

S1/MPG/02/CSB/LM/1.0/104/R2

10th January 2023

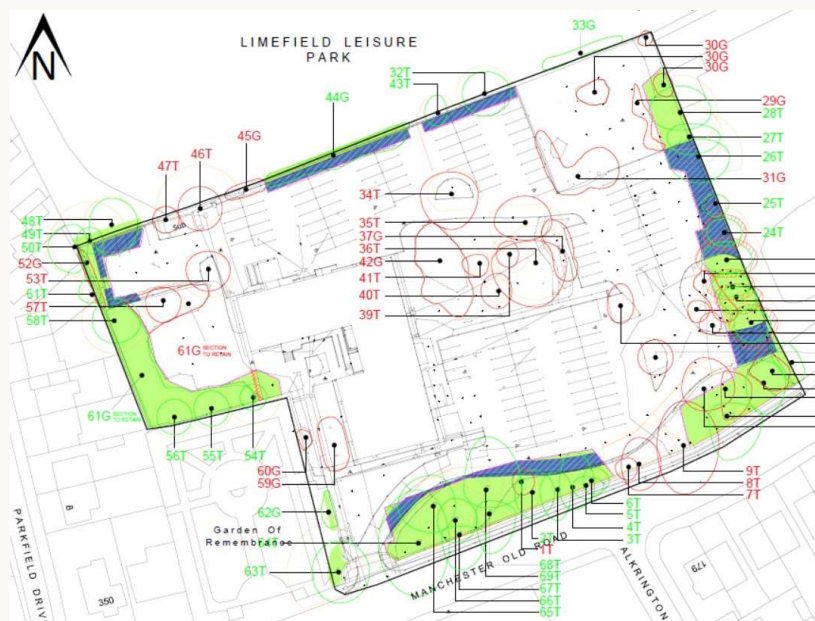
Muller Property Group
The Point
Alsager
Stoke-on-Trent
ST7 2GP

For the Attention of Mr. M. Buckle – Technical Manager

Dear Sirs

PARKFIELD HOUSE BOUNDARY WALL, MANCHESTER OLD ROAD

Muller Property Group have requested a structural appraisal of the stone boundary wall to the footpath of Manchester Old Road in particular near to tree reference 9T.



The boundary wall is approximately 1.8m high and retains soil for its full height on the north side. The width of the wall cannot be confirmed however the coping stone at the top of the wall is approximately 450mm wide. We would expect the wall to increase in thickness with depth on the retained soil side. No weep holes were noted in the wall therefore water pressure will also be applied to the wall.

For much of the length of the wall the wall face is vertical, however in the vicinity of tree 9T the wall starts to lean towards the footpath/road. The wall is out-of-plumb by approximately 115mm in 1000mm (210mm in the full wall height).



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Tree 9T is a mature Beech tree in excess of 20m tall with an approximate diameter of 900mm. Due to close proximity of the main trunk to the wall the root growth is applying horizontal force against the wall and displacing the stone work.



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Whilst the wall is currently retaining the soil and tree there is likely to be further growth to the 9T Beech tree imposing increased load onto the boundary wall and causing further damage. In addition, if the wall were to be rebuilt locally there is a possibility that future growth will impose further pressure on the wall.

Calculations cannot be produced for the wall without behind wall excavation to determine wall thicknesses.

We trust the above is suitable for your requirements – should you require any further information please contact the undersigned

Yours faithfully



Clive Braidwood BSc CEng MStructE
Chartered Structural Engineer
BETTS ASSOCIATES



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This report is not a structural survey in the meaning used by the Royal Institute of Chartered Surveyors. A RICS report would generally include the deterioration of the building fabric and other non-structural items, and should such a report be required, a Chartered Building Surveyor should be appointed to provide this service. Where advice is required on the condition of the building fabric, dampness or rot, specialist reports should also be obtained, since this Report takes no cognisance of such matters.

No examination or tests have been carried out to ascertain whether high alumina cement, calcium chloride, woodwool formers, calcium silicate bricks, asbestos or other deleterious products or materials have been incorporated in the construction unless specifically noted herein.

This report does not include searches or enquiries regarding underground mains, abnormal ground conditions or mining unless specifically stated herein. Unless specifically noted in this Report, no examination of the foundations or ground conditions has been carried out nor has the loading of the building been analysed.

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Where samples of building materials or soils have been taken for testing with the intent of obtaining representative results, it must be recognised that such results may not reflect the full range of any variations in the original material.



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