JNP GROUP

CONSULTING ENGINEERS

Schedule of Condition

Project: Marsh Lane, Shepley

112 Marsh Lane, Shepley, Huddersfield

Client: Halstead Homes (Yorkshire) Ltd

Reference: B26074-JNP-XX-XX-RP-C-1003 P01

Date: April 2025

DOCUMENT CONTROL SHEET

Document Issue Record

Rev	Date	Description	Prepared	Checked	Approved
P01	30/04/25	First Issue	JW	CS	LC

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DOCUMENT DECLARATION

Report Name:	**Schedule of Condition**
Report Reference:	**B26074-JNP-XX-XX-RP-C-0003 P01**
Property Address:	**112 Marsh Lane** **Shepley** **Huddersfield** **HD8 8AY**
Client	**Halstead Homes (Yorkshire) ltd** 35 Westgate Huddersfield United Kingdom HD1 1PA
Declaration:	We hereby confirm that this Schedule of Condition is an accurate representation of the current condition of the visible and inspected parts of the subject property as at the date of this Schedule.
Made this day:	**25/04/2025**
Prepared by:	Jake Williams (Apprentice Civil Engineer) JNP Group
Checked by:	Callum Simister (Senior Civil Engineer) JNP Group

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1 GENERAL

1.1 Instructions

1.1.1 JNP Group were commissioned by Halstead Homes (Yorkshire) Ltd to carry out a visual, non-intrusive, survey of the roads, pavements and surrounding area, in the vicinity of the pre-developed site on Marsh Lane in Shepley.

The objectives of this report are to present the findings of a visual inspection carried out on 25th April 2025 of the carriageway around the development site entrance with a view to commenting on these conditions predevelopment.

1.2 Current Situation

1.2.1 The proposed development site was fenced off, however, there was available access to the surrounding road and footway along Marsh Lane where the survey was taken.

1.2.2



Figure 1 – Aerial Plan (Red = Site Boundary, Green = Survey Extents)

Figure 1 shows an ariel plan of the local area and pre-developed site. The development is bounded by existing houses to the north and west and open fields to the south and east.

Marsh Lane is a two-way carriageway linking the New Mill area and Shepley with fairly significant vehicular and foot traffic on the day of the survey. A footway was only present on the southern side of Marsh Lane with the northern side taking form of driveways and verges.

2 DESCRIPTION AND FINDINGS

2.1 Brief

Our initial brief was as follows:

- To visually inspect the roads, footways, verges, utilities (at surface) and any other structures within the survey area prior to the commencement of any construction.
- To comment on the implications of the findings and recommend any further inspections.

2.2 Limitations

2.2.1 An external inspection of the roads and pavements was made from ground level.

2.2.2 The road and pathway network were live at the time of inspection, so there were access restrictions to some areas due to parked or moving traffic.

2.2.3 Footway was only present on the southern side of Marsh Lane.

2.2.4 A record of utilities was taken from ground level only and no lifting of covers was undertaken.

2.2.5 Therefore, the findings and subsequent recommendations made in this report are subject to interpretation from only those areas that were inspected at the time of survey, relate only to the structure identified in the brief, and are subject to the assumptions stated within the report. Other observations and subsequent recommendations made in the report are made in good faith and we accept no liability for any decisions made on the additional observations made.

2.2.6 All external observations were taken from ground level.

2.3 Confidentiality

2.3.1 This Schedule is confidential Halstead Homes (Yorkshire) Ltd and must not be used for any other purposes, nor should its contents be revealed to any third parties other than Halstead Homes (Yorkshire) Ltd professional advisers, as appropriate.

2.4 Outbuildings, Finishes

2.4.1 We did not carry out a comprehensive survey of outbuildings, fences, walls etc but have nevertheless recorded comments on these items as a result of a general inspection only.

2.5 Weather

2.5.1 At the time of our inspection the weather was cloudy with breaks of sun with temperatures of 17*C

2.6 Date of Inspection

2.6.1 25th April 2025.

3 DESCRIPTION AND SITUATION

3.1 Location

3.1.1 The site is located off Marsh Lane with the site access running south between two existing properties.

3.1.2 The roads and footpaths in the vicinity of the proposed site were generally in good condition with the majority of defects being to kerbs and spalling to asphalt.

