

Foundation and drainage plan
Scale 1:50

New soakaway to be constructed a minimum of 5 metres distance from any building and 2.5m from any boundary. The size and location of the soakaway should be calculated using BRE Digest 365 and in consultation with the Building Control and/or NRA.

Note: Soakaway to be created using plastic soakaway crates and connected to the surface water downpipe/s using 100mm diametre plastic drainage pipe. All trenching and soakaway excavation is to be located outside of the RPA of any adjacent trees.

Ground floor construction to consist of prestressed concrete beam and block floor suitable for spans and loadings to be supplied and fixed to beam manufacturer's plan. Minimum 150mm ventilated sub floor void. Provide damp proofing and screed as specified below over beam and block floor.

Foundations:

Reinforced concrete ground beams on screw piled foundations compatible with BS 5837 'Trees in relation to design, demolition and construction - Recommendations' [2012] and to NHBC standards chapter 4.2 and to include anti-heave precautions as required. Beam and piled foundations to be designed by a specialist contractor and/or Structural Engineer. Refer to the Engineers associated Structural design package.

FOUNDATIONS

Extension to be supported on reinforced concrete ground beams on screw piled foundations compatible with BS 5837 'Trees in relation to design, demolition and construction - Recommendations' [2012] and to NHBC standards chapter 4.2 based on high shrinkability clay subsoil to include anti-heave precautions as required. Beam and piled foundations to be designed by a specialist contractor and/or Structural Engineer. A structural design package is to be submitted to Local Authority Building Control for approval prior to the commencement of any works.

FLOOR CONSTRUCTION

Beam and Block suspended flooring system.
Remove top soil and vegetation and apply weed killer
Minimum 150mm deep airspace below floor with plastic telescopic vents/airbricks to external walls below DPC.
Ensure that cross ventilation of the under floor to the outside is maintained between opposite external walls where the extension covers the existing airbricks of the dwelling. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area, whichever is the greater.
Sleeper walls shall be of honeycombed construction or have provision for distribution of ventilation.
PCC beams suitable for spans & loadings to be supplied and fixed to beam manufacturer's plan, layout and details (details and calculations to be sent to Building Control and approved before works commence). Minimum bearing 100mm onto DPC and load bearing walls. Provide double beams below non-load bearing partitions.
Provide dense concrete blocks (1.13W/m.k) to BS EN 771-3 (BS6073-1), wet and grout all joints with 1:4 cement/sand mix.
Slab to be covered with 1200 gauge polythene DPM/radon barrier, with 300mm laps double weltd and taped at joints and service entry points using radon gas proof tape, over beam and block floor. DPM to be lapped in with DPC in new and existing walls.
Finish with 75mm sand/cement screed with light mesh/fibre reinforcement. Where Radon and Methane Gas control measures are necessary, details to be in accordance with BRE Guidelines and NHBC approval.

Outline of access ramp to garage made up of a cellular confinement system over MOT Type 1 over a no dig surface. Top surface finish to be gravel.
Earth haunching and sleepers to be installed to provide restraint edging to the raised driveway.

Brick slip cover to ring beam.

Ground level

Screw pile design to specialist contractors specification.

Typical foundation detail section
Scale 1:20

Scale @
1:50

B.	05/08/26.	Soakaway detail added.
A.	13/07/26.	Soakaway relocated. Edging and surface treatment for cellular confinement system driveway specified.

Rev.	Date.	Description.
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All dimensions to be verified on site by the Contractor before the commencement of any works.
No work is to extend over adjoining properties without express permission.
Do not scale from drawing.
All dimension are in millimetres.
Plan to be in conjunction with the Structural Engineers associated design package and any subsequent revisions.

Proposed detached garage.

Foundation plan
Sedgwick Castle House
Broadwater Lane
Copsale
West Sussex
RH13 6QJ

Plan No: CO/636/01B
Scale: as indicated

Drawing size: A1