Memorandum

To:	Linda Lee	**Company:**	Building Owner
From:	Robert Lane	**Date:**	13th January 2025
Project Name:	Briscoes and Co building, Invercargill		
Total Pages:	2 (excluding appendices)	**Project No:**	124059
Subject:	Structural Review Memorandum		

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Introduction

Lewis Bradford Consulting Engineers has been engaged to provide feasibility level structural engineering input for the Briscoes and Co building located at 104-106 Dee Street, Invercargill.

The building is currently unoccupied, fenced-off from the public and has shipping containers installed on the footpath outside as a safety measure, to mitigate the front façade reaching the street should it collapse outwards. A September 2023 fire resulted in significant damage to large portions of the building, including burning out portions of the roof. Portions of the building are currently open to the elements. The unreinforced masonry structure has not been seismically strengthened in the past. Heritage New Zealand list the building as Historic Place Category 2.

This review is by no means exhaustive and is not intended as a full building inspection. A brief site visit, was undertaken as part of this review to understand the extent and nature of structural damage only.

Building Description

The Briscoes and Co building is a late 19th century, two-storey, unreinforced masonry building with timber first floor and roof framing. Internal (assumed) cast-iron columns support large first floor timber beams and timber roof trusses.

We understand the building was primarily used for commercial/retail purposes prior to the fire occurring.

Fire Damage Structural Review

A Fire Damage Structure Review was completed in October 2023 by Kensington Consulting Civil and Structural Engineers (ref 23206 / 1). This review report provides a detailed overview of the nature of the existing structure, extent of damage and recommendations for temporary securing/propping.

Based on our site observations and experience with buildings of similar construction from this era, we agree with the structural assessment conclusions in the report, that the building is likely to be considered Earthquake Prone and would likely be considered a Dangerous and Insanitary Building under the Build Act in its current condition.

The report also recommends on-going regular structural inspections for further deterioration, until a permanent solution is determined. We agree with this recommendation.

Feasibility Options for Reinstatement

To assist with decision making regarding the future of the building, particularly given the heritage classification, a number of high-level options have been considered at a feasibility level. These options are shown on the appended sketches, and are summarised below.

Option 1 – Retain the facades on Dee Street and Spey Street and construct a new two-level structure to replace the existing building.

Option 2 – Retain Façade Dee Street only and construct a new two-level structure to replace the existing building.

Option 3 – Construct a new two-level structure with replica façades to Dee Street and Spey Street.

Option 4 – Retain, temporarily secure and weather protect the Dee Street façade, and demolish the building behind façade. Leave the site clear for future development.

Option 5 – Retain, temporarily secure and weather protect the Dee Street & Spey Street facades. Retain the less damaged portions of the existing building where practical, and protect the existing structure with temporary roofing/cladding.

We understand high-level cost estimates have been prepared in line with these options.

Limitations

It is important to note that this memorandum is based on a site visit and a high-level level structural review only. Further investigation and assessment work is required to assist with development of design options. It is possible that there are further unidentified issues that may require future remedial work. Future events may exacerbate, or cause new, damage. Such issues should be brought to the attention of the building owner.

If you require any further assistance or clarification on any of the information noted above, please contact the undersigned.

Yours sincerely,

Robert Lane
ASSOCIATE
CMEngNZ MIStructE CEng(UK)

