

Phase 5 Works

Road to be partially closed to enable the road to be widened.

Vehicular access to be made available from one end - Pedestrian access to properties to be maintained at all times.

Phase 6 Works (Potentially not Sequential)

Road to be partially closed to enable final re-surfacing and white lining operations to take place.

Road to remain partially closed (as highlighted on the attached plan) for extended periods but pedestrian access is to be maintained for residents at all times.

Liaison on with Local residents for full road closure for resurfacing works.

PHASE 5 - Road Widening Part 1 (4 Weeks)

Scale:1:500

PHASE 6 - Final Surfacing (1 Week)

Scale:1:500

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE.

ALL DIMENSIONS MUST BE OBTAINED FROM OR CHECKED ON SITE.
ENSURE THIS DRAWING IS THE LATEST REVISION.
ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

NOTES ON PHASING

WORKS ARE SUBJECT TO CHANGE AND ARE RELIANT ON THIRD PARTIES (SUCH AS STATUTORY UNDERTAKERS).

EACH PHASE SHOWS A TYPICAL TIMESCALE AND IS NOT NECESSARILY SEQUENTIAL IN NATURE DUE TO UNFORESEEN CIRCUMSTANCES SUCH AS WEATHER / PROCUREMENT ISSUES OR UNFORESEEN CIRCUMSTANCES.

WHERE POSSIBLE, ALTERNATIVE ARRANGEMENTS WITH THE TENANTS WILL BE MADE AVAILABLE TO ACHIEVE AN EARLIER FINISH.

WORKS ARE DUE TO START SUBJECT TO THE FOLLOWING:

- STC HIGHWAYS SIGNING A SECTION 278 AGREEMENT
- STATUTORY UNDERTAKERS' LEAD IN AND PROCUREMENT
- UNFORESEEN CIRCUMSTANCES SUCH AS;
 - UNUSUAL GROUND CONDITIONS
 - PROCUREMENT ISSUES RELATING TO THE WIDER ECONOMY
 - NATIONAL AND/OR LOCAL RESTRICTIONS AS A RESULT OF THE COVID-19 PANDEMIC

KEY:

 DIRECTION OF CONSTRUCTION TRAFFIC WITHIN THE SITE.

ROAD WIDENING PHASING WORKS

Works on internal plot construction are not to start until works have started on highway widening works.

Only works to showhome area and internal highways layout will continue prior to highway widening works commencing.

No construction traffic to use the north and east side of Farding Square, all construction / material movement to be gained through internal haul roads from Lake Avenue / the new adopted Highway.

Highway widening works

Internal Highways

Showhome Construction

PHASING OVERVIEW

Scale:1:500

REV. P4	PHASING REVISED FOLLOWING SITE MEETING WITH LA (20/09/2021) C. LEACH
REV. P3	FURTHER PLANNING COMMENTS (19/04/2021) D. ANDERSON
REV. P2	PLANNING COMMENTS (14/04/2021) D. ANDERSON
REV. P1	PRELIMINARY ISSUE (14/04/2021) D. ANDERSON

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PROJECT
FARDING SQUARE

SUBJECT
S278 PHASING DRAWING

DRAWN BY D. ANDERSON	TELEPHONE NO. +44 191 525 5000
CHECKED BY D. ANDERSON	APPROVED BY D. ANDERSON
DATE 14.04.2021	SCALE 1:500
	SHEET SIZE A1

DRAWING NO. ENG-069-2651	REVISION P4
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