



Employers Requirements/ Design Guidance

V1.0

DRAFT

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- Secure by Design
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Introduction

The original notion of the “Concept Blackwood House” was developed to provide a flexible, modern home to suit varying levels of needs and support for residents without the requirement for major alterations or relocation. The basis of the concept is therefore build around a core containing the more inflexible components allowing various permutations for the expansion of the spaces around.

It is intended that this Design Guide will provide sufficient information to allow it to be used as a template for developments by others to meet the requirements of Blackwood Homes and respect the original concept. It includes layouts for 2 & 3 bed flatted options as well as a 4 bedroom home, all of which incorporate the requisite space standards, energy efficiency standards, component outline specifications and construction options will be covered. In addition, considerations around the wider environment and community will be outlined.







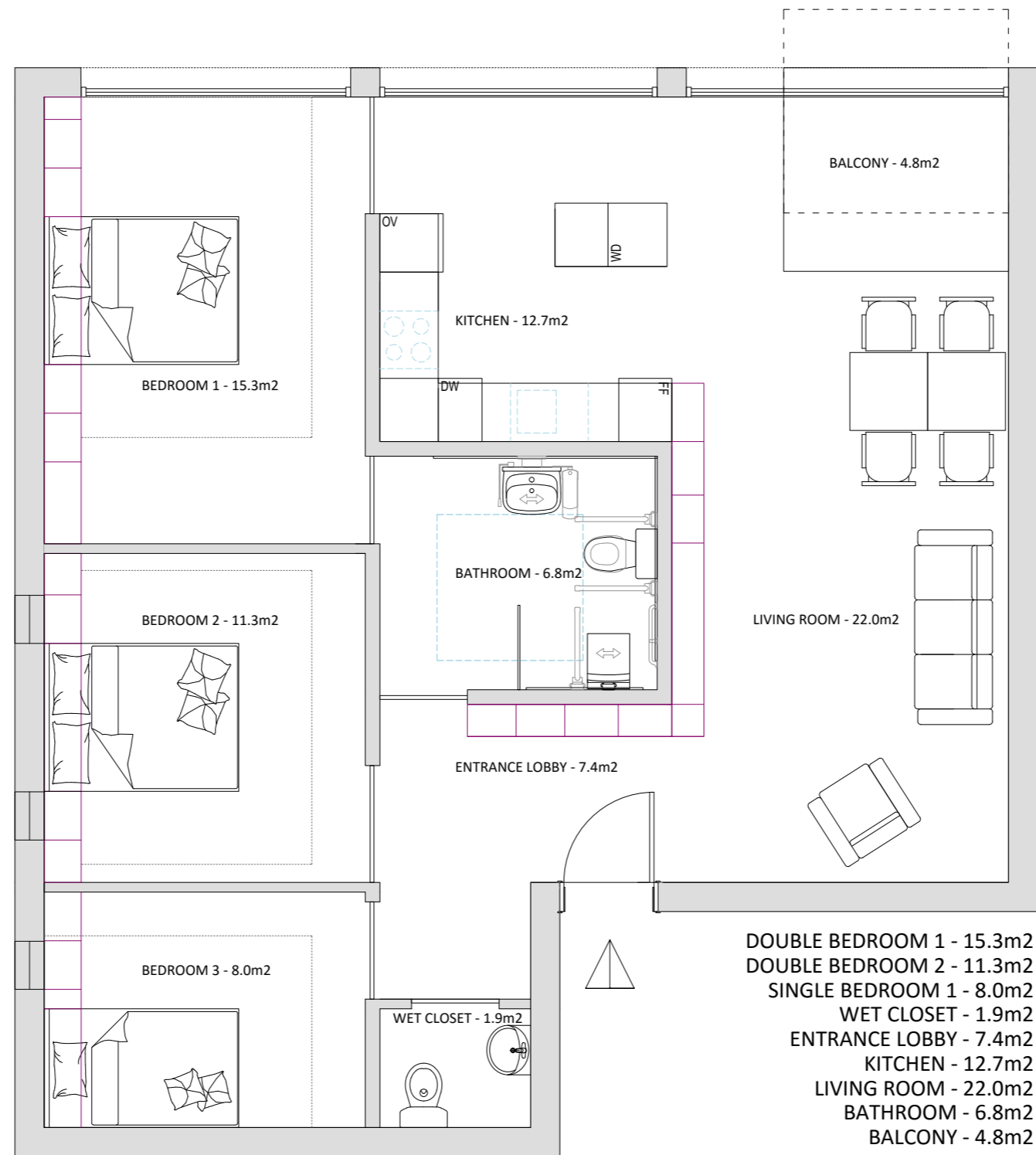


Option 1 - Primary 2 bed Layout Proposal.

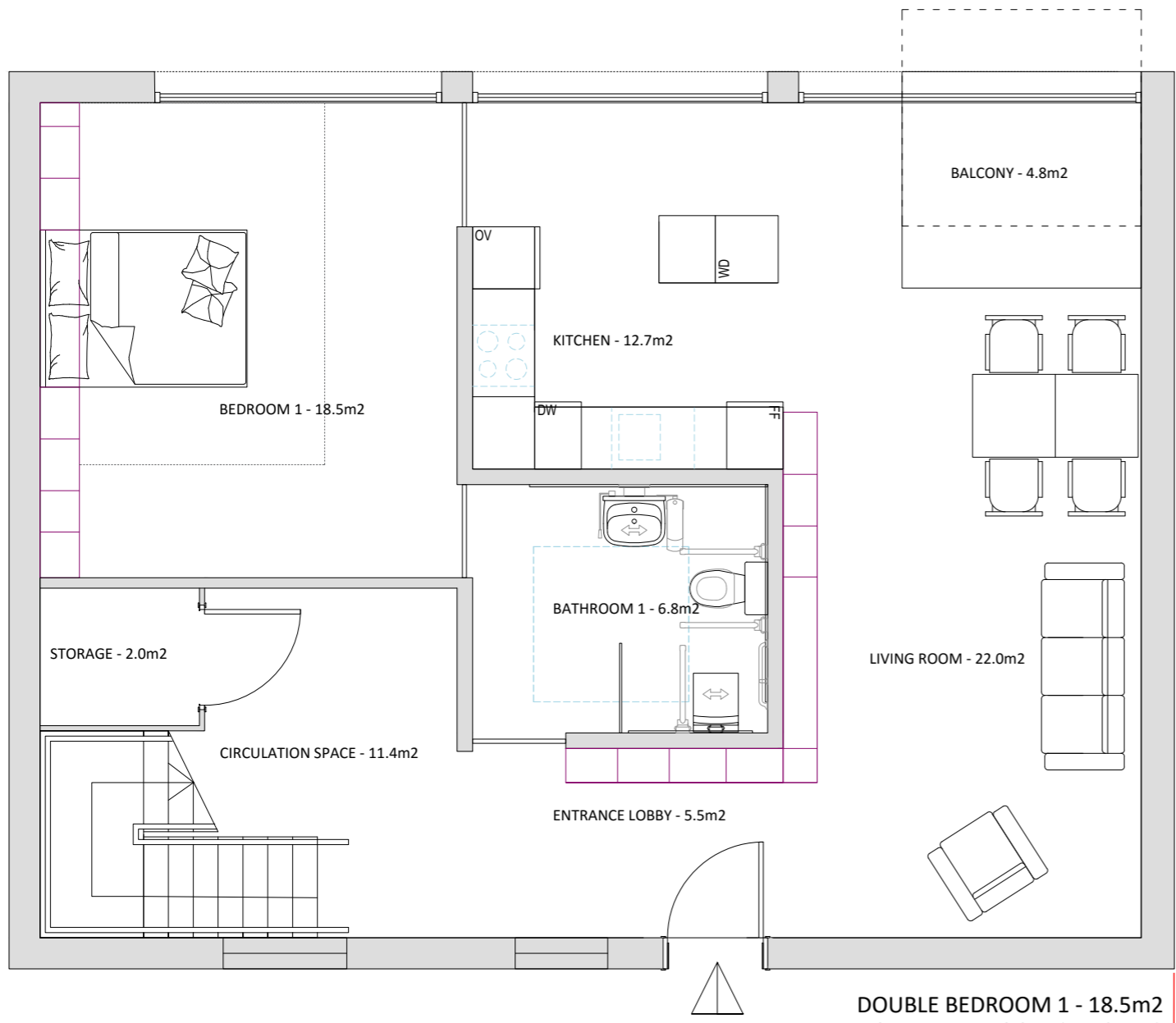


- DOUBLE BEDROOM 1 - 15.3m²
- DOUBLE BEDROOM 2 - 11.3m²
- ENTRANCE LOBBY - 5.5m²
- KITCHEN - 12.7m²
- LIVING ROOM - 22.0m²
- BATHROOM - 6.8m²
- BALCONY - 4.8m²

3 Bed Developed Plan

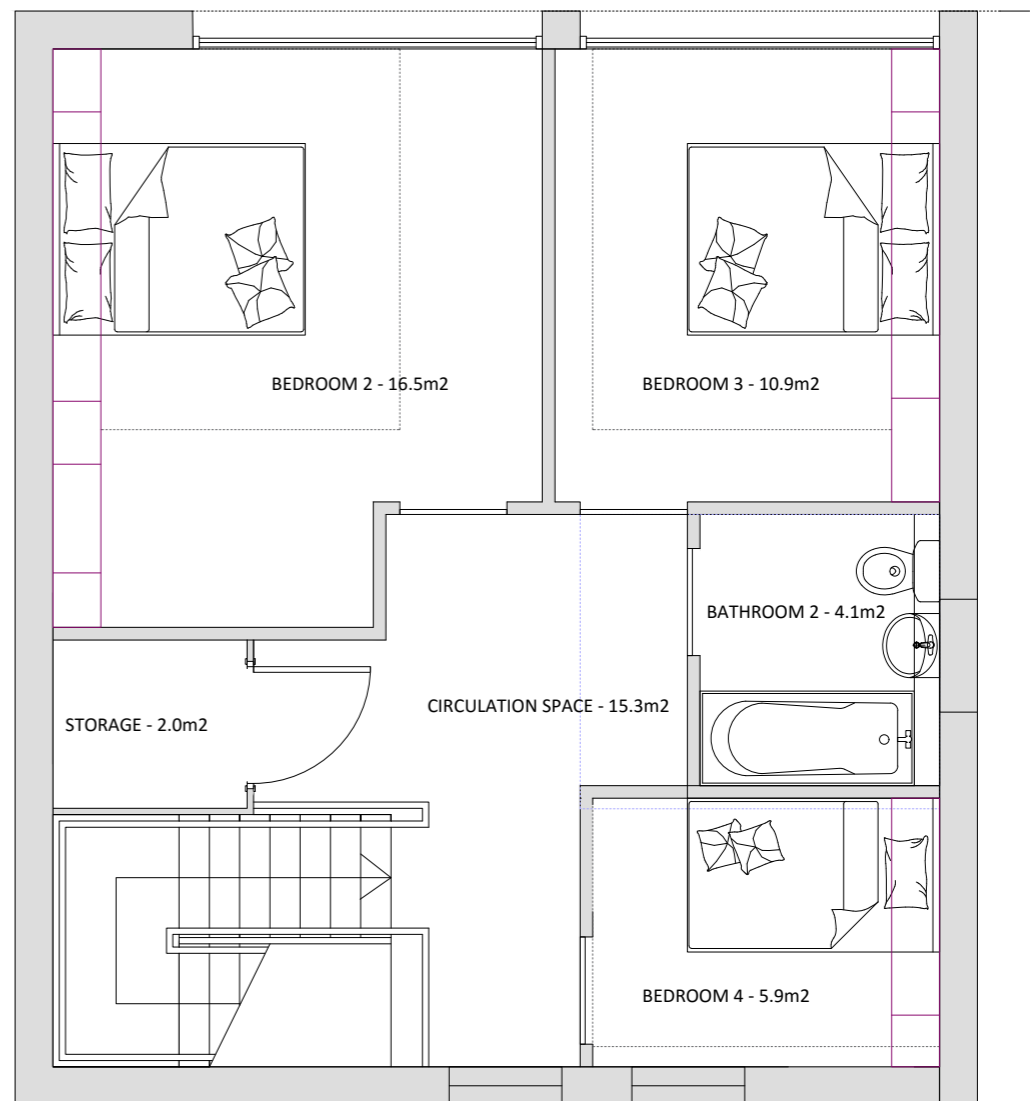


01 Option 1 - Primary 3 Bed Layout Proposal.



01 Option 1 - Primary 4 Bed Layout Proposal Ground Floor.

- DOUBLE BEDROOM 1 - 18.5m²
 - DOUBLE BEDROOM 2 - 16.5m²
 - DOUBLE BEDROOM 3 - 10.9m²
 - SINGLE BEDROOM 1 - 5.9m²
 - KITCHEN - 12.7m²
 - LIVING ROOM - 22.0m²
 - BATHROOM 1 - 6.8m²
 - BATHROOM 2 - 4.1m²
 - ENTRANCE LOBBY - 5.5m²
 - BALCONY - 4.8m²
 - CIRCULATION SPACE - 26.7m²
 - STORAGE - 4.0m²
- (storage space can be retrofitted with a platform lift)



02 Option 1 - Primary 4 Bed Layout Proposal First Floor.



Aspirations

Provide as much independence as possible as people like to take care of themselves creating an easy and enjoyable experience. The room adjusts to the user and not the other way around.

