

Carriageway Condition Survey recorded on 28th July 2023

PICCADILLY GARDENS, MANCHESTER, M1 1AF

Friday, 28 July 2023

Prepared For L&G / Colliers

154 Items Identified

A handwritten signature in black ink, appearing to read 'Craig Holmes'.

Craig Holmes

Havercroft Construction Ltd.



Item 1

Assigned To Feature Paving Area at Piccadilly / Oldham St. junction

General condition, paving tiles and feature bands are in a poor state of repair.



Item 2

Assigned To Piccadilly pedestrian walkway

Area of paving suffering from movement, bedding material uneven, grout / sand missing from joints.

Paving flag edges are spalled / chipped.



Item 3

Assigned To Piccadilly pedestrian walkway

General condition: In a fair state of repair.

Paving grout / sand joint material missing to large areas and paving blocks / tiles are suffering movement.

Multiple spalled / chipped edges.



Item 4

Assigned To Piccadilly pedestrian walkway

Paving flag cracked.

Historic repair where street furniture has been removed.



Item 5

Assigned To Piccadilly pedestrian walkway

General condition: Feature block paving in a fair state of repair.

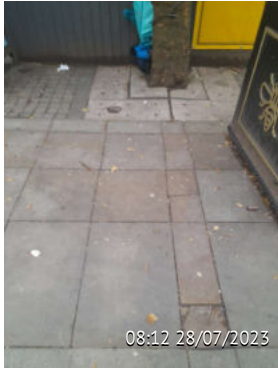
Grout loss to joints.



Item 6

Assigned To Piccadilly pedestrian walkway

General condition: In a fair state of repair.
Grout loss visible to cobble set joints.



Item 7

Assigned To Piccadilly pedestrian walkway

General condition: Paving flags in a poor state of repair.
Narrow band of paving has several cracked flags, spalled / chipped edges.
Tree planter suffering with movement and paving levels are very uneven.



Item 8

Assigned To Piccadilly pedestrain walkway

Feature band of cobble sets suffering from grout loss and movement.
Paving levels are uneven and multiple historic repairs have been carried out.
Repairs carried out around bollards with concrete and paving is badly damaged.



Item 9

Assigned To Piccadilly pedestrian walkway



Item 10

Assigned To Entrance to Piccadilly Gdns Main Walkway

Feature tile paving General Condition: In a poor state of repair.

Multiple loose tiles with spalled edges and cracks.

Grout missing from tile joints in multiple locations.



Item 11

Assigned To Entrance to Main Walkway

Bedding and grout failure, cracked spalled tiles.



Item 12

Assigned To Entrance to Main Walkway

Feature band flags cracked.



Item 13

Assigned To Entrance to Main Walkway

Feature band flags cracked, chipped, spalled and grout missing from cobble sets.



Item 14

Assigned To Entrance to Main Walkway
Surface Guard ramps are buckled.



Item 15

Assigned To Entrance to Main Walkway
Surface Guard ramps are buckled.



Item 16

Assigned To Main Walkway up to Bollards
General Condition: Fair



Item 17

Assigned To Main Walkway leading up to Bollards
Bedding and grout failure to tiles causing movement resulting in spalled / damaged edges.



Item 18

Assigned To Main Walkway bollards

General Condition: Fair

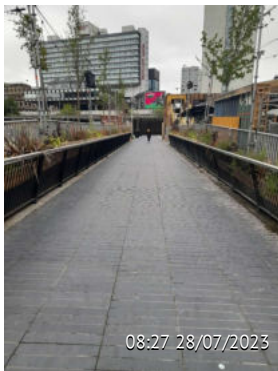


Item 19

Assigned To Main Walkway bollards

General Condition: Fair

Paving tiles showing signs of bedding / grout failure resulting in movement and edge damage.



Item 20

Assigned To Main Walkway through fountain

General Condition: Fair

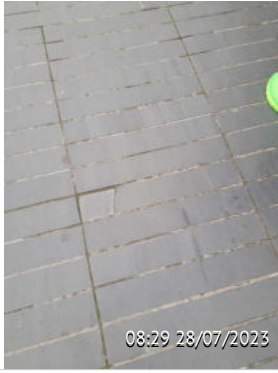
Bedding material and grout loss causing movement resulting in edge damage and cracking.



