

HIGHWAYS/PUBLIC WALKWAYS SCHEDULE OF CONDITION

Kerswell Close - Development of a Tarmac carpark into 2
blocks of residential flats

Prepared by: Tom Barker

Date: 06 October 2023

CONTENTS

- 1.0 PREAMBLES
- 2.0 SURVEY ZONE PLAN
- 3.0 SCHEDULE OF CONDITION

1.0 PREAMBLES

Terms of Use:

This highways survey documents the visual condition of the nearside publicly accessible footpaths and vehicular carriageway, within which it encompasses street furniture, trees, gutters, gullies and manhole/drain covers.

The schedule is to be shared with the local authority prior to commencement of building works at the Kerswell Close, London N15 5RP for future reference to assist in identifying any damage which may result from such works.

The photographic thumbnails contained within Appendix 4.0 are for reference only and original digital files of photographs should be referred to for comparative purposes.

Inspection date : 6th October 2023

Prevailing Weather Conditions: Sunny

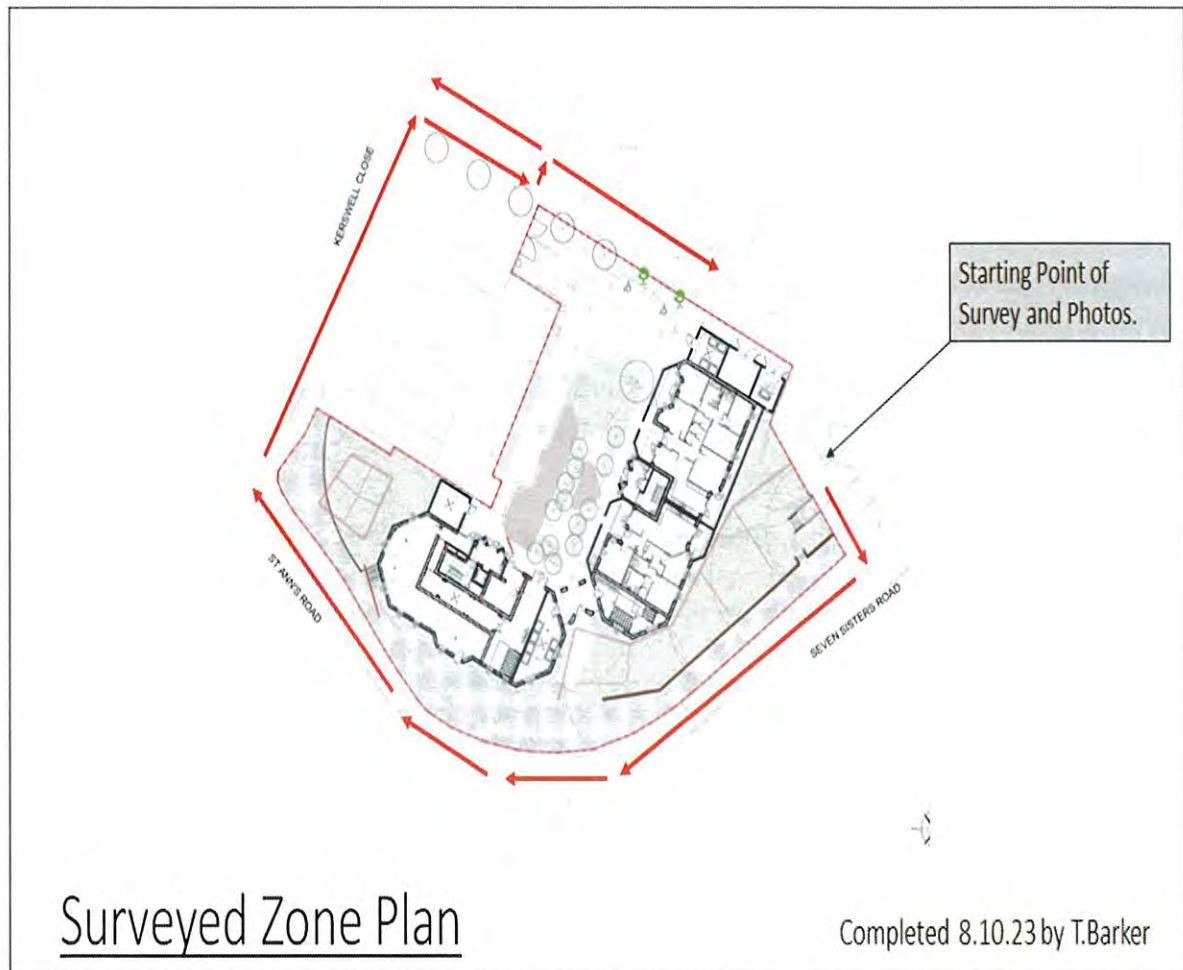
Attendance: Tom Baker – Selsdon Building Contractors

Context: The schedule of condition of section of highway and public footpath of St Annes road / Seven sisters road and Kerswell close surrounding the proposed project.

