

CDM SYMBOLS APPLY TO ALL PLOTS

STOP THINK!
Risk of collapse.
In relation to sides of excavations due to instability of soils / surcharge from plant too close to excavation.

STOP THINK!
Risk of falling.
In relation to open trenches, any obstructions / debris on site, including stacked / stored materials or units. Ensure guarding of any unfilled excavation is carried out as appropriate. Similarly guarding required to wells or other below ground voids if encountered.

STOP THINK!
Heavy object.
Risk assessment for manual handling to be carried out based on the total weight of materials used and if necessary the use of mechanical means for movement + placing on site, where appropriate.

Anticipated Formation:
London Clay Formation
Safe allowable bearing capacities
110kN/m²

Design Requirements:
Plastic Strata therefore NHBC Chapter 4.2 required.
Foundation depths designed to NHBC chapter 4.2 - 2019. (Medium Plasticity)
Shrinkable soils 4.2.7

No new planting taken into consideration, minimum foundation depths based on Table 4: Column B. Proposed planting to be designed to Table's 5 & 6 Column B. Shrubs to be maximum 1.8m High.

Minimum ventilated void: 250mm
Medium Plasticity - 50mm Thick Heaveguard required (Refer to site plan for locations)

Foundation Specification:

Foundation Widths:
Cavity wall foundations: 600mm wide
Single skin foundations: 450mm wide (unless noted otherwise on plan)

Minimum depth of concrete to be 300mm - refer to formation levels indicated on plan.

Concrete Grade: GEN-1
Sulphate Class: DS-1 & ACEC AC-1

FLATS Concrete Grade: GEN-3
Sulphate Class: DS-1 & ACEC AC-1

Top of Concrete levels are based on 300mm topsoil strip from EXISTING ground level prior to excavation of foundations.

Important: House type & handing of plots to be crossed check with latest Architects information prior to setting out / excavation.

For Typical Sections / Details please refer to drawing 10404-2200

For Screen Wall Sections / Details please refer to drawing 10404-2220

94

Plot Number

CHa

House Type

1

Construction Joint

1

Indicates Step in FL

1

Indicates Heaveguard

1

Indicates Span of Floor Construction

Refer to dwg *** for Screen Wall Construction & Levels

Piled Foundation

Refer to Dwg

FFL 102.825
HOM 0.825
TOC 102.000
COL 101.590

Finish Floor Level
Height of Masonry
Top of Concrete
Pile cut off level

FFL 103.725
HOM 0.825
TOC 102.900
FL 105.575

Finish Floor Level
Height of Masonry
Top of Concrete
Formation Level

Foundation Proposal
Plots 20-32, 38, 42-43 & 48-49
Scale 1:200

Drawing Key

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Notes

- This drawing is to be read in conjunction with all relevant drawing specifications and British Standards.
- Notwithstanding the foundation levels indicated on the plan, if tree roots, desiccated soil, disturbed soil, made ground, softened soil or old drainage are encountered then the depth of excavation shall be increased so as to achieve a bearing 500mm below any such encounter.
- For setting out of foundations refer to Architects drawings, do not scale from this drawing. This drawing and associated .dwg files are not to be used for dimensional information. Refer to Architects drawings for dimensions or obtain on site as appropriate UNO.
- DPC/DPM to be in accordance with Architects details.
- For underbuild, DPC and tanking locations refer to Civil Engineering information.
- The ground worker shall at all times protect the formation from degradation.
- Where adjacent excavations or changes in level exist no foundation shall be above the line of 45° spread.
- All variations are to be agreed with the Engineer prior to incorporation into the works.
- 48 hours notice is to be given to the Engineer for inspection of any works.
- SOIL CONDITIONS
Refer to site investigations by: Stansted Environmental Services
Ref: CON01-WARI-070
Dated: 15th May 2025
- External drawing information used & date BHP received:
Site Investigation: 20/06/2025
Site Plan: 31/07/2025
Topographical Survey: 20/06/2025
Private Levels: 14/08/2025
Private Drainage: Not yet received

NOTES:
This drawing and associated .dwg and or .dxf files are not to be used for dimensional information. Refer to Architects drawings for dimensions or obtain on site as appropriate UNO.

C1	Construction Issue.	CS	PC	19.11.2025
T1	Tender Issue.	CS	PC	05.09.2025
Rev.	Description	By	Chk.	Date

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Client

Dandara Homes

Project

Land at Bull Field
Takeley, Essex

Drawing Title

Foundation Proposal - Sheet 3
Plots 20-32, 38, 42-43 & 48-49

Designed by

CS

Drawn by

CS

Checked by

PC

Scale @ A1

1:200

Date

August 2025

Drawing No.

10404-2203

Revision

C1

Job Ref

10404

Status

CONSTRUCTION ISSUE

Cad file

10404-Baseplan

Contact Office

Norwich