

GENERAL NOTES:
 The Contractor is to check and verify all building and site dimensions. Any discrepancy is to be reported to DDP before work commences.
 The Contractor is to comply in all respects with current Building Regulations - Building Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.
 This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure proposed (including drainage) must be investigated by the Contractor. A suitable method of foundation must be provided allowing for any existing ground conditions. Any aspect of fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork construction shown indicates typical slopes for guidance only and should be further investigated by a suitable expert.
 Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety.
 All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings. A sewer or lateral drain should not be located closer to trees than the canopy width at mature height, except where special protection measures are provided. A tree root pot is to be planted directly over sewers or where excavation onto the sewer or where excavation onto the sewer would require removal of the tree.
 This drawing is copyright. Its use or reproduction without written permission of DDP is prohibited.
 All sewers which are to be the subject of a Section 104 Agreement must be constructed in accordance with the National Water Council's Sewers for Adoption document Seventh Edition, and to the satisfaction of the Local Authority's Engineer.
 All sewers which are to be the subject of a Section 104 Agreement must be constructed in accordance with the National Water Council's Sewers for Adoption document Seventh Edition, and to the satisfaction of the Local Authority's Engineer.
 All lateral connections to main foul and storm sewers shall be 150mm minimum.
 All sewers are to be constructed using Class 5 granular bed and surround.
 All sewers with less than 1.2m of cover beneath roads or 0.9m elsewhere are to have a protective cover.
 All utility cables and existing sewer levels are to be confirmed by the Contractor before works commence.
 The existing ground levels along the route of the proposed roads are to be confirmed by the Contractor before works commence.
 A Section 104 application to connect must be made to the water authority. The developer must give 21 days notice prior to connection, and the works may only be undertaken by a SSP-credited Contractor.
 No responsibility will be taken for any construction work undertaken prior to receipt of technical approvals for the intended construction, or when work is not executed strictly in accordance with the drawings.
 All steps to garden embankments shall be timber.
 Refer to house type drawings for all down pipe positions.
 All non-man entry manholes to have a cover of a minimum of 1.2m.
 Pedestrian Friendly MFL covers to be provided where MFLs are located in shared surface areas.
 A section 104 application to correct must be made to the water authority. The developer must give 21 days notice prior to connection, and the works may only be undertaken by a SSP-credited Contractor.
 A 150mm nominal internal diameter gravity sewer is laid to a gradient not flatter than 1:100, or a 100mm nominal internal diameter storm sewer is laid to a gradient not flatter than 1:100.
 A sewer or lateral drain with a nominal internal diameter of 100mm, or a lateral drain serving less than 10 properties is laid to a gradient not flatter than 1:80, where there is at least one W/C connected and 1:40 if there is no W/C connected.
 All storm water sewers to be 150mm Ø minimum. All Foul Water Sewers beneath adoptable highways to be 150mm Ø minimum.
 All private road drives to be constructed in Permeable Paving to assist with water quality requirements.

Key
 20.050 Finished Floor Level
 Proposed Retaining Walls
 Proposed external brickwork/tanking
 1:28 Proposed Levels
 Proposed Storm Drainage
 Proposed Foul Drainage
 Highway Gully
 S.W.P.F. W.I.C. Adoptable Type 3
 S.W.P.F. W.I.C. Adoptable Type 4
 S.W.P.F. W.I.C. Private Type 3
 S.W.P.F. W.I.C. Private Type 4
 Invert level to be 600mm below proposed ground level unless indicated otherwise
 S.W. rodding access
 CL 150mm below ground level
 S.W. yard gully with rodding access
 Air Admittance Valve to appropriate soil pipe
 Appropriate soil stacks vented to external atmosphere
 Proposed 1 in 2 Banking
 Proposed steps
 Indicative Street Lighting
 Rising main

Further survey work required to determine relationship with culvert beneath Winnycroft Lane to the south

Potential Substation location

REV	BY	CHK	DESCRIPTION	DATE
C	WM	TM	Engineering revised to include planning consent	16.12.2022
B	EP	TM	Design paths included	12.05.2022
A	CH	TM	Engineering revised to include retained site layout	31.03.2022
REV	BY	CHK	DESCRIPTION	DATE

