

Project No: 22131
Project: Roughbitchworth Lodge
Roughbitchworth Lane
Oxspring
Barnsley
S36 8YZ
Subject: Road Condition Report
Date: 2nd December 2022

BDI STRUCTURAL SOLUTIONS LTD

CONSULTING CIVIL AND
STRUCTURAL ENGINEERS

Suite B
Stafford Court
Washway Road
Sale

Tel 0161 969 3886
Website: www.bdistructuralsolutions.co.uk
Email: steve@bdistructuralsolutions.co.uk

1.0 GENERAL

This road condition report has been prepared to support the planning application. The location of the proposed development site can be seen in the image below.

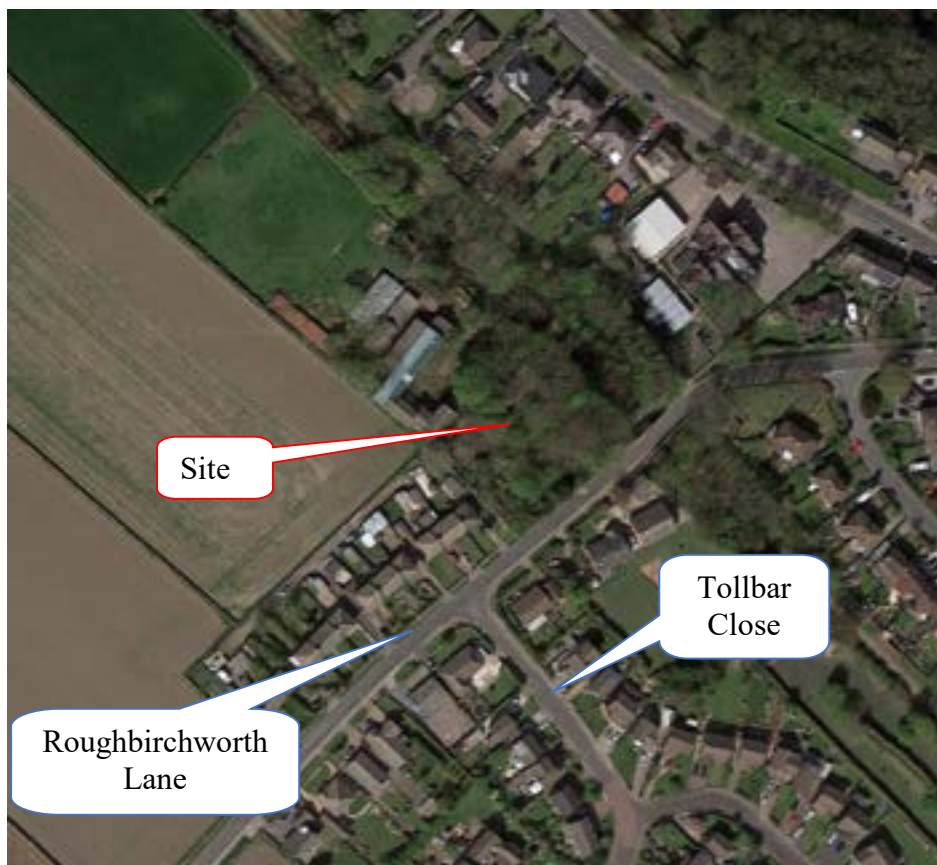


Figure 1.0 – Location of Development

The site is currently occupied by several outbuildings, hardstanding's and an open expanse of land including trees and shrubs.

2.0 ROAD CONDITION ASSESSMENT

2.1 Introduction

2.1.1 Project Brief

The road condition has been assessed for 50m prior to the main access of the development. The location of the photographs can be seen below and in Appendix B.



Figure 2.1A – Photograph Location Plan

2.1.2 Existing Road Condition

Site photographs were carried out on the 2nd December 2022 during a site walkover, have been included in this report and the location can be found on drawing 22131-006. The drawing includes a chainage from the centre of the proposed junction; northerly from Ch.0m to 50m and southerly from Ch.0m to -50m.

The condition of the road is described in detail below for each photograph.

No intrusive investigation was carried out for this report.

Ch.-50m to Ch.-28m (Images 01 to 07)

This location includes the junction between Roughbirchorth Lane and Tolbar Close. Image 01 clearly shows crazing in the footpath surface layer and in addition, kerbs and road markings are in poor condition. Image 03 & 04 show crazing in the carriageway and potholes forming along the junction tie-in construction joint. Image 05 shows concrete gully surround failure including fretting and crazing of the surface layer.



