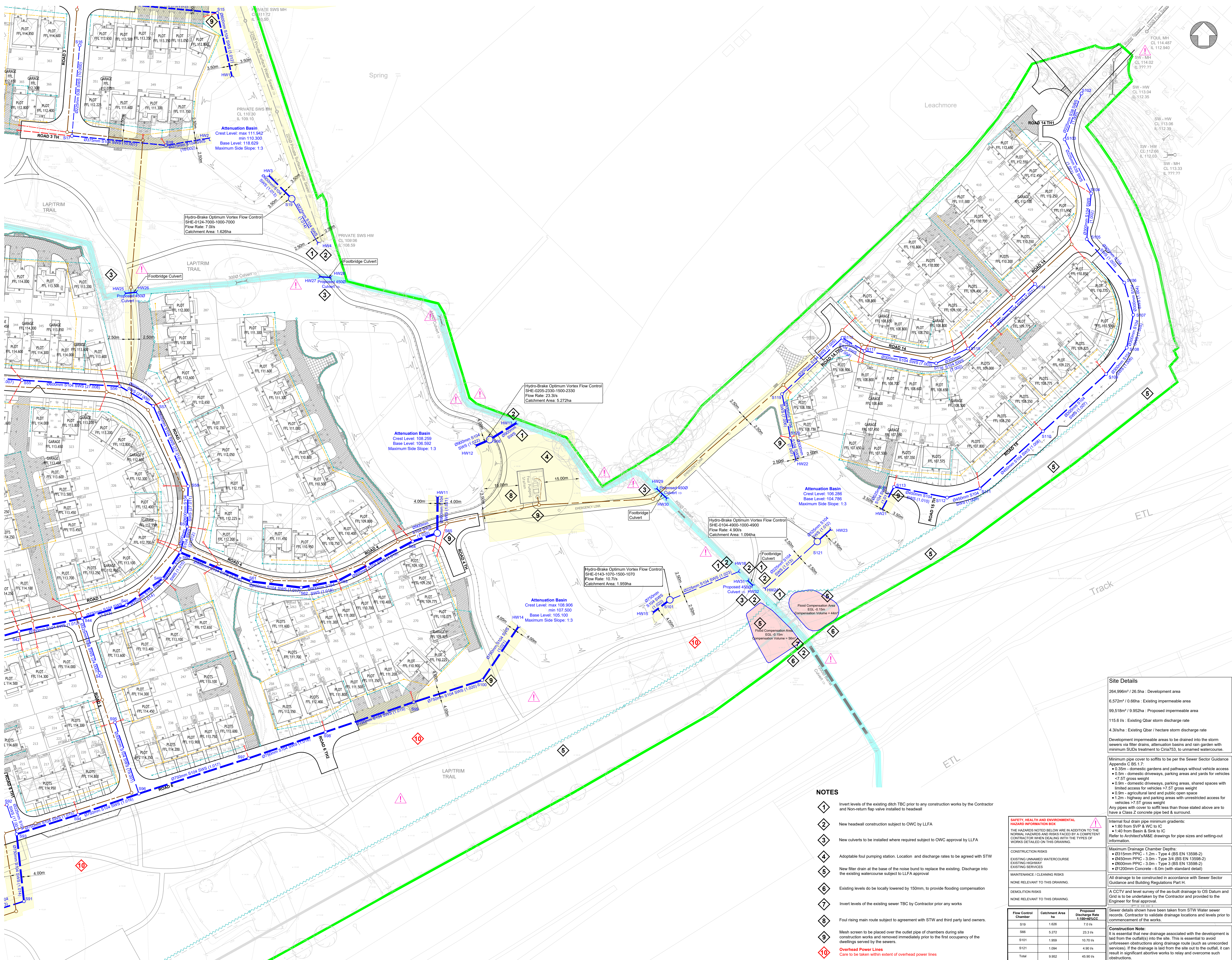




General Notes

1. Do NOT SCALE.
2. This drawing is to be read in conjunction with all other relevant drawings and details.
3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be referred PRIOR to construction on site.
4. Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site work prior to such approval being given it is entirely at their own risk.
5. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations.
6. All dimensions are in millimetres unless otherwise stated.
7. The Farrow Walsh Consulting Designers Risk Assessments for this project must be reviewed PRIOR to the commencement of any works on site.

NOTES

1. This drawing is to be read in conjunction with all other relevant Engineers and Architects details.
2. All work is to be carried out in accordance with the current British Standards, codes of practice and building regulations.
3. The design of any temporary works required shall be the responsibility of the Contractor.
4. Do not scale this drawing. All dimensions are in millimetres unless noted otherwise. Any discrepancies are to be recorded and reported to the Engineers immediately.
5. All work is to be to the satisfaction of the Engineer.
6. The Contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
7. All workmanship and materials are to be to current British Standards.
8. All services are to be located and protected as necessary by the Contractor prior to the commencement of the works.
9. 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.

