

FOUNDATION SCHEDULE PLOTS 213 - 289																		
Plot No.	House Type	FFL (m AOD)	Range of EGL (m AOD)		Formation Level (m AOD)		Anticipated Depth From FFL, (m)		Foundation Type (from FFL)	Width (mm) (except for party walls)	Minimum Thickness (mm)	Concrete Mix	Sulphate Protection In Sub Structure	Anticipated Bearing Material	Factors Determining Depth	Anticipated Ground Floor Type	Heave Precautions Required	Specific Note
			Lowest EGL	Highest EGL	Lowest Formation Level	Highest Formation Level	Shallowest Anticipated Depth	Deepest Anticipated Depth										
213-214	Baildon	44.650	44.150	44.500	43.350	43.600	1.050	1.300	USF	600	150	GEN1	DS-1 AC-1	Sand	ND / Drain	SUSP	No	-
215-216	Baildon	44.800	44.400	44.800	43.350	43.750	1.050	1.450	USF / UTF	600	150 / -	GEN1	DS-1 AC-1	Sand	ND / Drain	SUSP	No	-
217-218	Baildon	44.800	44.650	45.000	43.500	43.750	1.050	1.300	USF	600	150	GEN1	DS-1 AC-1	Sand	ND / Drain	SUSP	No	-
219	Leyburn	44.800	44.850	45.350	43.750	43.750	1.050	1.050	USF	600	150	GEN1	DS-1 AC-1	Sand	ND	SUSP	No	-
220-221	Ferndale	46.450	46.000	46.450	44.950	45.400	1.050	1.500	USF / UTF	600	150 / -	GEN1	DS-1 AC-1	Clay	ND / Drain	SUSP	No	-
222-223	Knaresborough	45.550	45.350	45.650	44.200	44.500	1.050	1.350	USF	TBC	150	GEN1	DS-1 AC-1	Clay	ND	SUSP	No	-
224-225	Oakwood	45.250	45.050	45.450	43.900	44.200	1.050	1.350	USF	600	150	GEN1	DS-1 AC-1	Clay	ND	SUSP	No	A
226-227	R2.1	44.950	44.800	45.050	43.750	43.900	1.050	1.200	USF	600	150	GEN1	DS-1 AC-1	Clay	ND	SUSP	No	-
228-229	R2.1	44.800	44.500	44.800	43.300	43.750	1.050	1.500	USF / UTF	600	150 / -	GEN1	DS-1 AC-1	Clay	ND / Trees / WM	SUSP	No	-
230-231	Oakwood	44.500	44.150	44.650	42.950	43.450	1.050	1.550	USF / UTF	600	150 / -	GEN1	DS-1 AC-1	Clay	ND / Trees	SUSP	No	-
232-233	Oakwood	44.200	43.950	44.300	42.850	43.050	1.150	1.350	USF	600	150	GEN1	DS-1 AC-1	Clay	ND / Trees / Drain	SUSP	No	-
234-235	Hathersage	43.900	43.450	43.950	42.550	42.850	1.050	1.350	USF	TBC	150	GEN1	DS-1 AC-1	Clay	ND / Trees	SUSP	No	-
236-237	Hathersage	43.450	43.100	43.500	42.200	42.400	1.050	1.250	USF	TBC	150	GEN1	DS-1 AC-1	Clay	ND / Trees	SUSP	No	-
238-239	Hathersage	43.150	42.800	43.250	41.900	42.100	1.050	1.250	USF	TBC	150	GEN1	DS-1 AC-1	Clay	ND / Trees	SUSP	No	A
240-241	Hathersage	42.850	42.600	43.100	41.550	41.800	1.050	1.300	USF	TBC	150	GEN1	DS-1 AC-1	Clay	ND / Trees	SUSP	No	-
242-243	Hathersage	42.550	42.300	43.000	41.250	41.500	1.050	1.300	USF	TBC	150	GEN1	DS-1 AC-1	Clay	ND / Trees	SUSP	No	-
244-245	Hathersage	42.250	41.750	42.700	40.850	41.200	1.050	1.400	USF / UTF	TBC	150 / -	GEN1	DS-1 AC-1	Clay	ND / Trees	SUSP	No	-
246-247	R2.1	42.100	41.450	42.300	40.550	40.900	1.200	1.550	USF / UTF	600	150 / -	GEN1	DS-1 AC-1	Clay	ND / Trees	SUSP	No	-
248-249	R2.1	41.950	41.450	41.800	40.550	40.750	1.200	1.400	USF / UTF	600	150 / -	GEN1	DS-1 AC-1	Clay	ND / Trees	SUSP	No	-
