

SuDS Maintenance Strategy Report

Eliza Yard

Job Number:	Revision:	Date of issue:
5241	P03	27 October 2025

Prepared For:
SISK

Document Number
EYJW-RBG-ZZ-ZZ-TR-C-000002

Status:
S4 - Suitable for Review & Authorisation

We design for delivery

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Report Amendment Register

Issue Ref	Amended Section(s)	Issue/Amendment Details	Author(s)	Reviewer	Date
P01	ALL	For Information	N.Brown	C.Sanchez	20 October 2025
P02	ALL	Updated to detail Eliza Yard SuDs maintenance strategy only	N.Brown	C.Sanchez	24 October 2025
P03	Figure 2 & Cover Image	Updated Figures	N.Brown	C.Sanchez	27 October 2025

p.p Natasha Brown
Design Engineer



Amy Clay
Associate Director



Executive Summary

Robert Bird Group (RBG) has been commissioned by John Sisk & Son Ltd. to provide consulting structural and civil engineering services for the Eliza Yard and Jersey Wharf project in Manchester, UK.

The proposed development includes three residential buildings, referred to as Jersey Wharf Block A, Jersey Wharf Block B and Eliza Yard (Block C). All three blocks are 8-storeys in height, with mixed use commercial, residential and amenity space at ground floor, and residential use for all floors above ground.

This report is the Maintenance Report following completion of the RIBA Stage 4 design. The report provides the details of the maintenance for the Sustainable Drainage Systems (SuDS) located on the Eliza Yard Plot.

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Appendix A **Proposed Drainage General Arrangement Drawing, Pavement Layout & Buildups**

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1. Introduction

The purpose of this report is to support the discharge of the planning conditions implemented by Manchester City Council for the Eliza Yard development, with specific reference to SuDS features and maintenance schedules for designed features.

The Eliza Yard site is subject to specific planning conditions, for which the associated planning condition have been listed below:

Eliza Yard – Condition 13 (Planning application Ref. 130354/FO/2021)

Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- *Verification report providing photographic evidence of construction; and*
- *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Post-construction, verification reporting and photographic evidence will be undertaken by others. This report is solely intended for SuDS maintenance purposes, as outlined in the second bullet point. The SuDS are not being adopted by any public authority and will remain under private maintenance.

2. Site Location & Proposed Development

The site is located in Jersey Street/Poland street, Manchester. Refer to block C on Figure 1 below.



Figure 1: Site location, with site boundaries shown in red.

The Eliza Yard development comprises a 126-unit residential development, with ground floor commercial floor space and ancillary amenity space within an 8-storey building, cycle parking provision, hard and soft landscaping, access and servicing and other associated works.

The development is in Flood Zone 1 with a low risk of flooding from fluvial and river flooding. The surface water and foul water drainage design for the scheme consists of gravity networks.

Refer to Appendix A for the proposed drainage layout for Eliza Yard and the pavement build ups.

3. Maintenance Plan

The following schedules are based on CIRIA C753: The SuDS Manual maintenance strategies and are applicable to both noted sites.

Sustainable drainage strategies employed on the Eliza Yard site include:

1. Attenuation Tanks
2. Permeable Paving

Below are individual maintenance plans for each applied SuDs design proposal.

Reference should be made to scheme general arrangement drawing EYJW-RBG-BC-00-DR-C-860101 and EYJW-RBG-BC-00-DR-C-840101 contained within Appendix A.

3.1 Attenuation Tanks

The Attenuation tank is constructed using a modular crate system.

For the Eliza Yard development, the tank is positioned near the downstream end of the surface water drainage network, beneath the open courtyard. It occupies an area of 112.5m$^{2.}$

