FOUNDATIONS FOR CLUB RANGE

The foundation details shown on this drawing will suit most locations. In the event of poor ground conditions or the proximity to mature trees, a local structural engineer should be consulted. It is inadvisable to commence work on the foundation in advance of Building Regulations approval.

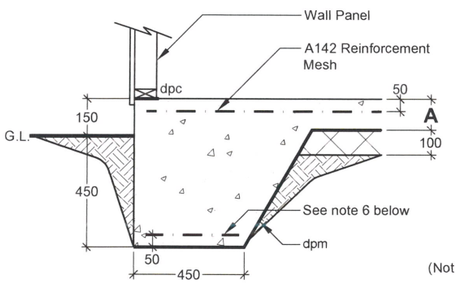
Slab thickness is dependent upon ground conditions.

Weak:	**i.e. easily deformed un-drained clays and silts with high water table**	**A = 125mm**
Normal:	**i.e. all clays with satisfactory drainage. Water table below 0.6m**	**A = 100mm**
Very stable:	**i.e. sands and gravels to minimum depth of 1m**	**A = 100mm**

Source: BRE and Cement & Concrete Association design guide

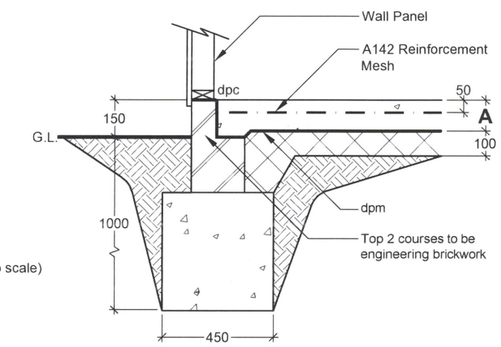
CONCRETE RAFT FOUNDATION

Principally for domestic buildings up to 50m² in size



CONCRETE TRENCH FOUNDATION

Suits all sizes of building



(Not to scale)

This design will only suit buildings purchased with a Passmores insulated floor. See * below

1) Excavate topsoil and perimeter trench.
2) Lay and consolidate a minimum of 100mm of sand blinded hardcore except in the perimeter trench.
3) Set up edge forms accurately to the external dimensions shown such that top of slab will be a minimum 150mm above surrounding ground level.
4) Lay 1200 gauge Visqueen dpm over hardcore.
5) Incorporate 1 layer of A142 reinforcement mesh on proprietary support chairs to give 50mm cover.
6) If soft areas of bearing strata are encountered, straddle with 1 layer of A142 reinforcement mesh in bottom of trench with 50mm cover.
7) Pour RC35 grade concrete in trenches and over floor area and smooth tamp.
8) Allow 7 days for concrete to cure and remove shuttering before delivery of building.

This design will suit buildings purchased with or without a Passmores insulated floor. See * below

1) Excavate perimeter trench.
2) Pour Gen 1 grade concrete in the trench.
3) Lay perimeter brickwork to the external dimensions shown such that top of brickwork is a minimum 150mm above surrounding ground level.
4) The top two courses of brickwork must be engineering bricks (this is to provide continuity between dpm and Passmores supplied dpc).
5) Lay and consolidate 100mm of sand blinded hardcore inside the brick perimeter.
6) Lay 1200 gauge Visqueen dpm over hardcore and turn edges up the inside of the perimeter brickwork.
7) Incorporate 1 layer of A142 reinforcement mesh on proprietary support chairs to give 50mm cover.
8) Pour RC35 grade concrete level with top of brickwork and smooth tamp.
9) Allow 7 days for concrete to cure and knife off dpm flush with top of concrete.
10) To comply with Part M, on buildings purchased without floor, ramp internally at principle entrances.

** Explanatory Note:- Continuity between dpm and dpc is a requirement of Building Regulations. When an insulated floor is specified the dpm will be supplied and laid by Passmores integral with the dpc, hence either raft or trench foundations will be satisfactory in this circumstance. When a building is ordered without a floor the dpm must be incorporated in the foundations, hence only the trench foundation can be used (continuity is achieved via the engineering brickwork).*

POSITION OF FOUNDATION

To provide access for erectors and for subsequent maintenance, position foundation a minimum of 1m from boundaries and other buildings.

