

Structural Dilapidation Report for the Retaining Wall

at

Woodman Inn, Thunder Bridge Lane, Kirkburton, Huddersfield
HD8 0PX

for

Robert Halstead - Chartered Surveyors & Town Planners

Survey Report

MDL - 11682

Dated: 25th June 2025



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EXTERNAL BUILDING SURVEY

Woodman Inn, Thunder Bridge Lane, Kirkburton, Huddersfield HD8 0PX

1.0 INTRODUCTION

1.1 Clients Brief & Limitations of the Report

We were commissioned by Robert Halstead - Chartered Surveyors & Town Planners to attend site and undertake a visual inspection and photographic survey.

To comment upon the evidence of any structural movement noted; potential progressive movement in the future to the retaining walls, and their general overall structural integrity.

The survey was of a non-intrusive nature intended to identify the principal defects of the aforementioned areas and was limited to the main elements and their prime component(s).

The information was obtained by visual inspections made at ground level which are identified in the survey.

1.2 Condition Survey Details

The retaining wall/ structure age is unknown.

The survey was carried out during June 2025, the weather was dry.

As the survey was a surface level activity (viewed from the front) without either specialist access or investigative equipment the defects list is not exhaustive however, within those limitations it should provide an appropriate reflection of the structural integrity/ condition to all areas of the retaining wall.

EXTERNAL CONDITION SURVEY

Woodman Inn, Thunder Bridge Lane, Kirkburton, Huddersfield HD8 0PX

2.0 DEFECTS SURVEY

2.1 Survey Findings Retaining Wall

The structure of the set-back dry-stone retaining wall has an overall height from lower ground level between 2.60m - 3.0m (h) inclusive of the roadside parapet being 450mm (h). Approximate length of the associated wall measured at 30.0m. The existing marquee is position 3.0 - 6.0m to the front of the aforementioned retaining wall.

From our general visual examination the retaining dry stone section of the wall shows signs of historical movement mid height caused by pressure from the retained substrata, and subsequent ground water. Egress of retained water noted through areas of dry-stone.

The surcharge towards to the boundary retaining wall from the road above caused by loadings and from further saturation of the soil behind the retaining walls; without adequate drainage/ weep holes significantly increases pressure to the structure, which has lead to moderate historical structural movement.

There is no visible subsidence resulting in any further structural defects which would be indicative of this type of movement.

Generally the overall set back retaining wall show plumb with minimal/ moderate signs of bulging & leaning to elevations to an estimated 50-75mm respectively. Although the aforementioned stone wall is not technically plumb, they comply in engineering terms with the middle-third rule for the stability of masonry structures (movement less than 1/6 wall thickness).

There is an additional lower retaining wall positioned 2.50m to the front to accommodate the raised bed. Approximate length of 6.50m @ 800mm high x 350mm wide. There are no signs of cracking and movement noted. Performing as intended. **Pic Ref: 8-11**

Further raised planter constructed in sleeper timbers positioned 1.50m to the front. Approximate length of 23.50m @ 800mm high. Slight lateral movement noted. Performing as intended. **Pic Ref: 24**

No movement and cracking noted to the additional brick pillar to the front of the dry-stone wall situated within the raised planter areas. **Pic Ref: 19**

General shrubbery, with roots noted within the drystone wall to sporadic areas. These should be removed to prevent future instability. Dry pack and make good any voids created.

There is a mature tree to the right side of the road (viewed from front) which may have overgrown its original intended area. However there were no clear signs of damage noted to the retaining wall in this area. **Pic Ref: 2**

There were no major signs of subgrade settlement noted to the retained strata to the road side parallel to the parapet wall. **Pic Ref: 1-5**

2.2 General

Impact of Trees and Shrubs on Dry Stone Walls:

Dry stone retaining walls can be negatively impacted by trees and shrubbery due to their root systems and potential for growth that can damage the wall's structure.

Tree and shrub roots can penetrate cracks and crevices in the wall, exerting pressure and causing stones to shift or become dislodged.

Dense vegetation can trap moisture against the wall, accelerating weathering and potential freeze-thaw damage.

Large trees and shrubs can grow into the wall itself, causing structural damage and potentially leading to collapse.

Ensure adequate space between trees, shrubs, and the wall to allow for root growth and prevent damage.

Prune trees and shrubs regularly to control their size and prevent them from encroaching on the wall.

Regularly check for any signs of plant roots impacting the wall and address any issues promptly.

If unsure about the suitability of certain plants or need help managing existing vegetation, consult with a dry stone walling specialist and arboriculturist professional.

EXTERNAL CONDITION SURVEY

Woodman Inn, Thunder Bridge Lane, Kirkburton, Huddersfield HD8 0PX

3.0 EXECUTIVE SUMMARY

3.1 General Conclusion

From our general visual examination of the retaining wall there is indication of historical movement, in the form of moderate bulging. However there is no evidence of any recent toppling, sliding, collapsed stone and progressive movement to the stone wall.

In general the dry-stone retaining wall is within acceptable tolerances. No further structural actions required at this time. Deemed structurally sound at this time.

However on further intrusive investigations behind existing shrubbery it is advised to dry-pack and repair any loose masonry that may be present behind to the rear of shrubbery and trees found within the planters in front of the main wall.

Any proposed future construction near the existing drystone retaining wall will requires careful planning and additional structural engineering's advice, so as not to affect the existing wall's stability.

Periodical general maintenance is of good practice. We would also advise to monitor and report on any changes in the future and seek further advise if deemed appropriate. We advise that all retaining walls are checked every 10 years for any evidence of additional progressive movement.

We would not envisage any further significant movement in the future, If the existing conditions remain stable.

4.0 RIGHTS OF ORIGINATOR

This is a structural dilapidation report of the retaining wall.

We have only commented upon the structural integrity/ condition of the retaining wall and evidence of any recent significant structural movement.

We have not at this present time conducted any intrusive investigation of the existing foundations, wall types and back fill to the retaining walls. Without further intrusive investigations we can't establish the type of construction and comment on any retained strata and the presence of possible land drainage.

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Yours faithfully,



D. Lee MCIOB
Chartered Builder & Building Surveyor

Report check and approved by:



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

Photographic Reference -

Retaining Walls

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