

INTEGA.

Photographic Schedule Of Condition

Apollo Public House

2 Varley Street, Miles Platting Manchester, M40 8EE

February 2025

01175

Issue and Revision Record

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Report Prepared By:	Daniel Lustman MRICS
Report Checked By:	Steve Tutty MRICS
Signature:	

For and on behalf of INTEGA Building Consultancy Ltd

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Photographic Schedule of Condition

Signature Sheet

We, the undersigned, confirm that this Schedule of Condition is a true and accurate record of the footpaths, highways and boundaries of the premises known as Apollo Public House, 2 Varley Steet, Miles Platting Manchester M40 8EE as at 14 February 2025.

Signed: …….

Date: …….

On behalf of the Local Authority (Manchester City Council)

Signed: …….

Date: …….

On behalf of the Contractor (Connel Brothers Ltd)

Introduction

Instructions

Instructions were received from Mark Riley of Connell Brothers Ltd on 14 February 2025 to inspect and prepare a Schedule of Condition of the footpaths, highways and boundaries of 2 Varley Street, Miles Platting, Manchester, M40 8EE. The scope of service was confirmed within our letter of 17 February 2025 as were INTEGA Building Consultancy Ltd's Terms and Conditions of Appointment and the Limitations that apply to this instruction.

We must stress that this report is only for the use of the parties to whom it is addressed and no responsibility is accepted to any other party for the whole or any parts of its contents. Neither the whole, nor any part of this report, or any references thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form of context in which it will appear.

The inspection was undertaken on 14 February 2025 by Daniel Lustman MRICS.

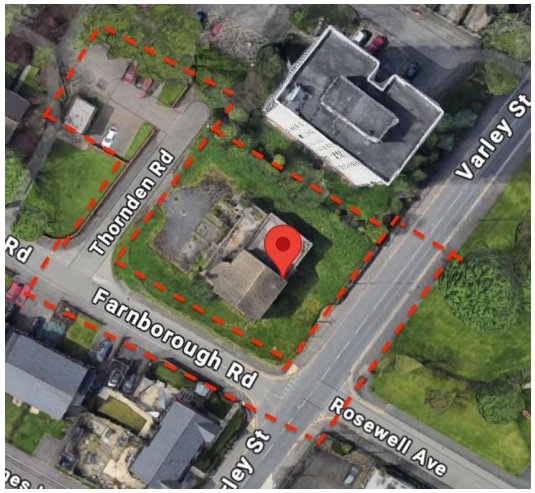
The weather conditions were overcast. For the purposes of this report the front elevation containing the main entrance to the Apollo is deemed to face due east and all references are given on this basis.

Specialist Consultants

No specialist consultants have been appointed.

General Description

The subject external areas comprise of highways and footpaths along Thornden Road, Farnborough Road, Varley Street and Rosewell Avenue identified on the aerial image below.



More detailed comment on the make up of the respective hardstandings is included within the Schedule of Condition but this generally comprises of macadam surfaced roads and footpaths, pre-cast concrete kerbs together with more limited areas of pre-casts concrete paviours, tactile paving's and asphalt.

Limitations of Inspection and Inaccessible Areas

You will appreciate we could not inspect parts of the property and grounds which are covered, inaccessible or not exposed. We cannot therefore report that they are free of any defect, which may subsequently become apparent.

This report has been prepared on a visual inspection only, with no part of the structure or fabric being opened up for detailed examination.

In addition to the published limitations we were restricted during our inspection in the following aspects:

- Parts of the highways and footpaths were concealed by parked vehicles.
- Our inspection was limited to the surface of the hardstandings, and we have not undertaken an inspection of the below ground drainage or services.
- No access was provided to the property as gates were locked.
- Access to the north boundary of the property was limited due to private property.

Record Photographs

The images are compressed from high resolution photographs which can be provided by INTEGA on request. The high resolution images shall be incorporated into the Schedule of Condition by reference.

