

Wates LPS Assessment, Croydon

Interim Progress Update

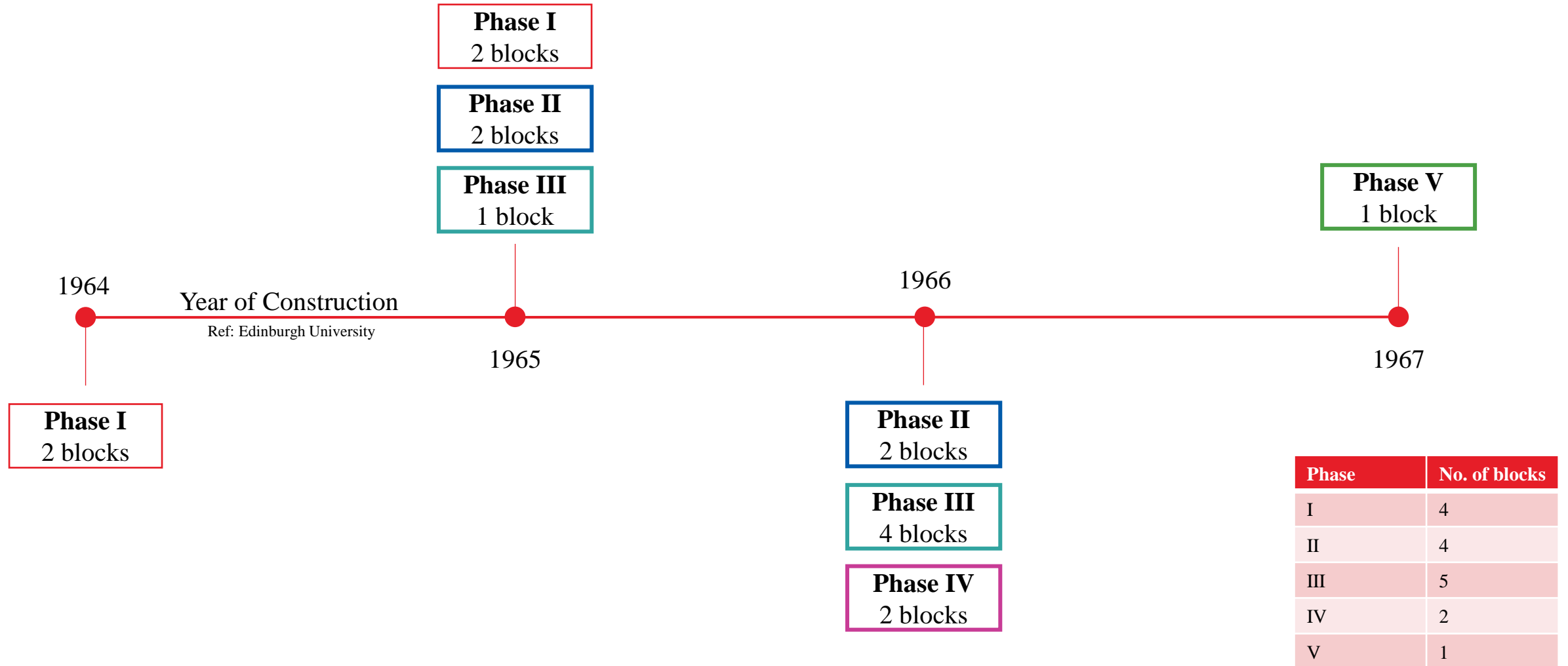
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Meeting Agenda

- Commissioning “Phases”
- LPS Types
- Block Modifications
- Summary of desktop study
- Arup Archive Information

- Proposed next steps
- Likely Recommendations

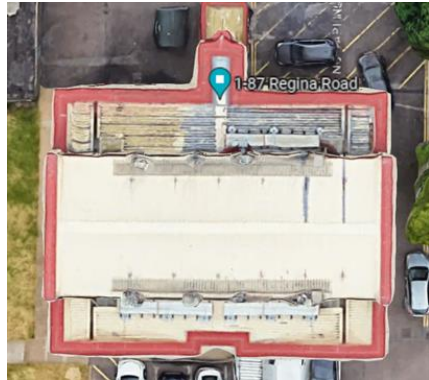
Commissioning “Phases”



