
Project:	Freestone Road, Bristol	Job No:	84490
Subject:	Highway Condition Survey		
Prepared by:	Georgia Addy	Date:	23/04/2024
Reviewed by:	Ben Dawson		

1.0 Introduction

1.1.1 Curtins have been appointed to complete a Highway Condition Survey in relation to the consented student accommodation scheme (REF: 19/02675/F) on Freestone Road, Bristol.

1.1.2 The description for the consented development is as follows:

Redevelopment of site for purpose-built student accommodation (Sui generis use) with servicing arrangements, public realm works and landscaping.

1.1.3 This technical note has been produced to satisfy Condition 6 of the pre-commencement conditions issued by Bristol City Council (BCC) as part of the granted decision notice issued on 03.03.24, stating the following:

No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:

- *A plan to scale of 1:1000 showing the location of all defects identified;*
- *A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.*

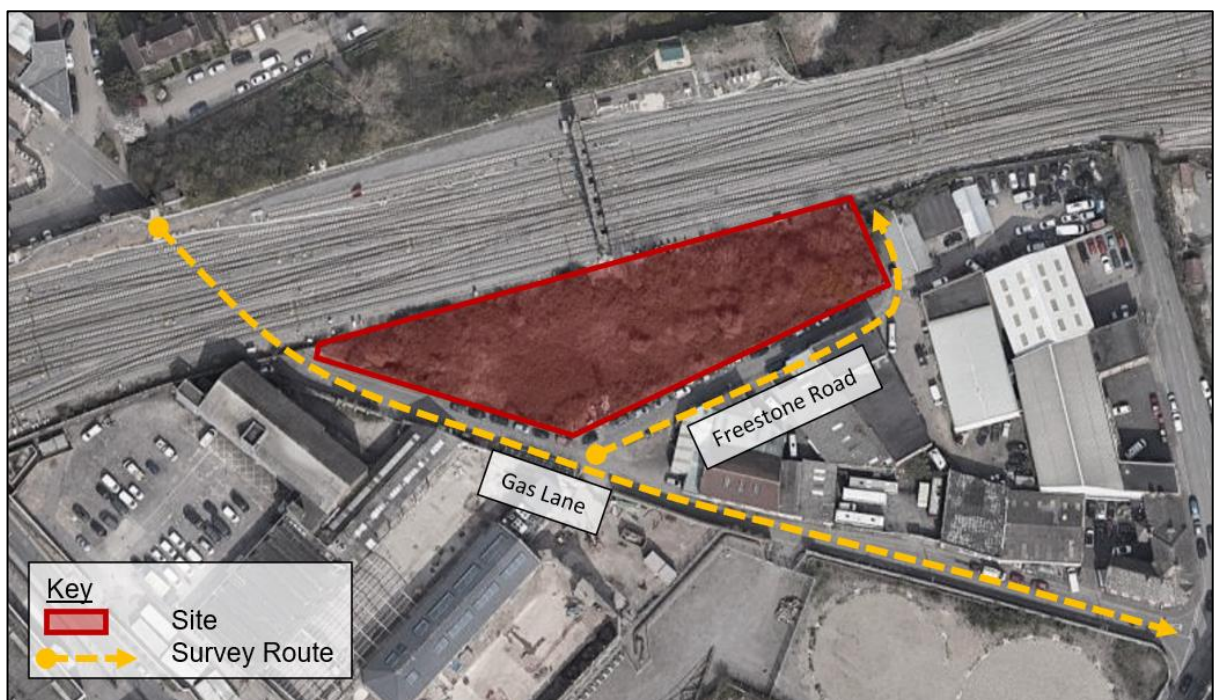
No building or use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway has been made good to the satisfaction of the highway Authority.

1.1.4 The scope of highway to be covered as part of this note is illustrated in **Figure 1.1** overleaf and includes sections of Gas Lane and Freestone Road.

1.1.5 A Highway Condition Survey typically looks to presents a photographic record of the current highway and footway conditions surrounding the consented development, however, the roads surrounding the site are currently in a state of flux and a section of Gas Lane directly outside of the site is currently closed to facilitate construction of the adjacent Watkin Jones scheme (Planning Ref: 21_0676_F).

- 1.1.6 The adjacent development scheme has site welfare located within the closed sections of highway limiting the extent to which a highway condition survey can be undertaken. As a result, a meeting was held with BCC Transport Development Management on the 3rd April 2024 to agree the scope of this document.
- 1.1.7 It should also be noted that as part of the consented development, there will be an obligation to undertake highways works on Gas Lane adjacent to the site. These will include resurfacing the footways and carriageways outside of the site, as well as looking at features such as drainage and street lighting.
- 1.1.8 The final highways works are to be agreed with Bristol City Council and secured via a section 278 agreement. **Appendix A** shows the proposed extent of highway works and a section of highway that will be put forward for adoption.
- 1.1.9 It is understood that any damage to the public highway, proven to be caused by construction works/traffic associated with the consented development, would be returned to an equal or better condition than prior to construction starting.

