

## **Wellington Parade & No Name Road Road Surface Repairs & Associated Issues**

RwK Parish Council own a section of Wellington Parade with both vehicular and footpath access, the section referred to in this summary runs from the Zetland Arms public house to the parking area by The Old Lifeboat House.

RwK Parish Council also own No Name Road from Kingsdown Road to Wellington Parade (footpath section). No Name Road is a no through road but is intersected by No Name Lane at its midway point. Vehicular access is possible from No Name Road to Boundary Road.

I sought advice from the Parish Council's contact at KCC Highways, who advised that having the road surveyed by a specialist company would be expensive and the answer would be to fully excavate both roads, install highways grade drainage and to tarmac the surface. This is the only advice surveyors would give as other types of remedial work don't provide longevity so are steered away from.

In view of this advice, I have not sought to have the roads fully surveyed but have taken KCC Highways advice and the information I have gleaned from various contractors I have spoken to whilst obtaining quotes for the proposed works.

The Parish Council have three options with regards to the works for both Wellington Parade and No Name Road.

**Option One**                      Fully excavate the road surfaces, install highways grade drainage and associated ironworks and install a tarmac road surface.

**Costings:**                      Tarmac costs approximately £70 per square meter, in addition to the necessary groundworks. To tarmac Wellington as detailed in specifications would be £23,800 plus ground works. No Name Road, as in specifications, £7000 plus ground works.

**Option Two**                      Excavate the shingle surface, apply a layer of compacted hard core to reinforce the subsurface yet allow for drainage and reapply the shingle surface with a mixture of existing and new as appropriate. For each road, additional works would be required due to road specifics. Please see specifications for details.

**Costings:**                      Quotes received from three firms (April 2021) for works in the option two bracket but varying in level of detail.  
Quote 1 - £ 4740  
Quote 2 - £ 6192  
Quote 3 - £ 28500

**Option Three**                      Fill any potholes with shingle to level the surface.

**Costings:**                      Minimum although I this option was not costed.

I recommend the Parish Council opt for option two on the basis of cost and value for money. Remedial works detailed in option two will last a reasonable length of time compared to the costs. Option one will cost far too much for the benefits it would bring, it would also be out of keeping with

the area and associated conservation area. Option three would be the cheapest but not resolve any underlying drainage issues. The shingle would also be scrubbed out due to vehicles, resulting in the potholes reforming more quickly.

### **Wellington Parade – Specifications of Works**

To include area from North Road to corner of “Herring Hanger” house.

Remove current shingle surface

Dig down approx. 300mm

Grade sub surface away from houses towards beach and dig French drain to seawards side to allow for drainage.

Fill in with type 200mm of oversize base for drainage and compact

Fill in with 100mm of type one hardcore and compact

Re apply shingle road surface, approx. 20mm with mixture of existing and new as appropriate

Works to comply with relevant legislation with regards to contractors’ facilities, safety and waste removal as necessary.

### **No Name Road**

At junction with Kingsdown Road, dig down and remove surface and subsurface five metres towards seaward end of road.

Apply hardcore, compact and grade as necessary.

Tarmac surface and grade as appropriate.

(To reduce shingle run off onto paved highway)

To dig French drains and grade as appropriate the road surface away from gateways of residential properties each side of No Name Road.

At intersection of No Name Road and No Name Lane, dig down four metres in each direction and grade as necessary.

Apply 200mm oversized base as drainage, compact and grade as necessary.

Apply 100mm of type one hardcore, compact and grade as necessary.

Re apply shingle road surface, approx. 20mm with a mixture of existing and new as appropriate.

Works to comply with relevant legislation with regards to contractors’ facilities, safety and waste removal as necessary.

### **Future Planning Permissions**

I recommend Rwk Parish Council adopt a planning policy which stipulates that any work on properties accessed by Rwk owned land, has a planning condition of:

“Any development requiring access for works / construction traffic over Rwk owned land, is subject to a survey of the road condition before and after said works and any damage incurred on Rwk owned land is made good on completion of the works as part of the planning application approval process. Failure to make good any road surface of land owned by Rwk Parish Council will render the applicant and their contractors liable for the appropriate cost of remedial works and any associated administrative or other appropriate expenses”.

## **Parking / Access**

Wellington Parade suffers with parking issues, especially at the peak summer season and other key holidays (weather dependant). Residents have complained about parking and how it could affect emergency service vehicles. No Name Road doesn't suffer as much with marking issues however the following may wish to be considered for No Name Road.

No bylaws exist in either location, restricting parking in any form.

Wellington Parade: To counter the parking issue, the following options should be considered.

1. Instigate residents only parking permits and enforce as necessary on vehicles not displaying a valid permit. This applies to parish owned land.
2. Mark out parking bays and instigate a pay for parking system. This applies to parish owned land.
3. Install no parking signs opposite North Road and a) bylaw to allow PC to employ company to enforce parking or b) hope common sense of the general public prevails.

Should parking issues cause concern in No Name Road the above options could be considered if necessary.