General Drainage Notes

1. Information shown is for APPROVAL purposes only and not to be used for construction.
2. This drawing is to be read in conjunction with all other relevant Engineers and Architects details.
3. All work is to be carried out in accordance with the current British Standards, codes of practice and building regulations.
4. The exact position, level, size and use of existing sewers to be confirmed on site. Any discrepancies to be reported to the Engineer prior to commencement of works.
5. All uncovered and shallow pipework to be protected against construction traffic as part of the Contractors temporary works requirements.
6. Proposed drainage passing through new foundations to be sleeved with cast-in oversized pipework.
7. Exact location line and level of existing stubs to existing manholes in the road to be confirmed on site prior to construction.
8. See Architects details for all setting out dimensions to buildings and boundaries etc.
9. All connectors to road gullies and channels shall be 150mm nominal bore pipework. Connections to RWPs to be 100mm nominal bore pipework subject to confirmation of RWP sizes and/or design flow. No pipe work to be downsized in the direction of flow.
10. Connections to foul terminal fittings to be 100mm nominal bore pipework subject to confirmation of above ground pipe diameters and/or design flow. No pipe work to be downsized in the direction of flow.
11. All un-noted drainage to be 100mm dia. Unless subject to the notes above.
12. All pipework to be U-PVC type in accordance with WIS 4-35-01 unless otherwise noted.
13. All pipes connecting to adopted manholes up to and including 300mm dia. to be U-PVC.
14. All pipes connecting to adopted manholes greater than 300mm dia. to be Concrete.
15. All pipes under buildings without suspended floors shall have Class 8 bedding.
16. All pipes entering and exiting manholes to be connected with pipe socket level.
17. Pre-formed channels to be used at all manholes.
18. High strength concrete benching to be steel trowelled to a dense smooth face ready shaped and finished to all branch connections and laid in accordance with the specification.

NOTE: DRAWING IS FOR APPROVAL AND SUBJECT TO DETAILED DESIGN

Site Details

264,990m² / 26.5ha : Development area
6,572m² / 0.66ha : Existing impermeable area
99,518m² / 9.952ha : Proposed impermeable area
115.6 l/s : Existing Qbar storm discharge rate
4.3l/s/ha : Existing Qbar / hectare storm discharge rate

Development impermeable areas to be drained into the storm sewers via filter drains, attenuation basins and rain garden with minimum SUDs treatment to Cria753, to unrammed watercourse.

Minimum pipe cover to soffits to be per the Sewer Sector Guidance Appendix C BS 1.7:
• 0.35m - domestic gardens and pathways without vehicle access
• 0.5m - domestic driveways, parking areas and yards for vehicles >7.5T gross weight
• 0.9m - domestic driveways, parking areas, shared spaces with limited access for vehicles >7.5T gross weight
• 0.9m - agricultural land and public open space
• 1.2m - highway and parking areas with unrestricted access for vehicles >7.5T gross weight
Any pipes with cover to soffit less than those stated above are to have a Class 2 concrete pipe bed & surround.

Internal foul drain pipe minimum gradients:
• 1:80 from SVP & WC to IC
• 1:40 from Basin & Sink to IC
Refer to Architects/ENGINE drawings for pipe sizes and setting-out information.

Maximum Drainage Chamber Depths:
• Ø315mm PPIC - 1.2m - Type 4 (BS EN 13598-2)
• Ø450mm PPIC - 3.0m - Type 3A (BS EN 13598-2)
• Ø600mm PPIC - 3.0m - Type 3 (BS EN 13598-2)
• Ø1200mm Concrete - 6.0m (with standard detail)

All drainage to be constructed in accordance with Sewer Sector Guidance and Building Regulations Part H.

A CCTV and level survey of the as-built drainage to OS Datum and Grid is to be undertaken by the Contractor and provided to the Engineer for final approval.

Sewer details shown have been taken from STW Water sewer records. Contractor to validate drainage locations and levels prior to commencement of the works.

Construction Note:
It is essential that new drainage associated with the development is laid from the outfall(s) into the site. This is essential to avoid unforeseen obstructions along drainage route (such as unrecorded services). If the drainage is laid from the site out to the outfall, it can result in significant abortive works to relay and overcome such obstructions.

SAFETY, HEALTH AND ENVIRONMENTAL HAZARD INFORMATION BOX

THE HAZARDS NOTED BELOW ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPES OF WORKS DETAILED ON THIS DRAWING.

CONSTRUCTION RISKS
EXISTING UNNAMED WATERCOURSE
EXISTING SERVICES

MAINTENANCE / CLEANING RISKS
NONE RELEVANT TO THIS DRAWING.

DEMOLITION RISKS
NONE RELEVANT TO THIS DRAWING.

Flow Control Chamber	Catchment Area ha	Proposed Discharge Rate l/s @ 1:100 AOD
S19	1.626	7.81%
S86	5.272	23.31%
S101	1.959	10.70%
S121	1.094	4.90%
Total	9.952	45.90%

NOTES

1. Invert levels of the existing ditch TBC prior to any construction works by the Contractor and Non-return flap valve installed to headwall
2. New headwall construction subject to OWC by LLFA
3. New culverts to be installed where required subject to OWC approval by LLFA
4. Adoptable foul pumping station. Location and discharge rates to be agreed with STW
5. New filter drain at the base of the noise bund to replace the existing. Discharge into the existing watercourse subject to LLFA approval
6. Existing levels do be locally lowered by 150mm, to provide flooding compensation
7. Invert levels of the existing sewer TBC by Contractor prior any works
8. Foul rising main route subject to agreement with STW and third party land owners.
9. Mesh screen to be placed over the outlet pipe of chambers during site construction works and removed immediately prior to the first occupancy of the dwellings served by the sewers.
10. **Overhead Power Lines**
Care to be taken within extent of overhead power lines