- Coloured features for the hard of sight, colours and materials can create security, by providing orientation and guidance
- Flexibility for each component
- Easy to use faucets and components/digital allowance for showering and cleaning – touch sensors etc
- Spacious and well designed
- Make it feel like home and not a hospital/clinical
- Clean, simple, modern surfaces and materials

Key Considerations

Physical Impairment

- Space for wheelchair access to access toilet and shower areas
- Height adjustable features for wheelchair users
- Low strength/physical weakness – electrical/gas powered levers to adjust components, touch sensors on faucets

Visual Impairment

- Hard of sight/blindness - colours in the bathroom can provide direction and function as signals
- Hearing aids installed for guidance?

Cognitive Impairment

- Simple and modern layout – clean
- Easily distinguishable components on each feature
- Good lighting all around
- No loose objects or clutter on floors
- Non-slip surfaces
- Water temperature controls

Hearing Impairment

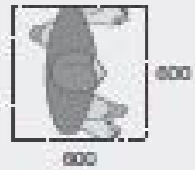
- Visual stimulation to heighten awareness
- Lights, visual displays for showers etc



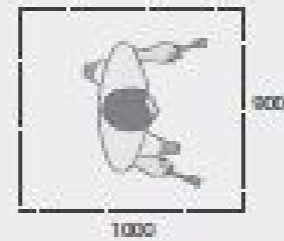
Bathroom Principles/Layout

Within the Bathroom, the goal is to create a fully flexible and adaptable solution to the different needs of the tenants. Utilising a track system allows the creation of a flexible solutions that can be adapted to all kinds of bathrooms and every type of user situation.

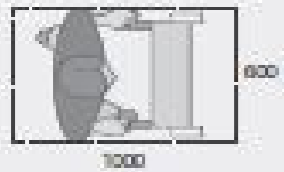
With both horizontal and vertical adjustment options, the track system also makes it possible to plan, furnish and alter every single bathroom to meet the actual requirements as they change. The high quality and flexibility ensure long-term economic advantages and considerable freedom of layout.



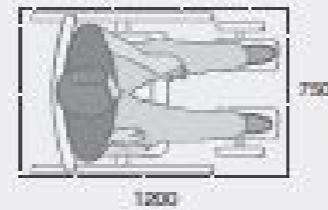
Ambulant person



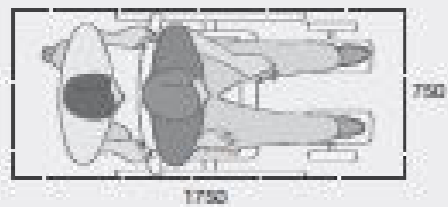
User with walking sticks



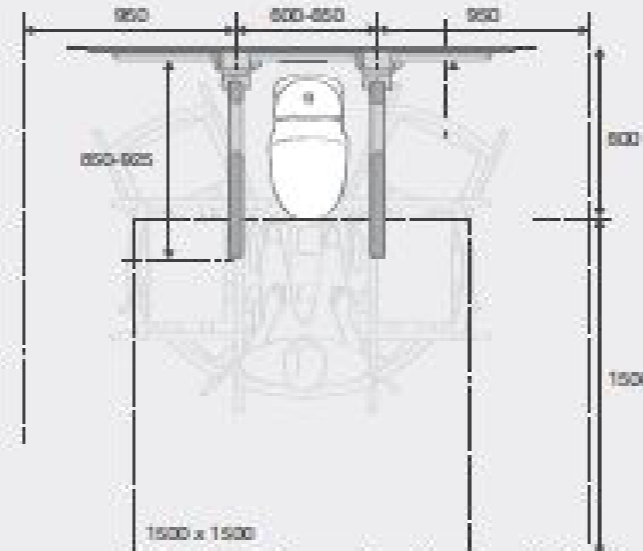
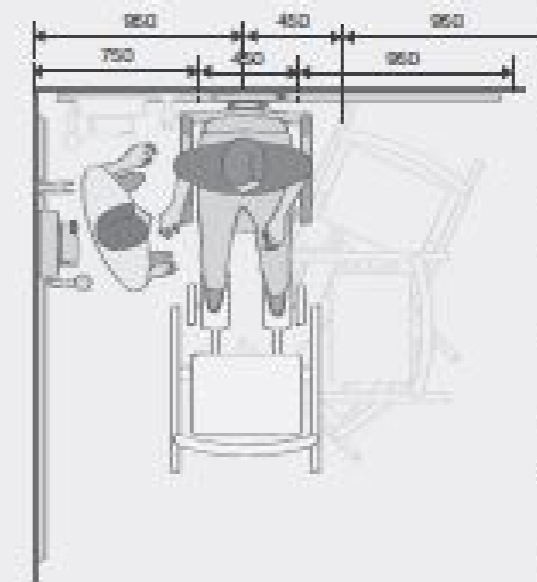
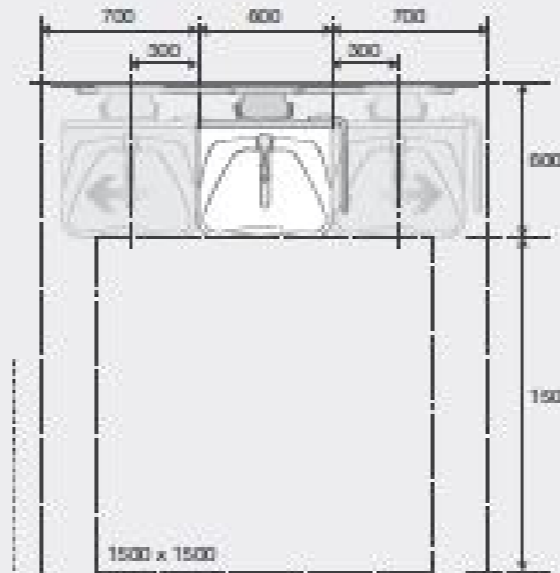
User with walking frame



User in manual wheelchair

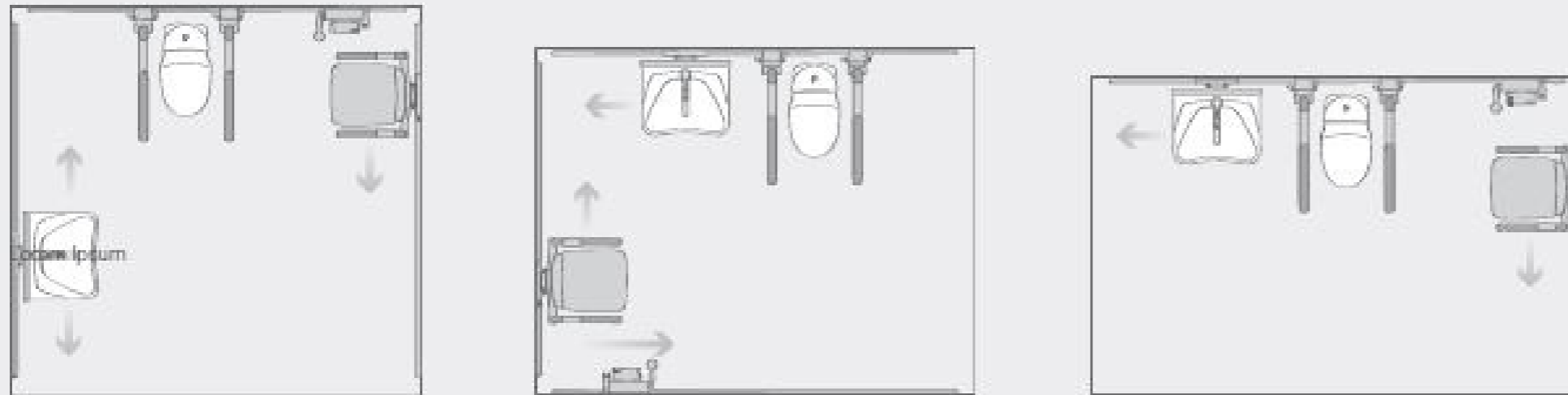


User and carer
- manual wheelchair



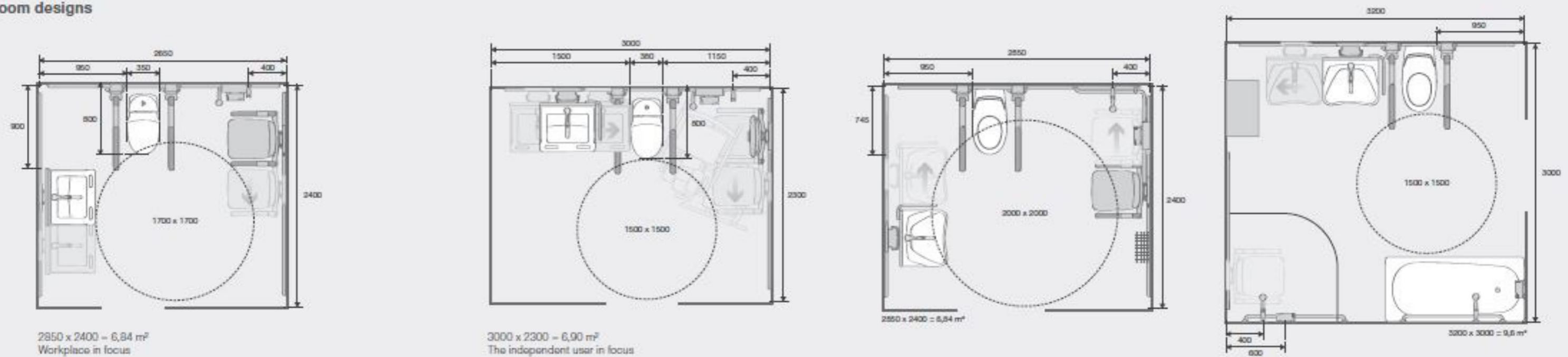
Layout principles

Placement of the toilet, wash basin and shower in three different room sizes



Not to scale

Room designs



Bathroom Components

It is always nice and relaxing to take a shower – especially if you are sitting comfortably and feel secure. Bathroom comfort can be enhanced with good and practical aids such as a height-adjustable shower seat and a moveable shower mixer. A shower mixer, modular shelving and shower seat mounted on a horizontal track create the optimum conditions for both independent and dependent users. Within the Bathroom, the goal is to create a fully flexible and adaptable solution to the different needs of the tenants. Utilising a track system allows the creation of a flexible solutions that can be adapted to all kinds of bathrooms and every type of user situation.

With both horizontal and vertical adjustment options, the track system also makes it possible to plan, furnish and alter every single bathroom to meet the actual requirements as they change. The high quality and flexibility ensure long-term economic advantages and considerable freedom of layout.



1

1 - Wall Mounted Track

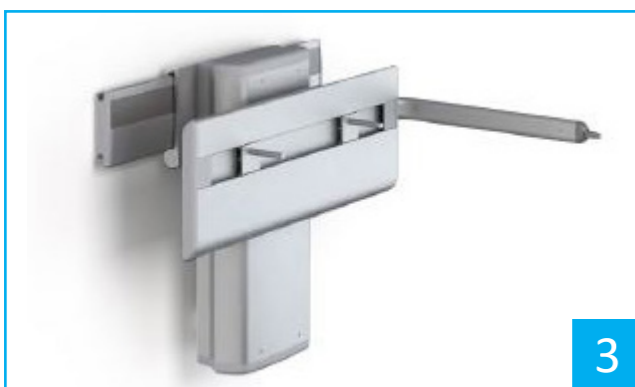
- Available in 300mm lengths ranging from 600mm to 2400mm
- Front panel conceals mounting bolts and any cables for a clean finish
- The track distributes the weight of any components added along the length of rail.



2

2 - Adjustable Fixed Shower Seat

- Available in electrical or manual operation
- Made from Aluminium, soft PUR foam with marine plywood core, plastic, two-component plastic.
- Test loads of approx: Seat: 150 kg. Armrest: 45 kg
- Height can be adjusted by 380-500mm
- Seat is made from soft, non-slip materials which make bathing a pleasant and safe experience.
- Seat and the armrests can be folded up creating space for standing users
- The seat, backrest and armrests can be adjusted simultaneously thanks to a safe and easy click system.
- Available in a variety of colours to give a unique feel to the bathroom.
- Available with or without supporting arms



3

3 - Wash Basin Bracket

- Wash basin bracket can be mounted either directly on the wall or on a horizontal wall track.
- Electrical or gas-operated wash basin bracket options available.
- A carer or user can easily and simply raise or lower the wash basin to the desired height.
- Height can be adjusted by up to 300mm
- Lever control arm for bracket can act as a towel rail
- Rounded, sleek design makes cleaning easy. The wash basin bracket suits all types of bolt-mounted washbasin.
- Height-adjustable wash basin brackets require a flexible feed and waste system



4

4 - Ceramic Wash Basin

- A shallow ergonomic wash basin gives seated users the leg-room they need.
- Concave front edge stabilises standing as well as seated users.
- Rounded, sleek design greatly facilitates cleaning.
- Wash basin comes with the option of an overflow valve



5

5 - Wall Hung Toilet Pan

- 700 mm wall-hung toilet for bathrooms used by wheelchair users, especially where sideways transfers are expected.
- An adjustable backrest can be used
- A wall-hung toilet pan mounted at the required height.
- A wall-hung toilet also allows space for a wheelchair's foot supports
- It also makes it easier to clean the floor.



