



WARNING! – CONCRETE PADS OMITTED

All Concrete Pads, Including The 750mm And 1000m Pads Under Columns, Have Been Omitted From This Drawing. These Will Be Shown On A Separate Structural Drawing Once The Final Design Is Confirmed With The Client And Clarification Is Received From The Structural Engineer.

FT00	Ground Conditions Chart Data Study
1.1. Study Location	NG2 6PW (Site postcode reference).
1.2. Reported Soil Zones	DEFRA classifies the site as being within Soilscape Zone 06 .
1.3. Zone 06	Freely draining slightly acid loamy soils
1.6. Data Limitations	This is an Armchair Study based on publicly available DEFRA Soilscape charts. The data is used to approximate the expected soil type, aiding in cross-sectional drawings and preliminary design considerations. However, Local Variability Is Always Possible , and these results should be treated as indicative only.
1.7. Liability Statement	Noble Architecture does not guarantee DEFRA's data accuracy. Subsurface conditions cannot be confirmed without a formal geotechnical investigation, which remains the responsibility of the Contractor or Client.

BK10	Brickwork – Below DPC Level
1.1. Material	Use Engineering Bricks below the DPC Level.
1.2. Finish Type 1	Use Red Smooth Faced Bricks for the splash course to ensure aesthetic consistency.
1.3. Finish Type 2	Bricks below the splash course should match the Red colouring of the host building.
1.4. Dimensions	<i>Brick Length (L) - 215 mm Brick Height (H) - 65 mm Brick Width (W) - 102.5 mm</i>
1.5. Grade	Minimum Class B engineering brick for use in below-ground conditions.
1.6. Resistance	Maximum water absorption rate $\leq 7\%$ by weight to minimise moisture ingress.
1.7. Strength	Brick 75 N/mm² compressive strength Approx. 50 to 60 N/mm² when bonded with mortar.
1.8. Critical Note	Ensure a minimum composite compressive strength of 50 N/mm² for the combine brick-mortar assembly.
1.9. Rationale	Engineering bricks are used below DPC for their low moisture absorption, minimising freeze-thaw spalling. Their high strength and water resistance ensure suitable durability below the DPC line or in ground-contact conditions.
1.10. Consideration	If the site falls within a known radon gas area, integrate a radon protection barrier membrane into the DPC to meet BS 8485:2015 standards for ground gas protection.
1.11. Standards	Comply with BS 8102:2009 for waterproofing below ground. Comply with BS EN ISO 10211 for thermal bridging. Comply with BS 8485:2015 for radon and gas protection.

BK20	Mortar – Below DPC Level
2.1. Material	1:4 Mix (Cement: Sand) / M6 Grade Mortar, providing a durable, frost-resistant mix suitable for below-ground applications.
2.2. Important	Add frost-resistant additives to the mix when working in cold or unpredictable weather conditions to prevent damage.
2.3. Important	Use sulphate-resistant cement or additives if ground conditions are sulphate rich to prevent deterioration of the mortar.
2.4. Standards	Comply with BS 8215:1991 for below ground damp-proof courses. Comply with BS EN 771-1 for mortar properties.
2.5. Installation	Brickwork should not be undertaken during periods of harsh prolonged frost or heavy rain to avoid compromising the mortar strength.

WARNING! – FOUNDATION SETTING OUT ONLY

This Drawing Is For Foundation Setting Out Only And Must Not Be Used To Infer Any Other Works. Several Placeholders And Inaccuracies Remain In The Broader Plan, Which Require Correction. A Full Design Review Is Still To Be Conducted, And Further Annotations And Notes Will Be Added To The Final Scope Drawing. Do Not Proceed With Any Elements Beyond The Foundations Until Updated Drawings Are Provided.

