

Dilapidation Survey

Marquis Road, Haringey

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1. Introduction

- 1.1 This report has been prepared to present the findings of the Dilapidation survey, which was undertaken along Marquis Road.
- 1.2 The survey was undertaken at the request of Sleep Architects, to record the existing condition of Marquis Road. This was a condition from Haringey Council, following of the developments planning approval but was not a formal planning condition. A location plan of the area to be surveyed is shown below as Figure 1.
- 1.3 Any areas of the highway, including adjacent footway and hard standing areas showing signs of significant wear, deterioration, relatively recent repair, damage and where there is apparent failing of carriageway material ('areas of concerns'), has been recorded. Where possible, recordings have been made of areas of the carriageway also showing signs of 'early-stage' deterioration/failing, which may become a significant issue in the future.
- 1.4 Haringey Council were contacted to confirm the required extents of the survey but were unable to provide a response. The survey was carried out for the extents shown in figure 1 to progress the project.
- 1.5 The survey was undertaken on 19th May 2023. The weather was overcast.
- 1.6 Photographs of the 'areas of concerns' have been undertaken, as a record of the survey and are recorded numerically, provided in section 2.0.
- 1.7 The road was surveyed east to west, for the westbound carriageway; and then west to east for the eastbound carriageway.
- 1.8 The photo of each issue is shown in context to its surrounding, for clarity of location. Where the photos are 'reduced in size' as inserts to this report (for suitability of file size transfer), it is appreciated that this may not fully show the significance of the issue as clearly as seen on site. As such, photos of the issue at 'original size' can be provided at request.
- 1.9 Areas of carriageway not recorded as part of this survey are therefore considered as 'in good condition', during the time of the survey.

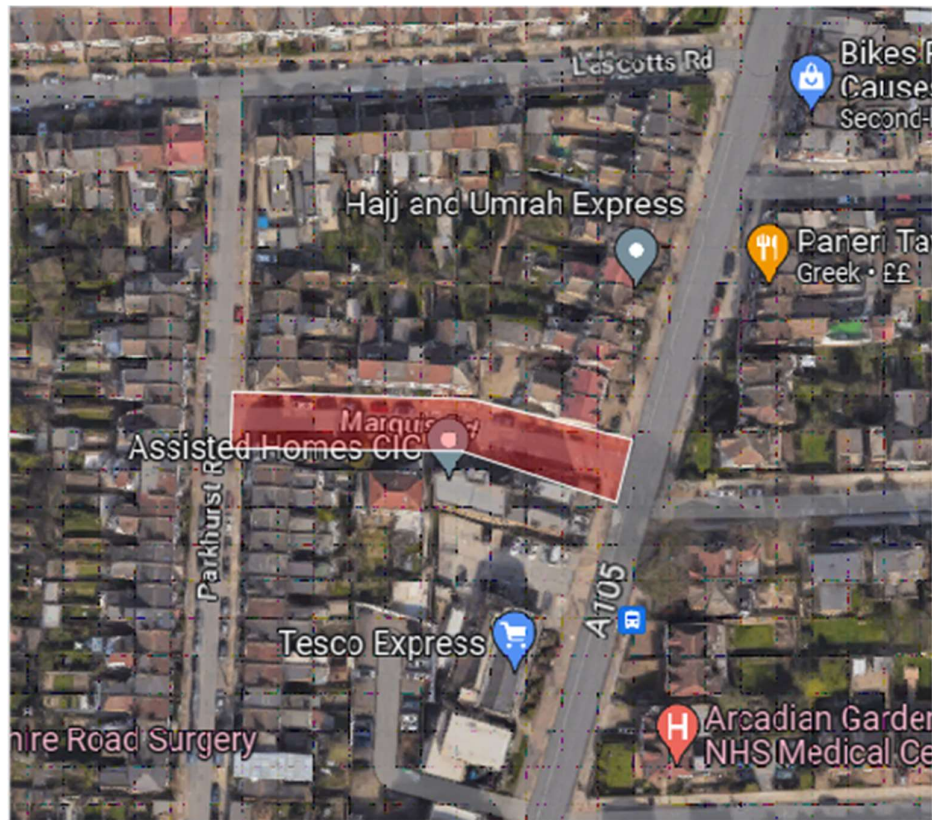


Figure 1 – Survey locations and extent of survey

2. Conditions Schedule and Photo records

- 2.1 The issues identified can be formed into the following common categories. A schedule of those categories is included below in Schedule 1.

