



**P&A 4872-22/DJO**

**12<sup>th</sup> March 2025**

## **STRUCTURAL INSPECTION – HIGHWAY BOUNDARY WALL**

**Burn Road  
Birchencliffe  
Huddersfield**

**Prepared for**

**Wiggett Construction Ltd,  
Viking House,  
449 Middleton Road,  
Chadderton,  
Oldham,  
Lancs,  
OL9 9LB.**

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### **1.0 TERMS OF REFERENCE**

This report has been prepared at the request of Mark Sexton, on behalf Wiggett Construction Ltd.

The inspection was carried out on Thursday, 5<sup>th</sup> December 2024 by Mr D J Ormes MIStructE and Mr P Eccles.

### **2.0 INTRODUCTION**

A full structural dilapidation survey of the existing retaining wall on Burn Road has been requested as part of the planning conditions for a new residential development on the West side of Burns Road, Birchencliffe.

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Partington and Associates Limited has been instructed to carry out an inspection of the wall and report accordingly.

### **3.0 PURPOSE OF REPORT**

The purpose of this report is to inspect and comment on the structural condition of the boundary retaining wall described previously to determine whether the wall is still in a stable condition or, if not, make recommendations for any strengthening or remedial works required to make the wall safe in the future.

The report is limited to the section of the wall bounding the development site as indicated on the wall plan within appendix A (ref 4872-22 W-01).

We have not carried out a site investigation to confirm the type of foundations or ground strata below the wall although this may be requested subject to the findings of this report.

### **4.0 DESCRIPTION OF THE WALL**

The wall to be inspected is located on the West side of Burns Road, Birchenclyffe. The wall is located adjacent to the footpath. Due to varying site levels and elevations the wall acts as a retaining structure to both the footpath and development site.

The wall is generally constructed in a dry random stone, apart from one area where the wall has been rebuilt in mass brickwork. At the lowest level of the site a drainage culvert runs through the wall under the highway.

The wall has a maximum height of 1.8m fronting the highway and 2.4m on the site side at the location of the culvert. The top of the wall varies from 450mm to 600mm thick. The wall is capped with a vertically laid stone coping. The thickness of the wall below ground is unknown.

Significant amounts of self seeded vegetation are present along the length of the wall. Some of this was removed prior to our inspection to allow closer inspection of the wall.

**For general views of the wall see photographs within the inspection sheets (Appendix B).**

### **5.0 STURUCTURAL APPRAISAL**

A general assessment of the wall condition, height and vertical alignment has been recorded at 10m intervals along the wall – refer to the inspection sheets within Appendix B.

Each section of the wall has been assessed in accordance with the following criteria:

- |            |   |   |
|------------|---|---|
| Poor       | - | Requires significant remedial repairs / rebuild |
| Reasonable | - | Requires general maintenance                    |
| Good       | - | No action required                              |

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A summary of the wall condition from the assessment sheets is as follows:

Chainage	Condition	Action	Notes
Chainage 1 to 10m	Reasonable	Re-set coping	
Chainage 10 to 20m	Reasonable	Re-set coping	
Chainage 20 to 30m	Poor	Rebuild parapet with new coping, repair stonework around culvert	Consider increase in height to act as pedestrian barrier
Chainage 30 to 40m	Poor	Rebuild parapet with new coping, repair stonework around culvert	Consider increase in height to act as pedestrian barrier
Chainage 40 to 50m	Reasonable	Wall removed	Wall to be taken down to create entrance to development
Chainage 50 to 60m	Reasonable	Wall removed	Wall to be taken down to create entrance to development
Chainage 60 to 70m	Poor	Wall removed	Wall to be taken down, ground to be reprofiled as part of redevelopment
Chainage 70 to 80m	Reasonable	Wall removed	Wall to be taken down, ground to be reprofiled as part of redevelopment
Chainage 80 to 95m	Poor	Wall removed	Wall to be taken down, ground to be reprofiled as part of redevelopment

## 6.0 DISCUSSION AND RECOMMENDATIONS

The wall as a whole is generally in poor condition with substantial areas required to be rebuilt due to partial collapse and lack of maintenance.

