



Access Road Boundary Wall Review

Job 1301 – The Orchard, Huyton

ERECTION OF A PART TWO STOREY/PART THREE STOREY APARTMENT BLOCK FOR OVER 55'S COMPRISING OF 40 NO. APARTMENTS WITH JULIETTE BALCONIES AND COMMUNAL AREAS TOGETHER WITH VEHICULAR ACCESS, CAR PARKING AND OTHER ASSOCIATED WORKS

Planning Reference 22/00263/FUL

We attended the site on 22.04.22, 17.06.22 and 22.06.22 to review the scope of works needed to the site access boundary wall, other boundary areas, access road and wider site works.

The extent of the comments in this report focus on the wall to the right hand side of the access road to the proposed development site, when accessing from The Orchard. This is the shared boundary between our site and Greenhills.

The existing wall is made of random sized pieces of yellow sandstone bonded with lime mortar; to the top of the wall there is a double weathered sandstone coping stone. The wall varies in height from around 1.6m at the site entrance to around 2m at the end of the access road opening up to the development site. The wall continues to the south west corner of the site so runs the full length of the shared boundary between the site and Greenhills.

Large raking brickwork buttresses (see photo 4) have been constructed to the access road section only, which have looked to stabilise the wall more than likely due to the existing trees on the Greenhills Site. The buttresses appear to be built up against the wall and not keyed into the sandstone. It is unknown when the buttresses were built but it is estimated they have been there for over 20 years. It has been confirmed by adjacent landowners that the wall has had a slight lean in middle part of the access road for at least 30 years.

The wall appears to be in good condition with no evidence of movement around the buttress or large cracks within the wall. It would appear that the installation of the buttresses have stabilised the wall from the trees to the adjacent land.

Based on the above, it is therefore concluded that the extent of works to the existing wall will be simply to carefully clear the existing ivy and vegetation. Following this weed killer will be sprayed to any areas that cannot be cleared, with a small area to be tested before commencing with the full works. The wall will then be carefully cleaned with a stiff brush and hosed down to remove any remaining vegetation. A pressure washer will not be used to ensure no damage to the wall or pointing.

The Applicant is in discussions with the adjoining land owner and all works will be agreed before commencing.

It is noted that Greenhills is Grade II Listed so no unauthorised works to the wall, other than described above will be undertaken without written consent from Knowsley Council or through a formal Planning/ Listed Building Application.



Photo 1 – View of access road back towards the Orchard



Photo 2 – View of wall at end of access road closest to the development site



Photo 3 – Photo with view along site access road towards The Orchard



Photo 4 – Photo showing start of access road and brickwork buttresses



Photo 5 – Photo of the wall at the start of the access road



Photo 6 – Photo showing mid section of the wall along the access road



Photo 7 – Photo showing mid section of the wall along the access road. Photos also shows extent of existing vegetation to be removed and existing trees to neighbouring land.