

Guidelines for building and DIY works within Chalklands Estate to reduce wear and tear, prevent damage to the road /kerbs/paths

1. Wherever possible, only smaller 2 axle vehicles / trailers (i.e. 20 tons max) should be used on the estate – most builders merchants are able to use a smaller vehicle when requested.
2. Where there is no other option, multi-axle vehicles can be used, as in the case of muck away grab loaders and pre/volumetric mix concrete lorries – these should enter by the nearest entrance. In most cases, this will be via the bottom entrance where the bollards can be removed to allow access (please give 12 hours advance notice to CRA).
3. Lorries should only enter properties via the dropped kerbs / vehicle cross over points - the concrete is of a higher strength at this point.
4. No lorries should mount the kerbs / verges or pavements without suitable additional protection. i.e. plywood / steel sheeting.
5. The T junction should not be used a turning point for multi-axle lorries – to reduce wear caused by tyre scrub.
7. When lorries are loading or unloading with a HIAB type crane, outrigger load spreading mats must be placed beneath the outriggers. This is to spread the load and avoid point loading.
8. No steel tracked machines are to be used without additional protection to the road and pavements. i.e. plywood sheeting / steel sheeting.
9. No machinery, skips, building materials or waste are to be stored on the estate pavements – pavements must always be accessible for pedestrians. – health and safety for all.
10. Skips should not be placed in the road, without protection to the road surface and the skip must have lighting during the hours of darkness, to highway standards.
11. Mixing of concrete / mortar / plaster etc. should not take place on the road or pavements – any washing water / old cement products should not be poured in to the road gullies – to prevent blocking of the soakaways.
12. If any repairs / alterations are needed to be undertaken to estate road / kerbs / paths, this should only proceed after approval from CRA – to make sure the correct procedures and materials are used and to avoid sub-standard repairs.
13. Utility companies must only proceed to excavate after approval from CRA – to make sure reinstatement works are to an acceptable standard.

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