

# BRAMIN

CONSULTING ENGINEERS  
CIVIL ∞ STRUCTURAL ∞ GEOTECHNICAL

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CK. No: 2010/031255/23

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13 July 2022  
Our Ref: 22631

ETHEKWINI MUNICIPALITY  
DEVELOPMENT MANAGEMENT DEPARTMENT  
PLANNING DIVISION  
POST BOX 680  
DURBAN  
4001

Dear Sir/Madam



**DESCRIPTION OF WORK** : **STRUCTURAL REPORT TO EXISTING BUILDING**  
**ADDRESS** : **ERF 6325 DURBAN,  
26 CLARK ROAD,  
BULWER.**

#### TERMS OF REFERENCE

- We were requested to report on an existing double storey building at the above address.
- We were informed that you are in the process of preparing new plans and the municipality has requested an engineer's report.
- We were advised that the building stands erected in excess of 60 years in age.

## GENERAL OBSERVATIONS & INVESTIGATION

- The building is a double storey structure which stands unoccupied.
- The building is constructed with clay brick masonry units and timber truss with concrete roof tiles.
- The internal ground storey is supported by stilts and beams, the first floor is supported by a timber deck.
- Settlement is occurring to both external and internal walls as visible cracking had been noted.
- The flooring to the building is a timber structure, voided below. Signs of woodborer were noted as well as signs of rotting timber due to be wet/damp.
- The timber used to support the roof structure does not comply with our current regulations. Areas of concern were noted with regards to woodborer.
- There seems to be an ingress of water via the damaged roof structure.
- Gutters and downpipes are damaged, showing no stormwater control.

## PICTURES AS PER VISUAL INSPECTION





Broken gutters/  
downpipes



External cracks



Internal cracks





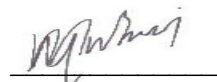
## CONCLUSION AND RECOMMENDATIONS

- The building does not comply with current regulation.
- Roof structure is required to be removed and replaced.
- Flooring is required to be removed and replaced.
- Foundation is to be underpinned, preferable removed and replaced.
- Stormwater management is to be put into place.
- The above clearly highlights the need for the structure to be demolished for a new development.

**THIS BUILDING IS STRUCTURALLY UNSTABLE AND SHOULD BE DEMOLISHED**

We trust the above clarifies the matter and remain at your service.

Yours faithfully

  
Yashvir Maharaj

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