



advant
ENGINEERS

**JUNCTION HOTEL
ROLLS CRESCENT
MANCHESTER
M15 5FT**

**HIGHWAY DILAPIDATION
SURVEY**

23RD JUNE 2026

DOCUMENT No:
26013-DOC-002-A



Issue Sheet.

Prepared	Date		Checked	Date
M M	23.06.26		M M	23.06.26

Revisions	Comment	Date
A	Initial Issue	23.06.26



1 Introduction

- 1.1. Advant Engineers has been commissioned to undertake a dilapidation survey of the existing highway surrounding the proposed development at the former Junction Hotel off Rolls Crescent in Manchester.
- 1.2. We attended site on Friday 19th June 2026 and the area around the site was clear of traffic, so we were able to survey the full extents of the highway and the weather on the day was mild.
- 1.3. The survey has been undertaken with photographic evidence to record the condition of the footpath, kerbs and highway for the whole area, this report needs to be read in conjunction with the key drawing located in the Appendix, there is a short description of the condition below each photograph.



2 Photographic Record

Location 1



Fairly new kerbs and footpath in good condition.



Location 2



Some kerb displacement, not severe at the moment.



Location 3



View into turning beyond the boundary of the site.



Location 4



Concrete slabs broken and severely sunken.



Location 5



Damage to kerb.



Location 6



Concrete slabs cracked.



Location 7



Concrete slabs cracked.



Location 8



Concrete slabs cracked.



Location 9



Concrete slabs cracked.



Location 10



Tarmac patch repair in concrete slabbed footpath.



Location 11



Flags cracked and displaced.



Location 12



Flags cracked.



Location 13



Flags cracked.



Location 14



Flags cracked, and a tarmac patch repair in footpath.



Location 15



Gully blocked.



Location 16



Kerb damaged and sunken.



Location 17



Crack in kerb and tarmac patch repair.



Location 18



Kerb damaged with an attempt to repair it with tarmac.



Location 19



Junction appears to be newer tarmac however the edges are eroding.



Location 20



Junction appears to be newer tarmac however the edges are eroding.



Location 21



Main carriageway surface heavily eroded away.



Location 22



Main carriageway surface heavily eroded away.



Location 23



Main carriageway surface heavily eroded away.



Location 24



Main carriageway surface heavily eroded away.



Location 25



Main carriageway surface heavily eroded away.



Location 26



Main carriageway surface heavily eroded away.



Location 27



Main carriageway surface heavily eroded away.



Location 28



Main carriageway surface heavily eroded away.



Location 29



Flags broken and sunken.



Location 30



Tarmac patch repair in concrete flagged footpath.



Location 31



Broken and sunken flags.



Location 32



Broken and sunken flags, as well as a tarmac patch repair.



Location 33



Broken and sunken flags as well as vegetative growth in footpath.



Location 34



Damage to kerbs on dropped crossing as well as a tarmac patch repair.



Location 35



Gully blocked.



Location 36



Patch repairs in tarmac.



Location 37



Tarmac patch repairs, areas of erosion as well as an area sunken close to the building.



Location 38



Tarmac patch repairs, areas of erosion as well as an area sunken.



Location 39



Gully blocked.



Location 40



Damage to kerbs.



Location 41



Tarmac patch repair but is eroding away and sinking along the back of footpath.



Location 42



Tarmac Patch repairs.



Location 43



Section of new footpath and pedestrian crossing with tactile paving, new section is in good condition.



Location 44



Tarmac patch repairs and gully in footpath.



Location 45



Overview of footpath.



Location 46



Gully blocked.



