



ion
m² each) give
m²
B.8m
(3,200mm²)
44,350mm²)
und gas
protection, additional subfloor vents
will be needed, spaced at max 2m
centres to satisfy NHBC requirements

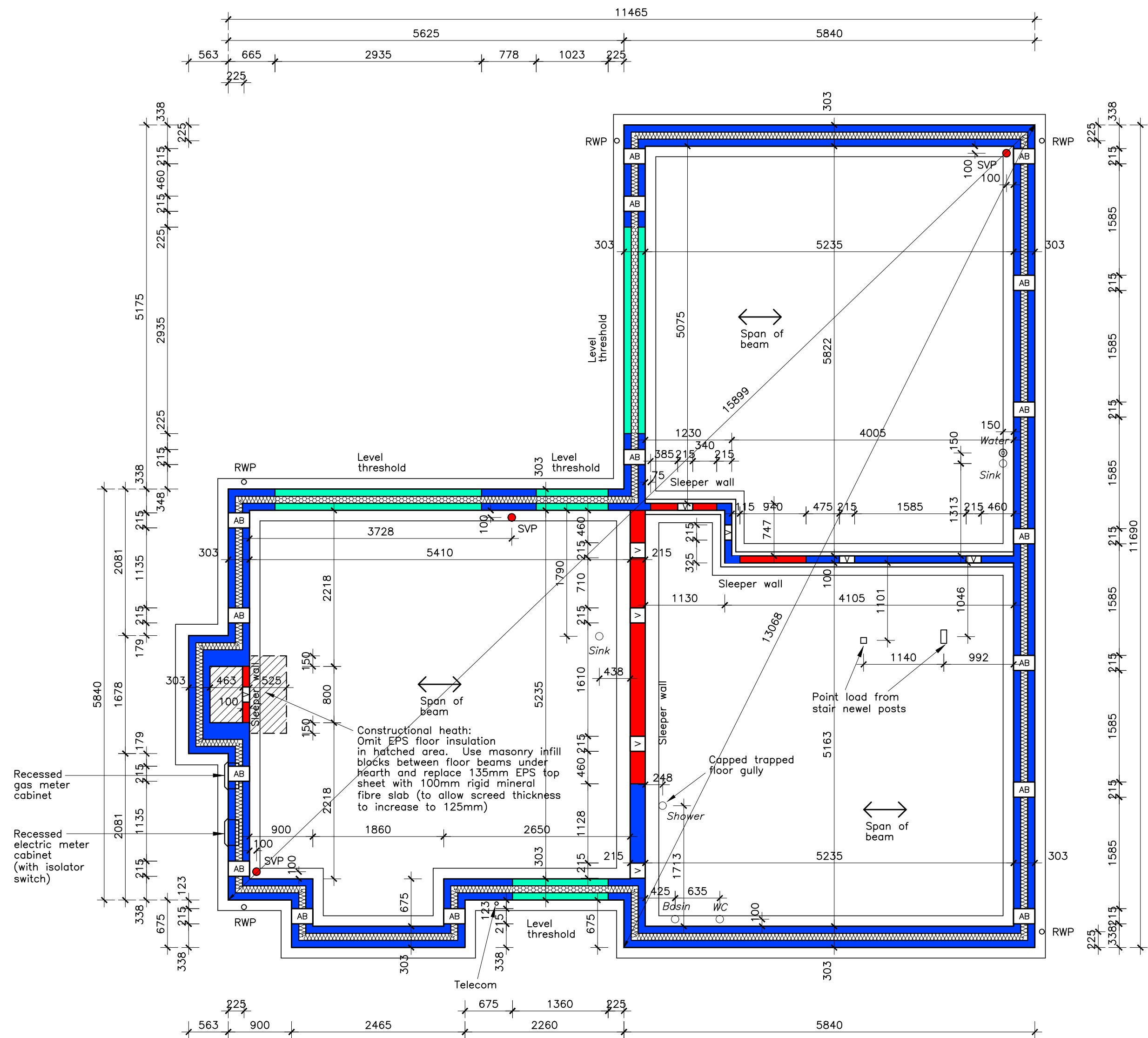
See Engineer's plans for plot specific
foundation widths & depths, finished
floor levels and underbuild & raised /
double DPCs

Ventilation calculation
16 No. airbricks (min 6,000mm² each) give
total ventilation of **96,000mm²**
External Wall Perimeter = 47.7m
(1500mm² per metre run = **71,550mm²**)
Floor Area = 88.7sq.m.
(500mm² per m² floor area = **44,350mm²**)
**NB. On sites requiring ground gas
protection, additional subfloor vents
will be needed, spaced at max 2m
centres to satisfy NHBC requirements**

