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SCP

# SCP/250744/DSR/02 - HIGHER OPENSHAW CONSERVATIVE CLUB

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Monday, 21 July 2025

Prepared For Designing Architects\_A

27 Pictures Identified



### **PICTURE 1**

Severely damaged tactiles giving rise to possible trip hazards due to overrunning of the corner. Carriageway surfacing showing evidence of failure. Damaged road sign post (corrosion and leaning). Kerbs in need of remediation and new signpost recommended.



### **PICTURE 2**

Multiple instances of footway scarring throughout with frequent patches. Longitudinal fractures are also frequent. Potentially sign of subsurface defects due to water penetration.

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### PICTURE 3

External wall of site completely damaged with vegetation growing throughout. Potential to undermine existing structure.



### PICTURE 4

Multiple instances of delamination. Base course exposed in many areas. Further evidence of potential frost erosion.



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**PICTURE 5**

Multiple areas of vegetation growth through surface course with surface cracking evident in multiple locations. Possible subsurface defects. Recommend repairs as necessary. May require further intervention of subsurface defects identified.



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**PICTURE 6**

Sunken valve on junction with Delamere St, potential that infrastructure below ground level could be affected.



### **PICTURE 7**

Carriageway in general good condition throughout. Bus stop shown adjacent to Delamere St. Road markings showing wear.



### **PICTURE 8**

Sunken bullnose kerb showing low spots potentially causing damage to foundation.



### **PICTURE 9**

Failure of previous works resulting in fractures and cracking as shown. Further fractures and cracking occur throughout extents of survey. Further deterioration likely to result in potential trip hazards.



### **PICTURE 10**

Sunken flexible pavement showing low spots and ponding. Potential for further deterioration in future.



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**PICTURE 11**

Vegetation growth shown here occurs at all external property walls in varying severities. Clearance recommended to be provided by relevant authorities.



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**PICTURE 12**

Particularly severe surface course fretting shown indicating material defect. Previous repairs do not appear to have been sealed adequately and will allow water ingress with the potential for freeze-thaw issues in future.



### PICTURE 13

Delamere Street junction road markings showing significant wear along with some surface scarring. Recommend renewal of markings.



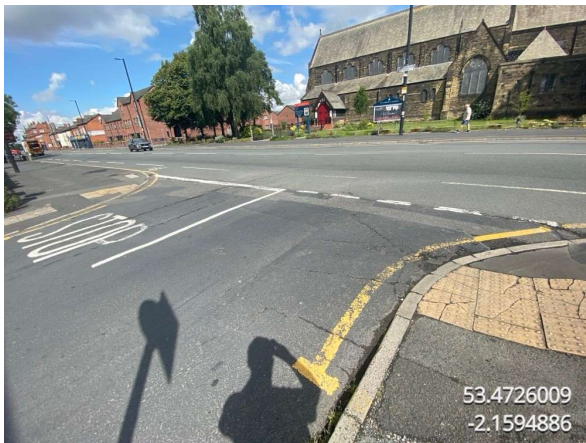
### PICTURE 14

Condition of pedestrian crossing near site. Evidence of ponding indicated on left side of tactiles and fretting/wear of red surfacing. Recommend resetting of kerbs to alleviate ponding. Crossing surfacing should be considered for renewal under routine maintenance.



### PICTURE 15

Record of condition of existing site for the attention of all relevant parties.

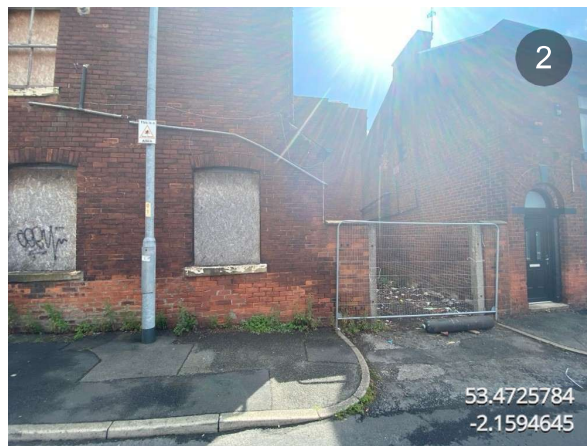
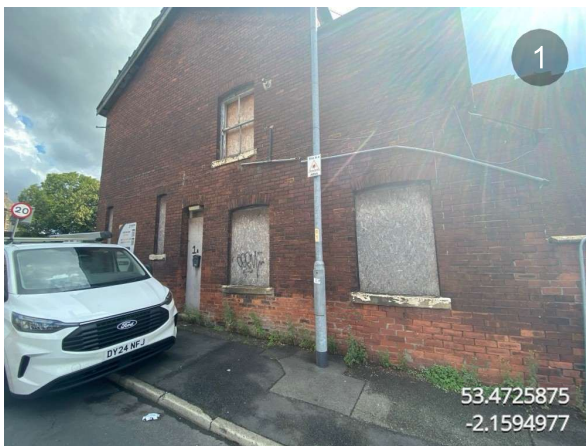


### PICTURE 16

Damaged tactile paving flags at the Capital Road junction could be a trip hazard, with low footpath behind kerb and some tyre markings present. Indications of kerb overrun. Kerbs and tactiles should be repaired/replaced.