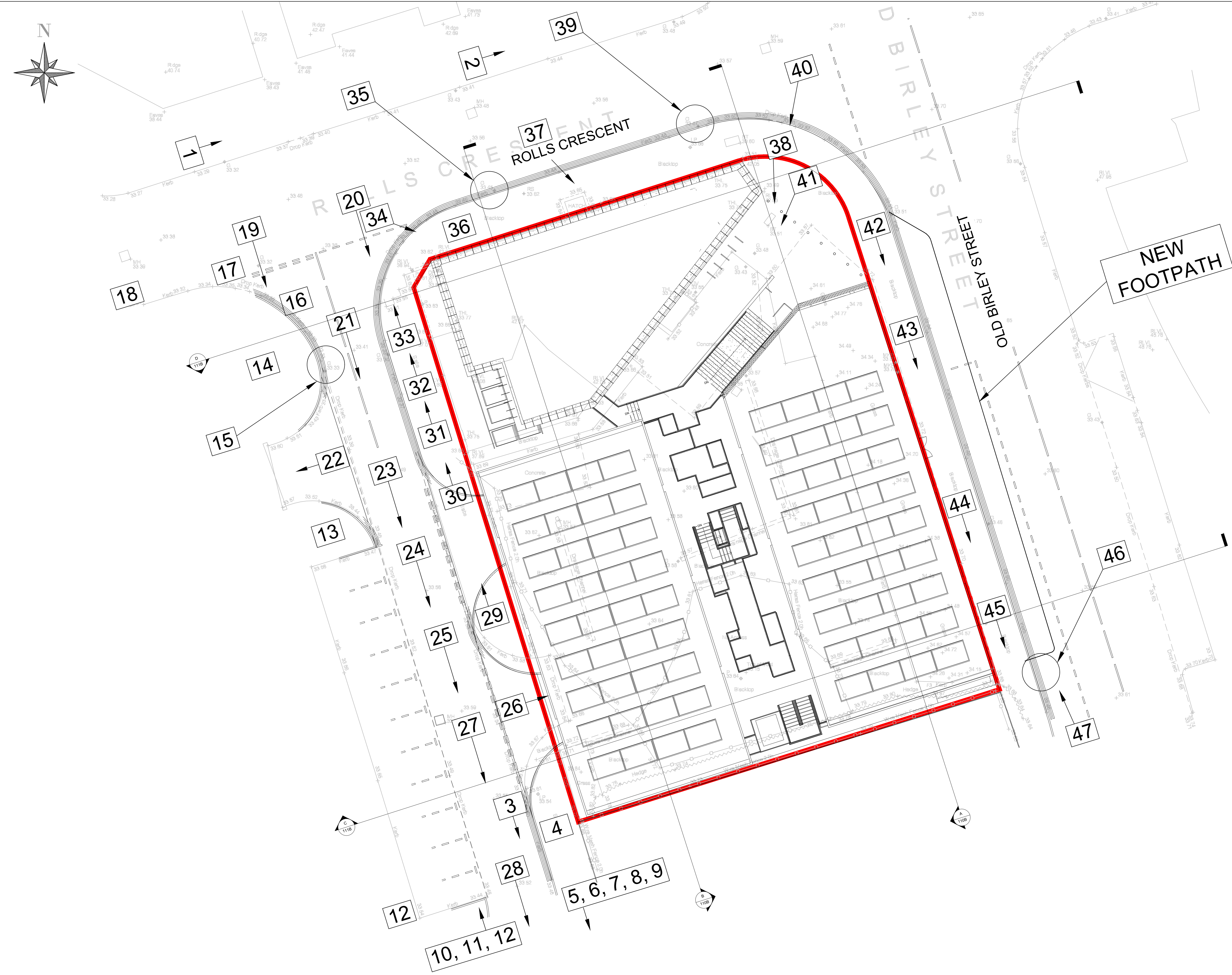
Location 47



Overview of footpath.



Appendix



- NOTES
1. THIS DRAWING IS PRODUCED FOR USE IN THIS PROJECT ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE. THE CONSULTING ENGINEERS ACCEPT NO LIABILITY FOR THE USE OF THIS DRAWING OTHER THAN THE PURPOSE FOR WHICH IT WAS INTENDED IN CONNECTION WITH THIS PROJECT AS RECORDED ON THE TITLE BLOCK FIELDS 'PURPOSE FOR ISSUE' AND 'FILE STATUS CODE'.
 2. THIS DRAWING MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PRIOR WRITTEN AGREEMENT FROM ADVANT ENGINEERS
 3. DO NOT SCALE FROM THE DRAWING. USE WRITTEN DIMENSIONS ONLY.
 4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 5. DISCREPANCIES MUST BE REPORTED BACK TO THE ENGINEER PRIOR TO CONSTRUCTION.
 6. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ADVANT ENGINEERS DRAWINGS AND SPECIFICATIONS.

