

MARSH DESIGN LIMITED

STRUCTURAL DESIGN CONSULTANTS & SURVEY REPORTS

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Huddersfield
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Company No: 457 2796
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STRUCTURAL CONDITION & DILAPIDATION REPORT

DATE: 18th January 2025

REF: MDL – 10813

1. NAME OF CLIENT

Mr. & Mrs. Caine

2. LOCATION DETAILS

Retaining wall supporting the highway adjacent to:
6, Garner Lane, Highburton, Huddersfield, HD8 0QX

3. DATE OF INSPECTION

14th January 2025

4. PURPOSE OF INSPECTION

To undertake a structural condition and dilapidation survey of the boundary retaining wall prior to construction works to build an extension to the property below the retaining wall.

5. TYPE OF INSPECTION

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

A full photographic summary of the condition of the boundary retaining wall is included in appendix 'A'.

6. DESCRIPTION

The boundary wall is a back pointed dry stone retaining wall built of a bedrock outcrop. The parapet of the retaining wall measured 325mm thick.

On the elevation to the highway, the parapet of the retaining wall measures a consistent height of 1.1m along its length.

Along the elevation to the property below, the retaining wall measures 2.9m high, including the parapet, thus, the retained height below highway level being 1.8m high.

Below highways level, the overall thickness of the retaining wall could not be determined without destructive testing, However it is assumed that the dry stone wall is acting as a facing to the bedrock outcrop, with the wall being constructed to support the parapet above. There was no evidence of any weep hole drainage within the dry stone retaining wall structure.

7. SPECIFIC STRUCTURAL DEFECTS NOTED

During our survey and inspection, other than some localised settlement of the stones (photos 8 & 9), there was no evidence of structural defect or distress noted to the retaining wall structure.

In some areas our inspection was limited due to the presence of Ivy vegetation which has spread along the wall.

It is considered that removing the Ivy would potentially cause damage and loosen the dry stone walling, so at this moment in time our structural inspection was limited to only the clearly visible areas of the retaining wall.

8. LIMITATIONS

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

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, high alumina cement (HCA) or reinforced autoclaved aerated concrete (RAAC) construction.

This report has been prepared for the sole benefit of Mr. & Mrs. Caine, their professional advisors and the local authority planning office.

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Yours faithfully,

REDACTED

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

APPENDIX 'A'

FULL PHOTOGRAPHIC SUMMARY OF THE CONDITION OF THE RETAINING WALL

ELEVATION ALONG PARAPET FACING HIGHWAY



Photo 1 – Starting at Upper Section of Wall



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14 – Finishing at Lower Section of the Wall

ELEVATION ALONG RETAINING WALL FACING PROPERTY



Photo 15 – Starting at Upper Left Hand Corner



Photo 16



Photo 17



Photo 18



Photo 19

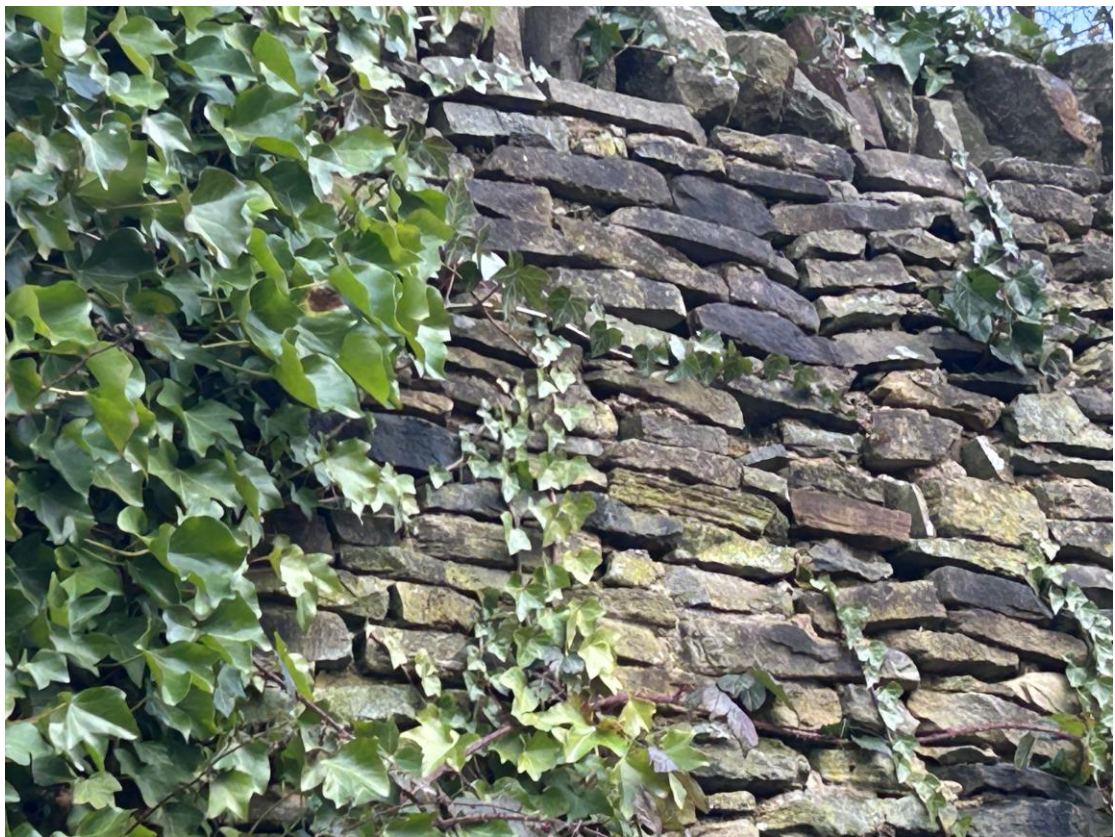


Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32