Self seeded vegetation, including several semi-mature trees, are embedded within the wall resulting in structural damage.

Some areas of the wall will need to be altered to form the new site entrance. In addition the wall coping will need to be reset along the entire length of the wall.

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Where the wall is retaining and noted to be in reasonable condition the wall tends to lean back into the retained soil which is considered to be acceptable from a stability point of view.

We see no reason, subject to local authority approval, why the wall cannot be rebuilt in traditional dry stone techniques.

All vegetation within close proximity of the wall should be removed and the wall repaired accordingly.

In the location of the culvert the wall is only 500mm high at footpath level. In our opinion the wall is not high enough to act as a pedestrian barrier to prevent pedestrians falling from height into the culvert below.

Prior to rebuilding the wall trial holes should be undertaken to ensure that the substrata is suitable for supporting the new structure.

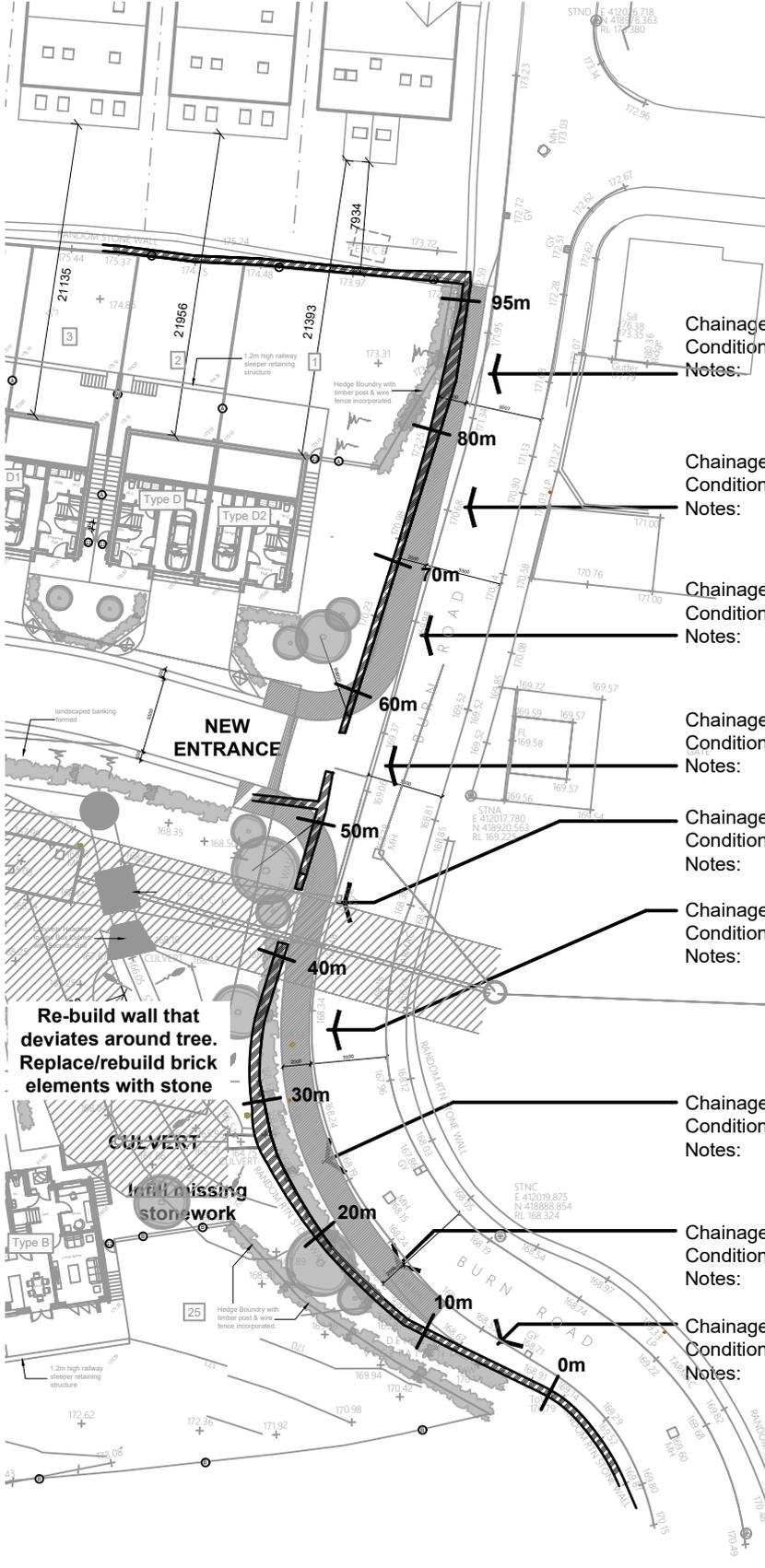
**D J Ormes M.I.STRUCT.E**  
**PARTINGTON AND ASSOCIATES LIMITED**

