

HIGHWAYS/PUBLIC WALKWAYS SCHEDULE OF CONDITION

Brunel Walk – Regeneration scheme – Replacing old
Residential blocks for new Residential blocks

Prepared by: Tom Barker

Date: 08 January 2024

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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 Brunel Walk, London N15 5HQ 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 : 8TH January 2024

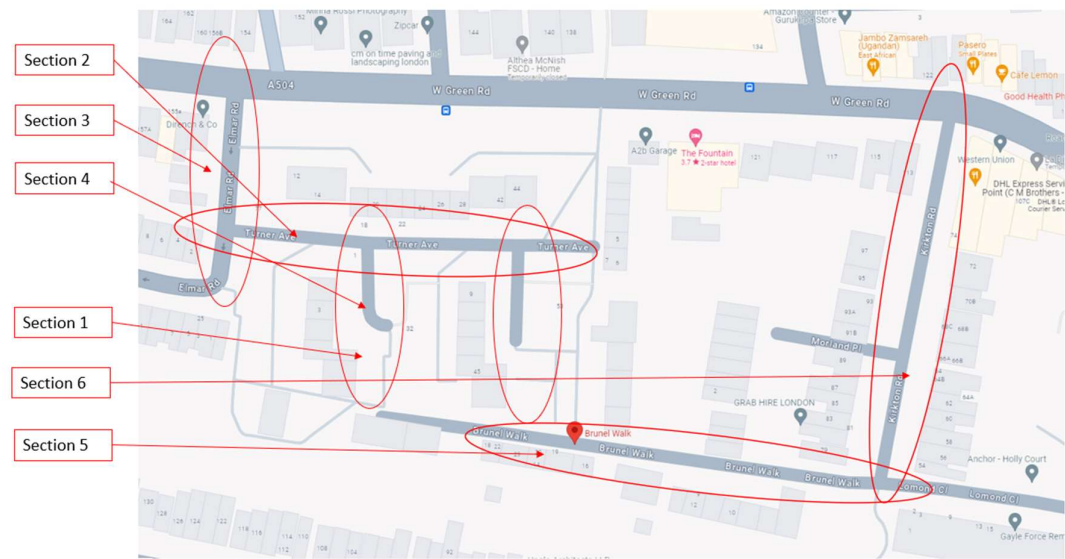
Prevailing Weather Conditions: Over Cast

