

Technical Note – Site Access

Residential Development - Land south of Garden House Lane, Rickingham, Suffolk

Technical Note – Site Access

Introduction

- 1.1 This Technical Note specifically relates to the site access leading off Gardenhouse Lane (adopted highway). It should be noted that the detailed design of the access will also require approval by Suffolk County Council as part of the Section 278 submission and discharge of the relevant highway planning conditions.

Site Location

- 1.2 The application site is located:
- **Site Address:** - Land south of Gardenhouse Lane, Rickingham, Suffolk
 - **Post Code:** - IP22 1EA
 - **Central Grid Reference:** - TM 04545 75166
- 1.3 Refer to Appendix A for site location plan.

Proposed Development

- 1.4 A copy of the development layout has been included within Appendix B and comprises of 10No. residential dwellings with associated garages, driveways, and gardens.
- 1.5 The proposed development will be served by a private road leading off Gardenhouse Lane via a newly construction junction. The junction shall be designed and constructed to the satisfaction of Suffolk County Council (Highways) and is the subject of this Technical Note.

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Residential Development - Land south of Garden House Lane, Rickinghall, Suffolk

Access Road & Junction Design

- 1.6 The access road will remain in private ownership and is likely to comprise of a permeable paving construction.
- 1.7 The design of the access road has closely followed the Suffolk County Council guidance for Shared Surface Roads as detailed below and shown within Appendix D.
- Serving less than 25 dwelling as a cul-de-sac
 - Has a typical road width of 5.5m.
 - The road width has been reduced to 4.1m for a short length where no frontage development is present.
 - Minimum centreline radius of 30.0m (no overrun requirements).
 - 25mm bullnose kerbing.
- 1.8 The junction onto Gardenhouse Lane has also followed the Suffolk County Council guidance for Shared Surface Road as detailed below.
- Has a typical road width of 5.5m.
 - 1.8m wide ramp providing transition from 100mm half battered kerb to 25mm bullnose kerb.
 - 6.0m junction radius.
 - 1.8m wide footway extending 2.0m past the top of the ramp.
 - 2.4m x 43m Visibility in both directions.

