North

STARLING ROAD

134.34m

134.00m

94

FFL = 134.00m

Garage Floor:
225mm Concrete ground bearing slab with A252 mesh bottom layer on 100mm Kingspan PIR insulation on 1200 gauge damp proof membrane on 225mm clean, well compacted sand binded Hardcore. 75mm fall on slab towards door opening. SUBJECT TO GROUND CONDITIONS.

133.105m

GARDEN

Driveway adjusted to allowing turning of cars within the property boundaries

front garden re-landscaped to suit

132.70m

Rwp

fall

133.205m

133.455m

132.52m

SVP

Garage floor to fall min 75mm towards opening from the rear

62

Existing property walls shown solid hatch (thickness may include existing plaster)

133.645m

133.705m

DRIVEWAY

Part M level access comp/platform to principal elevation

Driveway access point centralised to centre point of plot

Floor Manifold

131.52m

133.675m

133.405m

Resin bonded SUDs compliant driveway surfacing discharging to Acodrains into Wavin Aquacell attenuation system prior to discharge into main sewers

133.205m

Foul water drains from SVP's to fall to existing wastewater connection at min 1 in 50 fall

FFL = 132.67m

Finished floor level of property unchanged from existing dwelling. Partial rebuild project

Concrete lintels over drain runs under external wall openings with backfill as per drainage notes

GARDEN

Footings:
Standard concrete strip foundations 600-750mm wide x 200mm deep under external walls. Depth of foundations to suit site conditions - to be agreed with Building Inspector - minimum 750mm ground cover. Ground conditions to confirm foundation type.

NEW GROUND FLOOR CONSTRUCTION
-GROUND BEARING slab:
70mm nominal depth Sand Cement self leveling screed over UFH pipework system (total 75mm depth) laid on DPM on 150mm Kingspan TW70 PIR Insulation with 25mm perimeter upstand insulation to inner face of wall on 1200 Gauge DPM fitted in accordance with manufacturers guidance on 150mm - 200mm deep concrete ground bearing slab on DPM on 200mm deep well compacted sand binded hardcore sub-base. 100mm EPS insulation to cavity walls below slab to improve resistance to cold bridging.

EXISTING DRAIN CONNECTION SERVING EXISTING DWELLING

wavin aquacell cluster

132.85m

132.39m

New masonry support spine wall on new 450mm wide concrete footing as per notes

Rwp

SVP

rodding eye at end of drain run

ALL NEW DRAIN'S FED INTO EXISTING SEWER SYSTEM SERVING THE EXISTING DWELLING

FFL = 132.25m

60

TP

MAIN SEWER

132.8m

132.95m

62 Starling Road, Ainsworth, BURY

Proposed External Works Plan - Scale 1:100

0m 5m 10m

Scale: 1:100

KEY

Gross Site Area - 0.208 acres /843m2 (edged red)

110mm PVC private SURFACE drain

110mm PVC private FOUL drain

(Arrows denote fall/flowof the pipework)

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.

SUDS -SUSTAINABLE URBAN DRAINAGE SYSTEM

VEHICLE PARKING AREAS TO BE MARSHALLS DRIVESETT PRIORA PERMEABLE BLOCK PAVERS (60mm DEEP) OR APPROVED PERMEABLE SURFACING ON 50mm CLEAN CRUSHED STONE BEDDING (6mm NOMINAL STONE SIZE) ON DTp1 200mm DEEP HARDCORE SUB-BASE TO ALLOW NATURAL DRAINAGE OF SURFACE WATER

SURFACE WATER FROM ROOFS TO BE COLLECTED INTO WAVIN AQUACELL WATER ATTENUATION SYSTEM TO ACCOMPANYING SIZING DOCUMENT.

CDM HIGH RISK ASSESSMENT

ITEM	RECOMMENDATION
Roof Timbers and Tiling	To prevent fall from height & boarding of voids and holes scaffolding & mechanical handling required.
Barges, Fascias & Rain Water Goods	To prevent fall from height scaffolding required.
External Wall Finishes (Upper Floors)	To prevent fall from height scaffolding required.
Windows (Upper Floors)	To prevent fall from height scaffolding required.
Plumbing in Loft	Scaffolding/Boarding required.
Plastering in area of Stair Wells.	Scaffolding/Boarding required.
Beams/Lintels	Mechanical measures as appropriate
Man Handling	Use Mechanical Equipment, Two man lift and train in kenetic handling. See schedule for weights
Collapse	Temporary Propping required
Health	Provide COSHH Assessment

FOR ALL OTHER RISKS, REFER TO GENERAL DESIGN RISK ASSESSMENT PACKAGE

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Project
62 Starling Road, Ainsworth, BURY M26 4LN

Title
Complete property remodel EXTERNAL WORKS PLAN

Scale @ A1	Date	Ref	Drawn
1:100	April 2024	Job 1091	MDB

Drg No **1091/SRA/EXW** Rev **-**