



REFER TO DRAWING LN41-RJL-00-FN-DR-S-0101 FOR FILE NOTES

Minimum Foundation Thicknesses	
Minimum Width	Minimum Thickness
<900mm	500mm
1050mm	550mm
1200mm	600mm
1350mm	650mm
1500mm	700mm
1650mm	825mm
1800mm	900mm

Load Description	Value
<b>DEAD LOADS</b>	
Self Weight	By Specialist
Finishes	1.80 kN/m <sup>2</sup>
Services	0.30 kN/m <sup>2</sup>
<b>LIVE LOADS</b>	
Typical	1.50 kN/m <sup>2</sup>
Partitions	0.50 kN/m <sup>2</sup>
Common Areas	3.00 kN/m <sup>2</sup>
Bike Store	3.00 kN/m <sup>2</sup>
Bin Store	3.00 kN/m <sup>2</sup>
Plant Room	7.50 kN/m <sup>2</sup>
<b>PRIVATE STAIR LOADING</b>	
Live Load	1.50 kN/m <sup>2</sup>
Add. Dead Load	0.50 kN/m <sup>2</sup>
<b>BLOCK WALLS</b>	
140 Thick	2.50 kN/m <sup>2</sup>
215 Thick	4.00 kN/m <sup>2</sup>
Brick Block Cavity Wall	3.85 kN/m <sup>2</sup>
Brick Metsec Cavity Wall	3.30 kN/m <sup>2</sup>

**SAFETY HEALTH & ENVIRONMENTAL INFORMATION**

**THIS IS TO BE READ IN CONJUNCTION WITH RISK REGISTER DOCUMENT**  
It is a requirement that only experienced and competent contractors carry out the described, using a recognised safe method of working. The following are specific significant residual risks identified by the designer and are additional to those hazard/risks normally associated with this type of work.

- CONSTRUCTION:**
- ⚠ Differential Settlement - Foundations must extend 150mm into Bearing Material
  - ⚠ Deep Excavations - Possible collapse of ground
  - ⚠ Flooding risk - River Bourne 360m west of site
  - ⚠ Contaminated ground potential

**NO SETTING OUT INFORMATION IS SHOWN ON THIS DRAWING. FOUNDATION LOCATIONS ARE BASED ON ARCHITECTURAL HOUSETYPE LAYOUTS AT THE TIME OF DESIGN. FOR SETTING OUT OF FOUNDATIONS IN RELATION TO THE WALLS REFER TO ARCHITECTS HOUSETYPE DRAWINGS.**

Key	Description
—	Denotes minimum 900mm depth of foundation below E.G.L.
—	Denotes minimum 1200mm depth of foundation below E.G.L.
—	Denotes minimum 1500mm depth of foundation below E.G.L.
—	Denotes minimum 1800mm depth of foundation below E.G.L.
—	Denotes minimum 2100mm depth of foundation below E.G.L.
—	Denotes minimum 2300mm depth of foundation below E.G.L.
—	Denotes minimum 2500mm depth of foundation below E.G.L.

The above shaded areas denote minimum depth of Excavation below Existing/Original or Proposed Ground Level, whichever gives the greatest depth. This table is to be read in conjunction with Trenchfill foundation on clay sites notes and Trenchfill Foundation Depth Guide on drawing 5001.

Key	Description
150 B&B	Indicates span of Beam and Block/PCC Floor.
—	Denotes Masonry Sub-Structure. Refer to Architects drawings for details. <b>Substructure Block strengths</b> to be min <b>7.3N/mm<sup>2</sup></b> or to match Ground Floor to First Floor strengths if higher. <b>Mortar</b> below DPC to be <b>M6</b> and sulphate resisting for design chem class > DS2
Ⓢ	Denotes Step in underside of Foundation.
Ⓣ	Denotes Step in top of Foundation.
900dp	Denotes minimum depth of foundation below E.G.L. U.N.O., Foundation depth to be a minimum of 900mm.
*	External wall to be fully tied to internal wall at 225mm centres.
—	Allow 3kN/m on the beam and block floor for Bracing Walls.
SW	Denotes location of Screen wall. Refer to drawing LN41-RJL-00-FN-DR-S-5001 for details.
+47.000	Existing Ground Level
PC1	Denotes Pilecap reference.
---	Denotes Heaveguard to inner face of external beams, see sections for detail and thickness.
⊘	Hatch indicates Cellcore is required to this beam and/or Pile Cap. Refer to drawing number LN41-RJL-00-FN-DR-S-4002 for details.
PO1	Denotes Pile number
TB	All Tie Beams to be 300 x 300dp U.N.O.
—	Denotes soft joint between screen wall and house footings. Refer to drawing LN41-RJL-00-FN-DR-S-5001 for details.

