

revision	date	note
A	24.07.2024	issued for pre-app
B	13.01.2025	issued for reserved matters application
C	18.02.2025	boundary wall detail added to suit highway's request

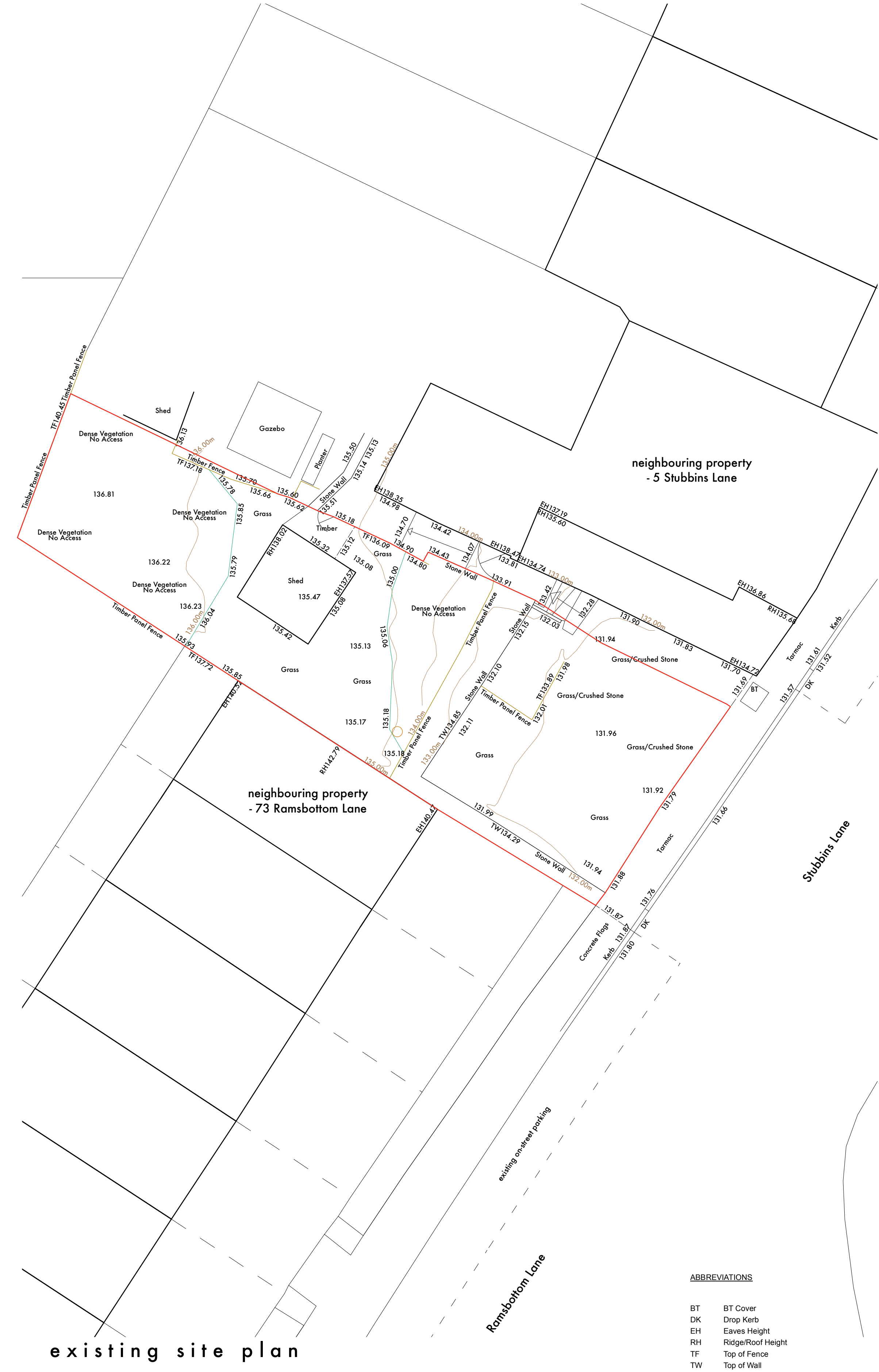
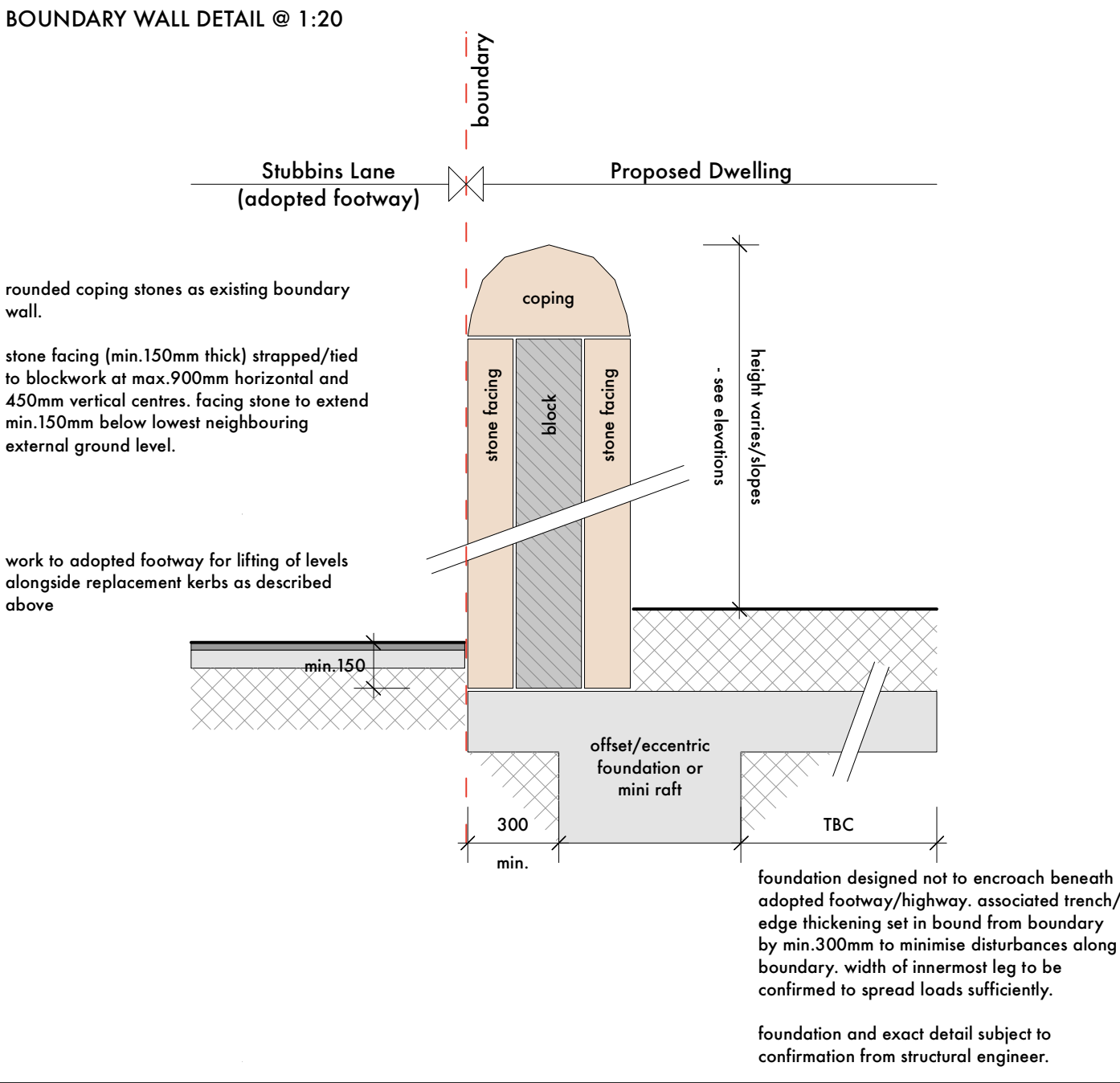
HIGHWAYS

