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

Zone 13 Repairs

Revision A 28.02.2025 (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)	Desirable Action (suitable aesthetic enhancement i.e. non-structural, achievable with minor, consented, intervention)	CES Review Required?	Notes	Costing (by others)
Elevation									
Zone 13	Spring Gardens [Elevation D]	1	Vertical fracture thru' 4No. Courses	N/A	N/A	Defrass loose material and mortar repair missing fabric	**N**		
Zone 13	Spring Gardens [Elevation D]	2	Vertical fracture thru' 2No. Courses	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	3	Vertical fracture thru' 5No. Courses	[Assumed] SS tie & mortar plug to top unit (at location of present scaffold bearer)	Drill out existing ferrous material (TBC by CES) & replace with nylon & mortar plug	N/A	**Y**		
Zone 13	Spring Gardens [Elevation D]	4	Vertical fracture thru' 1No. Stone unit	[Assumed] SS tie & mortar plug	Drill out existing ferrous material (TBC by CES) & replace with nylon & mortar plug	N/A	**Y**		
Zone 13	Spring Gardens [Elevation D]	5	Fracture and lost material to bottom corner of stone unit	N/A	N/A	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry.	**N**		
Zone 13	Spring Gardens [Elevation D]	6	Previous mortar repairs	Mortar repair (still present)	N/A	N/A		Access unavailable to inspect. Drill our ferrous material if applicable.	
Zone 13	Spring Gardens [Elevation D]	7	Vertical fracture thru' 1No. Course (possibly 2No) & mortar repair	Mortar repair (still present)	N/A	N/A	**N**	Following site check: No action required	
Zone 13	Spring Gardens [Elevation D]	8	3No. Mech fixing plugs [assumed nylon etc.]	Possibly mortar repair to stone unit face (TBC)	N/A	Core drill 2No. Large holes (≥35mm) and repair with stone plug. Drill out small fixing and apply mortar	**N**	If ferrous fixings remain then removal and stone plugs will be required.	
Zone 13	Spring Gardens [Elevation D]	9	Previous mortar repair	Mortar [possibly stone indent] repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	10	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	11	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	12	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	13	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	14	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	15	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	16	Previous mortar repair	Mortar [possibly stone indent] repair (still present)	N/A	N/A	**N**	Discolouration to previous repair	
Zone 13	Spring Gardens [Elevation D]	17	Previous mortar repair to fixing hole	Mortar repair (still present)	N/A	Drill out and replace with consented mortar mix	**N**	If ferrous fixings remain then removal and mortar repair will be required.	
Zone 13	Spring Gardens [Elevation D]	18	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	19	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	20	Previous mortar repair	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	21	4No. Ferrous fixings in stone unit with complete face mortar covering	Mortar face to stone (crazing fractures to surface)	Drill out steel fixings. Cut clean edge to sign ghosting and apply new mortar face & plugs	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	22	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	23	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	24	Vertical fracture thru' 2No. Courses & 2No. mortar plugs to mech fixings	Mortar repair (still present)	N/A	Drill out and replace with consented mortar mix	**N**	If ferrous fixings remain then removal and mortar repair will be required.	
Zone 13	Spring Gardens [Elevation D]	25	Fracture and lost material to bottom corner of stone unit	N/A	N/A	N/A	**N**	Material appears loose and will deteriorate	
Zone 13	Spring Gardens [Elevation D]	26	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	27	1No. Ferrous fixing in stone unit with mortar plug	Mortar repair (still present)	Drill out steel fixing & fill with mortar plug	N/A	**N**		
Zone 13	Spring Gardens [Elevation D]	28	Fracture and lost material to bottom corner of stone unit	N/A (corner is stable following joint widening)	Helifix Dryfix diagonally from joint, thru' fractured corner and into main stone. Hole within enlarged joint	Material will likely be lost during joint enlargement. Mortar repair to replicate original geometry	**N**	Joints have been widened. Corner is stable (no action required)	
Zone 13	Spring Gardens [Elevation D]	29	5No. Stone units with mortar face giving appearance of 1No. Unit	Stone is present behind 5mm mortar facing.	Remedial action outlined in Buttress Site Visit Report 002 i.e. break out to access steel & repair with stone	N/A	**Y**	Breaking out poorly executed. LBC for replacement of whole stones i.e. 2No. @ 760 wide TBC [Buttress]	

