

EXTERNAL CONDITION SURVEY (SAFETY CHECK) – PARK WALLS

Cramond Walled Garden
Cramond Glebe Road
Edinburgh

Survey Date: 21st May 2015

URGENT ATTENTION REQUIRED

Issue details	Action taken	date

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INTRODUCTION

1.1 BACKGROUND

This survey and report have been commissioned by the City of Edinburgh Council (CEC) for the purpose of providing an assessment of the walls and/or structures within these grounds.

The “rating” for each wall/structure is determined on the following basis:

A – Wall/structure is close to a public route or usable/play area with medium to high footfall and is above 1.5m height

B – Wall/structure is close to a public route or usable/play area with low footfall and is above 1.5m height

C – Wall/structure is close to a public route or usable/play area with medium to high footfall and is below 1.5m height

D – Wall/structure is close to a public route or usable/play area with low footfall and is below 1.5m height

E – Wall/structure is remote from public route or usable/play area, any height

1 – Immediate danger to the Public. Wall/structure is in very poor condition and a temporary fence is required to provide a safety barrier (if not already in place)

2 – Potential danger to the Public. The wall/structure is in very poor condition and requires repairs to maintain a safety barrier or maintain stability of ground if a retaining wall.

3 – No immediate danger to the Public. The wall/structure is in poor condition and requires repairs to prevent further deterioration. Wall/structure may need to be inspected by a structural engineer to assess condition, rating to be reviewed following structural report

4 – Minimal risk to the Public. Wall/structure has already fully or partially collapsed and should be made good to maintain security


5 – Minimal risk to the Public. Wall/structure has defects i.e. cracked and spalling render, defective cope stones, defective pointing etc

1.2 ORIENTATION



Site plan

2.0 WALLS

	Wall ref: North Wall
	Description: Stone wall to North face, part stone/facing brick to South face, approximate height 3.0m, approximate length 50m
	Defect: vegetation growth, cracks and open joints, damage to brickwork
	Rating: B3

Additional photographs



1: North Wall, North face
Vertical crack to wall and open joints



2: North Wall, South face, near Play Area
General view of wall



3: North Wall, South face
Vegetation growth at high level



4: North Wall, South face
Vegetation growth at high level



5: North Wall, South face
Defective brickwork



6: North Wall, South face
Missing cope stones, defective brickwork and open mortar joints



Wall ref: North/East corner of garden
Description: Stone to North face, facing brick to South face, approximate height 3.0m, approximate length 15m
Defect: Large crack around opening area, green algae growth to North face, lichen growth to South face
Rating: B3

Additional photographs



1: North/East corner, near opening
Large open crack to stonework



2: North/East corner, near opening
Damage to floor tiles at opening



3: North/East corner, South face
Lichen growth to brickwork surface



Wall ref: East Wall
Description: Stone to East face, facing brick to East face of wall, approximate height 3.0m, approximate length 120m
Defect: defective brickwork, open mortar joints, lichen growth to brickwork, vegetation growth, graffiti damage
Rating: B3

Additional photographs



1: East wall, West face
Defective brickwork, lichen growth to face of brickwork, open mortar joints



2: East wall, West face
Graffiti to wall



3: East wall, West face
Vegetation growth, open mortar joints



4: East wall, East face
Graffiti to wall



Wall ref: South Wall
Description: part stone, part brick wall, approximate height 3.0m, approximate length 65m
Defect: partial collapse of brickwork and stonework, excessive vegetation growth
Rating: B3

Additional photographs



1: South Wall, South face



2: South Wall, North face

Section of wall collapsed



3: South Wall, close to path
Partial collapse of wall

Shows general condition



4: South Wall, North face
Shows general condition of brickwork



5: South Wall, South Face
Fallen tree, possible damage to wall



6: South Wall, South Face
Shows opening at path



7: South Wall, South Face
Excessive vegetation growth, defective brickwork



8: South Wall, South Face
Excessive vegetation growth, defective brickwork



9: South Wall, South Face
Excessive vegetation growth, partial collapse of wall



10: South Wall, South Face
Close up of wall showing construction



Wall ref: West Wall
Description: rubble stone finish to East face, assumed stone to West side (private dwellings) approximate height 3.0m, approximate length 155m
Defect: Vegetation growth, open joints to rubble stone and cement cope
Rating: B5

Additional photographs



1: West Wall, East face
Open joints to stonework



2: West Wall, East face
General view of wall



3: West Wall, East face

Open joints to stonework, vegetation growth



4: West Wall, East face

Open joints to stonework, vegetation growth

3.0 SUMMARY OF WORKS REQUIRED

The budget costs detailed below are based on an approximate measurement calculated against a rate for each type of work on a separate schedule not attached to this report

3.1 BRIEF SUMMARY OF MINOR FAULTS (REVENUE REPAIRS)

Work required	Approximate cost
No minor repairs required	

3.2 BRIEF SUMMARY OF MAJOR WORKS REQUIRED FOR YEAR ONE EXPENDITURE (ASSET MANAGEMENT)

Work required	
North Wall – remove vegetation growth, re-build section of wall where badly cracked, replace frost damaged brickwork, rake out and re-point mortar joints to stonework and brickwork	
North/East corner Wall – remove lichen growth to brickwork, re-build section of wall where badly cracked, replace frost damaged brickwork, rake out and re-point mortar joints to stonework and brickwork	
East Wall – remove lichen growth and graffiti to brickwork and stonework, replace frost damaged brickwork, rake out and re-point mortar joints to stonework and brickwork	
South Wall – cut back dense vegetation to allow full examination of wall, take down and re-build defective sections of stone and brick wall, rake out and re-point	
West Wall – remove vegetation growth, rake out and re-point mortar joints to stonework, wall could be common repair with adjoining house owners	

Surveyor: Ian Campbell