



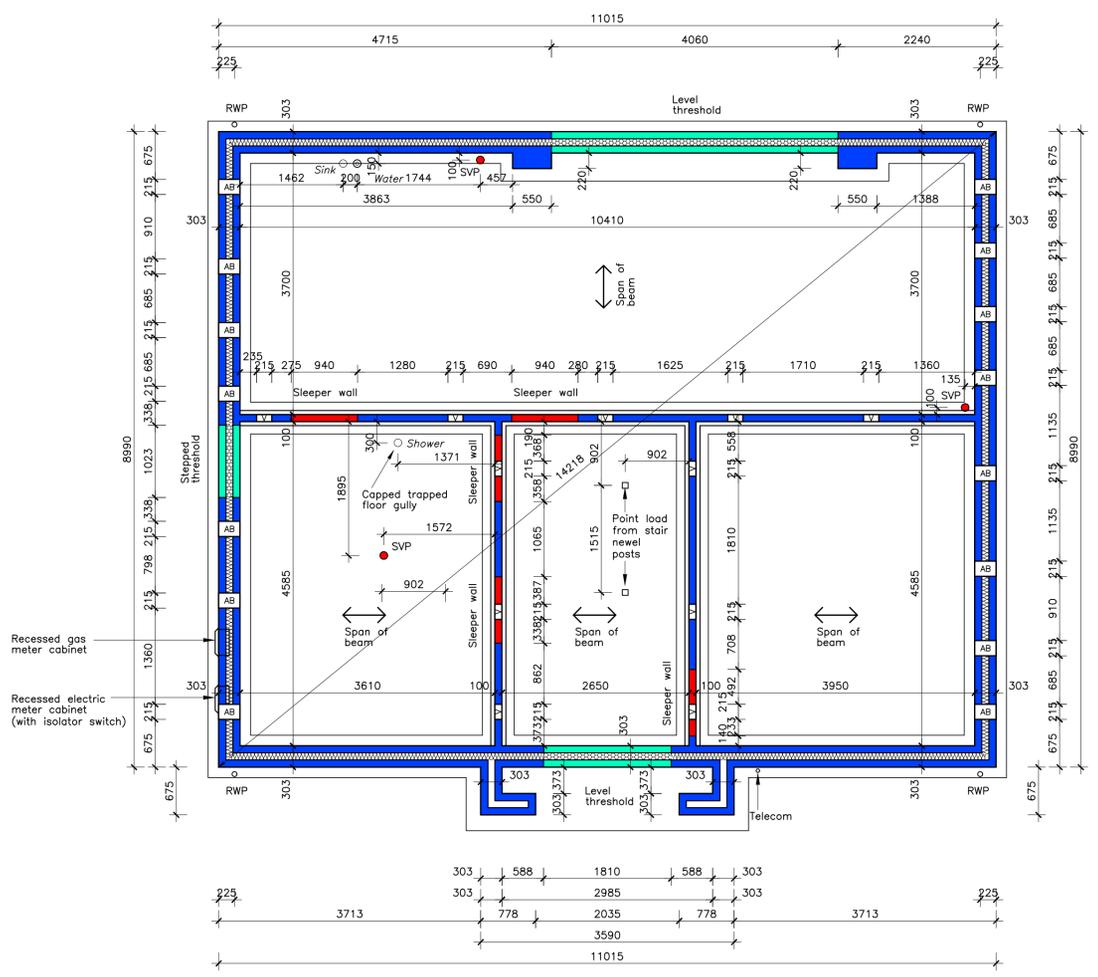
ation  
mm<sup>2</sup> each) give  
mm<sup>2</sup>  
60.0m  
(60,000mm<sup>2</sup>)  
= 43,500mm<sup>2</sup>)  
ground gas  
floor vents  
will be needed, spaced at max 2m  
centres to satisfy NHBC requirements

**Ventilation calculation**  
15 No. airbricks (min 6,000mm<sup>2</sup> each) give  
total ventilation of 90,000mm<sup>2</sup>  
External Wall Perimeter = 40.8m  
(1500mm<sup>2</sup> per metre run = 61,350mm<sup>2</sup>)  
Floor Area = 87.0sq.m.  
(500mm<sup>2</sup> per m<sup>2</sup> floor area = 43,500mm<sup>2</sup>)

