

DILAPIDATION SURVEY

LOCATION:

Blackheath Road, Barnsley

CLIENT:

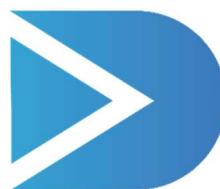
Alpha Dora Ltd

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25359-DS-001

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01.09.25



DART
ENGINEERS LTD
CIVIL AND STRUCTURAL
ENGINEERING

Brief:

Dart Engineers were commissioned to undertake a Dilapidation Survey of the existing highway at Blackheath Road, Barnsley to support a planning application for new dwellings. The Survey was undertaken on the 1st September 2025 the weather conditions was dry.

The aim of this dilapidation survey is to provide a record of the existing highway for the benefit of the LHA and the applicant.

The scope of this commission excludes any intrusive investigation or modelling to estimate any road pavement design life. This Technical Note is based on a visual inspection.

Site Context

Access to the Site will be achieved from Blackheath Road, there are several properties located along the road

The site location plan, is shown in Figure 1-1.

For the purpose of this survey the road has been recorded as one length; 120m of Road was surveyed, 60m either side of the access

Prior to any construction taking place the applicant will apply for all necessary access to site permits, from the LHA, and appropriate licenses will be requested to enable works to be carried out

Figure 1.1



Site Survey

A site visit was undertaken on Thursday 1st September 2025, by Ollie Mountain to carry out the survey and retain, for the record, a photographic log of the existing highway network. The weather was dry and the carriageways were dry. Vehicles were parked intermittently up the road whilst the survey was undertaken

During the site visit it was observed that the carriageway was generally in good condition with small elements of damage along the route. There was cracking in various areas of the carriageway

Areas of the carriageway were prone to shallow ponding, but this is suggested to be as a result of the slight undulations in the surfacing of the carriageway and not failing construction.

There was no visible damage to any surrounding highway infrastructure, such as signal posts, signs or streetlights.

Dilapidation Survey

Photos are shown as below

Main road
Driveway showing heavy wear and cracking



Main Road
Tarmac cracked in centre of road.



Main Road
Highway in satisfactory condition



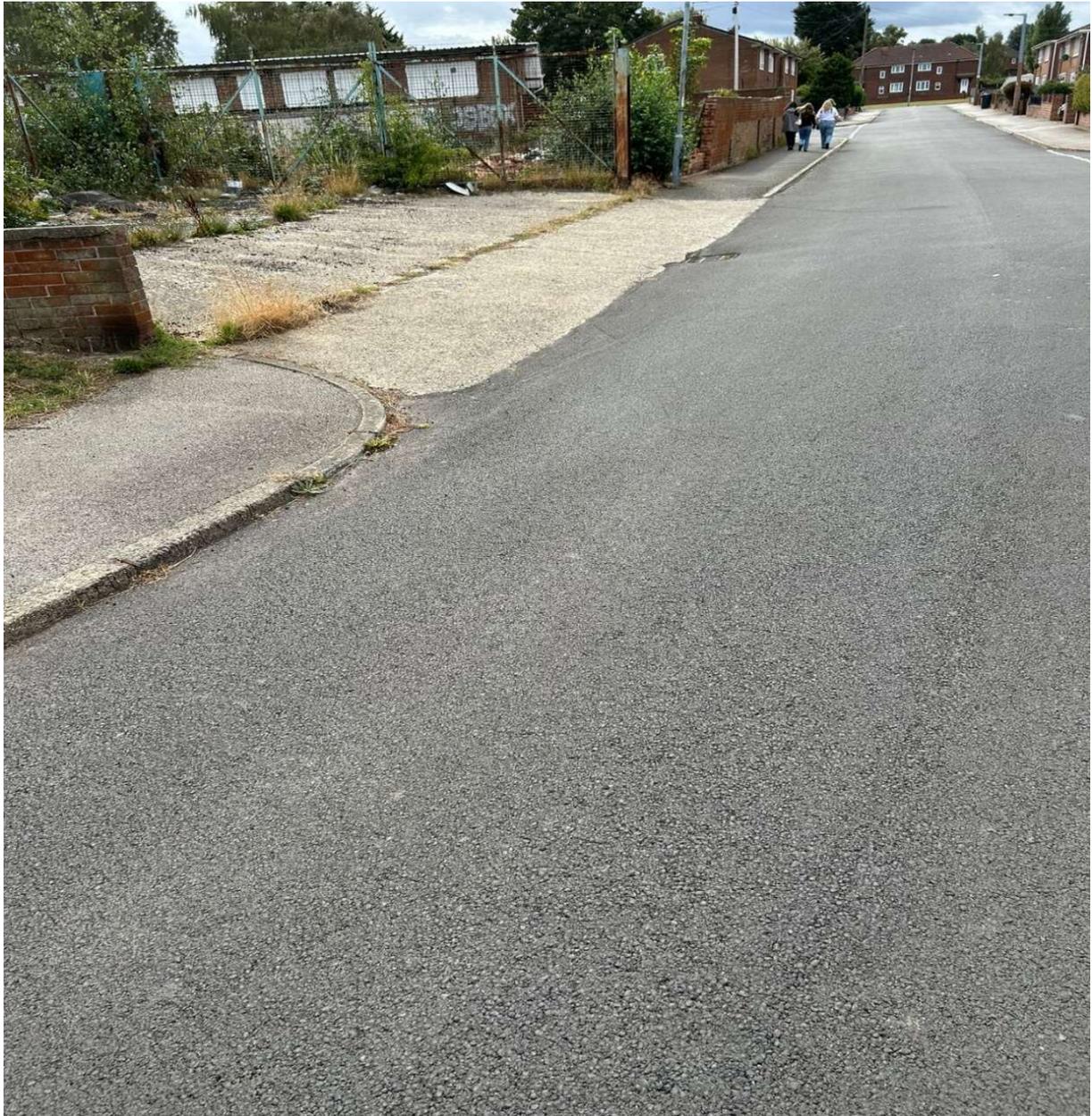
Main Road

Visible signs of cracking and significant wear



Main Road

Highway in satisfactory condition, however gully has sunk in the road.



Main Road

Visible signs of wear, heavy cracking



Summary

A site visit was carried out by Ollie Mountain at Dart Engineers, to obtain an evidence base of the existing highway condition in the area adjacent to the proposed development

It is evident that the roads are generally to a good standard, with Cromford Avenue stretching from north to the west of site has been recently resurfaced and in mint condition. However, there is cracking and wear and tear etc along the south and east of the site on Haddon Road and Blackheath Road.

There are some existing issues with the carriageway surface course in places with some potholes and ponding occurring along the study area. As a trafficked road it is anticipated that this will be monitored by the Highway Authority during routine inspections.

Next steps

This survey should be retained by the applicant and the LHA to form an established and agreed record of the existing state of the highway. It is anticipated that a further survey will be required once all activities at the site, have been completed.

Should any further damage occur to the highway, in above to that indicated within this survey, the applicant will be obliged to make-good the highway in accordance with instruction from the LHA.

Conclusion

Dart has undertaken a visual survey of the road network in the vicinity of the site and recorded the findings within this report. Previously the LHA has requested a Pre-Commencement Condition and this report can provide comfort to the LHA and LPA that an accurate record of the highway is provided.

The applicant will commit to re-visit the survey and will address any issues raised, as appropriate, at the relevant time.