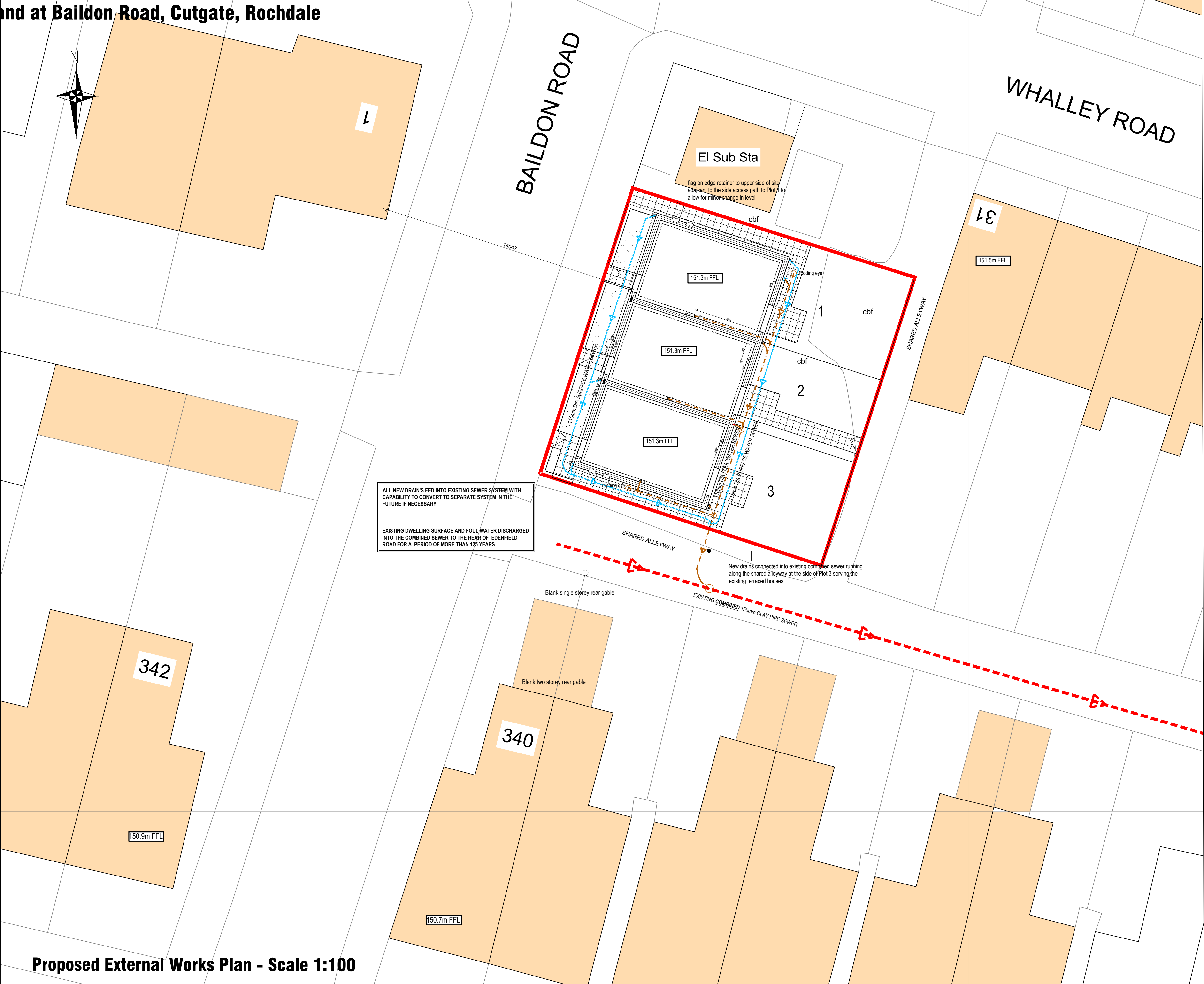


Land at Baildon Road, Cutgate, Rochdale



ALL NEW DRAIN'S FED INTO EXISTING SEWER SYSTEM WITH CAPABILITY TO CONVERT TO SEPARATE SYSTEM IN THE FUTURE IF NECESSARY

EXISTING DWELLING SURFACE AND FOUL WATER DISCHARGED INTO THE COMBINED SEWER TO THE REAR OF EDENFIELD ROAD FOR A PERIOD OF MORE THAN 125 YEARS

New drains connected into existing combined sewer running along the shared alleyway at the side of Plot 3 serving the existing terraced houses

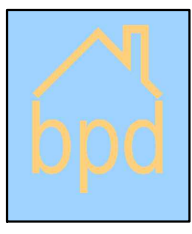
Proposed External Works Plan - Scale 1:100

- 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:
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 joists 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 joists. 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.v.p.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.



bpd Architecture
CIAT Registered practice

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



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
Dwg No 1071/BRR/EXW	Rev -		