

The Blemmere (TT (R1)) - Drawing Schedule						
Drawing No.	Drawing Title	Variant	Status	Rev	Rev Date	Dept
A/1026BM/00/0/00	Drawing Register (TT (R1))	All Variants	Construction	G	04 Aug 2023	INFORMATION
A/1026BM/00/AT/01	Planning Layouts	All Traditional Variants	Construction	G	04 Aug 2023	PLANNING / LAND
A/1026BM/00/TT/R1/02	Planning Elevations	Town Tile Hanging	Construction	G	04 Aug 2023	PLANNING / LAND
A/1026BM/05/0/01	Ground Floor Accessibility	All Variants	Construction	G	04 Aug 2023	PLANNING / LAND
A/1026BM/05/0/02	First Floor Accessibility	All Variants	Construction	G	04 Aug 2023	PLANNING / LAND
A/1026BM/10/AT/01	Ground Floor Setting Out Plan	All Traditional Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/10/AT/02	First Floor Setting Out Plan	All Traditional Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/15/0/01	Ground Floor Electrical GA	All Variants	Construction	G	04 Aug 2023	ELECTRICAL
A/1026BM/15/0/02	First Floor Electrical GA	All Variants	Construction	G	04 Aug 2023	ELECTRICAL
A/1026BM/20/AT/R1/02	Section A-A	All Traditional Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/25/TT/R1/00	Elevations	Town Tile Hanging	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/25/TT/R1/01	Front Elevation	Town Tile Hanging	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/25/TT/R1/02	Rear Elevation	Town Tile Hanging	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/25/TT/R1/03	Primary Elevation	Town Tile Hanging	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/30/0/01	Foundation Layout	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/30/0/02	Structural Floor Beam Layout	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/30/0/03	Beam Details (Sheet 1)	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/30/0/04	Beam Details (Sheet 2)	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/40/0/01	First Floor Joist Setting Out	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/40/0/02	Joist Plan and Take Off	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/40/0/03	1st Floor Joist 3d View	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/40/0/04	Floor Boards Layout	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/50/0/01	Staircase Details	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/60/0/R1/01	Semi- Detached Roof Layout	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/60/0/R1/02	Semi-Detached Roof Trusses (Sheet 1)	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/60/0/R1/03	Semi-Detached Roof Trusses (Sheet 2)	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/60/0/R1/04	Semi-Detached Roof Structure 3d View	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/65/TT/01	Canopy Details	Town Tile Hanging	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/70/0/S/01	Kitchen Layout	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/70/0/S/02	Kitchen Elevations	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/70/0/S/03	Kitchen 3D Perspective	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/70/0/S/04	Kitchen Electrics	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/70/0/U/01	Kitchen Layout	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/70/0/U/02	Kitchen Elevations	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/70/0/U/03	Kitchen 3D Perspective	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/75/0/01	Ground Floor W/C Layout	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/75/0/A/02	Bathroom Layout (No Shower)	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/75/0/A/03	Ensuite Layout (Thermostatic Shower)	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/75/0/B/02	Bathroom Layout (Shower Over Bath)	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/75/0/B/03	Ensuite Layout (Electric Shower)	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/80/0/2013/01	Ground Floor Heating GA	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2013/02	First Floor Heating GA	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2013/03	Ground Floor DHCW Layout	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2013/04	First Floor DHCW Layout	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2013/05	Heating Schedules and Installation Notes	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2013CYL/01	Ground Floor Heating GA	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2013CYL/02	First Floor Heating GA	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2013CYL/03	Ground Floor DHCW Layout	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2013CYL/04	First Floor DHCW Layout	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2013CYL/05	Heating Schedules and Installation Notes	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2021/01	Ground Floor Heating GA	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2021/02	First Floor Heating GA	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2021/03	Ground Floor DHCW Layout	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2021/04	First Floor DHCW Layout	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/80/0/2021/05	Heating Schedules and Installation Notes	All Variants	Construction	G	04 Aug 2023	MECHANICAL
A/1026BM/90/TT/01	Lintel & Door Schedules	Town Tile Hanging	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/90/TT/02	Window Schedule	Town Tile Hanging	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/95/0/01a	Wall Material Take Off (Semi Detached)	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/95/0/01b	Wall Material Take Off (Detached)	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/95/0/02	Electrical Take Off	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION
A/1026BM/95/0/03	Soil, Waste & Pipe Accessories	All Variants	Construction	G	04 Aug 2023	CONSTRUCTION

Total number of sheets: 61

Design Wind Speed

Structural calculations undertaken on behalf of Group Technical have been assessed to a **Wind Loading of 1.19kN**.

Please be aware that it may be possible to value engineer plots should the site in question's wind loading fall below this. Consult Queensberry Design Ltd for further details.

Key to Drawing Numbers

A - ft² - variant - series - drgNo

Series codes:-	00	Planning
	10	GA Plans
	15	Electrical GAs & Setting Out
	20	Section(s)
	25	Elevations
	30	Foundation
	40	Joist Layout(s)
	50	Stairs Layout(s)
	60	Roof Layout(s)
	65	Entrance Canopy(ies)
	70	Kitchen & Utility Layout(s)
	75	Wetroom Layouts
	80	Heating Layouts
	90	Lintle, Window and Door Schedules
	95	Material / Equipment Takeoffs

Variant Codes:-	0	All
	CB	Country Brick
	CC	Country Contemporary
	CT	Country Tile Hanging
	CW	Country Weatherboarding
	TB	Town Brick
	TC	Town Contemporary
	TF	Town Feature Brick
	TT	Town Tile Hanging
	AT	All Traditional Variants
	AC	All Contemporary Variants

Roof Options:- (if applicable)	R1	Standard roof shape
	R2, R3 etc...	Optional roof shapes

NHBC Type Approvals Ref:- 0596/--/2019

SAP Summary:-	2013	
DER:- 16.34 (S)	DFEE:-	45.20 (S)
TER:- 17.80 (S)	TFEE:-	53.60 (S)

Air Permeability Figure:-	5.01 m³/hr/m²
Improvement over AD L1a 2013:-	8.20% (S)

2021 NHBC Type Approvals Ref:- 00xx/--/20xx

SAP Summary:- Refer to Site Specific Summary Schedule

Approved Document G

Category:-	C	LpppD:-	98.7
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Construction (Design and Management) Regulations 2015 (CDM 2015)

As Designer, Bellway Group has a key role to play in CDM as it is in a position to reduce the risks that arise during construction work. Fundamental to this process is to establish whether significant risks* (SR) remain within the design.

Significant Risk Schedule				
Housetype	Configuration	SR?	Assessed By	Date
The Blemmere	3b Det / Semi (Corner Turner)	No	Group	04 Aug 2023

* A significant risk is one that is not likely to be obvious to a competent contractor or builder; unusual or likely to be difficult to manage effectively.



Floor Areas (Structural)

Name	Area (m²)	Area (ft²)
Ground Floor	47.64 m²	513 ft²
First Floor	47.64 m²	513 ft²
Combined	95.28 m²	1026 ft²

Room Areas (Finished)

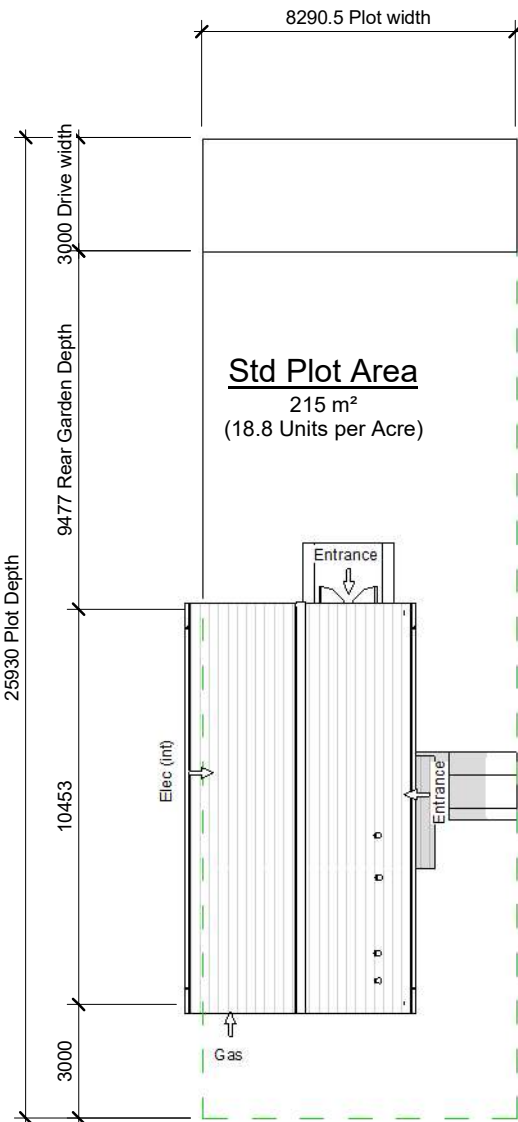
Room	Area (m²)	Area (ft²)
Kitchen / Dining	16.72 m²	180 ft²
Living Room	15.12 m²	163 ft²
Hall	8.37 m²	90 ft²
Cloakroom	2.89 m²	31 ft²
Store	2.08 m²	22 ft²

Bedroom 1	12.08 m²	130 ft²
Bedroom 2	11.71 m²	126 ft²
Bedroom 3	7.51 m²	81 ft²
Landing	4.57 m²	49 ft²
Bathroom	4.21 m²	45 ft²
Bedroom 1	3.63 m²	39 ft²
Ensuite		
Store	1.08 m²	12 ft²

M4(2) Compliant

This drawing demonstrates compliance with Part M4(2)
Category 2: Accessible and adaptable dwellings

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW



Std Plot Area
215 m²
(18.8 Units per Acre)

INFORMATION



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Woolsington House, Woolsington
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Building Regulations
2013 & 2021
Compliant

Project

The Artisan Collection

2020 Issue
Working Drawings



Drawing Title

The Blemmere

BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Drawing Register (TT (R1))

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 200
Project No	Drg Status Construction	Revision G

Drawing No. A/1026BM/00/0/00

Do not scale - if in doubt, ask

Room Schedule		
Room	Area (m²)	Area (ft²)
Kitchen / Dining	16.72 m²	180 ft²
Living Room	15.12 m²	163 ft²
Cloakroom	2.89 m²	31 ft²
Hall	8.37 m²	90 ft²
Store	2.08 m²	22 ft²
Bedroom 1	12.08 m²	130 ft²
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Store	1.08 m²	12 ft²

Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW



1 Ground Floor
1 : 100



2 First Floor
1 : 100

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Drawing Title

The Blemmere

1026 ft² | 3b Det / Semi (Corner Turner) |
All Traditional Variants
Planning Layouts

BM-3B-2S-AT

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 100
Project No	Drg Status Construction	Revision G

Drawing No. **A/1026BM/00/AT/01**

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1 Front Elevation
1 : 100



2 Rear Elevation
1 : 100



3 Primary Elevation
1 : 100

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

2021 Regulations
All fixed panes* in habitable rooms to become openable to satisfy Approved Document O requirements, as indicated by orange dashed lines (*excludes fixed panes to French Door sidelights, and entrance door sidelights).

Part O requirements:-
Safety Rail to be installed at 1100mm, which may be omitted if Build Tolerance to window opening is within a range of maximum 1100mm and minimum 1000mm

PV Requirement
Solar PV will be required on this housetype. Panel locations and numbers to be determined on a site by site basis to take into account roof configuration and plot orientation

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Drawing Title
The Blommere

BM-3B-2S-TT

1026 ft² | 3b Det / Semi (Corner Turner) | Town Tile Hanging
Planning Elevations

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 100
Project No	Drg Status Construction	Revision G

Drawing No. **A/1026BM/00/TT/R1/02**

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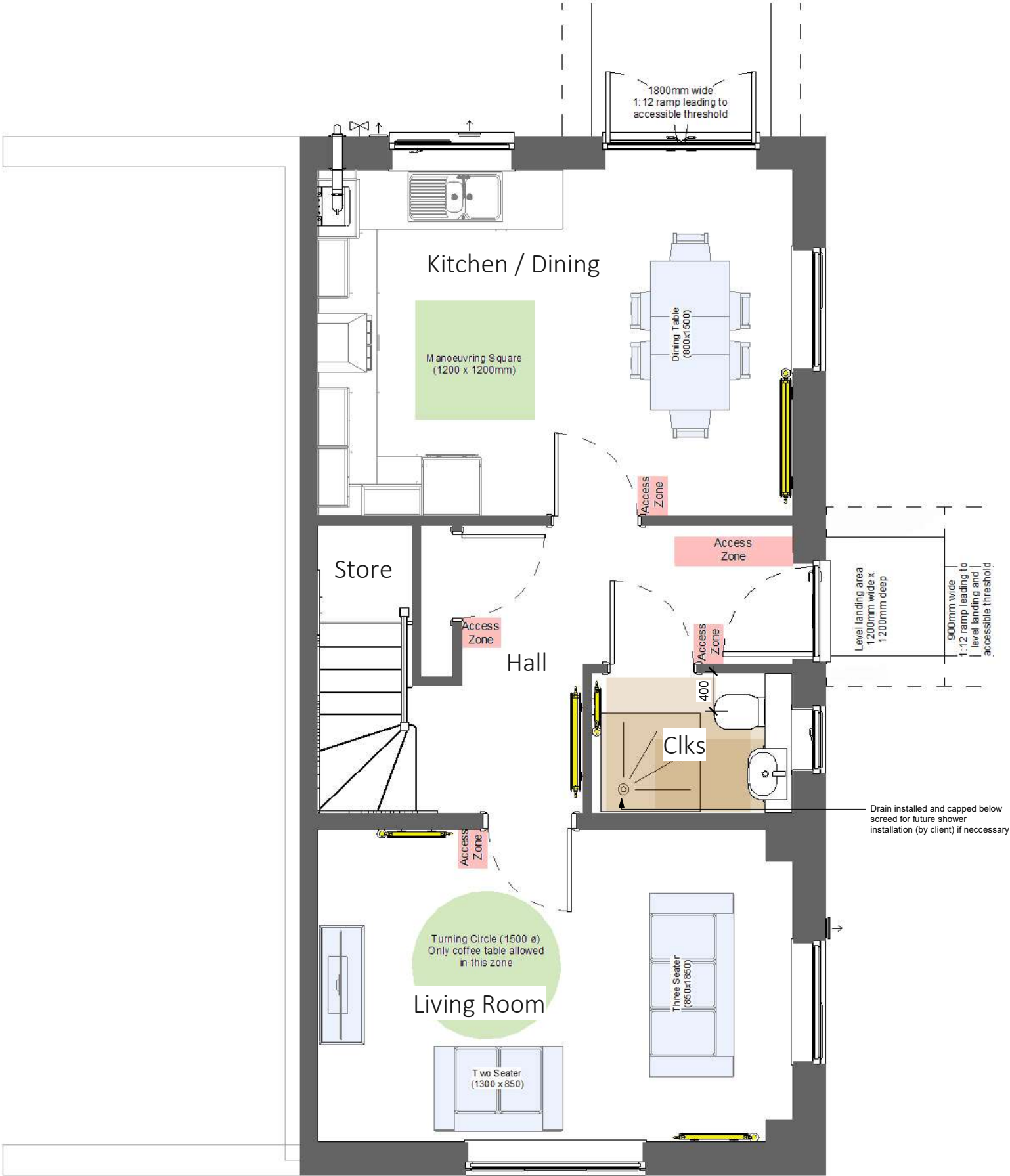
Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW

M4(2) Compliant

This drawing demonstrates compliance with Part M4(2)
Category 2: Accessible and adaptable dwellings

Indicative Radiator Positons
All radiators sizes illustrated here are to satisfy 2021 regulations.

Refer to 80 series drawings for radiator schedules and sizes for
both 2013 and 2021 regulations.



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2020 Issue
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Building Regulations
2013 & 2021
Compliant

Drawing Title
The Blommere **BM-3B-2S-0**
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Ground Floor Accessibility

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/05/0/01		

Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW

M4(2) Compliant

This drawing demonstrates compliance with Part M4(2)
Category 2: Accessible and adaptable dwellings

Indicative Radiator Positons
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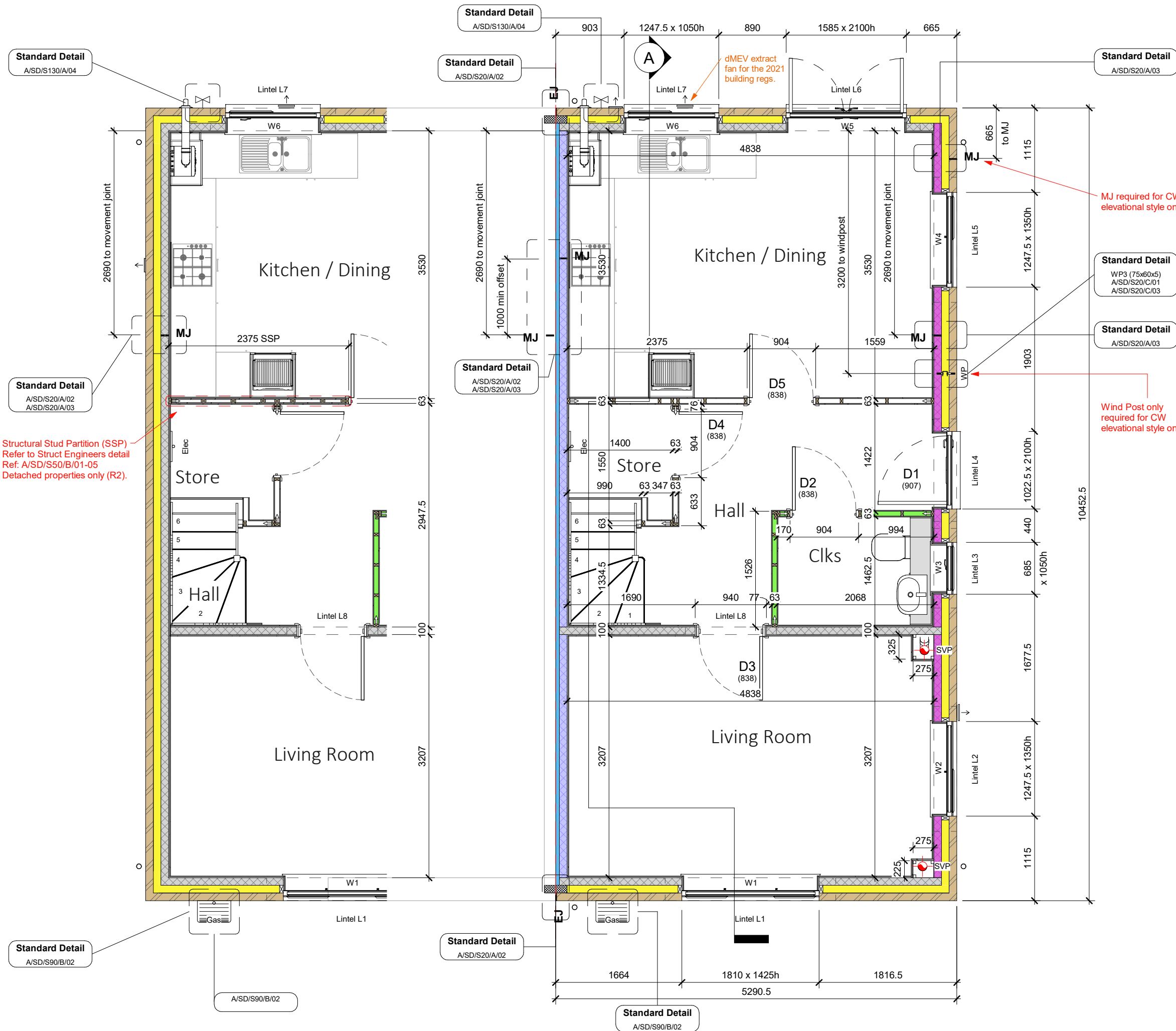
Project
The Artisan Collection
2020 Issue
Working Drawings

Building Regulations
2013 & 2021
Compliant

Drawing Title
The Blommere **BM-3B-2S-0**

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
First Floor Accessibility

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/05/0/02		



Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Wall Legend (100mm Cavity)

	Standard External Insulated Cavity Wall - 0.24W/m²K 102.5mm facing brickwork 100mm cavity filled with blown mineral fibre insulation* 100mm aerated concrete block, K-value 0.11W/m²K, min strength 2.9N/mm² 12.5mm gypsum board on adhesive dabs
	Mid Strength External Insulated Cavity Wall - 0.25W/m²K 102.5mm facing brickwork 100mm cavity filled with blown mineral fibre insulation* 100mm aerated concrete block, K-value 0.15W/m²K, min strength 3.6N/mm² 12.5mm gypsum board on adhesive dabs
	High Strength External Insulated Cavity Wall - 0.26W/m²K 102.5mm facing brickwork 100mm cavity filled with blown mineral fibre insulation* 100mm aerated concrete block, K-value 0.19W/m²K, min strength 7.3N/mm² 12.5mm gypsum board on adhesive dabs
	External Uninsulated Cavity Wall (to garage, cold roof space etc.) 102.5mm facing brickwork 100mm air cavity 100mm aerated concrete block min strength 2.9N/mm²
	Party Wall 100mm aerated concrete block, with density range between 600-800kg/m³ 100mm Party Wall blown glass mineral wool insulation 100mm aerated concrete block, with density range between 600-800kg/m³ 12.5mm gypsum board on adhesive dabs
	Internal Blockwork Partition Between Dwelling and Garage 100mm aerated concrete block min strength 2.9N/mm² 63mm British Gypsum Thermaline PIR Plasterboard on adhesive dabs
	Internal Blockwork Partition 12.5mm gypsum board on adhesive dabs 100mm aerated concrete block min strength 2.9N/mm² 12.5mm gypsum board on adhesive dabs
	Structural Stud Partition 12.5mm gypsum board 12.5mm OSB2 sheathing 63 x 38mm timber studs (studs and noggings rotated through 90°) 12.5mm gypsum board 12.5mm OSB2 sheathing
	Non-Load Bearing Stud Partition 12.5mm gypsum board 63 x 38mm timber studs 12.5mm gypsum board
	Stud Partition with Acoustic Insulation 12.5mm gypsum board 63 x 38mm timber studs, with 65mm thick Isover APR 1200 acoustic insulation packed between 12.5mm gypsum board

Note:- all blockwork drawn blue to be 7.3N/mm² as per Structural Engineers comments.
Refer to relevant Construction Specification for either 2013 and 2021 Build regs for further details

For Country Tile (CT), Country Weatherboard (CW) and Town Tile (TT), external skin to be 3.6N/mm² lightweight aggregate blocks to areas which are to receive alternative external treatment only.
This drawing must be read in conjunction with 25 series drawings.

* For Welsh Properties, substitute blown mineral fibre with 0.022W/mK 90mm thick PIR board.

CONSTRUCTION

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2020 Issue
Working Drawings

Drawing Title

The Blemmere

BM-3B-2S-AT

1026 ft² | 3b Det / Semi (Corner Turner) |

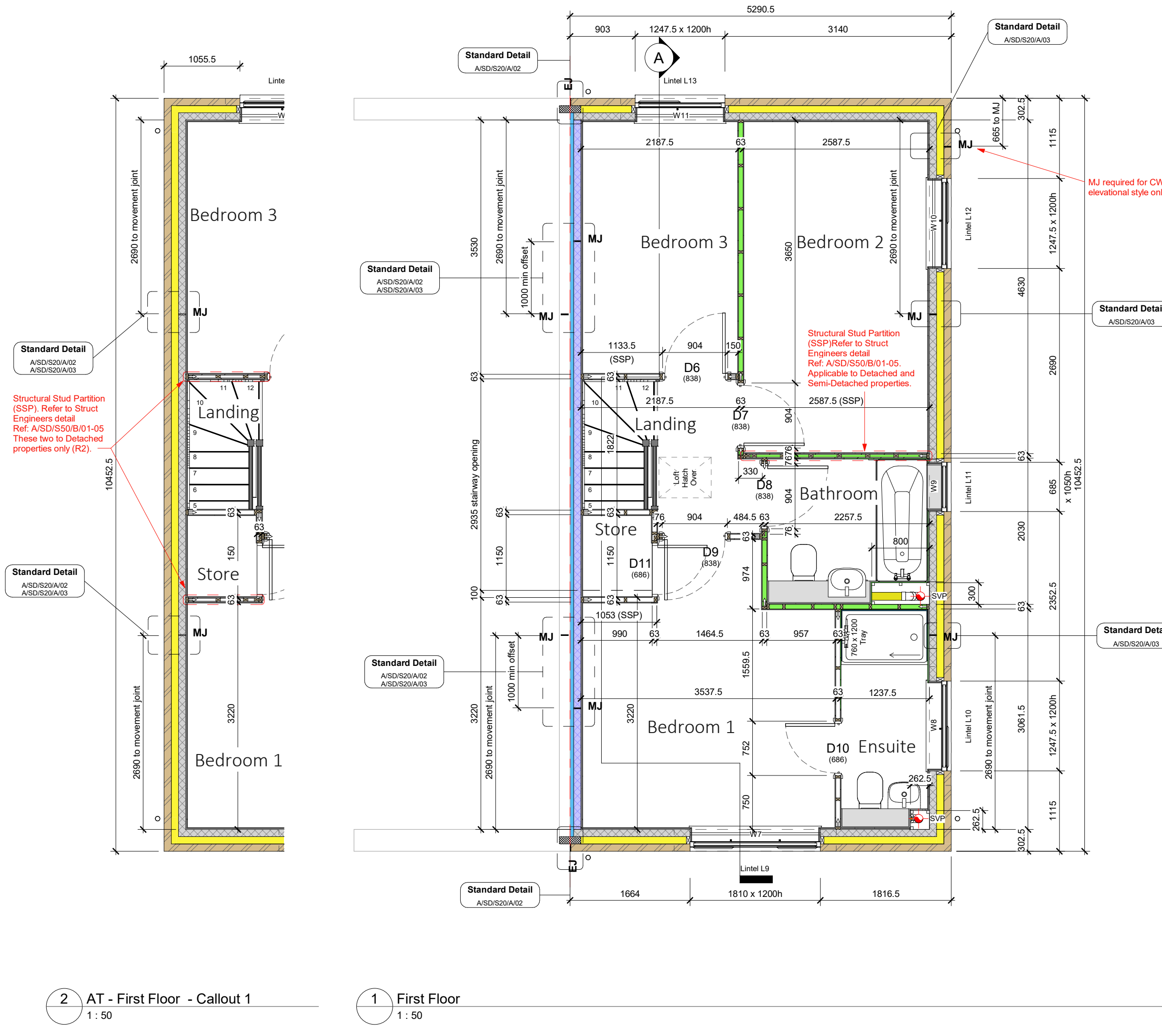
All Traditional Variants

Ground Floor Setting Out Plan

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/10/AT/01		

do not scale - if in doubt, ask

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Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Wall Legend (100mm Cavity)

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	Mid Strength External Insulated Cavity Wall - 0.25W/m²K 102.5mm facing brickwork 100mm cavity filled with blown mineral fibre insulation* 100mm aerated concrete block, K-value 0.15W/m²K, min strength 3.6N/mm² 12.5mm gypsum board on adhesive dabs
	High Strength External Insulated Cavity Wall - 0.26W/m²K 102.5mm facing brickwork 100mm cavity filled with blown mineral fibre insulation* 100mm aerated concrete block, K-value 0.19W/m²K, min strength 7.3N/mm² 12.5mm gypsum board on adhesive dabs
	External Uninsulated Cavity Wall (to garage, cold roof space etc.) 102.5mm facing brickwork 100mm air cavity 100mm aerated concrete block min strength 2.9N/mm²
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Note:- all blockwork drawn blue to be 7.3N/mm² as per Structural Engineers comments.
Refer to relevant Construction Specification for either 2013 and 2021 Build regs for further details

For Country Tile (CT), Country Weatherboard (CW) and Town Tile (TT), external skin to be 3.6N/mm² lightweight aggregate blocks to areas which are to receive alternative external treatment only.
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* For Welsh Properties, substitute blown mineral fibre with 0.022W/mK 90mm thick PIR board.

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Drawing Title

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BM-3B-2S-AT

1026 ft² | 3b Det / Semi (Corner Turner) |

All Traditional Variants

First Floor Setting Out Plan

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G
Drawing No.		A/1026BM/10/AT/02

Do not scale - If in doubt, ask

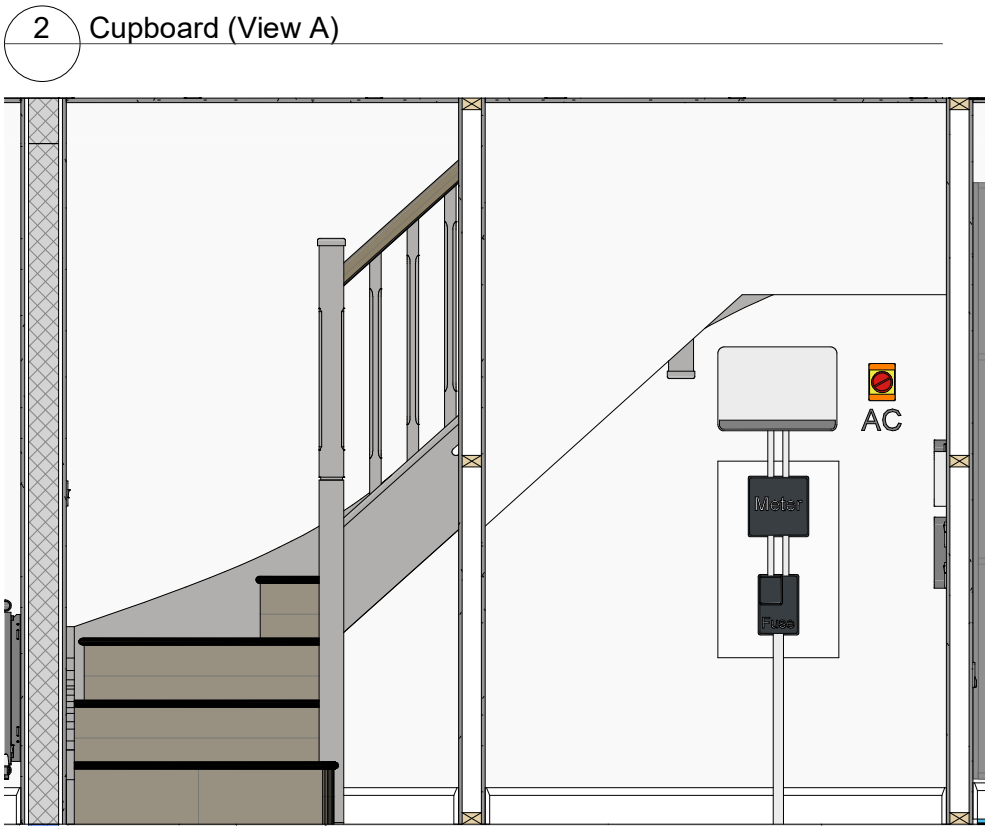
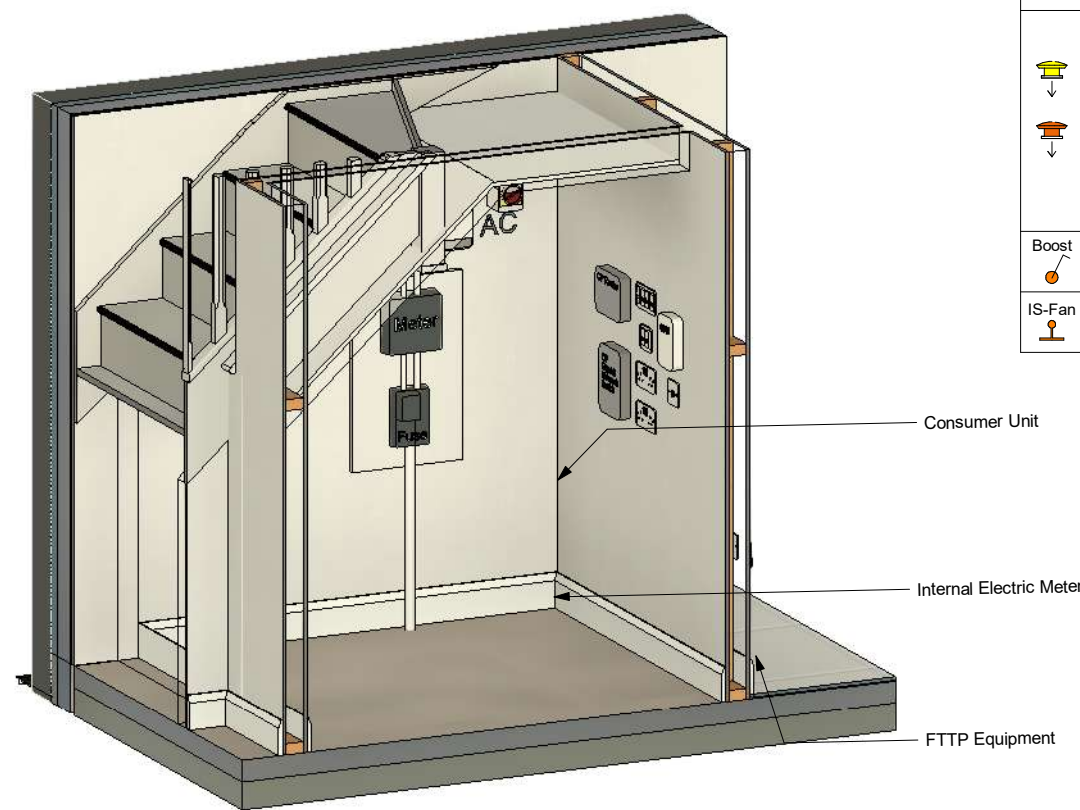
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Greenlighting ECO800 Recessed Spotlights indicated on Layout.
Note: If **ANY** other recessed spotlight manufacturer is proposed, please ensure reference is made to Bellway Technical Alert ref: 3.0 TechAlert - Downlight and Noggins_01_V1.0 and Recessed Downlighting and Noggin Summary_01_V1.2 dated 06/04/20 to establish correct installation protocols.

2021 Regulations
All radiators sizes illustrated here are to satisfy 2021 regulations.

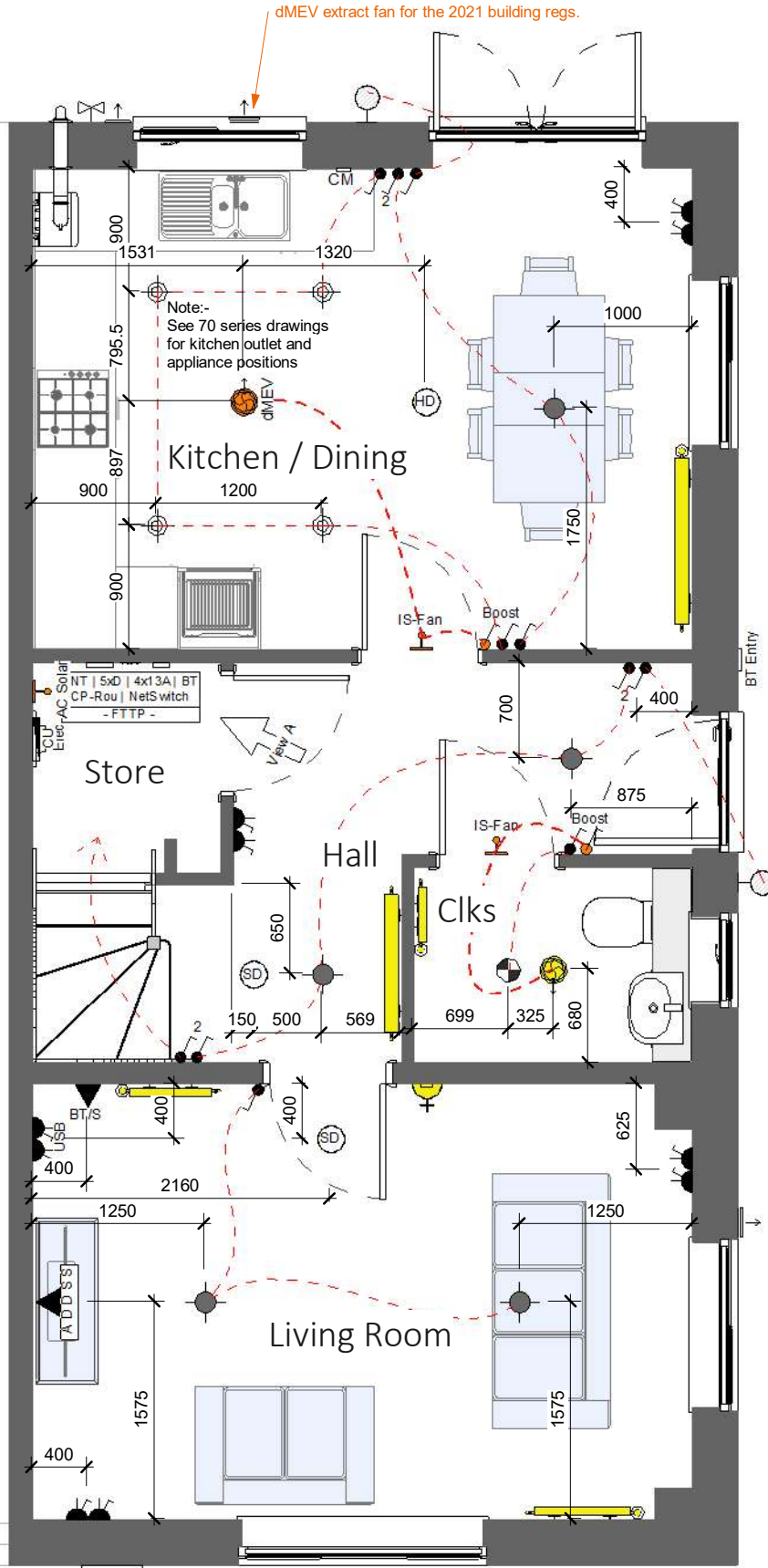
All Radiators and Extract Fan locations shown in orange are to be provided for 2021 Regulation properties only.

Refer to 80 series drawings for Radiator schedules and sizes, and refer to 90/0/02 drawing for Extract Fan schedules for both 2013 and 2021 regulations.



Z Section Z - Z (Understairs Cupd)
1 : 25

	Ceiling mounted extract fan (arrow indicates ducting direction, RT = roof terminal) Yellow = intermittent fan for 2013 regs, dMEV fan for 2021 regs. Orange = dMEV for 2021 regs only; no fan required for 2013 regs. (dMEV = Decentralised Mechanical Extract Ventilation - System 3) See 95/0/02 for details of individual fan requirements
	Wall mounted extract fan (installed @ 2000mm above FFL to centreline). Yellow = intermittent fan for 2013 regs, dMEV fan for 2021 regs. Orange = dMEV for 2021 regs only; no fan required for 2013 regs. (dMEV = Decentralised Mechanical Extract Ventilation - System 3) See 95/0/02 for details of individual fan requirements
	Orange Boost Switch - lightswitch to control boost function of dMEV fan (2021 specification only)
	Orange Isolator Switch - 2021 specification switch only. Text identifies use (IS - Fan = Extract Fan Isolator AC Solar = Solar Inverter AC Isolator)



1 Ground Floor Electrical GA
1 : 50

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

	Pendant light fitting		Frost thermostat
	Batten holder fitting		Weather compensator
	IP65 recessed spotlight		Ceiling mounted detector Smoke Heat
	IP65 recessed spotlight to be supplied with Fire Hood / Shroud		Wall mounted CO detector (installed @ 2000mm above FFL)
	External Wall mounted light fitting		20VA Dual volt shaver socket (1350mm to underside above FFL)
	Multi (8g) Remote switches to unswitched sockets ⁽²⁾ Single Multi (8no max)		BT point ⁽³⁾ Master Secondary
	Light switch 1 way ⁽¹⁾ 1 2 3 gang		BT Customer Splice Point located externally (conduit to be installed 300-770mm above FGL)
	Light switch 2 way ⁽¹⁾ 1 2 3 gang		Room thermostat ⁽¹⁾ Zone 1 Zone 2
	Light switch - Intermediate ⁽¹⁾		Fan isolator switch (installed to centreline of door, 2150mm above FFL to underside of switch)
	13A Single Un-switched fused spur connection		Shower isolator switch ⁽¹⁾
	13A Single double pole switched fused spur connection		AC isolator switch for solar panels ⁽¹⁾
	20A DP Switch Flex Outlet w/ Neon indicator (for Immersion Heater)		A = Co-axial aerial D = CAT6 data - = Blank
	Single unswitched socket (13A) high level ⁽²⁾ low level ⁽³⁾		Lounge / Media Plate; Co-axial aerial, 2x CAT6 data, 2x satellite & 2x 13A double socket outlets ⁽³⁾
	Single switched socket (13A) high level ⁽²⁾ low level ⁽³⁾		Wall mounted meter box (Electricity or Gas). Base of box / structural opening @ 900mm (12no bc) above external FGL
	Double switched socket (13A) high level ⁽²⁾ low level ⁽³⁾		Low level Gas meter box (external ground level)
	Cooker outlet plate ⁽³⁾ with 6mm Ø cable to 45A double pole switch		FTP Key:- ONT:- Optical Network Termination unit, complete with Battery Backup Unit (BBU)
	45A double pole switch ⁽²⁾ with 6mm Ø cable to distribution board		Hot water cylinder connection box (Blank Faceplate) ⁽²⁾
	Consumer unit (underside of unit installed 1350mm above FFL)		CP-Rou:- Customer Provided Router NetSwitch:- Customer Provided Unmanaged Gigabit Network Switch
	25A Flex outlet plate high level ⁽²⁾ low level ⁽³⁾		

⁽¹⁾ Switches / controls installed @ 1200mm above FFL to top of fitting
⁽²⁾ Switches installed @ 1050mm above FFL to underside of fitting (sockets located in kitchen islands to be mounted @ 750mm above FFL)
⁽³⁾ Switches installed @ 450mm above FFL to underside of fitting
General Note - sockets located 400mm from internal corners of rooms to centrelines of sockets, unless otherwise stated
General Note - M4(2) requires all electrical items to have a min clear access of 300mm to any inside corner. Red dims denote critical areas.

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Drawing Title

The Blemmere

BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants

Ground Floor Electrical GA

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/15/0/01		

Do not scale - if in doubt, ask

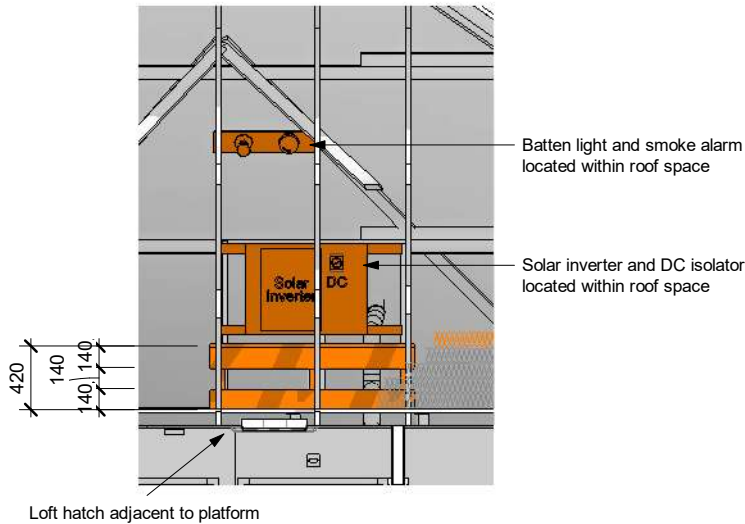
Greenlighting ECO800 Recessed Spotlights indicated on Layout.
Note: If **ANY** other recessed spotlight manufacturer is proposed, please ensure reference is made to Bellway Technical Alert ref: 3.0 TechAlert - Downlight and Noggins_01_V1.0 and Recessed Downlighting and Noggin Summary_01_V1.2 dated 06/04/20 to establish correct installation protocols.

2021 Regulations
All radiators sizes illustrated here are to satisfy 2021 regulations.

All Radiators and Extract Fan locations shown in orange are to be provided for 2021 Regulation properties only.

Refer to 80 series drawings for Radiator schedules and sizes, and refer to 90/0/02 drawing for Extract Fan schedules for both 2013 and 2021 regulations.

