

Doc Ref: 2987-01-HTN01
April 2021

Pre-Construction Footway Condition Survey

Piccadilly Warehouse, Manchester

Highways Technical Note 01

Prepared on behalf of:

Beech Design and Build Limited



AXIS
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

Tel: 0844 8700 007

www.axisped.co.uk

CONTENTS

1.0	INTRODUCTION	2
1.1	Overview	2
1.2	Report Structure	2
2.0	Site Location	4
2.1	Site Location.....	4
3.0	Survey Findings	6
3.1	Minshull Street.....	6
3.2	Bloom Street.....	8
3.3	Richmond Street	10
4.0	SUMMARY AND CONCLUSIONS.....	13
4.1	Summary	13

FIGURES

Figure 2.1 – Site Location.....	4
Figure 2.2 – Extent of Survey.....	5
Figures 3.1 and 3.2 – Illustration of reinstated strip of footway surface.....	6
Figure 3.3 – Localised pitting in footway surface.....	7
Figure 3.4 – Patches of vegetation at base of development site	7
Figure 3.5 – Area of cracked asphalt	8
.....	8
Figures 3.6 and 3.7 – Cracked paving stones alongside 11 Bloom Street (left) and Mindel House (right).....	9
Figure 3.8 – Raised edge of paving stones alongside 11 Bloom Street.....	9
Figures 3.9 and 3.10 – Damage along edge of kerb adjacent to Mindel House (left) and 11 Bloom Street (right)	11
.....	11
Figures 3.11 – Missing kerbstone on Mindel House side of gated alleyway	11
Figures 3.12 and 3.13 – Damaged cable outlet (left) and gas manhole cover (right).....	12

APPENDICES

APPENDIX 1 – DILAPIDATION SURVEY PHOTOGRAPH RECORD

1.0 INTRODUCTION

1.1 Overview

1.1.1 AXIS have been appointed by Beech Design and Build Limited to undertake a pre-construction footway condition survey to assess the existing condition of the footways along the frontage of a proposed residential development at Mindel House (10 Minshull Street) and 11 Bloom Street in Manchester. The proposed development comprises the change of use of two former warehouse buildings to create 80 no. apartments.

1.1.2 Planning permission for the proposed development was granted by Manchester City Council (MCC) on 17th November 2020 under planning application reference number 119374/FO/2018. As part of the planning permission, planning condition 12 requires that:

“Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:

- *Installation of buff tactile tiles to facilitate the safe movement of pedestrians at the Minshull Street / Bloom Street junction*
- *A pre-condition survey of pavements to Bloom Street, Richmond Street and Minshull Street and a post construction survey, and a schedule of repairs (if necessary) with all works to be carried out to the Council's specification.”*

1.1.3 The purpose of this report is to present and discuss the findings of the pre-construction footway condition survey as stipulated by the above planning condition. The survey was undertaken on 30th March 2021. A video record covering all of the footways within the survey area was obtained, along with photographs of key areas where deterioration was observed. The video file can be provided upon request.

1.2 Report Structure

1.2.1 The remainder of the report will be structured as follows: -

- **Section 2** provides a description of the site location and the extent of the survey area;

- **Section 3** provides a description of the survey findings and a photographic record of points of importance for each of the roads within the survey area; and
- **Section 4** summarises the findings of the report.

2.0 SITE LOCATION

2.1 Site Location

2.1.1 The Mindel House & 11 Bloom Street consented development site is located in Manchester City Centre, approximately 350m west of Manchester Piccadilly Railway Station.

2.1.2 The site location is illustrated on **Figure 2.1**.

Figure 2.1 – Site Location



2.1.3 The extent of the survey comprises the footways along the frontage of the development site on Minshull Street, Bloom Street and Richmond Street, as illustrated in **Figure 2.2**.

Figure 2.2 – Extent of Survey



3.0 SURVEY FINDINGS

3.1 Minshull Street

- 3.1.1 Minshull Street runs in an approximate north-west / south-east orientation along the eastern frontage of the proposed development site. The footway along the Minshull Street frontage of the site is approximately 25m long and 2m in width and is surfaced with asphalt.
- 3.1.2 There is general deterioration of the footway surface, and there is a strip of reinstated surface running along the centre of the footway for the full length of the development site, indicating where utility works have been undertaken.

Figures 3.1 and 3.2 – Illustration of reinstated strip of footway surface



- 3.1.3 There are localised areas of pitting within the asphalt surface, and patches of vegetation growing from the base of the wall of the development site. Adjacent to the kerb at the Bloom Street junction there is a small patch approximately 1m x 0.5m in area where the asphalt surface is cracked adjacent to a service chamber and where loose short lengths of kerbstones are present on the corner radius.

