



How We Can Help

We will ensure that your highway improvement works will satisfy the requirements of all relevant statutory bodies (e.g., The Highway Authority) and will:

- Carry out utility impact assessments, and undertake negotiations with utility companies.
- Provide all necessary design information to the Highway Authority to obtain technical approval (Section 38, 278 highway agreements, etc.).
- Provide design drawing packages for tendering and construction.
- Undertake detailed horizontal & vertical alignment design using PDS computer software
- Provide detailed works specifications.
- Provide advice and recommendations on defective highway construction.
- Undertake street lighting and signage design.
- Calculate cut and fill volumes using 3D software.
- Compile Contract & Tender Documentation.
- Provide construction cost estimates.
- Undertake contract administration and site supervision.
- Undertake the role of CDM Co-ordinator.



Somerford Road, Cirencester.

Examples of Our Work

Kembrey Park, Swindon: S278 detailed design and specification of a new roundabout and access road, relating to a mixed use development comprising DIY retail, Crèche, Hotel, Family Pub/Restaurant and Health & Fitness Centre.

Leeds Schools: Assessment of existing highway access and design for improved highway access and car parking provision for six schools all to be upgraded within the City of Leeds as part of a Private Finance Initiative. Safe Routes to school also formed part of the brief.

St Joseph's School, Swindon: S278 detailed design for a new signalised access junction and pedestrian/cycle crossing for a new school campus.

National Diving & Activity Centre, Tidenham: S278 detailed design for major/minor priority junction into new Diving and Activity Centre site, located on the A48 Trunk Road near Chepstow.

Hunt Lane, Oldham: S278 works, Site Supervision, Project Management, Contract Administration and CDM Co-ordinator.

Long Hanborough: S278 detailed design and Site Supervision for upgrading of existing 3 arm roundabout to create a 4 arm roundabout to provide access to a new Co-op store.

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Civil Engineering

Do you have a development site for which you require an initial concept design?

Do you require construction drawings for tendering and site works?

Do you need professionally prepared Cost Assessments and Contract Documentation to ensure that tenders and contracts are clear and prepared on an equal basis?

Is the project notifiable under the Construction Design and Management Regulations 2007? Have you appointed a competent and adequately resourced CDM Co-ordinator?

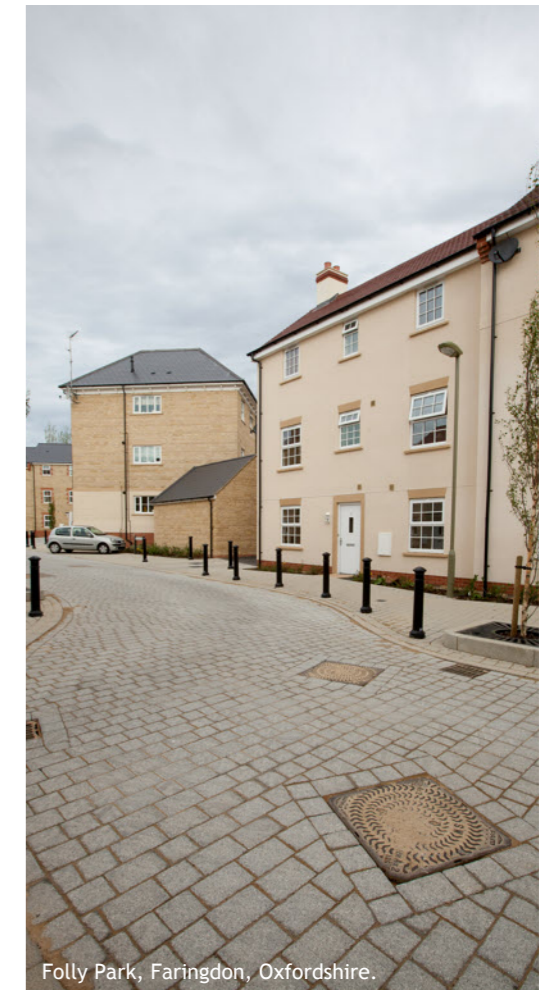
Do you require Site Supervision and Contract Administration to monitor construction costs and ensure the works are carried out to the agreed programme and in accordance with the approved design?