Attendance: Tom Baker – Selsdon Building Contractors

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 Surveyed Zone Plan



Brunel Walk – Dilapidation survey – 8.1.24 carried out by Tom Barker

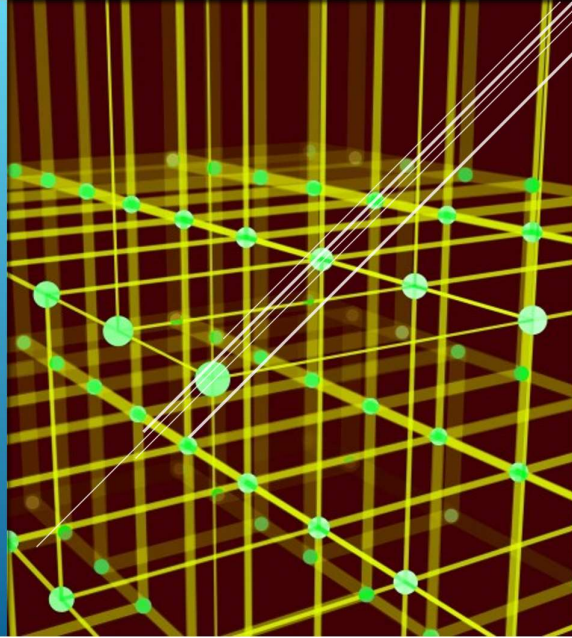
3.0 Schedule of Condition

3.0 SCHEDULE OF CONDITION

Ref No	Location / Element	Decription	Defects/Condition and Comments	Photo Ref No
1	Externally			
1.1	Section 1			
1.1.1	Footpath	Footpath comprises of a combination of Tarmac, concrete paving and concrete patching.	A heavily trafficked footpath showing general wear and tear on all elements. Some paving slabs loose and uneven with various araes being infilled with cement to repair. Kirbs well worn and chipped	Photos 1 - 13
1.1.2	Carrigeway	Culdisac road comprising of tarmac covering with painted road markings, not showing any waring.	Carriageway apears to be in an overall fair condition, with intact tarmac	
1.1.3	Street Furniture	signage on posts.	Overall fair condition,	
1.2	Section 2			Ref
1.2.1	Footpath	Foot path consists of paving flags and Concrete patch repair	Showing general wear and tear, uneven paving flags and brocken contrete around BT covers	Photos 13 to 42
1.2.2	Carrigeway	Heavily used section of carrigeway, made up of tarmac	Line marking worn but no pot holes or divits	
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.	
1.3	Section 3			Ref
1.3.1	Footpath	Consisting of Tarmac and concrete paving flags and tactile paving	Some flags area cracked / Brocken. Tarmac has new and old sections showing ware and cracking. Tacktile paving flags are uneven and worn.	Photos 42 to 57

1.3.2	Carrigeway	Tarmac carridge way with road markings / lining and red painted sections	Tarmac shrunk showing cracking, all lining and red painted areas are well worn and faded	
1.3.3	Street Furniture	Road signs, columns and cable Tv box	All showing very well aged and the cable TV box door is none lockable	
1.4	Section 4			Ref
1.4.1	Footpath	Consisting of Tarmac and concrete paving flags and pebble dash paving	Some flags area cracked / Brocken. Tarmac has new and old sections showing ware and cracking.	Photos 57 to 73
1.4.2	Carrigeway	NA	NA	
1.4.3	Street Furniture	Railings	all showing signs of ware	
1.5	Section 5			Ref
1.5.1	Footpath	Consisting of Tarmac and concrete paving flags and tactile paving	Some flags area cracked / Brocken. Tarmac has new and old sections showing ware and cracking. Tacktile paving flags are uneven and worn. Tarmac patching where paving flags have been removed	Photos 73 to 107
1.5.2	Carrigeway	Tarmac carridge way with road markings / lining and set stones at kirb edgings	Tarmac heavily worn with patching around manhole lids	
1.5.3	Street Furniture	Road signs and parking bollards	All very worn with paint chipped	
1.6	Section 6			Ref
1.6.1	Footpath	Consisting of Tarmac and concrete paving flags and tactile paving	Some flags area cracked / Brocken. Tarmac has new and old sections showing ware and cracking. Tacktile paving flags are uneven and worn. Manhole lids been cut into the foot path with cement infill around edges	Photos 107 to 142
1.6.2	Carrigeway	Tarmac carridge way with road markings / lining	Tarmac shrunk showing cracking, all liningreas are well worn and faded	
1.6.3	Street Furniture	Raod signs, columns and cable Tv box and bin	All showing very well aged	

