
Schedule of Condition

Public Highway and Footpaths

Adjacent to:

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

Taken: 7 June 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 site 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.
- 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 7 June 2024. At the time of the inspection the weather conditions were mainly sunny and warm.
- 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			
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.	DSC04590 to DSC04627
<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.	DSC04781 to DSC04807
<u>Meadway</u> – Southbound from A316 – site access route			
Footpath to West	Concrete paving with tarmacadam edge to kerb stones.	Inspection from north heading south towards the A305	DSC04827 to DSC04998
Footpath to East	Concrete paving with tarmacadam edge to kerb stones.	Inspection from north heading south towards the A305.	DSC05002 to DSC05142
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from north heading south towards the A305.	DSC05143 to DSC05313

<u>Location</u>	<u>Description</u>	<u>Comment</u>	<u>Photograph Ref.</u>
<u>Meadway</u> – Westbound towards A316 – egress route			
Footpath and verge to North	Concrete paving with tarmacadam edge to kerb stones. Planted in part.	Inspection from east heading along the egress route.	DSC04728 to DSC04780
		Inspection returning from west.	DSC04808 to DSC04826
Footpath to South	Concrete paving with tarmacadam edge to kerb stones.	Inspection from east heading along the egress route.	DSC04628 to DSC04672
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from west returning along the egress route.	DSC04673 to DSC04727

<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.	<p>Inspection commences from Meadway heading east.</p> <p>Where The Green becomes Heath Road to the railway bridge underpass, photographs of the retaining wall and railings are taken from the south footpath.</p>	DSC05314 to DSC05509
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.	<p>Inspection commences from Colne Road heading west.</p> <p>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.</p>	DSC05509 to DSC05758
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	<p>Inspection of south side of carriageway from Meadway heading east.</p> <p>Inspection of north side of carriageway from Colne Road heading west.</p> <p>Inspection largely from footpath only.</p>	DSC05759 to DSC05872 DCC05873 to DSC05979