RE-USE OF EXISTING FOUNDATIONS

Existing foundations are unlikely to be the correct size. If a building is erected onto oversized concrete, rainwater may pass underneath the timber soleplate. Assuming the existing foundation is sound and with the approval of Building Control, create a raised plinth by laying two courses of engineering brickwork to the external dimensions shown and infill with concrete. Refer to CONCRETE TRENCH FOUNDATION points 6 to 10 above.

RAINWATER DISPOSAL

Gutters and down pipes are an optional item from Passmores. When specified, down pipe positions are shown. The groundworks contractor should provide 100mm upvc gullies, positioned 25mm away from edge of foundation, and pipes bedded and surrounded in minimum 150 pea shingle to soakaway (size and type to be determined by site conditions) minimum 5m from building.

VERANDAH CONCRETE

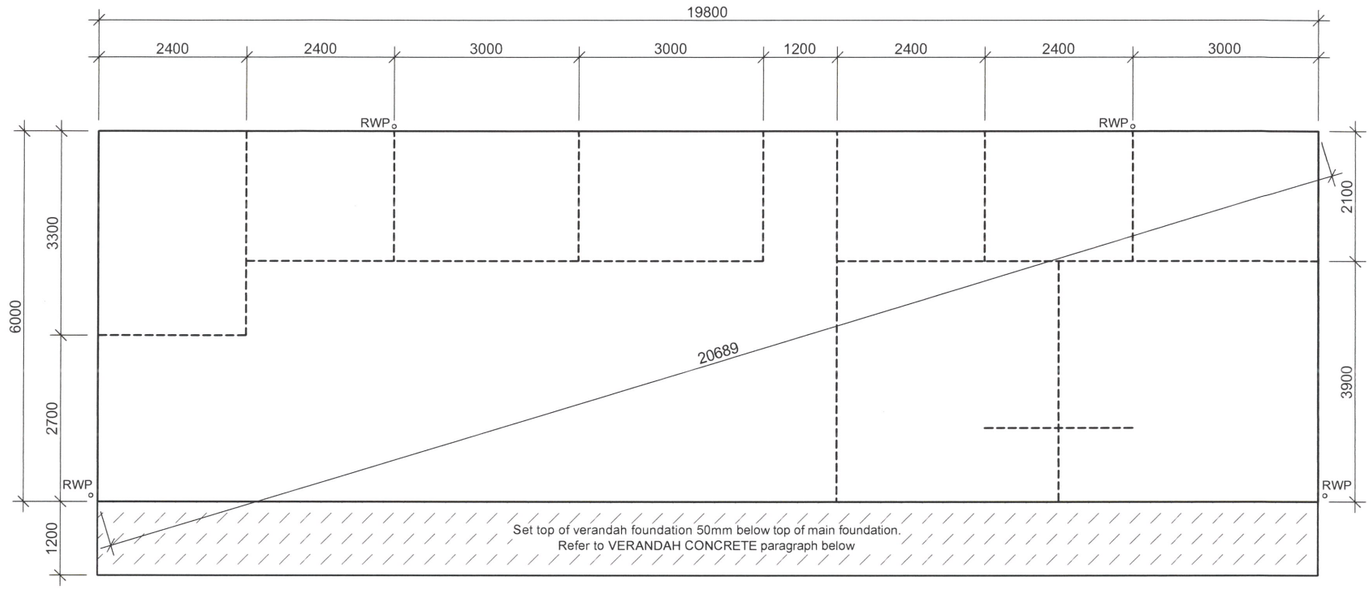
Verandah concrete should be laid subsequent to the main foundation, 50mm below top of main foundation. This is to prevent wind driven rainwater ingress at dpc. Level access at principle doors will be required to comply with Part M of Building Regulations and this can be achieved by the customer in a number of ways;

- Provide removable ramp at door threshold.
- Lay timber decking to verandah area, matched to the top of the door threshold.
- Lay approach paths and verandah concrete after erection of the building, ramped locally to the top of the door thresholds. Consider drainage channel such as Hepworth HDA1 at thresholds.

PLAN VIEW

External dimensions of foundations shown.
Allow for roof overhang when setting out.