6

6 - Toilet Seat

- An anatomically well-designed seat which is suitable for most people.
- Sideways transfer is easy, as the seat is relatively flat. The cover is comfortable to sit on, and when raised provides back support.
- Stabilizing buffers ensure the seat is secured in position
- Raised version is available for people who struggle with standard height toilet seats.



7

7 - Adjustable Back Rest

- Usable for toilets without a cistern.
- Can be provided fully adjustable, horizontally adjustable or fixed to the wall
- Comfortable back rest providing additional support and comfort
- Available in a variety of colours to help with identification of toilet within bathroom.



8

8 - Adjustable Support Arm

- Folding support arms create more space in the room by folding away when not in use.
- Support arms mounted on wall tracks ensure considerable flexibility in relation to individual user needs
- Height of the support arm can be adjusted by 240 mm
- Different adjustable options available or fixed to the wall
- Provides strong support at the ends of the support arms with load testings up to 225kg



9

9 - Support Arm Modifications

- Push-button operation for remote control of flush function.
- The flush button can be mounted directly underneath the support arm.
- A paper holder can be mounted on the support arm so that toilet paper is always within easy reach.



10

10 - Wall Mounted Toilet Brush

- Toilet brush for wall mounting. Sleek and minimalist design that perfectly matches the other components
- Provides a clear floor to avoid clutter and makes the flooring easier to clean
- More easily accessible for users and avoids the needs to bend down to reach.



11

11 - Toilet Paper Holder

- Separate wall mounted paper holders can be provided in a variety of styles.
- Allows for customisation of positioning within bathroom



12

12 - Handrails

- Handrails provide support, a sense of security and increased independence. They can be placed either horizontally or vertically.
- A vertical handrail can double as a shower riser rail.
- Supplied in white or anthracite grey.
- Handrails are Powder-coated aluminium, plastic
- Test loaded with spans up to 1000 mm: 210 kg
- Available in sections to create bespoke arrangements



13

13 - Adjustable Back Rest

- The moveable shower mixer bracket makes it possible to position the hand shower and mixer tap as required.
- The bracket is compatible with all mixer taps that comply with ordinary plumbing standards.
- User-friendly operating handles in contrasting black, which are easy to see against the chrome mixer.
- Scald protection prevents unintended water temperatures exceeding 38°C. Mixer is heat insulated.



14

14 - Shower head and Holder

- Shower head mounted on a vertical handrail benefits from additional support
- Height easily adjusted as desired.
- Curved shape of the handle and the weight balance make the shower head suitable for weak hands.
- Adjustment ring makes it easy to change the spray mode.
- A 2000mm shower hose and swivel joints allow the shower head to be used over a large radius.



15

Adjustable Back Rest

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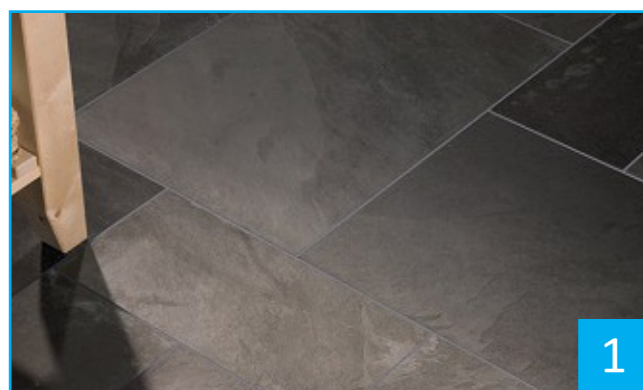
7



Bathroom Finishes & Materials

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Material Natural Stone Flooring

With its durable properties and characteristic rich earthy colours, slate has long been a favourite tile choice for various interior settings.

No two pieces of natural stone are the same, either in colour or pattern, which is what makes it so distinctive.

Rustic Black Slate Modular Uncalibrated is a modular pack that covers 0.72m².

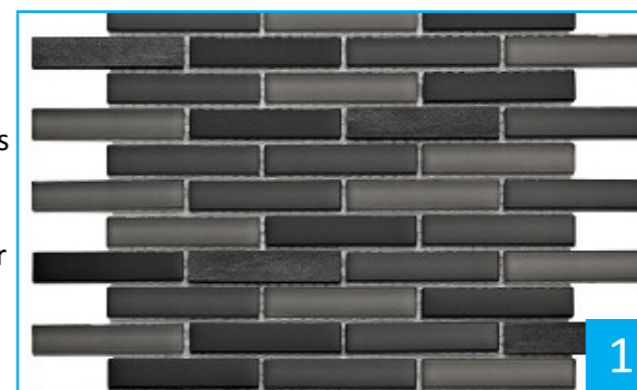
Each pack contains: 60x40cm x 1 piece, 40x40cm x 2 pieces, 40x20cm x 1 piece, 20x20cm x 2 pieces.

Please note: Slate gets its rustic charm from being a layered product so although this tile is calibrated; it will never sit completely flat.

Please note this product is a natural stone and therefore you will find colour and pattern variations in the tiles due to the way the product is made. We recommend laying out your tiles before fixing to ensure you get a good mix of shades across the area. For very large areas please ask our experts in store for further advice.

Additional Information

Suitable rooms: Wet Room, Kitchen, Bathroom
Finish: Textured
Suitable for: Indoor
Suitable surface: Floor



Material Black Mosaic Tile

Product size 30cm x 30.6cm
Colour Black
Material Glass

Create a fantastic feature wall or a simple splashback with these versatile mosaics.

The beautiful shades in these mosaics complement almost all decor schemes, perfect for adding a touch of luxury to your home.

Additional Information

Suitable rooms: Study, Bedroom, Hallway, Living Room, Kitchen, Conservatory, Bathroom
Finish: Glass
Suitable for: Indoor
Suitable surface: Wall

Paint **Dulux Mouldshield**

Antifungal; Inhibits Mould and Fungi Growth on Walls;
Excellent Adhesion & Durability

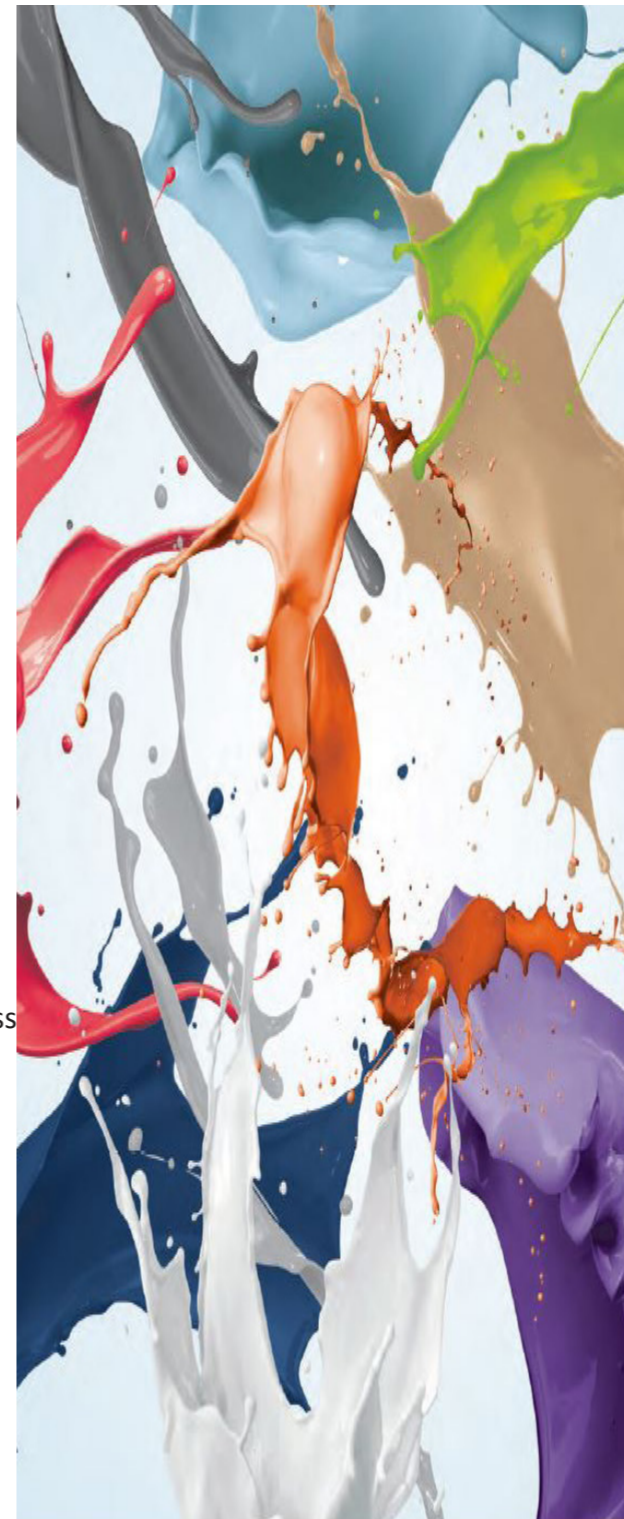
Application information

Coverage
Up to 16m² per litre
Touch dry
Dependent on temperature/humidity
Recoatable
4-6 hours
Thinning
This product can be thinned - see datasheet for full details.
Pack sizes
5L

System information

To get the best results, ensure surfaces to be painted are sound, clean and dry. See Dulux Trade Datasheet 409 for full information before use, available free on request by telephoning 0333 222 70 70 or visiting duluxtrade.co.uk. Before surface preparation, read the Health & Safety information about old lead paints.

STIR THOROUGHLY BEFORE USE. The normal finishing process is 2 full coats of Mouldshield Fungicidal Eggshell from Dulux Trade, but on previously painted surfaces in good condition, where similar colours are used, 1 coat may be sufficient. For best colour consistency, purchase sufficient tinted paint for each job at one time from the same source.



1

Wall tracks
- standard colours



182 PALE GREY



112 ANTHRACITE

Support arms, shower seats and soap holder
- standard colours



000 WHITE



112 ANTHRACITE

Support arms and shower seats
- special colours



282 PALE UMBER



279 PALE BLUE



108 DARK BLUE



277 LIME GREEN



026 ORANGE



035 RED



289 PURPLE

Lead times may be longer in case of special colours.

Handrails, shower head holder and shower curtain rails
- standard colours



000 WHITE



112 ANTHRACITE



035 RED



108 DARK BLUE

Toilet seats, folding seats and front and back support
- standard colours



000 WHITE



112 ANTHRACITE



035 RED



108 DARK BLUE

Kitchen

Aspirations

Provide as much independence as possible as people like to take care of themselves creating an easy and enjoyable experience. The room adjusts to the user and not the other way around.

- A strong view / connection to outdoors
- A close proximity to living / dining area
- Flexibility to cater for standing and sitting users
- Increased freedom for users thus boosting self esteem
- To help the user be as self sufficient as possible
- Ease at which assistance can be requested if needed
- Clarity and simplicity of space and appliances

Key Considerations

Physical Impairment

- Work triangle (distance between workstations*, from sink to hob to fridge)
- Location of workstations (relative positioning)
- Spatial needs (2700mm x 2700mm required in front of each work station)
- Kitchen layout shape (U shape layout most flexible)

Visual Impairment

- Colour and texture coding of different workstations*
- Large font labeling of cooker hobs, microwave controls, dishwasher controls etc.
- Contrasting door and cupboard handles to doors and units
- Appropriate and specific lighting placement in darker areas of kitchen

Cognitive Impairment

- Simple and familiar kitchen layout and workstations with a hierarchy of essential appliances/utensils
- Textured and visual thresholds between workstations
- Distinguishing the kitchen area from the rest of the house
- Quick and clear electronic assistance via, for example, an ipad (auditory, visual and written info.)
- Basic and logical placement/location of appliances, workstations and utensils.

Hearing Impairment

- Noise efficient appliances to prevent sounds cluttering the kitchen area
- Designing to maintain clear visual communication with all aspects of kitchen
- Reducing visual interruptions such as glare, shadow patterns and back lighting.
- Reducing and removing background noise

*Workstations comprise of, 1. the washing up area, 2. the food preparation area, 3. the cooking area.



