

Key Plan
NTS

- Notes:**
- Foundations on this site are to be designed and constructed in accordance with NHBC Chapter 4.2 (Building near trees) and Sharon Hosegood and D.F. Clark Bionomique Ltd Arboricultural Planning Statement. The soils underlying the site are of HIGH volume change potential in accordance with the findings of the MLM Phase 2 Geo-assessment and RSK site investigation report Phase 2 Geo-environmental and Geotechnical Site Investigation: Parcel C, St James Place, Whittington Way, Bishops Stortford, CM23 4AD. REF:1921564-R01 (00) Dated: October 2021
 - The foundation strategy indicated above is in accordance with proposed FFLs.
 - Foundations are to be taken to non-desiccated soils, which should be taken as the greater of:
 - The minimum depths shown on the drawing, which are derived from chapter 4.2
 - 500mm below evidence of live roots or other signs of desiccation.
 - It is essential to ensure that the foundation formation is inspected and approved by a competent person to ensure that there are no tree roots present. Alternatively material excavated from the trench bottom should be examined.
 - If there is any doubt regarding the foundation zoning, RSK should be contacted for advice.
 - This foundation zoning plan is to be read in conjunction with recommendations made within RSK site investigation report (pending).
 - This foundation zoning plan has been produced based on the types and locations of trees shown within Arboricultural Survey, and does not allow for trees/hedges not shown within this assessment, including areas of proposed planting.
 - Depths due to tree's are based on the mature tree heights noted in NHBC Chapter 4.2.
 - If any of the assumptions above are found to be incorrect then the recommendations will need to be revised to suit.
 - Heave precautions will be required for all piled plots within 1.0m tree influence area and for trench fill plots within 1.5m tree influence area.
 - U.N.O steps to the underside of foundations are to comply with limits below. When the difference in formation level is:
 - Less than 450mm, provide step at mid span
 - More than 450mm but less than 900mm, provide steps at 1/3 length
 - More than 900mm and less than 1350mm, provide steps at 1/4 length
 - Internal foundation depths are to be at the same depths as the externally connecting foundations. Where varying depths are shown on one side of the block, the foundation may be stepped in increments not greater than 450mm vertically and not less than 1000mm horizontally.
 - The bearing pressure taken from the site investigation report is 90kN/m².
 - All footings must be founded on consistent material. Where soft spots are encountered, the excavation must be deepened until a satisfactory founding material is reached. Localised soft spots are to be removed and replaced by a suitable fill material and adequately compacted to the satisfaction of the Supervising Officer.
 - Species of proposed trees should be selected such that they do not affect foundation depths when mature.

CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

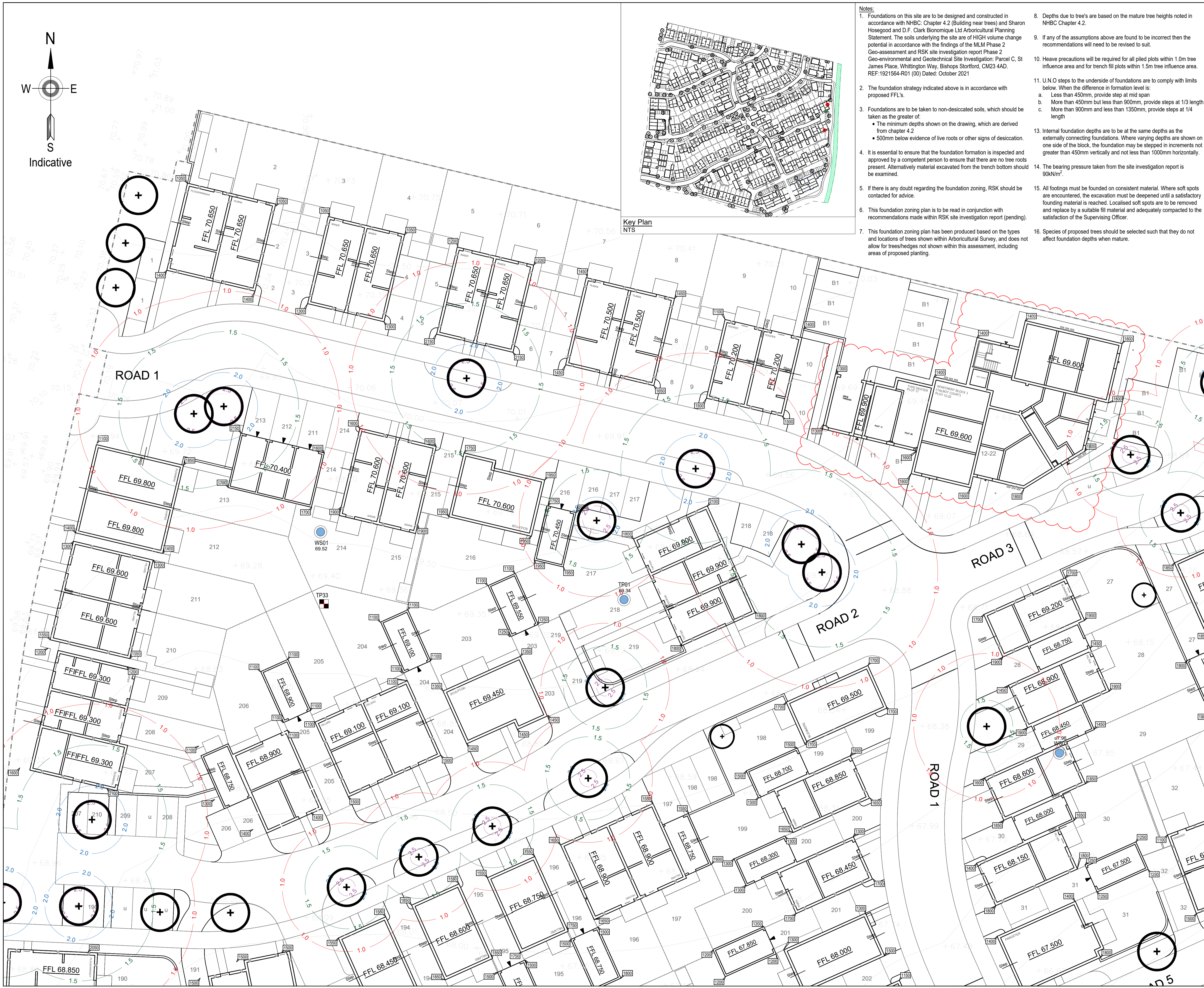
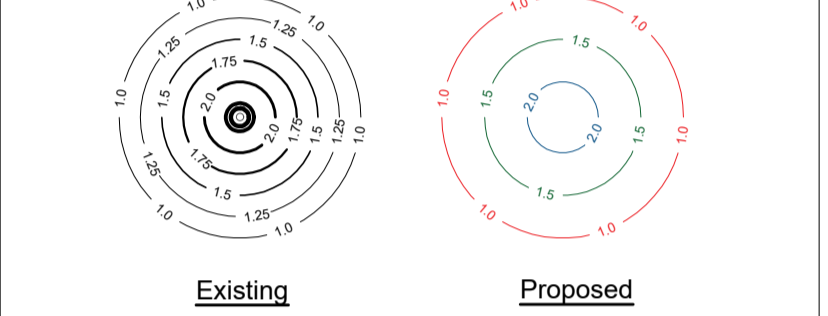
Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing. Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

Foundation Depths Legend

- Proposed depth of footing below FFL (in millimeters).
- Indicative foundation depth step location
- Proposed finished floor level.
- Trench Fill Foundation
- Piled Foundation units.
- Area where heave precautions required. Refer to drawing 134141-RSK-ZZ-DR-S-1300 & 1301 for details
- MLM Borehole and trial pit Locations
- RSK Borehole and trial pit Locations

Tree Influence Legend



Rev	Date	Amendment	Drawn	Chkd	Appd
C1	28.03.22	Issued for CONSTRUCTION	SAY	PKE	VV
T5	08.03.22	Foundation depths for Flat Block 1 Included	SAY	PKE	VV
T4	10.02.22	FFLs and foundation depths amended. Issued for TENDER	KM	PKE	VV
T3	04.02.22	FFLs and foundation depths amended. Issued for TENDER	KM	PKE	VV
T2	19.10.21	Issued for TENDER	SN	PKE	VV
T1	01.10.21	Issued for TENDER	SAY	PKE	VV
P1	24.09.21	Issued for INFORMATION	SN	PKE	VV

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Client
**WHITTINGTON WAY,
BISHOPS STORTFORD
PARCEL C**

Status
CONSTRUCTION

Drawing Title
**FOUNDATION
ZONING PLAN
Sheet 1**

Drawn	Date	Checked	Date	Approved	Date
SN	09.21	PKE	09.21	VV	09.21

Scale
1:200

Orig Size
A1

Dimensions
m/mm

Project No.
134141

File Name

Drawing No.
134141 RSK ZZ ZZ DR S 0001 C1

Rev.
C1