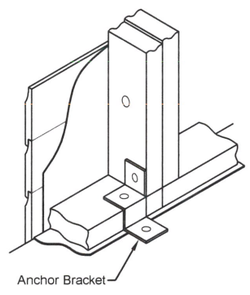
FOUNDATION TO SUIT CLUB RANGE AS QUOTATION 22-2683 DATED 24TH MAY 2022



Dotted lines indicate positions of partitions.

GROUND ANCHORING

Buildings are secured with cranked anchor brackets, M10 x 70 concrete screws and M6 x 40 coachscrews.



BLOCK AND BEAM

For alternative foundation design using block and beam see overleaf.

TOLERANCES

Dimensions: Not to be exceeded nor to be more than 25mm undersize.
Levels: Not to differ by more than 12mm.
Squareness: Diagonal measurements not to differ by more than 12mm.

All dimensions are in millimetres. Use a steel tape.
Measure direct in metric; conversion to Imperial tends to error.

IMPORTANT

- **Do not lay an oversize base. Weathering is dependent upon wall cladding overhanging edge of base.**
- **Carry out an independent check of finished base dimensions.**
- **Please do not assume that an alternative design of foundation will suit. Before deviating from this drawing contact Passmores.**
- **Ensure the site is clear of obstructions, trenches and other hazards prior to delivery of the building.**

PASSMORES
EST 1909
High Street, Strood, Rochester, Kent. ME2 4DR
Tel: 01634 290033 info@passmores.co.uk
Fax: 01634 290084 www.passmores.co.uk

Customer
Tidworth Town Football Club.
Humber Lane,
Tidworth,
Wiltshire. SP9 7AH

Description
19.8m x 6.0m
Club Range Building
with 1.2m Verandah

Rev	Description	Date

Date	Scale	Drawn	Checked
31.05.2022	1:100 @ A3	J.M.D	SG

Drawing No: **CF-2683** Rev: **-**

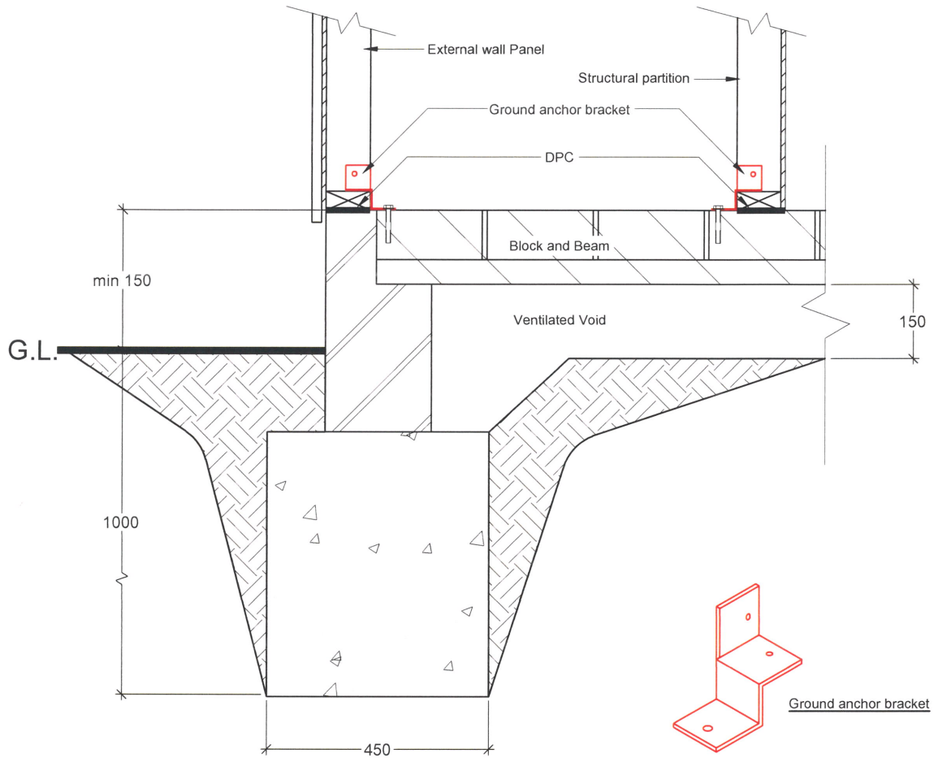
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Ref 340-1
25-03-22

ALTERNATIVE FOUNDATION DESIGN USING BLOCK AND BEAM

The block and beam supplier will need sight of this drawing at design stage.

