

**Residential & Commercial Development
Land at Midland Road, Royston**

Existing Highway Condition Survey

**For
Kier Property Developments Limited
&
Persimmon Homes West Yorkshire**

Report Ref	Issue	Prepared by	Reviewed by	Date
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EXISTING HIGHWAYS CONDITION SURVEY

This highway condition survey has been prepared by 3e consulting engineers to satisfy Condition 28 of the pre-commencement planning conditions associated with the proposed residential and commercial development off Midland Road, Royston (planning application ref: 2012/1337).

A walk over survey was undertaken on Monday the 20th May 2013, photographic records were taken and all defects were recorded. The tables below summarises the findings of the survey.

THE LANE

Inspection Items	Defects Identified
Carriageway	<p>Midland Road recently resurfaced up to the channel line of The Lane.</p> <p>Cracking and settlement evident on Midland Road immediately to the west of the mini roundabout. Existing trench reinstatement failure. Numerous potholes previously patched in this area.</p>  <p>Trench reinstatements evident at junction of Midland Road and The Lane. Slight opening of joints with existing carriageway. No settlement of trench noted.</p>



Surface cracking evident adjacent LHS gully at junction with Midland Road.

Cracking also evident around manhole covers approx 7m from junction.



Slight cracking obvious along centre of carriageway adjacent ASDA entrance.

Carriageway in generally good condition throughout with no obvious signs of deformation/rutting or potholes. No major signs of aggregate loss or loss of texture.

Block paved imprint areas in good condition overall with no defects obvious.



Numerous trench reinstatements evident at the junction with Galway Close. Several of these reinstatements, including a sewer reinstatement running perpendicular to the carriageway, have deformed slightly leading to undulations in the surface course.

Several potholes filled along the channel line of the junction with Galway Close.

Refer to 'Galway Close' section for additional defects at the junction.



Small length of cracking along centreline of carriageway.

Surface cracking evident within the turning head / ASDA service entrance. Some aggregate loss to surface course.

Footway/verge

Footways throughout in generally good condition with minimal signs of over-run or deformation.

3x cracked tactile paviments on RHS approx. 24m from Midland Road junction.

Some very minor signs of deformation to footway adjacent to ASDA car park entrance, adjacent to block paved imprint area. No cracking evident.

Footway deformation and cracking associated with BT trench reinstatement adjacent to BT cabinet.

Minor signs of deformation on footway adjacent to ASDA service entrance. Some slight cracking also evident. Vehicles regularly parking on footway.

Kerbs & edgins


Kerbing & edgings in good condition throughout.

Covers, gratings, and stats boxes

2nr gullies on RHS of carriageway, adjacent to surgery car park, require jet vac to remove silt and debris.

Road markings	<p>Lining generally worn throughout including at the junction with Midland Road.</p> <p>Anti-skid / red surfacing extensively worn at the junction with Midland Road up to and including the 20mph roundell. (Note: the red surfacing has not been replaced following the resurfacing of Midland Road)</p> <p>Centreline markings not visible along the majority of the length of The Lane.</p> <p>Markings on block paving imprint excessively worn.</p> <p>Junction markings at entrance to ASDA service yard excessively worn.</p>
Other	None.

GALWAY CLOSE


Inspection Items	Defects Identified
Carriageway	 <p>Several trench reinstatements to centreline of carriageway at the junction with The Lane. Some signs of surface deterioration and minor deformation. Several filled and un-filled potholes also present.</p>




Carriageway in generally good condition along its full length. However, some small areas of open joints along the centreline of the carriageway are evident.


Footway/verge	Some aggregate loss on southern footway adjacent to plots 4-6. Otherwise, footways in good condition.
Kerbs & edgins	Kerbing & edgings in good condition throughout.
Covers, gratings and stats boxes	No defects evident. All gullies clear.
Road markings	Centreline markings worn along the majority of the length of the highway. Red surfacing to 20mph roundell also worn considerably.
Other	None.

RUSTON DRIVE

Inspection Items	Defects Identified
Carriageway	

	 <p>Sunken manhole cover and frame located at the junction of Galway Close and Ruston Drive.</p> <p>No other defects noted. Carriageway in good condition overall.</p>
Footway/verge	Minor surface cracking to rear of footway on LHS adjacent red imprint detail.
Kerbs & edgins	Kerbing & edgings in good condition throughout.
Covers, gratings and stats boxes	All gullies on RHS of carriageway require jet vac to remove silt and debris. All gullies to LHS of carriageway in good working order.
Road markings	All road markings are in reasonable condition. Red imprint in good condition.
Other	None.

MIDLAND ROAD

Inspection Items	Defects Identified
Carriageway	<p data-bbox="437 360 1485 432">An additional photo survey was undertaken on the 31st July 2013. A selection of the site photo's showing the existing carriageway defects are presented below:</p>  <p>The top photograph shows a perspective view of a residential street with a large, irregular pothole on the right-hand side of the road, near a junction. The road has double yellow lines and white lane markings. The bottom photograph is a close-up of a drainage grate at the edge of the road, showing a significant gap between the grate and the pavement, which could cause water to overflow or debris to be caught.</p>











