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PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

NETWORK SPACE

PRE-START HIGHWAY CONDITION INSPECTION

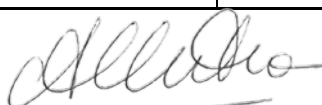
10770-WMS-ZZ-XX-T-39001-S8-P2

10770

JANUARY 2024

Contract: Plot 3, Ashroyd Business Park, Hoyland, Barnsley**Document Title:** Pre-Start Highway Condition Inspection**Our Ref:** 10770-WMS-ZZ-XX-T-39001-S8-P2**Prepared by:** C.Melton IEng MCIHT MICE MIHE**Date:** 24/01/2024**RECORD OF AMENDMENTS TO DOCUMENT**

Ref	Description	Date
P1	Initial issue.	20/12/2023
P2	Correction to section 1.0.	24/01/2024

Verified by:

A.C.Gibson BEng CEng FCIHT MICE MIRSE

Date:

24/01/2024

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 development site, known as Plot 3, on the Ashroyd Business Park, before construction work starts to develop the plot.
- 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 site.
- 1.3 This report is required for submission to Barnsley Metropolitan Borough Council to satisfy Condition 15 of Outline Planning Permission 2018/0864, *'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 Network Space to undertake a Highway Condition Survey detailing the current condition of the public highway.
- 2.2 The survey was undertaken on the 19th December 2023 and at the time of the inspection the weather was overcast.
- 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 adopted highway 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.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY

**APPENDIX A:
PHOTOGRAPHIC SCHEDULE**

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 1 – View of highway boundary at Plot 3 entrance.



Photo 2 – View of Plot 3 entrance/turning head.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 3 – Southern kerb line to Plot 3 entrance.



Photo 4 – View north from turning head.



Photo 5 – View south across Plot 3 access.



Photo 6 – Tactile crossing across Plot 3 entrance.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 7 – View north on eastern footway.



Photo 8 – BT chamber in footway.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 9 – View north on western footway.



Photo 10 – View north on western footway on approach to roundabout.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Photo 11 – View across tactile crossing on southern leg of roundabout.



Photo 12 – Western side of roundabout.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Photo 13 – View across roundabout.



Photo 14 – View across roundabout

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Photo 15 – View across roundabout



Photo 16 - View across roundabout

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 17 – Depression in centre of roundabout



Photo 18 – Depression in centre of roundabout

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 19 – View across roundabout – looking at the joint in surfacing.



Photo 20 – View east along northern footway from mini roundabout.



Photo 21 – View across tactiles on eastern leg of roundabout.



Photo 22 – View along northern footway – depression in footway along near entire length.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 23 - View along northern footway – depression in footway along near entire length.



Photo 24 - View along northern footway – depression in footway along near entire length.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 25 - View along northern footway – depression in footway along near entire length.



Photo 26 - View along northern footway – depression in footway along near entire length.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Photo 27 – Damaged kerb.



Photo 28 – Depression to rear of kerb.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 29 - View along northern footway – depression in footway along near entire length.



Photo 30 - View along northern footway – depression in footway along near entire length.



Photo 31 - View along northern footway – depression in footway along near entire length.



Photo 32 - View along northern footway – depression in footway along near entire length.



Photo 33 - View along northern footway – depression in footway along near entire length.



Photo 34 - View along northern footway – depression in footway along near entire length.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 35 - View along northern footway – depression in footway along near entire length.



Photo 36 – Approach to Ryecroft Bank junction.



Photo 37 – Northern footway at Ryecroft Bank junction.



Photo 38 – Junction with Ryecroft Bank.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Photo 39 – View north toward A635.



Photo 40 – Failed reinstatement to north of junction with Ashroyds Way on Ryecroft Bank at start of right turn lane.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 41 - Failed reinstatement to north of junction with Ashroyds Way on Ryecroft Bank at start of right turn lane.



Photo 42 – View south of right turn lane.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Photo 43– View south of right turn lane.



Photo 44 – View across junction with Ryecroft Bank

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 45 – View north from junction.



Photo 46 – View of incoming lane to Ashroyds Way.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 47 – View west of southern footway on Ashroyds Way.



Photo 48 – View across tactile crossing at junction with Ashroyds Way.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Photo 49 – View west of southern footway on Ashroyds Way.



Photo 50 – View west of southern footway on Ashroyds Way.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 51 – View west of southern footway on Ashroyds Way.



Photo 52 – Reinstatement in westbound lane in front of Plot 4B.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Photo 53 – Reinstatement in westbound lane in front of Plot 4B.



Photo 54 – BT chamber in front of Plot 4B.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Photo 55 – Reinstatement in westbound lane in front of Plot 4B.



Photo 56 – Tactile crossing across plot 4B entrance.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Photo 57 – Damaged channel blocks across Plot 4B entrance.



Photo 58 – Tactiles on western side of Plot 4B entrance.



Photo 59 - View west of southern footway.



Photo 60 - View west of southern footway.



Photo 61 - View west of southern footway.



Photo 62 - View west of southern footway.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 63 - View west of southern footway at mini roundabout.



Photo 64 – View of footway to south-eastern side of roundabout.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 65 – View south from mini roundabout of eastern side of the road.



Photo 66 – Tactile paving on south eastern corner.



Photo 67 – View across entrance to self store site.



Photo 68 - View across entrance to self store site.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 69 – View south along footway on eastern side of road.



Photo 70 - View south along footway on eastern side of road.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND

PRE-START HIGHWAY CONDITION SURVEY



Photo 71 - View south along footway on eastern side of road.



Photo 72 – View across entrance to Plot 5.



Photo 73 – View across entrance to Plot 5.



Photo 74 – End of carriageway.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 75 – View north from south western corner of road.



Photo 76 – View south across Plot 3 entrance.

PLOT 3, ASHROYD BUSINESS PARK, HOYLAND
PRE-START HIGHWAY CONDITION SURVEY



Photo 77 – View of southern footway on Plot 3 entrance.

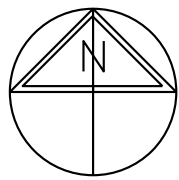


Photo 78 – View across highway boundary at Plot 3.

PLOT 3, 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 398323. The Registered Office is Ovington Chambers, 6-8 Castle Gate, Newark-on-Trent, Notts, NG24 1AX.

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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.

P1	Initial issue	CM	20/12/23
Rev	Description	Dm	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			Date 12/23

Drawing Status	PRELIMINARY
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Project		Plot 3 Ashroyd Business Park Ashroyds Way, Hoyland, Barnsley, S74 9SB						
Client		Network Space Ltd						
Title		Condition Survey - Photo Locations						
WmS Project Ref.	10770	Drawn	CM	Date	20/12/23	Scale	1:500	@ A1
Drawing/Document Reference								
Project	Originator	Zone	Level	Type	Role	Number	Status	Rev.
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