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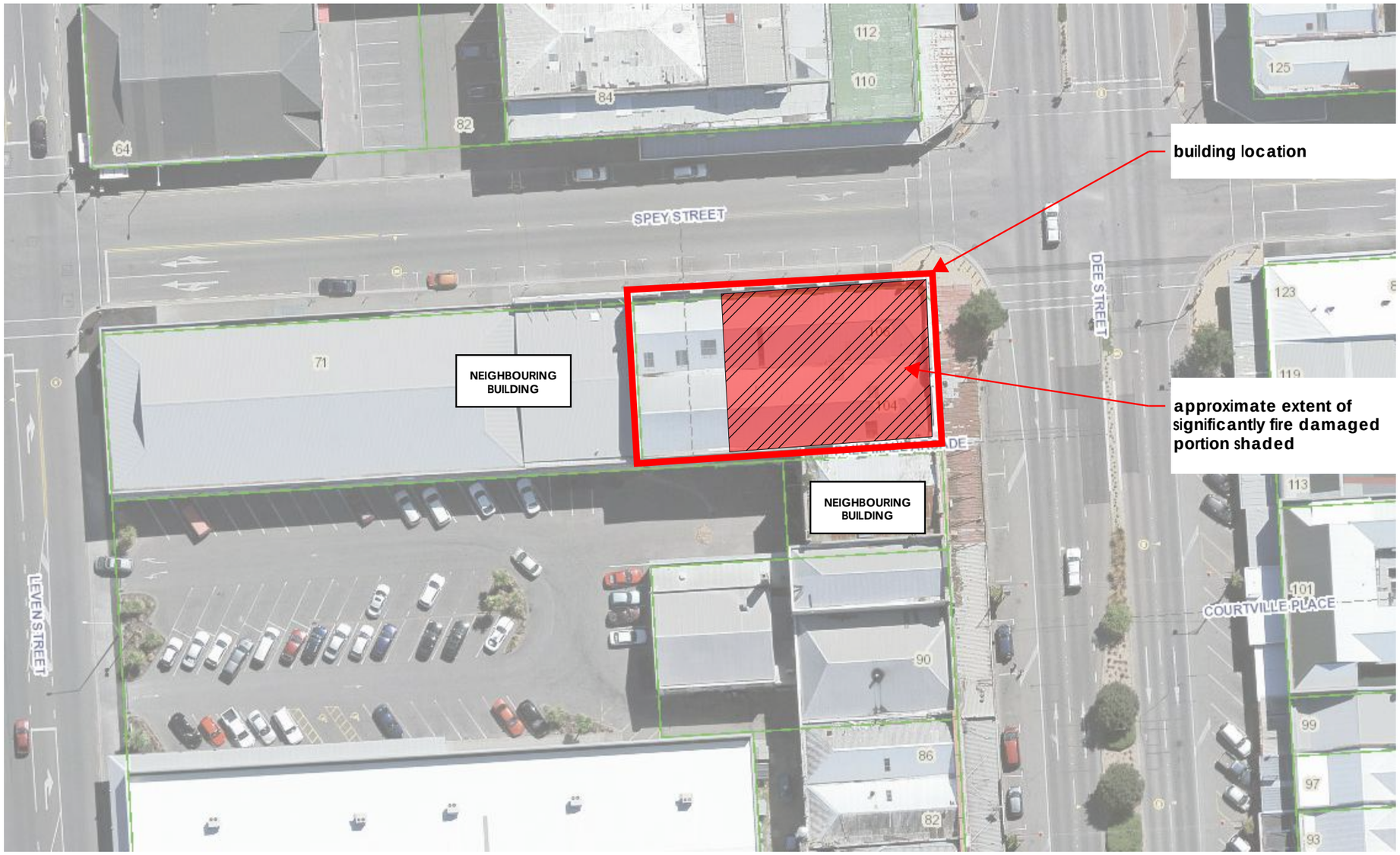

PRELIMINARY

REV	DATE	AMENDMENT	BY
1	13-01-24	ISSUED AS PART OF STRUCTURAL REVIEW MEMORANDUM	RJL

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CLIENT: **LINDA LEE**

ARCHITECT:

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CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE
REFER TO ARCHITECT'S DRAWING FOR ALL SETOUTS

