

APPENDIX D RIDGE TECHNICAL DRAWINGS

KEY

- APPLICATION BOUNDARY
- ▨ PROPOSED TACTILE PAVING
- 25m FORWARD VISIBILITY, MANUAL FOR STREETS 20MPH
- 2.4m x 25m JUNCTION VISIBILITY

Technical drawings of the Pioneer 2 Diesel PC2-15W with Cite (4+ chassis). The top drawing is a side profile showing overall length (10.0m), wheelbase (3.5m), and ground clearance (0.05m). The bottom drawing is a front view showing overall width (2.4m), wheel track (2.0m), and lock-to-lock steering angle (11.0/10.0 degrees).

P06	Updated Layout	13/05/2026	RC	SM
P05	Updated Layout	28/04/2026	RC	SM
P04	Updated following comment	15/04/2026	RC	SM
P03	Update Layout	08/04/2026	RC	SM
P02	Update Layout	30/03/2026	RC	SM
P01	First issue	25/03/2026	RC	SM
REV	DESCRIPTION	DATE	BY	CHKD
ORIGINATOR:	www.ridge.co.uk			

PROJECT NUMBER: 5029426

CLIENT: CREST NICHOLSON OPERATIONS LTD

IN ASSOCIATION WITH

TITLE:

PROPOSED ACCESS ARRANGEMENT
VISIBILITY AND SWEEP PATH
ASSESSMENT

DRAWN BY: RC CHECKED BY: SM APPROVED BY: SM

SCALE @ A1: 1:200 DATE OF REVIEW: 25/03/2026

FOR PLANNING

DRAWING No: 5029426-RDG-XX-XX-DR-H-PL001-P06.dwg

PROJECT:	ORG:	FUNCTION:	SPATIAL:	FORM:	DISCIPLINE:	NUMBER:	REV:
5029426	RDG	XX	XX	DR	H	PL001	P06

SWEEP PATH - REFUSE VEHICLE

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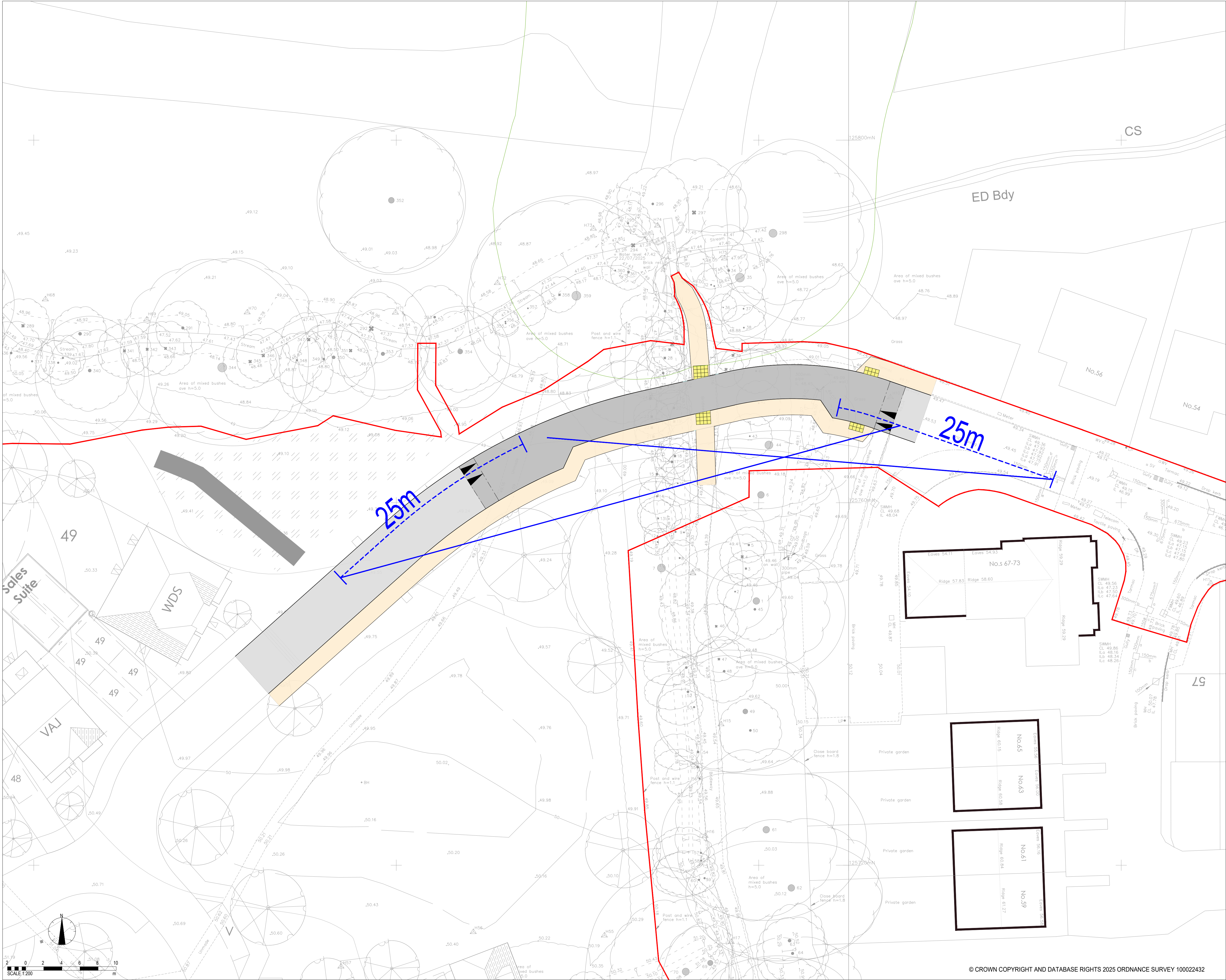
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- KEY
- APPLICATION BOUNDARY
 - PROPOSED TACTILE PAVING
 - VISIBILITY TO SEE VEHICLE ON NARROWING 25m IN ADVANCE OF STOPPING POSITION. 25m SSD AT 20mph MANUAL FOR STREETS

