

DATED

19th February

2025

SUFFOLK COUNTY COUNCIL (1)

- and -

SALBOY BP SPV 20 LIMITED (2)

## AGREEMENT

made pursuant to Sections 278 and 38 of the Highways Act 1980  
and any other enabling power relating to  
the development of land known as Student Union Club, Rope Walk, Ipswich, Suffolk,  
IP4 1NA

Nigel Inniss  
Monitoring Officer and Assistant Director – Governance, Legal and Assurance  
Suffolk County Council  
Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

Ref: **AS/72766/LEGAL**

THIS AGREEMENT is made the *19<sup>th</sup>* day of *February* 2025  
BETWEEN the following parties :-

- (1) **SUFFOLK COUNTY COUNCIL** of Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX ("the County Council")
- (2) **SALBOY BP SPV 20 LIMITED** (company number 12727490) of Unit 2 Block C, 14 Hulme Street, Salford, Greater Manchester, England, M5 4ZG ("the Owner")

#### RECITALS AND DEFINITIONS

A. In this Agreement unless the context otherwise requires the following words shall have the following meanings :-

"1980 Act"	Means the Highways Act 1980 (as amended)
"Cash Deposit"	Means the cash deposit for all of the Highway Works such cash deposit to be held by the County Council should the Owner default in the execution of its obligations to carry out the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council will call upon the Cash Deposit to provide the full sums necessary to carry out and maintain the Highway Works
"Cash Deposit Figure"	Means sum of £36,443.92 (Thirty-Six Thousand, Four Hundred and Forty-Three Pounds, and Ninety-Two Pence) being the cost of the Highway Works plus 10 per cent
"Certificate of Final Completion"	Means any of the certificates referred to in paragraph 2.13 of this Agreement
"CDM Regulations"	Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)
"Commuted Sums"	Means the sum of £1,004.50 (One Thousand Four Pounds and Fifty Pence) which is calculated towards the cost of the County Council's future maintenance liability of the Highway Works.

“Director”	Means the County Council's Executive Director of Growth, Highways and Infrastructure or other officers of the County Council acting under his hand
“Highway Works”	Means the works detailed on the Works Drawings and as set out in Schedule 2 of this Agreement
“Plan”	Means the plan annexed at Schedule 1 hereto with reference number 1493/16/01 J
“Site”	Means land known as Student Union Club, Rope Walk, Ipswich, Suffolk, IP4 1NA shown edged red for identification only on the inset within the attached Plan
“Substantial Completion”	Means complete to the reasonable satisfaction of the Director and so that the Highway Works can be used for the purpose and operate in the manner for which they were designed, and the “Date of Substantial Completion” and “Certificate of Substantial Completion” shall be construed accordingly
“Works Drawings”	Means the attached drawings bearing the numbers referred to in Schedule 1 or any subsequent revision of them which has been approved or requested by the Director and which relate to the Highway Works

- (A) The County Council is the Local Highway Authority (except for trunk roads) for the purposes of the 1980 Act for the area within which the Site is situated and the Highway Works will be carried out
- (B) The Owner is the registered proprietor with title absolute of the Site registered at the Land Registry under Title Number SK269590 and intends to construct dwellings (together with ancillary parking) on the Site
- (C) Salboy BP Limited ("the Mortgagee") has a registered charge dated 16 March 2022 and a registered debenture charge dated 16 March 2022 over the Site and has provided a letter of consent to the entering into of this Agreement
- (D) The County Council considers that the Highways Works as shown on the Works Drawings and detailed in Schedule 2 need to be carried out and the County Council considers that entering into this Agreement will be of benefit to the public



NOW THIS DEED WITNESSES as follows :-

**1. LEGAL EFFECT**

1.1 In this Agreement unless the context otherwise requires :-

1.1.1 Words importing the singular meaning where the context so admits include the plural meaning and vice versa; and

1.1.2 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner; and

1.1.3 "party" or "parties" means a party or parties to this Agreement; and

1.1.4 references to any party shall include the successors in title and assigns of that party; and in the case of the County Council the successors to its statutory functions;

1.1.5 where a party includes more than one person any obligations of that party can be enforced against all of them jointly and severally unless there is an express provision otherwise; and

1.1.6 the headings and contents list in this Agreement shall not form part of or affect its construction; and

1.1.7 references to clauses schedules and paragraphs are references to clauses in and schedules to this Agreement and paragraphs in schedules to this Agreement; and

1.1.8 where a party or any officer or employee is required to give its consent approval or agreement to any specific provision in this Agreement such approval or agreement shall not be unreasonably withheld or delayed; and

1.1.9 any mention herein of any act or of any section regulation or statutory instrument shall be deemed to refer to the same source as at any time amended and where such act section regulation or statutory instrument has been replaced consolidated or re-enacted with or without amendment such mention shall be deemed to refer to the relevant provision of the updating consolidating or re-enacting act or section or regulation or statutory instrument

1.2 This Agreement and the covenants that appear hereinafter are made pursuant



to Sections 38 72 and 278 of the 1980 Act Section 111 of the Local Government Act 1972, Section 1 of the Localism Act 2011 and all other enabling powers to the intent that the provisions of this Agreement shall bind the Site and the parties hereto and all persons deriving title through or under them