Arup not involved in Phase I

LPS Types

Initial Identification



Type A

3 blocks



Type B

1 block



Type C

7 blocks



Type D

3 blocks



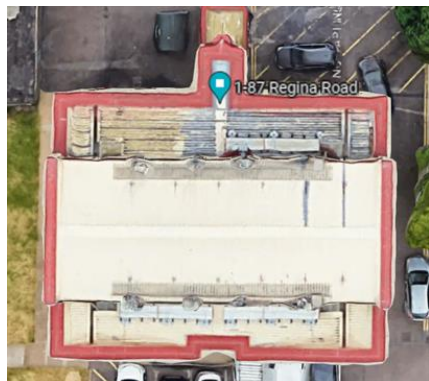
Type E

2 blocks

Foundations & ground floor
structure may vary within types

LPS Types

Initial Identification



Type A

3 blocks

1-87 Regina Road
 1-44, 7 Violet Lane
 1-87 Belgrave Road

Type B

1 block

50-89 Bridge Place

Type C

7 blocks

2-56 Regina Road
 58-108 Regina Road
 463-549 Lodge Lane
 551-637 Lodge Lane
 1-44 Keeling Court
 1-44 Messer Court
 1-44 Bramley Hill

Type D

3 blocks

1-44 Grosvenor Road
 Sevenoaks House
 Tonbridge House

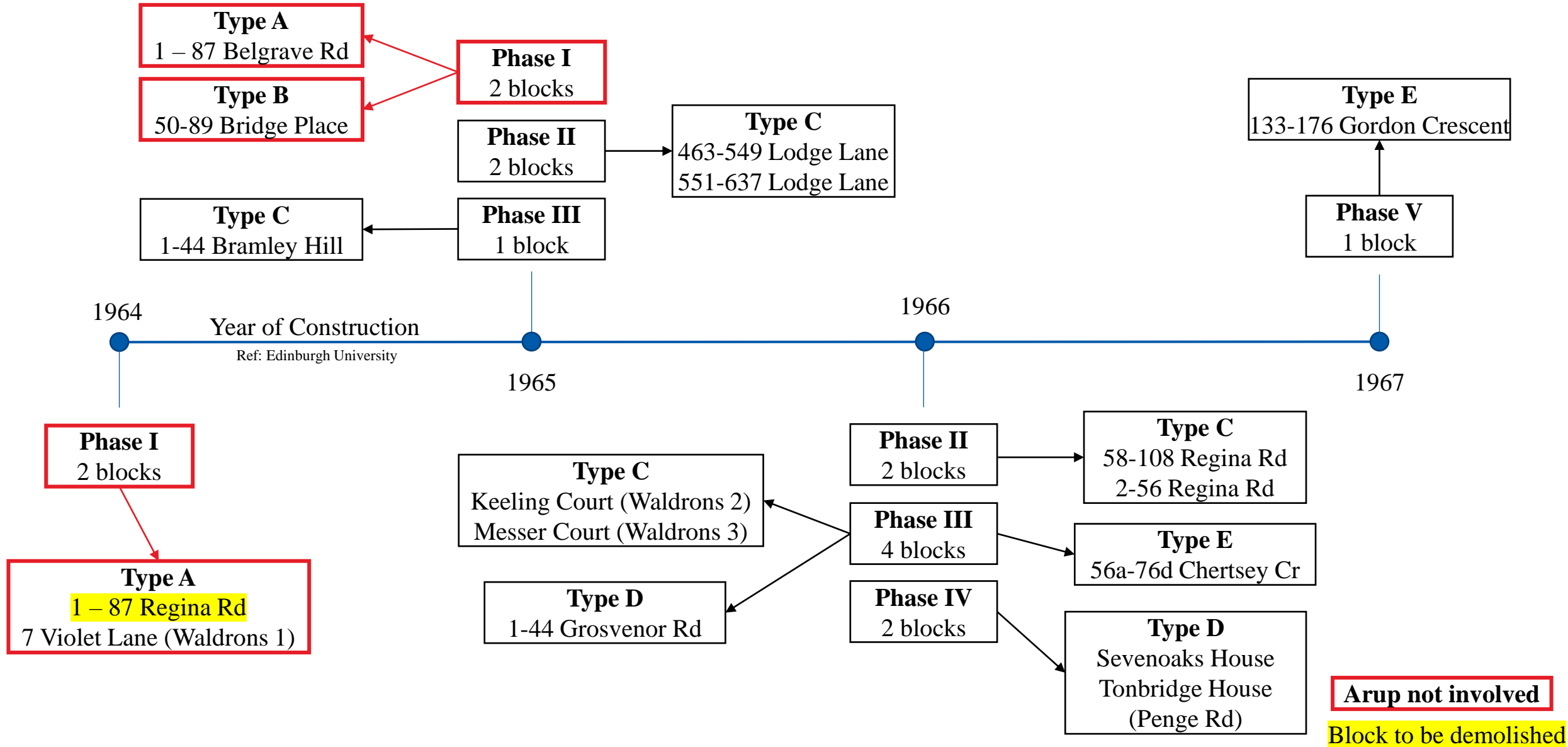
Type E

2 blocks

56a-76d Chertsey Crescent
 133-176 Gordon Crescent

Block to be demolished

Commissioning “Phases” & Types



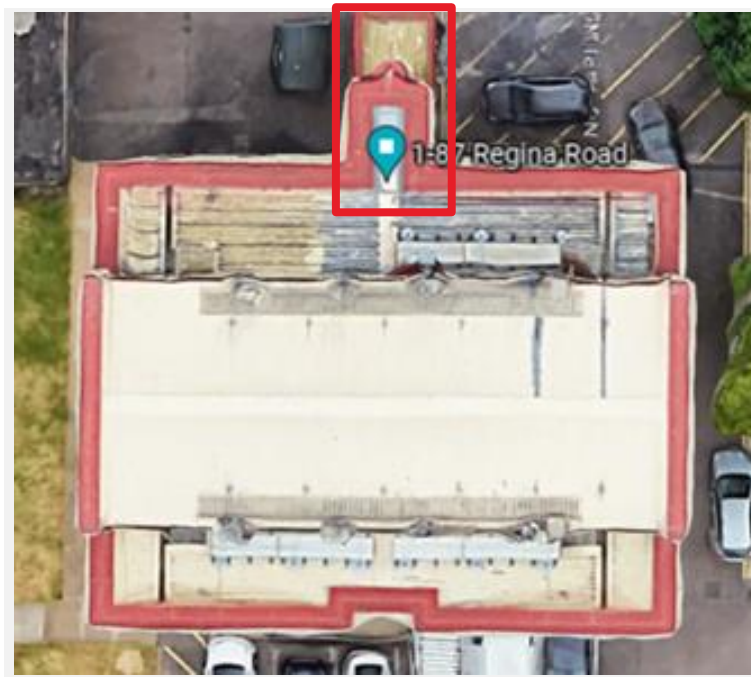
Block Modifications

Modifications that appear to have taken place post construction

Block Modifications

Bin Chute Extension

- Referenced to have been added at the same time as the aluminium overclad – late 90s
- Type D blocks could have similarities or be the same as Type E blocks