Definitions

The terms below take the meaning ascribed to them:

Reference	Description
New	As new or very recent
Good	No defects, clean and / or maintained
Satisfactory / Acceptable	Signs of typical wear and tear or minor damage not requiring immediate action
Fair	Worn, tired, used condition with minor repairs necessary
Poor / Very Poor	In need of repair or significant repair
Life Expired	Requires replacement

Additional Terminology

The following additional terms may also be used and which are defined below:

Reference	Description
Sound	There are no visible defects
Lightly Soiled	The component or element concerned exhibits a slight and faint patina of dirt, dust and discolouration and / or localised marks and smudges to its surfaces
Heavily Soiled	The component or element concerned exhibits a pronounced patina of dirt, dust and discolouration and / or localised marks and smudges to its surfaces

Where reference to cracks is made, the expressions identified below have been used. Against each expression an indication of the related crack width is given. These expressions are based on information contained in BRE Digest 251:

Crack Expression	Approximate Crack Width
Hairline	Up to 1.0mm
Very Slight	0.1mm to 1.0mm
Slight	1.1mm to 5.0mm
Moderate	5.1mm to 15mm

Severe	15.1mm to 25mm

Photographic Schedule of Condition



1. General view of west boundary along Thornden Road. The pre-cast concrete kerbs are in a poor condition with 9nr spalled and cracked. 4nr kerbs are uplifting and misaligned adjacent the site entrance and metal grille drains.



2. View of boundary between the Apollo inn and adjacent flats. The boundary is overgrown. The paintwork finish to the metal fencing has delaminated.



3. View of northeast corner of Thornden Road. The area is overgrown with ivy growth. Litter is present throughout. The boundary fencing is in a satisfactory condition; however, the decorative finish has delaminated.



4. View of spalled pre-cast concrete kerbs.



5. View of spalled and uplifting kerbs identified. Vegetation growth is present to the joints.



6. The pavements are in a poor condition are heavily soiled and overgrown.



7. 3nr patch repairs have been undertaken to the macadam surfacing located directly adjacent the site entrance. 1nr area of break up was identified adjacent to the entrance of the site.



8. View of pavement area. The pavement to the east of Thornden Road is in a poor condition, is heavily soiled and overgrown throughout.



9. The pavement to the east of Thornden Road is in a poor condition and is overgrown. Where visible the macadam surfacing is in a poor condition with breakup identified. The pre-cast concrete kerbs are in a satisfactory condition, however kerbs adjacent the site entrance have settled, scratched and misaligned. Localised breakup of the cast-in situ concrete hammerhead was identified.



10. View of pavement to the east of Thornden Road which is overgrown. Breakup of the macadam surfacing to the highway was identified to the perimeter areas. Heavy soiling was also identified.



11. General view of Thornden Road. The macadam surface to the carriageway is in a satisfactory condition, however areas of break-up were identified centrally. Thermoplastic white lining is eroded.



12. General view of Thornden Road. Localised break up and potholes were identified centrally. Localised patch repairs have historically been undertaken adjacent to the site entrance.



13. View of metal drainage covers. Light corrosion was identified to the drainage covers. No test of the below ground drainage was undertaken. Localised vegetation growth is identified adjacent the drainage cover.



14. Localised breakup was identified adjacent the entrance to the site.



15. General view of Thornden Road. 1nr pothole is identified directly in front of the entrance to the site. Heavy soiling is identified to the perimeter of the road. To the north vegetation growth had overgrown the carriageway.



16. Paint marks are present throughout the carriageway.



17. The carriageway is in a fair condition, however more significant areas of wear and breakup are identified adjacent site entrances.



18. The carriageway to Farnborough Road is in a satisfactory condition, however wear and breakup was identified adjacent the turning into Thornden Road. Localised patch repairs have historically been undertaken to the hammerhead areas.



19. Localised patch repairs and signifcant break up of the macadam surfacing was identfied adjacent the turning to Thornden Road. Localised white lines have been repainted. Elsehwere the whitelining is erroded.



20. View of brickwork wall to Farnborough Road. The brickwork wall is in a fair condition, however significant staining is identified throughout.



21. View of pavement and pre-cast concrete kerbs to the west of Thornden Road. The macadam surfacing is in a satisfactory condition, however localised crazing, break up and historic patch repairs have been undertaken. Vegetation growth is identified directly adjacent the brickwork wall.



22. View of pavement and pre-cast concrete kerbs to the west of Thornden Road. The macadam surfacing is in a satisfactory condition, however localised crazing, break up and historic patch repairs have been undertaken. Vegetation growth is identified directly adjacent the brickwork wall. 3nr cracked and spalled concrete kerbs are identified.



23. View of cracked pre-cast concrete kerbs identified. Paint marks are identified throughout the pavements.



24. View of localised misaligned and uplifted kerbs. Localised breakup of the macadam pavement was identified. Heavy soiling was identified to the perimeter of the pavement.



25. View of brickwork paviours to Shardlow Close. The brickwork paviours are in a satisfactory condition, however, are lightly soiled. Localised breakup of the macadam was identified adjacent to edging kerbs. Spray paint is identified throughout.



