

Subject: FW: [EXTERNAL] 23316 Harris Arcade - 15 Friar Street

From: Michael Chung <mchung@hurstpm.co.uk>

Sent: 29 August 2019 12:08

To: Austen, Luke <Luke.Austen@eu.jll.com>

Cc: Kowalska, Monika <Monika.Kowalska@eu.jll.com>; Brown, Rob <Rob.Brown@eu.jll.com>; Bentley, Tim <Tim.Bentley@eu.jll.com>

Subject: [EXTERNAL] 23316 Harris Arcade - 15 Friar Street

Hi Luke

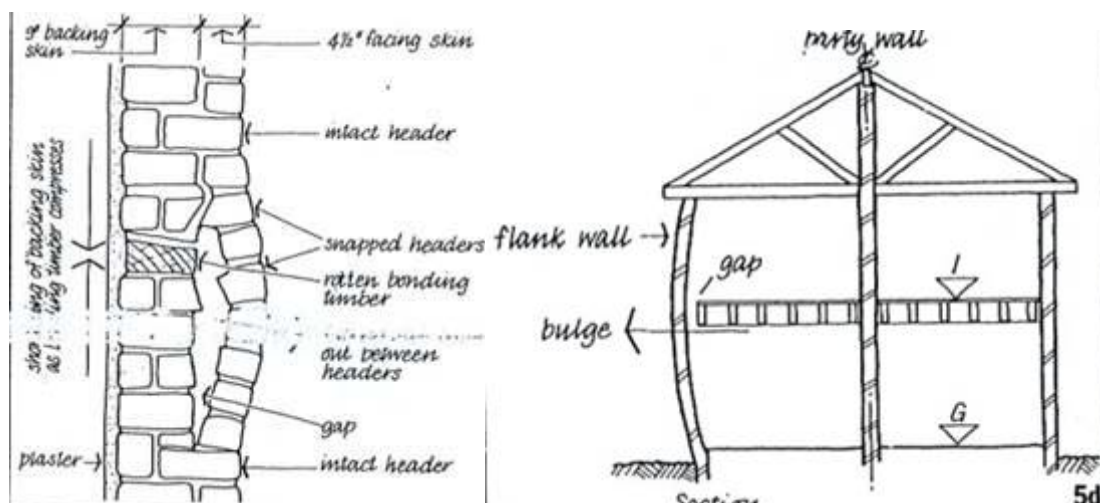
You asked us to inspect the flank wall of 15 Friar Street and to comment on the condition of the flank wall and attached chimney. We inspected on the 28th August and comment as follows:

1.1.1 This part of the building is occupied by a dental practice. The flank wall (east side) of the building at second floor and towards the front of the building has suffered from substantial outward movement. The chimney in the flank wall is also leaning. Photos attached.

1.1.2 We believe that there are three mechanisms in play:

- (a) Firstly, there is a localised outward bulge at the level where the roof meets the wall. We believe that this distortion is due to the deterioration of the embedded timber wall plate supporting the roof. Below is a sketch which illustrates this movement, although the sketch shows a gap forming in the wall, which may not be the case here.
- (b) Secondly, a large portion of this wall has bulged out. We believe that this is due to a lack of tie or restraint to the wall. Below is a sketch which illustrates this movement – the gap shown between the wall and the floor may not be present here.
- (c) Thirdly, there is a lean in the chimney.

1.1.3 Sketches illustrating the wall movement:



- 1.1.4 The outward bulge of the wall and lack of tie / restraint may have resulted in the instability of the wall. We recommend that the condition of the timbers and tying provisions are investigated. This is likely to require intrusive investigations internally. The remedial works will depend on the findings of the investigation works. The lack of restraint also means that the chimney is unrestrained over a 2 storey height.
- 1.1.5 The rear elevation of the same building has suffered from vertical and horizontal distortion.
- 1.1.6 The vertical distortion is consistent on the height of the elevation and therefore, it must have been caused by the downward movement of the supporting structure below. As the rear wall is above the arcade area, the wall is unlikely to extend to foundations, so must be sitting on some form of transfer structure. This transfer structure may be a steel beam or timber beam spanning between columns.
- 1.1.7 The lateral movement of the rear wall is also likely to be due to a lack of tie or to rotting embedded timbers in the wall, similar to the flank wall. These should be investigated at the same time as the flank wall.
- 1.1.8 Lateral distortion is also visible on the other flank wall facing the office block. Again, this could be due to a lack of tie or rotten embedded timbers, which will need to be investigated.
- 1.1.9 We recommend that investigations are undertaken as soon as possible and that remedial measures to address rotten timbers, the walls and chimney are undertaken as necessary.

Let me know if you have any queries or need anything further.

Regards

Michael Chung

mchung@hurstpm.co.uk

For and on behalf of Hurst Peirce and Malcolm LLP

HURST PEIRCE + MALCOLM LLP

Consulting Civil and Structural Engineers

Celtic House, 33 John's Mews, Holborn, London, WC1N 2QL

T: 020 7242 3593

www.hurstpm.co.uk

Office registered in England and Wales at the above address.

Reg No OC307252

Notice: This email is confidential and may contain copyright material of Hurst Peirce & Malcolm LLP. If you are not the intended recipient, please notify us immediately and delete all copies of this message. (Please note that it is your responsibility to scan this message for viruses).