FOR APPROVAL

Client:
Redrow Homes Limited

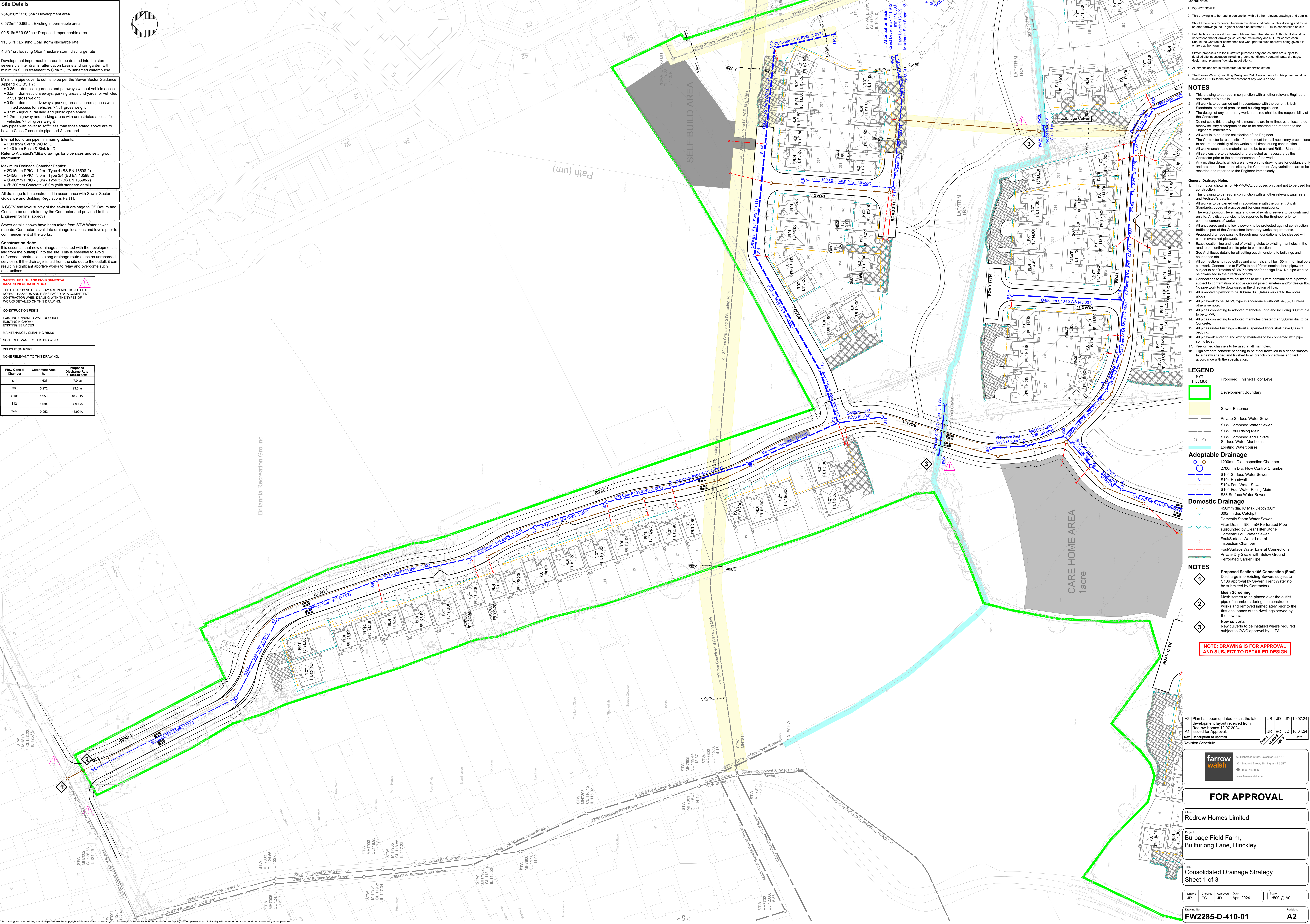
Project:
Burbage Field Farm, Bulliflong Lane, Hinckley

Title:
Consolidated Drainage Strategy Sheet 3 of 3

Drawn: JR	Checked: EC	Approved: JD	Date: April 2024	Scale: 1:500 @ A0
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Drawing No:
FW2285-D-410-03

Revision:
A2



Site Details

204.996m² / 26.5ha : Development area

6.572m² / 0.66ha : Existing impermeable area

99.518m² / 9.952ha : Proposed impermeable area

115.0 l/s : Existing Qbar storm discharge rate

4.3 l/s/ha : Existing Qbar / hectare storm discharge rate

Development impermeable areas to be drained into the storm sewers via filter drains, attenuation basins and rain garden with minimum SUDs treatment to Class F53, to unsewered watercourse.

Minimum pipe cover to soffits to be per the Sewer Sector Guidance Appendix C BS 1 17:

- 0.35m - domestic gardens and pathways without vehicle access
- 0.5m - domestic driveways, parking areas and yards for vehicles
- <7.5T gross weight
- 0.9m - domestic driveways, parking areas, shared spaces with limited access for vehicles >7.5T gross weight
- 0.9m - agricultural land and public open space
- 1.2m - highway and parking areas with unrestricted access for vehicles >7.5T gross weight

Any pipes with cover to soffit less than those stated above are to have a Class 2 concrete pipe bed & surround.

Internal foul drain pipe minimum gradients:

- 1:80 from SVP & VC to IC
- 1:60 from Basin & Sump to IC

Refer to Architect's M&E drawings for pipe sizes and setting-out information.

Maximum Drainage Chamber Depths:

- Ø315mm PPIC - 1.2m - Type 4 (BS EN 13598-2)
- Ø450mm PPIC - 3.0m - Type 3/4 (BS EN 13598-2)
- Ø600mm PPIC - 3.0m - Type 3 (BS EN 13598-2)
- Ø1200mm Concrete - 6.0m (with standard detail)

All drainage to be constructed in accordance with Sewer Sector Guidance and Building Regulations Part H.

A CCTV and level survey of the as-built drainage to OS Datum and Grid is to be undertaken by the Contractor and provided to the Engineer for final approval.

Sewer details shown have been taken from STW Water sewer records. Contractor to validate drainage locations and levels prior to commencement of the works.

