



- NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
 - ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.
 - JUNCTION DESIGNS ARE DESIGNED IN ACCORDANCE WITH THE ESSEX DESIGN GUIDE / CD123 AND ARE SUBJECT TO TOPOGRAPHICAL SURVEY, SPEED SURVEY DATA OR SPEED LIMIT RELOCATION (TRO), LAND BOUNDARY CONFIRMATION, HIGHWAY BOUNDARY, DETAILED DESIGN AND HIGHWAYS AGREEMENT / APPROVAL.
 - WORKS SUBJECT TO ROAD SAFETY AUDIT, UTILITIES SEARCHES / DIVERSIONS, STREET FURNITURE RELOCATION, SPEED SURVEYS, LAND BOUNDARY CONFIRMATION, DETAIL DESIGN AND ECC HIGHWAYS APPROVAL.
 - THE WORKS TO STATION ROAD WOULD REQUIRE SUPPORTING SIGNAGE DESIGN TO HELP DETER VEHICLE THROUGH MOVEMENTS AND SUPPORT THE PEDESTRIAN IMPROVEMENTS WHICH ARE NOT SHOWN BUT WOULD NEED TO BE AGREED WITH ECC.

KEY:

— INDICATIVE SITE BOUNDARY



Rev	Description	Drn	Chk	App	Date
A	CLIENT COMMENTS	BT	BT	DH	24.09.25

Purpose: **DRAFT** Status: **NOT YET APPROVED**

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Client: **NICHOLAS PERCIVAL**

Project Title: **WAKES COLNE**

Drawing Title: **POTENTIAL ACCESS AND SPINE ROAD ARRANGEMENT OPTION**

Drawn by	Checked by	Approved by	Revision
DV	DV	DH	A

Scale: 1:1000@A1 Date: APRIL 2025

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