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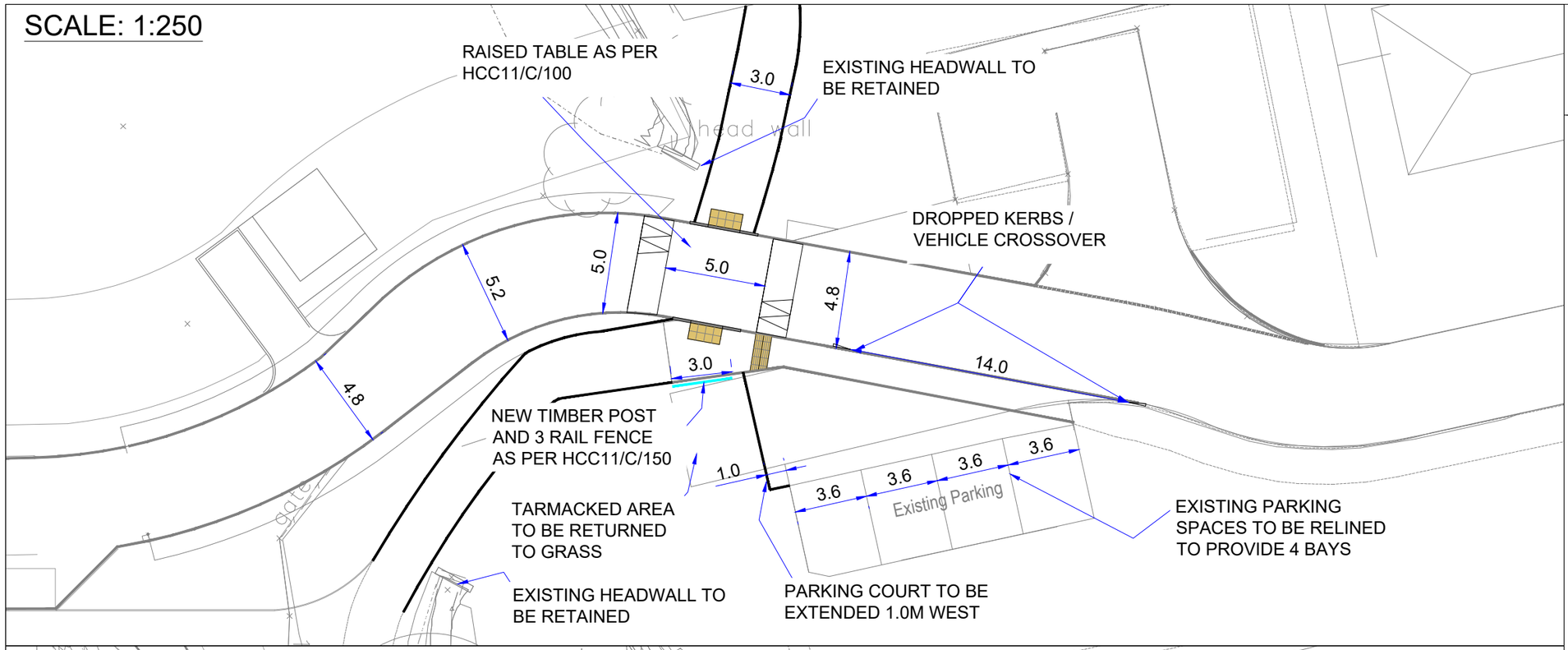

