

DATED

13 April

2026

SUFFOLK COUNTY COUNCIL (1)

- and -

JAMES BRYAN LLOYD LTD (2)

- and -

GH THE ANCHOR LIMITED (3)

- and -

OAKNORTH BANK PLC (4)

AGREEMENT

made pursuant to Sections 278 and 38 of the Highways Act 1980
and any other enabling power relating to
the development of land at 434 Woodbridge Road, Ipswich, IP4 4EN, Suffolk

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

Ref: JD/85641

THIS AGREEMENT is made the 13 day of April 2026
BETWEEN the following parties :-

- (1) **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich Suffolk IP1 2BX ("the County Council")
- (2) **JAMES BRYAN LLOYD LTD** (company number 14103250) of Marlborough House, 298 Regents Park Road, London, England, N3 2SZ ("the Developer")
- (3) **GH THE ANCHOR LIMITED** (company number 13802766) of 4th Floor Elsley Court, 20-22 Great Titchfield Street, London, United Kingdom, W1W 8BE ("the Owner")
- (4) **OAKNORTH BANK PLC** (company number 08595042) of 3rd Floor, 57, Broadwick Street, Soho, London, England, W1F 9QS ("the Mortgagee")

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)
"Bond"	Means the bond with the Surety for the Highway Works, such bond to be in the form set out in Schedule 3 of this Agreement, so if the Developer should 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 Surety to provide the full value of the Bond to carry out and maintain the Highway Works
"Bond Figure"	Means sum of £66,352.07 (sixty-six thousand and three hundred and fifty-two pounds and seven pence) being the cost of the Highway Works plus 10 per cent
"Certificate of Final Completion"	Means any of the certificates referred to in clause 2.13 of this Agreement
"CDM Regulations"	Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)

“Compensation Figure”	Means the sum of £14,300 (fourteen thousand three hundred pounds) which is the amount which the Director reasonably considers sufficient to meet the likely cost of settling claims and connected costs under Part I of the Land Compensation Act 1973
“Compensation Cash Deposit”	Means the cash deposit to be paid to the County Council in the sum of the Compensation Figure being the sum the County Council reasonably considers sufficient to meet the likely cost of settling claims and connected costs under Part I of the Land Compensation Act 1973
“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 hereto 2407-945-278D S278 GENERAL ARRANGEMENT
“Site”	Means land situated at 434 Woodbridge Road, Ipswich, IP4 4EN, Suffolk shown edged red for identification only on 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
“Surety”	Means Casualty and General insurance Company (Europe) Limited
“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 SK49417
- (C) The Developer is undertaking the Highways Works
- (D) The Mortgagee has a registered charge dated 26 July 2022 over the Site registered with Title Number SK49417
- (E) 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 Developer 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 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 Developer 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 Developer to act as its agent and gives to the Developer licence (in so far as is reasonably necessary) to enter into and upon and remain upon the public highway 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 Developer'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 Developer 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 Developer shall be the only client for the purpose of the CDM Regulations and the Developer 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 Developer shall indemnify and keep the County Council indemnified against any breach of the Developer'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 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 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 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 The Mortgagee acknowledges and declares that this Agreement has been entered into by the Owner with its consent and that the Site shall be bound by the obligations contained in this Agreement
- 1.15 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
- 1.16 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 Developer 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
- 1.17 Where, in accordance with clause 1.16 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
- 1.18 Where the Agreement has lapsed in accordance with clauses 1.16 or 1.17, the County Council may release the Developer and the Surety and each of them from any subsisting obligations under the Bond in respect of the Highway Works

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 Developer 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 Developer 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 Developer 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 Developer 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 Developer 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 Developer 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 Developer 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 Developer 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 Developer 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 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 Developer 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 satisfaction of the Director

2.12.2 the Developer 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 Developer

2.13 The Developer 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 Developer 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 Developer the Certificate of Final Completion in respect of the Highways Works

3 FINANCE

3.1 Where the Owner has provided a Bond, then after the issue of the Certificate of Substantial Completion the County Council may approve a reduction of up to 75% of the Bond Figure and upon the issue of the Certificate of Final Completion the County Council may release the Owner and the Surety and each of them from all subsisting obligations under the Bond in respect of the Highway Works

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 and the Surety shall on the date of this Agreement enter into the Bond for the Highway Works and the Owner shall be bound with the Surety and

the County Council in the amount of the Bond Figure

- 3.4 Should the Developer 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 Surety to provide the Bond amount for the full cost to be expended in so doing
- 3.5 The Owner shall pay to the County Council:-
 - 3.5.1 the legal costs of the County Council in connection with this Agreement prior to sealing of this Agreement; and
 - 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

4. INDEMNITY

- 4.1 The Developer shall from the date of this Agreement indemnify the County Council against all claims charges costs expenses liability or loss whatsoever arising out of and incidental to any or all of the Highway Works including but not limited to those arising out of any legally sustainable claims for payments under Section 10 of the Compulsory Purchase Act 1965 and Part I of the Land Compensation Act 1973 (as amended) in connection with those Highway Works provided that the Developer's indemnity will not extend to any claims submitted to the County Council arising out of the negligence of the County Council's employees or arising out of any works of alteration carried out to any of the Highway Works by the County Council after the issue of the related Certificate of Final Completion
- 4.2 The County Council shall notify the Developer forthwith upon receipt of any such claim or liability
- 4.3 The County Council shall not accept or settle any claim without first having given the Developer the opportunity to provide the County Council with representations as to the validity of such claim
- 4.4 The indemnification referred to in clause 4.1 includes:
 - 4.4.1 all fees incurred by claimants which the County Council is obliged to pay, and those of the County Council or its agent or contractor, in negotiating any claims (together with VAT payable on the claimants' professional advisors' fees);

- 4.4.2 statutory interest payments to claimants and their professional advisors;
and
- 4.4.3 the County Council's reasonable and proper legal costs in making the compensation, fees and interest payments

