

Do Not Scale

DESIGNERS RISK NOTES

- In accordance with the Construction (Design & Management) Regulations 2015, it is the policy of the practice to Design Out as many identifiable risks as possible for the construction, operation and maintenance of the project.
- All drawings are to be read in conjunction with the Pre-Construction Information which is defined in the Construction (Design & Management) Regulations 2015.
- A competent Contractor should be aware of 'Normal' risks involved with the construction process. However additional precautions will need to be considered for the following items:
 - A) None identified.
- Safe methods and systems of work remain the responsibility of the Contractor and must be identified in the Construction Phase Plan. The Construction Phase Plan must be in place prior to the start of any mobilisation or site work.
- Residual risks that have been identified and cannot be Design Out are as follows:
 - A) None identified.
- If any party using this drawing considers that there are 'Abnormal' risks that have not been identified above, then the Engineer should be notified.

General Notes

- This drawing is to be read in conjunction with all other information by relevant parties classed as Designers under the Construction (Design & Management) Regulations 2015.
- Only figured dimensions are to be worked from. The Contractor is to check all dimensions on site and report any discrepancies to the Engineer.
- All dimensions are in metres unless noted otherwise.

Legend

- Denotes proposed land ownership boundary
- Denotes proposed highways to be adopted for S38 Adoption to Durham County Council
- Denotes transition zone between proposed road levels and existing
- Denotes the proposed area where a Section 278 Agreement is required to allow the proposed works to be completed
- Denotes route of proposed Gas
- Denotes route of proposed Electric
- Denotes route of proposed Water
- Denotes route of proposed British Telecom
- Denotes route of services with open cut to be completed
- Denotes route of services augmented
- Denotes proposed road gully
- Denotes locations of pegs as surveyed by GSM
- Denotes root protection area
- Denotes position of proposed adoptable street lighting columns

Columns to be located in and at the back of footpaths or a minimum of 0.5m from the kerb edge in grassed areas where there is no footpath and within highway to be adopted as per Durham specification.

The lanterns are to be dimmed to DCC dimming regime which is by 25% between 10pm and midnight and by 50% between midnight and 5am as per Durham spec.

Layout

No.	Type	Height	Angle	TR	Cont.	Out reach	Dimmed to
1	A	6.00	226.00	5.00	0.00	0.40	50%
2	A	6.00	119.00	5.00	0.00	0.40	50%
3	A	6.00	50.00	5.00	0.00	0.40	50%
4	A	6.00	244.00	5.00	0.00	0.40	50%
5	A	6.00	268.00	5.00	0.00	0.40	50%
6	A	6.00	250.00	5.00	0.00	0.40	50%

Luminaire A Data

Supplier	Type	Series	Height	Angle	TR	Cont.	Out reach	Dimmed to
K	2 no street lighting notes added regarding positioning and dimming of lights as per DCC's comments.	Series 1: 6481(GB) Deep bowl Glass Smooth 6103 48 XP-G VHT	6.00	226.00	5.00	0.00	0.40	50%
J	Street lighting column position updated with information provided by Lites.	48 XP-G VHT 350mm WW (116m - 350mm)	6.00	119.00	5.00	0.00	0.40	50%
H	Position of Illuminated Give Way Sign amended.	Series 1 6103 48 LED 350mm WW Deep bowl Glass Smooth(GB) EP LDT	6.00	50.00	5.00	0.00	0.40	50%
G	Drawing revised to incorporate DCC comments.	Series 1 6103 48 LED 350mm WW Deep bowl Glass Smooth(GB) EP LDT	6.00	244.00	5.00	0.00	0.40	50%
F	3 no granite parking bays removed adjacent to the garages at DCC request.	Series 1 6103 48 LED 350mm WW Deep bowl Glass Smooth(GB) EP LDT	6.00	268.00	5.00	0.00	0.40	50%
E	Route of detached woodland footpath amended. Proposed extension of this footpath removed. Scale of drawing changed.	Series 1 6103 48 LED 350mm WW Deep bowl Glass Smooth(GB) EP LDT	6.00	250.00	5.00	0.00	0.40	50%
D	SWMH13 and 12, FVMH15, 11, 10 (over levels and invert levels amended. FVMH12 and 13 omitted. Route of the detached footpath to the Manor House amended. Route of services added as per client's instruction.	Series 1 6103 48 LED 350mm WW Deep bowl Glass Smooth(GB) EP LDT	6.00	250.00	5.00	0.00	0.40	50%
C	Route of the detached footpath to the Manor House amended. Route of services added as per client's instruction.	Series 1 6103 48 LED 350mm WW Deep bowl Glass Smooth(GB) EP LDT	6.00	250.00	5.00	0.00	0.40	50%
B	Route of the detached footpath to the Manor House amended. Route of services added as per client's instruction.	Series 1 6103 48 LED 350mm WW Deep bowl Glass Smooth(GB) EP LDT	6.00	250.00	5.00	0.00	0.40	50%
A	Street lighting column positions updated with information provided by Lites.	Series 1 6103 48 LED 350mm WW Deep bowl Glass Smooth(GB) EP LDT	6.00	250.00	5.00	0.00	0.40	50%