Summary

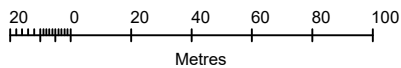
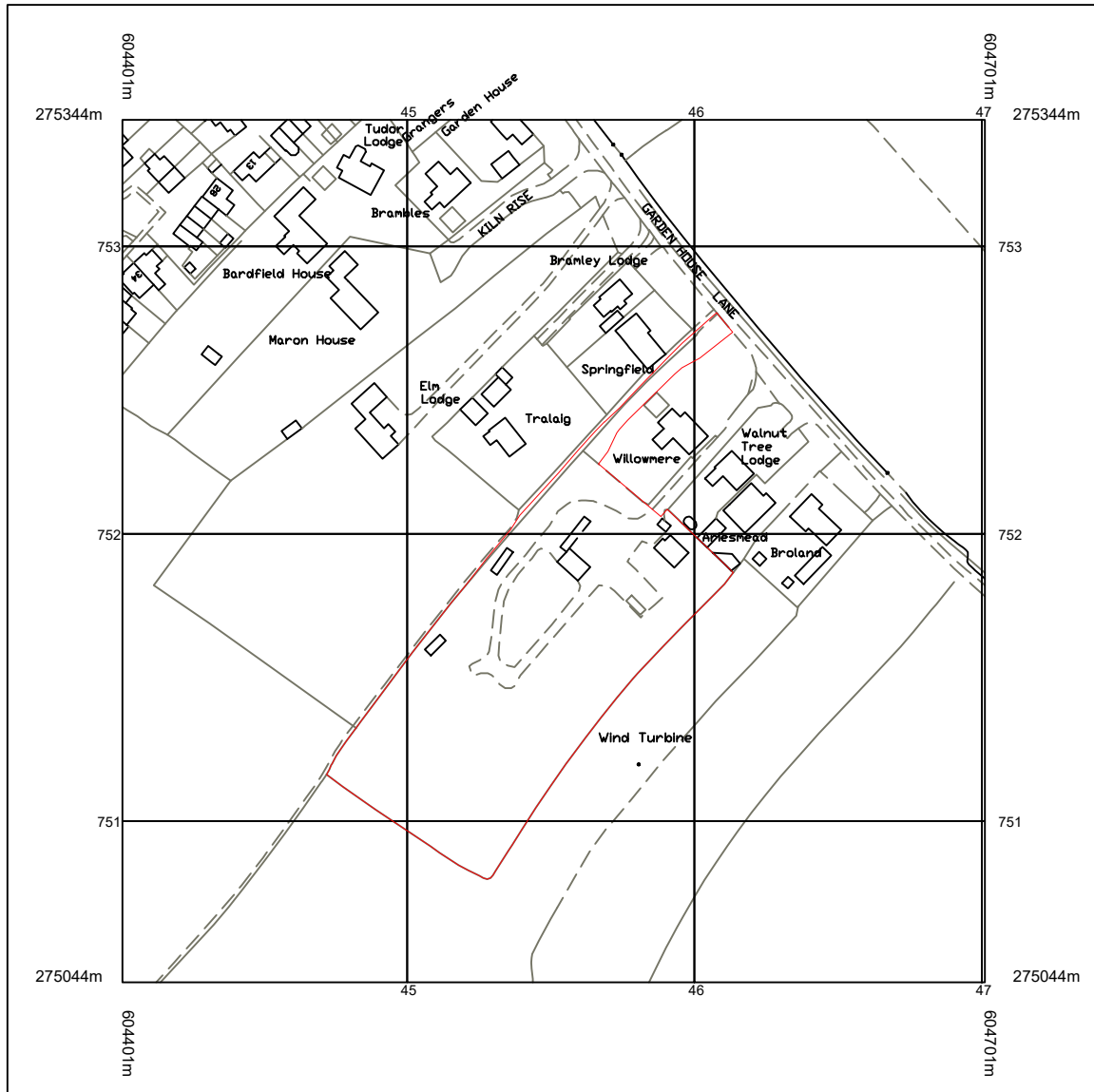
- 1.9 This Technical Note and its appended design drawings are considered suitable to detail the site access without the need for any further conditions.
- 1.10 However, during the detail design, the site access will require further approval by Suffolk County Council as part of the Section 278 submission and discharge of the relevant highway planning conditions.