PROJECT: **BRISCOES AND CO BUILDING INVERCARGILL**

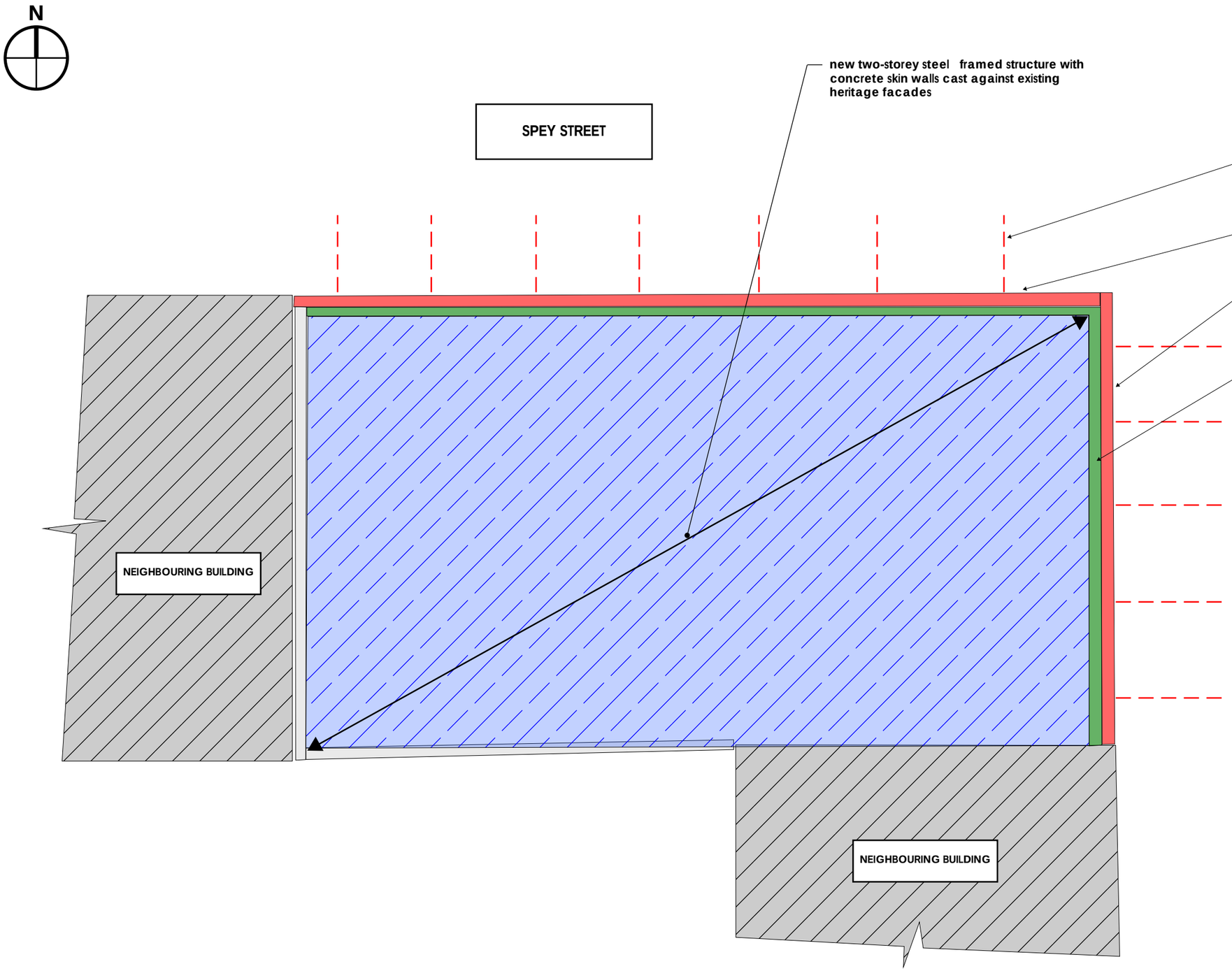
DRAWING STATUS: **FOR INFORMATION**

DRAWING TITLE: **BUILDING LOCATION AND AERIAL VIEW**

FILE: **124059**

DESIGN: RJL	SCALE: NA
DRAWN: RJL	
CHECKED: JWT	

DRAWING NO. **S0-1** REV. **1**



EXAMPLE OF FACADE RETENTION TEMPORARY PROPPING