5 PARTS I AND II OF THE LAND COMPENSATION ACT 1973

Part I and II Claims

- 5.1 On the date of this Agreement and without expense to the County Council the Owner shall pay the Compensation Cash Deposit to the County Council
- 5.2 The Compensation Cash Deposit shall provide that should the Owner default in any way in his obligation to pay to the County Council the sums specified in clause 4.1 of this Agreement the County Council may call upon Compensation Cash Deposit to pay the sums due under clause 4.1 and clause 5.4 of this Agreement to the County Council or any shortfall in the event that some of the monies have already been paid to the County Council

Part I Claims - Depreciation Caused By Public Works

- 5.3 Upon the date which falls seven (7) years from the point at which the last of the Highway Works is first open to public traffic and if all duly made claims are settled the County Council will release the Owner from all subsisting obligations under the Compensation Cash Deposit and the remainder of the Compensation Cash Deposit shall be returned together with interest as 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 save that if all duly made claims are not settled all but an amount reasonably sufficient to settle such claims will be released
- 5.4 The Owner hereby undertakes and agrees with the County Council that in the event of any claim for compensation or otherwise or costs or charges arising in connection with or incidental to or in consequence of the carrying out of the Highway Works whether mandatory or discretionary which may be incurred by virtue of any enactment or statutory instrument and otherwise hereby provided for he will hold the County Council fully

indemnified from and against all claims charges costs and expenses in connection therewith or arising therefrom

Part II Claims

5.5 The Owner covenants with the County Council to comply with the requirements of the Noise Insulation Regulations 1975 (SI 1975/1763) as amended and to provide to the County Council such evidence as is required by the Director to demonstrate compliance with the Noise Insulation Regulations 1975 prior to the issuing by the County Council of the Certificate of Final Completion in accordance with clause 2.13 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)



GULCAN DILLIK

A Duly Authorised Officer

EXECUTED as a DEED by
JAMES BYRAN LLOYD LTD
acting by
a director in the presence of:

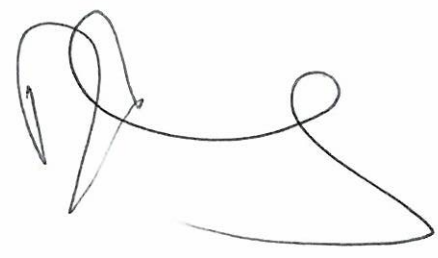
Witness signature *D. Hill*

Name: DYLAN Hill

Address: 54 Sunny Gardens road, LONDON, NW4 1SH

Occupation: Head of finance

EXECUTED as a DEED by
GH THE ANCHOR LTD
acting by
a director in the presence of:




Witness signature *Ty*

Name: Tatiara Moga

Address: 12 adelaide close, PARNBURE, HARTFEL

Occupation: Advertising

EXECUTED as a **DEED** by
OAKNORTH BANK PLC acting by
an authorised signatory

)
) 
)
) Authorised signatory
)

in the presence of:

Name -

Witness Signature:


.....

Name:

..... DAVID BROWN

Address:

..... 110 57 BROADWICK ST, W1F 9QS

Occupation:

..... BANKER

Schedule 1
Works Drawings

Drawing No	Drawing Title
2407-945-001B	SITE LOCATION PLAN
2407-945-278E	S278 GENERAL ARRANGEMENT
2407-945-279E	S278 SITE CLEARANCE
2407-945-280E	S278 SETTING OUT
2407-945-281E	S278 KERB LAYOUT
2407-945-282B	S278 LAND DEDICATION PLAN
2407-945-290C	S278 CONSTRUCTION DETAILS

Schedule 2

Location	Description of Works
Gordon Road	New footway Re-locate vehicular access
Woodbridge Road	Re-instate historic vehicular access

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

Schedule 3

Bond Agreement

DATED 13 April 2026

GH THE ANCHOR (1)

- and -

CASUALTY & GENERAL INSURANCE (2)
COMPANY (EUROPE) LIMITED

PERFORMANCE BOND

relating to the development of land at 434 Woodbridge Road, Ipswich, IP4 4EN,
Suffolk

BY THIS BOND GH THE ANCHOR LIMITED (company number 13802766) of 4th Floor Elsley Court, 20-22 Great Titchfield Street, London, United Kingdom, W1W 8BE ("the Owner") and **CASUALTY & GENERAL INSURANCE COMPANY (EUROPE) LIMITED** (company number FC030982) of Suite 3a, Centre Plaza, 2 Horse Barrack Lane, Gibraltar, Gx11 1aa, Gibraltar ("the Surety") are held and firmly bound to **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich Suffolk IP1 2DH ("the County Council") in the sum of £66,352.07 (sixty six thousand and three hundred and fifty two pounds and seven pence) pounds) to be paid to the County Council for the payment of which sum the Owner and the Surety bind themselves their successors and assigns jointly and severally

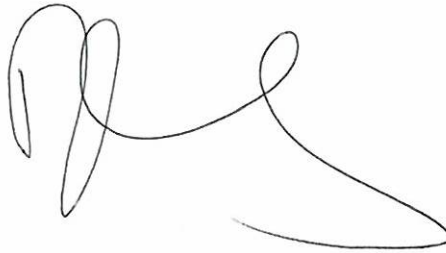
IN WITNESS whereof the Owner and the Surety have hereunto affixed their respective Common Seals and delivered the same on but not before this 13 day of April Two thousand and twenty-six

1. The Owner has entered into an Agreement under seal with the County Council of even date made under Section 278 of the 1980 Act whereby the Owner undertook at its own expense to carry out works as set out in Schedule 2 of the said Agreement and shown in the Works Drawings annexed to the said Agreement ("the Highway Works")
2. It is intended that this Bond shall be construed as one with the said Agreement

NOW THE CONDITION of the above-written Bond is such that if the Owner shall duly perform and observe all the terms provisions conditions and stipulations of the said Agreement (in so far as they relate to the Highway Works) on the Owner part to be performed and observed according to the true intent and meaning thereof or if on

default by the Owner the Surety shall duly satisfy and discharge the damages sustained by the County Council up to the amount of the above-written Bond then the above-written Bond shall be null and void but otherwise shall remain in full force and effect **PROVIDED ALWAYS** that the giving by the County Council of any extension of time for performing the said Agreement or any stipulations therein contained and on the part of the Owner to be performed or any other forgiveness or forbearance on the part of the County Council or its successors or assigns shall not in any way release the Surety from any liability under the above-written Bond

