



SCHEDULE OF CONDITION FOR:

**Drake Street
Rochdale
OL16 1PJ**

Survey Date: 17th March 2026

Completed by: Robson Thornton BSc (Hons) & Samuel Whiteley

Reviewed & approved by: David Whiteley BSc (Hons) FRICS CMAPS

For: Great Places Housing Group

1.0 INSTRUCTIONS

This report has been prepared in accordance with the request made by Tom Stott of Great Places Housing Group, 2A Derwent Avenue, Manchester, M21 7QP

Our brief was to undertake a schedule of condition comprising comprehensive photographic record of the existing condition of the site perimeter and associated boundaries prior to commencement of development and construction works to the site.

2.0 INSPECTION:

The following inspections have been undertaken on Tuesday 17th March 2026.

Photographic and visual inspection of the site perimeter and associated boundaries prior to commencement of development and construction works to the site.

The survey was completed by:

- Robson Thornton BSc (Hons) Building Surveyor; and
- Samuel Whiteley – Assistant Building Surveyor

3.0 WEATHER CONDITIONS:

Sunny and dry (approx. 12°C)

4.0 ORIENTATION:

For the purposes of this report and for ease of identification where the terms front, side and rear have been used, it is assumed the reader is facing the front of the element being described. Where references left, right, top, etc., have been used they are taken as though the reader is facing the element being described.

5.0 GENERAL COMMENTS & LIMITATIONS:

- i. A visual inspection was undertaken of the site boundaries where access was available. The inspection excludes sections of the boundary that are covered, obscured, or inaccessible. Therefore, no opinion can be provided regarding the condition of such areas. It should not be assumed that covered, obscured, or inaccessible sections are free from defects.
- ii. No elements forming part of the site boundaries were removed or disturbed during the course of the inspection. This includes, but is not limited to, fences, walls, gates, hedges, or other boundary features, except where specifically stated within the body of the report.
- iii. The report describes the form of construction and condition of the site boundaries, drawing attention to visible defects and where appropriate, recommendation is given for the need of repair and replacement.
- iv. Testing for purposes of compliance with current legislation/regulations is excluded. We have not considered the site in relation to apparent contraventions of Building Regulations and other statutory legislation.
- v. Any references to size, height and areas are approximate.
- vi. Reference to construction description, materials, and products, etc. are based on visual assessment. Testing of components of the structure or taking of samples and materials for analysis to establish their make-up have not been undertaken.

- vii. We have not determined the use of deleterious materials in the construction and cannot report the boundary elements to be free from such. Advice regarding condition will be given on the assumption that such materials are not present.
- viii. This record of condition does not include any asbestos survey, DDA survey, a Fire Risk Assessment, or the like.
- ix. Existing Health & Safety files, as built drawings maintenance records and the like have not been inspected other than where specifically stated in the body of the report.
- x. The main elements of boundary structures have been visually assessed for their overall adequacy based on typical experience and have not been subject to a structural design appraisal.
- xi. This record of condition does not include any below ground drainage or CCTV survey of drains.
- xii. No formal enquiries have been made to the Local Authority to obtain historical information, existing user rights, proposed use, town planning, road widening, legal interest, fire certificate, effluent agreement, party wall agreements / issues, extent of ownership (boundaries, boundary disputes rights of light, sunlight, and daylight etc.), prescriptive rights, easements, servitudes, and wayleaves.
- xiii. It is assumed that all information provided to WhiteleyEaves Ltd in connection with preparing the report is accurate.
- xiv. WhiteleyEaves Ltd's report is confidential to the party whom it is addressed, and it is intended for the use of that party only. No responsibility can be accepted to any other party in respect of the report contents in whole or in part. Before the report or any part of it is reproduced or referred to in any document, circular or statement, WhiteleyEaves Ltd.'s written approval as to the form and content must first be obtained. With reference to the Contracts (Rights of Third Parties) Act 1999, for the avoidance of doubt, nothing in these conditions shall confirm or purport to confer on any third party, the benefit, or the right to enforce any term of this agreement.

6.0 GENERAL DESCRIPTION

The site at Drake Street, Rochdale, OL16 1PJ is currently vacant and enclosed by a varied arrangement of boundary treatments. These comprise sections of high- and low-level masonry walling with stone copings, areas of angular coursed sandstone walling with stone copings, together with sections of plywood hoarding and timber post-and-feather-edge fencing.

Access to the site is available via two existing points: one from St Albans Street to the north and one from Drake Street to the south.

The western boundary adjoins Speedwell Garage, while the eastern boundary is flanked by Broadfield Stile and Beech House Independent School.

The site perimeter is defined by adjacent pedestrian hardstanding's, which include a mix of tarmacadam pavements, block paving, precast concrete paviours, large-format stone paviours, and areas of stone cobbling.

The approximate developable area of the site extends to 3,356 m² (36,123.68 ft²).

