

Our Ref: 10643w0001
Your Ref:
Date: 2nd September 2016

Dexter Building Design Ltd
5 Victoria Grove
Bedminster
Bristol
BS3 4AN

Dear Mr Wiseman

GUILFORD PLACE WC, CAMDEN, LONDON WC1N

In regards to the loss of fabric to the historic roof structure, from our knowledge it is understood that the pavement lights collapsed when the non-original retaining mesh was removed from the underside of the roof system. It had not been clear to the operatives that elements of the pavement light concrete and glass structure had fallen away and with organic matter this material had been trapped on top of the mesh forming a supporting layer to the pavement light above.

A decision was taken by the site operatives to install a crash desk and remove the pavement lights as they were falling away onto the cubicle and urinal area below, some of which had been identified as valuable by Camden heritage officers.

Following the removal of the pavement light panels, the upper surfaces of the reinforced concrete beams were exposed where it was found that the condition of the beams supporting the pavement panels were in a poor and friable condition. It would appear that due to historic water ingress the concrete beams were apparently suffering from carbonation and chloride induced corrosion causing sections of the concrete surface to spall revealing corroded and laminated reinforcing bars.

Due to the visual condition of the beams, beam bearings and the exposed laminated reinforcement, the operatives removed the beams believing they may collapse causing significant further damage to the remaining historic elements.

Yours faithfully,



S B Holmes

Encl Photo Sheet

Loss of fabric at Guilford place WC - Images prior to collapse.



Fig 1. Image beam delamination and spalling, gents side.



Fig 2. Image beam bearing, gents side



Fig 3. Pavement light underside showing cracking and surface salts.



Fig 4. Pavement light underside showing exposed reinforcement and with safety cage installed.



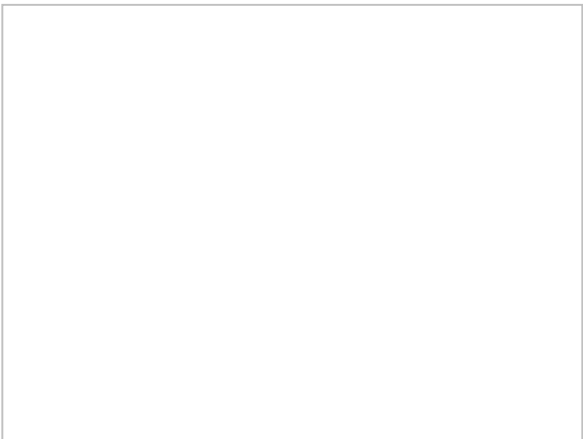
Fig 5. Image of beam bearing external.



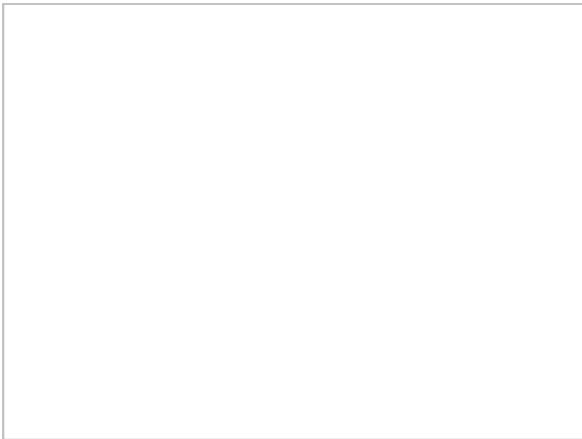
Fig 6. Pavement light condition following removal of asphalt



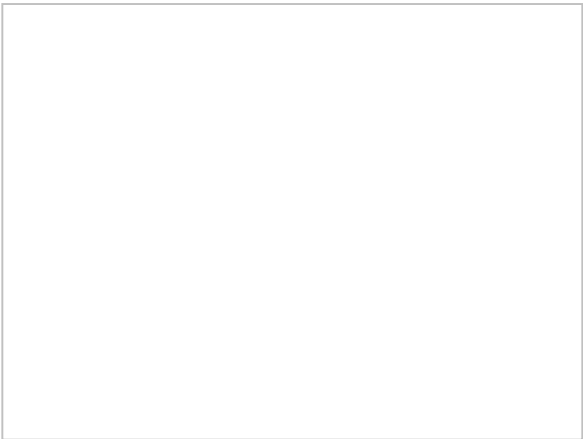
Fig 7. Pavement light condition following removal of asphalt.



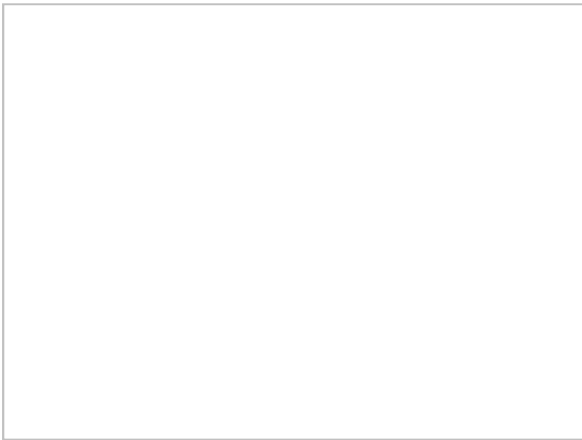
8



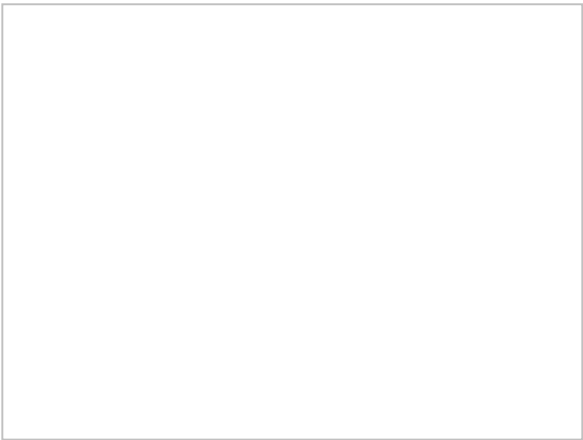
9



10



11



12