Construction Note:
It is essential that new drainage associated with the development is laid from the outfall(s) into the site. This is essential to avoid unforeseen obstructions along drainage route (such as unrecorded services). If the drainage is laid from the site out to the outfall, it can result in significant abortive works to relay and overcome such obstructions.

SAFETY, HEALTH AND ENVIRONMENTAL
HAZARD INFORMATION BOX
THE HAZARDS NOTED BELOW ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPES OF WORKS DETAILED ON THIS DRAWING.

CONSTRUCTION RISKS
EXISTING UNNAMED WATERCOURSE
EXISTING HIGHWAY
EXISTING SERVICES
MAINTENANCE / CLEANING RISKS
NONE RELEVANT TO THIS DRAWING.
DEMOLITION RISKS
NONE RELEVANT TO THIS DRAWING.

Flow Control Chamber	Catchment Area ha	Proposed Discharge Rate L/SEC @ 0.002
S19	1.626	7.0 l/s
S86	5.272	23.3 l/s
S101	1.959	10.70 l/s
S121	1.094	4.90 l/s
Total	9.952	45.90 l/s

NOTES
1. DO NOT SCALE.
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3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be referred PRIOR to construction on site.
4. Unit technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site work prior to such approval being given it is entirely at their own risk.
5. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations.
6. All dimensions are in millimetres unless otherwise stated.
7. The Farrow Walsh Consulting Designers Risk Assessments for this project must be reviewed PRIOR to the commencement of any works on site.

General Drainage Notes
1. Information shown is for APPROVAL purposes only and not to be used for construction.
2. This drawing is to be read in conjunction with all other relevant Engineers and Architect's details.
3. All work is to be carried out in accordance with the current British Standards, codes of practice and building regulations.
4. The exact position, level, size and use of existing sewers to be confirmed on site. Any discrepancies to be reported to the Engineer prior to commencement of works.
5. All uncovered and shallow pipework to be protected against construction traffic as part of the Contractors temporary works requirements.
6. Proposed drainage passing through new foundations to be sleeved with cast-in oversized pipework.
7. Exact location line and level of existing stubs to existing manholes in the road to be confirmed on site prior to construction.
8. See Architect's details for all setting out dimensions to buildings and boundaries etc.
9. All connectors to road gullies and channels shall be 150mm nominal bore pipework. Connections to RWPs to be 100mm nominal bore pipework subject to confirmation of RWP sizes and/or design flow. No pipe work to be downsized in the direction of flow.
10. Connections to foul terminal fittings to be 100mm nominal bore pipework subject to confirmation of above ground pipe diameters and/or design flow. No pipe work to be downsized in the direction of flow.
11. All un-noted pipework to be 100mm dia. Unless subject to the notes.
12. All pipework to be U-PVC type in accordance with WIS 4-35-01 unless otherwise noted.
13. All pipes connecting to adopted manholes up to and including 300mm dia. to be U-PVC.
14. All pipes connecting to adopted manholes greater than 300mm dia. to be Concrete.
15. All pipes under buildings without suspended floors shall have Class 8 bedding.
16. All pipework entering and exiting manholes to be connected with pipe soffit level.
17. Pre-formed channels to be used at all manholes.
18. High strength concrete benching to be steel trowelled to a dense smooth face ready shaped and finished to all branch connections and laid in accordance with the specification.