**Director:** D. J. Ormes

Registered Office: 13 Gillibrand Street, Chorley, Lancs. PR7 2EJ Tel: 01257 249863 Company Registration No. 3107630

## 7.0 APPENDICES

### Appendix A – Location Plan Drawing No. 01



- Chainage: 80m - 95m  
Condition: **POOR** - partial wall collapse  
Notes: Wall removed and ground regraded as part of new development
- Chainage: 70m - 80m  
Condition: Reasonable  
Notes: Wall removed and ground regraded as part of new development
- Chainage: 60m - 70m  
Condition: **POOR**  
Notes: Wall removed as part of new development
- Chainage: 50m - 60m  
Condition: Reasonable  
Notes: Wall removed as part of new development
- Chainage: 40m - 50m  
Condition: Reasonable  
Notes: Wall removed as part of new development
- Chainage: 30m - 40m  
Condition: **POOR**  
Notes: Clear vegetation (including tree embedded into rear of wall to side of culvert), rebuild brickwork elements in stone. Rebuild part of wall that deviates around tree. Provide new stone coping. Consider increase in height for pedestrian barrier
- Chainage: 20m - 30m  
Condition: **POOR** - Coping displaced  
Notes: Clear vegetation, re-set coping. Infill missing stonework to rear of wall. Consider increase in height for for pedestrian barrier
- Chainage: 10m - 20m  
Condition: Reasonable  
Notes: Clear vegetation, re-set coping
- Chainage: 0m - 10m  
Condition: Reasonable  
Notes: Clear vegetation, re-set coping

**Re-build wall that deviates around tree. Replace/rebuild brick elements with stone**

**PLAN ON EXISTING BOUNDARY  
STONE RETAINING WALL (1:500)**

Revision	By	Check	Date	Description
 <b>Partington &amp; Associates Limited</b> Structural Design Consultants 13 Gillibrand Street Chorley Lancashire PR7 2EJ Tel: (01257) 249882 / 249863 e-mail: info@partington-associates.com www.partington-associates.com				
Client WIGGETT HOMES				Scale 1:500
Project BURN RD, HUDDERSFIELD				Date FEB 2025
Title EXISTING STONE BOUNDARY WALL				Check DO
Job No. 4872-22	Dwg No. W-01	Rev. -	Approved	DJO

## Appendix B – Site Inspection Record Sheets

**Director:** D. J. Ormes

Registered Office: 13 Gillibrand Street, Chorley, Lancs. PR7 2EJ Tel: 01257 249863 Company Registration No. 3107630

**Approximate Chainage 1m to 10m**

Approximate Chainage	1 to 10m
Height	1.3m
Retaining height	1.1m to rear
Construction	Random stone with vertical stone coping
Verticality	Leans back 180mm over height of wall
Condition	Reasonable
Notes	Self seeded vegetation to front and rear. Clear vegetation, re-set coping



