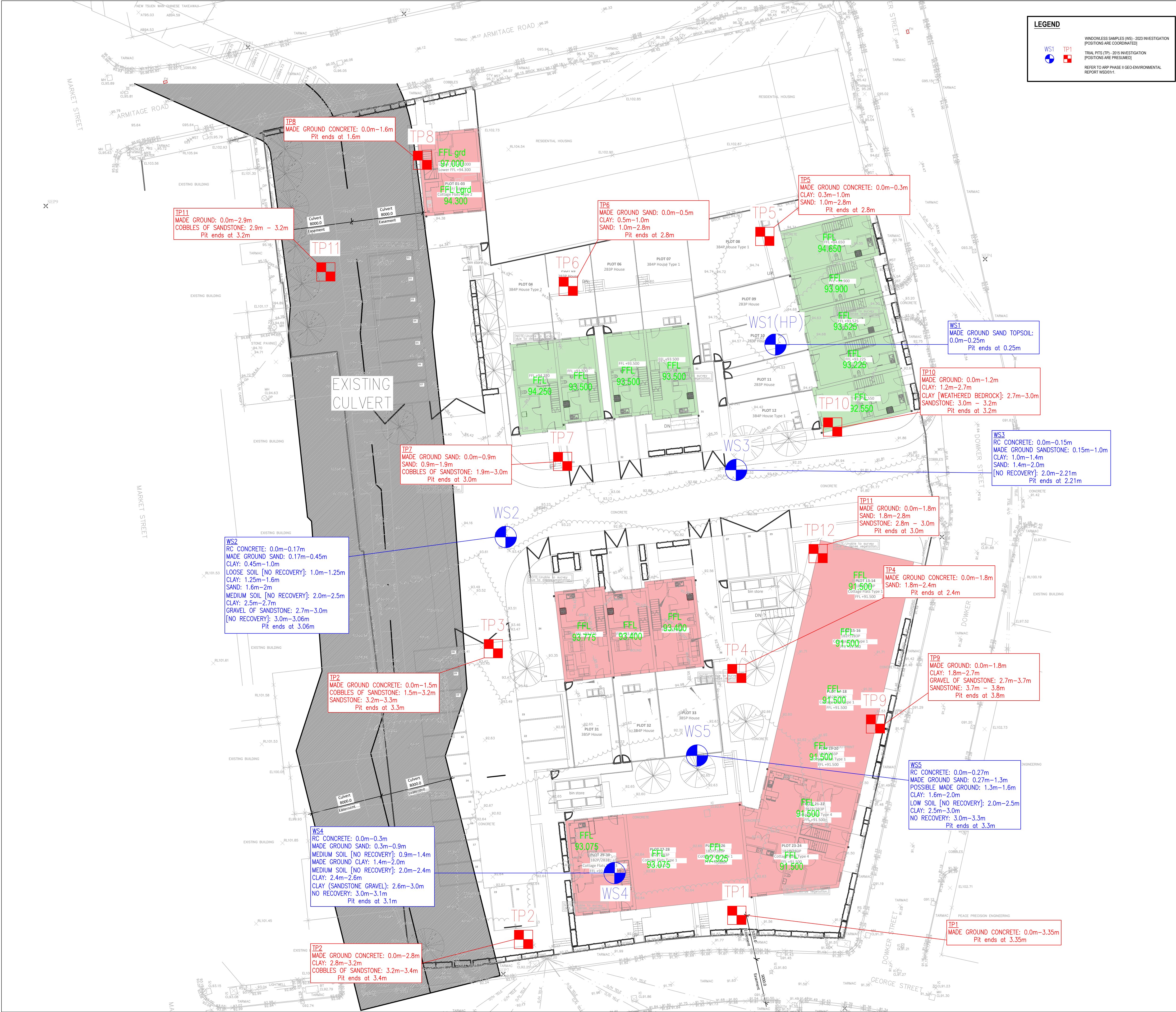




LEGEND



WINDOWLESS SAMPLES (WS) - 2023 INVESTIGATION
(POSITIONS ARE COORDINATED)
TRIAL PITS (TP) - 2015 INVESTIGATION
(POSITIONS ARE PRESUMED)
REFER TO APP PHASE II GEO-ENVIRONMENTAL
REPORT WSD011.

GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.

ALL RELEVANT DIMENSIONS TO BE OBTAINED/CHECKED AGAINST ARCHITECTS DRAWINGS AND BY SITE MEASUREMENT PRIOR TO THE COMMENCEMENT OF WORKS OR ORDERING OF MATERIALS. DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS TO BE NOTIFIED TO THE ENGINEER.

DO NOT SCALE FROM THIS DRAWING.