Figure 1 – Highway Condition Survey Extents



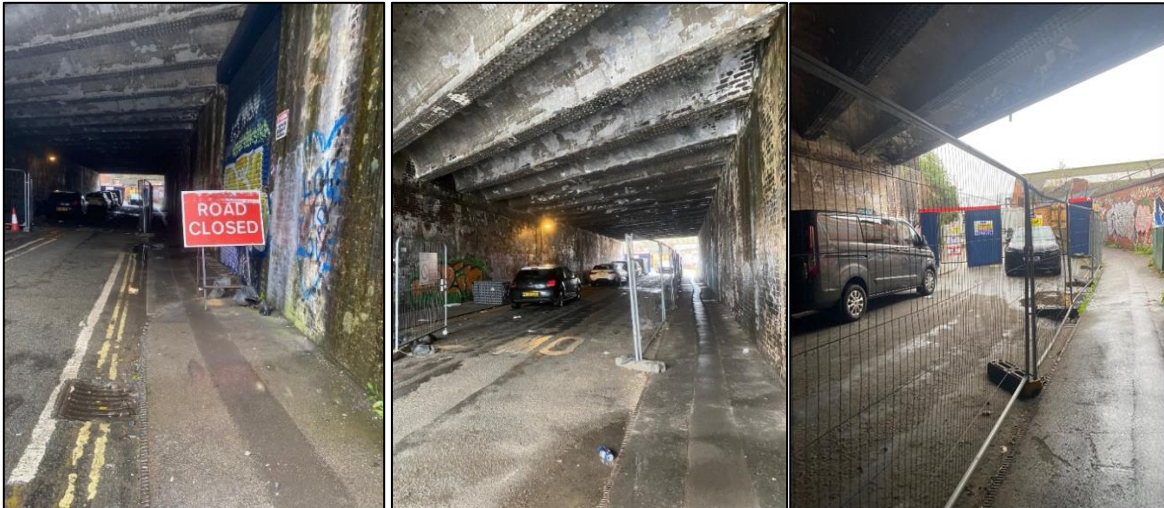
2.0 Existing Conditions

2.1.1 A site visit was undertaken on Tuesday the 12th of March 2024. The weather consisted of intermittent rain showers, causing excess water on road and footway surfaces.

Gas Lane

2.1.2 Gas Lane is a 30mph single-lane carriageway that runs between Oxford Street and Silverthorne Lane. The road is used to access Freestone Road, where the scheme is situated.

2.1.3 The following photographs show the current Gas Lane road closure which has been approved for an initial 18month period with the existing permit due to finish in January 2025.



2.1.4 The photograph below shows the view from Gas Lane facing west. The hoarding is obscuring the entrance to Freestone Road; however, it can be accessed by vehicle or foot.



Freestone Road

- 2.1.5 Freestone Road is a short section of highway off Gas Lane leading to vehicular dead end and a pedestrian underpass through to Dings Park. On the survey day, the road was accessible, however, as the area is in a state of flux, access roads are shut, and parts of the highway are obscured by construction activity.
- 2.1.6 As part of the Watkins Jones student development to the south of Freestone Road, the highway will be upgraded, including improvements to the pedestrian tunnel leading through to Dings Park.
- 2.1.7 The tunnel currently presents a hostile environment to pedestrians and cyclists due to poor lighting, isolation from the main highway and general disrepair of the paving and tunnel walls, including large amounts of debris in the area.
- 2.1.8 the area is in a state of flux, access roads are shut, and parts of the highway are obscured by construction activity.



3.0 Future Considerations

- 3.1.1 The entire area to the east of Bristol Temple Meads is being regenerated, meaning the current highway conditions are subject to large-scale change over the coming years.
- 3.1.2 Much of the upcoming development is based around the University of Bristol Temple Quarter Enterprise Campus, hence why numerous student accommodation schemes are underway to support the uplift in university related activity.
- 3.1.3 Upon commencement of the construction phase of the development, any damage proven to be caused by the scheme will be remediated and paid for by the contractors.
- 3.1.4 Gas Lane and Freestone Road are subject to highway improvements as part of the emerging developments in the area. This includes complete resurfacing of the highway and associated footways, as well as improvements to the pedestrian underpass between Freestone Road and Dings Park.

Appendix A – Proposed Gas Lane/Freestone Road Highway Works

GENERAL NOTES

1. THE CONTENT OF THIS DRAWING IS FOR INDICATIVE INFORMATION ONLY AND NOT SUITABLE FOR CONSTRUCTION PURPOSES
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
3. DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
4. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
5. FOR SPECIFIC NOTES REFER TO DRAWING.

KEY

- 2.0M WIDE FOOTWAY
- HIGHWAY WORKS TO BE UNDERTAKEN BY OTHERS
- DOUBLE YELLOW LINES
- EXISTING HIGHWAY BOUNDARY
- PROPOSED HIGHWAY FOR ADOPTION
- PROPOSED EXTENT OF HIGHWAY WORKS

FINAL HIGHWAY WORKS TO BE AGREED WITH BRISTOL CITY COUNCIL AND SECURED VIA SECTION 278 AGREEMENT.