7.0 PHOTOGRAPHIC RECORD OF CONDITION:

A photographic schedule of condition has been compiled below.

8.0 APPENDICIES:

N/A

SCHEDULE OF CONDITION

Property Address: Drake Street, Rochdale, OL16 1PJ

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ITEM	LOCATION	ELEMENT	PHOTOGRAPHIC RECORD	CONDITION/ NOTES
1	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall observed (16 brick courses high). Buddleia growth/ displacement of brick courses, cracked/ spalled bricks, missing/ defective pointing, finished with brick on edge course, steel palisade railings affixed to wall.
2	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall observed (16 brick courses high). Buddleia growth/ displacement of brick courses, cracked/ spalled bricks, missing/ defective pointing, finished with brick on edge course, steel palisade railings affixed to wall.
3	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall observed (16 brick courses high). Buddleia growth/ displacement of brick courses, cracked/ spalled bricks, missing/ defective pointing, finished with brick on edge course, steel palisade railings affixed to wall.
4	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall observed (16 brick courses high). Buddleia growth/ displacement of brick courses, cracked/ spalled bricks, missing/ defective pointing, finished with brick on edge course, steel palisade railings affixed to wall.
5	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall observed (16 brick courses high). Buddleia growth/ displacement of brick courses, cracked/ spalled bricks, missing/ defective pointing, finished with brick on edge course, steel palisade railings affixed to wall.
6	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall observed (16 brick courses high). Buddleia growth/ displacement of brick courses, cracked/ spalled bricks, missing/ defective pointing, finished brick on edge course, steel palisade railings affixed to wall.

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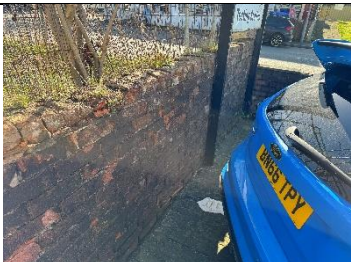
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7	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall observed (16 brick courses high). Buddleia growth/ displacement of brick courses, cracked/ spalled bricks, missing/ defective pointing, finished brick on edge course, steel palisade railings affixed to wall.
8	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall observed (approx. 18 brick courses high). Buddleia growth, cracked/ spalled bricks, missing/ defective pointing, finished with concrete coping, steel palisade railings affixed to wall.
9	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall observed (approx. 18 brick courses high). Buddleia growth, cracked/ spalled bricks, missing/ defective pointing, finished with concrete coping, steel palisade railings affixed to wall.
10	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall observed (26 brick courses high). Buddleia growth, cracked/ spalled bricks, missing/ defective pointing, upper 4 courses comprise a more recent installation in a stretcher bond arrangement and remains unfinished.
11	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Stretcher bond masonry wall observed (20 brick courses high). Limited vegetation to this section, pointing generally appears intact. Finished with brick on edge course and barbed wiring affixed to proprietary brackets.
12	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall (12 brick courses high). Appears to have suffered sustained impact damage overtime. Finished with brick on edge course, cracked/ spalled bricks, missing pointing, brick on edge variously spalled. Vegetation to several areas.

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13	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall (12 brick courses high). Appears to have suffered sustained impact damage overtime. Finished with brick on edge course, cracked/spalled bricks, missing pointing, brick on edge variously spalled. Vegetation to several areas.
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15	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall (12 brick courses high). Appears to have suffered sustained impact damage overtime. Finished with brick on edge course, cracked/spalled bricks, missing pointing, brick on edge variously spalled. Vegetation to several areas.
16	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall (12 brick courses high). Appears to have suffered sustained impact damage overtime. Finished with brick on edge course, cracked/spalled bricks, missing pointing, brick on edge variously spalled. Vegetation to several areas.
17	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall (12 brick courses high). Appears to have suffered sustained impact damage overtime. Finished with brick on edge course, cracked/spalled bricks, missing pointing, brick on edge variously spalled. Vegetation to several areas.
18	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the West of the site, facing from the external site perimeter		Solid masonry wall (9 brick courses high). Localised spalling to brickwork, missing pointing, missing concrete coping stone. Abuts stone pier to Southwest corner of the site. Adhesive/paint residue to pier. 4-way pier cap installed.

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19	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the West of the site, facing from the external site perimeter		Heras fencing along boundary of site. Road sign in good condition and showing no damage to pole. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge, stone pier/tarmac pavement.
20	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge, stone pier with 4-way cap/ tarmac pavement.
21	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge/ tarmac pavement.
22	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge/ tarmac pavement. Bus stop is in good condition.
23	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge/ tarmac pavement. Bus stop is in good condition.
24	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge/ tarmac pavement.