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4 - Ceramic Wash Basin

- A shallow ergonomic wash basin gives seated users the leg-room they need.
- Concave front edge stabilises standing as well as seated users.
- Rounded, sleek design greatly facilitates cleaning.
- Wash basin comes with the option of an overflow valve

4

5 - Adjustable Back Rest

- Available in 300mm lengths ranging from 600mm to 2400mm
- Front panel conceals mounting bolts and any cables for a clean finish
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Bedroom

Aspirations

Provide as much independence as possible as people like to take care of themselves creating an easy and enjoyable experience. The room adjusts to the user and not the other way around.

- Creating a 'homely' feel
- Flexible living with easily adjustable care bed to conform to a wide variety of disabilities
- Optional carer accommodation where necessary, creating privacy
- Independent Living that empowers the resident while considering care options
- Earthy, natural colour scheme- sky-blue, aqua-green, wooden furniture, evokes nature for added comfort
- Daylight and nature can help depression and dementia sufferers via use of large areas of glazing
- Sufficient Storage Space allowing adequate storage of personal belongings empowers the resident

Key Considerations

Safety

- Optional Installation of handrails
- Low level lighting to guide patients to the bathroom at night

Physical Impairment

- Sufficient space for maneuvering and accessing all bedroom features
- Sockets/switches located 400-1200mm from floor

Visual Impairment

- Vibrant colour coding in order to identify features

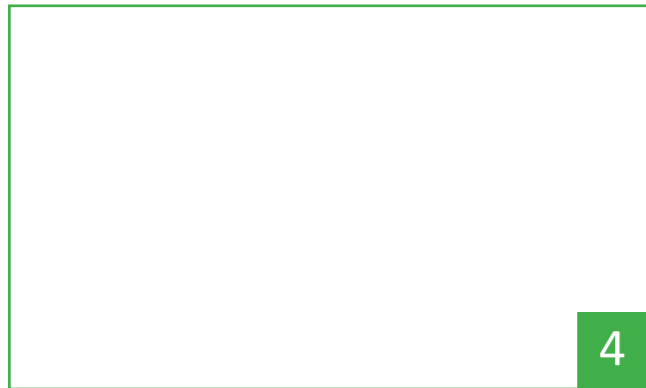
Cognitive Impairment

- Creating a therapeutic environment- soft and natural colours, natural daylight
- Simple layout of furniture
- Subtle reminders- use of whiteboards and photos to create reminders



Within the Bathroom, the goal is to create a fully flexible and adaptable solution to the different needs of the tenants. Utilising a track system allows the creation of a flexible solutions that can be adapted to all kinds of bathrooms and every type of user situation.

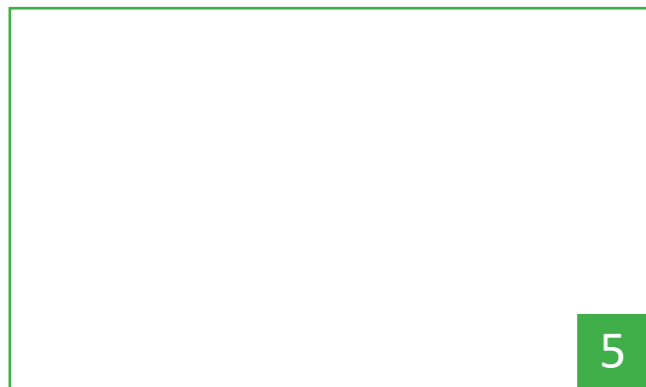
With both horizontal and vertical adjustment options, the track system also makes it possible to plan, furnish and alter every single bathroom to meet the actual requirements as they change. The high quality and flexibility ensure long-term economic advantages and considerable freedom of layout.



4 - Ceramic Wash Basin

- A shallow ergonomic wash basin gives seated users the leg-room they need.
- Concave front edge stabilises standing as well as seated users.
- Rounded, sleek design greatly facilitates cleaning.
- Wash basin comes with the option of an overflow valve

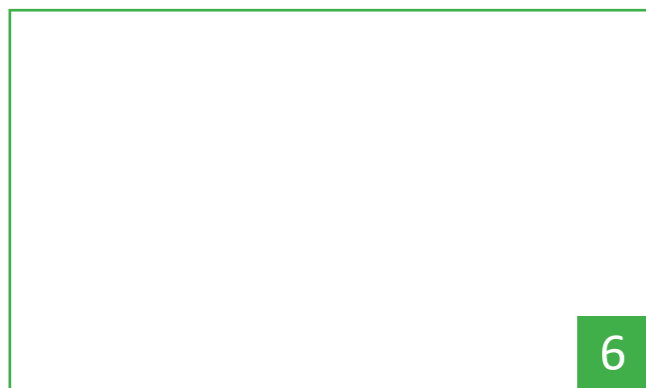
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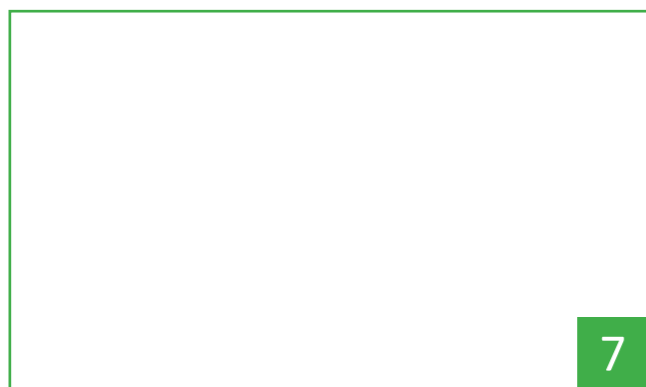
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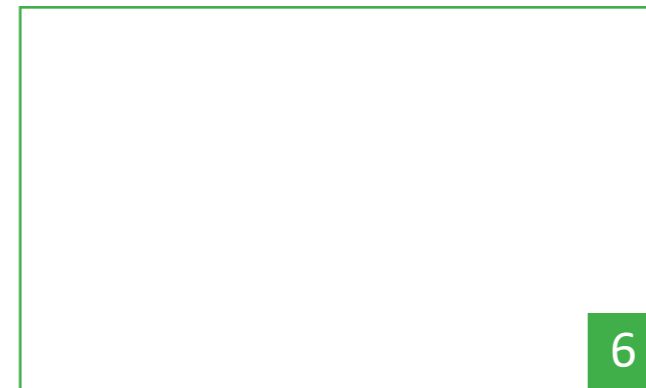
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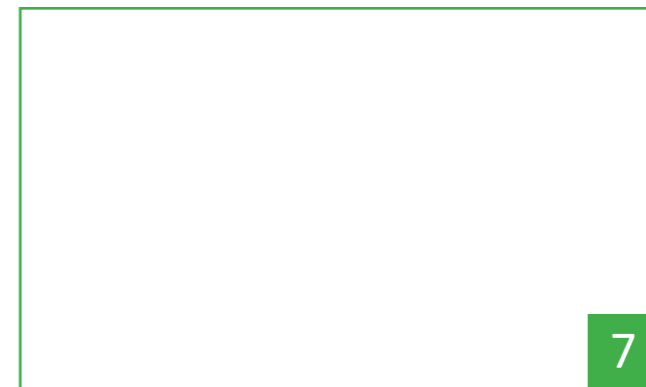
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Living Room

