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Hawthorn Medical Centre

Dilapidation Survey

Curtins Ref: 087546-CUR-XX-XX-C-C-00001
Revision: P01
Issue Date: 27 March 2026

Client Name: NHS Property

Client Address: NHS Property, 99 Gresham Street, London, EC2V 7NG

Site Address: Fallowfield, Manchester, M14 6PD

Control Sheet

Rev	Description	Checked	Issued	Date
P01	First Issue	PB	HS	27/03/26

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Author	Signature	Date
Heath Scotchford BEng (Hons) Principal Civil Engineer	[redacted]	27 March 2026

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Heath Scotchford BEng (Hons) Principal Civil Engineer	[redacted]	27 March 2026

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Drawings

Drawing HMCNMC-CUR-ZZ-00-DR-C-95100-P01 Dilapidation Survey

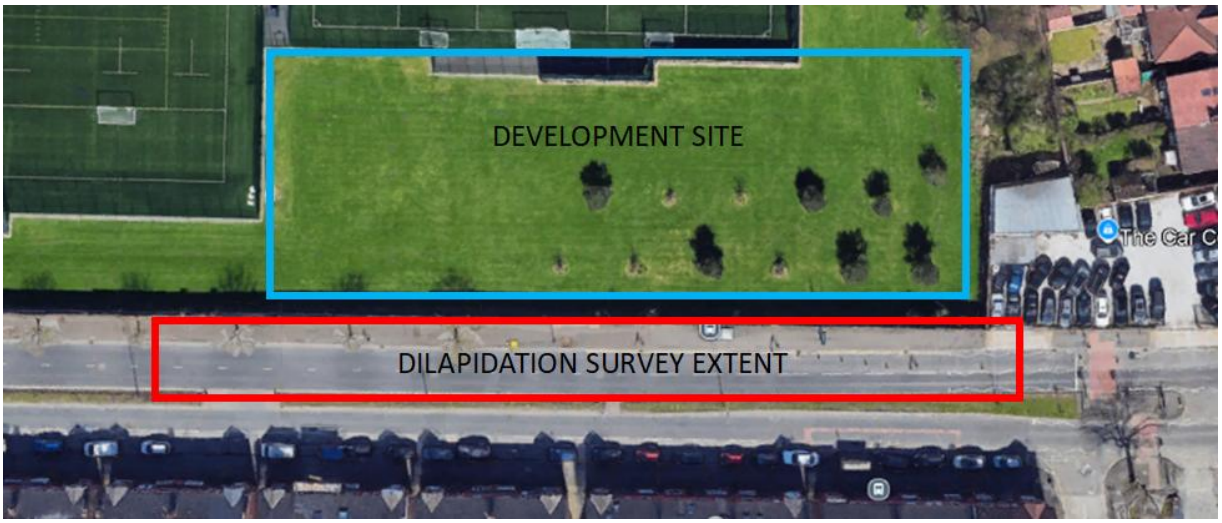
1.0 Introduction

1.1 Purpose of the Report

1.1.1 Curtins has been appointed by NHS Property Ltd to undertake a dilapidation survey in accordance with Planning Condition 3 for the frontage of the development on to Mosely Road.

1.2 Scope of Report

1.2.1 This dilapidation report is limited to the area indicated below, along the frontage of the development site on Moseley Road-



2.0 Dilapidation Survey

2.1 Survey Conditions

2.1.1 The survey was undertaken on Wednesday 25th March 2026 between 9:30am and 11am.

Weather, rain, hail and clear at time

Temperature, 5 degrees

2.2 General Observations

2.2.1 Below are some observations noted during the survey-

- The footway at some point, has had a surface treatment applied
- There is utility trench scar running along the footway up to the cluster of access chamber covers that ends close to the bus shelter
- In general, the footway is holding water in places and un-even
- All the gullies along this stretch of Moseley Road indicate existing repairs around them
- There are instances along Moseley Road of perpendicular cracking within the roadway