	Ceiling mounted extract fan (arrow indicates ducting direction, RT = roof terminal) Yellow = intermittent fan for 2013 regs, dMEV fan for 2021 regs. Orange = dMEV for 2021 regs only; no fan required for 2013 regs. (dMEV = Decentralised Mechanical Extract Ventilation - System 3) See 95/0/02 for details of individual fan requirements
	Wall mounted extract fan (installed @ 2000mm above FFL to centreline). Yellow = intermittent fan for 2013 regs, dMEV fan for 2021 regs. Orange = dMEV for 2021 regs only; no fan required for 2013 regs. (dMEV = Decentralised Mechanical Extract Ventilation - System 3) See 95/0/02 for details of individual fan requirements
	Orange Boost Switch - lightswitch to control boost function of dMEV fan (2021 specification only)
	Orange Isolator Switch - 2021 specification switch only. Text identifies use (IS - Fan = Extract Fan Isolator AC Solar = Solar Inverter AC Isolator)



2 Solar Inverter Callout - 2021 Only
1 : 50



1 First Floor Electrical GA
1 : 50

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

	Pendant light fitting		Frost thermostat
	Batten holder fitting		Weather compensator
	IP65 recessed spotlight		Ceiling mounted detector Smoke Heat
	IP65 recessed spotlight to be supplied with Fire Hood / Shroud		Wall mounted CO detector (installed @ 2000mm above FFL)
	External Wall mounted light fitting		20VA Dual volt shaver socket (1350mm to underside above FFL)
	Multi (8g) Remote switches to unswitched sockets ⁽²⁾ Single Multi (8no max)		BT point ⁽³⁾ Master Secondary
	Light switch 1 way ⁽¹⁾ 1 2 3 gang		BT Customer Splice Point located externally (conduit to be installed 300-770mm above FGL)
	Light switch 2 way ⁽¹⁾ 1 2 3 gang		Room thermostat ⁽¹⁾ Zone 1 Zone 2
	Light switch - Intermediate ⁽¹⁾		Fan isolator switch (installed to centreline of door, 2150mm above FFL to underside of switch)
	13A Single Un-switched fused spur connection		Shower isolator switch ⁽¹⁾
	13A Single double pole switched fused spur connection		AC isolator switch for solar panels ⁽¹⁾
	20A DP Switch Flex Outlet w/ Neon indicator (for Immersion Heater)		2 module 4 module A = Co-axial aerial D = CAT6 data - = Blank
	Single unswitched socket (13A) high level ⁽²⁾ low level ⁽³⁾		Lounge / Media Plate; Co-axial aerial, 2x CAT6 data, 2x satellite & 2x 13A double socket outlets ⁽³⁾
	Single switched socket (13A) high level ⁽²⁾ low level ⁽³⁾		Wall mounted meter box (Electricity or Gas). Base of box / structural opening @ 900mm (12no bc) above external FGL
	Double switched socket (13A) high level ⁽²⁾ low level ⁽³⁾		Low level Gas meter box (external ground level)
	Cooker outlet plate ⁽³⁾ with 6mm Ø cable to 45A double pole switch		FTTP Key: ONT:- Optical Network Termination unit, complete with Battery Backup Unit (BBU) CP-Rou:- Customer Provided Router NetSwitch:- Customer Provided Unmanaged Gigabit Network Switch
	45A double pole switch ⁽²⁾ with 6mm Ø cable to distribution board		
	Hot water cylinder connection box (Blank Faceplate) ⁽²⁾		
	Consumer unit (underside of unit installed 1350mm above FFL)		
	25A Flex outlet plate high level ⁽²⁾ low level ⁽³⁾		

Submain Isolator must be installed where cable length from meter to consumer unit exceeds 3m
Refer to Section 110 of STANDARD DETAILS - GROUP HOUSE TYPES for typical details

- (1) Switches / controls installed @ 1200mm above FFL to top of fitting
(2) Switches installed @ 1050mm above FFL to underside of fitting (sockets located in kitchen islands to be mounted @ 750mm above FFL)
(3) Switches installed @ 450mm above FFL to underside of fitting
General Note - sockets located 400mm from internal corners of rooms to centrelines of sockets, unless otherwise stated
General Note - M4(2) requires all electrical items to have a min clear access of 300mm to any inside corner. Red dims denote critical areas.

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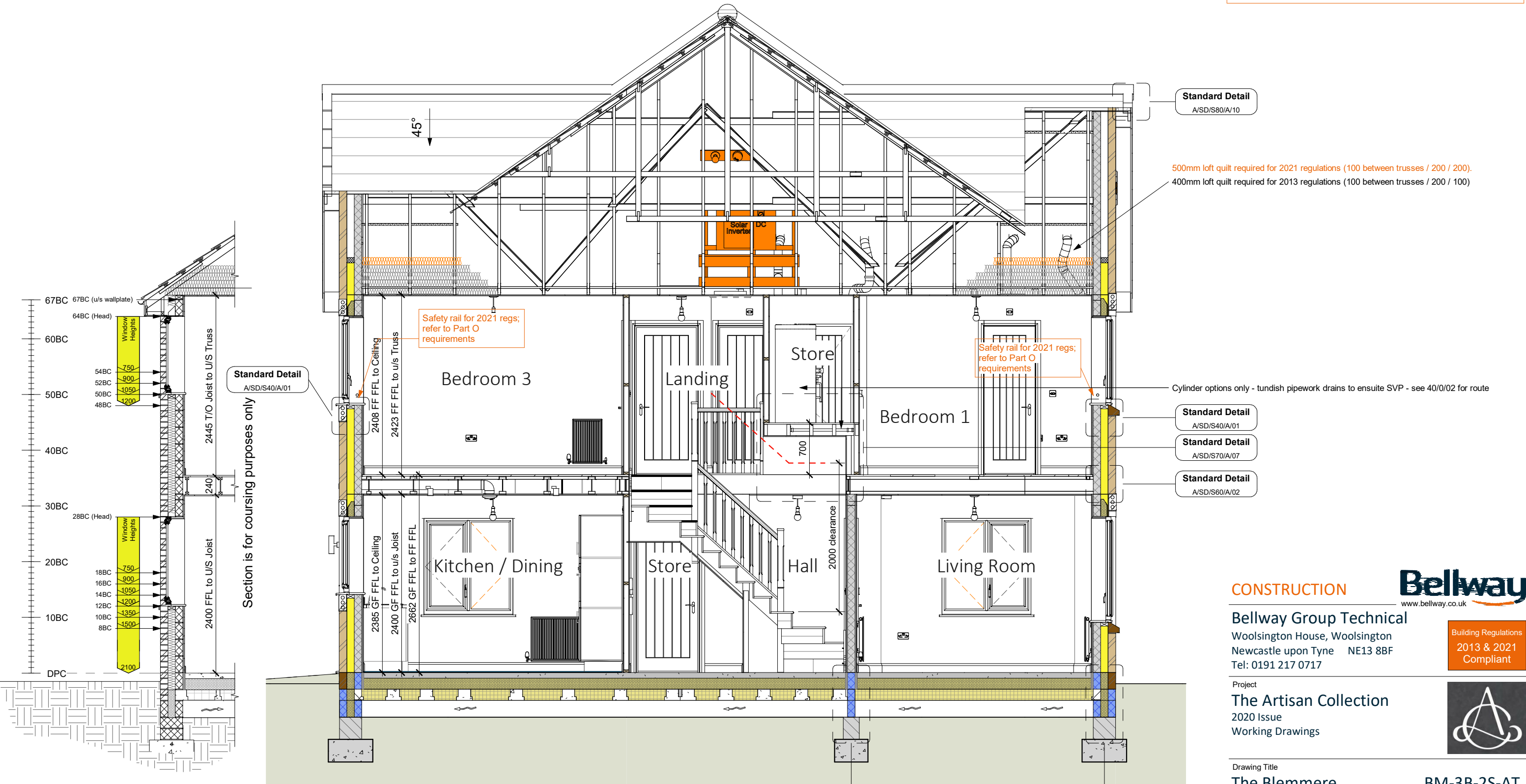
Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
First Floor Electrical GA

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/15/0/02		

Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW

Part O requirements:-
Safety Rail to be installed at 1100mm, which may be omitted if
Build Tolerance to window opening is within a range of maximum
1100mm and minimum 1000mm



A Section A - A
1 : 50

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Drawing Title

The Blemmere

BM-3B-2S-AT

1026 ft² | 3b Det / Semi (Corner Turner) |

All Traditional Variants

Section A-A

Drawing Created By	First Issue Date	Scale(s)
Group	24 Sep 2019	1 : 50
Project No	Drg Status	Revision
	Construction	G

Drawing No.

A/1026BM/20/AT/R1/02

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Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW

2021 Regulations
All fixed panes* in habitable rooms to become openable to satisfy Approved Document O requirements, as indicated by orange dashed lines (*excludes fixed panes to French Door sidelights, and entrance door sidelights).

PV Requirement
Solar PV will be required on this housetype. Panel locations and numbers to be determined on a site by site basis to take into account roof configuration and plot orientation

Part O requirements:-
Safety Rail to be installed at 1100mm, which may be omitted if Build Tolerance to window opening is within a range of maximum 1100mm and minimum 1000mm



1 Front Elevation
1 : 100

3 Rear Elevation
1 : 100



2 Primary Elevation
1 : 100

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Drawing Title
The Blemmere

BM-3B-2S-TT

1026 ft² | 3b Det / Semi (Corner Turner) | Town Tile Hanging Elevations

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 100
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/25/TT/R1/00		

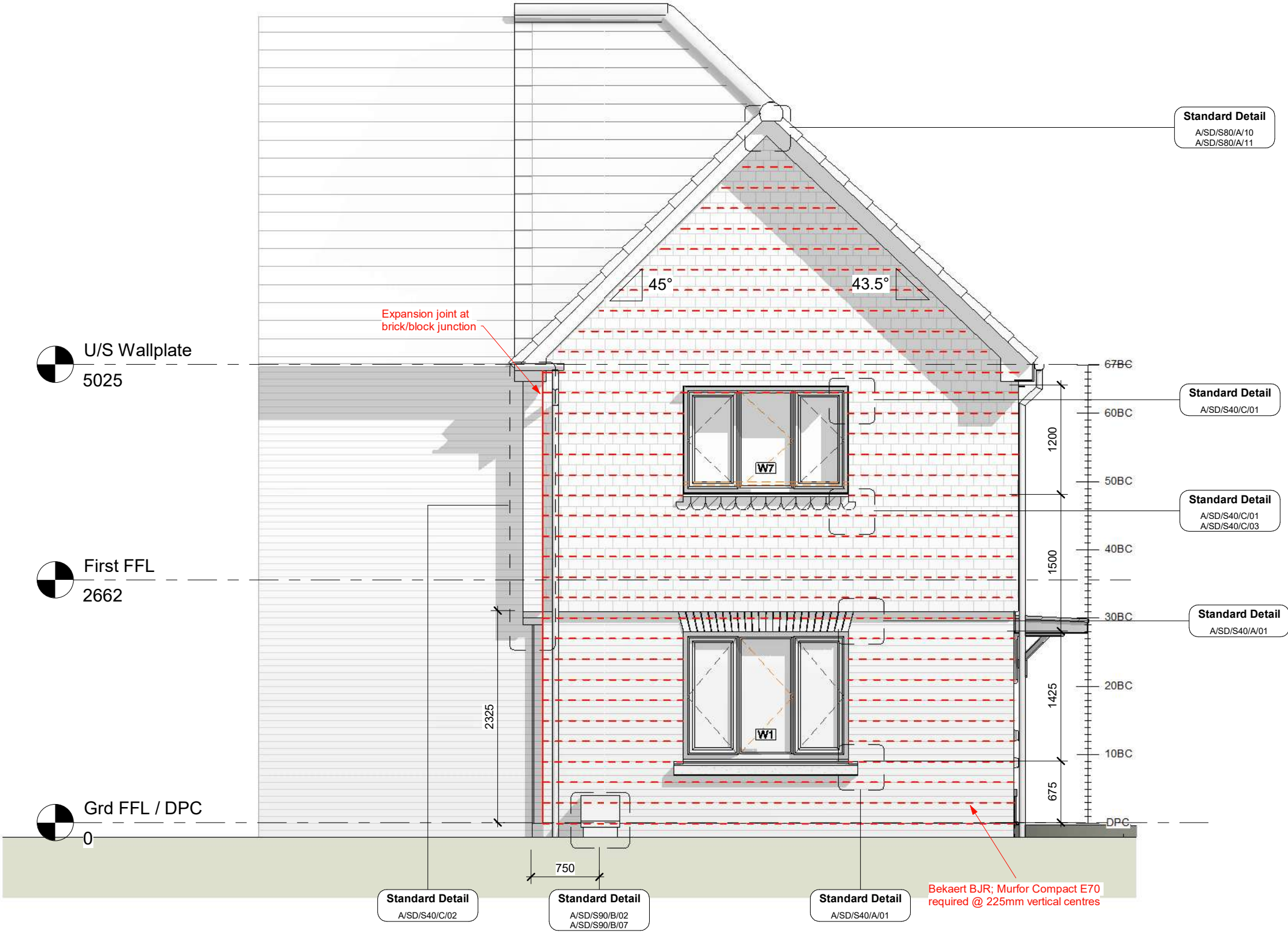
Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW

2021 Regulations
All fixed panes* in habitable rooms to become openable to satisfy Approved Document O requirements, as indicated by orange dashed lines (*excludes fixed panes to French Door sidelights, and entrance door sidelights).

PV Requirement
Solar PV will be required on this housetype. Panel locations and numbers to be determined on a site by site basis to take into account roof configuration and plot orientation

Part O requirements:-
Safety Rail to be installed at 1100mm, which may be omitted if Build Tolerance to window opening is within a range of maximum 1100mm and minimum 1000mm



1 Front Elevation
1 : 50

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Drawing Title
The Blemmere **BM-3B-2S-TT**
1026 ft² | 3b Det / Semi (Corner Turner) | Town Tile Hanging
Front Elevation

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/25/TT/R1/01		

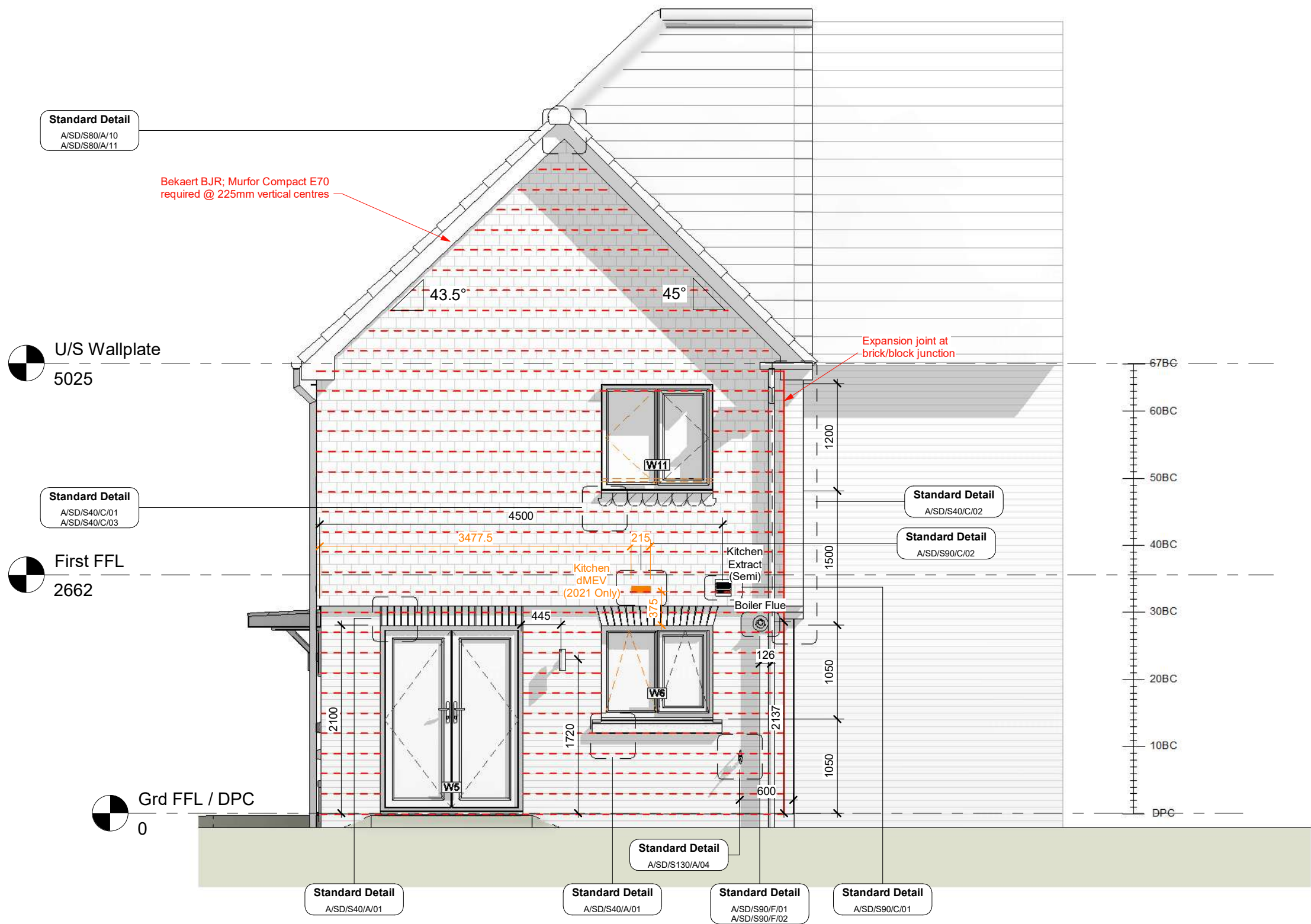
Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW

2021 Regulations
All fixed panes* in habitable rooms to become openable to satisfy Approved Document O requirements, as indicated by orange dashed lines (*excludes fixed panes to French Door sidelights, and entrance door sidelights).

PV Requirement
Solar PV will be required on this housetype. Panel locations and numbers to be determined on a site by site basis to take into account roof configuration and plot orientation

Part O requirements:-
Safety Rail to be installed at 1100mm, which may be omitted if Build Tolerance to window opening is within a range of maximum 1100mm and minimum 1000mm



1 Rear Elevation
1 : 50

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Drawing Title
The Blemmere **BM-3B-2S-TT**
1026 ft² | 3b Det / Semi (Corner Turner) | Town Tile Hanging
Rear Elevation

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/25/TT/R1/02		

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Tile ventilation terminal to ceiling mounted fan; located within 4th row of tiles up from eaves. Tile ventilation terminal to provide a minimum of 7000mm² free vent area. Marley Eternit ref 294 (or similar approved)

Tile ventilation terminal to SVP, located within 4th row of tiles up from eaves. Tile ventilation terminal to provide a minimum of 5000mm² free vent area. Marley Eternit ref 294 (or similar approved)

Standard Detail
A/SD/S90/C/04

Standard Detail
A/SD/S90/E/02

Standard Detail
A/SD/S90/C/04

Standard Detail
A/SD/S90/E/02

Tile ventilation terminal to ceiling mounted fan; located within 4th row of tiles up from eaves. Tile ventilation terminal to provide a minimum of 7000mm² free vent area. Marley Eternit ref 294 (or similar approved)

Standard Detail
A/SD/S80/A/10
A/SD/S80/A/11

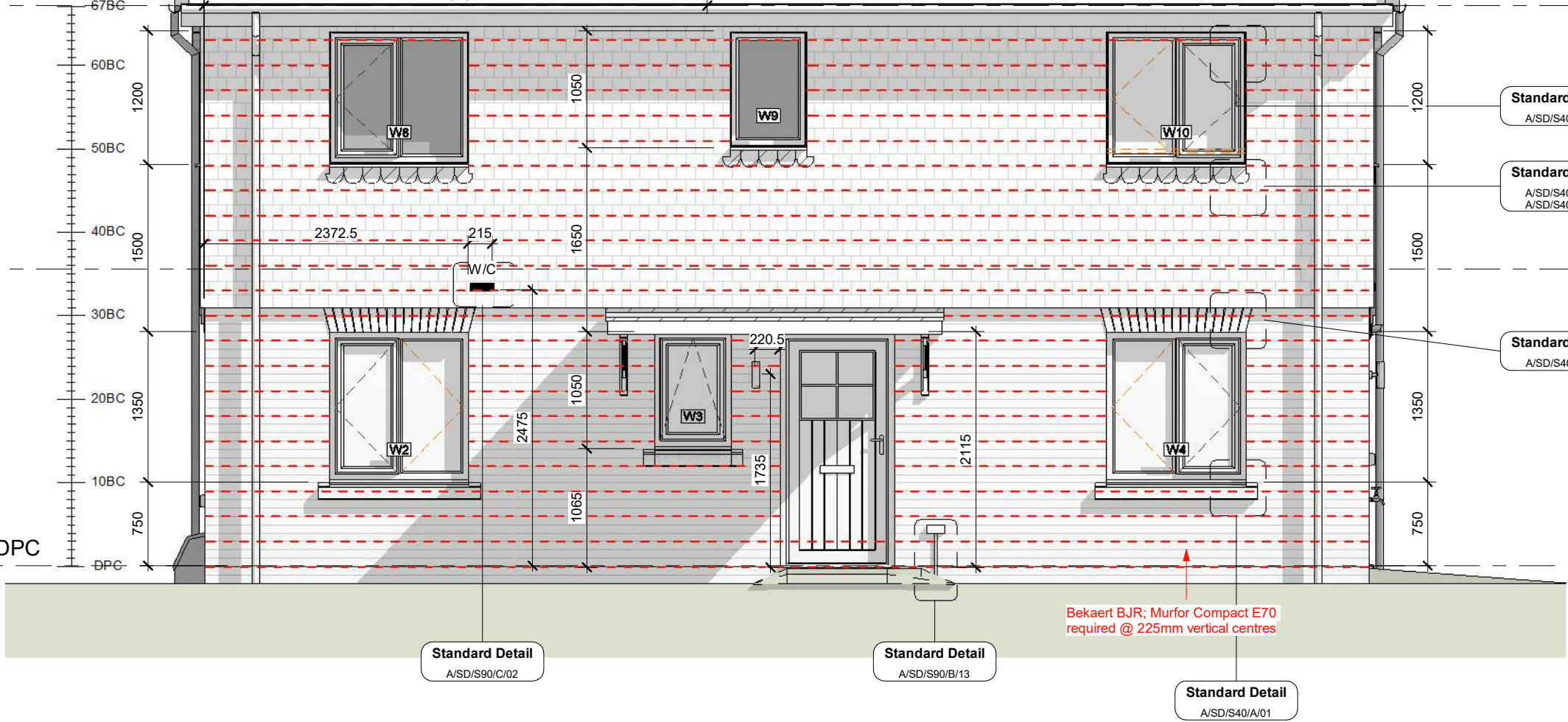
Tile ventilation terminal to SVP, located within 4th row of tiles up from eaves. Tile ventilation terminal to provide a minimum of 5000mm² free vent area. Marley Eternit ref 294 (or similar approved)

Panel locations and numbers to be determined by Solar PV Supplier.
Approx. extents of panels indicated

U/S Wallplate
5025

First FFL
2662

Grd FFL / DPC
0



Bekaert BJR; Murfor Compact E70
required @ 225mm vertical centres

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

2021 Regulations
All fixed panes* in habitable rooms to become openable to satisfy Approved Document O requirements, as indicated by orange dashed lines (*excludes fixed panes to French Door sidelights, and entrance door sidelights).

PV Requirement
Solar PV will be required on this housetype. Panel locations and numbers to be determined on a site by site basis to take into account roof configuration and plot orientation

Part O requirements:-
Safety Rail to be installed at 1100mm, which may be omitted if Build Tolerance to window opening is within a range of maximum 1100mm and minimum 1000mm

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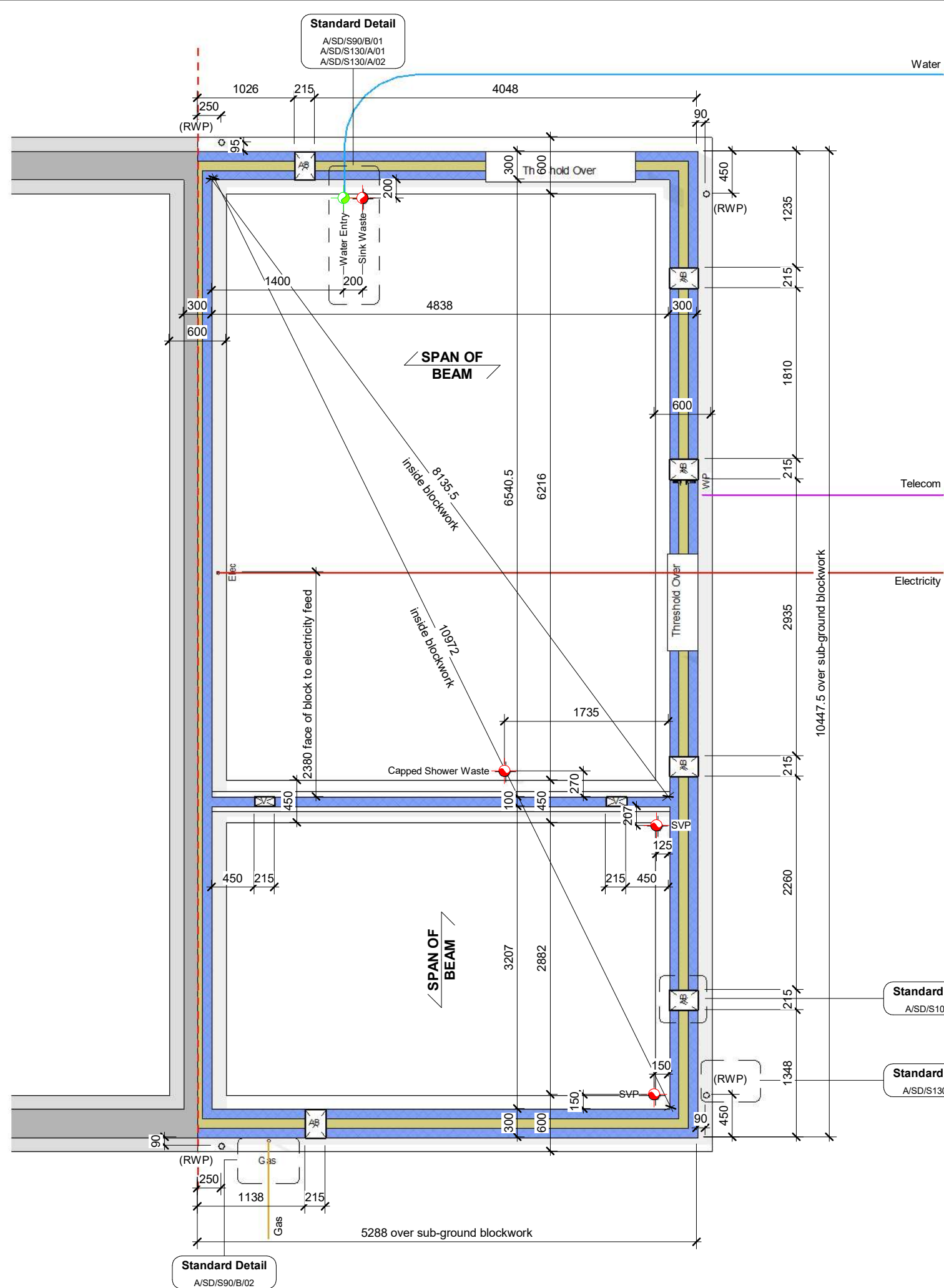
Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title
The Blemmere **BM-3B-2S-TT**
1026 ft² | 3b Det / Semi (Corner Turner) | Town Tile Hanging
Primary Elevation

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/25/TT/R1/03		

1 Primary Elevation
1 : 50

Do not scale - if in doubt, ask



Refer to current Construction Specification for further details

**NB. 3.6N/mm² Blockwork may be used below DPC
subject to Divisional Consulting Engineers Approval.**

Drawing No. **A/1026BM/30/0/01**

GENERAL NOTES - BEAM AND BLOCK

1. Building blocks to have a max. density of 1500kg/m³, and a crushing strength of 7.0N/mm².
2. Where support width exceeds 100mm split course to be turned through 90 degrees.
3. Once the beams and blocks have been installed, the floor should be suitably grouted with a nominal 4:1 sharp sand cement mix.

4. Any small holes required through the floor may be formed by removing infill blocks as necessary and making good with insitu concrete by the general contractor.

2013 Regs:-
OVERALL U-VALUE OF FLOOR = 0.124 W/m²/°K

2021 Regs:-
OVERALL U-VALUE OF FLOOR = 0.11 W/m²/°K
(GREY EPS BLOCKS)

LOADING ALLOWANCES

Live load: 1.5 kN/m²
Finishes: 1.8 kN/m²
Part allowance: 0.00 kN/m²

Partitions on ground floor not to exceed 1.0 kN/m run (based on timber stud).

Self weight: See calcs
Floor make up: 75mm structural concrete topping over 150mm thick structural overlay sheet over beams with EPS blocks between.

Bearing level is: FFL - 375mm

BLOCK KEY:

W = Wide poly block (485mm)
N = Narrow poly block (295mm)
C = 100mm thick poly inlay sheet (tolerance) cut after inserting block runs.

VENTILATION:

AB Denotes location of airbricks & vents.
Each airbrick offers not less than 6000mm² ventilation.

V Denotes approx. position of vents to inner walls.

Floor to provide:- 1500mm² per metre run of external wall OR...
500mm² per square metre of floor area whichever is greater

ENSURE AIRBRICKS ARE POSITIONED AS SHOWN

Revision Schedule

Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

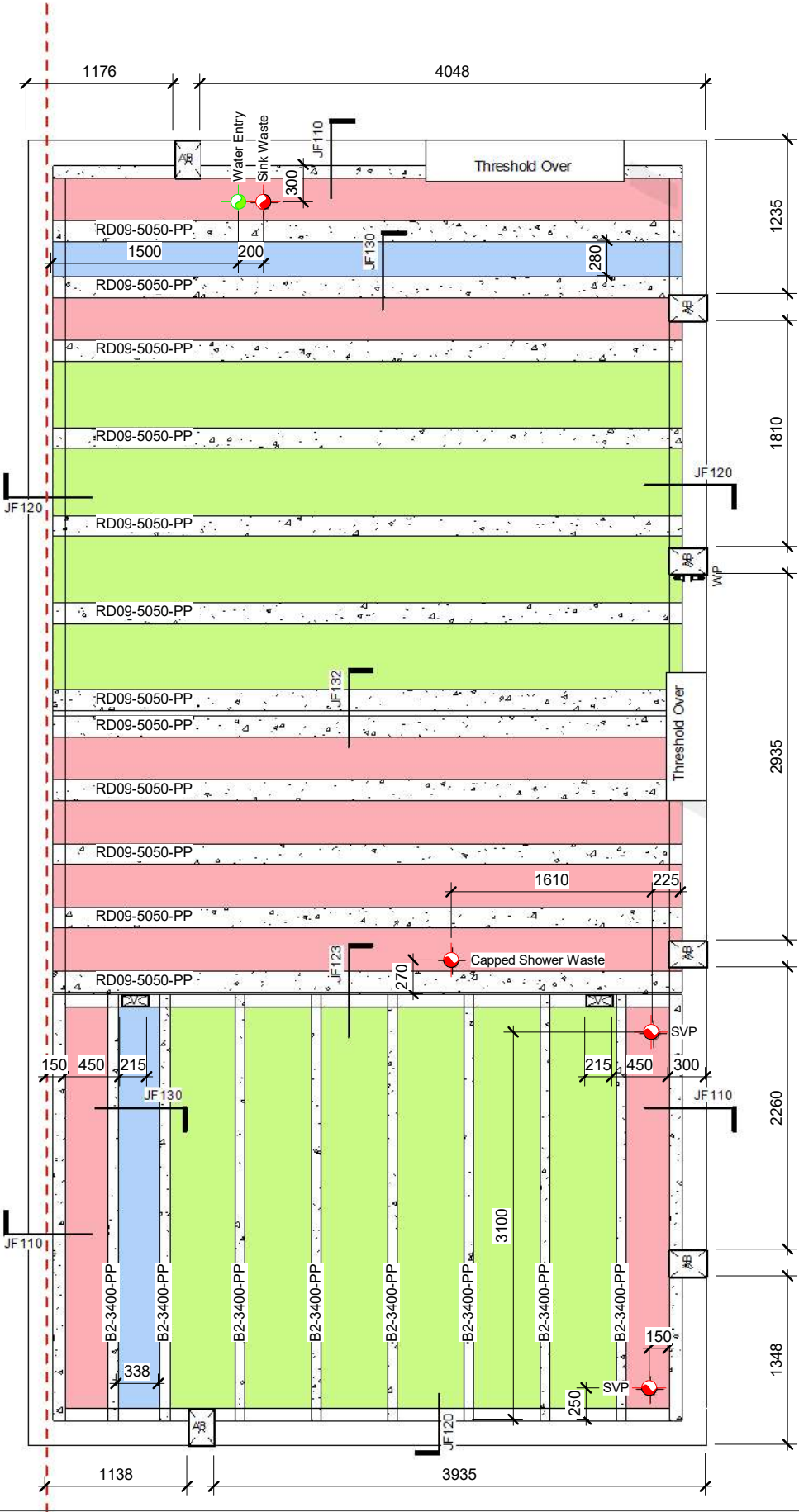
Ground Floor Beam Schedule

Qty	Length	Description	Weight (kg)
8	3400	B2 Prestressed Beam	112
12	5050	RD09 Prestressed Beam	322

GF Overlay Sheet Schedule

Location	Qty of Overlay Sheet	Qty of Poly Edge Strip (75mm high)
Ground Floor	46.66 m²	37.5 m

W - Wide Poly Block (485mm wide)
N - Narrow Poly Block (295mm wide)
C - 100mm thick poly inlay sheet (tolerance), cut after inserting block runs.



1 Beam Layout 1-50
1 : 50

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Drawing Title
The Blemmere
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Structural Floor Beam Layout

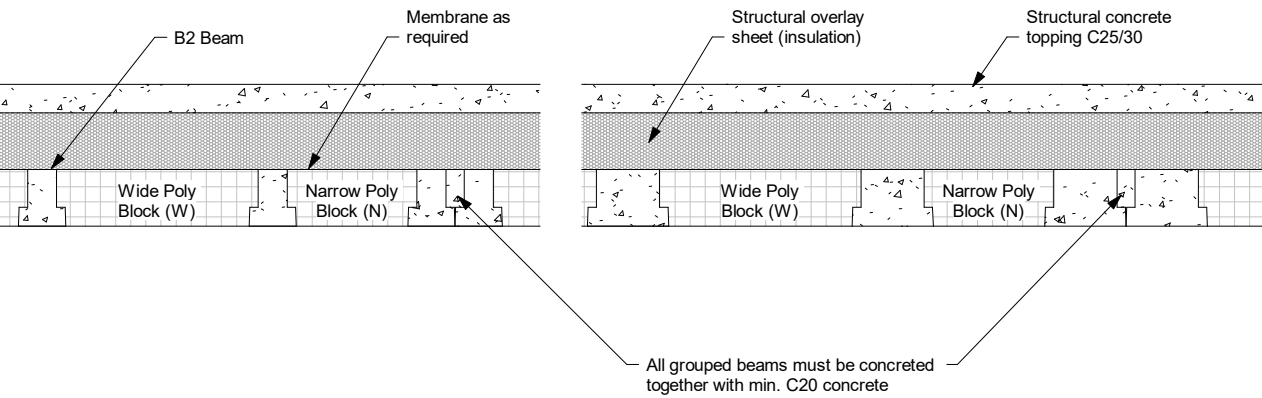
BM-3B-2S-0

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G

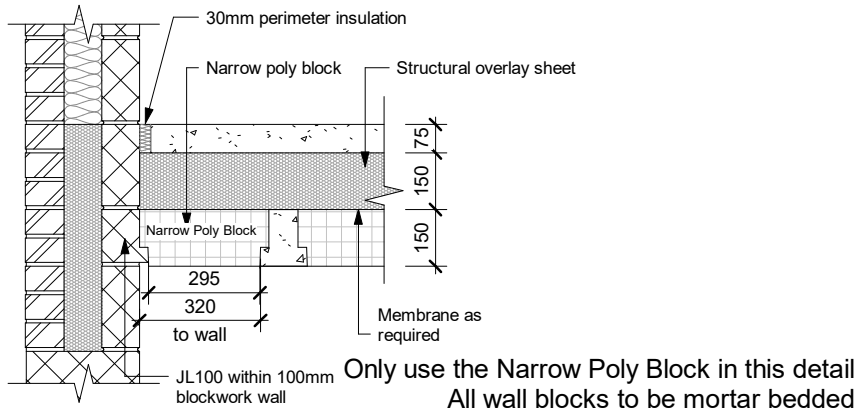
Drawing No. **A/1026BM/30/0/02**

Do not scale - if in doubt, ask

General Arrangement (See plan for locations)

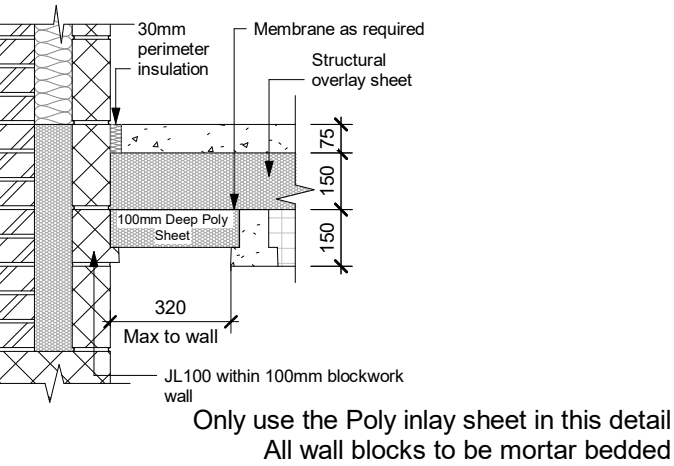


JF110 - Narrow Block Edge Detail

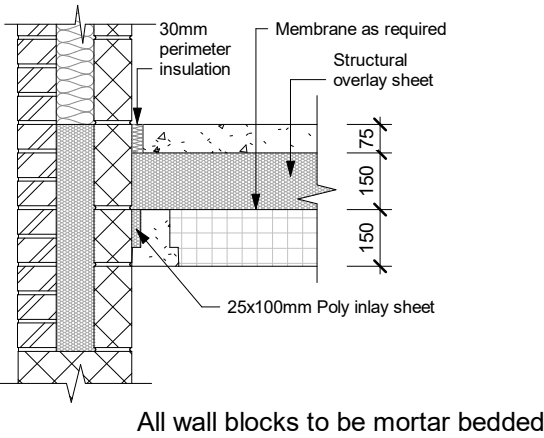


Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

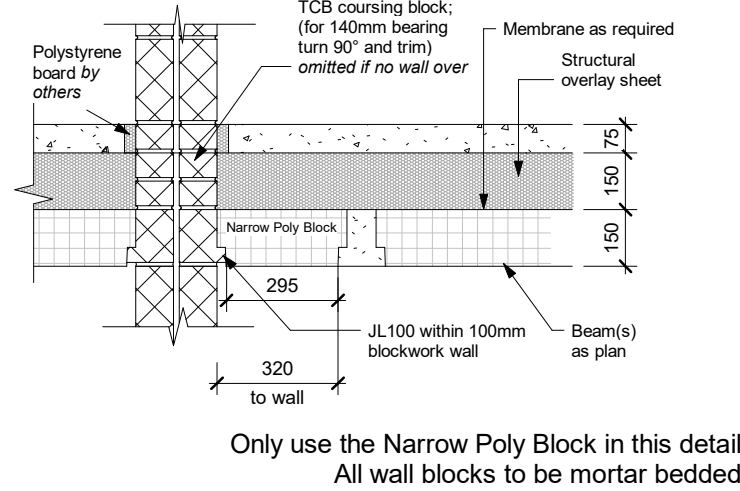
JF111 - Poly Sheet Edge Detail



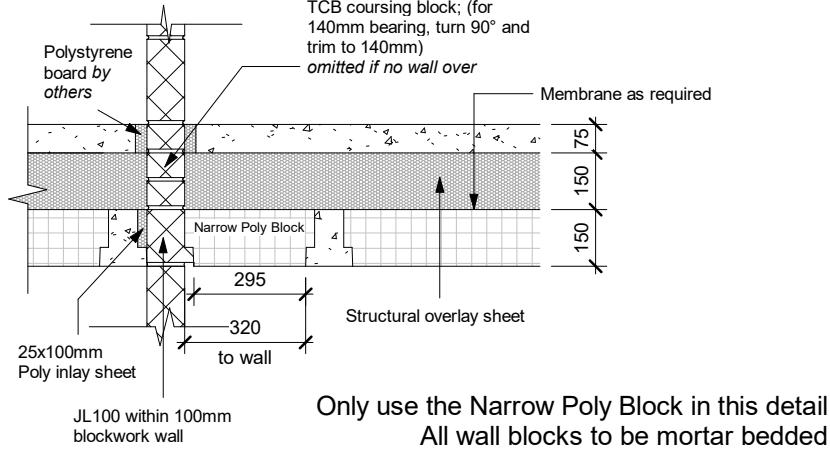
JF112 - Beam-Tight Edge Detail



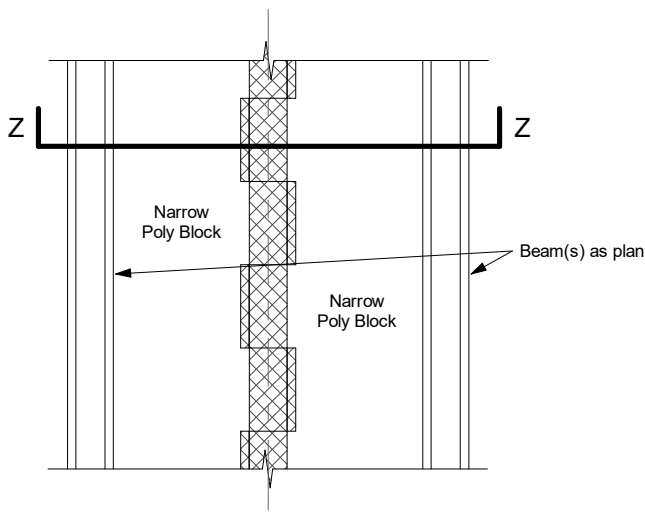
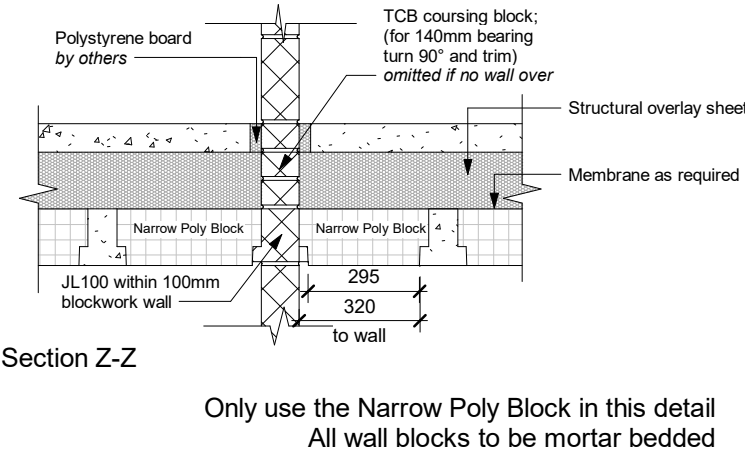
JF113 - Min. 215mm Internal Loadbearing Wall Edge Detail



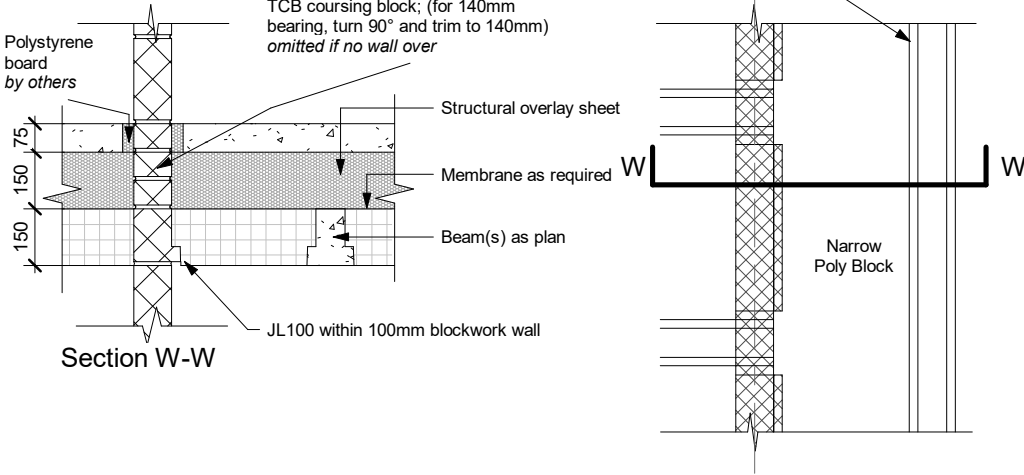
JF114 - Internal Loadbearing Wall Edge Detail



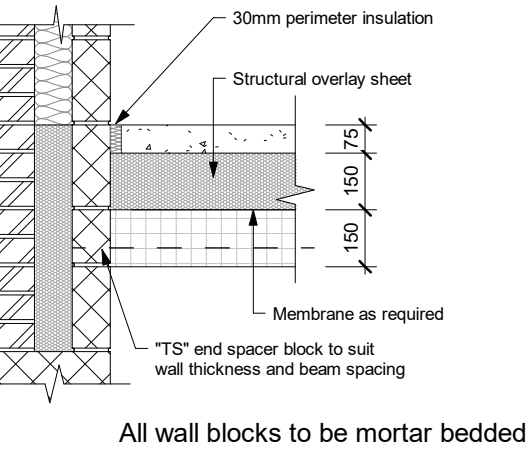
JF115 - 100mm Shared Edge Bearing



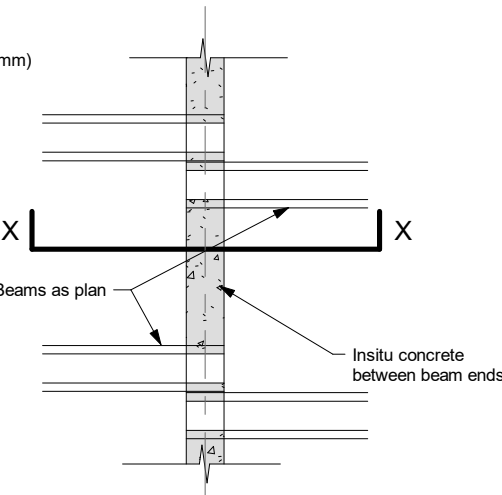
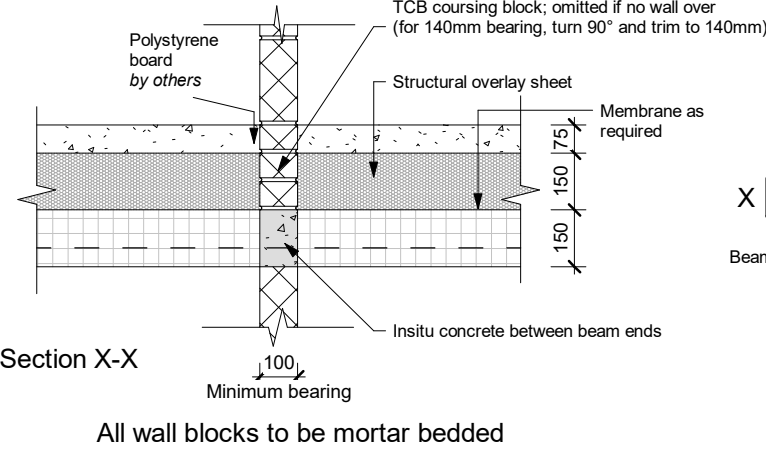
JF116 - Transverse Span, Loadbearing Wall



