

Our Ref: 121728 Belsize Park

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Dear Mr Conneely

**42-45 Belsize Park Re-Development: Facade Fixing Testing Results and Facade Condition**

Thank you sending through the results for the recent anchor testing carried out on the facade on the above project. I have now reviewed the testing results, and as we expected, the average loading figures for pull and shear force are extremely low at 1.2kN and 0.21kN respectively inclusive of safety factors. The figures are indicative of the very poor condition of the masonry facade and its overall integrity.

From experience of similar projects where the facade masonry is in reasonable condition it can be seen that figures for pull out and shear would be expected to be in the region of 4-5kN after safety factors have been applied.

The proposal to retain the facade and to use resin anchors as part of the system to restrain the masonry to the new concrete frame is now not a viable solution in light on these test results.

My earlier telephone conversation with Mr Shamoan on site has now also raised some serious concerns regarding the stability of the masonry that remains, particularly at the site boundary with 45/46 Belsize Park which serves as a common daily entrance into the adjacent hotel/hostel property.

The recent new cracks that have now developed above the main door entrance of 45 Belsize Park at the junction with the main end pier are a further indication of how fragile and "live" the wall is and also shows how the masonry is deteriorating in condition on a weekly basis. This, along with the poor testing results and the unpredictable nature of the movements has now compounded the situation and it is therefore advised that as a matter of urgency that works be put in hand to carefully dismantle the whole facade to prevent a structural collapse onto the site operatives and also onto the adjacent property- which at the moment is not adequately hoarded due to the boundary limitations.

I would be pleased to meet you on site to discuss this at your earliest convenience and considering the urgency of the matter I can attend at short notice- so please do get in touch.

Yours sincerely

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