

Highgate*Transportation*

11-17 Wade Street, Bristol

Discharge of Planning Condition 10 (LPA Ref: 21/01065/P and
Appeal Ref APP/Z0116/W/21/3282706)
Pre-Commencement Highway Condition Survey

March 2024

Copyright © Highgate Transportation Limited (07500534)

The material presented in this report is the property of Highgate Transportation Limited and shall not be used by or distributed or made available to any other company or person without the knowledge and written consent of Highgate Transportation Limited.

All OS used in this report © Crown copyright and database rights 2024 OS Licence AC0000855217.

Highgate Transportation Ltd, First Floor, 43-45 Park Street, Bristol BS1 5NL

htp@highgatetransportation.co.uk

Contents	Page
1.0 Introduction	1
2.0 Methodology	2
3.0 Existing Conditions	3
4.0 Condition Survey Statement	43

List of Appendices

Appendix 1	Email Correspondence with Bristol City Council Transport Development Management
Appendix 2	Highway Condition Survey Defects Plan

1.0 Introduction

- 1.1 Highgate Transportation have been appointed to undertake this pre-commencement highway condition survey in order to discharge planning condition 10 (LPA Ref: 21/01065/P and Appeal Ref APP/Z0116/W/21/3282706) which permits the development of student accommodation at 11-17 Wade Street, Bristol.
- 1.2 The survey was carried out by Joseph Tucker of Highgate Transportation on the 13th of March 2024, in dry conditions with some patches of standing water.
- 1.3 It is generally expected that construction vehicles will service the site from Great George Street where space will be provided for vehicles to park and unload. Deliveries are not expected to be permitted from Wade Street.
- 1.4 This report has been prepared by Joseph Tucker and agreed by Fiona Bennett (Director of Highgate Transportation) that it provides an accurate representation of the highway conditions as observed on the day of the survey. The extents of the survey area were discussed and agreed with Transport Development Management at Bristol City Council (see email correspondence provided in Appendix 1).
- 1.5 This report has been prepared in order to agree with Transport Development Management that it reflects an accurate representation of the existing highway conditions, and therefore planning condition 10 can be discharged.

2.0 Methodology

- 2.1 The area discussed with highway officers for the condition survey is provided in Appendix 1.
- 2.2 A photographic record is included within Section 3.0 that shows the obvious existing defects on the public highway. A plan showing the approximate location of each defect is provided in Appendix 2.
- 2.3 This will be compared with a survey and a photographic record for the same area shortly after completion of the development.

3.0 Existing Conditions

3.1 It was identified by the pre-condition survey that the footways and carriageways within the study area are generally of poor quality, although the footway surfacing along the northern side of Wade Street opposite the development site was observed to be in reasonable condition.

3.2 A number of existing issues have been identified along the local roads as follows:

- i. On Wade Street, within the vicinity of the junction with River Street (Photographs 1 to 5), the following defects were observed:
 - There is vegetation growing between some of the paving slabs in the footway along the northern side of Wade Street.
 - The paving slabs in the footway along the southern side of Wade Street are damaged and cracked. Some brick paving slabs are missing from the footway crossover at the junction with River Street (Photograph 5).
 - There is damage to the kerbs along both sides of the carriageway and some kerbs are dislodged from original alignment.
 - The carriageway surfacing has deteriorated in several locations and features patched repairs.
 - There is damage to the carriageway surfacing surrounding the service covers and drains.
 - The white zig zag and zebra crossing road markings, are worn and faded.

Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



- ii. On Wade Street, to the east of the junction with River Street (Photographs 6 to 10) the following defects were observed:
- The paving slabs in the footway along the southern side of Wade Street are damaged and cracked.
 - There is vegetation growing in the gaps between the paving slabs.
 - The footway surfacing on both sides of Wade Street has deteriorated. The surfacing along the southern side of Wade Street features cracking and multiple cracked repairs.
 - The Wade Street Road sign is damaged (photograph 6).
 - There is damage to the kerbs along both sides of the carriageway, including the heritage iron edging kerbs. Some kerbs are dislodged from original alignment.
 - The carriageway surfacing has deteriorated in several locations and features patched repairs.
 - There are gaps in the carriageway surfacing along the southern side of Wade Street adjacent to the footway (Photograph 10).
 - The white zig zag and dragon tooth road markings yellow TRO road markings are worn and faded.
 - There is damage to the carriageway surfacing surrounding the service covers and drains.

Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



- iii. On Wade Street, to the west of the junction with Little George Street and Great George Street (Photographs 11 to 15) the following defects were observed:
- The footway surfacing on both sides of Wade Street has deteriorated. The surfacing along the southern side of Wade Street features cracking and multiple cracked repairs.
 - There is damage to the kerbs along both sides of the carriageway, including the heritage iron edging kerbs. Some kerbs are dislodged from original alignment.
 - The carriageway surfacing has deteriorated in several locations and features patched repairs.
 - There are gaps in the carriageway surfacing along the southern side of Wade Street adjacent to the footway (Photograph 11).
 - There is damage to the carriageway surfacing surrounding the service covers.
 - The yellow TRO road markings are worn and faded.

Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



- iv. At the crossroad junction connecting Wade Street to Little George Street and Great George Street (Photographs 16 to 21) the following defects were observed:
- The footway surfacing on all junction radii has deteriorated and features cracking and multiple cracked repairs.
 - There is damage to the kerbs along all junction radii, including the heritage iron edging kerbs. Some kerbs are dislodged from original alignment.
 - The tactile paving slabs on the western side of Little George Street are damaged and cracked (Photograph 20).
 - The carriageway surfacing has deteriorated in several locations and features patched repairs.
 - There are gaps in the carriageway surfacing along the southern side of Wade Street where it connects to the western side of Great George Street, adjacent to the footway (Photograph 16 and 17).
 - There is damage to the carriageway surfacing surrounding the service covers.
 - The white zig zag and dragon tooth road markings yellow TRO road markings are worn and faded.

Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



- v. On Great George Street, to the south of the junction with Wade Street (Photographs 22 to 26) the following defects were observed:
- The brick paving and surfacing within the footway on both sides of Great George Street is damaged, and features a large, patched repair on the eastern side (photograph 22).
 - There is damage to the kerbs on both sides of the carriageway, some kerbs are dislodged from original alignment.
 - There is vegetation growing in gaps surrounding the kerbs.
 - The carriageway surfacing has deteriorated in several locations and features patched repairs.
 - There is damage to the surfacing surrounding the service covers and drains.
 - The yellow TRO road markings and white parking cage markings are worn and faded.

Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



- vi. On Great George Street, within the vicinity of Whitson House (Photographs 27 to 31) the following defects were observed:
- The brick paving and surfacing within the footway on both sides of Great George Street is damaged and features patched repairs.
 - There is vegetation growing in the gaps at the back of the footway along the western side of Great George Street.
 - The roots of a tree within the western side of Great George Street are causing damage to the brick paving in the footway (Photograph 28).
 - There is damage to the kerbs on both sides of the carriageway, some kerbs are dislodged from original alignment.
 - The carriageway surfacing has deteriorated in several locations and features patched repairs.
 - The yellow TRO road markings and white parking cage and dragons tooth markings are worn and faded.

Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



vii. Along Great George Street, to the north of the junction with Great Anne Street Photographs 32 to 35) the following defects were observed:

- The yellow TRO road markings and white parking cage markings are worn and faded.
- The brick paving and surfacing within the footway on both sides of Great George Street is damaged and features patched repairs.
- There is vegetation growing in gaps surrounding the kerbs.
- There is damage to the kerbs on both sides of the carriageway, some kerbs are dislodged from original alignment.
- The carriageway surfacing has deteriorated in several locations and features patched repairs.
- There is damage to the surfacing surrounding the service covers in the footways and carriageway.
- The yellow TRO road markings and white parking cage and dragons tooth markings are worn and faded.

Photograph 32



Photograph 33



Photograph 34



Photograph 35



- viii. Along Great George Street, within the vicinity of the junction with Great Ann Street (Photographs 36 to 40) the following defects were observed:
- The surfacing within the footway on both sides of Great George Street is damaged and features patched repairs.
 - There is vegetation growing in gaps surrounding the kerbs on both sides of the carriageway.
 - There is damage to the kerbs on both sides of the carriageway, some kerbs are dislodged from original alignment.
 - The carriageway surfacing has deteriorated in several locations and features patched repairs.
 - There is damage to the surfacing surrounding the service covers in the carriageway.
 - The yellow TRO road markings and white parking cage and dragons tooth markings are worn and faded.