Appendices

Appendix A

Site Location Plan

Stanfords VectorMap



1:2500 @A4



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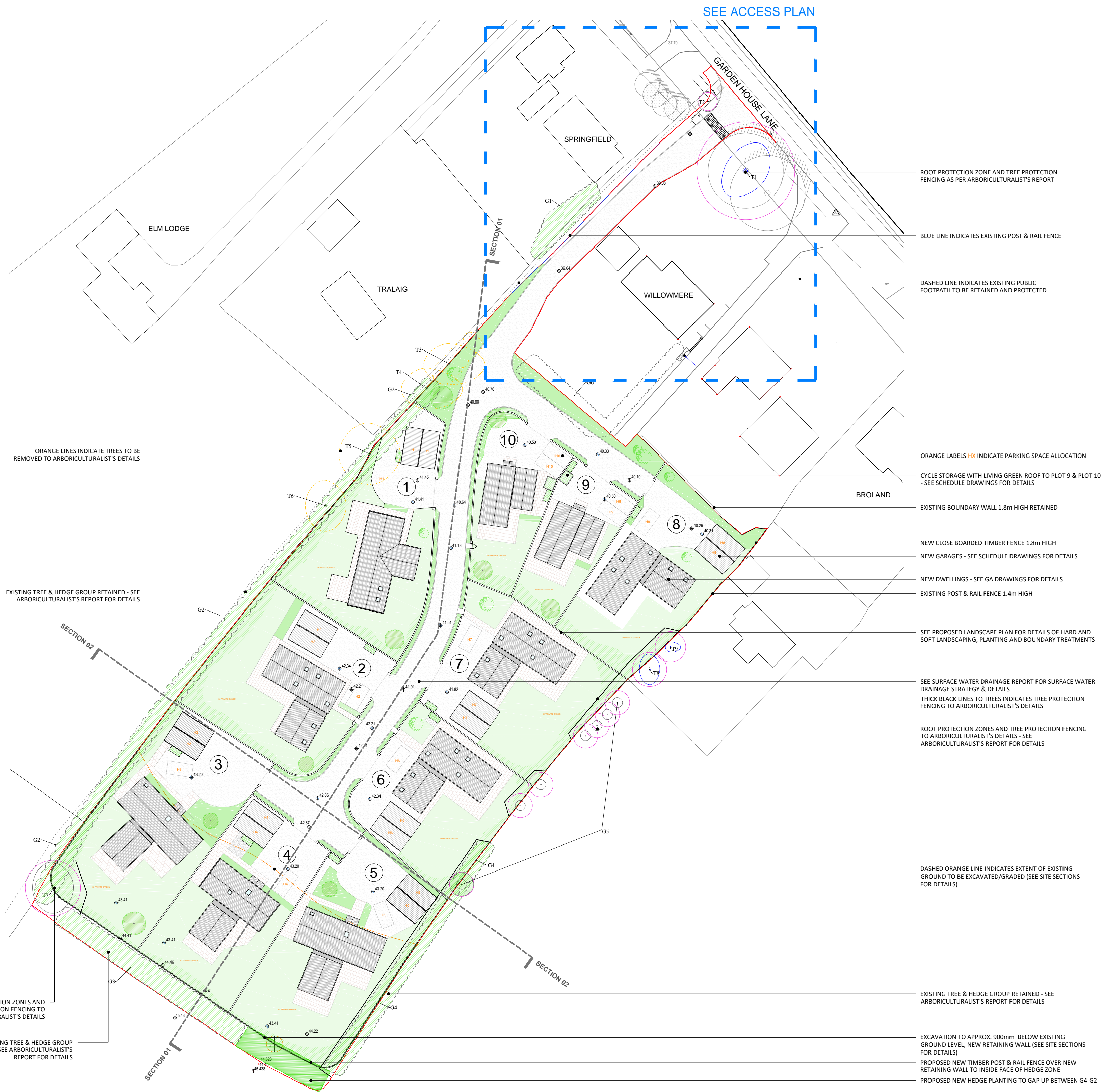
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LAND TO THE REAR OF WILLOWMERE, IP22 1EA
1:2500 @A4