Are you proposing highway improvement works as part of a development?

Do you require a detailed design in order to obtain technical approval and discharge planning conditions?

Civil Engineering Services

- Residential and Development Engineering
- Construction Design and Management Co-Ordination
- Cost Assessment and Contract Documentation
- Site Supervision and Contract administration
- Highway Improvement Works



Folly Park, Faringdon, Oxfordshire.

Cole Easdon Consultants can help you.

Our expertise in all aspects of Civil Engineering, coupled with our intimate knowledge of the planning and technical approval processes, means we can give you the best possible advice and practical support to ensure your infrastructure works are designed, approved and constructed in the most cost-effective and environmentally friendly way.



Residential and Development Engineering

We believe that residential and development engineering advice should commence at the initial design stage, to enable civil engineering input into the proposed site layout plan, with particular regard to junction location, visibility splays, road alignment, finished floor levels and drainage. This allows any constraints to be identified at the planning stage, so that the scheme put forward to the Planning Authority can be constructed once planning permission is granted.

Once planning permission has been granted, the developer is obliged to obtain Technical Approval from the Highway Authority and Water Authority for the adoptable highways and sewers serving the development, in order for them to be adopted under a Section 38 Agreement (highways) and Section 104 Agreement (sewers).

The Benefits of Residential and Development Engineering

The benefits of using our residential and development engineering services are:

- Helping you to secure planning permission.
- Overcoming existing site constraints to unlock development potential.
- Fully engineered solutions that are acceptable to the adopting Authorities.
- Solutions that are cost effective to the client.

How We Can Help

We have vast experience in the preparation of civil engineering designs for all types of development. We are able to undertake all the necessary engineering design work for a development site, from the initial conception stage through to the securing of planning approval, obtaining technical approval for all elements of the design and finally providing construction drawings for tendering and site works.

We combine expertise in residential and development engineering with sound commercial awareness and understanding. We always strive to ensure the optimum outcome for the client, minimising



the financial exposure, maximising the development potential and devising intelligent, cost effective engineering solutions, whilst ensuring the design is in accordance with both local and national design standards.

Our services include:

- Initial Site Appraisals with respect to vehicle / pedestrian access, drainage and utilities.
- Helping you to secure planning permission.
- Detailed design (vertical and horizontal) of highways using the latest software.
- Detailed design of adoptable and private drainage, including attenuation and SUDS to satisfy Planning Policy Statement 25.
- Determination of finished floor levels and external levels for the entire development.
- Cut and fill analysis using the latest ground modelling software to ensure excavated material is balanced on-site wherever possible.
- Preparation of construction detail drawings for all elements of the scheme.
- Preparation of legal drawings for Section 38 and Section 104 agreements and conveyance plans.
- Liaison with Statutory Bodies to obtain technical approval and discharge of planning conditions.
- Close liaison with the design team providing civil engineering advice to ensure the most cost effective design solutions.

Examples of Our Work

Former St John's School Site, Marlborough: 169 residential dwellings including road, sewer, pumping station and balancing pond design on behalf of Crest Nicholson South West Ltd.

Penarth Heights: 377 residential dwellings including road, sewer, pumping station & cut and fill design on behalf of Crest Nicholson South West Ltd.

Northgate Public Car Park, Devizes: Detailed design of public car park and surface water attenuation, on behalf of Kennet District Council.

Blackmore Business and Technology Park, Malvern: Detailed design of 300m of Industrial access road and associated drainage, plus 200m of stream diversion works.

TS Tech, Highworth: Detailed design of drainage, proposed levels and service yard for a factory extension.

Jacobean Moorings, Solihull: Cut and fill analysis for a proposed canal boat marina.

Eden Park, Littlehampton: Detailed design of roads, sewers, pumping station, slab and external levels for a 396 dwelling residential development on behalf of Taylor Wimpey.

Abbotswood, Romsey: Detailed design of roads, sewers and external levels, as well as a cut and fill analysis, for an 800 dwelling residential development with new local centre on behalf of a consortium.



