



Schedule of Condition

Queen Street
Tottenham
London
N17 8HZ

February 2026



Prepared for

Prepared by Trident Building Consultancy Limited
London City
Fifth Floor
26 Throgmorton Street
London
EC2N 2AN

Reece Hitchings BSc (Hons)
E: reece.hitchings@tridentbc.com
T: 07907867225



Checked by David Juniper BSc (Hons) MRICS
E: david.juniper@tridentbc.com
T: 020 7280 8165



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1 Introduction

1.1 Survey Methodology

1.1.1 This Photographic Schedule of Condition has been prepared for the Discharge of Condition 28 with regards to application HGY/2024/1203 at 39 Queen Street, London, N17 8HZ for the "Redevelopment of Site for industrial and warehousing purposes (within Use Classes E(g)(ii), E(g)(iii), B2 and B8, with ancillary office accommodation together with access, service yard, car and cycle parking, landscaping, construction of a new substation, boundary treatments and other related works including demolition". There are a number of conditions associated with the permission, including Condition(s) 28, the wording of the condition is detailed below:

"Before the scheme is occupied the developer will be required to submit details of the condition of the highways to the Local Planning Authority".

1.1.2 The survey was carried out on Monday 19th January 2026 by Reece Hitchings BSc (Hons) of Trident Building Consultancy Ltd.

1.1.3 The weather at the time of inspection was cold and dry.

1.1.4 Queen Street was subject to a visual non-disruptive inspection and limited to a visual review of accessible surfaces only.

1.2 Photographs

1.2.1 A substantial number of digital photographs were taken at the time of the inspection. As well as being referenced and hyperlinked in the Defect Schedule, the larger photos are located and referenced in the Photo Schedule.

1.3 Glossary of Terms

Expression	Description
As new	As new
Good	In good condition with no soiling/wear or other defects
Fair	Subject to several years wear, slight signs of wear/soiling but still serviceable and functioning adequately
Poor	Subject to hard or long term wear with repair and/or renovation necessary.

2 Schedule of Condition

Location	Element	Condition	Photographs	Photo No.
Zone 1	Generally			Photos [1 - 3]

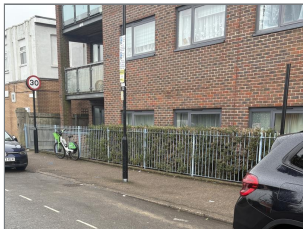
Location	Element	Condition	Photographs	Photo No.
Zone 1	Road	Entrance to Frontier Works is heavily scarred and drainage channel is significantly damaged and sunken.		Photos [4 - 7]

Location	Element	Condition	Photographs	Photo No.
Zone 1	Paving	Cracked and undulating slabs throughout. Concrete scarred, cracked, and missing in part. Isolated patch repairs.	    	Photos [8 - 12]
Zone 1	Drainage	Blocked to front of Frontier Yards.		Photo [13]

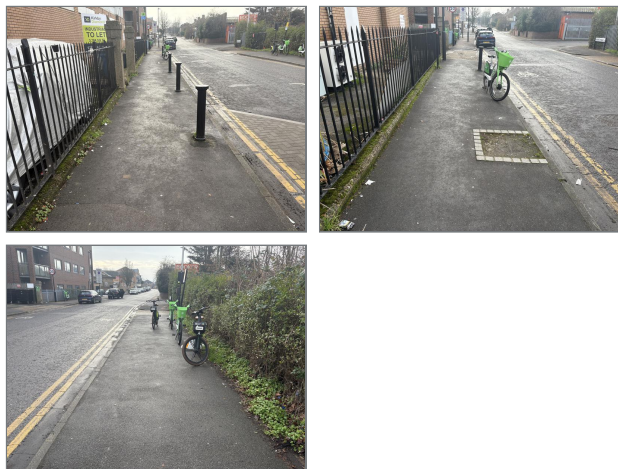
Location	Element	Condition	Photographs	Photo No.
Zone 1	Street Lights and Bollards	Scratched and scuffed throughout. No significant defects.	  	Photos [14 - 16]
Zone 2	Generally		 	Photos [17 - 18]

Location	Element	Condition	Photographs	Photo No.
Zone 2	Road	Cracked, rucked, and missing in part at entrance to retail park. Damaged perimeter edging. Patch repairs throughout.		Photos [19 - 23]

Location	Element	Condition	Photographs	Photo No.
Zone 2	Paving	Soiled throughout. Kerbing damaged throughout. Patch repaired throughout.		Photos [24 - 28]

Location	Element	Condition	Photographs	Photo No.
Zone 2	Drainage	Drainage partially blocked.	  	Photos [29 - 31]
Zone 2	Street Lights and Bollards	Scratched and scuffed throughout. No significant defects.		Photo [32]
Zone 3	Generally		 	Photos [33 - 34]

Location	Element	Condition	Photographs	Photo No.
Zone 3	Road	Concrete driveway is heavily cracked and scarred. Edging to brick paviors is rucked.		Photos [35 - 39]

Location	Element	Condition	Photographs	Photo No.
Zone 3	Paving	No significant defects noted.		Photos [40 - 42]
Zone 3	Drainage	Free flowing.		Photo [43]

Location	Element	Condition	Photographs	Photo No.
Zone 3	Street Lights and Bollards	Scratched and scuffed throughout. No significant defects.	 The photographs show various street infrastructure. The top-left photo shows a row of black bollards along a sidewalk next to a black metal fence. The top-right photo shows a bollard near a building with a white tarp-covered object. The bottom-left photo shows a bollard next to a road with a bicycle symbol painted on it.	Photos [44 - 46]

3 Appendices

- Appendix A Photographs
- Appendix B Floor Plans
- Appendix C Limitations to the Report

Appendix A Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22