EXECUTED as a DEED by
GH THE ANCHOR LTD
acting by
a director in the presence of:



Witness signature 

Name: Tatiana Mager

Address: 13 Adelaide Close, Stanmore, HA7 3EC

Occupation: Advertising

EXECUTED as a DEED by the SURETY

Casualty and General Insurance Company (Europe) Limited
acting by an Authorised Signatory:

 Authorised Signatory:

Name:

ANDREW WILLOUGHBY

Witness: 

Name:

GINA SALT

Address:

1A CREMILL RD, TORPOINT PL11 2DX



- GENERAL**
1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
 3. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE TO BE TAKEN INTO ACCOUNT AND NOTED AS SUCH. ANY VARIATIONS TO THE ENGINEERS' IMAGINATION ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
 4. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
 5. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
 6. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
 7. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
 8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S DESIGN GUIDE AND SPECIFICATION.
 9. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE KEPT OPEN AND KEPT CLEAR OF OBSTRUCTIONS. THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.
- EXISTING UTILITIES AFFECTED BY THE WORKS TO BE PROTECTED/MONITORED IN ACCORDANCE WITH THE REQUIREMENTS AND APPROVAL OF THE RELEVANT STATUTORY AUTHORITIES. LOCATION OF EXISTING UNDERGROUND UTILITY SERVICES TO BE CONFIRMED. CHECK ALL EXISTING ROAD SLOPES ARE SUITABLY SET BACK FROM ROAD EDGE AND/OR BASED IN HEIGHT FOR PEDESTRIAN/CYCLIST MOVEMENTS.
- ALL VEGETATION AND CLEARANCE WORKS ARE TO BE IN ACCORDANCE WITH ECOLOGICAL AND AGRICULTURAL REPORTS



GD

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/09/2024	ISSUED FOR WORKS	JH	DW
2	10/09/2024	REVISED TO REFLECT DESIGN	JH	DW

INGENT
CONSULTING ENGINEERS

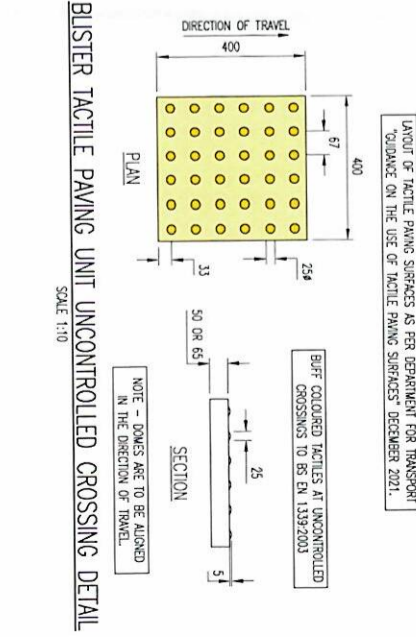
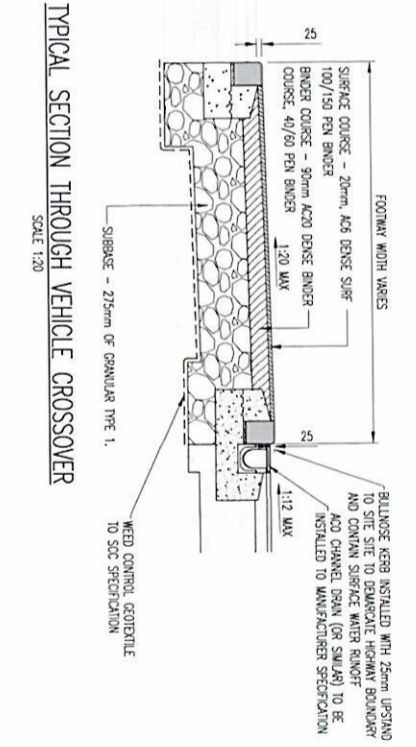
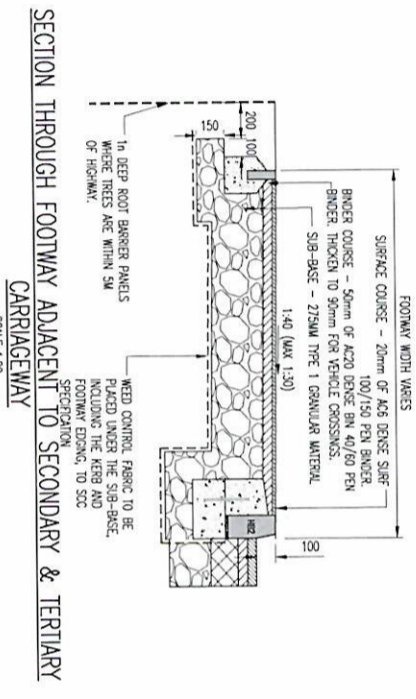
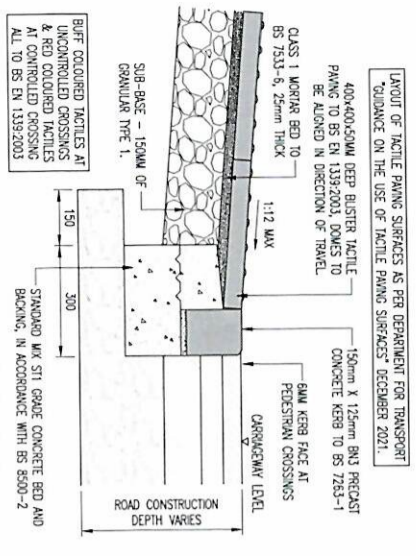
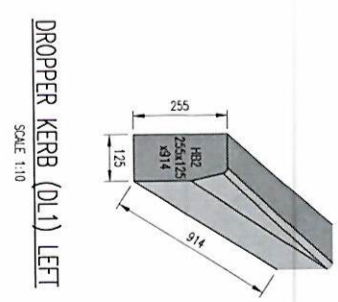
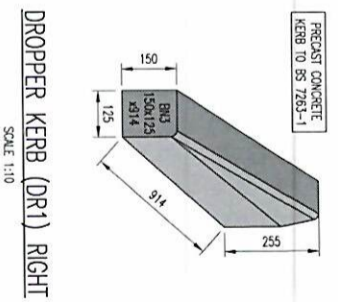
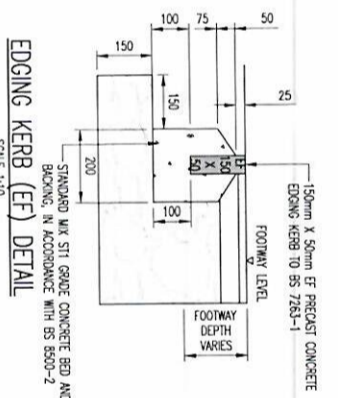
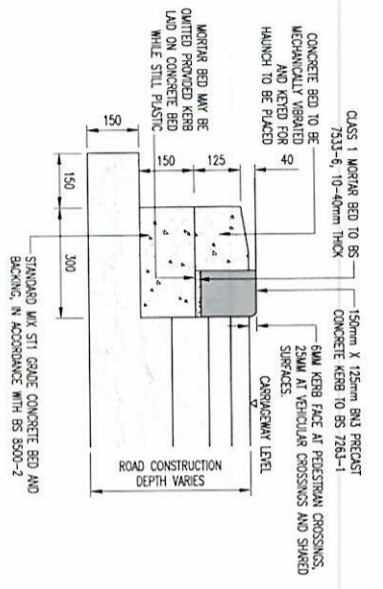
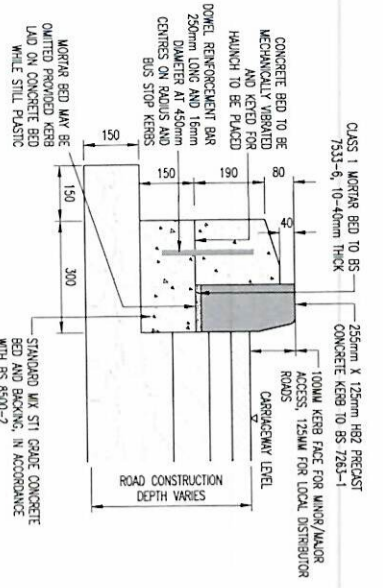
Unit 10 Bopwell Barn, Woodbridge Road, Blyth, Northumberland, NE54 6JL
Tel: 01472 590338 — www.ingent.co.uk — email: info@ingent.co.uk

