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

Zone 10 Repairs

Revision A 26.01.2026 (revisions in red - Title 'Zone 10' only)

Buttress

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 10	Brown St Return	1	Fractured corner piece.	Mortar Repair (will likely fail during chasing).	[If previous mortar repair fails] Rake out and renew mortar repair.	**N**	**N**		
Zone 10	Brown St Return	2	Vertical fracture thru' 1No. Stone.	Mortar Repair (failed).	Rake out and renew mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	3	Fractured corner piece.	N/A	Mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	4	Vertical fracture thru' 1No. Stone.	Mortar Repair (still present) & pinning. Minor movement <1mm since pinning (c.2014?)	Rake out and renew mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	5	Vertical fracture thru' 1No. Stone.	Mortar Repair (still present) & pinning. Minor movement <1mm since pinning (c.2014?)	Rake out and renew mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	6	Vertical fracture thru' 1No. Stone.	Mortar Repair (still present) & pinning?	Rake out and renew mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	9	Fractured corner piece.	Mortar Repair (failed).	Rake out and renew mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	13	Vertical fracture thru' 1No. Stone (arch abutment).	N/A	2No. basalt pins from east (arch abutment side) to stitch fracture.	**N**	**N**	Renaissance reviewed on site prior to recommendation.	
Zone 10	Chancery Lane	17	Vertical fracture thru' 4No. Stones and corner fracture (arch abutment).	N/A	2No. basalt pins per stone (6No. Total) from south. Central stone does not require pinning). Note one stone unit above CRL's photograph.	**N**	**N**	Renaissance reviewed on site prior to recommendation. Note specification for minimum 'cover' on their drawings.	
Zone 10	Chancery Lane	18	Vertical fracture thru' 1No. Stone/ enlarged perpend.	Mortar Repair (failed).	Rake out and renew mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	19	Fractured corner piece.	Mortar Repair (failed).	Rake out and renew mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	20	Fractured corner piece.	N/A	Mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	20a	2No. Loose stones with vertical fracture thru' top stone.	N/A	RAL to confirm.	**N**	**Y**	Not included on CRL's defect survey. 2No. Stones removed during survey. Bottom stone is only 2" thick.	
Zone 10	Chancery Lane	21	Vertical fracture thru' 1No. Stone.	Mortar Repair (failed).	2No. basalt pins from east to secure stone. Renew mortar repair.	**N**	**Y**	Stone sits above #20a	
Zone 10	Chancery Lane	22	Vertical fracture thru' 1No. Stone.	Mortar Repair (failed).	2No. basalt pins from west to secure stone. Renew mortar repair.	**N**	**Y**	Stone sits above #20a	
Zone 10	Chancery Lane	23	Vertical fracture thru' 1No. Stone (arch abutment).	Mortar Repair (failed).	2No. basalt pins from west (arch abutment return) to secure stone. Renew mortar repair.	**N**	**N**	Renaissance reviewed on site prior to recommendation.	
Zone 10	Chancery Lane	24	Vertical fracture thru' 1No. Stone.	Mortar Repair (failed).	2No. basalt pins from west to secure stone. Renew mortar repair.	**N**	**N**	Renaissance reviewed on site prior to recommendation.	
Zone 10	Brown St Return	28	Vertical fracture thru' 1No. Stone.	Mortar Repair (failed).	2No. basalt pins from south (Chancery Lane) to secure stone. Renew mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	29	Fractured corner piece.	Mortar Repair (failed).	Mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	35	Vertical fracture thru' 1No. Stone.	N/A	2No. basalt pins from east to secure stone.	**N**	**N**		
Zone 10	Chancery Lane	36	Fractured window cill and stone unit above.	N/A	2No. basalt pins per stone (4No. Total) from east. Note one stone unit above CRL's photograph.	**N**	**N**		
Zone 10	Chancery Lane	38	Fractured corner piece.	Mortar Repair (failed).	Rake out and renew mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	39	Vertical fracture thru' 1No. Stone/ enlarged perpend.	Mortar Repair (failed).	Rake out and renew mortar repair.	**N**	**N**		
Zone 10	Chancery Lane	41	Fracture thru' arch voussoir.	Mortar Repair (failed).	Rake out and renew mortar repair.	**N**	**N**		

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Zone 10	Chancery Lane	44	Fracture thru' quoin return.	Mortar Repair (still present).	2No. basalt pins from south (Chancery Lane) to secure stone. Renew mortar repair.	N	N		
Zone 10	Chancery Lane	46	Fractured corner piece.	Mortar Repair (failed).	Rake out and renew mortar repair.	N	N		
Zone 10	Chancery Lane	50a	Loose stone and fracture to stone creeper.	N/A	1No. basalt pin from west to stone creeper. 2No. Basalt pins in stone above (2 from west to left perpend & 1 from east to right perpend).	N	N	Renaissance reviewed on site prior to recommendation. Located top of photograph #50.	
Zone 10	Chancery Lane	53	Fractures through flat arch voussoir/ springer.	Mortar Repair (still present).	1No. basalt pin to soffit.	N	N		
Zone 10	Chancery Lane	56a	Fractures to arch crown: stone to the west of the keystone.	N/A	1No. basalt pin to soffit.	N	N	Renaissance reviewed on site prior to recommendation.	
Zone 10	Chancery Lane	56b	Fractures to arch crown: keystone.	N/A	3No. basalt pins to soffit.	N	N	Renaissance reviewed on site prior to recommendation.	
Zone 10	Chancery Lane	56c	Fractures to arch crown: stone to the east of the keystone.	N/A	3No. basalt pins to soffit.	N	N	Renaissance reviewed on site prior to recommendation.	
Zone 10	Brown St Return	61	Fracture thru' quoin return.	Mortar Repair (still present).	2No. basalt pins from south (Chancery Lane) to secure stone. Renew mortar repair.	N	N		
Zone 10	Brown St Return	62	Fracture thru' quoin return.	Mortar Repair (failed).	2No. basalt pins from south (Chancery Lane) to secure stone. Renew mortar repair.	N	N		
Zone 10	Chancery Lane	63	Fracture thru' quoin return.	Mortar Repair (still present).	2No. basalt pins from west (Brown St) to secure stone. Renew mortar repair.	N	N		
Zone 10	Chancery Lane	77	Fractures through flat arch voussoirs.	Mortar repair (still present) & pinning. Minor movement <1mm since pinning (c.2014?)	Flat Arch Soffit repair as Renaissance drawing HGM-REN-15-ZZ-SK-S-03100-P02. 2 pins per vooussoir.	N	N	Flat Arch Soffit Repair. RAL to confirm repair as HGM-REN-15-ZZ-SK-S-03100-P02 is satisfactory.	
Zone 10	Chancery Lane	78	Fractures through flat arch voussoirs.	Mortar repair (still present) & pinning. Minor movement <1mm since pinning (c.2014?)	Flat Arch Soffit repair as Renaissance drawing HGM-REN-15-ZZ-SK-S-03100-P02. 2 pins per vooussoir.	N	N	Flat Arch Soffit Repair. RAL to confirm repair as HGM-REN-15-ZZ-SK-S-03100-P02 is satisfactory.	