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Zone 13	Spring Gardens [Elevation D]	30	Fracture/ shear through window reveal quoin	Fracture has been sawn to a straight edge and filled with mortar. The majority of mortar has fallen out	Proposed anchor stitch repair i.e. carbon fibre consealed within joint. Spec to be agreed.	N/A	N	Stone unit in poor condition. Assessment of stability/ safety required.	
Zone 13	Spring Gardens [Elevation D]	31	Fracture/ shear through window reveal quoin	Fracture has been sawn to a straight edge and filled with mortar. Half of the mortar has fallen out	Proposed anchor stitch repair i.e. carbon fibre consealed within joint. Spec to be agreed.	N/A	N	Stone unit in poor condition. Assessment of stability/ safety required.	
Zone 13	Spring Gardens [Elevation D]	32	Vertical fracture thru' 1No. Stone unit	N/A	N/A	N/A	N		
Zone 13	Spring Gardens [Elevation D]	33	Vertical fracture thru' 1No. Courses & 1No. mortar plug to previous stitch	[Assumed] SS tie & mortar plug - confirmation required	Drill out existing ferrous material (TBC by CES) & replace with nylon & mortar plug	N/A	Y		
Zone 13	Spring Gardens [Elevation D]	34	Vertical fracture thru' 1No. Stone unit	N/A	N/A	N/A	N		
Zone 13	Spring Gardens [Elevation D]	35	Horizontal fracture thru' 1No. Stone unit	N/A	N/A	N/A	N		
Zone 13	Spring Gardens [Elevation D]	36	Vertical fracture thru' 1No. Stone & 2No. mortar plugs to previous stitch	[Assumed] SS tie & mortar plug - confirmation required	Drill out existing ferrous material (TBC by CES) & replace with nylon & mortar plug	N/A	Y		
Zone 13	Spring Gardens [Elevation D]	37	Vertical fracture thru' 1No. Stone unit	Mortar repair (still present)	N/A	N/A	N		
Zone 13	Spring Gardens [Elevation D]	38	Vertical fracture thru' 1No. Stone unit	N/A	N/A	N/A	N		
Zone 13	Spring Gardens [Elevation D]	39	Previous mortar repair	Mortar repair (still present)	N/A	N/A	N	If ferrous fixings exist behind mortar repair then removal and a new mortar repair will be required.	
Zone 13	Spring Gardens [Elevation D]	40	Previous mortar repair	Mortar repair (still present)	N/A	N/A	N	If ferrous fixings exist behind mortar repair then removal and a new mortar repair will be required.	
Zone 13	Spring Gardens [Elevation D]	41	Vertical fracture thru' 1No. Stone unit inc. guttae detail	N/A	N/A	N/A	N		
Zone 13	Spring Gardens [Elevation D]	42	Vertical fracture thru' 2No. Stone units at cornice	N/A	Review CP proposal - chalk line suggests new chase in area of no existing joint	N/A	Y	Bullen confirmed this will not be chased	
Zone 13	Spring Gardens [Elevation D]	43	Vertical fracture thru' 1No. Stone unit triglyph detail	N/A	Joint widening should not include loss of guttae or taenia details. Proposal required for routing behind	N/A	Y	Joint & indent/ stone tie have been cut. Damage occurred to arris of guttae. Greater care required.	
Zone 13	Spring Gardens [Elevation D]	44	Fracturing around letterbox and previous mortar repair	Mortar repair (still present)	N/A	N/A	Y	CES confirmed that no bond to the CP system is required	
Zone 13	Spring Gardens [Elevation D]	45	Stone indent repair	Stone indent repair	N/A	N/A	N		
Zone 13	Spring Gardens [Elevation D]	46	Previous mortar repair	Mortar repair (still present)	N/A	N/A	N		