JF120 - Bearing End Detail



JF121 - Staggered Bearing Loadbearing Wall



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Drawing Title

The Blemmere

BM-3B-2S-0

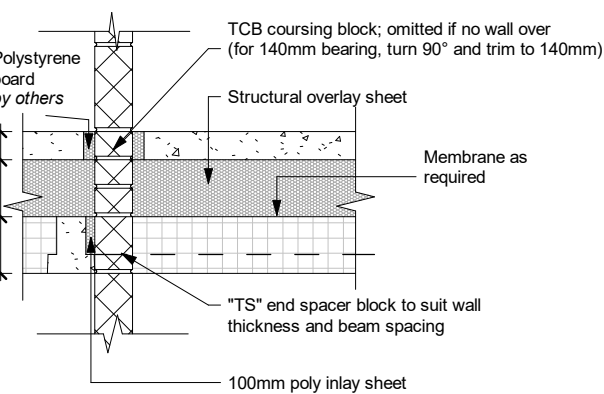
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants

Beam Details (Sheet 1)

Drawing Created By	First Issue Date	Scale(s)
Group	24 Sep 2019	1 : 20
Project No	Drg Status	Revision
	Construction	G
Drawing No.		A/1026BM/30/0/03

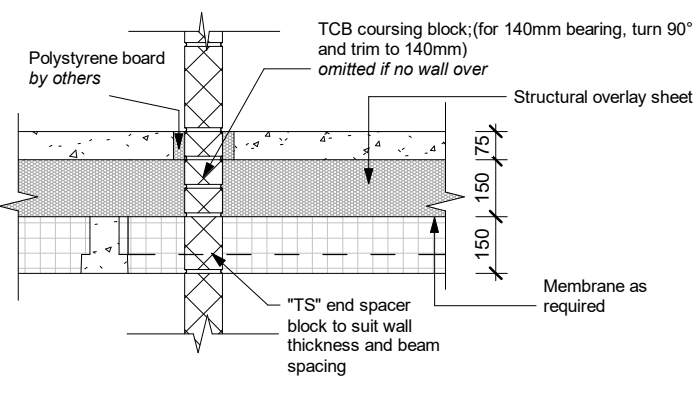
Do not scale - if in doubt, ask

JF123 - Transverse Span, Loadbearing Wall



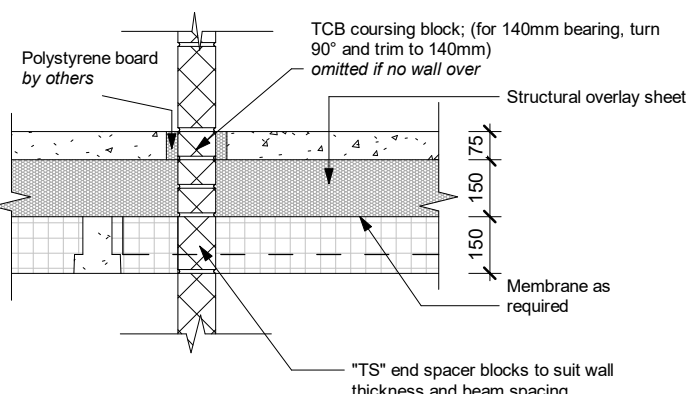
All wall blocks to be mortar bedded

JF124 - Transverse Stagger / Service Hole, Loadbearing Wall



All wall blocks to be mortar bedded

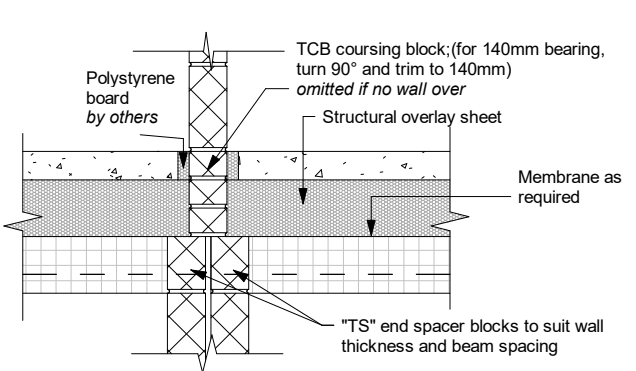
JF125 - End Bearing 215mm / 100mm Loadbearing Wall



All wall blocks to be mortar bedded

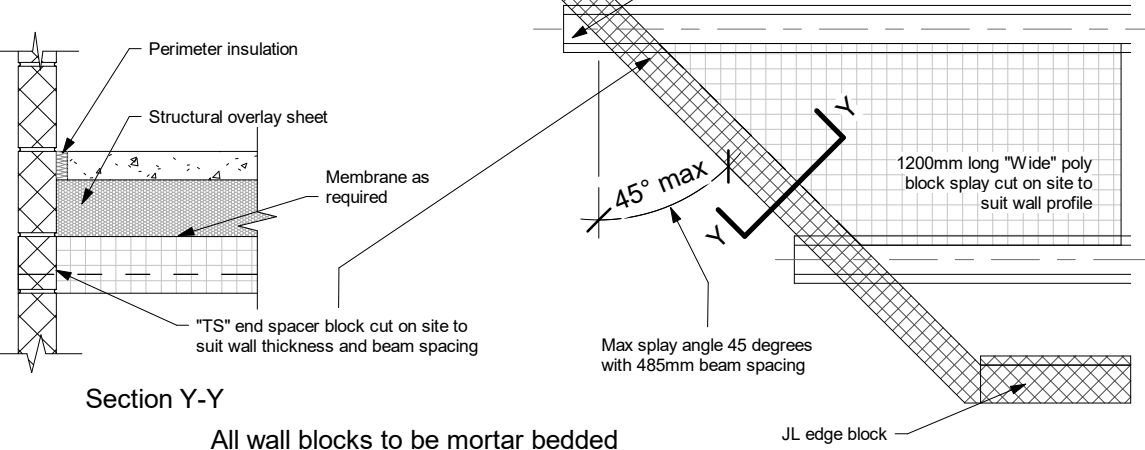
Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

JF126 - End Bearing, min. 215mm Loadbearing Wall



All wall blocks to be mortar bedded

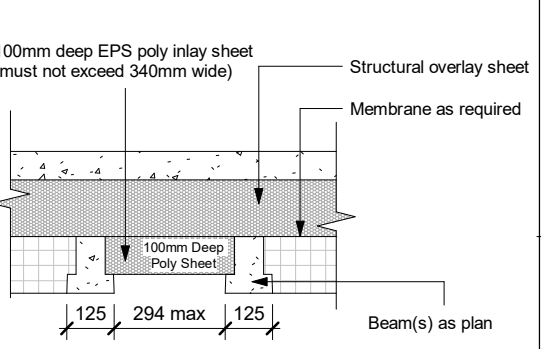
JF128 - Splayed Bearing < 45°, Wide Block



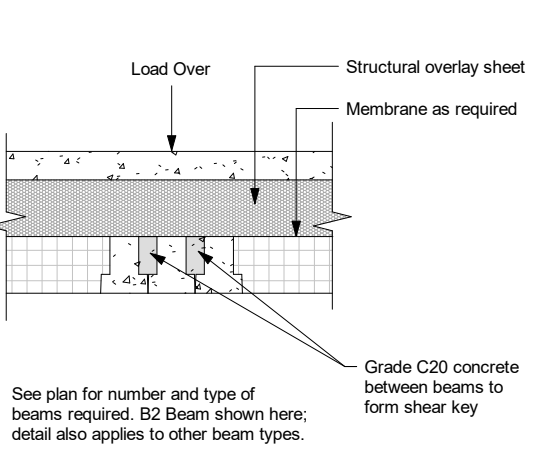
Section Y-Y

All wall blocks to be mortar bedded

JF130 - Run-out Joint 100mm Sheet

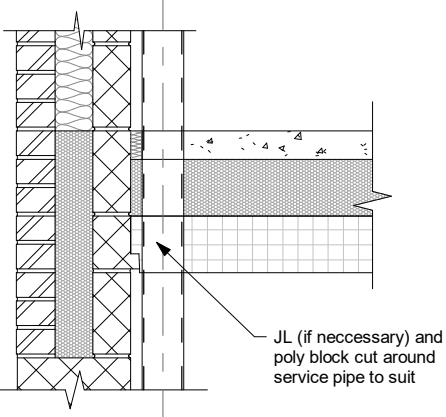


JF132 - Load Supported by Floor

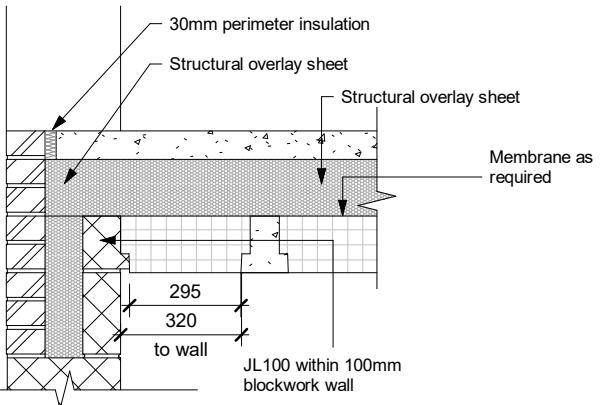


See plan for number and type of beams required. B2 Beam shown here; detail also applies to other beam types.

JF54 - Service Pipe Tight to Wall

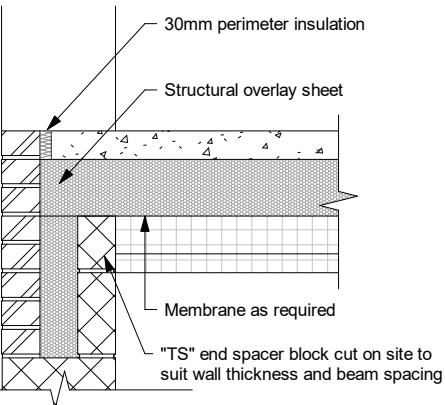


JF157 - Threshold Edge Detail Parallel



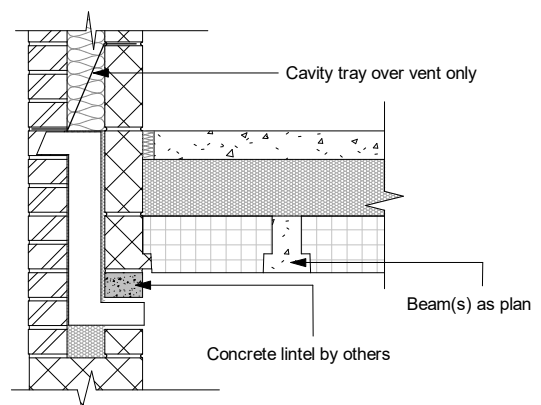
Only use the narrow poly block in this detail
All wall blocks to be mortar bedded

JF158 - Threshold End Detail



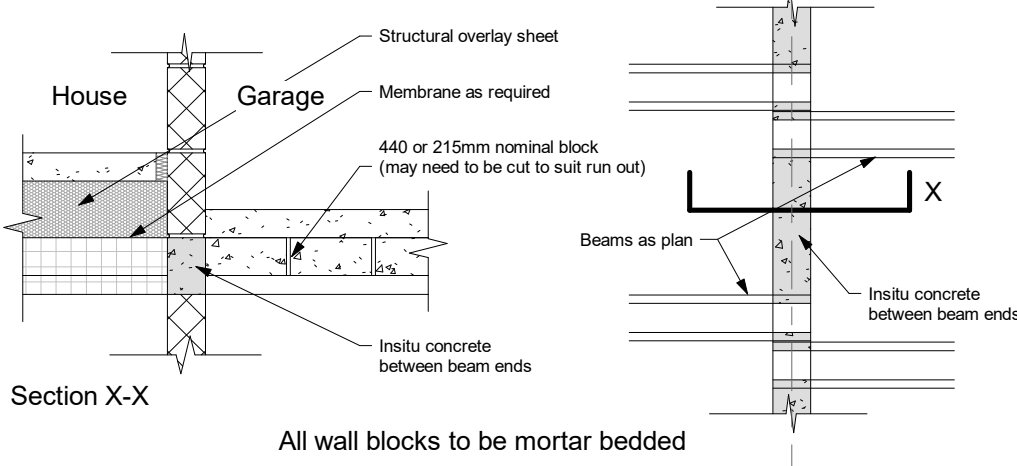
All wall blocks to be mortar bedded

JF159 - Vent & Air Brick Detail



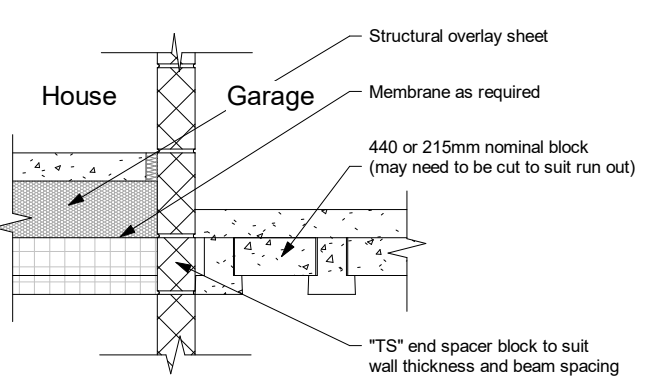
All wall blocks to be mortar bedded

JF153 - Staggered Bearing Loadbearing Wall



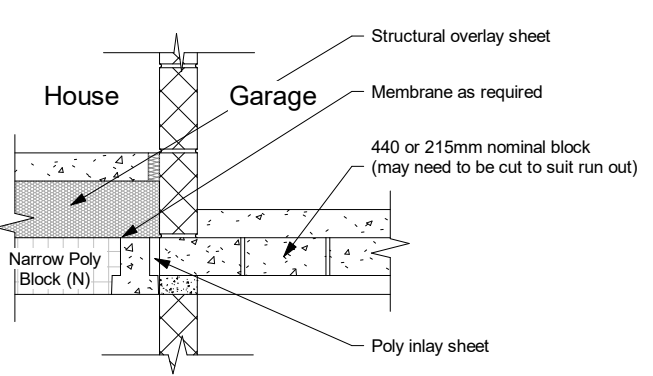
All wall blocks to be mortar bedded

JF154 - Internal Loadbearing Wall (House / Garage)



All wall blocks to be mortar bedded

JF155 - Internal Loadbearing Wall (House / Garage)



Only use the Narrow Poly Block in this detail
All wall blocks to be mortar bedded

CONSTRUCTION

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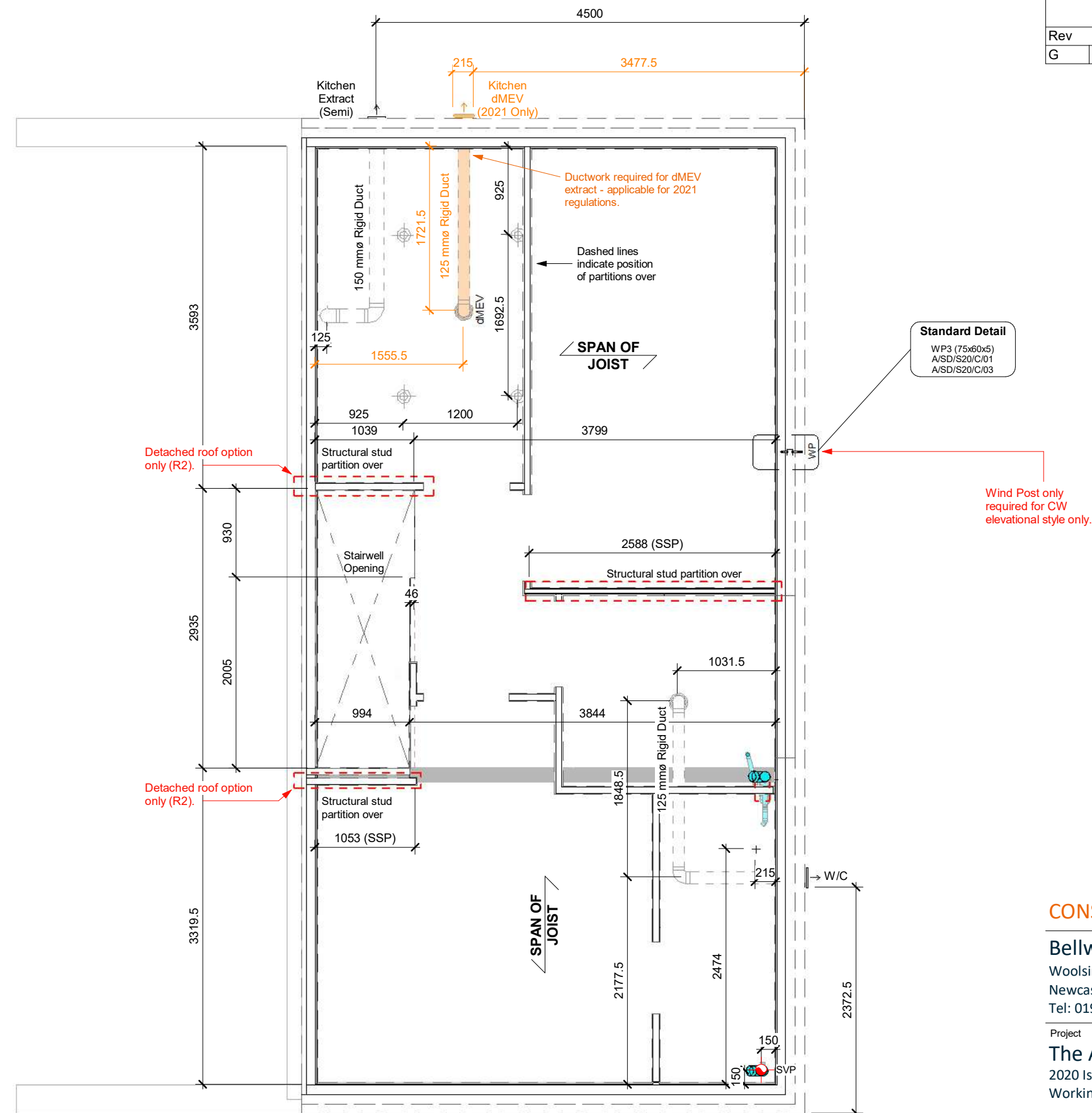
Building Regulations
2013 & 2021
Compliant

Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title The Blemmere 1026 ft² 3b Det / Semi (Corner Turner) All Variants Beam Details (Sheet 2)		
Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 20
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/30/0/04		

Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW



1 First Floor Joist Setting Out
1 : 50



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Drawing Title

The Blemmere

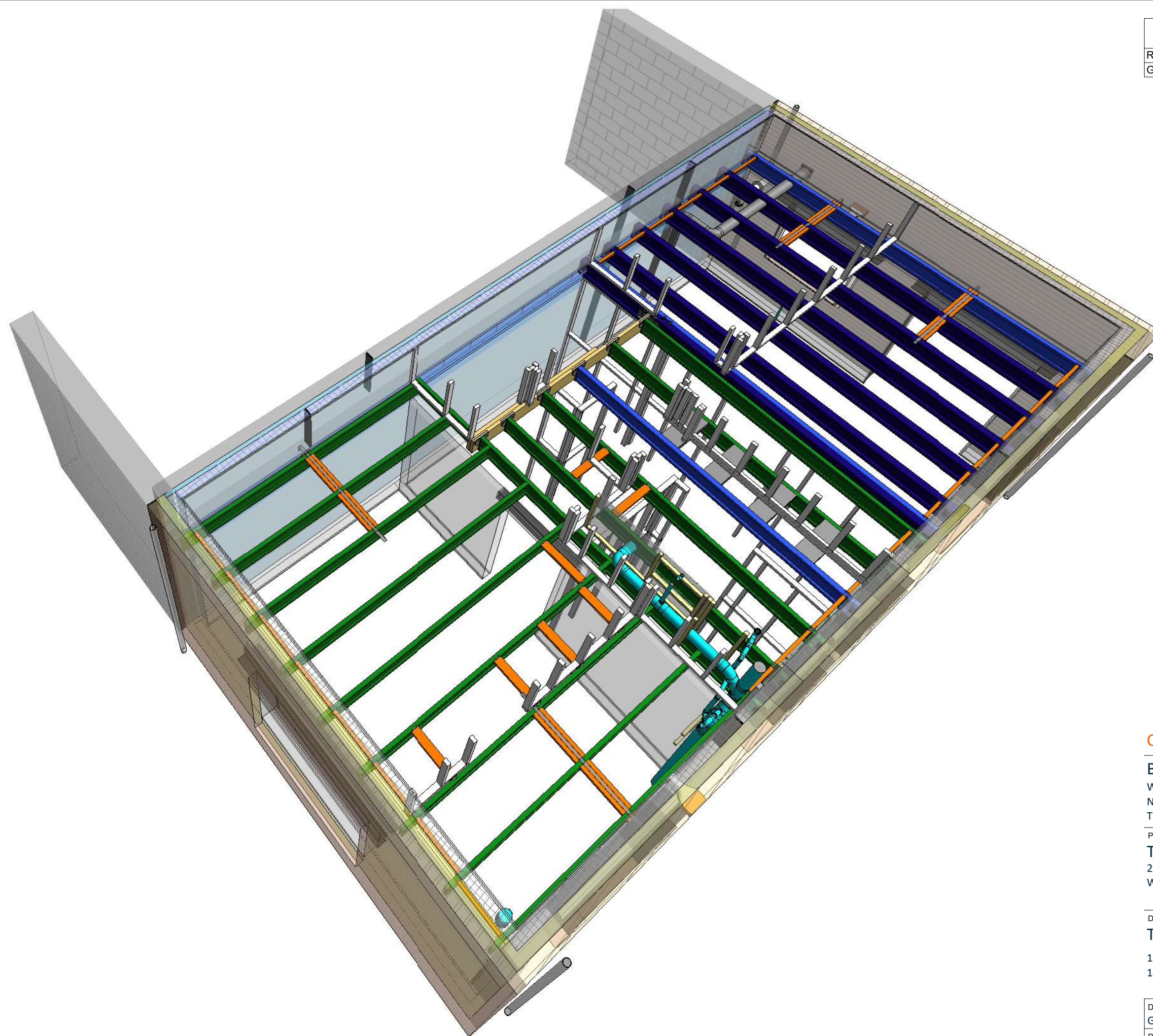
BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants

First Floor Joist Setting Out

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/40/0/01		

[illegible]



Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW



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Building Regulations
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Drawing Title

The Blemmere

BM-3B-2S-0

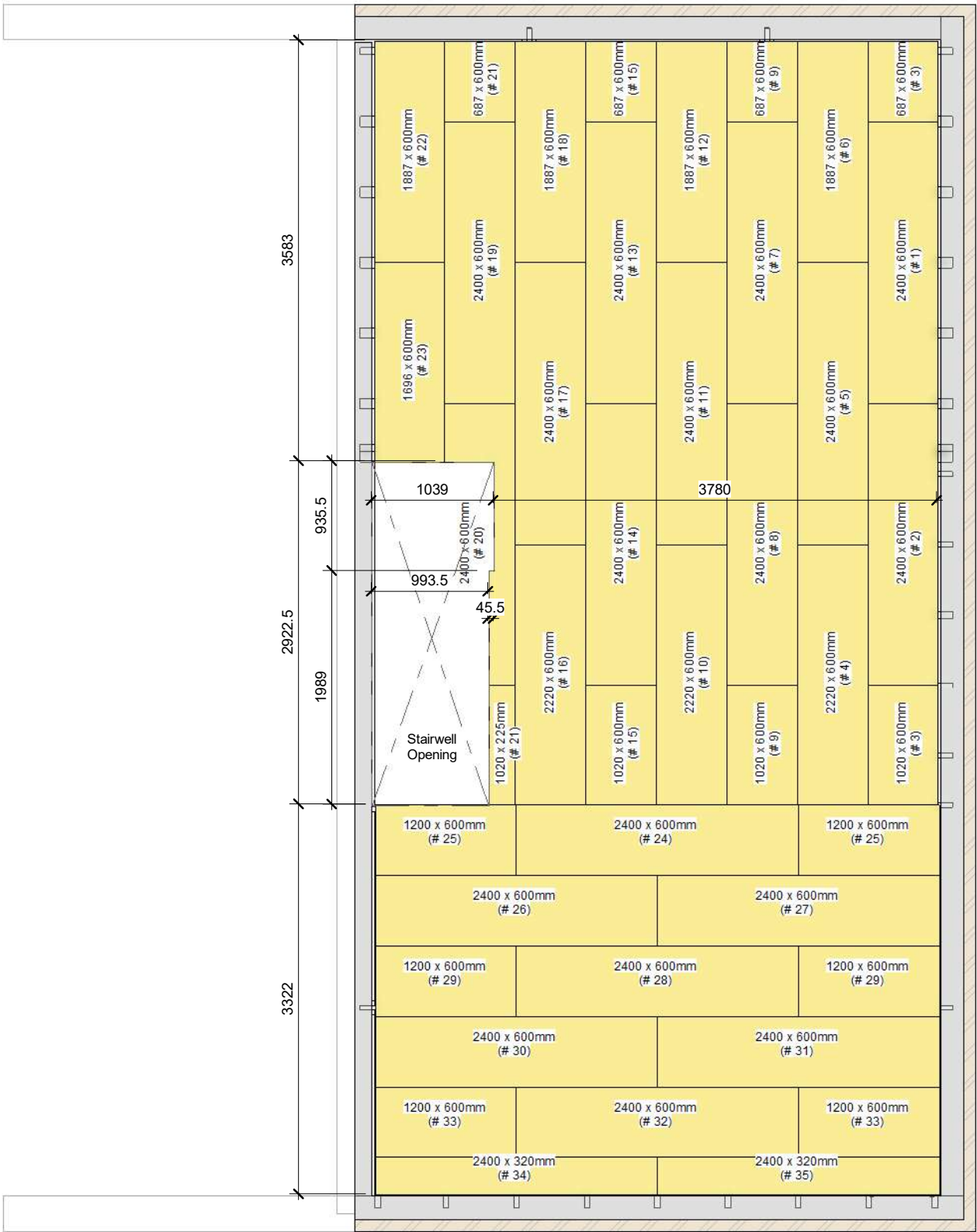
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
1st Floor Joist 3d View

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s)
Project No	Drg Status Construction	Revision G

Drawing No. **A/1026BM/40/0/03**

Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW



Floorboard Schedule	
Qty	Description
35	22mm thick tongue and grooved chipboard floor board (2400 x 600mm)

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Building Regulations

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Project

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Working Drawings

Drawing Title

The Blommere

BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants

Floor Boards Layout

Drawing Created By	First Issue Date	Scale(s)
Group	24 Sep 2019	1 : 50
Project No	Drg Status	Revision
	Construction	G
Drawing No.		
A/1026BM/40/0/04		

House Type Name: BLEMMERE
Handing*: LHWS
Finished Floor Level (FFL) 2662
Revision: A

2 Stair - Elevation
1 : 25



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The Artisan Collection
2020 Issue
Working Drawings

The Blemmere

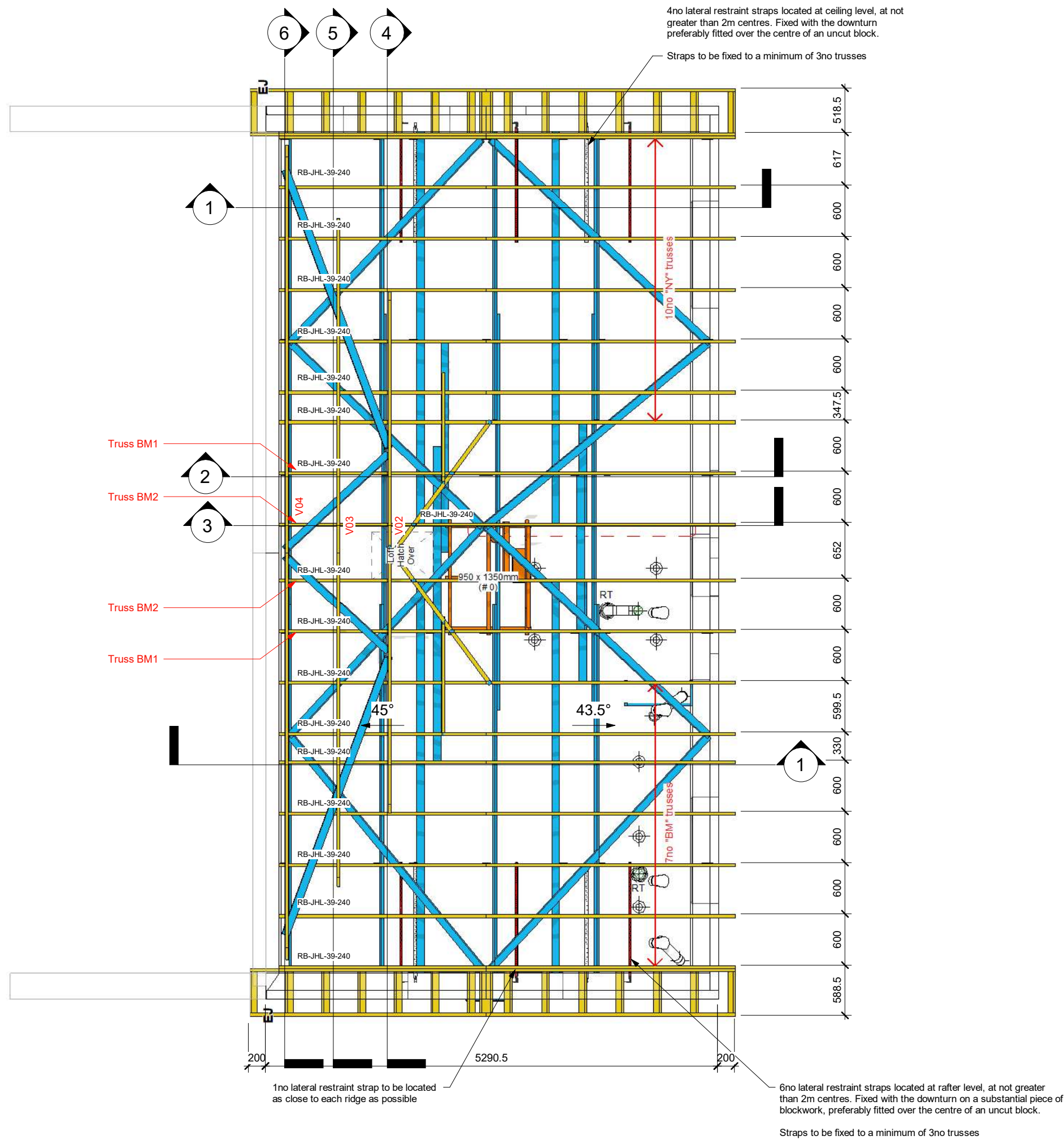
BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Staircase Details

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G

Drawing No. **A/1026BM/50/0/01**

Do not scale - if in doubt, ask



1 Roof Trusses (Boxed Eaves) 1-50
1 : 50

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

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Building Regulations

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Project

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2020 Issue

Working Drawings



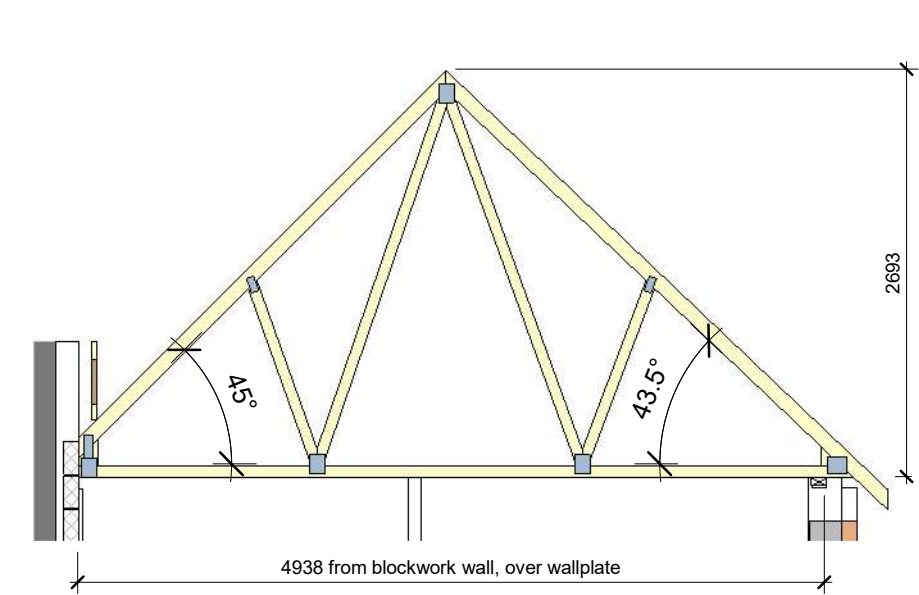
Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Semi- Detached Roof Layout

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drng Status Construction	Revision G

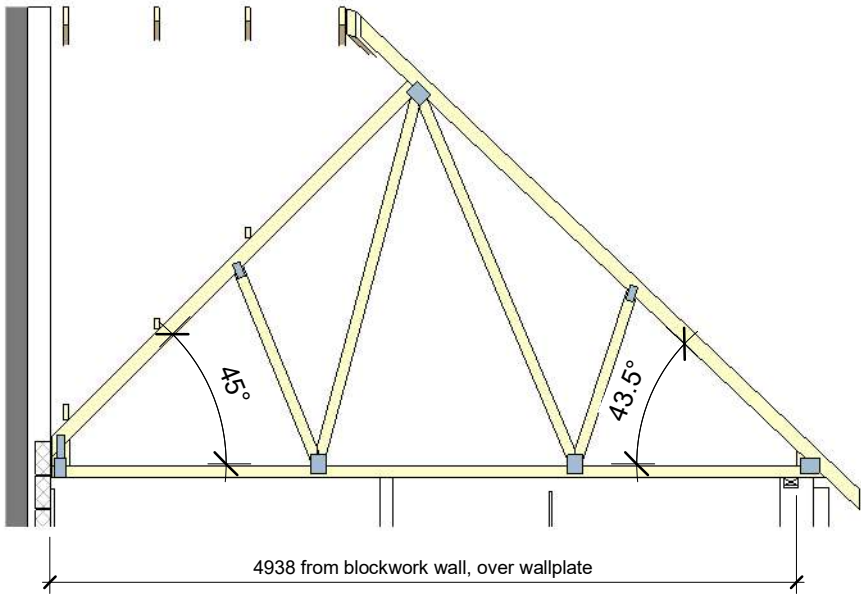
Drawing No. **A/1026BM/60/0/R1/01**

Do not scale - if in doubt, ask

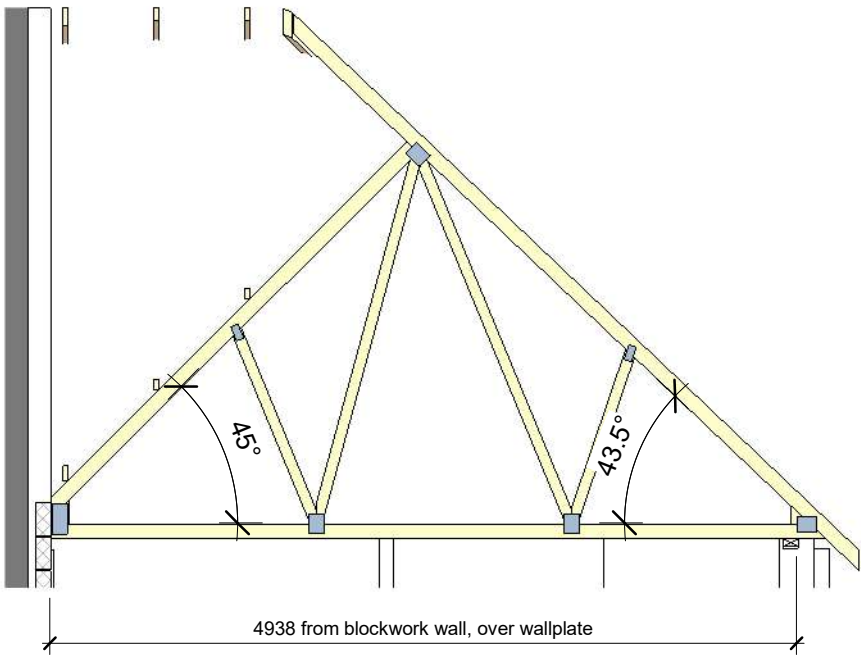
Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW



1 Truss "BM" - 14no reqd (1ply, 36kg)
1 : 50



2 Truss "BM-1" - 2no reqd (1ply, 36kg)
1 : 50



3 Truss "BM-2" - 2no reqd (1ply, 38kg)
1 : 50

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2020 Issue
Working Drawings



Drawing Title
The Blemmere

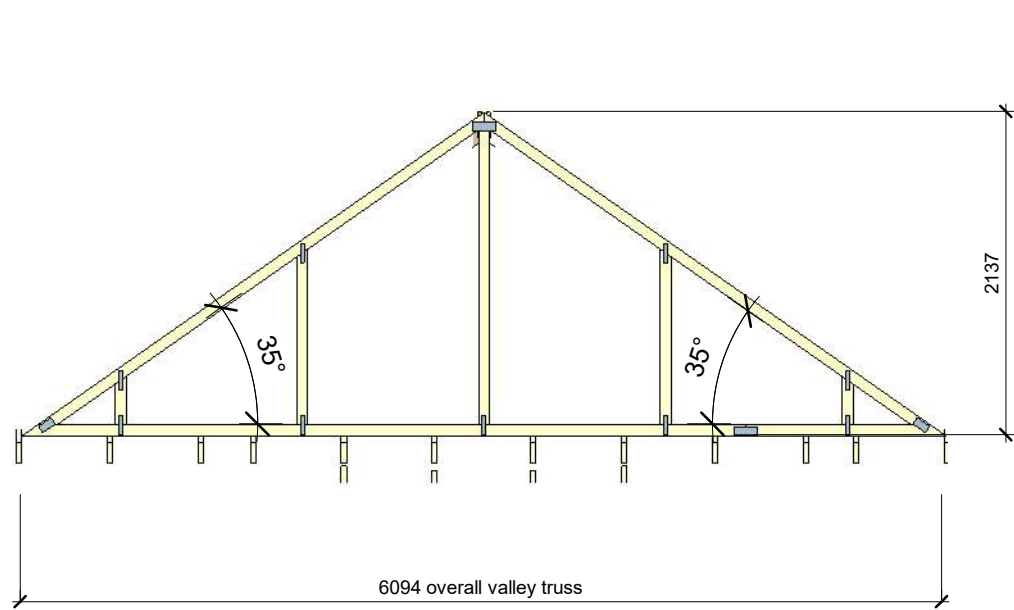
BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Semi-Detached Roof Trusses (Sheet 1)

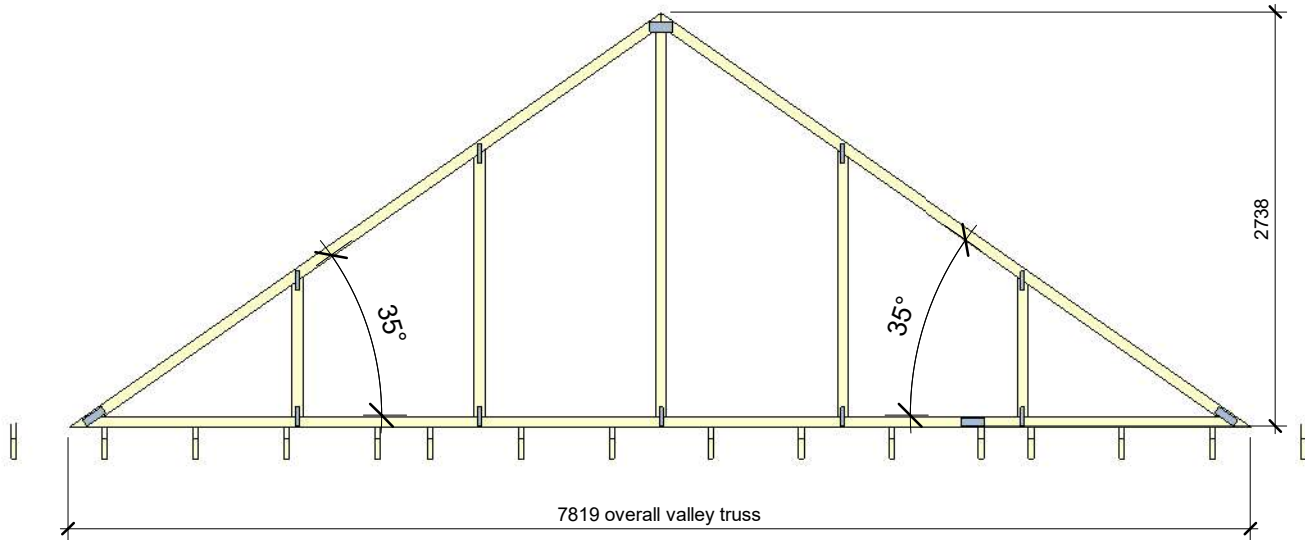
Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G

Drawing No. **A/1026BM/60/0/R1/02**

Do not scale - if in doubt, ask



4 Valley Truss V02 - 1no reqd
1 : 50



5 Valley Truss V03 - 1no reqd
1 : 50



6 Valley Truss V04 - 1no reqd
1 : 50

Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW

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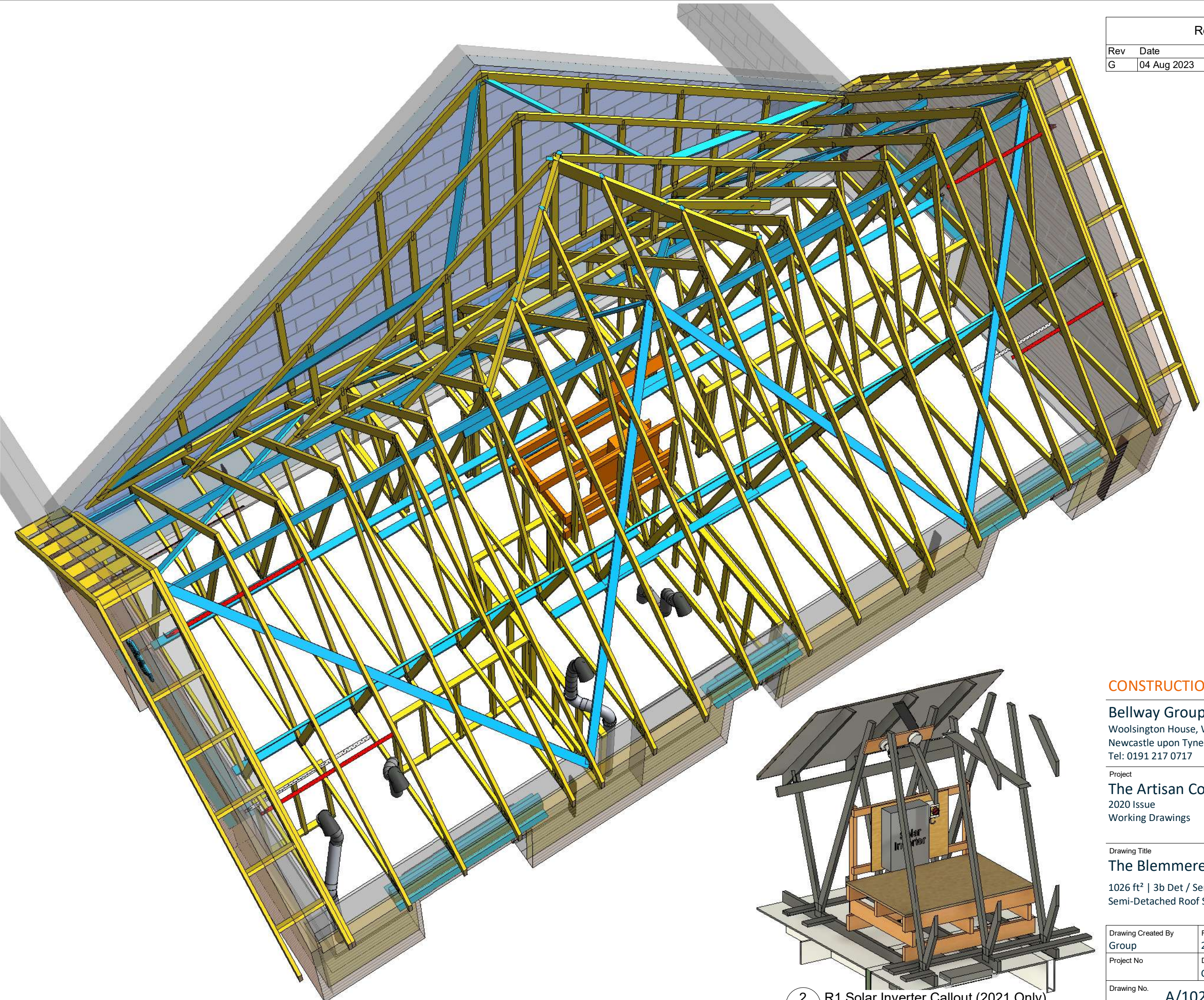
Building Regulations
2013 & 2021
Compliant

Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Semi-Detached Roof Trusses (Sheet 2)

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/60/0/R1/03		

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Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

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2020 Issue
Working Drawings

Building Regulations
2013 & 2021
Compliant

Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Semi-Detached Roof Structure 3d View

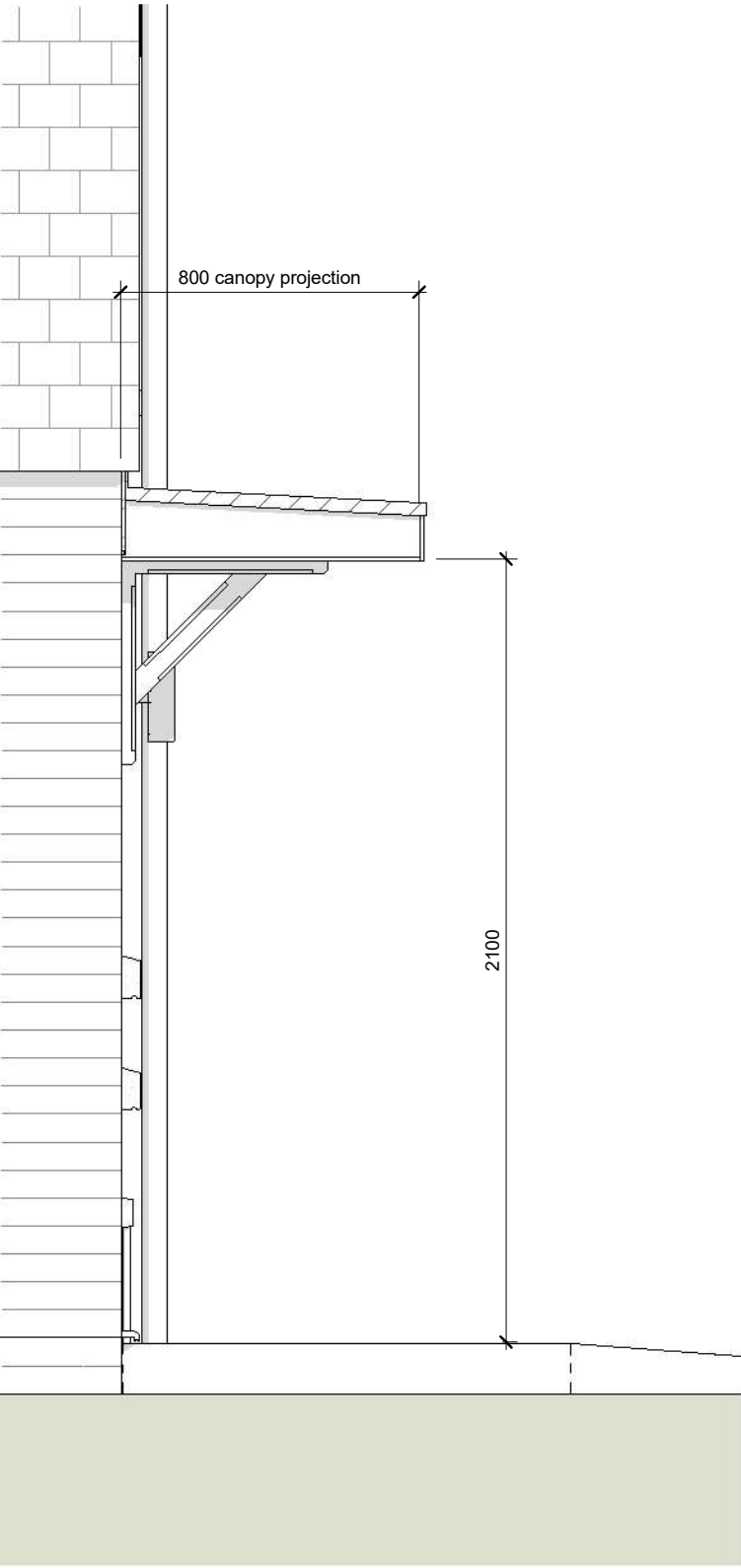
Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s)
Project No	Drg Status Construction	Revision G

Drawing No. **A/1026BM/60/0/R1/04**

2 R1 Solar Inverter Callout (2021 Only)

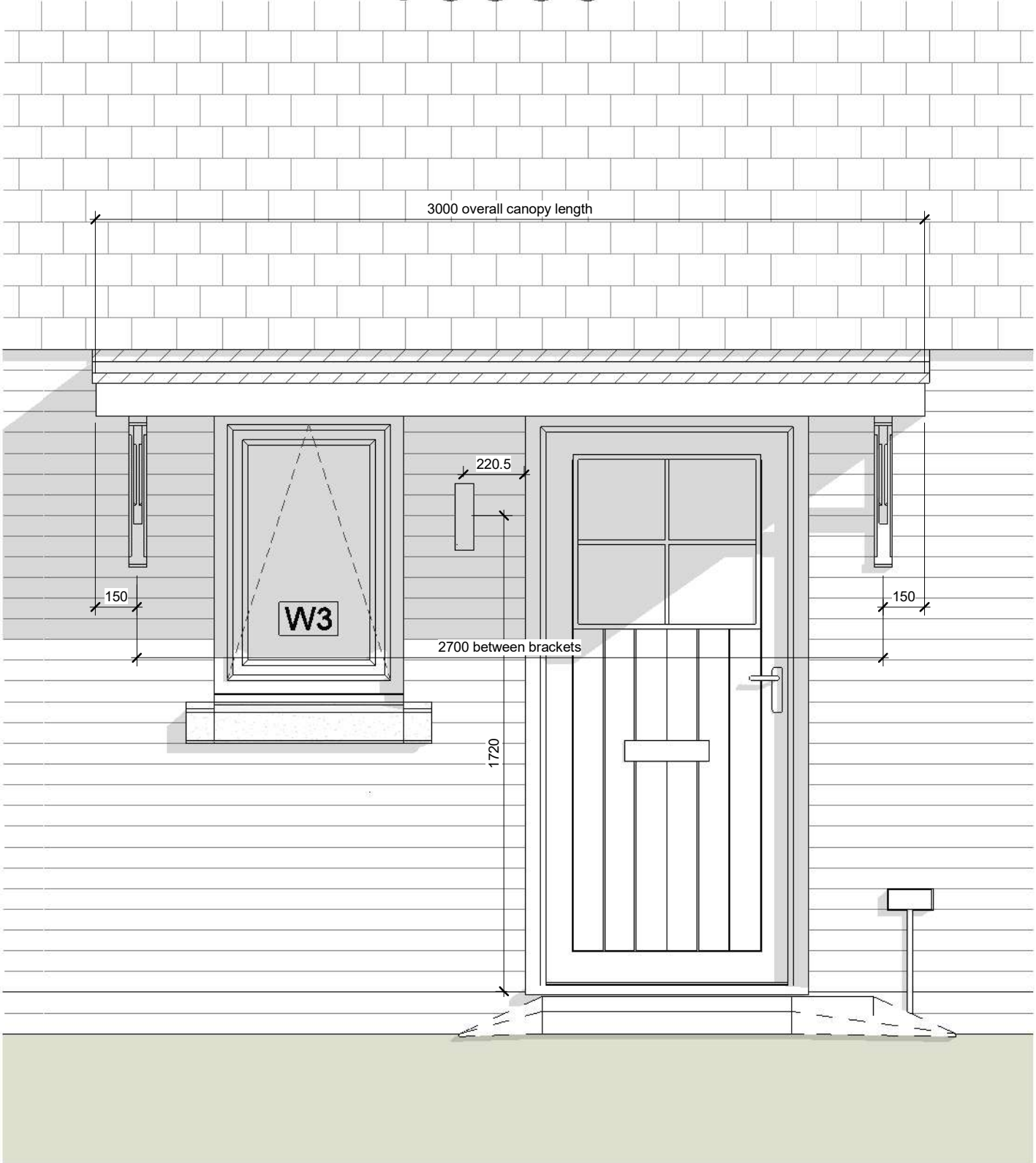
Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW



1 Side Elevation
1 : 20

Elevations for dimensional purposes only.
Read with A/SD/S100/C/01 for canopy
fixing and construction details.



2 Front Elevation
1 : 20

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Building Regulations
2013 & 2021
Compliant

Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title
The Blemmere **BM-3B-2S-TT**
1026 ft² | 3b Det / Semi (Corner Turner) | Town Tile Hanging
Canopy Details

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 20
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/65/TT/01		

Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Kitchen Electrical Legend

	Pendant light fitting		Light switch - Intermediate ⁽¹⁾		Wall mounted CO detector (installed @ 2000mm above FFL)
	Batten holder fitting		AC isolator switch for solar panels		25A Flex outlet plate high level ⁽²⁾ low level ⁽³⁾
	IP65 recessed spotlight		Fan isolator switch (installed to centreline of door, 2150mm above FFL to underside of switch)		Cooker outlet plate ⁽³⁾ with 6mm Ø cable to 45A double pole switch
	IP65 recessed spotlight to be supplied with Fire Hood / Shroud		13A Single Un-switched fused spur connection		45A double pole switch ⁽²⁾ with 6mm Ø cable to distribution board
	External Wall mounted light fitting		13A Single double pole switched fused spur connection		Consumer unit (underside of unit installed 1350mm above FFL)
	Multi (8g)		Remote switches to unswitched sockets ⁽²⁾ Single Multi (8no max)		Single unswitched socket (13A) high level ⁽²⁾ low level ⁽³⁾
	Light switch 1 way ⁽¹⁾ 1 2 3 gang		Single switched socket (13A) high level ⁽²⁾ low level ⁽³⁾		Ceiling mounted detector Smoke Heat
	Light switch 2 way ⁽¹⁾ 1 2 3 gang		Double switched socket (13A) high level ⁽²⁾ low level ⁽³⁾		Room thermostat ⁽¹⁾ Zone 1 Zone 2

⁽¹⁾ Switches / controls installed @ 1200mm above FFL to top of fitting
⁽²⁾ Switches installed @ 1050mm above FFL to underside of fitting (sockets located in kitchen islands to be mounted @ 750mm above FFL)
⁽³⁾ Switches installed @ 450mm above FFL to underside of fitting

General Note - sockets located 400mm from internal corners of rooms to centrelines of sockets, unless otherwise stated

2021 Regulations
All radiators sizes illustrated here are to satisfy 2021 regulations.

All Radiators and Extract Fan locations shown in orange are to be provided for 2021 Regulation properties only.

Refer to 80 series drawings for Radiator schedules and sizes, and refer to 90/0/02 drawing for Extract Fan schedules for both 2013 and 2021 regulations.

	Ceiling mounted extract fan (arrow indicates ducting direction, RT = roof terminal) Yellow = intermittent fan for 2013 regs, dMEV fan for 2021 regs. Orange = dMEV for 2021 regs only; no fan required for 2013 regs. (dMEV = Decentralised Mechanical Extract Ventilation - System 3) See 95/0/02 for details of individual fan requirements
	Wall mounted extract fan (installed @ 2000mm above FFL to centreline). Yellow = intermittent fan for 2013 regs, dMEV fan for 2021 regs. Orange = dMEV for 2021 regs only; no fan required for 2013 regs. (dMEV = Decentralised Mechanical Extract Ventilation - System 3) See 95/0/02 for details of individual fan requirements
	Orange Boost Switch - lightswitch to control boost function of dMEV fan (2021 specification only)
	Orange Isolator Switch - 2021 specification switch only. Text identifies use (IS - Fan = Extract Fan Isolator AC Solar = Solar Inverter AC Isolator)

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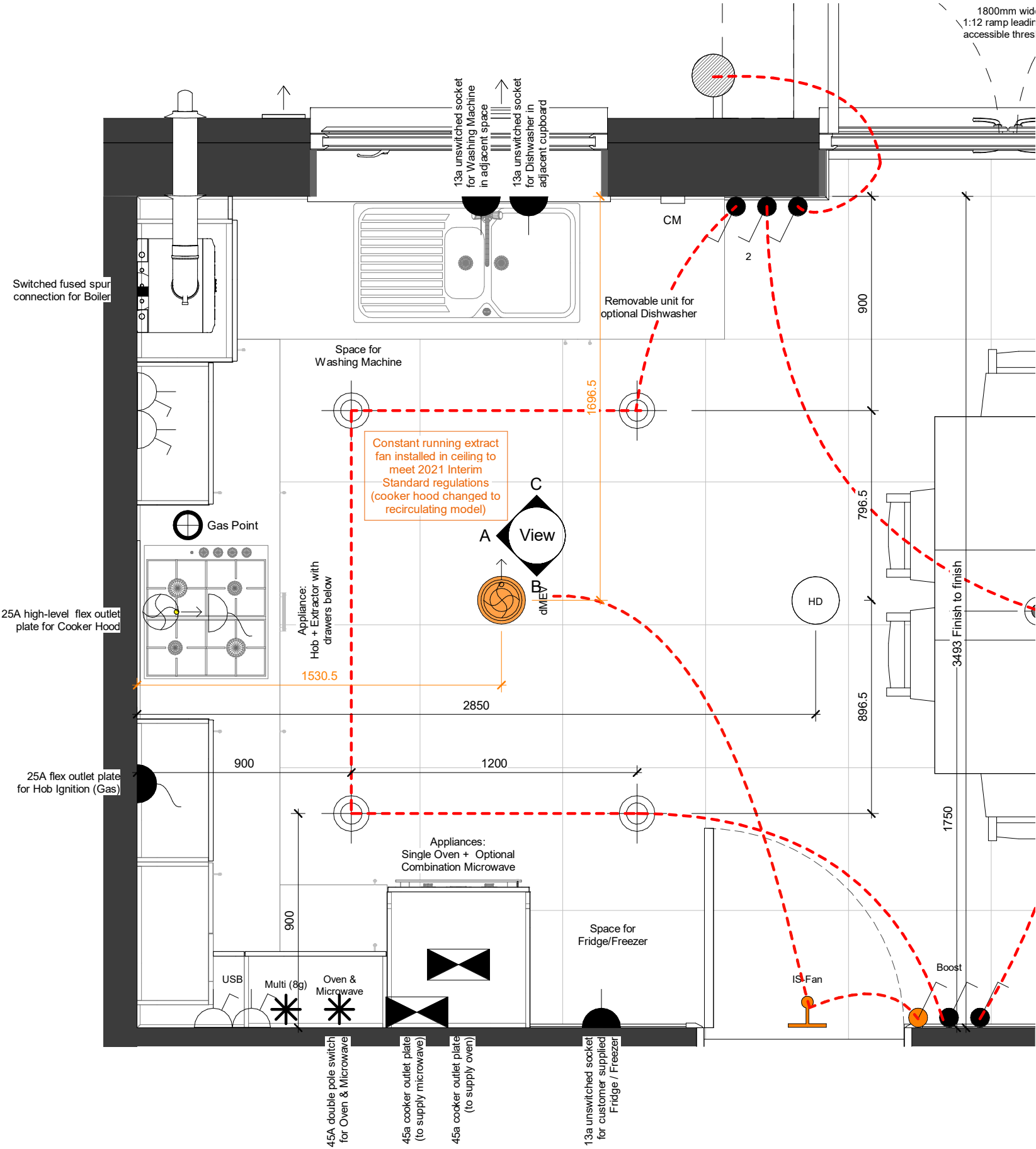
Building Regulations
2013 & 2021
Compliant

Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title
The Blemmere BM-3B-2S-0
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Kitchen Layout - Standard

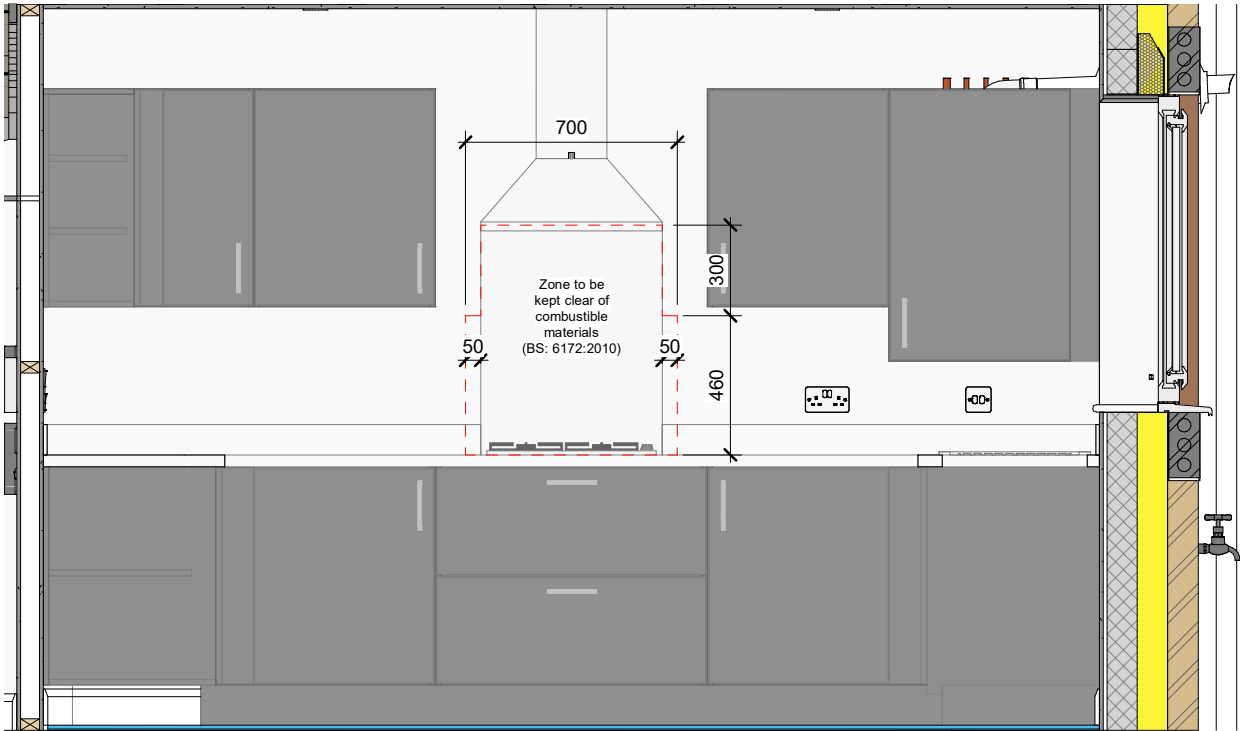
Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G

Drawing No. **A/1026BM/70/0/S/01**



1 Kitchen Layout - Standard
1 : 20

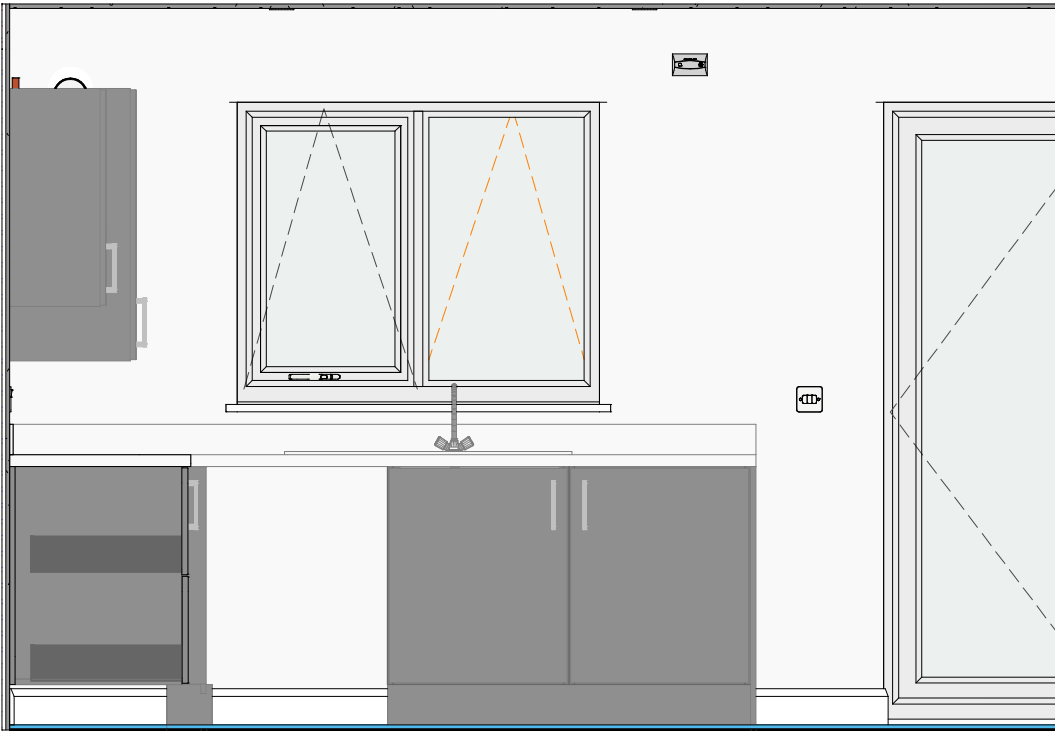
Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW



A Kitchen - View A
1 : 25



B Kitchen - View B
1 : 25



C Kitchen - View C
1 : 25

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Project
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Working Drawings

Drawing Title
The Blemmere

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Kitchen Elevations - Standard

Building Regulations
2013 & 2021
Compliant

BM-3B-2S-0

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 25
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/70/0/S/02		

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dMEV Fan shown relates to 2021 Interim Regulations only

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

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Working Drawings

Drawing Title

The Blemmere

BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants

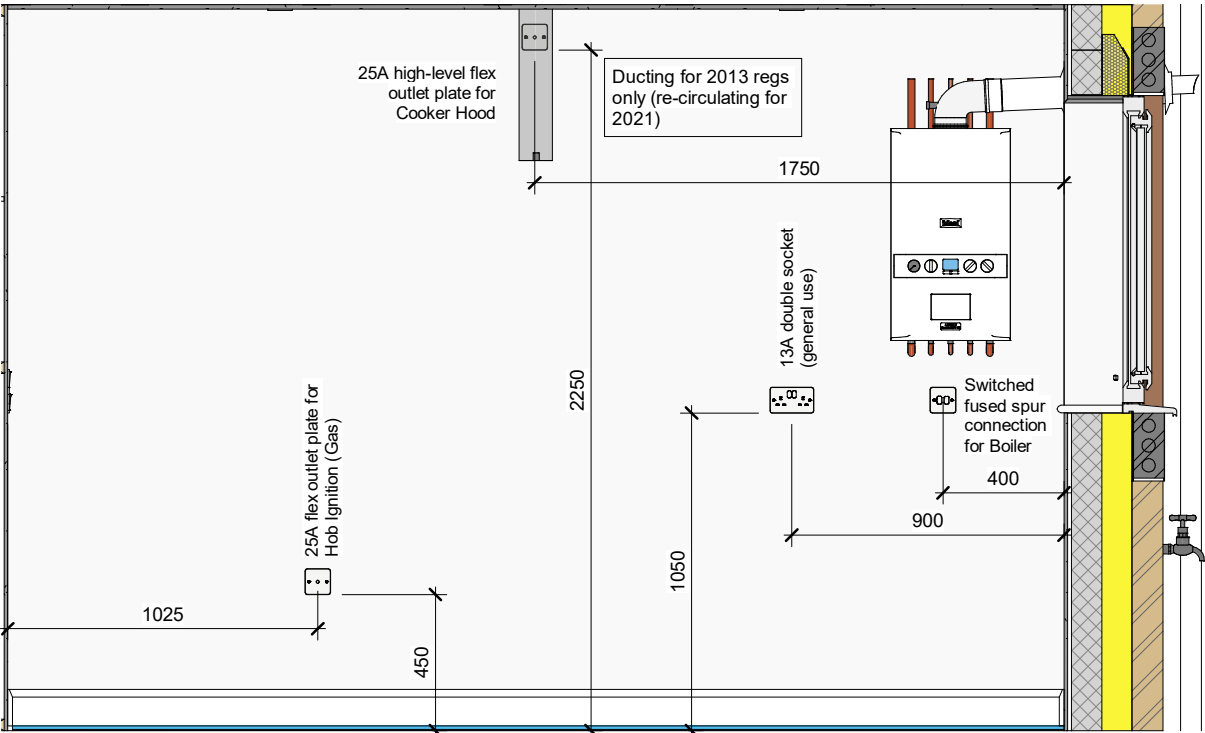
Kitchen 3D Perspective - Standard

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 1
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/70/0/S/03		

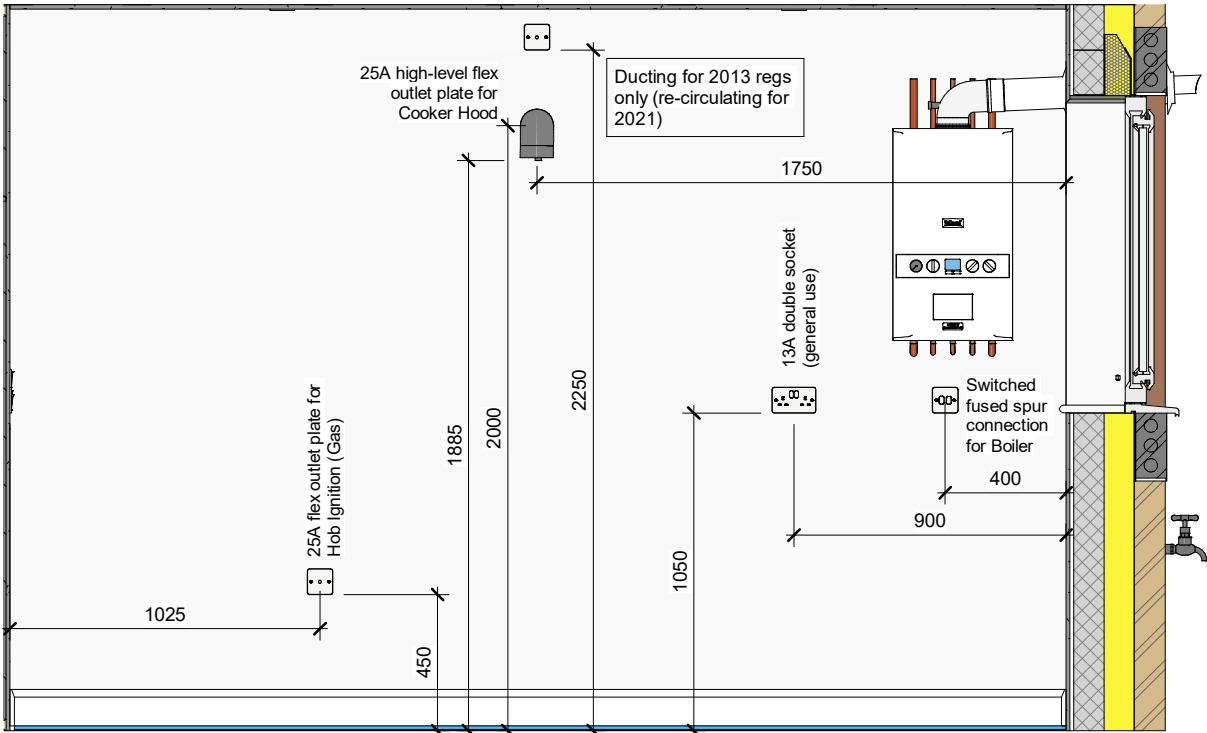
Do not scale - if in doubt, ask

Image offers an artistic impression of appliance and unit layout only; refer to kitchen manufacturers literature for specific information (material colours / handle types etc).

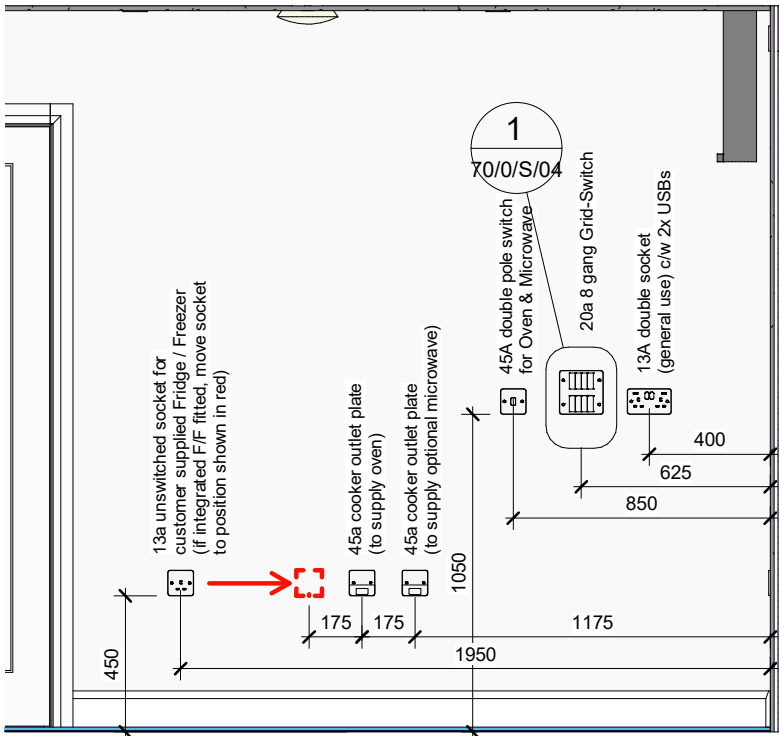
Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW



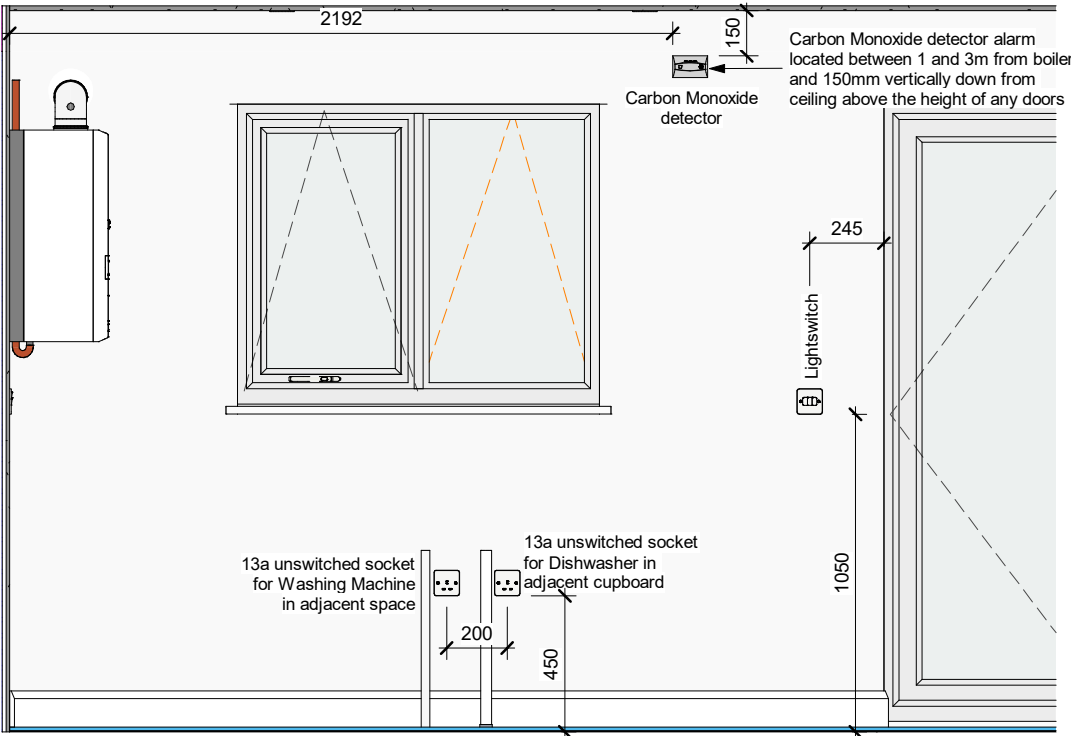
A Kitchen Electrics - View A
1 : 25



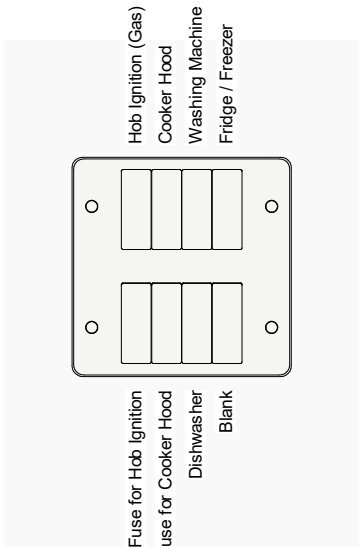
2 Kitchen Electrics - View A (Detached Option)
1 : 25



B Kitchen Electrics - View B
1 : 25



C Kitchen Electrics - View C
1 : 25



1 Grid Switch
1 : 5

CONSTRUCTION

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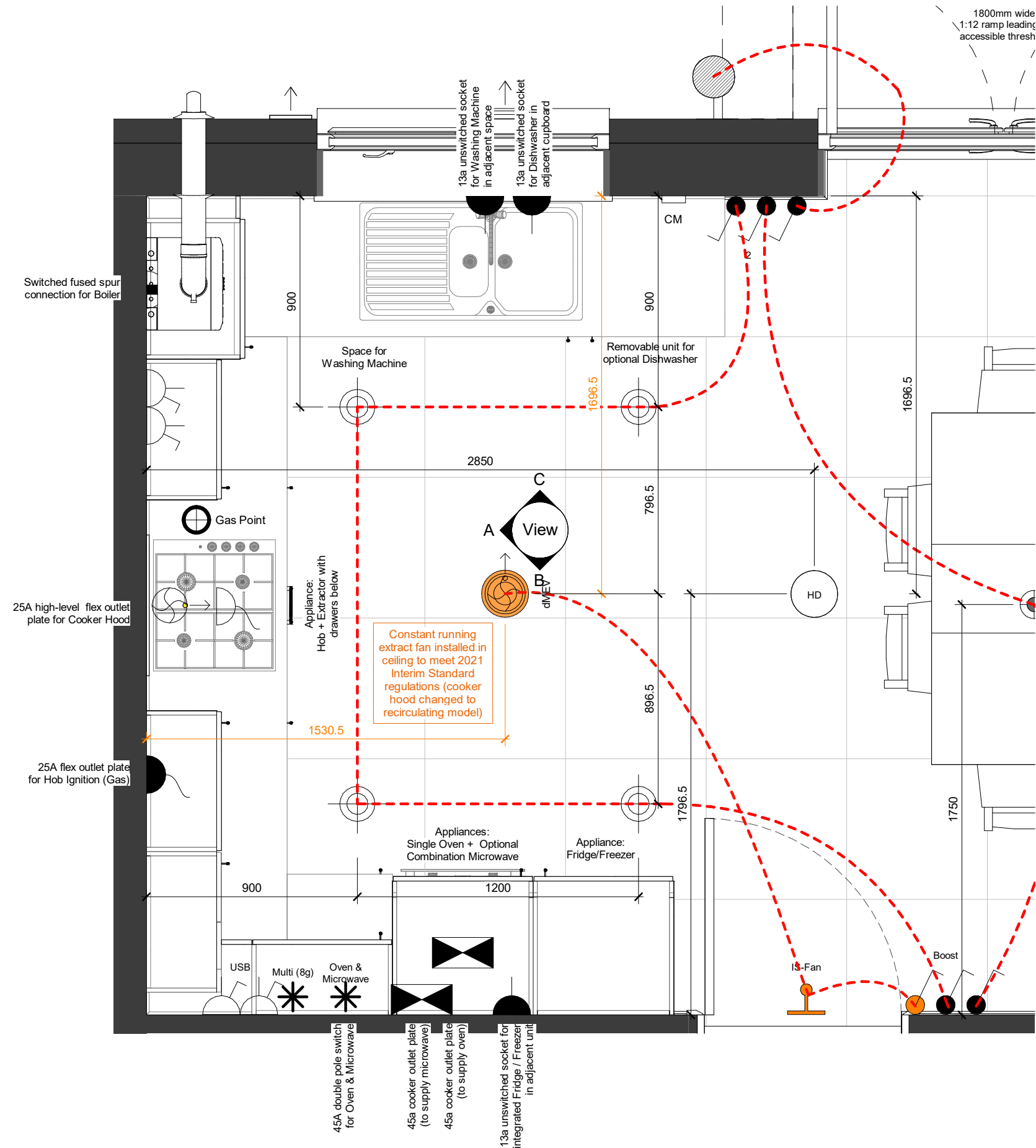
Project
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2020 Issue
Working Drawings

Drawing Title
The Blemmere
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Kitchen Electrics - Standard

BM-3B-2S-0

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/70/0/S/04		

Do not scale - if in doubt, ask



Kitchen Electrical Legend

	Pendant light fitting		Light switch - Intermediate ⁽¹⁾		Wall mounted CO detector (installed @ 2000mm above FFL)
	Batten holder fitting		AC isolator switch for solar panels		25A Flex outlet plate high level ⁽²⁾ low level ⁽³⁾
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	Light switch 1 way ⁽¹⁾ 1 2 3 gang		Single switched socket (13A) high level ⁽²⁾ low level ⁽³⁾		St.1
	Light switch 2 way ⁽¹⁾ 1 2 3 gang		Double switched socket (13A) high level ⁽²⁾ low level ⁽³⁾		St.2
					Ceiling mounted detector Smoke Heat
					Room thermostat ⁽¹⁾ Zone 1 Zone 2

⁽¹⁾ Switches / controls installed @ 1200mm above FFL to top of fitting
⁽²⁾ Switches installed @ 1050mm above FFL to underside of fitting (sockets located in kitchen islands to be mounted @ 750mm above FFL)
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General Note - sockets located 400mm from internal corners of rooms to centrelines of sockets, unless otherwise stated

2021 Regulations
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	Orange Isolator Switch - 2021 specification switch only. Text identifies use (IS - Fan = Extract Fan Isolator AC Solar = Solar Inverter AC Isolator)

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

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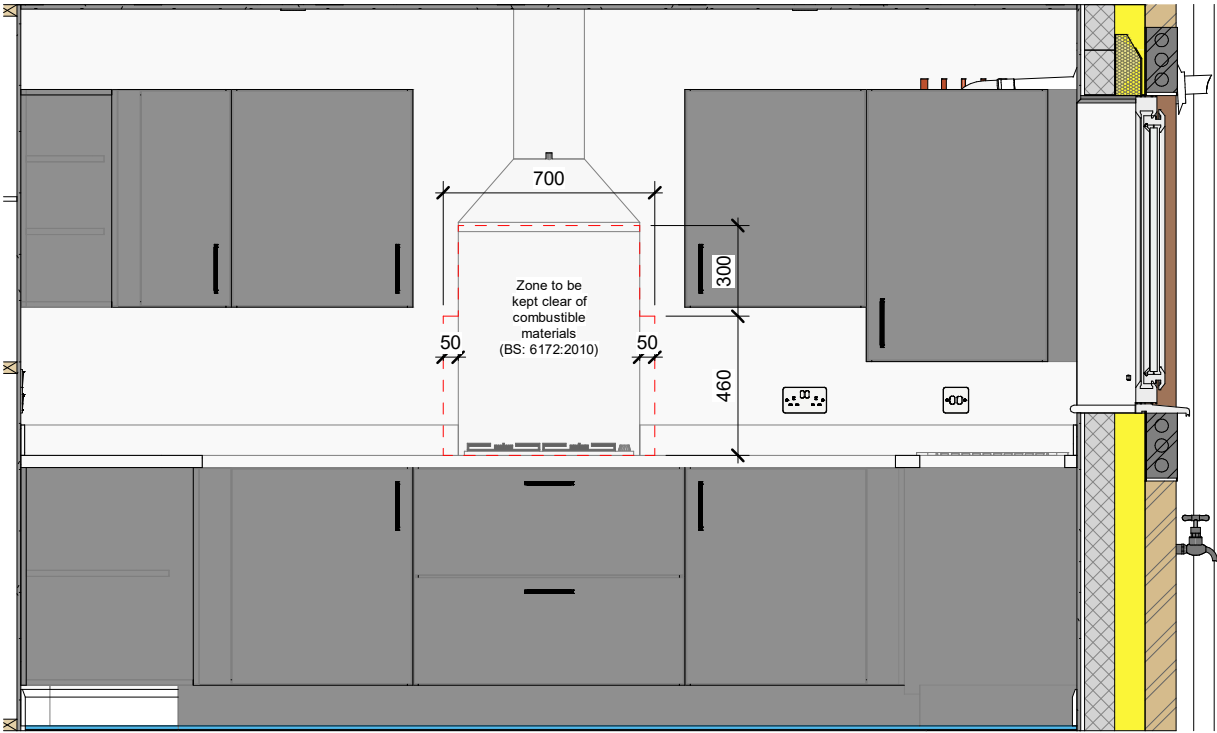
Drawing Title
The Blemmere BM-3B-2S-0
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Kitchen Layout - Upgrade

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G

Drawing No. **A/1026BM/70/0/U/01**

Do not scale - if in doubt, ask

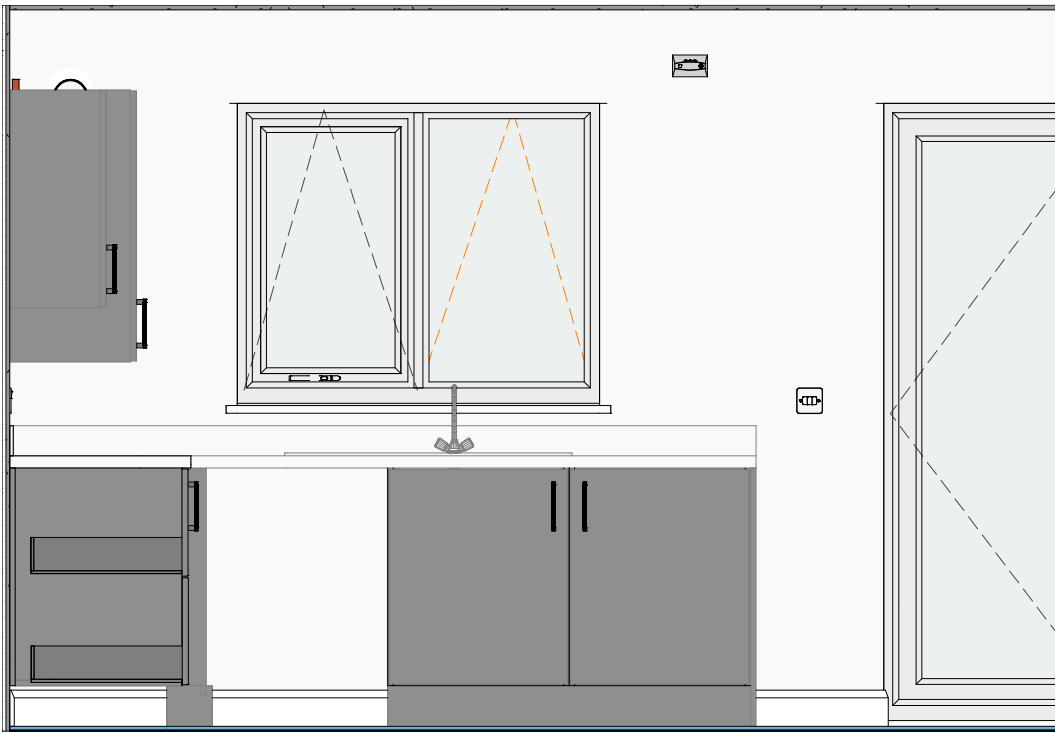
Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW



A Kitchen - View A
1 : 25



B Kitchen - View B
1 : 25



C Kitchen - View C
1 : 25

CONSTRUCTION

Bellway

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Tel: 0191 217 0717

Building Regulations
2013 & 2021
Compliant

Project

The Artisan Collection

2020 Issue
Working Drawings

Drawing Title

The Blemmere

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Kitchen Elevations - Upgrade

BM-3B-2S-0

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 25
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/70/0/U/02		

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Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW

dMEV Fan shown relates to 2021 Interim Regulations only



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Drawing Title

The Blemmere

BM-3B-2S-0

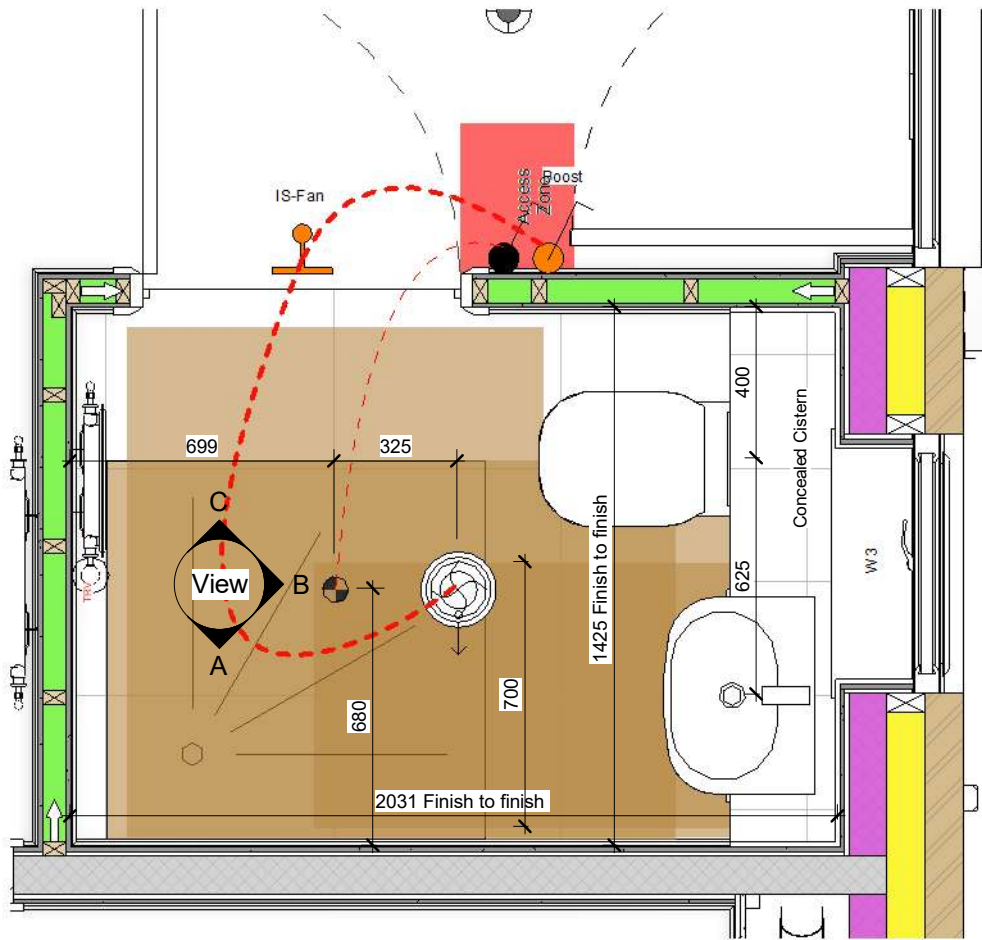
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants

Kitchen 3D Perspective - Upgrade

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) 1 : 1
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/70/0/U/03		

Do not scale - if in doubt, ask

Image offers an artistic impression of appliance and unit layout only; refer to kitchen manufacturers literature for specific information (material colours / handle types etc).