CLIENT: **Bromford Homes**

PROJECT: **Proposed Residential Development at Snow Capel Farm, Gloucester**

STATUS: **Planning**

TITLE: **Engineering Layout Sheet 1 of 3**

DRG No: 3888-110-01	Rev: C
SCALE: 1:250	DESIGNED BY: CW
SIZE: A3	DRAWN BY: TM
DATE: March 2022	CHECKED BY: EP

DEVELOPMENT DESIGN PARTNERSHIP
 PLANNING ARCHITECTURE ENGINEERING


ISSUE OFFICE: 43-51 ST. MARTIN'S PLACE, LONDON W1C 2PL

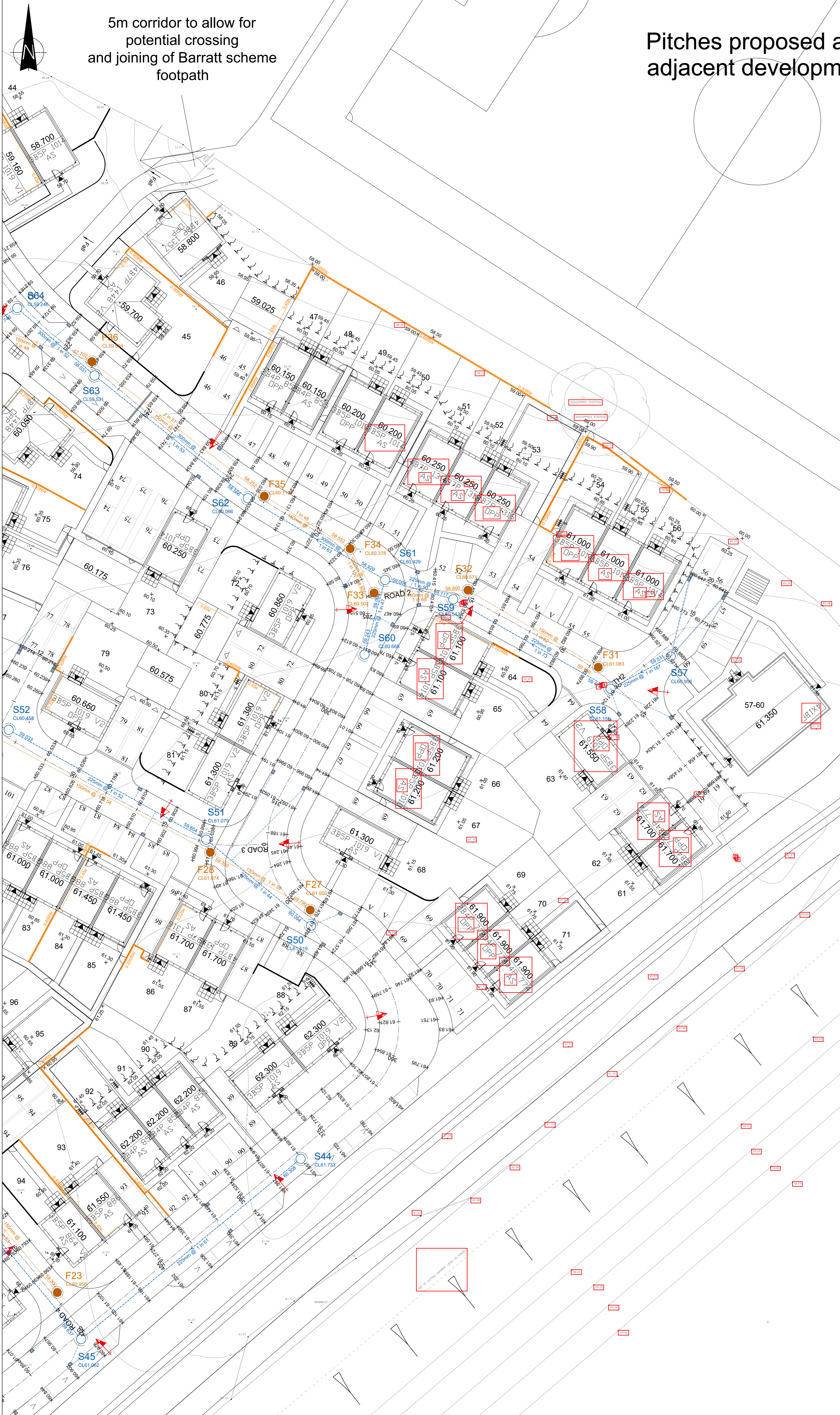
REGIONS OFFICE: 100-102, HIGH STREET, STRATFORD, BIRMINGHAM B15 2ET

LOCAL OFFICE: 100-102, HIGH STREET, STRATFORD, BIRMINGHAM B15 2ET

TELEPHONE: 0121 706 2000

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5m corridor to allow for potential crossing and joining of Barratt scheme footpath

Pitches proposed adjacent development

GENERAL NOTES:-
 The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. Any discrepancy is to be reported to DDP before work commences.

The Contractor is to comply in all respects with current building legislation - Building Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing. The drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for all existing ground conditions. Any aspect of fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork construction shown indicates typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings. A sewer or lateral drain should not be located closer to trees/bushes/shrubs than the canopy width at mature height, except where special protection measures are provided. A tree should not be planted directly over sewers or where excavation onto the sewer or where excavation onto the sewer would require removal of the tree.

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All sewers which are to be the subject of a Section 104 Agreement are to be constructed in accordance with the National Water Council's Sewers for Adoption document Seventh Edition, and to the satisfaction of the adopting sewerage undertaker.

All the sewer trenches sighted within proposed roads are to be back-filled with stone, unless specific written approval is sought and received from the Local Authority's Engineer to return excavated material. Where road levels dictate, the material employed as fill is to be approved by the Local Authority's Engineer.

All adoptable pipes of 225mm diameter or less are to be E.S.V.C. Larger pipes are to be Class H concrete. U.P.V.C. pipes may be used subject to manufacturers recommendations and specific approval of the adopting sewerage undertaker.

All lateral connections to main foul and storm sewers shall be 1500 minimum.

All sewers are to be constructed using Class S granular bed and surround.

All sewers with less than 1.2m of cover beneath roads or 0.9m elsewhere area to have a protective cover slab.

All outfall levels and existing sewer levels are to be confirmed by the Contractor before works commence.

The existing ground levels along the route of the proposed road are to be confirmed by the Contractor before works commence.

All roads which are to be the subject of a Section 38 Agreement are to be constructed in accordance with the Local Highway Authority's current specification and to the satisfaction of the Local Highway Authority's Engineer.

All construction methods and materials employed are to be in accordance with the current road and bridgework's specification. All construction thicknesses are to be confirmed by C.B.R. test.

No responsibility will be taken for any construction work undertaken prior to receipt of technical approvals for the intended construction, or when work is not executed strictly in accordance with the drawings.

All steps to garden embankments shall be timber.

Refer to house type drawings for all down pipe positions.

All non man entry manholes to have a covers of a minimum of 450x450mm.

Pedestrian Friendly MH covers to be provided where MFs are located in shared surface areas.

A section 106 application to connect must be made to the water authority, the developer shall give 21 days notice prior to connection, and the works may only be undertaken by a SSIP accredited contractor.

A 150mm nominal internal diameter gravity sewer is laid to a gradient not flatter than 1:150, or a 100mm nominal internal diameter lateral drain is laid to a gradient not flatter than 1:100.

A sewer or lateral drain with a nominal internal diameter of 100mm, or a lateral drain serving less than 10 properties is laid to a gradient not flatter than 1:80, where there is at least one WC connected and 1:40 if there is no WC connected.

All Storm water sewers to be 150mm Ø minimum. All Foul Water Sewers beneath adoptable highway to be 150mm Ø minimum.

All private/plot drives to be constructed in Permeable Paving to assist with water quality requirements.

Key

- 20.050 Finished Floor Level
- Proposed Retaining Walls
- Proposed external brickwork/tanking
- Proposed Levels
- Proposed Storm Drainage
- Proposed Foul Drainage
- Highway Gully
- S.W.F.W. I.C. Adoptable Type 3
- S.W.F.W. I.C. Adoptable Type 4
- S.W.F.W. I.C. Private Type 3
- S.W.F.W. I.C. Private Type 4
- Invert level to be 600mm below proposed ground level unless indicated otherwise
- S.W. rodding access. C.L. 450mm below ground level.
- S.W. yard gully with rodding access.
- Acc surface water drain
- Air Admittance Valve to appropriate soil pipe
- Appropriate soil stack vented to external atmosphere
- Proposed 1 in 2 Banking
- Proposed steps
- Indicative Street Lighting
- Rising main

REV	BY	CHK	DESCRIPTION	DATE
C	CW	TM	Engineering revised in line with revised planning layout	16.12.2022
B	EP	EP	Dwelling paths indicated	12.05.2022
A	CW	TM	Engineering revised in line with revised site layout	31.03.2022