Revisions

Rev.	Description	By	CHK	Date
1	Issue for Design	AK	NMS	30/11/17
2	Issue for Design	AK	NMS	28/11/17
3	Issue for Design	PK	NMS	25/10/17
4	Issue for Design	PK	NMS	04/10/17
5	Issue for Design	NC	NMS	16/09/17
6	Issue for Design	NC	NMS	17/07/17
7	Issue for Design	PK	NMS	21/04/17
8	Issue for Design	PK	NMS	13/04/17
9	Issue for Design	PK	NMS	31/03/17
10	Issue for Design	KR	NMS	18/01/17

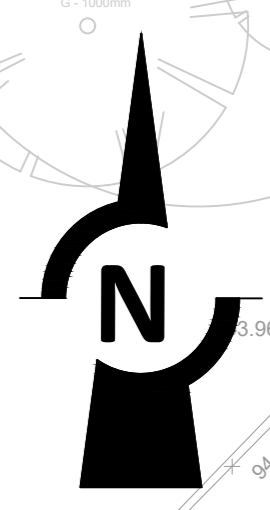
Shadbolt Consulting
 Part of the Shadbolt Group
 Civil, Structural & Building Solutions
 18 Bewick Road, Colchester, Essex, CO1 1JH
 T: 01206 478 3300
 W: www.shadboltgroup.net