Note:

- The Schedule of Condition is limited in scope to those areas which could foreseeably be affected by the proposed works rather than the whole of the inspected areas.
- The Schedule of Condition is based on visual observations only without undertaking opening works, removal or disturbance of any finishes or setting aside of bulky furniture.
- This Schedule of Condition should not be viewed as a Pathology Survey of any kind and no comment is made as to the causation of defect or disrepair. Building defects are recorded but only to the extent that these may be affected by, or wrongly attributed to, neighbouring work operations.
- Due to the busy nature of the public highway, aspects were obscured by parked and travelling vehicles.

2.0 SUREVEYED ZONE PLAN



Key



Indicates Direction of Surveyor travel and sequence in which the photographs were collected.

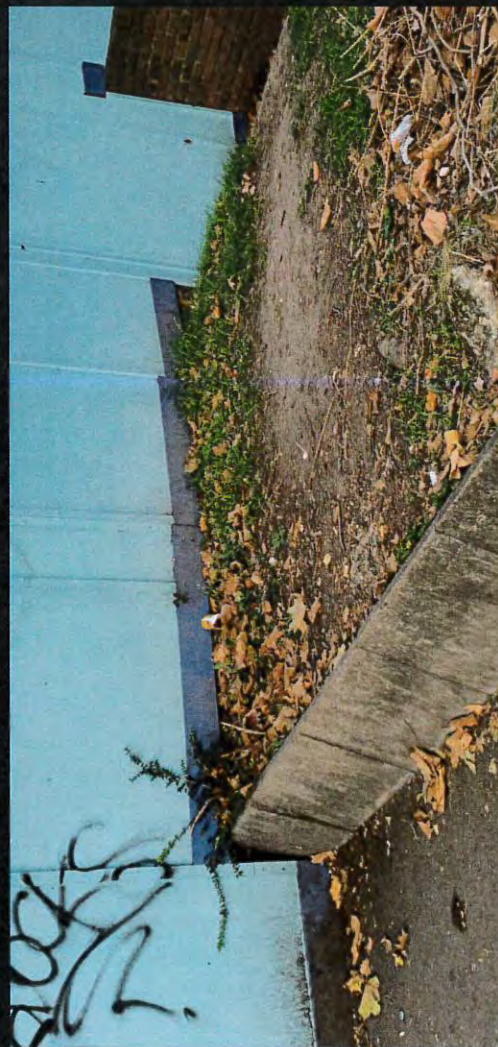
3.0 SCHEDULE OF CONDITION

Ref No	Location / Element	Description	Defects/Condition and Comments	Photo Ref No
1	Externally			
1.1	Section of High Street on Seven Sisters Road			
1.1.1	Footpath	Footpath comprises of a combination of tarmacadam floor covering, block paving in a herringbone arrangement (to corner junction with Seven Sisters road), tactile paving to pedestrian crossing and corner junction connecting with ,Concrete paving slabs, plus stone kerb.	A heavily trafficked footpath showing general wear and tear on all elements. Some paving slabs loose and uneven with various areas being infilled with cement to repair. Kerbs well-worn and chipped	Photos 1 - 29
1.1.2	Carriageway	Heavily trafficked main road comprising of tarmac covering with painted road markings and drains adjacent to kerb. Pedestrian crossing located centrally to surveyed section	Carriageway appears to be in an overall fair condition, with some sections of the carriageway appearing to be more recently resurfaced. Exhibits signs general surface wear, discolouration, and weathering. Road markings are faded in areas. Drain covers appear secure and intact and clear of debris. The following defect was noted.	
1.1.3	Street Furniture	Utility maintenance covers, Pedestrian crossing, cylindrical streetlamp, and street signage.	Overall fair condition, loose cover panels to some columns and numerous cable ties on one column	

