MARSH DESIGN LIMITED

STRUCTURAL DESIGN CONSULTANTS & SURVEY REPORTS

The Stable Block, Buckden Mount
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Edgerton
Huddersfield
HD3 3AU
Company No: 457 2796
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STRUCTURAL INSPECTION REPORT
DATE: 4th April 2022
REF: MDL – 6980

1. NAME OF CLIENT

Burhouse Limited
C/O SCM Rooftech

2. ADDRESS OF PROPERTY INSPECTED

Burhouse Beads
Quarmby Mills
Tanyard Road
Oakes
Huddersfield

3. DATE OF INSPECTION

1st April 2022

4. PURPOSE OF INSPECTION

We have been instructed by SCM Rooftech to comment upon the structural integrity and provide a dilapidation report of the brickwork retaining walls which support the highway at Norcross Road, Oakes, Huddersfield.

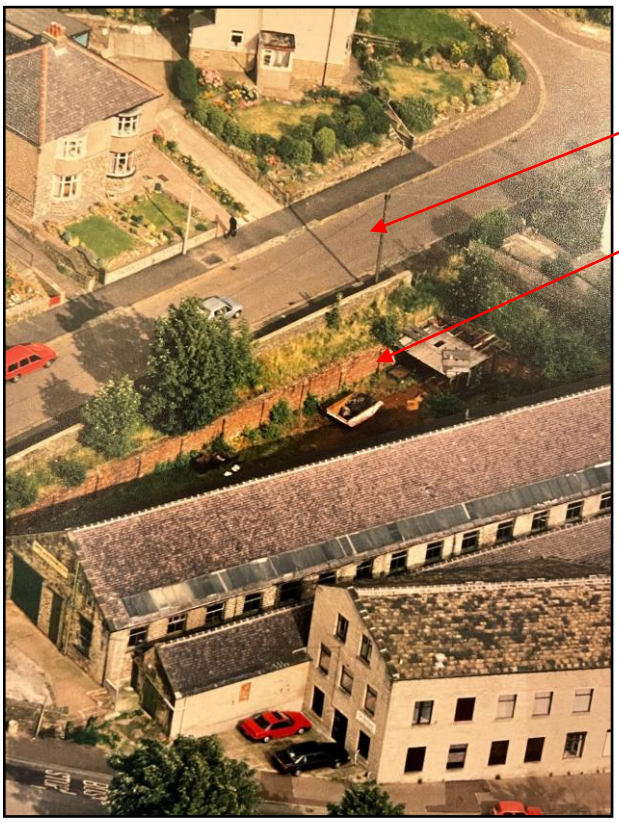
5. TYPE OF INSPECTION

A visual inspection was undertaken from ground floor level and easily accessible places only.

6. OBSERVATIONS & COMMENTS

The brickwork retaining wall structure supports a tapered section of land between the original dry stone retaining wall supporting Norcross Road and the current extended mill building

Historical photographs provided clearly show the retaining wall construction prior to the previous extensions being built to the mill building.

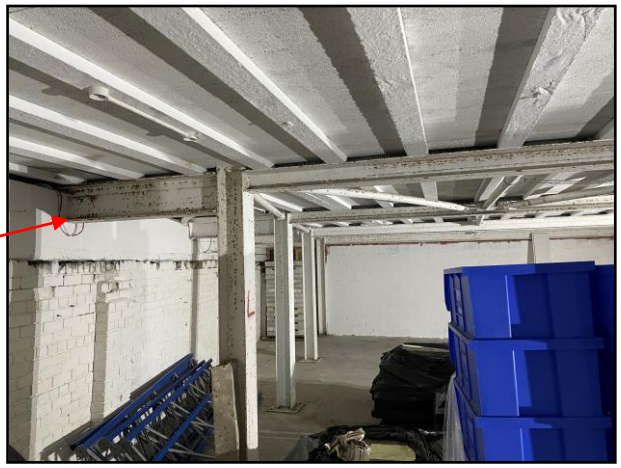


In its current form, the brickwork retaining wall is currently used to partially support a steel framed and concrete beam and block floor structure forming an external car parking area above the extended ground floor area of the building.



Steel beam and column arrangement supporting beam and block floor for carparking above.

Small section of steel beams cantilever across the top of brickwork retaining wall.



The brickwork retaining wall has been increased in height slightly with additional courses of concrete blockwork to accommodate the new car parking floor structure above.