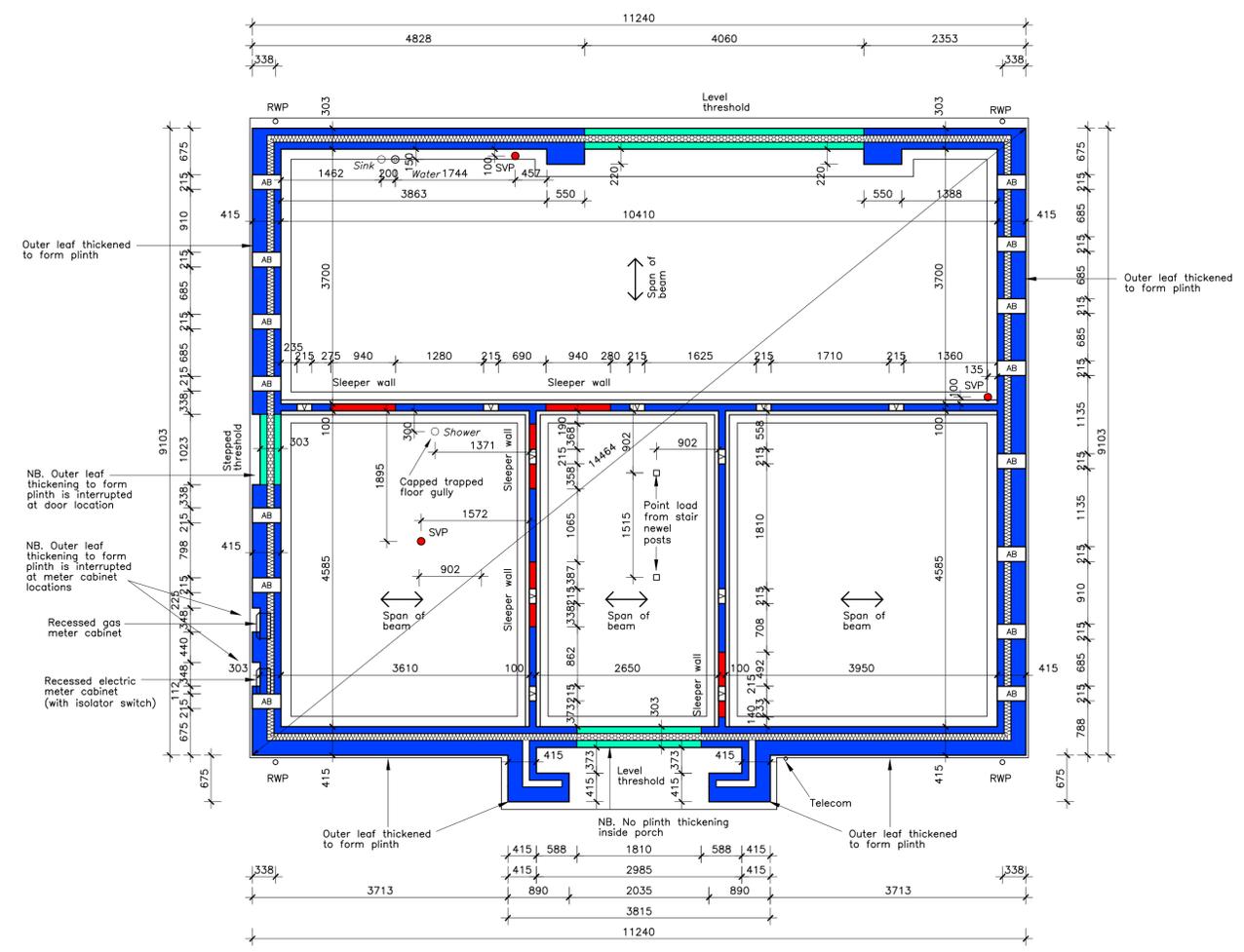
**NB. On sites requiring ground gas  
protection, additional subfloor vents  
will be needed, spaced at max 2m  
centres to satisfy NHBC requirements**

Rev.	Date	Description
P1	19-07-24	First preliminary issue
P2	23-07-24	Foundations updated. Plots 2, 4 & 13 foundations altered to match other plots. Brick plinth described
P3	24-01-25	Rebate in plinth at meters dimensioned

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



**SUBSTRUCTURE PLAN**  
Plot 40 – As drawn  
Plot 3 – Handed  
  
M4(2) Category



**SUBSTRUCTURE PLAN**  
Plot 13 – As drawn  
Plots 2 & 4 – Handed  
  
M4(2) Category  
  
Brick plinth where shown on plan

- Symbols & hatching key (Houses)**
- Sieved 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 (sieved 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 WALDEN IS CALLED HOUSE TYPE HT5 ON THE PLANNING DRAWINGS

**PLOT SCHEDULE – THE WALDEN**  
M4(2) CATEGORY PRIVATE 5B9P HOUSE  
Plots 13 & 40 – As drawn  
Plots 2, 3 & 4 – Handed

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**  
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Bellway House  
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Tel: 01895 671100

Project  
**HARE'S LEAP**  
MILL ROAD, HENHAM  
ESSEX

Drawing Title  
**THE WALDEN**  
SUBSTRUCTURE PLANS

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

Drawing No  
**24403-WAL-200** P3