Figure 3.3 – Localised pitting in footway surface



Figure 3.4 – Patches of vegetation at base of development site



Figure 3.5 – Area of cracked asphalt adjacent to service chamber and loose kerbstones (Bloom St / Minshull St junction)



3.2 Bloom Street

- 3.2.1 Bloom Street runs in an approximate south-west / north-east orientation along the northern frontage of the proposed development site. The footway along the Minshull Street frontage of the site is approximately 44m long and 1.8m in width and is surfaced with paving stones, with a cobbled area at the interface between the two existing site buildings.
- 3.2.2 The footway surface is generally in reasonable condition along the frontage of the development site, although the survey identified a total of 9 cracked paving stones. 6 of these were along the Mindel House frontage, with 3 along the 11 Bloom Street frontage.

- 3.2.3 To the south-western corner of 11 Bloom Street, looking north-east along Bloom Street the right-hand edge of the row of paving stones immediately adjacent to the building is raised along for a distance of approximately 10m. There are isolated patches of vegetation growing at the base of the walls of the development site.
- 3.2.4 Where the footway crosses the gated alley that runs between the two buildings which comprise the development site, the footway is surfaced with cobblestones. No obvious defects were observed on this section of the footway.

Figures 3.6 and 3.7 – Cracked paving stones alongside 11 Bloom Street (left) and Mindel House (right)



Figure 3.8 – Raised edge of paving stones alongside 11 Bloom Street



3.3 Richmond Street

- 3.3.1 Richmond Street runs in an approximate south-west / north-east orientation along the southern frontage of the proposed development site. The footway along the Minshull Street frontage of the site is approximately 44m long and 1m in width and is surfaced with asphalt.
- 3.3.2 The footway surface appears to be discoloured, although this may be a consequence of utility works which had recently been completed in the adjacent carriageway at the time of the survey.
- 3.3.3 There is cracking in the asphalt along the edge of the kerb line in several places alongside both Mindel House and 11 Bloom Street. At the south-west corner of 11 Bloom Street there is a crack in the asphalt along the centre of the footway which extends for approximately 3m.
- 3.3.4 Patches of vegetation were observed growing at the base of the walls of the development site along Richmond Street.
- 3.3.5 There is a missing kerbstone on the northern side of the footway where it crosses the gated alleyway between Mindel House and 11 Bloom Street.

- 3.3.6 There is a broken cable pit access cover at the base of the wall of Mindel House, and two gas main access covers are cracked adjacent to 11 Bloom Street.

Figures 3.9 and 3.10 – Damage along edge of kerb adjacent to Mindel House (left) and 11 Bloom Street (right)



Figure 3.11 – Missing kerbstone on Mindel House side of gated alleyway and surface gouging



Figures 3.12 and 3.13 – Damaged cable outlet (left) and gas manhole cover (right)