3.2 Accommodation

3.2.1 The accommodation comprised of:

External

- Roads & Pedestrian Footpaths
- Soft landscaped verges
- Walls
- Utility covers

3.3 Services

3.3.1 Only utility covers were inspected at ground level. No covers were lifted.

4 SCHEDULE OF CONDITION / INSPECTION REPORT

Pre-Works Condition Survey – 25th April 2025		
Item	**Description**	**Condition**
3.1	External	B26074-JNP-XX-XX-DR-C-2004-P01 Road Condition Survey Damaged/ displaced kerb (Photograph 1218) Spalling asphalt (Photograph 1220) Damaged to asphalt (Photograph 1221) Spalling asphalt (Photograph 1222) Spalling asphalt (Photograph 1223) Spalling asphalt (Photograph 1224) Damaged/ cracked kerbs (Photograph 1226) Spalling asphalt along channel line (Photograph 1235) Soft landscaped verge worn along channel line (Photograph 1236) Electrics utility cover damaged and surrounding asphalt surfacing cracked (Photograph 1237) Damaged kerb (Photograph 1238) Damaged/ displaced stone-built wall (Photograph 1239) Damaged/ displaced stone-built wall (Photograph 1240) Damaged/ bowing stone-built wall (Photograph 1241) Spalling asphalt at varied surfacing tie-ins (Photograph 1247) Cracked asphalt surfacing (Photograph 1252) Gully silted up (Photograph 1255) Concrete surround to BT chamber cracked (Photograph 1256) Damaged kerbs (Photograph 1259)

		Spalling/ cracked asphalt surfacing to footway (Photograph 1264) Kerbs displaced and damaged (Photograph 1265) Damaged kerb (Photograph 1266) Damaged kerb (Photograph 1271) Damaged kerb (Photograph 1272) Displaced kerbs (Photograph 1273) Damaged kerb (Photograph 1276) Spalling along centreline of carriageway surfacing (Photograph 1278) Silted/ blocked gully (Photograph 1279) Spalling along channel line (Photograph 1280) Cracked asphalt and sunken utility covers (Photograph 1286) Sunken utility corridor across carriageway (Photograph 1288) Damaged kerb (Photograph 1291) Soft landscaped verge worn along channel line (Photograph 1294) Stone-built wall bowing (Photograph 1298) Damage to asphalt surfacing to rear of kerbs (Photograph 1304) Stone-built wall bowing (Photograph 1305) Damaged kerb (Photograph 1306) Damaged wall adjacent to existing tree/ hedge (Photograph 1309) Damaged kerb (Photograph 1310) Damaged wall adjacent to existing tree/ hedge (Photograph 1325)

		Lateral crack along footway surfacing (Photograph 1327) Damaged kerb and spalling at channel (Photograph 1328) Crack in wall (Photograph 1329) Stone-built wall bowing (Photograph 1335) Gully and cover sunken along carriageway channel (Photograph 1336) Utilities cover sunken in carriageway (Photograph 1338) Spalling to asphalt around utility cover (Photograph 1246) Spalling to asphalt patching (Photograph 1251) Spalling asphalt (Photograph 1253) Damaged utilities cover (Photograph 1261) Asphalt patching (Photograph 1269) Spalling asphalt (Photograph 1281) Cracked asphalt (Photograph 1282) Damaged slab on edge (Photograph 1284) Damaged kerb and cracked asphalt (Photograph 1307) Displaced Kerb (Photograph 1312) Spalling on asphalt footway/ driveway tie-in (Photograph 1314) Bowing wall in front of verge (Photograph 1333)

