



NOTES

- These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9
- This drawing is to be read in conjunction with all other relevant Engineering and Architect's details.
 - Do not scale this drawing.
 - Dimensions in metres unless stated otherwise.
 - The design details presented must be reviewed in conjunction with the wider site information and site constraints which may not be evident on drawing and must be requested if not already provided. This includes, but not limited to, ground conditions (geotechnical and geo-environmental), groundwater levels, buried services, remnant obstructions, ecology, tree protection and topography.
 - The Engineer shall be notified immediately, in writing, should any errors or discrepancies be found prior to the commencement or continuation of any works.
 - All work is to be carried out in accordance with current British Standards, Building Regulations and NHBC Standards.
 - It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Co-ordinator, within his rates.
 - 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.
 - Before work commences contractor should consult the engineer and the SI report regarding any contamination issues. All necessary Health and Safety measures to be taken.
 - This drawing is based on topographical survey data (file reference 32958_T_REV 0.dwg), produced by Greenhatch in March 2019 & Ordnance Survey data, licence 100022432.
 - The junction has been designed in accordance with 'Manual for Streets (MfS)' & 'Solihull MBC Developers Design and Adoption Guide' 2020.
 - Residual risk items not shown - to be reviewed as project information becomes available and incorporated in to the design and added to drawing prior to technical submission.
 - Stopping Sight Distances have been drawn to CD109. Sight distances can be shown more accurately once an ATC speed survey has been undertaken.
 - Visibility should not be restricted by Vigorously growing plants or trees. The types of landscaping within the visibility splay shall be restricted to properly laid grassed areas / or low growing shrubs <0.6m in height.
 - Tactile paving to be provided at all pedestrian crossing inline with 'Guidance on the use of Tactile Paving Surfaces' 2021.
 - Highway boundary received from Solihull Metropolitan Borough Council in July 2022. Drawn to OS feature lines.
 - Kerb radii have been assumed as 10m. Design guidance 'Solihull MBC Developers Design and Adoption Guide' specifies 10.5m which isn't a standard kerb type.
 - Route and layout of internal access road and footways are shown indicatively.

KEY

- Highway Boundary
- Site Boundary
- Alignment Channel/Kerbline
- Alignment Edging
- Visibility Junction
- Visibility Approach
- Visibility Forward
- Tactile Paving (Uncontrolled)
- Road Marking (White)
- Carriageway
- Footway
- Grass Verge
- Existing Public Rights of Way

PRELIMINARY SCHEME

For comment and review only. Design is based upon information available at the time. Design is subject to full review as additional information becomes available. Design is subject to full review upon receipt of comments from:

- Development Control
- LA Planning Authority
- Environment Agency
- LA Highways Department
- Sewerage Undertaker

Until Technical Approval has been obtained from the relevant Local Authorities or Statutory Bodies, it should be understood that all drawings are issued as preliminary and NOT for Construction. Should the Contractor and / or Employer commence work prior to approval being given, it is entirely at their own Risk

REV	DATE	REVISION NOTE	BY
P3	13.10.23	Footway width updated	JAL
P2	21.06.23	Plan updated to suit latest masterplan	JAL
P1	16.08.22	Access relocated for masterplan requirements	JAL



Barwood Development

PROJECT Pheasant Oak Farm, Balsall Common

DRAWING TITLE Site Access Proposal

DRAWING ISSUE STATUS INFORMATION

PJA JOB No.	SUB-CODE	DRAWING NO.	REVISION
05655-CI-	A -	0101 -	P3

Revision Letter: P = Prelim / A = Approval / T = Tender / C = Construction
 BIM DRAWING REFERENCE

SCALE	DRAWN	REVIEWED	DATE
A1@As Shown	JAL	AN	09.08.22