

## **WALL INVESTIGATION AND ASSESSMENT**

**32D Manse Road, Linlithgow, EH49 6AR**

**Review of Garden Wall Condition and Repair**

**10 December 2020**

### **1. Background & Findings**

Following your request to inspect the garden wall at the above property I visited the site on 16 October and reviewed the general condition of the wall and surrounding area.

The photograph below shows the general condition of the remains of the wall.



View of South elevation of the wall



View from West looking along line of the wall

The wall is a small section of an old wall which is understood to have acted as both a boundary and retaining wall, retaining around 900mm of ground to the south, or right side, in the photograph above.

The wall is in very poor condition and has collapsed in places due to forces from buried tree roots and long term weathering. It was a rubble masonry wall which has previously been repaired with mortar pointing but has since fallen into disrepair. The cope stones have all been dislodged and the northern half of the rubble wall has collapsed such that only a short length of the southern half of the wall remains in place.

The mortar is entirely eroded and the wall has insufficient strength to support to retained material. There is no evidence of any specific foundation, which would be common in this type of wall. However, the location of the wall adjacent to some very mature trees has meant the roots of the trees have affected the base of the wall causing it to rotate and become unstable.

As the wall is effectively in single ownership, over time the level difference has deminished, and the ground to the north side has been increased thereby reducing the amount of retention required. From inspection of the quantity of stone from the collapsed areas around the wall, a significant amount of the stone has been lost over time.

In its current condition it is in disrepair and the remaining part of the wall could collapse.

Considering the repair that would be required.

The lack of foundation would need to be addressed. The wall would need to be fully removed, and a new foundation installed. This would be very difficult in the current location and would affect the roots of the adjacent Beech tree, so would need to be removed in the area of 3-4m around the tree itself. This would affect more than 50% of the length of the wall.

Given the arrangement of the garden, that it now part of a single feature or space, and that the previous level difference has been infilled such that the original function of the wall is redundant there would be no functional need for such a wall. It would need to fully rebuilt as a new wall in any event.

I would suggest that the most practical way to deal with this would be to remove and retain the remaining small amount of stone. Regrade the garden ground either side of the wall, including importing some topsoil. This could be used to create a grassed area and the reclaimed stone could be used to form a new low feature stone edge detail in a suitable locations, perhaps at the edge of the drive way.

## 2. Summary

I have inspected the small section of wall in the garden of the house and am of the view that

- a) It is in poor repair and in danger of total collapse
- b) Has been repaired historically such that it is not an original rubble wall
- c) Is very close to the adjacent beech tree and should not be rebuilt in the close proximity
- d) Is not required as whatever previous function is no longer required and it is only a small section as other parts have long since disappeared
- e) Would need to be fully rebuilt and therefore would not be original
- f) A better solution would be to remove the remnants of the wall, regarde the garden and use the stone as feature elements of part of a new landscaping proposal

Signed:   
Neil Clarkson BSc FICE

Date: 10 December 2020