

Inspection Report – Drive

For the property known as:

Maes-y-Coed
Park Terrace
Merthyr Tydfil CF47 8UY

For: Maes-Y-Coed Guest House Ltd

Date: 10th November 2025

Reference: EKA25XXXX



Call our Head office on
020 3667 1510

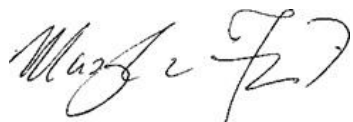
Email us on
enquiries @earlkendrick.com

#BuildingExcellenceInsideAndOut

Report Revision Record

A	12 November 2025	Report issued
---	------------------	---------------

Yours sincerely,



Mazhar Farid - Expert Witness (APAEWE)
Director

Earl Kendrick Project & Building Consultancy

M: +44 (0) 7590 881 621

Mazhar@earlkendrick.com

Table of Contents

1.0	Survey Information	4
2.0	Executive Summary	5
APPENDICES		Error! Bookmark not defined.
A	Photo Schedule	Error! Bookmark not defined.

1.0 Survey Information

Property Address(es)	Maes-y-Coed (the Property) Park Terrace Merthyr Tydfil CF47 8UY
Inspection Date(s)	Wednesday 15 th October 2025
Weather	Dry, clear, 12-14 degrees
Surveyor(s)	Mazhar Farid
Client	Maes-y-Coed Guest House Limited
Brief	Following a report from Maes-y-Coed Guest House Ltd, Earl Kendrick were instructed to undertake an inspection of the Property to assess the condition of the progress of works at Maes-Y-Coed Guest House and to the North West. We were shown proposed floor plans indicating that the proposed works being built up against the new retaining wall.
Extent of Survey	At the time of our survey, we carried out a visual inspection of the full length of retaining wall from the property aspect at ground level. For clarity, this wall separates the road from the property and could be termed as both a boundary and retaining wall. Works are currently underway involving the conclusion of the roof and drive-on vehicle parking to the new portion of the build. The drive-on parking is partly supported by the retaining wall. All of the works are approved by the local authority as far as we have been made aware. Any areas not listed above were not accessed/inspected at the time of our inspection.
Listed Status /Conservation	Maes-Y-Coed (the Property) is not of listed heritage status and is not in a conservation area.

2.0 Executive Summary

We were instructed to undertake an inspection of the retaining wall between Maes-y-Coed Guest House (the site) and the public footpath & road to the North west. Our brief was to assess current and future risk to the new drive-on roof for the purposes of insurance.

The retaining wall is the wall abutting the edge of the footpath and the site, which would have typically been formed as a mass wall using large stone block and mortar. Tied to this has been a new reinforced (in-situ) poured concrete wall. Whilst it is a retaining wall, it can broadly be described as made up of two constituent parts formed at different times. The new reinforced concrete wall built in 2025 is between the Maes-Y-Coed curtilage and the footpath. Behind this newer structure sits the older retaining wall behind it, build date unknown, but we would estimate it to be pre second world war, with some revisions/maintenance that may have been built up over time.

The newer (2025) structure that sits in front of the original could be viewed as a supplementary structure as it props against the original retaining wall behind it and the newer structure also forms the inward envelope against which new rooms will be built from the Maes-Y-Coed side. From our understanding the new retaining wall structure was a requisite by Building Control, in view of Approved Document A, to permit new rooms that will form part of the Maes-Y-Coed guest facilities. Building Control wanted to see a new, mass, structural wall in front of the original wall. We have not investigated the build-up of the original wall as this would require a destructive inspection but expect that the design follows a popular retaining wall design with the mass of the wall focussed in an increasing proportion in a linear fashion down the height of the wall until the base is reached which provides the large footing. Some amendments/remediation may have been completed to the original wall over the years, but we understand that rooms could not be built up against as its performance/support was ambiguous. The need for a newer structure, where performance was specified, as required by Building Control's district surveyor.

Our inspection has been to assess the current arrangement and to quantify a risk that could affect the drive, access in future and implications of damage to the newly constructed structure(s) and the drive-on roof above the new rooms of Maes-Y-Coed. The large established tree that remains in front of the property will provide significant challenges to Maes-Y-Coed and we advise early discussion is had with the local authority who are responsible for street trees.

The existing footpath has slowly been affected by root damage lifting the surface/wear layer of the footpath as can be seen around the base of the tree and the direction of root travel becoming visible. Given the transition point between footpath and the new drive, there is an incumbent risk that the root will move towards the transition point. Root travel moves towards the path of least resistance and will continue towards any the direction where this is already root movement.

You will not be permitted to undertake any root protection to the footpath as it is not demised to you. The footpath is the responsibility of the local authority and falls under their ownership. The underlying risk here is if the root breaches the new drive in future years, this will affect the parking for guest vehicles. This could also affect repairs that may be needed to the drive on roof. From a risk point of view, your insurer will ask for the structure of the new roof and will ask about adjacent risks, especially as this is a drive-on roof directly over guest rooms. The insurer may increase the buildings premium, and the tree

will affect the premium as it is a known risk in the immediate vicinity. We advise discussions be had with the local authority on what the options are although a root barrier would be difficult to install now. The tree's removal will negate the risk, otherwise any proven damage may result in a claim against the local authority. Tree management by controlled cutting will not alleviate any ground movement. It needs to be remembered that the parameters of the footpath have not changed as vehicles will start regularly passing over the footpath to drive onto the Maes-y-coed site and this will increase root spread.

This is a tangible risk and in an ideal situation, the site would not have any trees nearby. Purely as a general idea of root spread and volume, root spread is generally equivalent to the range of spread above ground, although below ground the root system is compacted by earth and surface finishes. With tree growth the roots around the base of the trunk become denser, anchoring the tree but retain sustained, slow pressure on the surrounding ground.

Call our London office on
020 3667 1510

Email us on
enquiries @earlkendrick.com

#BuildingExcellenceInsideAndOut