Image 01 – Chainage -50m



Image 02 – Chainage -45m



Image 03 – Chainage -40m



Image 04 – Chainage -47m



Image 06 – Chainage -35m



Image 05 – Chainage -36m



Image 07 – Chainage -28m

Ch. 23m (Image 08)

Image 08 reveals failing trench infill forming along the construction joint of the trench. The failure is likely due to none application of sealant.



Image 08 – Chainage 23m

Ch. 40m (Image 11)

Image 11 reveals fretting (aggregate loss from the surface layer) along the crown line of the carriageway.

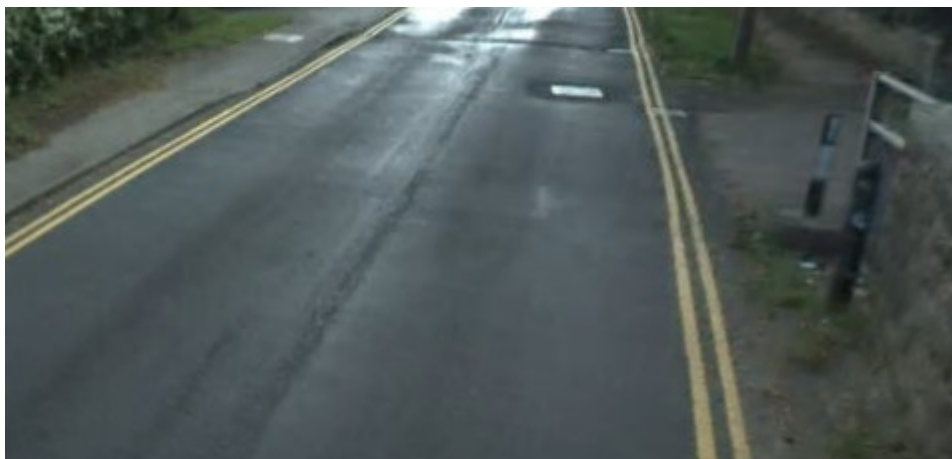


Image 11 – Chainage 40m

Ch. 38m (Image 09)

Image 09 reveals several patch repairs that are poorly constructed with potholes forming. The use of varying aggregates and no sealant has caused weakness in the surface layer.



Image 09 – Chainage 38m

Ch. 38m (Image 10)

Image 10 reveals cracks forming in the joint tie-in and the use of different aggregates is causing weakness in the surface layer.



Image 10 – Chainage 38m

Ch. 50m (Image 12)

Image 12 reveals the failure of manhole surround, which is usually the symptom of partial or total failure of the road surface layer.



Image 12 – Chainage 50m

3.0 Conclusion

The road is in generally poor condition and defects have formed on the road surface including shallow potholes, surface deterioration, edge failure, cracking and crazing.

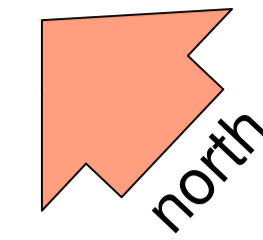
A further report will be submitted following the completion of the proposed residential development shown on the site plan contained in Appendix A.