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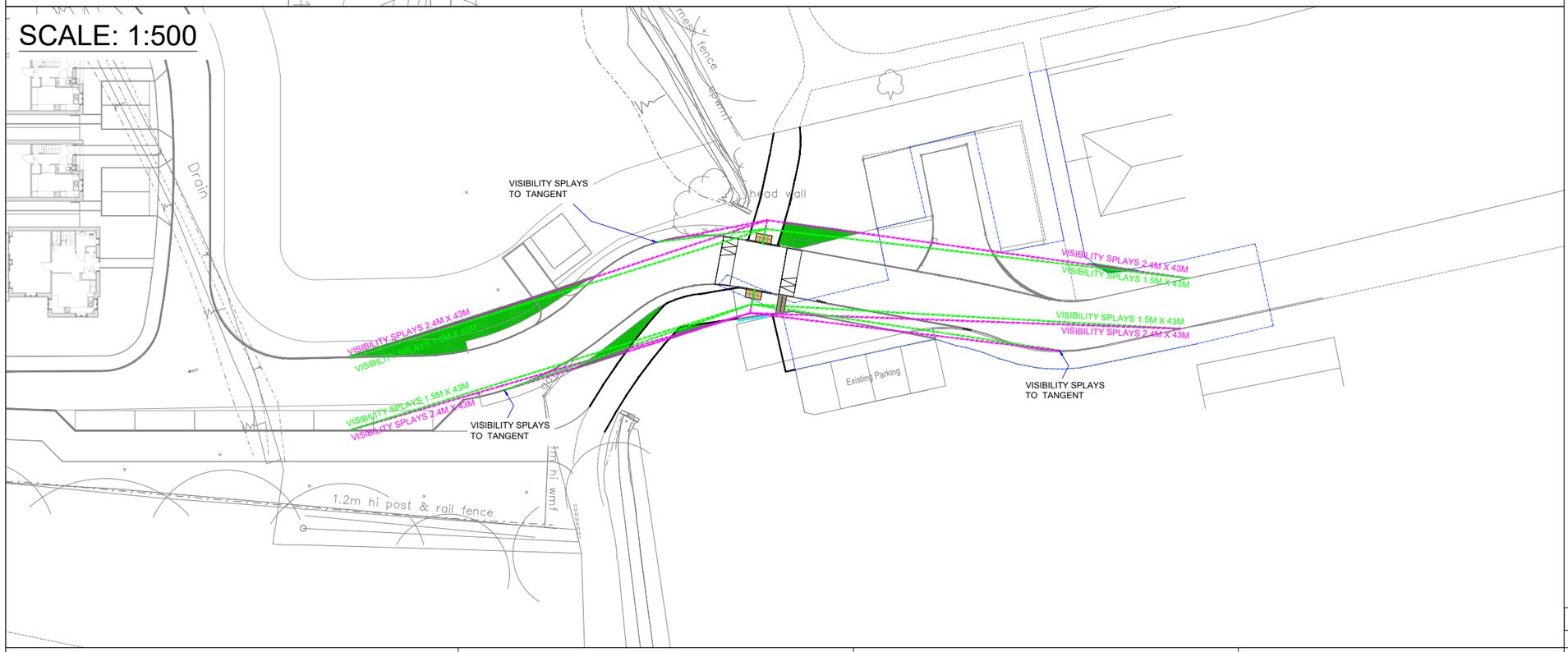

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General notes

1. This drawing is intended to be read in conjunction with all relevant Architects, Engineers, Services and Specialist Drawings, Details and specifications.
2. Any variations or discrepancies between these drawings in terms of dimensions or details should be drawn to the attention of the Architect and/or the Engineer for clarification.
3. All figured dimensions to be taken in preference to scaled dimensions. Do not scale this drawing.
4. Paul Basham Associates accepts no responsibility for the accuracy of background information produced by third parties – this must be treated as indicative only. Third party plans are included as per the following:
   - 4.1. Topographical Survey
   - 4.2. Site Layout
   - 4.3. OS Mapping
5. This drawing should only be used for construction if the project phase in the title frame below is shown as “construction”. Paul Basham Associates take no responsibility for construction works undertaken to drawings which are not marked under this phase.
6. Raised table and pedestrian crossing have been re-located 1.5m west of the previous location. The car parking area has also been extended by 1.0m to help facilitate vehicle manoeuvres.
7. Visibility splays have been shown at 2.4m x 43m for cyclists and at 1.5m x 43m for pedestrians. The 'Y'-distance of 43m is in line with Manual for Streets guidance for roads with a posted speed limit of 30mph.
8. Any vegetation or obstructions within the visibility splay will be maintained below 0.6m in height and any tree canopies will be kept above 2.0m in height to ensure that visibility is not restricted.

KEY
- Visibility Splays for Cyclists - 2.4M X 43M
- Visibility Splays for Pedestrians - 1.5M X 43M
- New timber post and rail fence
- Existing Public Highway
- Area to be dedicated

NORTH

PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE

1: 250 — 0m — 10m

1:500 — 0m — 25m

Rev	Description	Date	By	App'd
P01	FIRST ISSUE	19.06.26	TNP	MDS

Date Created	Drawn By	Approved By	Suitability Code
19.06.26	TNP	MDS	-

PBA Project Number	Scale	
187.0018	AS SHOWN	(AT A3)

PBA Drawing No: 187.0018-0001

Revision: P01

Project Name: COLDHARBOUR FARM ROAD, EMSWORTH

Project Phase: PRELIMINARY

Title: RE-LOCATED CROSSING AND VISIBILITY SPLAYS

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