

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Warwick Area Committee

**Date of Committee** 13th September 2005

**Report Title** A429/13B Warwick, Lord Leycester Hospital Retaining Wall

**Summary** The old masonry wall separating the Lord Leycester Hospital from the highway is in urgent need of repair. This report outlines the proposals for repair and the consequences of the works.

**For further information please contact** Stephen O'Connor  
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**Would the recommended decision be contrary to the Budget and Policy Framework?** Yes/No

**Background Papers** None

**CONSULTATION ALREADY UNDERTAKEN:-** *Details to be specified*

Other Committees  .....

Local Member(s)  Councillor Mrs M B Haywood  
(With brief comments, if appropriate) Councillor R N Randev - I support the recommendation. The public is still using the blocked area to cross to West Street and vice versa. Unless something is done urgently someone will get hurt.

Other Elected Members  .....

Cabinet Member  .....  
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

Chief Executive  .....

Legal  P Endall - agreed

- Finance  .....
- Other Chief Officers  .....
- District Councils  .....
- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  Lord Leycester Hospital, English Heritage

**FINAL DECISION**                      **YES/NO**      *(If 'No' complete Suggested Next Steps)*

**SUGGESTED NEXT STEPS :**

*Details to be specified*

- Further consideration by this Committee  .....
- To Council  .....
- To Cabinet  .....
- To an O & S Committee  .....
- To an Area Committee  .....
- Further Consultation  .....

**Warwick Area Committee - 13th September 2005**

**A429/13B Warwick, Lord Leycester Hospital Retaining Wall**

**Report of the Director of Planning, Transport and  
Economic Strategy**

**Recommendation**

That Area Committee endorses the proposals for repairs to the wall.

**1. Introduction**

- 1.1 Lord Leycester Hospital is a Grade 1 listed building and popular tourist attraction in Warwick. It was originally constructed in the late 14th century. Between the Hospital buildings and the A429 High Street is a masonry retaining wall with a maximum height of approximately 4 metres. This wall was constructed in 1816.
- 1.2 On the 26th June 2005 after torrential overnight rain, it was noticed that the wall had bulged out over a short length and a gap had opened adjacent to the top. The damage is shown in **Appendix A**. Warwick District Council's Chief Building Control Officer immediately instructed contractors to erect scaffolding supports to prevent further movement. At the time, he was not aware who was responsible for the wall.
- 1.3 The A429 was originally a trunk road and the responsibility of the Ministry of Transport. In 1962 the Ministry agreed that it would accept responsibility for the Lord Leycester wall. When Warwick was by-passed and the A429 was de-trunked, responsibility for the wall passed to the County Council. The remedial works will therefore be funded from the Bridge Maintenance budget.

**2. Initial Measures**

- 2.1 The damage to the wall has been closely inspected and measured. Also the wall is being monitored on a regular basis.
- 2.2 The scaffolding is to be retained but has been cut back to allow for two-way traffic flow along High Street. It has since been extended to the archway to provide additional security for the highest part of the wall. However, the footway on the West side of High Street has had to be closed to pedestrians and diversion signs have been put in place.

- 2.3 Discussions with English Heritage, the Master of the Hospital and Warwick District Council, as planning authority, have been started so that Listed Building Consent for the remedial work can be obtained as soon as possible.
- 2.4 A full topographical and photographic survey has been carried out and a specialist underground survey using electrical imaging has been undertaken behind the wall to establish bedrock levels.

### **3. Possible Remedial Works**

- 3.1 The main reasons for the wall movement are that it is far thinner than it should be for its height and that there is no proper provision to prevent water flowing down behind and through the wall.
- 3.2 The alternatives for remedial works are to dismantle and rebuild the wall to an adequate thickness or to anchor the existing wall back to solid ground to prevent further movement.
- 3.3 Dismantling the wall would compromise the support for the Hospital buildings and it would be necessary to provide a new foundation system for them. In addition access for residents and visitors would be severely disrupted. Rebuilding the wall would involve a lengthy closure of the footway and at least part of the High Street carriageway.
- 3.4 Subject to resolution of technical details, it would cause less disruption to anchor the retaining wall back using steel bars with plates fixed to the face of the wall.
- 3.5 The use of anchors has been agreed in principle with English Heritage's structural engineer.
- 3.6 In terms of cost, the rebuilding option would be very significantly more expensive than the anchor and repair option. In addition to far higher engineering works costs, rebuilding the wall would involve temporary closure of parts of the Lord Leycester Hospital for foundation works and longer periods of disruption to the highway. There is no guarantee that English Heritage would accept a rebuilding option.

### **4. Preferred Solution**

- 4.1 For the reasons outlined above, the preferred solution is to anchor back the existing wall. It would not be possible to move the wall back to a vertical position but further movement would be prevented. Additional work would also be necessary to carry out local repairs and repointing to the face stonework and to provide a positive drainage system.

### **5. Disruption During Remedial Works**

- 5.1 In order to provide the necessary working space and comply with health and safety regulations whilst the anchors are installed, it will be necessary to restrict High Street traffic to a single lane. The exact details of the anchor process will not be known until tenders have been received and assessed and have been

approved by English Heritage, but it is expected that the partial closure will be of the order of four weeks. The installation of anchors will be a specialist operation and will be restricted by the scaffolding.

- 5.2 The partial road closure will have a major effect on traffic flows in the town centre and possible traffic routing options are being modelled to find the least disruptive option. Further information will be given at your meeting. Local interest groups will be asked to comment on the proposals and the timing of the works, but the works are likely to start in January 2006.
- 5.3 The proposals are considered to be the least disruptive way of carrying out essential works to a Grade 1 listed structure of major importance.

JOHN DEEGAN  
Director of Planning, Transport and Economic Strategy  
Shire Hall  
Warwick

24th August 2005

Appendix A of Agenda No

Warwick Area Committee 13th September 2005

A429/13B Lord Leycester Hospital Retaining Wall  
Warwick