Item 21

Assigned To Main Walkway through fountain

Grout failure to tiles resulting in movement and edge damage.



Item 22

Assigned To Main Walkway through fountain

Bedding material ground failure causing movement resulting in cracking, spalling and edge damage.



Item 23

Assigned To Main Walkway through fountain area

General Condition: Fair

Paving tile grout failure throughout.



Item 24

Assigned To Main Walkway through fountain

Paving tile bedding material and grout failure causing movement resulting in cracking, spalling and edge damage.



Item 25

Assigned To Main Walkway exiting fountain area

Condition: Fair

Paving tile grout failure throughout.



Item 26

Assigned To Main Walkway exiting fountain area

General Condition: Fair

Paving tile grout failure throughout.

Several tile replacements have been carried out using a patch repair system.



Item 27

Assigned To Main walkway exiting fountain

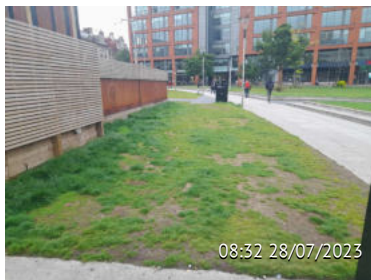
Lighting column and feature band in poor condition.
Cracked paving from LC core hole.



Item 28

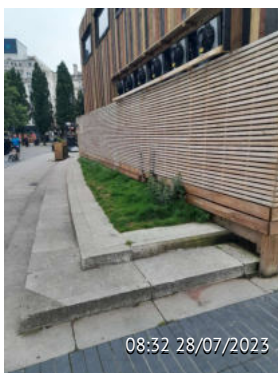
Assigned To Main Walkway leading to Pavilion

General Condition: Fair
Bedding material and grout failure resulting in movement and edge damage.



Item 29

Assigned To Soft Landscaping zone to LHS rear of event space
Grass is in poor condition with bare soil in multiple patches.



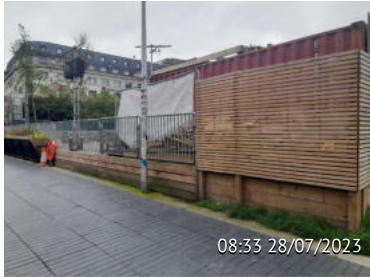
Item 30

Assigned To Soft Landscaping zone to RHS rear of event space
Soft landscape zone grass worn from foot traffic.



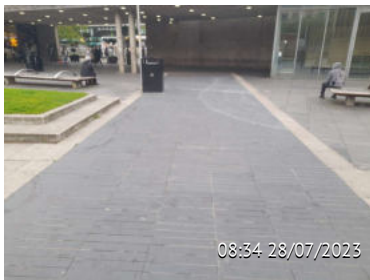
Item 31

Assigned To Event space wall RHS of Main Walkway
General condition: Good, no visible damage or disrepair.



Item 32

Assigned To Event space wall LHS of Main Walkway
General condition: Good, no visible damage or disrepair.



Item 33

Assigned To Main Walkway leading up to Pavilion
General Condition: Fair
Bedding material and grout failure resulting in movement and edge damage.



Item 34

Assigned To Main Walkway
Paving Tile bedding material and grout failure causing movement resulting in cracks, spalls and edge damage.



Item 35

Assigned To Flag stone walkway
General condition: Fair
Multiple cracked paving flags at junction with main walkway.
Signs of minor settlement / movement.



Item 36

Assigned To Walkway leading to Mosley Street
General Condition: Fair



Item 37

Assigned To Walkway leading to Mosley Street
Paving to rear of Litter Bin showing signs of settlement and lipping.
Feature band cracked flag has been repaired using a patch repair system.



Item 38

Assigned To Main Walkway leading under Pavilion roof
General condition: Fair
Bedding material and grout failure, causing movement leading to cracks, spalls and edge damage.