Google Earth Image - 2023

Type A



Google Earth Image - 2023

Type D

Block Modifications

Bin Chute Extension



Edinburgh University

Image of Sevenoaks house from 1988



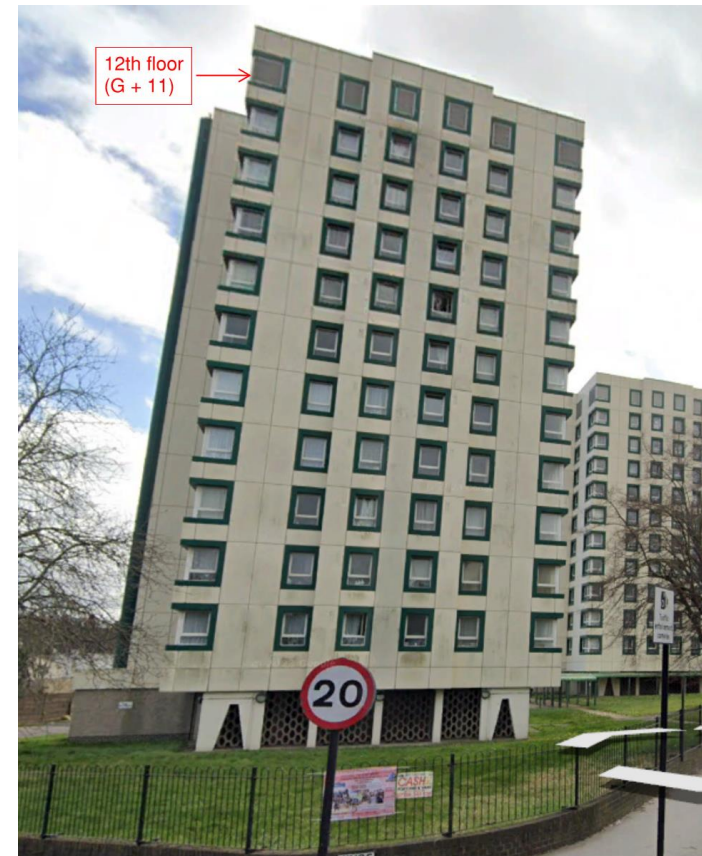
Google Earth Image - 2023

Image of Sevenoaks House ("Type D") c. 2023

Block Modifications

Plant room roof extension

- Comparison between recent & historical images (c. 1988) shows that for 10 blocks, the original roof plant room was incorporated into an extra floor

