MARSH DESIGN
STRUCTURAL ENGINEERS
51, Trinity Street, Huddersfield, HD1 4DN ~ 01484 341426 ~ Company No: 457 2796

STRUCTURAL CONDITION & DILAPIDATION REPORT
DATE: 2nd February 2026
REF: MDL - 12499

1. NAME OF CLIENT

Mr. Przemek Kolbus

2. LOCATION DETAILS

Retaining walls adjacent to highways that surround the property at:
2 Elm Street, Skelmanthorpe, Huddersfield, HD8 9BH

3. DATE OF INSPECTION

28th January 2026

4. PURPOSE OF INSPECTION

To undertake a structural condition and dilapidation report of the existing retaining walls prior to construction works associated with the proposed alterations of the existing dwelling at 2 Elm Street, Skelmanthorpe, Huddersfield, HD8 9BH.

5. TYPE OF INSPECTION

A visual inspection was undertaken from ground floor level and easily accessible places only. No intrusive or destructive investigations were carried out.

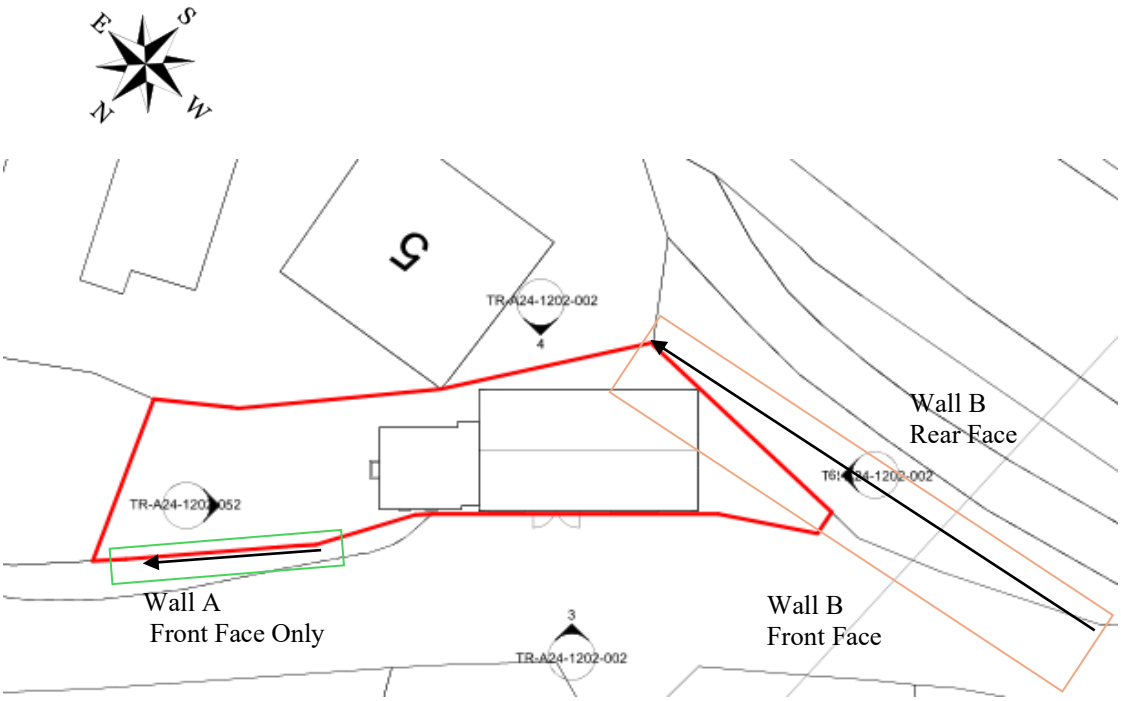
A full photographic record (carried out from the highway side) of the condition of the boundary wall located to the north of the property is included in Appendix ‘A’.

A full photographic record of the condition of the front face of boundary retaining wall (Wall B), and the associated upper parapet wall located to the southwest of the property is included in Appendix ‘B’.

A full photographic record (undertaken from the public footpath) of the condition of the rear face of boundary retaining wall (Wall B), to the southwest of the property, is included in Appendix ‘C’

Where the wall height required more than one photograph to capture the full face at a given chainage, photos are labelled T (top), M (mid) & B (bottom) respectively.