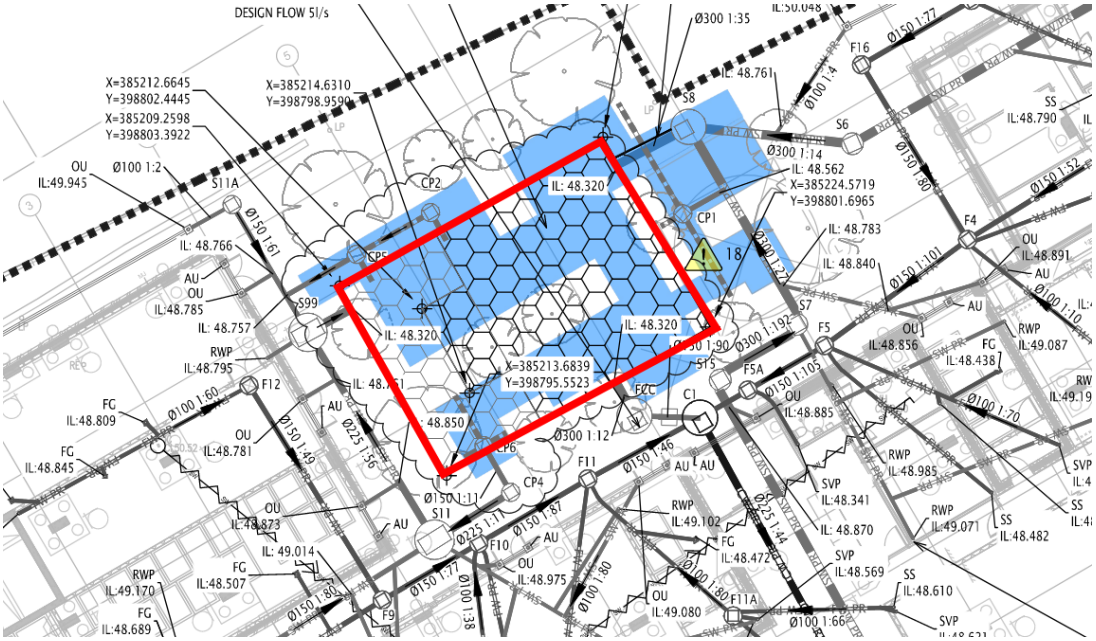


Figure 2: Attenuation Tank Location, Eliza Yard

Attenuation tanks maintenance plan		
Regular maintenance	**Frequency**	**Responsibility**
Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually	Site maintenance contractor.
Remove debris from the catchment surface (where it may cause risks to performance)	Monthly	Site maintenance contractor.
Remedial actions	**Frequency**	**Responsibility**
Repair/rehabilitate inlets, outlets, overflows and vents.	As required	Specialist maintenance contractor.
Monitoring	**Frequency**	**Responsibility**
Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually	Specialist maintenance contractor.
Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required.	Specialist maintenance contractor.

Table 1: Maintenance Plan for Attenuation Tanks

3.2 Permeable Paving

Permeable paving is located on both plots. For Eliza Yard, the permeable paving is located in the open courtyard area, above the attenuation tank. This is shown Figure 3 in below.

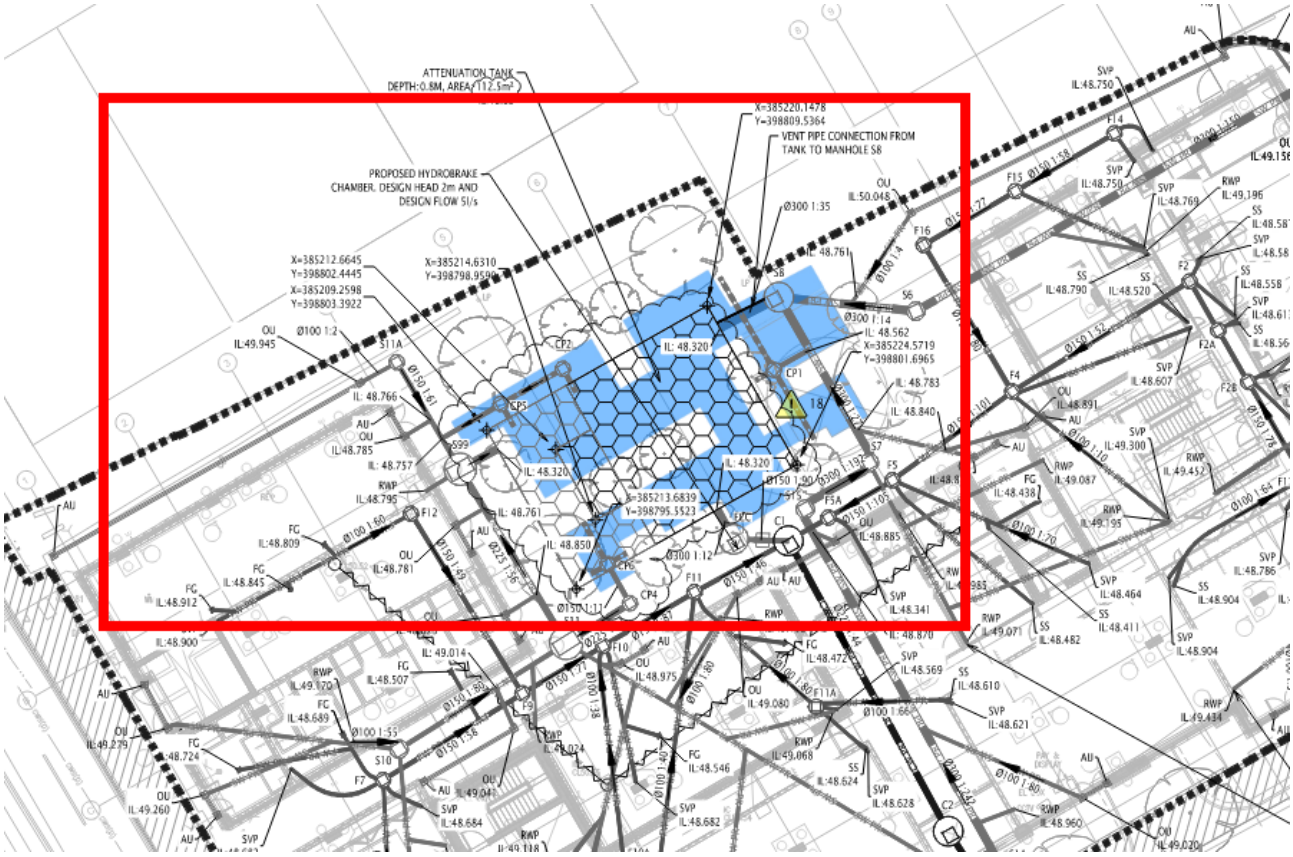


Figure 3: Permeable Paving Location (Light Blue Hatch), Eliza Yard

Full details inclusive of location in relation to the whole development site can be found on the general arrangement drawing EYJW-RBG-BC-00-DR-C-860101 & EYJW-RBG-BC-00-DR-C-840101 and the permeable paving build up on EYJW-RBG-ZZ-XX-DR-C-840103, contained within Appendix A.

