

Ventilation calculation
14 No. airbricks (min 6,000mm² each) give
total ventilation of **84,000mm²**
External Wall Perimeter = 42.3m
(1500mm² per metre run = **63,450mm²**)
Floor Area = 81.9sq.m.
(500mm² per m² floor area = **40,950mm²**)

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

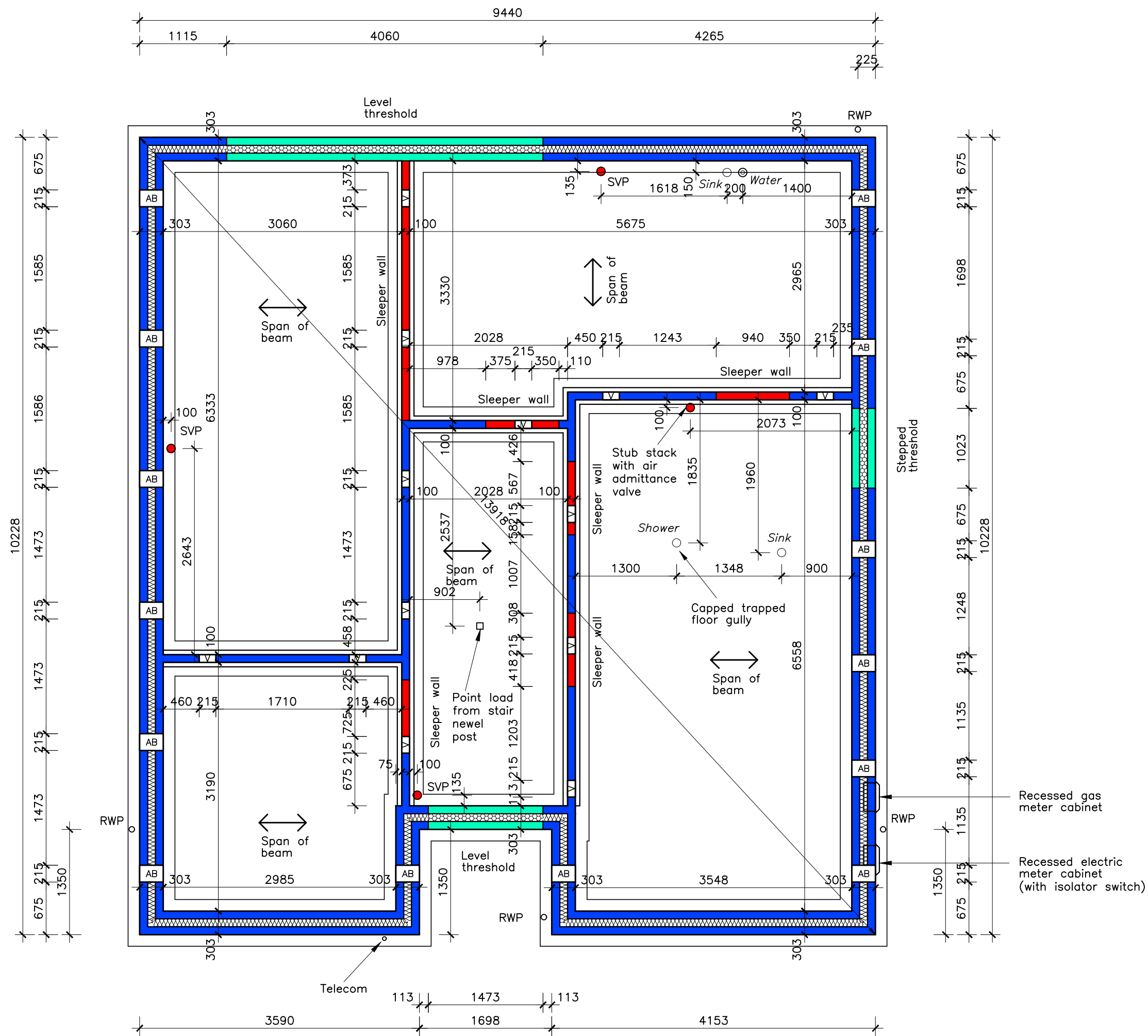
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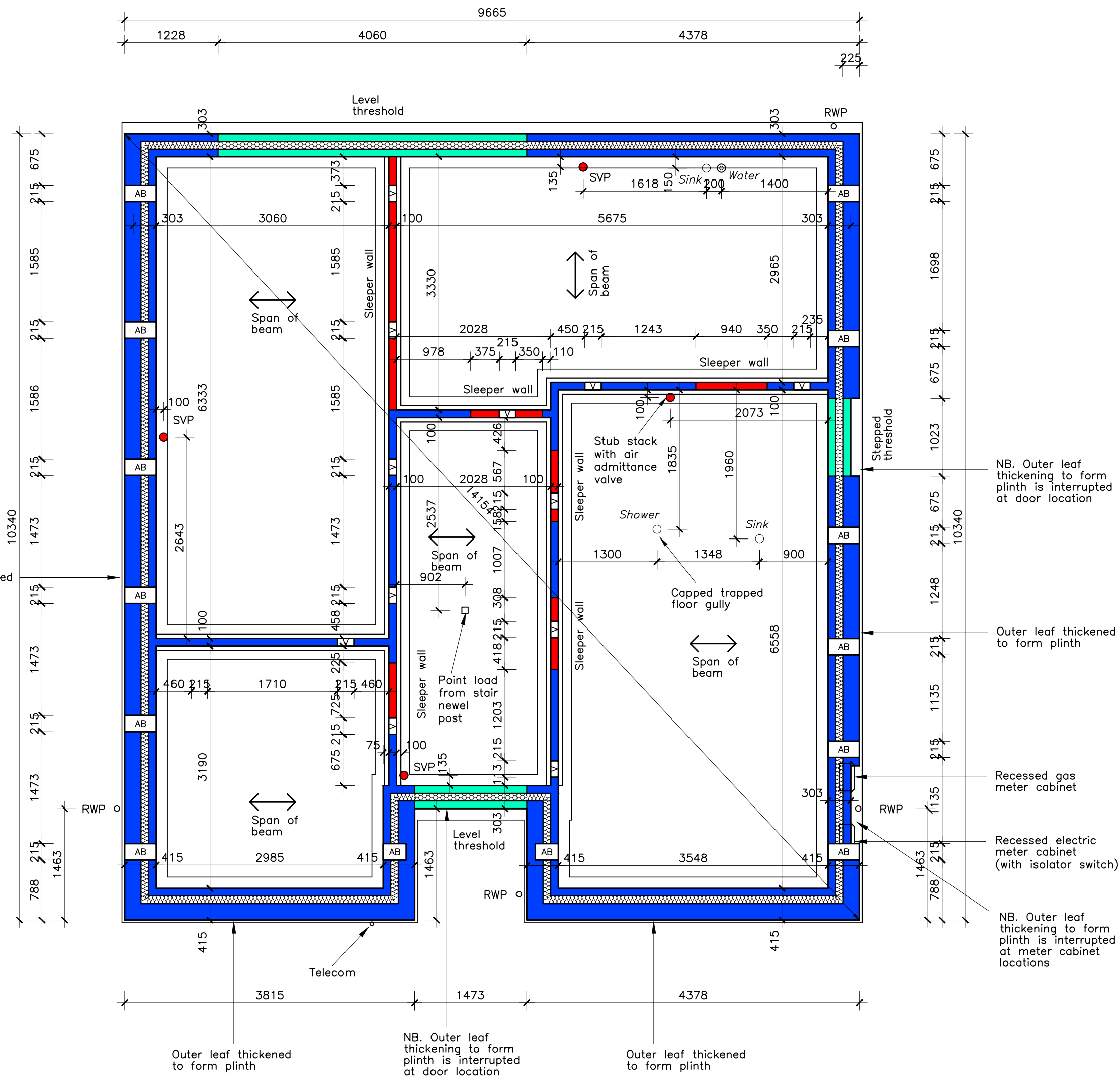
MANORHOUSE
ARCHITECTURE

