DT Joinery & Construction Services

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Construction Services
59 Luke Lane
Thongsbridge
Holmfirth
HD97SZ

JB.REF_ 19621 Wall structural integrity 10 NLD

To whom it may concern,

Upon the request of the property owners Mr and Mrs Hodge of 10 Netherlee Drive, Netherthong, Holmfirth HD93EX (Marked with a red X) .

I have been asked to survey the structural integrity and offer my professional opinion to any potential risk associated to the wall at the rear of the home owner's property demise. The adjacent property/ Land owner is All Saints Church of Town Gate, Netherthong, Holmfirth HD93ED whom I have been informed, is the owner and responsible for this wall - Marked as a red line with arrow confirming location.



Date of inspection- 19/06/2021

Upon my approaching to the property and inside the garden to the rear of the property, the wall is acting as a boundary to the rear of the garden in between both the above named properties.

Findings-

The traditional stone wall with triangular stone capping is approximately 8m long (inside Mr and Mrs Hodge demise) which is the segregation to the land demise of the above properties. The wall height is approximately 2.2m tall, which has been built on a slight gradient following the natural gradient of the road and houses on Netherlee Drive.

The Wall has clear movement damage and is visibly bowing (Appendix Images 1&2). My initial opinion is that, the damage has been sustained due to the pressure and growth of the Tree roots and weight of the tree which is located on the land to the rear of the property (image 3&4), on the Land of the All Saints Church. The base of the Tree trunk is approximately 1m away from the centre of the wall (Appendix image 5).

At the point of most visible movement/ damage of the wall (Image 6) - from what I would consider Root growth/ movement from the Tree 1m away.

From the ground level to the most visible bowing of the wall is 800mm high (Image 7 marked with a red X). Then to the top of the wall is 1400mm. I Placed a spirit level on the stone at the most prominent bowing and ensuring plumb (image 8) - at ground level, it is out by 165mm (image 9) To the top of the wall this is out by 60mm, (image 10) both measurements clearly identifying movement and damage to the wall.

The circular bowing is further present (images 11 and 12) when holding the 6ft spirit level held horizontally from the most prominent bowing where the wall is being pushed.

1.5 meters on each side of the central point of the worst affected area, the wall is relatively plumb and straight (image 13), the areas each side of the bowing do not present any structural failures. This further supports my initial opinion that the root cause of the damage occurred to this wall is the Tree roots and weight of the tree itself pushing the earth behind the wall and causing the wall to be damaged and structurally unsafe.

Conclusion

It is of my opinion that if Tree, which has caused the damage to the wall is not resolved, it will continue to cause structural damage and will further become unstable and will one day collapse. I deem in time that the bowing stones will come loose and fall to the ground, creating a void where the higher courses of stones and capping will fall and collapse this section of this wall.

I have recommended to Mr and Mrs Hodge to cordon this section of their garden and to stay clear until the root cause of the movement is resolved, and then, the wall is repaired and deemed structurally safe again. There is a clear and visible risk of collapse potentially causing harm to any one of the family (pets included) living at this address.

Further recommendations

As this wall is not owned nor the responsibility of Mr and Mrs Hodge to maintain and manage. There is a Duty of care for this wall, which should be provided by the land owner of All Saints Church, who in my opinion should make safe this wall and tree to ensure the safety of the residents in the adjacent properties, especially Mr and Mrs Hodge and family at 10 Netherlee Drive.

I would also recommend that Mr and Mrs Hodge request from All Saints Church, their tree management plan, which they should have documented. If all the Tree's to the boundary were maintained in line with the recent guidance publication by the NTSG (National Tree Safety Group) also attached for reference. I would expected this Tree would have been fell some years previous. This document gives great insight and the Law around tree management (pages 8&9) for Mr and Mrs Hodge to review in this matter.

Kind regards,

Daniel Tully

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