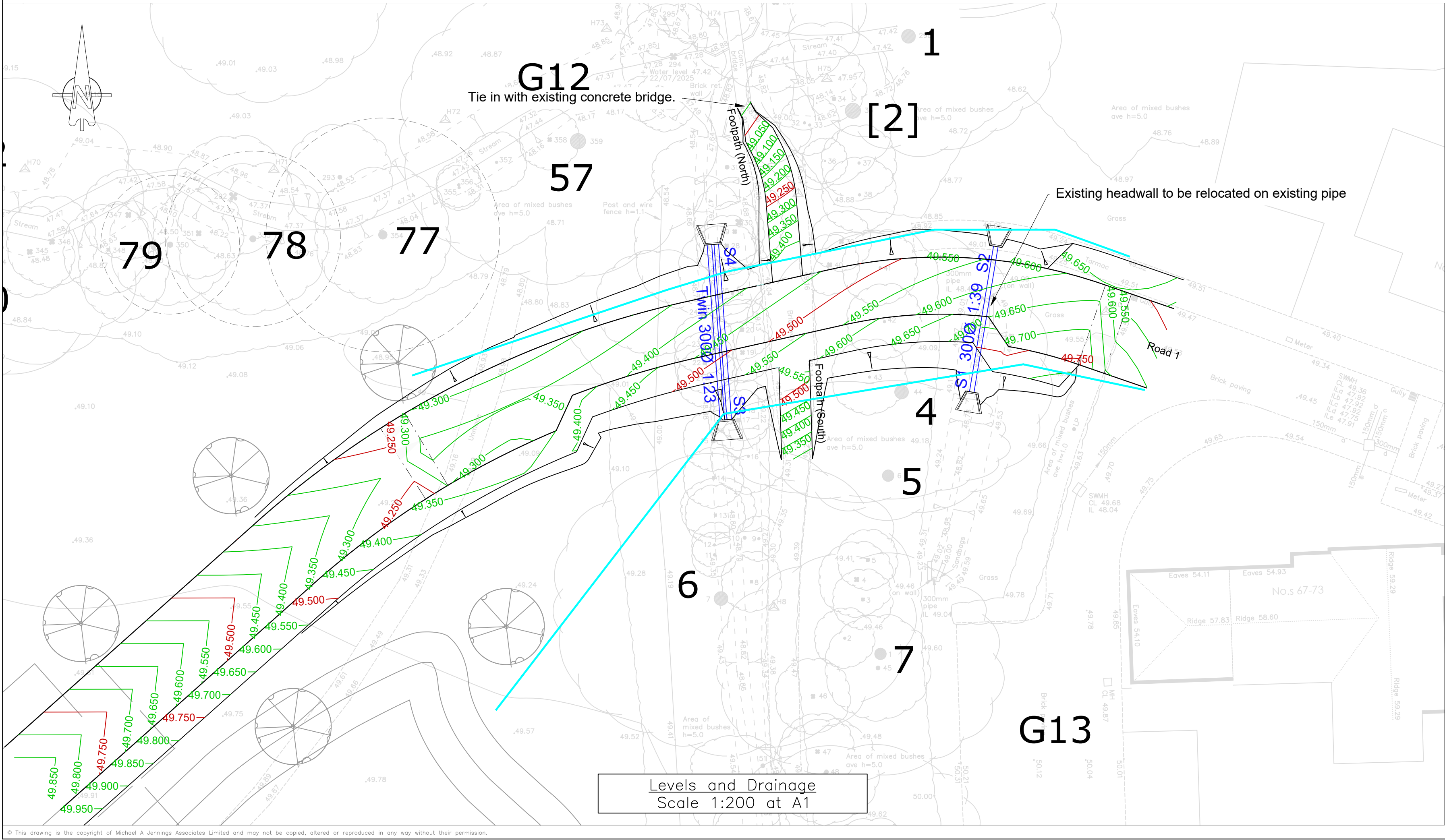
