

Highway Dilapidation Survey

SITE NAME: **NEW SMITHY AVENUE, THURLSTONE**

PREPARED FOR: **NEWETT HOMES**

DATE: **24.03.2025**

Introduction

Eastwood Consulting Engineers were instructed to undertake a highway dilapidation survey of the existing highways in the vicinity of a proposed new residential development on New Smithy Avenue, Thurlstone on behalf of Newett Homes.

The initial survey was undertaken by Eastwood Consulting Engineers (Rachael Jennings and Josh Buxton) on the morning of Tuesday 5th April 2022 with the subsequent survey being conducted by Eastwood Consulting Engineers (Rachael Jennings and Josh Buxton) on the morning of Wednesday 19th March 2025.

The extent of the survey was indicated by Newett Homes and was taken from the junction of Towngate and New Smithy Avenue, to the junction of New Smithy Avenue and New Smithy Drive.

A site location plan has been provided in Appendix 1 along with a photograph location plan in Appendix 2 with a selection of photos highlighting the typical condition of the highways presented in Appendix 3.

A link to the full set of photos and video footage taken on both of the surveys has also been provided along with this report.

From the junction of Towngate and New Smithy Avenue there are signs of heavy wear and cracking to the surface course with evidence of recent patch repairs to sections of the road. Kerb types are typically HB2 concrete kerbs. The concrete kerbs were generally in fair to good condition with a few minor chips. All gullies along this section of the road were in a relatively good condition and operational. The footpath surface was generally in good condition for the survey extents with signs of patch repairs. The main area of concern was the concrete spill on New Smithy Avenue. Photographs of spill and its extent are highlighted in Appendix 3.

A lay-by has been constructed on New Smithy Avenue shortly before the junction with New Smithy Drive. The existing carriageway within the extents of the new lay-by has been resurfaced to the centre of the road.

From the junction of New Smithy Avenue and New Smithy Drive there are signs of wear and cracking to the surface course with evidence of recent patch repairs to sections of the road. Kerb types are typically HB2 concrete kerbs. The concrete kerbs were generally in fair to

good condition with a few minor chips. All gullies along this section of the road were in relatively good condition and operational.

It is our understanding that there is an agreement for Newett Homes to resurface New Smithy Avenue from the proposed development to the existing drainage outfall.

Appendix

1. Site Location Plan
2. Photo Location Plan dated 05.04.2022
3. Photo Location Plan dated 19.03.2025
4. Photos

Appendix 1

Site Location Plan – 43733/028B

H-3-264-450

OS Grid Coordinates
OS X (Eastings) 423260
OS Y (Northings) 403533

SITE LOCATION
Grid Ref SE232035
Post Code - S36 9QZ

NOTE: Datum & grid relate
to GPS Ordnance Survey.



B	Updated to suit S104 comments rec'd 30.03.20 (H reference number added.)	GH	CH	15.04.20
A	First Issue.			

