



Ref: Dit/23/066

REF: Fairfield Garages – Masonry Boundary Wall – Structural Report

Overview

A Structural Inspection was requested by BMBC to view the existing masonry boundary retaining wall to the garages on the corner of Fairfield and Clover Walk, Bolton-Upon-Dearne.

It is proposed to demolish the existing garages, due to their current poor condition, and make good the tarmac hardstanding area.

Existing Structure

The existing garages comprise a group of 10No. prefab concrete garages which face into a tarmaced parking area. Garages are in a state of disrepair. It is viewed uneconomical to repair.

There is a solid 9" masonry wall on the boundary to Fairfield. The wall is approx. 1300mm above the low parking area, and retains approx. 600mm of the pavement and grass verge on the upper corner. The wall extends approx. a max 700mm above the pavement and verge on the top side, and curves following the line of the road. Refer to photos 1, 2 & 3.

Observation & Comments

The existing wall appears to be structurally sound in the main but requires remedial repairs as follows to prolong its integrity.

Sections of the masonry wall towards the grassed verge are damaged with the top 2 courses removed, refer to photo 1 & 2. These should be replaced. We also suggest that to increase the integrity of the wall that sections will require repointing.

The return corner of the wall, up to the backs of the garages, photo 4, requires rebuilding to restrain the main section of wall. Once the garages have been removed the wall may also need extending and tapering down. The grass verge can also be graded from the footpath to the level of the new tarmac / garages bases to remove level differences and trip hazards. Refer to photo 5.

It was noticed that there are no weep holes in the wall. Consideration should be given to forming weep holes in the low section of the wall to aid in relieving possible water pressure. Locations and spacing may need to be reviewed.

Ian Thorpe

On behalf of Design it Structural Solutions Ltd

Site Photos – 5th December 2023



Photo – 1 – View on Wall and garages



Photo 2 – Showing curve on wall and retained path and grass verge and missing section to top of wall



Photo 3 – View on Low side of wall



Photo 4 – View on return corner of wall showing damage



Photo 5 – View on rear of garages, on wall return, showing grass verge and path level