Blenheim Cottage, The Lane, Easton, Huntingdon, Cambs. PE28 0TY
Tel / Fax: 01480 660700 E-mail: manorhousearch@aol.com

Rev.	Date	Description
P1	19-07-24	First preliminary issue
P2	23-07-24	Foundation to plot 25 altered to match plot 32
P3	05-12-24	Rear sleeper wall shaded red



SUBSTRUCTURE PLAN
Plot 32 – As drawn
M4(2) Category



SUBSTRUCTURE PLAN
Plot 25 – As drawn
M4(2) Category

Brick plinth where shown on plan

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/mm² 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/mm² 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/mm² blockwork sleeper wall
- Timber stud buttress wall above carried by floor
- Primary soil vent pipe
- Secondary waste connection
- Direct connection for WC pan
- Direct connection for washbasin
- Direct connection for sink
- Capped trapped waste for level access shower
- Recessed gas meter cabinet
- Recessed electric meter cabinet (with isolator switch)
- NB. Outer leaf thickening to form plinth is interrupted at meter cabinet locations
- Incoming water main
- Rainwater downpipe

THE THAXTED IS CALLED HOUSE TYPE HT12
ON THE PLANNING DRAWINGS

PLOT SCHEDULE – THE THAXTED
M4(2) CATEGORY PRIVATE 4B7P HOUSE
Plots 25* & 32 – As drawn

*NB. Plot 25 has a brick plinth.

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

Bellway
BELLWAY HOMES NORTH LONDON
Bellway House
Bury Street, Ruship, Middlessex HA4 7SD
Tel: 01895 671100

Project

HARE'S LEAP
MILL ROAD, HENHAM
ESSEX

Drawing Title

THE THAXTED
SUBSTRUCTURE PLANS

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

Drawing No Rev.
24403-THA-200 P3