

THE GILBRAITHE PARTNERSHIP

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Our ref: JGY/db/2839

9th June 2005

Warrington MBC
Environment and Regeneration Corporate Services Directorate
Palmyra House
Palmyra Square North
Warrington
WA1 1JN

FAO: Sally Manfredi

Dear Sally,

**RE: STOCKTON HEATH PRIMARY SCHOOL - FEASIBILITY STUDY
NORTH BOUNDARY WALL TO PLAYGROUND**

Further to our inspection on site on 8th June 2005, we would advise as follows:

1. We note your advice that the school has expressed concern about the condition of the wall, and has asked for an assessment as part of the Feasibility Study.
2. The wall may be conveniently divided into a number of lengths A-I, with A at the left, as viewed from the playground. (See attached photographs.)

A. Half Brick Wall with Buttrressing Piers 300 long x 100mm projection at 1600mm centres.

Height of wall 1500mm on playground side. Wall thickens out below playground level to retain approximately 1metre of ground down from playground level, to path to adjoining property. Our inspection noted some missing mortar coping, but no other evidence of obvious distress.

Assessment: This wall could not, in our opinion, be justified to current Codes of Design. Whilst exhibiting no significant distress, it would be prone to collapse should it be subject to acts of vandalism.

Recommendation: Additional buttrressing or strengthening recommended.

B. Left Hand Pavilion.

The construction mirrors that of the Right Hand Pavilion on which a short report was prepared in August 2004. The present condition of the pavilion and rear wall to same is not of concern. Comments regarding removal of the pavilion as indicated in the August 2004 report apply.

Recommendation: No work presently recommended.

C. Length of General Boundary Wall, 225mm thick approximately overall, with a terracotta coping, and in the order of 1800mm high from playground level.

Apparently unbuttressed. The wall is of early construction, probably constructed at the same time as the Primary School. For its height, the wall is slightly higher than that which could be justified to current Codes of Design, but appears generally to be performing satisfactorily. Mature trees/bushes growing adjacent have had no obvious detrimental effect.

Recommendation: No work is presently recommended.

D. Low Level Retaining Wall to garden to adjacent property.

The 225mm thick wall extends 900mm above playground level, and retains approximately 700mm of ground (garden level lower). The wall bows slightly in its length, and is significantly out-of-plumb for approximately 4metres. It is possible that at some time the wall has been subject to impact damage. Railings 'protect' the wall from the playground side. The degree of displacement is not of immediate concern. No evidence of active movement or recent distress.

Recommendation: Monitor.

E. Low Level Boundary Retaining Wall.

Height of playground retained approximately 950mm. Header copings at approximately playground level. Although aged, the wall appears to be performing reasonably satisfactorily. 'Protected' on playground side by chain link fencing.

Recommendation: No work presently recommended.

F. Original Retaining Wall at the End of the Roman Road.

Retaining wall performing satisfactorily with no evidence of significant distress. Substantial steel palisade fence protects school side. Local distress where old railing bases beginning to corrode, where built-in.

Recommendation: No work presently recommended.

G. The 'School' Wall lining through with that extending towards the Right Hand Pavilion, steps where abutting a 'garden' wall of one of the adjoining properties.

The garden wall has been rebuilt in part at high level with a new coping. It is bonded to the house wall. Height to top of wall from playground level 1750mm. Part ivy covered, some weathering of pointing and slight evidence of possible settlement. For its height, the wall is slightly higher than that which could be justified to current Codes of Design, but appears generally to be performing satisfactorily.

Recommendation: No work presently recommended.

H. Length of General Boundary Wall 225mm thick approximately overall with a terracotta coping, and in the order of 1800mm high from playground level.

Apparently unbuttressed. The wall is of early construction, probably constructed at the same time as the Primary School. For its height, the wall is slightly higher than that which could be justified to current Codes of Design, but appears generally to be performing satisfactorily. Mature trees/bushes growing adjacent have had no obvious detrimental effect.

Recommendation: No work is presently recommended.

I. Right Hand Pavilion.

Comments as per August 2004 report apply.

Recommendation: No work presently recommended.

SUMMARY

Boundary Wall Length A, (Half Brick with Piers) is considered at risk should it be subject to acts of vandalism. We therefore recommend additional buttressing, rebuilding or strengthening.

The majority of boundary wall, though aged, appears to be in reasonable condition, and no general work is presently recommended. However, it is considered that it would not be possible to justify it to current Codes of Design.

For an extended 60year lifespan without maintenance, it is our opinion that demolition and rebuilding should be allowed for, for the whole length of the wall. Should pavilions be removed, then strengthening as previously specified should be carried out.

During the course of the inspection, we noted that ground level tanking abutting the nursery was exposed above playground level, and somewhat deteriorated. We also record that the mortar parging to the roof barge of that property was deteriorated.

The close proximity of mature trees and bushes to the wall may cause physical displacement and distress in future years.

I trust that the above notes will be sufficient for you to review options for the boundary wall with the school, and if you have any queries on any points at this stage please do not hesitate to contact me.

Yours sincerely,



James G Young
THE GILBRAITHE PARTNERSHIP Ltd

enc. Photographs
cc. Susan Swift

STOCKTON HEATH PRIMARY SCHOOL

Rear Boundary Wall

June 2005

2839



Wall H



Wall F



Wall E



Wall G



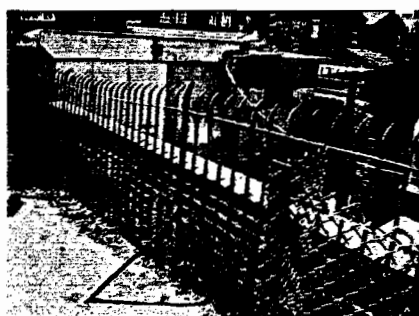
Pavilion Wall B



Wall F



Wall A



Wall D



Wall C