Photograph 36



Photograph 37



Photograph 38



Photograph 39



Photograph 40



- ix. Along Great George Street, to the south of the junction with Great Ann Street (Photographs 41 to 45) the following defects were observed:
- The surfacing within the footway on both sides of Great George Street is damaged and features patched repairs.
 - There is vegetation growing in gaps surrounding the kerbs on both sides of the carriageway, and in gaps at the back of the footway.
 - There is damage to the kerbs on both sides of the carriageway, some kerbs are dislodged from original alignment.
 - The carriageway surfacing has deteriorated in several locations and features patched repairs.
 - The yellow TRO road markings and white parking cage and dragons tooth markings are worn and faded.

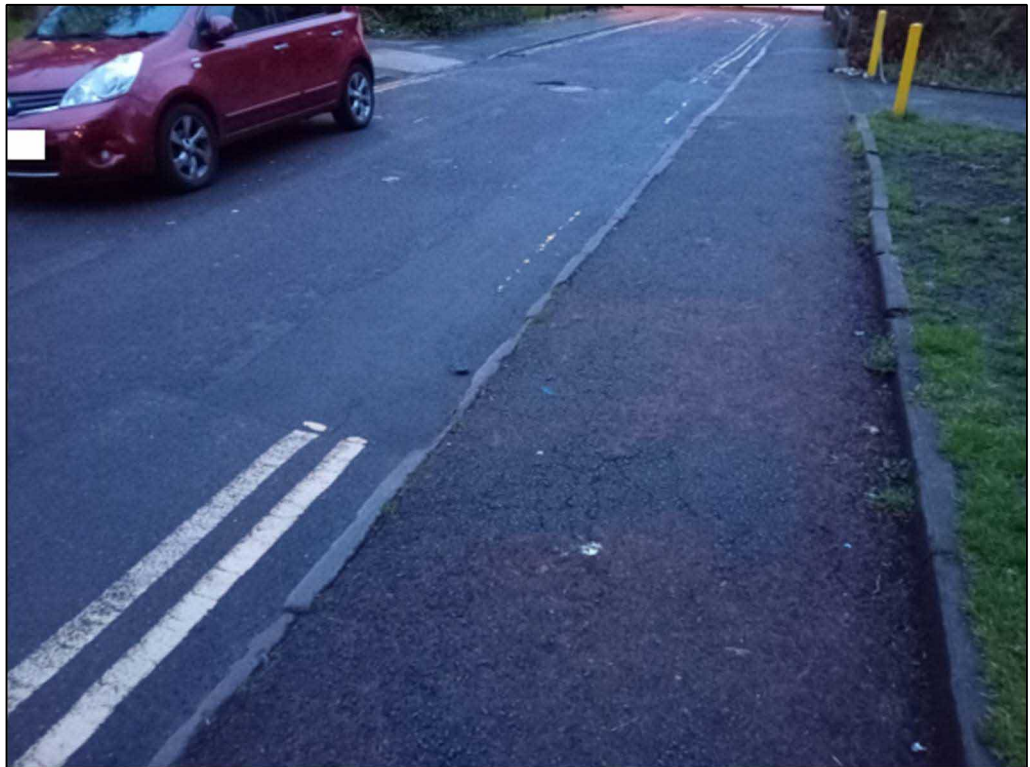
Photograph 41



Photograph 42



Photograph 43



Photograph 44



Photograph 45



- x. Along Great George Street, to the north of the junction with New Street (Photographs 46 to 50) the following defects were observed:
- The carriageway surfacing has deteriorated and features multiple patched repairs.
 - The surfacing within the footway on both sides of Great George Street is damaged and features patched repairs.
 - There is vegetation growing in gaps surrounding the kerbs on both sides of the carriageway, and in gaps at the back of the footway.
 - There is damage to the kerbs on both sides of the carriageway, some kerbs are dislodged from original alignment.
 - The carriageway surfacing has deteriorated in several locations and features patched repairs.
 - There is damage to the surfacing surrounding the service covers in the footway and the carriageway.
 - The yellow TRO road markings and white parking cage and dragons tooth markings are worn and faded.