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25	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge/ tarmac pavement. Electrical box adjacent to site curtilage.
26	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge/ tarmac pavement. Electrical box adjacent to site curtilage.
27	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge/ tarmac pavement. Bus stop in good condition.
28	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge/ tarmac pavement.
29	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge, stone pier with 4-way cap/ tarmac pavement. Site entrance blocked with spoil heap.
30	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low-level stone upstand to pavement edge, stone pier with 4-way cap/ tarmac pavement. Site entrance blocked with spoil heap.

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31	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low- level stone upstand to pavement edge/ tarmac pavement.
32	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along site perimeter above low- level stone upstand to pavement edge/ tarmac pavement. stone pier with 4- way cap, painted.
33	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along perimeter. Electrical box in good condition adjacent to site curtilage. Slight staining and surface deposits/ patina to stone walling.
34	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along perimeter. Traffic light in good condition and positioned adjacent to pedestrian crossing. tarmacadam pavement/ pre cast concrete pavours demarcating crossing point.
35	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along perimeter. Electrical box in good condition adjacent to site curtilage. Slight staining and surface deposits/ patina to stone walling.
36	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along perimeter. Slight staining and surface deposits/ patina to stone walling.

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37	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along perimeter. Slight staining and surface deposits/ patina to stone walling.
38	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Overgrown vegetation along perimeter. Slight staining and surface deposits/ patina to stone walling.
39	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Site entrance blocked with spoil heap and vegetation. Sign pole not maintained and weathered stone pier. Slight staining and surface deposits/ patina to stone walling.
40	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Heras fencing along boundary of site. Site entrance blocked with spoil heap and vegetation. Sign pole not maintained and weathered stone pier with 4- way cap; some impact damage to capping.
41	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Solid masonry wall. Cracked bricks, spalling, missing pointing and damaged in various areas throughout length of the wall. Stone copings installed appear generally intact. Missing brick work at base of wall. Road name signage corroded.
42	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Solid masonry wall. Cracked bricks, spalling, missing pointing and damaged in various areas throughout length of the wall. Stone copings installed appear generally intact. Missing brick work at base of wall. Road name signage corroded.

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43	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Solid masonry wall. Cracked bricks, spalling, missing pointing and damaged in various areas throughout length of the wall. Stone copings installed appear generally intact. Missing brick work at base of wall. Road name signage corroded.
44	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Solid masonry wall. Cracked bricks, spalling, missing pointing and damaged in various areas throughout length of the wall. Stone copings installed appear generally intact. Telephone pole and street lighting installed
45	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Heras fencing along boundary of site. Solid masonry wall. Cracked bricks, spalling, missing pointing and damaged in various areas throughout length of the wall. Stone copings installed appear generally intact.
46	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Heras fencing along boundary of site. Solid masonry wall. Cracked bricks, spalling, missing pointing and damaged in various areas throughout length of the wall. Stone copings installed appear generally intact.
47	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Heras fencing along boundary of site. Solid masonry wall. Cracked bricks, spalling, missing pointing and damaged in various areas throughout length of the wall. Site entrance blocked by plywood, Heras fencing and vegetation.
48	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Heras fencing along boundary of site. Solid masonry wall with brick on edge finish. General water staining and minor vegetation at low level. Site entrance blocked by plywood, Heras fencing and vegetation. Missing brick on edge locally.

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49	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Heras fencing along boundary of site. Suspected former pedestrian access to site as no wall in this location.
50	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Heras fencing along boundary of site. Solid masonry wall with brick on edge finish. General water staining and minor vegetation at low level.
51	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Heras fencing, vegetation and debris along boundary of site.
52	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Heras fencing, vegetation and debris along boundary of site.
53	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Timber featheredge fence to boundary. Vegetation behind fence. General weathering and discoloration to boards. Fence line leaning out of plumb. Cracked and uneven slabs to pavement.
54	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Timber featheredge fence to boundary. Vegetation behind fence. General weathering and discoloration to boards. Fence line slightly out of plumb. Cracked and uneven slabs to pavement.

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55	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Timber featheredge fence to boundary. Vegetation behind fence. General weathering and discoloration to boards. Fence line slightly out of plumb. Cracked and uneven pavements to pavement.
56	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Timber featheredge fence to boundary. Vegetation behind fence. General weathering and discoloration to boards. Fence line slightly out of plumb. Cracked and uneven pavements to pavement. Way finder signage in good condition.
57	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid stone wall with various cracked, missing and friable pointing along its length. Wall is variously stained/ weathered. Coping stones weathered/ appear seated and intact. Ivy present and cut back in part. Lean observed to this section.
58	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid stone wall with various cracked, missing and friable pointing along its length. Wall is variously stained/ weathered. Coping stones weathered/ appear seated and intact. Ivy present and cut back in part. Lean observed to this section.
59	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid stone wall with various cracked, missing and friable pointing along its length. Wall is variously stained/ weathered. Coping stones weathered/ appear seated and intact. Ivy present and cut back in part. Lean observed to this section.
60	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid stone wall with various cracked, missing and friable pointing along its length. Wall is variously stained/ weathered. Coping stones weathered/ appear seated and intact. Lamp post stained to lower part. telephone pole present.