- 1.3 No waiver (whether express or implied) by the County Council of any breach or default by the Owner in performance or observance of any of the covenants or obligations in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County Council from enforcing any of the covenants or from acting upon any subsequent breach or default
- 1.4 Any provision of this Agreement which is or may be unlawful void or unenforceable shall to the extent of such unlawfulness invalidity or unenforceability be deemed severable and shall not affect any other provision of this Agreement
- 1.5 This Agreement shall be governed and interpreted in accordance with the laws of England and shall be determined in the Courts of England and Wales
- 1.6 The Owner covenants and warrants to the County Council that they have full power to enter into this Agreement and there is no other person having a charge over or any other interest in the Site other than the Mortgagee referred to in the recitals whose consent is necessary for the Owner to enter into this Agreement and to comply with the obligations set out at clauses 1.12 and 1.13
- 1.7 The Owner covenants and undertakes with the County Council that from the date of this Agreement it will (unless otherwise agreed by the County Council) carry out and comply with the obligations set out in this Agreement
- 1.8 The County Council, without prejudice to its statutory powers and duties, hereby appoints the Owner to act as its agent and gives to the Owner licence (in so far as is reasonably necessary) to enter into and upon and remain upon the public highway at all reasonable times (save in case of an emergency) to carry out the construction of the Highway Works within the timescales referred to in Schedule 2 or such other period as may be agreed in writing by the Director, provided that this licence shall not extend to the Owner's successors in title or assigns unless otherwise agreed in writing by the Director prior to that successor or assignee commencing work in the public highway
- 1.9 The Owner covenants with the County Council as Highway Authority to comply with the provisions of the New Roads and Street Works Act 1991 and the Traffic

Management Act 2004, and any amendments thereof

- 1.10 It is hereby agreed and declared that the provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement
- 1.11 The Owner shall be the only client for the purpose of the CDM Regulations and the Owner agrees to undertake the obligations of a client under the CDM Regulations and to use all reasonable endeavours to ensure that the Highway Works are carried out in accordance with the CDM Regulations. The Owner shall indemnify and keep the County Council indemnified against any breach of the Owner's obligations under this clause
- 1.12 The Owner hereby agrees that on the date of Substantial Completion that part of the Site upon which the Highways Works are constructed which does not currently form part of the public highway shall be dedicated as highway under section 38 of the 1980 Act and the County Council acting reasonably agrees to accept such dedication and adopt that part of the Site and the Highway Works as highway maintainable at the public expense
- 1.13 If called upon by the County Council acting reasonably so to do by notice in writing served within twenty-one years of the date of this Agreement the Owner agrees to transfer to the County Council in consideration of one pound any land unbuilt areas (and for the purpose of "unbuilt" any curtilage to a residential dwelling on the adjoining land shall deemed to be built land) over which any part of the Highway Works have been constructed which does not at the date of this Agreement already form part of the highway together with any other land dedicated as public highway by the Owner free in each case from encumbrances and together with all rights necessary to permit the use, inspection, maintenance, repair and replacement of the Highway Works and all utility systems servicing the Highway Works and not vested in the relevant undertaker as are situated outside the limits of the Highway Works and the said other land
- 1.14 This Agreement is a Deed. Any financial default will be declared by the County Council and registered as a Local Land Charge under section 278(5)(c) of the 1980 Act
- 1.15 If the Highway Works have not been commenced within one (1) year from the date of this Agreement, save as this period is otherwise extended in writing by the Director at his discretion, then this Agreement shall lapse and be of no further effect (save to the extent already complied with) and the Owner agrees to pay to the County Council any costs properly incurred by the County Council prior to



the lapse of this Agreement (which have not already been paid) including but not limited to those costs set out in clause 3.5 of this Agreement

- 1.16 Where, in accordance with clause 1.15 above the Director, at his discretion, agrees in writing to an extension to the period of one (1) year after which this Agreement shall lapse, this Agreement shall lapse at the end of such period as agreed in writing by the Director
- 1.17 Where the Agreement has lapsed in accordance with clauses 1.15 or 1.16, the County Council may release to the Owner the Cash Deposit and interest applied at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end on receipt of a written request. If for any period, the Bank of England Base Rate is at or below 0.02% then no interest shall be payable for that period by any party to this agreement. For the avoidance of doubt nothing in this clause requires the County Council to repay those sums payable under clause 3.5 of this Agreement save for any Commuted Sums not spent or committed

## **2 HIGHWAY WORKS**

- 2.1 All works and activities to be carried out under the terms of this Agreement (including for the avoidance of doubt such works as are of a preparatory ancillary or of a maintenance nature) are (save where expressly provided otherwise) to be at the sole expense of the Owner and at no cost to the County Council
- 2.2 No work on the Highway Works shall commence and no contract or contracts in respect of the construction of the Highway Works shall be let until full details of the Highway Works have been submitted to the Director and the Director has given his written approval to the Highway Works and for the avoidance of doubt this Agreement does not constitute the written approval required under this clause
- 2.3 The Owner shall provide all relevant notices to the County Council under the New Roads and Street Works Act 1991 and Traffic Management Act 2004, and any amendments thereof
- 2.4 Insofar as the County Council as Highway Authority is required by any legislation regulation direction or code of practice (including in particular but without prejudice to the generality of the foregoing the New Roads and Street Works Act 1991) to serve a notice or notices in respect of the Highway Works on undertakers or other persons the Owner shall comply with such requirement on



behalf of the County Council before the Highway Works commence and shall thereafter assume on behalf of the County Council such responsibilities as follow on therefrom in particular during the construction of the Highway Works