NOTES:

THE ANCIENT WOODLAND BUFFER, FLOOD PLAN, AND CREST RETAINED LAND HAVE BEEN PROVIDED BY OTHER CONSULTANTS AND BEEN ESTIMATED. THIS SHOULD BE CHECKED BY THESE CONSULTANTS AND/OR LEGAL ADVISORS.

ALL OPTIONS ARE SUBJECT TO AGREEMENT WITH THE HIGHWAYS AUTHORITY.

P04	Update layout	13/05/2026	RC	SM
P03	Update layout	28/04/2026	RC	SM
P02	Update following comment	15/04/2026	RC	SM
P01	First issue	08/04/2026	RC	SM
REV	DESCRIPTION	DATE	BY	CHKD
ORIGINATOR: www.ridge.co.uk				



PROJECT NUMBER: 5029426

CLIENT: CREST NICHOLSON OPERATIONS Ltd

IN ASSOCIATION WITH:

PROJECT: LAND WEST OF GATESMEAD HAYWARDS HEATH

TITLE: PROPOSED ACCESS ARRANGEMENT VISIBILITY ASSESSMENT

DRAWN BY: RC CHECKED BY: SM APPROVED BY: SM

SCALE @ A1: 1:200 DATE OF REVIEW: 08/04/2026

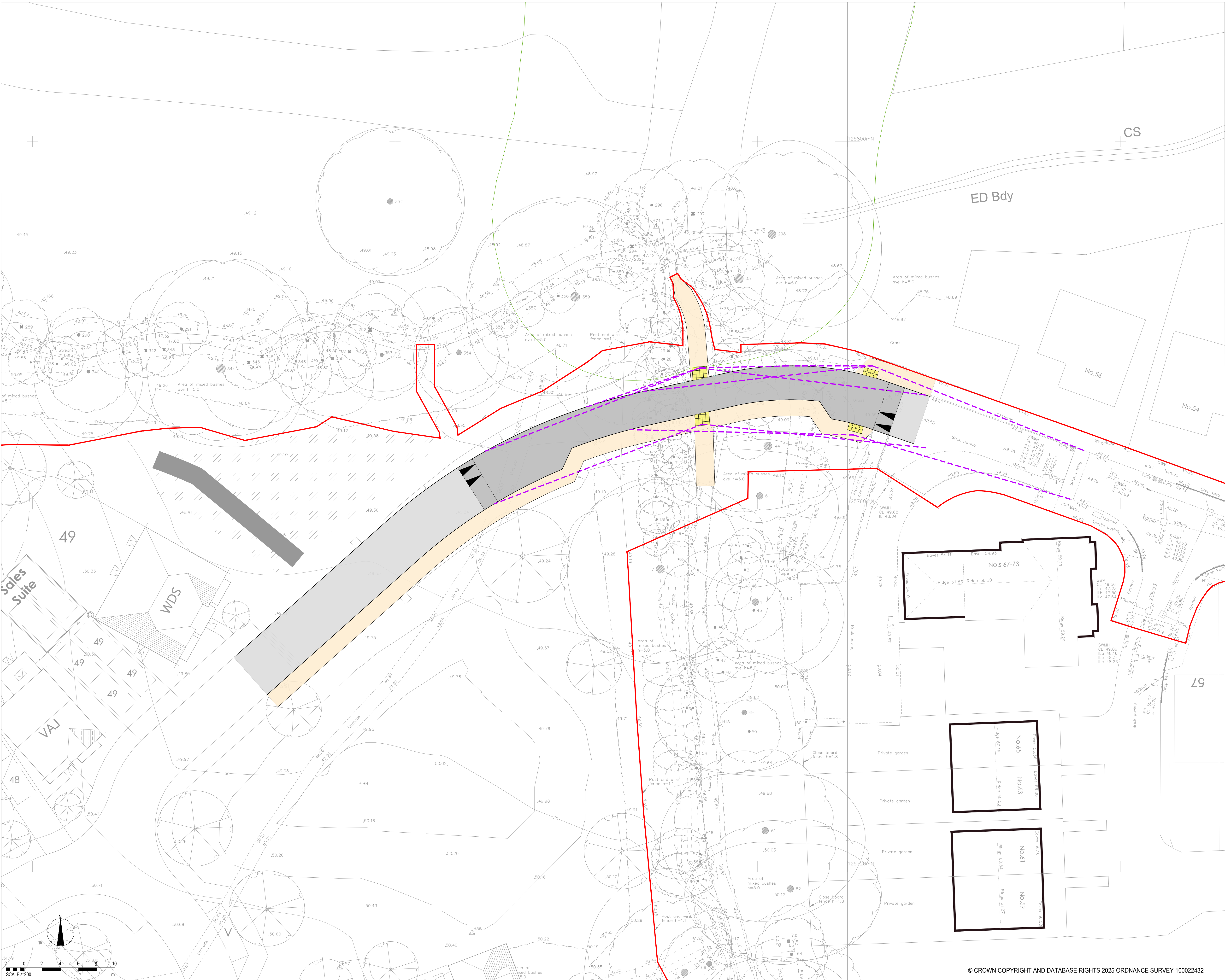
ISO 19650 STATUS:

