

12th July 2021

A3516.MW.MP

Alexandra Radu
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RE: A3516 - PW – Mindel House – External wall temporary restraint.

Alex,

Following previous site surveys and meetings at the Mindel House building, we have raised concerns regarding the structural stability of part of the external elevation which faces the Bloom St building. There has been considerable structural movement to the central area of the wall, which is adjacent to the original goods hoist area (see image 1 below). The wall appears to have dropped in level and there is significant movement to the floor structure adjoining at every level (image 3). The timber construction around this area has suffered from rot, due to constant leaking from surface water drainage (and possibly foul in the past). As can be seen on the images below there is also considerable vegetation growth growing out of the masonry to this area.

The movement is concentrated to the masonry return to the goods hoist, which also has windows to the other side. The floors need complete removal and replacement to this area and in doing so the masonry may become unstable during the removal and re-construction, due to both the condition of the masonry and lack of restraint (the hoist and window openings create a tall 'pillar' of unrestrained masonry). We cannot guarantee the wall, and therefore likely further structure to this area, will be stable if any of the current floors are removed.

It is our recommendation temporary restraint is installed, to maintain the stability of the wall while remedial works are carried out. Once the restraint is in place, and safe access enabled, the original damaged, rotten and unstable floor structure should be removed, to allow assessment of the remaining masonry in place. At this point it can be confirmed if further remedial works are required to the masonry. The foundations of the wall should also be exposed and inspected to confirm if the movement to the wall is historic or possibly ongoing.



Image 1



Image 2



Image 3

I trust the above helps but if you have any further questions, please do not hesitate to contact me.

Your sincerely,

Matt Pimbley
On behalf of GM Structures

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