Eastwood & Partners
CONSULTING ENGINEERS



St. Andrew's House
23 Kingfield Road
Sheffield. S11 9AS

Tel 0114 255 4554
Fax 0114 255 4330

DATE
02.03.20

SCALE AT A4
1:2500

NEWETT HOMES
NEW SMITHY AVENUE, THURLSTONE
SITE LOCATION PLAN

CHECKED
CH

DRAWN
BJM

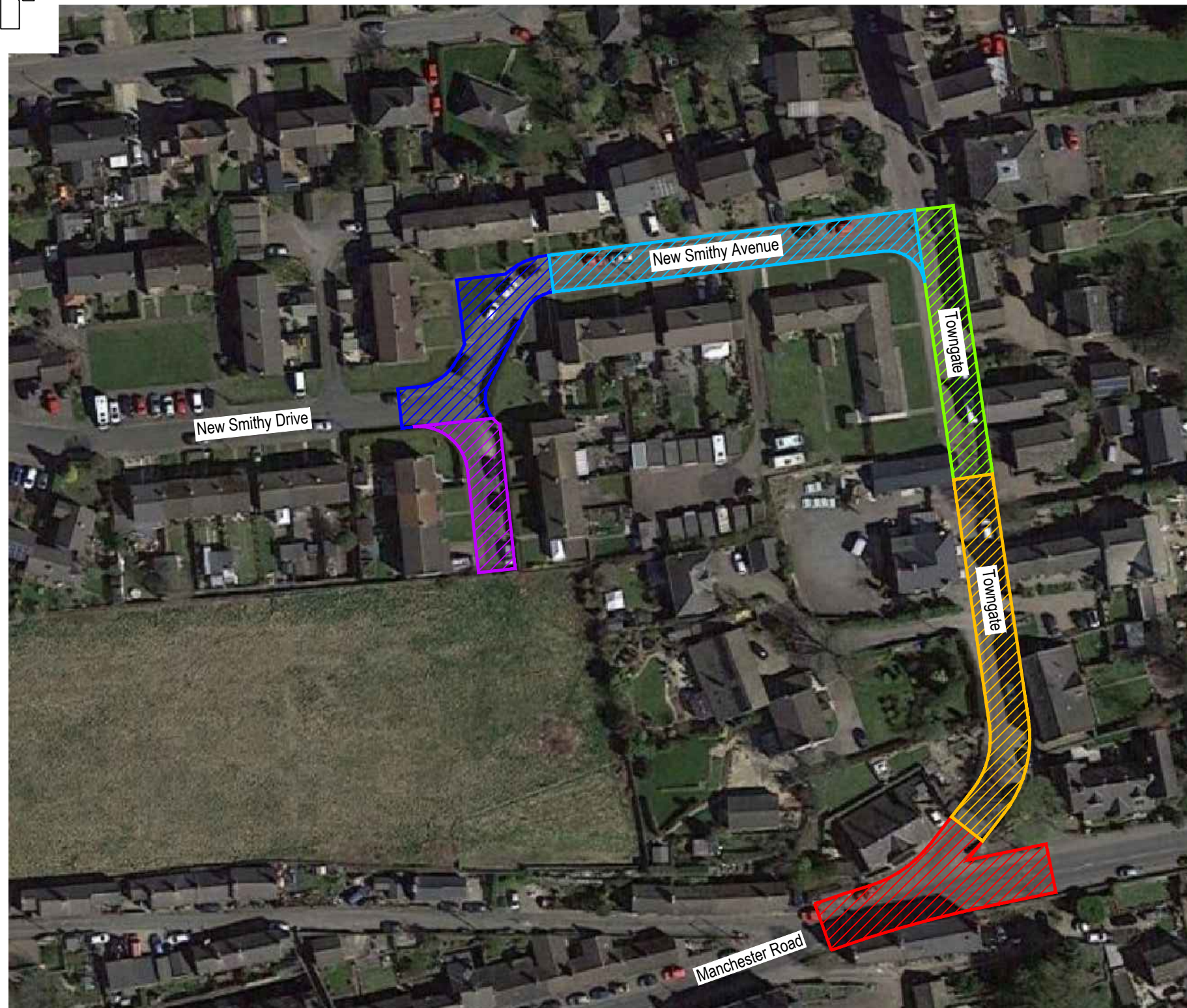
DRAWING STATUS
PRELIMINARY

DRAWING NUMBER
43733/028

REV
B

Appendix 2

Photograph Location Plan dated 05.04.2022 – 43733/035A



HIGHWAY CONDITION LAYOUT

SCALE 1:1000

INFORMATION WITHIN THIS DRAWING IS NOT NECESSARILY PRODUCED TO SCALE.
ALWAYS USE FIGURED DIMENSIONS AND CO-ORDINATES - IF IN DOUBT, ASK.

KEY:

- Indicates extents of photos 001 - 029
- Indicates extents of photos 030 - 055
- Indicates extents of photos 056 - 088
- Indicates extents of photos 089 - 130
- Indicates extents of photos 131 - 145
- Indicates extents of photos 146 - 160

