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**	**N**		
Zone 4	King Street	55	Disturbed/ misaligned cornice/ blocking course stone unit	N/A	Further scaffolding access required to assess.				