Worksafe SSIP **COMS**

PRELIMINARY

Project: 434 WOODBRIDGE ROAD
Drawing Title: SITE LOCATION PLAN

Client	JAMES BRYAN LLOYD	Date	SEP 2024
Drawn	JH	Checked	DW
Designed	JH	Approved	DW
Scale	1:250	Project No.	2407-945
Scale bar	0m, 5m, 10m, 15m, 20m	Drawing No. & Revision	001B
Size	A1		



NOTE:
1. REFER TO DRAWING 070 FOR DETAIL OF DRAINAGE PROPOSED TO PREVENT SURFACE WATER RUNOFF TO HIGHWAY
2. ANY GATES, BOLLARDS OR OTHER MEANS OF OBSTRUCTION TO BE SET BACK A MINIMUM OF 5m FROM EDGE OF CARRIAGEWAY AND ARE TO OPEN AWAY FROM CARRIAGEWAY
3. REFER TO DRAWING 218 FOR DETAILS OF VISIBILITY SPANS. ALL VISIBILITY SPANS ARE TO BE MAINTAINED WITH NO VISIBLE OBSTRUCTIONS EXCEPT BOLLARDS
4. VISIBILITY SPAN IS TO BE USED FOR A MINIMUM OF 5m BEYOND THE HIGHWAY BOUNDARY
5. THE GRADIENT OF THE VEHICULAR ACCESS SHALL NOT EXCEED 1:20 FOR THE FIRST 5m

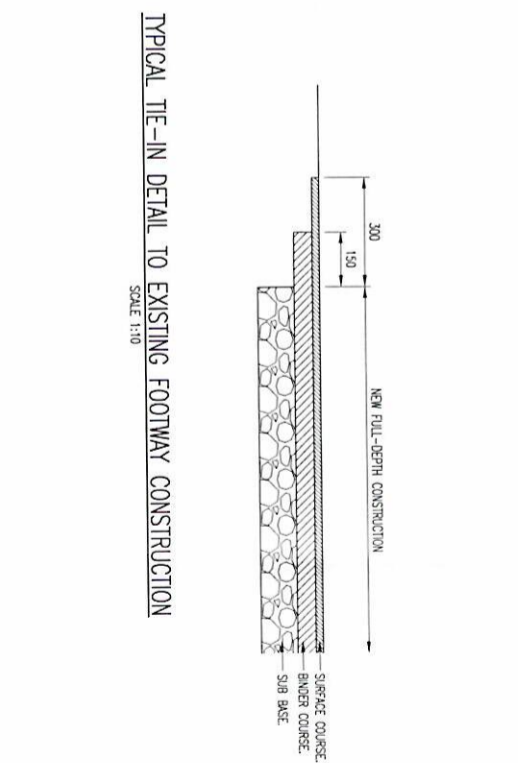
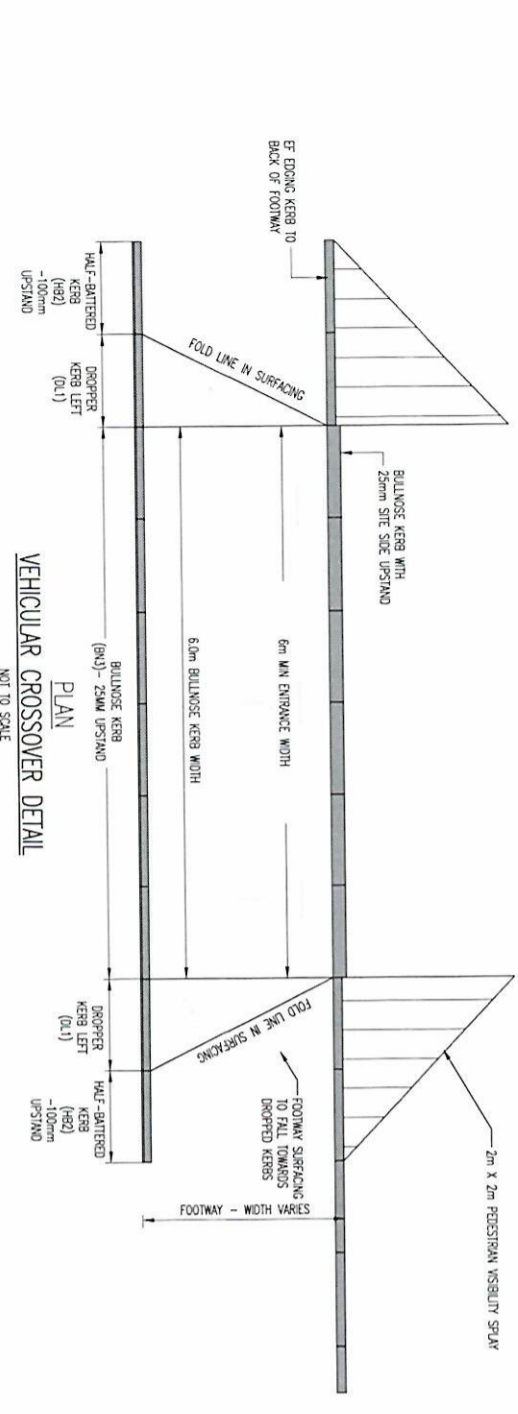