Construction Design and Management (CDM) Co-ordination

The Construction Design and Management Regulations 2007 (CDM 2007) stipulates that key roles and accountabilities are identified for certain projects. One of these key roles is the Construction Design and Management (CDM) Co-ordinator, whose responsibilities include advising the client of his duties, notifying the Health & Safety Executive and co-ordinating design work.

Benefits of a CDM Co-ordinator

For projects that are notifiable under CDM 2007, it is a statutory obligation for clients to appoint a competent and adequately resourced CDM Co-ordinator, as soon as practicable after initial design work. Using one of our experienced team to act as CDM Co-ordinator on your behalf has the following advantages:

- All activities required to deliver the development are coordinated between all parties – ensuring delivery on time.
 - All stakeholders fully understand their roles under CDM 2007.
 - Health & Safety issues have been fully and properly considered by all parties.
- How We Can Help**

We will ensure that the client can confidently discharge its CDM Co-ordination responsibilities on a wide range of projects, by providing a member of staff to act as the CDM Co-ordinator on the client's behalf and undertake the following:

- Ensuring that the client is fully aware of their duties and obligations.
- Ensuring that communication between the various parties is clear and consistent, i.e., by attending regular design and site progress meetings.
- Ensuring that Health & Safety issues have been fully and properly considered by all parties.
- Notifying the Health & Safety Executive at appropriate times.
- Compiling the Health and Safety File at the end of the project.



Examples of Our Work

National Diving & Activity Centre, Tidenham: CDM Co-ordination for major/minor priority junction into new Diving and Activity Centre site located off the A48 Trunk Road near Chepstow.

Hunt Lane, Oldham: CDM Co-ordination for the installation of a new traffic signal junction and road widening on the A663 Trunk Road near Oldham

Dauntsey's School, Wiltshire: CDM Co-ordination for the construction of a new car park and drainage scheme within the school grounds.



Somerford Road, Cirencester

Cost Assessment and Contract Documentation

During the early stages of a project, it is important that the client is fully aware of the likely costs associated with a development, so that its viability can be assessed. Once the decision has been taken to proceed, it is important to understand the phasing of works so that monies can be scheduled and allocated to the project at the appropriate times. These budget costs are often based upon an assessment made using the outline drawings and specifications available.

Before the construction of a development commences, a competent contractor is appointed. It is usual practice for the client to invite tenders from a number of contractors as part of the procurement process. On the basis of the bids received the most suitable contractor is selected and enters into a contract with the client.

A works specification is a key part of the tender package, to make sure that contractors understand exactly what is required and are tendering on an equal basis. The specification will either be contained within the tender drawings or within a separate specification document.

Benefits of Cost Assessment and Contract Documentation

Professionally prepared Cost Assessments and Contract Documentation for a project will:

- Provide cost information to give the client confidence regarding a project's viability.
- Break the project down into the cost of its component parts and provide the opportunity to review the project to achieve cost savings where possible.
- Provide clear and precise contract documents and specifications to minimise the risk of costly contractual disputes and construction cost over-runs and ensure the works are constructed to recognised standards.

How We Can Help

Our experienced staff can help by providing the following services:

- Thorough and carefully considered cost estimates on which the viability of a project can be assessed.
- Contract documentation and works specifications which are tailored specifically to each project's unique requirements. This will make sure that tenders and contracts are clear, thereby avoiding costly disputes and contract over-runs.

Examples of Our Work

Abbotswood, Romsey: Detailed cost estimates for 11 No. off-site junction improvements associated with an 800 dwelling residential development.

High Peak Council Depot, Buxton: Budget costings for the implementation of a household waste recycling centre and the consideration of alternative sites.



Old Town, Swindon.

National Diving & Activity Centre, Tidenham: Detailed cost estimates for a major/minor priority junction into the new Diving and Activity Centre site, located on the A48 Trunk Road near Chepstow.

Northgate Car Park, Devizes: Contract Documentation, Bills of Quantities and works specification for a new public pay & display car park and a large storm water attenuation system serving the car park and neighbouring residential development.

Hopton Park Industrial Estate, Devizes: Contract Documentation, Bills of Quantities and works specification for a new industrial estate access road as well as remedial works to existing access roads to enable adoption by the Highway Authority.

Area H11A, Priory Vale, Swindon: Contract Documentation, Bills of Quantities and works specification for new residential estate access road.