FOR PLANNING

DRAWING No: 5029426-RDG-XX-XX-DR-H-PL005-P04.dwg

PROJECT:	ORG:	FUNCTION:	SPATIAL:	FORM:	DISCIPLINE:	NUMBER:	REV:
5029426	RDG	XX	XX	DR	H	PL005	P04

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- KEY
- APPLICATION BOUNDARY
 - PROPOSED TACTILE PAVING
 - 1.2m x 25m PEDESTRIAN VISIBILITY SPY, MANUAL FOR STREETS 20MPH

NOTES:

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ALL OPTIONS ARE SUBJECT TO AGREEMENT WITH THE HIGHWAYS AUTHORITY.

P04	Update layout	13/05/2026	RC	SM
P03	Update layout	28/04/2026	RC	SM
P02	Update following comment	15/04/2026	RC	SM
P01	First issue	08/04/2026	RC	SM
REV	DESCRIPTION	DATE	BY	CHKD
ORIGINATOR: www.ridge.co.uk				



PROJECT NUMBER: 5029426

CLIENT:

CREST NICHOLSON OPERATIONS LTD

IN ASSOCIATION WITH:

PROJECT:

LAND WEST OF GATESMEAD
HAYWARDS HEATH

TITLE:

PROPOSED ACCESS ARRANGEMENT
PEDESTRIAN VISIBILITY
ASSESSMENT

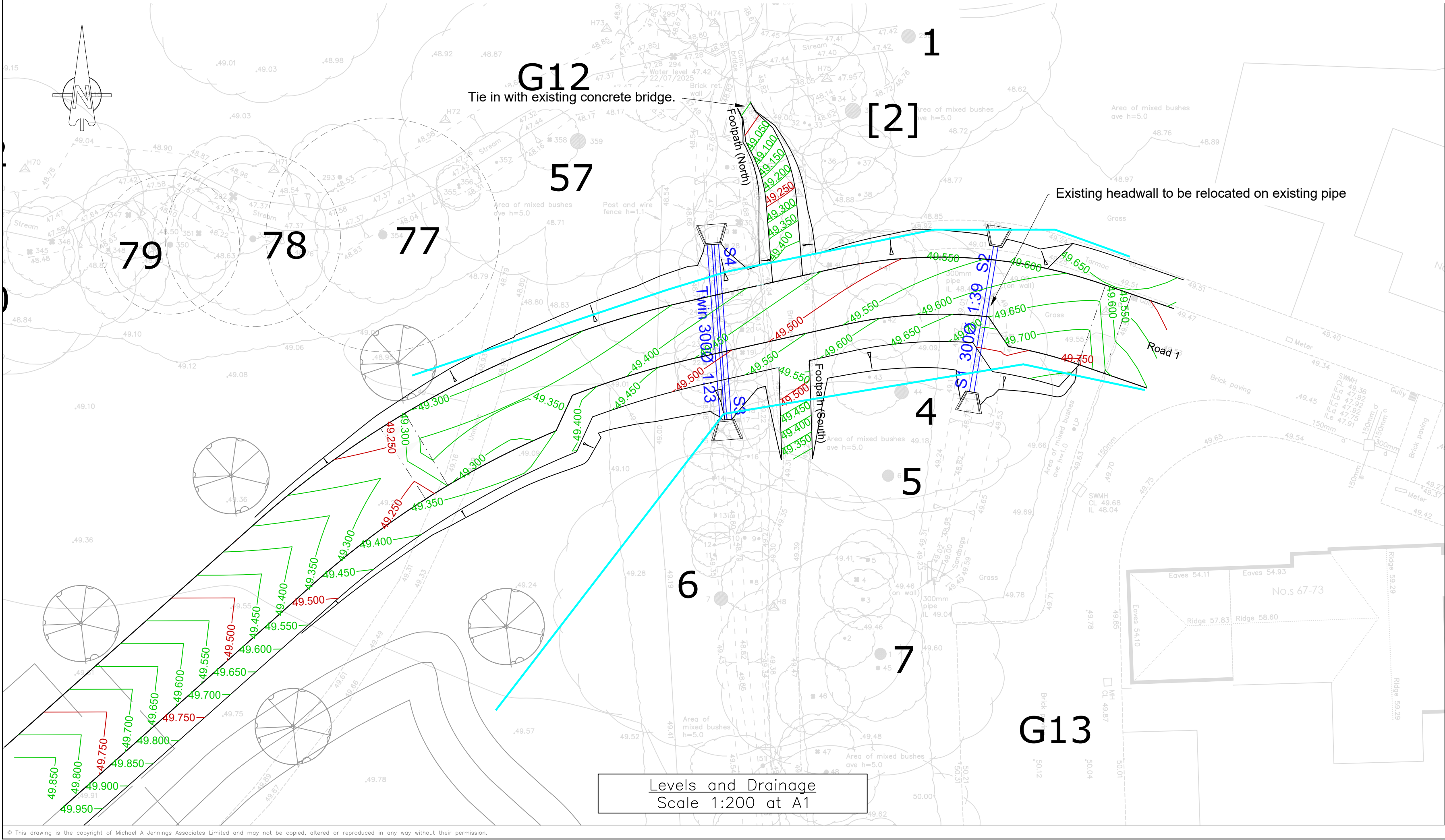
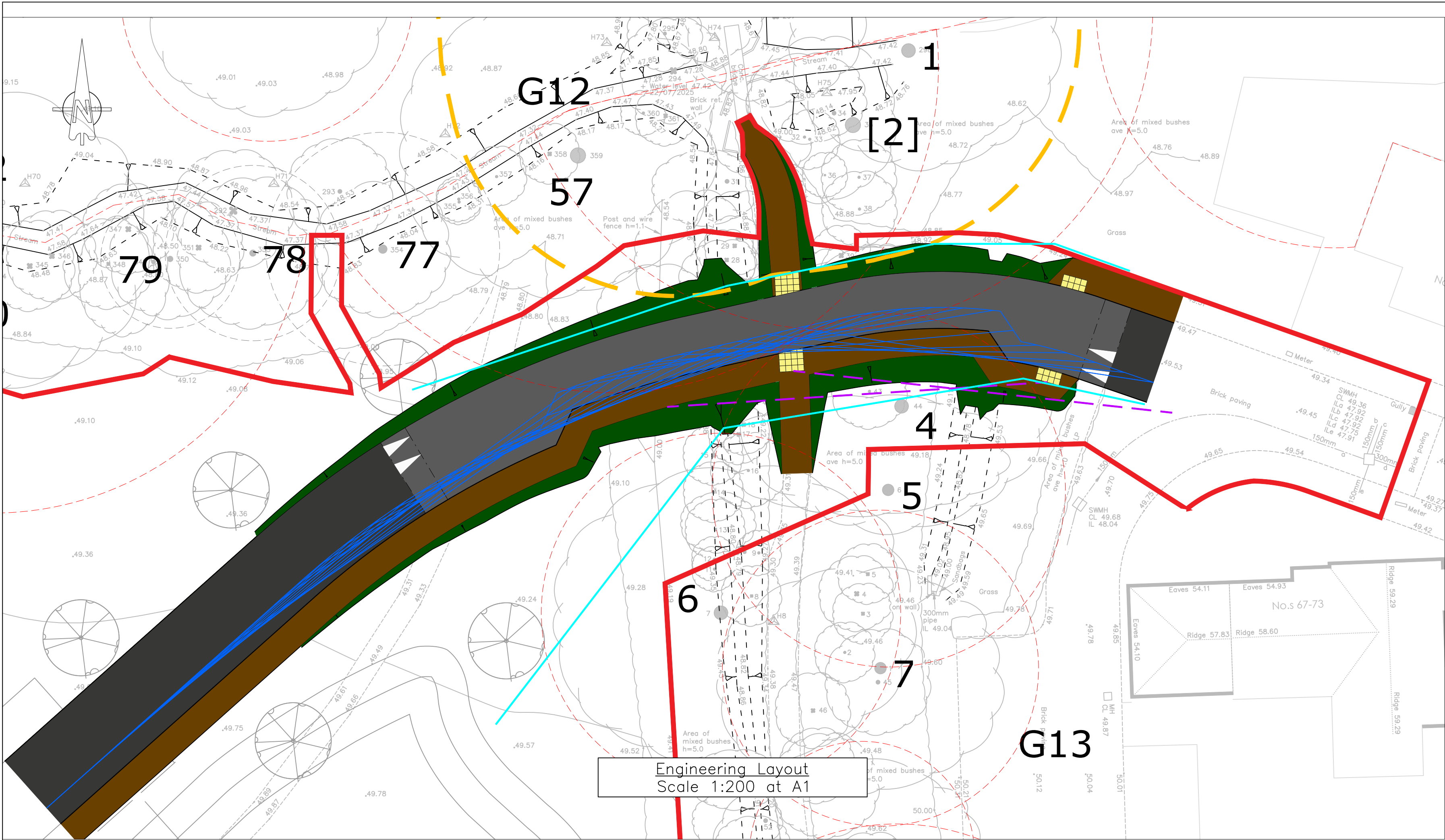
DRAWN BY: RC CHECKED BY: SM APPROVED BY: SM

SCALE @ A1: 1:200 DATE OF REVIEW: 08/04/2026

ISO 19650 STATUS:

FOR PLANNING

DRAWING No:	5029426-RDG-XX-XX-DR-H-PL006-P04.dwg
PROJECT:	ORG: FUNCTION: SPATIAL: FORM: DISCIPLINE: NUMBER: REV:
5029426	RDG XX XX DR H PL006 P04