1 Ground Floor W/C Layout
1 : 20

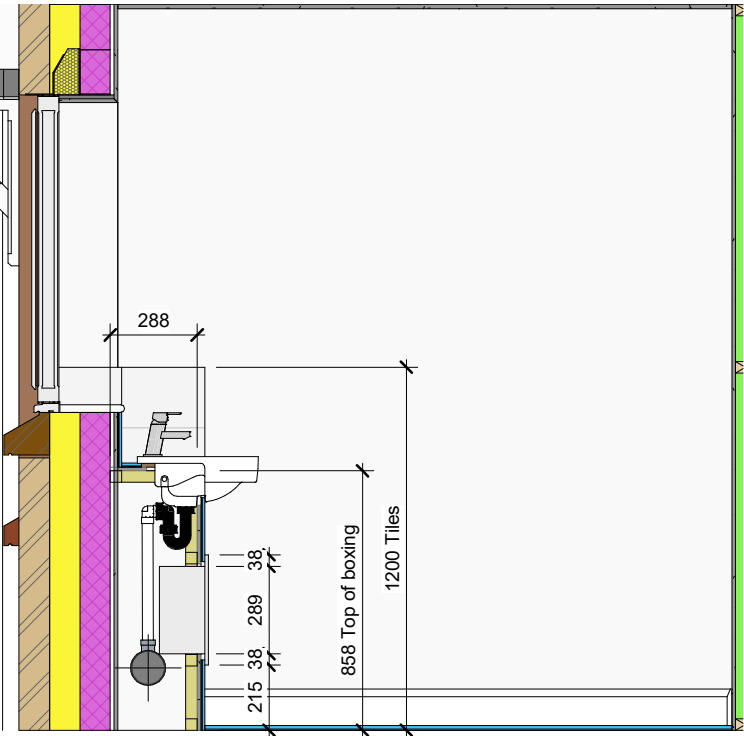
Image offers an artistic impression only; specifically, tile layout shown is indicative

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

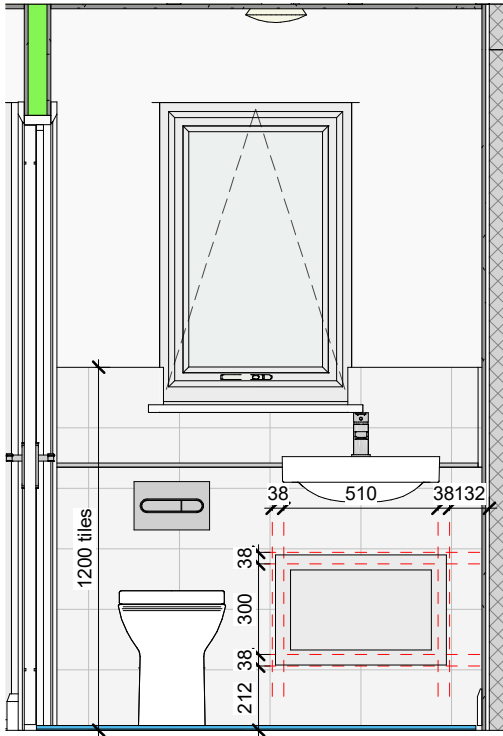
Plumbing Fixture Schedule - Clks	
Qty	Product (See Site Specification for details)
1	565 x 365 x 175mm deep removable MDF niche / shelf, finished in white. Installed into boxing, below recessed basin. APERTURE FOR NICHE WITHIN BOXING - 510mm wide x 300mm high
1	Chrome dual flush operating plate for concealed cistern
1	Low height concealed cistern with dual flush (6/3 L)
1	Pisa basin mixer tap with clicker waste
1	Semi-Recessed vitreous china basin (520mm)
1	Single floorstanding WC with dual outlet

Indicative Radiator Positons
All radiators sizes illustrated here are to satisfy 2021 regulations.

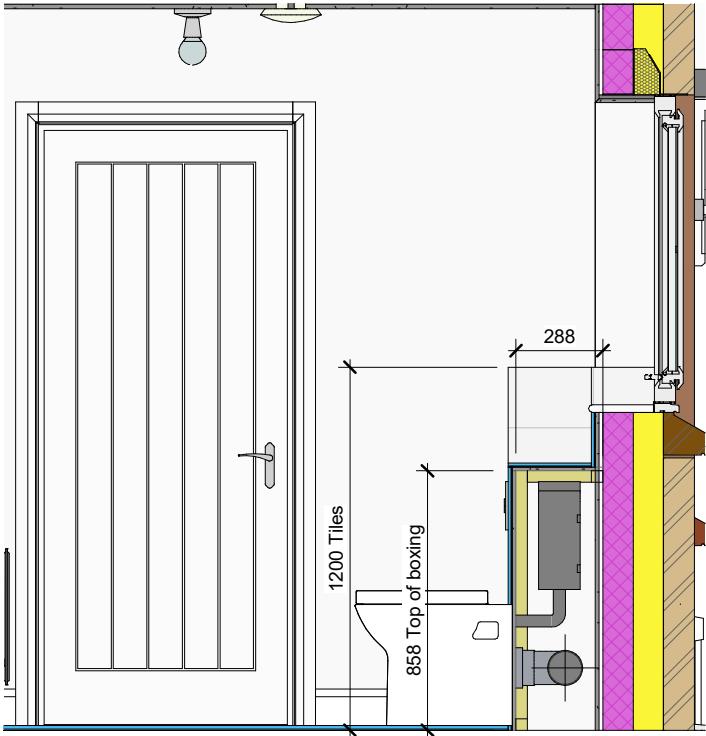
Refer to 80 series drawings for radiator schedules and sizes for both 2013 and 2021 regulations.



A WC - View A
1 : 25



B WC - View B
1 : 25



C WC - View C
1 : 25

CONSTRUCTION

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2020 Issue
Working Drawings

Drawing Title

The Blemmere

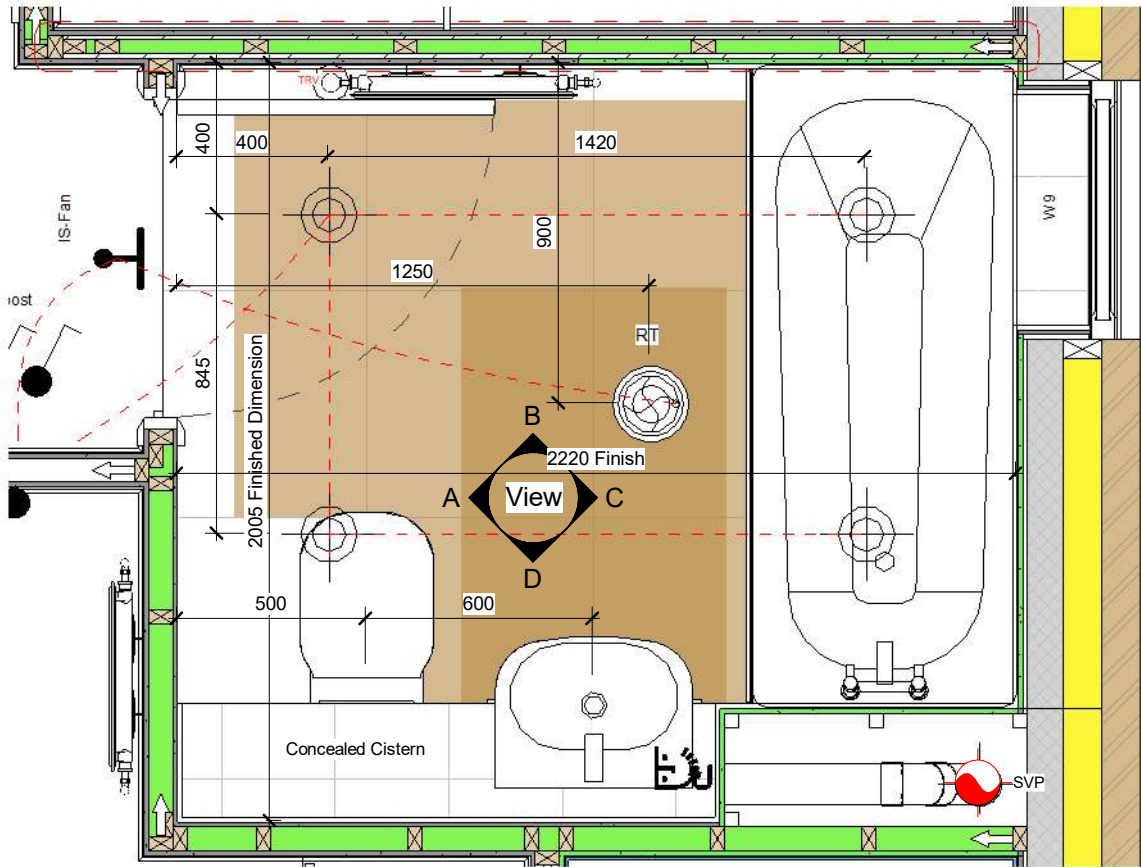
BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Ground Floor W/C Layout

Drawing Created By	First Issue Date	Scale(s)
Group	24 Sep 2019	As indicated
Project No	Drg Status	Revision
	Construction	G

Drawing No. A/1026BM/75/0/01

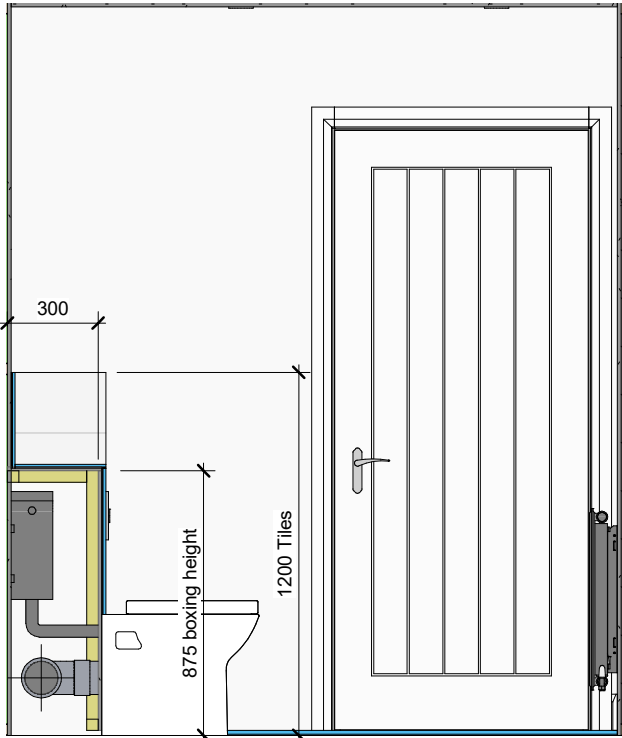
Do not scale - if in doubt, ask



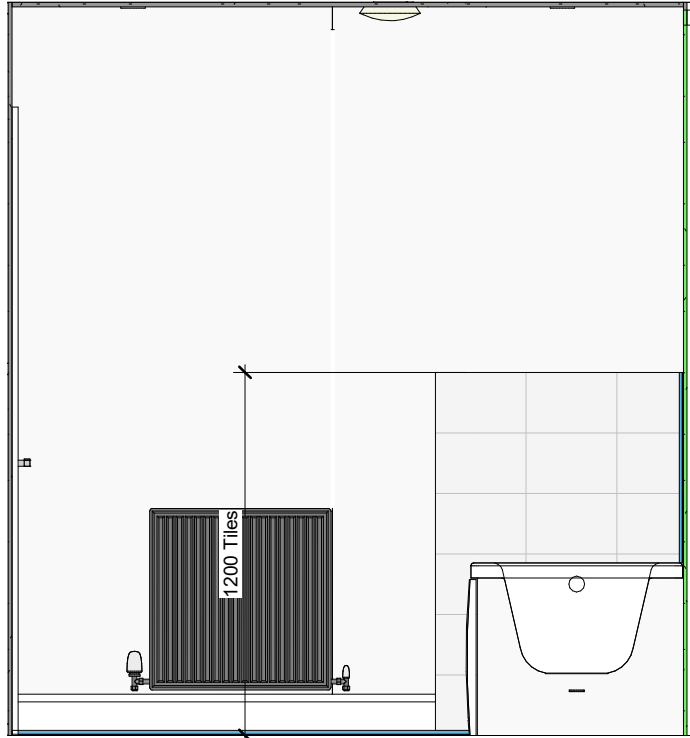
1 Bathroom Layout
1 : 20



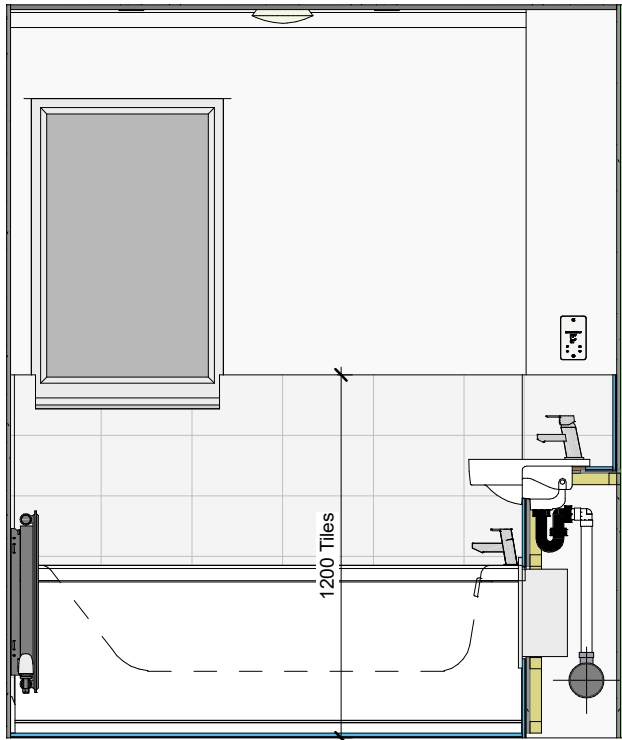
Image offers an artistic impression only; specifically, tile layout shown is indicative



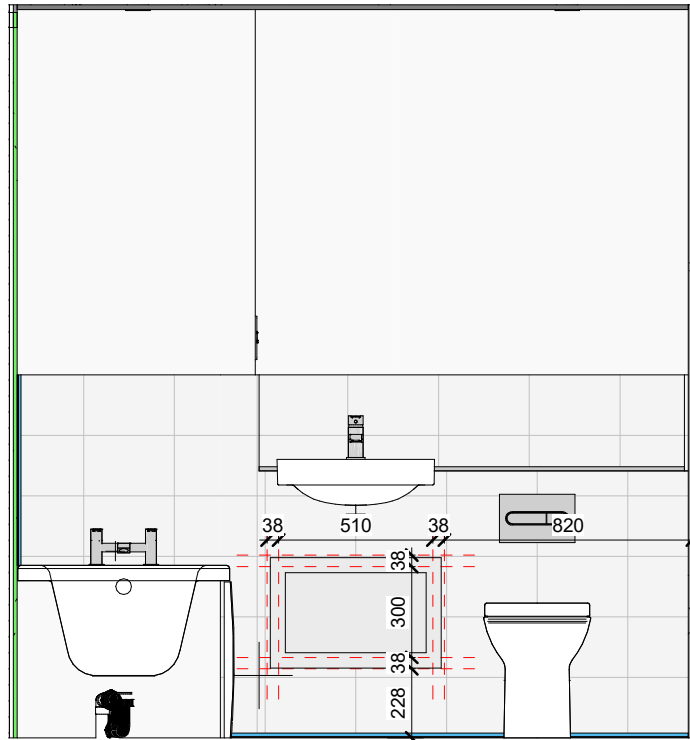
A Bathroom - View A
1 : 25



B Bathroom - View B
1 : 25



C Bathroom - View C
1 : 25



D Bathroom - View D
1 : 25

Plumbing Fixture Schedule - Bathroom (No Shower)	
Qty	Product (See Site Specification for details)
1	565 x 365 x 175mm deep removable MDF niche / shelf, finished in white. Installed into boxing, below recessed basin. APERTURE FOR NICHE WITHIN BOXING - 510mm wide x 300mm high
1	Bath filler
1	Chrome dual flush operating plate for concealed cistern
1	Low height concealed cistern with dual flush (6/3 L)
1	Pisa basin mixer tap with clicker waste
1	Rectangular acrylic bath. Order with Roca bath waste standard pop-up waste and overflow - chrome (D50010001)
1	Semi-Recessed vitreous china basin (520mm)
1	Single floorstanding WC with dual outlet

Indicative Radiator Positions
All radiators sizes illustrated here are to satisfy 2021 regulations.

Refer to 80 series drawings for radiator schedules and sizes for both 2013 and 2021 regulations.

Revision Schedule

Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

Artisan Collection 3 bedroom properties with a bathroom and ensuite are available with four heating options:-

Combination Boiler

Default (Base Specification) - No shower over bath (bath taps fitted with flow restrictors), thermostatic shower in ensuite.
Option 1 - Thermostatic shower over bath, plus thermostatic shower in ensuite.
Option 2 - No shower over bath, electric shower in ensuite.

Heat Only Boiler with Hot Water Cylinder *

4) No shower over bath, thermostatic shower in ensuite.

For bathroom and ensuite layouts pertaining to the above numbered options, please see the following drawings.

Combination Boiler

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
1) Default	75/0/A/02	75/0/B/03
2) Option 1	75/0/B/02	75/0/B/03
3) Option 2	75/0/A/02	75/0/A/03

Heat Only Boiler with Hot Water Cylinder *

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
4)	75/0/A/02	75/0/B/03

* Heating designs for 3 bed properties with Heat Only Boilers and Hot Water Cylinders should be taken from 80 series drawings, affixed "CYL" - i.e., "A/123/80/AT/CYL/01"

CONSTRUCTION

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Project

The Artisan Collection

2020 Issue
Working Drawings

Drawing Title

The Blemmere

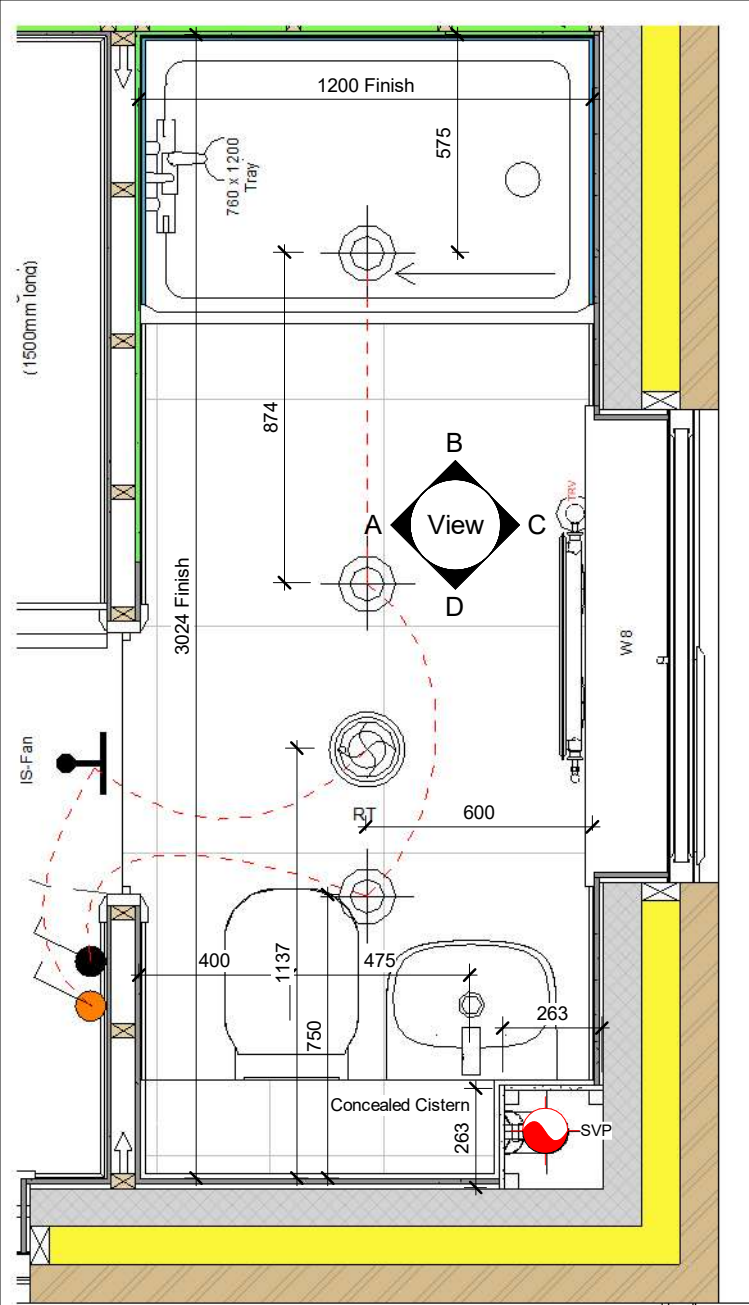
BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Bathroom Layout (No Shower)

Drawing Created By	First Issue Date	Scale(s)
Group	24 Sep 2019	As indicated
Project No	Drq Status	Revision
	Construction	G

Drawing No. A/1026BM/75/0/A/02

Do not scale - if in doubt, ask



1 Ensuite Layout (Thermostatic Shower)
1 : 20

Notes

Artisan Collection 3 bedroom properties with a bathroom and ensuite are available with four heating options:-

Combination Boiler

- Default (Base Specification) - No shower over bath (bath taps fitted with flow restrictors), thermostatic shower in ensuite.
Option 1 - Thermostatic shower over bath, plus thermostatic shower in ensuite.
Option 2 - No shower over bath, electric shower in ensuite.

Heat Only Boiler with Hot Water Cylinder *

- 4) No shower over bath, thermostatic shower in ensuite.

For bathroom and ensuite layouts pertaining to the above numbered options, please see the following drawings.

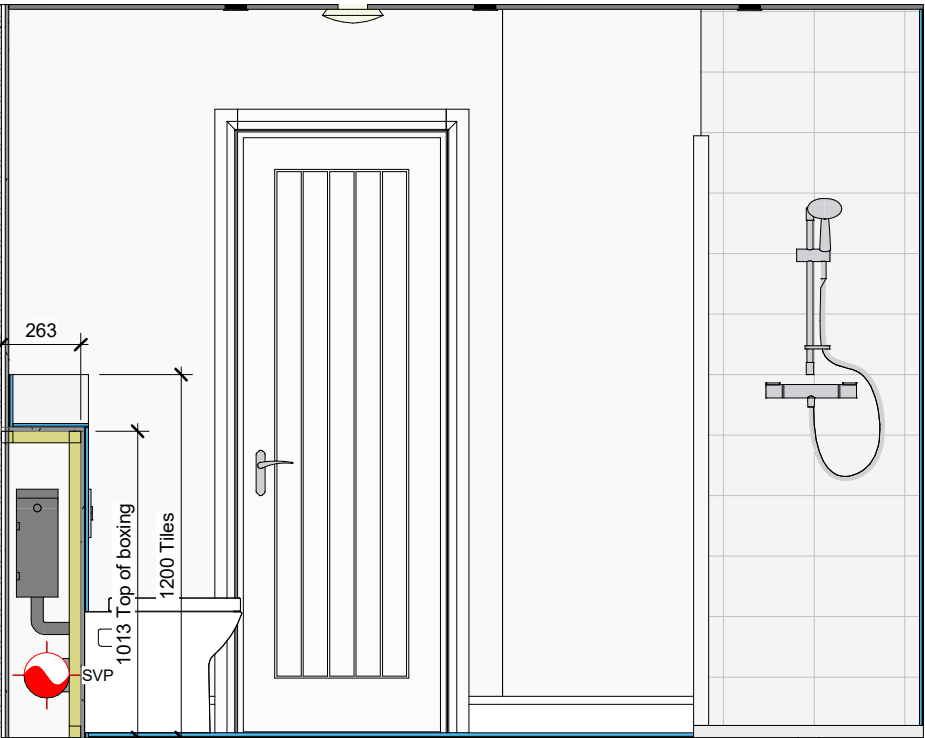
Combination Boiler

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
1) Default	75/0/A/02	75/0/B/03
2) Option 1	75/0/B/02	75/0/B/03
3) Option 2	75/0/A/02	75/0/A/03

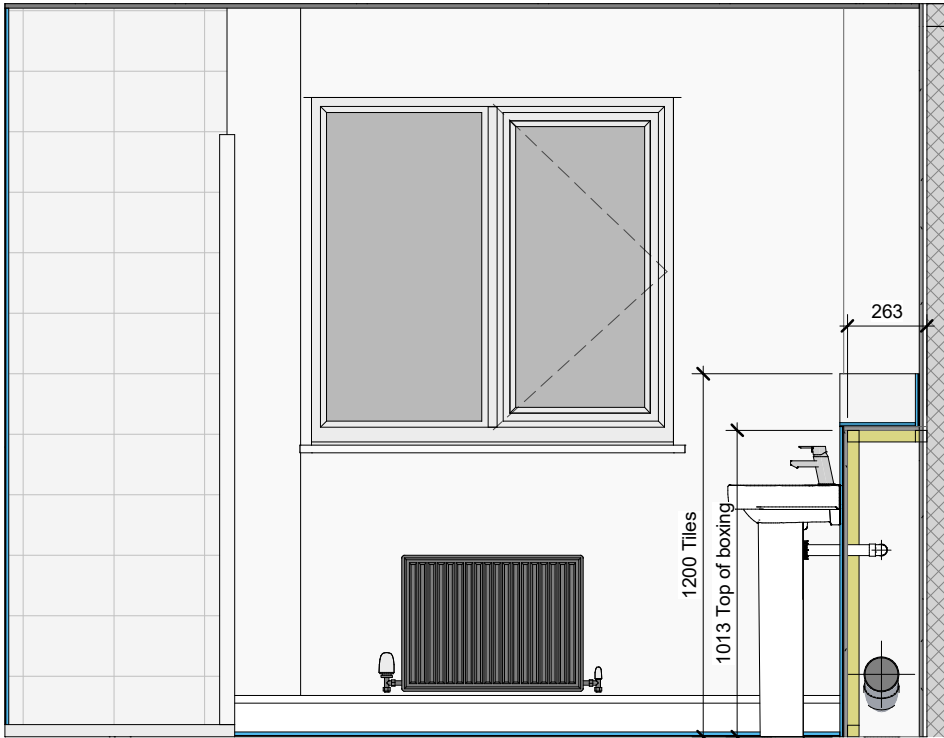
Heat Only Boiler with Hot Water Cylinder *

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
4)	75/0/A/02	75/0/B/03

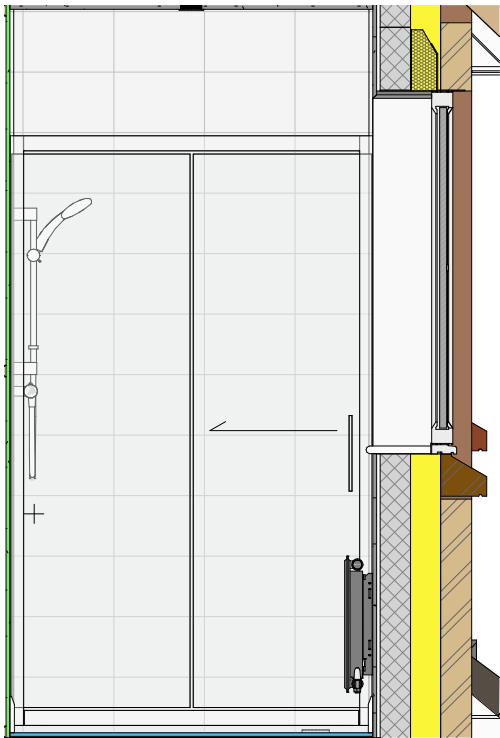
* Heating designs for 3 bed properties with Heat Only Boilers and Hot Water Cylinders should be taken from 80 series drawings, affixed "CYL" - i.e., "A/123/80/AT/CYL/01"



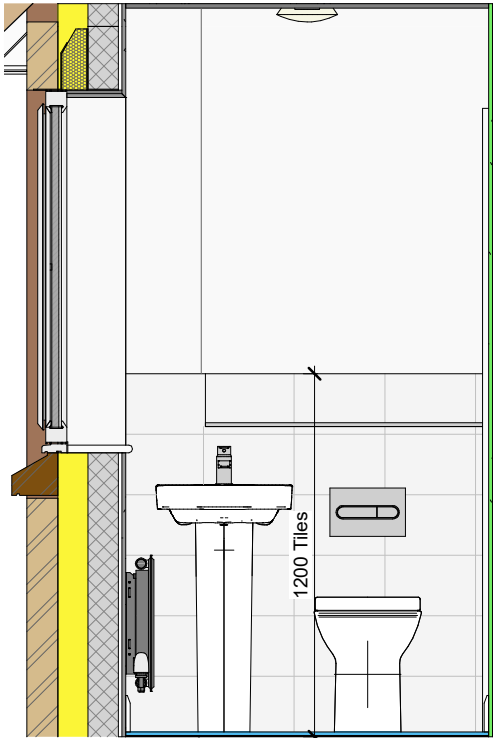
A Ensuite - View A
1 : 25



C Ensuite - View C
1 : 25



B Ensuite - View B
1 : 25



D Ensuite - View D
1 : 25

Plumbing Fixture Schedule - Ensuite	
Qty	Product (See Site Specification for details)
1	1200 x 760mm low height shower tray (four upstands) c/w Mira Flight low vortex waste
1	1200mm wide shower screen with single sliding door
1	Chrome dual flush operating plate for concealed cistern
1	Low height concealed cistern with dual flush (6/3 L)
1	Pisa small basin mixer tap with clicker waste
1	Single floorstanding WC with dual outlet
1	Thermostatic Mixer Shower
1	Vitreous china full pedestal for basin
1	Wall-hung vitreous china basin (450mm)

Indicative Radiator Positons
All radiators sizes illustrated here are to satisfy 2021 regulations.

Refer to 80 series drawings for radiator schedules and sizes for both 2013 and 2021 regulations.



Image offers an artistic impression only; specifically, tile layout shown is indicative

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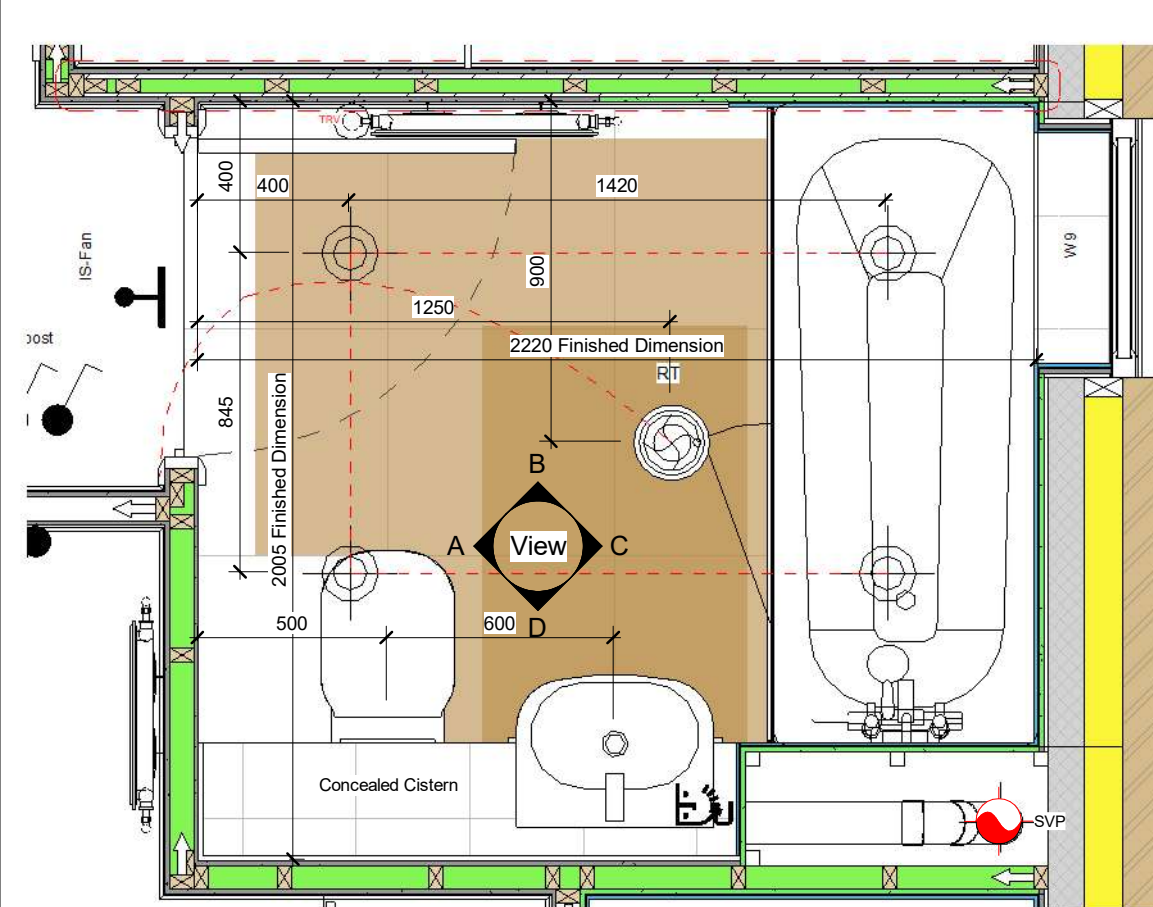
Bellway Group Technical
Wooslington House, Wooslington
Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

Building Regulations
2013 & 2021
Compliant

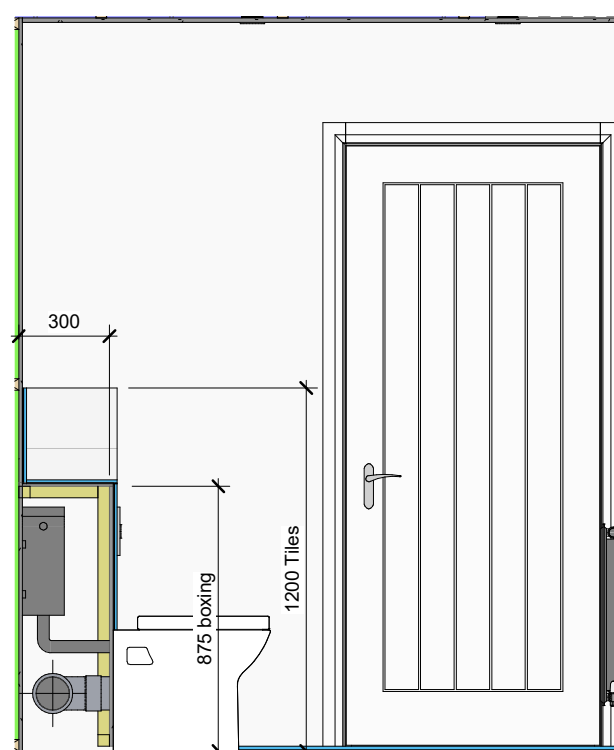
Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title The Blemmere BM-3B-2S-0		
1026 ft² 3b Det / Semi (Corner Turner) All Variants Ensuite Layout (Thermostatic Shower)		
Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/75/0/A/03		

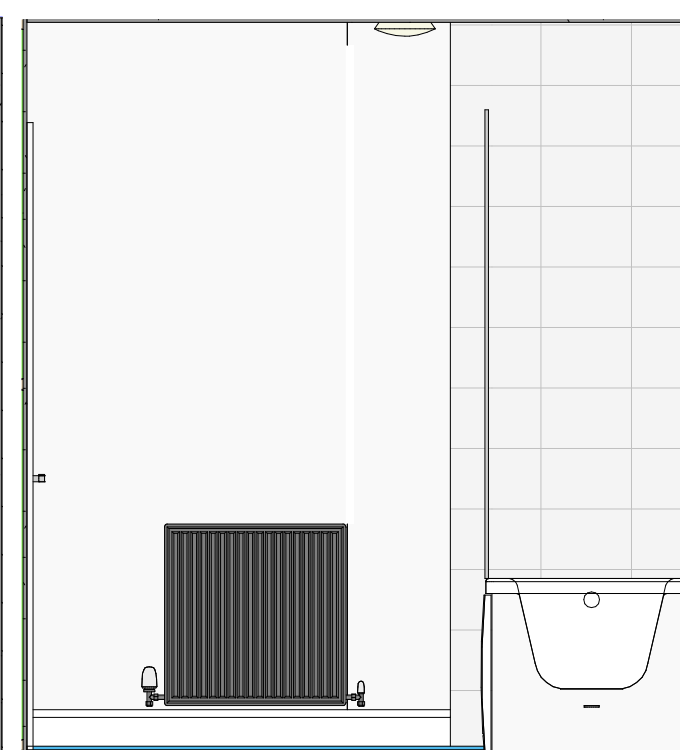
Do not scale - if in doubt, ask



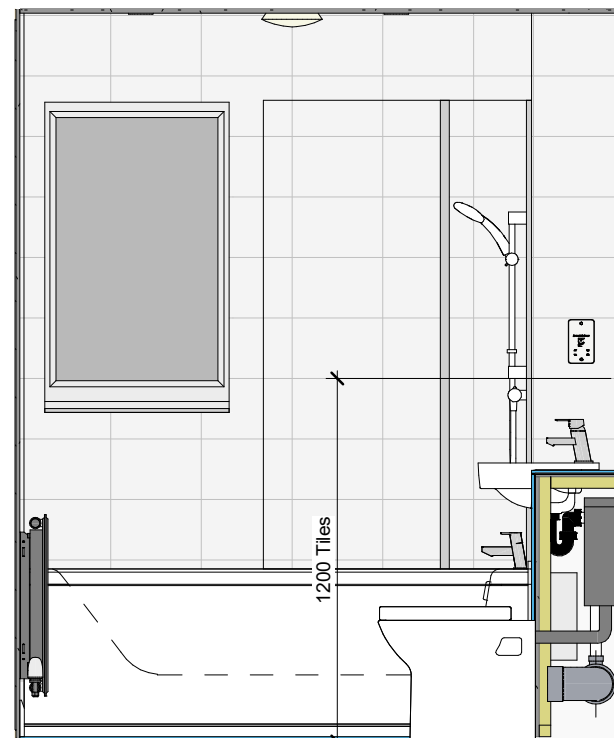
1	Bathroom Layout
	1 : 20



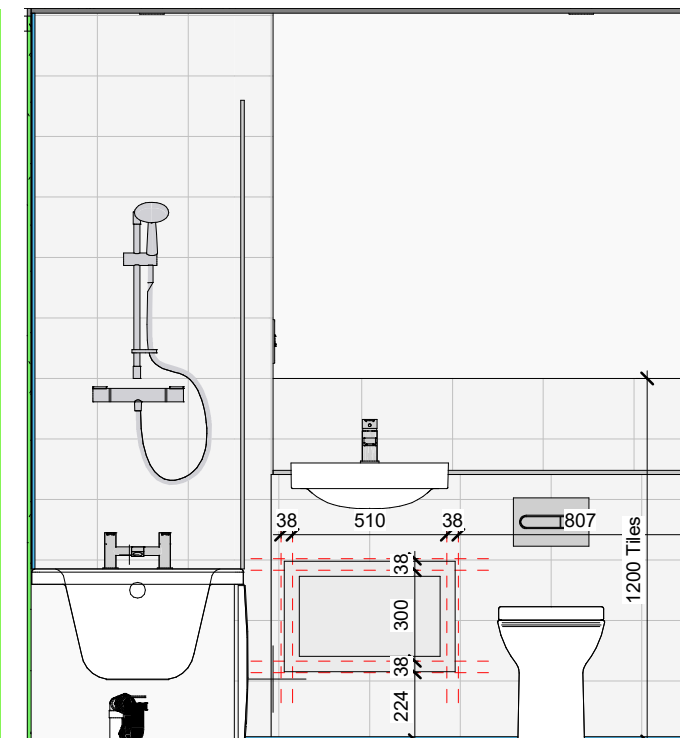
A Bathroom - View A
1 : 25



B Bathroom - View B
1 : 25



C Bathroom - View C
1 : 25



D Bathroom - View D
1 : 25

Plumbing Fixture Schedule - Bathroom (Shower over Bath)	
Qty	Product (See Site Specification for details)
1	565 x 365 x 175mm deep removable MDF niche / shelf, finished in white. Installed into boxing, below recessed basin. APERTURE FOR NICHE WITHIN BOXING - 510mm wide x 300mm high
1	Bath filler
1	Chrome dual flush operating plate for concealed cistern
1	Hinged, glazed shower screen (over bath)
1	Low height concealed cistern with dual flush (6/3 L)
1	Pisa basin mixer tap with clicker waste
1	Rectangular acrylic bath. Order with Roca bath waste standard pop-up waste and overflow - chrome (D50010001)
1	Semi-Recessed vitreous china basin (520mm)
1	Single floorstanding WC with dual outlet
1	Thermostatic Mixer Shower

Indicative Radiator Positons
All radiators sizes illustrated here are to satisfy 2021 regulations.

Refer to 80 series drawings for radiator schedules and sizes for both 2013 and 2021 regulations.

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

Artisan Collection 3 bedroom properties with a bathroom and ensuite are available with four heating options:-

Combination Boiler

Default (Base Specification) - No shower over bath (bath taps fitted with flow restrictors), thermostatic shower in ensuite.
Option 1 - Thermostatic shower over bath, plus thermostatic shower in ensuite.
Option 2 - No shower over bath, electric shower in ensuite.

Heat Only Boiler with Hot Water Cylinder *

4) No shower over bath, thermostatic shower in ensuite.

For bathroom and ensuite layouts pertaining to the above numbered options, please see the following drawings.

Combination Boiler

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
1) Default	75/0/A/02	75/0/B/03
2) Option 1	75/0/B/02	75/0/B/03
3) Option 2	75/0/A/02	75/0/A/03

Heat Only Boiler with Hot Water Cylinder *

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
4)	75/0/A/02	75/0/B/03

* Heating designs for 3 bed properties with Heat Only Boilers and Hot Water Cylinders should be taken from 80 series drawings, affixed "CYL" - i.e., "A/123/80/AT/CYL/01"

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2020 Issue
Working Drawings

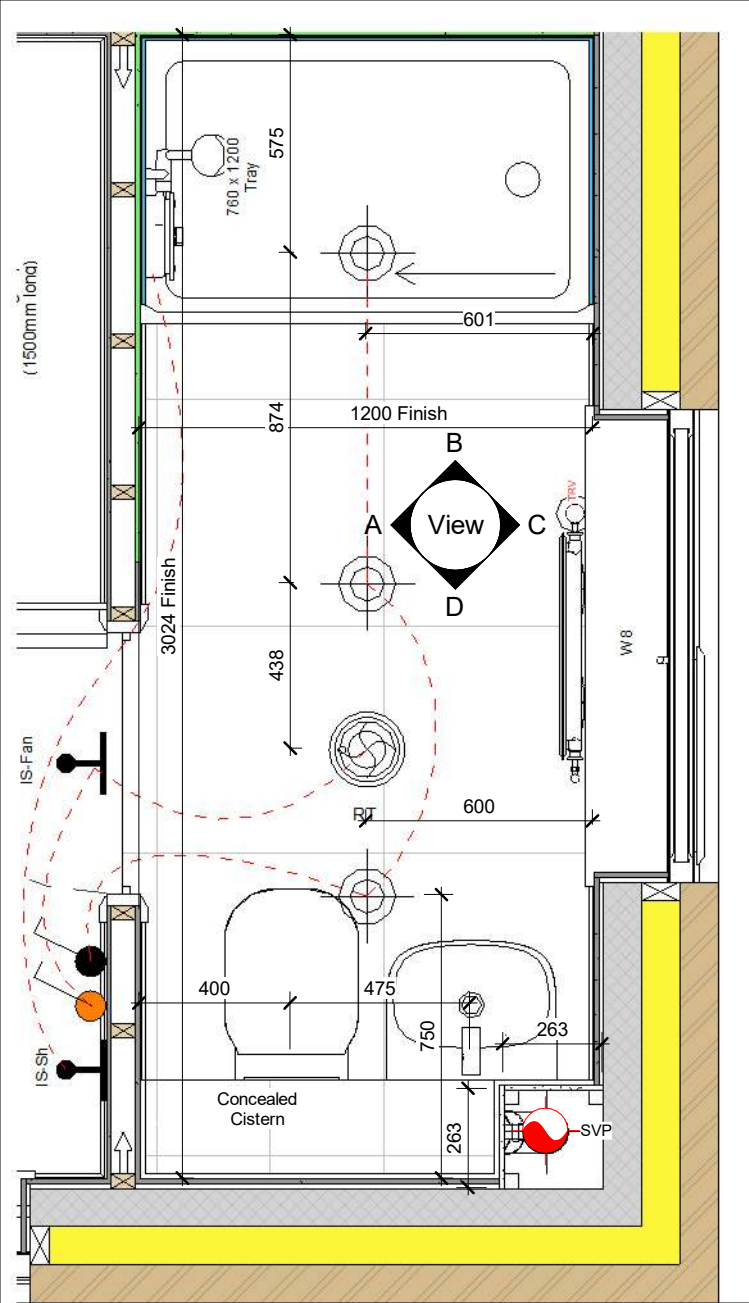


Drawing Title	
The Blemmere	BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Bathroom Layout (Shower Over Bath)

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/75/0/B/02		

		No not scale - if in doubt ask
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1 Ensuite Layout (Electric Shower)
1 : 20

Notes

Artisan Collection 3 bedroom properties with a bathroom and ensuite are available with four heating options:-

Combination Boiler

Default (Base Specification) - No shower over bath (bath taps fitted with flow restrictors), thermostatic shower in ensuite.