2.3 Survey Photographs

2.3.1 For photograph locations please refer to drawing HMCNMC-CUR-ZZ-00-DR-C-95100-P01.

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Photograph 01-



Photograph 02-



Photograph 03-



Photograph 04-



Photograph 05-



Photograph 06-



Photograph 07-



Photograph 08-



Photograph 09-



Photograph 10-



Photograph 11-



Photograph 12-



Photograph 13-



Photograph 14-



Photograph 15-



Photograph 16-



Photograph 17-



Photograph 18-



Photograph 19-



Photograph 20-



Photograph 21-



Photograph 22-



Photograph 23-



Photograph 24-



Photograph 25-



Photograph 26-



Photograph 27-



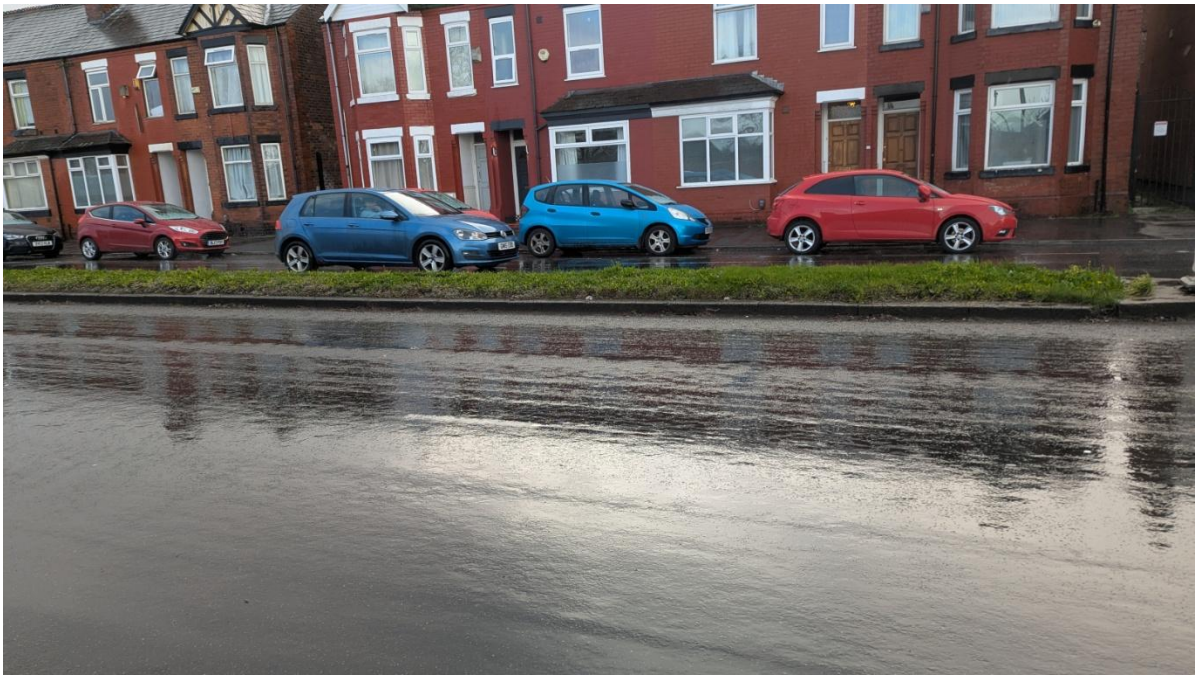
Photograph 28-



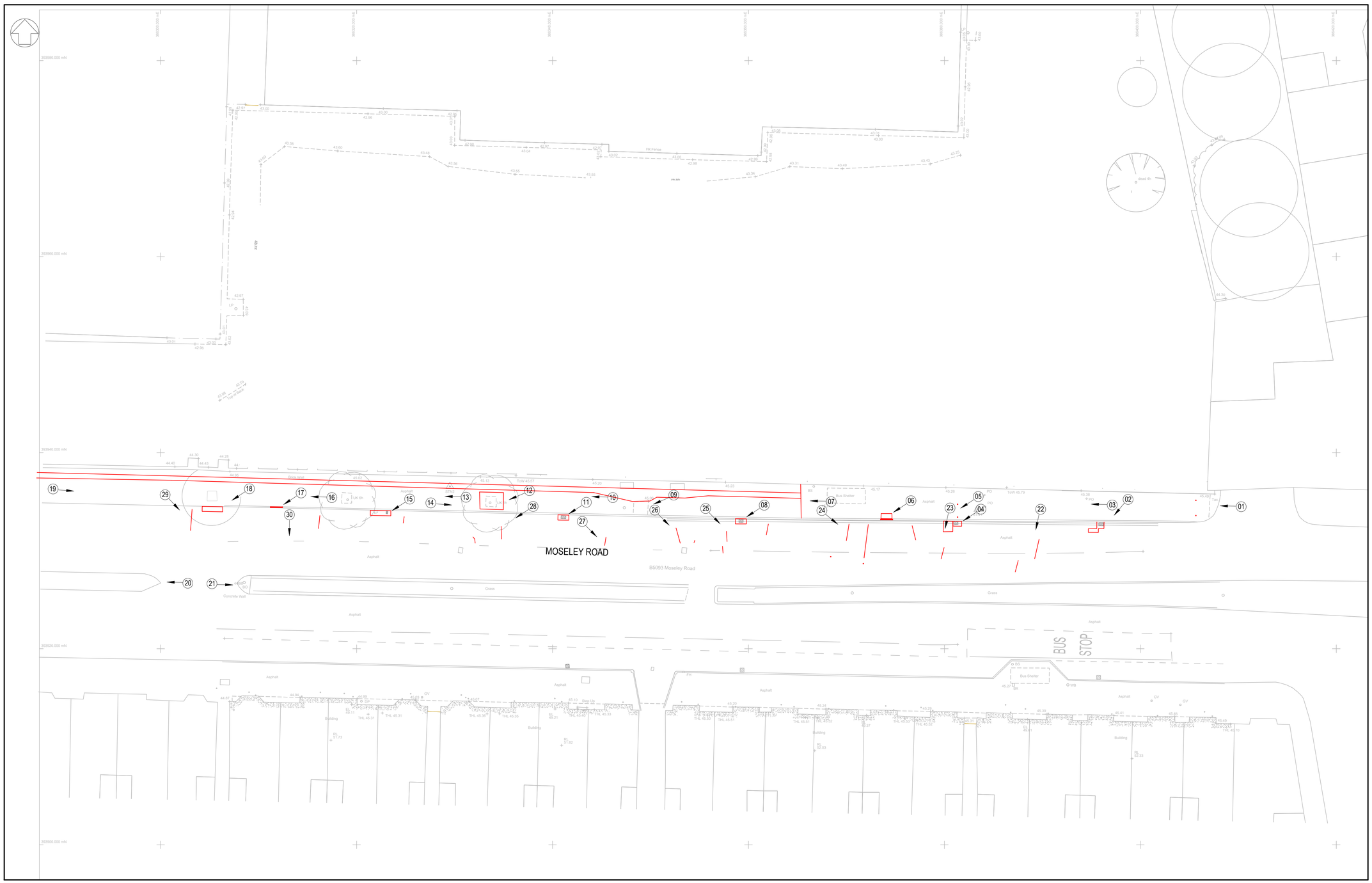
Photograph 29-



Photograph 30-



Drawings



GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE THIS DRAWING. ALL DETAILS AND DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
3. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE TOPOGRAPHICAL SURVEY AND UNDERTAKING ADDITIONAL SURVEYS FOR VALIDATION PURPOSES.
5. ALL WORKS TO BE AGREED AND APPROVED BY THE LOCAL AUTHORITY PRIOR TO COMMENCING ON SITE.
6. ANY DAMAGE TO THE EXISTING HIGHWAY DURING CONSTRUCTION TO BE MADE GOOD BY CONTRACTOR.