A	INITIAL ISSUE	MJM	23.06.26
REV	AMENDMENTS	BY	DATE

FOR APPROVAL	
STATUS	CHK'D
PRELIMINARY	MJM
FOR COMMENT	MJM
FOR APPROVAL	MJM
FOR CONSTRUCTION	
AS BUILT	

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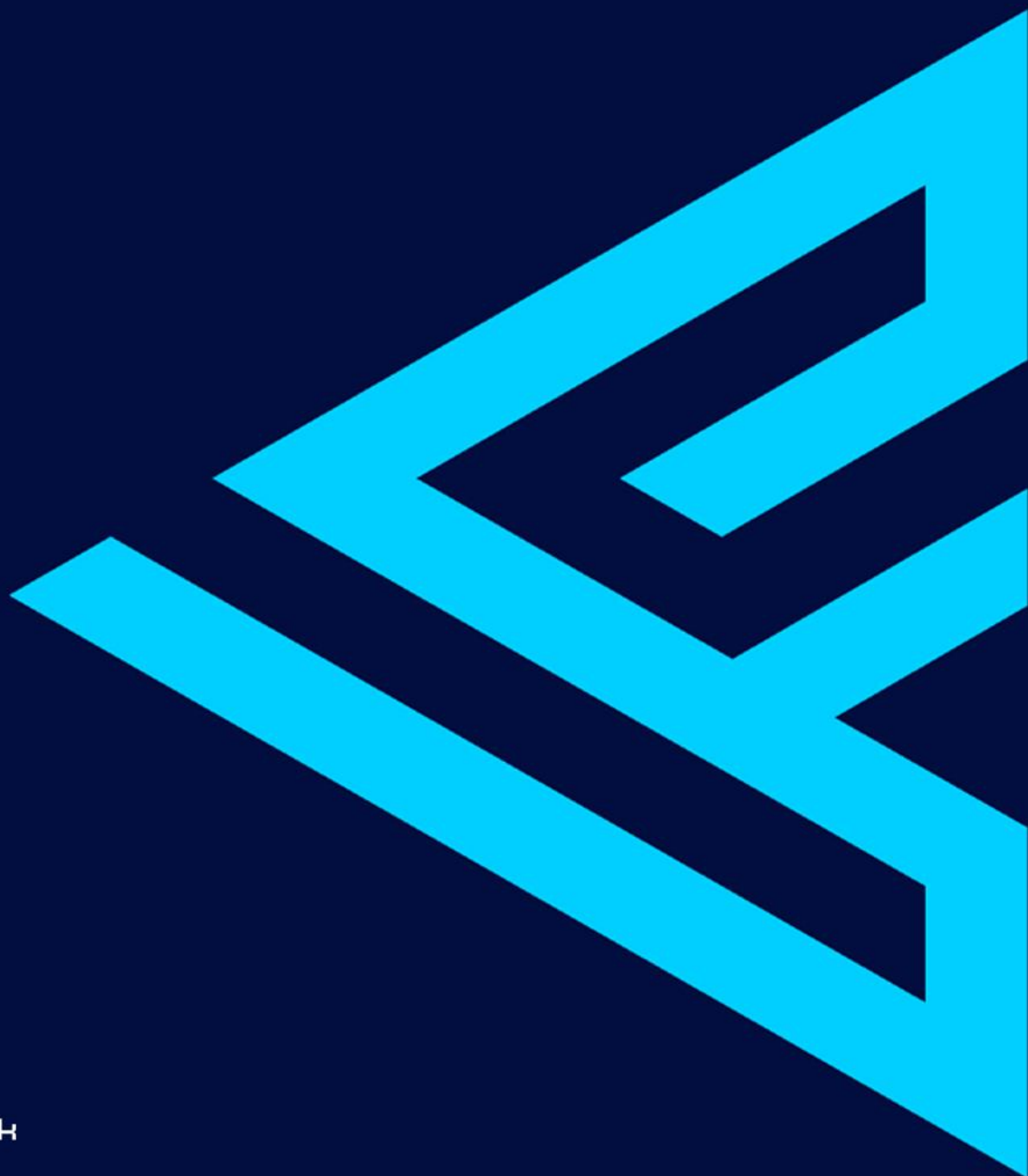
CLIENT
CREATEIT STUDIOS

CONTRACT
THE JUNCTION HOTEL,
ROLLS CRESCENT,
MANCHESTER, M15 5FT

TITLE
DILAPIDATION SURVEY

DRAWN	MJM	CHK'D	MJM
SCALE	1:125 @ A1	DATE	23.06.26

JOB No	DRG No	REV
26013	108	A



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