



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

**Ventilation calculation**  
16 No. airbricks (min 6,000mm<sup>2</sup> each) give  
total ventilation of **96,000mm<sup>2</sup>**

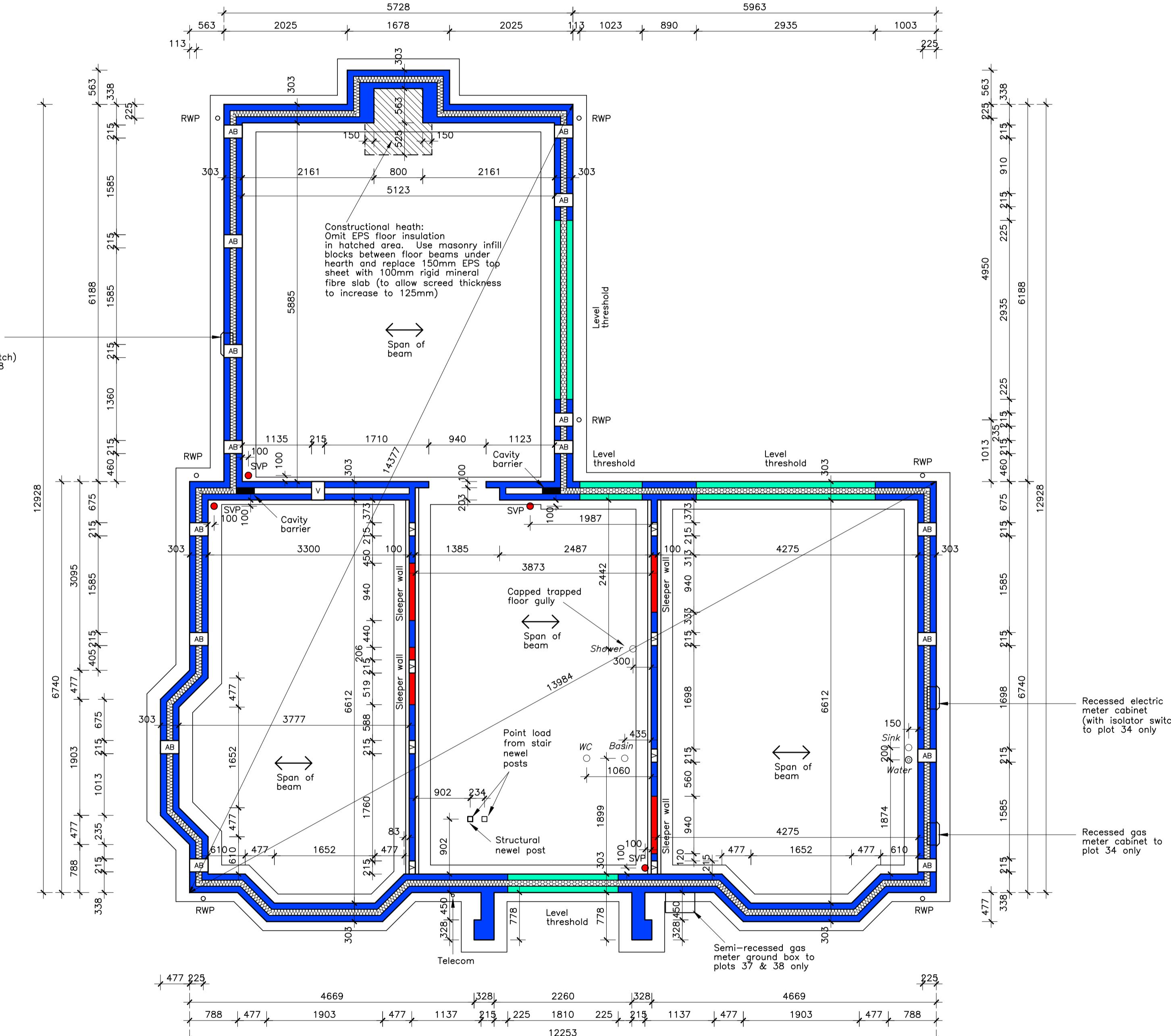
External Wall Perimeter = 53.7m  
(1500mm<sup>2</sup> per metre run = **79,050mm<sup>2</sup>**)

Floor Area = 106.2sq.m.  
(500mm<sup>2</sup> per m<sup>2</sup> floor area = **53,100mm<sup>2</sup>**)

# MANORHOUSE

ARCHITECTURE

| Rev. | Date     | Description   |
|------|----------|---|
| P1   | 19-07-24 | First preliminary issue                               |
| P2   | 23-07-24 | Foundations updated                                   |
| P3   | 24-01-25 | Dwarf wall added between porch pillars and main house |
| C1   | 27-06-25 | ISSUED FOR CONSTRUCTION<br>(Subject to NHBC approval) |



## SUBSTRUCTURE PLAN

Plots 34, 37 & 38 - As drawn

## M4(2) Category

Please refer to drawing  
14403-TLM-201 for Plot 43

## 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 polystyrene 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.

 Trenchblock(s) below 100mm internal blockwork walls as shown on Artisan details

 100mm 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 TILLINGHAM IS CALLED HOUSE TYPE  
HT6 ON THE PLANNING DRAWINGS

PLOT SCHEDULE - THE TILLINGHAM  
M4(2) CATEGORY PRIVATE 5B10P HOUSE  
Plots 34, 37 & 38 - As drawn

## CONSTRUCTION

Original size 100mm – this print may be reduced

Client  
**Bellway**

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Project

HARE'S LEAP  
MILL ROAD, HENHAM  
ESSEX

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Drawing Title

THE TILLINGHAM  
SUBSTRUCTURE PLAN  
PILOTS 34, 37 & 38

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

|            |               |      |
|------------|---------------|------|
| Drawing No | 24403-TLM-200 | Rev. |
|            |               | C1   |