	Issue Category
Carriageway (Road)	Carriageway 'Scaring' (signs of recent 'repair'/reinstatement)
	'Cracking' (both transverse and longitudinal)
	Road markings significantly worn
	'Sunken'/'collapsed' surround to road gully
	Broken/damaged/sunken road kerbs
	Road Surface Dressing significantly worn/degraded
	'Sunken'/collapsed surround to manhole
	'Sunken' utility cover in frame
	Broken/damaged gully
Footway and verge	Footway 'Scaring' (signs of recent 'repair'/reinstatement)
	'Cracking' (both transverse and longitudinal)
	'Depressions' in surface (through failure, typically through vehicle overrun)
	Loose textured footway surface material (significant wear)
	Rusting sign post base
	'Sunken'/'broken' utility cover surround
	Broken/damaged tactile paving (typically through vehicle overrun)

Schedule 1 – Highway issues categories

- 2.2 Photos of the issues are detailed below with categories included. The locations for each of the photos are displayed in figure 2.



Figure 2 – Locations are indicative of photo records



Photo 1

Damaged kerbs, utility cover surround
damaged



Photo 2

Footway cracking



Photo 3

Rusting on bollard



Photo 4

Sunken utility cover, surround cracking



Photo 5

Footway cracking



Photo 6

Road surface dressing significantly worn,
carriageway scarring



Photo 7

Footway cracking



Photo 8

Footway cracking



Photo 9

Carriageway scarring, road markings
significantly worn



Photo 10

Footway cracking



Photo 11

Longitudinal cracking, road markings
significantly worn



Photo 12

Footway cracking



Photo 13
Carriageway scarring



Photo 14
Carriageway scarring



Photo 15
Utility cover surround damaged



Photo 16
Footway cracking, utility cover surround damaged



Photo 17

Footway cracking, partially damaged private wall



Photo 18

Carriageway scarring, longitudinal cracking



Photo 19

Carriageway scarring, longitudinal cracking



Photo 20

Footway cracking



Photo 21

Footway cracking



Photo 22

Longitudinal cracking, significantly worn road markings



Photo 23

Footway cracking



Photo 24

Footway cracking



Photo 25

Footway cracking, Footway scarring



Photo 26

Footway cracking



Photo 27

Footway cracking



Photo 28

Footway cracking



Photo 29
Footway cracking



Photo 30
Partially damaged private wall



Photo 31
Sunken gully cover



Photo 32
Footway cracking, footway scarring

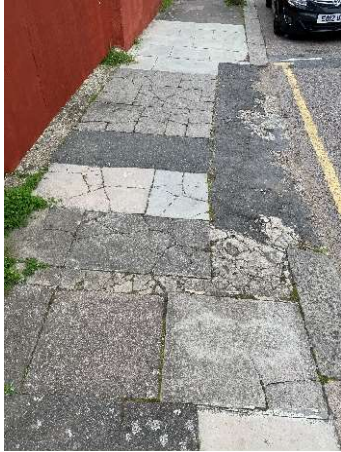


Photo 33

Cracking, footway scarring



Photo 34

Cracking, rusting sign post base



Photo 35

Carriageway scarring, significantly worn road markings, sunken carriageway



Photo 36

Footway cracking



Photo 37

Footway cracking



Photo 38

Rusting bollards, footway scarring



Photo 39

Footway cracking

3. Summary

- 3.1 In summary there is significant footway damage along Marquis Road evident through extensive footway cracking.
- 3.2 The carriageway of Marquis Road also shows signs of significant wear and tear. This is evident through faded road markings and longitudinal carriageway cracking.
- 3.3 There are locations that show damage to private walls.
- 3.4 It is recommended that a similar survey is carried out following completion of the development to provide evidence and defend any challenges over the impact of construction activities.

