



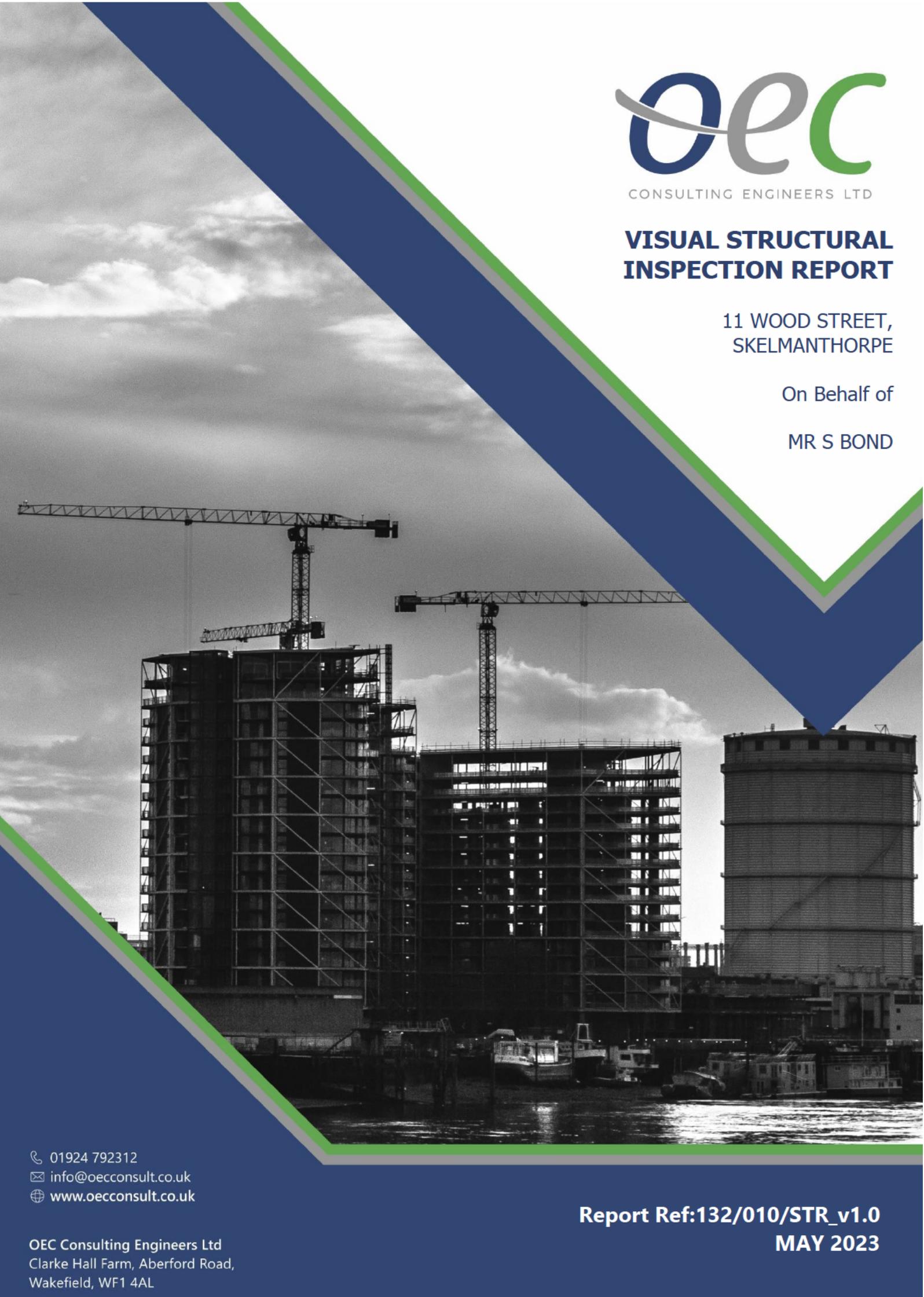
CONSULTING ENGINEERS LTD

## VISUAL STRUCTURAL INSPECTION REPORT

11 WOOD STREET,  
SKELMANTHORPE

On Behalf of

MR S BOND



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MAY 2023

**QUALITY MANAGEMENT**

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<b>Date</b>	12 May 2023			

<b>Reviewed By</b>	W Walker			
<b>Date</b>	12 May 2023			

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## APPENDICIES

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## **1.0 INTRODUCTION**

- 1.1 OEC was previously appointed to inspect the existing boundary wall to No.11 Wood Street in Skelmanthorpe. The original inspection was undertaken in March 2022. Since completing this inspection, the resident has identified that further deterioration may have occurred and therefore a second site visit was undertaken.
- 1.2 At the time of the inspection the weather was clear and dry.
- 1.3 This report is based on a limited visual inspection only, the external inspection was undertaken from ground level. No intrusive investigations were undertaken.
- 1.4 No excavations were undertaken, and foundations were not reviewed as part of this report.
- 1.5 All reasonable skill and care has been taken in assessing the structural defects which were reasonably detectable at the time of the inspection. There is no guarantee that the structure will be free from future defects or will not suffer from the deterioration of existing defects that were undetectable at the time of the inspection.
- 1.6 All reference to left and right is as viewed looking towards the wall from Wood Street.

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## **2.0 STRUCTURE GENERAL DESCRIPTION**

- 2.1 The structure is a retaining wall constructed in natural stone masonry. The bond of the wall varies and comprises a mix of dry stone and mortared joints.
- 2.2 The wall retains the garden to No.11 with the retained height varying up to 2m relative to the existing highway.
- 2.3 The wall is orientated such that it runs approximately in an east to west direction forming the southern boundary of the garden to No.11.
- 2.4 It was not possible to determine the age of the structure.

### 3.0 OBSERVATIONS

- 3.1 Generally, the areas of the wall which are visible appear to be in poor condition, the wall has clearly been modified/repared several times over in the past as was stated in our letter report dated 16/03/2022.
- 3.2 A significant bulge was viewed to the wall (see photographs A1-A4). Also refer to Appendix B elevation drawing for Area A for the approximate location of this defect. Also refer to the section sketches in Appendix B. In addition to the bulge viewed to the wall, the masonry in this area appears to have been loosely stacked on the original dry stone wall.
- 3.3 A previous localised repair is evident to Area B, see photographs B1 - B3 and elevation drawing Area B in Appendix B.
- 3.4 We have been advised that repairs have been undertaken on several occasions including in 2004, 2010/2011 and 2016. The 2016 repair was undertaken by Kirklees Council and is indicated as Area C in the elevations included in Appendix B and photograph C1 in Appendix A.
