

First Wessex
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31st March 2014
GCL/W00779

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Dear Sirs

Retaining Wall, Huntsman Close, Waterlooville

At the request of your Luke Deacon, the writer visited the above property with Luke on Friday 7th March 2014. The reason for the visit was concern over the structural integrity of the retaining wall supporting the gardens to the properties in Renown Gardens that back onto Huntsman Close.

The highway of Huntsman Close and the parking areas to the properties are set at a lower level to the ground floor of the properties. The difference in level ranges from approximately 1.8 to 1.5 metres. The ground between the back of the parking bays and the face of the properties is laid out as gardens but graded to be level, just a step down from the ground floor level. The graded ground is supported by a line of timber posts. These timber posts have failed in a number of places allowing the garden to slump onto the parking bays.

Round posts had always traditionally been used for agricultural purposes, however over in recent years they have become more and more popular in domestic settings being ideal for constructing an attractive low level retaining wall. However, in this instance the height of the retaining wall is beyond their structural capability and is creating a significant health and safety issue to both the private garden users and those using the public parking areas.

It is of interest in that while we could not structurally justify the timber post their failure has been more to do with loss of structural strength and cross-sectional area due to timber decay.

It is our recommendation that at the very earliest opportunity the timber posts are replaced by a proper retaining wall constructed of masonry and or concrete. The form of the retaining structure will be a reinforced concrete base with masonry or concrete stem. The stem could be formed using clay bricks, concrete blocks or concrete or a combination of these materials.

Continued.....

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It is our recommendation that the materials used to construct the wall consist of a reinforced concrete base with a stem formed using concrete blocks tied together but with a cavity which is filled with reinforcement and concrete. This form of construction provides in our opinion a solution that is easy to construct, is cost effective and robust.

We have prepared a general arrangement drawing showing the principles of our proposal. See drawing W00779-100 Rev P01. There are, however, a number of unknowns which need either to be investigated now to inform the development of the drawings for pricing and then construction or left to when construction has started but could result in potential unknown costs and delays.

The areas of unknowns relate to existing foundations, below ground drainage and services. We are unaware of the depth of the foundations to the properties and what stepping may be necessary to ensure existing foundations are not undermined. There are a number of manholes in the vicinity indicating drains and services. We are unaware of their depth or the routes they may take, all of which could affect the retaining wall.

In respect of statutory approvals and notifications we advise someone enters into discussions with the planning department and the highway department of the Local Authority as to what will be required to construct a new retaining wall.

We trust we have provided the information you need but if you have any questions please do not hesitate in contacting the writer.

Yours faithfully,



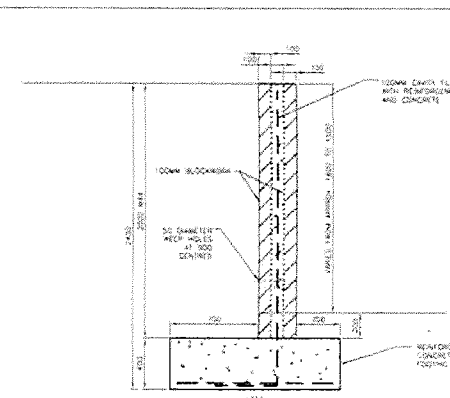
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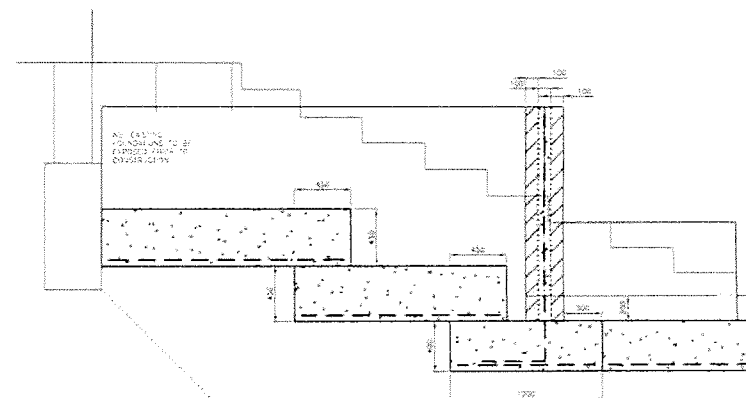
Photograph A – View of retaining wall with highway and parking areas in the foreground and properties in the background.



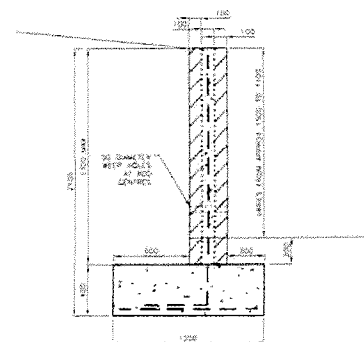
Photograph B – View of the failing timber posts.



SECTION A-A
SCALE 1/2"



SECTION D-D



SECTION B-B
SCALE: 1/20

TYPICAL FINISH TO RETAINING
WALL
SCALE 1/20

Notes

1. THE PROCESS IS THE STATE OF UNSATURATED WITH RESPECT TO RELEVANT FACTS AND INFORMATION STANDARDS
2. AN EXPLANATION IS A CONCRETE AND EXPLICIT AND IN WORDS OR SYMBOLS APPLYING TO THE PROBLEM
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