However, there is a void behind this additional blockwork, and it has not increased the height of the retained earth behind the wall.

Void between the top of the existing brickwork retaining wall and underside soffit of the concrete beam and block floor.



As part of the proposed redevelopment of the site, it is proposed to remove the steel framework and concrete beam and block flooring above the original brickwork retaining wall.

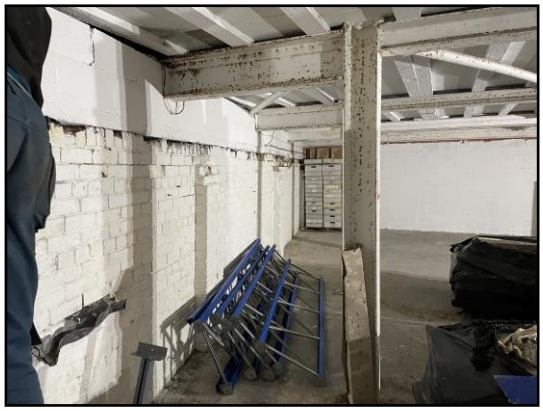
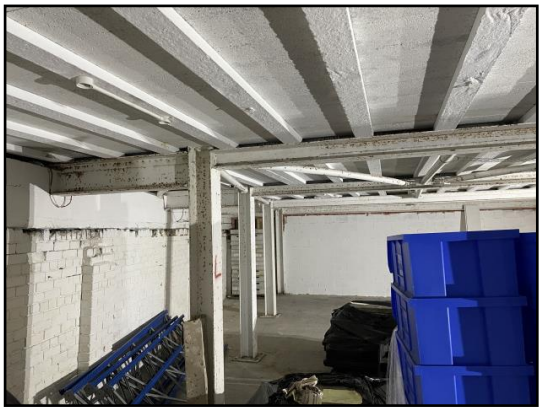
The upper courses of additional blockwork masonry will also be removed, thus returning the brickwork retaining wall structure to its original construction, with no additional loads imposed upon it.

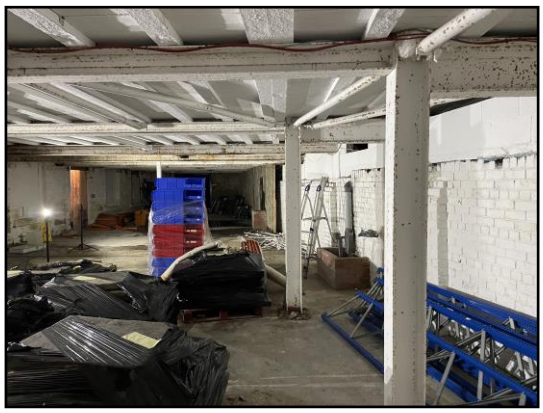
As part of the proposed redevelopment of the site, there will be no structural modification or changes to the original brickwork retaining wall structure, nor will there be any new retaining structures or excavations adjacent to it.

Our inspection of the brickwork retaining wall was limited to accessible areas only, which were not obstructed by shelving or stored materials within the building.

Our inspection has confirmed that the existing retaining wall is free from major structural defect or distress. There was no evidence of structural movement cracking to the retaining wall, nor was there any evidence or lateral deflection or bulging movement to the structure.

The only minor defects noted were spalling of the two upper courses of brickwork and mortar joints, most likely due to water penetration through the wall. Minor localised repairs to the brickwork maybe required in these areas.

7. LIMITATIONS

This is not a full structural report.

We have only commented upon the structural integrity of the brickwork retaining wall within the extensions to the main mill building.

This report is not an expert witness report suitable for legal purposes.

We have not inspected woodwork, damp proof membranes or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part is free from defect.

We have not at this present time conducted any intrusive or destructive testing of the fabric of the property and in particular we cannot confirm that the property is free from asbestos or high alumina cement construction.

This report has been prepared for the sole benefit of Burhouse Limited, SCM Roofing, their professional advisors and Kirklees Council Officers.

The liability of Marsh Design Limited and their employees shall not extend to any third party.

This report, or any part of it, should not be passed on to any third party without the express permission of Mr. D. Haigh, with whom the copyright remains.

Yours faithfully,



D. Haigh B. Eng (Hons)
For and on behalf of
MARSH DESIGN LIMITED