Appendix B

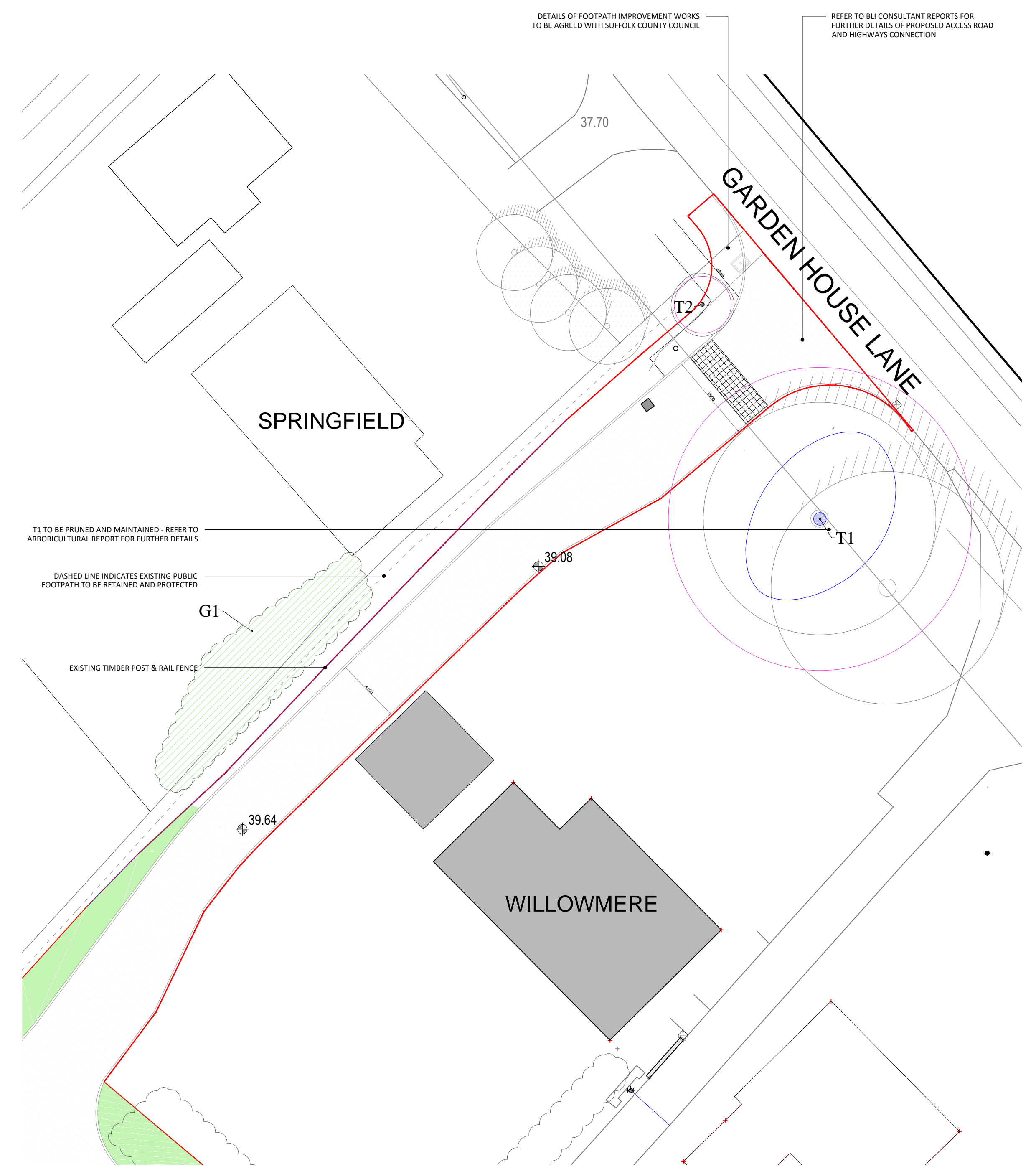
Proposed Site Layout



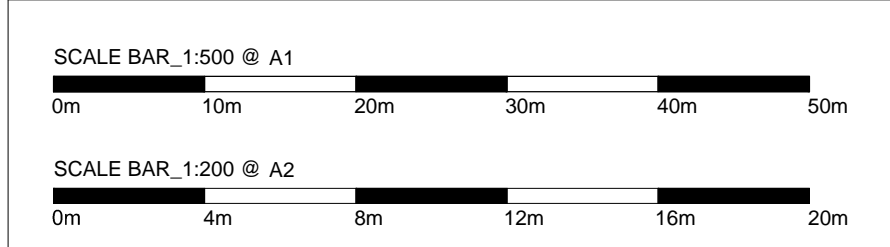
BLOCK PLAN @1:500

HOUSE SCHEDULE				
PLOT	TYPE	NO. BEDS	PARKING PROVISION	CYCLE STORAGE
PLOT 1	TYPE A	4 BED	3 (2 garage, 1 hardstanding)	2 (in garage)
PLOT 2 & 8	TYPE B	4 BED	3 (2 garage, 1 hardstanding)	2 (in garage)
PLOT 3 & 5	TYPE C	5 BED	3 (2 garage, 1 hardstanding)	2 (in garage)
PLOT 4	TYPE D	4 BED	3 (2 garage, 1 hardstanding)	2 (in garage)
PLOT 6 & 7	TYPE B	4 BED	3 (2 garage, 1 hardstanding)	2 (in garage)
PLOT 9 & 10	TYPE E	3 BED	2 (hardstanding)	2 (cycle store)