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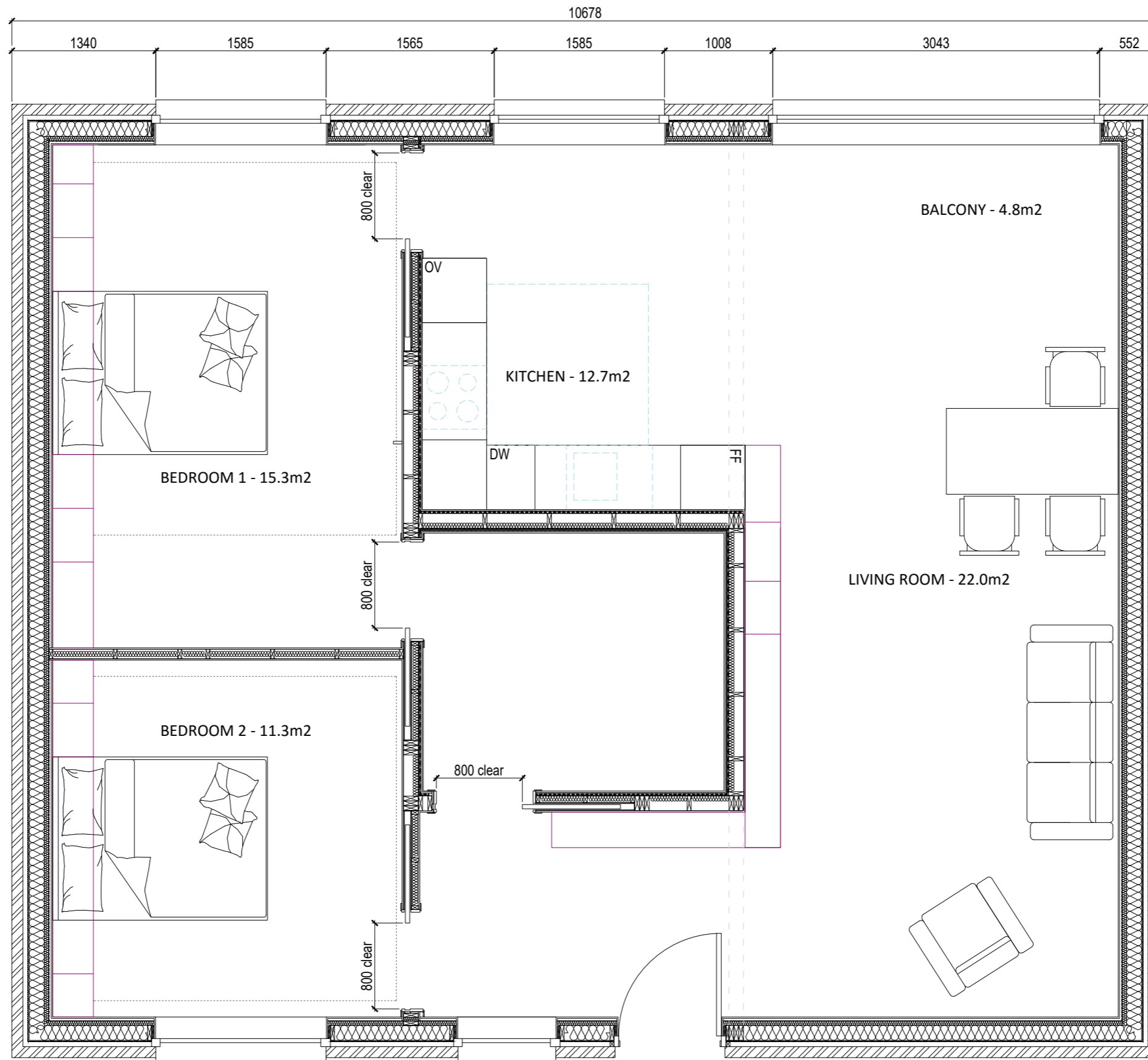
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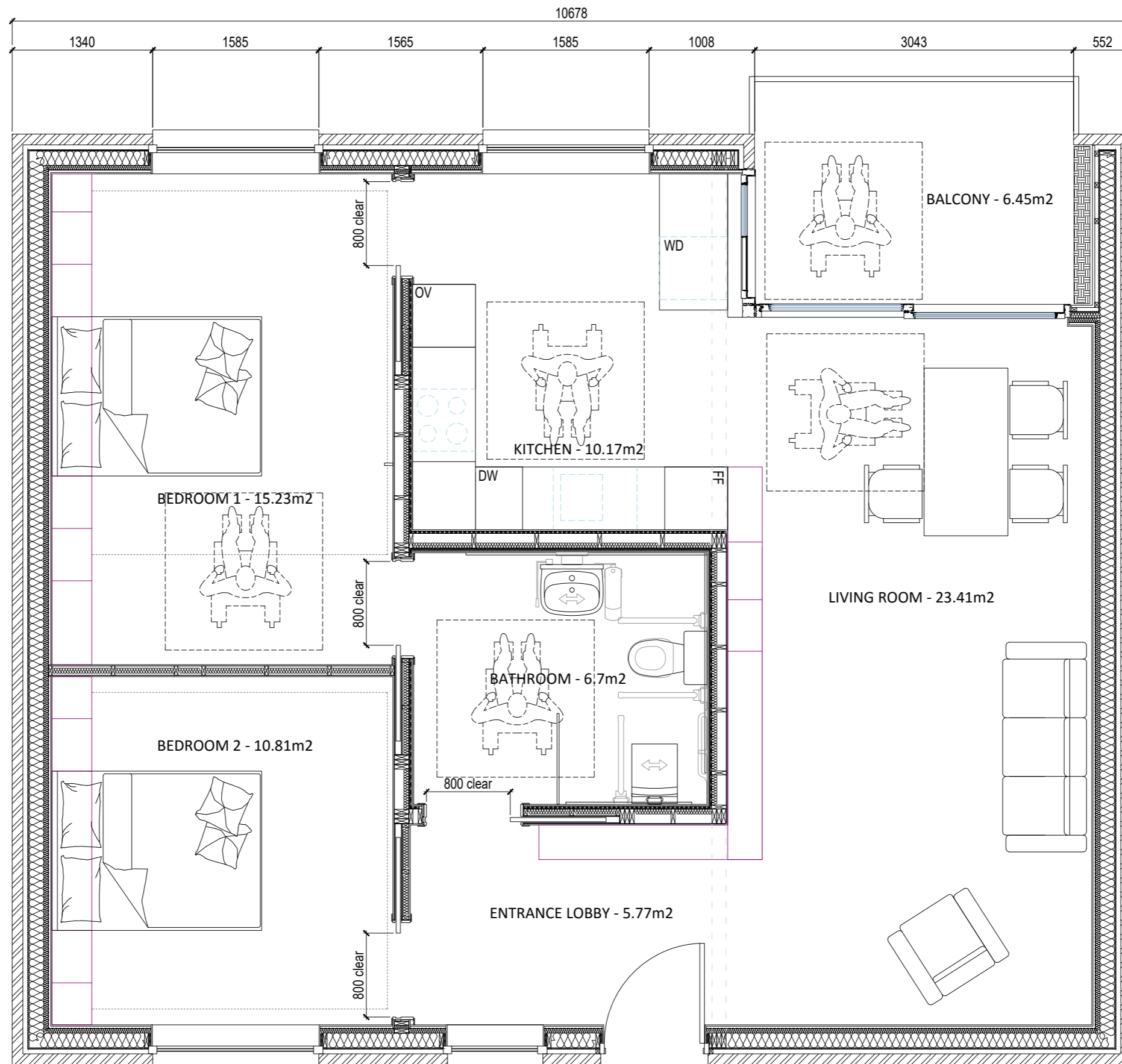
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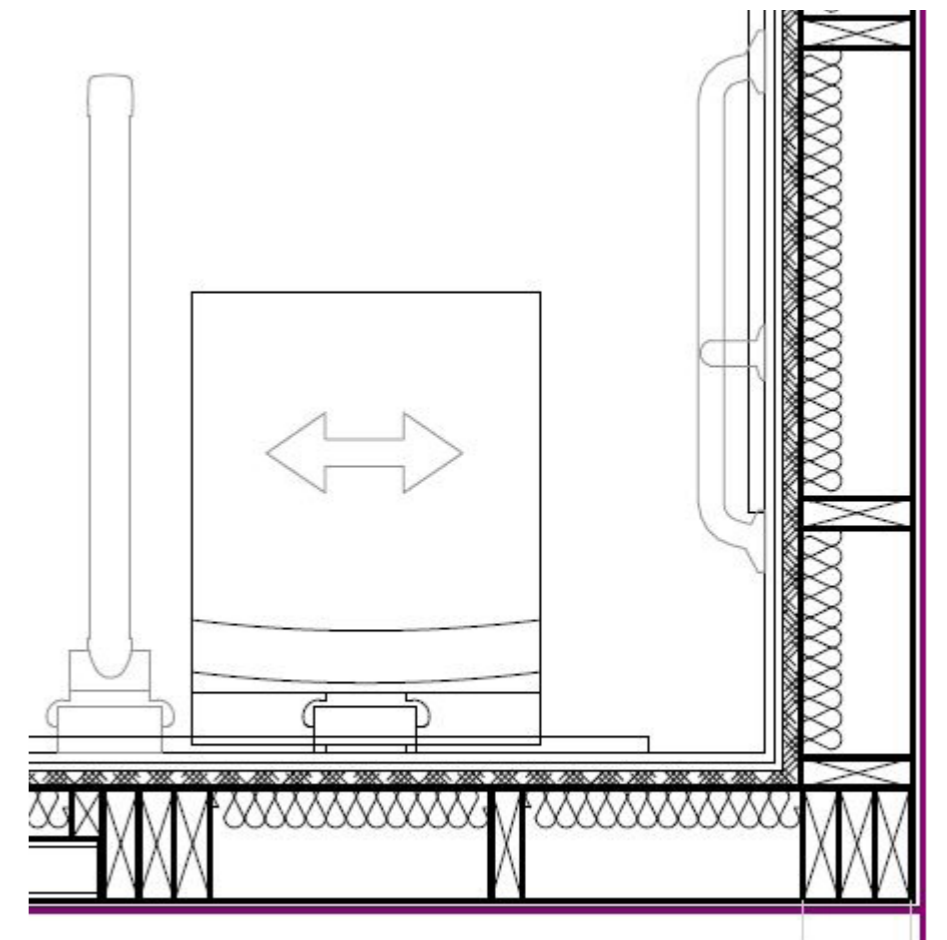
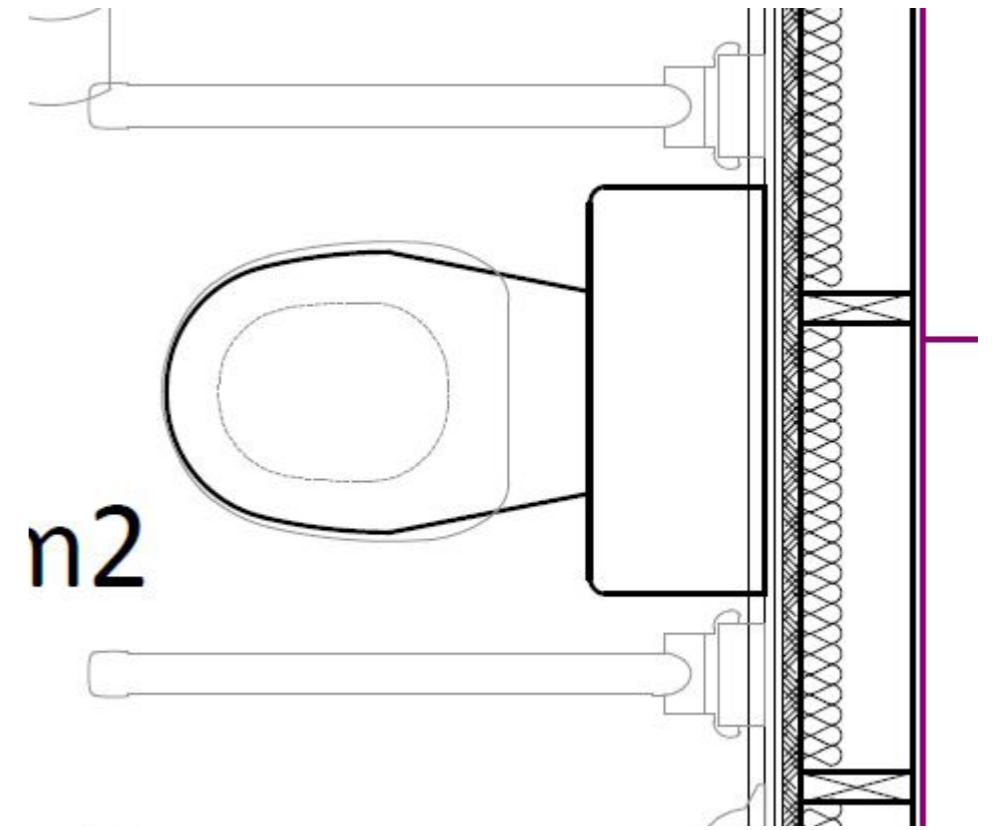
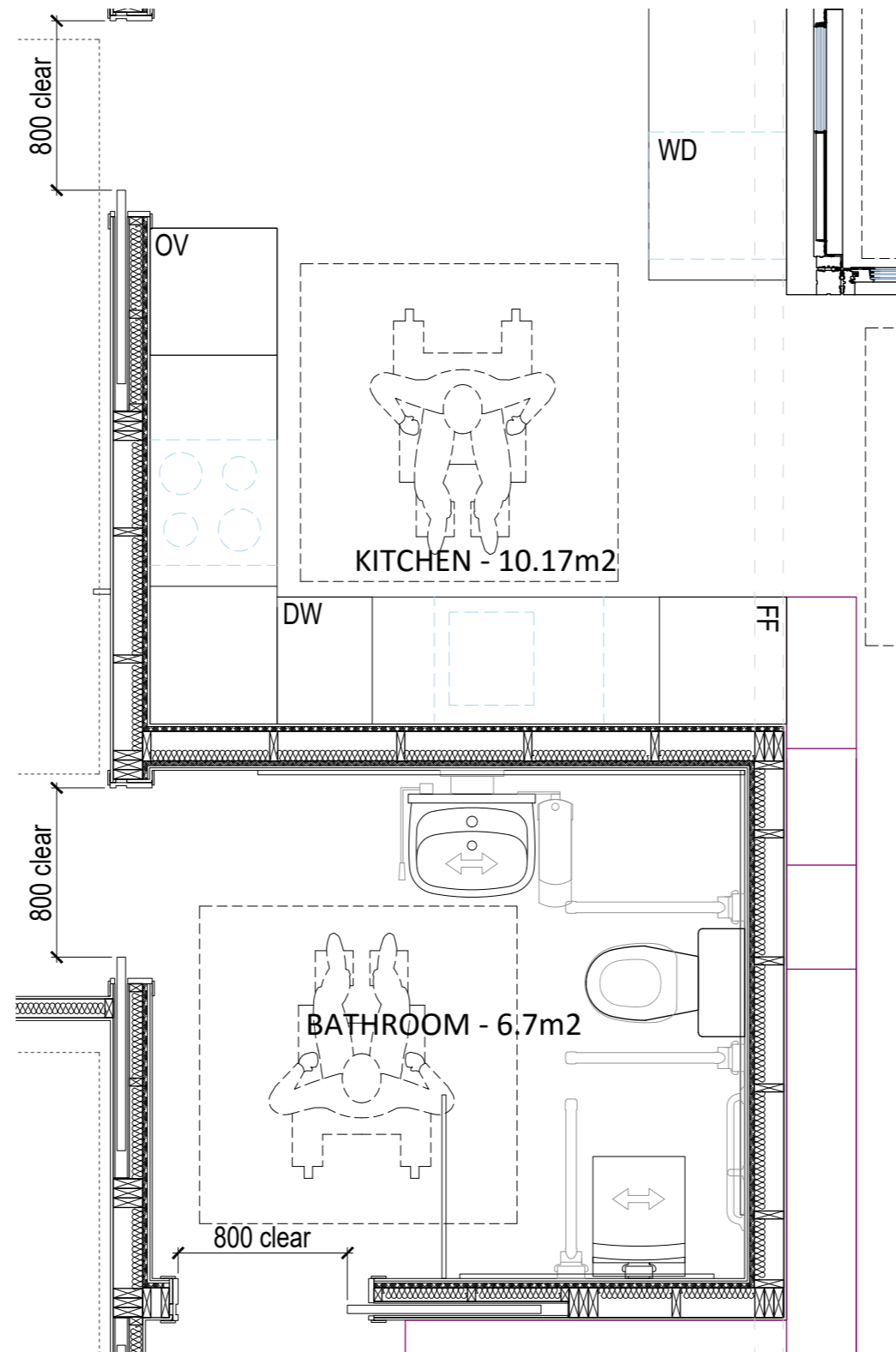
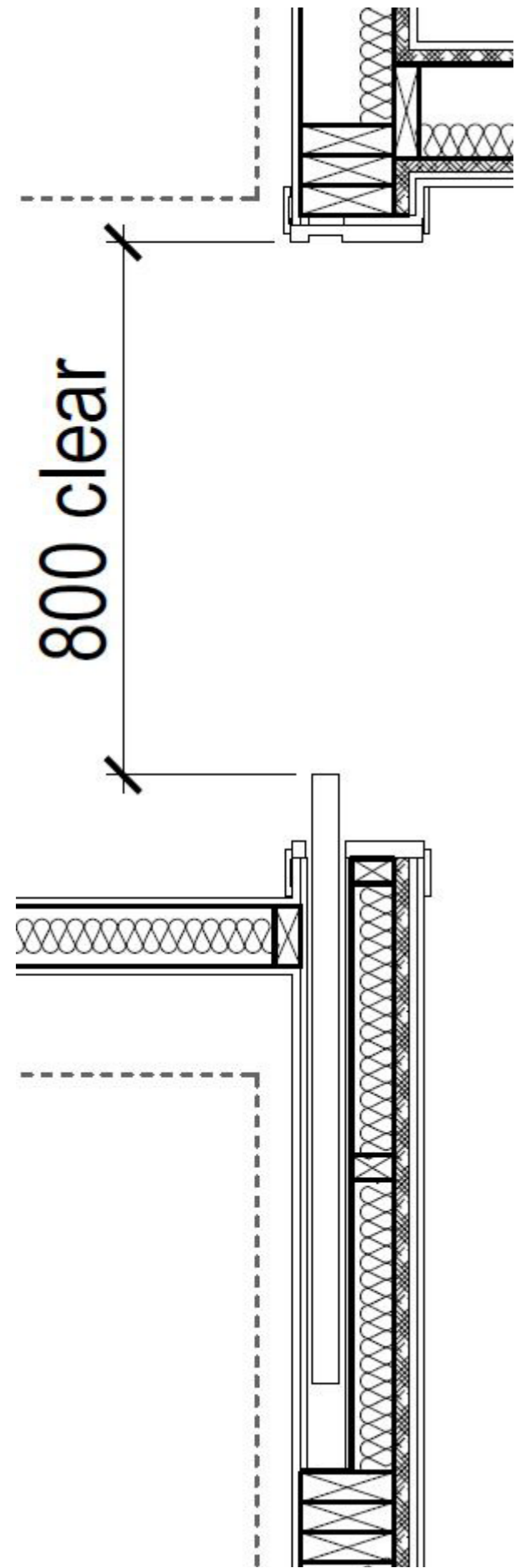
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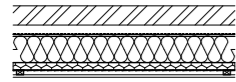






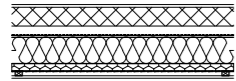
External Wall Options.

