
Schedule of Condition

Public Highway and Footpaths

Adjacent to:

Former Greggs Factory, 2 Gould Road, Twickenham TW2 6RT – Residential Scheme

Taken: 16 February 2024

1. SCOPE AND LIMITATIONS

- 1.1 A photographic schedule of condition has been prepared of those parts of the public highway and footpaths along the access and egress routes to the former Greggs Factory site at 2 Gould Road, Twickenham TW2 6RT as identified on the plan forming Appendix 1 hereof.
- 1.2 The schedule is based upon a visual inspection and no opening up or any other type of intrusive investigation or testing has been undertaken. In no respect is this schedule intended to be a building survey or any other similar type of subjective inspection.
- 1.3 The inspection was undertaken by Andrew Cornick of Cornick Surveying Ltd on 16 February 2024. At the time of the inspection the weather conditions were mainly overcast but dry.
- 1.4 Where reference is made to right or left, it is made as if facing the element described. Where reference is made to the points of the compass it is assumed that that element lies within 45° either side of the described direction.
- 1.5 The photographs listed throughout this schedule have been uploaded to the London Square file sharing portal.

<u>Location</u>	<u>Description</u>	<u>Comment</u>	<u>Photograph Ref.</u>
<u>A316 – Chertsey Road</u>	– Leading to site access route	General view of area covered	DSC08834
Westbound	Footway - concrete paving with tarmacadam edge to metal barrier and kerb stones. Metal railings to Meadway. Carriageway – tarmacadam dual carriageway.	Inspection from footpath only.	DSC08835 to DSC08862
<u>A316 – Chertsey Road</u>	– From site egress route.		
Westbound	Footpath - concrete paving with tarmacadam edge to kerb stones. Carriageway – tarmacadam dual carriageway.	Inspection from footpath only.	DSC09411 to DSC09431
<u>Meadway</u>	– Southbound from A316 – site access route	General view of area covered Inspection starting from the north.	DSC08862
Footpath to East	Concrete paving with tarmacadam edge to kerb stones.	Inspection from north heading south towards the A305	DSC08863 to DSC08985
Footpath to East	Concrete paving with tarmacadam edge to kerb stones.	Inspection from south returning from the A305 to cover parts of footpath between parked vehicles and back of footpath.	DSC08986 to DSC09002
Footpath to West	Concrete paving with tarmacadam edge to kerb stones.	Inspection from north heading south towards the A305.	DSC09003 to DSC09138

<u>Location</u>	<u>Description</u>	<u>Comment</u>	<u>Photograph Ref.</u>
Footpath to West	Concrete paving with tarmacadam edge to kerb stones.	Inspection from south returning from the A305 to cover parts of the footpath between parked vehicles and metal transformer boxes.	DSC09139 to DSC09144
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from south heading north towards the A316.	DSC09145 to DSC09279
<u>Meadway</u> – Westbound towards A316 – egress route		General view of area covered Inspection starting from the east.	DSC09280
Footpath and verge to North	Concrete paving with tarmacadam edge to kerb stones. Planted in part.	Inspection from east heading along the egress route.	DSC09280 to DSC09316
Footpath to South	Concrete paving with tarmacadam edge to kerb stones.	Inspection from west returning towards the access route.	DSC09317 to DSC09361
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from south heading north towards the A316.	DSC09362 to DSC09410

<u>Location</u>	<u>Description</u>	<u>Comment</u>	<u>Photograph Ref.</u>
<u>A305 –The Green</u>			
Footpath to North	Concrete paving with and kerb stones. Brick retaining wall to railway bridge underpass.	Inspection commences from Meadway heading east.	DSC09432 to DSC09555
		Where The Green becomes Heath Road to the railway bridge underpass, photographs of the retaining wall and railings are taken from the south footpath.	DSC09556 to DSC09581
		Footpath to east of railway bridge including to the east of Colne Road.	DSC09582 to DSC09594
Footpath to South	Concrete paving with and kerb stones. Brick retaining wall to railway bridge underpass. Block paved pedestrian island where the Green converges to the east of Twickenham Green.	Inspection commences from Colne Road heading west. Where The Green becomes Heath Road to the railway bridge underpass, photographs of the retaining wall to the railway bridge underpass are taken from the north footpath.	DSC09595 to DSC09618
		Inspection from the west of the railway bridge underpass.	DSC09619 to DSC09773
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from Meadway heading west. Inspection largely from footpath only.	DSC00287 to DSC00521

<u>Location</u>	<u>Description</u>	<u>Comment</u>	<u>Photograph Ref.</u>
<u>Gould Road</u>			
Thames Water lead pipe replacement works underway. Parts of footways and carriageway obscured.			
Footpath to North	Tarmacadam with concrete kerb stones. Concrete paving at junction with Mereway Road.	Inspection from east at site egress heading west along the egress route.	DSC09814 to DSC09877
Footpath to South	Tarmacadam with concrete kerb stones. Concrete paving at junction with Mereway Road.	Inspection from west heading east.	DSC00006 to DSC00087
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from east heading west.	DSC00088 to DSC00209
<u>Andover Road</u>			
Footpath to North	Tarmacadam with concrete kerb stones. Part concrete paving with tarmacadam edge to kerb stones.	Inspection from east heading west along the egress route.	DSC09878 to DSC09944
Footpath to South	Tarmacadam with concrete kerb stones. Part concrete paving with tarmacadam edge to kerb stones.	Inspection from Meadway returning east.	DSC09945 to DSC09999 and DSC00001 to DSC00005
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from east heading west.	DSC00210 to DSC00286

<u>Location</u>	<u>Description</u>	<u>Comment</u>	<u>Photograph Ref.</u>
<u>Colne Road</u>			
Footpath to North	Concrete paving and kerb stones. Part block paved to dropped kerb. Brick retaining wall to north of Marsh Farm	Inspection from southeast heading northwest.	DSC00523 to DSC00549
Footpath to south	Tarmacadam with concrete kerb stones. Part concrete screed. Part concrete paving.	Inspection from northwest heading southeast.	DSC00581 to DSC00596
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from southeast heading northwest.	DSC00597 to DSC00625
Railway bridge	Railway bridge with brick retaining walls.		DSC00626 to DSC00664
<u>Marsh Farm</u>			
Footpath to West	Tarmacadam with concrete kerb stones.	Inspection from south heading north.	DSC00665 to DSC00674
Footpath and verge to East	Part macadam with concrete kerb stones. Part gravel verge to railway arches.	Inspection from north heading south.	DSC00675 to DSC00691
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from south heading north.	DSC00691 to DSC00704

<u>Location</u>	<u>Description</u>	<u>Comment</u>	<u>Photograph Ref.</u>
<u>Edwin Road</u>			
Footpath to South	Tarmacadam with concrete kerb stones.	Inspection from east heading west.	DSC00705 to DSC00765
Footpath to North	Tarmacadam with concrete kerb stones.	Inspection from west heading east.	DSC00766 to DSC00838
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from east heading west.	DSC00839 to DSC00928

Appendix 1

Former Greggs Factory Site – Access and Egress Roads



Key

- Site Boundary
- Construction Routes**
 - Access
 - Egress
 - Railway Station