- 3.5 In Area D (refer to elevations in Appendix B), a stone wall appears to have been constructed directly on top of an original dry stone wall at some point in the past. Numerous voids are present within the walling in this area, refer to photographs D1 - D5 in Appendix A.
- 3.6 In Area E (refer to elevations in Appendix B), as with Area D, a stone wall appears to have been constructed directly on top of an original dry stone wall at some point in the past. Numerous voids are present within the walling in this area, refer to photographs E1 - E3 in appendix A.
- 3.7 Several mature trees are present behind the wall, mostly notably T1 & T2.
- 3.8 T1 is dual stemmed and has trunk diameters of 810 and 750mm. T2 has a trunk diameter of 790mm (confirmed by the arboriculturist) and the centre of the trunk is

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approximately 500mm from the rear face of the wall and the basal flare is physically in contact with the wall.

- 3.9 Two additional substantial trees with a 0.4m diameter and 0.3m diameter respectively, have also been recorded virtually in contact with the rear of the wall. Refer to the attached plan in Appendix A for tree locations.

## 4.0 COMMENTS & CONCLUSIONS

- 4.1 The wall is clearly in a poor state of repair as evidenced by the photographs provided in this report. The wall has been repaired several times in the past clearly demonstrating that the condition of the wall is deteriorating over time. The bulge in the wall in Area A in particular is a clear indication of the poor condition of the wall.
- 4.2 The wall has clearly not been constructed based on a specific design and would fail by a significant margin if assessed based on modern highway standards. Without disturbing the land/trees behind the wall, any repairs to the wall would effectively be like for like replacement and would in no way remedy the fact the wall has not been appropriately designed. This leaves the wall open to further deterioration.
- 4.3 Without significant intervention, the condition of the wall will likely continue to deteriorate to the point where the risk of collapse increases. Given the location of the wall, the consequences of any failure could be catastrophic and result in severe injury or loss of life. It also has the potential to cause significant disruption to the flow of traffic.
- 4.4 If the wall were to fail local to the mature trees, the trees may also fall causing further damage and disruption.
- 4.5 The risk of failure occurring will continue to increase as the wall deteriorates. The consequences of a failure are significant, and this should be taken into consideration when determining how to remediate the wall. In our opinion, a full replacement of the walls should be undertaken as the consequences of a failure could be significant.
- 4.6 A new design should be undertaken based on current design standards and with agreement from the local Authority, this will likely require the submission of an AIP.
- 4.7 Construction of a new wall to modern standards will unfortunately require the removal of the trees and vegetation directly behind the wall. An indicative retaining wall design with the existing trees superimposed has been included in Appendix B for information.