CLIENT Bromford Homes

PROJECT Proposed Residential Development at Snow Capel Farm, Gloucester

STATUS Preliminary

TITLE Engineering Layout Sheet 2 of 3

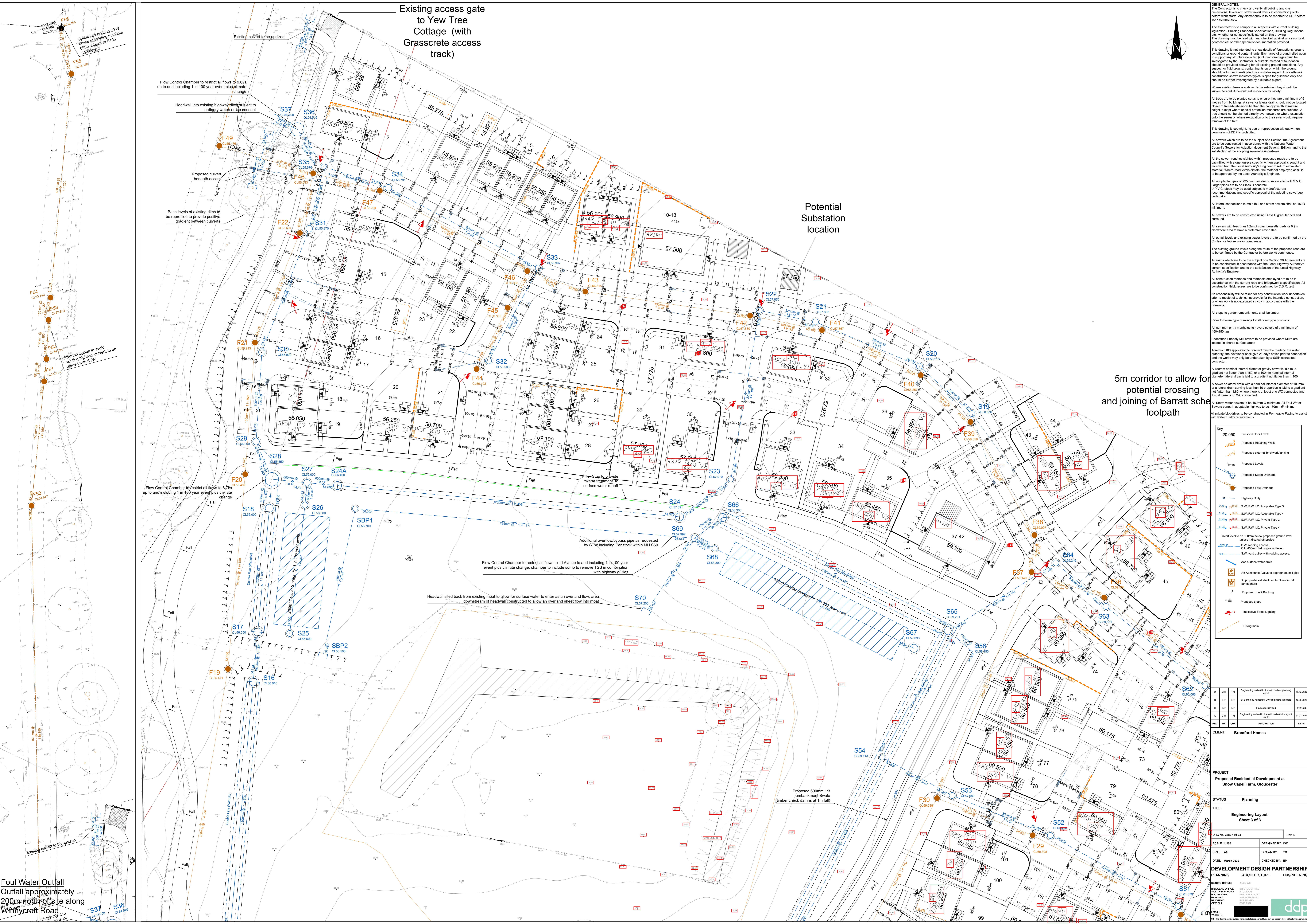
DRG No. 3880-SK110-02 Rev. C

SCALE: 1:250 DESIGNED BY: CW
 SIZE: A1 DRAWN BY: TM
 DATE: May 2021 CHECKED BY: EP

DEVELOPMENT DESIGN PARTNERSHIP
 PLANNING ARCHITECTURE ENGINEERING

ISSUING OFFICE: ALSO AT:
 BRIDGEND OFFICE: 8 OLD FIELD ROAD, BRIDGEND, CF35 5LJ
 BRISTOL OFFICE: STUDIO 23, KESTREL COURT, HARBOR ROAD, PORTISHEAD, BRISTOL, AVON, BS20 9JL

EMAIL: info@ddp.co.uk
 WEBSITE: www.ddp.co.uk



Existing access gate to Yew Tree Cottage (with Grasscrete access track)

Potential Substation location

5m corridor to allow for potential crossing and joining of Barratt scheme footpath

Foul Water Outfall
Outfall approximately 200m north of site along Winnycroft Road

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Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety.
All trees are to be planted as to ensure they are a minimum of 6 metres from buildings. A tree or lateral drain should not be located closer to trees/shrubbery than the canopy width at mature heights, except where special protection measures are provided. A tree should not be planted directly over sewers or where excavation onto the sewer would require removal of the tree.
This drawing is copyright. Its use or reproduction without written permission of DDP is prohibited.
All sewers which are to be the subject of a Section 104 Agreement are to be constructed in accordance with the National Water Council's Sewers for Adoption document 6th Edition, and to the satisfaction of the adopting sewerage undertaker.
All sewer trenches signified within proposed roads are to be back filled with stone, unless specific written approval is sought and received from the Local Authority's Engineer to return excavated material. Where road levels decline, the material employed as fill is to be approved by the Local Authority's Engineer.
All adoptable pipes of 225mm diameter or less are to be E.S.V.C. Larger pipes are to be Class H concrete.
U.P.V.C. pipes may be used subject to manufacturers' recommendations and specific approval of the adopting sewerage undertaker.
All lateral connections to main foul and storm sewers shall be 150mm minimum.
All sewers are to be constructed using Class 3 granular bed and surround.
All sewers with less than 1.2m of cover beneath roads or 0.3m elsewhere are to have a protective cover slab.
All outfall levels and existing sewer levels are to be confirmed by the Contractor before works commence.
The existing ground levels along the route of the proposed road are to be confirmed by the Contractor before works commence.
All roads which are to be the subject of a Section 38 Agreement are to be constructed in accordance with the Local Highway Authority's current specification and to the satisfaction of the Local Highway Authority's Engineer.
All construction methods and materials employed are to be in accordance with the current road and highway specifications. All construction thicknesses are to be confirmed by C.B.R. test.
No responsibility is to be taken for any construction work undertaken prior to receipt of technical approvals for the intended construction, or when work is not executed strictly in accordance with the drawings.
All steps to garden embankments shall be timber.
Refer to house type drawings for all down pipe positions.
All non main entry manholes to have a covers of a minimum of 450x450mm.
Pedestrian Friendly MH covers to be provided where MHS are located in shared surface areas.
A section 104 application to connect must be made to the water authority, the sewerage shall give 21 days notice prior to connection, and the works may only be undertaken by a SSIP accredited contractor.
A 150mm nominal internal diameter gravity sewer is laid to a gradient not flatter than 1:50, or a 100mm nominal internal diameter lateral drain with a nominal internal diameter of 100mm, or a lateral drain serving less than 10 properties is laid to a gradient not flatter than 1:80, where there is at least one WC connected and 1:40 if there is no WC connected.
All storm water sewers to be 150mm Ø minimum. All Foul Water Sewers beneath adoptable highway to be 150mm Ø minimum.
All private road drives to be constructed in Permeable Paving to assist with water quality requirements.