TABLE 7.1 ROAD PAVEMENT FOUNDATIONS

CUR & (SLOPED)	SUB-BASE LAYER ONLY		SUB-BASE AND CAPPING LAYER	
	TYPE 1 (mm)	TYPE 1 (mm)	DEPTH (mm)	TOTAL (mm)
0.5%	NOT PERMITTED	240	600	840
1.0%	NOT PERMITTED	240	500	740
2.0%	NOT PERMITTED	240	450	690
3.0%	350	-	-	350
4.0%	300	-	-	300
5.0%+	270	-	-	270

NOTES:
1. SUB-BASE - TYPE 1 UNBOUND MATERIAL TO SHW CLASS 802 COMPACTED IN ACCORDANCE WITH SHW CLASS 802
2. CAPPING LAYER TO EXTEND BEYOND THE CHANNEL BY A MINIMUM OF 150mm TO 600mm THICK
3. A GEOTEXTILE PRODUCT TO SEPARATE THE SUB-BASE FROM THE SURFACE COURSE OR CAPPING LAYER
4. DROPPED KERB WIDTHS LESS THAN 2.0m, GRANULAR IMPROVEMENT IS REQUIRED THROUGH EITHER A CAPPING LAYER, SOIL STABILISATION OR GEOTEXTILE REINFORCEMENT, DETAILS TO BE APPROVED BY SSC.
5. WHERE SUBGRADES ARE MOST SUSCEPTIBLE, SUB-BASE DEPTH IS TO BE INCREASED TO PROVIDE A MINIMUM CONSTRUCTION DEPTH OF 450mm.

INGENT
CONSULTING ENGINEERS

Unit 10 Bighwell Barns, Waddingfield Road, Bighwell, Sleaford, Notts, NG10 0BA.
Tel: 01473 998038 — www.ingent.co.uk — email: info@ingent.co.uk

PRELIMINARY

Project: 434 WOODBRIDGE ROAD
Drawing Title: CONSTRUCTION DETAILS
Client: AS SHOWN
Scale: 2407-945

Worksate SSIP
COMS
mms

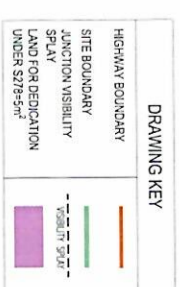
Project No: 2407-945
Drawing No & Revision: 290C
Size: A1

Client: AS SHOWN
Scale: 2407-945
Project No: 2407-945

Drawn: JH
Checked: DWI
Approved: DWI
Date: SEPT 2024



- GENERAL**
1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
 3. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
 4. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
 5. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
 6. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
 7. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
 8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.
 9. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEEP AND KEPT CLEAR OF OBSTRUCTIONS. THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.
- EXISTING UTILITIES AFFECTED BY THE WORKS TO BE PROTECTED/MONITORED IN ACCORDANCE WITH THE REQUIREMENTS AND APPROVAL OF THE RELEVANT STATUTORY AUTHORITIES. LOCATION OF EXISTING UNDERGROUND UTILITY SERVICES TO BE CONFIRMED.
- CHECK ALL EXISTING ROAD SIGNS ARE SUFFICIENT SET BACK FROM ROAD EDGE AND/OR REPEATED IN REPORT FOR PEDESTRIAN/BICYCLIST IMPEDIMENTS.
- ALL VEGETATION AND CLEARANCE WORKS ARE TO BE IN ACCORDANCE WITH ECOLOGICAL AND ARBORICULTURAL REPORTS.



CP

Rev	Description	Date
1	ISSUED FOR TENDER	20/10/2024
2	FOR APPROVAL	20/10/2024
3	FOR APPROVAL	20/10/2024

INGENIT
CONSULTING ENGINEERS

Unit 10 Brighton Barns, Woodbridge Road, Brighton, BN1 6BL
Tel: 01473 598038 — www.ingenit.co.uk — email: info@ingenit.co.uk