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PROJECT: BRISCOES AND CO BUILDING INVERCARGILL

DRAWING STATUS: FOR INFORMATION

DRAWING TITLE: OPTION 1 - HERITAGE FACADE RETENTION WITH NEW BUILDING

FILE: 124059

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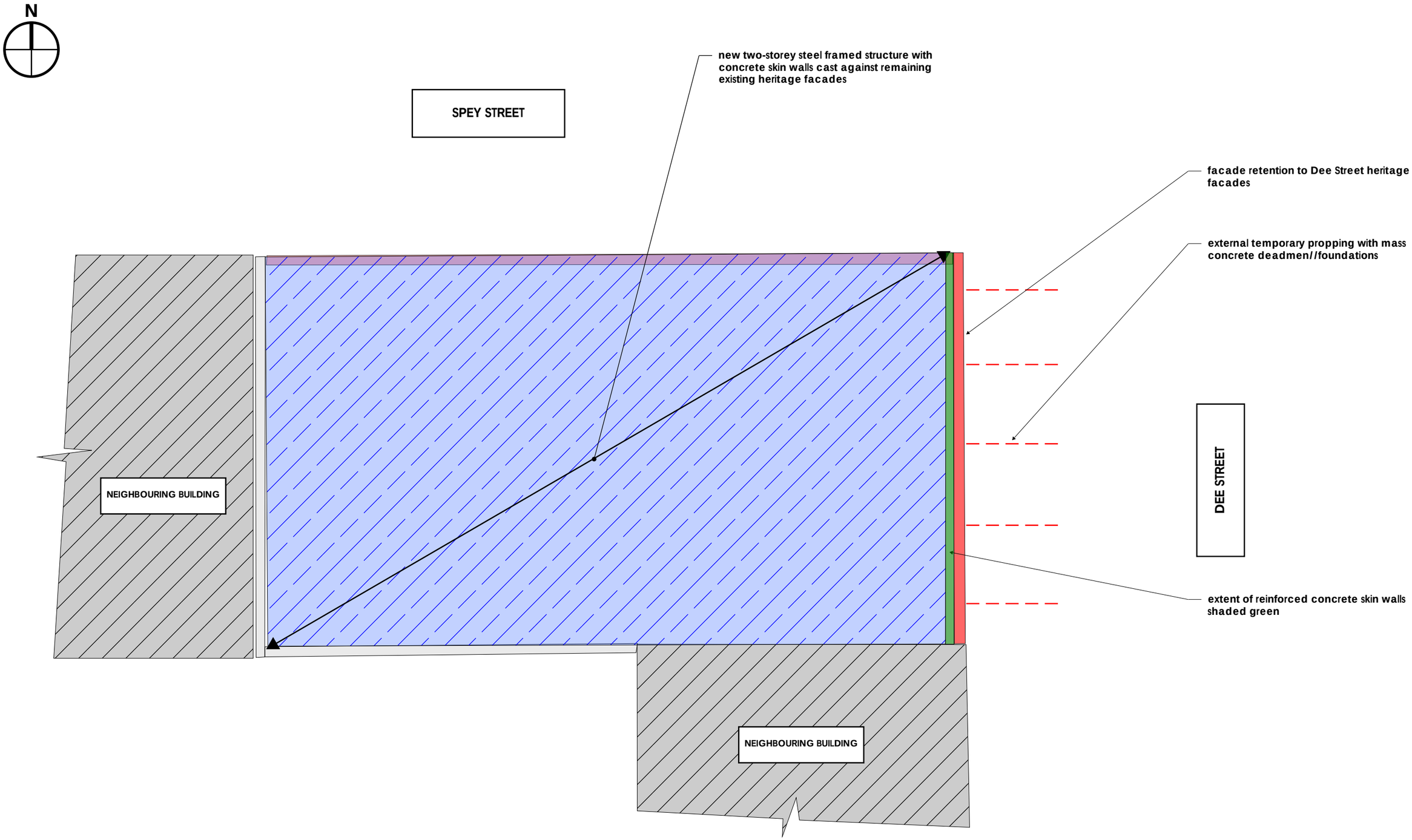
DRAWN: RJL	
CHECKED: JWT	
DRAWING NO. S1-1	REV. 1



