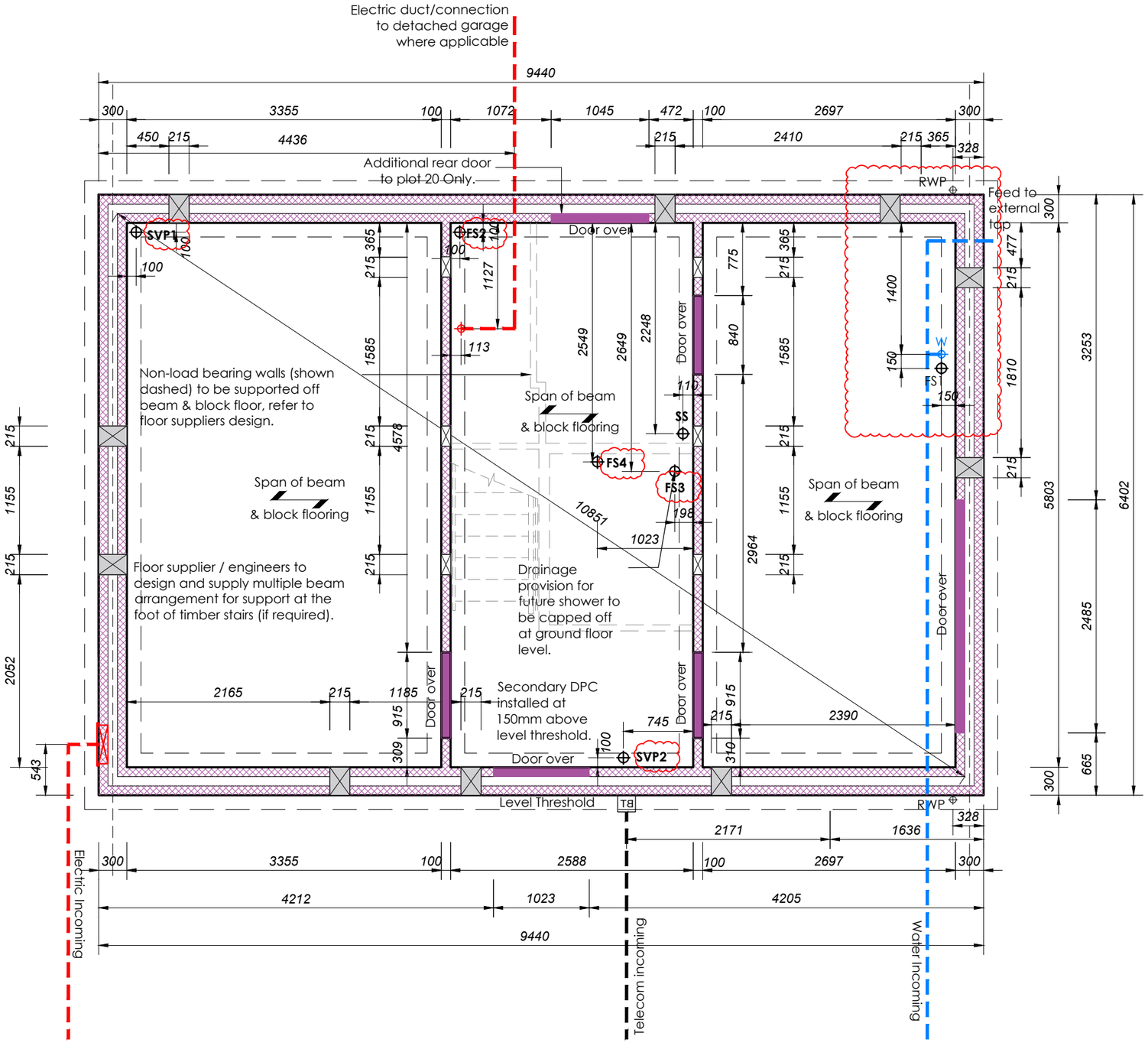

GOSFORD V2 (G02) - SUBSTRUCTURE PLAN
Scale 1:50

SUBSTRUCTURE LEGEND

- TV — Telescopic Vents should be provided to whichever gives the greater opening area: 1500mm² per meter run of external wall; or, 500mm² per m² of floor area.
- AB — Air Bricks to be within 450mm of an internal corner at max 2m ctrs'
- Concrete block wall to the strength specified by Structural Engineer.
- Sleeper wall to underside of floor beams
- Threshold floor finish to continue into doorway

SERVICES/ PIPEWORK

- Incoming Electric Service Duct
- Incoming Water Supply
- Incoming Telecom Service Duct
- FS - Floor Socket
- SVP - Soil Vent Pipe
- RWP - Rain Water Pipe
- SS - Stub Stack Pipe
- G - Floor Gully
- W - Incoming Water Supply

SUBSTRUCTURE NOTES

1) Voids should be ventilated by openings providing not less than 1500mm²/m run or of external wall or 500mm² per m² of floor area, which ever gives the greater opening area. A minimum 225mm away from door openings. Ventilation openings should be provided on at least two opposite sides. Where this is not possible, effective cross ventilation from opposite sides should be provided by a combination of opening and air ducts.

In accordance with Approved Document C, Building Regulations the ventilation openings provided should be not less than either 1,500mm²/m run of external wall or 500mm²/m² of floor area, whichever give the greater opening area.

2) Please refer to engineers drawings for structural slab levels, lintels, foundation layouts and details.

3) Incoming Water, Electric and BT locations are shown indicative only and to be confirmed by utilities supplier. Services to run beneath ground floor slab were required

4) Ground below suspended floor to be free of plant/tree roots and treated with weed killer.

5) All below DPC brickwork to be the same as facing brickwork with a 3:1mortar mix ratio. Soil investigation should be referred to on each site to consider ground conditions.

6) Floor finish to continue into doorway.

Notes

- Copyright in this drawing remains the property of BM3 Architecture Limited.
- Do not scale this drawing. Work to figured dimensions only.
- Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies.

Revision	Date	By	Chkd
C4 - Dimensions and tags added	20/03/26	BG	JJ
C3 - Utility door width updated	14/01/26	BG	JJ
C2 - Ext. utility door removed to plots 11, 12, 38, 39	15/12/25	BG	JJ
C1 - Construction Issue	14/11/25	BG	JJ
T1 - Tender Issue	05/09/25	BG	JJ

Status: CONSTRUCTION

Client: dandara

Project: BULL FIELD, TAKELEY, BISHOP'S STORTFORD, ESSEX

Drawing: GOSFORD V2 (G02) SUBSTRUCTURE PLAN PLOTS 12, 20, 38

Drawn by	Checked
BG	JJ
Scale	Dated
1:50@A3	2025.09.05
Job No.	Revision
BT-2602	C4

Drawing No.: BT-2602-BM3-G02-3301

0.m 1.m 2.m 3.m

SCALE : 1:50 @ A3

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Y:\Dwgs\72381 - Bull Field, Takeley, Essex\01 WIP\02 CAD\Sheets\02_House Types\G02_GOSFORD HOUSE TYPE_CONSTRUCTION PACK.dwg plotted on 20.03.2026 by Ben Giles