**TRENCHFILL FOUNDATIONS ON CLAY SITES**

- A Soils Investigation Report has been carried out on **27th OCT. 2022** by **LEAP ENVIRONMENTAL LTD.** Additional investigations carried out on **29th APRIL 2025** by **Sevenoaks Environmental Services.**
- Foundation depths shown on the drawings should be a minimum of **900** mm below existing or proposed ground level whichever gives the greatest depth and should penetrate all soft spots, made up or disturbed ground by a minimum of 150mm into undisturbed **RIVER TERRACE DEPOSITS WITH UNDERLYING WEALD CLAY** at depth with an allowable bearing pressure of **85 kN/m<sup>2</sup>**. A suitably qualified Engineer and/or Building Control/warranty provider/inspector should be consulted to ensure that the correct bearing strata is achieved prior to casting foundation. Should the additional depth of foundation required to penetrate the founding strata exceed 500mm, the Engineer should be consulted before proceeding.
- Foundation depths are based on the greater of:  
Depth to suit trees to remain as shown on the drawings.  
Depth to suit trees to be removed as shown on the drawings.  
Depths shown are to be measured from existing or final ground levels, whichever gives the lowest level, unless otherwise shown on the drawings.
- Foundation depths shall be increased to penetrate a minimum of 500mm below any root activity. Depths determined by this requirement shall not be less than those shown on the drawings.
- To ensure compliance by the Contractor with note 4, an appropriately qualified Engineer shall be employed to inspect excavated soil during the final 500mm of any excavation. This Engineer should break open clumps of soil excavated to examine the soil for roots. If in doubt, the design Engineer should be consulted before proceeding further with construction of the foundations.
- All foundations shall be constructed with a vertical face without the presence of any over break or concrete overspill. The Engineer is to be informed if such criteria are not met to agree appropriate remedial action.
- Foundation depths shown apply only to the location of buildings accounting for the presence of trees & shrubs shown on the drawings. Report to the Engineer if site conditions or details of trees / shrubs vary from information shown.
- All foundation depths have been derived in accordance with all existing trees indicated on the Arboricultural Report. All proposed planting and for all future planting on the site, the Client/Employer shall ensure that new tree or shrub planting is in compliance with the following requirements for **MEDIUM** volume change potential soils:  
**Water demand of tree (See NHBC Standards, Ch 4.2: Table 3)**      **No Tree or shrub planting zone for minimum foundation depth**  
High      1.25 x mature height (m)  
Moderate      0.75 x mature height (m)  
Low      0.50 x mature height (m)  
**Soil volume change (See note 8)**      **No Shrub Zone (m)**  
High      3.0 m  
Medium      2.5 m  
Low      2.0 m
- Foundations to each plot, or group of units shall bear onto consistent ground conditions throughout.
- Where foundations bear into non-shrinkable soils (such as sands and gravels) which are underlain by shrinkable clay, foundation depths may be varied to suit site conditions subject to the receipt of prior written approval of the Engineer and Local Authority.
- Where non-shrinkable soils (such as sands and gravels) underlie shrinkable clays, foundation depths may be varied to suit site conditions subject to the receipt of prior written approval of the Engineer and Local Authority.
- Sleeves / lintels etc. to allow drains and services to pass through foundations and substructure walls shall allow for the following potential ground heave:  
Volume change potential (See note 3)      Potential Ground Heave  
High      150 mm  
Medium      100 mm  
Low      50mm
- The Contractor is to ensure, so far as reasonably practical, that the client has obtained all necessary Building Regulations and/or similar approval before he commences work on site.
- The Contractor is responsible and liable for ensuring the stability of the works and services at all stages of construction. Unless shown on the project drawings, we have no knowledge of existing underground services or obstructions.
- Heaveguard should be provided to the inside face of perimeter Trenchfill foundations when deeper than 1500mm to a depth of 500mm above founding level when the heave potential is HIGH or MEDIUM (See note 8 above). See 4000 series drawings for details.
- Foundation concrete to be in accordance with BS EN 206-1, BS8500-1 and BS8500-2 and should be at minimum the following grades:  
Location      Designated Concrete      Design Chem Class      Consistency Class  
Trenchfill      GEN3      DS-1 AC-1      S4  
Substr. Mortar      M6