Item 39

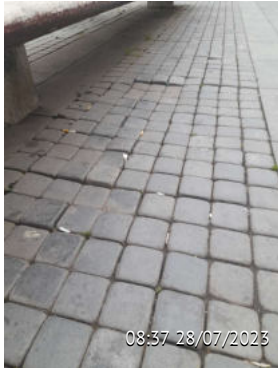
Assigned To Pavilion Terrace
Historic repair



Item 40

Assigned To Pavilion Terrace

Bench seating condition: Poor, movement in bench seat components & protective coating failure.



Item 41

Assigned To Pavilion Terrace

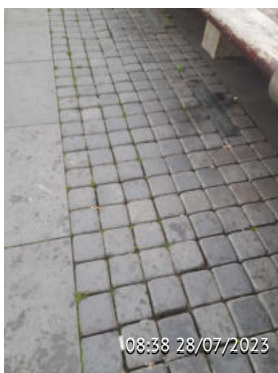
Cobble sets to perimeter of bench seating moving / settling due to bedding & joint material failure.



Item 42

Assigned To Pavilion Terrace

Bench Seating general condition: Poor



Item 43

Assigned To Pavilion Terrace LHS

Cobble sets to perimeter of bench seating moving / settling due to bedding & joint material failure.



Item 44

Assigned To Soft Landscaping to front of Pavilion

General condition: Good



Item 45

Assigned To Walkway to front of Pavilion

General Condition: Good



Item 46

Assigned To Walkway to front of Pavilion building

Channel drain and paving failure present along full length of drain.

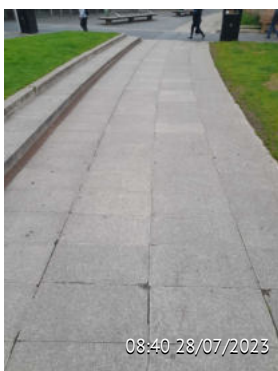


Item 47

Assigned To Flag Stone walkway junction

General condition: Fair

Paving Flags showing signs of movement and suffering from edge damage and spalling.



Item 48

Assigned To Flag Stone walkway

General Condition: Fair

Flags showing signs of movement with edge damage and spalls.



Item 49

Assigned To Walkway to Tram Station

General Condition: Very Poor

Multiple missing tiles replaced with patch repair systems.

Paving Tile bedding / grout material failing causing movement and resulting in cracks, edge damage and spalls.



Item 50

Assigned To Walkway to Tram Station

Paving tile damage in need of repair.



Item 51

Assigned To Walkway to Tram Station

Paving flag repair using a patch repair system.



Item 52

Assigned To Walkway to Tram Station

Missing feature lighting.

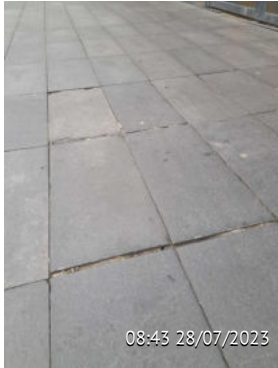
Movement has caused damage to tiles.



Item 53

Assigned To Pavilion Terrace RHS

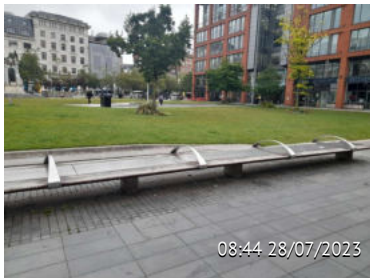
General Condition: Fair



Item 54

Assigned To Pavilion Terrace RHS

Paving Tile bedding / grout material failure causing movement resulting in edge damage and spalls.



Item 55

Assigned To Pavilion Terrace RHS

Bench Seating General Condition: Poor



Item 56

Assigned To Pavilion Terrace RHS

Bench Seating General Condition: Poor



Item 57

Assigned To Pavilion Terrace RHS

Cobble sets to perimeter of bench seating moving / settling due to bedding & joint material failure.



