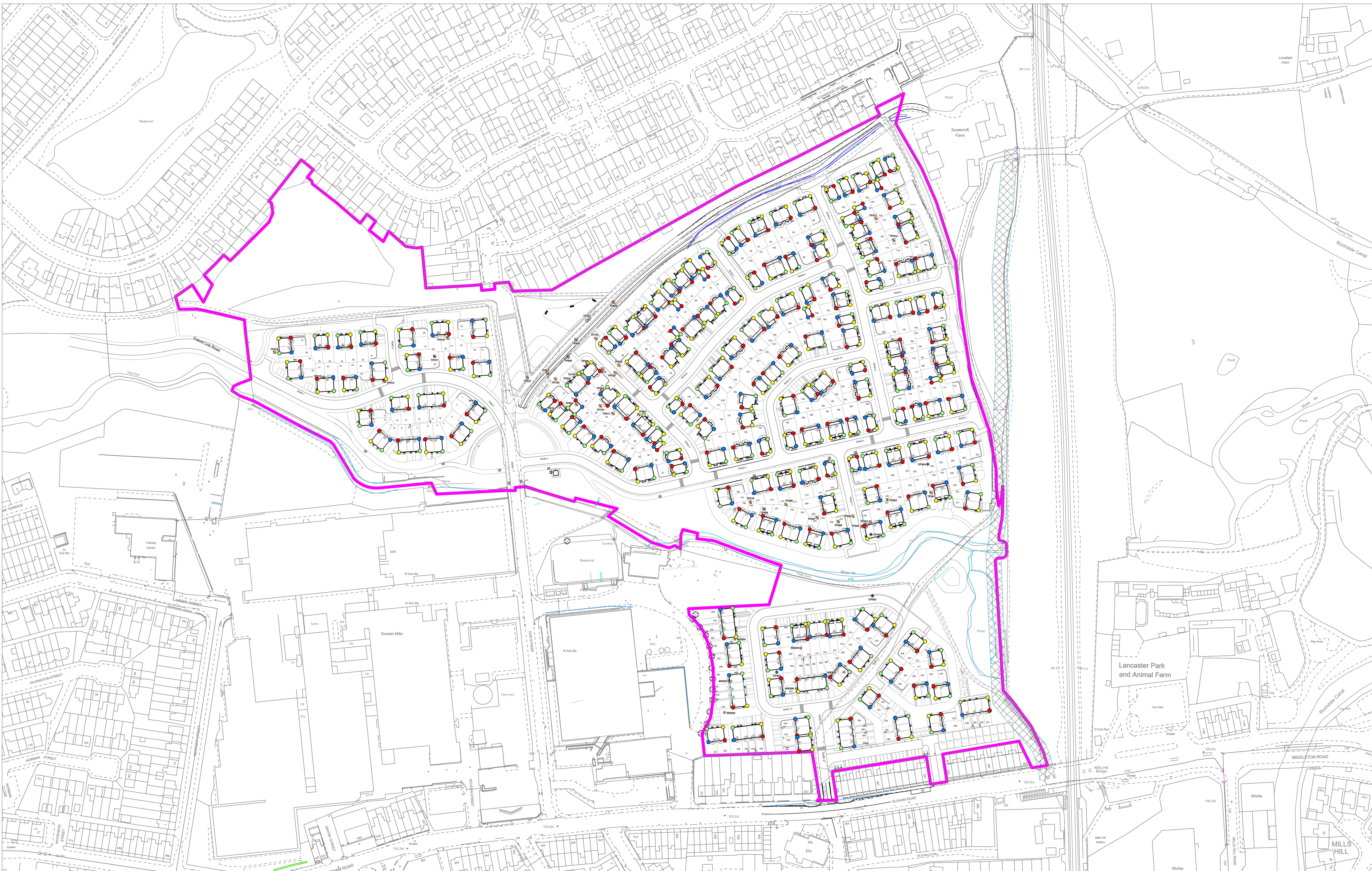


10) CORNER ID PLAN
(Scale 1:1000)

KEY TO CORNERS

- Yellow dot: Front left corner
- Red dot: Rear left corner
- Blue dot: Rear right corner
- Green dot: Front right corner

0 5 10 20 30 40 50 60 70 80 90 100
SCALE BAR (m)

GENERAL NOTES

- This drawing is to be read in conjunction with the following:-
 - GroundSure Environmental/Geological/Historical Ordnance Survey Maps, Don Street, Middleton, North Manchester ref. CMAPS-AAB-205545-13877-050213EDR/GEO/HIS, dated 05 February 2013.
 - British Geological Survey, 1:10,560 Geological Map Sheet Lancashire 96NE.
 - REFA Consulting Engineers, Proposed Industrial Development, Rex Mill, Don Street, Middleton, Manchester, report ref. 05122, dated September 2006.
 - Survey Systems Ltd. Topographical Survey, Don Street, Middleton, drawing ref. SSL-13989A/250-1-8-8, dated March 2012.
 - Obtained from records held by Vitafoam, unreferenced.
 - Coopers Site Investigation Report, reference 5639ai.
 - British Geological Survey, onshore borehole records.
 - Kellen Homes, Site Planning Layout, Don Street, Middleton, ref. KH/SP/SL01, rev. AQ, dated 26 May 2022.
 - Urban Green, Land off Don Street, Arboricultural Impact Assessment, ref. U/G956, dated May 2021.
 - RSK, External works, Don Street, Middleton, ref. 862333/40-22-01, rev. P6, dated 31 May 2022.
 - E3P, Phase 1 & 2 Environmental Site Assessment, Land off Don Street, Middleton, ref. 14-554-R1-1, dated May 2021.
 - E3P, Supplementary Site Assessment Letter Don Street, Middleton, ref. 14-554-L1-2, dated 8 June 2022.
 - Email from Kellen Homes Limited dated 16 February 2022 containing E3P trial pit logs and location plan.