redundant dropped kerb to be removed and replaced with full height kerb - adjacent footway levels to be lifted to suit and fully tied-in. hatched area indicates affected extents of footway. lifted levels highlighted in red. all work as requested to condition no.11 of outline approval ref.67718.

- highway works identified as follows to suit condition 11 of outline approval :-
- existing carriageway construction layers abutting kerbs to be planed out to prepare for breaking out and replacement of existing dropped kerbs. carriageway surface course, binder course and sub base to be reinstated and tied-in on completion.
 - existing footway to be excavated or taken up to allow for lifting of levels alongside new kerbs.
 - new kerbs to be 125x255mm PCC half battered kerbs (ref.HB2) to BS EN 1339, to be set with 100mm upstand to neighbouring highway level.
 - all new kerb construction shall be laid and bedded in accordance with BS 7533-6 and have a min.150mm depth/thickness of grade ST1 concrete bed and backing.
 - new adopted footway to tie-in with existing to north and south extents. existing construction layers to be planed out to allow proposed surface course, binder course and sub base to be tied-in. assume footway construction to consist of 25mm bitumen surface course and 60mm binder course to BS EN 13108. complete with 200mm type 1 sub base.
 - any disturbances to existing carriageway/footway to be made good as necessary.
 - all new to existing surface course joints to be sealed with hot pour bitumen.
 - all highway works to be to adoptable standards and shall comply fully with the local authority specification, approved standard details and the relevant sections of the 'specification for highway works' and british standards.
 - exact methods to be agreed with local authority highways engineer prior to construction.

proposed reinstatement of on-street parking to Stubbins Lane as raised during outline application and pre-application discussions.

- new roadmarkings required to extend and join together previous white line parking extents (i.e. from Ramsbottom Lane to the south to Stubbins Lane to the north).
- any redundant markings to be removed in accordance with sub clause 1212:18 of the 'specification for highway works'. exact methods to be agreed with local authority highways engineer prior to commencing.
- roadmarking materials, laying and performance to be in accordance with the requirements of BS EN 1436.
- polished stone value (PSV) of all markings/linings to suit adjacent surfacing.
- all roadmarkings to be laid in accordance with the requirements of the 'traffic signs manual chapter 5', the 'traffic signs regulations and general directions' and the relevant sections of the 'specification for highway works'.



