

23rd January 2017

Ref: J3017-S-FN-0003

Stephen Hotchin
Birkbeck College
Malet Street
Bloomsbury
London WC1E 7HX

Dear Stephen,

Birkbeck College – Removal of ground floor partition at 30 Russell Square

Further to our site visit of 9th January 2017, we have undertaken a review of the proposed ground floor partition removal within the Birkbeck College 30 Russell Square building.

Information Sources

Our assessment is based on the following information sources:

- Visual site inspection of 11th November 2016
- Visual site inspection of 9th January 2017
- Existing partial ground floor partition layouts, received from Birkbeck College on 14th November 2016.

Assumptions

We have assumed that:

- The building was designed and constructed in accordance with the relevant codes at the time
- No concealed construction errors exist
- There is no proposed change of use for the building
- The proposed works will be undertaken by a competent contractor
- The partition is non-load bearing, based on an intrusive inspection.

We note that no record drawings have been made available for this assessment.

Description of Works

We understand the scope of the works to be:

- Removal of existing partition walls (as marked on the appended plan)

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Structural Assessment and Recommendations

The inspection identified that the partition is constructed from brickwork, with a layer of mortar between the partition and the concrete floor slab above. Based on this information and the plans provided, we consider that the partition proposed for removal is non-load bearing brickwork can be removed safely by a competent contractor.

During demolition, the contractor should take the following precautions:

- Remove the lining along the full length of the wall, on both sides, prior to full demolition of the wall. This will enable identification of any unexpected load bearing elements, such as reinforced concrete columns, within the partition.
- If at any time the brickwork cannot be simply removed due to a high compressive force on the wall, contact Webb Yates Engineers for further instruction.

If, at any stage of demolition or construction, the contractor or client has any uncertainty regarding structural (or potentially structural) elements, then Webb Yates Engineers should be contacted for further advice.

Summary

We trust that the letter meets your requirements for this project, however please do not hesitate to contact me should you require further information.

Yours sincerely,



William Stoffberg
for Webb Yates Engineers Ltd.



Paul Connor-Woodley
for Webb Yates Engineers Ltd.

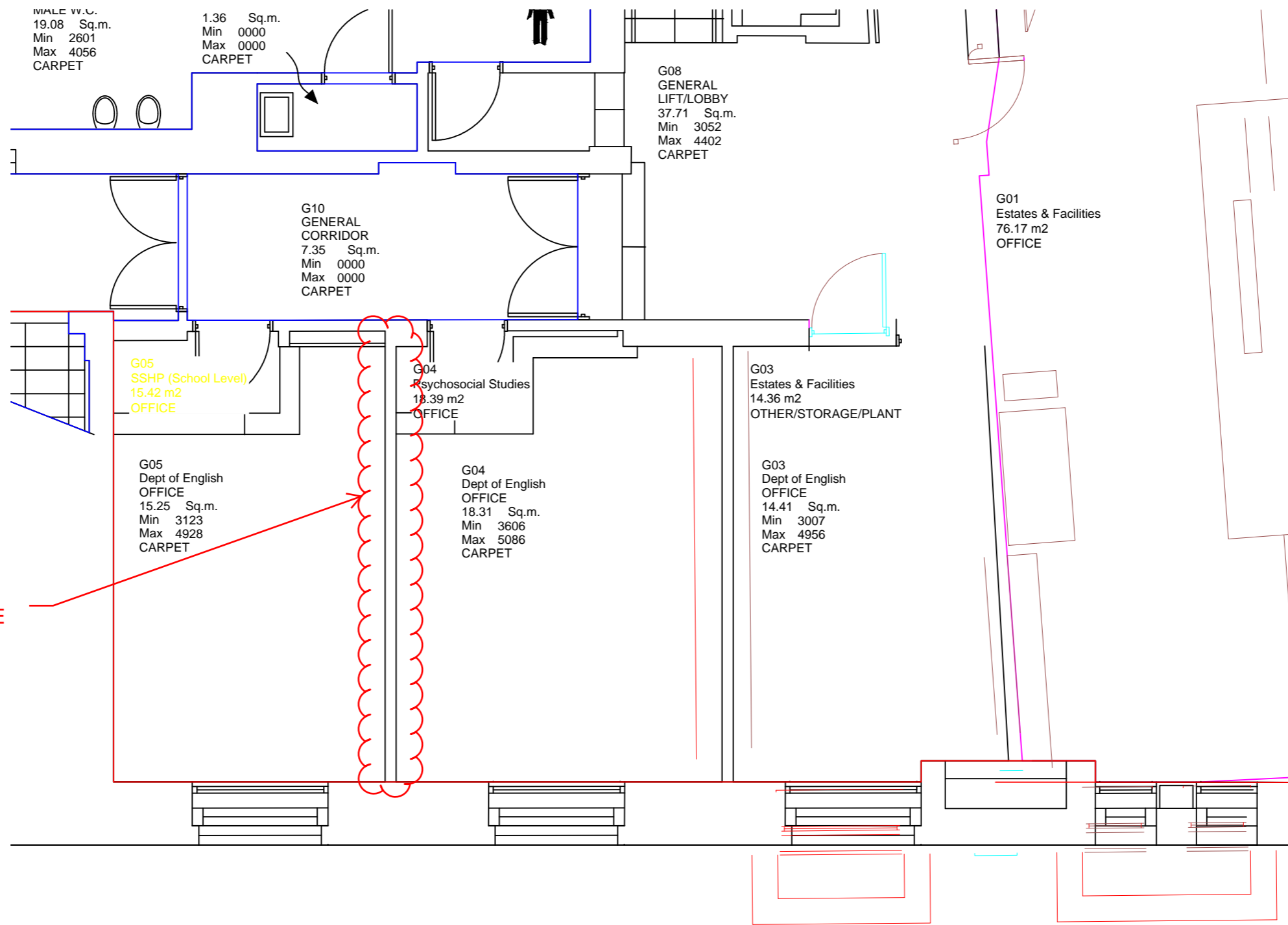
Encl. Photos of opening up works
J3017-S-SK-0005_00_S9



Figure 1: Top of partition wall at lining removal



Figure 2: View along partition wall in ceiling void



APPROXIMATE
LOCATION OF
PARTITIONS TO BE
REMOVED

Drawing No		J3017-S-SK-0005	
Project		Birkbeck College Minor Works	Status Information
Drawing Title Proposed Partitions at 30 Russell Square to be Removed			
Date	23/01/17	Drawn by WS	Scale NTS
		Revision 00	