

PRE-CONDITION SURVEY ON BEHALF OF OWENS DEVELOPMENTS LTD

Works Location	Bierley Marsh, East Bierley, West Yorkshire
Inspection carried out by	Matt Rodway (MCB Highway Solutions)
Date of inspection	2 nd October 2024

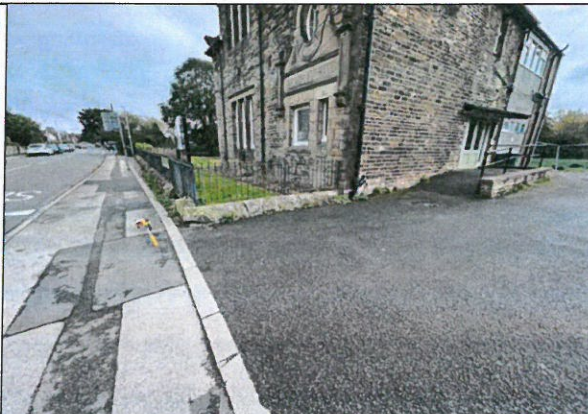
Overview

MCB Highway Solutions have been commissioned by Owens Developments Ltd to undertake a pre-condition survey along Bierley Marsh, East Bierley. The purpose of the survey is to identify any defects within the existing highway prior to the commencement of the residential development.

Photographs with description of highway condition



Chainage 0 – Scarring / reinstatements in footway. Cracks in several delineation kerbs to rear of footway



Chainage 0 – Scarring / reinstatements in footway



Chainage 0.5 – Water stop valve to left hand side – good condition



Chainage 1 – Street name plate, good condition and structurally sound



Chainage 5.3 – Inspection chamber to left hand side – good condition



Chainage 7 – Start of pedestrian ramp. Slight crack in wall, first two coping stones loose, handrail in good condition



Chainage 7 – Start of pedestrian ramp. Slight crack in wall



Chainage 13.2 – End of ramp. Start of unsealed surface on left hand side



Chainage 21.5 – Start of unsealed surface on right hand side



Chainage 33.6 – Start of post and rail fence on left hand side – no obvious defects



Chainage 33.6 – Start of post and rail fence on left hand side – no obvious defects



Chainage 33.6 – Start of post and rail fence on left hand side – no obvious defects



Chainage 37.6 – Start of access to 'Thornfield'. Area of surface course de-bonding adjacent to driveway



Chainage 37.6 to 42.8 – No defects in driveway



Chainage 37.6 to 42.8 – No defects in driveway



Chainage 42.8 to 44.6 – Slight collapse at back of carriageway adjacent to 'Thornfield'



Chainage 44.5 to 55 – Property boundary wall – good condition



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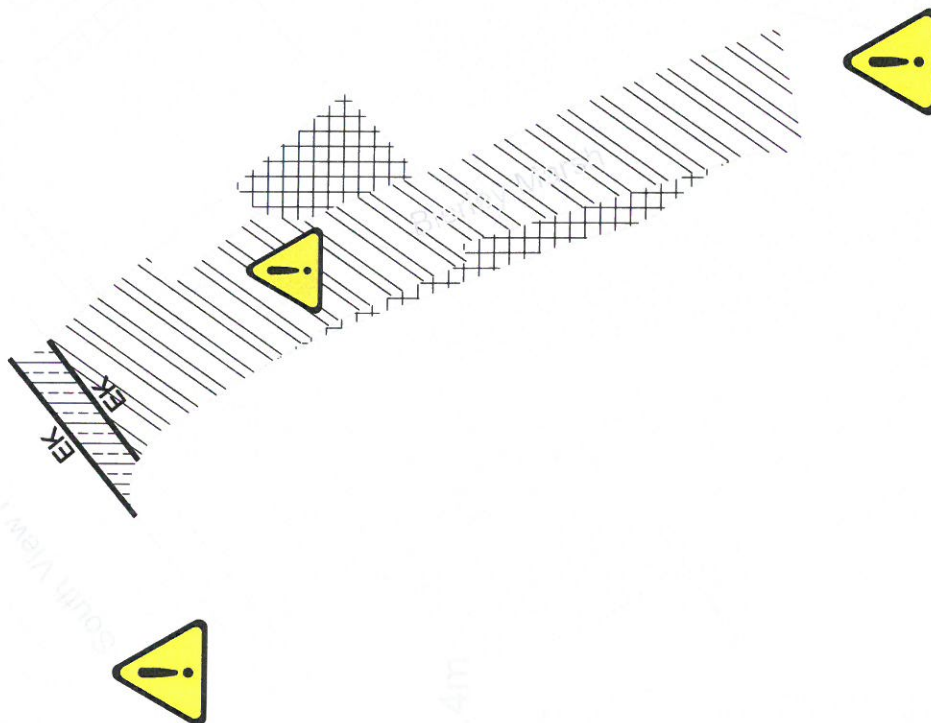
Chainage 49.6 – Scar across full width of carriageway



Chainage 49.6 – Small inspection chamber adjacent to boundary wall



Chainage 3 to 55 – 20no bollards in verge adjacent to access road. All in good condition and structurally sound



Existing surface (213 sqm) to be planned off to a depth of 30mm and replaced with:

30 Surface course [AC.14 CLOSE SURF 100/150]

10

[illegible]

Existing footway (16sqm) to be excavated to a depth of 65mm and replaced with:	
25 Surface course [AC.6 DENSE SURF 100/150]	
40 Binder [AC.20 DENSE BIN 100/150]	

EK Existing kerbs to remain

NOTES:

1. The drawing is to be read in conjunction with Kintex Council 2022-24 Standard Data Sheet drawings.
2. For correspondence in details, refer to standard detail drawings attached (HQ-SD-07-18A).
3. Contractor is responsible for scanning for underground services prior to starting work.
4. All dimensions and levels are to be checked on site by the Contractor prior to commencing works. Any discrepancies are to be reported to the Site Supervisor.
5. All works are to be carried out in accordance with the health and safety act.



1. Underground services in close proximity to works area. Contractor must verify location of services prior to commencing work.
2. Working adjacent to live traffic. Contractor to ensure necessary traffic management is in place for the duration of the works.
3. Working adjacent to nearby properties. Ensure access is maintained at all times, and works areas are securely barriers off.

JOB NUMBER
MCB-24-018
DRAWING SCALLES
DRAFT BY
MR
APPROVED BY

NTS AMR

AMENDMENTS	
A	Original Drawing

A	Original Drawing
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MR	16/10/74
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FOR APPROVAL

LAST EDIT DATE	16.10.24
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**Bierley Marsh
East Bierley**

DRAWING TITLE

Proposed Resurfacing

DRAWING NUMBER

MCB/24/018/0701



