



◆ **DAVID SMITH ASSOCIATES LLP** ◆ Consulting Structural & Civil Engineers ◆
◆ London ◆ Northampton ◆ Cheltenham ◆ Birmingham ◆
www.dsagroup.co.uk

STRUCTURAL INSPECTION

AT

**SAXON HALL,
THORPE ST,
RAUNDS,
NN9 6LT.**



Client: Raunds Town Council

Prepared By: Liam Dixon

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Eur Ing **David Smith** BSc(Hons), C.Eng, MICE, FIStructE, CMaPS, MFPWS, FCABE, ACI Arb,
Hitesh Jethwa BSc Eng (Hons), I.Eng, IMI StructE **Steven Ainge** B.Eng (Hons), I.Eng, IMI StructE
Thomas Garrod B.Eng (Hons), **Ben Mason** BSc (Hons), IEng, MICE



London
16 Upper Woburn Place
London
WC1H 0AF
0203 741 8042
london@dsagroup.co.uk

Northampton
8 Duncan Close
Moulton Park
Northampton, NN3 6WL
01604 782620
northampton@dsagroup.co.uk
Our Privacy Notice can be viewed by visiting www.dsagroup.co.uk/privacy-policy

Cheltenham
Unit 2, 1 The Hayloft
Far Peak
Northleach, GL54 3AP
01285 657328
cheltenham@dsagroup.co.uk

Birmingham
Central Boulevard,
Blythe Valley Business Park
Solihull, B90 8AG.
01564 711008
birmingham@dsagroup.co.uk



PREFACE

- a) This brief, preliminary report and/or opinion has been prepared for the specific purpose stated herein.
- b) The report has been prepared for the exclusive use of:

Raunds Town Council, The Hall, Thorpe Street, Raunds, NN9 6LT
- c) This document, or any part of this document, shall not be disclosed to any other persons except those specifically mentioned as follows: -
 - a) Any other person with the express permission of those noted above.
- d) This document is issued only to the persons stated above and on the understanding that this practice is not held responsible for the actions of others who obtain any unauthorised disclosure of its contents, or place reliance on any parts of its findings, facts, or opinions, be they specifically stated or implied.
- e) It is a condition of this report that we have not inspected all woodwork or other parts of the structure which are covered, unexposed or inaccessible. We are therefore unable to report that such parts of the property are free from defect.

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APPENDIX A

Typical Photographs

1 INTRODUCTION

1.1 David Smith Associates LLP has been instructed to carry out a visual structural inspection with regards to the retaining wall between the Hall and the neighbouring property.

1.2 The visual structural inspection was carried out on Monday, 17th June 2024.

1.3 The weather conditions at the time of the inspection were sunny and clear.

1.4 The visual structural inspection covered the retaining wall only.

1.5 This report and advice follow an initial non-intrusive visual inspection of the retaining wall.

1.6 This report covers the structural elements to the building structure only.

2 STRUCTURE

2.1 The subject structure is a solid masonry retaining wall approximately 4.10 m in height, the retained soil height is approximately 3.00 m. The total length of the wall is approximately 40.00 m in length, there are 2No. houses situated at within 1.00 m of the top of the wall.

2.2 The foundation structure is not known.

2.3 Refer to Photographs 1 - 3 in Appendix A for the overview pictures of the areas inspected.

3 LIMITATIONS ON THE INSPECTION

- 3.1 The inspection was undertaken from the upper and lower ground levels, no close-up high-level inspections were undertaken.

4 VISUAL STRCUTURAL INSPECTION – NOTED STRCUTURAL DEFECTS

- 4.1 Upper level – The upper level of the retaining wall, that was accessible at the time of the inspection was approximately 26m in length. The parapet height is approximately 1.10m in height. The wall had a traditional stone face, towards the property at this level.
- 4.1.1 Several defects were noted within the upper portion of the wall. A portion of the ground level had dipped approximately 90.00 mm. This dip in the ground coincided with the large bulge that is visible from the lower level of the wall. Refer to Photo 4 in Appendix A.
- 4.1.2 There were sections of loose and weathered stone visible at the top level of the retaining wall. Within the top of the coping of the wall a large crack was visible, this was in the approximate location of the start of the bulge within the wall. Refer to Photo 5 - 7 in Appendix A.
- 4.1.3 The house that is closest to the retaining wall is approximately 1.00m from the wall at the front of the property and 2.00m at the rear. This house is circa 20 years old. Refer to Photo 8 in Appendix A.
- 4.1.4 An ivy bush of significant size has grown along above and over the wall, this vegetation is thought to be causing stress to the retaining wall. Refer to Photo 9 - 11 in Appendix A.


