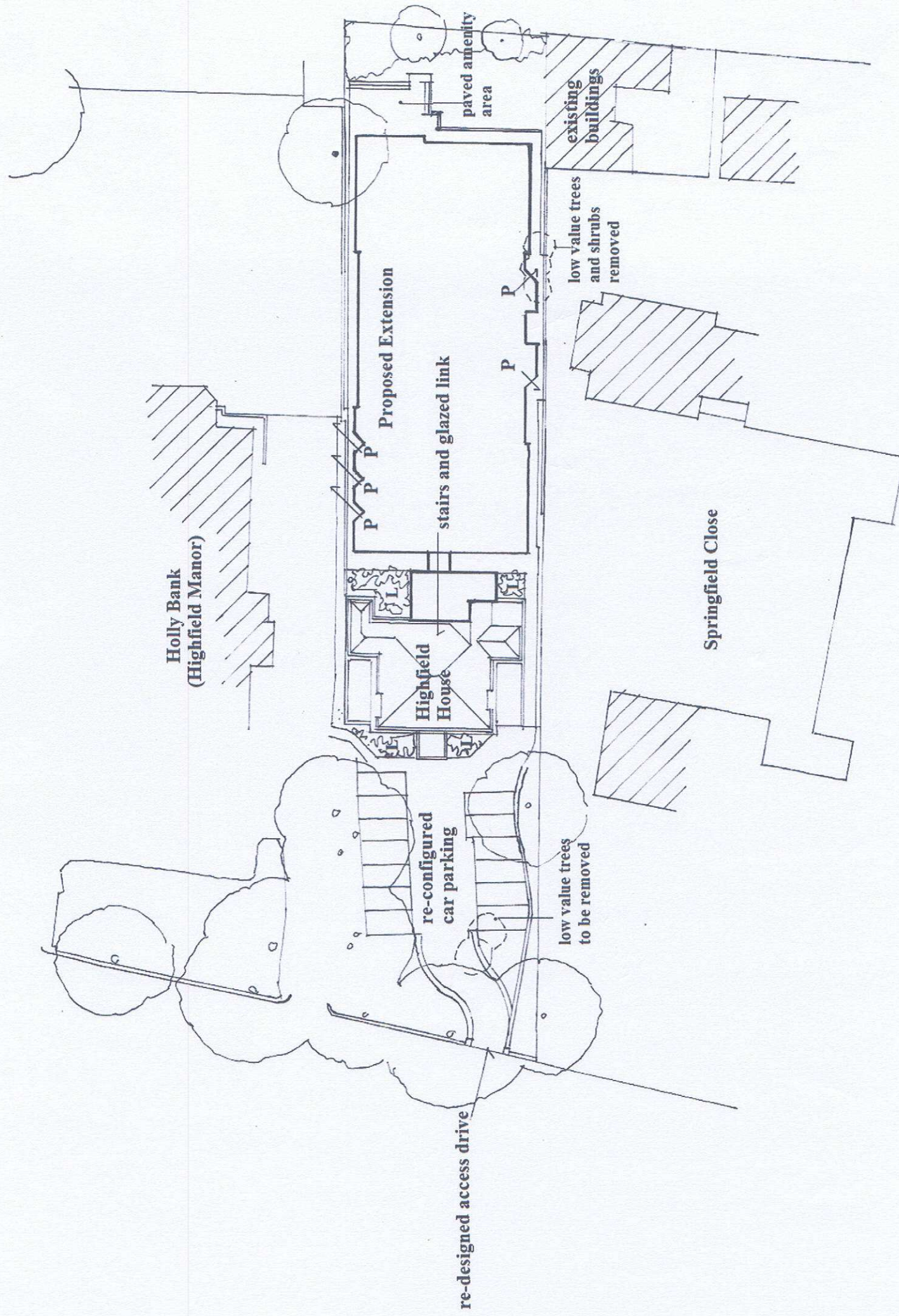


Proposed Rear Extension
 Highfield House
 Manchester Road
 Heywood

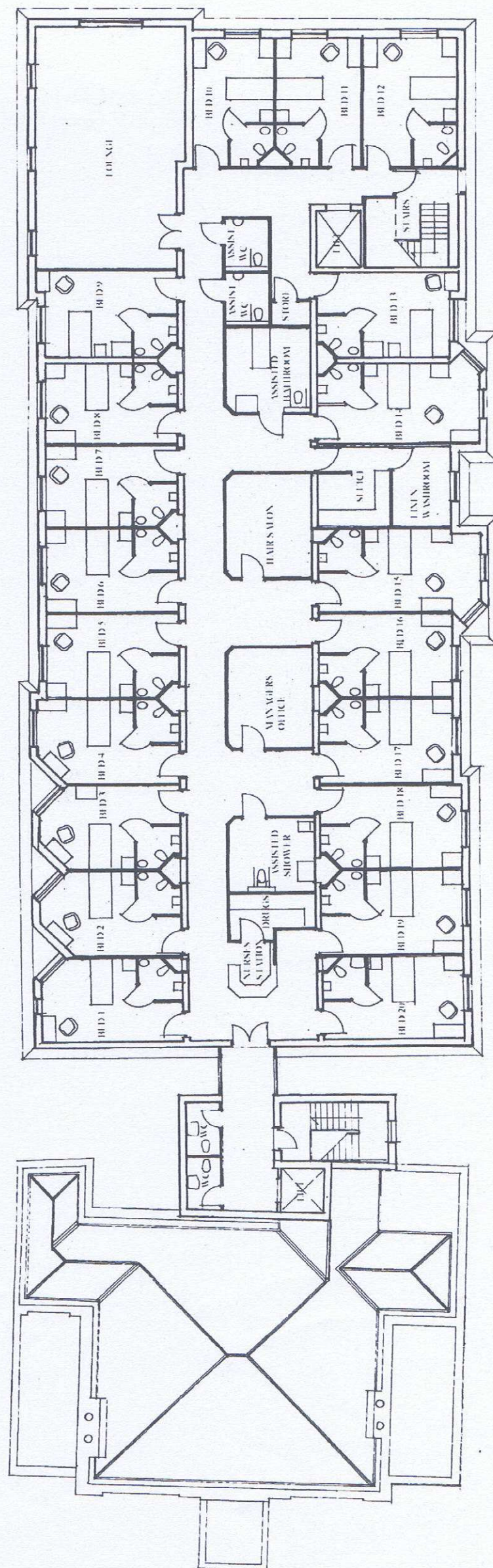
Proposed Site Layout
 reference HH01/0717/01
 scale 1:500@A3

key
 L landscaping
 P prospect



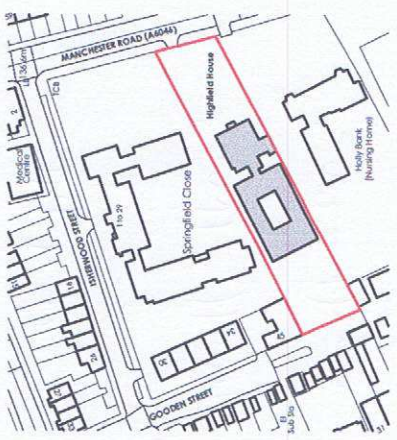
[illegible]

NORTH ELEVATION



SECOND FLOOR PLAN

PROPOSED REAR EXTENSION
TO HIGHFIELD HOUSE
MANCHESTER ROAD
HEYWOOD
DWG NO: HH/01/0717/03
SCALE: 1:100 @ A1



Site Location Plan 1:1250

1:200
1.5m depth knelpit & permeation test

Site Plan

General Notes

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- WORK ON AN EXISTING WALL OR STRUCTURE SHARED WITH A NEIGHBOUR
- BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ACROSS THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
- EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)

YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT. YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS. IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN FOR ASBESTOS REMOVAL. YOU MUST CHECK THAT THE PLAN COVERS THE ENTIRE BUILDING THAT YOU ARE WORKING IN AND IF YOU ARE DOING REPAIR/REPLACEMENT WORK ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO REGISTERED SURVEY OR THE REPORT IS NOT CLEAR-DON'T START WORK. YOU MUST DO PART OF SITE PRIOR TO EXCHANGE OF ANY / ALL PRE-START PLANNING CONDITIONS. THE CLIENTS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Site Plan

1:200

1.5m depth knelpit & permeation test

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Site Plan

1:200

1.5m depth knelpit & permeation test

Highfield House, Gorden St Rochdale BC

Rev	Description	Drawn/Checked	Date
01	2 AN		

Project No:	11791	Project:	Highfield House
Drawing No:	(PL) 01	#Site Address1:	
Scale:	1:100	#Site Address2:	
Drawn by:	TH	#Site Address3:	
Checked by:	GDW	EXISTING SITE PLAN:	
Date:	04/12/12	Client:	
		#Client Full Name:	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Eagle Care Homes															B2037
2	Highfield House, Heywood															
3																
4	Percolation testing- all calculations in accord with BRE 365															
5																
6	Percolation tests by Holroyds- trial pits 600 width 1200 length 1500 depth- water drop 50.8 mm per hour both pits- see photos															
7	BRE 365 calculations															
8	ap50- sides (0.6+ 0.6+ 1.2+1.2) x 0.75 depth = 2.7m2															
9	base area 1.2 x 0.6 = 0.72															
10	total soakage area 2.7 + 0.72 = 3.42m2															
11																
12	soil infiltration rate f is volume soaking in/ soakage area x time in seconds =															
13	1.2 x 0.6 x 0.058															
14	3.42 m2 x 60mins x 60 secs															
15																
16	Proposed soakaway will be at the end of the green area which will be landscaped as part of the new block proposals- part of the new roof area can drain to the soakaway to reduce runoff to the public combined															
17	sewer system.															
18	Rainfall depths for 10 year storms are derived from Flood Estimation Handbook data and are local Heywood data															
19																
20	storm duration		15 min	30 min	60	120	240	360	720	1080	1440					
21	storm depth mm		14.09	17.59	21.86	27.05	33.38	37.71	46.4	54.72	60.54					
22																
23	A -runoff vol from 160m2		2.26m3	2.8	3.5	4.34	5.34	6.03	7.42	8.68	9.69					
24																
25	B -runoff vol from 80m2		1.13	1.4	1.75	2.17	2.67	3.01	3.71	4.34	4.85					
26																
27	soakage to ground		0.032	0.065	0.13	0.26	0.52	0.78	1.56	2.34	3.12					
28																
29	A -storage vol m3		2.23	2.74	3.37	4.08	4.82	5.25	5.86	6.34	6.57					
30																
31	B- storage vol m3		1.1	1.34	1.62	1.91	2.15	2.23	2.15	2	1.73					
32																
33	C-try 96m2 roof-															
34	runoff vol m3		1.35	1.68	2.1	2.6	3.2	3.61	4.45	5.21	5.82					
35																
36	soakage to ground m3		0.032	0.065	0.13	0.26	0.52	0.78	1.56	2.34	3.12					
37																
38	C- to storage m3		1.32	1.62	1.97	2.34	2.68	2.83	2.89	2.87	2.7					
39																
40	Comment															
41	Run A storage does not peak and the end 24 hour volume is greater than 50% of the available storage volume- see BRE 365 p5															
42	Run B storage does peak and the end vol is less than 3m3															
43	Run C storage peaks and the 24 hour remaining vol is 2.7 m3 so ok with BRE 365 guidelines															
44																
45	Conclusion															
46	96 m2 of new roof area can drain to a soakaway at the western end of the site															
47																
48																
49																
50																
51																
52																
53																