- 2.5 The Owner shall give due consideration to adjoining owners and occupiers at all times and shall organise activities relating to the Highway Works in such a manner as to cause the least practicable disruption
- 2.6 The Owner shall display and maintain prominent notices around the perimeter of the Site to warn the public of the dangers of entering the Site. However the display of such notices shall not relieve the Owner of any of his obligations and liabilities under this Agreement, the Control of Pollution Act 1974 or the Environment Protection Act 1990, or any amendments thereof
- 2.7 The Owner shall take or procure the taking of all necessary steps to avoid creating a nuisance from noise and from dust and as far as practicable the Highway Works are to be carried out in such a way that noise and dust are kept to a minimum
- 2.8 When the Highway Works are being executed the Owner shall institute at his own expense measures previously approved in writing by the Director to maintain the safe flow of traffic on the highways in the vicinity of the Site
- 2.9 No Highway Works within or affecting existing public highways will be permitted within the morning and evening peak periods i.e. 7.30 - 9.30 a.m. and 4.30 - 6.30 p.m. Monday to Friday except as agreed in writing by the Director
- 2.10 When the Highway Works are being carried out the Owner shall provide all watching and lighting as required and shall maintain all lights, guards, fencing and warning signs when and where necessary and undertake such further measures as may be reasonably required by the Director
- 2.11 Provided that County Council gives the Owner 48 hours notice, (save in the case of emergency) representatives of the County Council may enter upon the land on which the Highway Works are being carried out at any reasonable time to ascertain whether the terms of the Agreement are being or have been complied with
- 2.12 On Substantial Completion of the Highway Works :-
  - 2.12.1 the Owner shall clear away and remove from the Site all constructional plant and temporary works of every kind and leave the Site in a safe, neat and tidy condition to the reasonable satisfaction of the Director

2.12.2 the Owner shall provide the County Council with 6 paper copies of the 'as constructed' drawings and a pdf thereof

2.12.3 the Director may issue a Certificate of Substantial Completion to the Owner

2.13 The Owner shall maintain the Highway Works for a period of eighteen (18) months (unless the Director agrees in writing a lesser period) from the issue of the related Certificate of Substantial Completion and prior to the expiration of this period the Owner shall reinstate and make good any damage or defect which may have arisen from any cause whatsoever or be discovered during the said period of eighteen (18) months (including any defect in or damage to the surface water drainage system) so as to place the highway and the Highway Works in a condition satisfactory to the Director. After the expiration of the period of eighteen (18) months and after any defects have been made good to the satisfaction of the Director he may issue at the written request of the Owner the Certificate of Final Completion in respect of the Highways Works

### **3 FINANCE**

3.1 Where the Owner has provided a Cash Deposit, then after the issue of the Certificate of Substantial Completion which shall not be unreasonably delayed the County Council will approve the release of up to 75% of the Cash Deposit Figure and upon the issue of the Certificate of Final Completion the County Council will release to the Owner the remainder of the Cash Deposit and interest applied at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end on receipt of a written request. If for any period, the Bank of England Base Rate is at or below 0.02% then no interest shall be payable for that period by any party to this agreement.

3.2 The Owner shall be insured from the date of this Agreement and throughout the period of construction of the Highway Works within the timescales referred to in Schedule 2 (or any other period as agreed by the Director) for public liability risks in the sum of at least ten million pounds (£10,000,000.00) in respect of any single claim, and shall produce these insurance policies to the Director on demand

3.3 The Owner shall on the date of this Agreement pay to the County Council the Cash Deposit in the sum of the Cash Deposit Figure for the Highway Works

3.4 Should the Owner default in the execution of his obligations to carry out and maintain the Highway Works then the County Council may itself carry out and



maintain the Highway Works having first called upon the Cash Deposit for the full cost to be expended in so doing

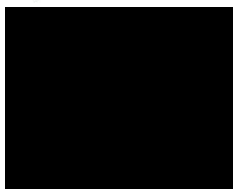
3.5 The Owner shall pay to the County Council:-

- 3.5.1 The reasonable legal costs of the County Council in connection with this Agreement prior to sealing of this Agreement;
- 3.5.2 interest at four per cent above the Bank of England Base Rate on any sum due to the County Council under this Agreement from the date on which it is due until the date it is paid,
- 3.5.3 the reasonable inspection/checking fees outstanding which are required by the County Council in connection with the Highways Works in the sum of £2,144.39 (two thousand, one hundred and forty-four pounds, and thirty-nine pence) prior to sealing of this Agreement; and
- 3.5.4 the Commuted Sums prior to the sealing of this Agreement

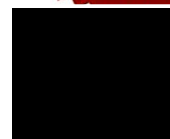
In WITNESS whereof this Agreement has been executed and delivered as a Deed on the date first written above

