

Ventilation calculation
14 No. surfaces (1m² 500mm² each) give total ventilation of 84,000mm³
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

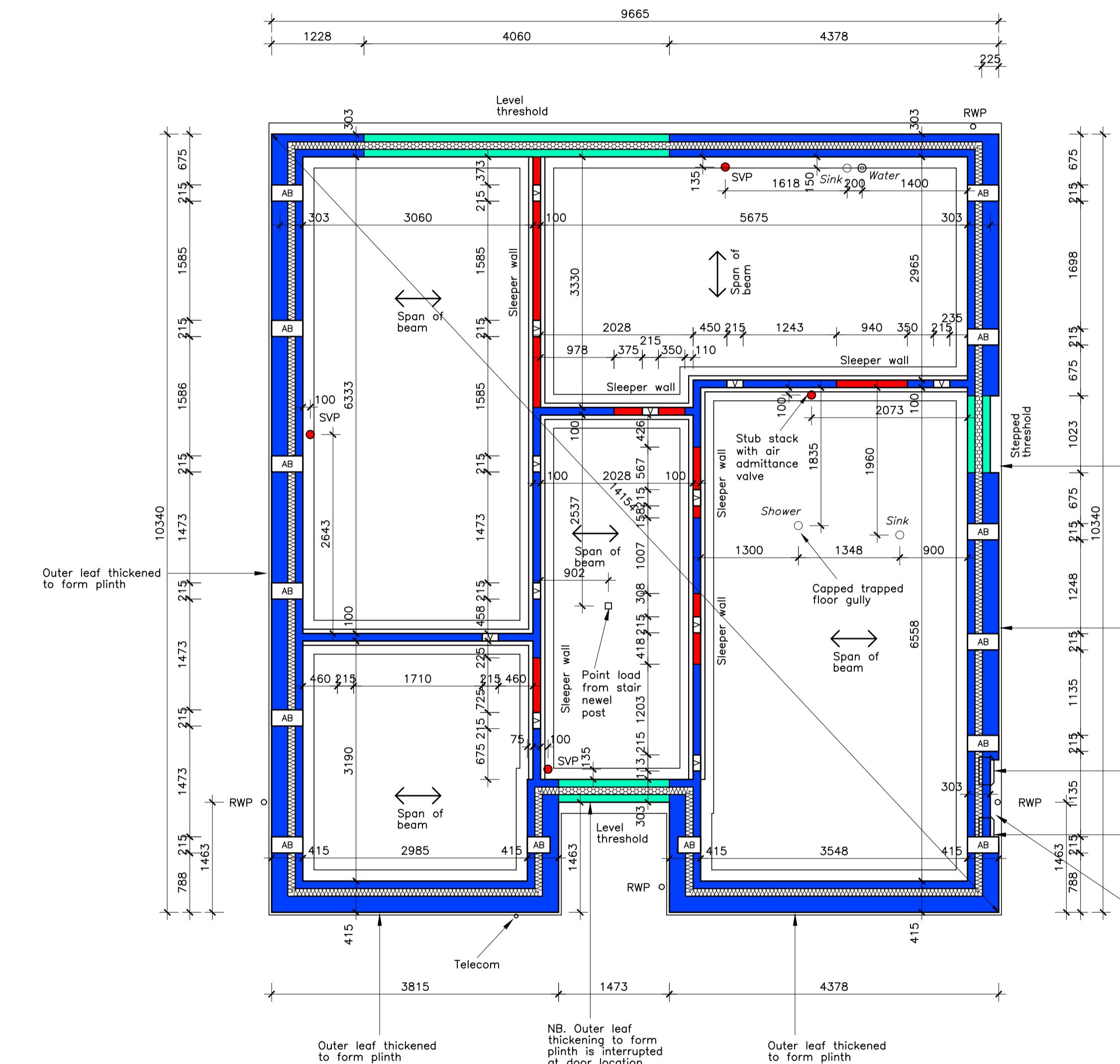
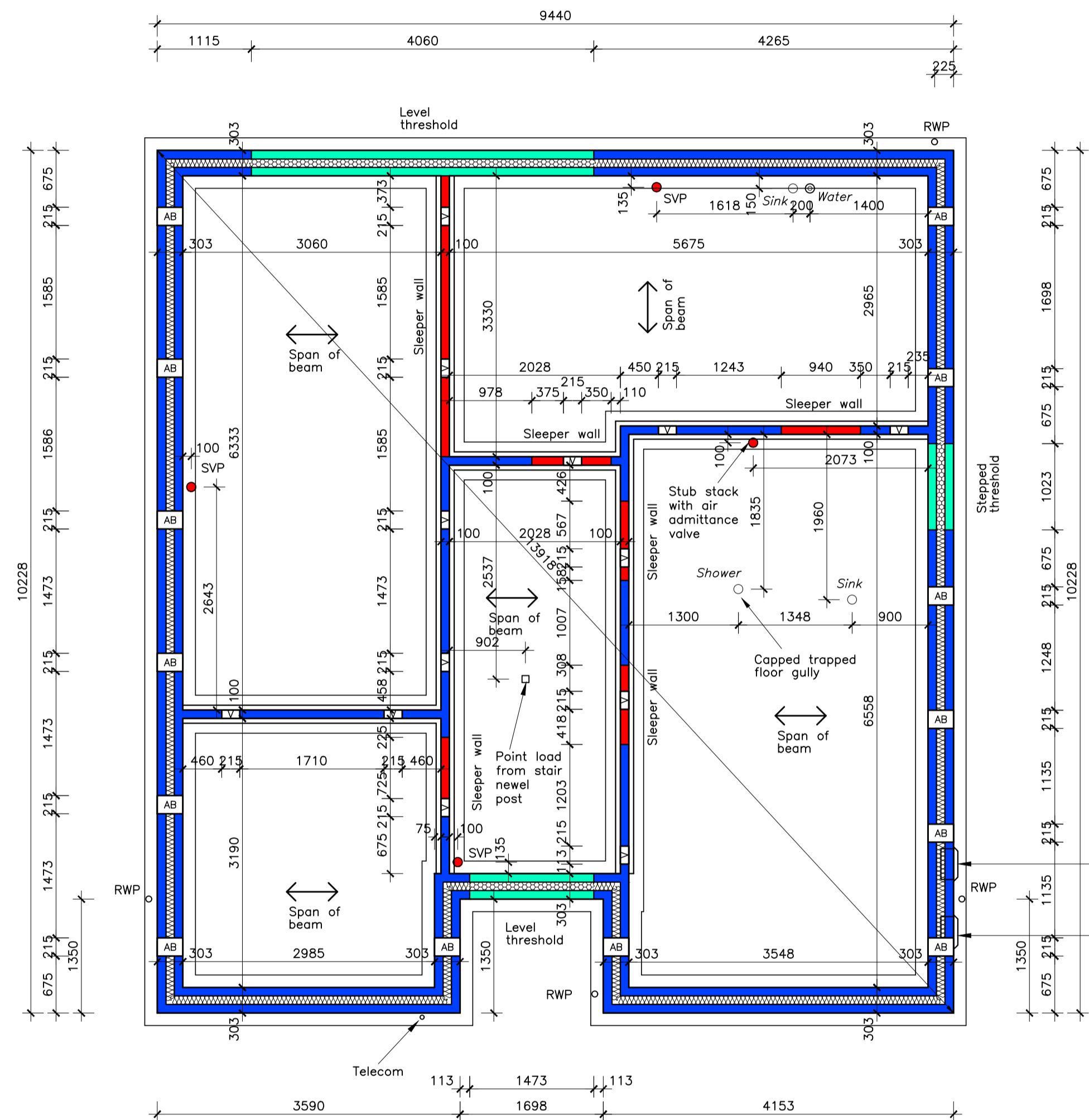
Ventilation calculation
14 No. surfaces (1m² 500mm² each) give total ventilation of 84,000mm³
External Wall Perimeter = 42.9m (1500mm² per metre run = 64,350mm²)
Floor Area = 81.9sq.m. (500mm² per m² floor area = 40,950mm²)

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

MANORHOUSE
ARCHITECTURE

Bleheim Cottage, The Lane, Easton, Huntington, Cambs. PE28 0TY
Tel / Fax: 01480 890700 E-mail: manorhouse@qol.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



Symbols & hatching key (Houses)

	Sealed 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 (sleeve through cavity if present)
	100mm wall cavity (below door thresholds and vents) 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 batts as per Artisan construction details
	100mm or 215mm 7.3N/mm ² 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 or 215mm 7.3N/mm ² 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 ² 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
	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, Rainham, Medway, Kent, ME4 7SD
Tel: 01634 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. 24403-THA-200 Rev. P3