Permeable surfaces		
Regular maintenance	**Frequency**	**Responsibility**
Swept clean with a stiff broom. Sweep dead leaves.	Monthly for 3 months, then annually, or during Autumn or as required	Site maintenance contractor.
Hose with clean water. During warmer weather, salt should be hosed off to prevent damage.	Monthly for 3 months, then annually, warmer weather or as required.	Site maintenance contractor.
Mow grass edges to paving at 35-50mm and remove weeds.	As required	Site maintenance contractor.
Check outlets and control structures	Monthly depending on detail	Site maintenance contractor.
Jetting to remove dirt, grime, and moss	As required	Site maintenance contractor.
Remedial actions	**Frequency**	**Responsibility**
Small areas of damage can be repaired using the same blend as the surround surface	As required	Specialist maintenance contractor.
Monitoring	**Frequency**	**Responsibility**
Inspect/check all inlets, outlets to ensure that they are in good condition and operating as designed.	Annually	Specialist maintenance contractor.
Inspect chambers	Annually	Site maintenance contractor.
Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually	Site maintenance contractor.

Table 2: Maintenance Plan for Permeable paving

4. Conclusion

This report highlights the SuDS maintenance plan for permeable paving and attenuation crates located on the development for Eliza Yard. This meets the planning Condition 13.

As stated previously in Section 1, post-construction, verification reporting and photographic evidence will be undertaken by others. This report is solely intended for SuDS maintenance purposes, as outlined in the second bullet point. The SuDS are not being adopted by any public authority and will remain under private maintenance.

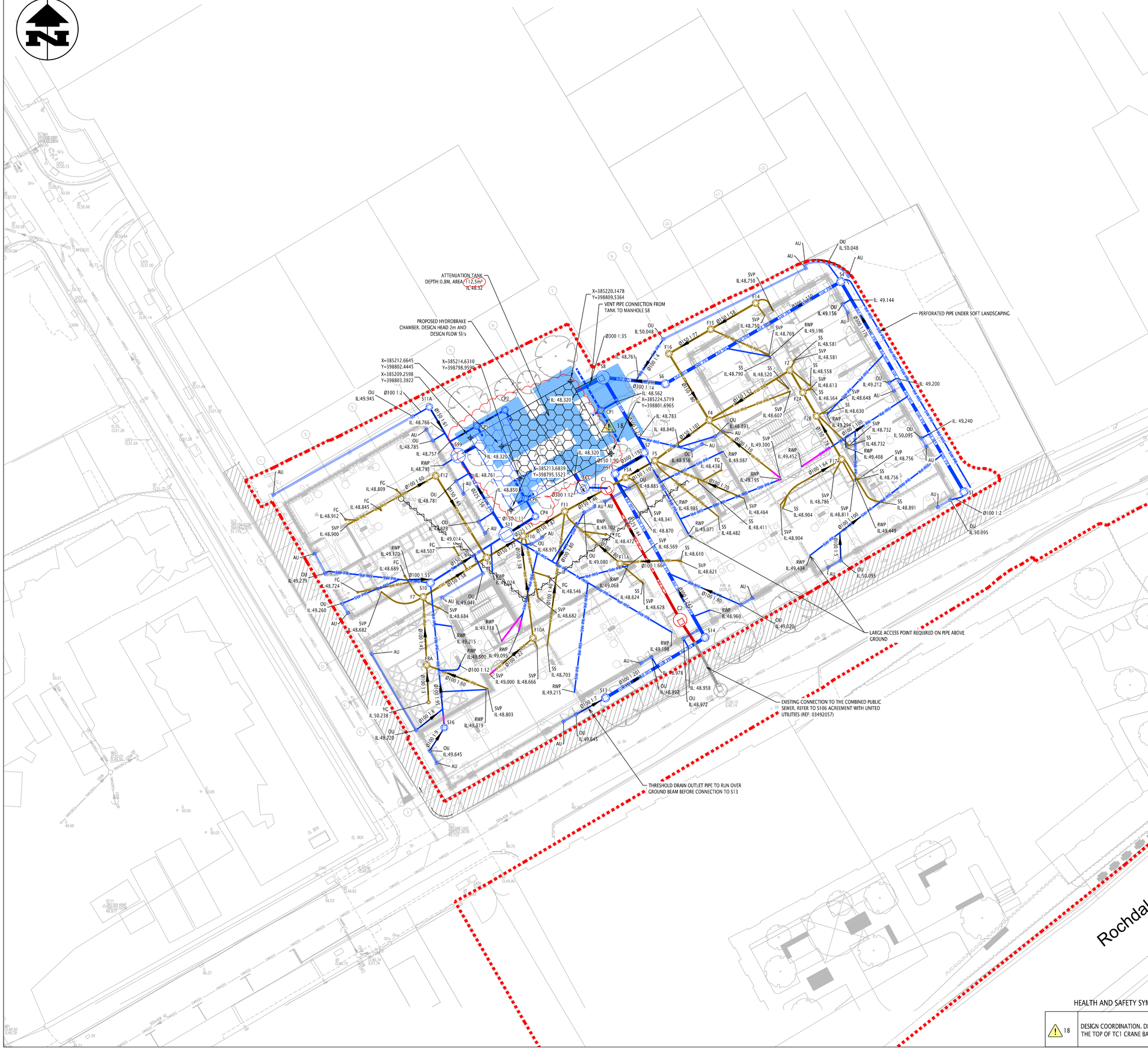
The maintenance schedule for each SuDS component follows the guidelines set out in CIRIA C753. This includes the Attenuation Tanks and Permeable Paving located on site. All maintenance will be carried out privately following construction.