The COMMON SEAL of  
SUFFOLK COUNTY COUNCIL  
was hereunto affixed  
in the presence of

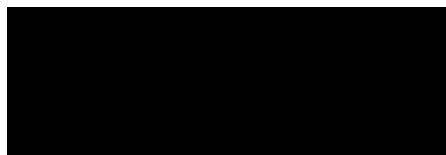
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Officer



EXECUTED as a DEED by SALBOY BP SPV  
20 LIMITED acting by JOANNE ELIZABETH  
ISMAIL, a director in the presence of:

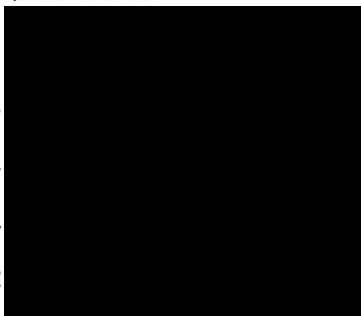


Witness Signature:

Witness Name:

Witness Address:

Witness Occupation: D.







Schedule 1  
Works Drawings

(SECTION 278 GA) REV B	61416_C_0010
(SECTION 278 ADOPTION PLAN) REV A	61416_C_0015
(S278 CONSTRUCTION DETAILS) REV A	61416_C_0020
Site and Location Plan	1493/16/01 J

Schedule 2

The Highways Works comprising the following works:

<u>Location</u>	<u>Works</u>	<u>Delivery Programme</u>
<u>Rope Walk, Ipswich</u>	<u>Widening of footway to width of 1.8 metres</u>	

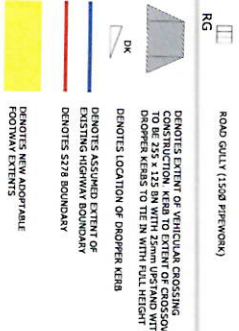
Timescales: The Highways Works are to be commenced within 12 (twelve) months of the date of this Agreement and completed within 3 (three) weeks of commencement of the Highway Works