GROUND CONDITION SUMMARY	
A COMPREHENSIVE GROUND INVESTIGATION HAS BEEN CARRIED OUT BY ARP SUMMARISED IN PHASE II GEO-ENVIRONMENTAL REPORT WSD011/1. THIS IS SUMMARISED BELOW.	
Ground Conditions	Made ground, locally greater than 3.35m thick, overlying alluvium. The alluvium is typically granular (sand and gravel with variable content of cobbles and boulders); locally an upper layer of clay is present. Sandstone bedrock between around 2.70m and 3.70m.
Contamination	Elevated arsenic, copper, lead, PAH, and also chrysotile asbestos. Provided that the remedial measures in the report are adopted than any potential risks from these contaminants are acceptable.
Ground Gas	CS1.
Gas Protection Measures	No gas precautions required.
Underground Obstructions	Demolition rubble and concrete slabs are present associated with historical factory. Significant concrete substructures exist on site. Existing culvert is present on site, shown on drawing.
Coal Mining	The Coal Mining Report, within the Faber Maunsell Desk Study, indicates the site is stable with regard to coal mining and there are no recorded mine entries on or within 20m of the site.
Flood Risk	The site is within an area at risk from river flooding, with the site shown to lie within Flood Zone 2. This will require a flood risk assessment.
Soil Plasticity	High volume change potential assumed across the site.
Bearing Capacity & Foundation Options	The made ground and underlying soft clay on the site is not considered suitable for support of foundation loads. These are present across large areas across the site and therefore a piled foundation solution for all plots is a workable option. However, in the eastern and central portion of the site (WS3), the natural firm clay and granular soils could be considered suitable for the use of strip/trench fill foundations. An allowable bearing pressure of 80kN/m ² is considered applicable. Therefore, this could be a viable foundation solution for these particular plots shown on the drawing. An arboricultural report would need to be carried out to confirm the effect of tree influence on these plots.
Tree Influence	Evidence of vegetation across the site, an arboricultural report would need to confirm full influence.
Environmental Constraints	Existing vegetation, existing substructure concrete, existing culvert.
Sulphate Assessment	Concrete classification to be AC-2 for natural strata and AC-3 for the made ground.
Site Stability	The excavations were generally unstable in the made ground and remained stable in the natural soils for the short period of exposure.
Groundwater	TP11 seepage encountered at 3.0m bgl

MINIMUM VOID DIMENSION TO ALLOW FOR POTENTIAL GROUND MOVEMENT

SOIL PLASTICITY	VOID DIMENSION AGAINST SIDE OF FOUNDATION AND GROUND BEAM	VOID DIMENSION UNDER GROUND BEAMS & INSITU CONCRETE FLOOR SLABS	VOID DIMENSION BENEATH PRE-CAST CONCRETE & TIMBER FLOORS
High	35mm	150mm	300mm
Medium	25mm	100mm	250mm
Low	0mm	50mm	200mm

PILED FOUNDATION
POTENTIAL TRADITIONAL FOUNDATION

HEAVE PRECAUTIONS TO BE INCORPORATED INTO FOUNDATIONS AND SUBSTRUCTURE IN ACCORDANCE WITH NHBC 4.2 BUILDING NEAR TREES

PLEASE NOTE THAT PLOTS 4-5, 6-7, AND 8-12 HAVE BEEN ASSESSED AS SUITABLE FOR TRADITIONAL FOUNDATIONS BASED ON THE GROUND CONDITIONS IDENTIFIED IN WS3. ADDITIONAL TRIAL EXCAVATIONS MAY BE UNDERTAKEN, TO VERIFY GROUND CONDITIONS IN THE VICINITY OF THESE PLOTS.

EXISTING VEGETATION HAS BEEN OBSERVED TO HAVE BEEN REMOVED. AN ARBORICULTURAL ASSESSMENT SHOULD BE CARRIED OUT TO CONFIRM ANY POTENTIAL TREE INFLUENCE ON THE PROPOSED FOUNDATIONS.

P01	18.02.2026	PRELIMINARY ISSUE		CJD	EG	EG
REV	DATE	DESCRIPTION		BY	CHK	APP

DRAWING STATUS:	PRELIMINARY
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CLIENT:	WESTSHIELD
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ARCHITECT:	BERNARD TAYLOR PARTNERSHIPS
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PROJECT:	DOWKER STREET MILNESBRIDGE HUDDERSFIELD
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TITLE:	FOUNDATION ZONING PLAN SHEET 1 OF 2
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STATUS:	PROJECT No.	PROJECT	ORIGINATOR	VOL/SYS/LEVEL	TYPE	ROLE	DRAWING No.	REV.
S2	223-043	DSH - AJP - ZZ - 00 - DR - S- 0100	P01					

SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:
1:200	CJD	CJD	EG	EG	FEB '26