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61	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid stone wall with various cracked, missing and friable pointing along its length. Wall is variously stained/ weathered. Coping stones weathered/ appear seated and intact. Ivy present and cut back in part.
62	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid stone wall with various cracked, missing and friable pointing along its length. Wall is variously stained/ weathered. Coping stones weathered/ appear seated and intact. Ivy present and cut back in part.
63	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid stone wall with various cracked, missing and friable pointing along its length. Wall is variously stained/ weathered. Coping stones weathered/ appear seated and intact. Ivy present and cut back in part.
64	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Plywood panels blocking entrance to the site. Vegetation behind plywood panels and ivy located at the top of the panels. Delamination noted to some localised areas indicating hoarding is approaching the end of its useful life.
65	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Plywood panels blocking entrance to the site. Vegetation behind plywood panels and ivy located at the top of the panels. Delamination noted to some localised areas indicating hoarding is approaching the end of its useful life.
66	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Plywood panels blocking entrance to the site. Vegetation behind plywood panels and ivy located at the top of the panels. Delamination noted to some localised areas indicating hoarding is approaching the end of its useful life.

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67	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid masonry wall. Localised cracked/ missing pointing, spalled bricks in various areas throughout length of the wall. Coping stones generally weathered. Wall poorly terminated within several cracked, spalling/ missing bricks
68	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid masonry wall. Localised cracked/ missing pointing, spalled bricks in various areas throughout length of the wall. Coping stones generally weathered. Wall visually observed to be out of plumb to upper extremities.
69	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid masonry wall. Localised cracked/ missing pointing, spalled bricks in various areas throughout length of the wall. Coping stones generally weathered. Wall visually observed to be out of plumb to upper extremities.
70	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid masonry wall. Various spalling to brickwork, missing pointing and damaged in various areas throughout length of the wall. Coping stones weathered and uneven. Top off wall out of plumb.
71	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Plywood panels blocking entrance to the site. Vegetation behind plywood panels and ivy located at the top of the panels. Delamination noted to some localised areas indicating hoarding is approaching the end of its useful life.
72	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Metal telephone pole damaged and positioned adjacent to the site.

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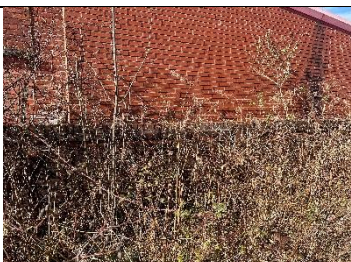
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73	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid stone wall with various cracked, missing and friable pointing along its length. Wall is variously stained/ weathered. Coping stones weathered/ appear seated and intact. telephone pole present. Ivy growth present/ cut back.
74	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid stone wall with various cracked, missing and friable pointing along its length. Wall is variously stained/ weathered. Coping stones weathered/ appear seated and intact. Lamp post in good condition, staining to lower part.
75	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary structure positioned to the West of the site, facing from the external site perimeter		Overview of the masonry structure from within Speedwell Garage. Corrugated concrete roof covering and concrete rainwater goods; suspected asbestos. Various impact damage. Lintels over windows are cracked/ spalled.
76	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary structure positioned to the West of the site, facing from the external site perimeter		Overview of the masonry structure from within Speedwell Garage. Corrugated concrete roof covering and concrete rainwater goods; suspected asbestos. Various impact damage. Lintel over window is cracked/ spalled.
77	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary structure positioned to the West of the site, facing from the external site perimeter		Overview of the masonry structure from within Speedwell Garage. Corrugated concrete roof covering and concrete rainwater goods; suspected asbestos. Various impact damage. Lintel over window is cracked/ spalled.
78	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary structure positioned to the West of the site, facing from the external site perimeter		Overview of the masonry structure from within Speedwell Garage. Corrugated concrete roof covering and concrete rainwater goods; suspected asbestos. Various impact damage.

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79	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary structure positioned to the West of the site, facing from the external site perimeter		Cracked and blown lintel above garage door/ impact damage. Solid masonry structure situated within Speedwell Garage and close to the boundary. Suspected asbestos roof and rainwater goods.
80	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall finished with brick on edge course, cracked/spalled bricks, missing pointing, brick on edge variously spalled. Vegetation to several areas. Heras fencing installed to secure site. Self-seeded saplings/ vegetation.
81	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall finished with brick on edge course, cracked/spalled bricks, missing pointing, brick on edge variously spalled. Vegetation to several areas. Heras fencing installed to secure site. Self-seeded saplings/ vegetation.
82	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Missing/ loose pointing. Some localised spalling/ brick decay. Limited observations due to vegetative growth within the site.
83	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Missing/ loose pointing. Some localised spalling/ brick decay. Limited observations due to vegetative growth within the site.
84	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Missing/ loose pointing. Some localised spalling/ brick decay. Limited observations due to vegetative growth within the site.

