

# Victoria Mill - Highway Dilapidation Survey

September 2025

**Citystruct LTD**

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## Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Citystruct's internal governing processes

| Issue | Date | Prepared by | Checked by | Approved by |
|---|---|---|---|---|
| P01 | 27/09/25 | U.Zubair | M.Balan | M.Balan |

**Comments**

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B. Photographic Log

# 1. Introduction

City Struct Ltd were instructed to undertake a Highway Dilapidation Survey of the existing highways adjacent to the proposed development at Victoria Mill, Manchester.

The initial survey was carried out by a City Struct engineer, Usman Zubair, on the morning of Saturday, 27th September. The agreed scope of the survey covered the public highway within the vicinity of the site, specifically Lower Vickers Street, extending from James Street to Anscombe Close (Figure 1).




Figure 1 - Survey Extents

## 2. Photographic Log and Baseline Condition

The purpose of this report is to provide evidence from a pre-condition survey of the existing highway, including the carriageway, footways, kerbs, drainage features, and street furniture. A photographic log and baseline condition report have been prepared to establish the existing condition prior to development works at Victoria Mill.

This report will be used to identify any subsequent changes to the road, including its markings, signage, and associated elements, which may arise as a result of the development works.

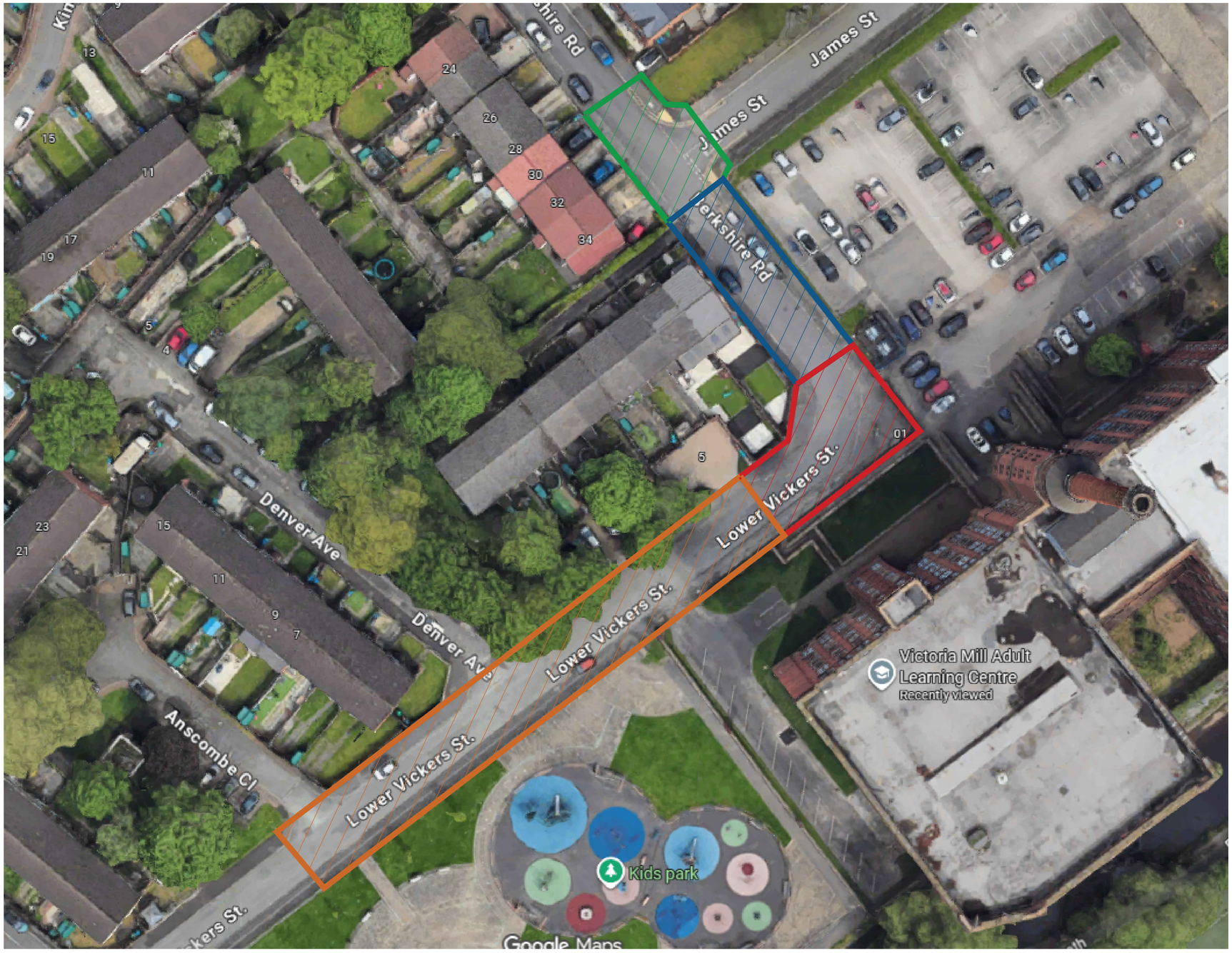
The photographic log presented in Appendix B records the condition of different areas within the highway. Each photograph has an explanation of the existing condition and is cross-referenced to the Highway Condition Layout Plan (Appendix A).

