

**Ventilation calculation**  
16 No. surfaces (1mm x 100mm<sup>2</sup> each) give total ventilation of 96,000mm<sup>3</sup>  
External Wall Perimeter = 48.8m (1500mm<sup>2</sup> per metre run = 73,200mm<sup>2</sup>)  
Floor Area = 88.7sq.m. (500mm<sup>2</sup> per m<sup>2</sup> floor area = 44,350mm<sup>2</sup>)

NB. On sites requiring ground gas protection, additional subfloor vents will be needed, spaced at max 2m centres to satisfy NHBC requirements

See Engineer's plans for plot specific foundation widths & depths, finished floor levels and underbuild & raised / double DPCs

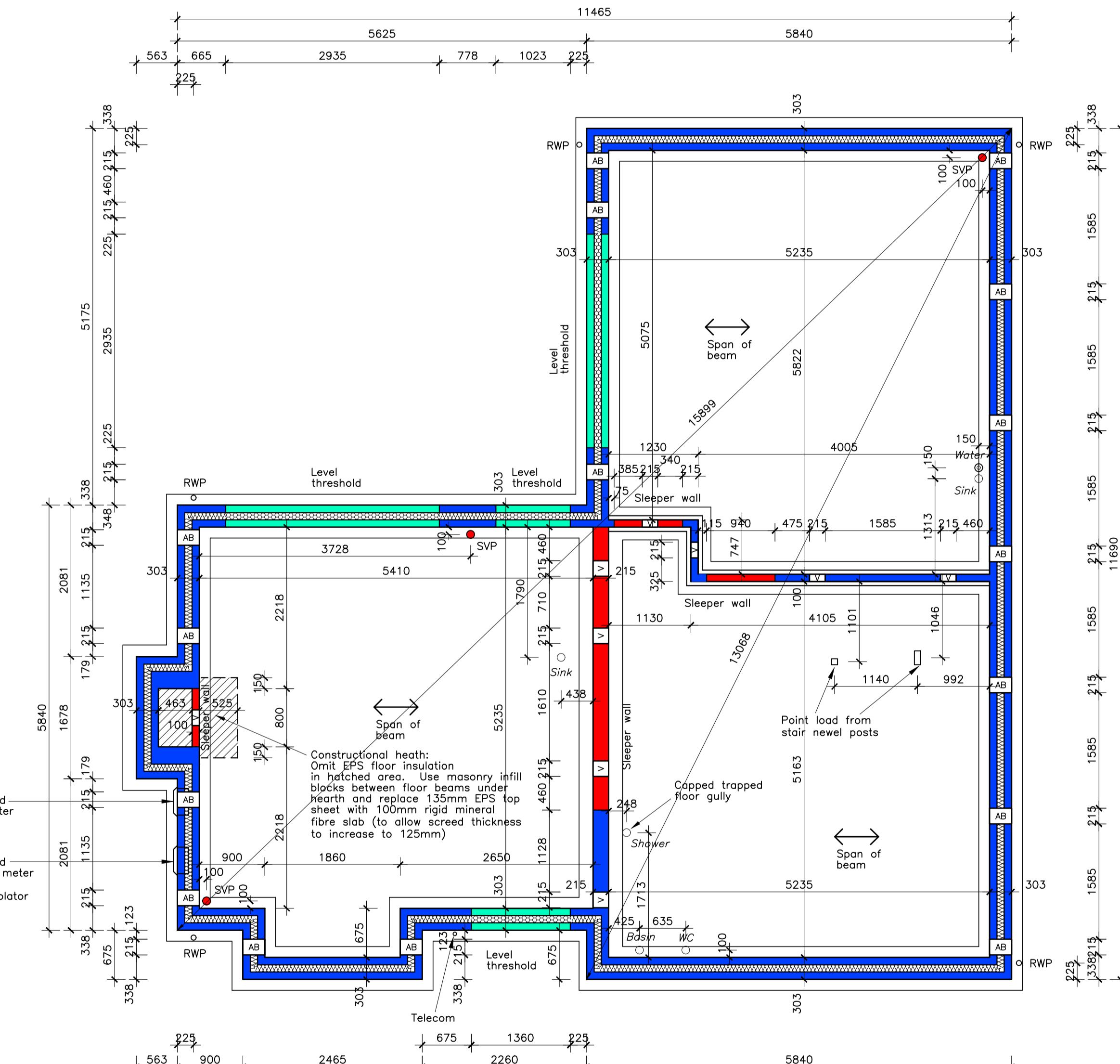
**Ventilation calculation**  
16 No. surfaces (1mm x 100mm<sup>2</sup> each) give total ventilation of 96,000mm<sup>3</sup>  
External Wall Perimeter = 47.7m (1500mm<sup>2</sup> per metre run = 71,550mm<sup>2</sup>)  
Floor Area = 88.7sq.m. (500mm<sup>2</sup> per m<sup>2</sup> floor area = 44,350mm<sup>2</sup>)