Key

- 20.050 Finished Floor Level
- Proposed Retaining Walls
- Proposed external brickwork/kerb
- Proposed Levels
- Proposed Storm Drainage
- Proposed Foul Drainage
- Highway Gully
- S.W.F.W. I.C. Adoptable Type 3
- S.W.F.W. I.C. Adoptable Type 4
- S.W.F.W. I.C. Private Type 3
- S.W.F.W. I.C. Private Type 4
- Invert level to be 600mm below proposed ground level unless indicated otherwise
- S.W. loading access
- C.L. Admittance Valve ground level
- S.W. yard gully with loading access
- Acro surface water drain
- An Admittance Valve to appropriate soil pipe
- Appropriate soil stack vented to external atmosphere
- Proposed 1 in 2 Banking
- Proposed steps
- Indicative Street Lighting
- Rising main

REV	BY	CHK	DESCRIPTION	DATE
0	CW	TM	Engineering issued in line with revised planning layout	06.12.2021
1	EP	TM	S12 and S13 reworked. Drawing partly included	12.09.2021
2	EP	TM	Foul outfall moved	05.04.21
3	CW	TM	Engineering issued in line with revised site layout	31.03.2022

CLIENT: **Bromford Homes**

PROJECT: **Proposed Residential Development at Snow Capel Farm, Gloucester**

STATUS: **Planning**

TITLE: **Engineering Layout Sheet 3 of 3**

DORS No: 3888-110-03 Rev: D

SCALE: 1:250

DESIGNED BY: CW

SIZE: A3

DRAWN BY: TM

DATE: March 2022

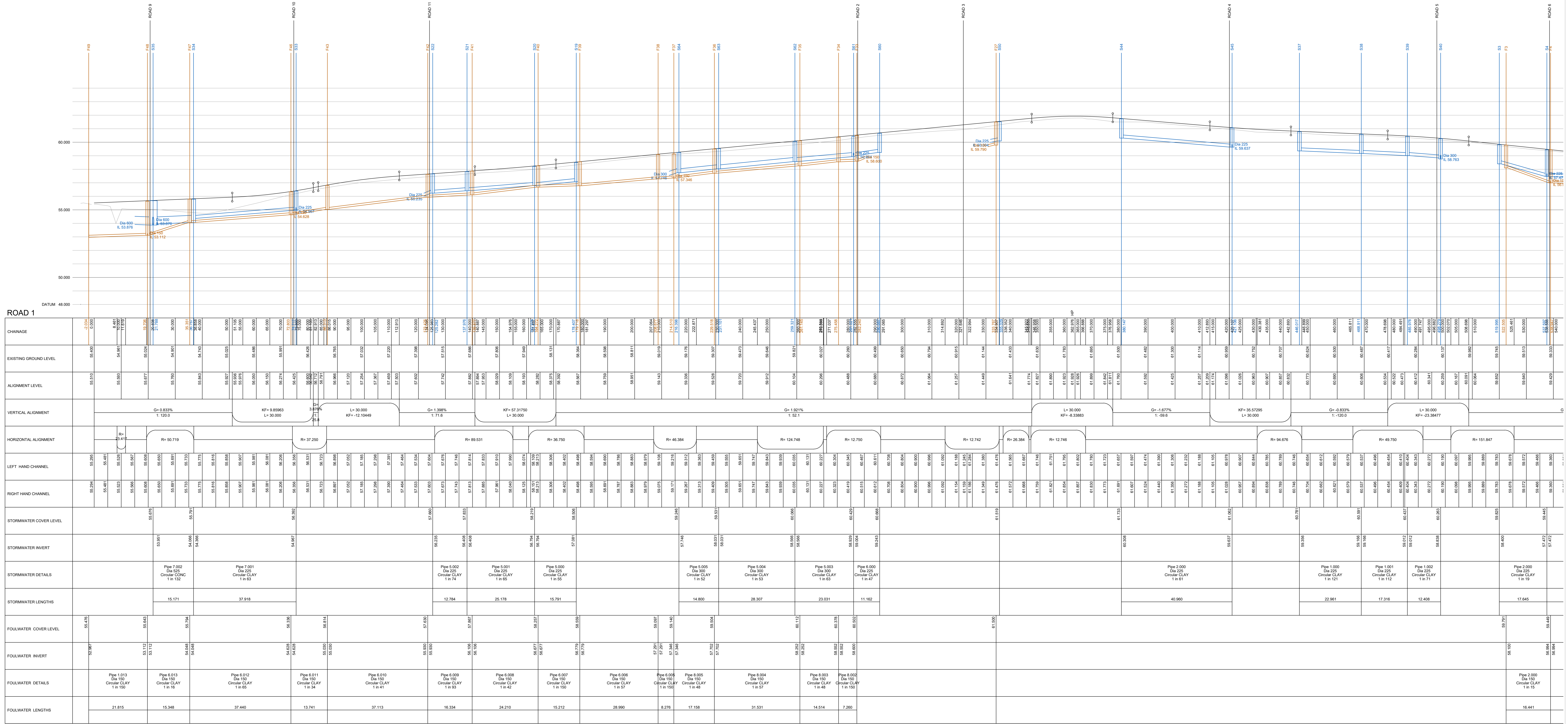
CHECKED BY: EP

DEVELOPMENT DESIGN PARTNERSHIP
PLANNING ARCHITECTURE ENGINEERING