Photograph 46



Photograph 47



Photograph 48



Photograph 49



Photograph 50



- xi. At the junction of Great George Street and New Street (Photographs 51 to 55) the following defects were observed:
- The carriageway surfacing has deteriorated and features multiple patched repairs.
 - The surfacing within the footway on both sides of Great George Street and New Street is damaged and features patched repairs.
 - There is vegetation growing in gaps surrounding the kerbs on both sides of the carriageway, and in gaps at the back of the footway.
 - There is damage to the kerbs on both sides of the carriageway, including the heritage iron edging kerbs. Some kerbs are dislodged from original alignment.
 - The carriageway surfacing has deteriorated in several locations and features patched repairs.
 - The carriageway surfacing is missing along the southern side of New Street, and a large gap has formed (photograph 52).
 - There is damage to the surfacing surrounding the service covers in the footway and the carriageway.
 - The yellow TRO road markings are worn and faded.

Photograph 51



Photograph 52



Photograph 53



Photograph 54



Photograph 55



xii. Along Wade Street, to the east of the junction with Great George Street (Photographs 56 to 61) the following defects were observed:

- The carriageway surfacing has deteriorated and features multiple patched repairs.
- The surfacing within the footway on both sides of Wade Street is damaged and features patched repairs.
- There is vegetation growing in gaps surrounding the kerbs on both sides of the carriageway, and in gaps at the back of the footway.
- There is damage to the kerbs on both sides of the carriageway, including the heritage iron edging kerbs. Some kerbs are dislodged from original alignment.
- The carriageway surfacing has deteriorated in several locations and features patched repairs.
- There is damage to the surfacing surrounding the service covers in the footway.
- The yellow TRO road markings are worn and faded.

Photograph 56



Photograph 57



Photograph 58



Photograph 59



Photograph 60



Photograph 61



- xiii. Along Great George Street, to the west of the junction with Little Ann Street and Great Ann Street (Photographs 62 to 65) the following defects were observed:
- The carriageway surfacing has deteriorated and features multiple patched repairs.
 - The surfacing within the footway on both sides of Great George Street is damaged and features patched repairs.
 - There is vegetation growing in gaps surrounding the kerbs on both sides of the carriageway, and in gaps at the back of the footway.
 - There is damage to the kerbs on both sides of the carriageway, including the heritage iron edging kerbs. Some kerbs are dislodged from original alignment.
 - The carriageway surfacing has deteriorated in several locations and features patched repairs.
 - There is damage to the surfacing surrounding the service covers in the footway.
 - The yellow TRO road markings are worn and faded.

Photograph 62



Photograph 63



Photograph 64



Photograph 65



4.0 Condition Survey Statement

- 4.1 This report will be submitted to Transport Development Management at Bristol City Council to confirm that it provides a fair and accurate representation of the existing highway network within the study area.
- 4.2 An electronic file with around 350 photographs of this condition survey can be provided upon request.

Appendix 1

Email Correspondence with Bristol City Council Transport Development Management

Joseph Tucker

From: [REDACTED]
Sent: 11 March 2024 16:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: (23136) Wade Street Highway Condition Survey

Hi Joseph,

Thanks –the below area in blue is welcomed.

I assume the discharge applications for the CMP and condition survey will follow shortly?

Thanks
Luke

From: [REDACTED]
Sent: Monday, March 11, 2024 10:13 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: (23136) Wade Street Highway Condition Survey

This Message Is from an External Sender

This message came from outside Bristol City Council, think before opening attachments or clicking links