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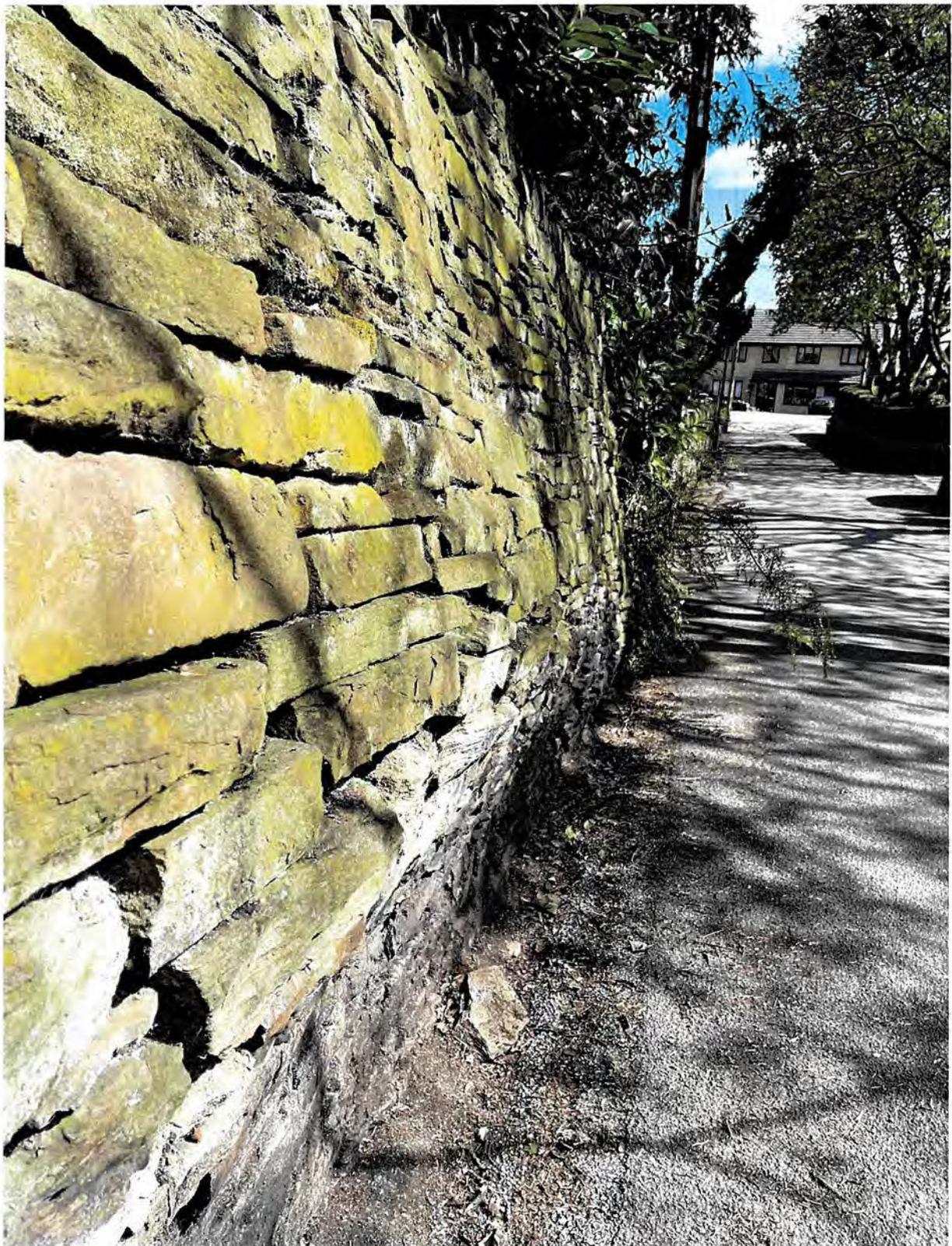
## A P P E N D I X A: PHOTOGRAPHS