NOTE: TO BE READ IN CONJUNCTION WITH ALL SUBMITTED DRAWINGS

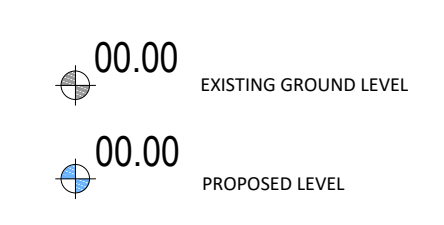


ACCESS PLAN @1:200



NOTE: THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER SUBMITTED DRAWINGS. SEE SUBMITTED LANDSCAPE PLAN FOR LANDSCAPING DETAILS, SUBMITTED GAS FOR DWELLING DETAILS, SUBMITTED SCHEDULES FOR OUTBUILDING DETAILS.

NOTE: THIS DRAWING MUST BE READ IN CONJUNCTION WITH SUBMITTED CONSULTANT'S REPORTS. REFER TO SURFACE WATER DRAINAGE REPORT BY BLI CONSULTING REF. BLI.2020.62 - REV 01. REFER TO ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT BY OAKFIELD REF. OAS 22-054-TS01

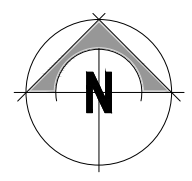