4.0 Appendices

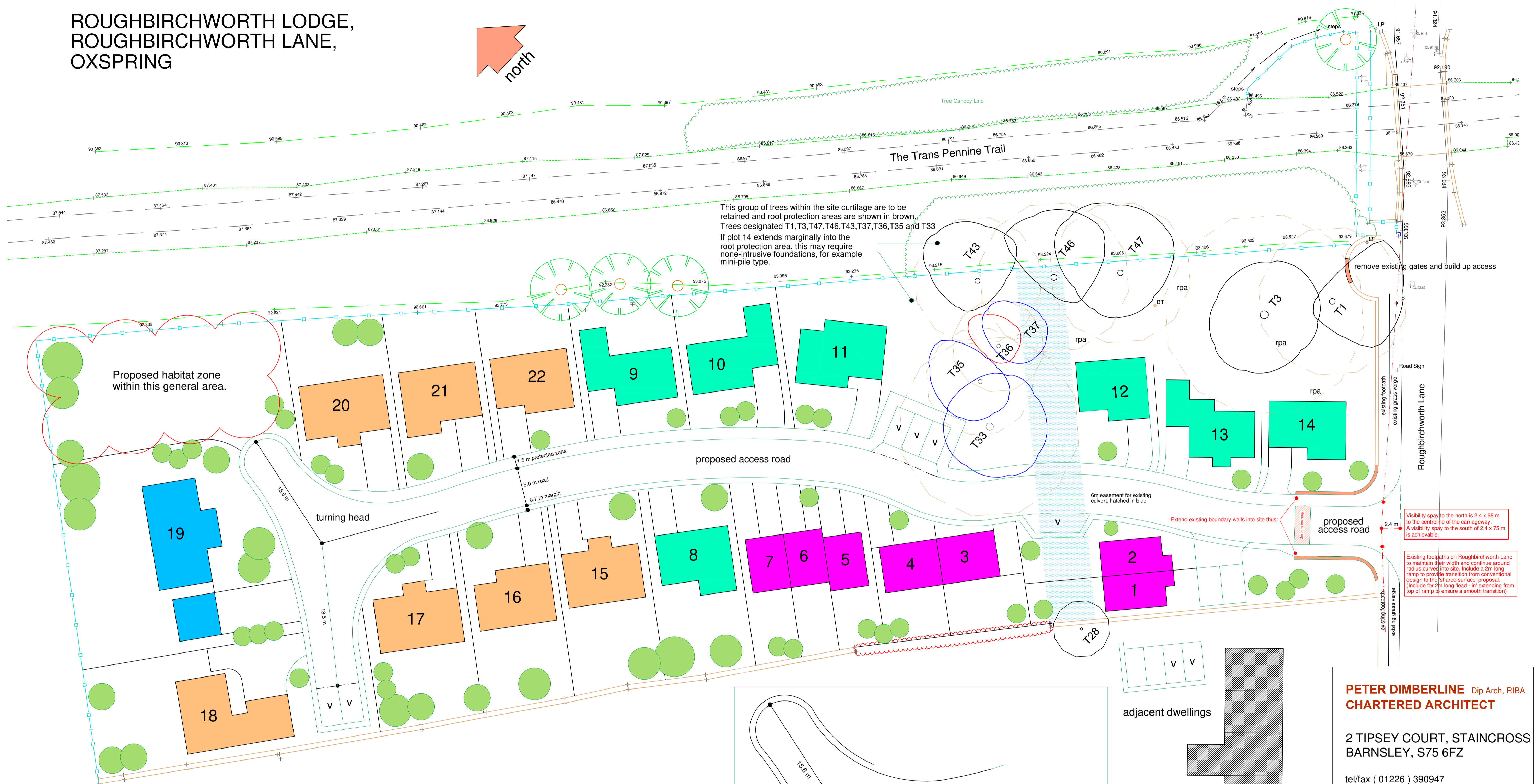
- Appendix A – Proposed Site Plan
- Appendix B – BDi Drawing Number 22131.006– Photograph Location Plan.
- Appendix C – Topographical Survey