Wall Type EW1.



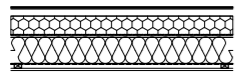
- 102.5mm Brickwork
- 50mm cavity
- Breather Membrane
- 9mm OSB Sheathing
- 140x38mm Timber frame kit infilled with fibre insulation
- 40mm Rigid insulation
- Vapour Control Layer
- 25x38mm service zone timber batten
- 12.5mm British Gypsum Wallboard

Wall Type EW2.



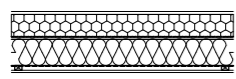
- 15mm Acrylic Render System
- 100mm Blockwork
- 50mm cavity
- Breather Membrane
- 9mm OSB Sheathing
- 140x38mm Timber frame kit infilled with fibre insulation
- 40mm Rigid insulation
- Vapour Control Layer
- 25x38mm service zone timber batten
- 12.5mm British Gypsum Wallboard

Wall Type EW3.



- 8mm Marley Eternit Equitone
- 38x50mm Horizontal Timber battens
- 100mm Rigid Insulation
- Breather Membrane
- 12mm OSB Sheathing
- 140x38mm Timber frame kit infilled with fibre insulation
- Vapour Control Layer
- 25x38mm service zone timber batten
- 12.5mm British Gypsum Wallboard

Wall Type EW4.



- 15mm Acrylic Render System
- 120mm Rigid Insulation
- Breather Membrane
- 12mm OSB Sheathing
- 140x38mm Timber frame kit infilled with fibre insulation
- Vapour Control Layer
- 25x38mm service zone timber batten
- 12.5mm British Gypsum Wallboard

Wall Type IW1

Internal Timber Frame. Loadbearing

40dB Rw Airborne Sound Insulation Rated.

- 12.5mm British Gypsum Wallboard TEN
 - 22mm OSB sheathing (kitchen side)
 - 140mm timber kit panel with 25mm min Superglass APR 1200 insulation between studs
 - 12.5mm British Gypsum Wallboard TEN
- 187mm o/a thickness

Wall Type IW2

Internal Timber Frame. Loadbearing

40dB Rw Airborne Sound Insulation Rated.

Build up from shower room side -

- 10mm Tile
 - 12.5mm Glasroc H Tilebacker Plasterboard
 - 22mm OSB sheathing
 - 140mm timber kit panel with 25mm min Superglass APR 1200 insulation between studs
 - 12.5mm British Gypsum Wallboard TEN
- 197mm o/a thickness

Wall Type IW3

Internal Timber Frame. Loadbearing

40dB Rw Airborne Sound Insulation Rated.

- 12.5mm British Gypsum Wallboard TEN
 - 140mm timber kit panel with 25mm min Superglass APR 1200 insulation between studs
 - 12.5mm British Gypsum Wallboard TEN
- 165mm o/a thickness

Wall Type IW4

Internal Timber Frame. Non loadbearing

40dB Rw Airborne Sound Insulation Rated.

- 12.5mm British Gypsum Wallboard TEN
 - 89mm timber stud at 600mm centres with min 25mm Superglass APR 1200 insulation
 - 12.5mm British Gypsum Wallboard TEN
- 114mm o/a thickness

Wall Type IW5

Internal Timber Frame. Loadbearing

40dB Rw Airborne Sound Insulation Rated.

Build up from shower room side -

- 10mm Tile
 - 12.5mm Glasroc H Tilebacker Plasterboard
 - 22mm OSB sheathing
 - 140mm timber kit panel with 25mm min Superglass APR 1200 insulation between studs
 - 22mm OSB sheathing
 - 12.5mm British Gypsum Wallboard TEM
- 219mm o/a thickness

Wall Type IW6

Internal Timber Frame. Non-loadbearing

40dB Rw Airborne Sound Insulation Rated.

Build up from shower room side -

- 10mm Tile on waterproof tanking layer
 - 12.5mm Glasroc H Tilebacker Plasterboard
 - 22mm OSB sheathing
 - 140mm timber kit panel with 25mm min Superglass APR 1200 insulation between studs
 - 12.5mm British Gypsum Wallboard TEN
- 197mm o/a thickness

Wall Type PW1

Party Wall Timber Frame. Loadbearing

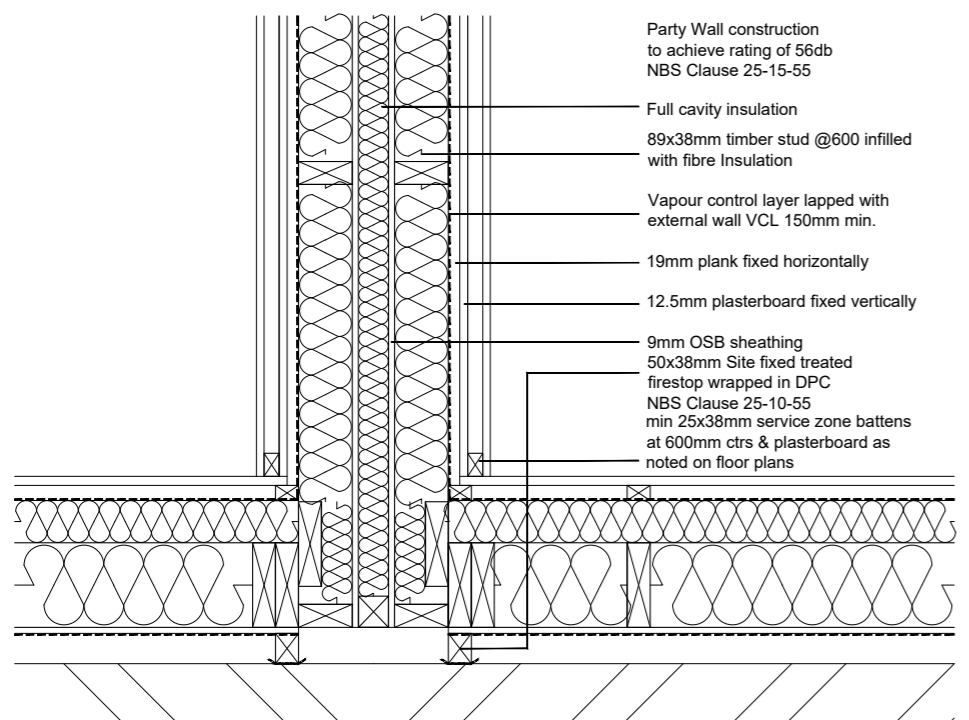
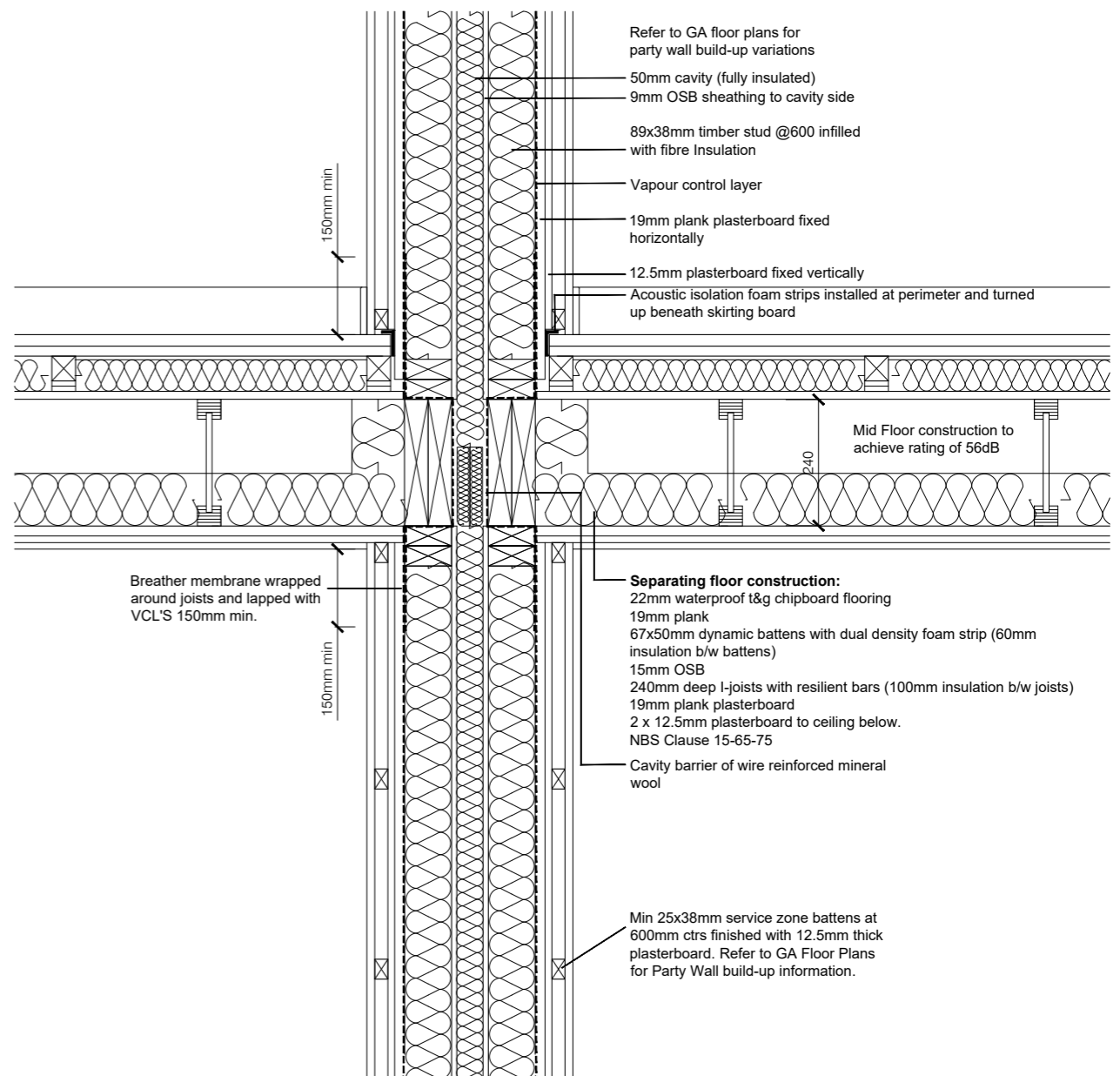
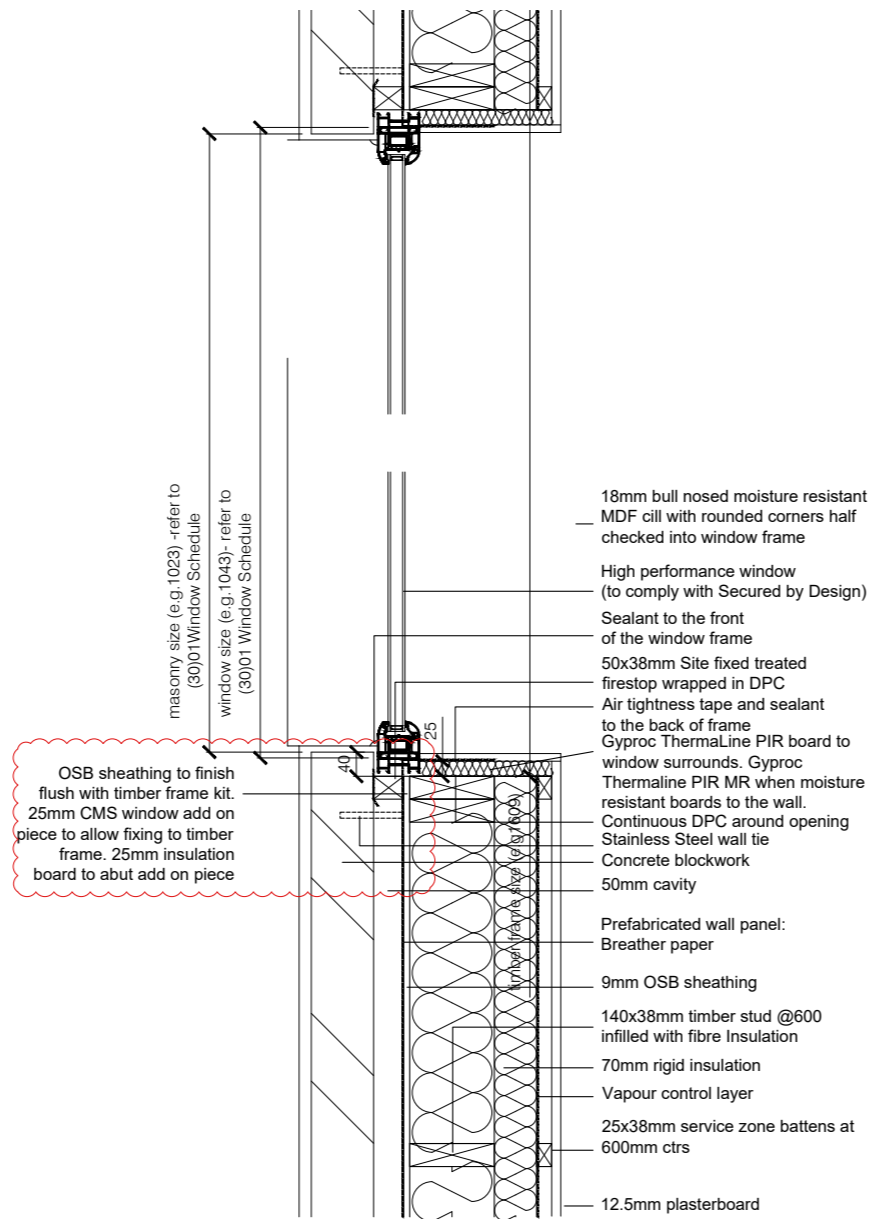
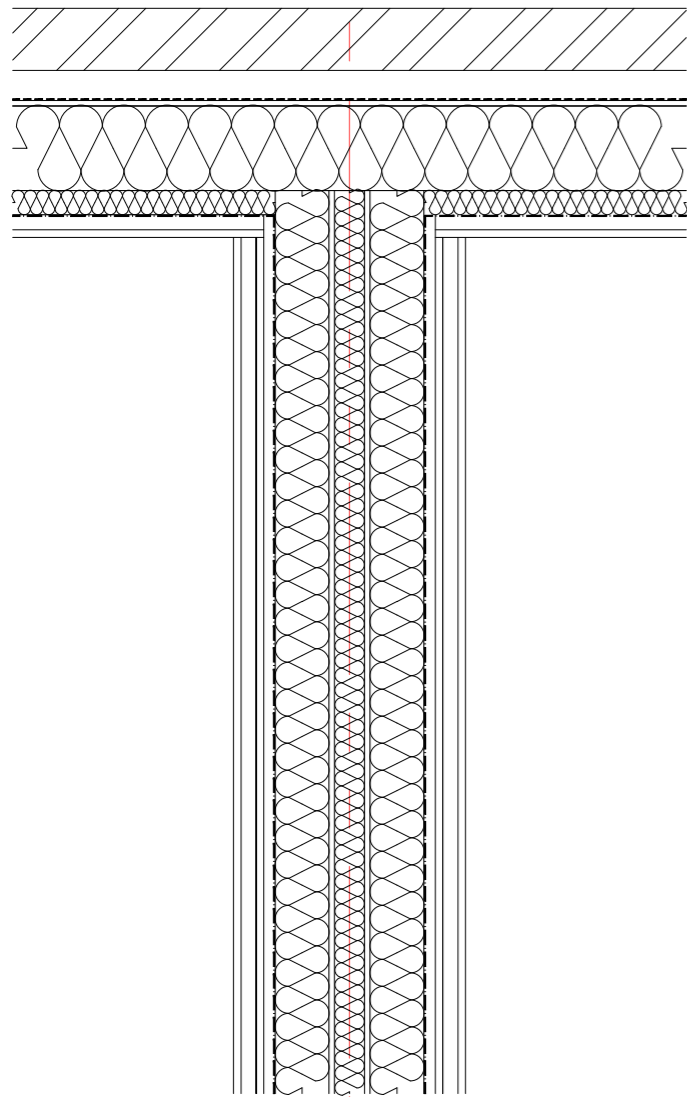
56dB D nt,w Airborne Sound Insulation Rated

