

27 January 2025  
Councillor Graham Campbell  
Glasgow City Council  
City Chambers  
G2 1DU

Dear Councillor Campbell

### **25.0151 Springburn Winter Gardens – Immediate Structural Engineering Priorities**

With reference to our site visit last Wednesday morning, I was asked to provide an initial report on what I felt was the immediate priority structural repair work that could be tackled to help secure the building's future stability and to potentially allow some limited meanwhile-use/access. I have asked for input from specialist steelwork blacksmiths and await responses, which will be needed to be able to provide clarity on costs for the works described below:

1. The main structural priority is to stabilise the base of all the curved steel lattice frames which carry the roof structure. All showed signs of section loss at my previous visit last year, and which was corroborated at our visit last week. A blacksmith should be able to access the upper level and systematically add steel plate strengthening where elements had degraded to the point of failure.
2. Propping the main entrance route through the extant south-west glasshouse would allow a safe method to access the main building. A crow props with timber beams/plywood sheeting to create a corridor through the glasshouse would be beneficial and limit the risk of debris-fall from the remaining roof.
3. Clearance of the vegetation inside the main building would be necessary, to clear the floor channels and allow filling of the floor voids with either hardcore or crushed bricks to level the floor.
4. Potential partial demolition of the brick planters at the south end of the building to clear more space in the central area, and to potentially offer some site-won material to infill the floor channels.
5. Fencing off vulnerable/dangerous areas around the perimeter of the accessible space (leaving the planter outer walls to halfway down the building, say) and fencing off the stairs and areas below the mezzanine. This would limit any risks of people accessing the upper floor, or walking below the mezzanine prior to concrete repairs.
6. After access is available on a flat site, the hanging steel bracket could be reattached using a suitable high-level access platform, which needs flat and stable access into the main space. This is the immediate list of short-term works in the order of priority they should be tackled. It is imperative that some strengthening of the main steel structure is made to ensure the roof remains stable. I trust that the above is sufficient for your present purposes however if you have any queries please contact this office.

Yours sincerely,

#### **Ben W Adam**

Managing Director  
BEng (Hons) CEng FStructE FICE  
Conservation Accredited Engineer  
T: +44 141 552 6080, M: +44 7900 581 622  
E: badam@narroassociates.com