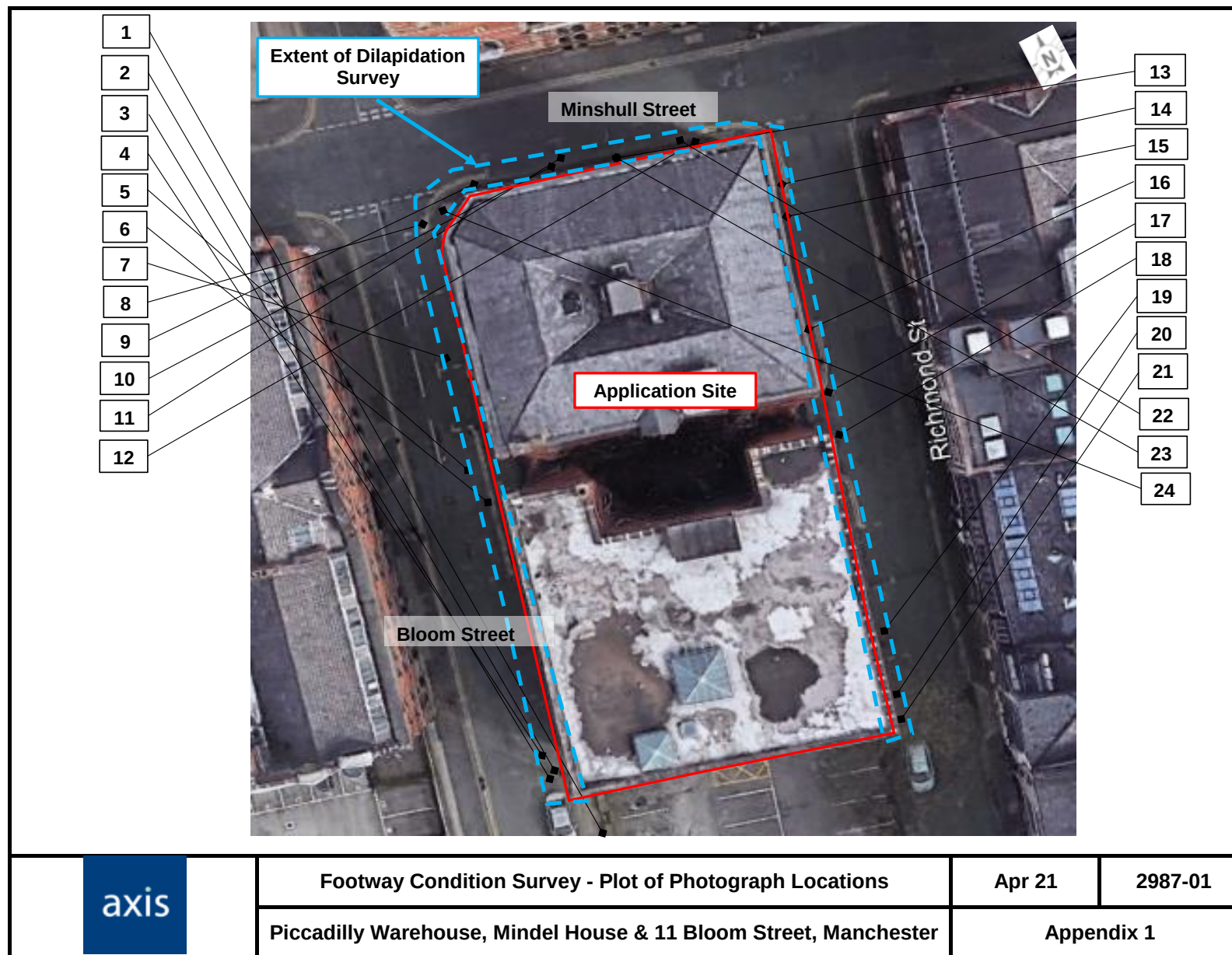


4.0 SUMMARY AND CONCLUSIONS

4.1 Summary

- 4.1.1 The purpose of this report is to present the visual findings of a pre-construction condition survey of the footway along the frontage of the consented residential development at Mindel House and 11 Bloom Street in Manchester City Centre. The extent of the survey comprises the length of the footways on the Minshull Street, Bloom Street and Richmond Street frontages of the consented development site.
- 4.1.2 Within the survey area there is general deterioration of the footway surface on Minshull Street, and there is a strip of reinstated surface running along the centre of the footway for the full length of the development site. There are localised areas of pitting and cracking in the asphalt surface, and patches of vegetation were observed growing from the base of the wall of the development site.
- 4.1.3 The Bloom Street footway is generally in good condition although a number of individual cracked paving stones were observed. The edge of the footway immediately adjacent to the wall of 11 Bloom Street is raised for a distance of approximately 10m at the south-western corner of the development site.
- 4.1.4 The footway along Richmond Street appears generally discoloured, with damage along the edge of the kerb in several places and a crack in the asphalt along the centre of the footway at the south-eastern corner of the development site. There is a missing kerbstone on the northern side of the gated alleyway between the two buildings, and some of the utilities outlet covers are damaged.
- 4.1.5 Axis have collected video footage of the area surveyed, which is available on request.

APPENDIX 1 – DILAPIDATION SURVEY PHOTOGRAPH RECORD



1		2		3	
4		5		6	
7		8		9	
		Footway Condition Survey - Photograph Record: Sheet 1		Apr 21	2987-01
		Piccadilly Warehouse, Mindel House & 11 Bloom Street, Manchester		Appendix 1	

10		11		12	
13		14		15	
16		17		18	
	Footway Condition Survey - Photograph Record: Sheet 2			Apr 21	2987-01
	Piccadilly Warehouse, Mindel House & 11 Bloom Street, Manchester			Appendix 1	

19		20		21	
22		23		24	
	Footway Condition Survey - Photograph Record: Sheet 3			Apr 21	2987-01
	Piccadilly Warehouse, Mindel House & 11 Bloom Street, Manchester			Appendix 1	