APPENDIX A

PROPOSED LAYOUT AT 1:250
ROUGH BIRCHWORTH LODGE,
ROUGH BIRCHWORTH LANE,
OXSPRING



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 2) All dimensions on this drawing are to be checked by the Contractor and any discrepancies are to be reported to the Architect.
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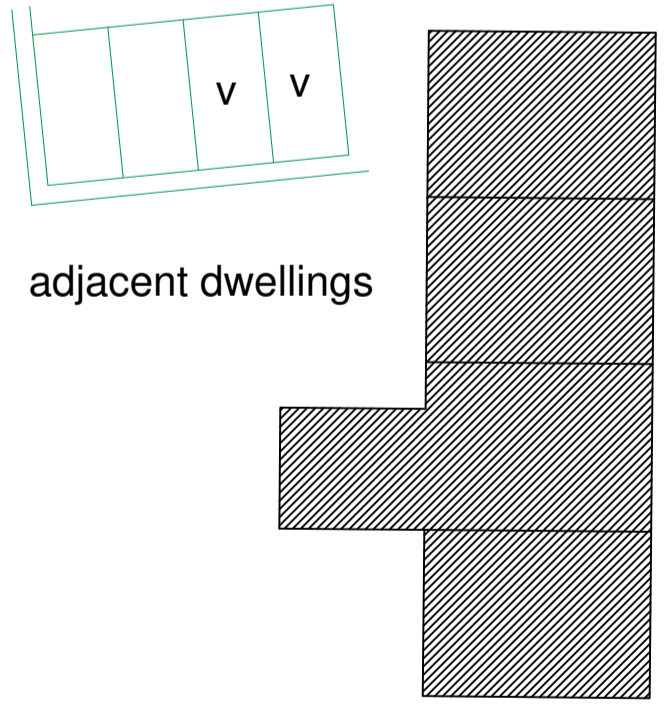
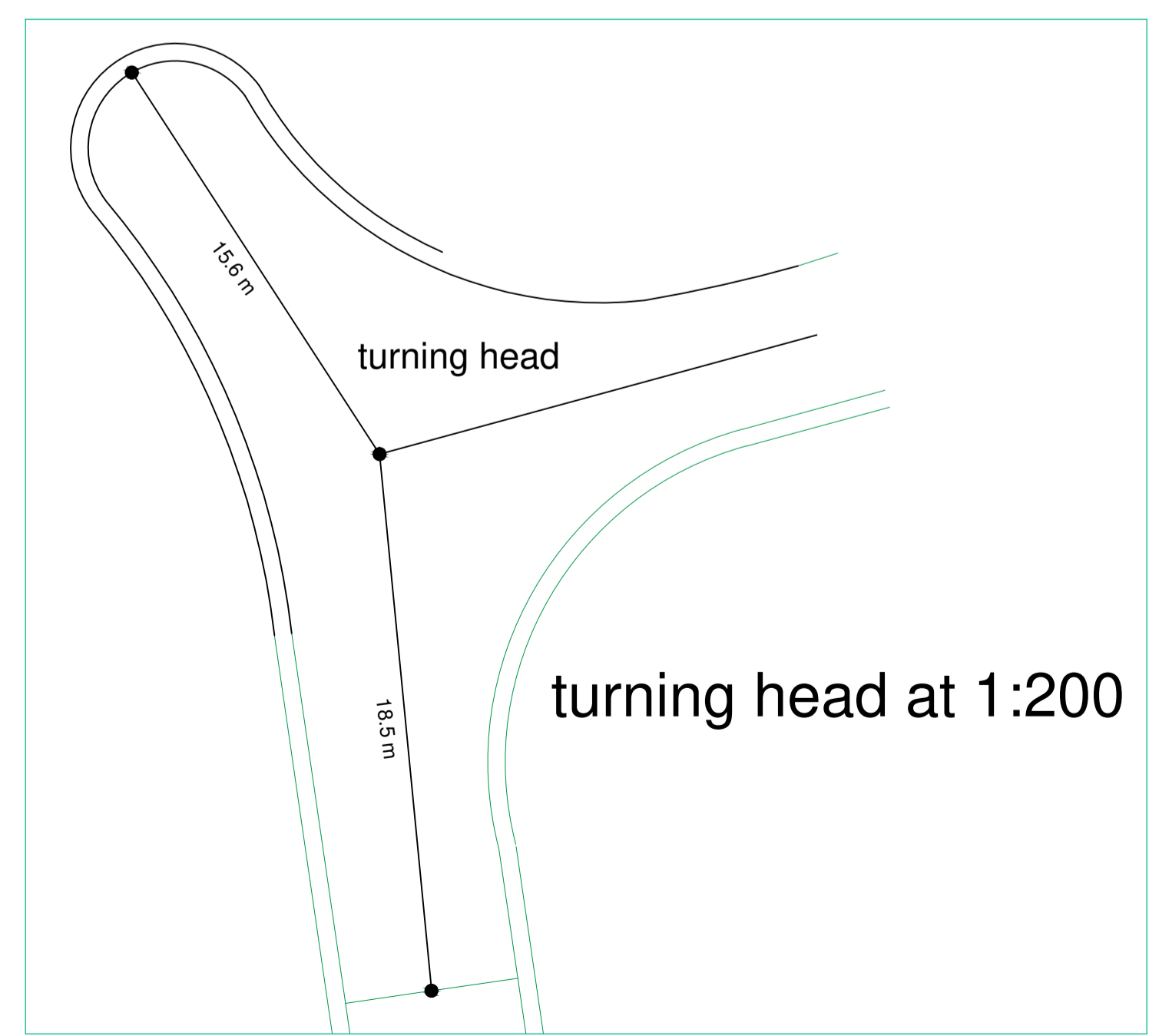


This group of trees within the site curtilage are to be retained and root protection areas are shown in brown. Trees designated T1, T3, T47, T46, T43, T37, T36, T35 and T33. If plot 14 extends marginally into the root protection area, this may require none-intrusive foundations, for example mini-pile type.

Visibility splay to the north is 2.4 x 68 m to the centreline of the carriageway. A visibility splay to the south of 2.4 x 75 m is achievable.

