



Our ref: EJM/HM/22764~01

11<sup>th</sup> January 2024

Nigel Evans  
The Grove  
Lady Street  
Lavenham  
Sudbury  
Suffolk CO10 9RA

**By email only:**

Dear Nigel,

**RE: THE GROVE, LADY STREET, LAVENHAM, SUFFOLK – BARN STREET BOUNDARY WALL**

I was pleased to visit on the 15 December 2023 to inspect the boundary wall to the rear of your property which runs along Barn Street.

The wall is divided into four bays by engaged brick piers, is approximately 14.5m long, with the topography being that the road rises along Barn Street towards the centre of the town. At the south end there is a short return of around 2.6m running in your neighbour's driveway.

The wall itself is approximately 240mm wide and surmounted by brick coping, with the wall below of principally flint construction, but with bands of brickwork. The lowest band is of two courses of conventionally laid brick, whilst the two upper bands being bricks laid on edge, but diagonally (see photographs appended). The wall is retaining with the soil behind being at 600mm or more higher than the pavement level. There is a series of trees behind the wall and in relatively close proximity.

At the south end, one bay, approximately 2.8m long, has collapsed which seems is clearly related to root pressure from the tree behind, acting on the rear face.

To the rear, it is possible to see that there are modern bricks, included in the construction, suggesting a possible re-build in more recent times. The return section to your neighbour's drive has also been lost, although the image from Google Earth (Streetview) shows that this appears to be a recent brick plinth with timber fence panelling above.

We do consider that the tree to the south end should be removed to allow the section of wall to be re-built in a structurally stable manner. The other trees can be retained but will need to be managed to try and reduce future growth.

Clearly it will be necessary to rebuild the wall over the collapsed length and the attached drawing shows the extent of this and also the form. The existing details will be replicated including the brick coping, the band courses and the engaged piers. Any shortfall in bricks, including the coping bricks, will be made up in new bricks to match existing in colour, texture, size and for the copings the profile also.

The mortar will be lime based in a 1:3 mix with 60% sharp sand and 40% washed soft. Samples should be prepared for consideration prior to full works proceeding.

From the historic photos it can be clearly seen that there was a buttress to this south end where the collapse has occurred, no doubt added to counter the action of the tree growing. However, I do not see the need to rebuild this, if the tree behind is removed and we reduce the earth that the wall retains.

We consider that the existing foundations should be adequate to be re-used but will need to be checked with some trial holes. The rear face should have all the vegetation removed to allow this to be fully assessed.

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In addition to the re-building to the south end, we recommend that the remaining length of walls (Bays 2, 3 and 4 – see photographs) should be repaired. This will include removal of all moss and vegetation and then mainly repointing works.

To the south end the lost plinth courses should be re-built and then replacement timber fence panels installed to replicate the original – see photographs attached.

Our insurers require us to say that we have not inspected woodwork or other parts of the structure unless specifically detailed in the report, which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

This report has been carried out to the Client's requirements and no liability is intended or will be accepted from any third party whatsoever. The limits of liability are restricted to the contents of this report. No opening up or investigation of foundations etc was carried out, the inspection being visual only. No checks on load bearing capabilities have been carried out.

I hope the above is clear, but should you have any queries, please feel free to contact me.

Yours sincerely

**For THE MORTON PARTNERSHIP LTD**

**EDWARD MORTON**

Conservation Accredited Engineer

Encls – Photographs