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PROJECT: BRISCOES AND CO BUILDING INVERCARGILL

DRAWING STATUS: FOR INFORMATION

DRAWING TITLE: OPTION 2 - HERITAGE FACADE RETENTION TO DEE STREET ONLY WITH NEW BUILDING

FILE: 124059

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CHECKED: JWT	

DRAWING NO. S2-1

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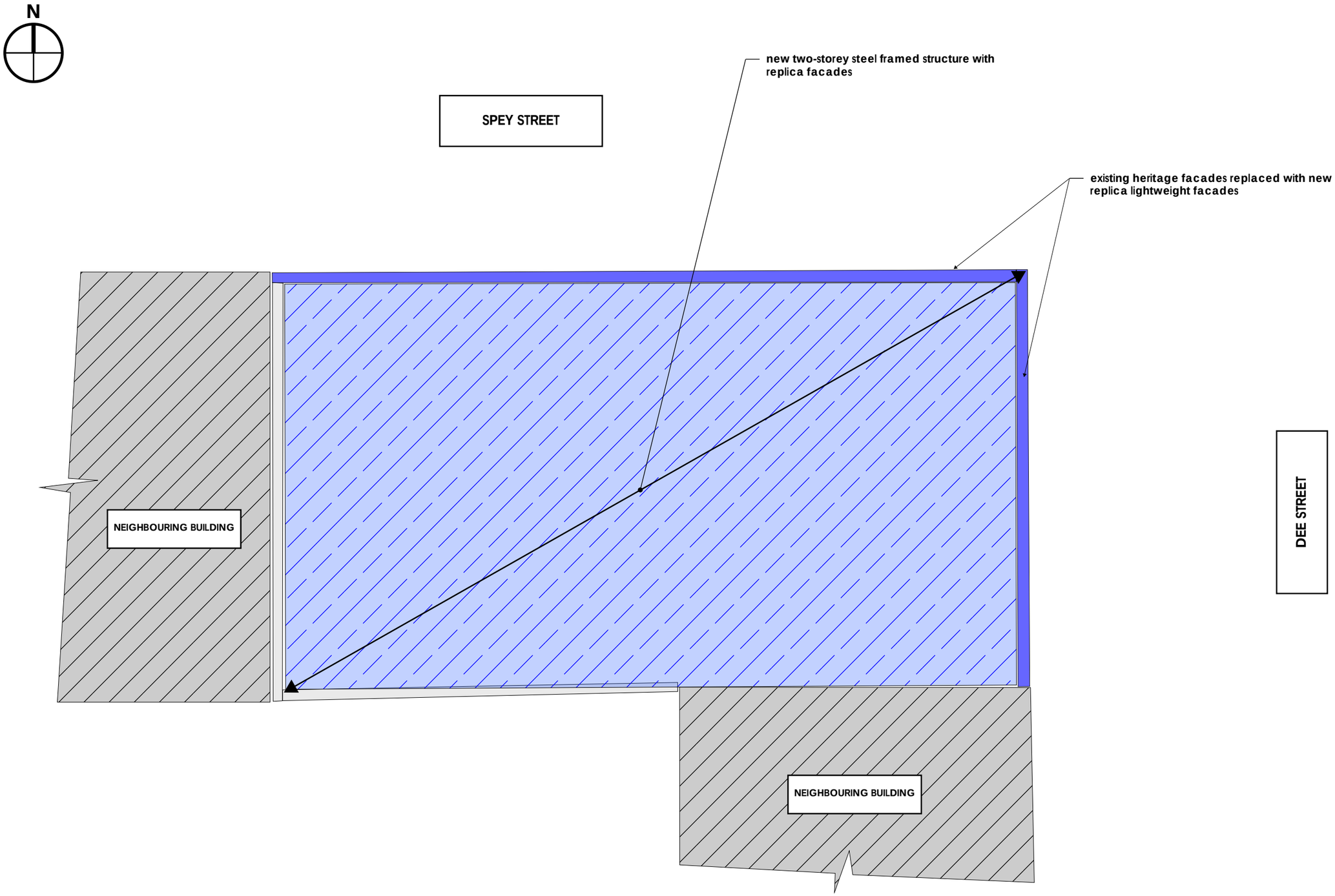

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PROJECT: BRISCOES AND CO BUILDING INVERCARGILL

DRAWING STATUS: FOR INFORMATION

DRAWING TITLE: OPTION 3 - NEW BUILDING WITH REPLICA HERITAGE FACADES

FILE: 124059

DESIGN: RJL	SCALE: NA
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CHECKED: JWT	