**Photograph No: 1**



**Photograph No: 2**



**Photograph No: 3**

**Approximate Chainage 10m to 20m**

Approximate Chainage	10 to 20m
Height	Varies from 0.95m to 0.50m
Retaining height	0.90m to rear
Construction	Random stone with vertical stone coping
Verticality	Leans back 20mm over height of wall
Condition	Reasonable
Notes	Self seeded vegetation to front and rear. Clear vegetation, re-set coping



**Photograph No: 4**



**Photograph No: 5**



**Photograph No: 6**

**Approximate Chainage 20m to 30m**

Approximate Chainage	20 to 30m
Height	0.50m
Retaining height	0.90m to 2.4m to pavement (down to culvert)
Construction	Random stone with vertical stone coping
Verticality	Leans back 20mm over height of wall
Condition	Poor, coping displaced
Notes	Self seeded vegetation to front and rear. Clear vegetation re-set coping. Infill any missing stonework to rear of wall.  Consider increase in height for pedestrian barrier to 1100mm



**Photograph No: 7**



**Photograph No: 8**

**Approximate Chainage 30m to 40m**

Approximate Chainage	30 to 40m
Height	0.5m to 0.6m
Retaining height	2.4m to 0.1m to pavement (up from culvert)
Construction	Coursed stone with vertical stone coping. Small section of random brickwork. No coping
Verticality	Leans back (unable to measure due to vegetation)
Condition	Poor
Notes	Self seeded vegetation to front and rear. Clear vegetation (including tree embedded into rear of wall to side of culvert), rebuild brickwork elements in stone. Rebuild part of wall that deviates around tree. Provide new stone coping.  Consider increase in height for pedestrian barrier to 1100mm



**Photograph No: 9**



**Photograph No: 10**



**Photograph No: 11**



**Photograph No: 12**

**Approximate Chainage 40m to 50m**

Approximate Chainage	40 to 50m
Height	0.80m
Retaining height	0.60m
Construction	Coursed stone with vertical stone coping. Galvanised steel gate
Verticality	Relatively plumb
Condition	Reasonable
Notes	Self seeded vegetation to front and rear. Clear vegetation.  Wall to be taken down to form new entrance to development.



**Photograph No: 13**



**Photograph No: 14**



**Photograph No: 15**

**Approximate Chainage 50m to 60m**

Approximate Chainage	50 to 60m
Height	1.4m
Retaining height	0.2m
Construction	Random stone with vertical stone coping
Verticality	Leans back 30mm over height of wall
Condition	Reasonable
Notes	Self seeded vegetation to front and rear. Clear vegetation.  Wall to be taken down to form new entrance to development.



**Photograph No: 16**



**Photograph No: 17**

**Approximate Chainage 60m to 70m**

Approximate Chainage	60 to 70m
Height	1.25m
Retaining height	0.25m to rear
Construction	450mm thick course random stone with vertical stone coping
Verticality	Leans back 30mm over height of wall. Bows out to centre
Condition	Poor
Notes	Self seeded vegetation to front and rear. Clear vegetation.  Wall to be taken down and ground to be reprofiled as part of redevelopment.



**Photograph No: 18**



**Photograph No: 19**

**Approximate Chainage 70m to 80m**

Approximate Chainage	70 to 80m
Height	1.5m
Retaining height	0.7m to rear
Construction	Coursed random stone with vertical stone coping
Verticality	Leans back 85mm over height of wall
Condition	Reasonable
Notes	Self seeded vegetation to front and rear. Clear vegetation.  Wall to be taken down and ground to be reprofiled as part of redevelopment.



**Photograph No: 20**



**Photograph No: 21**

**Approximate Chainage 80m to 95m**

Approximate Chainage	80 to 95m
Height	1.8m to 1.4m
Retaining height	1.1m to 0.7m
Construction	450mm thick coursed random stone with vertical stone coping
Verticality	Leans forward between 150 & 240mm over height of wall. Partial collapse in centre of section
Condition	Poor
Notes	Self seeded vegetation to front and rear. Clear vegetation.  Wall to be taken down and ground to be reprofiled as part of redevelopment.