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

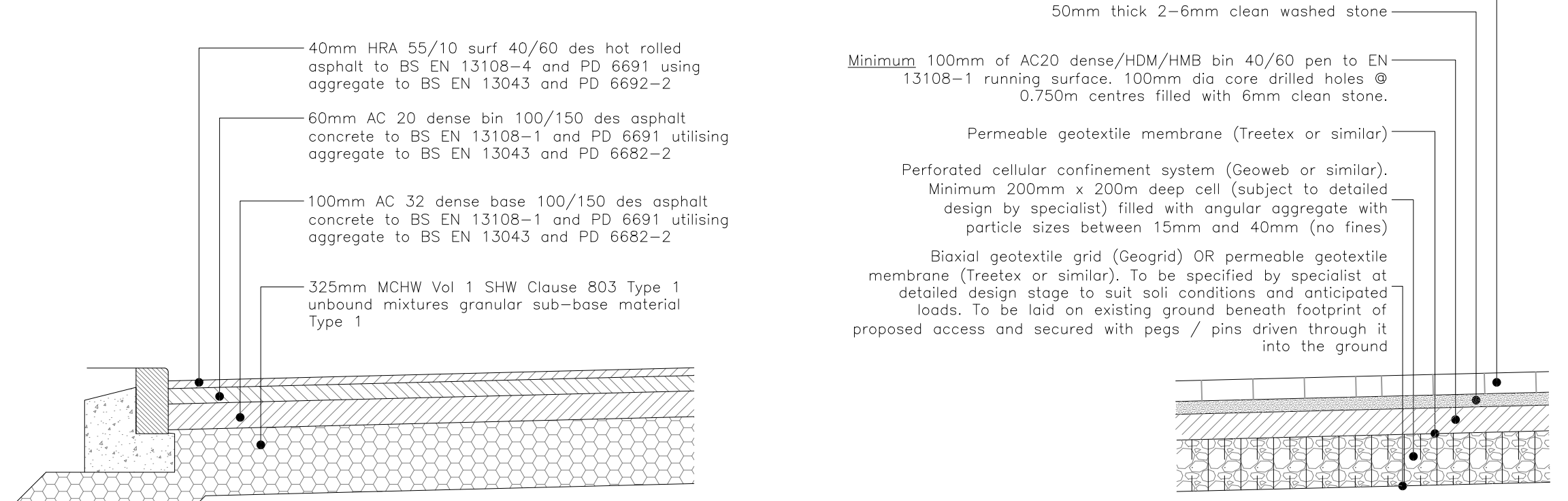
Drawing Notes:

- 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.

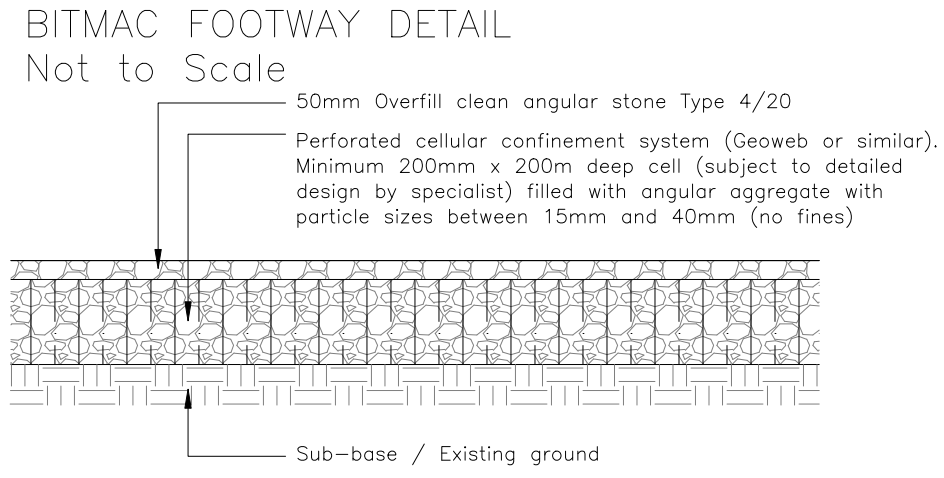
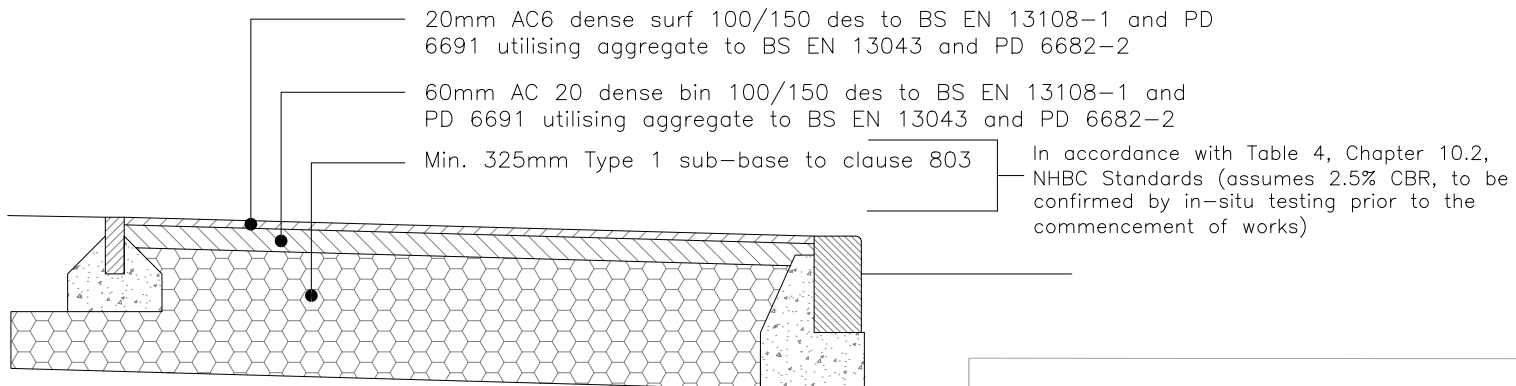
NHBC Standards
Table 4, Chapter 10.2

