



williamsaunders
architecture : engineering : building consultancy



PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

G F TOMLINSON BUILDING LTD

PRE-START HIGHWAY CONDITION INSPECTION

11717

JUNE 2019

Contract: Plot 4B and 5, Ashroyd Business Park, Hoyland, Barnsley**Document Title:** Pre-Start Highway Condition Inspection**Our Ref:** 11717-WMS-ZZ-XX-RP-39001-S8-P1**Prepared by:** C.Melton IEng MCIHT MICE MIHE**Date:** 07/06/2019**RECORD OF AMENDMENTS TO DOCUMENT**

Ref	Description	Date

Verified by: A.C.Gibson BEng CEng MCIHT MICE MIRSE**Date:** 07/06/2019

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY

C O N T E N T S

- 1.0 INTRODUCTION**
- 2.0 CIRCUMSTANCES**
- 3.0 EXTENT OF SURVEY AND LIMITATIONS**

APPENDICES

- Appendix A PHOTOGRAPHIC RECORD**
- Appendix B PHOTO LOCATION PLAN**

1.0 INTRODUCTION

- 1.1 The purpose of this report is to record the condition of the adoptable Highway leading to the two development sites, known as Plot 4B and Plot 5 on the Ashroyd Business Park, before construction work starts to develop the two plots.
- 1.2 The photographs are to show the condition of the Highway prior to the construction work to show any current defects within the extent of the Highway leading to the development sites.
- 1.3 This report is required for submission to Barnsley Metropolitan Borough Council to satisfy Condition 5, *'Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.'*

2.0 CIRCUMSTANCES

- 2.1 We have been appointed by G F Tomlinson Building Ltd to undertake a Highway Condition Survey detailing the current condition of the public highway.
- 2.2 The survey was undertaken on the 7th June 2019 and at the time of the inspection the weather was overcast with light rain.
- 2.3 The current condition of the carriageways and footways were inspected with photographs taken as a record.

3.0 EXTENT OF SURVEY AND LIMITATIONS

- 3.1 The extent of the survey covered the length of Ashroyds Way from the junction with Ryecroft Bank to the end of the existing public footpath heading north from the mini-roundabout within the Business Park.
- 3.2 This report is based on a visual examination of the carriageways and footways only and covers all of the Public Highway from the entrance to the Business Park from Ryecroft Bank. No intrusive coring or trial holes were undertaken to determine the condition of the carriageways and footways below the surface.
- 3.3 All of the photographs contained in the report are available as separate files should they be required.

**APPENDIX A:
PHOTOGRAPHIC SCHEDULE**

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Figure 1 - View South across Junction with Ryecroft Bank.



Figure 2 - Failed reinstatement on Ryecroft Bank to the north of junction with Ashroyds Way.



Figure 3 - View South on Ryecroft Bank from pedestrian island to the north of junction

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Figure 4 - View north of westbound lane into Ashroyds Way. Some minor chipping loss in the surface course. All junction lining is worn out.



Figure 5 - View west of outbound lane. Some minor chipping loss in surface course.



Figure 6 - Tactile crossing at entrance to site. Pavers cracked but not rocking.

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Figure 7 - View across pedestrian crossing. Heavy vegetation in channels and against kerbs.



Figure 8 - Southern footway on Ashroyd Way looking west.



Figure 9 - BT chamber in southern footway.

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Figure 10 - View across entrance to Self-Store site/ Plot 4B entrance. Vegetation in tactile pavers.



Figure 11 - Existing demarcation channels at rear of Highway boundary. Some channel blocks are loose and rocking.



Figure 12 - Western side of entrance. Heavy vegetation in between tactile pavers.

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Figure 13 - Some minor cracking in surface course around gully.



Figure 14 - View west of southern footway.



Figure 15 - View west on approach to mini roundabout.



Figure 16 - Tactile paving on southern footway on east leg of mini roundabout.



Figure 17 - View across pedestrian crossing point on eastern leg of mini roundabout. Very heavy vegetation on tactile paving in island.



Figure 18 - View from northern side of eastern leg to the southern leg (Access to Plot 5)



Figure 19 - View from eastern leg to northern leg.



Figure 20 - View of surfacing across mini roundabout.



Figure 21 - Loose kerbing adjacent gully on island.

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Figure 22 - View from island to the northern leg.