For buildings purchased with Passmores supplied insulated floor.

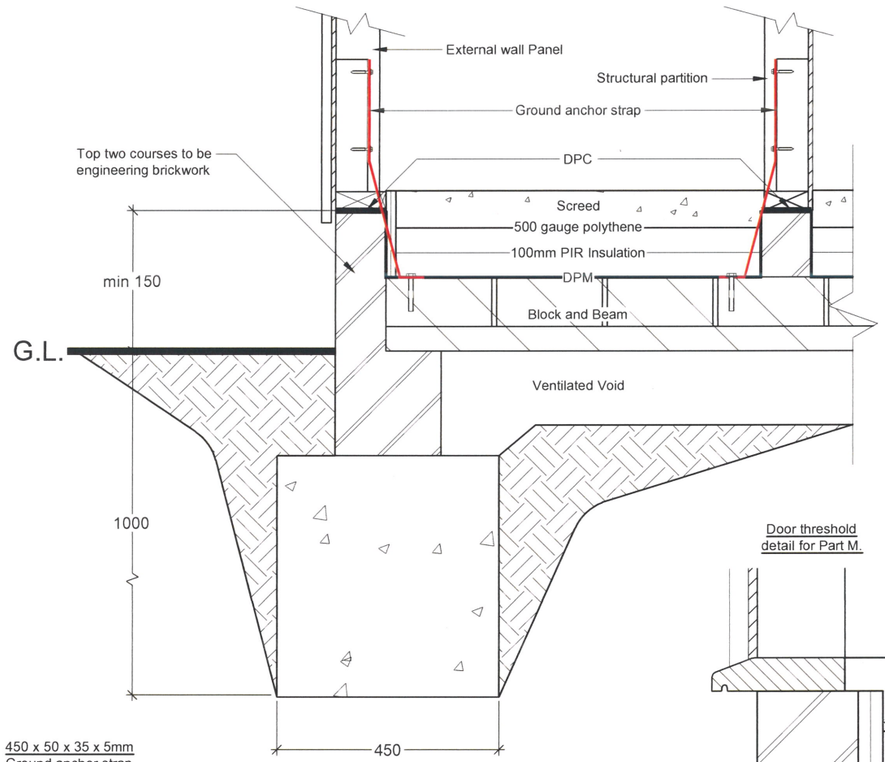


Ground anchor bracket

- Refer to the drawing overleaf for overall foundation dimensions and tolerances.
- All external wall panels to be supported on perimeter brickwork. Structural partitions to be supported on block and beam.
- Top of perimeter brickwork **must** be set level with top of block and beam.
- Passmores will erect the timber superstructure onto dpc and anchor down at panel junctions.

Note: Some non-structural partition frames are too large to pass through external doors. These will be stacked inside the building and will be moved as Passmores insulated floor is laid.

For buildings with insulation to be incorporated in foundation.





450 x 50 x 35 x 5mm
Ground anchor strap

- Refer to the drawing overleaf for overall foundation dimensions and tolerances.
- **Request separate drawing from Passmores to show structural partition support brickwork.**
- Set all brickwork 150mm above top of block and beam.
- Top two courses **must** be engineering brick (this is to achieve continuity between dpm and dpc).
- Passmores will erect the timber superstructure onto dpc and anchor down at panel junctions.

After shell has been weathered.

- Lay 1200 gauge dpm over block and beam and turn up inside faces of brickwork.
- Install vertical upstand of insulation against inside face of external brickwork to prevent cold bridging.
- Loose lay PIR insulation boards over block and beam.
- Lay 500 gauge polythene over insulation and turn up inside faces of partition brickwork and perimeter insulation.
- Lay screed finishing flush with top of external door thresholds. Consider power floating.

Note: Some non-structural partition frames are too large to pass through external doors. These will be stacked inside the building and can be moved as screeding progresses.

Ref 340-2
20-04-22