Existing footpaths on Roughbirchworth Lane to maintain their width and continue around radius curves into site. Include a 2m long ramp to provide transition from conventional design to the 'shared surface' proposal. (Include for 2m long 'lead-in' extending from top of ramp to ensure a smooth transition)

- A total of 22 dwellings proposed as listed below.
- phase 1 affordable dwellings 7no. (A mix of 3 and 2 bed)
 - phase 1 dwellings 7no. (Generally 4 bed)
 - phase 2 dwellings 7no. (Generally 4 bed)
 - 'signature plot' 1no. (Min 4 bed)
- NB:
 All dwellings comply with minimum rear garden space as set out in the SYRDG ie a min 50 sq m for 2 bed houses and 60 sq m for 3 bed and over



PETER DIMBERLINE Dip Arch, RIBA CHARTERED ARCHITECT	
2 TIPSEY COURT, STAINCROSS BARNSELY, S75 6FZ	
tel/fax (01226) 390947 email: pdimberline@tiscali.co.uk	
CLIENT	Mr P Faxon
PROJECT	Proposed residential development
LOCATION	Site off Roughbirchworth Lane, Oxpring, (South of Trans Pennine Trail)
DRAWING	Proposed site layout
SCALES	1:250
DATE	Oct '18
DRWG No.	2017/28/03
REV.	B
DRAWN BY	PD

REVISIONS
 'B' Layout amended to include final highway requirements
 'A' Layout amended in accordance with planning request

APPENDIX B



This drawing is to be read in conjunction with all other relevant documentation.
Do not Scale
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NOTES

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3. LAYOUT TO BE USED FOR ROAD CONDITION PHOTOGRAPH LOCATIONS ONLY.

LEGEND



Image 02 (Chainage -45m)



Image 10 (Chainage 38m)



Image 12 (Chainage 50m)



Image 08 (Chainage 23m)



Image 11 (Chainage 40m)



Image 09 (Chainage 38m)



Image 07 (Chainage -28m)



Image 06 (Chainage -35m)



Image 03 (Chainage -40m)



Image 04 (Chainage -47m)

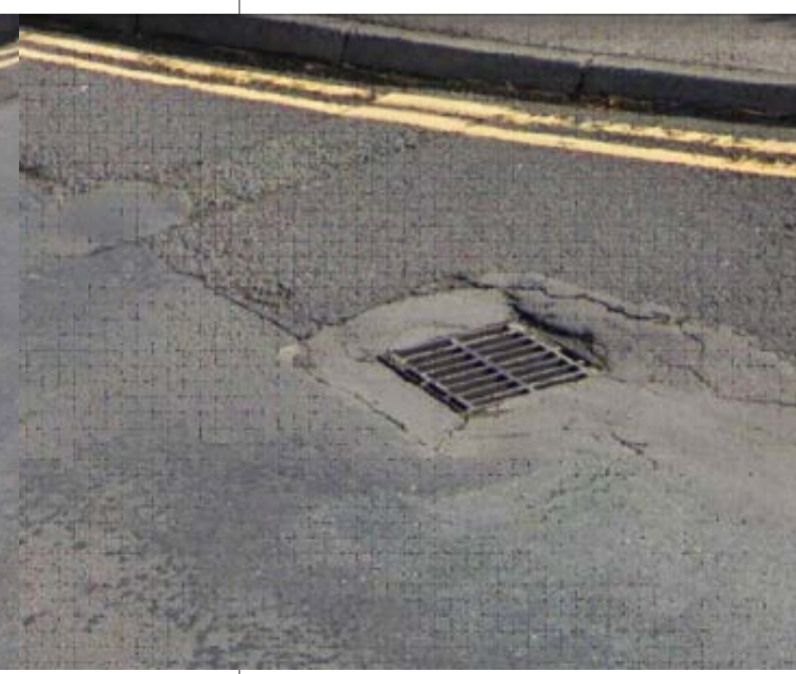


Image 05 (Chainage -36m)