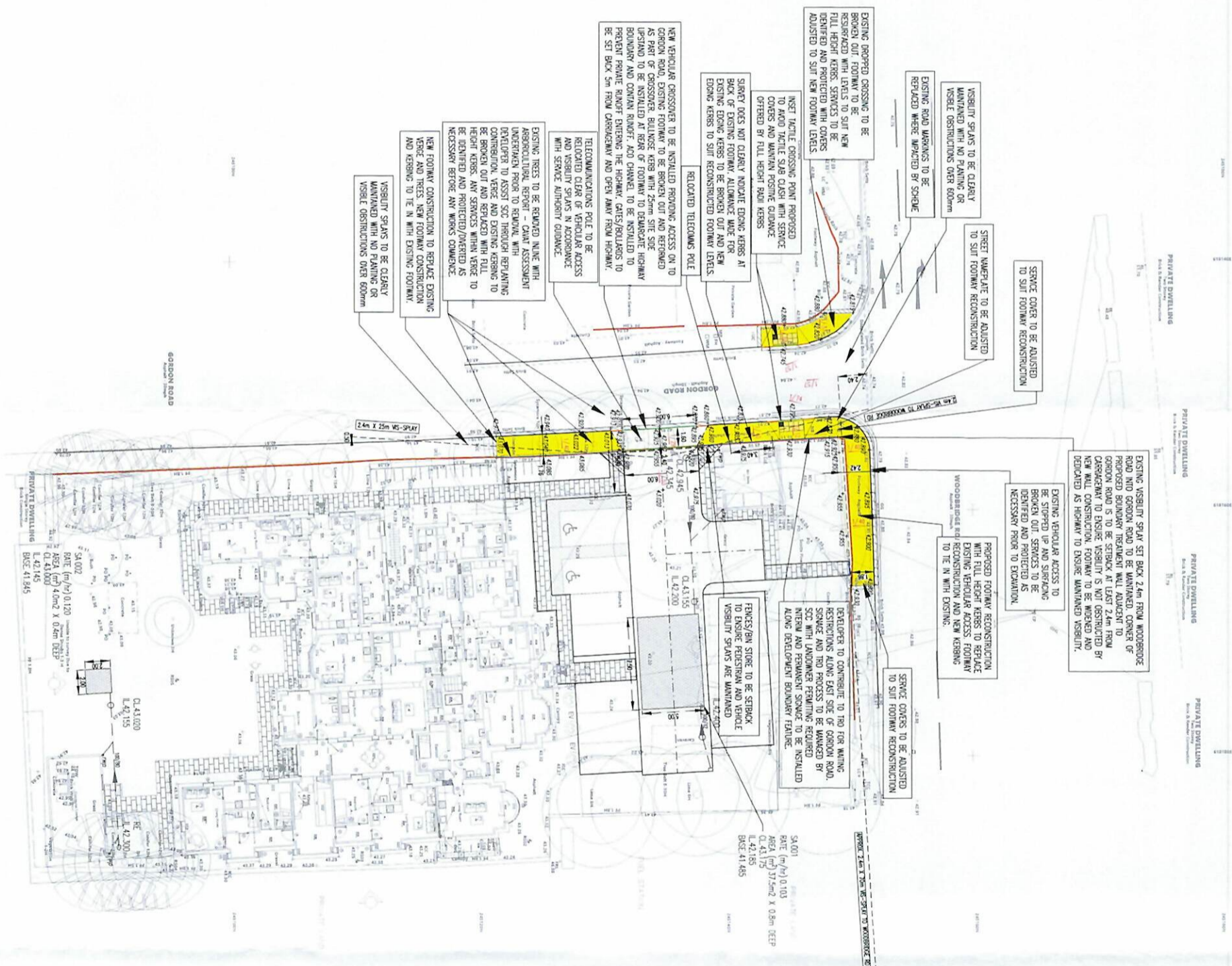
Worksafe SSIP
COMS

PRELIMINARY

Project: 434 WOODBRIDGE ROAD
Drawing Title: S278 LAND DEDICATION PLAN

Client:	JAMES BRYAN LOYD	Date:	OCT 2024
Drawn:	JH	Checked:	DW
Approved:	DW	Scale:	1:200

Project No:	2407-945	Drawing No & Revision:	282B	Scale:	A1
-------------	----------	------------------------	------	--------	----



1. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
2. THIS DRAWING IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
3. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
4. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
5. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
6. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
7. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S DESIGN GUIDE AND SPECIFICATION.
9. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTWAYS ARE TO BE KEPT CLEAR OF OBSTRUCTIONS. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL ROAD USERS.
10. ALL UTILITIES AFFECTED BY THE WORKS TO BE PROTECTED/MONITORED IN ACCORDANCE WITH THE REQUIREMENTS AND APPROVAL OF THE RELEVANT STATUTORY AUTHORITIES. LOCATION OF EXISTING UNDERGROUND UTILITY SERVICES TO BE CONFIRMED.
11. CHECK ALL EXISTING ROAD SIZES ARE SUITABLE SET BACK FROM ROAD EDGE AND/OR RESED IN HEIGHT FOR PEDESTRIAN/CYCLIST MOVEMENTS.
12. ALL VEGETATION AND CLEARANCE WORKS ARE TO BE IN ACCORDANCE WITH ECOLOGICAL AND ARBORETOLOGICAL REPORTS.

GENERAL ARRANGEMENT KEY

- HIGHWAY BOUNDARY
- STEPPED CONSTRUCTION
- RESURFACING
- NEW FLEXIBLE (BLACK TOP)
- NEW FLEXIBLE (BLACK TOP)
- NEW FLEXIBLE (BLACK TOP)
- VEHICLE CROSSOVER
- 1.1m FOOTWAY TO BE DEPOSITED AS HIGHWAY
- 5m
- JUNCTION VISIBILITY SPUR
- PEDESTRIAN VISIBILITY SPUR (2m x 2m)
- HALF BATTERED (H) = 35m
- EDGE (E) = 25m
- DROPPER (D) = 6m
- BULNOSED (BN) = 16m
- TACTILE PAVING = 20 UNITS
- PROPOSED LEVEL
- EXISTING LEVEL
- GRADIENT
- PRIVATE SURFACE
- WATER DRAINAGE
- PRIVATE SURFACE
- WATER CHANNEL DRAIN

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED TO THE CLIENT	21/09/2024	JH	DW
2	ISSUED TO THE CLIENT	21/09/2024	JH	DW
3	ISSUED TO THE CLIENT	21/09/2024	JH	DW
4	ISSUED TO THE CLIENT	21/09/2024	JH	DW
5	ISSUED TO THE CLIENT	21/09/2024	JH	DW
6	ISSUED TO THE CLIENT	21/09/2024	JH	DW
7	ISSUED TO THE CLIENT	21/09/2024	JH	DW
8	ISSUED TO THE CLIENT	21/09/2024	JH	DW
9	ISSUED TO THE CLIENT	21/09/2024	JH	DW
10	ISSUED TO THE CLIENT	21/09/2024	JH	DW

INGENT
CONSULTING ENGINEERS

Unit 10 Brighton Barns, Waddingford Road, Brighton, Sussex, BN1 0BL
Tel: 01473 598038 www.ingent.co.uk email: info@ingent.co.uk

PRELIMINARY

Project: 434 WOODBRIDGE ROAD
Drawing Title: S278 GENERAL ARRANGEMENT

Client: JAMES BRYAN LLOYD
Drawn: JH
Designed: JH
Checked: DW
Approved: DW

Date: SEP 2024

Scale: 1:200
Project No: 2407 945
Drawing No & Revision: 278E
Size: A1



EXISTING PROPOSED CROSSING TO BE BROKEN OUT. FOOTWAY TO BE REINSTATED WITH LEVELS TO SUIT NEW FULL HEIGHT KERBS. SERVICES TO BE ADJUSTED AND PROTECTED WITH COVERS ADJUSTED TO SUIT NEW FOOTWAY LEVELS.