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85	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Missing/ loose pointing. Some localised spalling/ brick decay. Limited observations due to vegetative growth within the site.
86	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Missing/ loose pointing. Some localised spalling/ brick decay. Limited observations due to vegetative growth within the site.
87	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Missing/ loose pointing. Some localised spalling/ brick decay. Limited observations due to vegetative growth within the site.
88	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Unfinished stretcher bond. Poorly pointed, missing/ loose pointing. Buddleia growth to some localised areas. Limited observations due to vegetative growth within the site.
89	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. unfinished stretcher bond. Poorly pointed, missing/ loose pointing. Buddleia growth to some localised areas. Limited observations due to vegetative growth within the site.
90	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. unfinished stretcher bond. Poorly pointed, missing/ loose pointing. Buddleia growth to some localised areas. Limited observations due to vegetative growth within the site.

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91	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. unfinished stretcher bond. Poorly pointed, missing/ loose pointing. Buddleia growth to some localised areas. Limited observations due to vegetative growth within the site.
92	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Various spalling, brick decay and missing/ loose pointing. Buddleia growth to some localised areas. Various stained. Palisade installed.
93	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Various spalling, brick decay and missing/ loose pointing. Buddleia growth to some localised areas. Various stained. Palisade installed.
94	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Various spalling, brick decay and missing/ loose pointing. Buddleia growth to some localised areas. Various stained. Palisade installed.
95	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Various spalling, brick decay and missing/ loose pointing. Buddleia growth to some localised areas. Various stained. Palisade installed.
96	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Various spalling, brick decay and missing/ loose pointing. Buddleia growth to some localised areas. Various stained. Palisade installed.

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97	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Various spalling, brick decay and missing/ loose pointing. Buddleia growth to some localised areas. Variously stained. Palisade installed.
98	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Various spalling, brick decay and missing/ loose pointing. Buddleia growth to some localised areas. Variously stained. Palisade installed.
99	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Various spalling, brick decay and missing/ loose pointing. Buddleia growth to some localised areas. Variously stained. Palisade installed.
100	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Various spalling, brick decay and missing/ loose pointing. Buddleia growth to some localised areas. Variously stained.
101	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Various spalling, brick decay and missing/ loose pointing. Buddleia growth to some localised areas. Variously stained.
102	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary wall positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Minor vegetative growth to the length of the wall. Brick on edge finish. Various spalling, brick decay and missing/ loose pointing. Buddleia growth to some localised areas. Variously stained.

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103	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary structure positioned to the West of the site, facing from within the site curtilage		Corrugated concrete roof sheets installed to adjacent structure; suspected asbestos. Rainwater goods appear to comprise concrete half round gutters which are damaged/spalled; suspected asbestos. Debris may be present on site.
104	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary structure positioned to the West of the site, facing from within the site curtilage		Corrugated concrete roof sheets installed to adjacent structure; suspected asbestos. Rainwater goods appear to comprise concrete half round gutters which are damaged/spalled; suspected asbestos. Debris may be present on site.
105	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary structure positioned to the West of the site, facing from within the site curtilage		Corrugated concrete roof sheets installed to adjacent structure; suspected asbestos. Rainwater goods appear to comprise concrete half round gutters which are damaged/spalled; suspected asbestos. Debris may be present on site.
106	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary structure positioned to the West of the site, facing from within the site curtilage		Corrugated concrete roof sheets installed to adjacent structure; suspected asbestos. Rainwater goods appear to comprise concrete half round gutters which are damaged/spalled; suspected asbestos. Debris may be present on site.
107	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary structure positioned to the West of the site, facing from within the site curtilage		Corrugated concrete roof sheets installed to adjacent structure; suspected asbestos. Rainwater goods appear to comprise concrete half round gutters which are damaged/spalled; suspected asbestos. Debris may be present on site.
108	Speedwell Garage Ltd, 210-216 Drake Street, Rochdale, OL16 1UP	Boundary structure positioned to the West of the site, facing from within the site curtilage		Solid masonry wall. Sand/cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing pointing/ spalling of brickwork. Graffiti present.

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109	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing pointing/ spalling of brickwork. Graffiti present.
110	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing pointing/ spalling of brickwork. Graffiti present.
111	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing pointing/ spalling of brickwork. Graffiti present.
112	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing pointing/ spalling of brickwork. Graffiti present.
113	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing pointing/ spalling of brickwork. Graffiti present.
114	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Cracked Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing pointing/ spalling of brickwork.

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115	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing/ loose pointing to some areas. Horizontal cracking.
116	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing/ loose pointing to some areas. Large vertical crack.
117	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing/ loose pointing to some areas. Large vertical crack.
118	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing pointing/ spalling of brickwork. Graffiti present.
119	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing pointing/ spalling of brickwork.
120	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall. Missing pointing/ spalling of brickwork.