- HIGHWAY WORKS TO INCLUDE:**
- HIGHWAYS DRAINAGE.
 - ROAD MARKINGS AND SIGNAGE.
 - KERB DETAILS.
 - SURFACE TREATMENTS.
 - STREET LIGHTING.

P05	UPDATED KERB ARRANGEMENT	17.10.23	NH	BD
P04	UPDATED WITH HIGHWAY BOUNDARY.	16.10.23	AT	BD
P03	UPDATED ARCHITECTURAL LAYOUT.	19.09.23	MW	BD
P02	UPDATED WITH TOEC2 GAS LANE LAY-BY.	19.09.23	MW	BD
P01	INITIAL DRAFT ISSUE.	06.09.23	MW	BD

Rev: Description: Date: By: Chkd:



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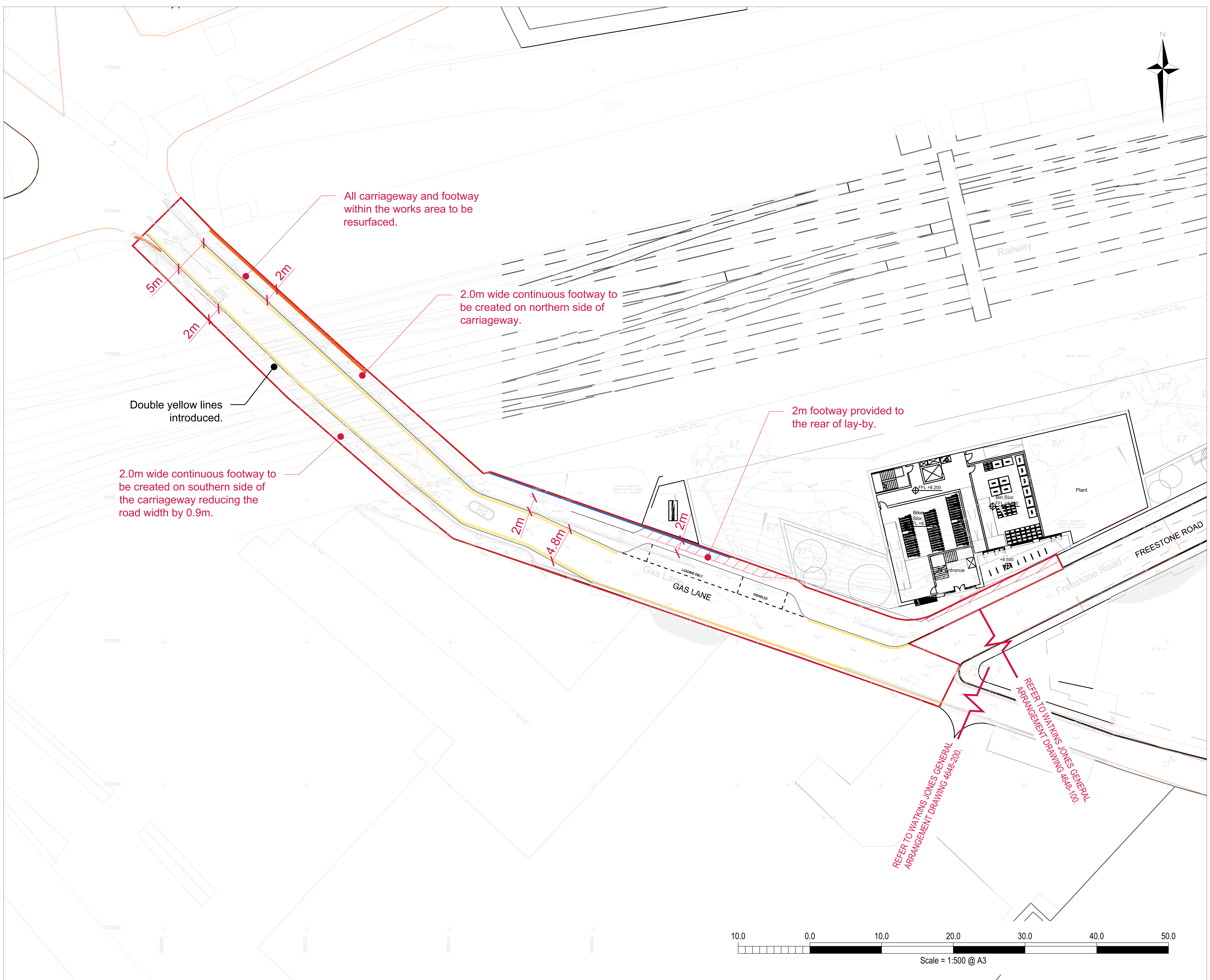
INFORMATION

Project: **Freestone Road**

Drg Title: **Proposed Highway Works General Arrangement**

Scale:	Size:	First Issue:	Drawn:	Checked:
1:500	A3	06.09.23	MW	BD

Drg No: **81965-CUR-00-XX-DR-TP-06002** Rev: **P05**



GENERAL ARRANGEMENT OVERVIEW