



Macdonald Manchester Hotel and Spa, Manchester

Case Study

This 8-Storey building was originally designed in the 1970's to create a luxury hotel in the Centre of Manchester, but when the structure was first opened it was used as a BT Telephone Exchange. However some 25 years later the building was bought by the Macdonald's Group and after a major refurbishment was finally converted to a luxury hotel - as originally intended in this prime location. During this overall refurbishment and conversion, the Engineers found a major problem had occurred in the structural framework and façade elements, with the corrosion of reinforcing steel due to atmospheric carbonation of the concrete over time. This had led to subsequent concrete damage, including cracking and spalling, with some of the steel bars now exposed.

JDF Restoration was therefore asked to carry out an in-depth Condition Survey and structural investigation to determine the precise nature, extent and significance of this damage; they were also able to provide a detailed Specification for the necessary remedial works, together with complete Bills of Quantities. As a result JDF were then asked to complete all of the concrete repair and protection for an agreed fixed sum cost.

NCC supported JDF throughout this project, particularly in the selection of the most appropriate materials and then supplying all of the Renderoc concrete repair products, including balcony deck waterproofing systems, which enabled JDF to complete the works successfully, on time and on budget, despite the tight schedule.

Client:

Macdonald Manchester Hotel and Spa

Specialist Contractor:

JDF Restoration Limited

Products Used:

Fosroc Limited

Contact:

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