

THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH BUILDING REGULATIONS 2010 & ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVAL THEN THEY DO SO AT THEIR OWN RISK. CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT ON SITE. ANY ANOMALIES TO BE REPORTED. DO NOT SCALE FROM DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED.

FOR PLANNING PURPOSES ONLY

Location of underground Services - Prior to commencing excavations the site area MUST be checked for overhead and underground services. Contractor to obtain service plans from Utility providers & site to be checked over using a CAT scanner or other locating device. Once located service routes MUST be identified and clearly marked on site and on the site copies of plans. If markings are lost during the working operation the exercise MUST be repeated to ensure service routes remain clearly marked as required for the duration of the works. ALL works must accord with the HSE Guidance Document, 'HS647 Avoiding danger from underground services'.

ELECTRICITY & GAS service to and from existing buildings, care must be taken when excavation is taking place near these positions.
If the position of Electricity service cable(s) is not apparent then Contractor MUST confirm the position with service supplier, BEFORE any works commence on site.

If the position of Gas service pipe(s) is not apparent, then the contractor MUST confirm the position with service supplier, BEFORE any works commence on site.

WATER supply to be isolated prior to removal of any pipe work, supply pipe to be adequately protected from wilful / accidental damage at all times.

Normal ground conditions are assumed, if during site strip there are potential hazards encountered or the ground conditions are unusual or unexpected such as:
• The soil and / or ground type is unexpected or unusual
• Surface or water table saturation, springs / wells etc.,
• Vegetation such as evidence of former trees / shrubs,
• Structural information such as:
• Local information such as knowledge of flooding / refuse tipping / prior industrial use of the site.

Should there be unusual or unexpected conditions, then the Approved Inspector / ICF to be notified at the earliest opportunity and ALL WORKS ON SITE SHOULD STOP whilst advice is sought from Geotechnical (or other) Specialist who is to carry out a thorough and detailed investigation of the problem. WORK SHOULD ONLY RECOMMENCE ONCE A SUITABLE PROGRAMME OF WORKS HAS BEEN AGREED AND PUT INTO PLACE.

Any existing / new drainage passing under proposal to be encased in min. 100mm of granular or other flexible fill, walls running over drainage to have PCC lintels over, with 550mm (min.) clearance over pipes, which are to be mineral fibre wrapped & openings covered with rigid sheeting masking plates to inhibit the ingress of vermin.

Where pipes run thro' walls, a length of pipe to be built-in with joints no more than 150mm from face & 600mm rocker pipes to be connected to both ends.

Drain runs & depths to be set out from benchmarks previously checked & verified, discrepancies in dimensions and ground conditions requiring modification should be reported. Excavate to the depths required on site, allow for the bedding to be continuous - fill material to be granular material or concrete mix GEN 1. Hard spots should be undercut and removed, so that local stress points under pipes are avoided, soft spots should be filled with suitable well-compacted material.

Generally ALL rainwater to be directed to existing drainage systems, where this is not possible (or practical) then the use of soakaways is to be adopted, which are to be built on land lower than, or sloping away from the building & should generally be sited at least 5m from the face of any building or extension foundation, the soakaway is to be filled with suitable granular material, eg. broken bricks, crushed rock or gravel, with particle size 10mm to 150mm. PVC sheet should be laid over the fill to prevent soil being washed into the soakaway. Alternatively, perforated PCC rings or segments may be laid dry and surrounded with granular material.

Soakaways MUST be sited:
• so that they will not saturate the foundations of any structure
• with the base of the soakaway above the water table
• far enough away from other Soakaways in order that there is no risk of contamination from other pollutants.

Foundation excavation depths to be determined on site according to ground conditions, excavations that require on-site modification i.e. deep strip & trenchfill foundations - MUST be reported to the AJ, PRIOR to works continuing, for their approval.

Soft spots in excavations should be deepened locally to a sound bottom or alternatively the foundation concrete should be reinforced. If roots are visible on the sides or bottoms of trenches (especially in clay soils), excavations may need to be taken deeper, or special precautions taken which is to be determined by a Geotechnical or Structural Engineer.

Foundation trenches to be kept free of water, if any part of a trench bottom is affected by rainwater, ground water or drying, it should be re-bottomed. Existing services, such as cables, water pipes or gas mains may need to be supported & protected, redundant drains should be cut open and filled (or removed), existing drains should be diverted or adequately protected, services should not be rigidly encased in foundations.

• Strip foundations - Services should not pass through strip foundations but through the masonry above, PCC lintels should be provided in the masonry.

• Trench-fill foundations - where services pass through trench fill foundations, they should not affect the ability of the foundations to carry loads, services should be either sleeved or passed through a suitably strengthened opening, to ensure that differential movement can be accommodated & will not damage services. It is particularly important to check that the finished foundation level is correct and horizontal as it will be difficult to adjust for discrepancies in the number of courses to 400 level.