**PRECAST FLOOR CONSTRUCTION**

- All design packages used for pre-cast concrete floor units shall be B.S.1. or agreement approved. Copies of relevant documentation shall be supplied to the Engineer on request.
- The pre-cast unit manufacturer shall supply the Engineer with 2 copies of all design calculations, drawings etc. (including reinforcement drawings for R.C. elements) and shall not proceed with manufacture until comments are received from the Engineer. Allow 5 working days for comments and programme works to comply with main contractors programme.
- All structural concrete design shall comply with BS 8110 and shall allow for the unfactored loadings listed below.  
Self weight of floor units for ground floor construction to be not more than 300 kg/m<sup>2</sup>. Self weight of floor units for upper floor construction to be not less than 300 kg/m<sup>2</sup> and not more than 340 kg/m<sup>2</sup>.  
Screed and finishes load - refer to Architects drawings for floor construction (allow screed weight 2400kg/m<sup>2</sup>).  
Timber floating floor and finishes load - 1.80 kN/m<sup>2</sup>.  
Imposed loads  
Garages 2.50 kN/m<sup>2</sup>, Houses 1.50 kN/m<sup>2</sup>.  
Partitions  
UDL 0.50 kN/m<sup>2</sup>.  
Line load for non-loadbearing partitions: Timber 2.00 kN/m, Masonry 3.00 kN/m run.
- Where beam and block floor systems are used, air bricks to ventilate the under floor voids shall not be located under beam bearings.
- All concrete units to have nominal 90mm (min. 75mm) bearings on structural steelwork sections and nominal 100mm (min. 90mm) bearings on masonry except where shown otherwise on the drawings.
- Where the sides of precast units are built into walls, pin up hard between wall and underside of unit with 1:3 cement:sand mortar to ensure structural continuity.
- All concrete infill between hollow plank units and for closing up of holes around services etc., not to be less than grade C28/35 max 6mm aggregate, S3 slump to BS EN 206-1, BS 8500-1 and BS 8500-2.
- Grouting of units shall be in strict accordance with manufacturer's instructions.
- External and party walls parallel with beam span shall be restrained at top of upper floor levels with galvanised 30x5.0mm straps having a size not less than 100x1000 and at no more than 2.0m centres in housing and 1.25 centres in flats.
- PCC slabs to be designed to suit holes and notches as detailed on the drawings. Floor supplier to include for trimming around service holes, except as detailed on the drawings.
- Contractor/PCC Plank Supplier to submit erection sequence of planks prior to construction. When using Slimform, ASB, beams with web angles or with bottom plates to support PCC, steelwork should always be loaded evenly on both sides during construction.



**GENERAL NOTES**

- The drawings, design and all information contained therein are the sole copyright of Richard Jackson Ltd and reproduction in any form is forbidden unless permission is obtained in writing.
- All drawings shall be read in conjunction with all relevant Civil / Structural Engineers drawings, the project specification and Architects, Services Engineers & Landscape Architects drawings.
- For all setting out information, D.P.M., D.P.C., Finishes and waterproofing details refer to the Architects drawings and details.
- The Contractor shall verify all site and setting out dimensions before putting work in hand. Where dimensions are shown on the Engineers drawings, any discrepancies shall be reported to him.
- Dimensions must not be scaled from the Engineers drawings.
- All dimensions are in millimetres unless noted otherwise.
- Dimensions marked \* are subject to confirmation by site measurement before construction proceeds.
- All dimensions are given to structural surfaces unless noted otherwise.
- All lightning connectors to be fixed in accordance with specialist details.
- No holes, chases, cut-outs, existing or proposed services or the like may be formed in or pass through any beam, column, or load bearing wall unless written permission is obtained from the Engineer.
- Holes smaller than 225 x 225mm through slabs are not necessarily shown on the Engineers drawings.
- For size and location of all services refer to the Service Engineers and Architects drawings.
- Inspections made by the Local Authority, NHBC or other Statutory bodies, shall be arranged by the Contractor to suit his programme. Any costs arising out of failing to carry out the work to the satisfaction of the Checking Authority will be the sole responsibility of the Contractor.
- Non-structural fixings are generally not shown on the Engineers drawings and if any such details is indicated it must be confirmed by cross-reference to other specialists before construction.
- All drawing specifications are given in accordance with NBS (National Building Specification) e.g. E10/130 which refers to NBS Section E10, Clause 130.

**ALL TRENCHFILL FOUNDATIONS TO BE 450mm WIDE AND CENTRALLY LOCATED BENEATH WALLS UNO**

**ALL PILED FOUNDATIONS TO BE 450w x 450dp AND CENTRALLY LOCATED BENEATH WALLS UNO. ALL TIE BEAMS TO BE 300w x 300dp UNO**

Rev	Date	Description	Drawn	Chkd
CO2	17.11.25	PILE 315a ADDED	MP	PC
CO1	28.07.25	CONSTRUCTION ISSUE	MP	PC
T3	14.07.25	TRENCHFILL FOUNDATIONS AMENDED TO PILED FOUNDATIONS. SOFT JOINTS INDICATED WHERE NEEDED AND ADDED TO KEY. NOTES REVISED AS CLOUDED	MP	PC
T2	09.05.25	SCREEN WALL LOCATIONS ADDED. MINOR FOUNDATION LEVELS AMENDED.	AMJ	PC
T1	28.03.25	ISSUED FOR TENDER PURPOSES	AMJ	PC

**REVISIONS**  
This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.



**COURT LANE NURSERIES HADLOW, KENT**

Drawing Title  
**FOUNDATION GA SHEET 4**

Client  
**dandara**

**Richard Jackson Engineering Consultants**

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Scale	As indicated	Drawn	Date
Project Manager	L. GREENAWAY	Checked	Approved
Status	A4	Suitability Description	Security Code
Drawing Number	LN41	AUTHORISED & ACCEPTED (CONSTRUCTION)	5T4
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