

Mr Ben Machekanyanga  
Macleeds & Co. Limited  
Kings Head House,  
15 London End,  
Beaconsfield,  
Buckinghamshire,  
HP9 2HN

Dear Ben,

**RE: Summary report on condition of the existing façade walls**

After the appointment dated 2<sup>nd</sup> of November 2023 for the Eagle Works project, Great Brickkiln St, WV3 0PW, Engineeria was asked to develop the structural design which was initially carried out by the previous structural engineer.

After our first site visit and visual inspection we noted that the condition of the existing building required further assessment and that the previous engineer's structural strategy did not take into account any structural and repair work on the walls of the existing façade.

Following a conversation with the main contractor BSN and after our inspection on 14 December 2023, we requested a survey to assess the verticality of the existing façade walls. Engineeria provided a sketch indicating the points on the existing walls to measure.

After receiving the survey results and cross-checking them for accuracy (survey information received on: 19<sup>th</sup> of December 2023 (wall survey part 1), 22<sup>nd</sup> of December 2023 (wall survey part 2), 22<sup>nd</sup> of January 2024 (Wall survey cross check), 1<sup>st</sup> of February 2024 and 6<sup>th</sup> of February 2024 (final survey)), it was evident that the lack of verticality of some portions of the existing external walls was not within the limits of structural safety.

Therefore, we have provided you with a sketch indicating the strategy we believe is best to address this deficiency. This suggested strategy involves:

- Demolition and reconstruction of some areas of the existing external masonry walls, indicated in red and orange in the attached drawing,
- Repair and strengthening of some areas of the existing external masonry wall, indicated in yellow in the attached sketch.

In conclusion, the survey of the existing façade walls revealed a lack of verticality in some areas that must be addressed immediately as a matter of structural and public safety.

Kind regards,

Matteo Tonic, MSc Civil & Structural Engineering

Letter checked by Dawid Powezka, MEng, CEng, MIStructE

18/03/2024, London.

Attachments:

- Existing façade wall survey results
- Sketch indicating proposed extent of the demolition works and strengthening works