A	First Issue.			
REV	DESCRIPTION	SIG	CHK	DATE

NEWETT HOMES

NEW SMITHY AVENUE,
THURLSTONE

HIGHWAY CONDITION LAYOUT
DATED 05.04.2022

Eastwood & Partners
CONSULTING ENGINEERS

EOP

St. Andrew's House
23 Kingfield Road
Sheffield
S11 9AS

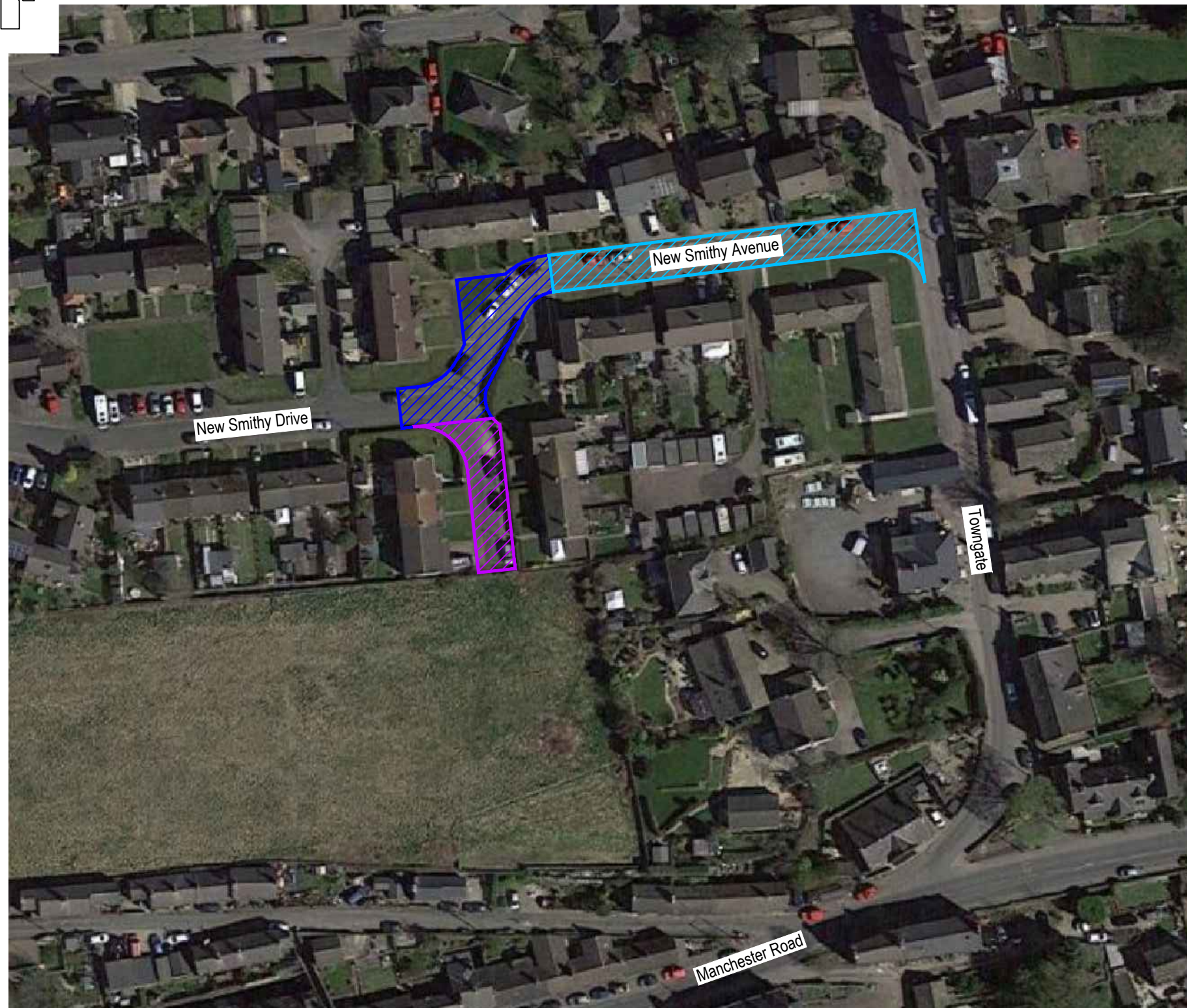
Tel 0114 255 4554
Fax 0114 255 4330

mail@eastwoodandpartners.com
www.eastwoodandpartners.com

SCALE WHEN PLOTTED AT A3 1:1000			DRAWING STATUS PRELIMINARY	
DRAWN JB	CHECKED RJ	DATE 07.04.22	DRAWING NUMBER 43733/035	REV A

Appendix 3

Photograph Location Plan dated 19.03.2025 – 43733/120A



HIGHWAY CONDITION LAYOUT

SCALE 1:1000

INFORMATION WITHIN THIS DRAWING IS NOT NECESSARILY PRODUCED TO SCALE.
ALWAYS USE FIGURED DIMENSIONS AND CO-ORDINATES - IF IN DOUBT, ASK.

KEY:



Indicates extents of photos 001 - 060



Indicates extents of photos 061 - 095



Indicates extents of photos 096 - 115

A	First Issue.			
REV	DESCRIPTION	SIG	CHK	DATE

NEWETT HOMES

NEW SMITHY AVENUE,
THURLSTONE

HIGHWAY CONDITION LAYOUT
DATED 19.03.2025

Eastwood & Partners
CONSULTING ENGINEERS

EOP

St. Andrew's House
23 Kingfield Road
Sheffield
S11 9AS

Tel 0114 255 4554
Fax 0114 255 4330

mail@eastwoodandpartners.com
www.eastwoodandpartners.com

SCALE WHEN PLOTTED AT A3 1:1000			DRAWING STATUS PRELIMINARY	
DRAWN JB	CHECKED CH	DATE 24.03.2025	DRAWING NUMBER 43733/120	REV A

Appendix 4

Photographs



Photo 095 (05.04.22)

General view along New Smithy Avenue from Towngate junction.



Photo 007 (19.03.25)

General view along New Smithy Avenue from Towngate junction.



Photo 097 (05.04.22)

**Signs of wear and cracking on
New Smithy Avenue.**



Photo 013 (19.03.25)

**Signs of wear and cracking on
New Smithy Avenue.**



Photo 050 (19.03.25)

**Extent of concrete spill on New
Smithy Avenue.**



Photo 061 (19.03.25)

**Extent of concrete spill on New
Smithy Avenue.**



Photo 141 (05.04.22)

**Footpath and grass verge on New
Smithy Avenue.**



Photo 069 (19.03.25)

**Lay-by and footpath on New
Smithy Avenue.**

An aerial black and white photograph of a roundabout with a central grassy island. The road has white lane markings and arrows. In the background, there are residential houses and a bus. A large teal triangle is on the right side of the image, containing the company name and contact information.

Eastwood

CONSULTING ENGINEERS

St Andrew's House
23 Kingfield Road
Sheffield, S11 9AS
mail@eastwoodce.com
0114 255 4554
eastwoodce.com