Item 58

Assigned To Pavilion Terrace RHS
General Condition: Fair



Item 59

Assigned To Pavilion Terrace RHS
Movement causing cracks and edge damage.



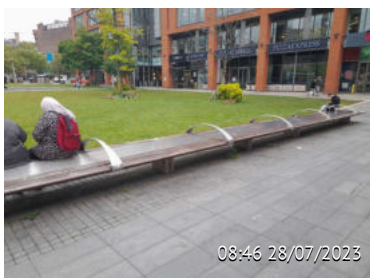
Item 60

Assigned To Pavlion Terrace RHS
Movement cuasing cracks and edge damage.
Paving tile cut out leaving 20-25mm recessed trip hazard.



Item 61

Assigned To Pavilion Terrace RHS
Movement causing cracks and edge damage.
Lipping to joints.



Item 62

Assigned To Pavilion Terrace RHS
Bench Seating General Condition: Poor



Item 63

Assigned To Pavilion Terrace RHS
Damaged seating



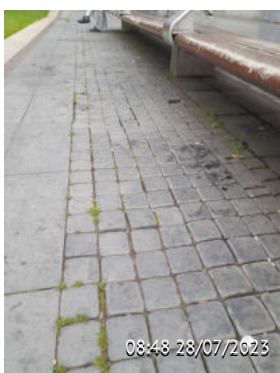
Item 64

Assigned To Pavilion Terrace RHS
General Condition: Fair



Item 65

Assigned To Pavilion Terrace RHS
Bench Seating General Condition: Poor



Item 66

Assigned To Pavilion Terrace RHS
Cobble sets to perimeter of bench seating moving / settling due to bedding & joint material failure.



Item 67

Assigned To Pavilion Terrace RHS

General Condition: Fair

Bedding / joint material failure causing movement resulting in cracking, spalls and edge damage.



Item 68

Assigned To Pavilion Terrace RHS

Movement causing cracking, spalling and edge damage.



Item 69

Assigned To Pavilion Terrace RHS

Drainage and paving showing signs of movement and settling around MH cover and water main Service Valve cover.

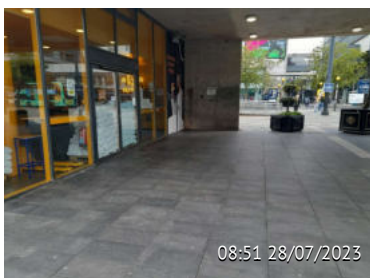
Excessive lipping present to multiple tiles, cracks, spalls and edge damage.



Item 70

Assigned To Pavilion Terrace RHS through to Tramway on Parker St

General Condition: Fair



Item 71

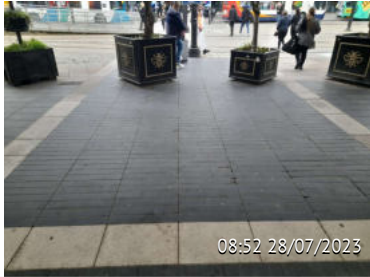
Assigned To Pavilion Terrace under roof area

General Condition: Fair



Item 72

Assigned To Pavilion Terrace under roof area
Bedding / joint material failure causing movement.



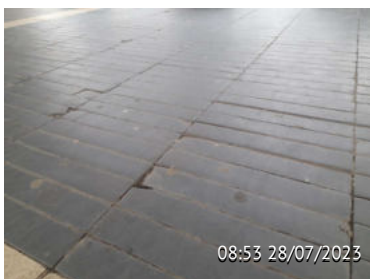
Item 73

Assigned To Feature Walkway under Pavilion roof area
General Condition: Poor
Multiple cracked, spalled edge damaged tiles.



Item 74

Assigned To Exit from Pavilion onto Tram Station
Missing paving flag repair using patch repair system.



Item 75

Assigned To Feature Walkway under Pavilion roof area
Bedding / joint material failure causing movement resulting in cracks, spalls and edge damage.



Item 76

Assigned To Feature Walkway under Pavilion roof area
Bedding / joint material failure causing movement resulting in cracks, spalls and edge damage.