Concreting should be carried out and as far as possible in one operation, taking account of weather conditions and available daylight & should be placed as soon as possible after excavation has been checked.

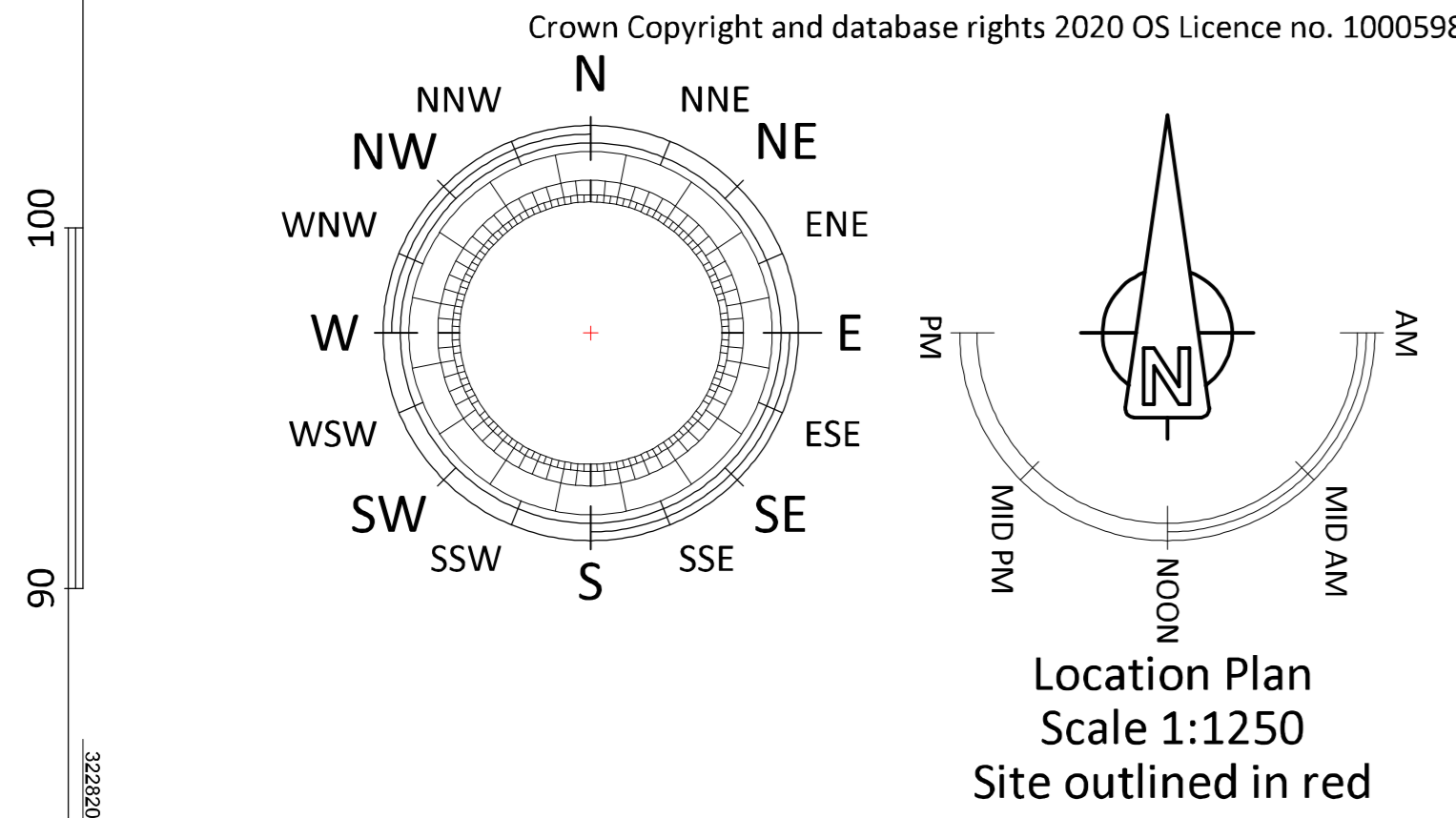
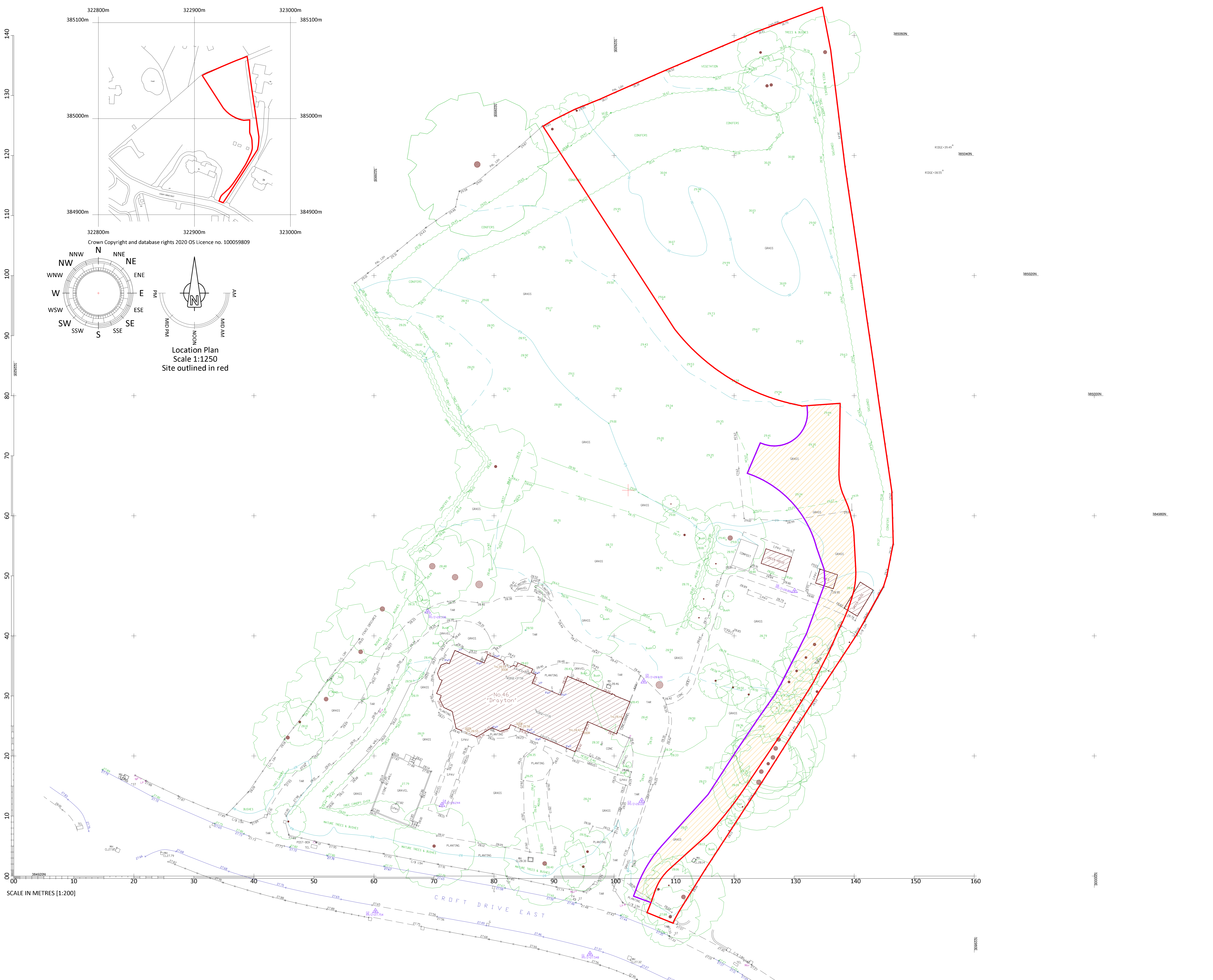
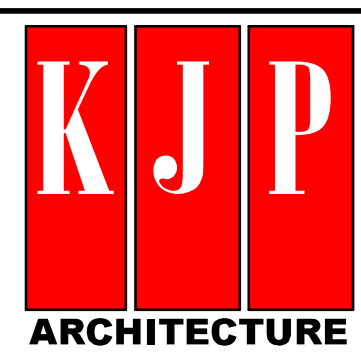
Foundation concrete thickness should be:
• 150mm to 500mm deep - for strip foundation
• not less than 500mm deep - for trench fill foundations.

Trench fill foundations in excess of 2.5m depth, MUST be designed by a Structural Engineer.

Native CAD Format - AllyCAD
Resolution - 300dpi
Colour Format - 256 colours
Plotting Software - Adobe Acrobat
Printed & Verified - Yes
Satisfied with Accuracy - Yes

DATE: 18th of December 2020
PROJECT: New Dwelling
FOR: Mr. & Mrs. Whearty
AT: Land adj. to 46 Croft Drive East, Cady, Wirral CH48 11S
DRAWING: 001-Existing Survey and Site Plan
PROJECT: No. Whearty7
SCALE: 1:200 @ paper size - A0 [other scales as noted]
EXISTINGS - J | PLANNING: G | BUILDING REG'S: C |

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Location Plan
Scale 1:1250
Site outlined in red

SCALE IN METRES [1:200]