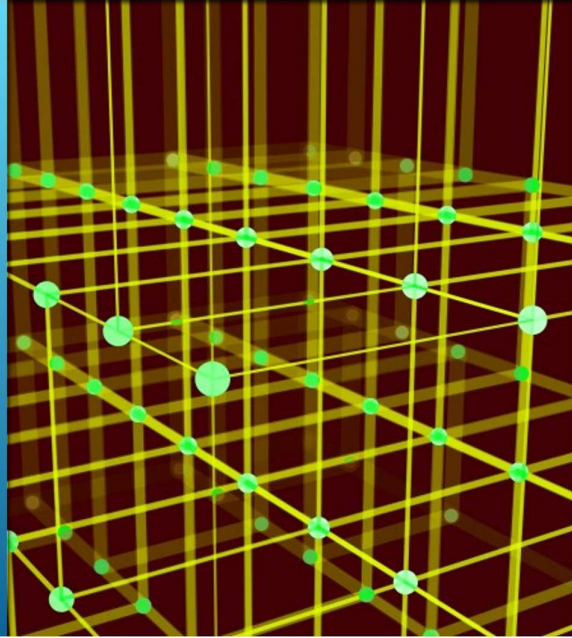
SECTION 1





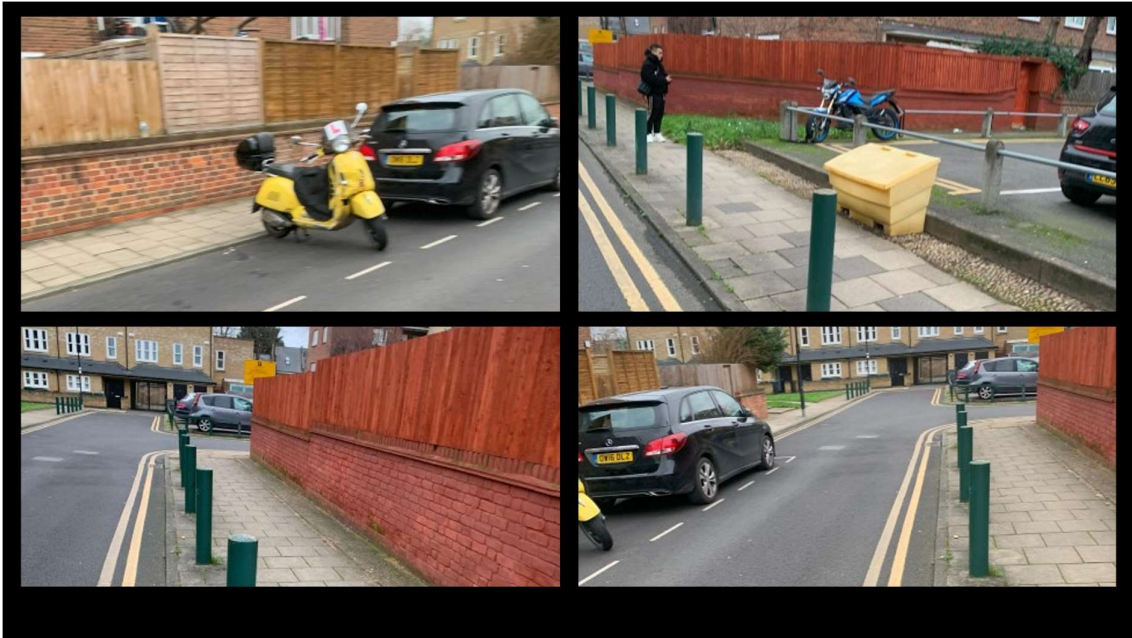


SECTION 2

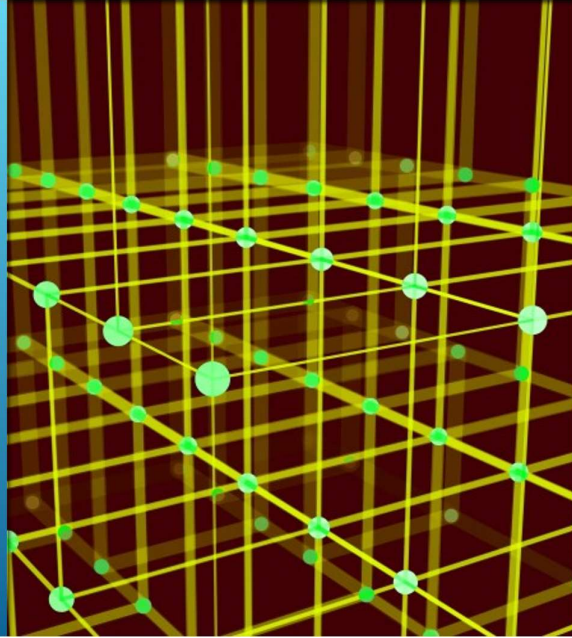