Item 77

Assigned To Pavilion Terrace under roof area
General Condition: Fair



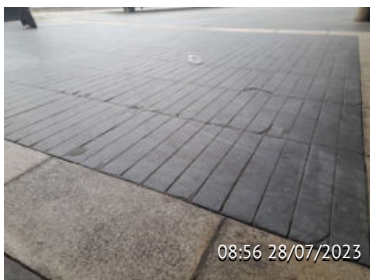
Item 78

Assigned To Pavilion Terrace under roof area
General Condition: Fair



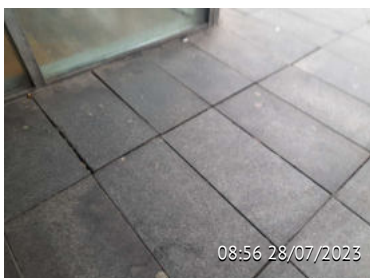
Item 79

Assigned To Pavilion Terrace under roof area
General Condition: Fair



Item 80

Assigned To Pavilion Terrace under roof area
Paving tile bedding / joint material failure causing movement resulting in cracks, spalls and edge damage.



Item 81

Assigned To Pavilion Terrace under roof area
Movement causing excessive lipping.



Item 82

Assigned To Pavilion Terrace LHS
General Condition: Fair



Item 83

Assigned To Pavilion Terrace LHS
Bench Seating Condition: Poor



Item 84

Assigned To Pavilion Terrace LHS
Bench Seating Condition: Poor



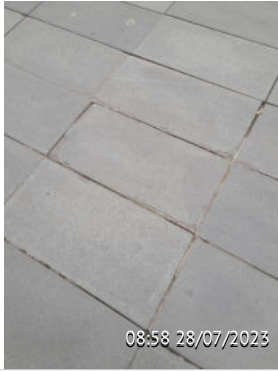
Item 85

Assigned To Pavilion Terrace LHS
General Condition: Fair.
Historic street furniture removals and repairs.
Movement causing cracking, spalling, and edge damage.



Item 86

Assigned To Pavilion Terrace LHS
Street furniture removal.
Spalling and lipping to multiple tiles.



Item 87

Assigned To Pavilion Terrace LHS
Spalling and Lipping.



Item 88

Assigned To Pavilion Terrace LHS
Bench Seating General Condition: Poor



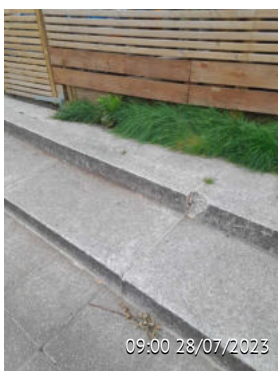
Item 89

Assigned To Pavilion Terrace LHS
Bench Seating General Condition: Poor



Item 90

Assigned To Walkway towards Mosley St at rear of event space
General condition of paving: Fair
General condition of event space wall: Good



Item 91

Assigned To Walkway to Mosley St
Damage to steps up to soft landscape area (now event space).



Item 92

Assigned To Walkway to Mosley St

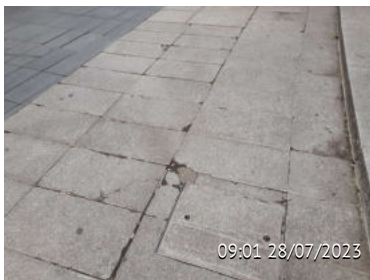
Damage to steps at access point into event space service area.



Item 93

Assigned To Walkway to Mosley St

Settlement and lipping to paving around Access Chamber covers.

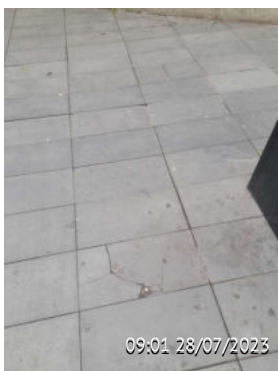


Item 94

Assigned To Walkway to Mosley St

Paving flag general condition: Poor

Multiple flags with spalls and edge damage, lipping also present.



Item 95

Assigned To Walkway to Mosley St

Cracks to paving tiles adjacent Litter Bin.