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

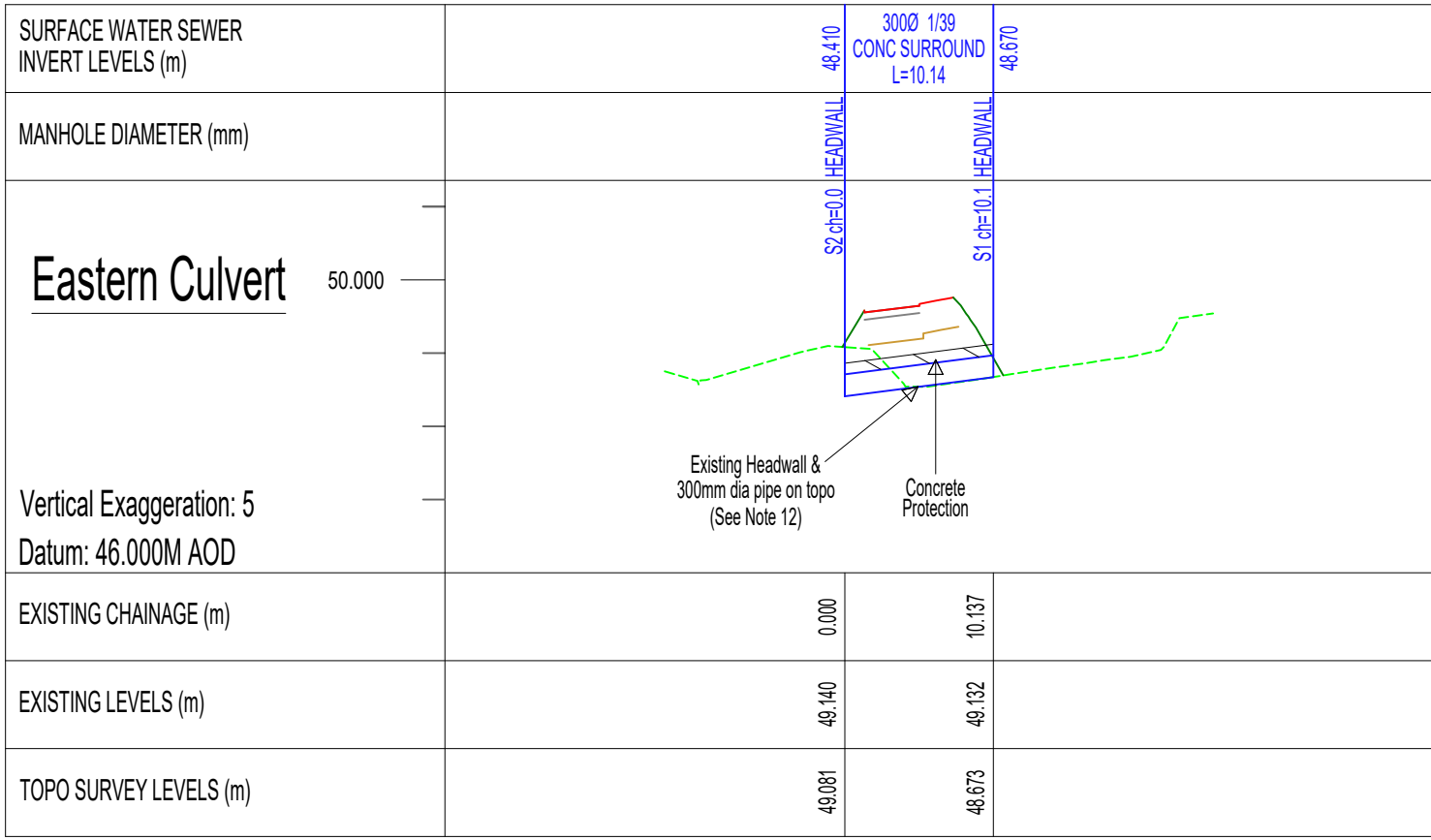
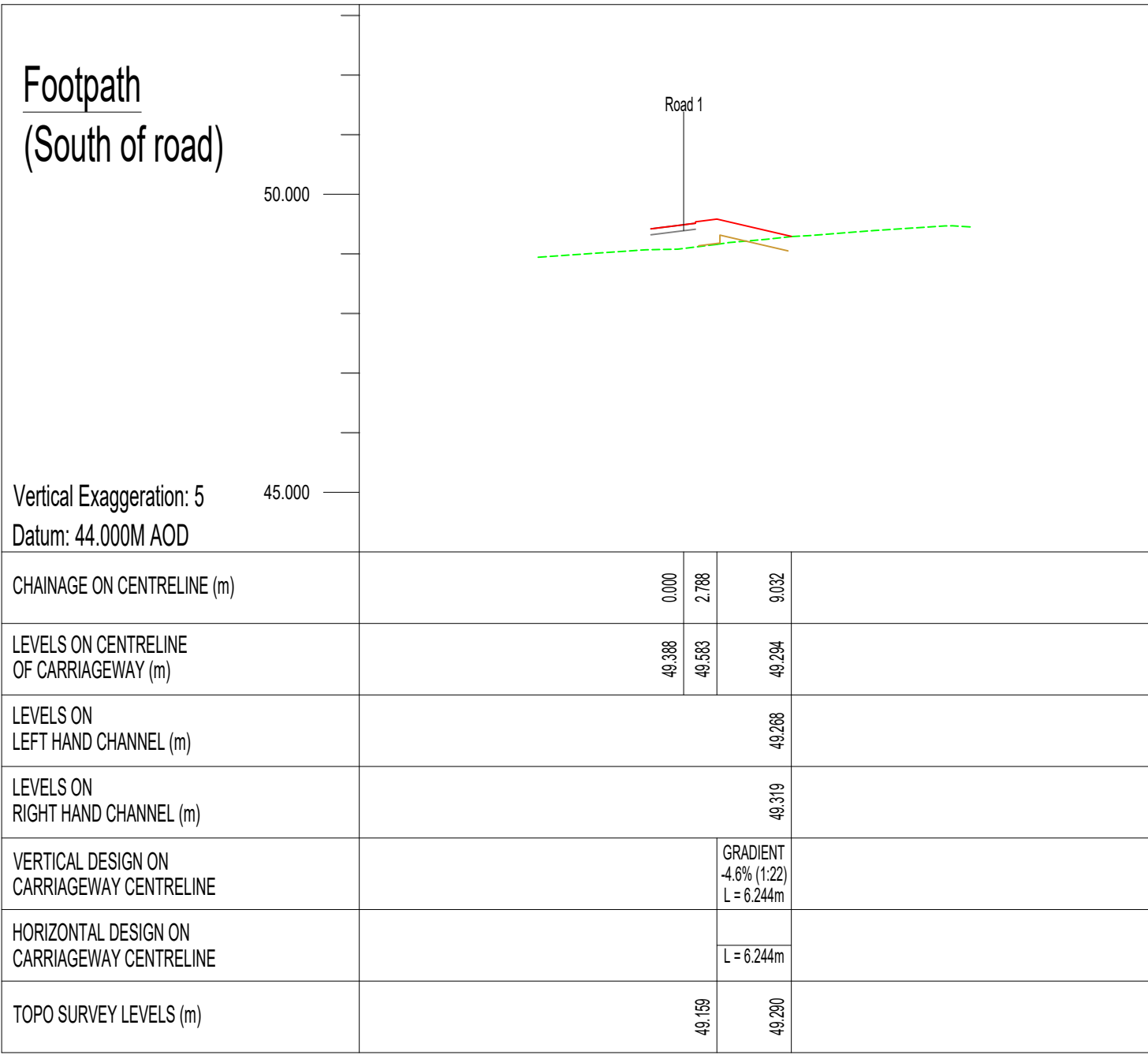