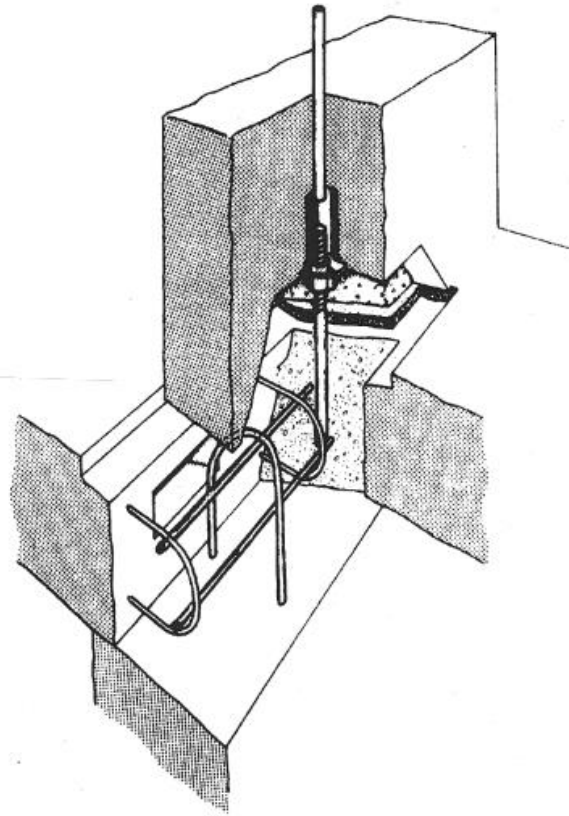


Summary

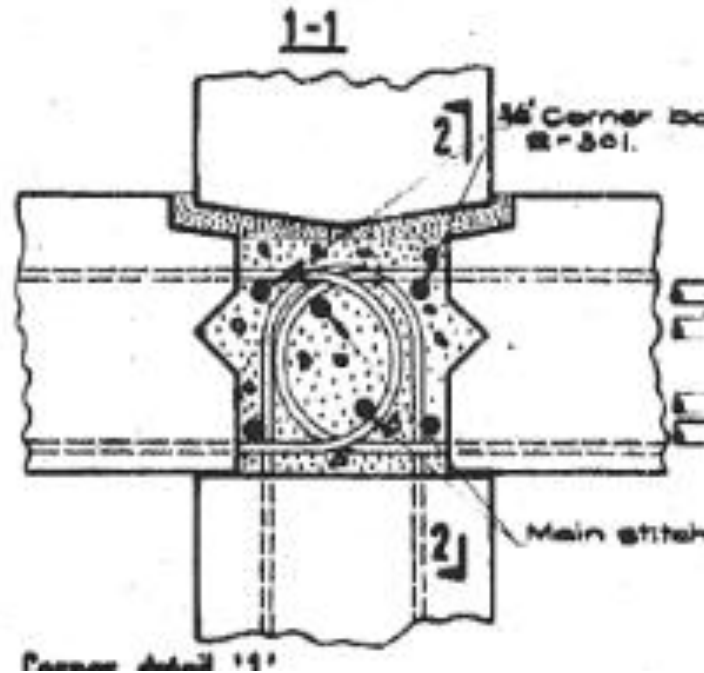
- Visual surveys to clarify extents of building modifications
- 4 buildings pre-date Arup involvement – built in “Phase I”
 - Includes 2 different geometries (3 “Type A”, 1 “Type B”)
 - No drawings or details for these
 - Includes 1 “Type A” building that is to be demolished
- 12 buildings built in “Phase II” to “Phase V” for which Arup were involved
 - Appears to include 3 different types (could be 2 due to modifications – TBC)
 - Drawings are available from the Arup Archive (appear similar between blocks)
 - The drawings indicate that the connection details are likely the same between blocks

