

Engineers Site Inspection

Dilapidations Report

Existing Retaining Wall

Bell Cabin, Long Lane

Earlsheaton

Dewsbury WF12 8LG

For

Mr P Audsley

09 April 2024

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Introduction

Holloway Jennings Consulting Engineers were requested by Mr Paul Audsley to undertake a dilapidations survey of an existing retaining wall on the frontage of Bell Cabin, Long Lane, Dewsbury.

The site visit was a visual inspection from ground level where safe access was available, and no intrusive investigations were undertaken.

Observations

The survey identified the following.

Adopted Highway

The adopted highway adjacent the retaining wall is in good condition.

Adopted Kerbing

The precast concrete kerbing and channel blocks are generally in good condition.

The transition kerb at the start of the dropped kerb access to the site has been displaced and the adjacent full kerb has a crack at the end. The dropped bullnose kerbs across the site access are in reasonable condition.

Insitu Concrete Verge

The infill between the adopted kerbing and the existing wall is of insitu concrete construction and is in good condition. There are three formed contraction joints in the verge. There are also five minor cracks

that run almost straight across the full width of the verge which appear to be shrinkage cracks caused by contraction of the concrete and have no structural significance.

Retaining Wall

The sandstone retaining wall appears to be in good condition. Generally coursing is good and mortar jointing sound, except for some minor areas at ground level. The wall appears to be founded on the natural sandstone and shows no signs of distress.

Highway Drainage

There are several drainage holes through the retaining wall. One in particular appears to be discharging surface water drainage from a gully on the highway directly on to the escarpment. It is unclear how long this discharge has been in place. However, it is likely that this may be contributing to erosion of the escarpment and ultimately to instability of the highway.

Conclusions

The existing adopted highway is in good condition.

The existing retaining wall is in good condition.

The existing natural escarpment is suffering from some erosion possibly contributed to by the drainage from the adopted highway.

Recommendations

The minor adopted highway kerbing repairs should be undertaken prior to completion of the site works to the satisfaction of Kirklees Highways Department.

The existing highways surface water discharge on to the escarpment should be remedied by Kirklees Highways Department as soon as possible and prior to works commencing on the site.

A second dilapidations survey should be undertaken prior to completion of the site works to identify further damage to adopted highway that may have been caused during the site works and require remediation to the satisfaction of Kirklees Highways Department.

Photographs



Kerb line across site access showing displaced transition kerb and cracked full kerb.



Dropped bull nose kerb across existing site access



Start of concrete verge.



Typical formed contraction joint in concrete verge.



Typical shrinkage crack concrete verge.



Concrete verge.



Retaining Wall 1



Retaining Wall 2



Retaining Wall 3



Retaining Wall 4



Retaining Wall 5



Retaining Wall 6



Retaining Wall 7



Retaining Wall 8



Retaining Wall 9



Highway drainage gullies