Option 1 - Thermostatic shower over bath, plus thermostatic shower in ensuite.

Option 2 - No shower over bath, electric shower in ensuite.

Heat Only Boiler with Hot Water Cylinder *

4) No shower over bath, thermostatic shower in ensuite.

For bathroom and ensuite layouts pertaining to the above numbered options, please see the following drawings.

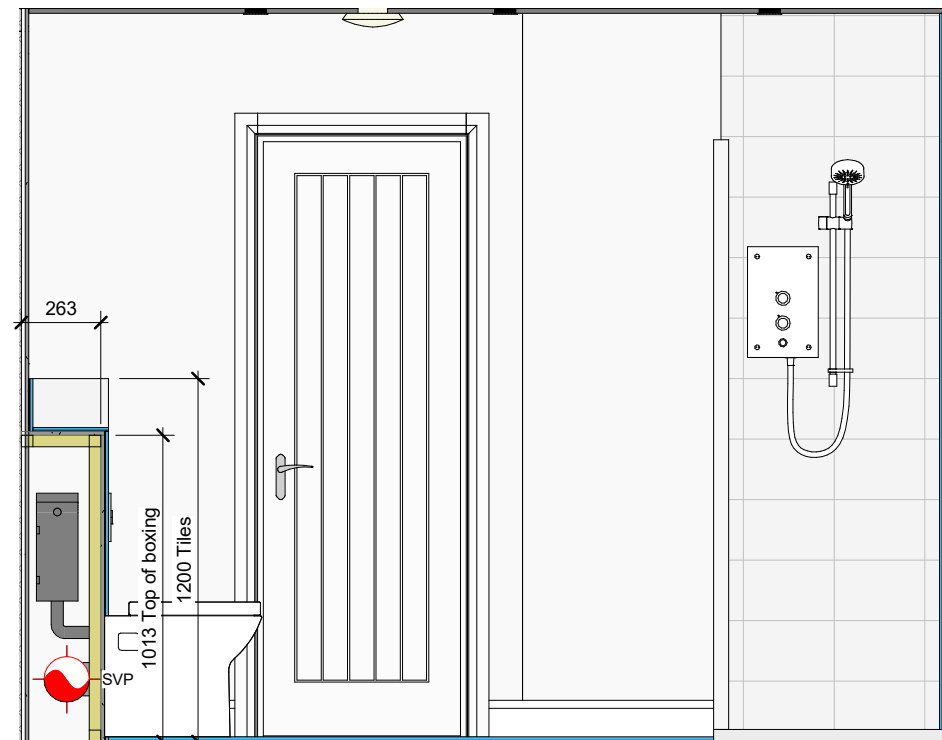
Combination Boiler

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
1) Default	75/0/A/02	75/0/B/03
2) Option 1	75/0/B/02	75/0/B/03
3) Option 2	75/0/A/02	75/0/A/03

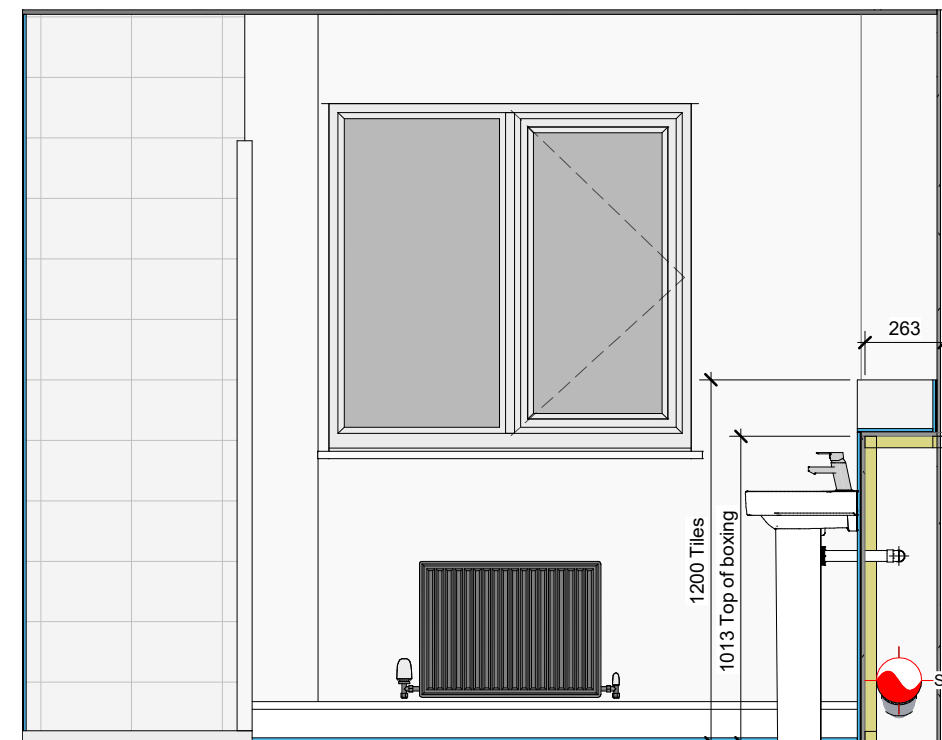
Heat Only Boiler with Hot Water Cylinder *

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
4)	75/0/A/02	75/0/B/03

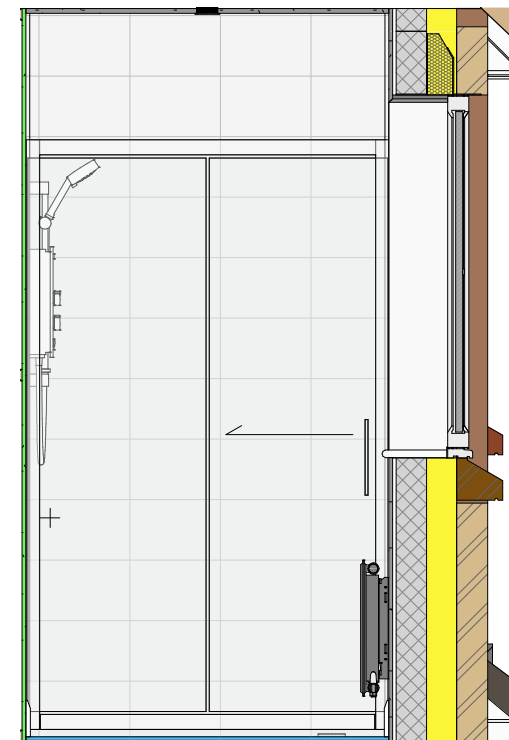
* Heating designs for 3 bed properties with Heat Only Boilers and Hot Water Cylinders should be taken from 80 series drawings, affixed "CYL" - i.e., "A/123/80/AT/CYL/01"



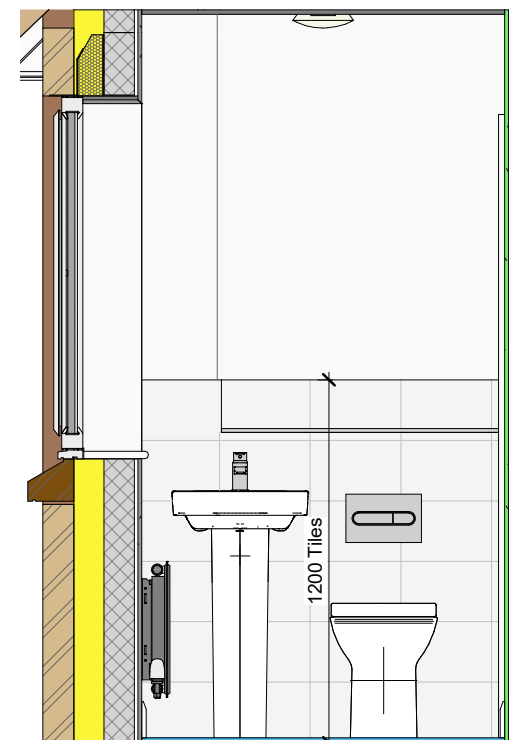
A Ensuite - View A
1 : 25



C Ensuite - View C
1 : 25



B Ensuite - View B
1 : 25



D Ensuite - View D
1 : 25

Plumbing Fixture Schedule - Ensuite	
Qty	Product (See Site Specification for details)
1	1200 x 760mm low height shower tray (four upstands) c/w Mira Flight low vortex waste
1	1200mm wide shower screen with single sliding door
1	Chrome dual flush operating plate for concealed cistern
1	Low height concealed cistern with dual flush (6/3 L)
1	Pisa small basin mixer tap with clicker waste
1	Single floorstanding WC with dual outlet
1	Thermostatic Mixer Shower
1	Vitreous china full pedestal for basin
1	Wall-hung vitreous china basin (450mm)

Indicative Radiator Positons
All radiators sizes illustrated here are to satisfy 2021 regulations.

Refer to 80 series drawings for radiator schedules and sizes for both 2013 and 2021 regulations.



Image offers an artistic impression only; specifically, tile layout shown is indicative

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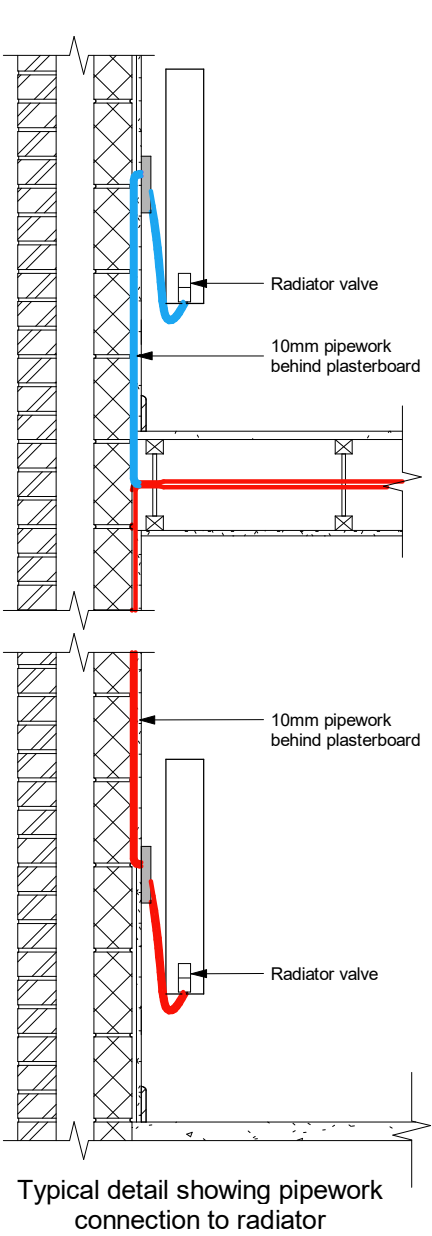
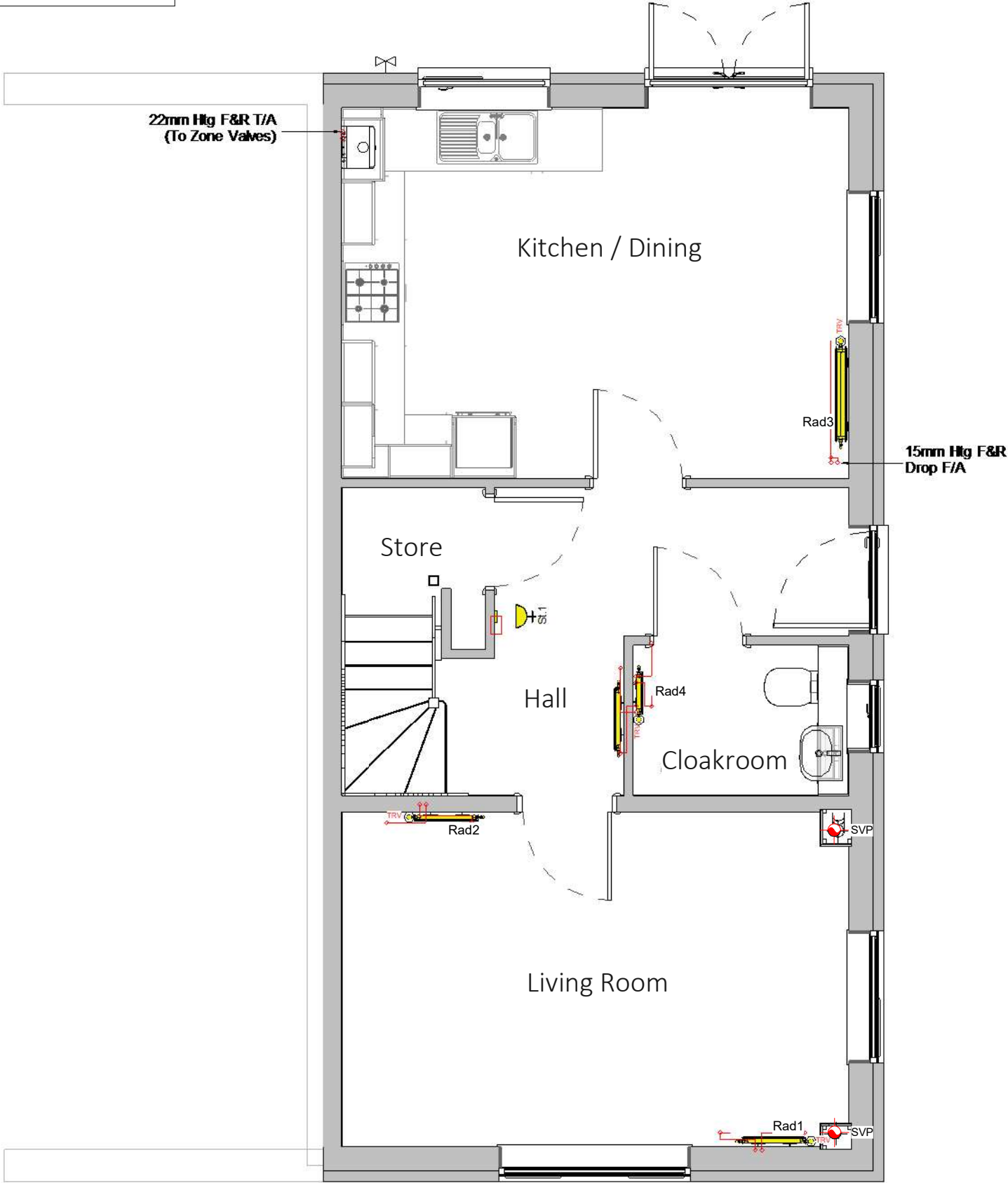
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Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

Building Regulations
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Compliant

Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title The Blemmere 1026 ft ² 3b Det / Semi (Corner Turner) All Variants Ensuite Layout (Electric Shower)		
Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/75/0/B/03		

Do not scale - if in doubt, ask



Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

All plumbing fitting and outlets must be fitted in accordance with manufacturers instructions and have isolating flow rate and pressure reducing valves as required. The installation must be in accordance with all relevant regulations.

The first metre of pipework from the boiler to be copper; all pipework in airing cupboard to be copper, all exposed pipework to be copper.

System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

Gas Pipes	
Zone 1 Flow Return Pipes	
Zone 2 Flow Return Pipes	

Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

All drops to ground floor radiators to be 10mm F&R TB unless otherwise stated with 15mm to point of drop.

Pipework routes should be confirmed as being compatible with joist layouts



Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

MECHANICAL

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2013 & 2021
Compliant

Project

The Artisan Collection

2020 Issue

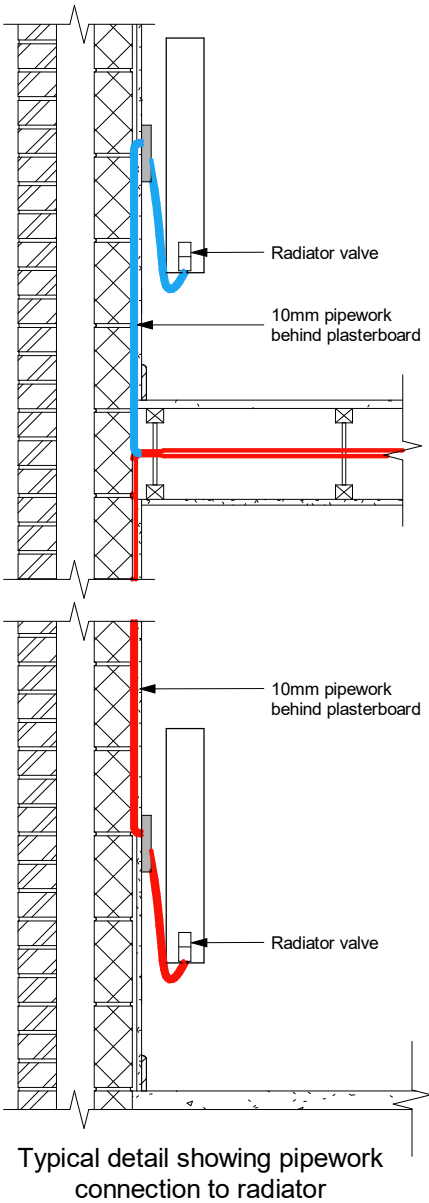
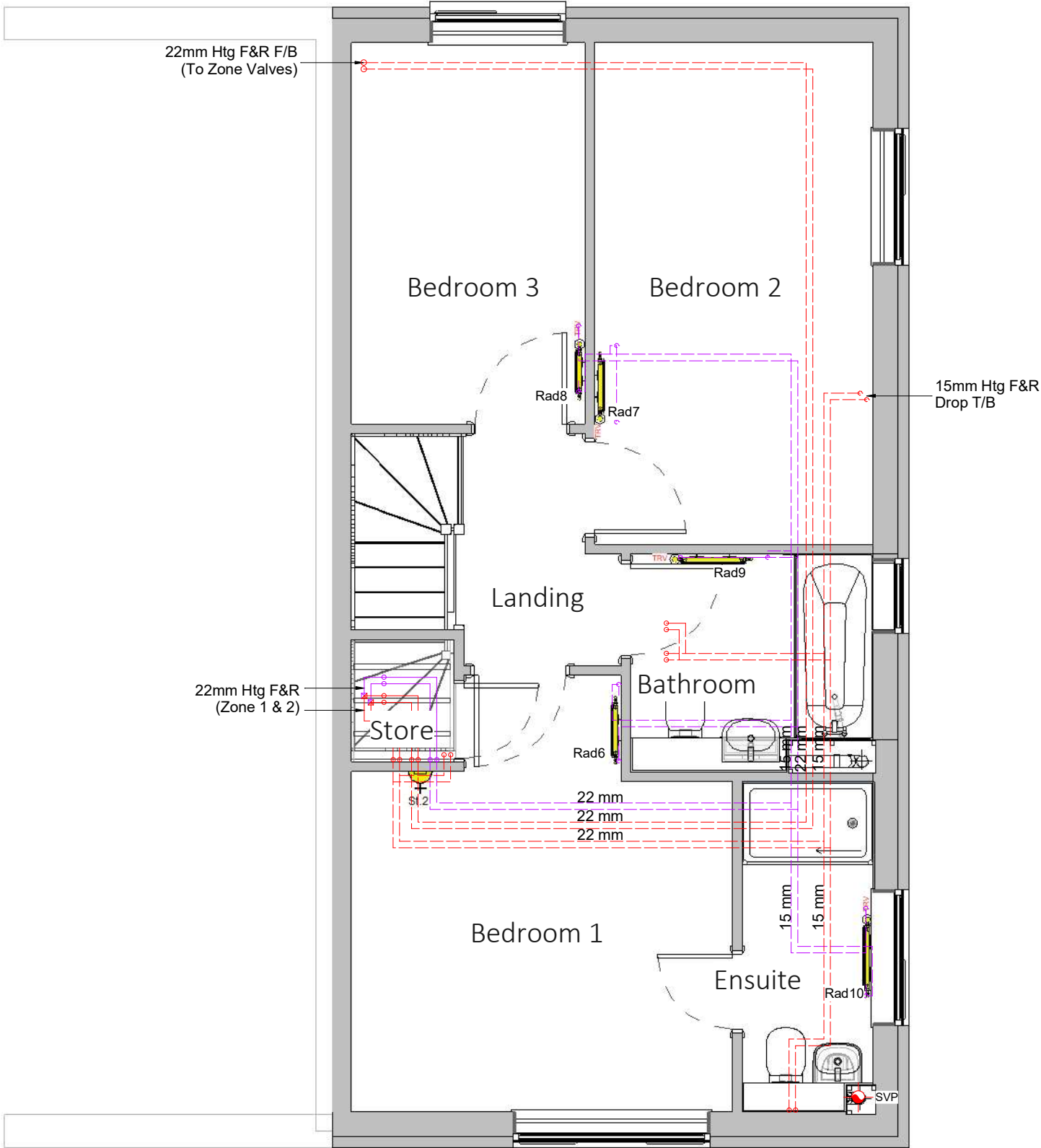
Working Drawings

Drawing Title

The Blemmere **BM-3B-2S-0**

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Ground Floor Heating GA

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/80/0/2013/01		



Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

All plumbing fitting and outlets must be fitted in accordance with manufacturers instructions and have isolating flow rate and pressure reducing valves as required. The installation must be in accordance with all relevant regulations.

The first metre of pipework from the boiler to be copper; all pipework in airing cupboard to be copper, all exposed pipework to be copper.

System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

Gas Pipes	
Zone 1 Flow Return Pipes	
Zone 2 Flow Return Pipes	

Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

All drops to ground floor radiators to be 10mm F&R TB unless otherwise stated with 15mm to point of drop.

Pipework routes should be confirmed as being compatible with joist layouts



Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

MECHANICAL

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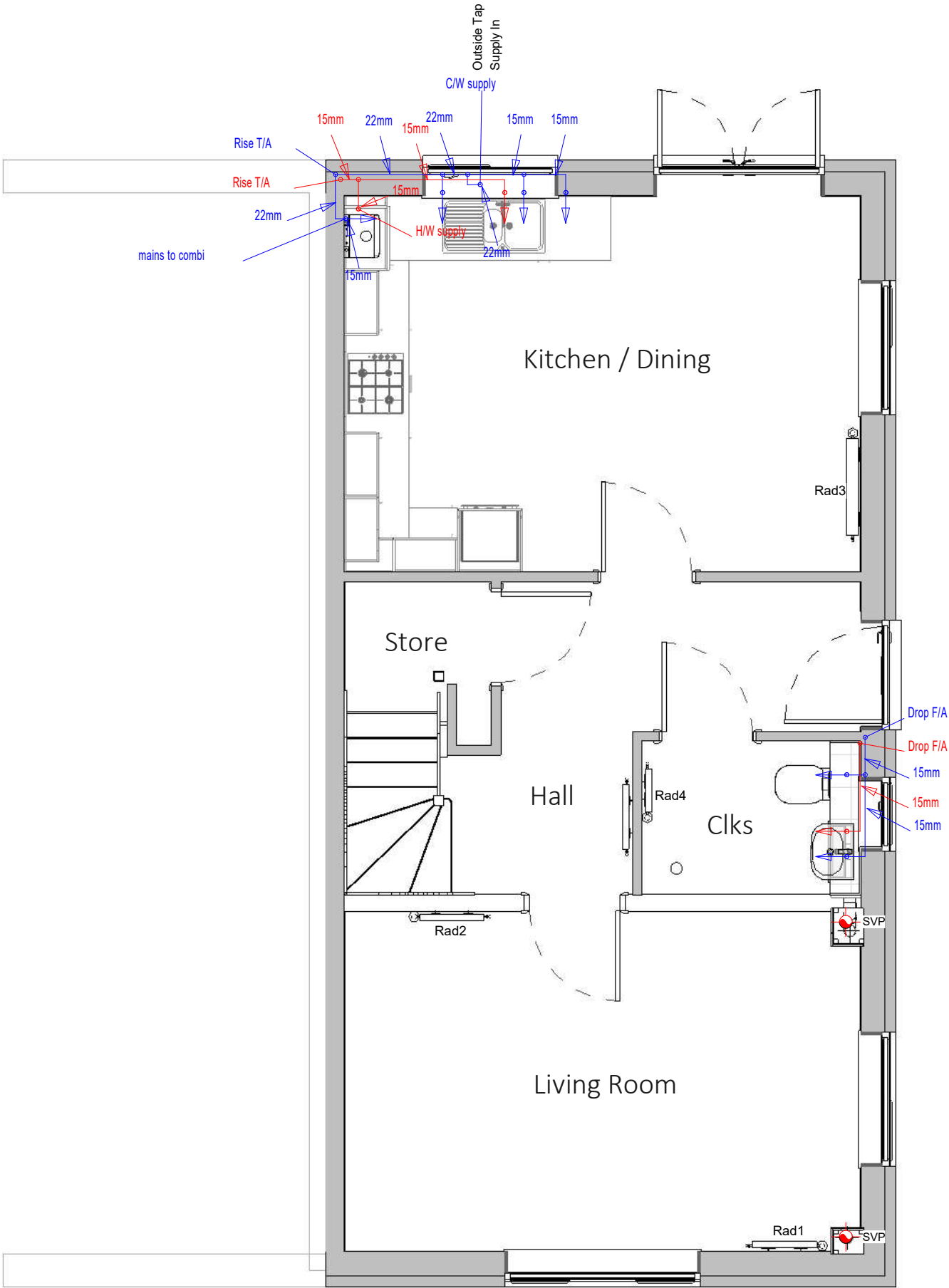
Drawing Title

The Blemmere **BM-3B-2S-0**

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
First Floor Heating GA

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/80/0/2013/02		

2013 Regs Only



1 Ground Floor DHCW Layout
1 : 50

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

All plumbing pipework to be OSMa Hep2o.

All pipework to fittings to be run in continuous lengths with formed bends at changes of direction with minimum of elbows and fittings.

- Gas Pipes —————
- Domestic Hot —————
- Domestic Cold —————

Note:- Diameter of last metre of pipework to fittings to suit the diameter of tails provided by the manufacturer

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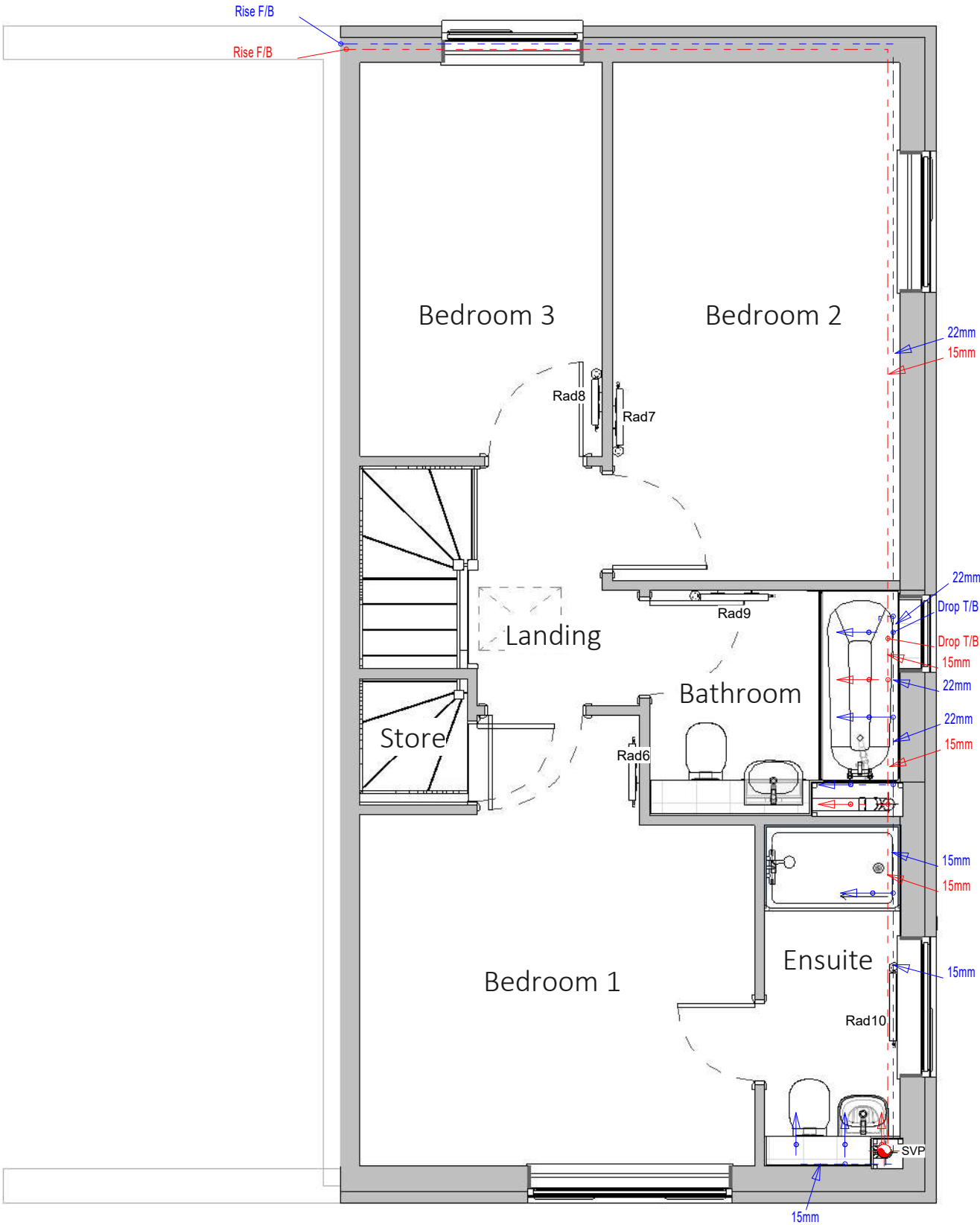
Drawing Title
The Blommere **BM-3B-2S-0**

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Ground Floor DHCW Layout

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G

Drawing No. **A/1026BM/80/0/2013/03**

Do not scale - if in doubt, ask



Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

All plumbing pipework to be OSPA Hep2o.

All pipework to fittings to be run in continuous lengths with formed bends at changes of direction with minimum of elbows and fittings.

- Gas Pipes
- Domestic Hot
- Domestic Cold

Note:- Diameter of last metre of pipework to fittings to suit the diameter of tails provided by the manufacturer

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Drawing Title
The Blommere **BM-3B-2S-0**

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
First Floor DHCW Layout

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/80/0/2013/04		

Radiators (Traditional Variants - 2013) - Stelrad Compact Horizontal						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad2	Living Room	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad3	Kitchen / Dining	K2 - 600mm High x 900mm	143787	1559	5321	Zone 1
Rad4	Cloakroom	K1 - 450mm High x 400mm	143680	302	1031	Zone 1
Rad5	Hall	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad6	Bedroom 1	K1 - 600mm High x 500mm	143747	490	1672	Zone 2
Rad7	Bedroom 2	K1 - 600mm High x 500mm	143747	490	1672	Zone 2
Rad8	Bedroom 3	K1 - 600mm High x 400mm	143746	392	1338	Zone 2
Rad9	Bathroom	K1 - 600mm High x 600mm	143748	588	2007	Zone 2
Rad10	Bedroom 1 Ensuite	K1 - 450mm High x 600mm	143682	454	1550	Zone 2

Radiators (Traditional Variants - 2013) - Stelrad Elite						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad2	Living Room	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad3	Kitchen / Dining	K2 - 600mm High x 900mm	8569	1600	5461	Zone 1
Rad4	Cloakroom	K1 - 450mm High x 400mm	8461	307	1048	Zone 1
Rad5	Hall	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad6	Bedroom 1	K1 - 600mm High x 500mm	8529	500	1707	Zone 2
Rad7	Bedroom 2	K1 - 600mm High x 500mm	8529	500	1707	Zone 2
Rad8	Bedroom 3	K1 - 600mm High x 400mm	8528	400	1365	Zone 2
Rad9	Bathroom	K1 - 600mm High x 600mm	8530	600	2048	Zone 2
Rad10	Bedroom 1 Ensuite	K1 - 450mm High x 600mm	8463	461	1573	Zone 2

Radiators (Contemporary Variants - 2013) - Stelrad Compact...						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad2	Living Room	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad3	Kitchen / Dining	K2 - 600mm High x 900mm	143787	1559	5321	Zone 1
Rad4	Cloakroom	K1 - 450mm High x 400mm	143680	302	1031	Zone 1
Rad5	Hall	K1 - 600mm High x 800mm	143750	784	2676	Zone 1
Rad5	Hall	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad6	Bedroom 1	K1 - 600mm High x 500mm	143747	490	1672	Zone 2
Rad7	Bedroom 2	K1 - 600mm High x 500mm	143747	490	1672	Zone 2
Rad8	Bedroom 3	K1 - 600mm High x 400mm	143746	392	1338	Zone 2
Rad9	Bathroom	K1 - 600mm High x 600mm	143748	588	2007	Zone 2
Rad10	Bedroom 1 Ensuite	K1 - 450mm High x 700mm	143683	529	1805	Zone 2

Radiators (Contemporary Variants - 2013) - Stelrad Elite						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad2	Living Room	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad3	Kitchen / Dining	K2 - 600mm High x 900mm	8569	1600	5461	Zone 1
Rad4	Cloakroom	K1 - 450mm High x 400mm	8461	307	1048	Zone 1
Rad5	Hall	K1 - 600mm High x 800mm	8532	800	2730	Zone 1
Rad5	Hall	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad6	Bedroom 1	K1 - 600mm High x 500mm	8529	500	1707	Zone 2
Rad7	Bedroom 2	K1 - 600mm High x 500mm	8529	500	1707	Zone 2
Rad8	Bedroom 3	K1 - 600mm High x 400mm	8528	400	1365	Zone 2
Rad9	Bathroom	K1 - 600mm High x 600mm	8530	600	2048	Zone 2
Rad10	Bedroom 1 Ensuite	K1 - 450mm High x 700mm	8464	538	1836	Zone 2

2013 Regs Only

* N.B. - All wattage and Btu/hr figures are presented with a Δt 50°C.



ANCILLARY EQUIPMENT - COMBI BOILER ZONED

Boiler Type	Ideal Logic ESP1 35 [SAP ref: 17929]
Rated Heat Output	35kW
Stand Off Kit	Required - Part No. 211333 (inc piping)
Plastic Pipework	Pipework and fittings by Hepworth Hep 20
Heating Pump	Included with Boiler
Room Thermostat	ThermaQ programmable Room Thermostats dual zone – ref: TQX0072
T.R.V.s	Pegler Mistral II TRVs to all radiators except rooms with room thermostats
Motorised Valves	Danfoss 22mm heating zone valve x2
Radiator Valves	Lock Shield rad valves - Pegler Mercia
Weather Compensator	Ideal ref: 208917
Cleaner and Inhibitor	Adey MCI + inhibitor 500ml. Adey MC3 + cleaner 500ml. In accordance with the manufacturers instructions, and BS 7593:1992
Automatic By-Pass Valve	Myson automatic by-pass valve or equal and approved
Scale Inhibitor	Adey Magnascale 15; product number SRI-03-07978 (where required)
DHW Expansion	Ideal DHW expansion vessel kit (if required)
Additional Kits	Weather compensation kit (if required) Frost pipe stat (if required) Adey Magnaclean filter (if approved)

1. This system has been designed in accordance with CIBSE, BS Standards, The Building Regulations, NHBC Technical Standards and the clients own specification, where applicable, at the time of design to the temperatures specified and operating under continuous operation. However, to maintain these temperatures during extreme conditions it may be necessary to provide a supplementary heat source.

2. It is the responsibility of the installer to fully complete the Ideal Group Benchmark Installation, Commissioning and Servicing Record Log Book provided with the boiler.

3. The installation MUST comply with the current edition of the Building Regulations, all Codes of Practice, British Standards & the boiler installations instructions provided with the boiler.

4. The Design is based upon drawings and information received and therefore it's accuracy and performance is dependant on that information being correct.

5. Where boilers are to be located in cupboards / kitchen units these may have to be ventilated. See the specific boiler installation instructions and the British Standard 5440 : Part 2 :2000.

6. The flues shown on the drawing are to be used as a guide only with the terminal positions to comply with British Standard and Building Regulations. Where twin pipe flue and / or extended runs of flue are to be used the types & exact runs are to be determined by the installer on site with special attention being taken to ensure the correct gradient of the flue is maintained.

7. All radiators / towel rails to be securely fitted with the brackets provided & with a minimum clearance beneath the emitter of at least 100mm and 50mm above. All Radiators with an output exceeding 1500w MUST have a 15mm supply, this will generally be indicated on the drawing.

8. Where applicable, a pre-insulated indirect cylinder manufactured to the relevant British Standards, and a capacity of at least that indicated on the drawing shall be positioned all as shown on the drawing.

9. All pipework to be laid to fall to allow ease of draining and venting with air vents at all high points and drain cocks at all low points.

10. The design for the DHW is based upon sufficient mains cold water flow and pressure to enable correct operation of the system. If this is insufficient then a suitable accumulator and pressure booster pump may need to be fitted. A water softener may also need to be fitted and this needs to be checked on commissioning and installation of the system.

11. When the system requires a pressurisation unit the size and type shall be as indicated on the drawing. All the equipment shall be installed in accordance with the manufacturers specific installation instructions to ensure the correct operation of the equipment.
12. All pipework to be insulated in accordance with the Building Regulations & British Standards, with specific attention being given to pipework in unheated areas such as roof spaces and garages.

13. Boilers that are to be used in the high efficiency mode must have the condensate pipework and safety discharge pipe installed in accordance with the installation instructions provided with the boiler.

14. All the ancillary equipment specified must be installed to the manufacturers own installation instructions.

15. All Plumbing fittings & outlets to be fitted in accordance with the manufacturers instruction and be fitted with isolating / regulating valves.

16. All notching & drilling of floor joists to be carried out in accordance with BS 12828:2003, Figure NA.1 - Limitations on notching and drilling in structural joists.

17. The Ideal Design Service (BH) recommend all joints that are to be soldered should be made using a flux that is sparingly applied. All residue must be flushed out of the system before commissioning using a chemical cleanser. All as required by British Gas Specification for Wet Central Heating Systems.

18. The heating system must be treated with a corrosion inhibitor used in accordance with manufacturers instructions.

19. The boiler shall be commissioned all in accordance with the installation instructions provided with the boiler. The system shall be balanced by regulating the flow rate to ensure a 20°C difference across the boiler. On each radiator the lockshield valve is to be adjusted to give a 20°C drop across the emitter.

20. As some of these items may be heavy, reference should be made to the installers own CDM requirements for lifting and installing of this equipment. Care should also be taken when handling the boiler insulation panels which may cause irritation to the skin. No asbestos, mercury or CFCs are included in any part of the boiler or its manufacture.

21. This drawing has been prepared by Ideal Group and remains their sole copyright and it must not be altered or amended in any form without the written consent of the Ideal Group. It is also supplied on the understanding that it will be treated as confidential and will only be used by our client or their nominees for the purpose of installing the equipment specified.

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

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2020 Issue

Working Drawings

Drawing Title

The Blemmere

BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants

Heating Schedules and Installation Notes

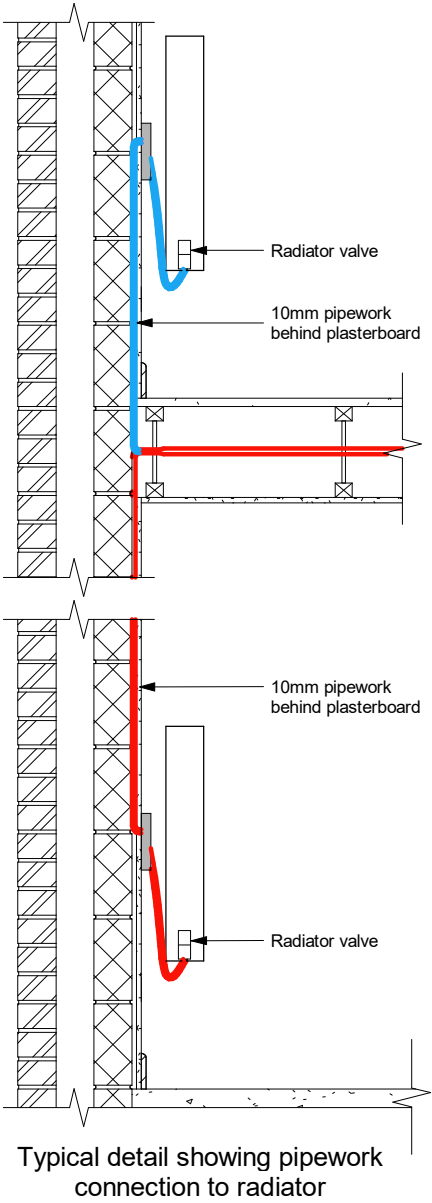
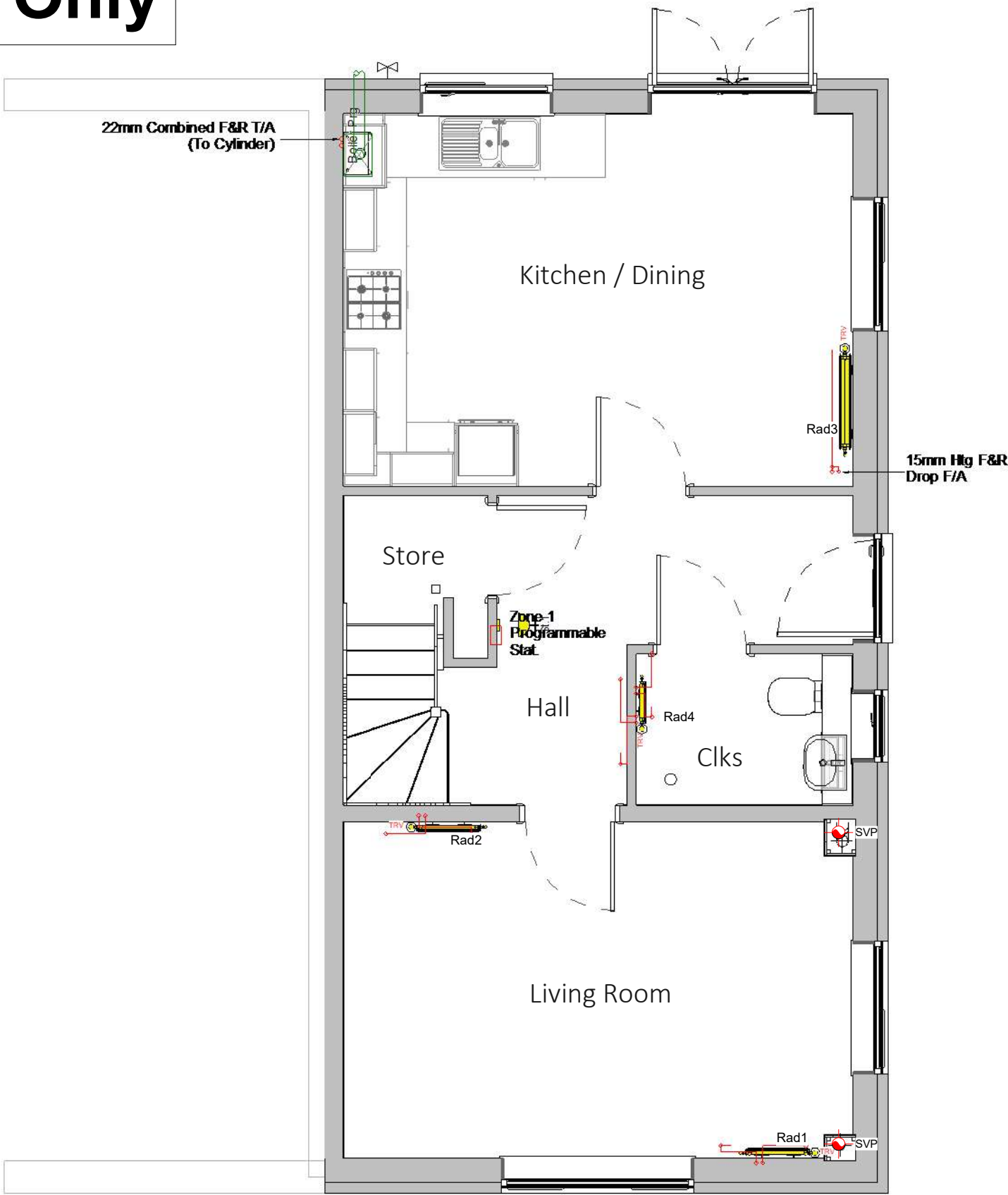
Drawing Created By	First Issue Date	Scale(s)
Group	24 Sep 2019	
Project No	Drg Status	Revision
	Construction	G

Drawing No.