5 CONCLUSIONS

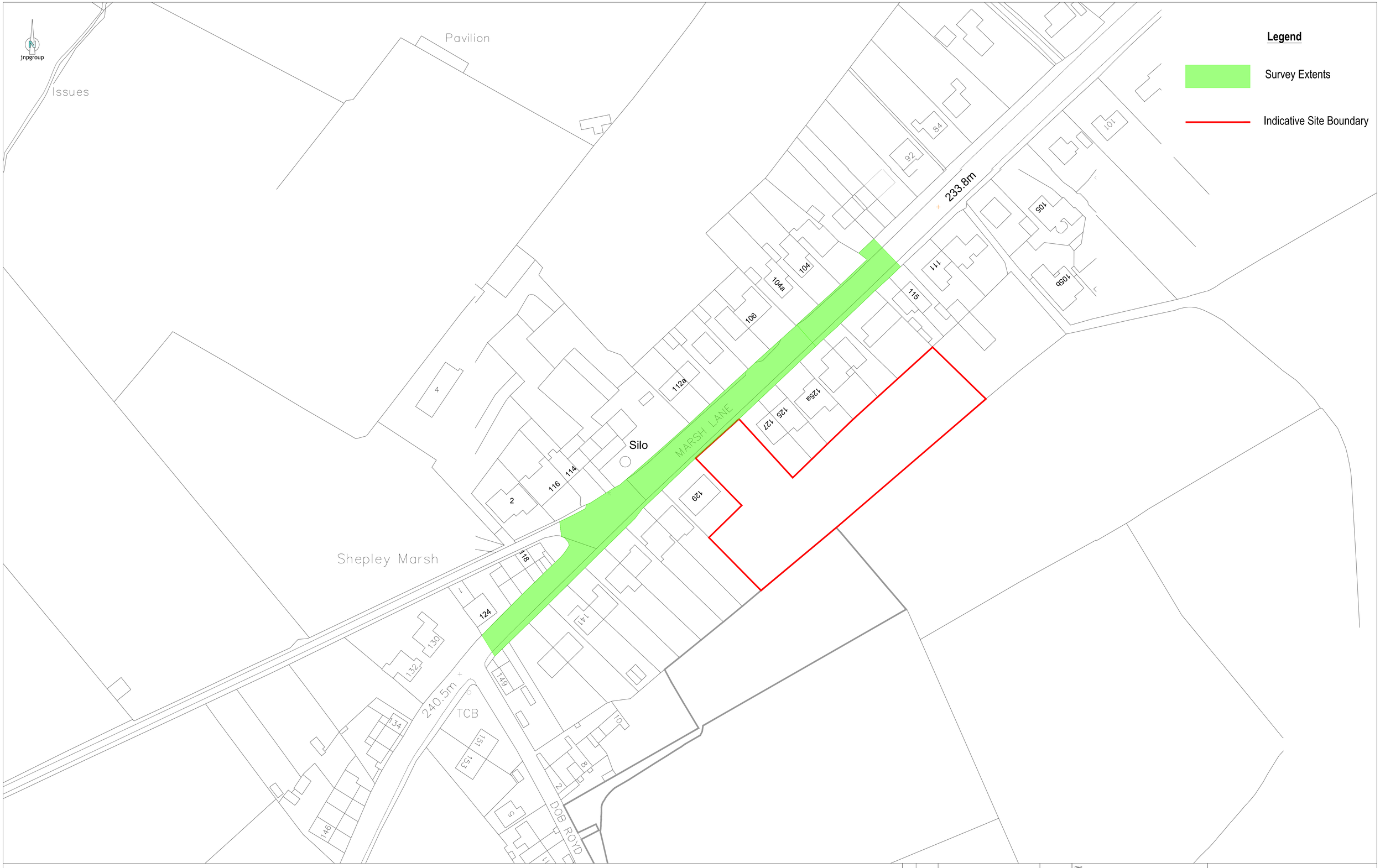
5.1 Recommended Action

5.1.1 It is suggested that this Schedule is agreed as being a true and accurate description of the visible and inspected parts of the property as at the date of the inspection.

5.1.2 The Schedule should be kept and on completion of the works the subject site should then be re-inspected, and any defects/damage not noted in the original Schedule (which can be proven to be because of the proposed works) should be made good at the expense of Halstead Homes.

5.1.3 The schedule should be kept in a safe place and once further work has been done should be reviewed and updated accordingly to the end of the development.

APPENDIX A:
MARK UP DRAWING – CONFIRMING AREAS TO BE SURVEYED



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Rev.	Date	Description	Drn / Chk'd / App'd
P01	01/05/2025	First Issue	JW/CS

Suitability: S2 - Suitable for Information

Client: Halstead Homes

Job: Land off Marsh Lane, Shepley

Title: Survey Extents

Classification: FI_60_20

Scale @ A1: Not to scale

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Project - Originator - Volume/System - Level/Location - Type - Discipline - Number: B26074 - JNP - XX - XX - DR - C - 2003 (Document/Drawing Number)

