



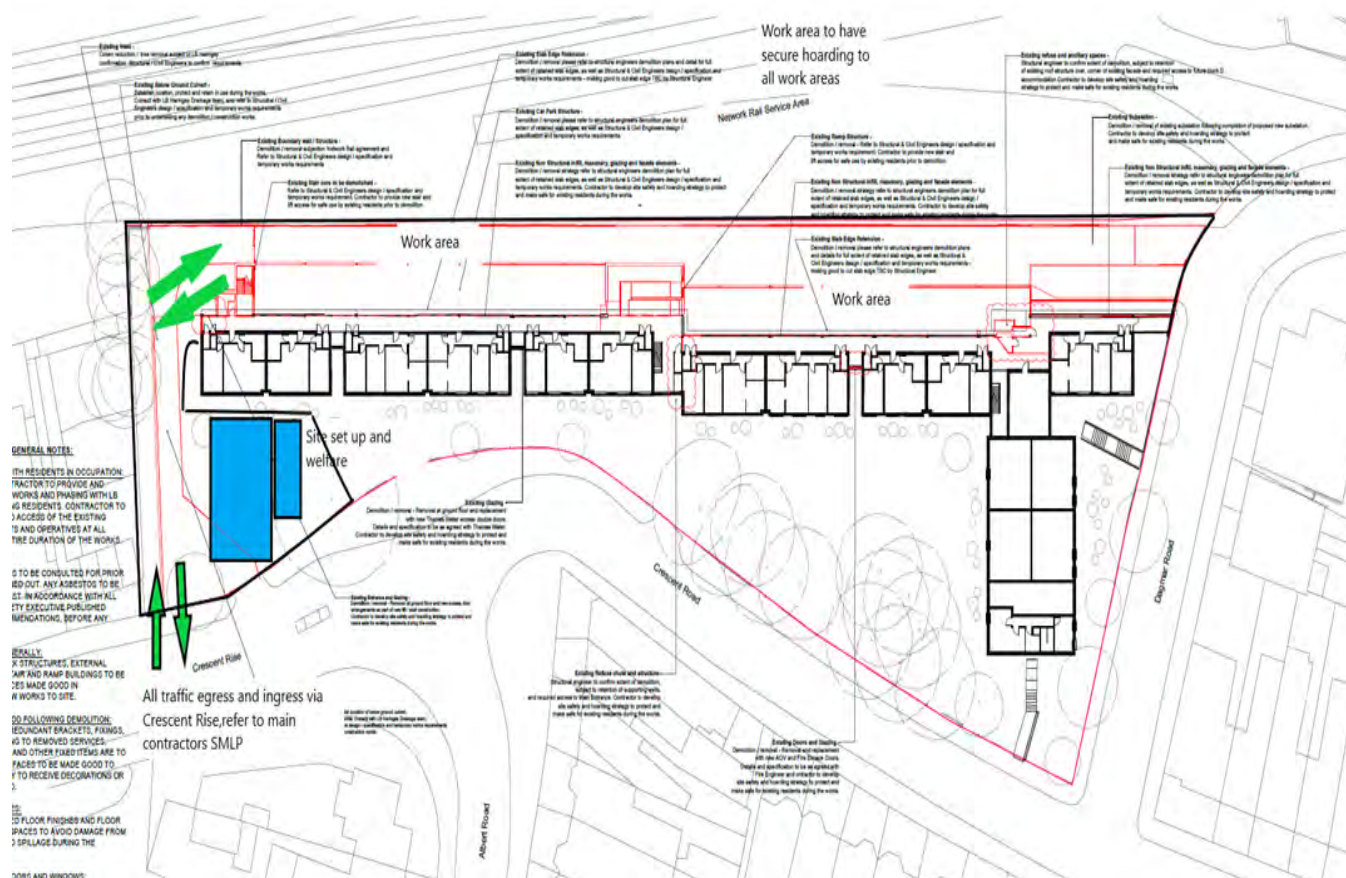
Highways Condition Survey Woodridings Court, London N227RX 4 February 2026

REPORT 01

REPORT BY: HUGH LENNON



This report was carried out on the 11/2/2026 before the start on site which is programmed in for the W/C 2/3/2026. The purpose of the report is to confirm the condition of the surrounding footpath and roads , local to the ingress and egress points to the site, as well as looking at the general condition of the footpath and roads that surround the site.



