



GH/LAH/4916.102

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Mr W Edwards
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3 November 2017

Dear Sir,

Re: Boundary Retaining Wall – Proposed Residential Development Tabernacle Terrace Cwmavon

I refer to instructions conveyed in connection with the boundary structure and in this respect, a report of my findings is as follows:-

The object of my involvement is to provide an independent appraisal as to the form of construction and structural integrity of an existing masonry retaining wall adjacent to Tyr Owen Row and Old Market Place and forming the south east boundary of the development. The scope of this report therefore is confined accordingly and it must not be construed as a comprehensive survey including the condition of other unrelated items.

For the purposes of this report, any comments made are with with the wall described facing Tyr Owen Pow.

The masonry retaining wall is approximately 70 metres in length and supports a level area of land generally triangular in plan. A surfaced lane serving the adjacent terraces runs parallel with the base of the wall. The retaining structure varies in height and is approximately 2.7 metres at the south western end, 2.2 metres towards the middle and approximately 2.3 metres at the north eastern extremity. The thickness of the wall could not be determined over its full length but where the top of the masonry was exposed a measurement of 500mm was visible.

Retaining walls are designed on the basis that they are capable of withstanding all horizontal pressures and forces without undue movement arising from deflection, sliding or overturning. The most common types of retaining structures are classified as Gravity Walls or Cantilever walls. The boundary structure is a Gravity walls and these are designed so that the resultant force on the wall due to the dead weight and earth pressures is kept within the middle third of the base and they rely on their dead weight for strength and stability. It is usual to include a granular layer behind the wall and weep holes or a drain near the base to minimise hydrostatic pressure behind the wall.

The retaining wall is formed of uncoursed stone block masonry bedded and joint in mortar. A deep concrete capping forms the head of the structure generally over the southern section of the wall.

In general the wall presented a uniform alignment with no evidence of bulging, structural cracking or rotation and was in reasonably good condition. Works are required to remove vegetation and loose blocks from the head of the structure and clean out the weep holes at the base. Repointing of the joints is required to small areas and it is assumed that the top of the wall will be repaired to present an even surface as part of the development works.

The proposed development comprises four split level detached houses with three of the dwellings having direct access off Tabernacle Terrace and the other approached via an existing lane from the south. The foundation level of the houses have been set such that they do not encroach within the angle of influence from the base of the retaining wall and as such they do not increase the load currently supported by the wall.

I trust the above is self explanatory and sufficient to the purpose for which the report was commissioned however please do not hesitate to contact me should any clarification be required.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'G Hooper', with a stylized flourish at the end.

G Hooper

for SPR Hooper