ISSUING OFFICE: 43,301 ST
BROOMFIELD ROAD
BROMFORD FARM
BROMFORD FARM
BROMFORD FARM
BROMFORD FARM

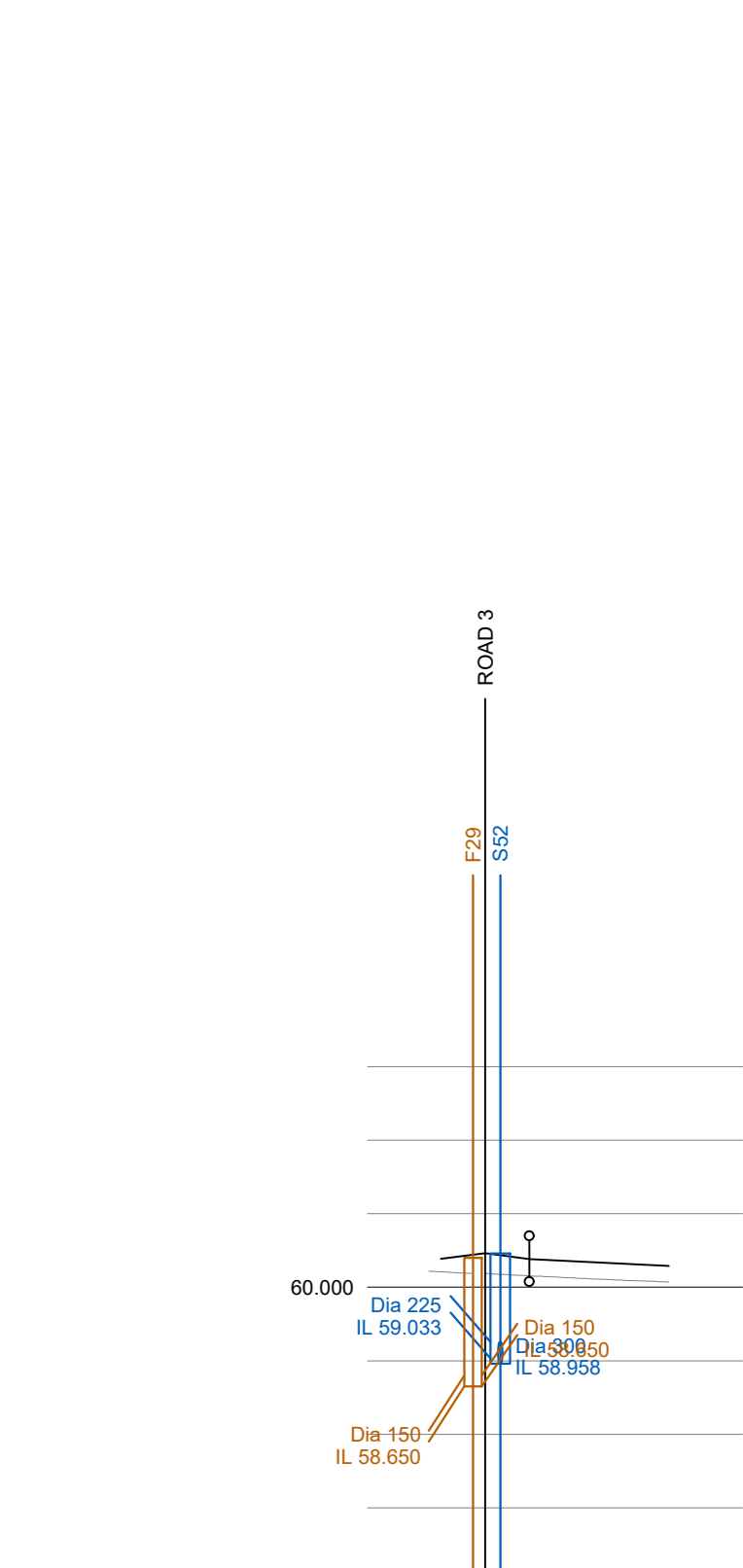
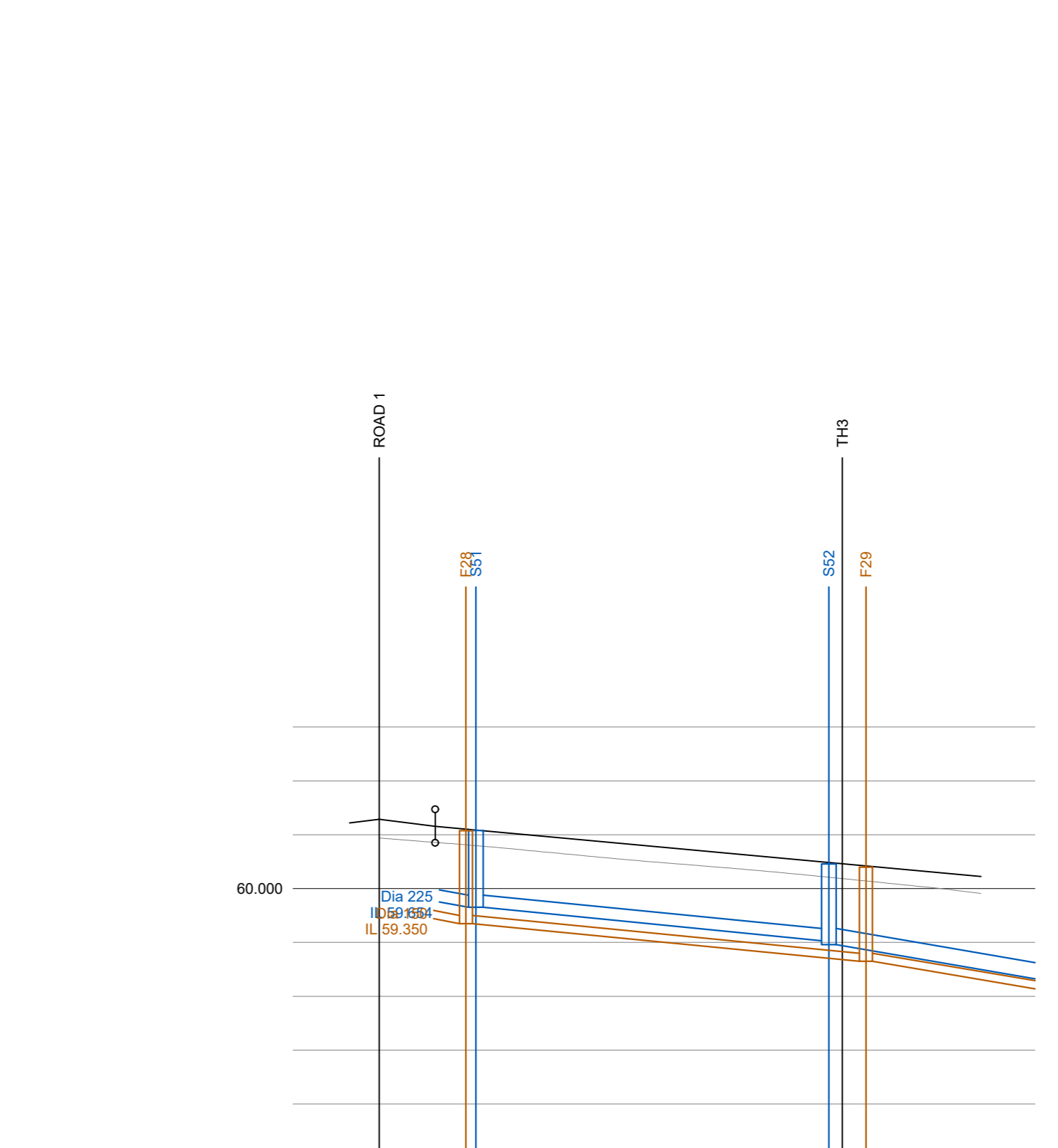
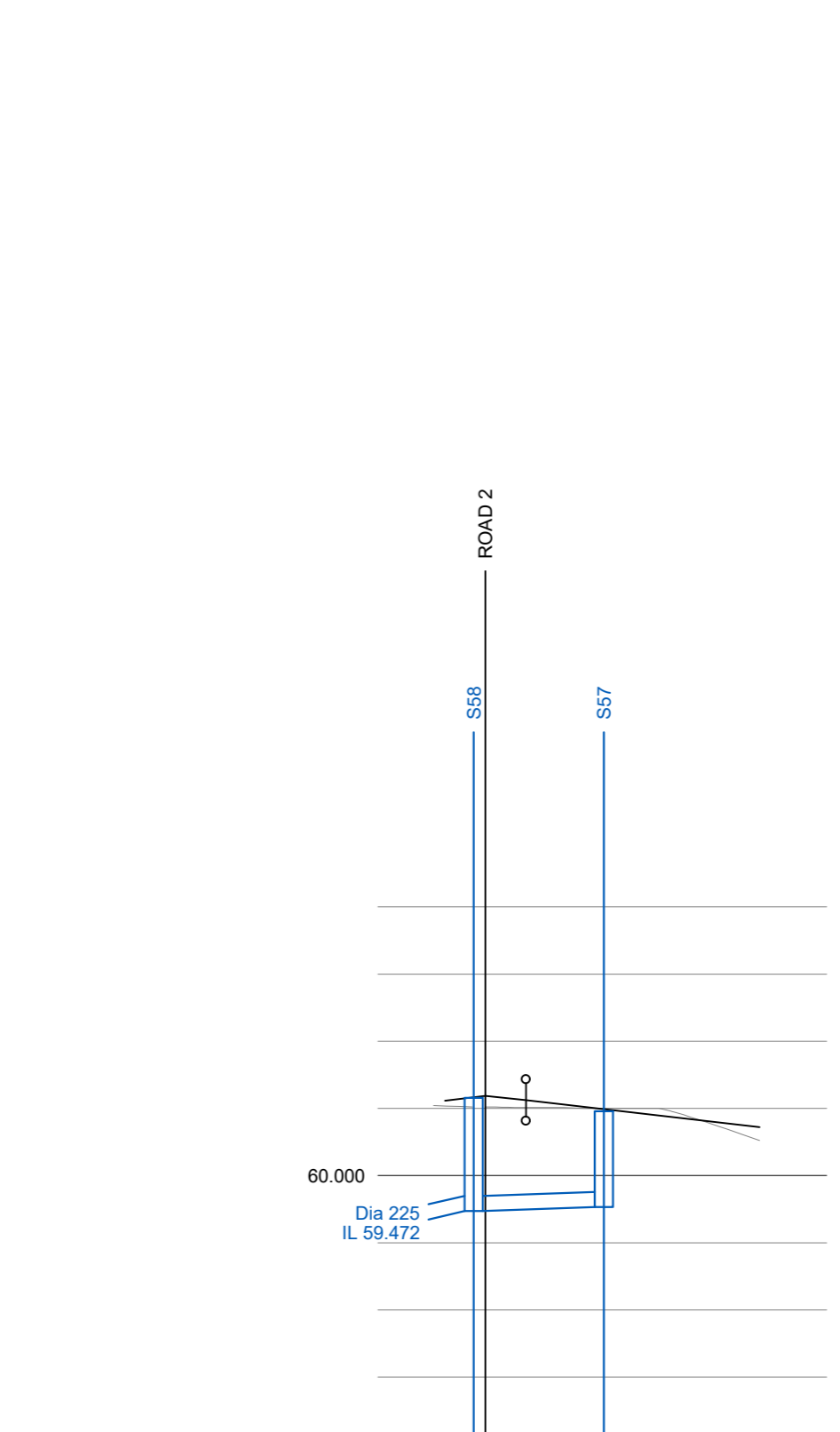
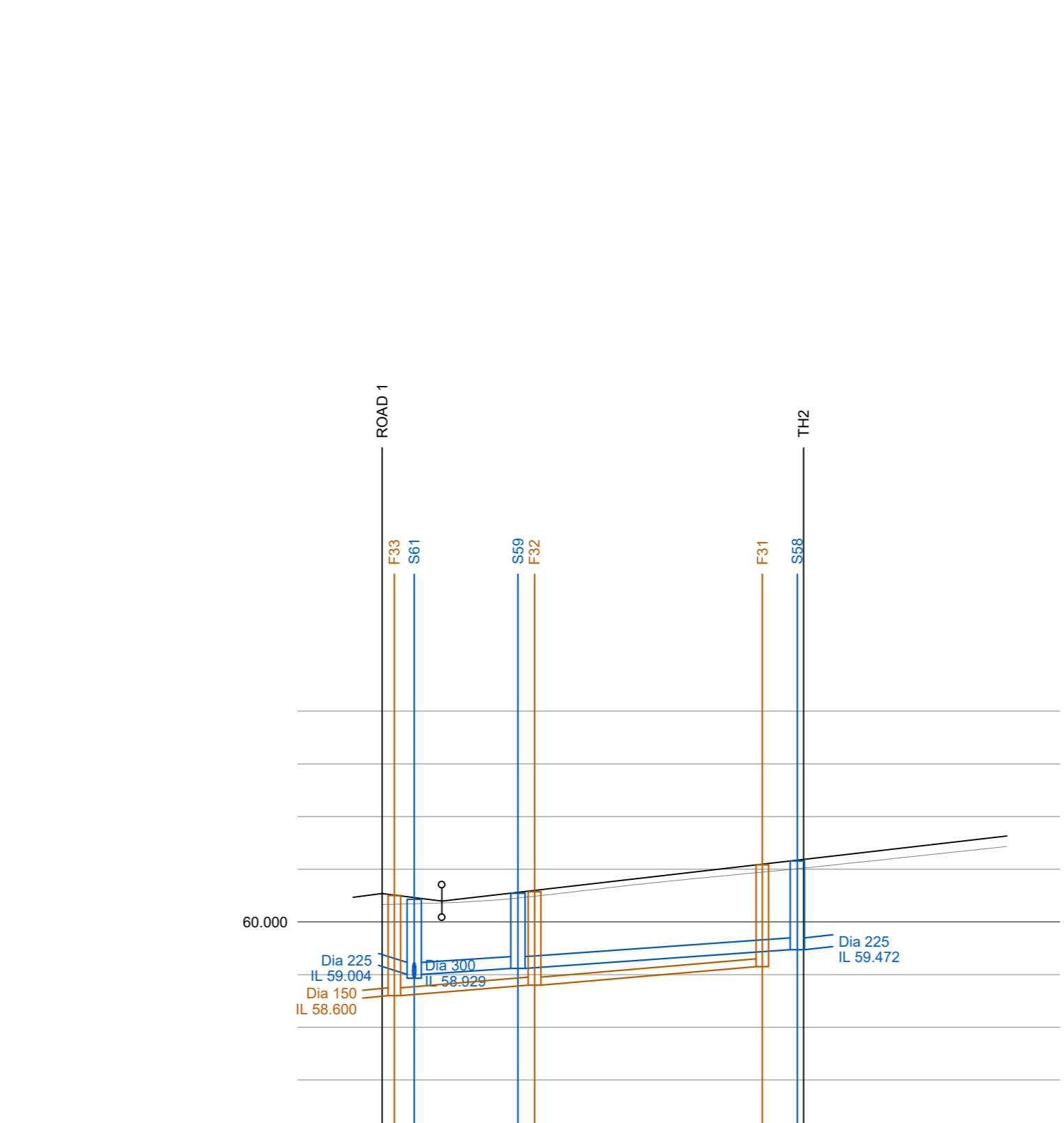
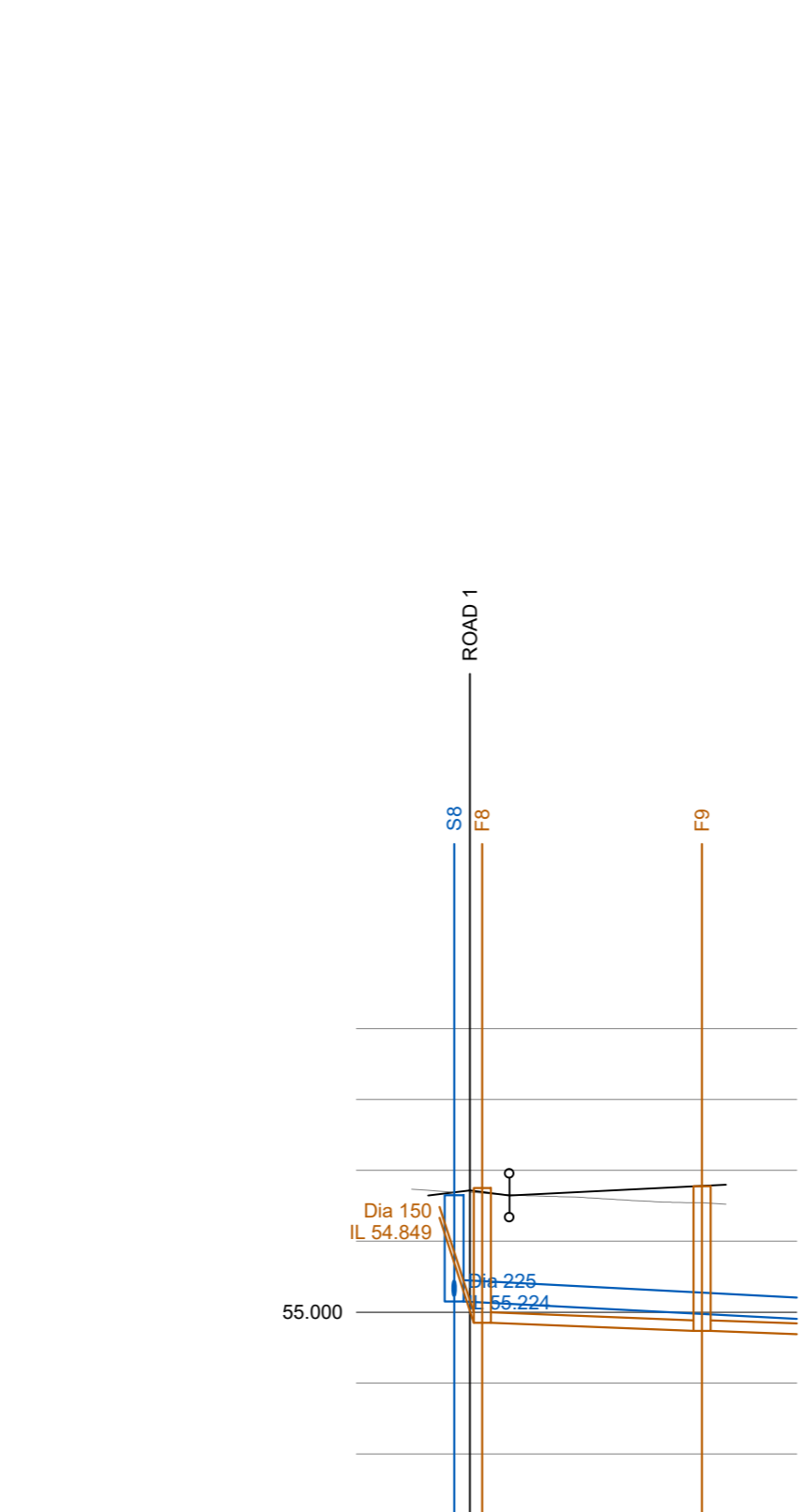
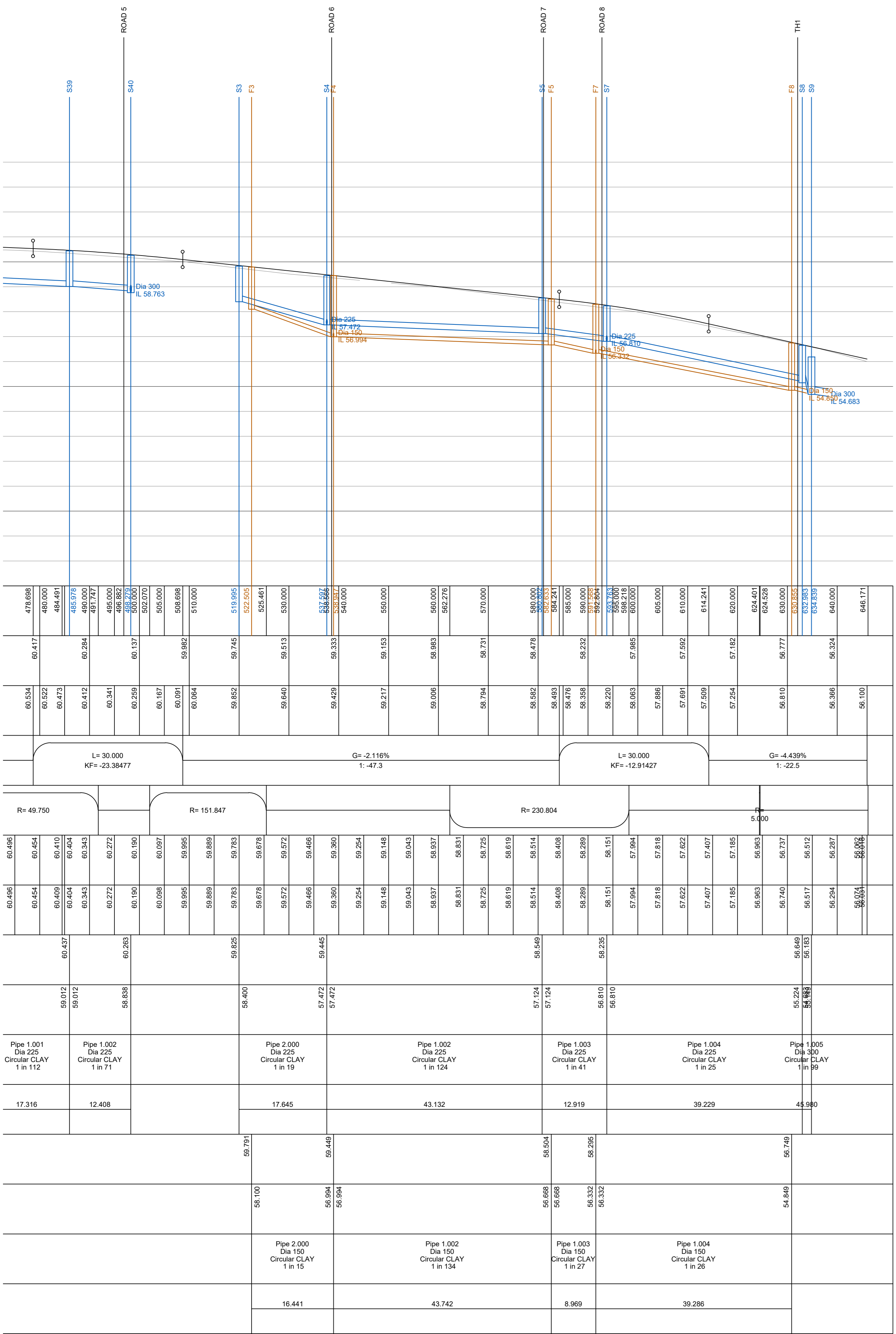
ISSUING OFFICE: 43,301 ST
BROMFIELD ROAD
BROMFORD FARM
BROMFORD FARM
BROMFORD FARM
BROMFORD FARM