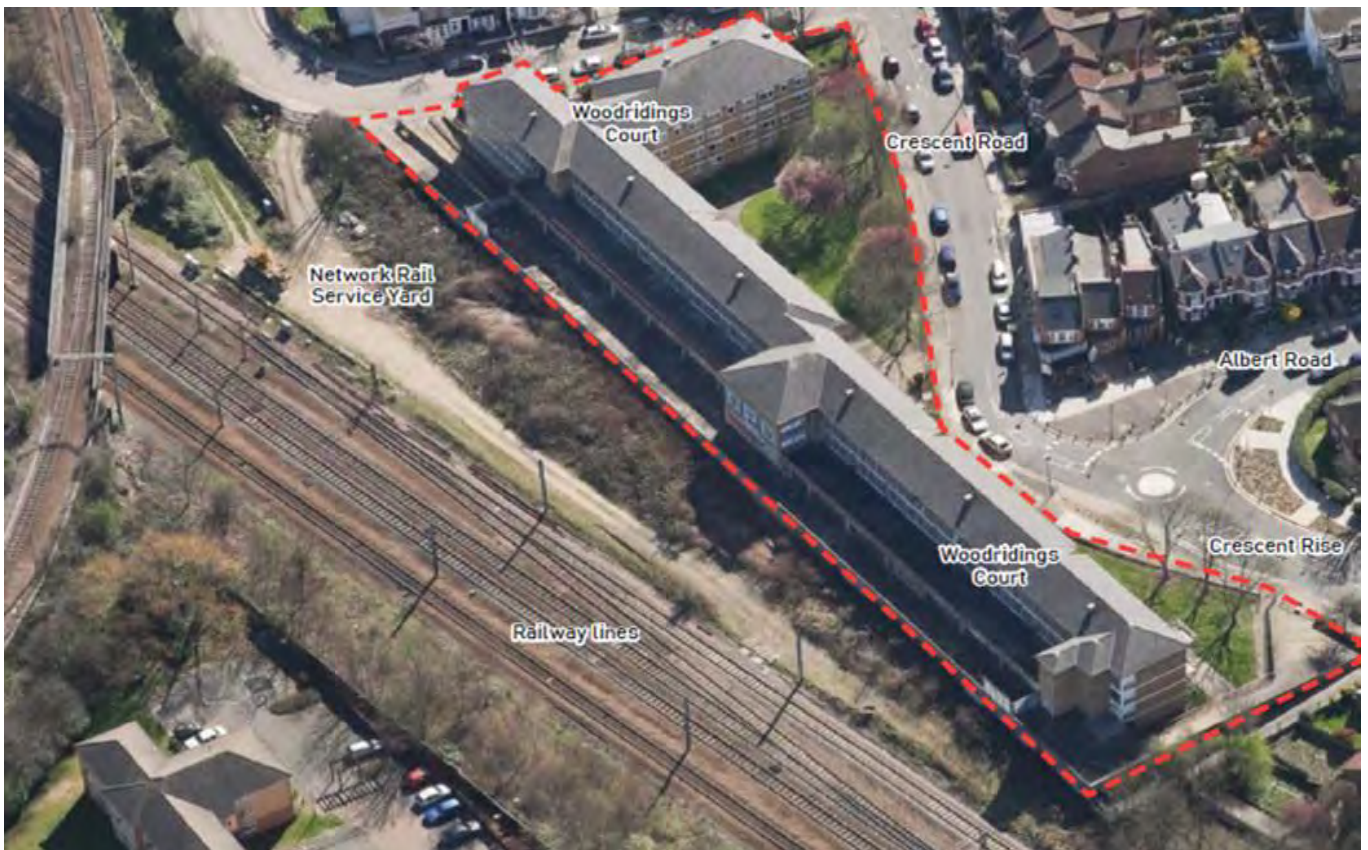
PROJECT

The site is located within the authoritative boundary of the London Borough of Haringey, Woodridings Court is an existing residential housing block consisting of 56 flatted units (24 x one-bedroom and 32 x two-bedroom) accommodated within a series of four-storey residential blocks constructed by LBH during the 1970s. Woodridings Court is bound to the east by Network Rail land, with the Great Northern Railway line running adjacent. To the south and west, Woodridings Court is bound by Dagmar Road and Crescent Road respectively, both being single-carriageway streets of a residential nature. To the north, the site is bound by residential property. To the rear of the residential block is a concrete platform and undercroft which was historically used for car parking, but has been redundant for approximately 30 years.



METHOD OF CONDITION SURVEY

The site survey comprised of a number of photos from a visual inspection walk along the pavement adjacent to the property from the entrance to the footprint of the site along Crescent Road up to the junction of Dagmar Road. Then into Dagmar Road to the rear of the site where it adjoins the railway property.



