

From: Simon Davis
Sent: 23 August 2018 11:46
To: Planning.Responses
Subject: FW: BR/191/18/PL 2-4 Waterloo Square

Further Structural Engineer comments

From: Bruce Taunton
Sent: 23 August 2018 11:37
To: Simon Davis
Subject: RE: BR/191/18/PL 2-4 Waterloo Square

Hi Simon,

That is OK, however I should add that the temporary works (needling etc.) assumes that a willing contractor is found who is prepared to enter the site, make it safe and carry out the temporary works. There is also the distinct possibility that the contractor will find further problems forcing further changes to the temporary works and increasing costs further. Temporary works will only provide short term stability of the building and are designed around the future long term solution for the building/site. This means decisions on the sites future use and possible changes to its general arrangement need to be agreed prior to installation.

Kind regards

Bruce Taunton

From: Simon Davis
Sent: 23 August 2018 10:21
To: Bruce Taunton
Subject: RE: BR/191/18/PL 2-4 Waterloo Square

Hi Bruce,

Really helpful thank you. I assume this is ok to go on our public website?

From: Bruce Taunton
Sent: 22 August 2018 16:26
To: Simon Davis
Subject: RE: BR/191/18/PL 2-4 Waterloo Square

Hi Simon,

The Engineers report on the building condition is quite damning and they have been professional in their assessment of the existing fabric. I haven't viewed the property in person so would not pretend to offer any alternative suggestion without full investigation. However it is likely that members and others may consider that my

increased involvement could cause a conflict of interest whichever way and would mean ADC taking on responsibility for a dangerous structure which we are keen to avoid. This is something I'm not prepared to do. My role should remain as observer/advisor to ADC to ensure what is best for the building and comment on the most appropriate means of repair/demolition solutions that are put forward.

However, anything is possible if there's sufficient will and sufficient funds. Permanent works to improve stability over the short term will probably include having to make a pavement and lane closure to enable the front elevation to be 'needed' and supported above the existing steel beams and balcony. Any support works to the underside of the existing beams will prove fruitless as the beams deteriorate further due to their exposure allowing the upper storeys to become more unstable. Replacement of these beams and the complete balcony is the only hope of retaining any part of the front façade. By its very nature this will be very disruptive to the existing building fabric and will require a full structural supporting scaffold to suspend the building and restrain the facade. The needles will punch holes through the façade to support the building above and will be subject to weathering/corrosion so should only be viewed as short term. Again it is likely that a more permanent footpath and lane closure will be needed to cater for the raking portion of lower scaffold without any other normal site access requirements.

Unfortunately I don't know the true extent of dilapidations to the structure as a whole but from the general nature of the Engineers report it is highly likely that additional support scaffolding will be needed to restrain/prop the other external and party walls before any works to the front elevation are started. Either way there will be a significant level of disruption to the existing building fabric to form a suitable enough restraint. Reconstruction of the front beam bearings and/or piers will also be needed.

I hope this helps.

Regards

Bruce

From: Simon Davis
Sent: 22 August 2018 11:33
To: Bruce Taunton
Subject: BR/191/18/PL 2-4 Waterloo Square

Hi Bruce,

I have seen your comment on this application:

"I have reviewed the information, noted the buildings are in very poor condition and is clearly a dangerous structure. The temporary supports are in their name temporary and will only offer short term relief to the decaying steelwork. Although the Dutch gables have historical merit the supporting structure is beyond its lifespan and any failure of the temporary support/steel structure would result in a large debris field resulting in partial closure of the road apart from potential/possible injury. Controlled demolition will allow the site to be regenerated and returned to full use and enable safe removal of hazardous materials."

I wanted to ask a couple of follow-up questions – Are there any works that could be undertaken to permanently secure & retain the structure? If so what would they involve?