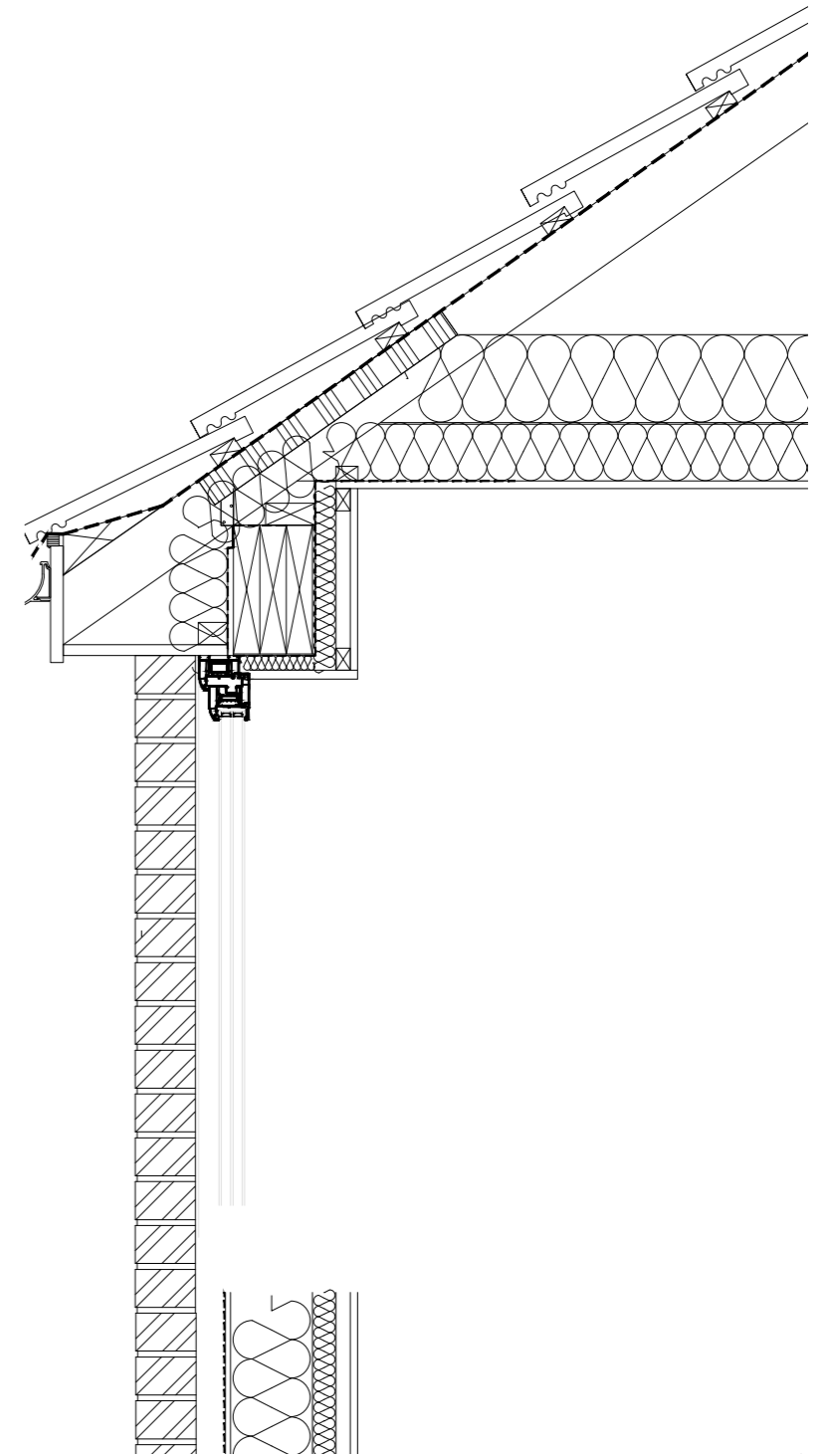
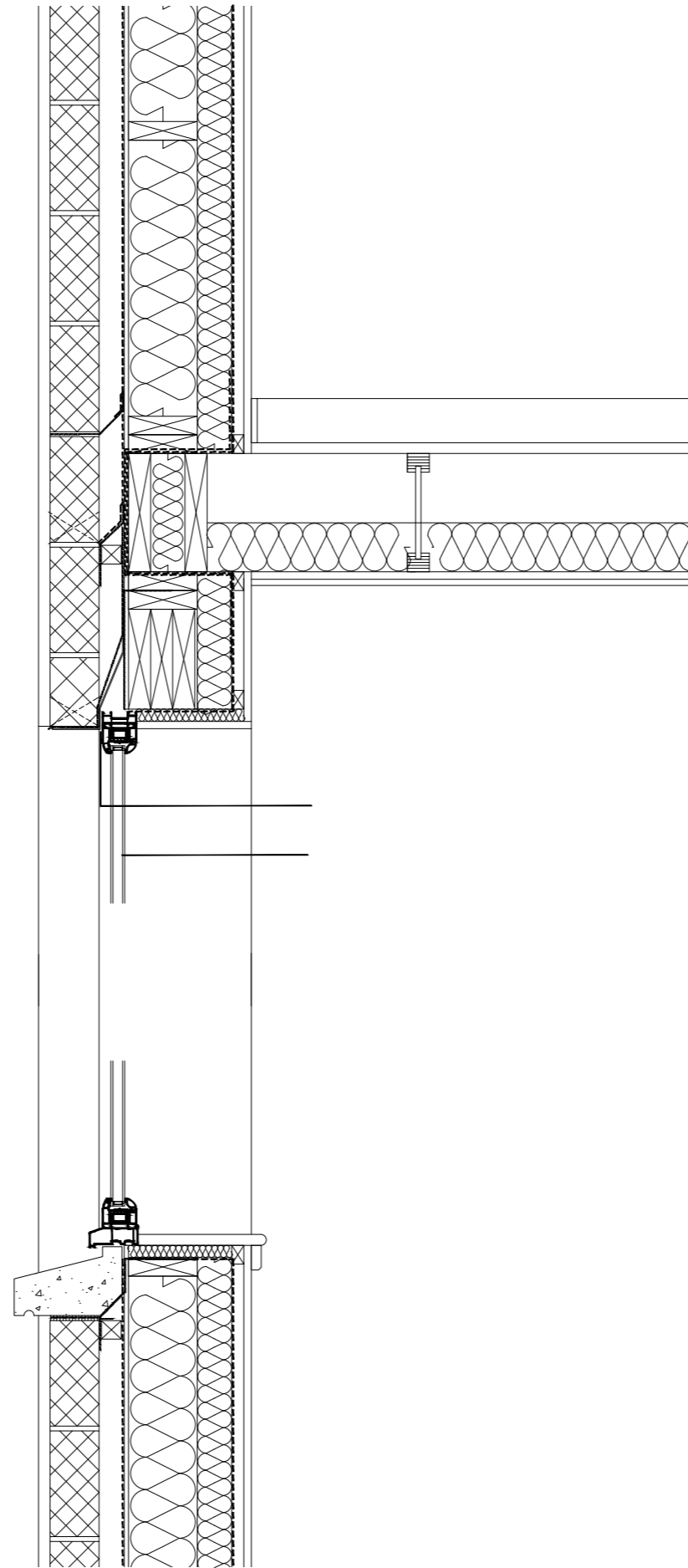
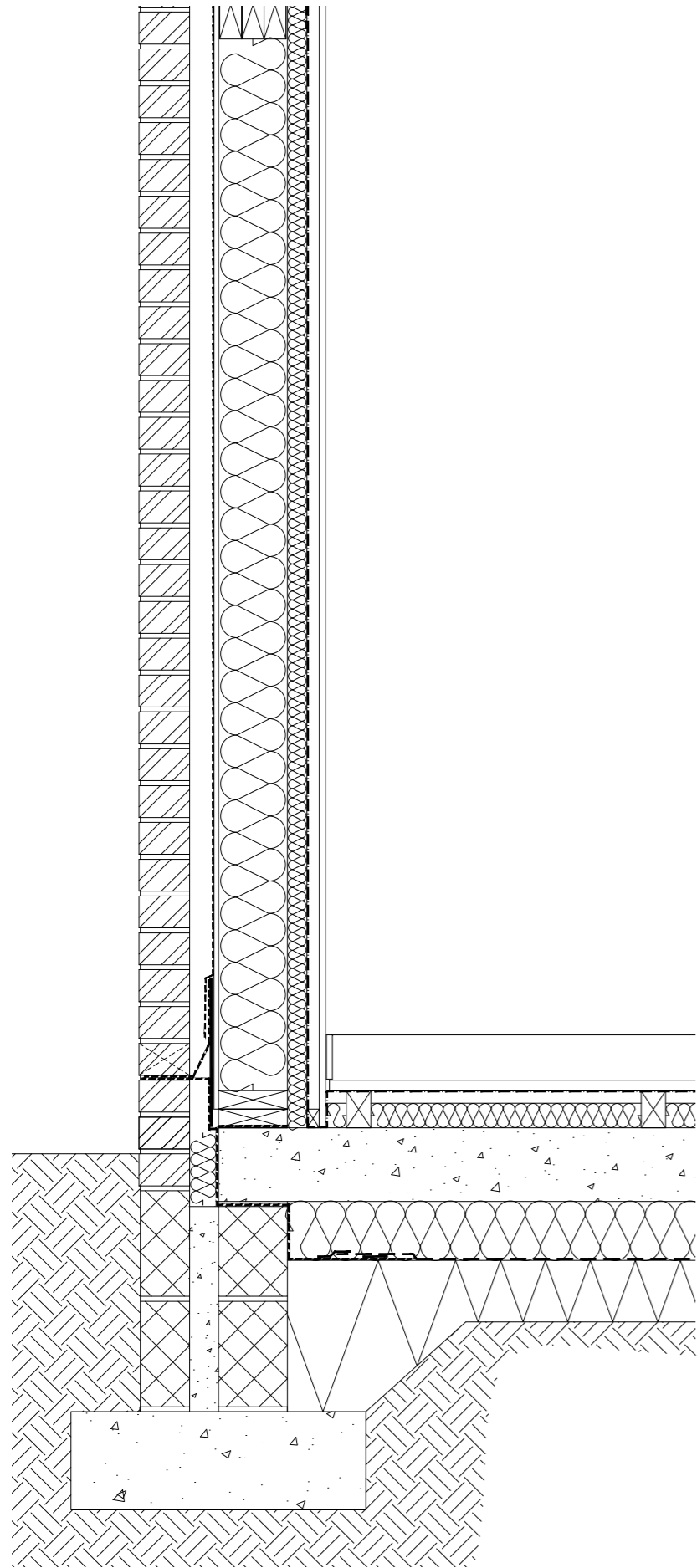
56dB L nt,w Impact Sound Transmission Rated.