Item 96

Assigned To Walkway to Mosley St

Bedding / joint material failure causing movement resulting in cracks, spalls, lipping and edge damage.



Item 97

Assigned To View towards Mosley St

General Condition: Poor

Multiple areas of damaged flags and tiles, settlement causing lipping, spalling and edge damage.



Item 98

Assigned To Walkway to Mosley St

Paving flags / tiles to area behind planter in poor state of repair.



Item 99

Assigned To Area of paving infill to feature wall removed.

General condition of PCC paving flags very poor with severe damage, cracks and excessive lipping.



Item 100

Assigned To Mosley St / Parker St tramway corner

Feature Cobble Set Paving: Poor condition.

Bedding / jointing material failure causing movement and settlement. Several missing cobble sets have been replaced using a patch repair system.



Item 101

Assigned To Pedestrian Zone alongside Parker St tramway
Tree pit paving unven with excessive lipping.
Missing + movement in cobble sets.



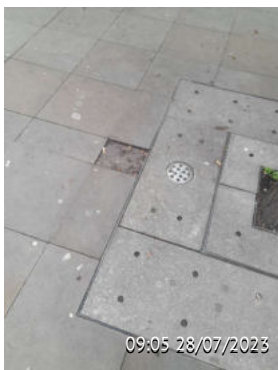
Item 102

Assigned To Pedestrian Zone alongside Parker St tramway
Paving General Condition: Fair



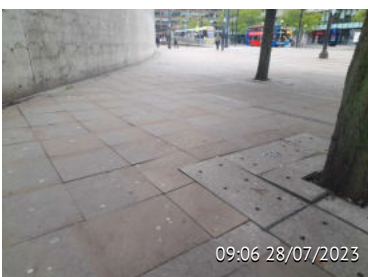
Item 103

Assigned To Pedestrian Zone alongside Parker St tramway
Movement in flags causing excessive lipping and edge damage.



Item 104

Assigned To Pedestrian Zone alongside Parker St tramway
Tree Pit paving has settled causing excessive lipping.



Item 105

Assigned To Pedestrian Zone alongside Parker St tramway
General Condition: Fair



Item 106

Assigned To Pedestrian Zone alongside Parker St tramway

General Condition: Poor

Feature Cobble Set areas are suffering from bedding / jointing material failure causing movement, edge damaged and missing cobble sets..



Item 107

Assigned To Pedestrian Zone alongside Parker St tramway

Feature Cobble Set areas are suffering from bedding / jointing material failure causing movement, edge damaged and missing cobble sets.



Item 108

Assigned To Pedestrian Zone alongside Parker St tramway

Feature Cobble Set areas are suffering from bedding / jointing material failure causing movement, edge damaged and missing cobble sets.



Item 109

Assigned To Pedestrian Zone alongside Parker St tramway

Paving General Condition: Fair



Item 110

Assigned To Pedestrian Zone alongside Parker St tramway

Feature Cobble Set areas are suffering from bedding / jointing material failure causing movement, edge damaged and missing cobble sets.



Item 111

Assigned To Pedestrian Zone alongside Parker St tramway

Feature Cobble Set areas are suffering from bedding / jointing material failure causing movement, edge damaged and missing cobble sets.
Settlement to feature band causing excessive lipping.



Item 112

Assigned To Pedestrian Zone alongside Parker St tramway

Paving General Condition: Fair



Item 113

Assigned To Pedestrian Zone alongside Parker St tramway

Paving to Access Chamber lids and perimeter in a poor state of repair.



Item 114

Assigned To Pedestrian Zone alongside Parker St tramway

Paving General Condition: Fair



Item 115

Assigned To Pedestrian Zone alongside Parker St tramway

Feature Cobble Set areas are suffering from bedding / jointing material failure causing movement, edge damaged and missing cobble sets.



Item 116

Assigned To Pedestrian Zone alongside Parker St tramway

Tramway kerb edge, paving spalled with severe edge damage.