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REV	BY	CHK	DESCRIPTION	DATE
D	EP	EP	S12 and S13 relocated	12.08.22
C	CW	EP	Road 2712 moved to the right with planning layout Rev 10	31.03.22
B	CW	EP	Revised to accord with latest planning layout	28.03.22
A	EP	EP	Road 1 Ch-0 to 75 and 88 to End. Rev Revised	18.06.21

CLIENT **Bromford Homes**
 PROJECT **Proposed Residential Development at Snow Chapel Farm, Gloucester**
 STATUS **Planning**
 TITLE **Longitudinal Sections Sheet 1 of 4**
 ORG No: 3888-111-1 Rev: D
 SCALE: H1:500, V1:100 DESIGNED BY: EP
 SIZE: A0 DRAWN BY: EP
 DATE: May 2021 CHECKED BY: EP
 DEVELOPMENT DESIGN PARTNERSHIP ARCHITECTURE ENGINEERING
 BRIGGINS OFFICE: ALICE ST
 84-85 MILL ROAD
 BOURN PARK
 BRISTOL, AVON
 BRISTOL, AVON
 BRISTOL, AVON
 BRISTOL, AVON
 TEL: 0117 910 9200
 FAX: 0117 910 9201
 WEBSITE: www.ddp.co.uk



TH1

CHAINAGE	478.898
EXISTING GROUND LEVEL	58.075
ALIGNMENT LEVEL	58.645
VERTICAL ALIGNMENT	G+ 1.000%
HORIZONTAL ALIGNMENT	R= 5000
LEFT HAND CHANNEL	58.645
RIGHT HAND CHANNEL	58.645
STORMWATER COVER LEVEL	58.645
STORMWATER INVERT	58.645
STORMWATER DETAILS	Pipe 1.005 Dia 300 Circular CLAY 1 in 99
STORMWATER LENGTHS	45.980
FOULWATER COVER LEVEL	58.645
FOULWATER INVERT	54.820
FOULWATER DETAILS	Pipe 1.005 Dia 150 Circular CLAY 1 in 134
FOULWATER LENGTHS	15.526

ROAD 2

CHAINAGE	490.000
EXISTING GROUND LEVEL	58.075
ALIGNMENT LEVEL	58.645
VERTICAL ALIGNMENT	G+ 2.307%
HORIZONTAL ALIGNMENT	R= 42.165
LEFT HAND CHANNEL	58.645
RIGHT HAND CHANNEL	58.645
STORMWATER COVER LEVEL	58.645
STORMWATER INVERT	58.645
STORMWATER DETAILS	Pipe 5.002 Dia 225 Circular CLAY 1 in 50
STORMWATER LENGTHS	20.215
FOULWATER COVER LEVEL	58.645
FOULWATER INVERT	58.645
FOULWATER DETAILS	Pipe 6.001 Dia 150 Circular CLAY 1 in 68
FOULWATER LENGTHS	13.548

TH2

CHAINAGE	500.000
EXISTING GROUND LEVEL	58.075
ALIGNMENT LEVEL	58.645
VERTICAL ALIGNMENT	G+ 2.306%
HORIZONTAL ALIGNMENT	R= 12.000
LEFT HAND CHANNEL	58.645
RIGHT HAND CHANNEL	58.645
STORMWATER COVER LEVEL	58.645
STORMWATER INVERT	58.645
STORMWATER DETAILS	Pipe 5.000 Dia 225 Circular CLAY 1 in 107
STORMWATER LENGTHS	9.851
FOULWATER COVER LEVEL	58.645
FOULWATER INVERT	58.645
FOULWATER DETAILS	Pipe 7.001 Dia 150 Circular CLAY 1 in 54
FOULWATER LENGTHS	37.473

ROAD 3

CHAINAGE	510.000
EXISTING GROUND LEVEL	58.075
ALIGNMENT LEVEL	58.645
VERTICAL ALIGNMENT	G+ 1.845%
HORIZONTAL ALIGNMENT	R= 5.800
LEFT HAND CHANNEL	58.645
RIGHT HAND CHANNEL	58.645
STORMWATER COVER LEVEL	58.645
STORMWATER INVERT	58.645
STORMWATER DETAILS	Pipe 3.001 Dia 300 Circular CLAY 1 in 52
STORMWATER LENGTHS	32.589
FOULWATER COVER LEVEL	58.645
FOULWATER INVERT	58.645
FOULWATER DETAILS	Pipe 7.002 Dia 150 Circular CLAY 1 in 31
FOULWATER LENGTHS	22.874

TH3

CHAINAGE	520.000
EXISTING GROUND LEVEL	58.075
ALIGNMENT LEVEL	58.645
VERTICAL ALIGNMENT	G+ 1.000%
HORIZONTAL ALIGNMENT	R= 1000.0
LEFT HAND CHANNEL	58.645
RIGHT HAND CHANNEL	58.645
STORMWATER COVER LEVEL	58.645
STORMWATER INVERT	58.645
STORMWATER DETAILS	
STORMWATER LENGTHS	
FOULWATER COVER LEVEL	58.645
FOULWATER INVERT	58.645
FOULWATER DETAILS	
FOULWATER LENGTHS	

REV	BY	CHK	DESCRIPTION	DATE
A	EP		Revised to accord with label planning layout	18.06.21
B	EP		Revised to accord with label planning layout	18.06.21
C	EP		1/12 and 1/13 removed	12.08.22

CLIENT **Bromford Homes**

PROJECT **Proposed Residential Development at Snow Chapel Farm, Gloucester**

STATUS **Planning**

TITLE **Longitudinal Sections Sheet 2 of 4**

DRG No: 3888-111-2 Rev: C

SCALE: H1:500, V1:100	DESIGNED BY: EP
SIZE: A0	DRAWN BY: EP
DATE: May 2021	CHECKED BY: EP

DEVELOPMENT DESIGN PARTNERSHIP
PLANNING ARCHITECTURE ENGINEERING

ISSUING OFFICE: ALDO 411

BRIGEND OFFICE: BRISTOL OFFICE

BROAD PARK: BRISTOL COUNTY

PRITCHARD: BRISTOL ROAD

BRIGEND OFFICE: BRISTOL

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