Site Supervision and Contract Administration

Under traditional contracting, the employer appoints an experienced Consultant whose job it is to issue instructions to the contractor and look after the interests of the Client. This includes monitoring construction costs, ensuring that works are carried out to the agreed programme, certifying payments under the contract, certifying practical completion and issuing the final certificate. Site supervision involves regular site visits by an experienced Engineer to ensure that the works are being carried out to an acceptable standard, with the Engineer keeping detailed records of progress and assisting with overcoming any problems that arise during the contract period.

The Benefits of Site Supervision and Contract Administration

- Monitoring the works on site to ensure conformance with the approved design, ensuring that the workmanship is acceptable and that it is carried out safely by the contractor.
- Resolving unforeseen issues that arise during the contract period, such as those with utilities.
- Taking contract photographs and preparing a site diary.
- Monitoring materials brought to site for use in the works, to ensure they are acceptable.
- Ensuring liaison takes place between the contractor and the Local Highway Authority, Water Authority, utility companies, client, architects, residents, etc.
- Keeping financial control of the contract, including the re-measure of works undertaken at regular intervals with the contractor and agreeing interim and final accounts.
- Recording and issuing variation orders.
- Carrying out inspections of completed works and preparing snagging lists.
- Issuing practical completion and final certificates.

How We Can Help

We have extensive experience in the Contract Administration of both large and small construction projects and are fully trained in the appropriate project management methodologies. We use recognised procedures to ensure effective monitoring and reporting of project progress and we adhere to the "Code of Practice for Project Management for Construction and Development".

Acting as the contract administrator, we will negotiate and agree valuations with the contractor and will manage the contract budget for the client. Financial progress reports will be produced monthly and provided to the client for information. Regular progress meetings will be convened and attended by all key stakeholders in the project. The agenda for the meeting will cover all major elements of the project, i.e., programme, utilities, valuations and health & safety etc.



Examples of Our Work

St Josephs Road Bridge, Swindon: Access road off of an existing roundabout, and new 12.5 m wide x 18.5 m long road bridge across the River Cole, formed with precast, pre-stressed T Beams, to access a new residential development on a former school site in eastern Swindon.

Hunt Lane, Oldham: Installation of a traffic signal controlled junction located on the A663 Trunk road, a road that connects the M60 and A627(M). Carriageway widening on three approaches to the junction was also implemented, which required significant remedial works to existing utility routes.

Area H11A, Priory Vale, Swindon: New development access road and footways into a new residential development in Priory Vale, Swindon.

Dauntsey's School, West Lavington, Wiltshire: New staff and visitor car parking area, bus lane and bus pick up areas and storm and foul water drainage improvements within the school grounds.

Hopton Park Industrial Estate, Devizes: 100m new access road and associated drainage works, to serve an extension to an existing industrial estate in Devizes, Wiltshire. Remedial works to 750 m of previously implemented industrial access road and footways to enable adoption by the Highway Authority.

Highway Improvement Works

Planning approval is often accompanied by the requirement to provide improvement works to the local highway network. These highway improvement works require a high level of expertise in their design, management and supervision.

Cole Easdon Consultants is able to provide the expertise and experience required to obtain the necessary technical approvals from the statutory authorities during the design stage. We will provide the safest and most cost effective highway solution, which will take into account existing site constraints and all existing utility apparatus located within the highway corridor. We will manage and site supervise the construction stage, to ensure a successful delivery of the proposed improvement works.

Construction characteristics such as grade, surface texture, sight distance, radii of horizontal bends and vertical slopes, in relation to design speed and road junction design, are all important elements of highway improvement works.

The Benefits of Highway Improvement Work

Highway improvement works will:

- Assist in securing planning permission for a development and in discharging planning conditions.
- Minimise the impact of the proposed development upon the existing highway network.
- Provide a more efficient highway network, which will benefit the development's occupiers and the existing users of the highway network.
- Result in a timely and professionally prepared agreement under Section 278 which will avoid delays to the completion of the development.
- Ensure that proposals for new highway infrastructure comply with relevant design standards will avoid costly rework and delays.

Dauntsey's School, West Lavington, Wiltshire.