1.2	St Annes Road			Ref
1.2.1	Footpath	Foot path consists of paving flags and Concrete patch repair	Showing general wear and tear, uneven paving flags and broken concrete around BT covers	Photos 55 to 83
1.2.2	Carriageway	Heavily used section of carriageway, made up of tarmac	Line marking worn but no pot holes or divots	
1.2.3	Street Furniture	Speed camera and road signs	Street camera looks new all other signs are fairly old but all in ok condition.	
Kerswell Close				Ref
1.3.1	Footpath	Heavily work footpath made up of paving flags, tarmac	Paving flags cracked in various places, especially to the RHS of the site entrance and both to the left and right of the bell mouth into Kerswell Close coming from St Annes Road. Also cracked paving flags to the Left hand side of the site entrance down the alleyway that gives access to the flats. Old granite kirb edgings are	Photos 84 to 235
1.3.2	Carriageway	Tarmac Carriageway	Road is heavily work with various patching around manholes and new services coming into the bell mouth. All lining on the road is worn and faded	
1.3.3	Street Furniture	Various equipment set up on the RH corner of the bell mouth coming into Kerswell close.	Some columns have been hit by vehicles and bent, all equipment on the corner seems ok but are covered in graffiti.	

Seven Sisters Road Photos 1 – 54

by Tom Barker







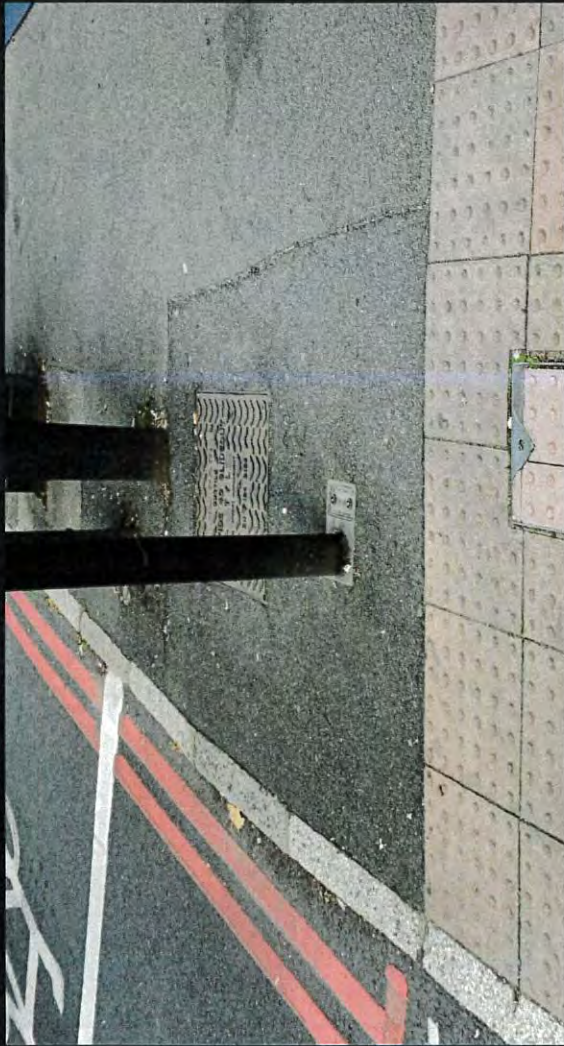






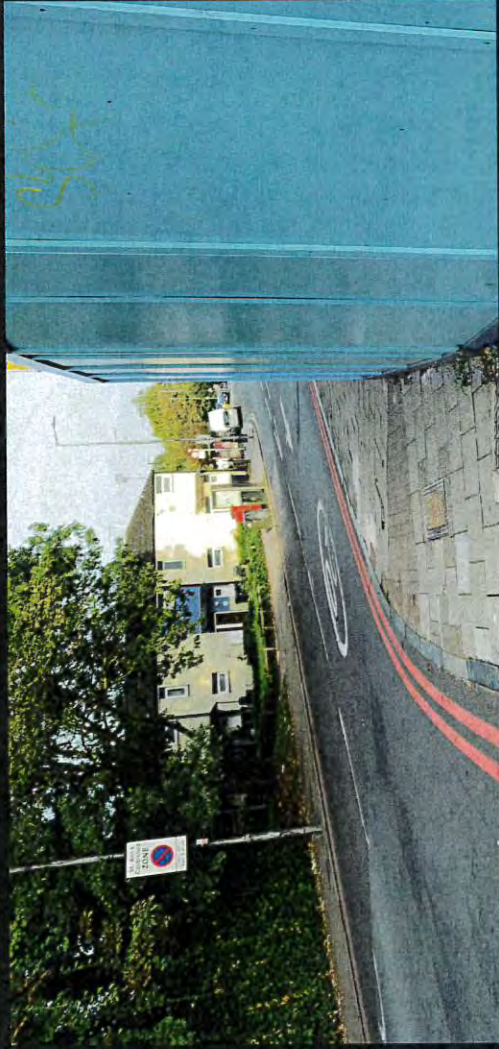
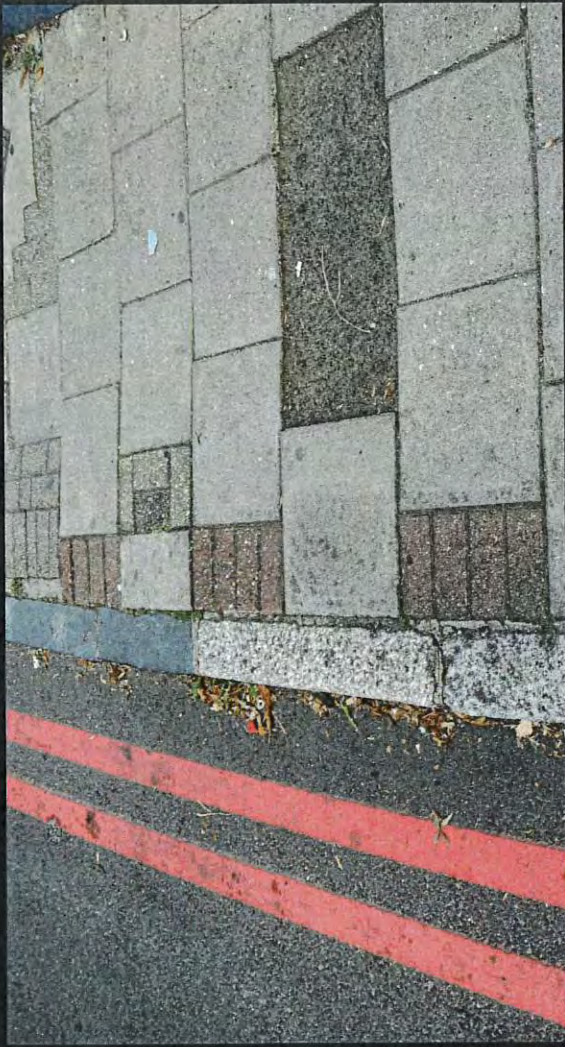




