

Vinci Facilities,  
Stuart House,  
Manor Way,  
Rainham,  
Essex.  
RM13 8RH.  
**F.A.O. Jack Thomas**

Our Ref: CAS / 25536

12<sup>th</sup> April 2024

Dear Jack.

Re: External inspection to Derby Lodge, Wicklow Street, London. WC1X

Further to our site visit on the 4<sup>th</sup> April 2024 to inspect the structure now that the external scaffold is complete, we found the following comments to make:-

**Wicklow Street :-**

- On the fourth and fifth floors we found that the steel plates used to restrain the masonry piers have corroded and split. Therefore, they are not providing lateral restraint to the pier.
- There are concrete pads within the piers which are rendered.
- The ends of steel beams which support the landings are corroded. The original steel arches are pulling out of the piers. We found that brackets have been welded to the beams to provide additional supporting the arched steels. We could see that the steelwork is corroding.
- We found that the rendered panels over some of the windows on the fourth floor consist of sand and cement. The render is not sufficiently bonded to the wall.
- We found cracking within the brickwork under some of the windows.
- We found vegetation growing out of the structure.

Photos from our visit.



Steel arches are pulling out of the pier. Split Patress Plate. Cracked brickwork.



Steel patress plates have split.



Beam ends are corroded.



Brackets welded to the landing beams to support the steel arch.





Concrete padstone constructed within the pier with rendered finish.



Render panels over the windows have blown.



Cracking within the brickwork under the window.



Vegetation growing out of the structure.

### **Conclusion and recommendations :-**

- In our opinion the structure has not been maintained sufficiently, long term water ingress into the structure has caused the pattress plates to corrode and fail.
- The failed steel pattress plates need to be removed and replaced.
- The steel beams which support the landings need to be checked on a case-by-case basis. As discussed on site we recommend the steel to the underside of the landings for the top two levels are checked first to try and gauge the extent of the repair work. Once the beams are exposed we can determine if the beams can be repaired or if they need to be replaced. As detailed in our previous reports the landings will need to be fully propped.
- The cracked brickwork within the piers needs to be removed and replaced with class A engineering bricks.



Cracked brickwork to be removed and reconstructed. Additional propping to ensure the pier over is fully supported during the works will be required. Brickwork behind the pattress plate to be inspected once plate is removed.

- Blown render over the windows to be removed and replaced. We recommend that E.M.L is fixed to the brickwork for provide a key for the render.
- Cracked brickwork under the windows to the be repaired with Helifix bars.
- Vegetation to be completely removed from the structure to prevent re growth.
- Concrete padstones to be repaired with Sika Products.



### **Britania Street :-**

We found that movement between the parapet wall and chimney to the top right-hand side of the structure. We therefore recommend the wall is stitched back together with Helifix Bars installed every other course.



We found that the render applied to the structure at roof level has severely cracked. We recommend that the render is removed to expose the structure behind so the fully extent of the repair works can be determined.



Render applied to the structure has severely cracked. Render to be removed to determine fully extent of repair works.

If you have any questions on the above, please do not hesitate to contact us.

Yours Sincerely,



Christopher Seaman (Bsc Hons)