A/1026BM/80/0/2013/05

Do not scale - if in doubt, ask

2013 Regs Only



Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

All plumbing fitting and outlets must be fitted in accordance with manufacturers instructions and have isolating flow rate and pressure reducing valves as required. The installation must be in accordance with all relevant regulations.

The first metre of pipework from the boiler to be copper; all pipework in airing cupboard to be copper, all exposed pipework to be copper.

System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

Gas Pipes	
Zone 1 Flow Return Pipes	Zone 2 Flow Return Pipes

Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

All drops to ground floor radiators to be 10mm F&R TB unless otherwise stated with 15mm to point of drop.

Pipework routes should be confirmed as being compatible with joist layouts



Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

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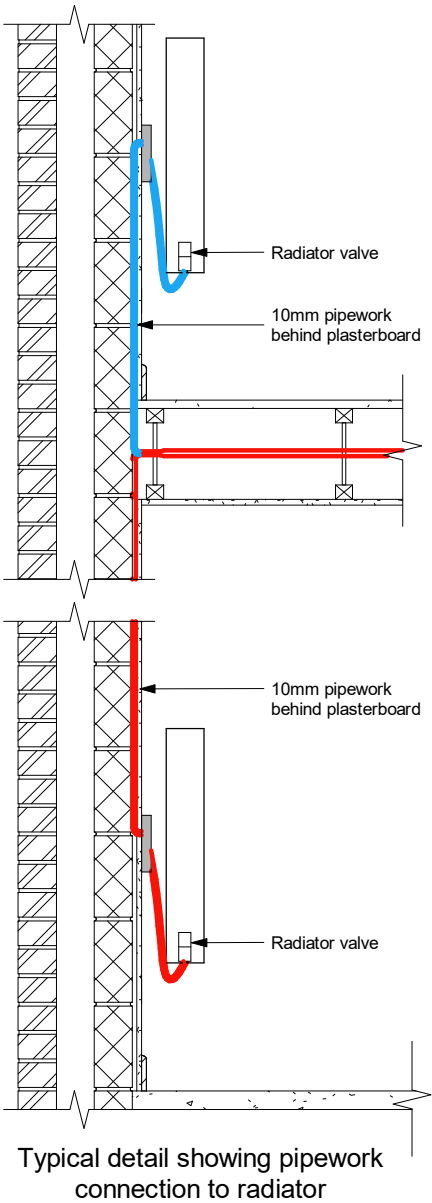
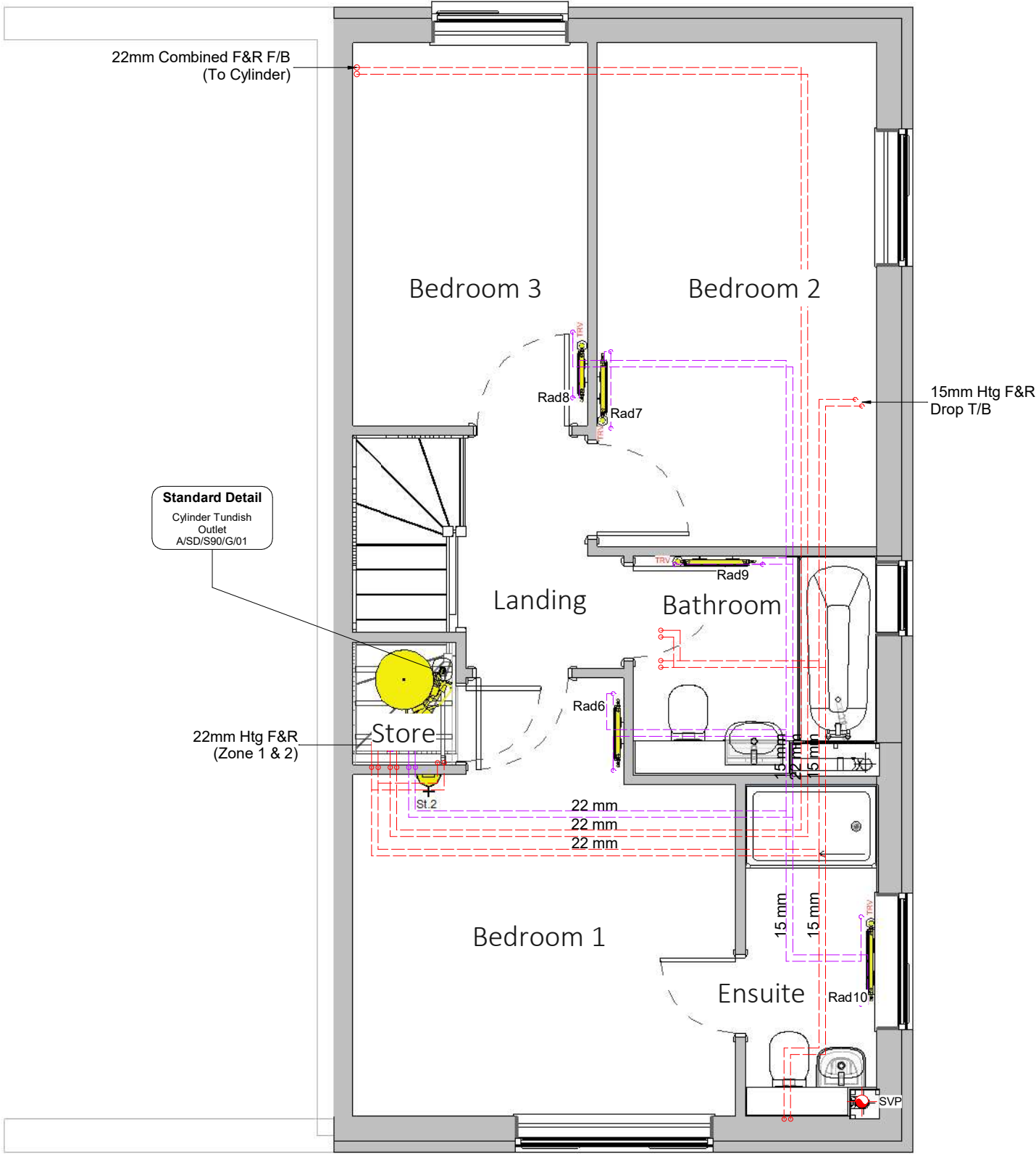
Drawing Title

The Blemmere **BM-3B-2S-0**

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants

Ground Floor Heating GA

Drawing Created By	First Issue Date	Scale(s)
Group	24 Sep 2019	As indicated
Project No	Drg Status	Revision
	Construction	G
Drawing No	A/1026BM/80/0/2013CYL/01	



Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

All plumbing fitting and outlets must be fitted in accordance with manufacturers instructions and have isolating flow rate and pressure reducing valves as required. The installation must be in accordance with all relevant regulations.

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Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

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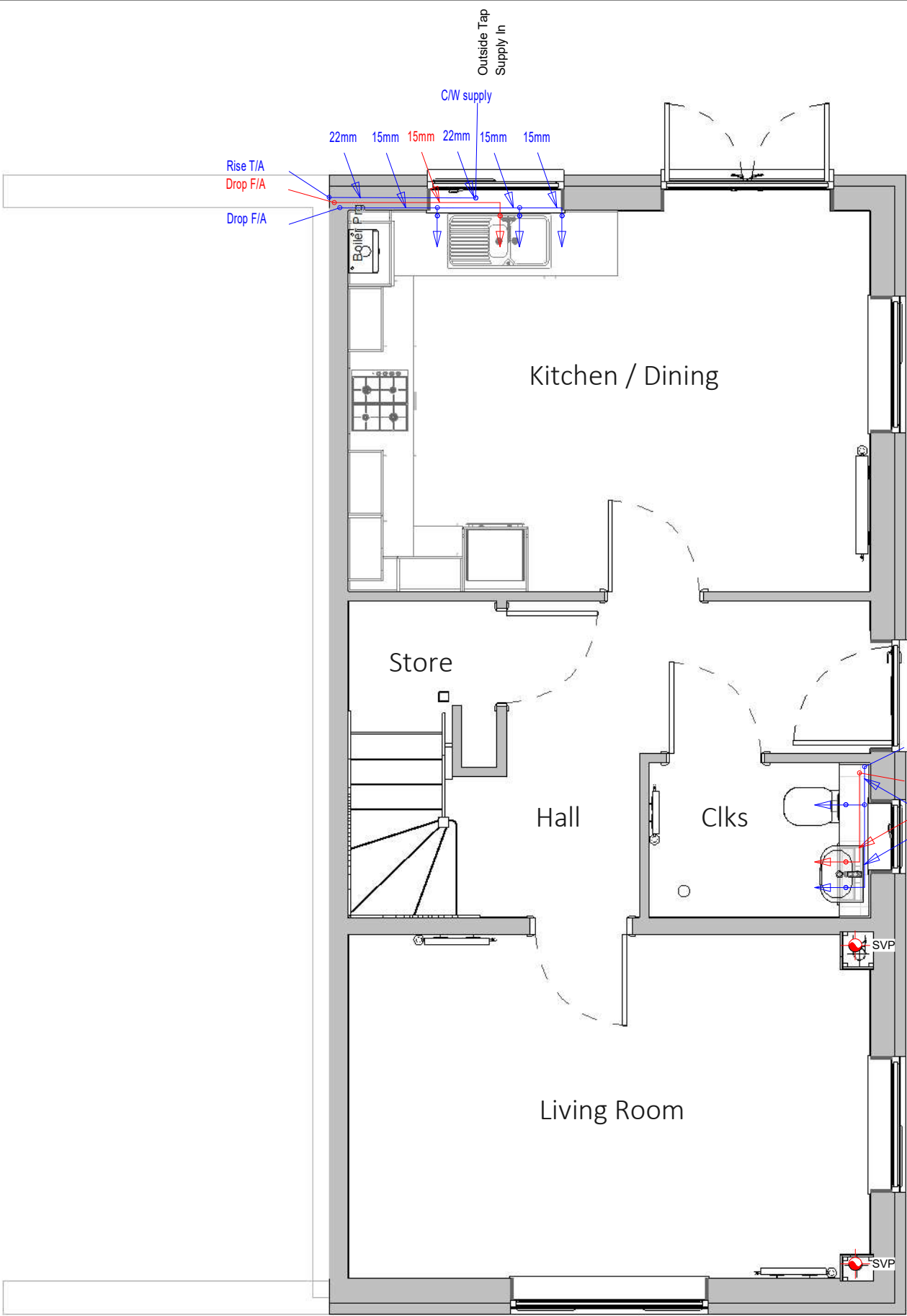
Drawing Title

The Blemmere **BM-3B-2S-0**

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
First Floor Heating GA

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No A/1026BM/80/0/2013CYL/02		

2013 Regs Only



Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

All plumbing pipework to be OSMa Hep2o.

All pipework to fittings to be run in continuous lengths with formed bends at changes of direction with minimum of elbows and fittings.

- Gas Pipes
- Domestic Hot
- Domestic Cold

Note:- Diameter of last metre of pipework to fittings to suit the diameter of tails provided by the manufacturer

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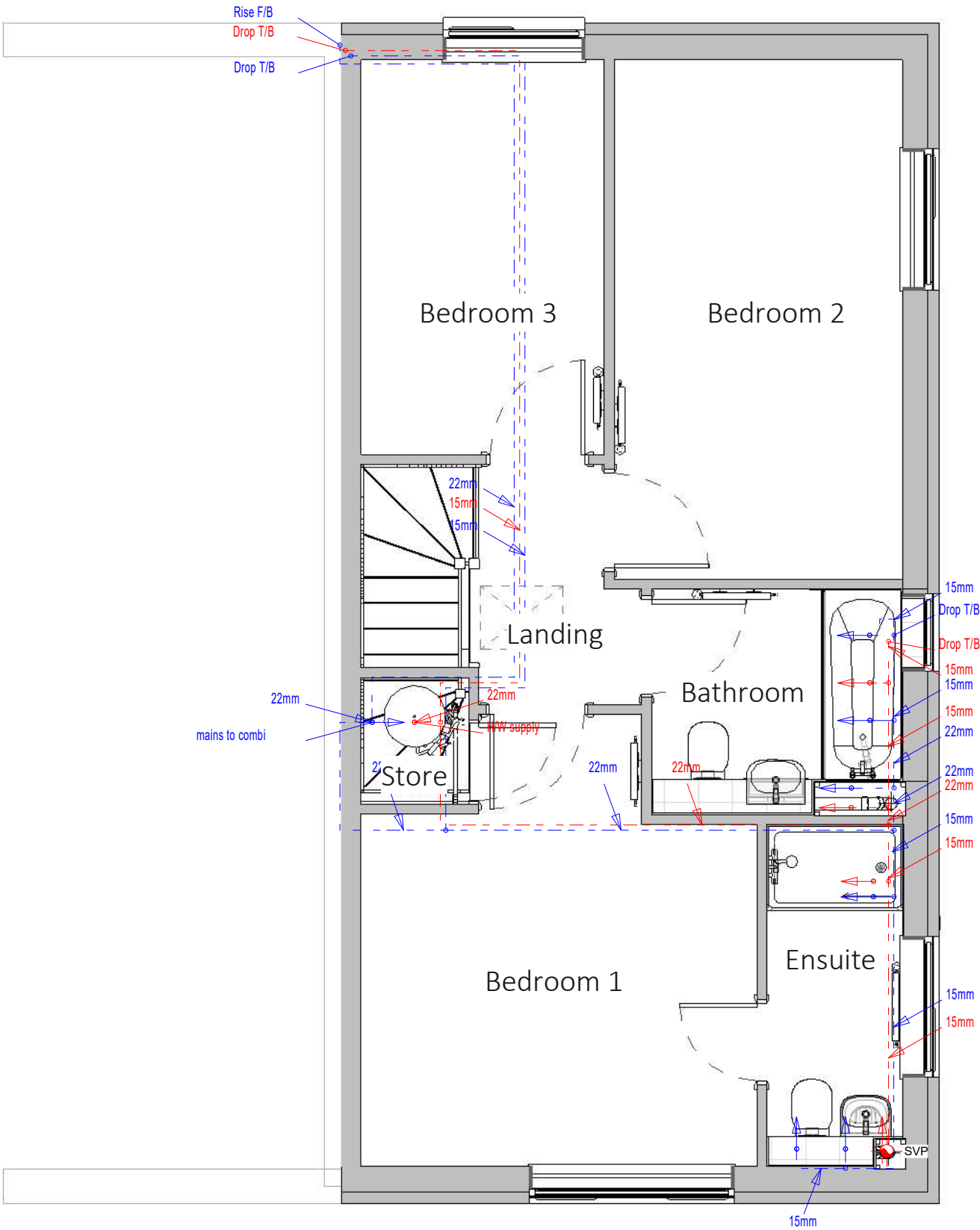
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Drawing Title
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1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Ground Floor DHCW Layout

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
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Drawing No A/1026BM/80/0/2013CYL/03		



Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

All plumbing pipework to be OSPA Hep2o.
All pipework to fittings to be run in continuous lengths with formed bends at changes of direction with minimum of elbows and fittings.

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Note:- Diameter of last metre of pipework to fittings to suit the diameter of tails provided by the manufacturer

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1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
First Floor DHCW Layout

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s) As indicated
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Drawing No A/1026BM/80/0/2013CYL/04		

Radiators (Traditional Variants - 2013) - Stelrad Compact Horizontal						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad2	Living Room	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad3	Kitchen / Dining	K2 - 600mm High x 900mm	143787	1559	5321	Zone 1
Rad4	Cloakroom	K1 - 450mm High x 400mm	143680	302	1031	Zone 1
Rad5	Hall	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad6	Bedroom 1	K1 - 600mm High x 500mm	143747	490	1672	Zone 2
Rad7	Bedroom 2	K1 - 600mm High x 500mm	143747	490	1672	Zone 2
Rad8	Bedroom 3	K1 - 600mm High x 400mm	143746	392	1338	Zone 2
Rad9	Bathroom	K1 - 600mm High x 600mm	143748	588	2007	Zone 2
Rad10	Bedroom 1 Ensuite	K1 - 450mm High x 600mm	143682	454	1550	Zone 2

Radiators (Traditional Variants - 2013) - Stelrad Elite						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
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Rad4	Cloakroom	K1 - 450mm High x 400mm	8461	307	1048	Zone 1
Rad5	Hall	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
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Rad8	Bedroom 3	K1 - 600mm High x 400mm	8528	400	1365	Zone 2
Rad9	Bathroom	K1 - 600mm High x 600mm	8530	600	2048	Zone 2
Rad10	Bedroom 1 Ensuite	K1 - 450mm High x 600mm	8463	461	1573	Zone 2



ANCILLARY EQUIPMENT - LOGIC HEAT ONLY, ZONED

Boiler Type	Ideal Logic Heat Only HE 15 (SAP Ref: 018041)
Rated Heat Output	15kW
Plastic Pipework	Pipework and fittings by Hepworth HEP 20
Cylinder	Pre plumbed twin zone 180ltr cylinder
Heating Pump	Included in cylinder
Pressurisation Unit	Included in cylinder
Programmable Stat	1 x 3 channel programmer and 2 x Room Thermostats (included with ThemaQ Evocyl Cylinder)
Time Clock	Included in cylinder
Motorised Valves	Included in cylinder
T.R.V.s	Pegler Mistral II TRVs to all radiators except rooms with room thermostats
Radiator Valves	Lock Sheild rad valves - Pegler Mercia
Weather Compensator	Ideal ref: 208917
Cleaner and Inhibitor	Adey MC1 + inhibitor 500ml. Adey MC3 + cleaner 500ml. In accordance with the manufacturers instructions, and BS 7593:1992.
Scale Inhibitor	Adey Electroscale 22; product number SR1-03-02794 (if required)
Additional Kits	Honeywell DU145 automatic by-pass valve (if required) Honeywell frost pipe stat (if required) Adey Magnaclean filter (if approved)

Radiators (Contemporary Variants - 2013) - Stelrad Compact...						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
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Rad4	Cloakroom	K1 - 450mm High x 400mm	143680	302	1031	Zone 1
Rad5	Hall	K1 - 600mm High x 800mm	143750	784	2676	Zone 1
Rad5	Hall	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad6	Bedroom 1	K1 - 600mm High x 500mm	143747	490	1672	Zone 2
Rad7	Bedroom 2	K1 - 600mm High x 500mm	143747	490	1672	Zone 2
Rad8	Bedroom 3	K1 - 600mm High x 400mm	143746	392	1338	Zone 2
Rad9	Bathroom	K1 - 600mm High x 600mm	143748	588	2007	Zone 2
Rad10	Bedroom 1 Ensuite	K1 - 450mm High x 700mm	143683	529	1805	Zone 2

Radiators (Contemporary Variants - 2013) - Stelrad Elite						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
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Rad4	Cloakroom	K1 - 450mm High x 400mm	8461	307	1048	Zone 1
Rad5	Hall	K1 - 600mm High x 800mm	8532	800	2730	Zone 1
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Rad10	Bedroom 1 Ensuite	K1 - 450mm High x 700mm	8464	538	1836	Zone 2

2013 Regs Only

* N.B. - All wattage and Btu/hr figures are presented with a Δt 50°C.

1. This system has been designed in accordance with CIBSE, BS Standards, The Building Regulations, NHBC Technical Standards and the clients own specification, where applicable, at the time of design to the temperatures specified and operating under continuous operation. However, to maintain these temperatures during extreme conditions it may be necessary to provide a supplementary heat source.

2. It is the responsibility of the installer to fully complete the Ideal Group Benchmark Installation, Commissioning and Servicing Record Log Book provided with the boiler.

3. The installation MUST comply with the current edition of the Building Regulations, all Codes of Practice, British Standards & the boiler installations instructions provided with the boiler.

4. The Design is based upon drawings and information received and therefore it's accuracy and performance is dependant on that information being correct.

5. Where boilers are to be located in cupboards / kitchen units these may have to be ventilated. See the specific boiler installation instructions and the British Standard 5440 : Part 2 :2000.

6. The flues shown on the drawing are to be used as a guide only with the terminal positions to comply with British Standard and Building Regulations. Where twin pipe flue and / or extended runs of flue are to be used the types & exact runs are to be determined by the installer on site with special attention being taken to ensure the correct gradient of the flue is maintained.

7. All radiators / towel rails to be securely fitted with the brackets provided & with a minimum clearance beneath the emitter of at least 100mm and 50mm above. All Radiators with an output exceeding 1500w MUST have a 15mm supply, this will generally be indicated on the drawing.

8. Where applicable, a pre-insulated indirect cylinder manufactured to the relevant British Standards, and a capacity of at least that indicated on the drawing shall be positioned all as shown on the drawing.

9. All pipework to be laid to fall to allow ease of draining and venting with air vents at all high points and drain cocks at all low points.

10. The design for the DHW is based upon sufficient mains cold water flow and pressure to enable correct operation of the system. If this is insufficient then a suitable accumulator and pressure booster pump may need to be fitted. A water softener may also need to be fitted and this needs to be checked on commissioning and installation of the system.

11. When the system requires a pressurisation unit the size and type shall be as indicated on the drawing. All the equipment shall be installed in accordance with the manufacturers specific installation instructions to ensure the correct operation of the equipment.

12. All pipework to be insulated in accordance with the Building Regulations & British Standards, with specific attention being given to pipework in unheated areas such as roof spaces and garages.

13. Boilers that are to be used in the high efficiency mode must have the condensate pipework and safety discharge pipe installed in accordance with the installation instructions provided with the boiler.

14. All the ancillary equipment specified must be installed to the manufacturers own installation instructions.

15. All Plumbing fittings & outlets to be fitted in accordance with the manufacturers instruction and be fitted with isolating / regulating valves.

16. All notching & drilling of floor joists to be carried out in accordance with BS 12828:2003, Figure NA.1 - Limitations on notching and drilling in structural joists.

17. The Ideal Design Service (BH) recommend all joints that are to be soldered should be made using a flux that is sparingly applied. All residue must be flushed out of the system before commissioning using a chemical cleanser. All as required by British Gas Specification for Wet Central Heating Systems.

18. The heating system must be treated with a corrosion inhibitor used in accordance with manufacturers instructions.

19. The boiler shall be commissioned all in accordance with the installation instructions provided with the boiler. The system shall be balanced by regulating the flow rate to ensure a 20°C difference across the boiler. On each radiator the lockshield valve is to be adjusted to give a 20°C drop across the emitter.

20. As some of these items may be heavy, reference should be made to the installers own CDM requirements for lifting and installing of this equipment. Care should also be taken when handling the boiler insulation panels which may cause irritation to the skin. No asbestos, mercury or CFCs are included in any part of the boiler or its manufacture.

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Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

MECHANICAL

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Building Regulations

2013 & 2021

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The Artisan Collection

2020 Issue

Working Drawings

Drawing Title

The Blemmere

BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants

Heating Schedules and Installation Notes

Drawing Created By

Group

First Issue Date

24 Sep 2019

Scale(s)

Project No

Drg Status

Construction

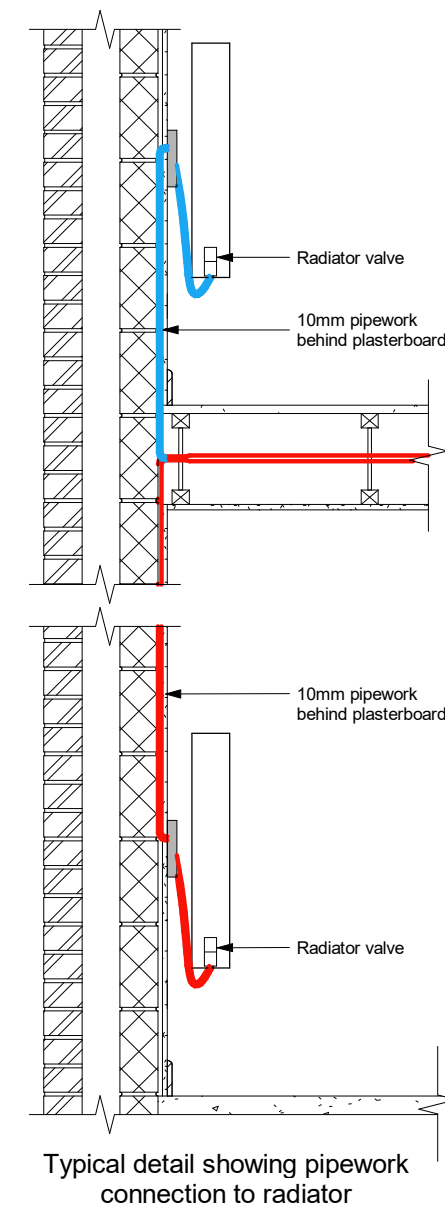
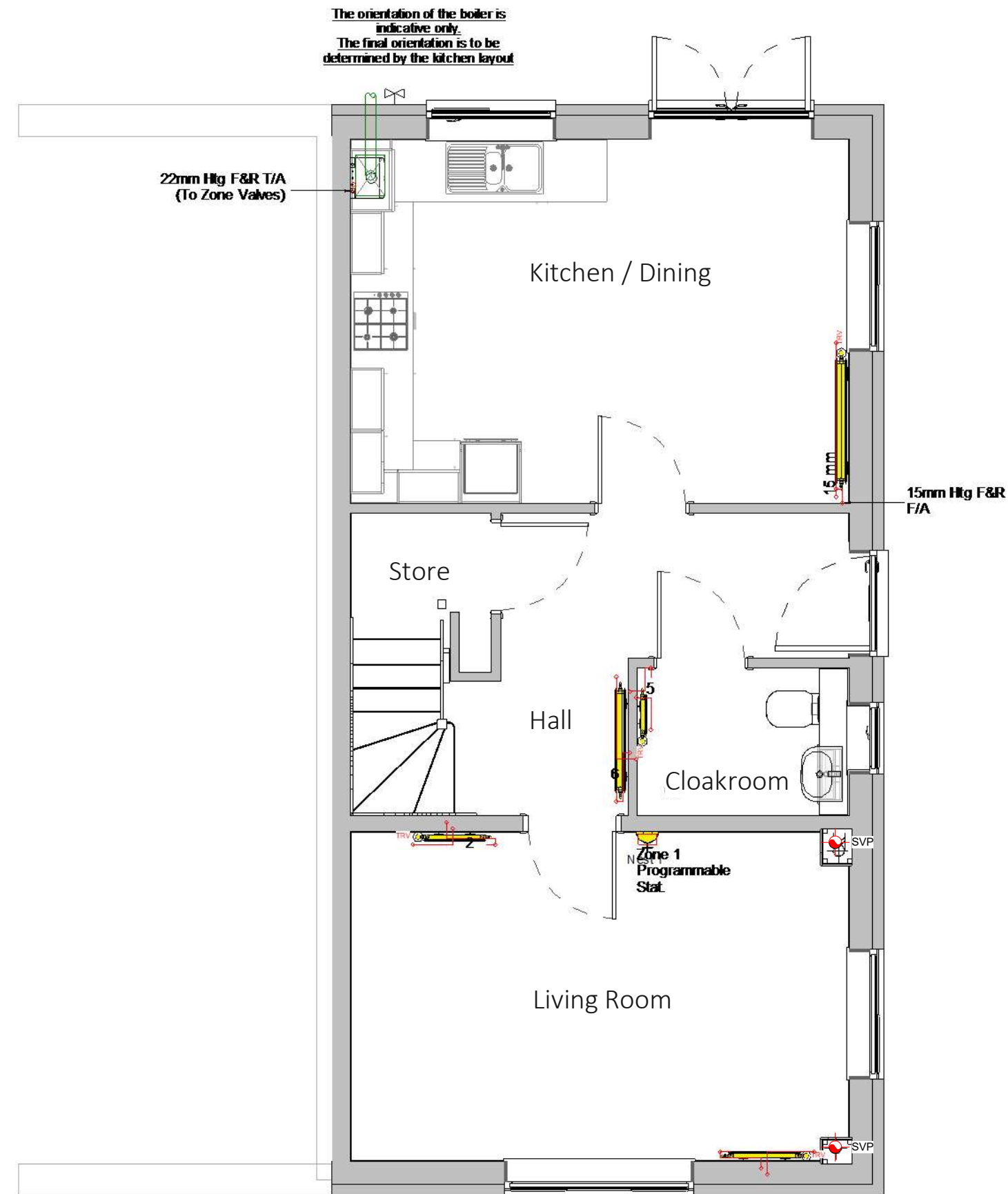
Revision

G

Drawing Nc

A/1026BM/80/0/2013CYL/05

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Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

All plumbing fitting and outlets must be fitted in accordance with manufacturers instructions and have isolating flow rate and pressure reducing valves as required. The installation must be in accordance with all relevant regulations.

The first metre of pipework from the boiler to be copper; all pipework in airing cupboard to be copper, all exposed pipework to be copper.

System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

Gas Pipes	
Zone 1 Flow Return Pipes	Zone 2 Flow Return Pipes

Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

All drops to ground floor radiators to be 10mm F&R TB unless otherwise stated with 15mm to point of drop.

Pipework routes should be confirmed as being compatible with joist layouts



Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

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Project

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2020 Issue
Working Drawings

Drawing Title

The Blemmere

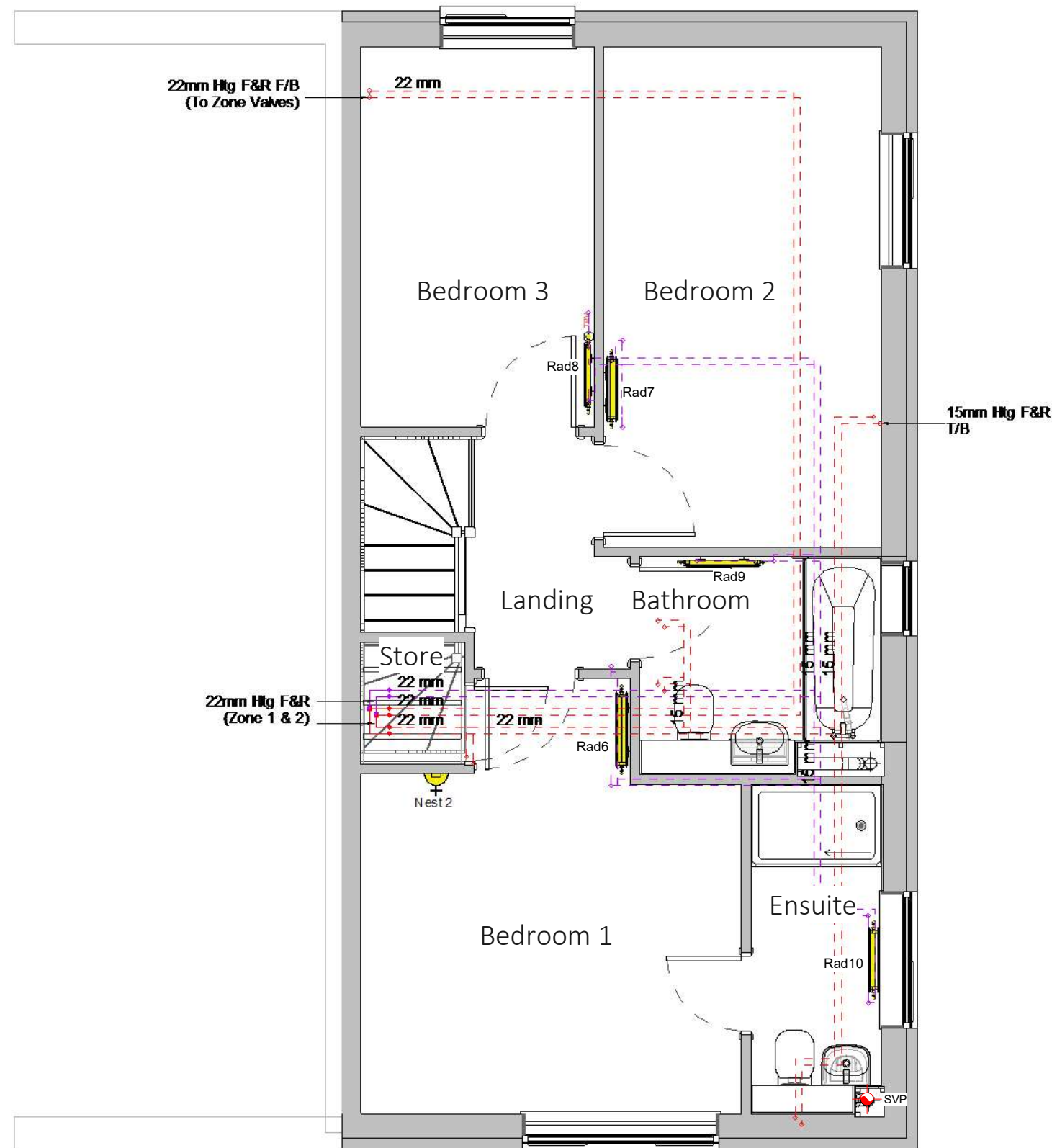
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Ground Floor Heating GA

Drawing No.

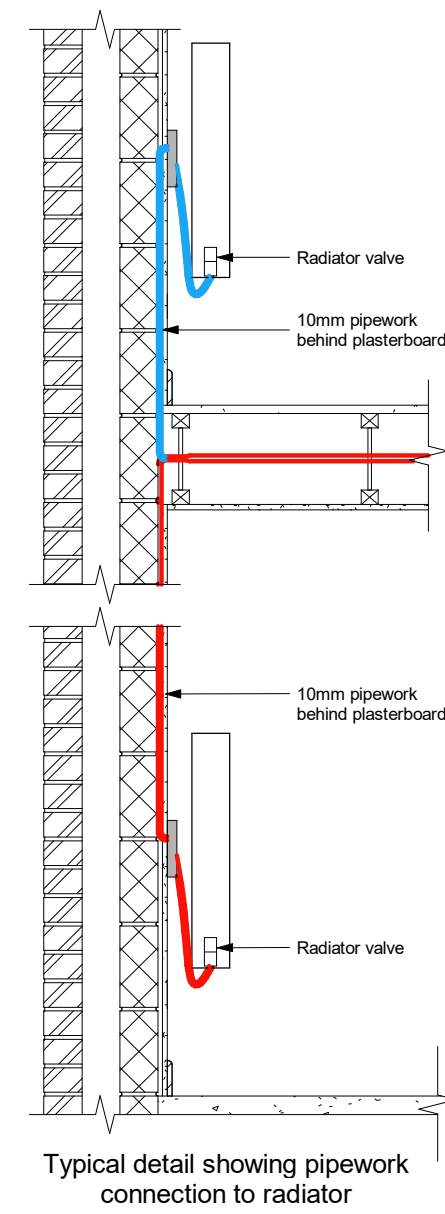
A/1026BM/80/0/2021/01

Drawing Created By	First Issue Date	Scale(s)
Group	22 Nov 2022	As indicated
Project No	Drg Status	Revision
	Construction	G

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1 First Floor Heating GA
1 : 50



Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

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System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

Gas Pipes	
Zone 1 Flow Return Pipes	
Zone 2 Flow Return Pipes	

Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

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Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

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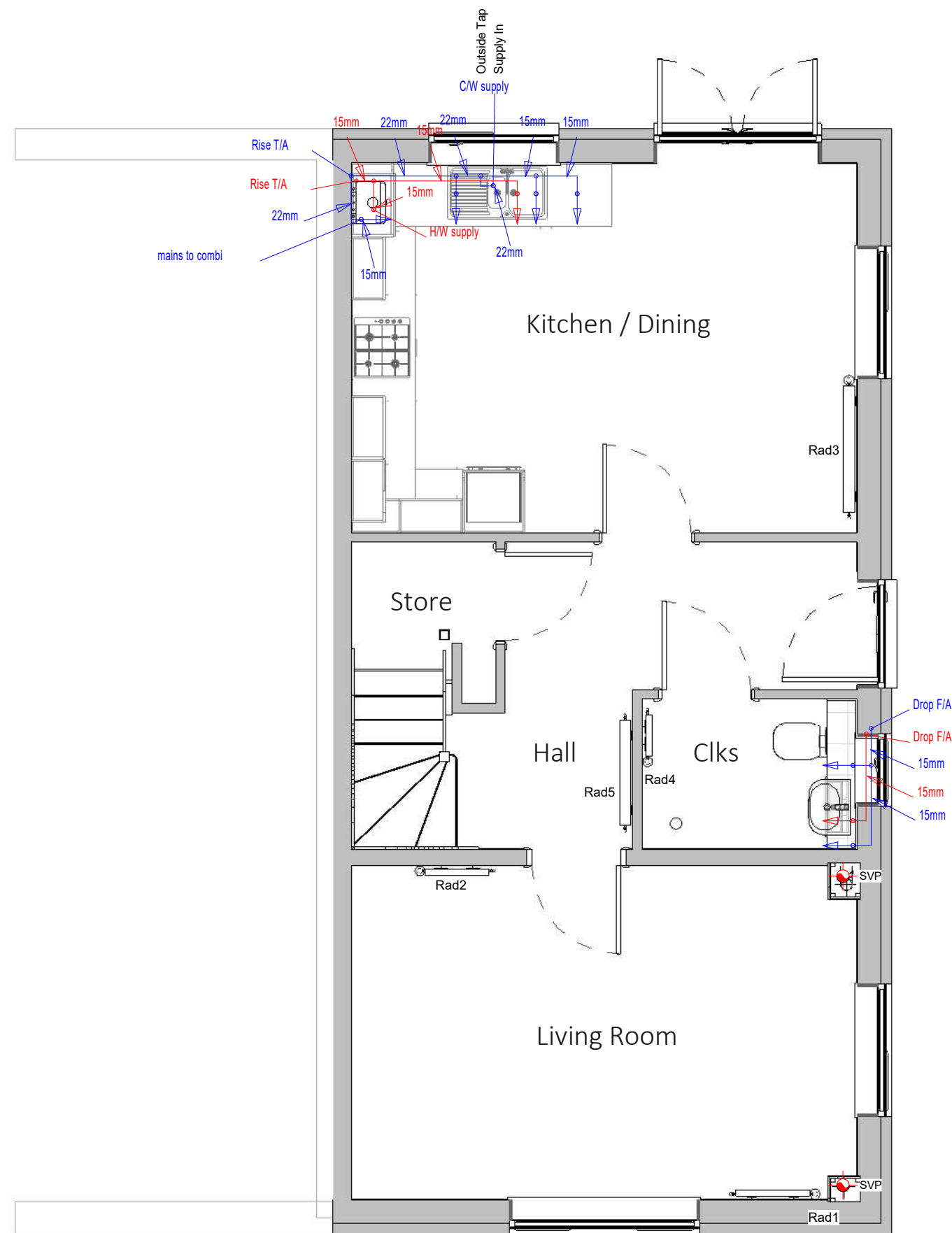
Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
First Floor Heating GA

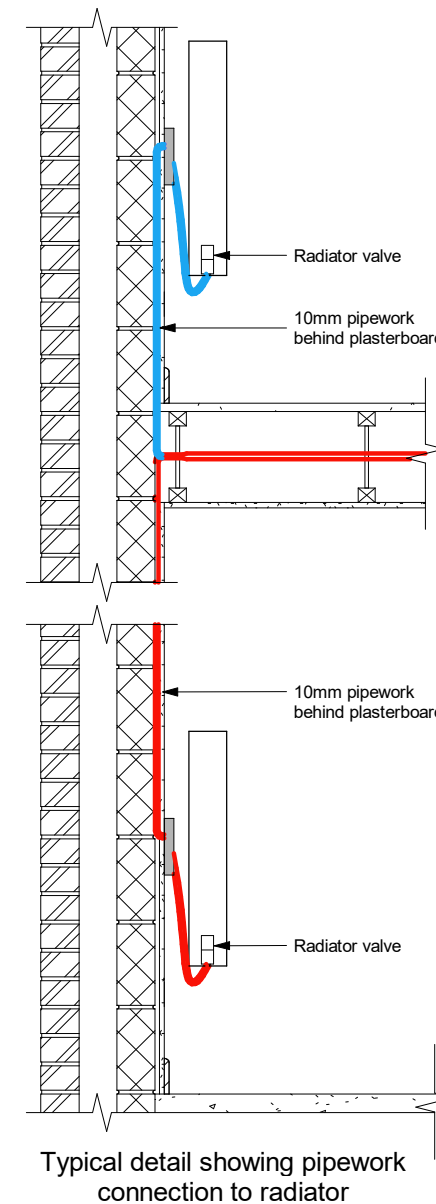
Drawing Created By Group	First Issue Date 22 Nov 2022	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/80/0/2021/02		

2021 Regs Only

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1 Ground Floor DHCW Layout
1 : 50



Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

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System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

Gas Pipes	
Zone 1 Flow Return Pipes	— — — — —
Zone 2 Flow Return Pipes	— — — — —

Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

All drops to ground floor radiators to be 10mm F&R TB unless otherwise stated with 15mm to point of drop.

Pipework routes should be confirmed as being compatible with joist layouts



Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

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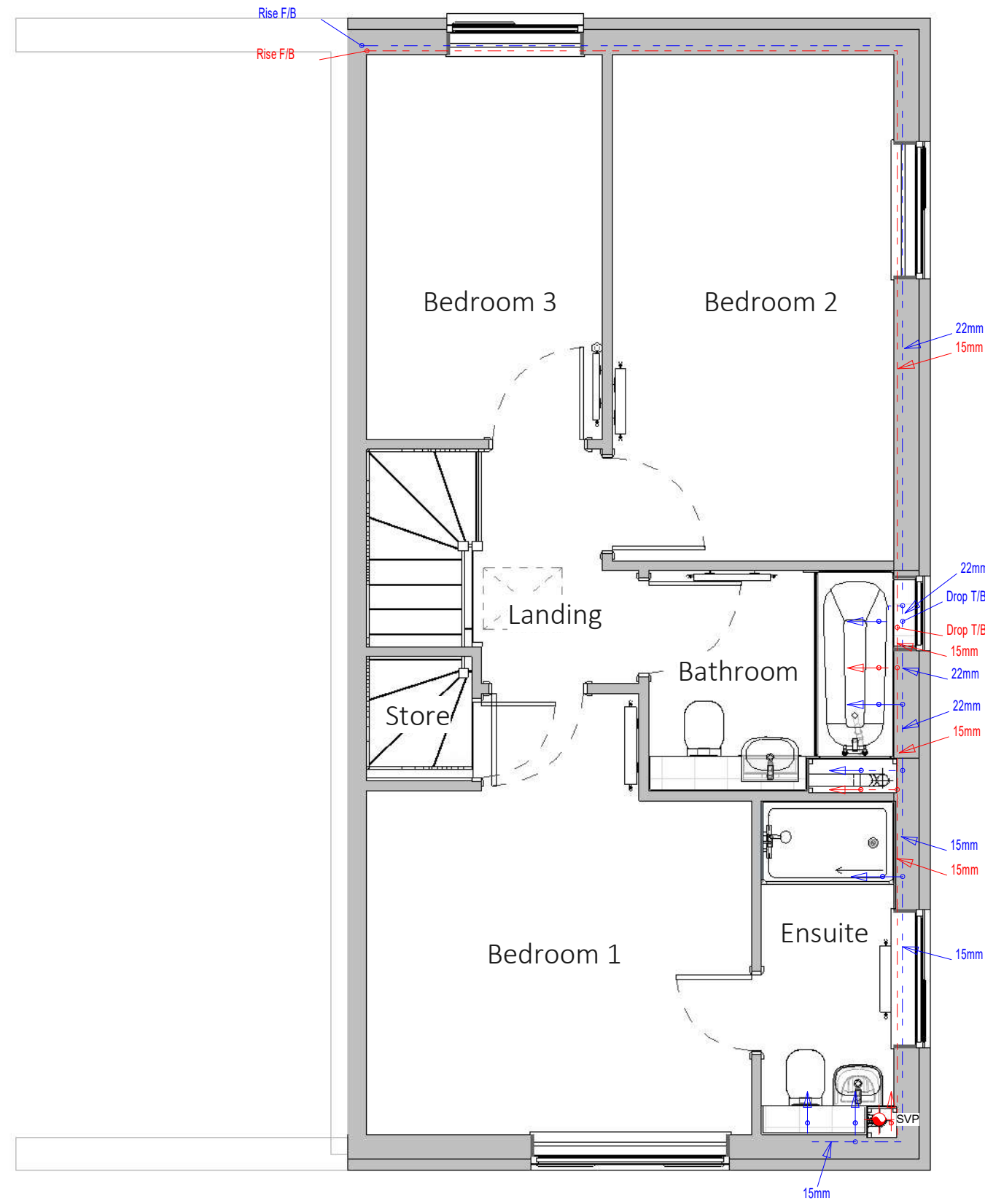
Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Ground Floor DHCW Layout

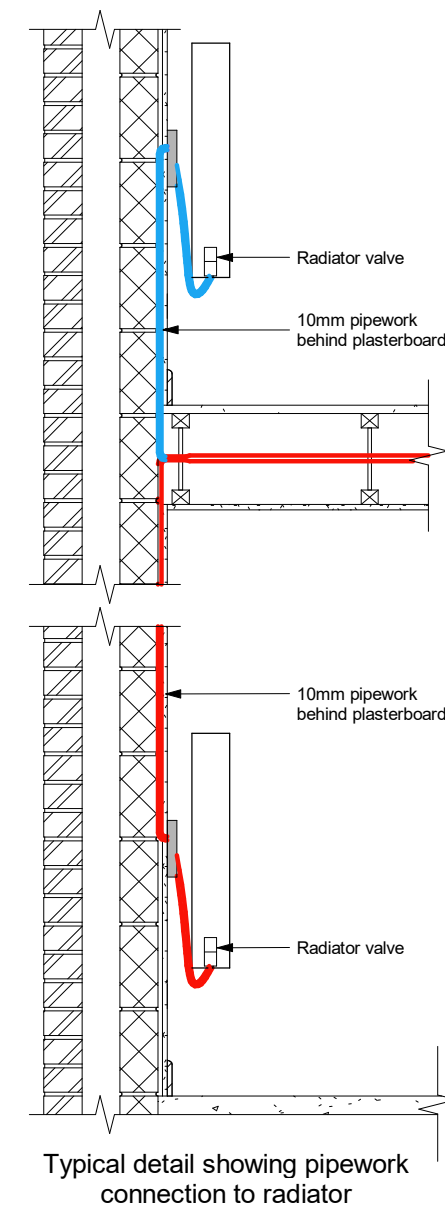
Drawing Created By Group	First Issue Date 22 Nov 2022	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/80/0/2021/03		

2021 Regs Only

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1 First Floor DHCW Layout
1 : 50



Revision Schedule			
Rev	Date	Description	Drm By
G	04 Aug 2023	See Amendment Schedule	RJW

Notes

All plumbing fitting and outlets must be fitted in accordance with manufacturers instructions and have isolating flow rate and pressure reducing valves as required. The installation must be in accordance with all relevant regulations.