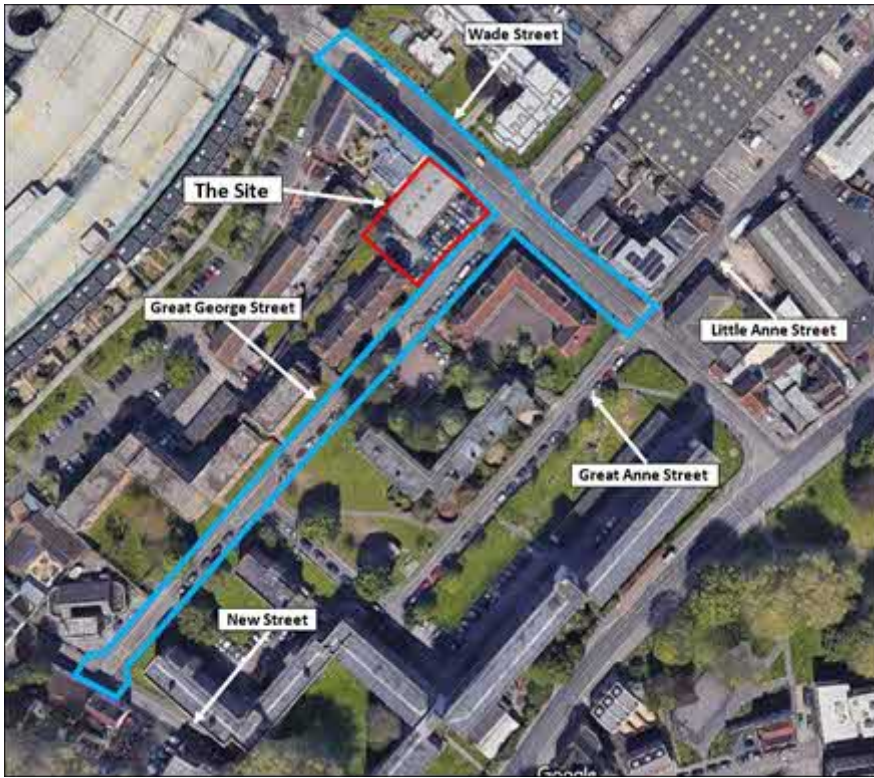
Hi Luke,

Many thanks for looking at this and getting back to us.

We have amended the survey area as per your comments to include:

- i. Wade Street (including footways) from the zebra crossing northwest of the site down to the junction with Little Anne Street.
- ii. Great George Street (including footways and parking bays) from the junction with Wade Street to the junction with New Street.

See the location plan below with the indicative site boundary (red line) and blue lines indicating the amended area of the condition survey. A full CMP has been produced for this proposal (please find attached). This confirms that construction vehicles will be directed to exit the site via Great George Street as you suggest.



Please let us know if the amended survey area is acceptable.

Happy to discuss.

Kind Regards,

Joseph Tucker

Highgate *Transportation*

Tel: 0117 934 9121

*Highgate Transportation Ltd,
First Floor, 43-45 Park Street
BRISTOL BS1 5NL
Company Registration Number: 07500534*

This message (including any attachments) is confidential and intended for the addressee only. The material in it may also be subject to copyright protection. If you are not the addressee you are notified that any use, review, disclosure, or copying of the information in it is prohibited. If you have received this message in error please notify us and delete any copies of it. Whilst we take sensible precautions we cannot guarantee that this message or any attachments are virus free.

Please consider the environment before printing this email and any attachments.

From: [REDACTED]
Sent: Monday, March 11, 2024 8:32 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: (23136) Wade Street Highway Condition Survey

Hi Joseph,

I would be concerned with waiting vehicles all along Wade Street, particularly given the width of the footways and this area should therefore be included from the zebra crossing up to the junction with Little Ann Street.

Without a full CMP either I would be concerned with turning vehicles back onto Wade Street from Great George Street and in likelihood vehicles will continue along Great George Street to the junction with New Street and this junction and the footways (opposite parking bays which will likely be subject to overrun) along Great George Street included.

Kind Regards

Luke Phillips
Principal Transport Development Management Officer

Growth and Regeneration
Bristol City Council
100 Temple Street
PO Box 3399
Bristol BS1 6HT

E: [REDACTED]

For guidance on Transport Development Management processes, please see our website:

www.bristol.gov.uk/TDMG

From: [REDACTED]
Sent: Friday, March 8, 2024 4:47 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: (23136) Wade Street Highway Condition Survey

This Message Is from an External Sender
This message came from outside Bristol City Council, think before opening attachments or clicking links

Good afternoon Luke,

Sorry to chase, but we are aware of a multiple planned roadworks along Wade Street in the coming weeks, and we are trying to plan our survey to avoid these.

Do you think you will be in a position to agree the survey extent early next week perhaps?

Please let us know if you need any further information from us.

Happy to discuss.

Kind Regards,

Joseph Tucker
Highgate *Transportation*

Tel: 0117 934 9121

Highgate Transportation Ltd,
First Floor, 43-45 Park Street
BRISTOL BS1 5NL
Company Registration Number: 07500534

This message (including any attachments) is confidential and intended for the addressee only. The material in it may also be subject to copyright protection. If you are not the addressee you are notified that any use, review, disclosure, or copying of the information in it is prohibited. If you have received this message in error please notify us and delete any copies of it. Whilst we take sensible precautions we cannot guarantee that this message or any attachments are virus free.

Please consider the environment before printing this email and any attachments.