7. HIGHWAY BOUNDARY EXTENTS TO BE CONFIRMED BY MCC COUNCIL.
8. ROAD SAFETY AUDITED WILL BE REQUIRED TO ASSESS THE PROPOSED WORKS.
9. ALL WORKS PROPOSED TO EXISTING HIGHWAY WILL BE SUBJECT TO A SECTION S278 AGREEMENT WITH OLDHAM COUNCIL AND NO WORKS SHALL START UNTIL FULL TECHNICAL APPROVAL HAS BEEN GRANTED.
10. REFER TO TSRGD 2016 FOR DIAG NUMBERS

KEY

DILAPIDATION FEATURE

05 PHOTOGRAPH

DRAWING BASED ON:

TOPOGRAPHICAL SURVEY
- 74193MCUG-01 TOPOGRAPHICAL & GPR SURVEY DATED MARCH 2025

ARCHITECT'S PLANS
- MCNMC-GDA-V1-S1-DR-A-1002 P07 PROPOSED SITE PLAN

TRANSPORT PLANNING
- 87546-CUR-XX-00-D-TP-75001 P05 ACCESS ARRANGEMENT PLAN

1:200 scale: 0, 5m, 10m, 15m, 20m
1:1 scale: 0, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100

Rev:	Description:	Date:	By:	Chkd:
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Status: SUITABLE FOR INTERNAL REVIEW / COMMENT — S3

Project: HAWTHORN MEDICAL CENTRE

Drg Title: DILAPIDATION SURVEY

Drawn By	Designed By	Checked By
HS	HS	HS
	Date: 27/03/2026	Scales @ A1: 1:200

Project No - Originator - Function - Spatial - Form - Discipline - Number: HMCNMC - CUR - ZZ - 00 - DR- C - 95100
Revision: P01

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