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121	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Solid masonry wall poorly terminated. Several cracked and defective bricks. Sand/ cement render installed; variously weathered cracked and missing. Coping stones weathered/ generally appear intact/ seated atop the wall.
122	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Timber post and ply hoarded section of the site; suspected temporary structure to secure site perimeter. Debris/ general rubbish to site boundary. Plywood delaminated to several boards and is likely approaching the end of its useful life.
123	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Timber post and ply hoarded section of the site; limited observation due to vegetative growth. Suspected temporary structure to secure site perimeter. Debris/ general rubbish to site boundary.
124	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Angular coursed stone wall. Surface patina. Stone copings appear intact. Limited observation of lower section due to vegetative growth. Pointing generally appears intact to this section. Some spalling noted to lighter areas.
125	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Angular coursed stone wall. Surface patina. Stone copings appear intact. Limited observation of lower section due to vegetative growth. Pointing generally appears intact to this section. Some spalling noted to lighter areas.
126	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Angular coursed stone wall. Surface patina. Stone copings appear intact. Limited observation of lower section due to vegetative growth. Pointing generally appears intact to this section. Some spalling noted to lighter areas.

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127	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Limited observations of angular coursed stone wall due to vegetative growth obstructing view. Surface patina/ buddleia growth observed. Stone copings appear intact.
128	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Timber post and feather edge board generally appears intact; limited observations due to vegetative growth to site. Missing pointing to angular coursed stone wall/ surface patina/ buddleia growth. Stone coping appear intact.
129	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from within the site curtilage		Timber post and feather edge board generally appears intact; limited observations due to vegetative growth to site. Missing pointing to angular coursed stone wall/ surface patina/ buddleia growth. Stone coping appear intact.
130	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from within the site curtilage		Heras fencing installed behind masonry wall within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Minor defects to brickwork/ pointing. Brick on edge finish; some missing.
131	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from within the site curtilage		Heras fencing installed behind masonry wall within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Minor defects to brickwork/ pointing. Brick on edge finish; some missing.
132	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from within the site curtilage		Heras fencing installed behind masonry wall within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Minor defects to brickwork/ pointing. Brick on edge finish; some missing.

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133	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from within the site curtilage		Heras fencing installed behind masonry wall within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Minor defects to brickwork/ pointing. Brick on edge finish; some missing.
134	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from within the site curtilage		Heras fencing installed behind masonry wall within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Minor defects to brickwork/ pointing. Brick on edge finish; some missing.
135	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from within the site curtilage		Heras fencing installed behind masonry wall within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Minor defects to brickwork/ stone copings installed and generally intact.
136	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from within the site curtilage		Heras fencing installed behind masonry wall within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Minor defects to brickwork/ stone copings installed and generally intact.
137	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from within the site curtilage		Heras fencing installed behind masonry wall within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Minor defects to brickwork/ stone copings installed and generally intact.
138	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from within the site curtilage		Heras fencing installed behind masonry wall within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Minor defects to brickwork/ stone copings installed and generally intact.

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139	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from within the site curtilage		Heras fencing installed behind masonry wall within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Minor defects to brickwork/ stone copings installed and generally intact.
140	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from within the site curtilage		Heras fencing installed behind masonry wall within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Minor defects to brickwork/ stone copings installed and generally intact.
141	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from within the site curtilage		Heras fencing installed behind stone boundary within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Limited observations of wall. Surface patina/ limited defects observed.
142	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from within the site curtilage		Heras fencing installed behind stone boundary within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Limited observations of wall. Surface patina/ limited defects observed.
143	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from within the site curtilage		Heras fencing installed behind stone boundary within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Limited observations of wall. Surface patina/ minor hole observed.
144	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from within the site curtilage		Heras fencing installed behind stone boundary within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Limited observations of wall. Surface patina/ minor hole observed.

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145	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from within the site curtilage		Heras fencing installed behind stone boundary within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Limited observations of wall. Surface patina/ limited defects observed.
146	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from within the site curtilage		Heras fencing installed behind stone boundary within the site. Self-seeded and vegetative growth intertwined within Heras. Debris along site boundary. Limited observations of wall. Surface patina/ limited defects observed.
147	Drake Street, Rochdale, OL16 1PJ	Hardstanding to the South of the site, facing from the external site perimeter		Tarmacadam pedestrian pavement, general condition is sound; no potholing or otherwise observed. Some patch repairs noted. Minor vegetative build up along site boundary. Kerb edging in place and intact.
148	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Bus shelter positioned adjacent to the site boundary; steel/ glazed partition with overhead canopy; no obvious defects observed. hardstanding comprises block paving and precast concrete paviours; some minor unevenness noted.
149	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Tarmacadam pedestrian pavement, general condition is sound; no potholing or otherwise observed. Some patch repairs noted. Minor vegetative build up along site boundary. Kerb edging in place and intact.
150	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Cuts ends of suspected former wrought iron railings integrated within the stone upstand. Cut ends corroded and flaunching installed to other areas has failed to this location; therefore, cut ends are exposed. Minor vegetation.