- 4.2 Lower Level – The lower face of the retaining wall is constructed of solid masonry, a large portion of the lower wall is inaccessible due to vegetation situated at the front of the retaining wall. Refer to Photo 12 - 14 in Appendix A.
- 4.2.1 Where the wall was accessible in the green area / terrace several masonry defects were visible within the wall. The lower portion of the wall had significant staining to the face of the wall. Refer to Photo 15 - 16 in Appendix A.
- 4.2.2 A large bulge was visible within the retaining wall at the midpoint of the upper section of wall. This is situated in the service area behind Saxon Hall. The ivy is of significant size in this area. Refer to Photo 17 - 18 in Appendix A.

5 CONCLUSION AND RECOMMENDATIONS

- 5.1 In our opinion the defects noted within the report show signs of movement within the wall, specifically in the area where the bulge is located. This area should be propped and the large ivy bush that is situated on the wall removed. This will alleviate some of the stress on the wall.
- 5.2 It is recommended to implement a soil nailing and plating remediation to effectively anchor the wall into the supporting soil behind it.
- 5.3 The defective masonry should be replaced with similar masonry and mortar, where possible.

6 CERTIFICATION

We trust that we have interpreted your instructions correctly and that this report is satisfactory for your present requirements. However, should you require any further information or clarification, please do not hesitate to contact the undersigned.

Signed: 	Title: Senior Structural Engineer
Name: LIAM DIXON	Date: 25th June 2024

I certify that the staff who have prepared the above report are competent to carry out their duties and that they have used reasonable professional skill and care.

Signed:



TOM GARROD B.Eng (Hons)

Date. 25th June 2024

David Smith Associates LLP

8 Duncan Close

Moulton Park

Northampton

NN3 6WL

Tel: 01604-782620

APPENDIX A

Typical Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



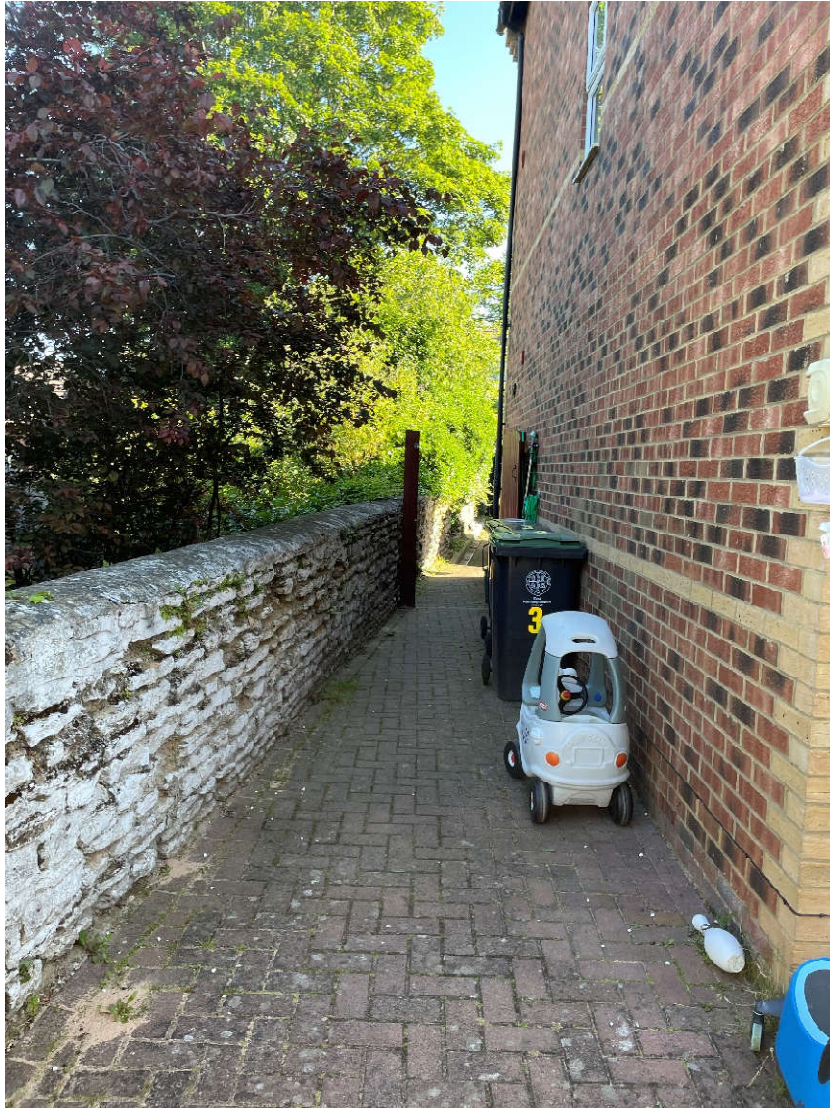
Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18