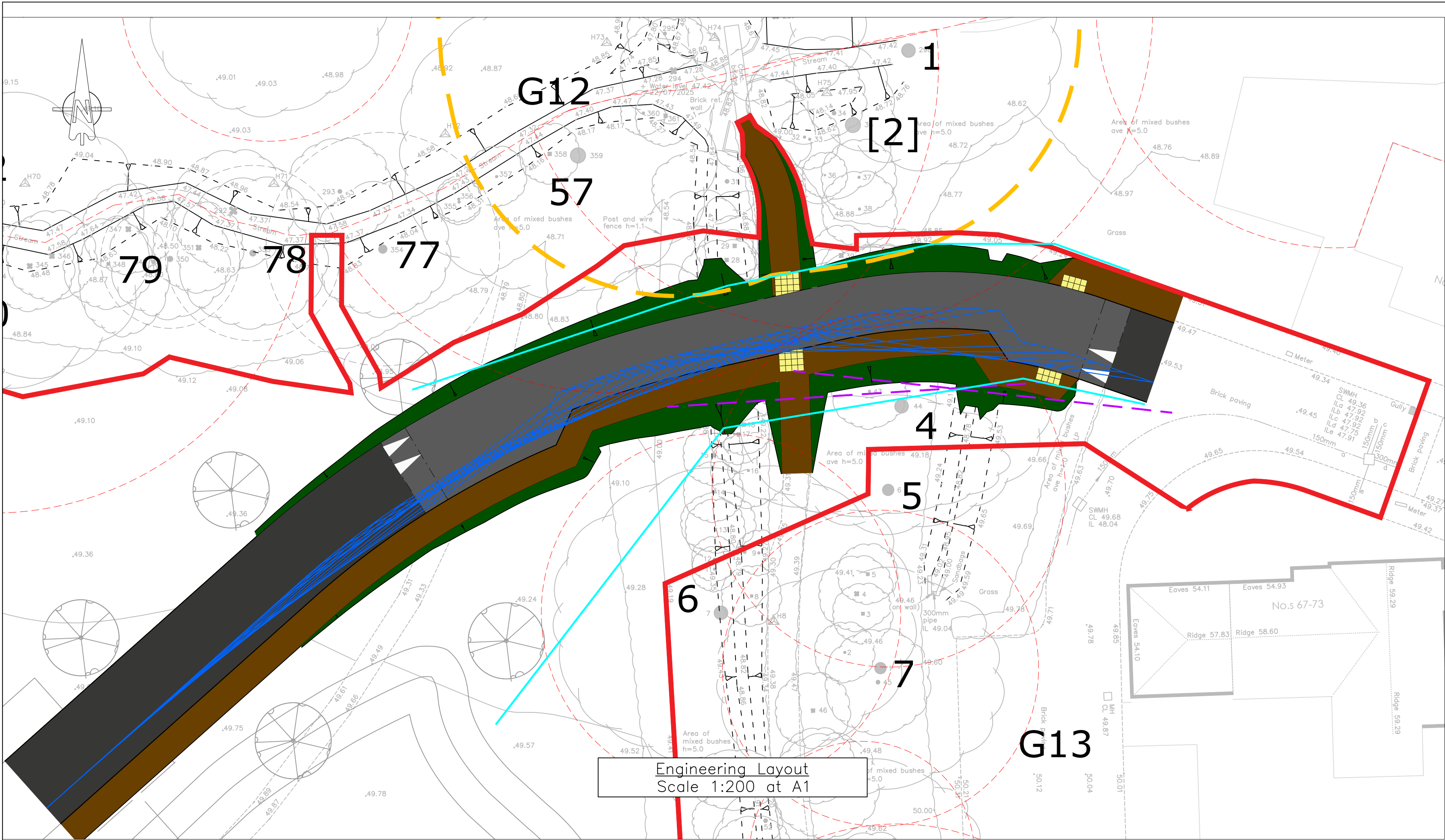