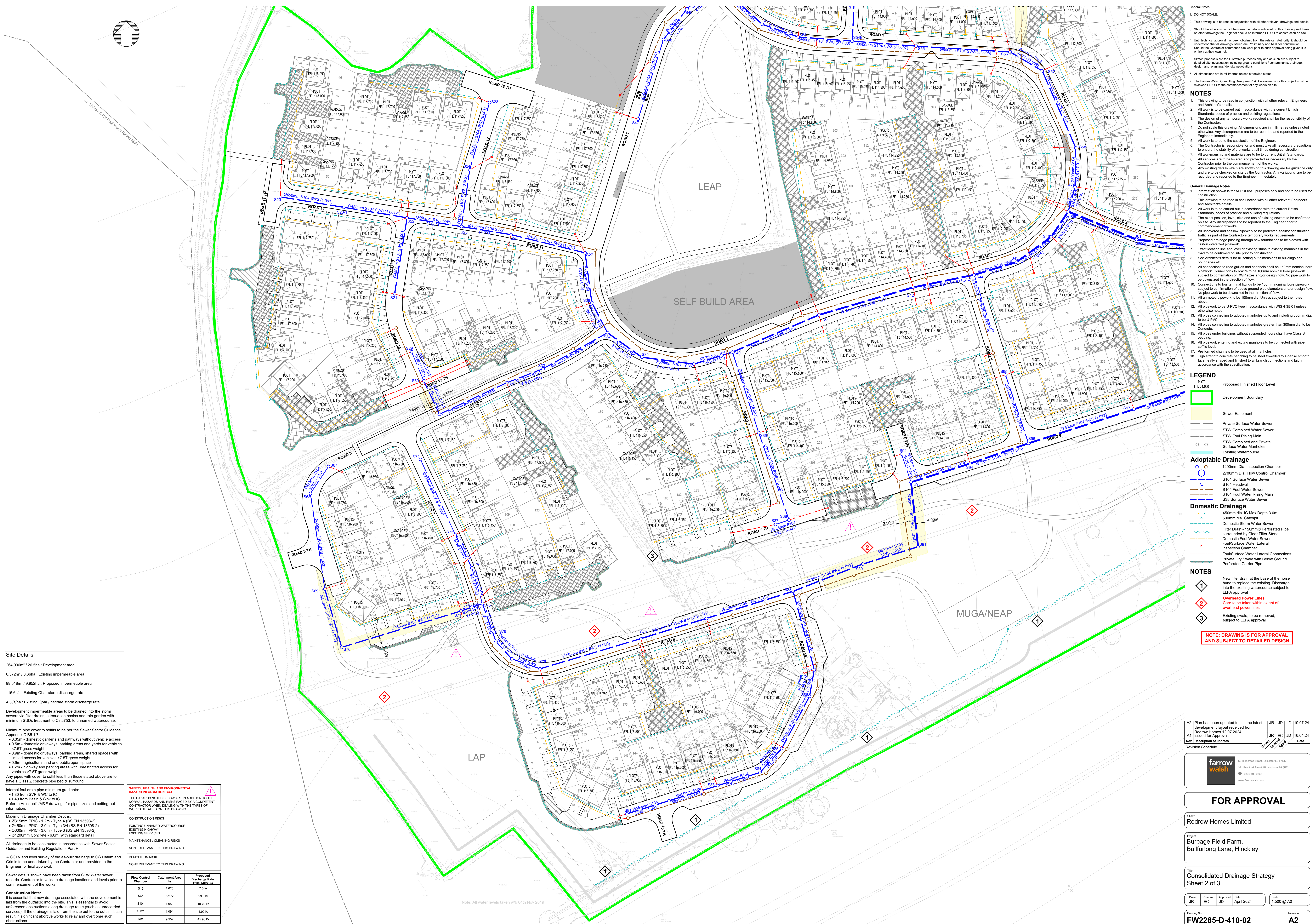
LEGEND
PLOT
FLL 34.000
Development Boundary
Sewer Easement
Private Surface Water Sewer
STW Combined Water Sewer
STW Foul Rising Main
STW Combined and Private Surface Water Manholes
Existing Watercourse
Adoptable Drainage
1200mm Dia. Inspection Chamber
2700mm Dia. Flow Control Chamber
S104 Surface Water Sewer
S104 Headwall
S104 Foul Water Sewer
S104 Foul Water Rising Main
S38 Surface Water Sewer
Domestic Drainage
450mm dia. IC Max Depth 3.0m
600mm dia. Catchpit
Domestic Storm Water Sewer
Filter Drain - 150mmØ Perforated Pipe surrounded by Clear Filter Stone
Domestic Foul Water Sewer
Foul/Surface Water Lateral
Inspection Chamber
Foul/Surface Water Lateral Connections
Private Dry Swale with Below Ground Perforated Carrier Pipe

NOTES
1. Discharge into Existing Sewers subject to S106 approval by Severn Trent Water (to be submitted by Contractor).
2. Mesh Screening
Mesh screen to be placed over the outlet pipe of chambers during site construction works and removed immediately prior to the first occupancy of the dwellings served by the sewers.
3. New culverts
New culverts to be installed where required subject to OWC approval by LLFA.
NOTE: DRAWING IS FOR APPROVAL AND SUBJECT TO DETAILED DESIGN

A2 [Plan has been updated to suit the latest development layout received from Redrow Homes 12.07.2024]
A1 Issued for Approval.
Rev Description of updates
Revision Schedule
farrow walsh
102 Highcross Street, Leicester LE1 4NN
121 Broadford Street, Birmingham B5 4ET
0330 100 0363
www.farrowwalsh.com

FOR APPROVAL
Client:
Redrow Homes Limited
Project:
Burbage Field Farm,
Bullfurrow Lane, Hinckley
Title:
Consolidated Drainage Strategy
Sheet 1 of 3
Drawn:
JR
Checked:
EC
Approved:
JD
Date:
April 2024
Scale:
1:500 @ A0
Drawing No:
FW2285-D-410-01
Revision:
A2

Rev	Description of updates	Drawn	Checked	Approved	Date
JR	EC	JD	JD	JD	19.07.24
JD	EC	JD	JD	JD	16.04.24



A2	Plan has been updated to suit the latest development layout received from Redrow Homes 12.07.2024	JR	JD	JD	19.07.24
A1	Issued for Approval.	JR	EC	JD	16.04.24
Rev	Description of updates				Date
	Revision Schedule	Drawn	Check'd	App'd	

farrow
walsh

62 Highcross Street, Leicester LE1 4NN
321 Bradford Street, Birmingham B5 6ET

☎ 0330 100 0363

www.farrowwalsh.com

FOR APPROVAL

Client:
Redrow Homes Limited

Project:
Burbage Field Farm,
Bullfurlong Lane, Hinckley

Title:
Consolidated Drainage Strategy
Sheet 2 of 3

Drawn: JR	Checked: EC	Approved: JD	Date: April 2024	Scale: 1:500 @ A0
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Drawing No. **FW2285-D-410-02** Revision **A2**

NONE RELEVANT TO THIS DRAWING.



All vertical speed calming features to be provided in accordance with Leicestershire Highways design guide

Indicative Site Ownership Boundary

Ⓛ Ⓢ Ⓡ Part M Access (Level / Stepped / Ramp)

Proposed Finished Floor Level

Proposed levee

Fall Arrow

Raised Secondary DPC to same height as FFL (final extent to be determined by Contractor on site)

Exposed brickwork below DPC (final extent to be determined by Contractor on site)

Tanked Brickwork (height shown is above FFL, final extent to be determined by Contractor on site)

Retaining structure
(Max. retaining height shown)

20mph Visibility Splays (25m x 2.4m)

 Earthworks Banking (shown where banks are steeper than 1:5)

1

Existing Levels

Existing tie-in levels to be confirmed prior any construction works

- ### General Note

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9. 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.

General Road Notes

This drawing is to be read in conjunction with the local Highway Authority design guide and the general specification for roadworks current at the time of construction.

