

DILAPIDATION SURVEY



Dilapidation Survey – Victoria Court Development, Bury BL8 3GY

1. Survey Overview

- **Survey Date:** 21/04/2026
- **Survey Completed By:** David Dolan-Davis
- **Weather Conditions:** Dry/Sunny
- **Route Covered:** Ryecroft Avenue (adopted highway) → Private Access to Victoria Court → Site Entrance
- **Purpose:** To record the pre-construction condition of the highway and shared access for reinstatement comparison.

2. Index of Photographs

Photo No.	Location	Direction Facing	Notes
1	Adjacent No. 33 Ryecroft Avenue	Towards Victoria Court	Patch repairs, uneven surface, raveling, depressions
2	Ryecroft Avenue	Towards Victoria Court frontage	Patch repairs, cracking, fretting, minor depressions
3	Ryecroft Avenue	Towards bend leading to Victoria Court	Level cover, patch repairs, cracking, edge wear
4	Approach to Victoria Court	Towards gated entrance	Wear, patch repairs, depressions, fretting
5	Approach to Victoria Court	Towards Victoria Court	Secure cover, minor edge wear, surface ageing
6	Shared Private Access	Towards gated entrance	Patch repairs, cracking, depressions, general deterioration
7	Site Entrance	Towards internal courtyard	Wear, patch repairs, cracking, depressions
8	Entrance to Victoria Court	Towards internal courtyard	Sound walls, intact kerbs, surface wear

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Photo No.	Location	Direction Facing	Notes
9 (additional)	Victoria Court Boundary Wall (Corner Section)	Towards entrance corner	Sound wall, intact kerbs, no defects

3. Photographic Records

Photo 1 - Ryecroft Avenue Carriageway

- **Location:** Adjacent No 33 Ryecroft Ave
- **Direction Facing:** towards Victoria Court
- **Condition Notes:**
 - Drainage cover appears **level with surrounding surface** with no visible rocking or displacement.
 - Surrounding asphalt shows **multiple patch repairs** of varying ages.
 - **Surface cracking and fretting** present around older reinstatements.
 - Minor **edge deterioration** around the drainage frame but no structural failure visible.
 - Carriageway shows **general wear**, with localised depressions and unevenness.
 - No standing water observed (dry conditions).



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Photo 2 - Ryecroft Avenue Carriageway

- **Location:** Ryecroft Avenue
- **Direction Facing:** Towards gates of Victoria Court
- **Condition Notes:**
 - Carriageway surface shows **general wear** with visible **historic patch repairs**.
 - Localised **surface depressions** present along the wheel tracks.
 - Minor **cracking and fretting** around older reinstatements.
 - No potholes visible, but **surface deterioration** is evident.
 - Kerblines appear intact with **no displacement** observable from this angle.
 - Vegetation and boundary features well maintained; no encroachment onto the carriageway.
 - No standing water; surface dry and free from debris.



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Photo 3 - Drainage Cover (Ryecroft Avenue)

- **Location:** Rycroft Ave
- **Direction Facing:** Towards Victoria Court, centre of carriageway
- **Condition Notes:**
 - Drainage cover appears **secure and seated correctly** within the frame.
 - Surrounding asphalt shows **surface wear** and **minor edge deterioration**.
 - No visible cracking radiating from the frame.
 - No displacement, rocking, or settlement evident.
 - Light debris and minor vegetation present around edges but **no obstruction** to drainage.
 - Carriageway



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Photo 4 - Carriageway Ryecroft Avenue

- **Location:** Approach to Victoria Court
- **Direction Facing:**
- **Condition Notes:**
 - Surface shows **multiple historic patch repairs** of varying sizes and ages.
 - **Cracking and fretting** visible across the carriageway, particularly around reinstatements.
 - Localised **surface depressions** and unevenness present along the wheel path.
 - No potholes visible, but **general deterioration** consistent with ageing asphalt.
 - Edges of the carriageway remain intact with **no kerb displacement** visible.
 - Vegetation and boundary walls stable; no encroachment onto the access route.
 - No standing water; surface dry and unobstructed.



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Photo 5 – Carriageway Ryecroft Avenue

- **Location:** Approach to Victoria Court
- **Direction Facing:**
- **Feature:**
- **Condition Notes:**
 - Asphalt surface shows multiple patch repairs of differing ages.
 - Cracking and surface fretting visible around older reinstatements.
 - Localised crazing and minor depressions present across the carriageway.
 - No evidence of potholes, but surface wear is clearly established.



Photo 6 - Shared Private Access Surface

- **Location:** Main entrance gates
- **Direction Facing:**
- **Feature:** Carriageway Surface
- **Condition Notes:**
 - No potholes visible, but deterioration consistent with an ageing private access surface.
 - Edges of the access route remain intact with no kerb displacement visible.
 - Boundary walls and structures appear stable with no visible movement or cracking.
 - No standing water; surface dry and unobstructed.



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Photo 7 - Site Entrance Surface

- **Location:**
- **Direction Facing:**
- **Condition Notes:**
 - Boundary walls on both sides appear **structurally sound** with no visible cracking, movement, or displacement.
 - Kerblines appear **intact and aligned**, with no uplift, settlement, or damage visible.
 - Carriageway surface shows **general wear**, including minor cracking and historic patch repairs.
 - Localised **surface depressions** present along the wheel path but no potholes visible.
 - No vegetation encroachment onto the kerblines or carriageway.
 - No standing water; surface dry and unobstructed.



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Photo 8 - Site Entrance Boundary Wall/Kerbs

- **Location:** Entrance to Victoria Court
 - **Direction Facing:** Towards Gated entrance
 - **Condition Notes:**
 - Brick boundary wall appears **structurally sound**, with no visible cracking, bulging, or displacement.
 - Metal railings fixed to the wall show **no distortion or corrosion** visible from this angle.
 - Kerbline at the corner appears **intact and aligned**, with no uplift, settlement, or damage.
 - Footway block paving is **level and free from trip hazards**, with no visible displacement.
 - Adjacent carriageway surface shows **general wear** but no significant defects in this section.
 - No vegetation encroachment onto the wall, kerbline, or footway.
 - No standing water or drainage issues observed.



4. Summary of Observed Defects

- Cracking:
- Settlement:
- Previous reinstatements:
- Kerb displacement:
- Drainage cover condition:
- Boundary wall/fence defects:

5. Post-Completion Survey Commitment

A repeat survey will be undertaken on completion of construction to confirm any reinstatement required. This will be compared directly against the labelled photographs and notes contained in this document.

6. Sign-Off

- **Survey Completed By:** David Dolan-Davis
- **Date:** 21/04/2026