Revision: P01

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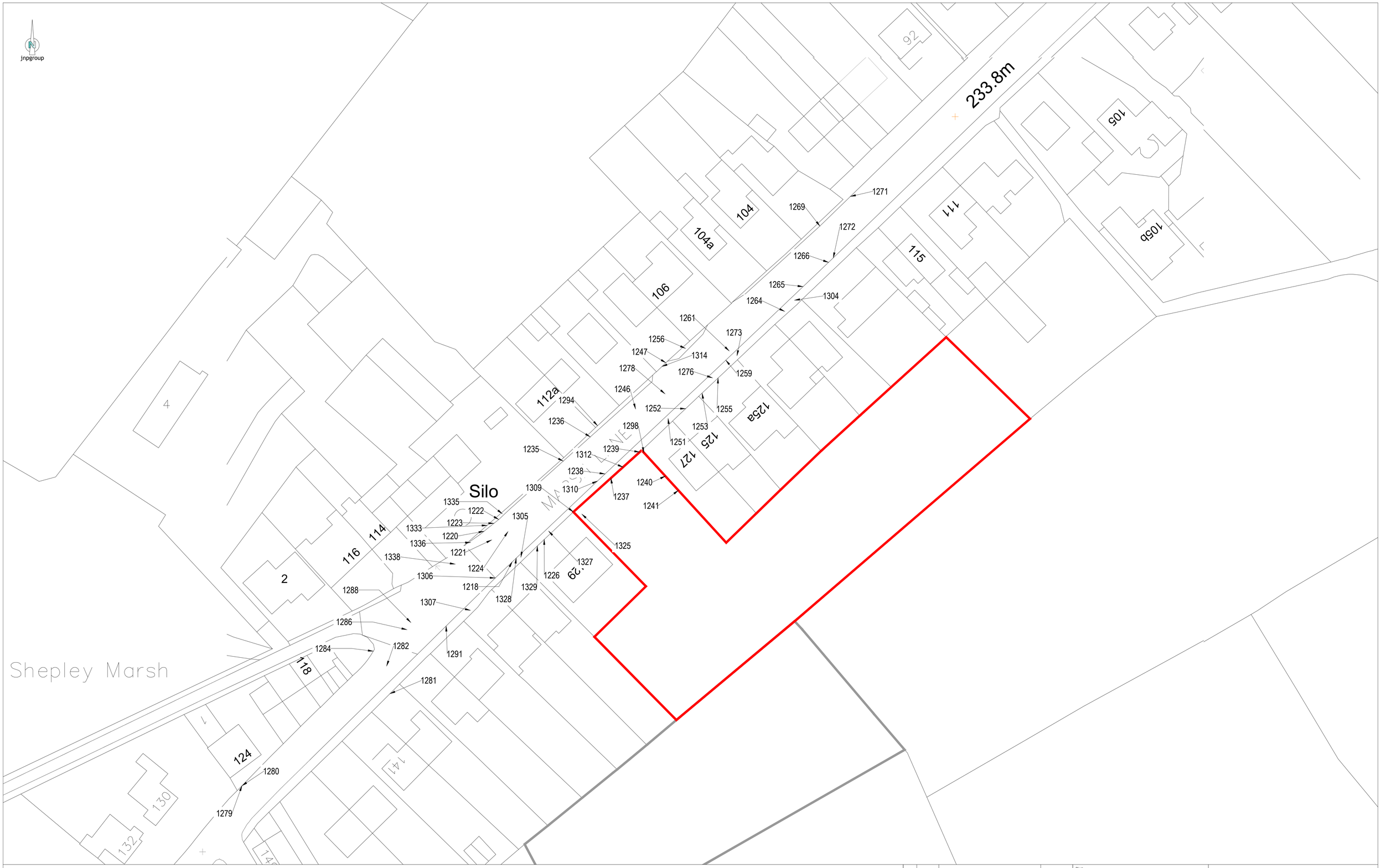
JNP Group Internal Project Number: X00000

APPENDIX B: PHOTOGRAPH LOCATION DRAWINGS:

JNPGroup DWG No's.

B26074-JNP-XX-XX-DR-C-2004-P01 Road Condition Survey



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P01	01/05/2025	First Issue	JW/CS

Suitability: S2 - Suitable for Information

Client: Halstead Homes

Job: Land off Marsh Lane, Shepley

Title: Road Condition Survey

Classification: FI_60_20

Scale @ A1: Not to scale

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Document/Drawing Number

Revision: P01

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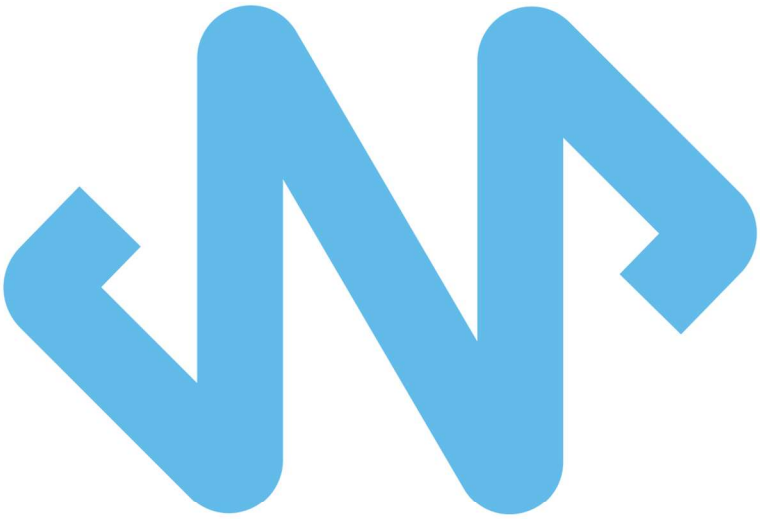
JNP Group Internal Project Number: X00000

APPENDIX C: LINK CONTAINING SITE PHOTOGRAPHS



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