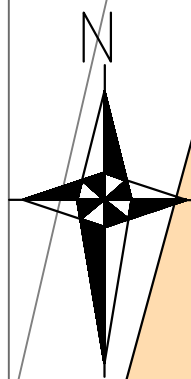


Land at Baildon Road, Cutgate, Rochdale



BAILDON ROAD

El Sub Sta

- Flag on edge retainer installed to northern boundary of the site adjacent to the side access path to Plot 1 to allow for minor change in level and to allow the properties to sit lower.

WHALLEY ROAD

Details

Gross Site Area - 242m² (edged red)

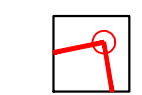
KEY



110mm PVC private SURFACE drain



110mm PVC private FOUL drain



EXISTING COMBINED SEWERS

151.3m FFL

FINISHED FLOOR LEVEL HEIGHT

GROUND FLOOR:

19mm Asphalt or latex screed floor finish on 150mm Concrete ground bearing slab on building paper (BS 1521) or 500 gauge d.p.m. on 85mm Kingspan TF70 PIR floor insulation or approved similar with 25mm perimeter insulation (or 200mm Extruded polystyrene insulation board) to meet regulations on 1200 gauge visqueen on 150mm clean, well compacted sand binded Hardcore.

SUBJECT TO GROUND CONDITIONS.

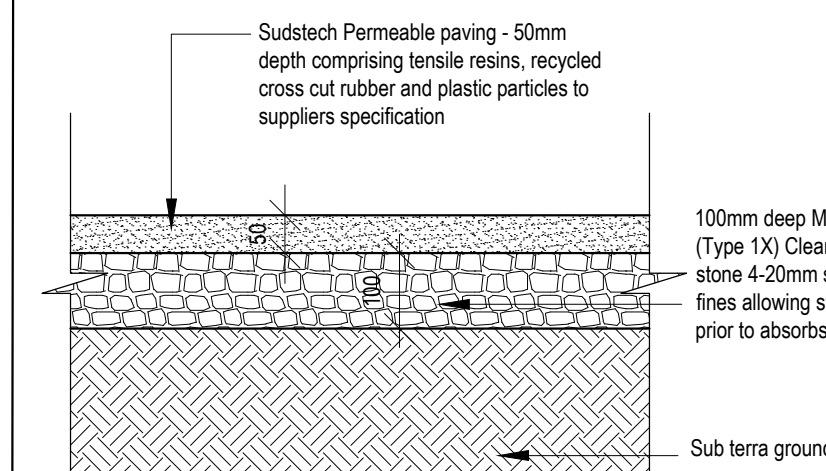
DRAINAGE:

DRAINAGE:

All new drains wholly or partly under building to be encased in min 100mm of granular or other approved flexible filling. Where drains pass through a building a suitable opening to be formed to give a minimum 50mm clearance with concrete bridge lintel over or a length of pipe (as short as possible) built in with its joints as close as possible to wall faced (within at most 150mm) and connected on each side to rocker pipes with a length of at most 600mm and flexible joints. Drains passing through external walls to be wrapped in 150mm mineral wool insulation to prevent Rodent entry. Foundations within 1m of drains taken down below invert level. All s.p.v.'s to connect to drains via inspection chambers with rodding eye's at all changes of direction. General minimum falls to be Foul 1 in 50 and Surface - 1 in 60, all pipework to be 110mm dia PVC and all works to comply with Part H of building regulations.

FOUNDATIONS:

Assumed Standard concrete strip foundations 600x200mm under external walls with minimum depth of 750mm from Ground Level. Ground conditions to confirm exact foundation type.

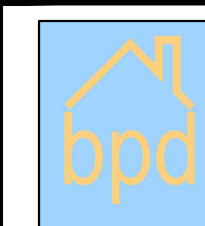


Permeable Paving cross section - 1:10 scale

0m 0.5m 1m

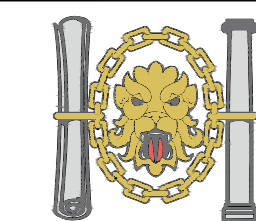
Scale: 1:10

Rev B - Additional site levels and drainage cover/invert levels added. MDB Mar 2023



bpd Architecture
CIAT Registered practice

Tel: 01257 220510
web: www.betterplan.co.uk
email: info@betterplan.co.uk



**Chartered Institute of
Architectural Technologists
Registered Practice**

Project
**Land at Baildon Road, Cutgate,
Rochdale OL12 7NG**

Title
Housing Site development
EXTERNAL WORKS PLAN

Scale @ A1 1:100	Date October 2022	Ref Job 1071	Drawn MDB
Drg No 1071/BBR/EYW			Rev B

Proposed External Works Plan - Scale 1:100

0m 5m 10m
Scale: 1:100