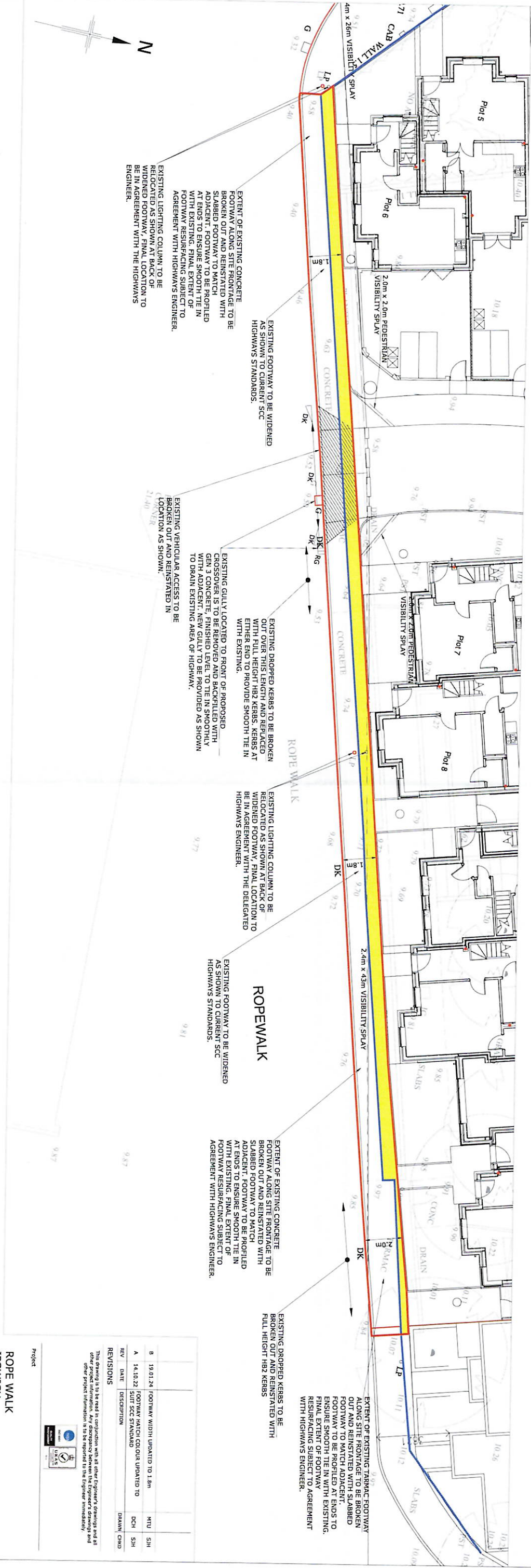


HIGHWAY WORKS KEY



ADOPTABLE WORKS NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED RICHARD JACKSON LTD. ARCHITECT'S & SURV-CONTRACTORS DRAWINGS. IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS REFER TO RALPH FOR CLARIFICATION.
2. TOPOGRAPHICAL SURVEY PROVIDED BY ARCHITECT IS NOT COORDINATED TO FIELD SURVEY. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING ALL SETTING OUT DATA ON SITE. ARCHITECT TO PROVIDE ALL SETTING OUT DATA.
3. ALL ADAPTABLE HIGHWAY WORKS TO BE IN ACCORDANCE WITH SUFFOLK COUNTY COUNCIL HIGHWAY SPECIFICATION AND THE WORKS SHALL BE CARRIED OUT TO THEIR FULL SATISFACTION.
4. THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, VERIFY ALL SITE AND SETTING OUT DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSITION, LEVELS, DIMENSIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING SERVICES AFFECTED BY THE WORKS.
6. THE CONTRACTOR IS TO PROTECT EXISTING BURIED PIPES (PARTICULARLY SHALLOW PIPES) AND THE ROOTS FROM DAMAGE IMPOSED BY LOADS AND CONSTRUCTION PRACTICE.
7. ANY UNIDENTIFIED HAZARDS DISCOVERED DURING THE PROGRESS OF WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
8. ALL ROAD SIGNS AND MARKINGS TO BE IN ACCORDANCE WITH THE TRAFFIC SIGNS AND GENERAL DIRECTIONS 2016.



EXTENT OF EXISTING CONCRETE FOOTWAY ALONG SITE FRONTAGE TO BE BROKEN OUT AND REINSTATED WITH SLABBED FOOTWAY TO MATCH ADJACENT. FOOTWAY TO BE PROPELLED AT ENDS TO ENSURE SMOOTH TIE IN WITH EXISTING. FINAL EXTENT OF FOOTWAY RESURFACING SUBJECT TO AGREEMENT WITH HIGHWAYS ENGINEER.

EXISTING FOOTWAY TO BE WIDENED AS SHOWN TO CURRENT SCC HIGHWAYS STANDARDS.

EXISTING DROPPED KERBS TO BE BROKEN OUT OVER THE ENTIRE LENGTH OF THE SITE. NEW KERBS TO BE PROVIDED AT EITHER END TO PROVIDE SMOOTH TIE IN WITH EXISTING.

EXISTING LIGHTING COLUMN TO BE BROKEN OUT AND REINSTATED TO BE IN AGREEMENT WITH THE DELEGATED HIGHWAYS ENGINEER.

EXISTING FOOTWAY TO BE WIDENED AS SHOWN TO CURRENT SCC HIGHWAYS STANDARDS.

EXTENT OF EXISTING CONCRETE FOOTWAY ALONG SITE FRONTAGE TO BE BROKEN OUT AND REINSTATED WITH SLABBED FOOTWAY TO MATCH ADJACENT. FOOTWAY TO BE PROPELLED AT ENDS TO ENSURE SMOOTH TIE IN WITH EXISTING. FINAL EXTENT OF FOOTWAY RESURFACING SUBJECT TO AGREEMENT WITH HIGHWAYS ENGINEER.

EXISTING DROPPED KERBS TO BE BROKEN OUT AND REINSTATED WITH FULL HEIGHT H82 KERBS

EXTENT OF EXISTING TARMAC FOOTWAY ALONG SITE FRONTAGE TO BE BROKEN OUT AND REINSTATED WITH SLABBED FOOTWAY TO MATCH ADJACENT. FOOTWAY TO BE PROPELLED AT ENDS TO ENSURE SMOOTH TIE IN WITH EXISTING. FINAL EXTENT OF FOOTWAY RESURFACING SUBJECT TO AGREEMENT WITH HIGHWAYS ENGINEER.

This drawing is to be read in conjunction with all other Engineers drawings and all other project information. Any discrepancy between the Engineers drawings and other project information is to be reported to the Engineer immediately.



Project

ROPE WALK  
IPSWICH

S278 GENERAL ARRANGEMENT

PROJECT MANAGEMENT  
SERVICES Ltd

**Richard Jackson**  
Engineering Consultants

487 The Crown, Conventry, Leam Road  
The 0121 228880  
The 0121 228881  
The 0121 228882  
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The 0121 228900

Project	Manager	Drawn	Checked	Approved	Scale
61416	RLJ	XX	XX	DR	C
61416	RLJ	XX	XX	DR	C
61416	RLJ	XX	XX	DR	C
61416	RLJ	XX	XX	DR	C
61416	RLJ	XX	XX	DR	C
61416	RLJ	XX	XX	DR	C
61416	RLJ	XX	XX	DR	C
61416	RLJ	XX	XX	DR	C
61416	RLJ	XX	XX	DR	C
61416	RLJ	XX	XX	DR	C

SURFACE WATER DRAINAGE FROM PRIVATE COURTYARDS/DRIVEWAYS IS NOT PERMITTED TO DISCHARGE DIRECTLY ONTO THE PUBLIC HIGHWAY.

CONTRACTOR TO TAKE SUFFICIENT MEASURES FOR THE LOCATION AND PROTECTION OF EXISTING SERVICES. THE CONTRACTOR IS TO ENGAGE ALL NECESSARY SERVICE PROVIDERS TO ENABLE WORKS TO BE UNDERTAKEN.

