

Annex B: Wall Repair and Accessibility Ramp

Wall Repair

The Dulcote Recreation Ground's retaining wall next to the roadside accessway is currently beginning to show cracks and loosened topstones. The Assistant Clerk pursued quotes for the job and received two responses. The first (Mark Hamlin) viewed the site and his response and quote are copied below. Additionally, Mark Hamlin has stated that the wall does not appear to be a high risk to passersby.

(Email below dated: 9th June 2024)

Dear Reece,

I viewed the wall yesterday and have the following observations:

To do the job properly it is more than re-securing some topstones.

Overall the main body of the wall towards the road seems acceptable structurally albeit a little scruffy in places.

Further towards the playing field, beyond the 4th in-wall handrail bracket the wall has collapsed inwards. This is evidenced by the lack of alignment and a crack in the wall below the 5th bracket.

The upper part of the entire wall (approx 70cm from top downwards) needs rebuilding as the condition of the mortar joints is very poor - in my judgement repointing is not sufficient unless I can be reassured that stones are securely held which at this stage looks doubtful.

Roadside there is a small tree stump close to the wall corner, behind this there is a large hole in the wall which is not immediately apparent.

Operationally, there are questions such as whether the park has an alternative access whilst work is being done? Where materials can be delivered to? Are water and power sources available - perhaps from a sympathetic neighbour etc ?

The work involves stripping away the vegetation, dismantling at least 70cm of wall along the 8 metre length (5.6m² of facework - approx 1.5 tonnes of stone) then bringing in 1 to 2 dumpy bags of aggregates and cement, rebuilding the weaker and collapsed parts of the wall securely and removing the debris. Roadside I would go as far as necessary to re-secure the corner including repairing hole etc.

Materials - Gritsand/cement/additive allow up to £250 inc vat (assuming sufficient stone is present and has not been taken)

Small Skip 4yds from Cheddar and Wells Skips £220 inc vat

Labour - allow one week's work for myself plus additional labour some of the time, £2,400 vat not applicable.

Total Estimate £2,870 (with Operational queries remaining)

Timing for me to find one week would be September due to current confirmed projects.

Yours Sincerely

Mark

(Email below dated: 11th June 2024)

Hi Reece,

I would not yet classify it as high risk, provided nobody interferes with it or children try and clamber on it. However it would be advisable to take off any loose topstones in the deeper part of the wall i.e. nearer the road - particularly the one on the corner - further up the steps towards the playing field, plenty of stones are loose but the wall is leaning away from the path so the risk is less...

hope this helps

regards

Mark Hamlin

The second respondent, Adrian Ambrosini, visited the site along with the Assistant Clerk and Cllr Mitchell. He has stated that the wall is overgrown with Ivy and as a result he cannot give an accurate quote. He also observed that the overall state of the wall is concerning and it is beginning to show fractures in the mortar.

Accessibility Ramp

The DRG access ramp idea proposed in the last Board of Trustees Meeting has been assessed by Kate Golding (A local contractor) and her opinion on the project is that the site is unsuitable for development. The perimeter is demarcated by old trees which all have TPO's (Tree Protection Orders) which makes any development around them difficult and limited. Additionally, Kate Golding has stated that avoiding any damage to the root structures of these trees is virtually impossible given their close grouping.

Apart from the feasibility of the project itself, the projected cost is estimated to be nearly £8000 when factoring in equipment rental and removing spoil from the site. Given the feasible locations of the ramp, it is also likely to virtually bisect the DRG with the required length of the ramp and this will likely lead to the ramp becoming waterlogged and slippery a majority of the time given the sloping nature of the whole site leading water to drain into the ramp itself.

Given these factors, Kate Golding has stated that the project is unfeasible

Email below dated: Friday 24th May 2024

“Hi Lisa,

While ideally we would like to see the DRG accessible to everyone, the practicality of it is nearly impossible given the number of barriers in the way.

Kate pointed out the trees around the site seem to all have protection orders on them. Any excavation would almost certainly damage root systems in place which is not acceptable if they're protected.

The only place we could feasibly put it is on the entrance to the lane at the side of the DRG. However the gradient needed to make it disability friendly would necessitate us functionally cutting the site in half to accomodate the length of the ramp.

In addition, packed earth likely wouldn't be acceptable as a form of wall due to the incline of the site, drainage would turn the ramp into a mud slick hazard anytime we have heavy rains (A depressingly common thing in the region). As a result, a retaining wall would likely be necessary.

Kate gave a rough ballpark estimate of about £8000 to get the ramp installed. If we went very bare bones on the ramp walls and made it packed earth, we'd still be looking at about £5000 minimum.

Reece”