



M4(2) category dwellings:  
Stud partitions adjacent to WCs, bathrooms & ensembles to be reinforced with 12.5mm ply sheathing fixed to studs, either between studs or to face of studs rotated through 90°, to provide fixing for future grabrails (M4(2) requirement).  
External, inward openings single leaf doors (without sidelights) to have not more than 200mm deep reveal

Rev.	Date	Description
P1	23-08-24	First preliminary issue
P2	12-09-24	Plot 1 changed from rendered to part brick / part weatherboard clad
P3	10-10-24	Plot 1 omitted (now shown on drawing 24403-HED-310)
P4	06-11-24	10.4N/mm <sup>2</sup> blockwork piers introduced at front and rear of Living Room
P5	05-03-25	Padstone and girder truss repositioned
C1	11-03-25	ISSUED FOR CONSTRUCTION (Subject to NHBC approval) 10.4N/mm <sup>2</sup> strength piers changes to 7.3N/mm <sup>2</sup> . Further movement joint locations noted
C2	24-06-25	Sanitaryware updated to match bathroom layouts. Depth of cloakroom increased by 63mm
C3	04-12-25	Plots 49 & 51 added

Firestopping to be installed in the cavity between weatherboarding and the masonry wall behind at party wall / party floor junctions, to the perimeter of the weatherboarding and around door / window openings, meter cabinets and extract duct penetrations.  
Please follow the guidance set out in Bellway Homes Mandatory Technical Alert "Cavity Barriers - Tile Hanging & Weatherboarding", reference 3.0 TechAlert - Tile Hanging Cavity Barriers V1.0

- Symbols & hatching key (Houses)**
- Sieved mineral fibre cavity barrier extending down to top of foundation installed under compression between masonry leaves
  - MJ Movement joint
  - Span of floor / trusses above
  - 102.5mm facing brickwork outer leaf (with plinth where noted)
  - 100mm aggregate blockwork outer leaf with bed joint reinforcement to receive render, or weatherboarding fixed to treated timber battens, as noted and shown on elevations
  - 100mm wall cavity fully filled with blown mineral fibre insulation as per Arison construction details
  - 100mm 3.6N/mm<sup>2</sup> aircrete blockwork inner leaf with 12.5mm plasterboard lining on adhesive dabs
  - 100mm 7.3N/mm<sup>2</sup> aircrete blockwork inner leaf with 12.5mm plasterboard lining on adhesive dabs
  - Precast concrete padstone, size as stated on plan
  - 63x38mm timber stud partition with 12.5mm plasterboard lining both sides
  - Timber stud partition as described above with 65mm lower APR 1200 acoustic insulation between studs
- W1 Window reference number  
D1 Door reference number  
SVP Primary soil vent pipe  
Secondary waste connection  
RWP Rainwater downpipe
- Dimensions are measured to masonry or face of timber studs or ply sheathing to timber stud buttress wall, unless noted otherwise

THE HEDINGHAM IS CALLED HOUSE TYPE HT4 ON THE PLANNING DRAWINGS

PLOT SCHEDULE - THE HEDINGHAM  
M4(2) CATEGORY PRIVATE 4B7P HOUSE  
Plots 24\*, 31, 36, 39\* & 51\* - As drawn  
Plots 15, 26\* & 49\* - Handed

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

Drawing Status  
**CONSTRUCTION**  
Original size 100mm - this print may be reduced

Note: All dimensions, materials and workmanship to be in accordance with NHBC standards and Building Regulations. Do not scale from this drawing. All dimensions to be verified with the Architect. All dimensions shown are structural unless otherwise stated.

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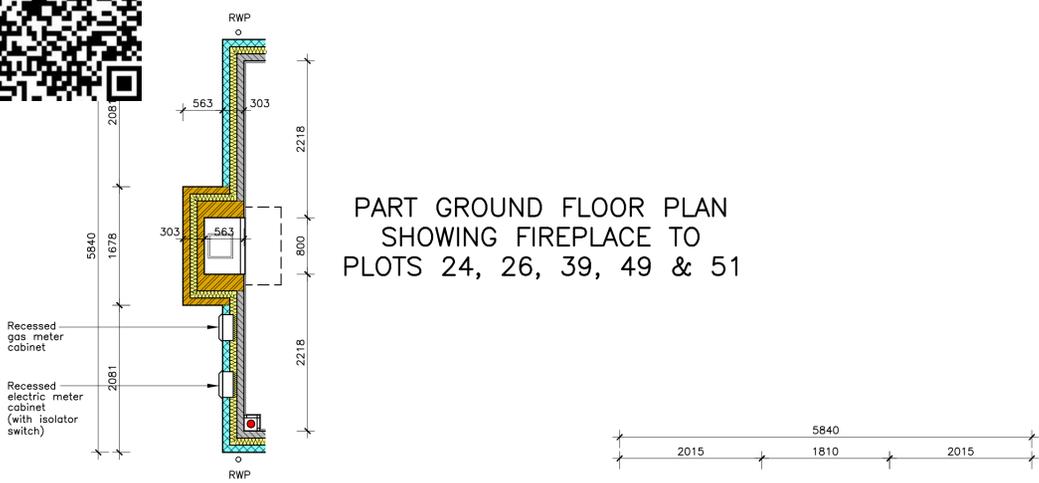
Project  
**HARE'S LEAP  
MILL ROAD, HENHAM  
ESSEX**