Banks Group
 Mount Oswald Development
 Self Build Plots S38 / S278 Plan

2122/982

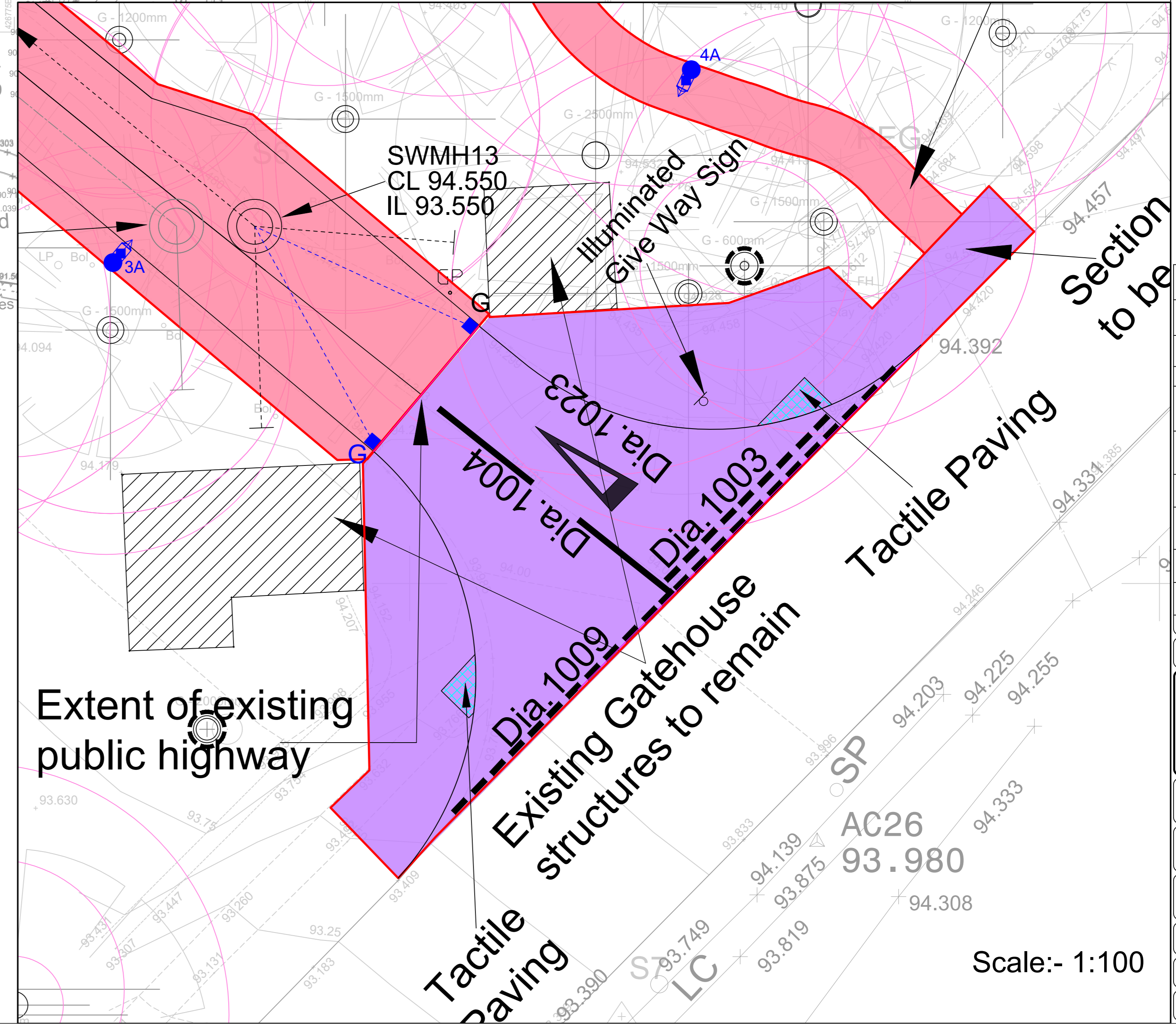
Scale	Drawn By	Checked By	Date
1:250	KR	NMS	24/10/16

Copyright © 2016 Shadbolt Consulting Ltd
 Use of drawings is deemed an acceptance of our T&Cs available on our website.



South Road MO4
 A177
 E=426847.449
 N=540553.240
 H=94.528

Durham County Council
REGENERATION & LOCAL SERVICES
 Highway layout approved for use in Agreement
J. Hogarth
CORPORATE DIRECTOR OF REGENERATION & LOCAL SERVICES
 Date: 1st December 2017



Tree Numbers 270, 278 and 285 have been removed.

The adopted highway is to be extended at a later date to suit the proposed re-development of the Manor House.

Adoptable Access Road to be formed over the existing road construction (4.2m wide).

The adopted footpath is to be extended at a later date to suit the proposed re-development of the Manor House.

1.8m wide footpath

Lighting columns on detached path to be raise and lower type

Opening to be formed within the stone wall

Private foul drainage to be laid within the adoptable highway under a Section 50 Licence.

Gated entrance feature (details are to be confirmed at a later date).

Footpath (1.8m wide)

Services link to Walled Garden plot

The Walled Garden

Vehicular Access to the walled garden development. (Details are to be confirmed at a later date).

Passing bay

Indicative location of plot access.

3.5m wide Private Access Road to serve 5 properties. (surface finishes and construction thicknesses are to be confirmed).

Area= 1745m²

Refuse collection from the 5 No. self-build plots will be carried out by a private management company.

3.5m wide Private Drives providing access to two properties each. (surface finishes and construction thicknesses are to be confirmed).

Area= 1473m²

Refuse collection from the 5 No. self-build plots will be carried out by a private management company.

Area= 1573m²

Indicative location of plot access.

Existing Footpath / Cycleway

450mm diameter outfall IL = 87.500m

Rock Armouring

ditch

300mm diameter outfall IL = 86.465

450mm diameter outfall IL = 87.496m

top of batter

Top of Gable wall level 87.190m

Water level = 86.380 (at time of survey)

CBR locations as advised by Hall Construction.

Scale:- 1:100