Chainages provided along walls A & B are approximate, having been estimated retrospectively as running measurements were not recorded at the time of inspection. Chainage commences at Ch 0.0m from the reference points indicated on the site plan below, where arrows indicate both the chainage starting point and the direction of increasing chainage for each wall. Chainage points start at one end of each wall and run continuously along the length of the wall, regardless of where the photographic record begins. For Wall B, the photographic record begins at approximately Ch 5.5m as the section between Ch 0.0m and Ch 5.5m was not considered relevant as it is not within the proximity of the property. All chainages should be treated as indicative only and used as a guide for approximate location of the photographic record rather than precise survey measurements



6. DESCRIPTION

Boundary Wall adjacent to the Highway (North of the Property)

The boundary wall is a coursed natural dry-stone wall with no visible mortar bonded joints, except between the coping stones. The wall is approximately 1.5m high throughout its length and approximately 0.4m thick.

Boundary Retaining Wall - Southwest of the Property

The retaining wall predominantly comprises coursed natural stone construction without mortar bonded joints. The highest section of the wall is approximately 6.0m high. The retaining wall is buttressed at its left-hand side by the retaining wall located to the southeast of the property.

The wall reduces in height along its length to approximately 3.5m at the boundary edge of the property and continues to wrap around adjacent to the highway, where it further reduces to approximately 1.5m in height. The final section of the wall adjacent to the highway (approximately 5.0m in length) consists of mortar-bonded coursed stone and incorporates weep holes at the base. This section of the wall appears to have been previously reconstructed.

A coursed natural unbonded dry stone parapet wall is present on top of the retaining wall. The parapet wall is approximately 0.4m high at its lowest point and gradually increases in height to approximately 1.0m, before increasing to approximately 1.6m at a location where mortar bonding is present between some of the courses.

Inspection of the lower section of the retaining wall adjacent to the property was very limited due to restricted access. Although access was available to the lower section of the wall adjacent to the highway, the foundation details and overall thickness of the wall could not be determined from our visual inspection.

7. OBSERVED CONDITION AND DEFECTS

The masonry boundary wall (Wall A) to the north of the property was observed to be in generally good stable condition, with only minimal cracks in the mortar at the top of the wall.

For retaining Wall B to the southwest of the property, localised bulging is visible in Photographs B/F/2/T & B, B/F/7/T and B/F/9/T in Appendix ‘B’

Inspection of the parapet wall adjacent to the public footpath appeared to be in a stable condition at the time of inspection, with no structural defects being observed.

8. LIMITATIONS

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

This report has been prepared for the sole benefit of Mr. Przemek Kolbus, his professional advisors and the local authority planning and highways 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

Appendix ‘A’

A Full Photographic Summary of Condition of The Boundary Wall A



Photo A/F/1 – Wall A, Side Face, CH 0.0m (Whole Section)



Photo B/F/2T – Wall A, Front Face, CH 0.0m (Upper Section)



Photo C/F/2B – Wall A, Front Face, CH 0.0m (Lower Section)



Photo D/F/3T – Wall A, Front Face, ~CH 1.0m (Upper Section)



Photo E/F/3B – Wall A, Front Face, ~CH 1.0m (Lower Section)



Photo F/F/4T – Wall A, Front Face, ~CH 2.0m (Upper Section)



Photo G/F/4B – Wall A, Front Face, ~CH 2.0m (Lower Section)



Photo H/F/5T – Wall A, Front Face, ~CH 3.0m (Upper Section)



Photo I/F/5B – Wall A, Front Face, ~CH 3.0m (Lower Section)



Photo J/F/6T – Wall A, Front Face, ~CH 4.0m (Upper Section)



Photo K/F/6B – Wall A, Front Face, ~CH 4.0m (Lower Section)

Appendix ‘B’

A Full Photographic Summary of Condition of The Front Face of Boundary Retaining Wall B



Photo B/F/1T – Wall B, Front Face, ~CH 5.5m (Upper Section)



Photo B/F/1B – Wall B, Front Face, ~CH 5.5m (Lower Section)



Photo B/F/2T – Wall B, Front Face, ~CH 7.0m (Upper Section)



Photo B/F/2B – Wall B, Front Face, ~CH 7.0m (Lower Section)



Photo B/F/3T – Wall B, Front Face, ~CH 7.5m (Upper Section)



