

What is happening to the surface of Welcomes Road ?



Before the seal and chip 2012.

Why the road needed sealing- areas of patching and crumbling tarmac that would eventually lead to the complete failure of the road.



The flooding here comes from Golf Road and the fields and common land beyond and pours into the top of Welcomes Road. This damages Welcomes Road and explains in part why Valley Road suffers from severe flooding after a rain storm. The London Borough of Croydon are committed to stopping this. Your Committee spent some money building a soak away in this path but this is quickly overwhelmed by the volume of storm water.

Picture courtesy of John Carr October 2012

Seal and chip will not remedy indentations and depressions in the underlying surface. This needs filling with tarmac before sealing.



The left upper bare area is an example of damage created by spinning wheel, with a lump of bitumen to the right of area. Done shortly after laying seal.

The other damage shows complete failure of the tack bond subsequent to applying seal and chip



Comments from some of the many emails we received as a result of the resurfacing work

Kindly note I have received the road circular re road works on Welcomes Road dated 9th October 2012 and have the following comments.

The road surface in Welcomes Road was repaired not so long ago to a reasonable level particularly the strips on the edges. It is understood that the recent re-surfacing has cost somewhere around £78,000 but has left the road in a worse and uneven condition from top to bottom, with unacceptable undulations, bumps, pits, etc.

It is quite evident that not enough sufficient quantities of stone and tarmac was used to at least give the road an even surface.

Are these major deficiencies going to be rectified or left as is? If the latter situation applies, what was the point of having the road resurfaced in the first place? However, if the former situation applies, why was it not done at the time of resurfacing?

I do not believe Mr. Arnold's disappointment with the negative attitude of some residents is justified. I will not comment on the suggested deliberate damaging of the new surface by some drivers before it had time to "cure". That tantamount to hooliganism! However, the subsequent rains accomplished the same effect without having to resort to hooliganism. To deliver a durable surface requiring little maintenance is a brilliant idea provided an acceptable road surface is accomplished from the outset.

The current pits and bumps left on the road is totally unacceptable immediately after "RESURFACING"!

Finally, Arnold Tarmac were well aware of the time of the year when deciding to undertake the work. Is there any reason the total work could not have started / finished / cured next May within the same time period?

I believe the contents of this email is not a criticism of the Committee but what

*Thank you so very much for a very coherent reply. Well noted.
It is indeed a pity that the traffic / speed in Welcomes Road cannot be controlled as per status of a private road*

Thank you for your updates.

I have to say though, the new road surface in our opinion is less than satisfactory and very disappointing generally. The new surface has done little to enhance the imperfections in the road other than cover over them and my wife as a pedestrian user of the road, complains that 'in ladies shoes' it is now 'very uncomfortable tending towards near on impossible' to walk on whereas before when it was a smooth surface it was fine..

A builder working on our site interestingly observed 'if he produced a job of that quality, he wouldn't get paid.. ' I am sure the heavy rains didn't help and the sweeping has since made a marginal improvement, particularly to the channelling and rutting from the rain water-course. I hope we will be happier by the time all is complete, though I rather doubt that my wife and her shoes will be (which, I suspect, will also cost me a lot more £ in constant re-healing..)

Sorry if this sounds like a grizzle (well I guess it really is) but I thought maybe you should have some feedback when talking to the contractors..You've done a fabulous job with a limited budget! Thank you very much.

Fellow neighbours,

I do not understand the reasoning and arguments for leaving speed humps unmarked over the winter. There is plenty of opportunity to conduct the painting work and it is dangerous to leave them unpainted.

It is irresponsible to suggest leaving them unmarked in an attempt to control driver speed. It introduces a significant and indefensible risk of litigation to WURA should there be an accident involving any unsuspecting driver, and such action could threaten the very existence of the road fund.

I am fully supportive of the remedial works being carried out in Welcomes Road and appreciate a degree of disruption is inevitable.