All works shall be in accordance with the local Highway Authority's approved documents and satisfaction. Any reference to the specification shall mean the general specification for roadworks.

1. Prior to any works being carried out within or immediately adjacent to the public highway, a scheme for the safe control of traffic and pedestrians is to be agreed with the highway authority and implemented.
2. Working areas within the vicinity of existing trees are to be agreed with the engineer and chestnut fencing erected as directed.
3. Special care is to be taken when excavating in the vicinity of existing trees, it is not intended that any tree roots should be severed or damaged and specialist advice should be sought if any tree roots present a problem. Care is to be taken to avoid damage to branches and foliage.
4. It is the Contractor's responsibility to trace and indicate the precise location and nature of all services.
5. The Contractor is to provide a CCTV survey of any highway sewers on completion of the 12-month maintenance period. This is to be provided in accordance with the requirements of the local water and highways authorities.
6. Safe passage for pedestrians across the site is to be ensured at all times by means of approved fencing to both sides of any footpath route.
7. The Health and Safety at Work Act 1981 is to be complied with at all times. Attention is drawn to the wearing of hard hats, reflectorised clothing, and the use of any other required safety equipment.
8. The Contractor is to take account of the soils report.
9. No completion works will be authorised until a formal certificate of conformance to relevant specification is received from the relevant water authority.
10. Compaction control shall be achieved by air void testing for both roadbase and basecourse (maximum air void ratio 8%).
11. Any recycled material to be used for highway construction purposes will be allowed subject to it satisfying relevant tests as instructed by this authority.
12. The Contractor is to take CBR tests at road formation level, capping layer level, and sub-base level and the highway engineer informed before any construction works carried out on that level.
13. All levels and dimensions are to be checked on site before any work commences.
14. All private drives which fall towards a public highway and exceed two parking bays in area are to be provided with a suitable gully or drainage channel to prevent water discharging onto the highway.
15. Where a driveway falls towards a dwelling it shall be provided with a suitable gully or drainage channel to prevent water damaging the building.

All FFLs and external levels are indicative only and subject to detailed design

A4	Plan has been updated to suit the latest development layout received from Redrow Homes 12.07.2024	JR	JD	JD	19.07.24
A3	Plan has been updated to suit the latest development layout.	JR	EC	DM	10.11.23
A2	Levels added to shared drives, dimensions added to retaining walls and underbuild added to plots 79, 81, 150, 320 and 343	JR	JD	JD	22.05.23
A1	Issued for Approval	JR	OP	JD	15.03.23
Rev	Description of updates	Design	Planning	Highways	Date

Revision Schedule



62 Highcross Street, Leicester LE1 4NN
321 Bradford Street, Birmingham B5 6ET
☎ 0330 100 0363
www.farrowwalsh.com

FOR APPROVAL

Client

Redrow Homes Limited

Project

Burbage Field Farm,
Bullfurlong Lane, Hinckley

Title:

Engineering Layout
Sheet 1 of 6

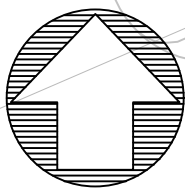
Drawn: JR	Checked: OP	Approved: JD	Date: March 2023
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Scale:
1:500 @

Drawing No.
FW2285-E-500-01

Revision

Λ4



SAFETY, HEALTH AND ENVIRONMENTAL HAZARD INFORMATION BOX THE HAZARDS NOTED BELOW ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPES OF WORKS DETAILED ON THIS DRAWING.
CONSTRUCTION RISKS EXISTING UNNAMED WATERCOURSE EXISTING HIGHWAY EXISTING SERVICES
MAINTENANCE / CLEANING RISKS NONE RELEVANT TO THIS DRAWING.
DEMOLITION RISKS NONE RELEVANT TO THIS DRAWING.

General Notes

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- Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations.
- All dimensions are in millimetres unless otherwise stated.
- The Farrow Walsh Designers Risk Assessments for this project must be reviewed PRIOR to the commencement of any works on site.

NOTES

- This drawing to be read in conjunction with all other relevant Engineers and Architects details.
- All work is to be carried out in accordance with the current British Standards, codes of practice and building regulations.
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- The Contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
- All workmanship and materials are to be to current British Standards.
- All services are to be located and protected as necessary by the Contractor prior to the commencement of the works.
- 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.

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This drawing is to be read in conjunction with the local Highway Authority design guide and the general specification for roadworks current at the time of construction.

All works shall be in accordance with the local Highway Authority's approved documents and satisfaction. Any reference to the specification shall mean the general specification for roadworks.

- Prior to any works being carried out within or immediately adjacent to the public highway, a scheme for the safe control of traffic and pedestrians is to be agreed with the highway authority and implemented.
- Working areas within the vicinity of existing trees are to be agreed with the engineer and chestnut fencing erected as directed.
- Special care is to be taken when excavating in the vicinity of existing trees, it is not intended that any tree roots should be severed or damaged and specialist advice should be sought when major roots present a problem. Care is to be taken to avoid damage to branches and foliage.
- It is the Contractor's responsibility to trace and indicate the precise location and nature of all services.
- The Contractor is to provide a CCTV survey of any highway sewers on completion of the 12-month maintenance period. This is to be provided in accordance with the requirements of the local water and highways authorities.
- Safe passage for pedestrians across the site is to be ensured at all times by means of approved fencing to both sides of any footpath route.
- The Health and Safety at Work Act 1981 is to be complied with at all times. Attention is drawn to the wearing of hard hats, reflectorised clothing, and the use of any other required safety equipment.
- The Contractor is to take account of the soils report.
- No completion works will be authorised until a formal certificate of conformance to relevant specification is received from the relevant water authority.
- Compaction control shall be achieved by air void testing for both roadbase and basecourse (maximum air void ratio 6%).
- Any recycled material to be used for highway construction purposes will be allowed subject to it satisfying relevant tests as instructed by this authority.
- The Contractor is to take CBR tests at road formation level, capping layer level, and sub-base level and the highway engineer informed before any construction works carried out on that level.
- All levels and dimensions are to be checked on site before any work commences.
- All private drives which fall towards a public highway and exceed two parking bays in area are to be provided with a suitable gully or drainage channel to prevent water discharging onto the highway.
- Where a driveway falls towards a dwelling it shall be provided with a suitable gully or drainage channel to prevent water damaging the building.

