

PLS/sas/17/0145

28 June 2017

Fen Ditton Parish Council
c/o Mrs S Smart
Parish Clerk
Barton Ley
Bannold Drove
Waterbeach
Cambridge CB25 9QQ

By post and email:
clerk@fenditton-pc.org.uk
beesonjones@gmail.com

Dear Sirs

Boundary Wall – St Mary the Virgin Church, Church Street, Fen Ditton

We visited the Church on 11 May 2017. The purpose of our visit was to make an initial visual inspection of the boundary wall facing onto the High Street and to subsequently advise regarding the required repairs and maintenance of the wall.

This engineer's report only deals with the above mentioned and our liability in respect of this report is limited to you as our client. There is no intention to confer any third party rights as described in the Contracts (Rights of Third Parties) Act 1999.

The Church has two sections of boundary wall. The north east wall faces onto Church Street. The entire length of this wall was inspected and found to be in reasonable structural condition. No structural remedial work is merited to this length of wall other than localised repointing.

The south west wall faces onto the High Street. This wall may be roughly divided into three sections (refer to SK01 – SK05). The first section is the 21m length of brick wall from the west boundary, the second is the large central section and the third is the curved section to the west of the entrance.

The first section of the wall extends from the west boundary for approximately 21m (refer to Photograph 1). The wall appears to have been totally rebuilt in brickwork. The wall is approximately 2m high from the High Street side and approximately 750mm high on the graveyard side. The retained height being around 1.25m. At low level there are a row of two staggered weep-holes. This length of wall is in good condition and no repairs are currently required.

The centre section of wall again retains a height of about 1.25m and is approximately 1.95m high on the High Street side. The construction of this central section of wall varies. The exposed outer face varies between brickwork, flints and render. It would appear that there have been repairs to the outer face of the wall with brickwork infill

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sections. To other areas it would appear that the original flint face has been repaired with the application of an external render. We cannot be sure but we believe these repairs are only to the outer face of the wall with the original wall being retained to the internal face. The height of this entire length of wall has been raised with the addition of brickwork and a brick coping (refer to Photograph 2).

Inspection to the inner face of this wall where exposed above the ground of the graveyard showed there to be wide cracking and loose masonry which appear to have occurred as a result of the outer face of the wall peeling away from the inner section of the wall (refer to Photographs 5 and 6).

The last section of wall is relatively short section adjacent to the entrance. This section appears to have been rebuilt. This possibly occurred when the stone piers to the entrance were erected.

To establish the extent of the required repairs it will be necessary to confirm the exact construction of the wall and depth of the existing foundation. To do this it will be necessary to excavate trial holes both externally and internally within the graveyard.

The trial holes will be dug by hand and will be reinstated the same day. We can obtain quotations for the excavation of the trial holes, but we would need for you to arrange permission for these holes to be dug. Initially we would anticipate the need to excavate three internal trial holes along the central section of the wall together with one at the curved leaning section of wall.

In addition all vegetation needs to be cleared from the wall and any growing near the wall should be cut down. We would be grateful if you could arrange this.

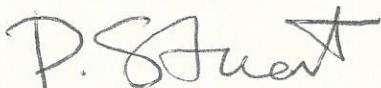
We would also like to remove a small section of the outer face of the wall to establish the exact construction of the wall.

Once we have completed these further investigations we will be able to specify the repair works. We are hopeful that this will not involve taking large sections of the wall down and rebuilding, but rather localised repair to the outer face, with the possibility of rebuilding only a few short sections.

We will await your contact when you have obtained permission for the internal trial holes within the Church yard.

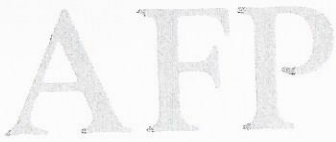
Should you wish to discuss the report please contact me.

Yours faithfully



PETER STUART
For and on behalf of Andrew Firebrace Partnership Limited

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ANDREW FIREBRACE PARTNERSHIP

STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS

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Project:	ST. MARY THE VIRGIN CHURCH FEN DITTON	Job No. 17/0145	Sheet No. SK01
Section:	LOCATION PLAN.	Prepared: PLS	Date:
		Checked:	Date:



LOCATION PLAN