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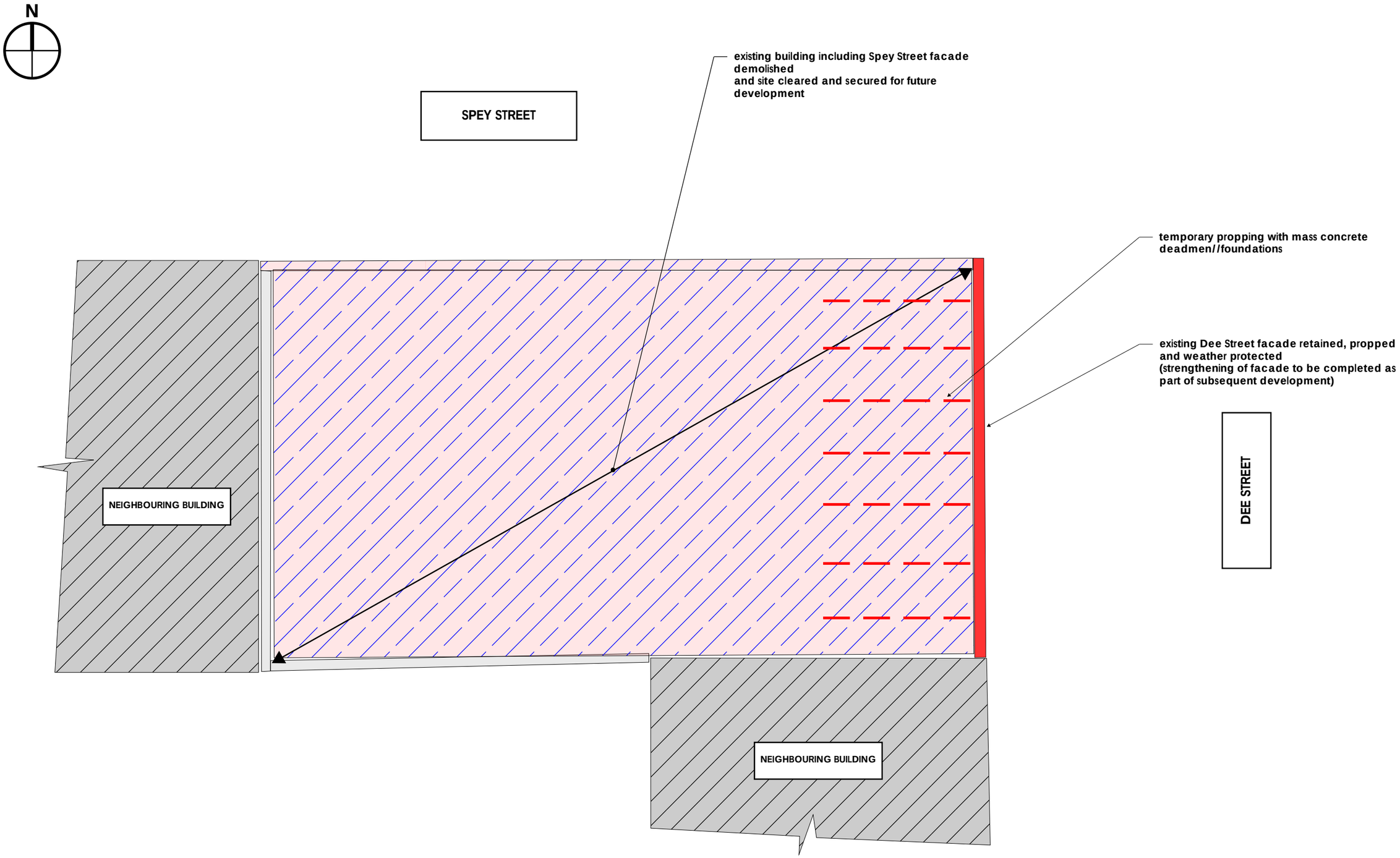

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PROJECT: BRISCOES AND CO BUILDING INVERCARGILL

DRAWING STATUS: FOR INFORMATION

DRAWING TITLE: OPTION 4 - SECURING WORKS TO DEE STREET FACADE ONLY WITH DEMOLITION AND SITE CLEARANCE

FILE: 124059

DESIGN: RJL	SCALE: NA
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CHECKED: JWT	