Appendix A Proposed Drainage General Arrangement Drawing, Pavement Layout & Buildups

Eliza Yard



NOTES:

1. DO NOT SCALE THIS DRAWING
2. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE
3. DRAINAGE DESIGN AND DRAWINGS ARE BASED ON:
   - TOPOGRAPHICAL SURVEY: 9033-BA-XX-00-DR-A-(01)000-1, DATED AUGUST 20 BY BUTTRESS
   - UTILITIES SURVEY: 54711_01_01, DATED NOV 19 BY MALCOLM HUGHES
   - CRANE COORDINATION: BUILDING OVERLAY UTILITY MAPPING DRAINAGE AND CRANE LOCATIONS- 08042024 PD RECEIVED 24.04.30 FROM SISK
   - ARCHITECT: EYJW-PRP-BC-00-DR-A-042300-P04-BLOCK C-GA PLAN- LEVEL 0, DATED 24.04.02
   - M&E: EYJW-AME-BC-00-DR-P-520001_REV.C03 AND EYJW-AME-BC-00-DR-P-520002 REV. C03 RECEIVED 24.05.09
   - STRUCTURES: EYJW-RBG-BC-00-DR-S-008001 DATED 06.06.24
   - LANDSCAPE ARCHITECTS: EYJW-GIL-EX-00-DR-L-00101-P02_1 RECEIVED 24.04.22
4. ALL SURFACE WATER BRANCHES TO BE 100 mm DIAMETER AND LAID AT 1:80 UNLESS NOTED OTHERWISE.
5. ALL SURFACE WATER PIPES TO BE PVC-U UNLESS NOTED OTHERWISE
6. ALL FOUL WATER BRANCHES TO BE 100 mm DIAMETER AND LAID AT 1:40 UNLESS NOTED OTHERWISE.
7. ALL FOUL WATER PIPES TO BE PVC-U UNLESS NOTED OTHERWISE
8. THIS DRAWING IS TO BE READ CONJUNCTION WITH ALL RELEVANT DETAIL DRAWINGS, REFER TO DRAWINGS: EYJW-RBG-ZZ-XX-DR-C-860401, EYJW-RBG-ZZ-XX-DR-C-860402, EYJW-RBG-ZZ-XX-C-860403.
9. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE BELOW GROUND DRAINAGE SPECIFICATION: EYJW-RBG-ZZ-XX-TS-C-860100
10. ALL INTERNAL MANHOLE/CHAMBER COVERS TO BE RECESSED. ALL EXTERNAL MANHOLE COVERS WITHIN HIGHWAY TO BE SOLID.
11. REFER TO MANHOLE SCHEDULE (DRAWING NUMBER EYJW-RBG-ZZ-00-LS-C-860251) FOR MANHOLE/CHAMBER SIZE, LEVELS AND COVER DETAILS.
12. ANY INSPECTION CHAMBERS DEEPER THAN 1.2m TO HAVE RESTRICTED CLEAR OPENING OF 300x300mm. REFER TO MANHOLE SCHEDULE
13. LEVELS TO BE CONFIRMED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS TO ENSURE CONNECTIVITY. ANY VARIANCE FROM THE INFORMATION SHOWN SHOULD BE REPORTED TO THE ENGINEER TO REVIEW.
14. WHERE EXISTING DRAINAGE IS BEING USED, ALLOWANCES SHOULD BE MADE TO REMEDIATE THIS DRAINAGE IN LINE WITH AVAILABLE CCTV SURVEY INFORMATION. IF NO SURVEY IS AVAILABLE, IT IS ADVISED TO OBTAIN ONE PRIOR TO COMMENCEMENT OF WORKS.
15. ALL EXISTING SERVICES TO BE LOCATED PRIOR TO COMMENCEMENT OF ANY DRAINAGE WORKS, AND WHERE NECESSARY PROTECTION OR DIVERSIONS TO BE UNDERTAKEN TO AVOID CONFLICT WITH THE PROPOSED WORK
16. OUTFALL CONNECTION(S) TO THE EXISTING SEWER HAVE BEEN INSTALLED. REFER TO CURTINS' S106 (APPLICATION REFERENCE 03492057).
17. LONG RADIUS BENDS TO BE USED FOR ALL CHANGES IN DIRECTION OF PIPEWORK.
18. REFER TO MEP DRAWINGS FOR SETTING OUT OF DRAINAGE POINTS.
19. LANDSCAPE ARCHITECT TO SET OUT SLOT DRAINS AND THRESHOLD DRAINS.
20. EXTENTS OF BUILT ATTENUATION TANK ARE AS PER SISK MARKUP "BLOCK C ATTENUATION TANK REV 2" RECEIVED 04/10/24.

