



- GENERAL
1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
 3. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
 4. ALL WORK ARE TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
 5. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
 6. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
 7. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
 8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.
 9. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORDING AGREED WITH THE PLANNING AUTHORITY.
 10. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEEPED AND KEPT CLEAR OF OBSTRUCTIONS, THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.
 11. PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL MAINS SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD BASE-COURSE.
 12. ALL ROAD MARKINGS AND SIGNS ARE TO BE IN ACCORDANCE WITH 'THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS' 2016.
 13. ALL WATER AUTHORITY SEWER WORKS ARE TO BE IN ACCORDANCE WITH 'SEWERAGE SECTOR GUIDANCE APPENDIX C' DESIGN AND CONSTRUCTION GUIDANCE VERSION 1.0 25TH OCTOBER 2019 AND ANY ADDENDUM THEREAFTER.
 14. ALL PRIVATE CONNECTIONS TO ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 100mm DIAMETER (FOUL) & 150mm DIAMETER (SURFACE) MADE IN VITRIFIED CLAY CONNECTING SOFFIT TO SOFFIT.
- EXISTING UTILITIES AFFECTED BY THE WORKS TO BE PROTECTED/MODIFIED IN ACCORDANCE WITH THE REQUIREMENTS AND APPROVAL OF THE RELEVANT STATUTORY AUTHORITIES. LOCATION OF EXISTING UNDERGROUND UTILITY SERVICES TO BE CONFIRMED.
- REMOVAL OF EXISTING ROAD MARKINGS TO BE DONE SO BY METHODS TO THE SATISFACTION AND APPROVAL OF THE COUNTY COUNCIL HIGHWAYS DEPT.
- ALL VEGETATION AND CLEARANCE WORKS ARE TO BE IN ACCORDANCE WITH ECOLOGICAL AND ARBORICULTURAL REPORTS
- CHECK ALL EXISTING ROAD SIGNS ARE SUITABLY SET BACK FROM ROAD EDGE AND/OR RAISED IN HEIGHT FOR PEDESTRIAN/CYCLIST MOVEMENTS.

SURFACE FINISHES PLAN	
BOUNDARY- RED	
ADOPTABLE TARMAC	
ADOPTABLE IMPERMEABLE BLOCK PAVING	
ADOPTABLE TARMAC FOOTPATH	
PRIVATE TARMAC	
PRIVATE PERMEABLE BLOCK PAVING	
GRASS VERGE	

B UPDATED TO NEW NORTH BASIN DESIGN ARCHITECT 11.05.2026		KM	KK	26.05.26
A UPDATED KEY TO CLIENT COMMENTS		KM	KK	11.11.25
Rev	Revision Notes	Drawn	App'd	Date

Unit 1a Greenwood Court, Skyliner Way, Bury St Edmunds, IP32 7GY.
Tel: 01284 245024 — www.ingent.co.uk — email: info@ingent.co.uk

TENDER

Project: NEWMARKET ROAD, ROYSTON
HERTFORDSHIRE

Drawing Title:
SURFACE FINISHES PLAN

Client: VISTRY HOMES		Date: OCT 2025	
Drawn: KM	Designed: KM	Checked: KK	Approved: KK

Scale: 1:500

Project No: 2307-831

Drawing No & Revision: 70B

Size: A1