- The foundation types indicated are based upon the facts established from observations and field tests during the trial pit investigations. It should be recognised that natural strata may vary considerably from point to point and the groundwater regime may be influenced by seasonal or other factors. The foundation types indicated are therefore for GUIDANCE PURPOSES ONLY and should be constantly reviewed in the light of the actual conditions exposed on site during the construction work.
- The tree contours show the minimum depth required for foundations below ground level in clay soils within influencing distance of trees/hedgerow - i.e. trees to be retained and trees to be removed. The 'ground level' shall be determined in accordance with the NHBC Standards Chapter 4.2 'Building Near Trees'.
- Trees or hedgerows which are to be planted must be considered. No allowance has been made for them on this drawing as it is assumed that any proposed trees and/or hedgerows will be sited to avoid affecting any proposed dwelling foundation.
- The shrinkability of the cohesive soil strata on this site has been determined as LOW in accordance with NHBC Standards Chapter 4.2.
- Where necessary foundations should be stepped in accordance with current NHBC recommendations.

BASIS OF ASSESSMENT AND GUIDANCE ON FOUNDATION CONSTRUCTION:

General
The foundations are based upon inferring ground conditions from exploratory holes by third parties. In areas where variable ground conditions occur the precise locations of the exploratory holes would be required to allow accurate assessments of the ground conditions for plot specific assessments. No information has been provided to indicate the location of the exploratory holes have been surveyed.
The foundation types have been proposed based upon the developer's commercial preferences for foundation types with depths. It is acknowledged that trench stability can influence the suitability of foundation construction and we would advocate trial excavations with the developer and contractors to appraise the influence, limitations and changes/measures that can be adopted.

Investigation Areas
Specific features from the historical Ordnance Survey maps have been accurately overlaid to disclose potential abnormal ground conditions. Specific targeting and delineation of these features are required to enable an accurate assessment.
The remarks section of the foundation schedule details plot specific features likely to be encountered and may include recommendations for further investigation prior to construction.
Where the ground conditions differ from those indicated in this drawing we would advocate the developer contacts Coopers to confirm or recommend procedures for reappraisals prior to casting the foundations, and may require further ground investigation.

External Works
The foundation schedule includes specific designs to account for the proposed slab levels and underbuild.
Where retaining walls are proposed in close proximity to plots, the foundations may need to be constructed at the same time as the pile/grade foundations, and specific discussions with Coopers structural engineers are recommended should potential conflicts be considered.
The assessments make no account of proposed utilities excavations and should deep excavations be proposed the formation depths should be appraised to determine if these need to be set a lower level.
This site will require cutting and filling to achieve the necessary development platform. In areas where plots have significant underbuild brickwork and/or adjacent retaining walls, the relationship between plot foundation and retaining wall will need to be considered by a structural engineer. Where necessary the foundation option presented here may need to be amended or adapted. The final regrade levels of the earthworks contract will also need to be considered in these areas.

Tree Influence and Formation Depths
The tree survey (as referenced in General Note 1) was current at the time of the original revision of this drawing. The developer should be aware that trees which are <1 mature height may be subject to substantial changes in growth over time and therefore reappraisals of tree heights and foundation depths at the time of construction/filling may be required.
This site is comprised of granular madeground over sand strata over the majority of the site. Therefore trees do not influence foundation depths, the tree contour depths have been included on the plan for information only.

NOTE: This site will be extensively regraded. The final cut and fill levels have not been produced. Therefore for preliminary assessment it has been assumed that these levels will be sat at 0.45m below FFL. All foundation assessments on the accompanying table are relevant to this datum reference level. This note excludes working platform levels for piling or vibro replacement techniques which will be set relevant to ground beam and vibro footing designs.

REVISION BOX				
Rev.	Date	Revision	By	Appd.
B	05.08.22	Plots 246 - 249 & 252 - 255 FFL and external works updated.	OS	PRS
A	07.07.22	Planning layout updated, additional E3P exploratory holes added to plan. Foundation table updated accordingly.	OS/AH	PRS

coopers
chartered consulting engineers
Tel: 01244 684910
Email: admin@coopers.co.uk
Web: http://coopers.co.uk
Park House
Sandpiper Court
Chester Business Park
Chester
CH4 9QU

Client

Project
Don Street,
Middleton.Title
FOUNDATION PLAN
SHEET 3 OF 4

DRAWING NUMBER		SCALE at AD		REVISION	
5639 / Fd / 03		1:1000			
DATE	03.03.22	DRAWN	AH / OS	CHECKED	PRS
				REVISION	B

FOR TENDER
PURPOSES ONLYTHIS DRAWING SHOULD ONLY
BE PRINTED IN COLOUR

CDM HIGH RISK ASSESSMENT
FOR ALL RISKS REFER TO KELLEN HOMES
DESIGN RISK ASSESSMENT PACKAGE