250-251	A3	42.250	41.450	41.750	40.550	40.850	1.400	1.700	UTF	TBC	-	GEN1	DS-1 AC-1	Clay	ND	SUSP	No	-
252-253	Knaresborough	42.550	41.700	42.100	40.800	41.200	1.350	1.750	USF / UTF	TBC	150 / -	GEN1	DS-1 AC-1	Clay	ND / Trees	SUSP	No	A
254-255	Knaresborough / Ferndale	43.000	42.150	42.600	40.850	41.700	1.300	2.150	USF / UTF	TBC	150 / -	GEN1	DS-1 AC-1	Clay	ND / Trees	SUSP	No	-
256-257	Ferndale / Knaresborough	43.900	43.250	43.550	42.650	42.850	1.050	1.250	USF	TBC	150	GEN1	DS-1 AC-1	Sand	ND	SUSP	No	-
258-259	Denborough	43.900	43.500	43.800	42.700	42.850	1.050	1.200	USF	600	150	GEN1	DS-1 AC-1	Sand	ND	SUSP	No	-
260-261	A3	43.750	43.650	43.850	42.550	42.700	1.050	1.200	USF	TBC	150	GEN1	DS-1 AC-1	Sandstone	ND	SUSP	No	-
262-263	R2.1	43.600	43.700	43.850	42.400	42.550	1.050	1.200	USF	600	150	GEN1	DS-1 AC-1	Sandstone	ND	SUSP	No	-
264-265	A3	43.450	43.700	43.850	42.250	42.400	1.050	1.200	USF	TBC	150	GEN1	DS-1 AC-1	Sandstone	ND	SUSP	No	-
266-267	R2.1	43.300	43.550	43.800	42.100	42.250	1.050	1.200	USF	600	150	GEN1	DS-1 AC-1	Sandstone	ND	SUSP	No	-
268-269	A3	43.150	43.200	43.500	41.650	42.100	1.050	1.500	USF	TBC	150	GEN1	DS-1 AC-1	Sandstone	ND	SUSP	No	-
270-271	Knaresborough	42.700	42.600	43.150	41.500	41.650	1.050	1.200	USF	TBC	150	GEN1	DS-1 AC-1	Sand / Sandstone	ND	SUSP	No	-
272-273	Knaresborough / Ferndale	42.550	41.850	42.550	41.250	41.500	1.050	1.300	USF	TBC	150	GEN1	DS-1 AC-1	Sand / Sandstone	ND	SUSP	No	-
274	Cadeby	42.250	42.150	42.750	41.200	41.200	1.050	1.050	USF	600	150	GEN1	DS-1 AC-1	Sand / Sandstone	ND	SUSP	No	-
275	Cadeby	42.250	42.000	42.600	40.600	41.200	1.050	1.650	USF / UTF	600	150 / -	GEN1	DS-1 AC-1	Sand / Sandstone	ND	SUSP	No	-
276-277	Salbury	41.650	41.550	42.400	40.300	40.600	1.050	1.350	USF	600	150	GEN1	DS-1 AC-1	Sand / Sandstone	ND	SUSP	No	A
278	Leyburn	41.350	41.200	41.950	39.900	40.300	1.050	1.450	RSF / RTF	600	225 / -	C28/35 & GEN1	DS-1 AC-1	Clay / Sand / Sandstone	ND	SUSP	No	-
279-280	Salbury	41.200	42.400	43.100	40.150	40.150	1.050	1.050	RSF	600	225	C28/35 & GEN1	DS-1 AC-1	Mudstone / Sandstone	ND	SUSP	No	-
281-282	Baildon	41.500	42.950	43.250	40.450	40.450	1.050	1.050	RSF	600	225	C28/35 & GEN1	DS-1 AC-1	Mudstone / Sandstone	ND	SUSP	No	-
283-284	Salbury	41.800	42.900	43.250	40.750	40.750	1.050	1.050	RSF	600	225	C28/35 & GEN1	DS-1 AC-1	Mudstone / Sandstone	ND	SUSP	No	-
285-286	Baildon	41.950	42.700	43.200	40.900	40.900	1.050	1.050	RSF	600	225	C28/35 & GEN1	DS-1 AC-1	Clay / Sandstone	ND	SUSP	No	-
287	Leyburn	41.950	41.700	42.300	40.500	40.900	1.050	1.450	RSF / RTF	600	225 / -	C28/35 & GEN1	DS-1 AC-1	Clay / Sandstone	ND / Drain	SUSP	No	-
287/288G	DG	41.800	42.350	42.850	40.900	40.900	0.900	0.900	USF	600	150	GEN1	DS-1 AC-1	Sandstone	ND	SUSP	No	-
288	Cadeby	41.950	42.250	42.750	40.900	40.900	1.050	1.050	USF	600	150	GEN1	DS-1 AC-1	Sandstone	ND	SUSP	No	-
289	Cadeby	42.100	42.650	43.150	40.900	41.050	1.050	1.200	USF	600	150	GEN1	DS-1 AC-1	Sandstone	ND	SUSP	No	-