The loose chippings may slow people down, so that might be a possible benefit of having them. Certainly most people seem to be driving more slowly.

I must say that after the sweep I am a bit disappointed about the general condition of the new surface. It seems that the spray of the bitumen has not been evenly applied - some stretches have less than other, but generally I find that the bitumen has been sprayed too thin as the stones does not stick to the bitumen and can easily be scraped off. I am not talking about the patches that need to be repaired.

Another issue - I can see that some of the swept up stones has been laid on "Royal Lane" up past Ray's entrance. I am concerned that at the first heavy rain most of these stones will be flushed onto Welcomes Road.

I cannot see the point of leaving any loose chips. Cars will throw them off the road into drives, there is also the possibility of injuring pedestrians as not all traffic adheres to the speed limit. You are right they could also block any drainage channels.

The idea of a 50% sweep is attractive but surely we can't decide until after we see what the affect of rain is. As you mention; we don't want blocked drains and soak ways. What will happen to the bumps? Will they be left anonymous or is there an intention to mark them in some way? We've probably already been told but I must have missed that one

For what's worth - as a resident who used to walk down Welcomes at 0630 in the morning (now thankfully retired and so still in bed then!) I can fully support an alternative to the white marks on the humps - when damp with dew they can be dangerously slippery and as a pedestrian I used to give them a wide berth

Firstly I would like to congratulate you for undertaking a difficult task for which you all deserve every resident's praise and thanks.

I would also like to make some, hopefully constructive comments on your latest e-mail.

Surely Mr. Arnold knew that we would not experience unbroken dry weather and that the road would be covered in leaves during and after the resurfacing work, given the time of year in which work commenced? I'm not sure I understand why road surfaces would only dry in the summer as roadworks are successfully completed all year round and I'd have thought that modern compounds would not take dry weather to seal effectively. However, this, as you say does give us the opportunity to get the potholes repaired which sadly already seem to be appearing, so this is an excellent idea. I am assuming we are not paying all the fees until the work is completed, but if not then I would suggest we put this in place as soon as possible given it is Mr. Arnold's decision to delay completion?

How are we proposing to mark out the humps in the interim? Surely there a chance that if they are unmarked and someone damages a vehicle as a result, we could be sued? Perhaps they would not be successful but it would cost money to defend and we would perhaps be seen as not having performed a basic duty of care? I'd have thought Mr. Arnold could mark these for safety reasons at least. If he is not willing to do this, then can we seek an indemnity from him to cover us?

The longer the stone chips remain, the more time they have to wash away or abrade the road as cars drive over them. Can we factor this into the retained payment for future remedial work, as it is his choice to delay completion? You mention that Welcomes Road is a footpath: I was unaware of this and there is no signage that I can see to make users or residents aware that pedestrians have right of way. It also seems unreasonable to rely on this to keep speeds down given that there is no footpath signage (c.f. Golf Road?) and hence, we might be seen as not having exercised a reasonable duty of care in making all users aware. Is Up-lands Road also a footpath? It may state that Welcomes and Uplands are private roads but we all know that many people use them as a cut through.

As to the point about Mr. Arnold's disappointment, I think this should be reflected back on him and his team. The committee put a lot of effort into communicating the agreed project plan so that all residents could inform their visitors, plan their school runs and arrange deliveries appropriately. It is hardly their fault that Mr. Arnold tore up the agreed plan on the day that work commenced, leaving everyone in the dark as to road closures and access. This was further compounded by Mr. Arnold deciding that he needed to start at the bottom of the road given that his machines work better when moving uphill. Surely he knew enough to know that Welcomes Road has a sizable elevation gain along its length? I would suggest we feed back to Mr. Arnold that his project planning and communication are poor. I am sure you have been bombarded with comments and recognize that what you have bravely undertaken here was always going to be a thankless task so I have no wish to add to these pressures. However if there is any way you feel I can usefully help resolve any issues or participate in any debate then I will happily do what I can to assist.