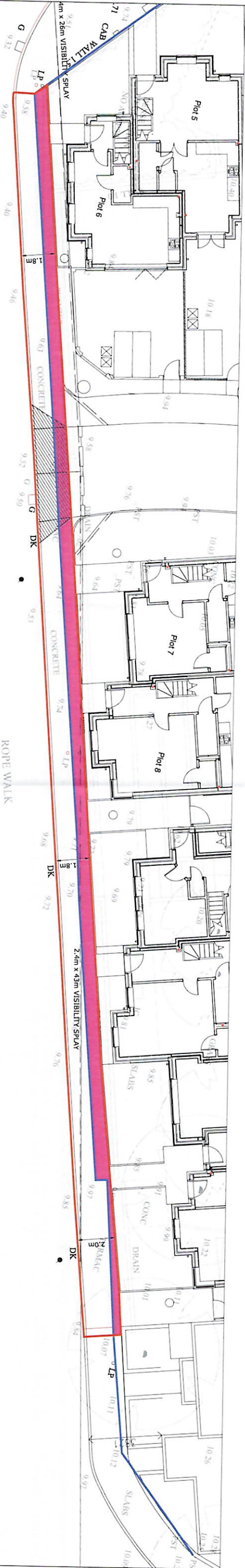


HIGHWAY WORKS KEY

- DEMOTED ASSUMED EXTENT OF EXISTING HIGHWAY BOUNDARY
- DEMOTED 5278 BOUNDARY
- PROPOSED NEW ADAPTABLE FOOTWAY EXTENTS
- AREA OF NEW DEMOTION = 40.18m²

ADOPTABLE WORKS NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED RICHARD JACKSON DRAWINGS AND SPECIFICATIONS. IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS REFER TO THE MOST RECENT EDITION.
- TOPOGRAPHICAL SURVEY RECORDS BY RICHARD JACKSON ARE NOT GUARANTEED TO BE 100% ACCURATE AND SHALL NOT BE USED FOR SETTING OUT OR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL SETTING OUT DETAILS.
- ALL ADAPTABLE HIGHWAY WORKS TO BE IN ACCORDANCE WITH SURREY COUNTY COUNCIL HIGHWAY SPECIFICATIONS AND THE WORKS SHALL BE CARRIED OUT TO THE SATISFACTION OF THE ARCHITECT.
- THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, VERIFY ALL SITE AND ADJACENT BUILDING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE POSITION, LEVELS, DIMENSIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS. EXISTING SERVICES AFFECTED BY THE WORKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING SERVICES AFFECTED BY THE WORKS.
- THE CONTRACTOR IS TO PROTECT EXISTING BURIED PIPES (PARTICULARLY SHALLOW PIPES) AND TREE ROOTS FROM DAMAGE CAUSED BY LOADS AND CONSTRUCTION PLANT.
- ANY UNIDENTIFIED HAZARDS DISCOVERED DURING THE PROGRESS OF WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
- ALL ROAD SIGNS AND MARKINGS TO BE IN ACCORDANCE WITH THE TRAFFIC SIGNS AND GENERAL DIRECTIONS 2016.



ROPEWALK

REV	DATE	DESCRIPTION	HOW	JIT
A	08.02.24	AREA OF NEW HIGHWAY ADDED TO KEY	HDW	JIT

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. It is to be reported to the Engineer immediately.



Project

ROPE WALK  
IPSWICH

Title

S278 ADOPTION PLAN

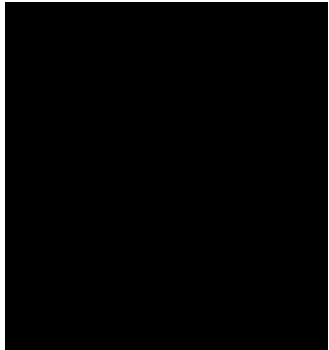
Client  
PROJECT MANAGEMENT  
SERVICES Ltd



SURFACE WATER DRAINAGE FROM PRIVATE COURTYARDS/DRIVEWAYS IS NOT PERMITTED TO DISCHARGE DIRECTLY ONTO THE PUBLIC HIGHWAY.

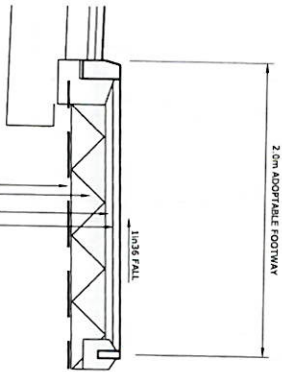
CONTRACTOR TO TAKE SUFFICIENT MEASURES FOR THE LOCATION AND PROTECTION OF EXISTING SERVICES. THE CONTRACTOR IS TO ENGAGE ALL NECESSARY SERVICE PROVIDERS TO ENABLE WORKS TO BE UNDERTAKEN.

Project	Proposed	Consent	Rev	Rev	Rev	Rev	Rev	Rev	Rev
61416	RL	XX	XX	DR	C	0015	A		









400x400x50mm THICK PAVING TO BS7263 Fig 1, COLOUR AS AGREED WITH HIGHWAY AUTHORITY

25mm THICK CLASS 1 MORTAR

150mm THICK TYPE 1 UNBOUND MIXTURE SUB-BASE TO CURRENT D. 1.5 SPECIFICATION FOR HIGHWAY WORKS CL.802 & CL. 803, TABLE 8/2. THE FORMATION IS TO BE PROOF ROLLED WITH A VIBRATORY ROLLER PRIOR TO PLACEMENT OF THE SUB-BASE MATERIAL.