Party Wall	Footing Width (mm)	
	Dry Sand / Clay (125 kN/m ²)	Sandstone / Mudstone (200 kN/m ²)
A3 - A3	TBC	TBC
Baildon - Baildon	600	600
Denborough - Denborough	600	600
Eastbeck - Eastbeck	600	600
Ferndale - Knaresborough	TBC	TBC
Hathersage - Hathersage	TBC	TBC
Knaresborough - Knaresborough	TBC	TBC
Oakwood - Oakwood	600	600
R2.1 - R2.1	600	600
Salbury - Salbury	750	600

- This drawing is to be read in conjunction with all relevant Eastwood Consulting Engineers drawings prefixed 48926 and Architect's drawings.
- The site investigation indicated the cohesive ground to be of medium volume change potential.
- Footings must be founded on undisturbed natural ground at a minimum depth of 600mm below EGL or 900mm below FGL whichever is lower on sand or sandstone & 900mm below EGL or FGL whichever is lower on clay or mudstone (deeper near trees).
- Concrete has been assigned a design sulphate class of DS-1 and aggressive chemical environment for concrete (ACEC) class of AC-1 where in contact with natural ground (GEN1 concrete should be used). Where grey mudstone is encountered in TP21 the level of sulphate measures should be increased to a design sulphate class of DS-2 and aggressive chemical environment for concrete (ACEC) class of AC-2 (FND2 concrete should be used). Where coal is encountered within the foundations the level of sulphate measures should be increased to a design sulphate class of DS-3 and aggressive chemical environment for concrete (ACEC) class of AC-3 (FND3 concrete should be used). Reinforced Concrete to be designed mix in accordance with BS8500-2:
 - Minimum compressive strength class = C28/35
 - Design Chemical Class = DC-2
 - Intended working life of structure = at least 50 years
 - Exposure class = XC3/4, XF1
- No radon protective measures or gas measures are considered to be necessary.
- Spread foundations have been designed using a safe bearing capacity of 125kN/m² on dry sand & clay and 200kN/m² on sandstone & mudstone.
- All future trees should be of a type species and be positioned so as to not affect proposed footings.
- For spread foundations where heave precautions are required, a 50mm compressible layer should be placed on the inside of the footings to external walls starting from 500mm above the base of the footing. The compressible layer should be proprietary expanded polystyrene intended for this use. The sides of these footings must be smooth and vertical.
- Footings must extend to the deepest of the following:-
 - To the intended founding level shown.
 - To undisturbed natural ground with an allowable bearing pressure of at least 125kN/m².
 - To a depth which will not surcharge nearby drains and footings.
- The intended founding level assumes that suitable material will be found at the level stated. If not, Eastwood Consulting Engineers should be informed so that appropriate precautions can be taken.
- Footing widths to be minimum 600 mm, assuming natural dry sand is found at formation. Should water ingress occur, which can lower the sand's bearing capacity, Eastwood CE should be informed as foundation will require widening.
- Shallow groundwater may be present, site will need to install adequate groundwater control measures.
- For unreinforced footings, minimum 150 mm footing thickness is required for 600 mm wide footings, where 750 mm wide footings are required thickness should be increased to 225 mm.

PLOT SPECIFIC NOTE

- A. Trial pit or borehole in vicinity of plot.

ABBREVIATIONS:

ND Normal Depth
WM Water Main
RS Reinforced Suspended
USF Unreinforced Strip Footing
RSF Reinforced Strip Footing
UTF Unreinforced Trench Fill
RTF Reinforced Trench Fill
ETF Engineered Trench Fill
PCV Precast concrete floor with 150mm void depth
PCVH Precast concrete floor with 250mm void depth
SUSP PCV or RS

P02	Plots 33, 36-37, 38, 79, 102, 103, 163-164, 169-170, 256-257 & 289 updated to suit latest site layout, external works & plot drainage.	JL	KE	24.11.2025
	First issue.	JL	KE	08.10.2025
REV	DESCRIPTION	SIG	CHK	DATE

AVANT HOMES

THURNSCOE BRIDGE LANE,
THURNSCOE

FOUNDATION SCHEDULE
SHEET 4 OF 4



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ECE PROJECT No SCALE AT A1 STATUS SUITABLE FOR

48926 NTS S0 Initial

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