Photo B/F/3M – Wall B, Front Face, ~CH 7.5m (Middle Section)



Photo B/F/3B – Wall B, Front Face, ~CH 7.5m (Lower Section)



Photo B/F/4T – Wall B, Front Face, ~CH 8.5m (Upper Section)



Photo B/F/4M – Wall B, Front Face, ~CH 8.5m (Middle Section)



Photo B/F/4L – Wall B, Front Face, ~CH 8.5m (Lower Section)



Photo B/F/5T – Wall B, Front Face, ~CH 10.2m (Upper Section)



Photo B/F/5M – Wall B, Front Face, ~CH 10.2m (Middle Section)



Photo B/F/5L – Wall B, Front Face, ~CH 10.2m (Lower Section)



Photo B/F/6T – Wall B, Front Face, ~CH 11.5m (Upper Section)



Photo B/F/6M – Wall B, Front Face, ~CH 11.5m (Middle Section)



Photo B/F/6B – Wall B, Front Face, ~CH 11.5m (Lower Section)



Photo B/F/7T – Wall B, Front Face, ~CH 12.5m (Upper Section)



Photo B/F/7M – Wall B, Front Face, ~CH 12.5m (Middle Section)



Photo B/F/7L – Wall B, Front Face, ~CH 12.5m (Lower Section)



Photo B/F/8T – Wall B, Front Face, ~CH 13.2m (Upper Section)



Photo B/F/8M – Wall B, Front Face, ~CH 13.2m (Middle Section)



Photo B/F/8L – Wall B, Front Face, ~CH 13.2m (Lower Section)

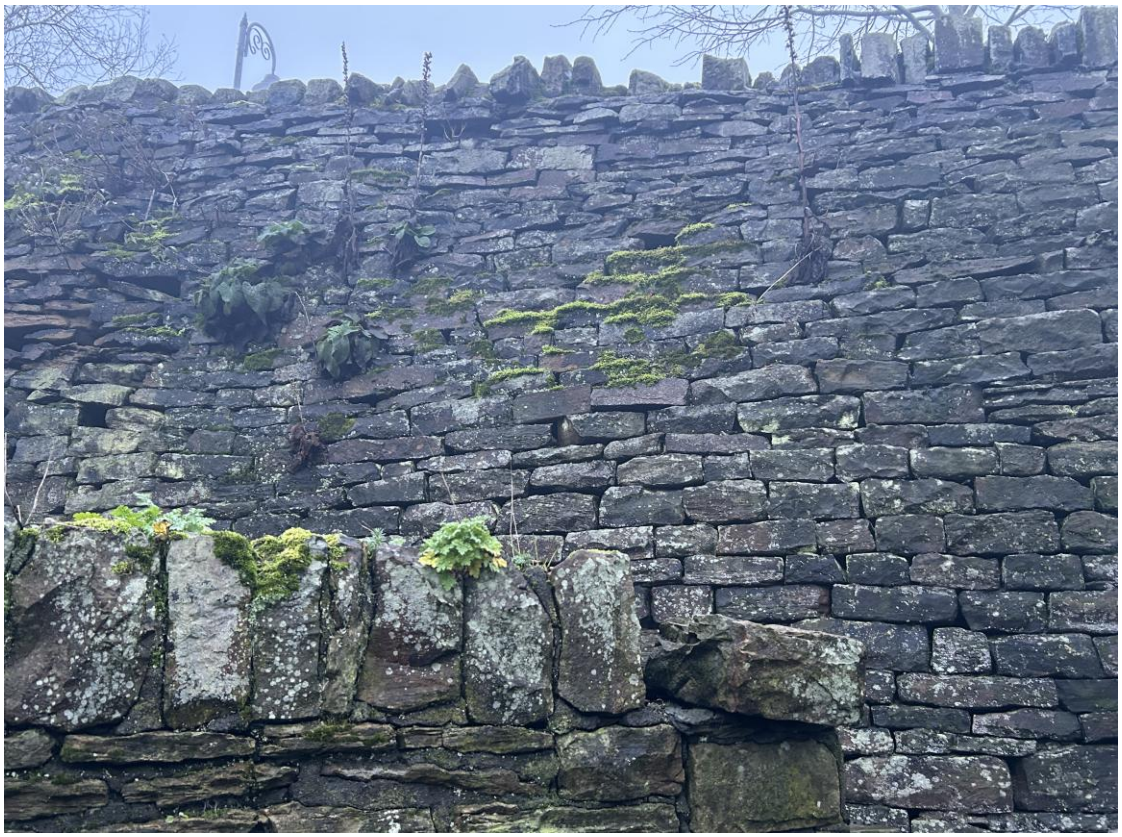


Photo B/F/9T – Wall B, Front Face, ~CH 16.0m (Upper Section)