Project: **11 Wood Street, Skelmanthorpe  
Huddersfield HD8 9BN**

Client: **Mr S Bond**

Title: **Area A Photos – photo A1**



Project: **11 Wood Street, Skelmanthorpe  
Huddersfield HD8 9BN**

Client: **Mr S Bond**

Title: **Area A Photos – photo A2**



Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**

Title: **Area A Photos – photo A3**



Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**

Title: **Area A Photos – photo A4**



Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**

Title: **Area B Photos – photo B1**



Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**

Title: **Area B Photos – photo B2**



Project: **11 Wood Street, Skelmanthorpe  
Huddersfield HD8 9BN**

Client: **Mr S Bond**

Title: **Area B Photos – photo B3**



Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**

Title: **Area C Photo – photo C1**



Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**

Title: **Area D Photos – photo D1**



Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**

Title: **Area D Photos – photo D2**



Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**

Title: **Area D Photos – photo D3**



Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**

Title: **Area D Photos – photo D4**



Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**

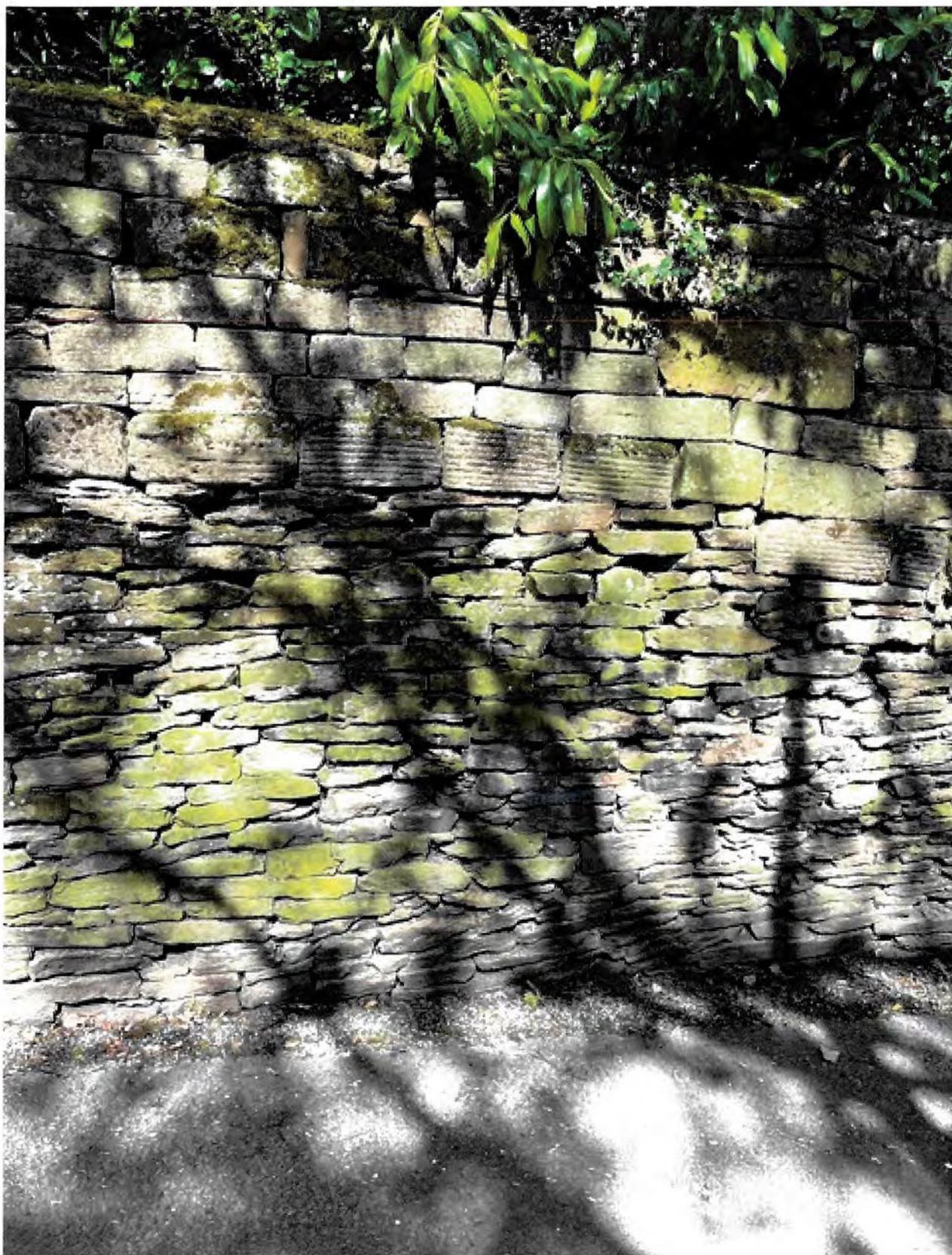
Title: **Area A Photos – photo D5**



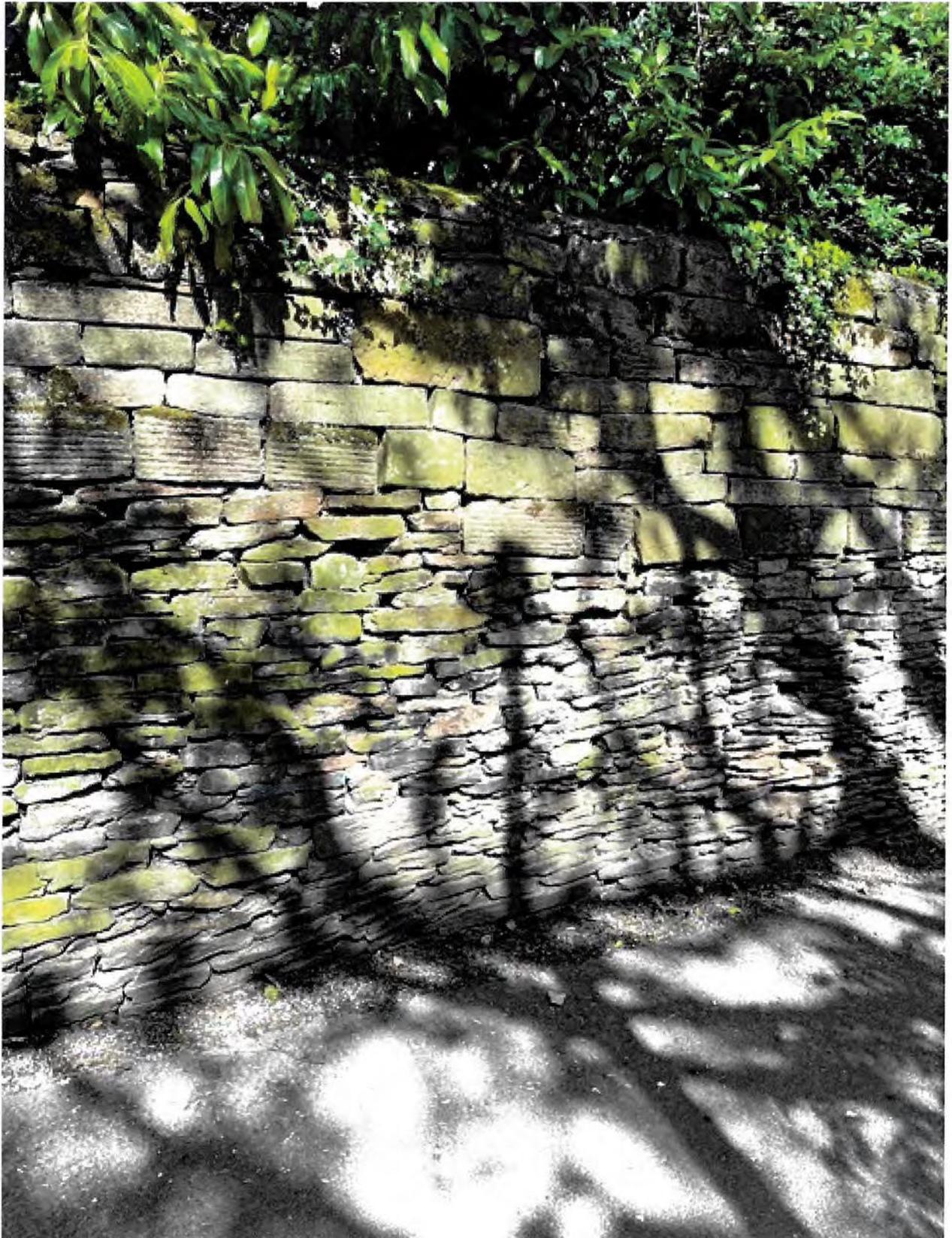
Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**

Title: **Area E Photos – photo E1**



Project: **11 Wood Street, Skelmanthorpe  
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Client: **Mr S Bond**  
Title: **Area E Photos – photo E2**



Project: **11 Wood Street, Skelmanthorpe  
Huddersfield HD8 9BN**

Client: **Mr S Bond**

Title: **Area E Photos – photo E3**