LEGENDS:

- PROPOSED SURFACE WATER PIPE
- PROPOSED SURFACE WATER MANHOLE / INSPECTION CHAMBER
- AU OU PROPOSED SURFACE WATER CHANNEL DRAIN AND ACCESS/OUTLET UNITS
- PROPOSED SURFACE WATER PERFORATED PIPE
- PROPOSED SURFACE WATER DOWN POINT (RWP)
- PROPOSED FOUL WATER PIPE
- PROPOSED FOUL WATER MANHOLE / INSPECTION CHAMBER
- PROPOSED FOUL WATER GULLY (FG)
- PROPOSED FOUL WATER YARD GULLY (YG)
- PROPOSED SOIL VENT PIPE (SVP)
- AU OU PROPOSED FOUL WATER CHANNEL DRAIN AND ACCESS/OUTLET UNITS
- PROPOSED COMBINED WATER PIPE
- PROPOSED COMBINED WATER MANHOLE / INSPECTION CHAMBER
- OWNERSHIP BOUNDARY (TAKEN FROM EYJW-PRP-ZZ-00-DR-A-031001- PROPOSED SITE PLAN- BLOCK A B AND C DATED 01.02.24)
- PROPOSED ATTENUATION TANK
- AS BUILT ATTENUATION TANK - SEE NOTE 20
- EXISTING DRAINAGE TO BE ABANDONED
- PROPOSED INTERCEPTOR TRAP
- PROPOSED PERMEABLE PAVING
- PIPES TO BE CAST IN/SLEEVED
- EXISTING COMBINED WATER MANHOLE / INSPECTION CHAMBER
- AS BUILT COMBINED WATER PIPE

Rev	Revision Description	By	App	Date
C07	ISSUED FOR CONSTRUCTION	BS	PA	25/10/24
C06	ISSUED FOR CONSTRUCTION	BS	GI	02/07/24
C05	ISSUED FOR CONSTRUCTION	NB	PA	07/06/24
C04	ISSUED FOR CONSTRUCTION	KH	JG	24/05/24
C03	ISSUED FOR CONSTRUCTION	DS	JG	16/05/24
C02	ISSUED FOR CONSTRUCTION	NB	JG	10/05/24
C01	ISSUED FOR CONSTRUCTION	NB	JG	09/05/24
P02	FOR REVIEW AND COMMENT	NB	JG	26/04/24
P01	FOR INFORMATION	NB	JG	02/24

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Structural, Civil & Construction Engineering Consultant

RobertBirdGroup
Member of the Surbana Jurong Group
LONDON OFFICE
Robert Bird & Partners Limited
Level 2, Harling House
47-51 Great Suffolk Street
Southwark
London SE1 0BS, ENGLAND
Ph: +44 (0) 20 7633 2880
Email: enquiries@robertbird.com.au
Web: www.robertbird.com
UK Co. #447 2743

Client
JOHN SISK & SON LIMITED

Project
ELIZA YARD (BLOCK C)
STAGE 4

Title
ELIZA YARD
DRAINAGE LAYOUT, GROUND FLOOR

Date 02/24	**Drawn** N.BROWN
Scale at A1 1:200	**Designer** C.SANCHEZ
Suitability Code A5	**Design Checker** P.ANWYL
Job Number 5241	**Approved** J.GOLD

For Construction

Drawing Number	Revision
EYJW-RBG-BC-00-DR-C-860101	C07

HEALTH AND SAFETY SYMBOL LEGEND

⚠ 18	DESIGN COORDINATION. DRAINAGE PASSES OVER THE TOP OF TC1 CRANE BASE.

SCALE 1:200
2 0 2 4 6 8 10m

SOFT LANDSCAPING

SECTION 278 WORKS TO BE EXTENDED UP TO THE BUILDING FACADE.

