

Wall at rear of 21 Hillingdon Rd

Mr Banks asked me to make comment on the rear boundary wall both in terms of structure as well as in respect to the style in conjunction to his main grade II listed home.

The wall located between the respective rear of the gardens of 1 Park Rd East and 21 Hillingdon Rd is to the rear right of his property and is some 35 -40m from the main building.

He said it is part of the project to create a car port for the safe storage of 2 cars including his 1963 vintage car at this home.

General observations

The wall is constructed of LBC commons and is built using a standard mortar mix. It is hard to establish the precise age of the wall but would appear to be between 40-60 years old. It is in reasonably good condition with the exception of the top course which has weathered over the years. Mr Banks said as part of the car port project this course will be removed and replaced with a new layer of matching bricks in addition to extending the walls height as per the plans. He further commented that the wall will be repointed and generally cleaned up. He also told me that the right hand 1m section of the wall was repaired/rebuilt in order to accommodate the electric roller garage gate installed in 1999/2000. Prior to this new section of wall going up his builder put in a new concrete footing of at least 2ft in depth. I can confirm that there has been no movement between this later section and the original wall.

The wall is true and is suffering from no cracks at all, nor any bulges of any kind. Furthermore there is no sign of any subsidence.

Upon closer inspection of the footings of the side wall I managed to establish that the brickwork below ground surface level extends to at least 2ft. The overall depth of the brickwork and indeed any concrete footing could not be established.

Concluding remarks

Given the walls good general condition it is highly likely that building up to the height outlined in his proposal will pose no significant issues or concerns to the fabric of the existing wall and sub base which has stood the test of both time and modification as described above.

I would state that his proposal should improve both the longevity of the wall as well as its general appearance.

It is capable of supporting several new courses of matching bricks.

It is so far removed from the actual main residence (35-40m) that the fact that the bricks differ from the stocks bricks used in the main house have no relation to the grade II listing. Indeed the LBC commons match his neighbour's wall at the very rear of his property but it is not possible to comment further as both of these walls were constructed prior to the current occupants.

Pat Donlevy (Builder)