All FFLs and external levels are indicative only and subject to detailed design

All vertical speed calming features to be provided in accordance with Leicestershire Highways design guide

A4	Plan has been updated to suit the latest development layout received from Redrow Homes 12.07.2024	JR	JD	JD	19.07.24
A3	Plan has been updated to suit the latest development layout.	JR	EC	DM	10.11.23
A2	Levels added to shared drives, dimensions added to retaining walls and underbuild added to plots 79, 81, 150, 320 and 343	JR	JD	JD	22.05.23
A1	Issued for Approval.	JR	OP	JD	15.03.23

Rev	Description of updates	Drawn	Checked	App'd	Date

Revision Schedule



62 Highcross Street, Leicester LE1 4NN
321 Bradford Street, Birmingham B5 6ET
0330 100 0363
www.farrowwalsh.com

FOR APPROVAL

Client:
Redrow Homes Limited

Project:
Burbage Field Farm,
Bullfurlong Lane, Hinckley

Title:
Engineering Layout
Sheet 2 of 6

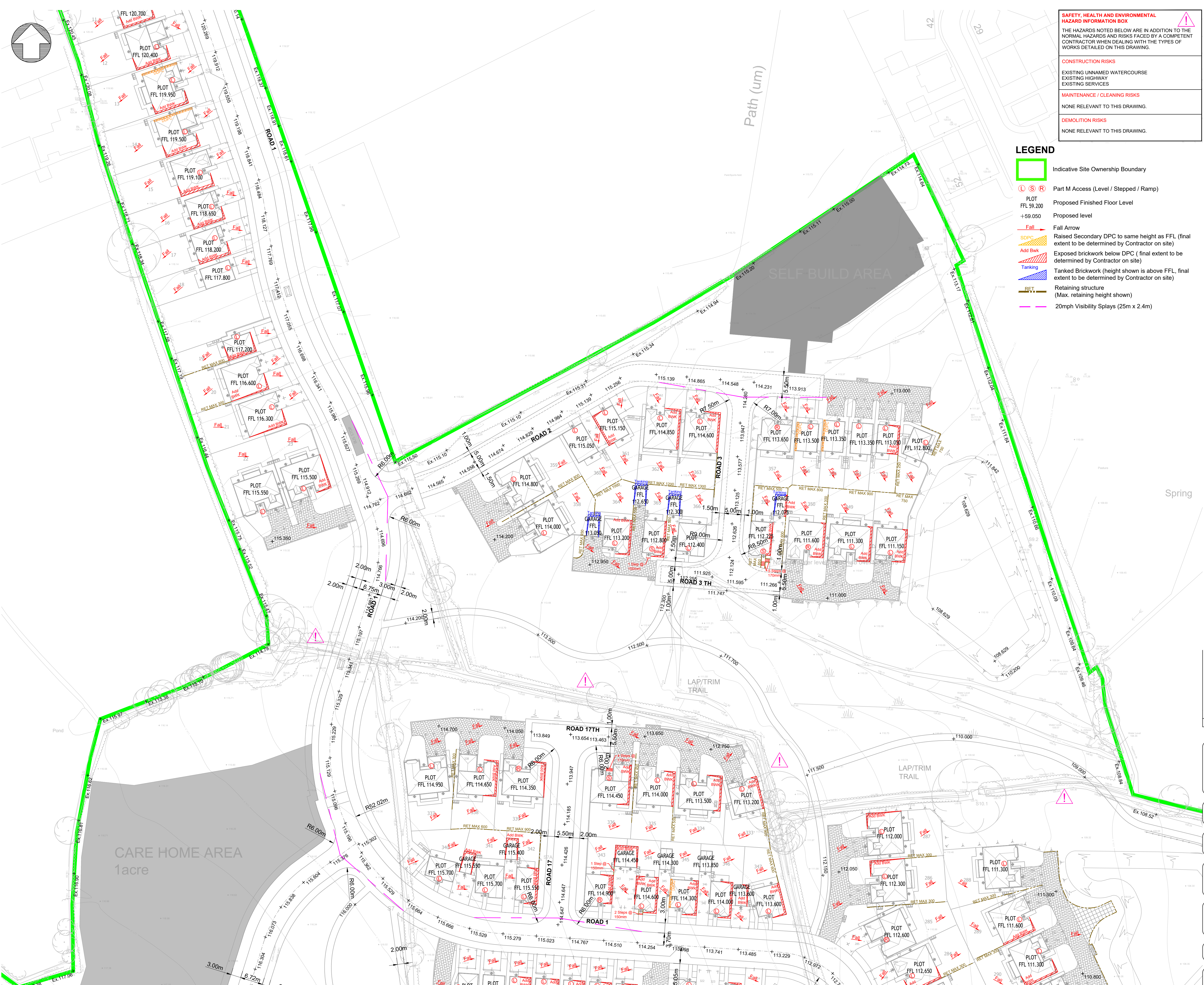
Drawn: JR
Checked: OP
Approved: JD
Date: March 2023