### PICTURE 17

Record of condition of side access to site for the attention of all relevant parties.



### PICTURE 18

Tactile flagging on west side of Capital Road damaged and incomplete. Does not adhere to standards and should be repaired/replaced. Footway around tactiles showing signs of numerous previous repairs and cracking.





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**PICTURE 19**

Footway between Capital Road & Abbey Hey Lane shows signs of previous works that have been poorly carried out, resulting in subsidence and cracking of adjacent paved area.



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**PICTURE 20**

Vegetation overgrowth obstructing vision of ADS. Recommend clearance.



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**PICTURE 21**

Overgrown vegetation shown here adjacent to medical practice. This has potential for overgrowth onto footway and should be monitored, with action to be taken as necessary.

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## PICTURE 22

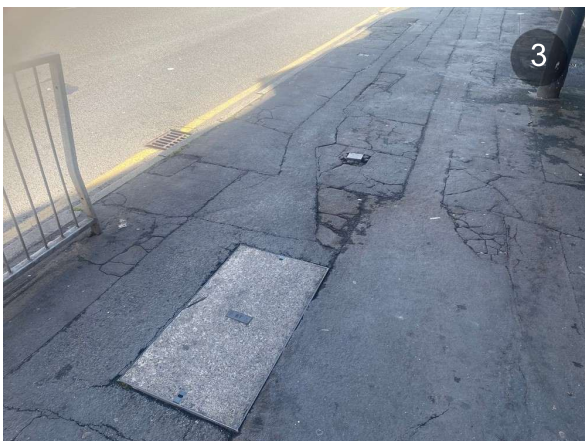
Most gulleys along the surveyed path appeared to be in reasonable condition, some appear to be in need of cleansing/jetting to clear any blockages. Would recommend CCTV survey to be carried out along survey extents.



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## PICTURE 23

Footpath between Abbey Hey Lane and Vine Street is in poor condition, with multiple intrusions and repairs throughout. High level of surface cracking also present. This footpath is likely to deteriorate further and inspection is recommended, with possible further intervention to binder course materials being suspected.





#### **PICTURE 24**

Sunken gulley located near bus stop adjacent to Barber Street. This appears to also extend to subsidence behind the kerblines. Possible washout of material. Recommend further investigation, with resetting ironworks and localised resurfacing as a minimum. Bus stop showing signs of ponding and requires remediation works.



#### **PICTURE 25**

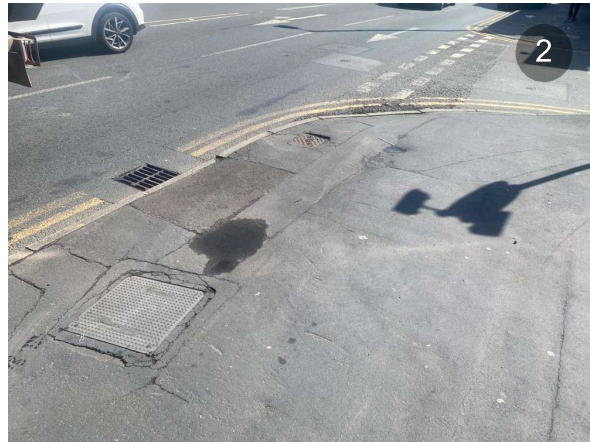
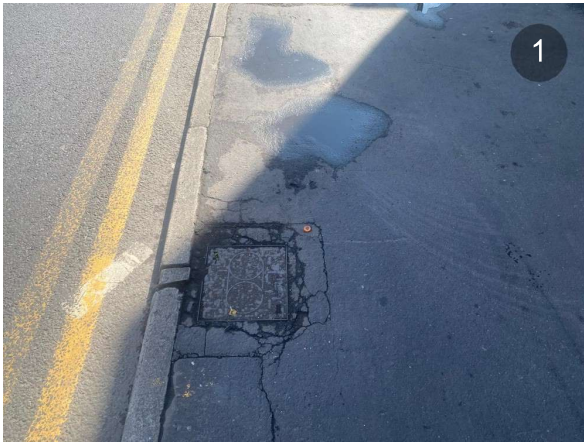
Redundant Footway marking shown here, recommend clearance

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## PICTURE 26

Multiple low spots and sunken ironworks shown between Vine Street and Barber Street, with damage to existing kerblines. Suspect kerb overrunning.

Recommend resetting kerbs and all ironworks, with repairs to surfacing as necessary.



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## PICTURE 27

Recommend remediation works to road markings and surface dressing at the pedestrian crossing adjacent to Vine Street