Arup Archive Drawings

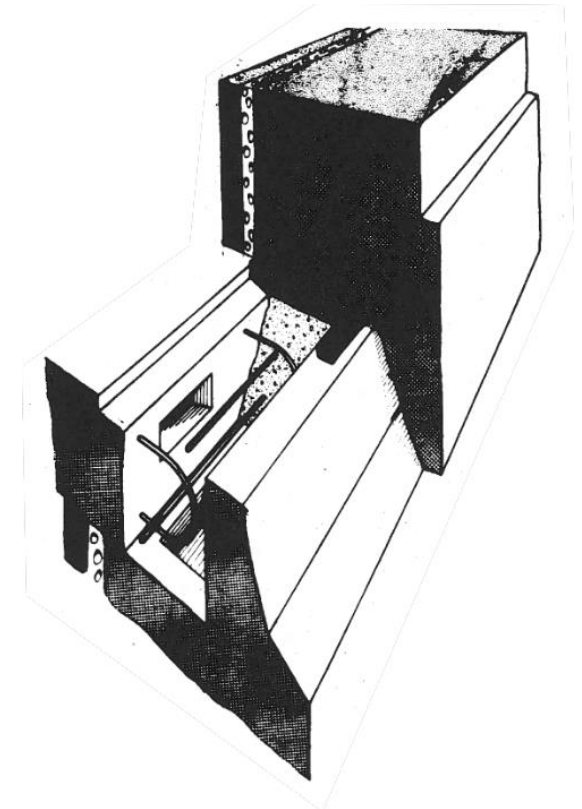
Common connection details



3D detail showing in-situ stitch & levelling bolt



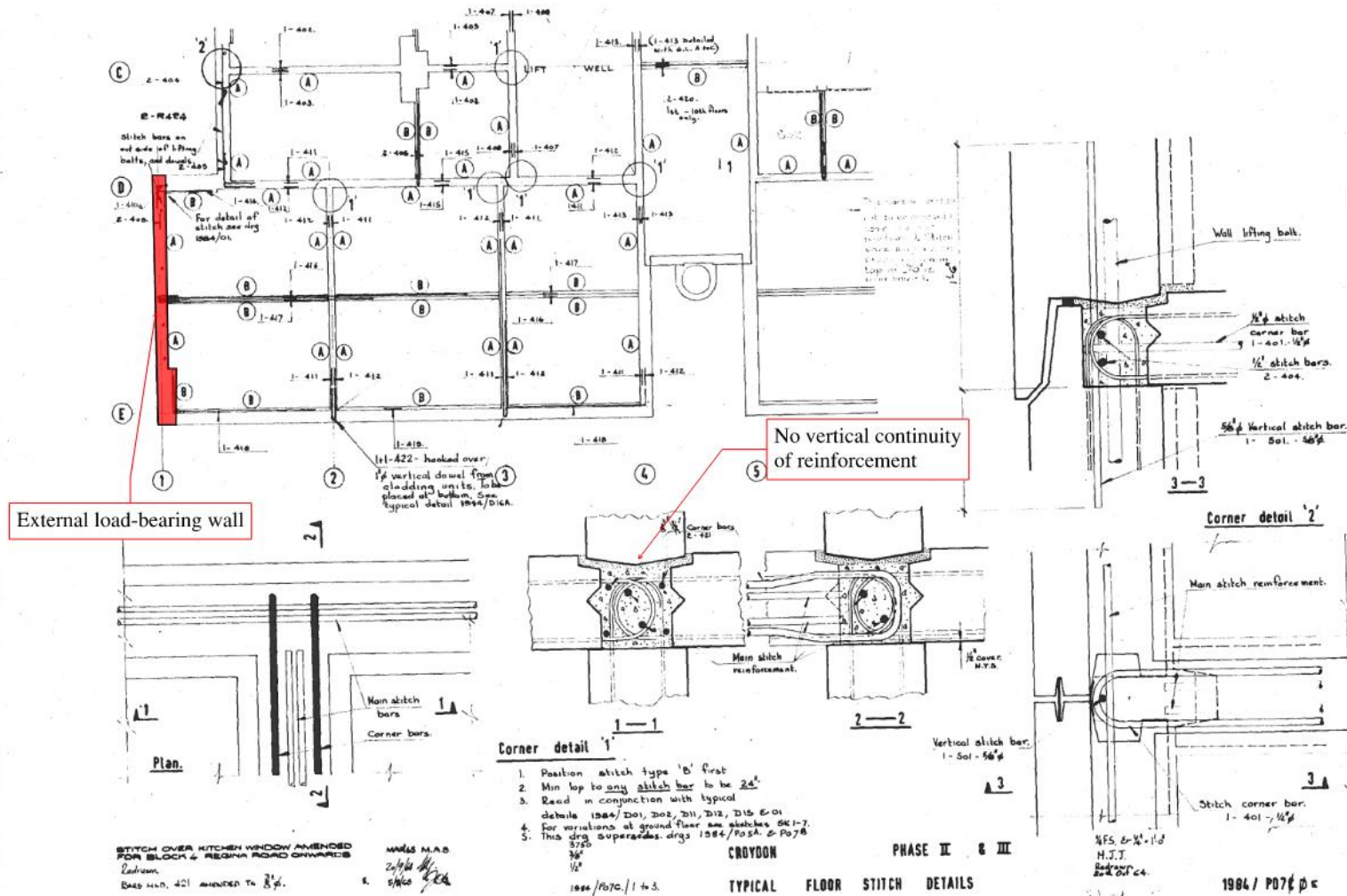
Section through in-situ stitch corner detail



External stitch detail

Arup Archive Drawings

Structural Weaknesses



Next Steps

Carry out visual surveys

Prepare report including:

- Information summarised in this presentation (construction dates, phases, types, modifications)
- Plan layouts for types Arup was involved in (including structural information)
- Findings from visual surveys
- Potential structural weaknesses
- Copies of relevant drawings
- Recommended assessment strategy

Timescales:

- Visual surveys late July
- Final report early August

Likely Recommendations

Blocks with no drawings				Blocks with drawings (Type C to E – 12 no.)	
Type A (3 no.)		Type B (1 no.)			
Steps	Time Frame	Steps	Time Frame	Steps	Time frame
1) Carry out investigations on 1-87 Regina Rd (to be demolished)	Now	TBD following visual survey	TBD	1) Carry out calculations based on archive drawing details	Now
2) Carry out calculations based on findings	+6m			2) Carry out spot check investigations to confirm: <ul style="list-style-type: none"> • Variability between blocks • Workmanship quality • As-built details • Existing strengthening 	+ 3m
3) Carry out spot check investigations on other blocks	+6m				

ARUP