DRAWING NO. S4-1

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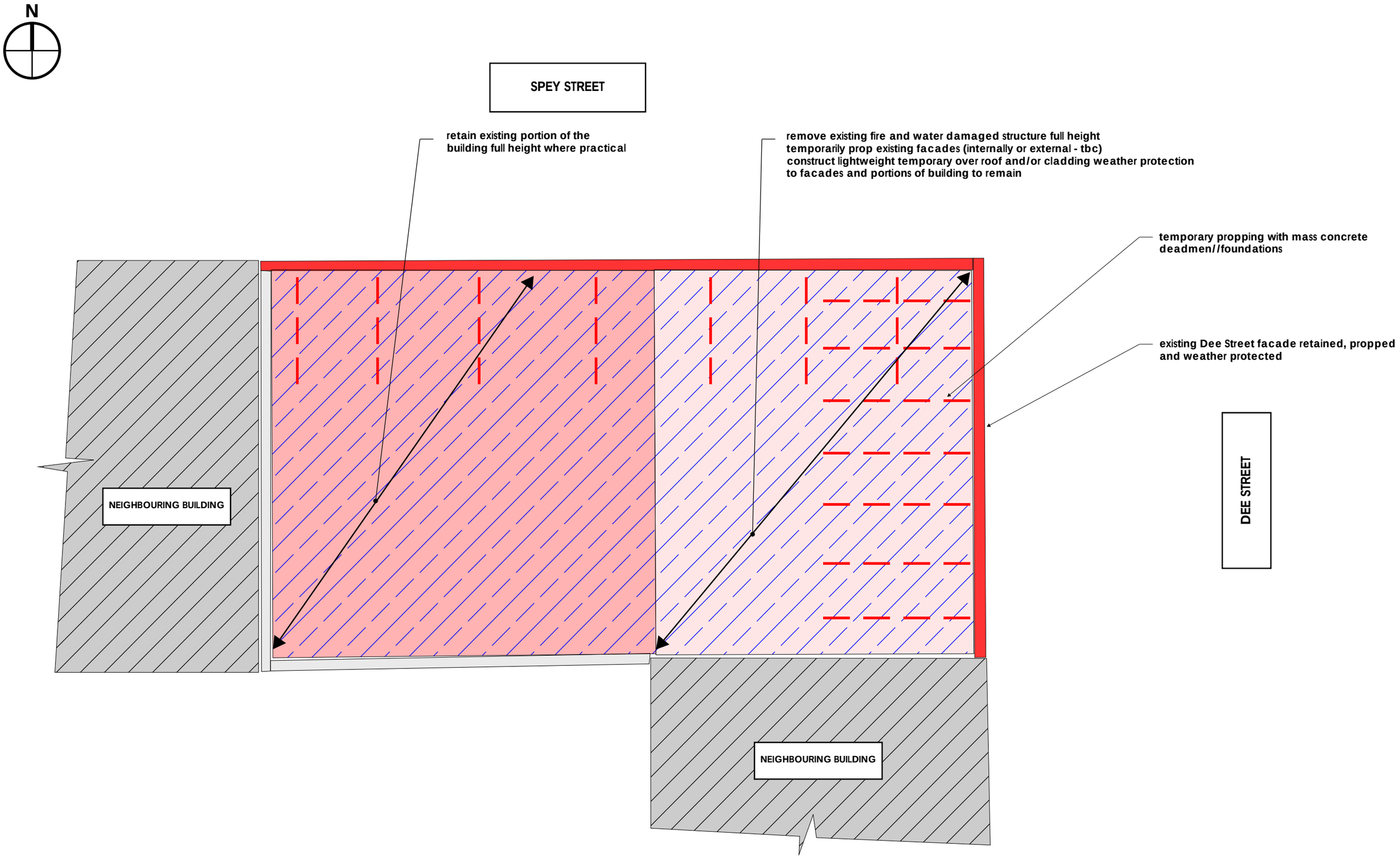

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PROJECT: BRISCOES AND CO BUILDING INVERCARGILL

DRAWING STATUS: FOR INFORMATION

DRAWING TITLE: OPTION 5 - TEMPORARY FACADE PROPPING AND SECURING WORKS WITH TEMPORARY WEATHER PROTECTION RETAINING AS MUCH OF ORIGINAL FABRIC AS PRACTICAL

FILE: 124059

DESIGN: RJL	SCALE: NA
DRAWN: RJL	
CHECKED: JWT	
DRAWING NO. S5-1	REV. 1