SITE survey. APP

SITE SURVEY REPORT

Retaining Wall Inspection

Prepared for	Moorside Court Management Company
Date	6 Oct 2026
Site	Moorside Road, Keighley
Prepared by	J. Pickles

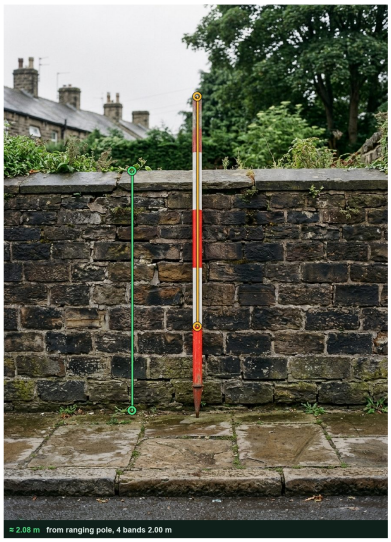
FORM

Retaining Wall Inspection

1. Wall

Project	Moorside Road, Keighley: retaining wall inspection (completed example)
Client	Moorside Court Management Company
Site	Moorside Court, front garden wall
Site address	Moorside Court, Moorside Road, Keighley BD21 5PL
Inspection date	6 Oct 2026
Inspector	J. Pickles
Wall reference or location	Front wall along Moorside Road footway
Wall position (GPS)	Bulge, 7 m from the west end · 53.864120, -1.915870 (SE 05630 40881, ±6 m)
Wall construction	Stone, mortared
What it holds back	Garden or ground
Highest retained height (m)	2.08
Length inspected (m)	24

Photos of the wall



Owner, if known	Moorside Court Management Company

Is any part within 4 yards (about 3.6 m) of a street?	Yes
Height above the ground at the street boundary (m)	2.08
Against section 167 (4 feet 6 inches, about 1.37 m)	Over 4 ft 6 in

> Section 167 of the Highways Act 1980 (England and Wales) covers a retaining wall within 4 yards of a street that is more than 4 feet 6 inches high above the ground at the street boundary. If it is liable to endanger people using the street, the local authority can serve notice on the owner or occupier to do the works needed. Bradford Council, for example, says the owner must maintain the wall and major works need the council's technical approval.

2. Condition

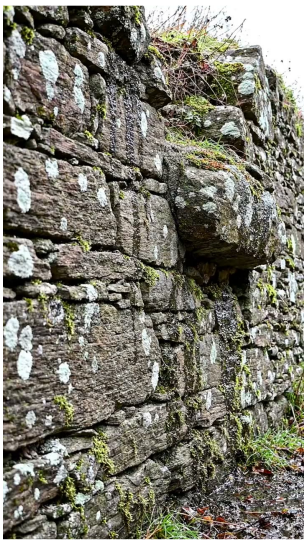
Line and level: no bulging or leaning	Defect
What is wrong?	Bulge over about 3 m, 6 to 9 m from the west end
No cracks or open joints	Defect
What is wrong?	Vertical crack and open joints near the bulge
No missing or displaced stones, bricks or blocks	Defect
What is wrong?	One face stone missing at the crack
No voids in the face	OK
Base: no undermining or erosion	OK
No water seeping through the face	Defect
What is wrong?	Wet staining below the bulge after rain
Drain holes and outlets clear, where fitted	Defect
What is wrong?	Two drain holes blocked with soil
Top of the wall: no new loads, ponding or tree growth	OK
No roots or plants damaging the wall	OK
Checks OK	4
Checks with a defect	5
Not applicable	0

Defects 1: Bulging

Defect	Bulging

Location (distance along the wall, height)	6 to 9 m from the west end, mid height
Size, in words	Face bowed outwards over about 3 m
Length along the wall (m)	3.10
How far out of line (mm)	40
Offset at the last inspection (mm)	25
Change since the last inspection (mm)	15
Risk	Refer to an engineer

Photos



Defects 2: Missing or displaced stones

Defect	Missing or displaced stones
Location (distance along the wall, height)	7.5 m from the west end, 1.2 m up
Size, in words	One face stone missing, void behind
Length along the wall (m)	0.30
Risk	Danger: make safe now
Made safe or cordoned off?	Yes

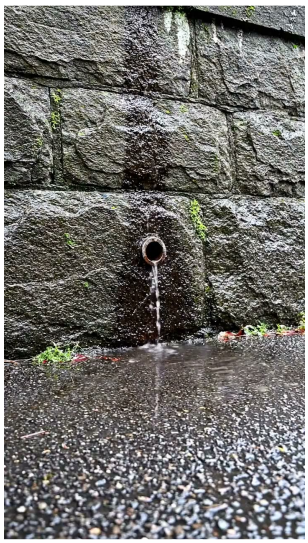
Photos



Defects 3: Water seepage

Defect	Water seepage
Location (distance along the wall, height)	Drain hole below the bulge
Size, in words	Running after rain, wet patch below
Length along the wall (m)	1.00
Risk	Monitor

Photos



Defects recorded	3
Make safe now	1
Refer to an engineer	1

Monitor	1
Bulges or leans grown	1
Total length of defects measured (m)	4.40

> Derbyshire County Council's examples of retaining wall failure include bulging and voids in the face, stone displacement, full height vertical cracks with water seepage, and undermining of the foundations after heavy rainfall.

3. Actions and sign-off

Result	Refer to a structural engineer
Are further actions needed?	Yes

Further actions 1: Structural engineer to inspect the bulge and advise on repair.

What needs doing?	Structural engineer to inspect the bulge and advise on repair.
Who will do it?	Moorside Court Management Company
Due date	20 Oct 2026
Status	Open

Further actions 2: Keep the barrier on the footway edge below the missing stone until the engineer has visited.

What needs doing?	Keep the barrier on the footway edge below the missing stone until the engineer has visited.
Who will do it?	J. Pickles
Due date	20 Oct 2026
Status	In progress

Further actions 3: Clear the two blocked drain holes.

What needs doing?	Clear the two blocked drain holes.
Who will do it?	Grounds contractor
Due date	13 Oct 2026
Status	Open
Inspector name	J. Pickles
Position or company	Estate manager, Moorside Court Management Company

Inspector signature



Signing records what was found on the day. It is not a guarantee of condition and does not replace any examination, test, design check or repair needed from a competent person.