Drawing Title  
**THE HEDINGHAM  
FLOOR PLANS  
PLOTS 15, 24, 26, 31, 36, 39, 49 & 51**

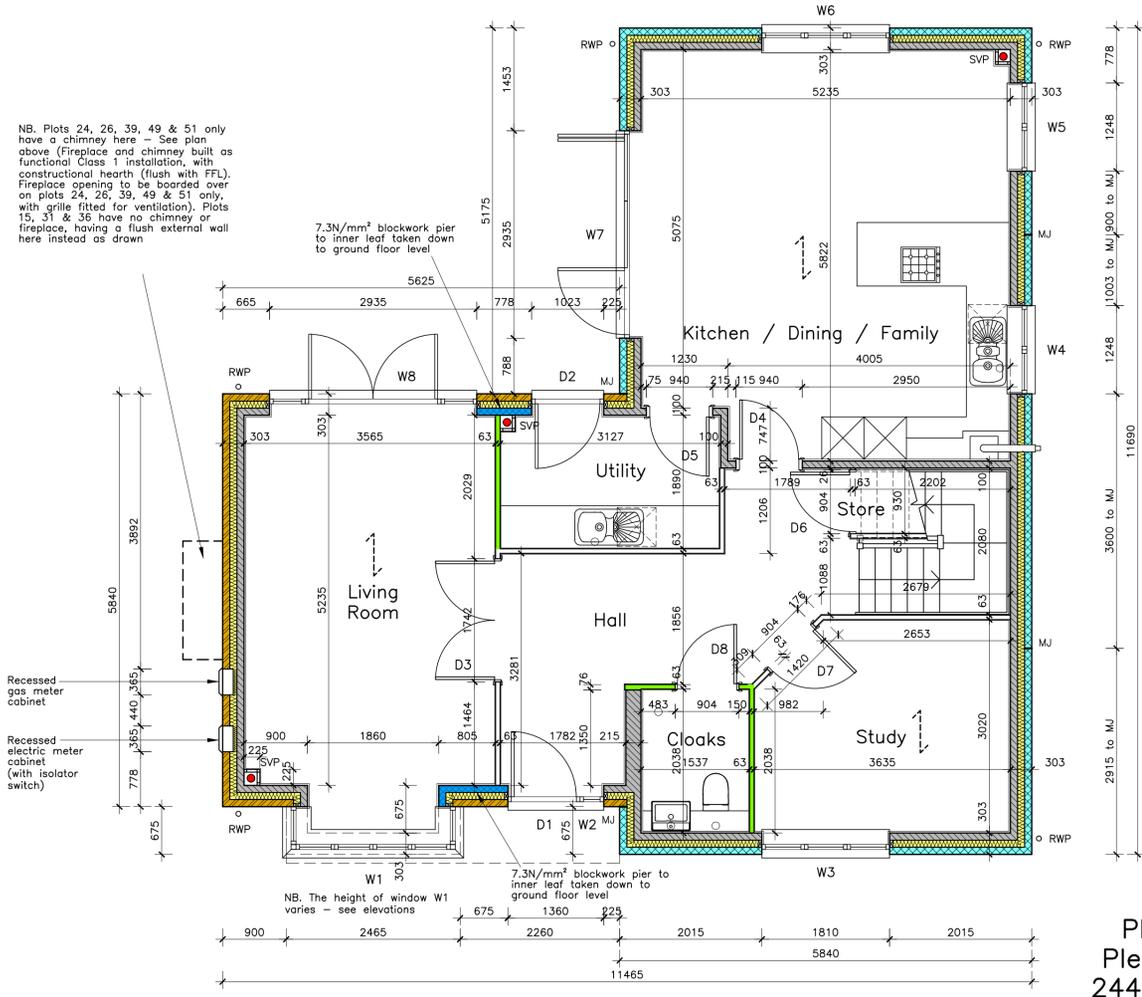
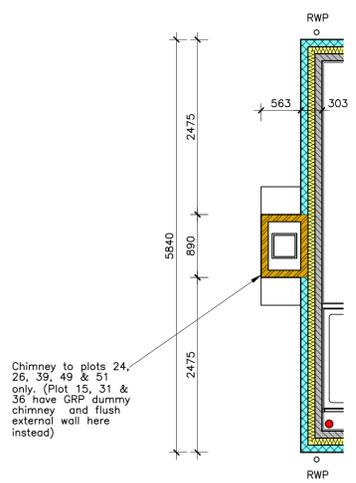
Scale Date Drawn Approved  
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Drawing No  
**24403-HED-300** Rev. **C3**