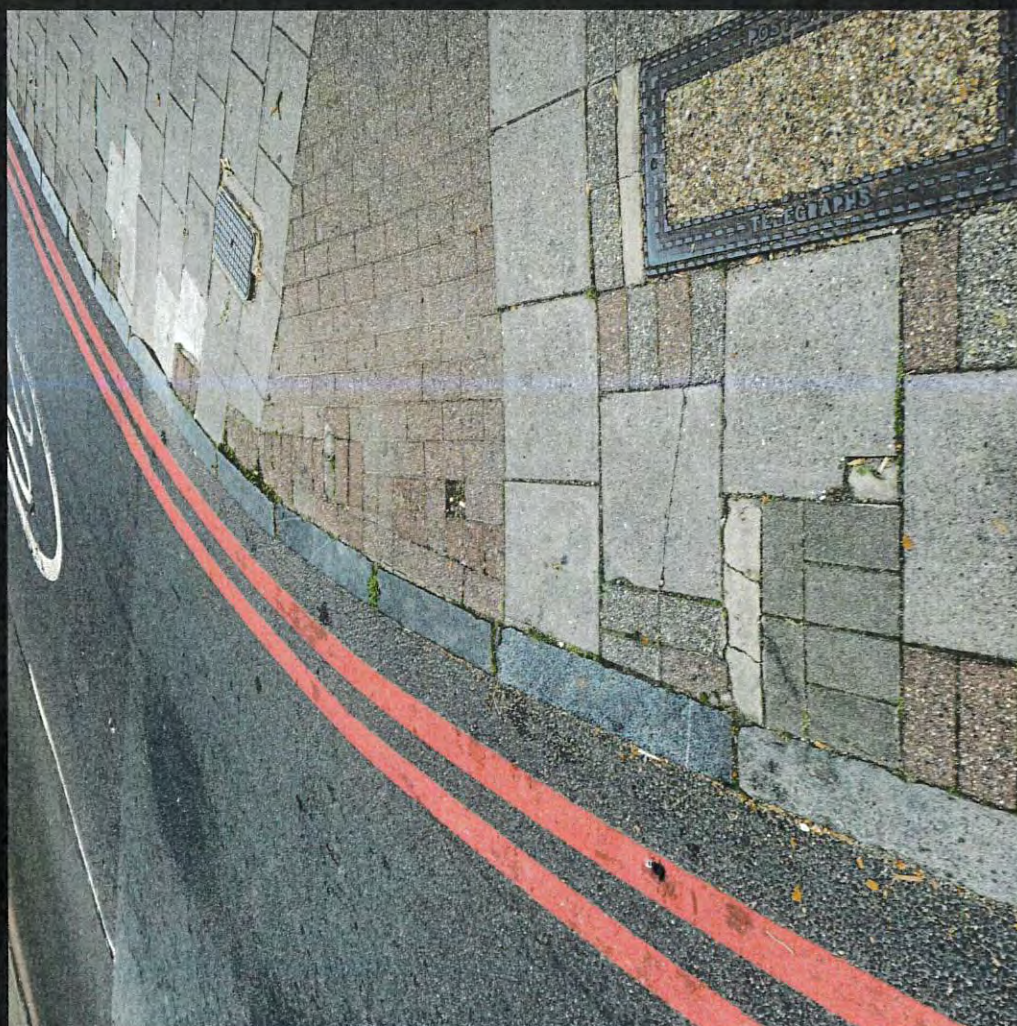
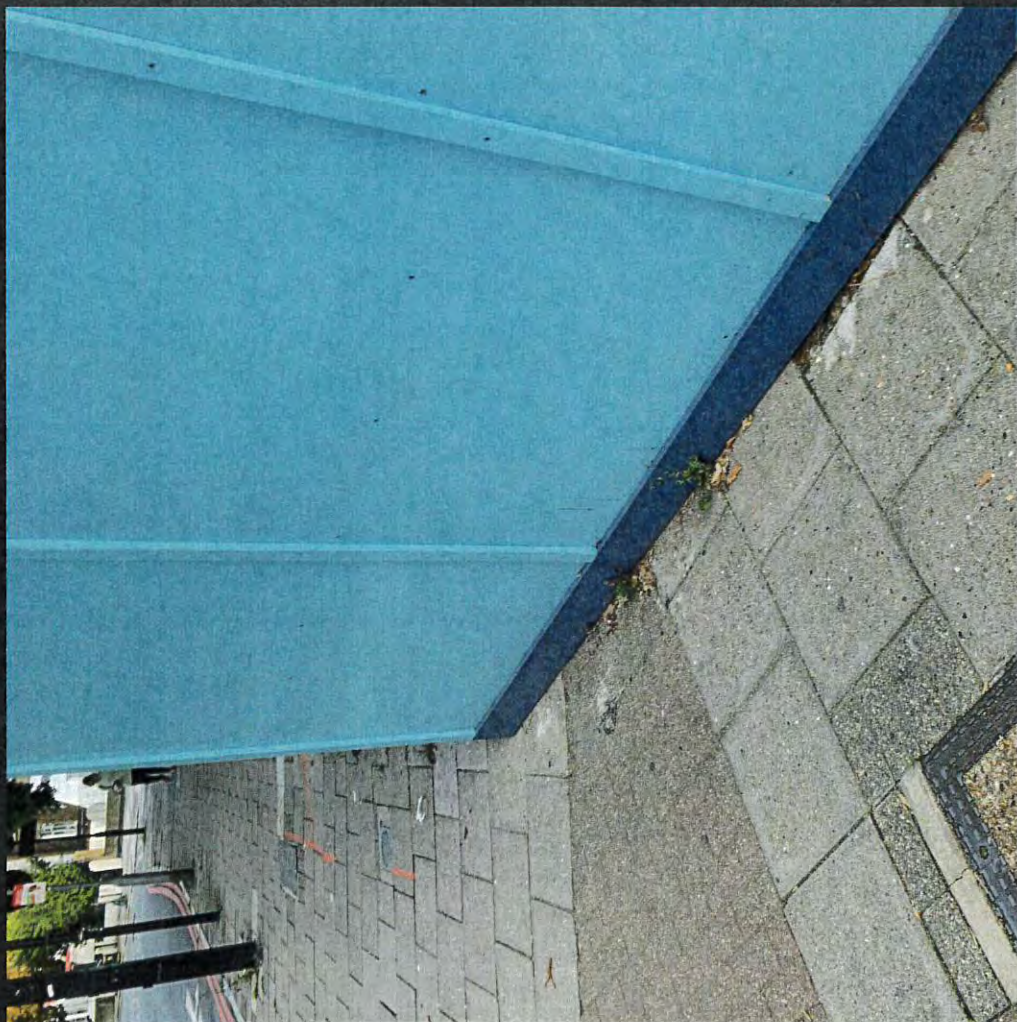












St Annes Road Photos 55 – 82

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