STAIRY DOES NOT CLEARLY INDICATE EXISTING KERBS AT BACK OF EXISTING FOOTWAY. ALLOWANCE MADE FOR EXISTING KERBS TO BE BROKEN OUT AND NEW EXISTING KERBS TO SUIT RECONSTRUCTED FOOTWAY LEVELS.

NEW VEHICULAR CROSSOVER TO BE INSTALLED PROVIDING ACCESS ON TO GORDON ROAD. EXISTING FOOTWAY TO BE BROKEN OUT AND REINSTATED AS PART OF CROSSOVER. BILLBOARD KERB WITH 25mm SITE SIDE UPSOUND TO BE INSTALLED AT REAR OF FOOTWAY TO DEMARKATE HIGHWAY BOUNDARY AND CONTAIN RUMBLE. AND CHANNEL TO BE INSTALLED TO PREVENT PRIVATE RUMBLE ENTERING THE HIGHWAY. GATES/BOLLARDS TO BE SET BACK 5m FROM CARPARKWAY AND OPEN AWAY FROM HIGHWAY.

TELECOMMUNICATIONS POLE TO BE RELOCATED CLEAR OF VEHICULAR ACCESS AND VISIBILITY SPANS IN ACCORDANCE WITH SERVICE AUTHORITY GUIDANCE.

EXISTING TREES TO BE REMOVED IN LINE WITH UNDERGROUND SERVICES. WITH UNDERGROUND SERVICES FROM TO REMOVAL. WITH DEVELOPER TO ASSIST SEC THROUGH RELAYING CONDUITING. KERB AND EXISTING KERBS TO BE REINSTATED WITH FULL HEIGHT KERBS TO BE INSTALLED AND PROTECTED/ADJUSTED AS NECESSARY BEFORE ANY WORKS COMMENCE.

EXISTING VISIBILITY SPAN SET BACK 2.4m FROM WOODBRIDGE ROAD AND BOUNDARY TREATMENT WILL ADJACENT TO GORDON ROAD IS TO BE SET BACK AT LEAST 2.4m FROM CARPARKWAY TO ENSURE FOOTWAY IS NOT OBSCURED BY NEW WALL CONSTRUCTION. FOOTWAY TO BE WORKED AND REFINISHED AS HIGHWAY TO ENSURE MAINTAINED VISIBILITY.

EXISTING VEHICULAR ACCESS TO BE STRIPPED UP AND SERVICES BROKEN OUT. SERVICES TO BE IDENTIFIED AND PROTECTED AS NECESSARY PRIOR TO EXCAVATION.

SERVICE COVERS TO BE ADJUSTED TO SUIT FOOTWAY RECONSTRUCTION.

STREET WAREFARE TO BE ADJUSTED TO SUIT FOOTWAY RECONSTRUCTION.

SERVICE COVERS TO BE ADJUSTED TO SUIT FOOTWAY RECONSTRUCTION.

SITE CLEARANCE KEY

HIGHWAY BOUNDARY	—
BREAKOUT EXISTING FOOTWAY = 64mm	—
CLEAR AWAY EXISTING MAVED TOP SOILS = 20mm	—
EXISTING CARPARKWAY THE INBROKEN OUT AND REPLACED = 15mm	—
BREAKOUT EXISTING KERBS = 50mm LENGTH	—
BREAKOUT EXISTING SERVICE COVERS = 15mm (LENGTH)	—

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED TO CLIENT	14/09/2024
2	REVISED TO INCORPORATE COMMENTS	24/09/2024
3	REVISED TO INCORPORATE COMMENTS	24/09/2024
4	REVISED TO INCORPORATE COMMENTS	24/09/2024
5	REVISED TO INCORPORATE COMMENTS	24/09/2024
6	REVISED TO INCORPORATE COMMENTS	24/09/2024
7	REVISED TO INCORPORATE COMMENTS	24/09/2024
8	REVISED TO INCORPORATE COMMENTS	24/09/2024
9	REVISED TO INCORPORATE COMMENTS	24/09/2024
10	REVISED TO INCORPORATE COMMENTS	24/09/2024

INGENT
CONSULTING ENGINEERS

Unit 10 Bighelam Barns, Woodbridge Road, Bighelam, Stock, P10 0BL,
Tel: 01473 598038 — www.ingent.co.uk — email: info@ingent.co.uk

