

**WAITROSE
RECTORY ROAD
WOKINGHAM**

**CONDITION SUMMARY AND WORKS
REQUIRED TO WALL H1**

FOR

JOHN LEWIS PARTNERSHIP

BY

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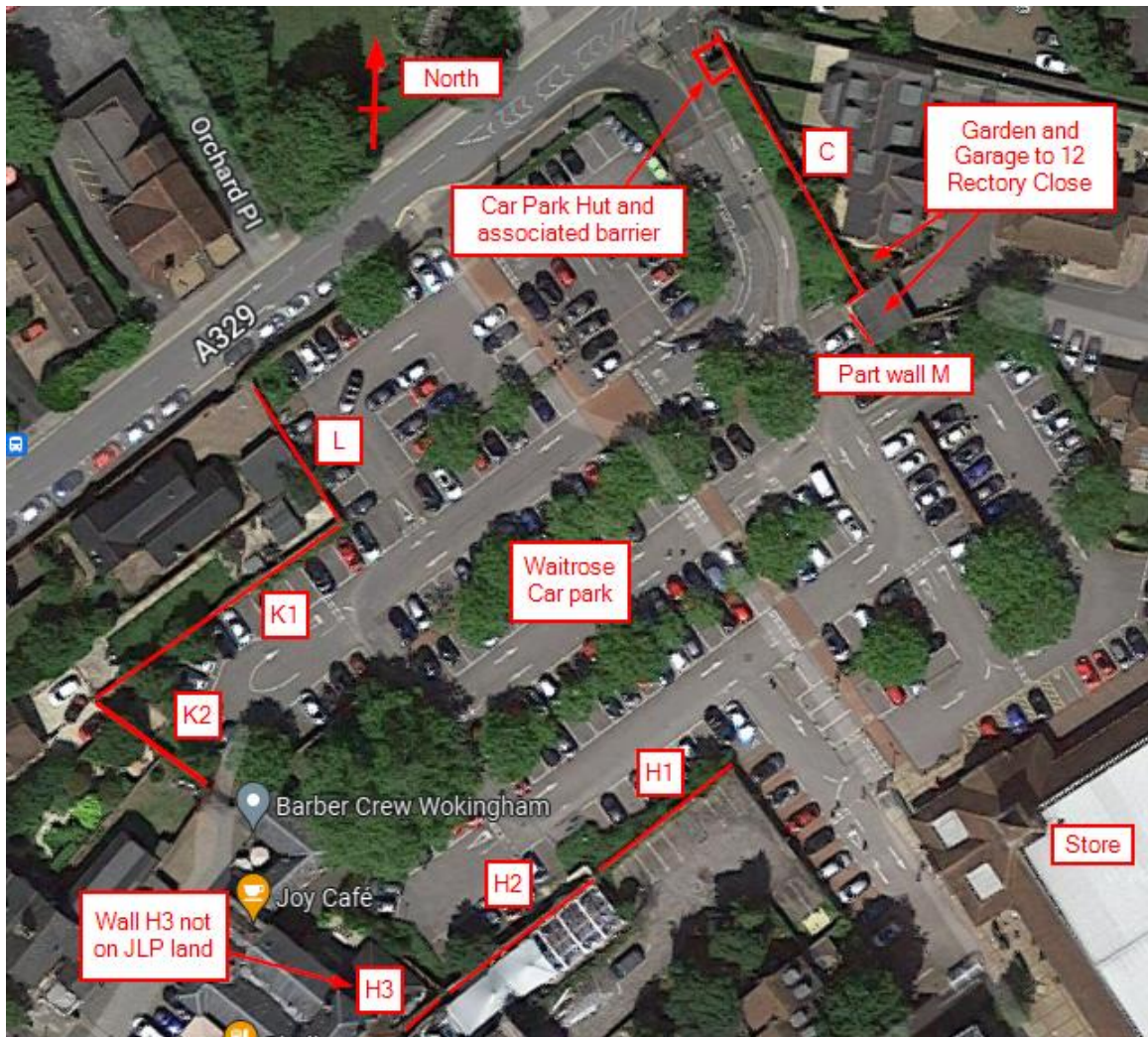
1.0 INTRODUCTION

HPM were asked by JLP to comment on the stability, condition and repair options for walls H1 and H2 and produced two reports:

- Visual Inspection of Car Park Boundary Wall' (June 2021)
- Scope of works for repairs (May 2022)

2.0 SITE PLAN

The wall references on the key plan over refer to refer to those in the HPM reports.