Figure 23 - View from island to north-east of roundabout.



Figure 24 - View from pedestrian island on southern leg. Heavy vegetation in kerb lines/tactile paving.

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Figure 25 - Missing reflective bollard on southern side of island on southern leg.



Figure 26 - Approach to roundabout on southern leg.



Figure 27 - Chipped kerbs on western side of southern leg off mini roundabout adjacent BT box.



Figure 28 - Kerb line on western side of roundabout looking north from southern leg.



Figure 29 - Kerb line on western side of roundabout looking toward the northern leg.



Figure 30 - West side of northern leg - tactile pavers.



Figure 31 - Island on northern leg. Overgrown with weeds and vegetation etc.



Figure 32 - Depression in mini-roundabout island from vehicle overrun into the northern leg. Slight breaking up of surfacing around manhole cover.

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Figure 33 - Depression in mini-roundabout surfacing.



Figure 34 - Looking south on eastern side footway. Second access into Self Store unit.



Figure 35 - Western channel of southern leg.



Figure 36 - Western footway looking north toward roundabout.



Figure 37 - Concrete blocks prevent access onto unmade section of road which is not yet adopted.



Figure 38 - Looking north through concrete blocks. Carriageway south of the blocks is not finished with surface course.



Figure 39 - View south beyond concrete blocks. Footway on western side is complete and surfaced. Carriageway is incomplete.



Figure 40 - Looking south - eastern side tactiles heavily overgrown, vegetation over footway.



Figure 41 - Growth in channel linem encroaching back of footway and over tactiles.



Figure 42 - Western channel looking south.



Figure 43 - Eastern channel looking north.



Figure 44 - Eastern channel looking south from concrete blocks. Vegetation encroaching over footway.



Figure 45 - Tactile crossing across access. Vegetation encroaching.

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Figure 46 - View north from end of macadam binder course.



Figure 47 - Footway on eastern side heavily covered in moss.



Figure 48 - Footway continuing south toward end of site boundary. Footway in good condition. Carriageway incomplete.

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Figure 49 - Footway in good condition toward link through to beyond site boundary.



Figure 50 - View north from footway on site boundary.