FT10	Trench Fill Foundation
1. Excavation Depth	
1.1. Standard Depth <i>Good Soil Conditions</i>	If soil conditions are Good (e.g., Sandy Loam, Firm Subsoil, Good Drainage), excavate to a Minimum 600mm to 750mm below virgin ground level, subject to final on-site verification.
1.2. Standard Depth <i>Poor Soil Conditions</i>	If soil conditions are Poor (e.g., Heavy Clay, Made Ground, High Water Table), excavate to a Minimum 1000mm below virgin ground level, adjusted as required for soil shrinkage, expansion, or heave risks.
1.3. Approval	Final trench depth must be agreed on-site with the Building Control Officer .
2. Excavation Width	
2.1. Exterior Cavity Walls	Minimum 600mm trench width.
2.2. Single-Skin Walls	Minimum 450mm trench width.
3. Foundation Concrete	
3.1. Depth (Thickness)	500mm Minimum Concrete Depth - (<i>Adjusted to Suit Trench Depth + Tolerance</i>).
3.2. Width	Concrete strip to fill the full width of the trenches excavated.
3.3. Grade / Strength	C20 / GEN3 , achieving 20 N/mm² compressive strength at 28 days.
3.4. Tolerance	To ensure suitable Tolerance, pour the foundation concrete to a level that allows for at least One Brick Course to be laid before continuing above ground. This buffer helps correct minor discrepancies in ground or concrete strip levels below ground avoiding Brick Coursing issues.
3.5. Important	Consult Engineers Design; key areas may require additional strength.
3.6. Precautions	Protect concrete from freezing or rapid drying; use thermal blankets or polythene if site temps drop below 5°C.

4. Ground Conditions	
4.1. Trial Hole Verification	Noble Architecture strongly advises that you excavate a trial hole to confirm subsoil type before the on-site start date for the build and the full excavation work begins. See ST01 for more information related to expected soil conditions.
4.2. Important	If adverse soil conditions are discovered on site and there is an extreme variation between the expected ground conditions and the actual site conditions, such as extremely high water table or heavy clay or Sulphate-rich soils, The Contractor must liaise directly with Building Control to confirm any adjustments if adverse or severe conditions discovered on site.
4.3. Clay Presence	If Heavy Clay is encountered, a deeper excavation or compressible Claymaster (75mm) may be required.
4.4. Rationale	Claymaster protects against Soil Heave , a common issue in areas with Heavy Clay-based Soils . The high elasticity of such soils can cause structural problems, including wall cracks and foundation movement, especially during periods of rapid moisture fluctuations.
4.5. Organic Material	Consult Building Control if significant roots, peat, or made ground are discovered. Adjust foundation depth or reinforce as needed.
5. Below Ground Masonry	
5.1. Cross Reference	See BK10 & BK20 for full specification of below-ground brickwork and mortar.
5.2. Alternative Methods	Below-ground; Dense Concrete Blocks (7 N/mm ²)** or Proprietary Load-Bearing Suited Aircrete Trench Blocks may be used as an alternative to BK10 - (<i>Brickwork Option Proposed by Noble Architecture</i>), subject to Contractor preference.

6. Services / Penetrations	
6.1. Important	Any / all pipework & services passing through foundation are to be sleeved, sealed, and properly detailed to maintain structural and damp integrity.
6.2. Pipework Installation	All drainage pipes passing through the foundation should have the appropriate bends and be laid with adequate fall, and supported to prevent settlement that could lead to blockages.
6.3. Positioning	Where possible, service penetrations should be located away from corners and areas of high structural load concentration.
7. Standards Compliance	
7.1. Foundations	BS 8004:2015 – Code of Practice for Foundations.
7.2. Ground Investigations	BS 5930:2015 – Code of Practice for Ground Investigations.
7.3. Masonry	BS 5628 (where relevant) & BS EN 998-2 for mortar.
7.4. Penetrations	BS 8102:2009 for waterproofing.

MB10	Damp Proof Course - (DPC)
1. Material	Continuous Polythene Roll
2. Denotation	Damp Proof Course is denoted using this line style
3. Important	Ensure overlapping sections of DPC are a minimum of 150mm
6. Important	The Damp Proof Course must be installed at a minimum height of 150mm above the adjacent finished ground / terrace level height.
5. Note	Ensure the DPC is properly bedded into the mortar joints and extends across the full width of each wall leaf.
4. Note	Ensure the DPC is linked with the DPM and laps Under the damp proof membrane, providing a continuous moisture barrier.
7. Accreditations	CE marked & BBA certified
8. Standards	BS 8215:1991 Installation of damp-proof courses