



# VIGAR AND ASSOCIATES cc

*Consulting Structural and Civil Engineers*  
Member South African Association of Consulting Engineers

**50 yrs**

1964-2014

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## STRUCTURAL REPORT

Att: Lindsey Napier  
Email: lanapier@mindscope.co.za

**Our Ref:** Y2021-040  
**Date:** 18 October 2022

Dear Sir/Madam

### RE: 182 CHURCH STREET – FAÇADE COLLAPSE

Following our onsite inspection of the façade collapse we **Vigar & Associates cc** report as follows:

1) Reason for collapse

It is our opinion that the recent rains and winds that the exposed façade has been subjected to softened the mud/mortar at the junction of the façade and the adjoining walls giving it the lateral stability. With this compromised connection holding the façade in place and the storm wind that came in from the Southerly direction the entire façade cleaved away from the “buttress” walls it was connected to.

Added to the demise of the wall was the new foundation excavations that were being constructed for the proposed corner supporting concrete columns, this reduced the founding stability and the most important support tying the entire structure together never had a chance to be completed.

2) Remaining Structure:

The remaining “buttress” walls as well as the adjoining Jumbo Façade has now also been compromised and will also need to be demolished to ensure the safety of any continual work in the area.

We have been very aware of the danger of this structure from the time we first stepped on site. We were very lucky that no one was injured or killed during the collapse, we therefore strongly recommend that the only way forwards is to demolish the rest of the structure and rebuild it safely.

Should you require any further information, please do not hesitate to contact our office.

Yours faithfully

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**MR. DAVID C VIGAR**  
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