worksafe **SSIP** **COMS**
CONSULTANT **SSIP** **COMS**
MEMBER OF THE INSTITUTE OF STRUCTURAL ENGINEERS

PRELIMINARY

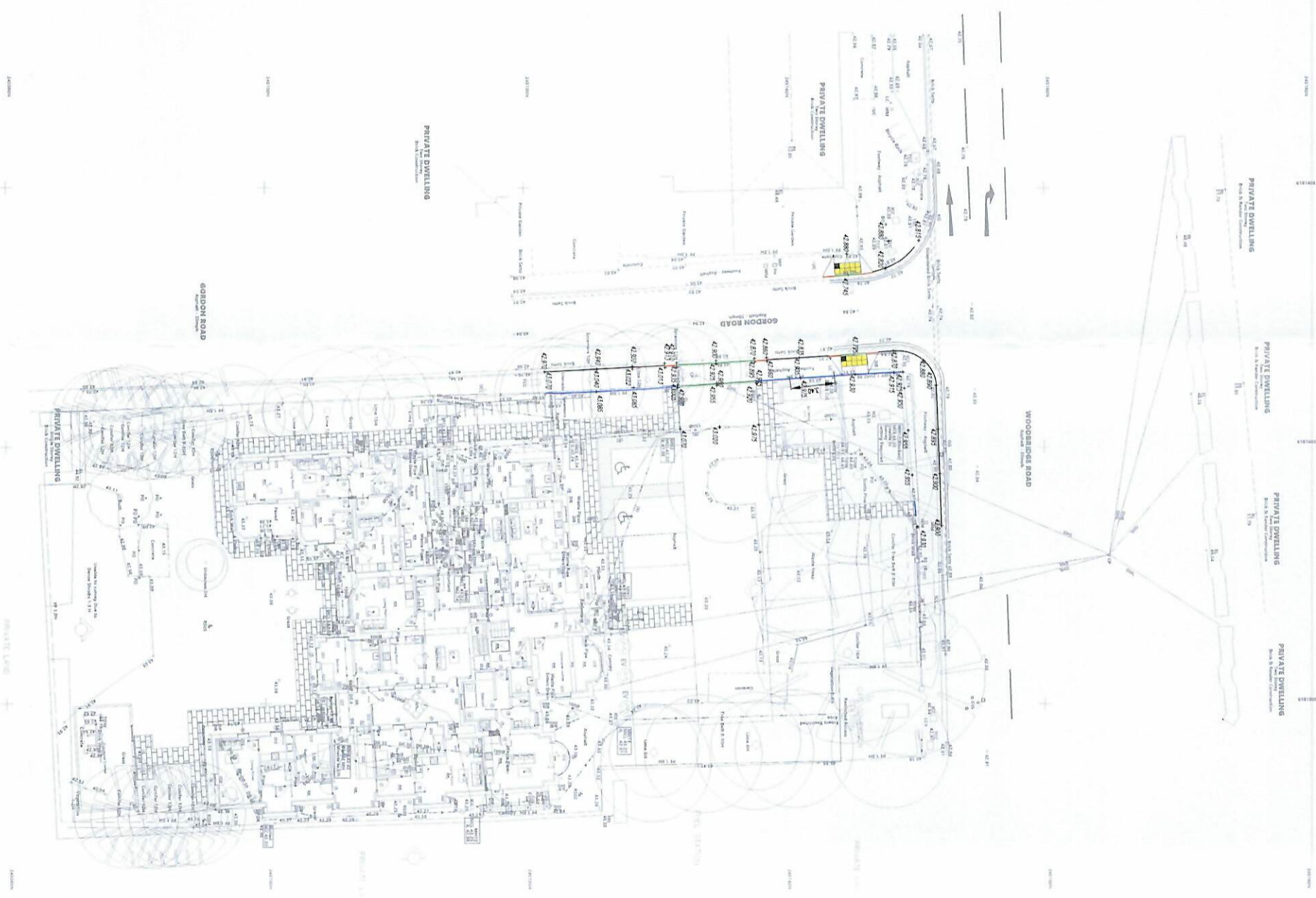
Project: 434 WOODBRIDGE ROAD
Drawing Title: S278 SITE CLEARANCE

Client: JAMES BRYAN LLOYD
Drawn: JH
Checked: DW
Approved: DW

Date: SEP 2024

Scale: 1:200

Project No: 2407-945
Drawing No & Revision: 279E
Sheet: A1



JH
DW

GP

GENERAL
1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION. ALL DIMENSIONS AND LOCATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
3. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
4. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
5. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
6. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
7. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S DESIGN GUIDE AND SPECIFICATION.
9. DURING CONSTRUCTION WORKS ON SITE ALL ROADS AND FOOTPATHS ARE TO BE SWEEP AND KEPT CLEAR OF OBSTRUCTIONS. THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.
EXISTING UTILITIES AFFECTED BY THE WORKS TO BE PROTECTED/ADOPTED IN ACCORDANCE WITH THE REQUIREMENTS AND APPROVAL OF THE RELEVANT STATUTORY AUTHORITIES. LOCATION OF EXISTING UNDERGROUND UTILITY SERVICES TO BE DETERMINED BY CHECKING ALL EXISTING ROAD SIGNS ARE STABLY SET BACK FROM ROAD EDGE AND/OR BASED IN HEIGHT FOR PEDESTRIAN/CYCLIST MOVEMENTS.
ALL VEGETATION AND CLEARANCE WORKS ARE TO BE IN ACCORDANCE WITH ECOLOGICAL AND ABBROTCULTURAL REVIEWS

1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION. ALL DIMENSIONS AND LOCATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
3. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
4. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
5. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
6. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
7. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S DESIGN GUIDE AND SPECIFICATION.
9. DURING CONSTRUCTION WORKS ON SITE ALL ROADS AND FOOTPATHS ARE TO BE SWEEP AND KEPT CLEAR OF OBSTRUCTIONS. THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.

KERB LAYOUT KEY

HALF BATTERED (H/B) = 35m	
EDGE (E) = 25m	
DROPPER (D) = 6m	
BILLBOARD (B) = 75m	
TACTILE PAVING = 20	
PROPOSED LEVEL	
EXISTING LEVEL	

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR TENDER	24/09/2024	JH	DW
2	FOR CONSTRUCTION	24/09/2024	JH	DW
3	FOR CONSTRUCTION	24/09/2024	JH	DW
4	FOR CONSTRUCTION	24/09/2024	JH	DW
5	FOR CONSTRUCTION	24/09/2024	JH	DW



Unit 10 Bishopsfield Barns, Walsingham Road, Bognor Regis, PO19 1BL
Tel: 01473 598335 - www.ingenet.co.uk - email: info@ingenet.co.uk

PRELIMINARY

Project: 434 WOODBRIDGE ROAD
Drawing Title: S278 KERB LAYOUT

Client:	JAMES BRYAN LLOYD	Date:	SEP 2024
Drawn:	JH	Checked:	DW
Design:	JH	Approved:	DW

Scale:	1:200
Project No:	2407-945
Drawing No & Revision:	281E
Size:	A1