

Our Ref: WDS/05/7343/LETT002

17th January 2023

**WHINBARROW DESIGN
SERVICES LIMITED**
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For The Attention of Mr T Milburn

RE: Hensingham House, Whitehaven. Front Garden Wall Inspection

Dear Sir,

As requested I have carried out a structural inspection of the part demolished garden wall off the left hand side of the properties front garden and note the following:-

1. The inspection was carried out on the 13th January 2023 and was limited to a structural survey of the garden wall to the left of the front garden. The adjoining higher brick built wall which is nearer the house was not included in this inspection.
2. The wall inspected comprises a random stone rubble filled masonry structure which runs from the front left hand corner of the properties front garden and abuts the higher brick built garden wall located nearer to the house. The wall retains approximately 1.2m of ground with the ground floor level to the adjacent land being lower than the houses front garden. The wall has been reduced in height in the past with the top level of the wall being ragged. There is an old door way visible within the wall which has been infilled with masonry some time ago and there are a number of buttressing walls to the rear of the wall. It appears that the wall was not built originally as a garden retaining wall but is a former building which has been part demolished and the ground adjacent to the remaining wall raised to form the garden area with the lower portion of the original building wall being left in place to act as a retaining wall. The wall is well over 100 years old
3. The wall is in a poor condition, ivy growth is prevalent which has damaged the mortar joints and the wall has suffered weathering over the years. Trees are growing adjacent to the wall with the roots causing the wall to move over time resulting in the wall being significantly out of plumb. Building rubble has been heaped in the garden area adjacent to the wall which may have further caused movement to the wall.

Considering the above it is our opinion that the wall is not structurally adequate and may collapse at any time. The wall was never built as a retaining wall, being originally part of a farm building, which was part demolished, it probably became a retaining wall when the garden to the house was re-modelled. The poor condition of the masonry due to weathering and

the extensive ivy growth has caused much of the masonry units to become loose and the mature trees adjacent to the wall have caused movement to the wall due to root action resulting in the wall becoming significantly out of plumb. The heaped builders rubble adjacent to the wall has compounded the issue with the increased retained weight increasing the risk of wall collapse.

It is our opinion that the wall should be removed and if required replaced with a new suitably designed retaining wall, or the ground levels remodelled to remove the need for a retaining wall. Until the wall is removed we recommend that the area around the wall is cordoned off to keep site operatives and the general public away from the wall (at least 4.0m away) with suitable warning signage erected to advise of the dangerous structure.

I hope you find the above acceptable however should you have any queries please do not hesitate to contact me.

Yours Faithfully



Mr Tom Short B. Eng. (Hons), C. Eng., MICE
For WDS Limited