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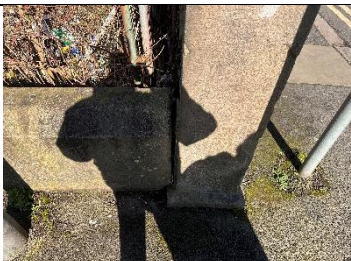
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151	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Galvanized steel street lighting positioned to the South of the site. Stone upstand to this location has failed likely due to former corrosion/ expansion of wrought iron railings and now weathered. Minor vegetation present to this area.
152	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Left side of the existing site entrance to Drake Street. Painted double yellow lines and dopped kerb to this location. Some fading of line making observed. vegetation/ debris to tarmacadam hardstanding to site entrance.
153	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Right side of the existing site entrance to Drake Street. Painted double yellow lines and dopped kerb to this location. Some fading of line making observed. vegetation/ debris to tarmacadam hardstanding to site entrance.
154	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Stone pier to Southwest corner of the site. Painted upper section of pier indicating former site number '206'. 4-way pier cap installed with some impact damage/ spalling to corners. Corrosive staining observed due to chain installed around pier.
155	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Slight separation noted at vertical junction of stone pier where this abuts stone walling, approximately 10mm. Slight staining and surface deposits/ patina to stone.
156	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Slight separation/ displacement of the stone walling at the vertical junction where this abuts the adjacent stone section, approximately 5-10mm displacement. Slight staining and surface deposits/ patina to stone.

SCHEDULE OF CONDITION

Property Address: Drake Street, Rochdale, OL16 1PJ

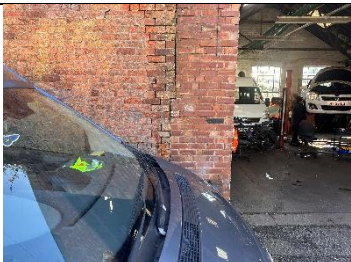
Surveyor(s): Robson Thornton BSc (Hons) & Samuel Whiteley

157	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Slight separation/ displacement of the stone walling at the vertical junction where this abuts the adjacent stone section, approximately 10-15mm displacement. Pedestrian crossing to this location with PCC pavements.
158	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Tarmac pedestrian pavement, general condition is sound; no potholing or otherwise observed. Some patch repairs noted. Minor vegetative build up along site boundary. Kerb edging in place and intact.
159	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Slight separation/ displacement of the stone walling at the vertical junction where this abuts the adjacent stone section, approximately 5-10mm displacement. Slight staining and surface deposits/ patina to stone.
160	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Separation noted at vertical junction where stone walling abuts adjacent section, approximately 20-25mm. Slight staining and surface deposits/ patina to stone. Adhesive residue present from former signage.
161	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Separation noted at vertical junction of stone pier to Southeast where this abuts stone walling, approximately 10-30mm. Slight staining and surface deposits/ patina to stone.
162	Drake Street, Rochdale, OL16 1PJ	Boundary wall positioned to the South of the site, facing from the external site perimeter		Stone pier to Southeast corner of the site. Graffiti residue to pier. 4-way pier cap installed; minor impact damage to corners/ edges. Road signage installed; corroded/ pitted. Street lighting and signage installed to this location.

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163	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Garage structure to the rear of Speedwell Garage; accessed from St Albans Street; left side vertical abutment to adjacent high-level wall is poor. Garage does not appear tied into this wall and differential movement of boundary wall observed.
164	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid masonry wall. Buddleia growth and displacement of brick courses at the vertical junction to the top of wall abutment. Missing pointing to several areas. Stone copings displaced. Wall out of plumb/ not tied into adjacent.
165	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Vertical junction has opened up circa 10-20mm. Suspected asbestos cement guttering where buddleia growth is observed. Stepped cracking extends approximately 6 brick courses up to concrete lintel over opening which is cracked.
166	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Missing pointing and spalled brickwork are present along the vertical junction all the way to ground level to the masonry boundary wall. High level wall does not appear tied into or toothed into the adjacent structure along this junction.
167	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid masonry boundary walling appears out of plumb/ not tied into adjacent structure. The wall is flush for 13 brick courses from ground level and begins to protrude and step outwards from the site, approximately 30-35mm.
168	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid masonry boundary walling appears out of plumb/ not tied into adjacent structure. The wall is flush for 13 brick courses from ground level and begins to protrude and step outwards from the site, approximately 30-35mm.

