Paul Mason & Michael Pearson
Manchester City Council
Town Hall Extension, Lloyd Street,
Manchester M2 5DB

9892 | Hotel Gotham
24/03/2026

Dear Mr Mason and Mr Pearson,

Buttress

Manchester
41 Bengal Street
Manchester
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T 0161 236 3303

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100 King Street – 144292/JO/2025 Discharge of Conditions Application 02

Condition 6C: Phases 2 (King Street), 3 (Brown Street) & 4 (Chancery Lane) Masonry Repairs

In accordance with Condition 6c of Planning/ Listed Building Consent 144292/JO/2025 [a variation of 139882/LO/2024] we write to confirm that, to the best of our knowledge, the masonry repair works to 100 King Street ('Hotel Gotham') have been carried out in accordance with the documents and drawings referenced within said condition (and listed overleaf).

The process was as follows:

1. *Defect surveys* were carried out by Concrete Repair Limited (the Main Contractor). Each report covered one '*Zone*' as defined by the Cathodic Protection System, designed by Corrosion Engineering Solutions.
   Phase 2 [King Street] includes Zones 1, 2, 3 and 4.
   Phase 3 [Brown Street] includes Zones 5, 6, 7 and 8.
   Phase 4 [Chancery Lane] includes Zones 9, 10, 11 and 12.
2. Buttress Architects attended site weekly to review the defects and propose repair details as documented in the '*Masonry Repairs Schedules*'.
3. During Buttress' survey any defects noted as requiring structural appraisal were issued to Renaissance Engineers. Renaissance provided detailed repair drawings, initially for specific defects, but which could then be reappropriated elsewhere as 'types' i.e. the pinning of fractured flat arch window head soffits.
4. Bullen Conservation (subcontractor) carried out the masonry repairs.

It should be noted that the works carried out were relevant to the installation of the Cathodic Protection System only and not were not a thorough, cosmetic rectification of the façades.

Photographs of the works progression and typical repairs are appended to this letter.

Yours Sincerely

Andrew Harris | Architect

for **Buttress**

Certified B Corporation

Buttress is a trading name of Buttress Architects Ltd. Registered in England and Wales number: 5363573

Drawings and Documentation:

Covering Letter (Prepared by Buttress)

Concrete Repairs Limited 'Defect Surveys':
Zone 1 Defect Survey (Prepared by Concrete Repairs Limited)
Zone 2 Defect Survey (Prepared by Concrete Repairs Limited)
Zone 3 Defect Survey (Prepared by Concrete Repairs Limited)
Zone 4 Defect Survey (Prepared by Concrete Repairs Limited)
Zone 5 Defect Survey (Prepared by Concrete Repairs Limited)
Zone 6 Defect Survey (Prepared by Concrete Repairs Limited)
Zone 7 Defect Survey (Prepared by Concrete Repairs Limited)
Zone 8 Defect Survey (Prepared by Concrete Repairs Limited)
Zone 9 Defect Survey (Prepared by Concrete Repairs Limited)
Zone 10 Defect Survey (Prepared by Concrete Repairs Limited)
Zone 11 Defect Survey (Prepared by Concrete Repairs Limited)
Zone 12 Defect Survey (Prepared by Concrete Repairs Limited)

Buttress Architects 'Masonry Repair Schedules'
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 01 Repairs Revision A
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 02 Repairs Revision A
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 03 Repairs
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 04 Repairs
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 05 Repairs
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 06 Repairs
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 07 Repairs
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 08 Repairs
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 09 Repairs
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 10 Repairs Revision A
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 11 Repairs
Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 12 Repairs

Renaissance Engineers 'Façade Repair Details'
HGM-REN-01-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 01)
HGM-REN-02-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 02)
HGM-REN-03-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 03)
HGM-REN-04-ZZ-SK-S-03100-P02: Façade Repair Details (CP Zone 04)
HGM-REN-13-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 13)
HGM-REN-14-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 14)
HGM-REN-15-ZZ-SK-S-03100-P02: Façade Repair Details (CP Zone 15)
HGM-REN-15-ZZ-SK-S-03101-P01: Façade Repair Details (CP Zone 15) Sheet 2
HGM-REN-16-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 16)

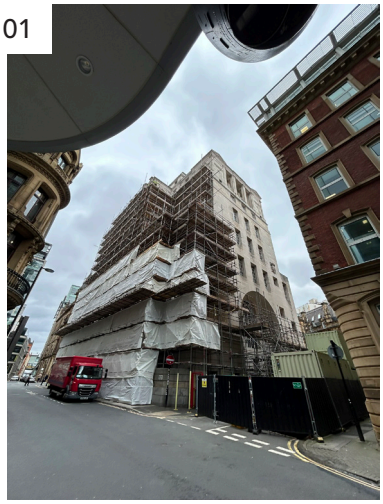
Sample Report (Prepared by Bullen Conservation)

(Documents shown in red were stamped as received by the Local Planning Authority on 17/10/2025 [duplicates are not being submitted as part of this Discharge of Conditions Application]. Documents in black have not previously been shared with the Local Planning Authority and are being submitted for the first time with this Discharge of Conditions Application).

End.

1.0 Images

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