SECTION 278 WORKS UP TO BUILDING FACADE

LEGENDS:

- PT1E: GRANITE PAVING
- PT2E: CONCRETE BLOCK
- PT3E: SELF BINDING GRAVEL
- PT8E: CONCRETE PAVING
- K1E: CONCRETE UPSTAND KERB (100mm)
- K2E: CONCRETE FLUSH KERB
- K3E: CONCRETE FLUSH KERB (INTO RAIN GARDEN)
- E1E: STEEL EDGE
- OWNERSHIP BOUNDARY (TAKEN FROM EYJW-PRP-ZZ-00-DR-A-03100-PROPOSED SITE PLAN-BLOCK A B AND C DATED 01.02.24)
- BUILDING

NOTES:

1. DO NOT SCALE THIS DRAWING
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE PAVING SPECIFICATION EYJW-RBG-ZZ-XX-TS-C-840100, JERSEY WHARF HARDSCAPE GENERAL ARRANGEMENT (EYJW-RBG-ZZ-00-DR-C-840102) & PAVING DETAILS (EYJW-RBG-ZZ-XX-DR-C-840103)
3. 5% CBR HAS BEEN ASSUMED, THIS IS TO BE CHECKED ON SITE AND REPORTED BACK TO THE ENGINEER IF THE CBR IS DIFFERENT.
4. LOCATIONS BASED ON LANDSCAPE ARCHITECTS DRAWINGS:
   - EYJW-GIL-EX-00-DR-L-000103-P03
   - EYJW-GIL-EX-00-DR-L-000102-P03
5. THIS DRAWING IS BASED ON:
   - SURVEY & BOUNDARY: 9033-BA-XX-00-DR-A-(01)000-1, DATED AUGUST 20 BY BUTTRESS
   - ARCHITECTS: EYJW-PRP-BC-00-DR-A-042300_P01_1
6. SECTION 278 DESIGN IS TO BE DONE BY OTHERS.
7. FOR SOFT LANDSCAPING EXTENTS AND PLANTER EDGINGS REFER TO LANDSCAPE ARCHITECTS GENERAL ARRANGEMENT DRAWING

Rev	Revision Description	By	App	Date
C01	ISSUED FOR CONSTRUCTION	KH	JG	11.07.24
P01	FOR CONSTRUCTION	NB	JG	16.02.24

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Structural, Civil & Construction Engineering Consultant

RobertBirdGroup
Member of the Surbana Jurong Group

LONDON OFFICE
Robert Bird & Partners Limited
Level 2, Harling House
47-51 Great Suffolk Street
Southwark
London SE1 0BS, ENGLAND

Ph: +44 (0) 20 7633 2880
Email: enquiries@robertbird.com.au
Web: www.robertbird.com
UK Co. #447 2743

Client
JOHN SISK & SON LIMITED

Project
ELIZA YARD & JERSEY WHARF

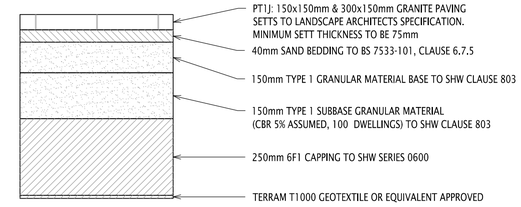
Title
ELIZA YARD HARDSCAPE GENERAL ARRANGEMENT

Date 02/24	**Drawn** N.BROWN
Scale at A1 1:200	**Designer** N.BROWN
Suitability Code A5	**Design Checker** P.ANWYL
Job Number 5241	**Approved** J.GOLD

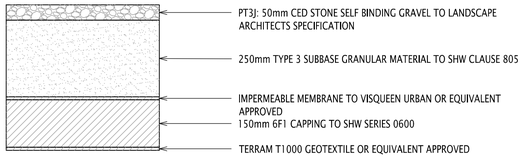
FOR CONSTRUCTION

Drawing Number	Revision
EYJW-RBG-BC-00-DR-C-840101	C01

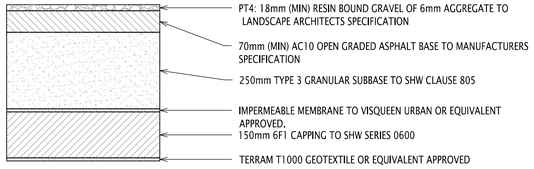
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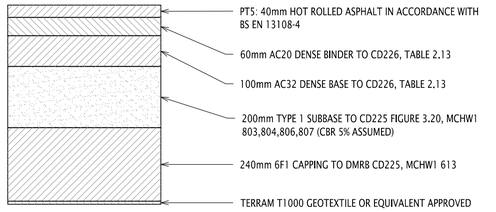
PT1J: GRANITE PAVING
LOAD CATEGORY 4, TO BS 7533-101:2021
(JERSEY WHARF)
SEE NOTE 6



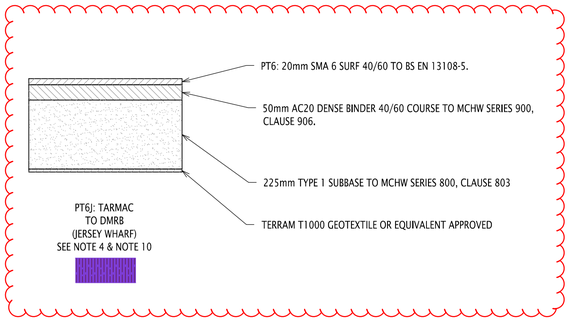
PT3J: SELF BINDING GRAVEL
LOAD CATEGORY A/DOMESTIC TO BS 7533-13 & MANUFACTURERS RECOMMENDATIONS
SYSTEM C PERMEABLE PAVING
(JERSEY WHARF)
SEE NOTE 5