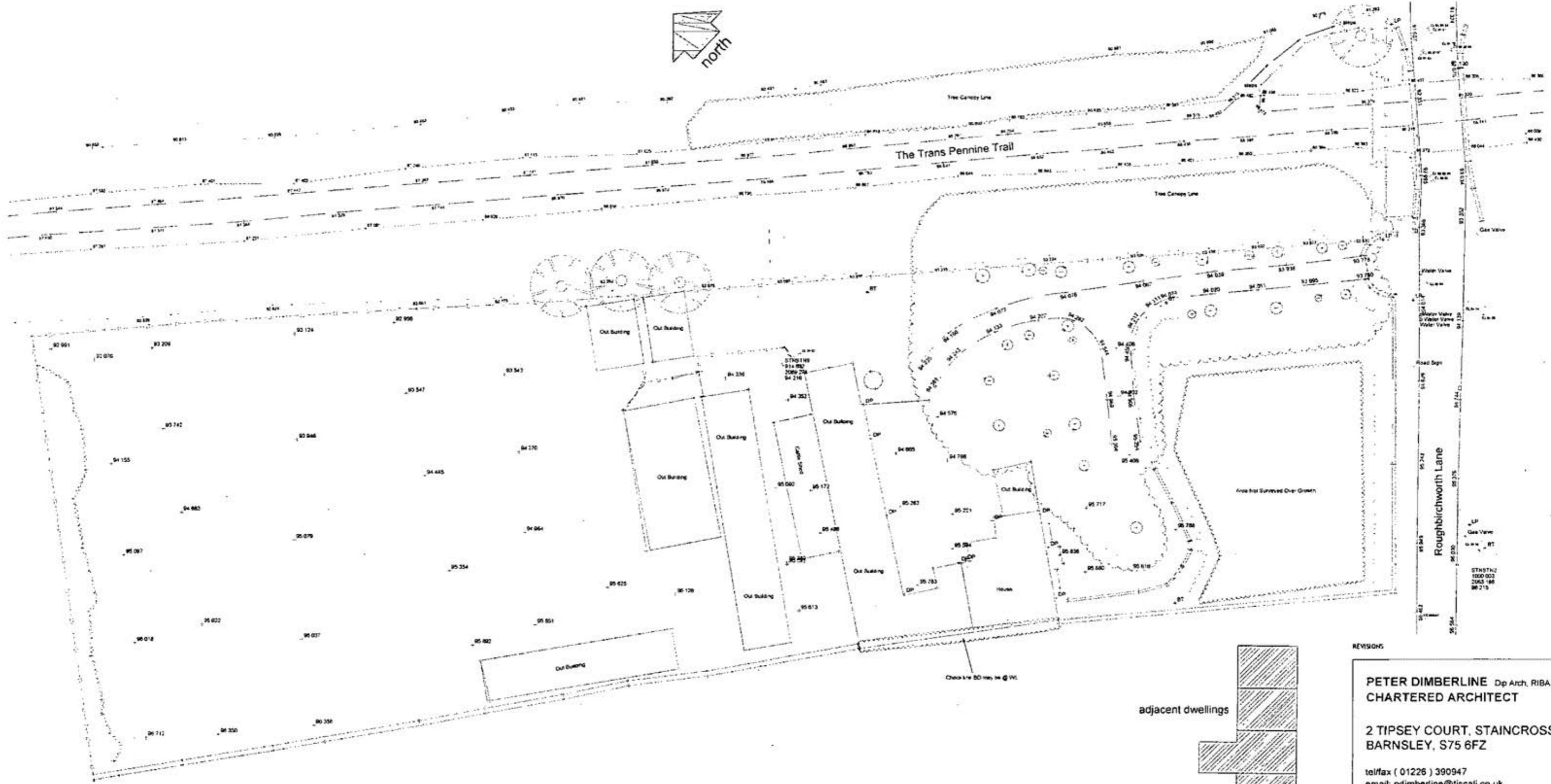


Image 01 (Chainage -50m)

PLANNING					
Rev	Date	Description	Drawn	Chkd	Rev'd
0	02.12.22	FIRST ISSUE, FOR APPROVAL	AJ	AJ	JJ
Stafford Court, Washway Road, Sale, M33 7PE www.bdistructural.com T: 0161 969 3886 F: 0161 969 3884 E: info@bdistructural.com					
Client: Mr P Faxon					
Project: Proposed Residential Development Roughbircworth Lane, Oxspring (South of Trans Pennine Trail)					
Drawing Title: Road Condition Report Photograph Locations					
Scale: 1:200 at A1			Drg No. 22131-006		
Drawn: AJ	Checked: JJ	Reviewed: JJ	Status/Rev: 0		
Originated Date: 02.12.2022					

APPENDIX C

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Existing topographical site plan at 1:250

REVISIONS PETER DIMBERLINE Dp Arch, RIBA CHARTERED ARCHITECT 2 TIPSEY COURT, STAINCROSS BARNSELY, S75 6FZ tel/fax (01226) 390947 email: pdimberline@tiscali.co.uk	
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REV.	