**Photograph No: 22**



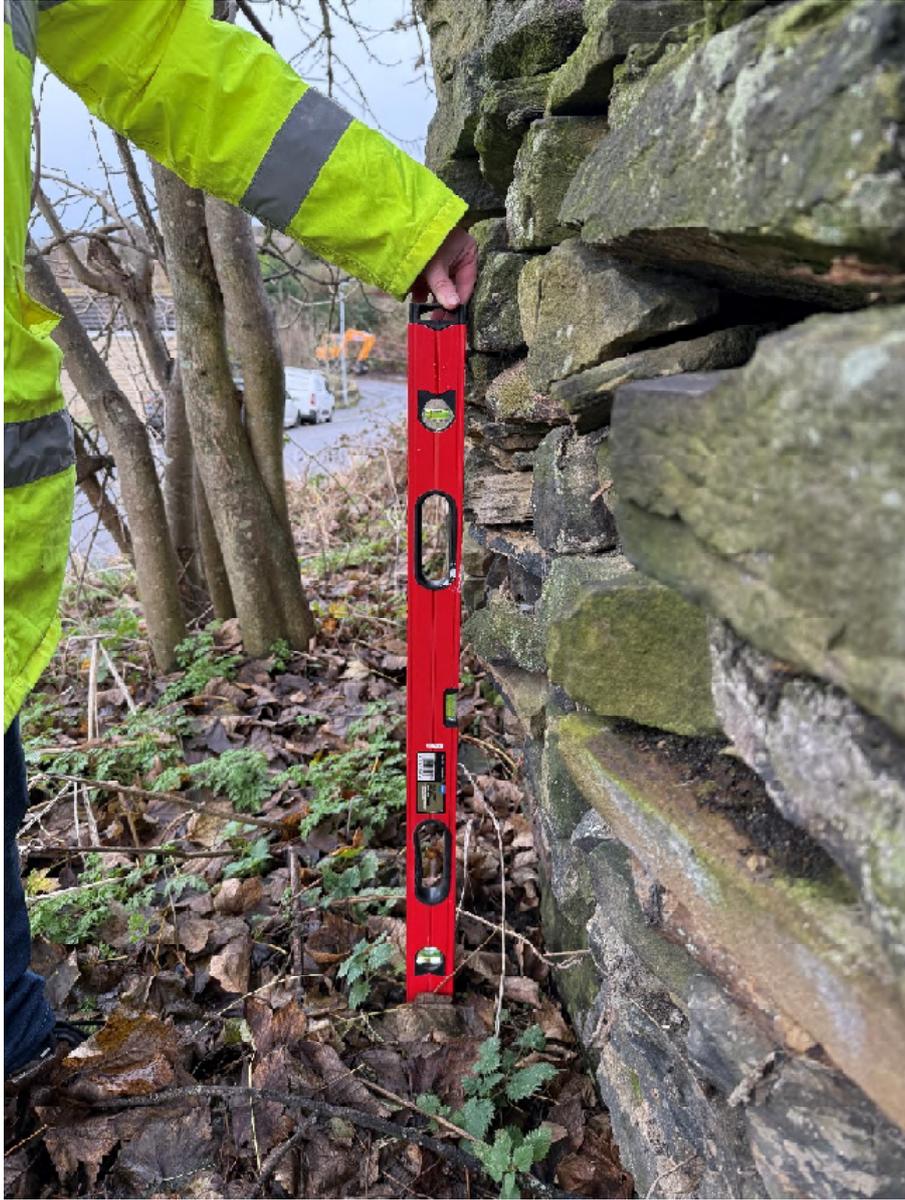
**Photograph No: 23**



**Photograph No: 24**



**Photograph No: 25**



**Photograph No: 26**