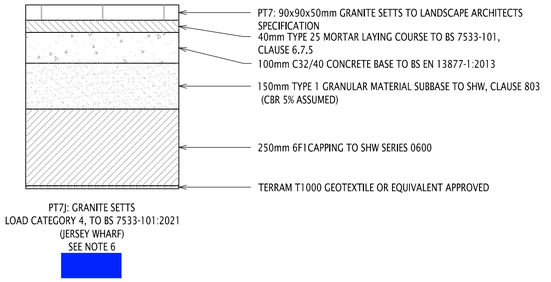
PT4J: RESIN BOUND GRAVEL
LOAD CATEGORY A/DOMESTIC TO BS 7533-13 & MANUFACTURERS RECOMMENDATIONS
SYSTEM C PERMEABLE PAVING
(JERSEY WHARF)
SEE NOTE 5



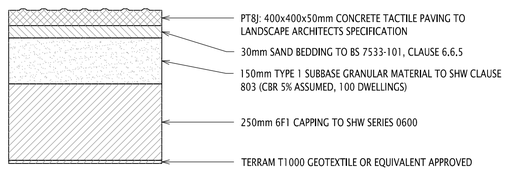
PT5J: TARMAC
SUBJECT TO VEHICULAR LOADING
TO DMRB
(JERSEY WHARF)
SEE NOTE 4



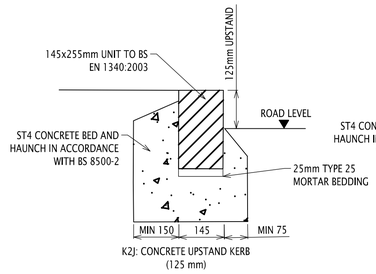
PT6J: TARMAC
TO DMRB
(JERSEY WHARF)
SEE NOTE 4 & NOTE 10



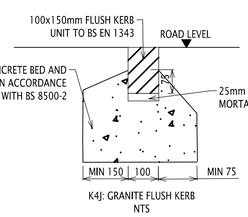
PT7J: GRANITE SETTS
LOAD CATEGORY 4, TO BS 7533-101:2021
(JERSEY WHARF)
SEE NOTE 6



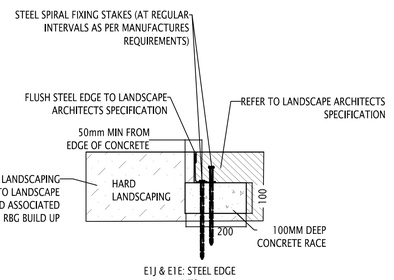
PT8J: CONCRETE TACTILE PAVING
LOAD CATEGORY 2 TO BS 7533-101:2021
(JERSEY WHARF)
SEE NOTE 7



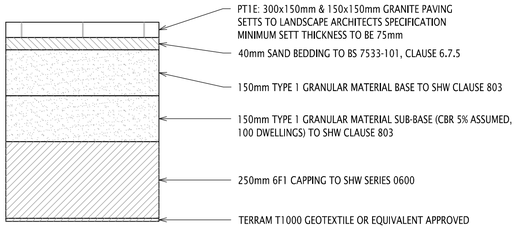
K2J: CONCRETE UPSTAND KERB
(125 mm)



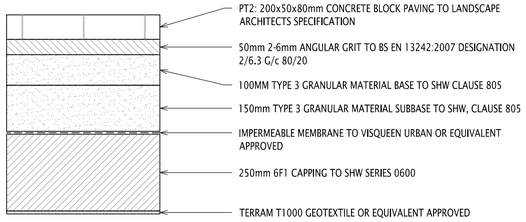
K4J: GRANITE FLUSH KERB
NTS



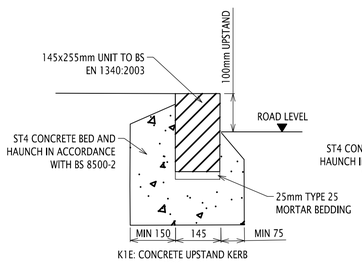
E1J & E1E: STEEL EDGE
NTS



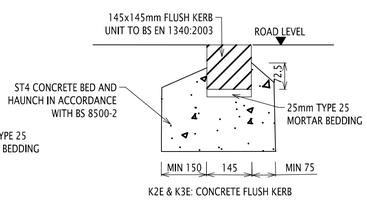
PT1E: GRANITE PAVING
LOAD CATEGORY 4, TO BS 7533-101:2021
(ELIZA YARD)
SEE NOTE 6



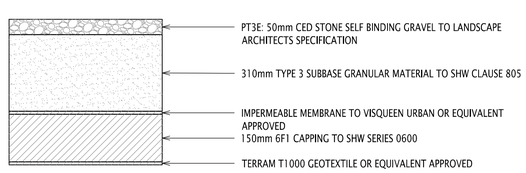
PT2E: CONCRETE BLOCK
LOADING CATEGORY A/DOMESTIC TO BS 7533-13
SYSTEM C PERMEABLE PAVING
(ELIZA YARD)
SEE NOTE 5



