



Phase 5 Works

Construction of new highways and the installation of new services as required.

Road to remain open as per normal and all works to take place within the boundary of the site.

Potential for works to be carried out in parallel to Phase 3 subject to lead in times from statutory undertakers which are outside the developers control.

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. Potential for works to be carried out in parallel to Phase 4 but subject to local residential access arrangements.

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

PHASE 5 - Road Widening (6 Weeks)

PHASE 6 - Final Surfacing (1 Week)

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.

KEY:

DIRECTION OF CONSTRUCTION TRAFFIC WITHIN THE SITE.

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
AKELER HOUSE 1 EMPEROR WAY DOXFORD INTERNATIONAL SUNDERLAND SR3 3XR	
gentoo homes	
PROJECT FARDING SQUARE	
SUBJECT S278 PHASING DRAWING	
DOWN BY D. ANDERSON	TELEPHONE NO. +44 191 525 5000
CHECKED BY D. ANDERSON	APPROVED BY D. ANDERSON
DATE 14.04.2021	SCALE 1:500
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