# APPENDICIES

CITYSTRUCT
Infrastructure Design Services

## A. Highways Layout Plan

## B. Photographic Log




## KEY

- Indicates extents of photos 001-019
- Indicates extents of photos 020-045
- Indicates extents of photos 046-069
- Indicates extents of photos 070-100


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Infrastructure Design Services

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**Design Services**
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DRAWING TITLE

Victoria Mill
Highway Condition Layout

| REV. | DESCRIPTION | DRAWN BY | CHECKED | DATE |
|---|---|---|---|---|
| P01 | Victoria Mill - Highway Condition Layout | UZ | MB | 28.09.25 |
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| | | | | |
| | | | | |

| | INITIALS | DATE |
|---|---|---|
| SURVEYED BY | N/A | |
| DESIGNED BY | UZ | 28.09.25 |
| DRAWN BY | UZ | 28.09.25 |
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DRAWING No. MAC07-CTY-HGN-ZZ-DR-D-0001
PROJECT TITLE: Victoria Mill, Manchester
SCALE: N/A
FILE No. MAC07

| Area Extents in the drawing | Image | Location | Condition |
|---|---|---|---|
| A |  | Berkshire Street/Junction with James Street | Carriageway Surface is in good condition at the junction with James Street.<br><br>It appears surface course is relatively new with very little signs of wear. |
| A |  | Berkshire Road/Eastern Footway | Kerb is in good condition.<br><br>Footway in good condition. |

| | | | |
|---|---|---|---|
| A |  | James Street/ Northern Footway | Damaged Tactile Flags |
| A |  | Berkshire Road/Western Footway | Footway showing signs of deterioration and fatigue, with multiple patches.<br><br>Kerbline showing visible chips and surface wear. |

| | | | |
|---|---|---|---|
| A |  | Berkshire Road/Western Footway | Kerbline showing visible chips and surface wear.<br><br>Gully frame is in tact with no obvious breaks or distortions. |
| A |  | Berkshire Road/Western Footway | Footway showing signs of deterioration and fatigue, with multiple patches.<br><br>Kerbline showing visible chips and surface wear. |

| | | | |
|---|---|---|---|
| A |  | James street | Carriageway surface is in good condition.<br>Transverse line shows old patch with newly laid patch. |
| A |  | James street/Northern footway. | Footway in good condition.<br><br>Kerbline overall in good condition.<br><br>Visible chipped edge . |

| | | | |
|---|---|---|---|
| A |  | James street/Southern footway. | Kerbline showing visible chips and surface wear.<br><br>Gully frame is sunken into carriageway. |
| A |  | James street | Multiple fine surface cracks (crazing), suggesting early stages of wear. |

| | | | |
|---|---|---|---|
| A |  | James street | Longitunial crack along the joint. |
| A |  | James Street/ Southern Footway | Damaged Tactile Flags.<br><br>Kerbline showing visible chips and surface wear. |

| | | | |
|---|---|---|---|
| B |  | Berkshire Road | Gully frame is in tact with no obvious breaks or distortions. |
| B |  | Berkshire Road/Eastern Footway | Footway showing signs of deterioration and fatigue. |

| | | | |
|---|---|---|---|
| B |  | Berkshire Road/Eastern Footway | Areas of footway showing loss of material |
| B |  | Berkshire Road/Eastern Footway | Areas of footway showing loss of material |

| | | | |
|---|---|---|---|
| B |  | Berkshire Road/Eastern Footway | Kerbline showing visible chips and surface wear. |
| B |  | Berkshire Road | Carriageway in generally good condition.<br><br>No signs of rutting or structural failure.<br><br>Small signs of wear with loose chippings. |

