

Our Ref: 13998/AML

By email only

9th September 2024

**Mr J Donahue & Ms L A
Hendricks**
23 Wolseley Road
London
N8 8RR

Dear Mr Donahue & Ms Hendricks,

Re: 23 Wolseley Road London, N8

Derek Lofty and Associates were instructed to carry out an inspection of the above property and comment on the structural stability of the boundary wall.

On Friday 2nd August 2024 a visual inspection was carried out. The weather at the time of our survey was sunny and bright.

23 Wolseley Road is a traditionally built semi-detached dwellinghouse. The property sits on a sloping site within an established residential area.

Defects to the property manifest themselves to the east boundary wall on Birchington Road. Therefore, the constructional detail of the dwellinghouse itself is of no importance.

The east boundary wall on Birchington Road is a substantial masonry wall, retaining in part, and is at least 30 metres in length. The wall is constructed utilising standard format facing brick. The specific constructional details are not known, however it would seem the lower half of the wall is constructed at least 13 inches thick. The upper half of the wall reduces to 9 inches thick, with piers at regular centres of approximately 3.0 metres.

DEREK LOFTY & ASSOCIATES

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Figure 1 – Boundary Wall on Birchington Road

The boundary wall seems to continue slightly past the rear fence line of 23 Wolseley Road and forms part of the front boundary wall for the dwelling at 42 Birchington Road.

The rear most section of the garden wall within 23 Wolseley Road stands approximately 2.6 metres tall and retains approximately 1.6 metres of garden, above pavement level. A close boarded timber fence has been fixed to the head of the last section of wall too.



Figure 2 – Retained Garden and Trees Behind Wall

The rear garden of 23 Wolseley Road includes a series of mature conifer trees and bushes, most of which are in close proximity of the boundary wall.

The structural stability of the boundary wall has been raised by the owners of 23 Wolseley Road. It is understood that some local residents have voiced concerns.

At the time of our inspection the section of wall believed to be within the demise of 42 Birchington Road was covered in vegetation and a close inspection was not possible. The wall forming the boundary wall for 23 Wolseley Road is leaning toward Birchington Road, significantly for the later 15 metres or so.



Figure 3 & 4 – Vertical lean for Later sections of Boundary Wall

A spirit level was used to determine the degree of misalignment. The lower section of wall, from pavement level to 1.2 metres above pavement level was noted to be out of vertical by 90mm. The section of wall above the retained ground was noted to be in excess of 200mm out of vertical alignment.



Figure 4 & 5 – Base of Wall Misalignment

At the time of our inspection vertical cracks were evident to the upper sections of the wall, between the piers of the last two bays, where the most significant misalignment is.

The upper sections of the wall above the retained ground were responsive when subject to a dynamic horizontal force.

The wall is considered to have failed and could not be justified by calculation. Remedial works are required to either stabilise or reconstruct the wall. It is very likely that the defect is progressive. The wall is not stable and liable to collapse.

The cause of the defects to the wall are not immediately obvious, and possibly complex. It is likely that the cause is a combination of unintentional levels of retained garden coupled with pressures from the mature trees that have grown immediately behind the wall.

It is recommended that the trees behind the wall are removed in a controlled manner.

The retained ground can then be reduced and the upper sections of the wall that are particularly responsive removed before they fail and while the permanent solution is considered.

There are a number of options for the reconstruction of the garden wall, that will depend on the future relandscaping and level of the garden. However, any replacement wall will cause significant disruption to the garden of 23 Wolseley Road and some cooperation from the owners of 42 Birchington Road is likely to be required.

We would be pleased to discuss the remedial options with you and prepare the necessary design once the style has been agreed. It may be that a Contractor should be included in those conversations.

We trust the above meets with your current requirements. Should you wish to discuss the matter further please do not hesitate to contact the undersigned.

Disclaimer

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Only the structural stability of the boundary wall has been considered. No other aspect of the property was inspected and cannot therefore be considered part of this report.

Whilst every effort has been made to inspect all areas of the building, Derek Lofty and Associates can accept no responsibility for the condition of parts of the building which were not visible or accessible at the time of the inspection.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Adrian Lofty', with a large, stylized circular flourish at the end.

Adrian Lofty
BEng. (Hons.) CEng. MStructE MFPWS