NB. On sites requiring ground gas protection, additional subfloor vents will be needed, spaced at max 2m centres to satisfy NHBC requirements

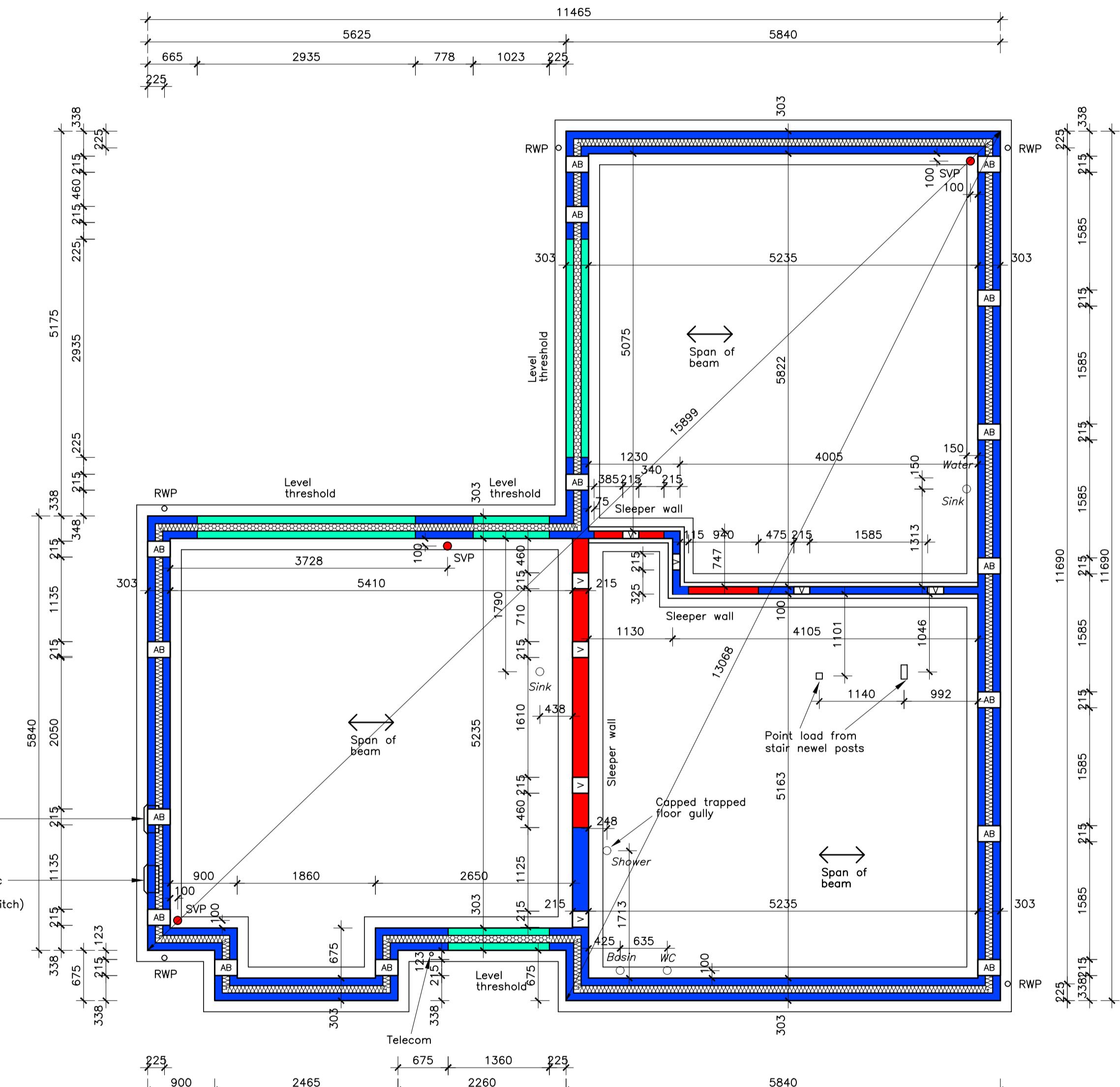
**MANORHOUSE**  
ARCHITECTURE

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Rev.	Date	Description
P1	19-07-24	First preliminary issue
P2	23-07-24	100mm blockwork internal wall introduced with dogleg beyond staircase. Foundations updated to suit
P3	10-10-24	Plot 1 omitted (now shown on drawing 24403-HED-210)
P4	05-12-24	Sleeper wall added across front of fireplace recess



Plot 1 differs –  
Please see drawing  
24403-HED-210 for  
plot 1 floor plans



#### Symbols & hatching key (Houses)

- Sleeved mineral fibre cavity barrier extending down to top of foundation installed under compression between masonry leaves
- ↔ Span direction of ground floor beams
- Telescopic periscope vent with airbrick insert matching brickwork colour (extended where plinth is present)
- Vent through wall (sleeved through cavity if present)
- 100mm wall cavity below door thresholds and vents through walls fully filled with polyurethane insulation batts as per Artisan construction details
- 100mm wall cavity (except below door thresholds and vents) fully filled with blown mineral fibre insulation as per Artisan construction details
- 100mm or 215mm 7.3N/mm<sup>2</sup> blockwork. Outer leaf to be replaced by Engineering brickwork from DPC to min 3 courses below ground level