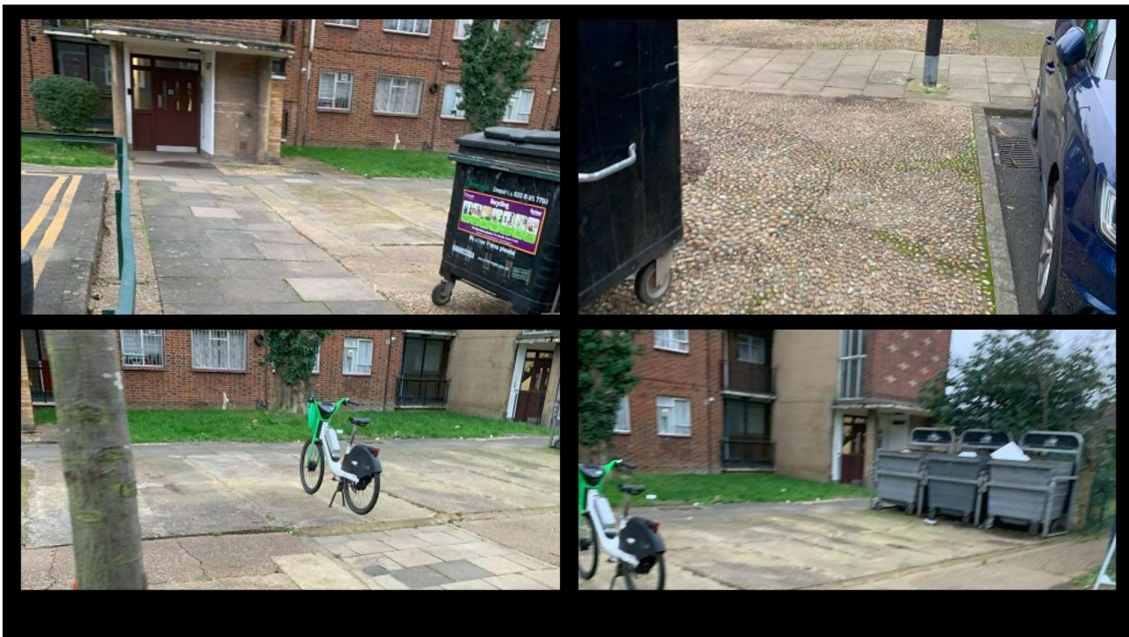
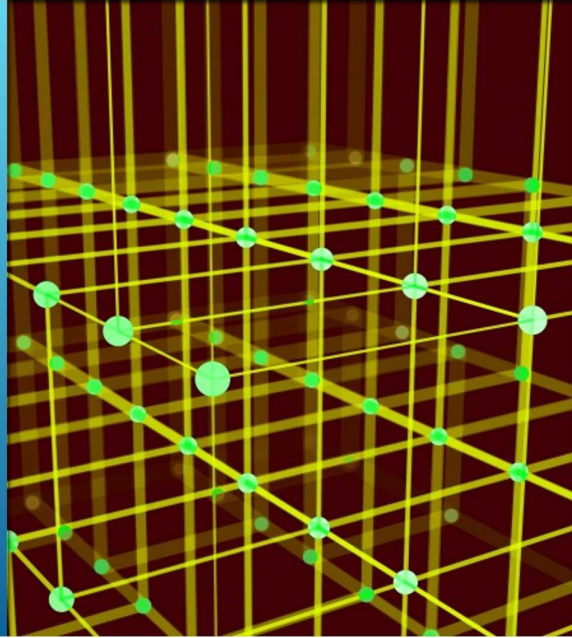
SECTION 3







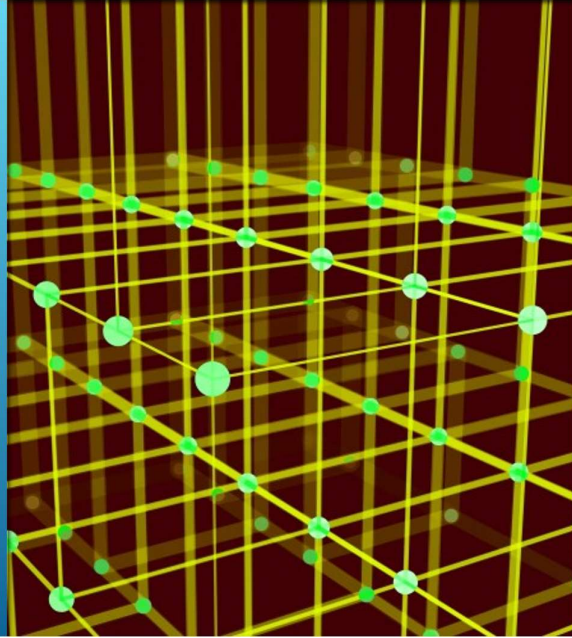
SECTION 4







SECTION 5











SECTION 6