Start of survey- Crescent Road/ Dagmar Road





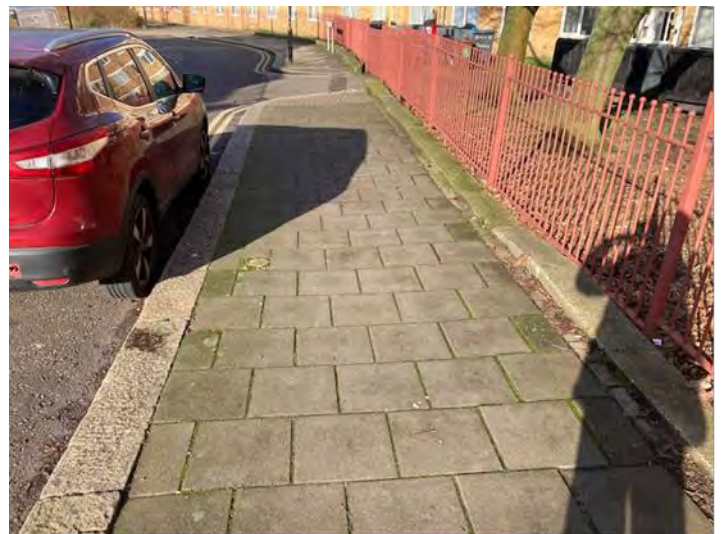


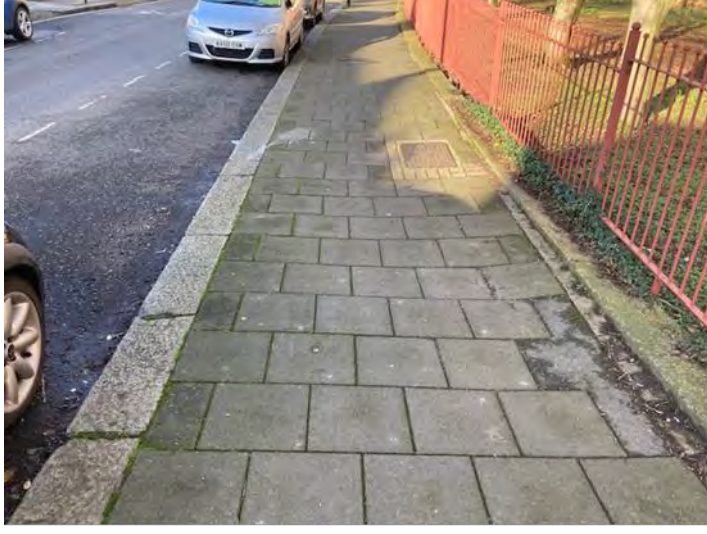






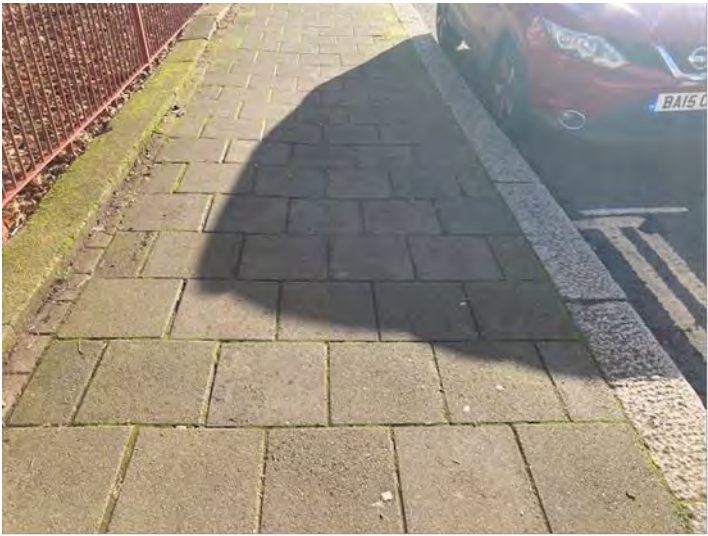


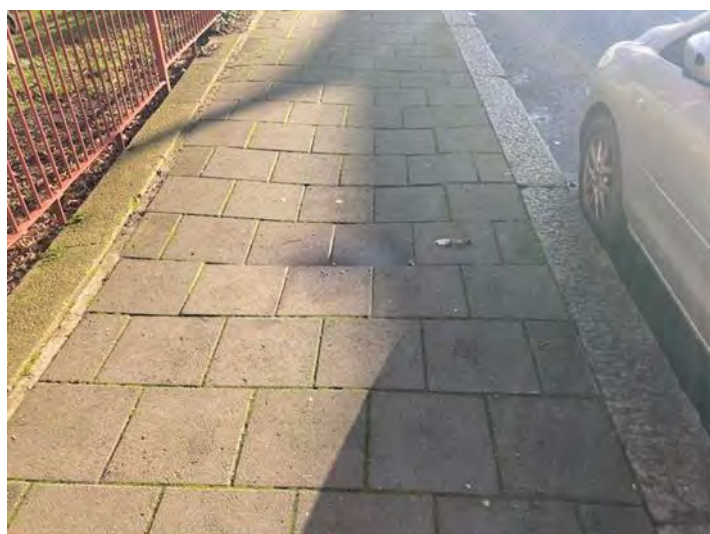


























Summary – Survey .

- The condition of the paving along Crescent Road around the entrance is poor and there are a large percentage of cracked and broken paving slabs and kerb stones, this is evident by the photos in the survey. The tarmac road surface has several repairs and crack . As we progressed along Crescent Road, approximately 90m, the paving changes and has been renewed, although ponding was evident in several places.
- Dagmar Road paving was generally in good condition having been renewed, the entrance around the railway sidings is tarmac and there are several areas where ponding has occurred , with the tarmac to the road surface with several cracks and in a poor state. The kerbs in this area, near the entrance to the sidings on the curve have been dislodged and sunken into the road.