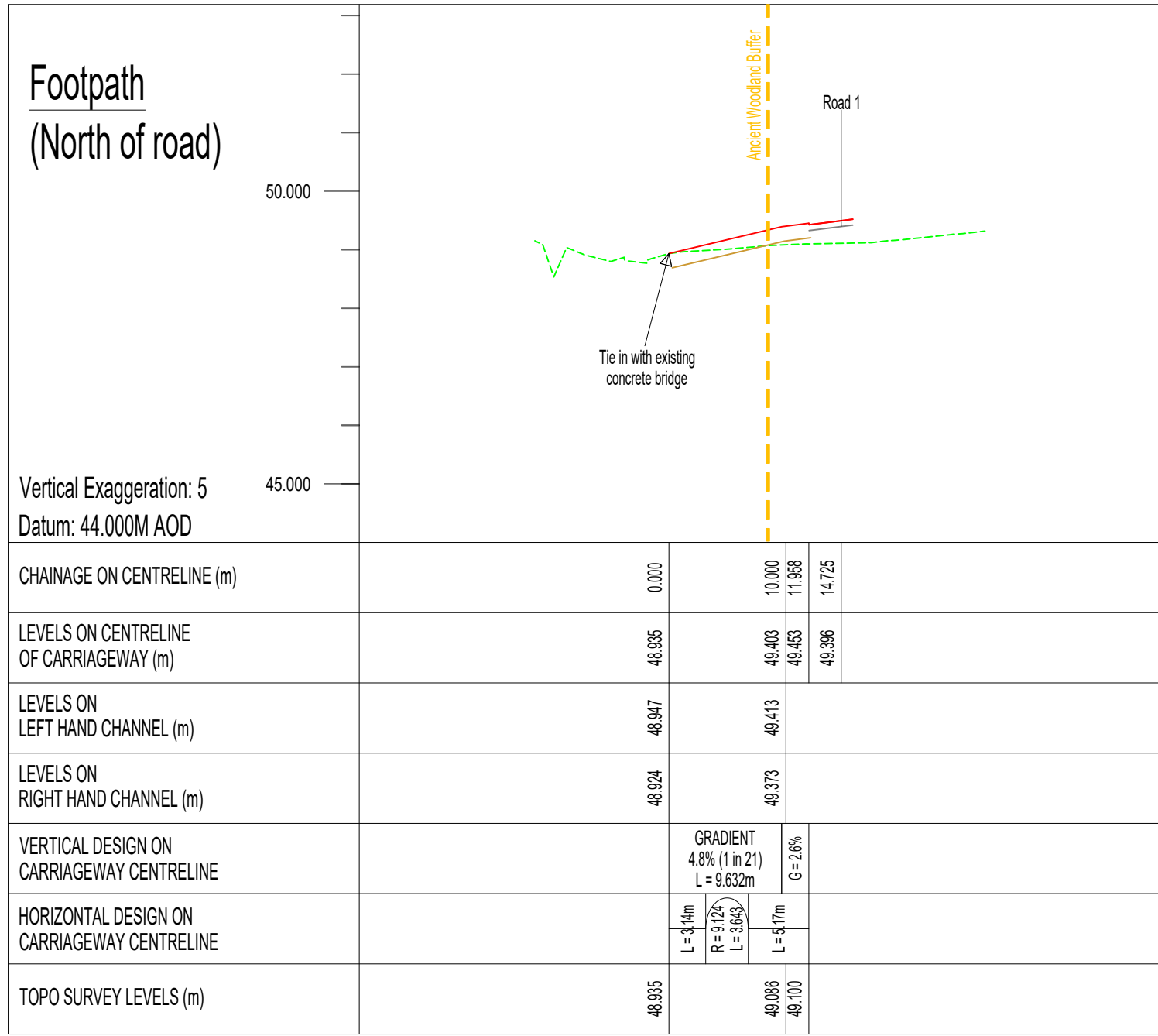
CARRIAGEWAY DETAIL THROUGH ROOT
PROTECTION AREAS (GEOWEB)
Not to Scale