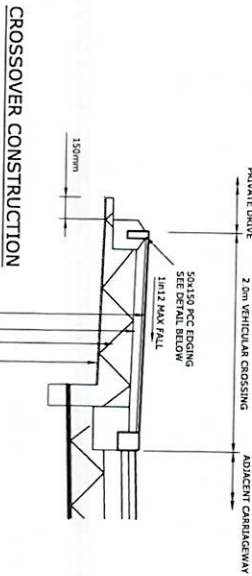
\*SUB-BASE TO BE INCREASED TO 225mm WHERE CLAY SUBGRASSES PRESENT.

WEED CONTROL FABRIC MAT TO CLAUSE 10.4.3 (d) TO SUFFOLK COUNTY COUNCIL SPECIFICATION.

SUB-GRADE BELOW FOOTWAYS TO BE TREATED WITH WEED KILLER PRIOR TO LAYING OF SUB-BASE.

### TYPICAL FOOTWAY DETAIL

SCALE 1:25



**CROSSOVER CONSTRUCTION**

20mm THICK AC 6 DENSE SURF 100/150 PSV 50 TO BS EN 13043 LAID AND COMPACTED TO BS.594987 2007.

60mm THICK AC 20 DENSE BIN 100/150 TO BS EN 13108 LAID AND COMPACTED TO BS.594987 2007.

225mm\* THICK TYPE 1 UNBOUND MIXTURE SUB-BASE TO CURRENT D. 1.5 SPECIFICATION FOR HIGHWAY WORKS CL.802 & CL.803, TABLE 8/2. THE FORMATION IS TO BE PROOF ROLLED WITH A VIBRATORY ROLLER PRIOR TO PLACEMENT OF THE SUB BASE MATERIAL.

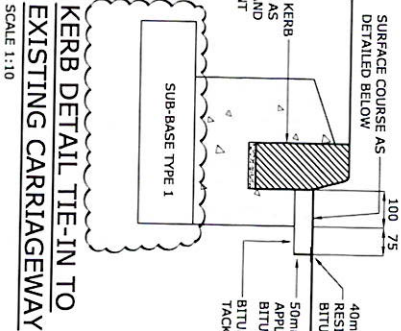
\*SUB-BASE TO BE INCREASED TO 225mm WHERE CLAY SUBGRASSES PRESENT.

WEED CONTROL FABRIC MAT TO CLAUSE 10.4.3 (d) TO SUFFOLK COUNTY COUNCIL SPECIFICATION

SUBGRADE BELOW FOOTWAYS TO BE TREATED WITH WEED KILLER PRIOR TO LAYING OF SUB-BASE

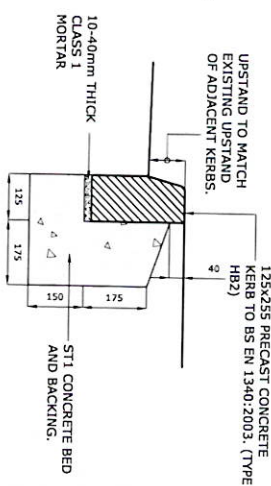
### TYPICAL CROSSOVER DETAIL

SCALE 1:25



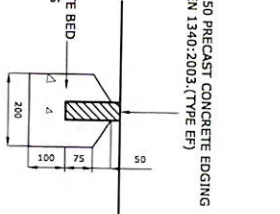
### KERB DETAIL TIE-IN TO EXISTING CARRIAGEWAY

SCALE 1:10



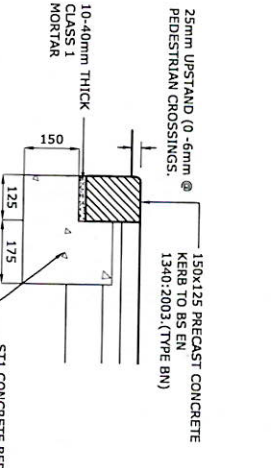
### KERB DETAIL

SCALE 1:10



### EDGING DETAIL

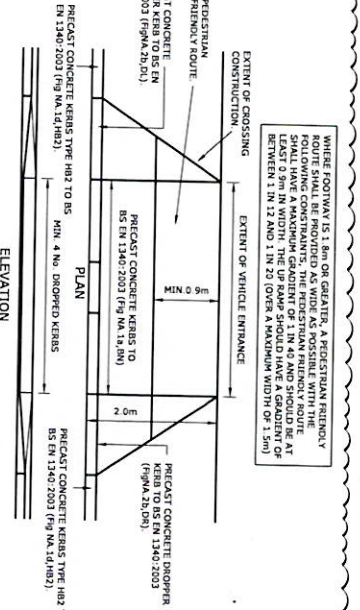
SCALE 1:10



### DROPPED KERB DETAIL

SCALE 1:10

NOTE: FALLS ON CROSSING AREA NOT TO EXCEED 1:12 ACROSS FOOTWAY

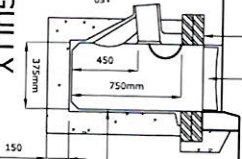


### TYPICAL KERB ARRANGEMENT OF VEHICULAR CROSSING

SCALE 1:50

### ROAD GULLY DETAIL

SCALE 1:25



**GULLY GRATING AND FRAME SET 5mm BELOW CARRIAGEWAY 5mm BELOW SURFACE COURSE, FLUSH WITH KERB FACE. ANY GAP TO BE FILLED WITH CLASS 1 MORTAR.**