26. View of macadam surfacing to pavement. The macadam surfacing is heavily soiled. The perimeter brickwork wall is in a satisfactory condition, however isolated bricks have been repointed. Heavy soiling is identified throughout.



27. View of perimeter brickwork wall. The wall is in a satisfactory condition, however localised stepped cracking, heavy soiling and localised spalled bricks are identified.



28. View of pavement and brickwork wall. Heavy soiling and localised patch repairs have been undertaken to the pavement. Stepped cracking is identified centrally to the brickwork wall.



29. Moderate stepped cracking is identified to the brickwork wall. Graffiti is present to the brickwork wall.



30. Localised spalled and missing bricks are identified to the brickwork wall.



31. View of brickwork paviours to Shardlow Close. The brickwork paviours are in a satisfactory condition however are lightly worn. Localised settlement and undulation were identified to the northwest corner of the car park.



32. View of perimeter kerbs to Shardlow Close.



33. View of brickwork wall. Moderate stepped cracking is identified centrally. Light soiling is identified at mid-level.



34. View of brickwork wall. Moderate stepped cracking is identified throughout the wall.



35. Moderate stepped cracking is identified throughout the wall. Missing bricks are identified at high level.



36. Heavy soiling is identified at mid-level throughout the brickwork wall.



37. Localised settlement is identified to the northwest corner of the car park to both paviours and adjacent kerbs.



38. The adjacent electricity substation is in a poor condition. Brickwork is spalled throughout. Heavy soiling and efflorescence are identified throughout.



39. As above. The downpipe is missing.



40. The pre-cast concrete paviours are in a fair condition, however, are heavily soiled with localised vegetation growth identified.



41. View of hammerhead to Thornden Road/ Farnborough Road. The pavement is overgrown. Where visible patch repairs have been undertaken to the macadam surfacing. The macadam surfacing is generally in a poor condition. Localised cracking was identified to the pavement.



42. The pavement and kerbs to the north of Farnborough Road are in a poor condition, with cracking present and undulation present throughout the pavement. Localised patch repairs have been undertaken to the pavement however, these have settled.



43. Cracking and break-up of the pavement was identified throughout. The kerbs are spalled and undulating.



44. Isolated metal inspection chamber covers are corroded.



45. Significant cracking is present throughout the pavement.



46. Significant cracking is present throughout the pavement. Vegetation growth is identified to the perimeter of the pavement.



47. As above.



48. The pre-cast concrete kerbs are in a poor condition, are heavily soiled and misaligned. 10nr concrete kerbs are impact damaged.



49. View of metal drainage cover. Localised corrosion is identified to the cover.



50. Metal signage posts are in a good condition.



51. General view of carriageway to Farnborough Road. Localised areas of significant wear are identified. The central white line markings are eroded. Elsewhere thermoplastic lining to the north of the roadway is in a poor condition and is eroded throughout.



52. The pre-cast concrete edging stones are generally in a poor condition, are uplifting and overgrown.



53. The perimeter of the pavement is significantly overgrown.



54. Where patch repairs have historically been undertaken, these have settled throughout.



55. The carriageway is in a satisfactory condition, however localised areas of breakup and wear are identified.



56. Localised areas of break up and wear are identified to the south of the roadway.



57. View of localised breakup identified to the south of the carriageway.



58. Significant breakup and wear are identified to the southeast corner of the carriageway.



59. The pre-cast concrete tactile paviours are in a good condition, however, are lightly soiled. The adjacent thermoplastic lining in sections is lightly eroded.



60. The thermoplastic lining to the south of Farnborough Road in sections is in a good condition.



61. The macadam surfacing to the south of Farnborough Road is in a satisfactory condition however is lightly soiled. Spray paint is present throughout the pavement. Pre-cast concrete kerbs are in a satisfactory condition.



62. The metal drainage covers to Farnborough Road are in a satisfactory condition however localised corrosion is identified. Standing water was identified within the drains.



63. Metal signage posts and light posts are in a good condition.



64. The pre-cast concrete kerbs are in a satisfactory condition, however, are lightly scuffed.



65. Localised minor spalling is identified to 1nr concrete kerb to the immediate south of Farnborough Road.



66. The pavement to the south of Farnborough Road is generally in a satisfactory condition however is lightly soiled.



67. A section of covering to the linear drainage gulley to the east of 56E Farnborough Road is missing.



68. View of pre-cast concrete kerbs to the north pavement of Farnborough Road. The concrete kerbs have settled and heavily soiled.