SCHEDULE OF CONDITION

Property Address: Drake Street, Rochdale, OL16 1PJ

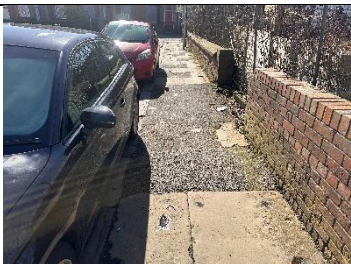
Surveyor(s): Robson Thornton BSc (Hons) & Samuel Whiteley

169	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid masonry wall. Buddleia growth and displacement of brick courses at the vertical junction and top of wall abutment. Spalling and missing pointing to upper area. Stone copings displaced, wall out of plumb/ not tied into adjacent.
170	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Solid masonry wall. Buddleia growth and displacement of brick courses at the vertical junction and top of wall abutment. Spalling and missing pointing to upper area. Stone copings displaced, wall out of plumb/ not tied into adjacent.
171	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Site access from St Albans Street; Tarmac pedestrian pavement, general condition is sound; no potholing or otherwise observed. Vegetative build up along hoarded section of boundary. Kerb edging intact. No line markings observed.
172	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Tarmac pedestrian pavement, general condition is sound; no potholing or otherwise observed. Vegetative build up adjacent to stone walling. Kerb edging intact. Line markings faded. Street lighting installed to this location.
173	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Tarmac pedestrian pavement, general condition is sound; no potholing or otherwise observed. Vegetative build up adjacent to stone walling. Kerb edging intact. Line markings faded.
174	St Alban's Street, Rochdale, OL16 1UU	Boundary wall positioned to the North of the site, facing from the external site perimeter		Large format stone pavements variously cracked and minorly displaced; trip hazards to some areas. Stone kerb edging generally intact. Mains surface water drainage grid to Northeast corner. Line marking to adjacent road faded.

SCHEDULE OF CONDITION

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175	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Large format stone paviours variously cracked and minorly displaced. Stone kerb edging generally intact. Mains surface water drainage grid to Northeast corner. Line marking to adjacent road faded. Missing paviours infilled with tarmac.
176	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Large format stone paviours variously cracked and minorly displaced. Stone kerb edging generally intact. Mains surface water drainage grid to Northeast corner. Line marking to adjacent road faded. Missing paviours infilled with tarmac.
177	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Cobbled section to what appears to be a historic access point to the site; now blocked off. Generally, condition of cobbles is sound; however, covered over with tarmac to left side. Some vegetative build up along wall edge.
178	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Large format stone paviours variously cracked and minorly displaced. Stone kerb edging generally intact. Mains surface water drainage grid to Northeast corner. Line marking to adjacent road faded. Missing paviours infilled with tarmac.
179	Broadfield Stile, Rochdale, OL16 1PJ	Boundary wall positioned to the East of the site, facing from the external site perimeter		Large format stone paviours variously cracked and minorly displaced. Stone kerb edging generally intact. Mains surface water drainage grid to Northeast corner. Line marking to adjacent road faded. Missing paviours infilled with tarmac.
180	Developable land at Drake Street, Rochdale, OL16 1PJ	Within the site curtilage toward the Northwest corner of the site		Telephone lines are noted overhead and cut through the developable site area. Telephone lines appear intertwined with trees and vegetation situated in the site. Care should be taken during any site clearance.

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181	Developable land at Drake Street, Rochdale, OL16 1PJ	Within the site curtilage toward the Northwest corner of the site		Telephone lines are noted overhead and cut through the developable site area. Telephone lines appear intertwined with trees and vegetation situated in the site. Care should be taken during any site clearance.
182	Developable land at Drake Street, Rochdale, OL16 1PJ	Within the site curtilage toward the Northwest corner of the site		Telephone lines are noted overhead and cut through the developable site area. Telephone lines appear intertwined with trees and vegetation situated in the site. Care should be taken during any site clearance.
183	Developable land at Drake Street, Rochdale, OL16 1PJ	Within the site curtilage toward the Northwest corner of the site		Telephone lines are noted overhead and cut through the developable site area. Telephone lines appear intertwined with trees and vegetation situated in the site. Care should be taken during any site clearance.
184	Developable land at Drake Street, Rochdale, OL16 1PJ	Within the site curtilage toward the Northwest corner of the site		Telephone lines are noted overhead and cut through the developable site area. Telephone lines appear intertwined with trees and vegetation situated in the site. Care should be taken during any site clearance.
185	Developable land at Drake Street, Rochdale, OL16 1PJ	Within the site curtilage toward the Northwest corner of the site		Telephone lines are noted overhead and cut through the developable site area. Telephone lines appear intertwined with trees and vegetation situated in the site. Care should be taken during any site clearance.
186	Developable land at Drake Street, Rochdale, OL16 1PJ	Within the site curtilage toward the Northwest corner of the site		Telephone lines are noted overhead and cut through the developable site area. Telephone lines appear intertwined with trees and vegetation situated in the site. Care should be taken during any site clearance.