Key:

- Site Boundary
- Ancient Woodland Buffer
- Root Protection Area
- Carriageway
- Raised Table
- Footway
- 25m Pedestrian Visibility (MFS 20mph)
- 25m Forward Visibility (MFS 20mph)
- Tactile Paving
- Embankment (1:3 gradient)
- Surface Water Culvert with Headwall (Althon or similar)
- Road / Path Contours

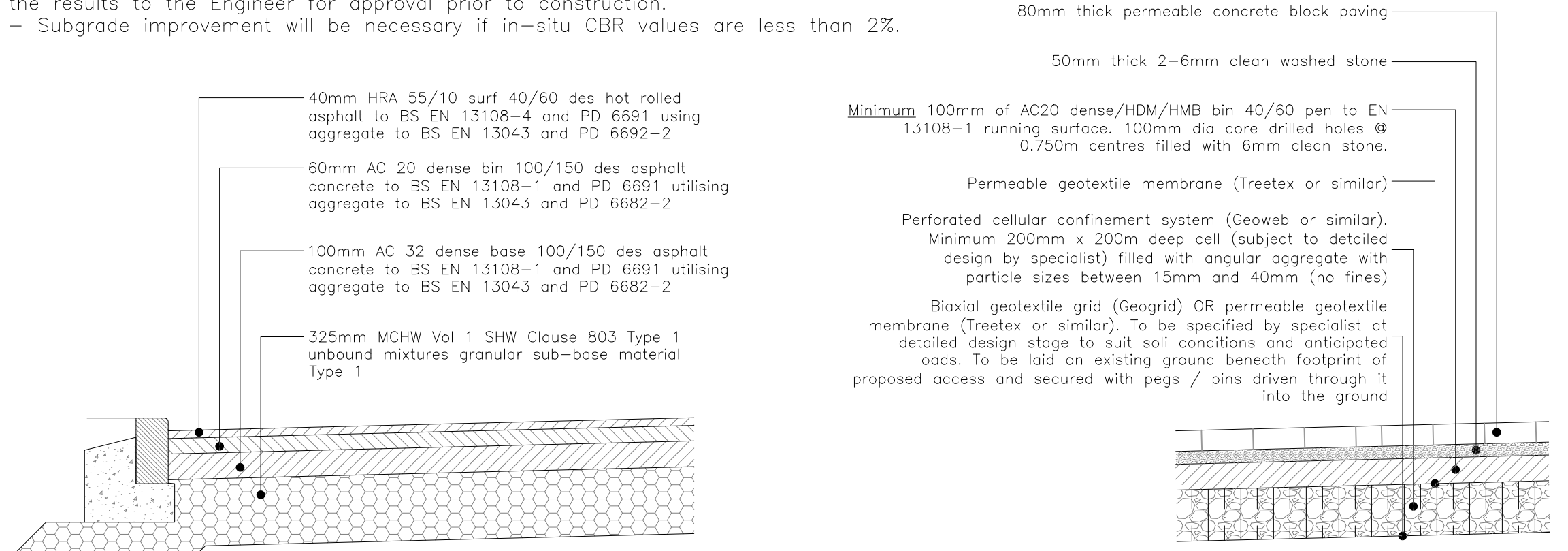
Drawing Notes:

- This drawing to be read in conjunction with all other relevant documents and specifications, including architectural layouts and developer house type information. Any discrepancies should be reported to MJA Consulting.
- Do not scale from this drawing.
- All levels relate to Ordnance Datum; all dimensions in metres unless otherwise specified. Site survey grid & co-ordinates to be checked on site prior to commencement of any works.
- The level & location of all existing services shall be verified and marked on site by the Contractor prior to commencing any construction works.
- All highway works should be carried out in accordance with the MCHW Specification for Highway Works and the requirements of the Local Highway Authority.
- Topographic Survey provided in Ridge Access Arrangement Layout 4, as received from Client in .dwg format on 03/02/2026.
- RPAs and AWB based on SJA drawing number SJA TCP 25245-011, as received in .dwg format on 04/02/2026.
- Contractor must comply with all current legislation relating to CDM, Health and Safety, and COSHH.
- ALL WORKS WITHIN ROOT PROTECTION AREAS OR ANCIENT WOODLAND BUFFER ZONE SUBJECT TO APPROVAL AND SUPERVISION FROM ARBORICULTURALIST.