The first metre of pipework from the boiler to be copper; all pipework in airing cupboard to be copper, all exposed pipework to be copper.

System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

Gas Pipes	
Zone 1 Flow Return Pipes	Red solid line Red dashed line
Zone 2 Flow Return Pipes	Blue solid line Blue dashed line

Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

All drops to ground floor radiators to be 10mm F&R TB unless otherwise stated with 15mm to point of drop.

Pipework routes should be confirmed as being compatible with joist layouts



Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

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Project
The Artisan Collection
2020 Issue
Working Drawings

Building Regulations
2013 & 2021
Compliant

Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
First Floor DHCW Layout

Drawing Created By Group	First Issue Date 22 Nov 2022	Scale(s) As indicated
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/80/0/2021/04		

2021 Regs Only

Do not scale - if in doubt, ask

Radiators (Traditional Variants - 2021) - Stelrad Compact Horizontal

Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 700mm	143749	686	2341	Zone 1
Rad2	Living Room	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad3	Kitchen / Dining	K2 - 700mm High x 1200mm	143856	2353	8031	Zone 1
Rad4	Cloakroom	K1 - 600mm High x 400mm	143746	392	1338	Zone 1
Rad5	Hall	P+ - 600mm High x 1000mm	143770	1345	4590	Zone 1
Rad6	Bedroom 1	K2 - 600mm High x 700mm	143785	1212	4137	Zone 2
Rad7	Bedroom 2	P+ - 600mm High x 600mm	143766	807	2754	Zone 2
Rad8	Bedroom 3	K1 - 600mm High x 600mm	143748	588	2007	Zone 2
Rad9	Bathroom	K1 - 600mm High x 700mm	143749	686	2341	Zone 2
Rad10	Bedroom 1 Ensuite	P+ - 450mm High x 600mm	143700	633	2160	Zone 2

Radiators (Traditional Variants - 2021) - Stelrad Elite

Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 700mm	8531	700	2389	Zone 1
Rad2	Living Room	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad3	Kitchen / Dining	K2 - 700mm High x 1200mm	8639	2413	8236	Zone 1
Rad4	Cloakroom	K1 - 600mm High x 400mm	8528	400	1365	Zone 1
Rad5	Hall	P+ - 600mm High x 1000mm	8552	1409	4809	Zone 1
Rad6	Bedroom 1	K2 - 600mm High x 700mm	8567	1245	4249	Zone 2
Rad7	Bedroom 2	P+ - 600mm High x 600mm	8548	845	2884	Zone 2
Rad8	Bedroom 3	K1 - 600mm High x 600mm	8530	600	2048	Zone 2
Rad9	Bathroom	K1 - 600mm High x 700mm	8531	700	2389	Zone 2
Rad10	Bedroom 1 Ensuite	P+ - 450mm High x 600mm	8481	664	2266	Zone 2

Radiators (Contemporary Variants - 2021) - Stelrad Compact...

Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 700mm	143749	686	2341	Zone 1
Rad2	Living Room	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad3	Kitchen / Dining	K2 - 700mm High x 1200mm	143856	2353	8031	Zone 1
Rad4	Cloakroom	K1 - 600mm High x 400mm	143746	392	1338	Zone 1
Rad5	Hall	P+ - 600mm High x 1000mm	143770	1345	4590	Zone 1
Rad6	Bedroom 1	P+ - 600mm High x 900mm	143769	1211	4133	Zone 2
Rad7	Bedroom 2	P+ - 600mm High x 600mm	143766	807	2754	Zone 2
Rad8	Bedroom 3	K1 - 600mm High x 600mm	143748	588	2007	Zone 2
Rad9	Bathroom	P+ - 600mm High x 500mm	143765	673	2297	Zone 2
Rad10	Bedroom 1 Ensuite	P+ - 450mm High x 600mm	143700	633	2160	Zone 2

Radiators (Contemporary Variants - 2021) - Stelrad Elite

Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Living Room	K1 - 600mm High x 700mm	8531	700	2389	Zone 1
Rad2	Living Room	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad3	Kitchen / Dining	K2 - 700mm High x 1200mm	8639	2413	8236	Zone 1
Rad4	Cloakroom	K1 - 600mm High x 400mm	8528	400	1365	Zone 1
Rad5	Hall	P+ - 600mm High x 1000mm	8552	1409	4809	Zone 1
Rad6	Bedroom 1	P+ - 600mm High x 900mm	8551	1268	4328	Zone 2
Rad7	Bedroom 2	P+ - 600mm High x 600mm	8548	845	2884	Zone 2
Rad8	Bedroom 3	K1 - 600mm High x 600mm	8530	600	2048	Zone 2
Rad9	Bathroom	P+ - 600mm High x 500mm	8547	705	2406	Zone 2
Rad10	Bedroom 1 Ensuite	P+ - 450mm High x 600mm	8481	664	2266	Zone 2

2021 Regs Only

* N.B. - All wattage and Btu/hr figures are presented with a Δt 50°C.



ANCILLARY EQUIPMENT - COMBI BOILER ZONED

Boiler Type	Ideal Logic ESP1 35 [SAP ref: 17929]
Rated Heat Output	35kW
Stand Off Kit	Required - Part No. 211333 (inc piping)
Plastic Pipework	Pipework and fittings by Hepworth Hep 20
Heating Pump	Included with Boiler
Room Thermostat	2x Google Nest 3rd Generation Dual Zone learning thermostat
T.R.V.s	Pegler Mistral II TRVs to all radiators except rooms with room thermostats
Motorised Valves	Danfoss 22mm heating zone valve x2
Radiator Valves	Lock Shield rad valves - Pegler Mercia
Weather Compensator	N/A
Cleaner and Inhibitor	Adey MCI + inhibitor 500ml. Adey MC3 + cleaner 500ml. In accordance with the manufacturers instructions, and BS 7593:1992
Automatic By-Pass Valve	Myson automatic by-pass valve or equal and approved
Scale Inhibitor	Adey Magnascale 15; product number SRI-03-07978 (where required)
DHW Expansion	Ideal DHW expansion vessel kit (if required)
Additional Kits	Weather compensation kit (if required) Frost pipe stat (if required) Adey Magnaclean filter (if approved)

1. This system has been designed in accordance with CIBSE, BS Standards, The Building Regulations, NHBC Technical Standards and the clients own specification, where applicable, at the time of design to the temperatures specified and operating under continuous operation. However, to maintain these temperatures during extreme conditions it may be necessary to provide a supplementary heat source.

2. It is the responsibility of the installer to fully complete the Ideal Group Benchmark Installation, Commissioning and Servicing Record Log Book provided with the boiler.

3. The installation MUST comply with the current edition of the Building Regulations, all Codes of Practice, British Standards & the boiler installations instructions provided with the boiler.

4. The Design is based upon drawings and information received and therefore it's accuracy and performance is dependant on that information being correct.

5. Where boilers are to be located in cupboards / kitchen units these may have to be ventilated. See the specific boiler installation instructions and the British Standard 5440 : Part 2 :2000.

6. The flues shown on the drawing are to be used as a guide only with the terminal positions to comply with British Standard and Building Regulations. Where twin pipe flue and / or extended runs of flue are to be used the types & exact runs are to be determined by the installer on site with special attention being taken to ensure the correct gradient of the flue is maintained.

7. All radiators / towel rails to be securely fitted with the brackets provided & with a minimum clearance beneath the emitter of at least 100mm and 50mm above. All Radiators with an output exceeding 1500w MUST have a 15mm supply, this will generally be indicated on the drawing.

8. Where applicable, a pre-insulated indirect cylinder manufactured to the relevant British Standards, and a capacity of at least that indicated on the drawing shall be positioned all as shown on the drawing.

9. All pipework to be laid to fall to allow ease of draining and venting with air vents at all high points and drain cocks at all low points.

10. The design for the DHW is based upon sufficient mains cold water flow and pressure to enable correct operation of the system. If this is insufficient then a suitable accumulator and pressure booster pump may need to be fitted. A water softener may also need to be fitted and this needs to be checked on commissioning and installation of the system.

11. When the system requires a pressurisation unit the size and type shall be as indicated on the drawing. All the equipment shall be installed in accordance with the manufacturers specific installation instructions to ensure the correct operation of the equipment.
12. All pipework to be insulated in accordance with the Building Regulations & British Standards, with specific attention being given to pipework in unheated areas such as roof spaces and garages.

13. Boilers that are to be used in the high efficiency mode must have the condensate pipework and safety discharge pipe installed in accordance with the installation instructions provided with the boiler.

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15. All Plumbing fittings & outlets to be fitted in accordance with the manufacturers instruction and be fitted with isolating / regulating valves.

16. All notching & drilling of floor joists to be carried out in accordance with BS 12828:2003, Figure NA.1 - Limitations on notching and drilling in structural joists.

17. The Ideal Design Service (BH) recommend all joints that are to be soldered should be made using a flux that is sparingly applied. All residue must be flushed out of the system before commissioning using a chemical cleanser. All as required by British Gas Specification for Wet Central Heating Systems.

18. The heating system must be treated with a corrosion inhibitor used in accordance with manufacturers instructions.

19. The boiler shall be commissioned all in accordance with the installation instructions provided with the boiler. The system shall be balanced by regulating the flow rate to ensure a 20°C difference across the boiler. On each radiator the lockshield valve is to be adjusted to give a 20°C drop across the emitter.

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Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

MECHANICAL

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The Artisan Collection

2020 Issue

Working Drawings

Drawing Title

The Blemmere

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants Heating Schedules and Installation Notes

BM-3B-2S-0

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants Heating Schedules and Installation Notes

Drawing Created By	First Issue Date	Scale(s)
Group	22 Nov 2022	
Project No	Drg Status	Revision
	Construction	G
Drawing No.		
A/1026BM/80/0/2021/05		

Do not scale - if in doubt, ask

Lintel Schedule (2013 - Standard Lintels)					
Location	Lintel Ref	Lintel Type	Lintel Bearing - Left	Lintel Bearing - Right	Remarks
Living Room	L1	Catnic CH90/100 - 2250 long	220	220	Arch former required to CB variant only
Living Room	L2	Catnic CG90/100 - 1650 long	201	201	Arch former required to CB variant only
Cloakroom	L3	Catnic CG90/100 - 1050 long	183	183	
Hall	L4	Catnic CG90/100 - 1350 long	164	164	
Kitchen / Dining	L5	Catnic CG90/100 - 1650 long	201	201	Arch former required to CB variant only
Kitchen / Dining	L6	Catnic CG90/100 - 1950 long	183	183	
Kitchen / Dining	L7	Catnic CG90/100 - 1650 long	201	201	
Living Room	L8	Catnic BSD100 - 1200 long	130	130	
Bedroom 1	L9	Catnic CG90/100 - 2250 long	220	220	Arch former required to CB variant only
Bedroom 1 Ensuite	L10	Catnic CG90/100 - 1650 long	201	201	
Bathroom	L11	Catnic CG90/100 - 1050 long	183	183	
Bedroom 2	L12	Catnic CG90/100 - 1650 long	201	201	
Bedroom 3	L13	Catnic CG90/100 - 1650 long	201	201	

Lintel Schedule (2021 - Thermally Broken)					
Location	Lintel Ref	Lintel Type	Lintel Bearing - Left	Lintel Bearing - Right	Remarks
Living Room	L1	Catnic TH90/100 - 2250 long	220	220	Arch former required to CB variant only
Living Room	L2	Catnic TS90/100 - 1650 long	201	201	Arch former required to CB variant only
Cloakroom	L3	Catnic TS90/100 - 1050 long	183	183	
Hall	L4	Catnic TS90/100 - 1350 long	164	164	
Kitchen / Dining	L5	Catnic TS90/100 - 1650 long	201	201	Arch former required to CB variant only
Kitchen / Dining	L6	Catnic TS90/100 - 1950 long	183	183	
Kitchen / Dining	L7	Catnic TS90/100 - 1650 long	201	201	
Living Room	L8	Catnic BSD100 - 1200 long	130	130	
Bedroom 1	L9	Catnic TS90/100 - 2250 long	220	220	Arch former required to CB variant only
Bedroom 1 Ensuite	L10	Catnic TS90/100 - 1650 long	201	201	
Bathroom	L11	Catnic TS90/100 - 1050 long	183	183	
Bedroom 2	L12	Catnic TS90/100 - 1650 long	201	201	
Bedroom 3	L13	Catnic TS90/100 - 1650 long	201	201	

Door Schedule - Town Tile Hanging											
Door From...	...To	Ref	Structural Height	Structural Width	Door Panel Height	Door Panel Width	Frame	Door Style	Security	Fire	Comments
Hall		D1	2100	1023	2000	907	uPVC Frame	Town Style GRP Entrance Door	ADQ		
Cloakroom	Hall	D2	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Hall	Living Room	D3	2033	940	1981	838	Timber (150 x 25)	Internal Vertical Panel Door			
Store	Hall	D4	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Hall	Kitchen / Dining	D5	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Landing	Bedroom 3	D6	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Landing	Bedroom 2	D7	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Landing	Bathroom	D8	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Landing	Bedroom 1	D9	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Bedroom 1 Ensuite	Bedroom 1	D10	2033	752	1981	686	Timber (90 x 25)	Internal Vertical Panel Door			
Store	Bedroom 1	D11	2033	752	1981	686	Timber (90 x 25)	Internal Vertical Panel Door			

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

CONSTRUCTION

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Working Drawings

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2020 Issue

Working Drawings

Drawing Title

The Blemmere

1026 ft² | 3b Det / Semi (Corner Turner) | Town Tile Hanging Lintel & Door Schedules

BM-3B-2S-TT

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s)
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/90/TT/01		

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95.28m² floor area requires 45,000mm² minimum total background ventilation area (System 1 Ventilation)

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Window Schedule - Town Tile Hanging															
Location	Ref	Structural Opening		uPVC Cill Size	Sashes - 2013	Sashes - 2021	Glazing Colour	Toughened Glass?	Escape Hinges?	Safety Rail Reqd?	Security?	M4(2) Reqd?	2013 Regs Trickle Ventilation Area	2021 Regs Trickle Ventilation Area	Remarks
		Width	Height												
Living Room	W1	1810 mm	1425 mm	85	Left Pane - Left Hung Centre Pane - Fixed Pane Right Pane - Right Hung	Left Pane - Left Hung Centre Pane - Right Hung Right Pane - Right Hung	Clear	Toughened Glass			ADQ	Handles to satisfy requirements of Approved Document M4(2)	8000 mm²	4000 mm²	
Living Room	W2	1247.5 mm	1350 mm	85	Left Pane - Left Hung Right Pane - Fixed Pane	Left Pane - Left Hung Right Pane - Right Hung	Clear	Toughened Glass			ADQ	Handles to satisfy requirements of Approved Document M4(2)	8000 mm²	4000 mm²	
Cloakroom	W3	685 mm	1050 mm	85	Centre Pane - Top Hung	Centre Pane - Top Hung	Clear				ADQ	Handles to satisfy requirements of Approved Document M4(2)	4000 mm²	4000 mm²	
Kitchen / Dining	W4	1247.5 mm	1350 mm	85	Left Pane - Fixed Pane Right Pane - Right Hung	Left Pane - Left Hung Right Pane - Right Hung	Clear	Toughened Glass			ADQ	Handles to satisfy requirements of Approved Document M4(2)	8000 mm²	4000 mm²	
Kitchen / Dining	W5	1585 mm	2100 mm	180	Centre Pane - Pair of French Doors	Centre Pane - Pair of French Doors	Clear	Toughened Glass			ADQ	Handles to satisfy requirements of Approved Document M4(2)	8000 mm²	4000 mm²	uPVC Double French Door Set with accessible threshold
Kitchen / Dining	W6	1247.5 mm	1050 mm	85	Left Pane - Fixed Pane Right Pane - Top Hung	Left Pane - Top Hung Right Pane - Top Hung	Clear				ADQ	Handles to satisfy requirements of Approved Document M4(2)	8000 mm²	4000 mm²	
Bedroom 1	W7	1810 mm	1200 mm	225	Left Pane - Left Hung Centre Pane - Fixed Pane Right Pane - Right Hung	Left Pane - Left Hung Centre Pane - Right Hung Right Pane - Right Hung	Clear		Yes	2021 Regs Only		Handles to satisfy requirements of Approved Document M4(2)	8000 mm²	4000 mm²	
Bedroom 1 Ensuite	W8	1247.5 mm	1200 mm	225	Left Pane - Left Hung Right Pane - Fixed Pane	Left Pane - Left Hung Right Pane - Fixed Pane with Dummy Sash	Obscure					Handles to satisfy requirements of Approved Document M4(2)	8000 mm²	0 mm²	
Bathroom	W9	685 mm	1050 mm	225	Centre Pane - Fixed Pane	Centre Pane - Fixed Pane	Obscure				ADQ		4000 mm²	0 mm²	
Bedroom 2	W10	1247.5 mm	1200 mm	225	Left Pane - Fixed Pane Right Pane - Right Hung	Left Pane - Left Hung Right Pane - Right Hung	Clear		Yes	2021 Regs Only		Handles to satisfy requirements of Approved Document M4(2)	8000 mm²	4000 mm²	
Bedroom 3	W11	1247.5 mm	1200 mm	225	Left Pane - Fixed Pane Right Pane - Right Hung	Left Pane - Left Hung Right Pane - Right Hung	Clear		Yes	2021 Regs Only		Handles to satisfy requirements of Approved Document M4(2)	8000 mm²	4000 mm²	
Total Background Ventilation													80000 mm²	36000 mm²	

Part O requirements:-
Safety Rail to be installed at 1100mm, which may be omitted if Build Tolerance to window opening is within a range of maximum 1100mm and minimum 1000mm

Artistic impression of Window Safety Rail (2021 Regs only)



CONSTRUCTION  www.bellway.co.uk

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Building Regulations
2013 & 2021
Compliant

Project
The Artisan Collection
2020 Issue
Working Drawings



Drawing Title
The Blemmere BM-3B-2S-TT
1026 ft² | 3b Det / Semi (Corner Turner) | Town Tile Hanging Window Schedule

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s)
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/90/TT/02		

Do not scale - if in doubt, ask

Wall Materials - Country Brick (R1 Semi Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	3.75 m²
75mm high coursing blocks (3.6N/mm2)	3.71 m²
Acoustic Insulation	30.96 m²
Aerated block (2.9N/mm2)	85.36 m²
Aerated block (3.6N/mm2)	16.67 m²
Aerated block (3.6N/mm2) 600-800kg/m3	67.37 m²
Blown Mineral Fibre Insulation	87.30 m²
Facing Brick - Main Brick	97.27 m²
Finishes - Wall Tiles	13.46 m²
Gypsum Wall Board	257.14 m²
Gypsum Wall Board (Moisture Resistant)	17.59 m²
OSB2	12.36 m²
Party Wall Insulation	69.57 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	4.68 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m²

Wall Materials - Country Contemporary (R1 Semi Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	3.75 m ²
75mm high coursing blocks (3.6N/mm2)	3.71 m ²
Acoustic Insulation	30.96 m ²
Aerated block (2.9N/mm2)	85.36 m ²
Aerated block (3.6N/mm2)	22.08 m ²
Aerated block (3.6N/mm2) 600-800kg/m3	67.37 m ²
Blown Mineral Fibre Insulation	87.30 m ²
Cedral Weatherboard (Vertical)	6.81 m ²
Facing Brick - Main Brick	89.21 m ²
Finishes - Wall Tiles	13.46 m ²
Gypsum Wall Board	257.14 m ²
Gypsum Wall Board (Moisture Resistant)	17.59 m ²
OSB2	12.36 m ²
Party Wall Insulation	69.57 m ²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m ²
SUBSTRUCTURE - Concrete Trench Block	10.62 m ²
SUBSTRUCTURE - Engineering Brick	4.68 m ²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m ²

Wall Materials - Country Tile Hanging (R1 Semi Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	3.75 m ²
75mm high coursing blocks (3.6N/mm2)	3.71 m ²
Acoustic Insulation	30.96 m ²
Aerated block (2.9N/mm2)	85.36 m ²
Aerated block (3.6N/mm2)	85.98 m ²
Aerated block (3.6N/mm2) 600-800kg/m3	67.37 m ²
Blown Mineral Fibre Insulation	87.30 m ²
Facing Brick - Main Brick	29.26 m ²
Finishes - Wall Tiles	13.46 m ²
Gypsum Wall Board	257.14 m ²
Gypsum Wall Board (Moisture Resistant)	17.59 m ²
OSB2	12.36 m ²
Party Wall Insulation	69.57 m ²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m ²
SUBSTRUCTURE - Concrete Trench Block	10.62 m ²
SUBSTRUCTURE - Engineering Brick	4.68 m ²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m ²
Tile Hanging (Country)	69.31 m ²

Wall Materials - Country Weatherboarding (R1 Semi Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	3.75 m ²
75mm high coursing blocks (3.6N/mm2)	3.71 m ²
Acoustic Insulation	30.96 m ²
Aerated block (2.9N/mm2)	85.36 m ²
Aerated block (3.6N/mm2)	82.70 m ²
Aerated block (3.6N/mm2) 600-800kg/m3	67.37 m ²
Blown Mineral Fibre Insulation	87.30 m ²
Cedral Weatherboard	66.48 m ²
Facing Brick - Main Brick	33.08 m ²
Finishes - Wall Tiles	13.46 m ²
Gypsum Wall Board	257.14 m ²
Gypsum Wall Board (Moisture Resistant)	17.59 m ²
OSB2	12.36 m ²
Party Wall Insulation	69.57 m ²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m ²
SUBSTRUCTURE - Concrete Trench Block	10.62 m ²
SUBSTRUCTURE - Engineering Brick	4.68 m ²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m ²

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Skirting Board	
Description	Overall Length
Skirting Board	87.5 m

Ceiling Schedule	
Description	Area
15mm thick gypsum plasterboard ceiling	89 m ²

Wall Materials - Town Brick (R1 Semi Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	3.75 m²
75mm high coursing blocks (3.6N/mm2)	3.71 m²
Acoustic Insulation	30.96 m²
Aerated block (2.9N/mm2)	85.36 m²
Aerated block (3.6N/mm2)	16.67 m²
Aerated block (3.6N/mm2) 600-800kg/m3	67.37 m²
Blown Mineral Fibre Insulation	87.30 m²
Facing Brick - Main Brick	97.02 m²
Finishes - Wall Tiles	13.46 m²
Gypsum Wall Board	257.14 m²
Gypsum Wall Board (Moisture Resistant)	17.59 m²
OSB2	12.36 m²
Party Wall Insulation	69.57 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	4.68 m²
SUBSTRUCTURE - Polystyrene Block Insulation	17.64 m²

Wall Materials - Town Contemporary (R1 Semi Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	3.75 m ²
75mm high coursing blocks (3.6N/mm2)	3.71 m ²
Acoustic Insulation	30.96 m ²
Aerated block (2.9N/mm2)	85.36 m ²
Aerated block (3.6N/mm2)	22.15 m ²
Aerated block (3.6N/mm2) 600-800kg/m3	67.37 m ²
Blown Mineral Fibre Insulation	87.30 m ²
External Render	6.45 m ²
Facing Brick - Main Brick	89.21 m ²
Finishes - Wall Tiles	13.46 m ²
Gypsum Wall Board	257.14 m ²
Gypsum Wall Board (Moisture Resistant)	17.59 m ²
OSB2	12.36 m ²
Party Wall Insulation	69.57 m ²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m ²
SUBSTRUCTURE - Concrete Trench Block	10.62 m ²
SUBSTRUCTURE - Engineering Brick	4.68 m ²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m ²

Wall Materials - Town Feature Brick (R1 Semi Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	3.75 m²
75mm high coursing blocks (3.6N/mm2)	3.71 m²
Acoustic Insulation	30.96 m²
Aerated block (2.9N/mm2)	85.36 m²
Aerated block (3.6N/mm2)	16.67 m²
Aerated block (3.6N/mm2) 600-800kg/m3	67.37 m²
Blown Mineral Fibre Insulation	87.30 m²
Facing Brick - Main Brick	97.02 m²
Finishes - Wall Tiles	13.46 m²
Gypsum Wall Board	257.14 m²
Gypsum Wall Board (Moisture Resistant)	17.59 m²
OSB2	12.36 m²
Party Wall Insulation	69.57 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	4.68 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m²

Wall Materials - Town Tile Hanging (R1 Semi Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	3.75 m ²
75mm high coursing blocks (3.6N/mm2)	3.71 m ²
Acoustic Insulation	30.96 m ²
Aerated block (2.9N/mm2)	85.36 m ²
Aerated block (3.6N/mm2)	81.27 m ²
Aerated block (3.6N/mm2) 600-800kg/m3	67.37 m ²
Blown Mineral Fibre Insulation	87.30 m ²
Facing Brick - Main Brick	33.88 m ²
Finishes - Wall Tiles	13.46 m ²
Gypsum Wall Board	257.14 m ²
Gypsum Wall Board (Moisture Resistant)	17.59 m ²
OSB2	12.36 m ²
Party Wall Insulation	69.57 m ²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m ²
SUBSTRUCTURE - Concrete Trench Block	10.62 m ²
SUBSTRUCTURE - Engineering Brick	4.68 m ²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m ²
Tile Hanging (Town)	64.60 m ²

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Bellway Group Technical Woolston House, Woolston Newcastle upon Tyne NE13 8BF Tel: 0191 217 0717		Building Regulations 2013 & 2021 Compliant	
Project The Artisan Collection 2020 Issue Working Drawings			
Drawing Title The Blemmere 1026 ft² 3b Det / Semi (Corner Turner) All Variants Wall Material Take Off (Semi Detached)		BM-3B-2S-0	
Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s)	
Project No	Drg Status Construction	Revision G	
Drawing No. A/1026BM/95/0/01a			

Wall Materials - Country Brick (R2 Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	5.96 m²
75mm high coursing blocks (3.6N/mm2)	1.50 m²
Acoustic Insulation	30.96 m²
Aerated block (2.9N/mm2)	132.98 m²
Aerated block (3.6N/mm2)	16.67 m²
Blown Mineral Fibre Insulation	137.13 m²
Facing Brick - Main Brick	151.60 m²
Finishes - Wall Tiles	13.46 m²
Gypsum Wall Board	257.87 m²
Gypsum Wall Board (Moisture Resistant)	17.59 m²
OSB2	31.92 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	7.06 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m²

Wall Materials - Country Contemporary (R2 Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	5.96 m²
75mm high coursing blocks (3.6N/mm2)	1.50 m²
Acoustic Insulation	30.96 m²
Aerated block (2.9N/mm2)	132.98 m²
Aerated block (3.6N/mm2)	22.13 m²
Blown Mineral Fibre Insulation	137.13 m²
Cedral Weatherboard (Vertical)	6.89 m²
Facing Brick - Main Brick	143.57 m²
Finishes - Wall Tiles	13.46 m²
Gypsum Wall Board	257.87 m²
Gypsum Wall Board (Moisture Resistant)	17.59 m²
OSB2	31.92 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	7.06 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m²

Wall Materials - Country Tile Hanging (R2 Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	5.96 m²
75mm high coursing blocks (3.6N/mm2)	1.50 m²
Acoustic Insulation	30.96 m²
Aerated block (2.9N/mm2)	132.98 m²
Aerated block (3.6N/mm2)	88.20 m²
Blown Mineral Fibre Insulation	137.13 m²
Facing Brick - Main Brick	81.39 m²
Finishes - Wall Tiles	13.46 m²
Gypsum Wall Board	257.87 m²
Gypsum Wall Board (Moisture Resistant)	17.59 m²
OSB2	31.92 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	7.06 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m²
Tile Hanging (Country)	71.53 m²

Wall Materials - Country Weatherboarding (R2 Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	5.96 m²
75mm high coursing blocks (3.6N/mm2)	1.50 m²
Acoustic Insulation	30.96 m²
Aerated block (2.9N/mm2)	132.98 m²
Aerated block (3.6N/mm2)	83.61 m²
Blown Mineral Fibre Insulation	137.13 m²
Cedral Weatherboard	66.94 m²
Facing Brick - Main Brick	86.73 m²
Finishes - Wall Tiles	13.46 m²
Gypsum Wall Board	257.87 m²
Gypsum Wall Board (Moisture Resistant)	17.59 m²
OSB2	31.92 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	7.06 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m²

Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

Skirting Board	
Description	Overall Length
Skirting Board	87.5 m

Ceiling Schedule	
Description	Area
15mm thick gypsum plasterboard ceiling	89 m²

Wall Materials - Town Brick (R2 Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	5.96 m²
75mm high coursing blocks (3.6N/mm2)	1.50 m²
Acoustic Insulation	30.96 m²
Aerated block (2.9N/mm2)	132.98 m²
Aerated block (3.6N/mm2)	16.67 m²
Blown Mineral Fibre Insulation	137.13 m²
Facing Brick - Main Brick	151.38 m²
Finishes - Wall Tiles	13.46 m²
Gypsum Wall Board	257.87 m²
Gypsum Wall Board (Moisture Resistant)	17.59 m²
OSB2	31.92 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	7.06 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m²

Wall Materials - Town Contemporary (R2 Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	5.96 m²
75mm high coursing blocks (3.6N/mm2)	1.50 m²
Acoustic Insulation	30.96 m²
Aerated block (2.9N/mm2)	132.98 m²
Aerated block (3.6N/mm2)	22.14 m²
Blown Mineral Fibre Insulation	137.13 m²
External Render	6.44 m²
Facing Brick - Main Brick	143.57 m²
Finishes - Wall Tiles	13.46 m²
Gypsum Wall Board	257.87 m²
Gypsum Wall Board (Moisture Resistant)	17.59 m²
OSB2	31.92 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	7.06 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m²

Wall Materials - Town Feature Brick (R2 Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	5.96 m²
75mm high coursing blocks (3.6N/mm2)	1.50 m²
Acoustic Insulation	30.96 m²
Aerated block (2.9N/mm2)	132.98 m²
Aerated block (3.6N/mm2)	16.67 m²
Blown Mineral Fibre Insulation	137.13 m²
Facing Brick - Main Brick	151.38 m²
Finishes - Wall Tiles	13.46 m²
Gypsum Wall Board	257.87 m²
Gypsum Wall Board (Moisture Resistant)	17.59 m²
OSB2	31.92 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	7.06 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m²

Wall Materials - Town Tile Hanging (R2 Detached)	
Material	Area
75mm high coursing blocks (2.9N/mm2)	5.96 m²
75mm high coursing blocks (3.6N/mm2)	1.50 m²
Acoustic Insulation	30.96 m²
Aerated block (2.9N/mm2)	132.98 m²
Aerated block (3.6N/mm2)	83.43 m²
Blown Mineral Fibre Insulation	137.13 m²
Facing Brick - Main Brick	86.02 m²
Finishes - Wall Tiles	13.46 m²
Gypsum Wall Board	257.87 m²
Gypsum Wall Board (Moisture Resistant)	17.59 m²
OSB2	31.92 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.79 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	7.06 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.64 m²
Tile Hanging (Town)	66.76 m²

CONSTRUCTION

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Building Regulations

2013 & 2021

Compliant

Project

The Artisan Collection

2020 Issue

Working Drawings

Drawing Title

The Blommere

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants

Wall Material Take Off (Detached)

Drawing Created By

Group

First Issue Date

24 Sep 2019

Scale(s)

Project No

Drg Status

Construction

Revision

G

Drawing No.

A/1026BM/95/0/01b

Do not scale - if in doubt, ask

Electrical Switches / Sockets Schedule				
Qty	Description	Manufacturer	Range	Model Number(s)
Bathroom				
1	20VA Dual Volt Shaver Socket	BWY		
Bedroom 1				
1	1 Gang 1 Way 10AX Switch SP	BWY		
2	2 Gang 13A Switched Socket	BWY		
1	2 Gang 13A Switched Socket Complete with 2x USB Ports 2A, 5v	BWY		
1	2 Module Moulded Plate	BWY		
1	6A 3 Pole Fan Isolator	BWY		
1	2013 - 1 Gang 2 Way 10AX Switch SP 2021 - 2 Gang 2 Way 10AX Switch SP	BWY		
2	RJ45 Cat6 Module	BWY		
Bedroom 2				
1	1 Gang 1 Way 10AX Switch SP	BWY		
2	2 Gang 13A Switched Socket	BWY		
Bedroom 3				
1	1 Gang 1 Way 10AX Switch SP	BWY		
2	2 Gang 13A Switched Socket	BWY		
Hall				
2	2 Gang 2 Way 10AX Switch SP	BWY		
1	2 Gang 13A Switched Socket	BWY		
1	6A 3 Pole Fan Isolator	BWY		
1	240v Optical Smoke Alarm c/w Battery Back Up	Deta	-	1164
1	2013 - 1 Gang 2 Way 10AX Switch SP 2021 - 2 Gang 2 Way 10AX Switch SP	BWY		
Kitchen / Dining				
3	1 Gang 13A Unswitched Socket	BWY		
2	2 Gang 13A Switched Socket	BWY		
1	2 Gang 13A Switched Socket Complete with 2x USB Ports 2A, 5v	BWY		
1	3 Gang 2 Way 10AX Switch SP	BWY		
1	6A 3 Pole Fan Isolator	BWY		
1	7 Year Battery CO Alarm XC70-EN	Honeywell	-	XC70EN
1	8 Gang Module Grid Plate complete with marked switches and blanking plates (as required)	BWY		
1	13A double-pole switched fused spur connection	BWY		
2	25A Flex Outlet Plate 3 Terminals	BWY		
1	45A Double Pole Switch	BWY		
1	240v Heat Alarm c/w Battery Back Up	Deta	-	1166
1	2013 - 2 Gang 2 Way 10AX Switch SP 2021 - 3 Gang 2 Way 10AX Switch SP	BWY		
2	Cooker Outlet Plate	BWY		
Landing				
1	1 Gang 2 Way 10AX Switch SP	BWY		
1	2 Gang 13A Switched Socket	BWY		
1	6A 3 Pole Fan Isolator	BWY		
1	20A Double Pole Switch & Neon (to be used as lightswitch for Roof Space light)	BWY		
1	240v Optical Smoke Alarm c/w Battery Back Up	Deta	-	1164
1	2013 - 1 Gang 2 Way 10AX Switch SP 2021 - 2 Gang 2 Way 10AX Switch SP	BWY		
Living Room				
1	1 Gang 1 Way 10AX Switch SP	BWY		
2	2 Gang 13A Switched Socket	BWY		
1	2 Gang 13A Switched Socket Complete with 2x USB Ports 2A, 5v	BWY		
1	240v Optical Smoke Alarm c/w Battery Back Up	Deta	-	1164
1	BT Secondary Outlet	BWY		
1	Lounge / Media Plate, complete with; 2no 2-gang 13A sockets, 2no Satellite Output Modules, 1no Co-Axial TV Module, and 2no RJ45 (Cat 6) Data Modules	BWY		
Roof Space				
1	240v Combined Optical Smoke and Heat Alarm c/w Battery Back Up	Deta	-	1171
1	DC Solar Isolation Switch	BWY		
Store				
1	1 Gang Blank Plate for connection to Cyl (order for properties with Hot Water Cylinder only)	BWY		
2	2 Gang 13A Switched Socket	BWY		
1	2 Module Moulded Plate	BWY		
1	4 Module Moulded Plate	BWY		
1	20A DP Switch Neon Flex Outlet for connection to Immersion Heater (Order for properties with Hot Water Cylinders only)	BWY		
1	AC Solar Isolation Switch	BWY		
1	BT Master Outlet	BWY		
1	Distribution Board	Wylex	T.B.C.	
1	Openreach Optical Network Terminal (ONT)			
6	RJ45 Cat6 Module	BWY		

Lighting Schedule					
Room	Qty	Description	Manufacturer	Range	Model Number(s)
	2	Exterior Up/Down Wall Light with PIR	BWY	Exterior Lighting	
Bathroom	4	IP65 Fire Rated Dimmable Downlight - White (supplied with dimmable LED lamp (3000K)).	Green Lighting	Downlights	GL-ECO8WH
Bedroom 1	1	6" Pendant Set C/W Lampholder	BWY		
Bedroom 1 Ensuite	3	IP65 Fire Rated Dimmable Downlight - White (supplied with dimmable LED lamp (3000K)).	Green Lighting	Downlights	GL-ECO8WH
Bedroom 2	1	6" Pendant Set C/W Lampholder	BWY		
Bedroom 3	1	6" Pendant Set C/W Lampholder	BWY		
Cloakroom	1	Straight Batten Lampholder	BWY		
Hall	2	6" Pendant Set C/W Lampholder	BWY		
Kitchen / Dining	1	6" Pendant Set C/W Lampholder	BWY		
Kitchen / Dining	4	IP65 Fire Rated Dimmable Downlight - White (supplied with dimmable LED lamp (3000K)).	Green Lighting	Downlights	GL-ECO8WH
Landing	1	6" Pendant Set C/W Lampholder	BWY		
Living Room	2	6" Pendant Set C/W Lampholder	BWY		
Roof Space	1	Straight Batten Lampholder	BWY		

Extract Schedule (2013 - System 1)			
Room	Product	Description	Terminal
Bathroom	BWY - Lower Power (Ceiling-Mounted)	Intermittent axial fan with a flow rate of up to 69m³/hr (19 l/s). IPX4 rated.	Roof Vent Tile
Bedroom 1 Ensuite	BWY - Lower Power (Ceiling-Mounted)	Intermittent axial fan with a flow rate of up to 69m³/hr (19 l/s). IPX4 rated.	Roof Vent Tile
Cloakroom	BWY - Lower Power (Ceiling-Mounted)	Intermittent axial fan with a flow rate of up to 69m³/hr (19 l/s). IPX4 rated.	Airbrick Terminal
Kitchen / Dining	- - -	Kitchen extractor fan / hood	Standard Wall Terminal

Extract Schedule (2021 - System 3 dMEV)				
Room	Product	Description	Terminal	L/S Extract Rate
Bathroom	BWY - Continuous Running (dMEV) (Ceiling-Mounted)	24v, quiet continuous running axial fan with a flow rate of circa 46m³/hr (13l/s), and with a Boost mode of circa 72m³/hr (20l/s). IPX5 rated.	Roof Vent Tile	8
Bedroom 1 Ensuite	BWY - Continuous Running (dMEV) (Ceiling-Mounted)	24v, quiet continuous running axial fan with a flow rate of circa 46m³/hr (13l/s), and with a Boost mode of circa 72m³/hr (20l/s). IPX5 rated.	Roof Vent Tile	8
Cloakroom	BWY - Continuous Running (dMEV) (Ceiling-Mounted)	24v, quiet continuous running axial fan with a flow rate of circa 46m³/hr (13l/s), and with a Boost mode of circa 72m³/hr (20l/s). IPX5 rated.	Airbrick Terminal	8
Kitchen / Dining	BWY - Continuous Running (dMEV) (Ceiling-Mounted)	24v, quiet continuous running axial fan with a flow rate of circa 46m³/hr (13l/s), and with a Boost mode of circa 72m³/hr (20l/s). IPX5 rated.	Airbrick Terminal	8

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Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

2021 Regulations - System 3 dMEV (Decentralised Mechanical Extract Ventilation)

The minimum whole dwelling ventilation rate for the supply of air to the habitable rooms in a dwelling should meet both of the following conditions.

a. A minimum rate of 0.3 litres per second per m² of internal floor area (this includes all floors, e.g. for a two-storey building, add the ground-floor and first-floor areas).

b. A minimum rate determined by the number of bedrooms, as specified in Approved Document F Table 1.3 (given below).

Number of bedrooms	Minimum ventilation rate by number of bedrooms (l/s)
1	19
2	25
3	31
4	37
5	43

Wetroom Switches for dMEV Applications

Outside of Bathrooms, Ensuites, WCs and Utility Rooms, any double switches (for lights and intermittent fans) should be substituted with single switches (for lights only) when dMEV fans are fitted.

Note - Isolator switches should still be installed above doors in all cases.

CONSTRUCTION


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Building Regulations
2013 & 2021
Compliant

Project

The Artisan Collection

2020 Issue

Working Drawings



Drawing Title

The Blemmere

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Electrical Take Off

BM-3B-2S-0

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s)
Project No	Drg Status Construction	Revision G
Drawing No. A/1026BM/95/0/02		

Do not scale - if in doubt, ask



Wavin Osma Soil pipes P/E

DN	Diameter		Length (total)	Article Nr.	Article Descr.
	Size	Outside			
OsmaS PVC - U pipes, Grey RAL7100, ø110/160, L=4m max					
0	110 mmø	110.0 mm	13.2 m	4S073G	OsmaS PVC-U Pipe GY 110 L=3 P/E
0	110 mmø	110.0 mm	3.4 m	4S074G	OsmaS PVC-U Pipe GY 110 L=4 P/E

Wavin

Wavin Osma Waste ABS pipes

DN	Diameter		Length (total)	Article Nr.	Article Descr.
	Size	Outside			
OsmaW ABS pipes, White RAL9100, ø32/40/50, Lmax=3m					
32	32 mmø	36.1 mm	1.9 m	4Z073W	OsmaW ABS Pipe WT 32 L=3 P/E
40	40 mmø	42.7 mm	1.5 m	5Z073W	OsmaW ABS Pipe WT 40 L=3 P/E



Wavin Osma Waste PP pipes

(incl. 21.5mm Overflow)

DN	Diameter		Length (total)	Article Nr.	Article Descr.
	Size	Outside			
Barrier Pipe (Coil)					
0	28 mmø	28.0 mm	1.5 m	Length not available	Length not available
OsmaW PP Pipes, White RAL9100, ø32/40/50, L=3m					
32	32 mmø	34.4 mm	3.8 m	4W073W	OsmaW PP Pipe WT 32 L=3 P/E
32	32 mmø	34.4 mm	3.8 m	Length not available	Length not available

Osma push fit waste PP pipes required for tundish discharge (cylinder option ONLY)

Wavin Wavin Osma Pipe Fittings & Accessories BOM		
Nr	Article Nr.	Product Description
OSMA-A Tubular P Trap		
2	4V801W	OsmaT PP Tubular P Trap 76mm WT 32

OSMAS Bend		
5	4S361G	OsmaS PVC-U Bend 90° GY 110 S/SW
3	4S463G	OsmaS PVC-U Bend 45° GY 110 D/SW

OSMAS PVC boss socket plug		
1	4S296G	OsmaS PVC-U Socket Plug GY 110 P/E

OSMAS PVC SW boss adaptor		
1	2S298G	OsmaS PVC-U Boss Adaptor GY 50x32 SW/S

OSMAS PVC SW double socket		
1	4S104G	OsmaS PVC-U Double Socket GY 110 D/SW

OSMAS PVC-S bend		
3	4S263G	OsmaS PVC-U Bend 45° GY 110 SW/S

OSMAS PVC-S branch		
3	4S410G	OsmaS PVC-U Brch 45° GY 110x110x110 D/SW

OSMAS PVC-SW 1 bosspipe		
2	4S484G	OsmaS PVC-U Bossed Pipe GY 110x40 D/SW
4	4S483G	OsmaS PVC-U Bossed Pipe GY 110x32 D/SW

OSMAT PP Bath Trap		
1	5V846W	OsmaT PP Bath Trap 76mm Seal 40

OSMAT PP Bottle Trap 76mm WT 32		
1	4V812W	OsmaT PP Bottle Trap 76mm WT 32

OSMAW ABS-SW Bend		
3	4Z160W	OsmaW ABS Knuckle Bend 90° WT 32
4	5Z160W	OsmaW ABS Knuckle Bend 90° WT 40
2	5Z163W	OsmaW ABS Bend 45° WT 40

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Revision Schedule			
Rev	Date	Description	Drn By
G	04 Aug 2023	See Amendment Schedule	RJW

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Drawing Title

The Blommere

1026 ft² | 3b Det / Semi (Corner Turner) | All Variants
Soil, Waste & Pipe Accessories

BM-3B-2S-0

Drawing Created By Group	First Issue Date 24 Sep 2019	Scale(s)
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