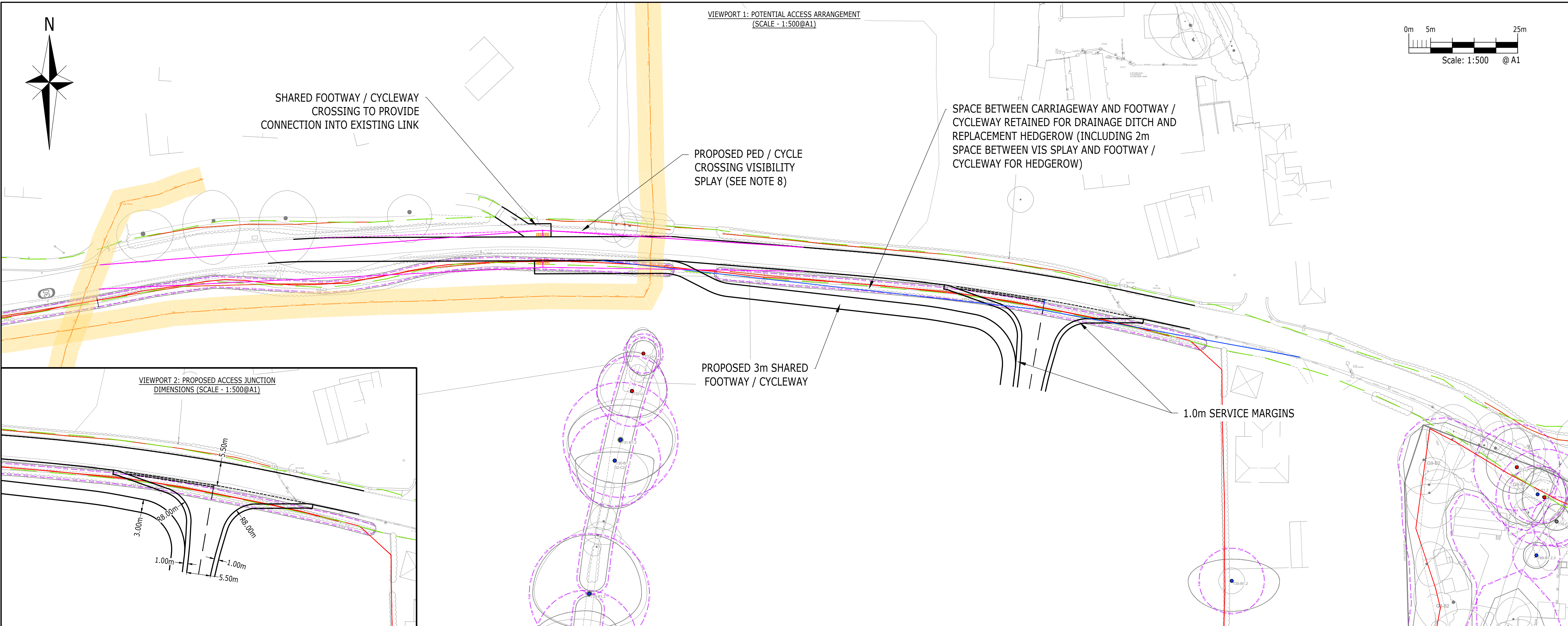




- NOTES:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
 - ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.
 - SUBJECT TO FURTHER DISCUSSION WITH HCC.
 - SUBJECT TO CAPACITY ASSESSMENT.
 - VISIBILITY BASED ON MEASURED SPEEDS RECORDED BY AUTOMATIC TRAFFIC COUNTER BY INNOWISE BETWEEN THURSDAY 5TH JUNE AND WEDNESDAY 11TH JUNE 2025. CALCULATIONS BASED ON MIS / DMR AS FOLLOWS:
102.1m JUNCTION VISIBILITY SPLAY TO THE WEST BASED ON 85%ILE EASTBOUND SPEEDS OF 37.8mph (≈ 64.8kph)
60.0m JUNCTION VISIBILITY SPLAY TO THE EAST BASED ON 85%ILE WESTBOUND SPEEDS OF 33.8mph (≈ 58.4kph)
 - TOPOGRAPHICAL SURVEY BASED ON INFORMATION RECEIVED FROM ENCOMPASS GEOSPATIAL DATED JUNE 2025 (DRAWING REF. 01MX02D/REV E).
 - TREE SURVEY BASED ON INFORMATION RECEIVED FROM ARBO-ECO CONSULTANCY DATED 24-04-2025 (DRAWING REF. MB25403-01-01 REV A).
 - SUBJECT TO LEVELS, TREE AND UTILITIES REVIEWS.
 - HIGHWAY BOUNDARY INDICATIVELY PLOTTED BASED ON OS MAPPING IN LINE WITH INFORMATION RECEIVED FROM HCC.
 - SITE BOUNDARY INFORMATION INDICATIVELY PLOTTED AND SUBJECT TO CONFIRMATION FROM ARCHITECT.
 - SUBJECT TO SIGNAGE REVIEW.
 - PEDESTRIAN AND CYCLE CONNECTIONS TO BE REVIEWED IN FURTHER DETAIL AS LAYOUT PROGRESSES.

- KEY:
- INDICATIVE SITE BOUNDARY
 - HIGHWAY BOUNDARY (SEE NOTE 13)
 - TREE SURVEY ROOT PROTECTION AREA
 - HEDGEROW STEMLINE
 - JUNCTION VISIBILITY SPLAYS (SEE NOTE 9)
 - PEDESTRIAN / CYCLIST VISIBILITY SPLAYS (SEE NOTE 9)
 - TANGENTIAL PEDESTRIAN / CYCLIST VISIBILITY SPLAYS
 - EXISTING FUEL MAIN
 - EXISTING GAS PIPE EASEMENT

VEHICLES USED:

	Phoenix 2 Duo (PP-15W with Elite 6x6 chassis) Overall length: 11.100m Overall width: 2.550m Overall body height: 3.500m Min Body Ground Clearance: 0.340m Track Width: 2.000m Lock to lock time: 4.500m Kerb to Kerb Turning Radius: 9.500m
	Skoda Octavia Overall length: 4.572m Overall width: 1.880m Overall body height: 1.480m Min Body Ground Clearance: 0.240m Max Track Width: 1.500m Lock to lock time: 4.000m Kerb to Kerb Turning Radius: 2.100m

C	UPDATED TO REFLECT CLIENT COMMENTS	SL	JE	PR	19.12.25
F	EMERGENCY ACCESS REMOVED	SL	SL	PR	12.11.25
E	REVISED ACCESS LOCATION SHOWN	SL	SL	PR	23.10.25
D	UPDATED TO REFLECT CLIENT COMMENTS	JE	JE	PR	06.08.25
C	UPDATED TO REFLECT LATEST TOPO	JE	JE	PR	01.07.25
B	UPDATED TO REFLECT SPEED SURVEY DATA	JE	JE	PR	20.06.25
A	UPDATED TO REFLECT ARBORICULTURAL ADVICE	JE	JE	PR	28.05.25

Rev	Description	Drn	Chk	App	Date
Purpose: PLANNING ISSUE		Status: -			

ARDENT CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY

Third Floor
The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JE

Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

Client

BLOOR HOMES

Project Title:

LAND SOUTH OF MADDOXFORD LANE

Drawing Title:

PROPOSED ACCESS ARRANGEMENT

Drawn by	Checked by	Approved by	Revision
SL		PR	
Scale	Date		
AS SHOWN	MAY 2025		
Drawing Number			G
2105890_A-ACE-XX-XX-DR-C-0101			