**PAVEMENT CONSTRUCTION**

WHERE GULLY CONNECTION PIPE PASSES UNDER THE CARRIAGEWAY THE INVERT OF THE PIPE AT THE OUTLET SHALL BE SET AT LEAST 175mm BELOW THE FORMATION LEVEL. THE INVERT SHALL BE AT LEAST 315 BELOW THE TOP OF THE SUB-BASE

**CLASS B ENGINEERING 225 BRICKWORK LAID SQUARE BEDDED ON CLASS 1 CEMENT MORTAR MINIMUM 1 COURSE MAXIMUM 3 COURSES\***

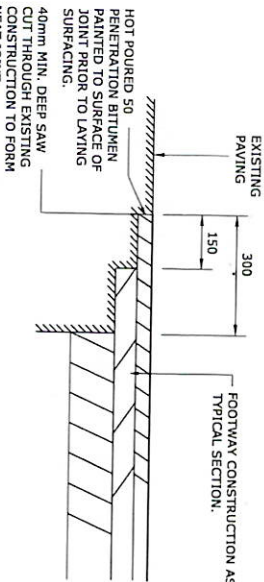
**HEAVY DUTY DUCTILE IRON GULLY GRATE AND FRAME TO BS EN 124 CLASS D400 ON 10-20mm CLASS 1 CEMENT MORTAR BED. THE CLEAR KERBLINE x 430mm TO GIVE A MINIMUM 100mm OF APPROX. 1000mm\* GRATE TO BE HINGED AND NON-REMOVABLE**

**375mm DIAMETER x 750mm DEEP PRECAST CONCRETE GULLY NOT TO BS.5811 FITTED WITH 150mm DIAMETER STOPPER AND CHAIN AND SURROUNDED IN AND BEDDED ON 150mm ST1 CONCRETE**

**\* WHERE THE TOTAL ROAD CONSTRUCTION DEPTH EXCEEDS 450mm AND THE GULLY CONNECTION PIPE PASSES UNDER THE CARRIAGEWAY MORE THAN 3 COURSES WILL BE PERMITTED TO A MAXIMUM OF 5 COURSES**

### TYPICAL DETAIL TIE-IN BETWEEN NEW & EXISTING FOOTWAY CONSTRUCTION

SCALE



- #### HIGHWAY CONSTRUCTION DETAILS NOTES
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED RICHARD JACKSON LTD. DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS REFER TO LATEST FOR CLARIFICATION.
  2. ALL ADAPTABLE HIGHWAY WORKS SHALL BE TO THE REQUIREMENTS AND FULL SATISFACTION OF SUFFOLK COUNTY COUNCIL HIGHWAY DEPARTMENT.
  3. ALL COMPONENTS AND MATERIALS ARE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
  4. CONCRETE MIX PRESCRIPTIONS SHOWN ON THIS DRAWING ARE TO BS 5911:1:2002 & BS SPEC. DGSST 1. CONCRETE IN AGREEMENT WITH THE DESIGN SUBMITTAL CLASS DS-1 TO MEET EXPECTED SUFFRAGE CONDITIONS.
  5. EXISTING SERVICES ARE TO BE PROTECTED IN ACCORDANCE WITH THE RELEVANT STATUTORY AUTHORITIES.
  6. ALL EXISTING PAVEMENTS AND AREAS OF ROAD RELATING TO EXISTING BITUMINOUS TACK COAT TO SPECIFICATION FOR HIGHWAY WORKS CLASIES 901.24, AND 910 PRIOR TO OVERLAYING THE NEW BITUMINOUS CONSTRUCTION.
  7. ON SUBGRASSES OF POORLY GRADED SAND OR WITH GRB OF LESS THAN 5%, A GEOTEXTILE SEPARATOR SHALL BE LAID ON THE FULL WIDTH OF THE COMPACTED SUBGRADE PRIOR TO SPREADING THE SUB-BASE.

REV	DATE	DESCRIPTION	BY	CHK
A	14.10.22	REVISED AS CLOUDED TO SUIT SCC	DCH	SH
14.10.22	COMPLETED			
DATE	DESCRIPTION	BY	CHK	

REVISIONS

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and all other project information is to be reported to the Engineer immediately.



Project  
**ROPE WALK  
IPSWICH**

### S278 CONSTRUCTION DETAILS

Client  
**PROJECT MANAGEMENT  
SERVICES LTD**

**Richard Jackson**  
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SCALE	AS SHOWN @ A1	DRAWN	DATE
AS SHOWN @ A1	SLS	Checked	JUNE 2022
Project Manager	SH	Approved	
SH			
Status	STAGE APPROVAL	RLL Project No: 61416	
Project	Project	Project	Project
61416	RLL	XX	DR
XX	XX	XX	C
0020			A