69. The metal drainage covers are in a satisfactory condition however localised corrosion was identified.



70. White line markings are lightly eroded.



71. Sections of yellow line marking have been re-lined.



72. General view of west pavement to Varley Street.



73. Break up and spray paint is identified to the northeast pavement to Farnborough Road.



74. View of pre-cast tactile paving to the northeast corner of the pavement to Farnborough Road. The paving is in a satisfactory condition however is lightly soiled. Localised spalled concrete kerbs are identified.



75. View of cracking and break up identified to the macadam surfacing to the west pavement to Varley Street.



76. Macadam and pre-cast concrete edging surrounding the tactile paving has been replaced and is in a new condition.



77. The pavement to the west of Varley Street is in a poor condition and has been subject to numerous patch repairs which have historically been made to the macadam pavements. The pre-cast concrete edging stones are in a satisfactory condition however are heavily soiled and 3nr are spalled.



78. The metal signage posts are in a satisfactory condition however are lightly soiled at low level.



79. The soft landscaping to verges adjacent the pavement is overgrown.



80. Moderate cracking is present to the macadam surfacing to the west of Varley Street.



81. Where visible the precast concrete paviours are heavily soiled and have settled.



82. Tyre marks are present to the pavement to the west of Varley Street.



83. The pre-cast concrete kerbs to the west of Varley Street are in a poor condition. 11nr kerbs are spalled. Localised concrete kerbs are misaligned. Localised crazing of the macadam surfacing is identified.



84. The macadam surfacing to Varley Street is in a good condition. The thermoplastic white lining is in a good condition.



85. Concrete kerbs to the west pavement are in a poor condition with 11nr in the immediate vicinity of the Apollo spalled.



86. General view of brickwork wall to the east boundary of the Apollo. The brickwork wall is in a poor condition, with missing bricks at high level. Elsewhere the brickwork wall is heavily soiled throughout.



87. Missing bricks are identified to the brickwork boundary wall. The brickwork boundary wall is heavily soiled. An accumulation of vegetation, soil and litter is present at the base of the wall.



88. A significant build-up of litter is present behind the brickwork wall.



89. General view of the macadam surfacing to Varley Street. The Macadam is in a good condition.



90. The thermoplastic lining to Varley Street is in a good condition.



91. The macadam surfacing to Varley Street is in a good condition.



92. The macadam surfacing to the east pavement to Varley Street are in a satisfactory condition, however localised patch repairs have been undertaken to the pavements.



93. The metal drains are in a satisfactory condition, however, are holding water.



94. Localised scratch marks are identified the macadam surfacing.



95. As above.



96. General view of macadam surfacing to the east of Varley Street. The concrete inspection chamber covers are lightly soiled.



97. 2Nr concrete kerbs are impact damaged to the hammerhead of Varley Street and Rosewell Avenue.



98. General view of hammerhead to Rosewell Avenue and Varley Street. Thermoplastic lining is eroded.



99. General view of macadam surfacing to the intersection of Varley Street/ Farnborough Road and Rosewell Avenue. The macadam surfacing to Varley Street is in good condition.



100. Where visible the metal fencing to the north boundary is in a satisfactory condition, however vegetation growth is identified at low level.



101. Where visible the metal fencing to the north boundary is in a satisfactory condition, however vegetation growth is identified at low level.



102. Where visible the metal fencing to the north boundary is in a satisfactory condition, however vegetation growth is identified at low level.



103. View of timber fencing to the northeast corner of the property. The fencing is in a satisfactory condition; however, ivy growth is visible.



104. Boundary fencing to the northeast corner of the site is overgrown.



105. Timber picket fencing to the adjacent flats to the north is in a satisfactory condition, however localised posts are rotten at low level.



106. General view of brickwork wall to Varley Street.



107. Localised spalled and eroded mortar joint are identified.



108. Graffiti is present on the brickwork walls.



109. As above.



110. Localised spalled bricks are identified.



111. External areas to the immediate east of the property are overgrown. Litter is present throughout the external areas.



112. External areas to the southeast corner of the property. External areas are overgrown with significant vegetation growth present.



113. View of inspection chamber cover to the southeast corner of the property. Localised spalling is identified to the inspection chamber cover.



114. General view of the east external areas.



115. Significant vegetation growth is identified to the immediate south of the property, external areas are overgrown.



116. General view of west external areas. The macadam surfacing is in a poor condition, is heavily soiled and overgrown.



117. Macadam surfacing is in a poor condition and is overgrown throughout.



118. View of boundary to the north of the property. Significant vegetation growth is identified to the boundary. Fencing is not visible.



119. As above.

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