- 100mm or 215mm 7.3N/mm<sup>2</sup> blockwork below external door threshold. Outer leaf to be replaced by Engineering brickwork from DPC to min 3 courses below ground level
- 100mm or 215mm 7.3N/mm<sup>2</sup> blockwork sleeper wall
- Timber stud buttress wall above carried by floor
- SVP ● Primary soil vent pipe
- Secondary waste connection
- WC Direct connection for WC pan
- Basin Direct connection for washbasin
- Sink Direct connection for sink
- Shower Capped trapped waste for level access shower
- Water ○ Incoming water main
- RWP ○ Rainwater downpipe

THE HEDINGHAM IS CALLED HOUSE TYPE HT4 ON THE PLANNING DRAWINGS

PLOT SCHEDULE – THE HEDINGHAM  
M4(2) CATEGORY PRIVATE 4B7P HOUSE  
Plots 24\*, 31, 36 & 39\* – As drawn  
Plots 15 & 26\* – Handed

\* NB. Plots 24, 26 & 39 feature a functioning chimney

Drawing Status

PRELIMINARY

Original size 100mm – this print may be reduced

Note: All dimensions, materials and workmanship to be in accordance with NHBC standards and Building Regulations.  
Do not scale from this drawing. All dimensions to be verified with the Architect.  
All dimensions shown are structural unless otherwise stated.

Client

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Project

HARE'S LEAP  
MILL ROAD, HENHAM  
ESSEX

Drawing Title  
THE HEDINGHAM  
SUBSTRUCTURE PLANS  
PLOTS 15, 24, 26, 31, 36 & 39

Scale Date Drawn Approved  
1:50@A1 19-07-24 WSP WSP

Drawing No. 24403-HED-200 Rev. P4