

Dilapidation Survey Review

Higher Openshaw Conservative Club

**1390 Ashton Old Rd, Openshaw,
Manchester M11 1JX**

Designing Foundations_A

July 2025

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1. Introduction

- 1.1 The aim of this report is to provide a visual record of the existing highway condition, identifying defects and areas for improvement for the section of road along Ashton Old Road, Openshaw, Manchester M11 1JX. This report is a summary of the findings of the onsite walkover carried out by a representative of SCP on 21st July 2025. The weather during the survey was warm and sunny throughout the duration of the survey with periods of rain earlier that day. No intrusive investigations were undertaken during this survey.
- 1.2 All assets within the public highway boundary showing signs of significant wear, deterioration, recent repair, damage, or material failure have been recorded. Where possible, early-stage deterioration that may require future attention has also been documented.
- 1.3 The survey provides a photographic record of each observed defect, shown in context to its surrounding, for clarity of location. These photographic records are contained within a PDF affixed to this report with further descriptions of the defect along with photographic co-ordinates.
- 1.4 Areas within the highway boundary not recorded as part of this survey are therefore considered as 'in serviceable condition' at the time the survey was carried out.

2. Site Description

- 2.1 The surveyed area was located on a main, urban arterial road to the East of Manchester City Centre. Due to the scale of the road, the LA requested that a fixed distance either side of the existing site entrance be included in the survey extents, this was agreed to be 250m either side along Ashton Old Road, which included the existing highway between Vine St and Latham St.
- 2.2 In addition, the site itself was surveyed for attention to its existing condition, all records were taken from the perimeter of the property and the site was never entered.

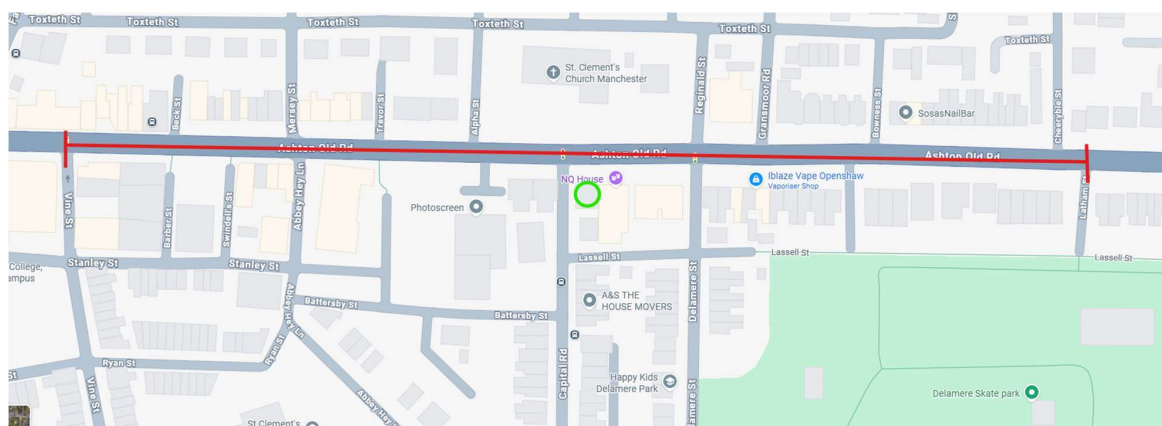


Figure 1 – Site location (Green) and extent of survey (Red)

3. Site Observations

- 3.1 Please find affixed to this report SCP/250744/DSR/02. This PDF file exhibits the photographic records taken on the day of the survey drawing attention to any significant defects shown on the footway and/or carriageway of the previously outlined survey extents. All defects are supplemented with descriptive text and any recommendations made by SCP.

4. Summary

This report records the existing asset conditions as surveyed on the 21st January 2025. SCP's survey was non-intrusive and therefore only a visual record was undertaken. These visual records highlight only the key issues identified at the time of the survey.

Overall SCP would make the following recommendations

- Renew road markings within the vicinity of the site.
- Confirm footpaths suitable for use following completion of the current construction
- Clear all vegetation encroaching on any structural elements as soon as possible to avoid any underlying and potentially severe defects.