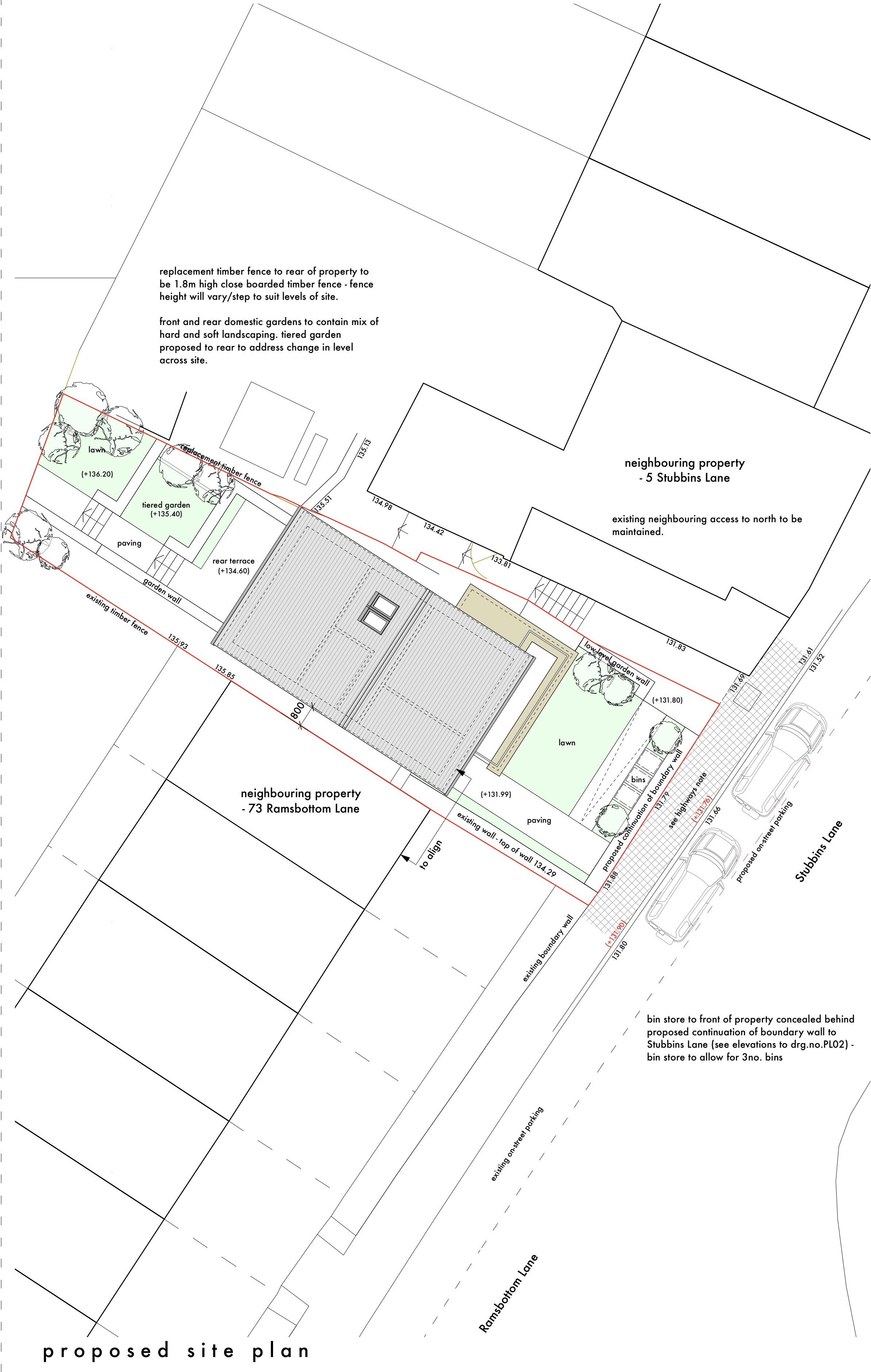
ABBREVIATIONS

- BT BT Cover
DK Drop Kerb
EH Eaves Height
RH Ridge/Roof Height
TF Top of Fence
TW Top of Wall

NOTE

All levels and coordinates relate to OSGB36(15) using GNSS data.

Levels defining edge of carriageway are observed at channel (bottom of kerb).



replacement timber fence to rear of property to be 1.8m high close boarded timber fence - fence height will vary/step to suit levels of site.

front and rear domestic gardens to contain mix of hard and soft landscaping. tiered garden proposed to rear to address change in level across site.

neighbouring property - 5 Stubbins Lane

existing neighbouring access to north to be maintained.

neighbouring property - 73 Ramsbottom Lane

bin store to front of property concealed behind proposed continuation of boundary wall to Stubbins Lane (see elevations to drg.no.PL02) - bin store to allow for 3no. bins