Fernham Homes

SUBSTRUCTURE LEGEND

- Blockwork - 7.3N dense blocks below ground
- Extent of tanking / raised DPC (refer to elevations and details)
- Extent of underbuild (refer to elevations and details)
- SVP — Foul drain soil and vent pipe
- SS — Foul drain stub stack with air admittance valve
- RWP — Rainwater pipe
- FG — Floor Gulley
- DC — Foul drain Direct Connection
- water intake — Location of water intake
- WATER — WATER — Indicative route of incoming water service
- ELEC — ELEC — Indicative route of incoming electric service
- TELCOM — TELCOM — Indicative route of incoming telecom service
- Indicative route of ASHP pipework.
- EM — Indicative position of wall mounted Electric meter.
- telscopic sub-floor air ventilator
- drawing / detail — Detail Drawing Number

Internal Blockwork Partition
- 100mm loadbearing blockwork wall. 7.3N dense blocks below ground

Sleeper Wall (SW)
- 100mm blockwork sleeper wall. 7.3N dense blocks below ground

General Substructure Notes :

Foundations and ground slab are shown indicatively only. For full details, refer to Structural Engineers details and specification.

All service entry positions to comply with statutory requirements. Refer to M+E Consultants drawings.

All substructure blockwork strengths and density to be in accordance with Structural Engineers details and specification.

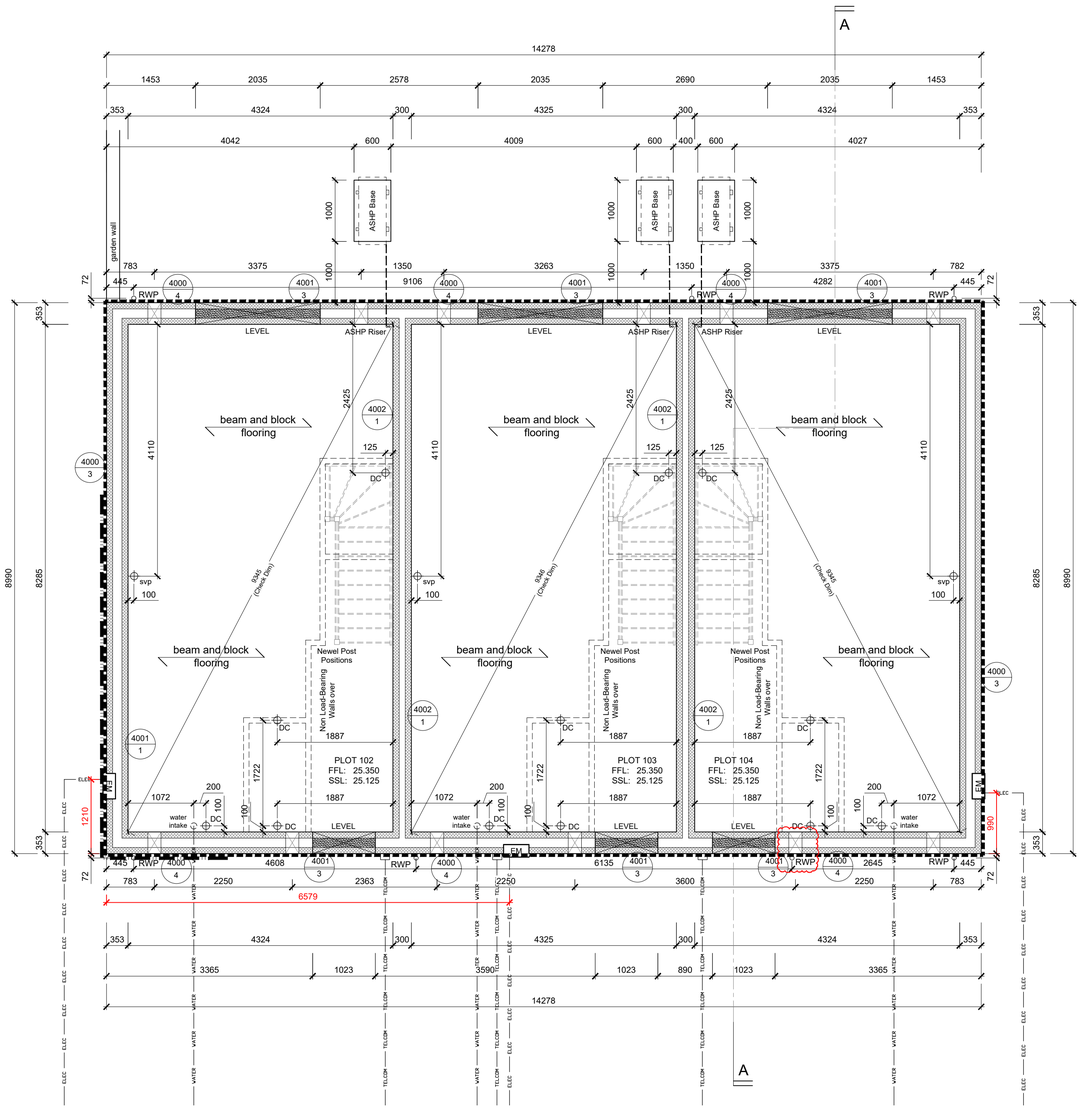
Refer to Utilities Consultant details and specification for combined services layout.

