

DP9  
100 Pall Mall  
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24th April 2020

Ref: 23261 / 22 Frogna! Way

Dear Mr Matthew Gibbs,

**Addendum letter to Price & Myers report, dated June 2018, regarding the Curtilage Wall and Outbuilding at 22 Frogna! Way.**

We have been asked to review our recommendations within the 2018 survey report considering new information which has been provided subsequently. The main contractor, MY Construction, has recently been able to conduct a more current and unobstructed survey of the curtilage wall and outbuildings to the north east of the site. This report was carried out by Cranston Consulting (CC) in March 2020, and a copy is enclosed.

The 2020 Cranston report highlights evidence of further cracking to the wall, remarks on the irregular bond and poor mortar jointing and reinforces the view of our 2018 report in relation to the overall lack of stability. Our 2018 report, also enclosed, recommended that parts of the wall should be either be taken down and rebuilt or be reinforced with new buttresses. The 2020 Cranston report recommends a preference to rebuild the wall in a high quality to match the surrounding area and the new property on the site of 22 Frogna! Way.

Since the Price & Myers report was produced in 2018, the main contractor has investigated the logistics of how to strengthen the wall insitu. This is discussed at length within the 2020 Cranston report. Unfortunately, they have concluded that the strengthening works are likely to cause irreversible damage to the brickwork of the existing curtilage wall. Wind posts, bed joint reinforcement and new concrete footings are required. Additional damage is likely to be caused by the construction of the new buttresses and rebuilding of the existing buttresses, as the wall will need to be taken down locally to ensure effective ties between the two can be achieved. The extent of the new buttresses is also expected to distract from the original character of the wall.

We would therefore support the 2020 Cranston report recommendations to take down and carefully rebuild the curtilage wall in keeping with its original character. From a Health & Safety perspective this is also the safest way to guard the residents

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at 22 Frogna! Way from collapse. In our experience garden walls of this nature can be very precarious structures and maintaining its stability is a crucial concern. The recommendations within Section 4 of the 2020 Cranston report should be followed to bring the structure in line with modern codes and provide a subtle method to retain the neighbouring garden and support the 2.3m high wall from the wind loading.

Yours sincerely,  
for Price & Myers



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enc. P&M 2018 Report and Cranston Consulting 2020 Report