3.0 WALL H1

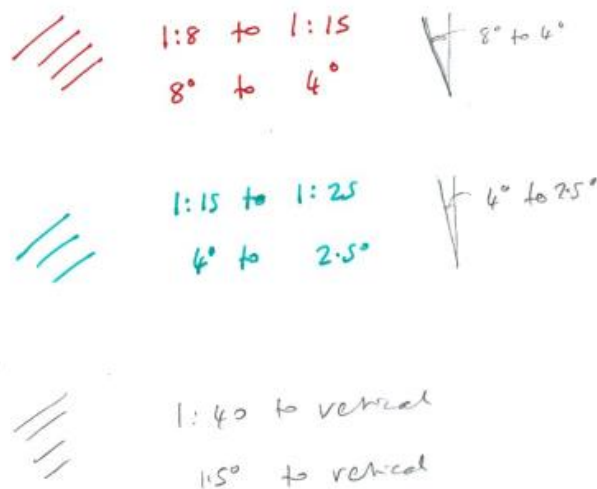
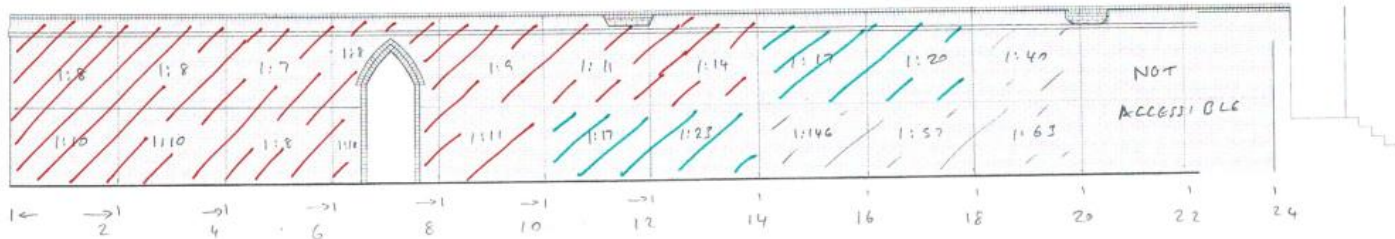
- 3.1 Wall H1 is 3.5m tall, 325mm thick and out of plumb by 260mm at the store end. This is equivalent to 1:10. It is pushing over an adjacent concrete fence post which may be providing support. The centre of gravity of the wall over the end 14m is well outside the middle third so the wall is unstable and at risk of collapse.
- 3.2 The wall would collapse on to the neighbouring car park and would cause serious injury if it landed on anyone. Additionally, if the fence post gave way, the end of the wall would collapse and is likely to pull the remainder of the wall down with it. Waitrose have cordoned off the affected car parking spaces on both sides of the wall.



Wall H1 at the Waitrose Store End

- 3.3 The wall is out of plumb for all of its 25m length but the 14m closest to the Waitrose Store is leaning the most and the lean at the store end has increased by approximately 10mm over the past year.

- 3.4 An inclinometer survey was carried out by HPM on 04.04.24 and the results shown below confirm that the lean of the end 14m is between 4° and 8° (or 1:8 to 1:15). The maximum lean for the wall to comply with building regulations and be considered stable is 1° or 1:57.



- 3.4 The lean is within the walls and not likely to be caused by foundation settlement or rotation. The BGS website shows the ground conditions to be alluvial deposits overlying sand (Bagshot formation).
- 3.5 There is an archway at approximately 7m from the store end where the lean of the wall is severe. This arch is bricked up with a rough, $\frac{1}{2}$ brick thick, panel that is not original and is not bonded to the arch.
- 3.6 Work required to wall H1 is shown on HPM drawing "25317-01 P4 Proposed Elevations & Details Wall H1".
- 3.7 The extent of the works shown on Drawing 25317-01 rev P4 are taken from the Morton partnership letter report to Waitrose dated 23.05.24. These works were agreed on site between Waitrose and the planners. HPM are not taking design responsibility for this work as agreed by Waitrose June 2024.