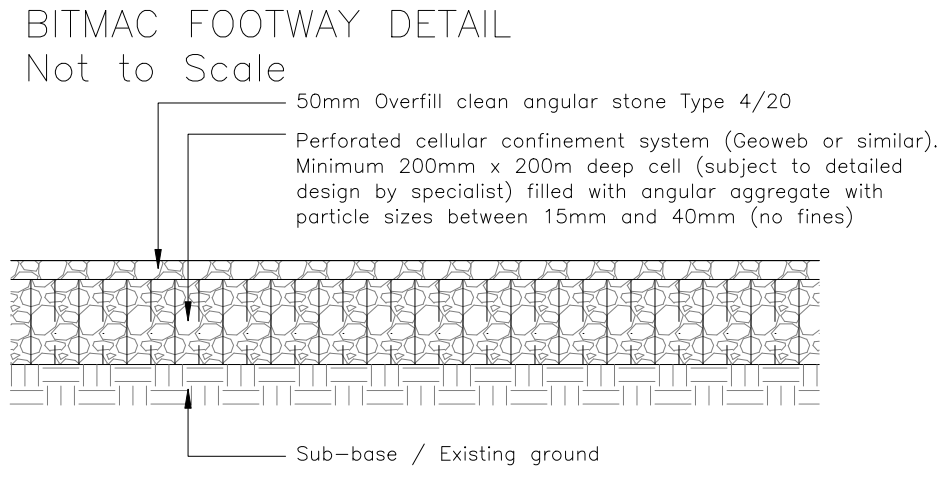
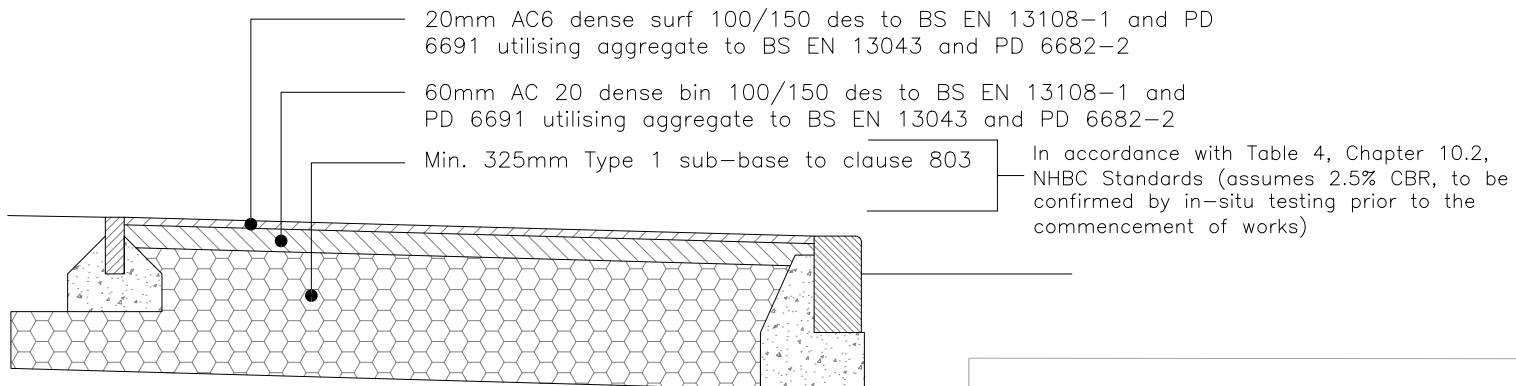
NHBC Standards
Table 4, Chapter 10.2

California Bearing ratio (CBR) Values	Minimum thickness (mm) of Sub-Base (Consolidated in accordance with MCHW Volume 1 clause 801, table 8/1)
Less Than 2%	Subgrade requires improvement
2% to 3%	325
* 3% to 5%	250
5% to 7%	150
7% to 20%	100

- * 250mm sub-base used to provide overall thickness of 450mm. Assumed CBR values of >3%, subject to receipt of in situ testing.
- CBR Notes:
- The contractor shall carryout in-situ CBR testing on the formation and submit the results to the Engineer for approval prior to construction.
 - Subgrade improvement will be necessary if in-situ CBR values are less than 2%.



BITMAC CARRIAGEWAY DETAIL
(NHBC STANDARDS 2026 CH 10.2 TABLE 3a)
Not to Scale



FOOTPATH DETAIL THROUGH ROOT
PROTECTION AREAS (GEOWEB)
Not to Scale

P2	14.05.26	Redline updated	TH	TSH
P1	22.04.26	First Issue	NW	TSH
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
Client			Crest Nicholson	
Project			Land West of Gatesmead	
Title			Proposed Site Access One-way Road	
Scale:			As shown at A1	Status: PRELIMINARY
Drawn:			NW Project Engineer TSH	MJA Project No: 7627
Drawing Number:			7627-MJA-SW-XX-DR-C-003	Rev: P2
Date:			22/04/2026	

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