Refer to Civil Engineer's drawings for confirmation of all finished floor levels and method of ground floor construction.

Setting out of all door thresholds is to be read in conjunction with superstructure GA plans.

For any fire stopping requirements at service penetrations refer to M+E Drawings.

Refer to Structural Engineer's drawings for full details of structural design.



SUBSTRUCTURE PLAN

Ventilation to the under floor void to be provided by proprietary stepped ventilators on opposite sides of the dwelling to provide not less than 1500mm sq. per metre run of external wall or 500mm sq per sq metre floor area, whichever gives the greater opening area. Provide cavity trays over all ventilators.

Plot 102 & 104

Void Area (m²)	Required ventilation area	Number of Air Bricks required	
		Clay	Plastic
35.825	17912.50	13.78	2.31
Length of external wall (m)	Required ventilation area	Number of Air Bricks required	
		Clay	Plastic
18.643	27964.50	21.51	3.61
Clay Air brick is based on having 1300mm² of free area (Hepworth double air brick)			
Plastic air brick is based on having 7750mm² of free area (Rytons MFAB single air brick)			

Install a minimum of 22 No. clay terracotta airbricks or 4 No. plastic airbricks to provide 27,964.5mm² total min ventilation area to underfloor void.

Ventilation to the under floor void to be provided by proprietary stepped ventilators on opposite sides of the dwelling to provide not less than 1500mm sq. per metre run of external wall or 500mm sq per sq metre floor area, whichever gives the greater opening area. Provide cavity trays over all ventilators.

Plot 103

Void Area (m²)	Required ventilation area	Number of Air Bricks required	
		Clay	Plastic
35.828	17914.00	13.78	2.31
Length of external wall (m)	Required ventilation area	Number of Air Bricks required	
		Clay	Plastic
9.250	13875.00	10.67	1.79
Clay Air brick is based on having 1300mm² of free area (Hepworth double air brick)			
Plastic air brick is based on having 7750mm² of free area (Rytons MFAB single air brick)			

Install a minimum of 14 No. clay terracotta airbricks or 3 No. plastic airbricks to provide 17,914mm² total min ventilation area to underfloor void.

Scale 1:50

0 1 2 3 4 5

Proposed Residential Development, Love Lane, Faversham

Report all discrepancies, errors and omissions. Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings. This drawing and design are copyright of Clague LLP. Registration number OC335948.

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8 Disney Street - London - SE1 1JF

Do Not Scale. Scaling permitted for planning purposes only.

No.	Date	Rev. by	Description
P1	11.03.2026	MA	PRELIMINARY ISSUE
P2	08.04.2026	LP	Updated to coordinate with preliminary site levels, raised DPC & underbuild
C1	24.04.2026	HE	CONSTRUCTION ISSUE
C2	07.05.2026	HE	Rainwater pipe coordinated with porch amendment. CONSTRUCTION ISSUE

This drawing is provided in e-mail/file format as a guide only. The user should produce their own drawings and verify all dimensions and details. The Architects do not accept any responsibility for any discrepancies which may exist. If this is not acceptable to the recipient, the drawing files must be returned unused, together with a written communication declining the acceptance of this condition. This drawing to be read in conjunction with the relevant structural engineer and specialist drawings & suppliers. For specification refer to separate specification document.

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Client

FERNHAM HOMES

Project Title

031_Lady Dane Farm
Residential Development
Love Lane
Faversham

Drawing Description

Plot 102 - 104
(House Type 2.2 HA)
Substructure Plan

Scale	Date	Created	Checked
1:50 @ A1	March 2026	LP	

Drawing Status

CONSTRUCTION ISSUE

Drawing Number	Revision
31580A / 0180	C2