

CONSTANT

Tuesday, 04 December 2018

35 Pilgrims Lane, NW3

To:

Adam Shapland
Alma-nac
Unit 11 Waterloo Court
10 Theed Street
London SE1 8ST

Email Recipients:

to: Adam Shapland
cc: Tristan Wigfall

From:

Constant Structural Design Limited
Omnibus House
39-41 North Road
London N7 9DP

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We write with regards to the above project in support of the proposed demolition and reconstruction of the existing rear façade.

The alterations proposed to both the rear façade itself and to the existing internal structure will require the wall to be temporarily supported vertically and laterally during the works. This support will consist a number of horizontal, vertical and raking props that will cause obstructions onsite, slowing construction down and increasing the risk of accidents. Demolishing the rear façade will simplify processes on site and will remove any risk of its collapse during construction due to accidental impact.

Demolition works around the rear façade, excavation and forming new openings in the wall will also, despite best intentions, cause vibration and movement potentially leading to cracking occurring. Cracking could also occur when load transfer of the retained wall from the temporary support to the permanent support takes place.

The front elevation differs from the rear elevation in that the front portion being retained is inherently more stable due to returns in the masonry generated by the existing bay and the front door. No large openings are proposed to the front elevation that would require temporary support to install lintels/steel beams. The vertical load would also be supported on the ground during works simplifying its restraint and reducing the risk of movement related cracking to the masonry.

With the above in mind we would recommend that the entire rear façade be carefully demolish and reconstructed as part of the new structure. We feel that this would be the simplest, and with that safest, way to construct the building. Removing the rear façade would remove the risk of collapse as well as reducing the risk to other on site operations.

Please do not hesitate to contact me should you have any questions or wish to discuss any of the above further.

Yours sincerely

A solid black rectangular box used to redact the signature of Steve Laverick.

Steve Laverick
Project Engineer