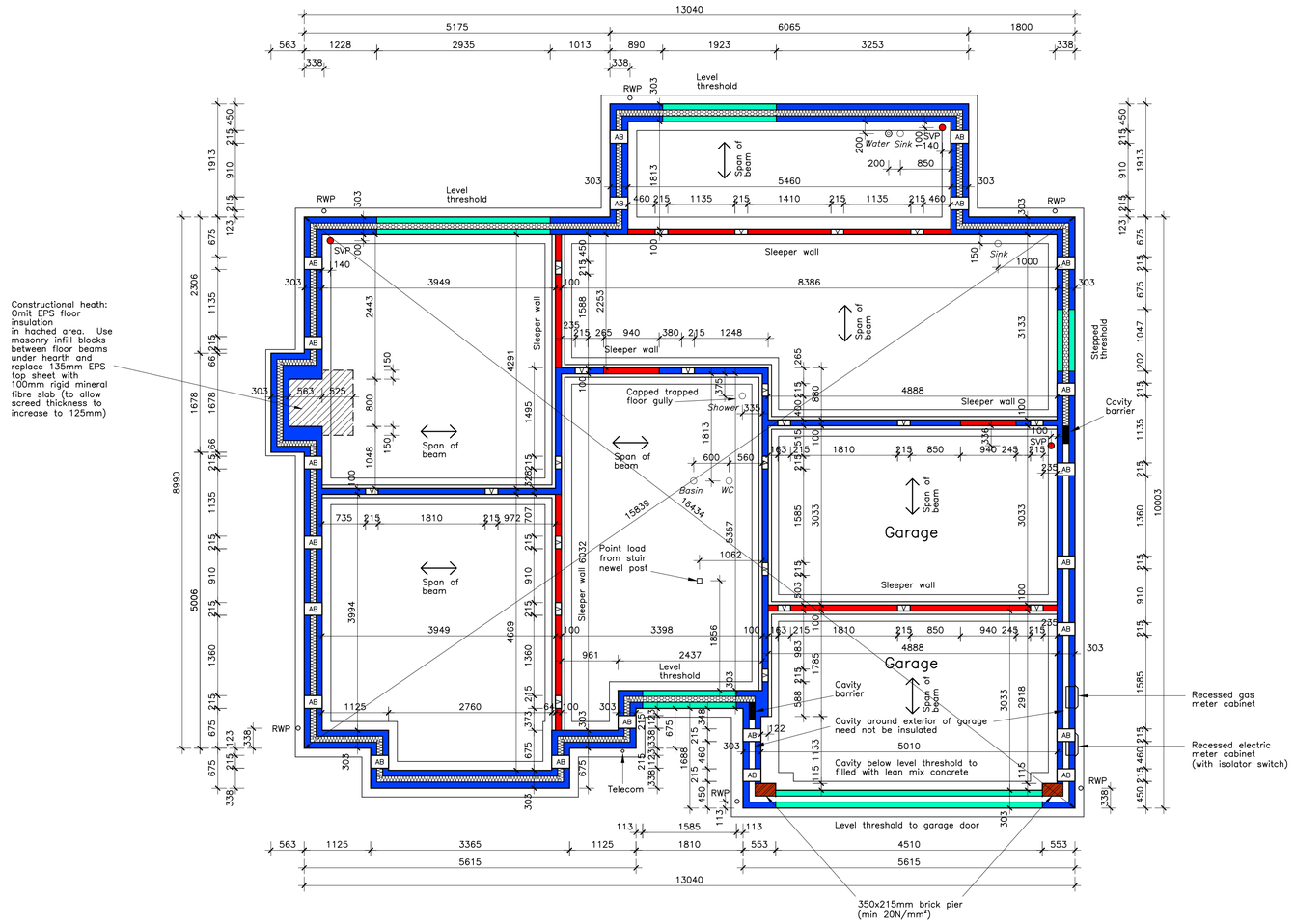
See Engineer's plans for plot specific foundation widths & depths, finished floor levels and underbuild & raised / double DPCs



SUBSTRUCTURE PLAN

Plot 46 – As drawn

M4(2) Category

Ventilation calculation

22 No. airbricks (min 6,000mm² each) give total ventilation of **132,000mm²**

External Wall Perimeter = 52.4m
(1500mm² per metre run = **78,600mm²**)

Floor Area = 119.4sq.m.
(500mm² per m² floor area = **59,700mm²**)

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

MANORHOUSE
ARCHITECTURE

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Rev.	Date	Description
C1	01–12–25	ISSUED FOR CONSTRUCTION (Subject to NHBC approval)

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
- AB — Telescopic periscope vent with airbrick insert matching brickwork colour (extended where plinth is present)
- VV — 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
- 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 DEDHAM IS CALLED HOUSE TYPE HT13a.1 ON THE PLANNING DRAWINGS

PLOT SCHEDULE – THE DEDHAM
M4(2) CATEGORY PRIVATE 4B8P HOUSE
Plot 46 – As drawn

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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Project

HARE'S LEAP
MILL ROAD, HENHAM
ESSEX

Drawing Title

THE DEDHAM
SUBSTRUCTURE PLAN

Scale	Date	Drawn	Approved
1:50@A1	01–12–25	WSP	WSP

Drawing No **24403–DED–200** Rev. **C1**