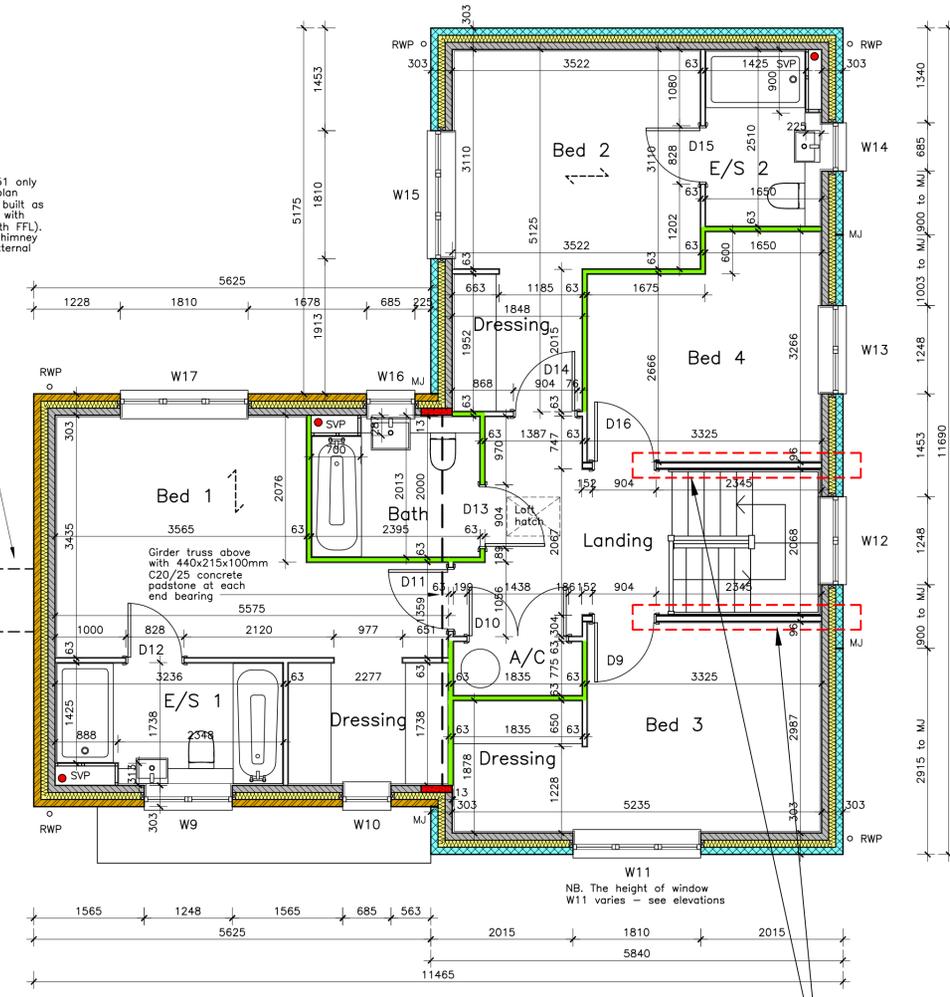
**PART GROUND FLOOR PLAN  
SHOWING FIREPLACE TO  
PLOTS 24, 26, 39, 49 & 51**



**PART FIRST FLOOR PLAN  
SHOWING CHIMNEY TO  
PLOTS 24, 26, 39, 49 & 51**



NB. Plots 24, 26, 39, 49 & 51 only have a chimney here - See plan above (Fireplace and chimney built as functional Class 1 installation, with constructional hearth (flush with FFL). Fireplace opening to be boarded over on plots 24, 26, 39, 49 & 51 only, with grille fitted for ventilation). Plots 15, 31 & 36 have no chimney or fireplace, having a flush external wall here instead as drawn



Plot 1 differs - Please see drawing 24403-HED-310 for plot 1 floor plans

Timber stud buttress wall - 72x38mm C16 timber studs at 600mm maximum centres faced both sides with 12mm OSB sheathing behind 12.5mm wallboard. First stud fixed into masonry inner leaf using min. M10 resin anchors at max. 450mm vertical centres (80mm embedment depth). Ex. 75x50mm sole and head plates fixed at max 150mm centres into noggings between floor joists / roof trusses using 3.35mm dia. nails.

**GROUND FLOOR PLAN**  
Plots 24, 31, 36, 39 & 51 - As drawn  
Plots 15, 26 & 49 - Handed  
The Heddingham - M4(2) Category

Plots 24, 26 & 39 are rendered (except for the brick chimney) and have a reinforced aggregate blockwork outer leaf above a low level flush brick plinth, as shown on the elevations, instead of the brick outer leaf shown on this drawing.

Plots 15, 31, 36, 49 & 51 are part brick faced / part clad in weatherboarding on treated timber battens fixed to an aggregate blockwork outer leaf above a low level projecting brick string course and flush brick plinth, as shown on the elevations.

See elevations for extent of render, bed joint reinforcement and weatherboarding.

**FIRST FLOOR PLAN**  
Plots 24, 31, 36, 39 & 51 - As drawn  
Plots 15, 26 & 49 - Handed  
The Heddingham - M4(2) Category