



CDM Note

These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9. The residual risks identified on the DRA / drawings are based on the information available at the time of design. Any services information indicated on PJA drawings is obtained from third parties, and is given for guidance purposes only. The exact location of any services will need to be verified by the client / contractor before commencing works on site.

General Notes

- Do not scale from this drawing.
- All dimensions in metres unless stated otherwise.
- This drawing is to be read in conjunction with all other associated design drawings, details, and specifications.
- The drawing should be read in relation to the subject of the title, other information shown on this drawing is indicative only and reference should be made to the appropriate series drawing.
- Any discrepancies between drawings should be brought to the attention of the Engineer and clarification sought.
- The design is based on Topographical Survey data from Centreline Surveys (ref: TDA821_15 dated Nov. 2021).
- Existing utility information may have been omitted for clarity, and reference should be made to GPR utility survey data provided by Glanville Geospatial Services (Ref 00939, dated March 2023).
- OS Mapping is only shown for context and inactive.
- Highway Boundary information has been interpreted and re-produced from GIS data provided by Torbay Council dated 2022.
- The Contractor shall undertake appropriate on-site investigations to confirm the presence of underground utilities, including those that may not have been captured on the GPR survey, prior to commencing site clearance works.
- It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Principal Designer.
- All works to be carried out strictly in accordance with Torbay Council Highway specification, standard details and requirements, and Specification for Highway Works (SHW).
- For lighting design refer to drawing no: MMA17587/001 R3 provided by MMA on: 30/07/2024
- All traffic management arrangements to be carried out in accordance with Traffic Signs Manual Chapter 8.

Geometry Notes

- The geometric design is based on the principles of Manual for Streets and movement of the proposed Design Vehicle(s).
- The alignment of Station Road is based on the existing horizontal alignment and reduced to a single running lane.
- The running lane has been visually reduced to 3.3m in order to promote reduced vehicle speeds through Station Square with overrun areas to accommodate larger vehicles.
- Bus cage widths are proposed at 3.1m
- Taxi and pick up/set down laybys are proposed at 2.5m
- Controlled pedestrian crossings are located on existing desire lines and set out in accordance with the Traffic Signs Manual Chapter 6.
- Vertical design has been developed to work within the existing site constraints including maintaining existing building threshold levels, achieving positive falls and minimising full depth carriageway construction.
- Where positive falls from building thresholds cannot be maintained when widening footways, drainage channels have been introduced to provide a central 'V' channel (Refer to drainage design for details).
- Kerb types and faces vary throughout the scheme and reference should be made to BDL landscape information.
- Existing building threshold levels have been based on the level information provided on the topographical survey. The Contractor shall validate all threshold levels and notify the Engineer of any discrepancies.

Key

- Highway/Network Rail Boundary (re-produced from image records)
- Proposed Channel/Kerbline
- Proposed Flush Channel
- Proposed Landscape Boarder
- Proposed Ramp
- Over-Run Strip/Visual Narrowing
- Tactile Paving
- Hazard Warning Paving
- Traffic Sign and Pole
- Traffic Signal Pole & Head
- Proposed Collapsible Bollards
- Proposed Lamp Column Refer to General Note 13 for details

A03	11/11/2024	FOR APPROVAL	TI	ST	SG
A02	07/11/2024	FOR APPROVAL	TI	ST	SG
A01	07/10/2024	FOR APPROVAL	TI	ST	SG
PD1	09/08/2024	DRAFT ISSUE	TI	ST	SG
Rev	Date	Revision Note	Drw	Chk	App

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Client
Torbay Council

Project
Paignton Station Square

Title
**RIBA Stage 4
General Arrangement**

Drawing Issue Status
For Approval

PJA Ref	Scale @ A1	Date
05530	1:250	09/08/2024
Drawing No.		Revision
05530-PJA-HGN-PSQ-DR-CH-0100		A03
Primary Contact	thanasis.irodotou@pja.co.uk	

INSET: GREAT WESTERN ROAD

File name: A1\PROJECTS\5000_5599\5500\05530 PAIGNTON STATION SQUARE\3. TECHNICAL\3.1 DRAWINGS\05530-PJA-HGN-PSQ-DR-CH-0100.DWG, printed on 11/11/2024 12:54:00, by Jack Sheppard