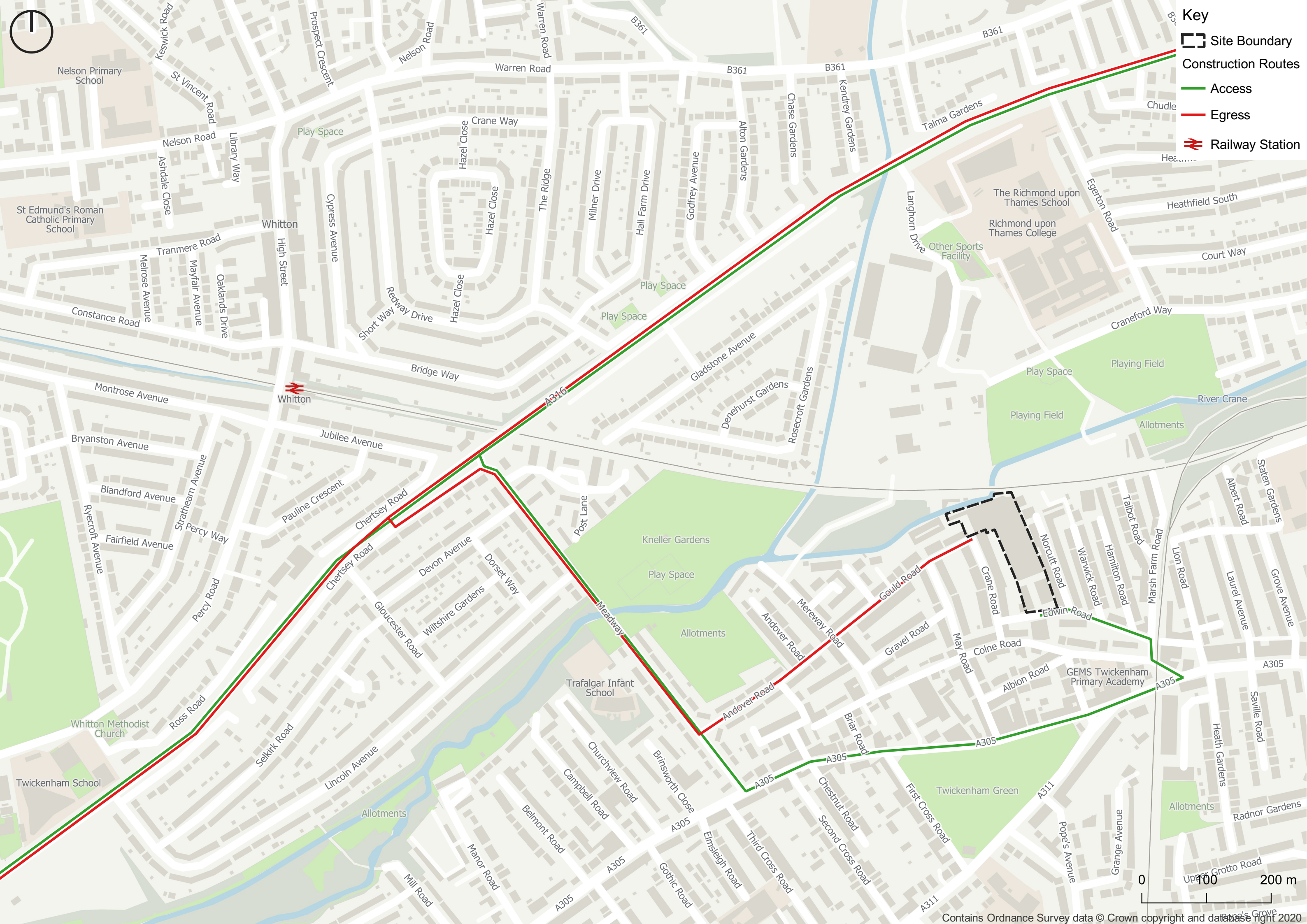
<u>Location</u>	<u>Description</u>	<u>Comment</u>	<u>Photograph Ref.</u>
<u>Gould Road</u>			
Footpath to North	Tarmacadam with concrete kerb stones. Concrete paving at junction with Mereway Road.	Inspection from east at site exit heading west along the egress route.	DSC06250 to DSC06357
Footpath to South	Tarmacadam with concrete kerb stones. Concrete paving at junction with Mereway Road.	Inspection from west heading east.	DSC06159 to DSC06249
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from east at site exit heading west.	DSC06358 to DSC06439
<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.	DSC06046 to DSC06102
Footpath to South	Tarmacadam with concrete kerb stones. Part concrete paving with tarmacadam edge to kerb stones.	Inspection from Meadway heading east.	DSC05980 to DSC06045
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from Meadway heading east.	DSC06103 to DSC06158

<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.	DSC06698 to DSC06718
Footpath to south	Tarmacadam with concrete kerb stones. Part concrete screed. Part concrete paving.	Inspection from northwest heading southeast.	DSC06719 to DSC06736
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from northwest heading southeast.	DSC06672 to DSC06697
Railway bridge	Railway bridge and brick retaining walls.		DSC06737 to DSC06782
<u>Marsh Farm</u>			
Footpath to West	Tarmacadam with concrete kerb stones.	Inspection from north heading south.	DSC06615 to DSC06629
Footpath and verge to East	Part macadam with concrete kerb stones. Part gravel verge to railway arches.	Inspection from south heading north.	DSC06630 to DSC06657
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from south heading north.	DSC06658 to DSC06671





<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 west heading east.	DSC06440 to DSC06499
Footpath to North	Tarmacadam with concrete kerb stones.	Inspection from southeast heading west.	DSC06500 to DSC06560
Carriageway	Tarmacadam wearing surface. Metal surface water gully covers.	Inspection from west heading east.	DSC06561 to DSC06614

Appendix 1

Former Greggs Factory Site – Access and Egress Roads



Key

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