MANORHOUSE
ARCHITECTURE

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

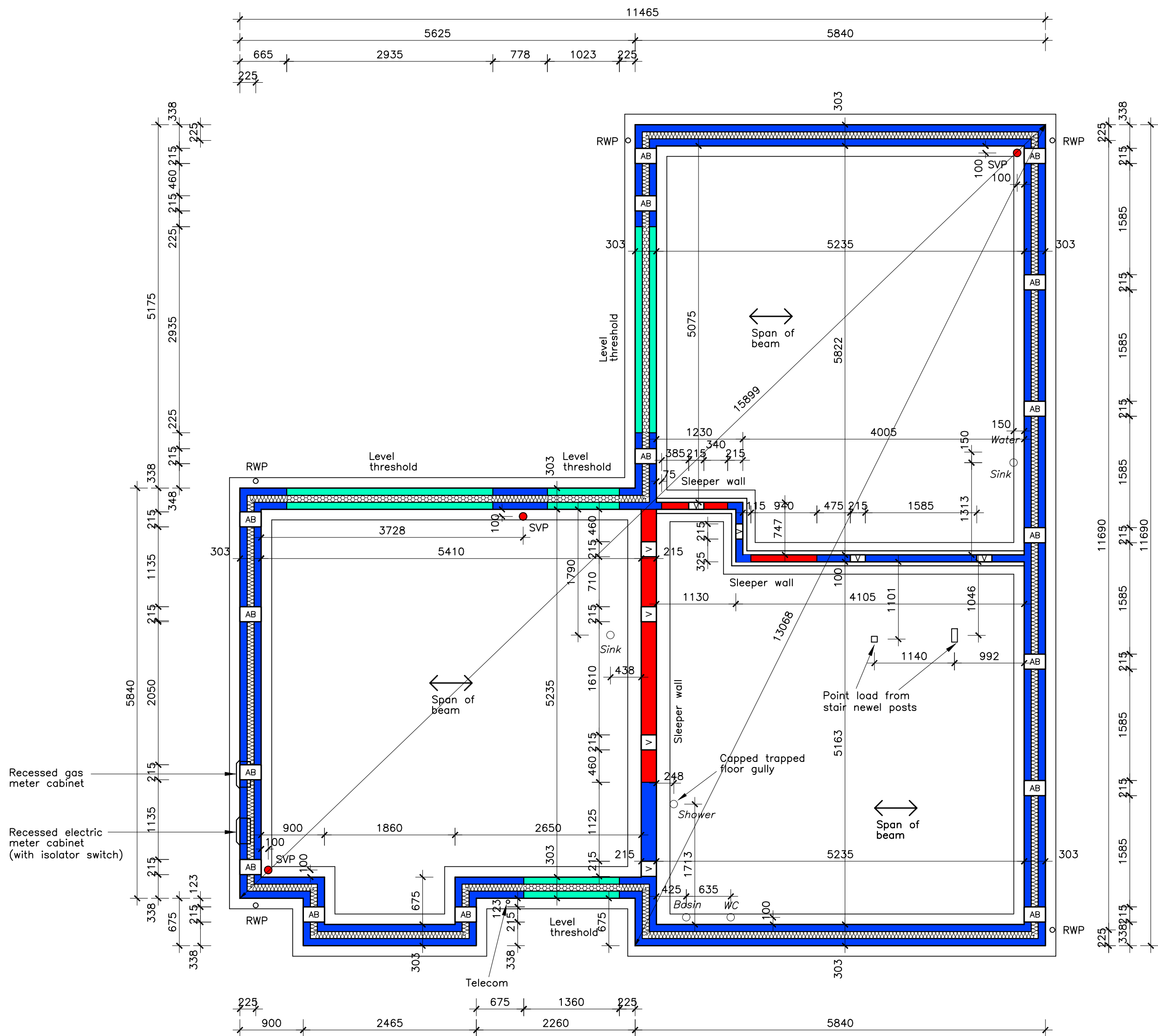
Rev.	Date	Description
P1	19-07-24	First preliminary issue
P2	23-07-24	100mm blockwork internal wall introduced with dogleg beyond staircase. Foundations updated to suit
P3	10-10-24	Plot 1 omitted (now shown on drawing 24403-HED-210)
P4	05-12-24	Sleeper wall added across front of fireplace recess
P5	24-01-25	Plot 26 (Handed) listed under left hand plan
C1	11-03-25	ISSUED FOR CONSTRUCTION (Subject to NHBC approval)
C2	01-12-25	Plots 49 & 51 added



SUBSTRUCTURE PLAN
Plots 24, 39 & 51 – As drawn
Plots 26 & 49 – Handed

M4(2) Category

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



SUBSTRUCTURE PLAN
Plots 31 & 36 – As drawn
Plot 15 – Handed

M4(2) Category

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
- Incoming water main
- 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* & 51* – As drawn
Plots 15, 26* & 49* – Handed

* NB. Plots 24, 26, 39, 49 & 51 have a functioning chimney

Drawing Status

CONSTRUCTION

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, Middlesex HA4 7SD
Tel: 01895 671100

Project

HARE'S LEAP
MILL ROAD, HENHAM
ESSEX

Drawing Title

THE HEDINGHAM
SUBSTRUCTURE PLANS
PLOTS 15, 24, 26, 31, 36, 39, 49 & 51

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

Drawing No Rev.
24403-HED-200 C2