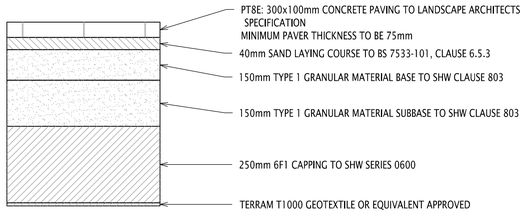
K1E: CONCRETE UPSTAND KERB
(100 mm)



K2E & K3E: CONCRETE FLUSH KERB



PT3E: SELF BINDING GRAVEL
LOAD CATEGORY A/DOMESTIC TO BS 7533-13
SYSTEM C PERMEABLE PAVING
(ELIZA YARD)
SEE NOTE 5



PT8E: CONCRETE PAVING
LOAD CATEGORY 4, TO BS 7533-101:2021
(ELIZA YARD)
SEE NOTE 6

TABLE 1
CBR DEPENDENT ON SUBBASE/CAPPING

CBR%	SUBBASE (mm)	CAPPING (mm)
2	150	600
2.5	150	450
3	150	350
4	150	300
5	150	250
10	150	180
15	150	0
30	150	0

NOTE: VALUES IN TABLE ASSUMING A CONSTRUCTION TRAFFIC OF 1000 STANDARD AXLES/100 DWELLINGS.
DEPTHS TAKEN FROM TABLE 17 IN BS 7533-101:2021.

TABLE 2
TOTAL CAPPING THICKNESS DEPENDENT ON CBR

CBR%	CAPPING (mm)
1	600
2	350
3	250
4	200
5	150*
8	150*
10	150*
15	150*

* DEPTHS TAKEN FROM TABLE 8 IN BS 7533-13
OTHER DEPTHS TAKEN FROM TABLE 10, IN BS 7533-13
NOTE: DEPTHS FOR PERMEABLE PAVING TYPE SYSTEM C ONLY.

SCALE 1:10
100 0 100 200 300 400 500mm

NOTES:
1. DO NOT SCALE THIS DRAWING
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE PAVING SPECIFICATION EYJW-RBG-ZZ-XX-TS-C-840100, PAVING GENERAL ARRANGMENTS FOR ELIZA YARD (EYJW-RBG-BC-00-DR-C-840101) & JERSEY WHARF (EYJW-RBG-ZZ-00-DR-C-840102)
3. 5% CBR HAS BEEN ASSUMED, THIS IS TO BE CHECKED ON SITE AND REPORTED BACK TO THE ENGINEER IF THE CBR IS DIFFERENT. REFER TO TABLE 1 FOR DEPTHS. FOR PERMEABLE PAVING, REFER TO TABLE 2.
4. CLASS 2 FOUNDATION & A TRAFFIC LOAD OF 1MSA (MILLION STANDARD AXLES) HAS BEEN ASSUMED FOR ASPHALT BUILDUPS.
5. FOR PERMEABLE PAVING, LOAD CATEGORY A/DOMESTIC HAS BEEN ASSUMED TO BS 7533-13, DUE TO NO VEHICULAR LOADING PREDICTED.
6. LOAD CATEGORY 4 HAS BEEN ASSUMED DUE TO MEWP LOADING.
7. THERE IS NO ASSUMED VEHICULAR LOADING, LOAD CATEGORY 2 HAS BEEN ASSUMED TO BS 7533-101.
8. ALL S278 BUILDUPS ARE TO BE DESIGNED BY OTHERS.
9. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
10. WHERE BUILDUPS DO NOT MEET A 450mm DEPTH, ALL MATERIALS TO BE NON-FROST SUSCEPTIBLE.

Rev	Revision Description	By	App	Date
C02	ISSUED FOR CONSTRUCTION	PA	CI	27.08.24
C01	ISSUED FOR CONSTRUCTION	KH	JG	09.07.24
P01	FOR INFORMATION	NB	JG	16.02.24

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DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS
REFER TO GENERAL NOTES UNLESS NOTED OTHERWISE

Structural, Civil & Construction Engineering Consultant

RobertBirdGroup
Member of the Surbana Jurong Group

LONDON OFFICE
Robert Bird & Partners Limited
Level 2, Harling House
47-51 Great Suffolk Street
Southwark
London SE1 0BS, ENGLAND
Ph: +44 (0) 20 7633 2880
Email: enquiries@robertbird.com.au
Web: www.robertbird.com
UK Co. #447 2743

Client
JOHN SISK & SON LIMITED

Project
ELIZA YARD & JERSEY WHARF
(BLOCK A,B & C)
STAGE 4

Title
PAVING DETAILS

Date 02/24	**Drawn** N.BROWN
Scale at A1 1:10	**Designer** N.BROWN
Suitability Code A5	**Design Checker** P.ANWYL
Job Number 5241	**Approved** J.GOLD

For Construction

Drawing Number	Revision
EYJW-RBG-ZZ-XX-DR-C-840103	C02

Contact Details

Level 1 Harling House, 47-51 Great Suffolk Street
Southwark SE1 0BS
United Kingdom
Phone: +44 20 7633 2880
Email: Natasha.Brown@robertbird.com





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