| | | | |
|---|---|---|---|
| B |  | Berkshire Road/Western Footway | Footway showing signs of deterioration and fatigue.<br><br>Kerbline showing visible chips and surface wear. |
| B |  | Berkshire Road | Gully frame is in tact with no obvious breaks or distortions. |
| B |  | Berkshire Road | Gully frame is in tact with no obvious breaks or distortions. |

| | | | |
|---|---|---|---|
| B |  | Berkshire Road | Gully frame is in tact with no obvious breaks or distortions. |
| B |  | Berkshire Road/ Eastern footway | Visible chipped edge |

| | | | |
|---|---|---|---|
| C |  | Lower Vicker Street | Footway showing signs of deterioration and fatigue.<br><br>Areas in footway showing loss of material.<br><br>Lighting column appears to be in good condition. |
| C |  | Lower Vicker Street | Carriageway showing early signs of deterioration with loss of chippings. |

| | | | |
|---|---|---|---|
| C |  | Lower Vicker Street/Northern Footway | Severe Deterioration of footway, with multiple patches.<br><br>Kerbline showing visible chips and surface wear. |
| C |  | Lower Vicker Street/Northern Footway | Footway showing signs of deterioration and fatigue.<br><br>Damaged kerb. |

| | | | |
|---|---|---|---|
| C |  | Lower Vicker Street/Southern Footway | Footway showing signs of deterioration and fatigue.<br><br>Kerbline showing visible chips and surface wear. |
| C |  | Lower Vicker Street/Southern Footway | Footway generally ok.<br><br>Kerbline showing visible chips and surface wear. |

| | | | |
|---|---|---|---|
| C |  | Lower Vicker Street/Southern Footway | Broken flag on wall |
| C |  | Lower Vicker Street | Carriageway Surface is in good condition.<br><br>It appears surface course is relatively new with very little signs of wear. |

| | | | |
|---|---|---|---|
| D |  | Lower Vicker Street/Northern Footway | Severe Deterioration of footway, with multiple patches.<br><br>Kerbline showing visible chips and surface wear. |
| D |  | Lower Vicker Street/Northern Footway | Severe Deterioration of footway, with multiple patches.<br><br>Kerbline showing visible chips and surface wear. |

| | | | |
|---|---|---|---|
| D |  | Lower Vicker Street/Northern Footway | Severe Deterioration of footway, with multiple patches.<br><br>Kerbline showing visible chips and surface wear. |
| D |  | Lower Vicker Street/Northern Footway | Severe Deterioration of footway, with multiple patches.<br><br>Kerbline showing visible chips and surface wear.<br><br>Bushes trimmed back to edge of boundary line. |

| | | | |
|---|---|---|---|
| D |  | Lower Vicker Street/Southern Footway | Footway in ok condition. No visible signs of failure.<br><br>Kerbline showing visible chips and surface wear. |
| D |  | Lower Vicker Street/Southern Footway | Footway in ok condition. No visible signs of failure.<br><br>Kerbline showing visible chips and surface wear. |

| | | | |
|---|---|---|---|
| D |  | Lower Vicker Street | Carriageway Surface is in good condition.<br><br>It appears surface course is relatively new with very little signs of wear. |
| D |  | Lower Vicker Street/Northern Footway | Severe Deterioration of footway.<br><br>Kerbline showing visible chips and surface wear. |

| | | | |
|---|---|---|---|
| D |  | Lower Vicker Street/Northern Footway | Severe Deterioration of footway.<br><br>Kerbline showing visible chips and surface wear. |
| D |  | Lower Vicker Street/Southern Footway | Footway in ok condition. No visible signs of failure.<br><br>Kerbline is generally ok. |

| | | | |
|---|---|---|---|
| D |  | Lower Vicker Street/Northern Footway | Severe Deterioration of footway.<br><br>Kerbline showing visible chips and surface wear. |
| D |  | Lower Vicker Street/Northern Footway | Footway in ok condition. No visible signs of failure.<br><br>Kerbline showing visible chips and surface wear. |

| | | | |
|---|---|---|---|
| D |  | Lower Vicker Street/Southern Footway | Footway in ok condition. No visible signs of failure.<br><br>Kerbline is generally ok.<br><br>Gully frame is in tact with no obvious breaks or distortions. |
| D |  | Lower Vicker Street/Southern Footway | Gully frame is in tact with no obvious breaks or distortions. |