ISSUE REGISTER		
DATE	ISSUE	DESCRIPTION
24.08.22	-	PLANNING

THIS DRAWING IS FOR PLANNING PURPOSES ONLY

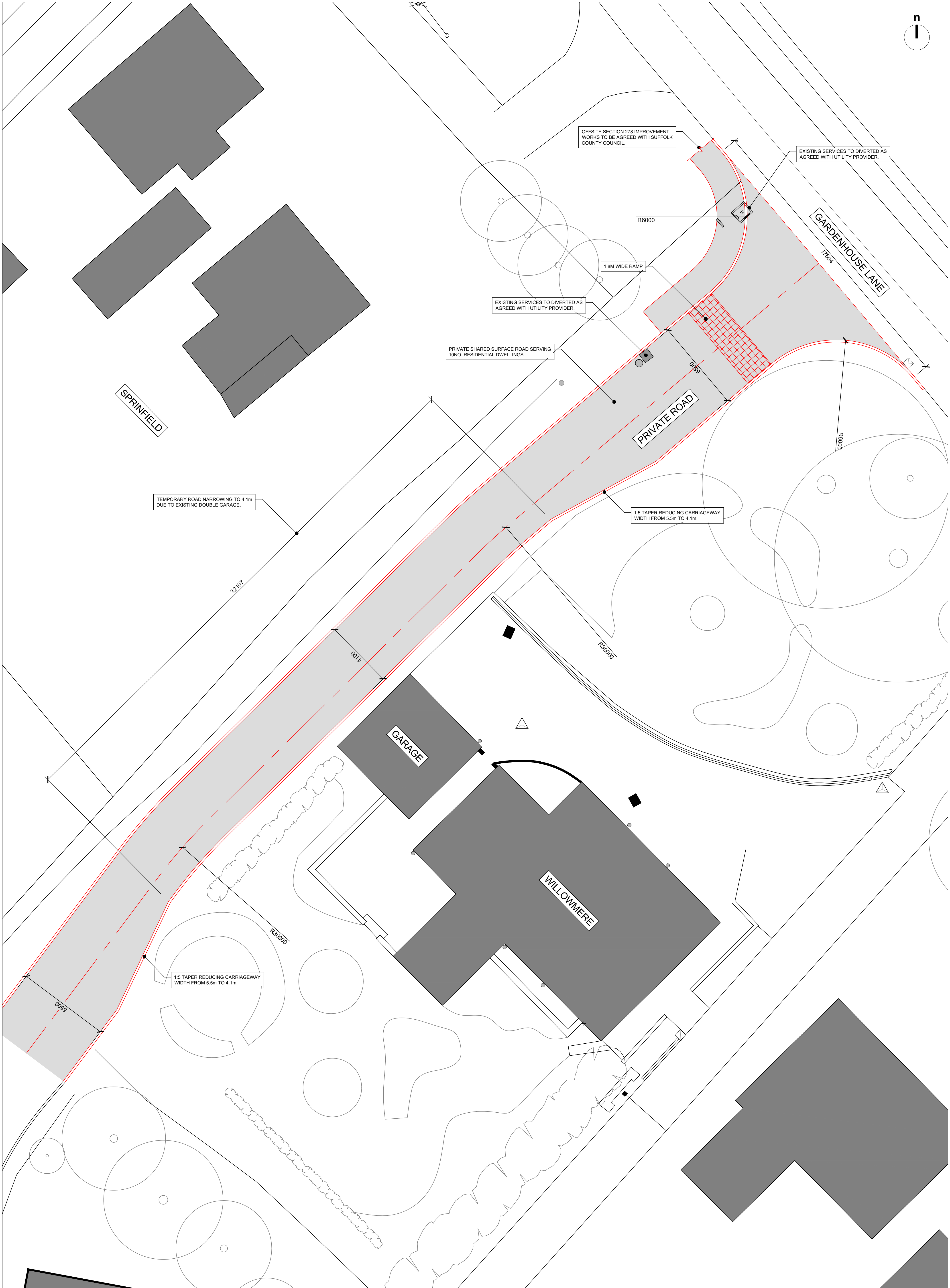


PROJECT ADDRESS:	LAND TO THE REAR OF WILLOWMERE, RICKINGHALL
CLIENT:	NAP ANGLIA LTD
DRAWING TITLE:	PROPOSED BLOCK & LEVELS PLAN, PROPOSED ACCESS PLAN
PURPOSE:	PLANNING
DRAWING NO.:	P303_BP_0.01
ISSUE NO.:	-
SCALE:	AS SHOWN @ A1



Appendix C

Site Access – Design Layout & Visibility



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Rev.	Date	Description	Drawn	Chk'd
P2	16/12/20	Minor amendments following design team review.	RSM	RSM
P1	14/12/20	First Issue	RSM	RSM