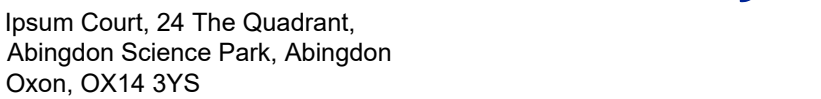
P2	14.05.26	Redline updated	TH	TSH
P1	22.04.26	First Issue	NW	TSH
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
Client			Crest Nicholson	
Project			Land West of Gatesmead	
Title			Proposed Site Access One-way Road	
Scale:			As shown at A1	Status: PRELIMINARY
Drawn:			NW TSH	MJA Project No: 7627
Date:			22/04/2026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

MJA CONSULTING
CIVIL & STRUCTURAL ENGINEERS
Ipsium Court, 24 The Quadrant,
Abingdon Science Park, Abingdon
Oxon, OX14 3YS
Tel: 01235 555173
Email: mail@mjaconsulting.co.uk

3. 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.
2. Do not scale from this drawing.
3. 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.
4. The level & location of all existing services shall be verified and marked on site by the Contractor prior to commencing any construction works.
5. All highway works should be carried out in accordance with the MCHW Specification for Highway Works and the requirements of the Local Highway Authority.
6. Topographic Survey provided in Ridge Access Arrangement Layout 4, as received from Client in .dwg format on 03/02/2026.
7. RPAs and AWB based on SJA drawing number SJA TCP 25245-011, as received in .dwg format on 04/02/2026.
8. Contractor must comply with all current legislation relating to CDM, Health and Safety, and COSHH.
9. This drawing is to be read in conjunction with all other relevant drawings including; engineering layouts along with water or highway authority specifications. The contractor is to satisfy themselves that there are no discrepancies within the design information. If in doubt ask.
10. All manholes, pipework and associated works shall be constructed in accordance with the current form of Sewers for Adoption latest 'Design & Construction (DCG)'.
11. For sewer construction and manhole specification, refer to SSG standard construction details.
12. CONNECTION TO EXISTING HEADWALL AND 300mm DIA CULVERT SUBJECT TO RECEIPT OF FURTHER INVESTIGATION AND ADDITIONAL SURVEY MAPPING THE ROUTE OF EXISTING PIPEWORK.

	Existing Level (Per topo survey)
	Proposed Surface Level
	Proposed Formation Level (Based on NHBC detail on drawing 7627-MJA-SW-XX-DR-C-003)
	Proposed 1:3 Embankment
	Proposed Surface Water Culvert
	Proposed 150mm Concrete Surround



P1	23.04.26	First Issue	NW	TSH
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
Client				
Crest Nicholson			Ipsum Court, 24 The Quadrant, Abingdon Science Park, Abingdon Oxon, OX14 3YS Tel: 01235 555173 Email: mail@mjaconsulting.co.uk	
Project				
Land West of Gatesmead			Scale: 1:500H 1:100V at A1 Status: PRELIMINARY	
Title			Drawn: Project Engineer MJA Project No: Date: 23/04/2026 NW TSH 7627	
Site Access Longitudinal and Cross Sections One-way Road			Drawing Number: 7627-MJA-SW-XX-DR-C-004 Rev: P2	