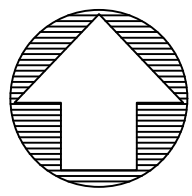
Scale:
1:500 @ A1

Drawing No.
FW2285-E-500-02

Revision:

A4





LEGEND

- Indicative Site Ownership Boundary
- Part M Access (Level / Stepped / Ramp)
- Proposed Finished Floor Level
- Proposed level
- Fall Arrow
- Raised Secondary DPC to same height as FFL (final extent to be determined by Contractor on site)
- Exposed brickwork below DPC (final extent to be determined by Contractor on site)
- Tanking
- Retaining structure (Max. retaining height shown)
- 20mph Visibility Splays (25m x 2.4m)
- Earthworks Banking (shown where banks are steeper than 1:5)
- Noise Bund**
Noise bund to be created to the southern boundary adjacent proposed plots. Maximum slope to be 1:3
- Overhead Power Lines**
Care to be taken within extent of overhead power lines

General Notes

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- Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations.
- All dimensions are in millimetres unless otherwise stated.
- The Farrow Walsh Designers Risk Assessments for this project must be reviewed PRIOR to the commencement of any works on site.

NOTES

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- All work is to be to the satisfaction of the Engineer.
- The Contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
- All workmanship and materials are to be to current British Standards.
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General Road Notes

This drawing is to be read in conjunction with the local Highway Authority design guide and the general specification for roadworks current at the time of construction.

All works shall be in accordance with the local Highway Authority's approved documents and satisfaction. Any reference to the specification shall mean the general specification for roadworks.

- Prior to any works being carried out within or immediately adjacent to the public highway, a scheme for the safe control of traffic and pedestrians is to be agreed with the highway authority and implemented.
- Working areas within the vicinity of existing trees are to be agreed with the engineer and chestnut fencing erected as directed.
- Special care is to be taken when excavating in the vicinity of existing trees, it is not intended that any tree roots should be severed or damaged and specialist advice should be sought when major roots present a problem. Care is to be taken to avoid damage to branches and foliage.
- It is the Contractor's responsibility to trace and indicate the precise location and nature of all services.
- The Contractor is to provide a CCTV survey of any highway sewers on completion of the 12-month maintenance period. This is to be provided in accordance with the requirements of the local water and highways authorities.
- Safe passage for pedestrians across the site is to be ensured at all times by means of approved fencing to both sides of any footpath route.
- The Health and Safety at Work Act 1981 is to be complied with at all times. Attention is drawn to the wearing of hard hats, reflectorised clothing, and the use of any other required safety equipment.
- The Contractor is to take account of the soils report.
- No completion works will be authorised until a formal certificate of conformance to relevant specification is received from the relevant water authority.
- Compaction control shall be achieved by air void testing for both roadbase and basecourse (maximum air void ratio 6%).
- Any recycled material to be used for highway construction purposes will be allowed subject to it satisfying relevant tests as instructed by this authority.
- The Contractor is to take CBR tests at road formation level, capping layer level, and sub-base level and the highway engineer informed before any construction works carried out on that level.
- All levels and dimensions are to be checked on site before any work commences.
- All private drives which fall towards a public highway and exceed two parking bays in area are to be provided with a suitable gully or drainage channel to prevent water discharging onto the highway.
- Where a driveway falls towards a dwelling it shall be provided with a suitable gully or drainage channel to prevent water damaging the building.

All FFLs and external levels are indicative only and subject to detailed design

All vertical speed calming features to be provided in accordance with Leicestershire Highways design guide

A4	Plan has been updated to suit the latest development layout received from Redrow Homes 12.07.2024	JR	JD	JD	19.07.24
A3	Plan has been updated to suit the latest development layout.	JR	EC	DM	10.11.23
A2	Levels added to shared drives, dimensions added to retaining walls and underbuild added to plots 79, 81, 150, 320 and 343	JR	JD	JD	22.05.23
A1	Issued for Approval.	JR	OP	JD	15.03.23

Rev	Description of updates	Drawn	Checked	App'd	Date
1	Revision Schedule				



62 Highcross Street, Leicester LE1 4NN
321 Bradford Street, Birmingham B5 6ET
0330 100 0363
www.farrowwalsh.com

FOR APPROVAL

Client:
Redrow Homes Limited

Project:
Burbage Field Farm,
Bullfurlong Lane, Hinckley

Title:
Engineering Layout
Sheet 3 of 6

Drawn: JR
Checked: OP
Approved: JD
Date: March 2023

Scale:
1:500 @ A1

Drawing No.
FW2285-E-500-03

Revision:

A4

SAFETY, HEALTH AND ENVIRONMENTAL HAZARD INFORMATION BOX

THE HAZARDS NOTED BELOW ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPES OF WORKS DETAILED ON THIS DRAWING.

CONSTRUCTION RISKS

EXISTING UNNAMED WATERCOURSE
EXISTING HIGHWAY
EXISTING SERVICES

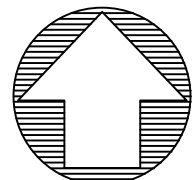
MAINTENANCE / CLEANING RISKS

NONE RELEVANT TO THIS DRAWING.

DEMOLITION RISKS

NONE RELEVANT TO THIS DRAWING.





CARE HOME AREA
1acre

LEAP

SELF BUILD AREA

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FOR APPROVAL

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Redrow Homes Limited

Project:
**Burbage Field Farm,
Bullfurlong Lane, Hinckley**

Title:
**Engineering Layout
Sheet 4 of 6**

Drawn: JR
Checked: OP
Approved: JD
Date: March 2023

Scale:
1:500 @ A1

Drawing No:
FW2285-E-500-04

Revision:

A4

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