From [REDACTED]
Sent: Wednesday, March 6, 2024 5:29 PM
To [REDACTED]
Cc: [REDACTED]
Subject: (23136) Wade Street Highway Condition Survey

Good afternoon Luke,

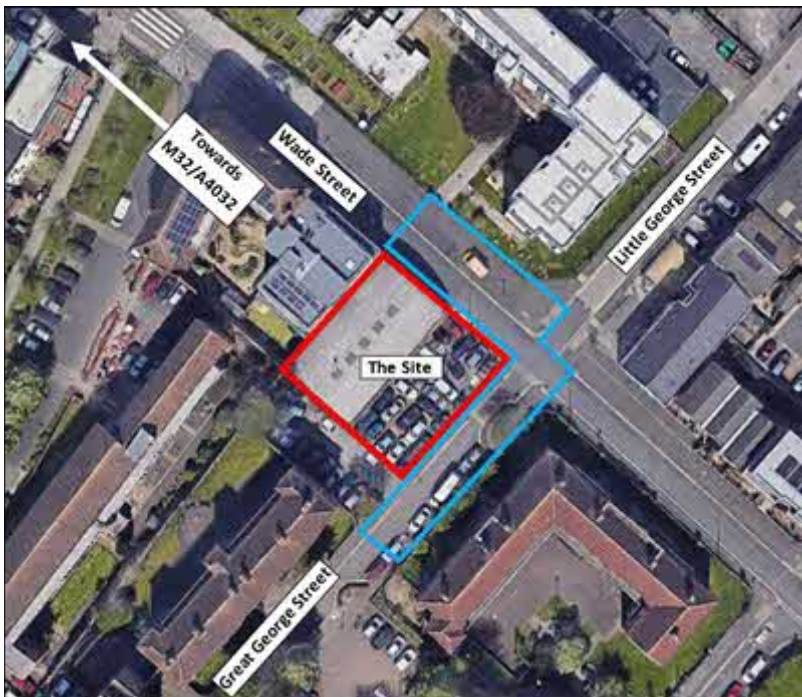
11-17 Wade Street, Bristol - APP/Z0116/W/21/3282706

We have been appointed to provide a highway condition survey report relating to application Ref: APP/Z0116/W/21/3282706.

Please can we agree the area to be surveyed with you?

See the location plan below with the indicative site boundary (red line) and blue lines indicating the area of the condition survey, to include:

- i. Wade Street
- ii. Great George Street



The strategy for construction vehicle routing and servicing is summarised as follows:

- i. All construction vehicles will be instructed to arrive and depart via the M32/A4032, to the northwest
- ii. Deliveries will not be permitted to stop and unload from Wade Street
- iii. All deliveries will take place on Great George Street

Happy to discuss.

Kind Regards,

Joseph Tucker

Highgate *Transportation*

Tel: 0117 934 9121

*Highgate Transportation Ltd,
First Floor, 43-45 Park Street
BRISTOL BS1 5NL
Company Registration Number: 07500534*

This message (including any attachments) is confidential and intended for the addressee only. The material in it may also be subject to copyright protection. If you are not the addressee you are notified that any use, review, disclosure, or copying of the information in it is prohibited. If you have received this message in error please notify us and delete any copies of it. Whilst we take sensible precautions we cannot guarantee that this message or any attachments are virus free.

