



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

Dear Mr Mason and Mr Pearson,

9892 | Hotel Gotham
17/02/2026

Buttress

Manchester

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M4 6AF

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Leeds

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100 King Street – 144292/JO/2025 Discharge of Conditions Application 01

Condition 6b: Phase 1 (Spring Gardens) Masonry Repairs

In accordance with Condition 6b 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 1* includes Zones 1,2,3,4,13,14,15 and 16.
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**

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 13 Defect Survey (Prepared by Concrete Repairs Limited)
 Zone 14 Defect Survey (Prepared by Concrete Repairs Limited)
 Zone 15 Defect Survey (Prepared by Concrete Repairs Limited)
 Zone 16 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 13 Repairs Revision A
 Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 14 Repairs Revision B
 Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 15 Repairs Revision A
 Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 16 Repairs Revision A

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)

(As stamped as received by the Local Planning Authority on 17/10/2025).

End.

1.0 Images

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02



03



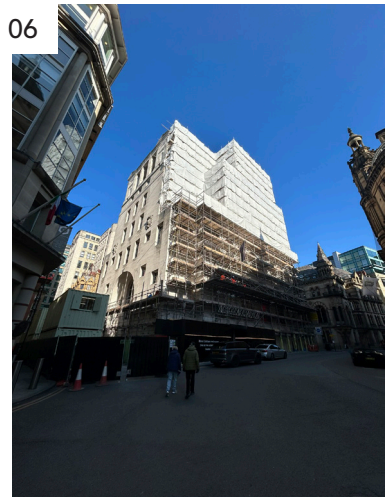
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