Photo B/F/10T – Wall B, Front Face, ~CH 19.0m (Upper Section)



Photo B/F/10M – Wall B, Front Face, ~CH 19.0m (Middle Section)



Photo B/F/11T – Wall B, Front Face, ~CH 21.5m (Upper Section)



Photo B/F/11M – Wall B, Front Face, ~CH 21.5m (Middle Section)



Photo B/F/12T – Wall B, Front Face, ~CH 23.5m (Upper Section)



Photo B/F/13T – Wall B, Front Face, ~CH 25.5m (Upper Section)



Photo B/F/14T – Wall B, Front Face, ~CH 27.0m (Upper Section)



Photo B/F/14M – Wall B, Front Face, ~CH 27.0m (Middle Section)

Appendix ‘C’

A Full Photographic Summary of Condition of The Rear Face of Boundary Retaining Wall B



Photo B/R/1 – Wall B, Rear Face, ~CH 8.5m (Upper Parapet)



Photo B/R/2 – Wall B, Rear Face, ~CH 9.2m (Upper Parapet)



Photo B/R/3 – Wall B, Rear Face, ~CH 9.8m (Upper Parapet)



Photo B/R/4 – Wall B, Rear Face, ~CH 10.5m (Upper Parapet)



Photo B/R/5 – Wall B, Rear Face, ~CH 11.2m (Upper Parapet)



Photo B/R/6 – Wall B, Rear Face, ~CH 11.8m (Upper Parapet)



Photo B/R/7 – Wall B, Rear Face, ~CH 12.5m (Upper Parapet)



Photo B/R/8 – Wall B, Rear Face, ~CH 13.2m (Upper Parapet)



Photo B/R/9 – Wall B, Rear Face, ~CH 13.8m (Upper Parapet)



Photo B/R/10 – Wall B, Rear Face, ~CH 14.5m (Upper Parapet)



Photo B/R/11 – Wall B, Rear Face, ~CH 15.2m (Upper Parapet)



Photo B/R/12 – Wall B, Rear Face, ~CH 15.8m (Upper Parapet)



Photo B/R/13 – Wall B, Rear Face, ~CH 16.5m (Upper Parapet)



Photo B/R/14 – Wall B, Rear Face, ~CH 17.2m (Upper Parapet)



Photo B/R/15 – Wall B, Rear Face, ~CH 17.8m (Upper Parapet)



Photo B/R/16 – Wall B, Rear Face, ~CH 18.5m (Upper Parapet)



Photo B/R/17 – Wall B, Rear Face, ~CH 19.2m (Upper Parapet)



Photo B/R/18 – Wall B, Rear Face, ~CH 19.8m (Upper Parapet)



Photo B/R/19 – Wall B, Rear Face, ~CH 20.5m (Upper Parapet)



Photo B/R/20 – Wall B, Rear Face, ~CH 21.2m (Upper Parapet)



Photo B/R/21 – Wall B, Rear Face, ~CH 21.8m (Upper Parapet)



Photo B/R/22 – Wall B, Rear Face, ~CH 22.5m (Upper Parapet)



Photo B/R/23 – Wall B, Rear Face, ~CH 23.2m (Upper Parapet)



Photo B/R/24 – Wall B, Rear Face, ~CH 23.8m (Upper Parapet)



Photo B/R/25T – Wall B, Rear Face, ~CH 24.5m (Upper Parapet – Top Section)



Photo B/R/25B – Wall B, Rear Face, ~CH 24.5m (Upper Parapet – Lower Section)



Photo B/R/26T – Wall B, Rear Face, ~CH 25.8m (Upper Parapet – Top Section)



Photo B/R/26B – Wall B, Rear Face, ~CH 25.8m (Upper Parapet – Lower Section)



Photo B/R/27 – Wall B, Rear Face, ~CH 27.0m (Upper Parapet – Lower Section)