## DENES OVAL WALL, LOWESTOFT, SUFFOLK 18923

## Ref: GRST\KV\18923~survey 80 July 2018

**4.0 CONCLUSIONS AND RECOMMENDATIONS**

4.1 The original detail of the walls is remaining along the south elevation with the precast concrete blocks forming the coping stone courses to the wall and piers.

4.2. Numerous elevations have had repairs to all elements, some of which are showing signs of deterioration, but with the worst deterioration being along the south elevation to the original units where the rebar has started to corrode and blow the concrete form, such that the majority of the south elevation wall panels have now become unstable and temporary security measures have been provided by the use of heras fencing.

4.3 Draw your attention to Panels 11, 14 and 16 on the south elevation which have corroded along the rebar line through the entire width of the concrete panel and precautionary measures should be put in place to prevent partial collapse of structure onto the public highway. In the short term, heras fence panels can be utilised in these locations.

4.4 The concrete deterioration is due to the corrosion of the reinforcement within the units. In order to carry out repairs to the walls, it will be necessary to fabricate bespoke concrete units to match the existing profile and dimensions. This could be done with traditional concrete and reinforcement, or alternatively a concrete mix using fibre reinforcement would be better suited to the exposed location along the seafront.

4.5 The Gatehouse will need to be reconstructed from plate/eaves level up, allowing to replace timbers and reroof. The render should be removed and reinstated.

4.6 The foundations along the west elevation are exposed from panel 64 onwards due to the change in the ground levels. The wall is retaining the soil. On the internal face, localised erosion and vegetation growth adjacent to the wall has exposed the footings and rotated the wall. It will be necessary to stabilise the wall by underpinning this section

4.7 It may be necessary to remove trees or alternatively build in lintels within the footings to span over the root growth to protect the wall. Coppicing of the trees should be considered to prevent further damage of the wall from root spread.

4.8 It must be taken into consideration that these wall structures are nearly a hundred years old and have adequately performed but are now coming to the end of their reasonable life expectancy. If the remaining units are to be retained and repaired, a maintenance schedule should be put in place to allow for a regular maintenance and repair programme for the walls, which would include the reconstruction of the missing sections of wall along the east and north elevations.

**Maintenance Proposal**

4.9 Generally, removal any vegetation on an annual basis.

4.10 Generally, inspect the condition of the wall and report on any damages or defects. This could be carried out by park warden twice a year.

4.11 Generally, a condition assessment of the wall structure carried out by a professionally qualified person every five years.