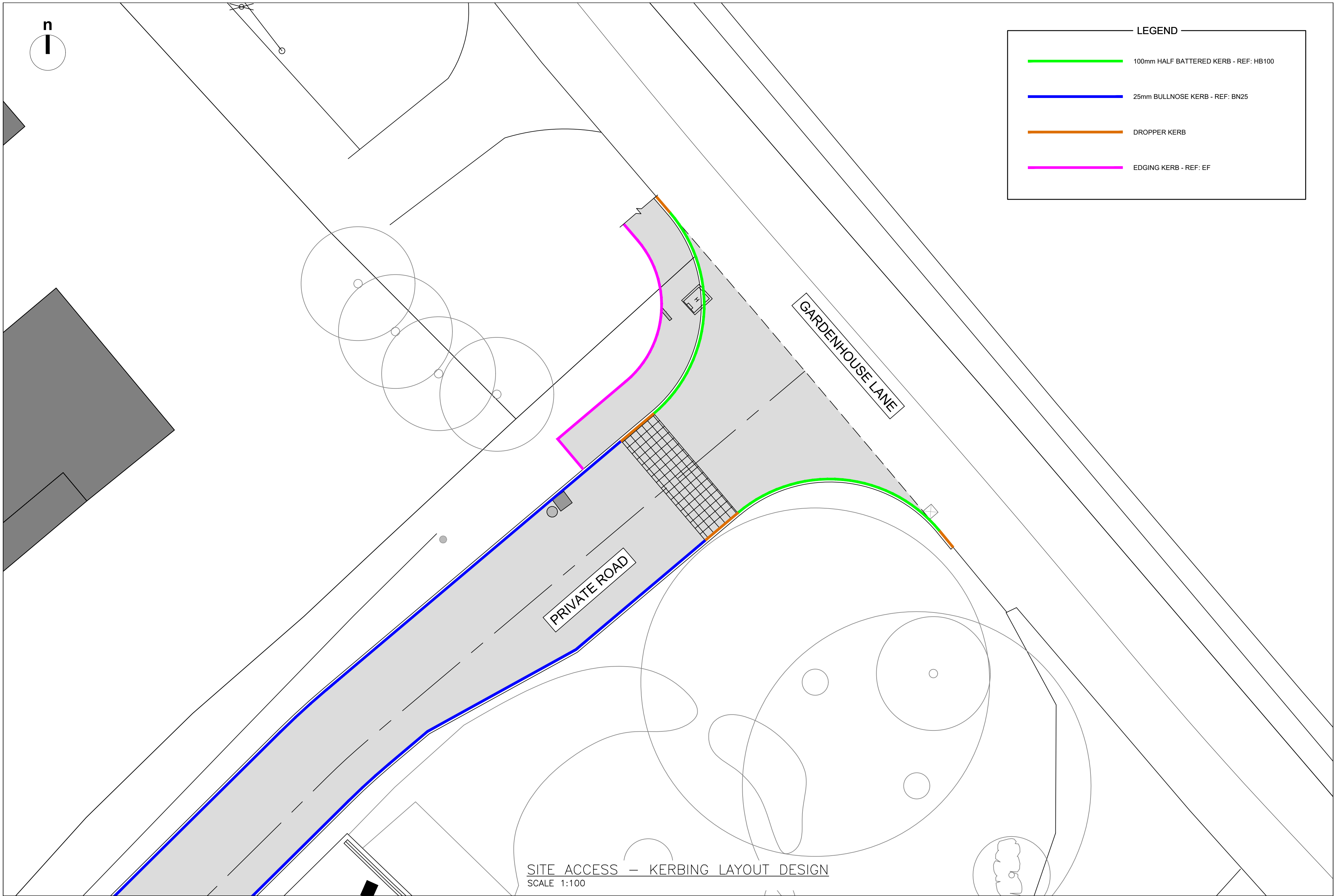


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 project: LAND SOUTH OF GARDEN HOUSE LANE, RICKINGHALL, SUFFOLK
 dwg title: **SITE ACCESS - LAYOUT PLAN**
 discipline: CIVIL ENGINEERING
 project no. **BLI.2020.62** | dwg no. **PL 01**