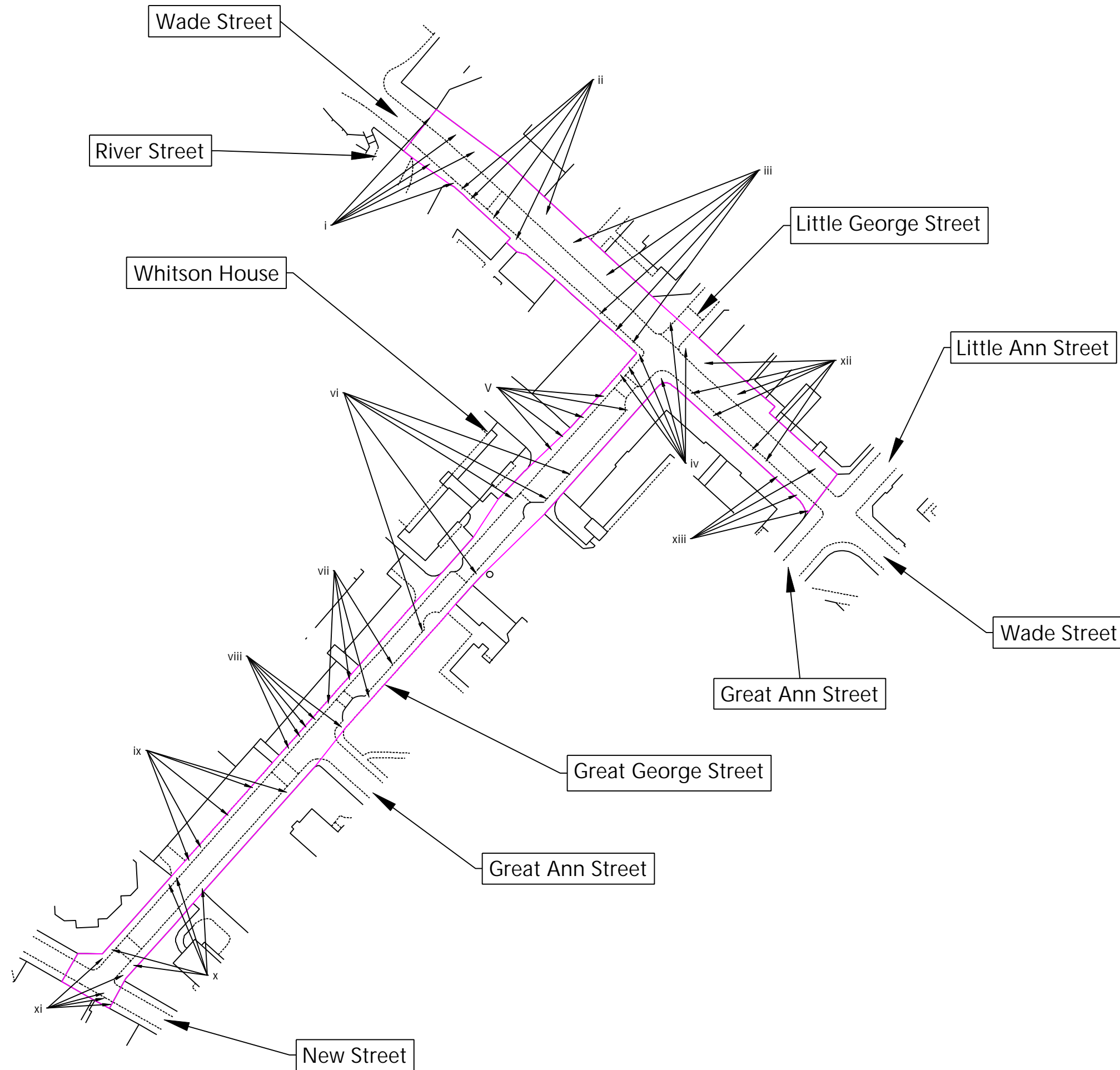
Please consider the environment before printing this email and any attachments.

Council services: <http://www.bristol.gov.uk/service>
Latest council news: <http://www.bristol.gov.uk/ournews>
Consultations: <http://www.bristol.gov.uk/consult>
Privacy Notice: <https://www.bristol.gov.uk/about-our-website/privacy>

Council services: <http://www.bristol.gov.uk/service>
Latest council news: <http://www.bristol.gov.uk/ournews>
Consultations: <http://www.bristol.gov.uk/consult>
Privacy Notice: <https://www.bristol.gov.uk/about-our-website/privacy>

Appendix 2

Highway Condition Survey Defects Plan



NOTES:
 © Crown copyright and database rights 2024 OS Licence
 AC0000855217

 Defect area (indicative) references to
 HTP/23136/PCCS/01

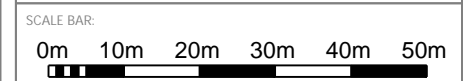
ISSUE	REASON FOR REVISION	BY	DATE

PROJECT:
 11 - 17 WADE STREET

CLIENT:
 UKS GROUP

PROJECT REF:	DRAWING NUMBER:	SCALE (AT A3):
23136	03	1:1000

SHEET NUMBER:
 SHEET NUMBER 1 OF 1



HighgateTransportation
www.highgatetransportation.co.uk
 First Floor, 43-45 Park Street
 Bristol BS1 5NL
 01179 349 121
 © Highgate Transportation Limited

TITLE:
 HIGHWAY CONDITION SURVEY
 HIGHWAY DEFECTS PLAN

DATE:	DRAWN BY:	CHECKED:
18.03.24	JT	FB