

**From:** [Jan Willis](#)  
**To:** [Marc Lee](#)  
**Subject:** RE: Jewson Cringleford Wall  
**Date:** 18 August 2020 18:54:27  
**Attachments:** [image003.png](#)  
[IPW Report on Boundary Wall July 2020 Jewson Cringleton Norwich.pdf](#)

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Marc

Please find attached marked up photographs explaining the situation at Cringleford along with my opinions on possible courses of action below.

I understand that the wall lies within a conservation area which complicates the works.

The wall varies in appearance/construction and is not all original some parts having been rebuilt already.

Unfortunately with only light pressure at the head of the rather thick wall I was able to rock the full height of the wall backwards and forwards over the length marked on the attached photographs.

There is a significant risk of the wall overturning in the event that vehicles strike the wall again. The wall will fall towards the neighbours property if significant impact from either side occurs. This is because the wall will be restrained by the palisade fence on Jewsons side. The stock will also help. The palisade is sufficiently close that the overturning and not very high wall will not exert a big enough lateral force on it to break through.

Options :-

1. Do Nothing

Not feasible option, risk too great of injury to persons and cars if wall struck again

2. Add Armco Neighbours Side

If done correctly this will eliminate the risk of cars in the car park striking the wall again. This option alone is not considered to be sufficient.

3. Add Armco Patch Repair

Option 2 plus. Patch repairing locally to match existing construction. This will not restabilise the wall. Patching will also include the need to rebuild the very northern end and the southern end where vandals have attacked the wall.

4. Major Repairs and Stabilisation

If major repairs are considered then firstly they must be in keeping with the current flint/masonry format to satisfy the conservation requirements. Unfortunately a large section of the wall is unstable from ground level up and as such retrospective stabilisation is major work and will be costly. This option would entail the insertion of large raking piers on new foundations at close centres. These would have to be on Jewsons side I presume. This in turn requires the palisade fence to be removed modified in alignment and reinstated. In addition Armco or similar vehicles barriers are still required on the neighbours side to remove the risk of impact. The higher section of wall at the southern end in the car park is beyond patch repair and needs rebuilding.

5. Demolish and Rebuild

The extent of unstable walling leads me to believe that rebuilding the wall will be a similar cost to item 4 above if 4 is carried out correctly. Naturally negotiations will need to be had with the Parish Council Conservation Officer over the exact format of the new wall. It should be noted that an adjoining owner further south has built a very high wall from modern bricks. This may assist in any discussions with Conservation Officer. At present no information on the current foundations or ground conditions is known. These will have to be ascertained before design can take place for options 4 and 5.

In my professional opinion work is required to the wall, it cannot be left as it stands for health and safety reasons. Armco is a must and should be installed now. I believe option 5 is the most sensible.

I await your thoughts. Have any works been costed as yet and what do they entail if so ?

Regards

*Ian Willis*  
Director

For and on Behalf of IPW Technical Services Ltd

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IPW TECHNICAL SERVICES

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**From:** Marc Lee <Marc.Lee@jewson.co.uk>  
**Sent:** 06 July 2020 09:06  
**To:** Ian Willis <iwillis@ipwtechnical.co.uk>  
**Subject:** RE: Jewson Cringleford

Morning Ian,

Please use order number 090/702535/MDW to reflect the below.



Marc Lee

Development Project Manager, Saint-Gobain Building Distribution UK & Ireland

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**SAINT-GOBAIN UK & IRELAND**

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**From:** Ian Willis <[iwillis@ipwtechnical.co.uk](mailto:iwillis@ipwtechnical.co.uk)>

**Sent:** 30 June 2020 09:28

**To:** Marc Lee <[Marc.Lee@jewson.co.uk](mailto:Marc.Lee@jewson.co.uk)>

**Subject:** RE: Jewson Cringleford

Marc

I attended site yesterday and met with Adam the site manager. Can you please send me a PO for £895 + VAT and I will issue my initial report.

Regards

*Ian Willis*

Director

For and on Behalf of IPW Technical Services Ltd

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**From:** Lee, Marc <[Marc.Lee@jewson.co.uk](mailto:Marc.Lee@jewson.co.uk)>

**Sent:** 22 June 2020 14:15

**To:** Ian Willis <[iwillis@ipwtechnical.co.uk](mailto:iwillis@ipwtechnical.co.uk)>; Williamson, Malcolm <

[gobain.com](http://gobain.com)>

**Subject:** Jewson Cringleford

Afternoon Ian,

Hope you are well,

We are having issues with a boundary wall at Jewson Cringleford branch.

The wall is part of a large conservation area and forms as a party wall with what could be a listed building.

We are looking at options to retain the wall with either buttresses to the Jewson yard side and brace back through the wall or demolish and rebuild using similar construction techniques.

We need a report in to what your professional opinion is, and what the best course of action would be.

The wall is unstable now and is protected with heras fencing.

Adam Newton is the branch manager.



Marc Lee

Development Project Manager, Saint-Gobain Building Distribution UK & Ireland



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North End

South End

Extent of Wall under consideration. Note separate full height palisade fence on Jewsons side.







Distorted & cracked section of wall at North End . Bricks missing at low level have caused end of wall to shear off. Impact from cars and forklifts considered to have contributed to damage seen. Wall is very unstable





View 2m from north end, base of wall debonded over considerable length, note diagonal crack. Wall could be rocked by light pressure. Further impact from cars will cause wall to rotate towards palisade fence which may retain wall or cause it to rock back and fall towards neighbours car park.





Unstable wall from this point. At base of wall bottom bed broken wall rocks when lightly pushed.

Only section of wall found to be stable. Recently rebuilt.





Sound area of wall

Panel mainly formed from flint. Mortar badly eroded. Flint spalled. Understood vandals have used this area of wall to access site





Closer view on badly eroded masonry and flint in previous photograph.





Jewson side of wall obscured by stock , heras fence and vegetation at time of inspection. Palisade fence reduces risk of wall being struck from Jewson side.