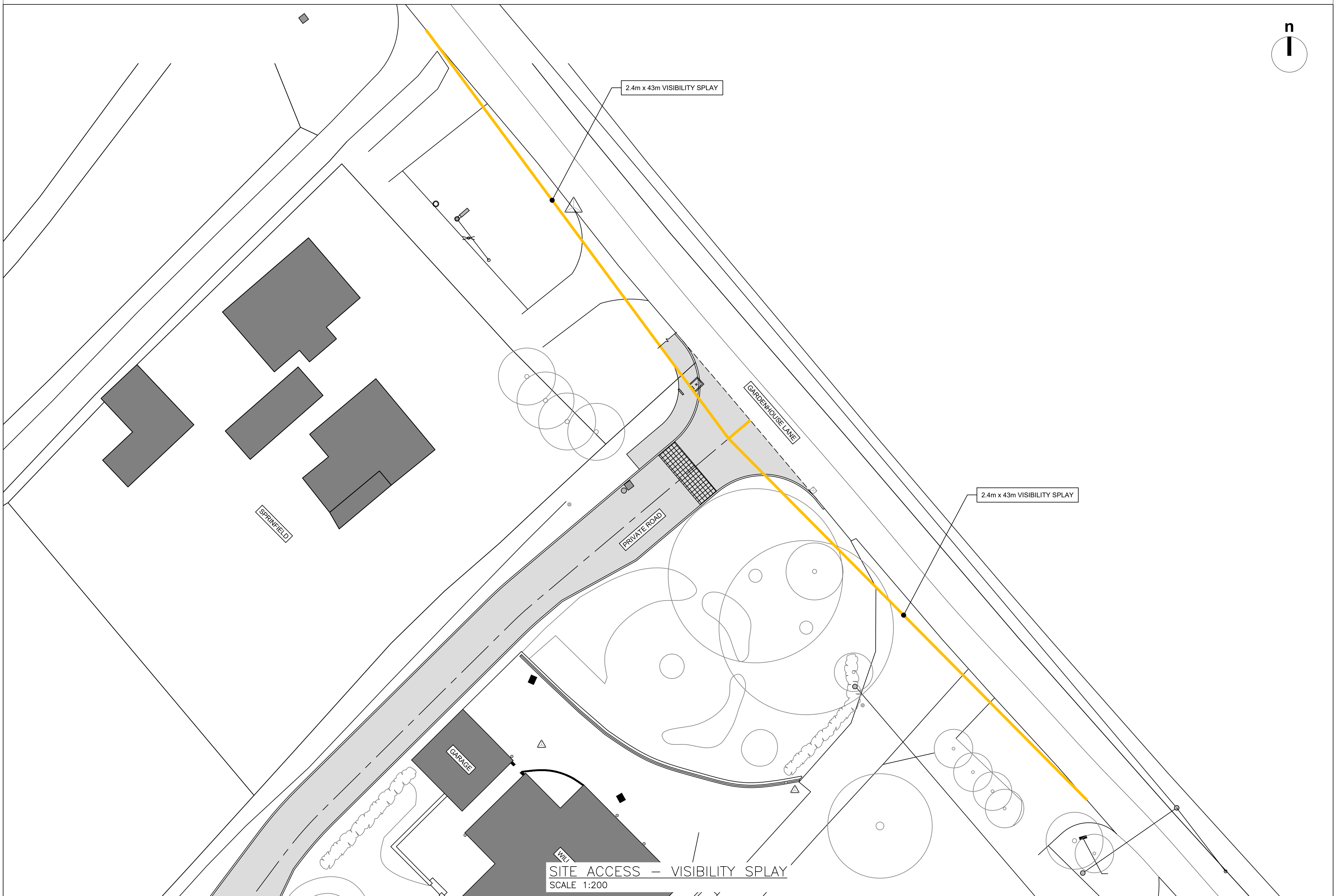
drawn	chk'd	date	scale
RSM	RSM	DEC 2020	A1

rev.	status
P2	COMMENT & APPROVAL

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SITE ACCESS - KERBING LAYOUT DESIGN
SCALE 1:100



SITE ACCESS - VISIBILITY SPLAY
SCALE 1:200

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Rev.	Date	Description
P2	16/12/20	Minor amendments following design team review.
P1	14/12/20	First Issue

Drawn	Chk'd
RSM	RSM
RSM	RSM



client:	NAP ANGLIA LTD		
project:	LAND SOUTH OF GARDEN HOUSE LANE, RICKINGHALL, SUFFOLK		
discipline:	CIVIL ENGINEERING		
project no.:	BLI.2020.62	dwg no.:	PL 02
drawn:	RSM	chk'd:	RSM
rev.:	P2	date:	DEC 2020
		status:	COMMENT & APPROVAL
		scale @:	A1
			AS NOTED

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