

SALISBURY CITY COUNCIL

Report

Subject : Wyndham Park Wall
Committee : Environment & Climate Committee
Date : 9 Oct 2023
Author : Marc Read, Environmental Services Manager

1. Report Summary:

1.1. This report gives an overview of the condition of Wyndham Park Wall and options for consideration.

2. Wyndham Park Open Space Wall – Condition Report

2.1. Wyndham Park Open Space is an open square of grass, lined by mature trees and walls within a residential area of Salisbury.

2.2. The wall surrounding Wyndham Park Open Space is not listed and is not in a conservation area. This has been confirmed by the Wiltshire Council conservation team.

2.3. In late 2022 the condition of the wall was reported as poor and in need of repair.

2.4. In 2023, a structural engineer was instructed by Salisbury City Council, to provide a full condition survey.

2.5. For the purpose of this report the wall itself is split into 3 sections:

- Wall 1 – Swaynes Close (shown by the green line on the map below)
- Wall 2 – College Street/Queens Road (shown by the yellow line on the map below)
- Wall 3 - Wyndham Terrace (shown by the red line on the map below)



- 2.6. The walls are free standing although the soil, on the Park side, is higher than on the road side in most cases – maximum measured being 0.75m for wall 1, 0.44m for wall 2 and 0.42m for wall 3.
- 2.7. The wall construction is a flint/gravel aggregate in a weak cementitious matrix. The overall height of wall 1 is 1.3m and for walls 2 & 3, 1.8-2.55m as measured from the pavement/road side.
- 2.8. Brick Piers, 350 deep x 375 wide, positioned at approx. 3.7m centres, support the main wall structure. The approximate length of each wall is:
- Wall 1 – 130m
 - Wall 2 – 96m
 - Wall 3 – 105m
- 2.9. The walls in total length are approximately 400m/quarter of a mile.
- 2.10. The condition of all three walls has been described by the structural engineer as very poor, and more concerning, is the degree at which a significant number of the wall panels are leaning out of the vertical.
- 2.11. A wall is considered unstable if its centre of gravity lies outside the middle third at its base. There are numerous instances where the lean of the wall is greater than this.
- 2.12. Another factor affecting the long-term stability of the wall is the close proximity of a number of mature trees. The root system passes directly beneath the wall foundations. As well as the condition of the wall this is further evidenced by the roots having damaged the asphalt footpath alongside wall 1.

- 2.13. The wall panels themselves vary in condition, with some weathering of the cementitious matrix exposing the flint/gravel aggregate and others having large areas of the wall patch repaired using a sand/cement render.
- 2.14. Many of the brick piers supporting the wall panels, particularly along wall 1 have been compromised by the loss of bricks at the base, loss of bedding mortar and poor pointing. Several of the brick piers are also leaning with the wall panels.

3. Options & Costs

- 3.1. Option 1 - Take the wall down and rebuild with a 2m high brick wall (as opposed to the composite aggregate construction currently in place). Rebuilding in brick rather than composite, would offer longevity to any new structure. However, this will still require input from the Structural Engineer and Tree Surgeon in order to navigate issues with foundations and tree roots. The estimated cost of this is £310,000.
- 3.2. Option 2 – Remove all walls (with the exception of the pillars and gate, located on wall 2 and the wall surrounding the electric sub-station) and replace with a post and rail fence and hedging. As the soil, on the Park side, is higher than on the road side in most cases a small wall would still need to be rebuilt to act as a retaining wall. By planting native hedging the Council will be increasing the bio-diversity level in the park by providing additional habitat for birds, small mammals and insects. This is a key action in the Council's Environmental Policy Action Plan. Whilst this is the most cost-effective option, it still has an estimated cost of £200,000.

4. Budget

- 4.1. There is currently no budget set aside for this work. However, given that the structural engineers report identifies the urgent need to take down the unstable wall panels, it is officer's opinion that this is not a project that can or should be delayed.

5. Other Considerations:

- 5.1. The Council may wish to understand the view of local residents before agreeing an option.

6. Recommendations:

It is recommended that the Committee:

- 6.1. Agree which option is preferred.
6.2. Agree any consultation to be conducted
6.3. Recommend to the next Finance & Governance Committee that funding be identified for these urgent works.

7. Wards Affected: St Edmunds

8. Background Papers: Nil

9. Implications:

- 9.1. **Financial:** As detailed in this paper.

9.2. **Personnel:** Nil

9.3. **Environmental Impact:** As detailed in the report.

9.4. **Equalities Impact Statement:** Nil