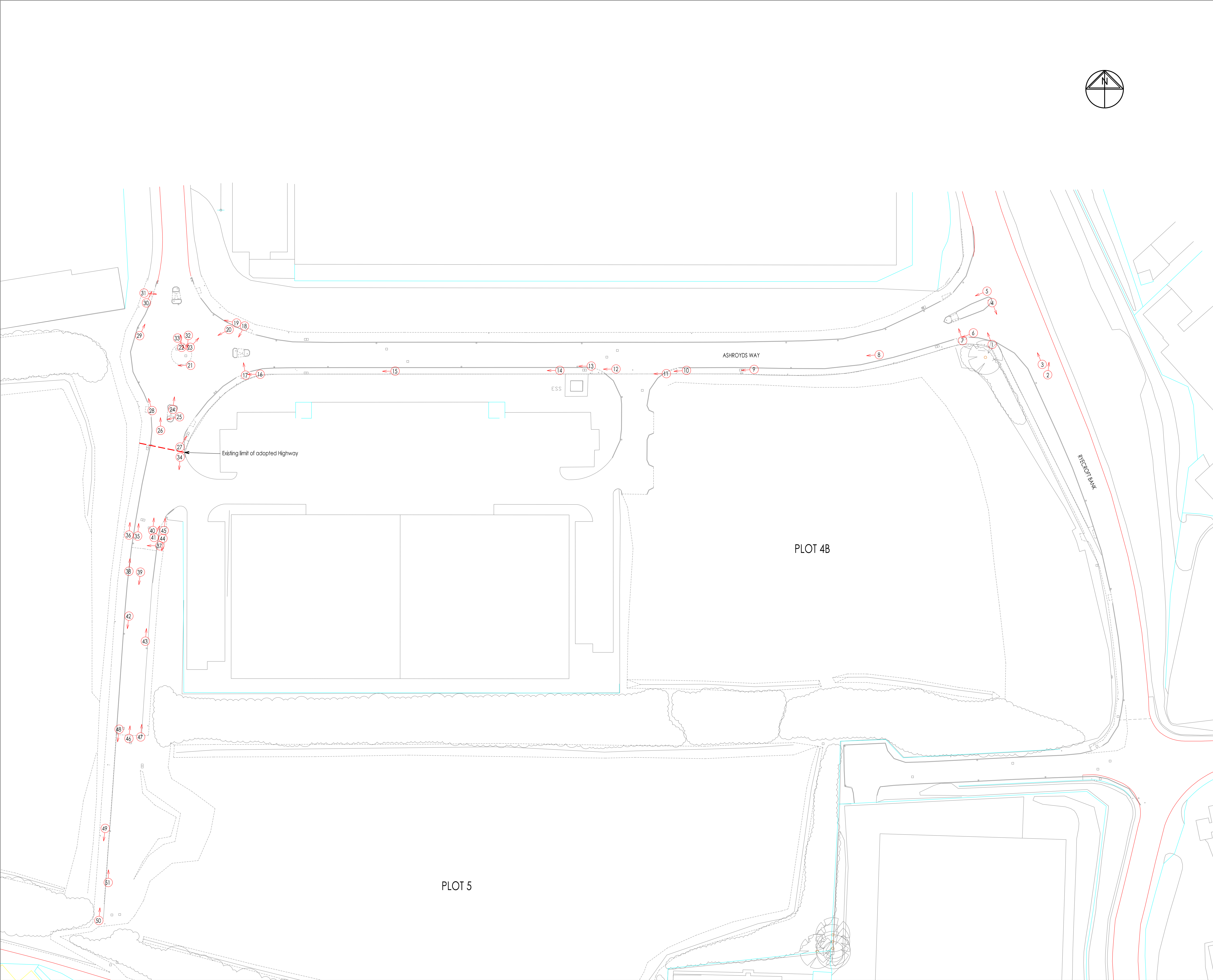


Figure 51 - One kerb has dislodged. To be replaced in S38 works.

PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY

**APPENDIX B:
PHOTO LOCATION PLAN**



William Saunders is the trading name of Wm Saunders Partnership LLP. Wm Saunders Partnership Limited Liability Partnership is registered in England and Wales with the Registration number OC 308023. The Registered Office is Sheppard Lockton House, Cafferata Way, Newark on Trent, Notts, NG24 2TN.

This drawing & any design thereon is the copyright of Wm Saunders Partnership LLP and must not be reproduced without their written consent.

Contractors must verify all dimensions, levels and co-ordinates of the site before commencing any work or making any shop drawings: no dimensions to be taken from drawing.



TOMLINSON

P1	Issued to accompany planning condition discharge application.	CM	AG	07/06/19
Rev	Description	Drm	Vfd	Date
As outlined in section 2.3 of the CIB Industry Guidance to Designers, insignificant risks can usually be ignored, as can risks arising from routine construction activities, unless the design compounds or significantly alters these risks. In accordance with CDM Regulations 8, 9 and 11, any significant risks relating to the design features shown on this drawing have been identified and are annotated thus: 				
☒ No significant risks have been identified.				
☐ Significant risks have been identified - refer to notes on drawing for information on residual risks and any control measures to be employed.				
Refer to the current Designer's Risk Assessment sheets for further details.				
Designer's Signature		CM	Date 06/19	

Drawing Status
INFORMATION

williamsaunders
architecture: engineering: building consultancy

Sheppard Lockton House Tel: 01636 704361
Cafferata Way Fax: 01636 702809
Newark-on-Trent W: wms-saunders.co.uk
Nottinghamshire, NG24 2TN

Also at Leeds, Lincoln, Wirsoworth

Project PLOT 5 ASHROYD BUSINESS PARK ASHROYD WAY HOYLAND BARNLEY				
Client G F TOMLINSON BUILDING LTD				
Title CONDITION SURVEY - PHOTO LOCATIONS				
WmS Project Ref.	Drawn	Date	Scale	@ A1
11717	CM	07/06/19	1:1000	
Drawing/Document Reference				
Project	Originator	Zone	Level	Type Role Number Status Rev.
11717 - WMS - ZZ - XX -DR - C - 39010 - S3 - P1				

williamsaunders

architecture : engineering : building consultancy

Sheppard Lockton House Tel: 01636 704361
Cafferata Way Fax: 01636 702809
Newark-on-Trent W: wm-saunders.co.uk
Nottinghamshire NG24 2TN

Also at: Leeds : Warksworth : Lincoln