Item 117

Assigned To Pavilion Access / Egress to Tram Station

Paving General Condition: Fair



Item 118

Assigned To Pavilion Access / Egress to Tram Station

Feature Paving Tile Condition: Poor



Item 119

Assigned To Pavilion Access / Egress to Tram Station

Feature Paving Tile Condition: Poor

Tactile Paving Condition: Fair



Item 120

Assigned To Pavilion Access / Egress to Tram Station

Feature Cobble Set areas are suffering from bedding / jointing material failure causing movement, edge damaged and missing cobble sets.



Item 121

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform

Feature Cobble Set areas are suffering from bedding / jointing material failure causing movement, edge damaged and missing cobble sets.



Item 122

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform

Paving General Condition: Fair



Item 123

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform

Movement causing lipping, spalling and edge damage.



Item 124

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform

Movement causing lipping, spalling and edge damage.



Item 125

Assigned To Movement causing lipping, spalling and edge damage.

Paving General Condition: Fair

Feature band showing signs of heavy weathering.



Item 126

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform

Access Chamber cover infill and perimeter paving in poor state or repair.



Item 127

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform

Severely cracked / damaged paving flag.



Item 128

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform

Feature Cobble Set areas are suffering from bedding / jointing material failure causing movement, edge damaged and missing cobble sets.

Multiple missing cobble sets from Access Chamber covers have been replaced with patch repair system.



Item 129

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Paving General Condition: Fair



Item 130

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Paving General Condition: Fair



Item 131

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Feature band showing signs of heavy weathering.



Item 132

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Tree pit paving settlement causing excessive lipping.



Item 133

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Tree pit paving settlement causing excessive lipping.



Item 134

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Tree pit paving settlement causing excessive lipping.



Item 135

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Tree pit paving settlement causing excessive lipping.



Item 136

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Tree pit paving settlement causing excessive lipping.



Item 137

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Tree pit paving settlement causing excessive lipping.



Item 138

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Tree pit paving settlement causing excessive lipping.



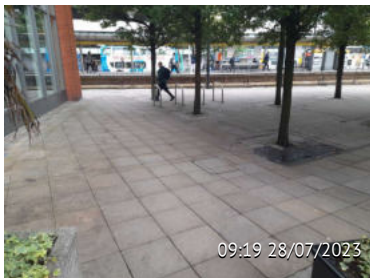
Item 139

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Tree pit paving settlement causing excessive lipping.



Item 140

Assigned To Area leading through to Piccadilly Gardens
Paving General Condition: Fair



Item 141

Assigned To Pedestrian Zone alongside Piccadilly Gdns tram station platform
Paving General Condition: Fair



Item 142

Assigned To Area to rear of Pavilion Building feature wall opposite tram station
Feature Cobble Set areas are suffering from bedding / jointing material failure causing movement, edge damaged and missing cobble sets.
Feature band settlement causing excessive lipping, spalling and edge damage.



Item 143

Assigned To Piccadilly Gardens restaurant terrace
General Condition: Fair



Item 144

Assigned To Piccadilly

General Condition of paving, kerbs and street furniture: Fair



Item 145

Assigned To Piccadilly

General Condition of paving, kerbs and street furniture: Fair



Item 146

Assigned To Piccadilly

Paving flags and kerbs at entrance to pedestrianised zone in poor state of repair.



Item 147

Assigned To Oldham St / Piccadilly junction

General Condition of paving, kerbs and street furniture: Fair



Item 148

Assigned To Access from Piccadilly onto pedestrianised zone

Paving condition: Poor



Item 149

Assigned To Piccadilly

General Condition of paving, kerbs and street furniture: Fair



Item 150

Assigned To Piccadilly

Bollard out of alignment.

Multiple cracked, spalled and edge damaged paving flags.



Item 151

Assigned To Piccadilly

General condition of Cobble Sets: poor



Item 152

Assigned To Piccadilly

General Condition of paving, kerbs and street furniture: Fair



Item 153

Assigned To Piccadilly

General Condition of paving, kerbs and street furniture: Fair



Item 154

Assigned To Oldham St

General Condition of paving, kerbs and street furniture: Fair