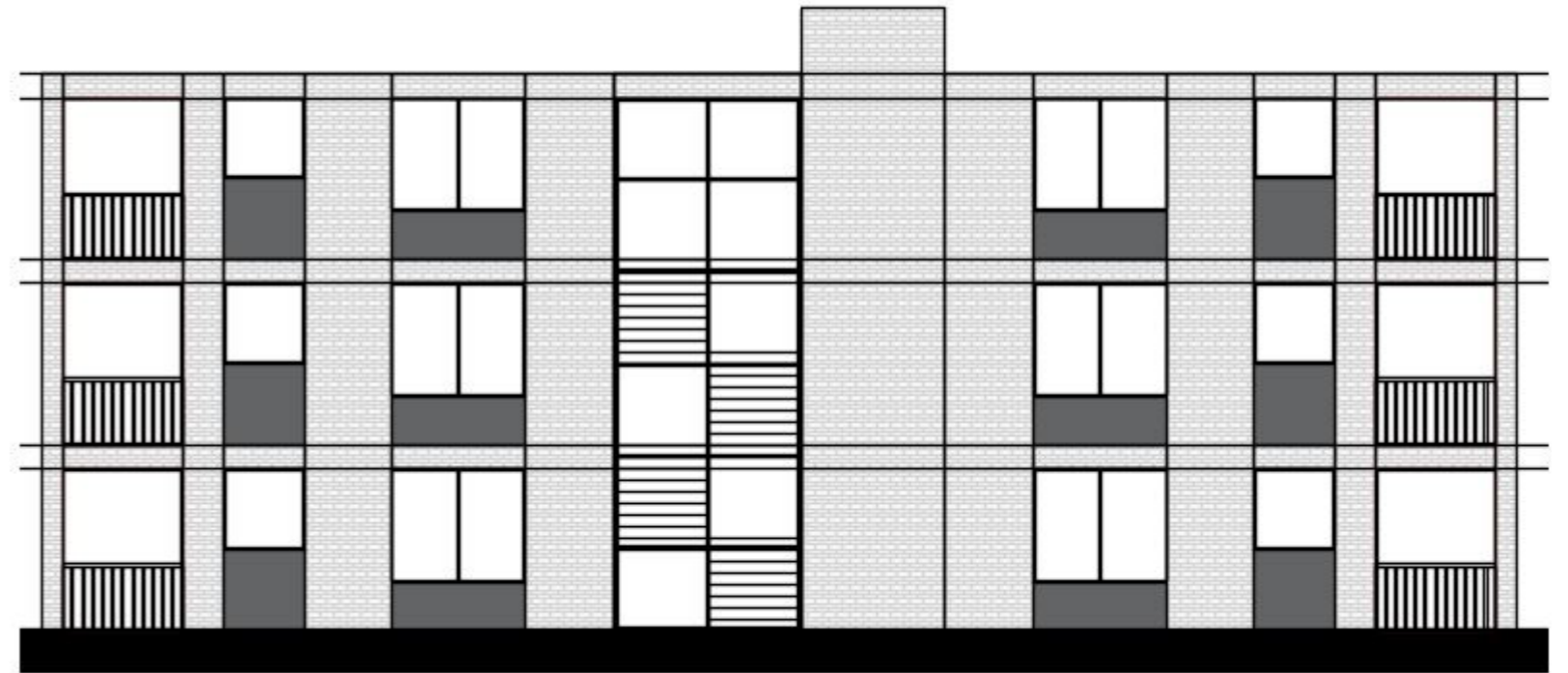
- 12.5mm British Gypsum Wallboard
- 25x38mm service zone timber batten
- 12.5mm British Gypsum Wallboard
- 19mm Plank
- Vapour Control layer
- 89x38mm timber frame filled with Rockwool Flexi insulation
- 9mm OSB Sheathing
- 50mm cavity filled with fibre insulation
- Repeat above construction including 9mm OSB sheathing upwards to complete party wall build up.

384mm o/a thickness

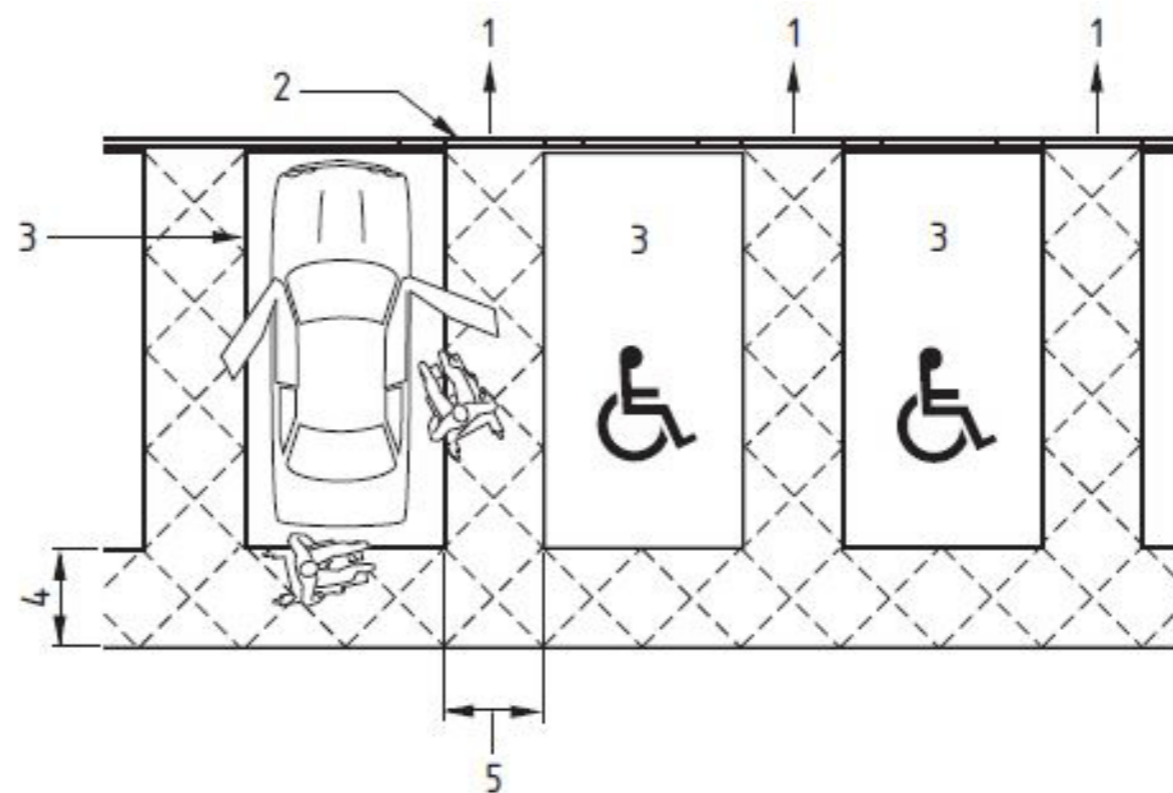
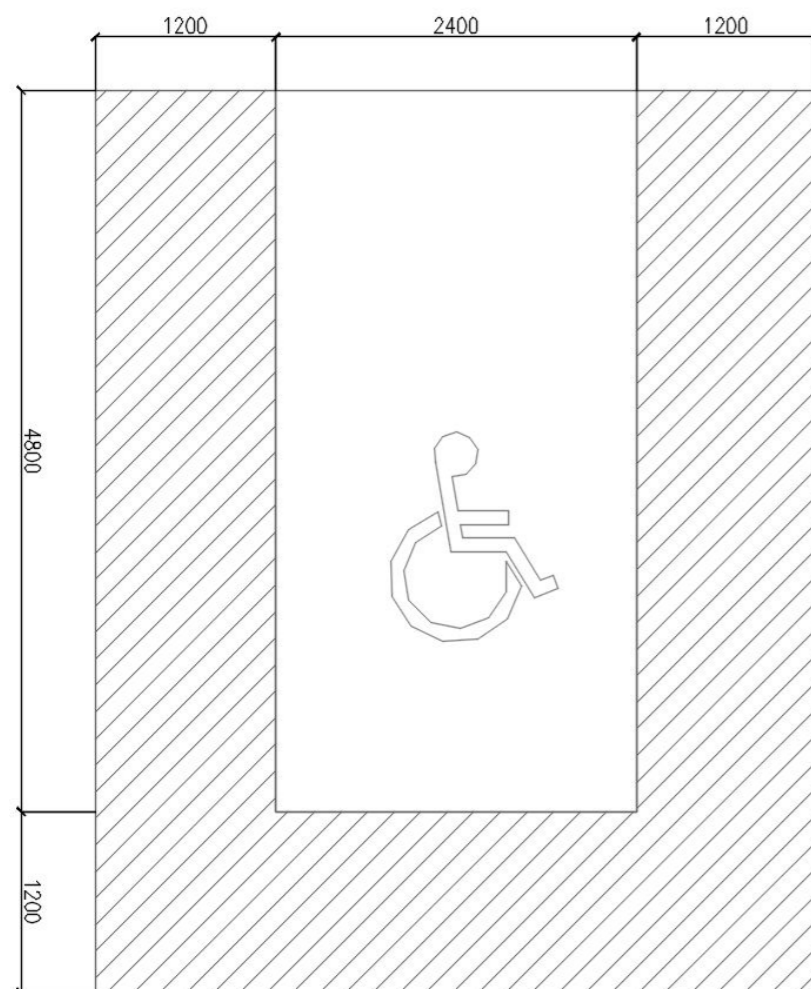
Technical Information







01 Primary Plan Grouping Layout.



Key

- 1 Preferred access route avoiding travel behind parked cars
- 2 Dropped kerb or level access
- 3 Standard 2 400 mm × 4 800 mm designated parking space
- 4 1 200 mm wide safety zone for boot access and cars with rear hoists, outside the traffic zone
- 5 1 200 mm wide marked access zone between designated parking spaces



Warmup Matting Underfloor Heating Systems are designed to be tough enough for professional use, yet easy to install for do-it-yourself enthusiasts.

The StickyMat System consists of a thin loose wire evenly spaced and taped to a glass fibre mesh with pressure sensitive adhesive, which allows for the fastest and most secure installation method of electric underfloor heating. The system is available in a choice of 150 W/m² and 200 W/m² heat outputs.

The Warmup Underfloor Heating Mat System utilises our dual core heating element and with only one power lead to wire, it is easy to install in just a matter of hours, without raising floor levels. The cable is attached in a series of loops to thin but tough underfloor heating mats, to fit floor areas from as small as 0.5m² and up.

Please ensure all Safety Guidelines are adhered to during and after installation of this product.

Features and benefits

- Thinnest wire you can buy: 2mm, multi-strand core, double-insulated using advanced fluoropolymers
- StickyMat with pressure sensitive adhesive, for the fastest and most secure installation
- Quick installation - Simply roll out the underfloor heating mat with pre-spaced wire
- The pressure sensitive adhesive ensures that no wire or mesh is raised when tiling or covering with self-levelling compound
- Can be repositioned easily without losing adhesion
- Flexible - no customising is necessary
- Approvals: ASTA BEAB, KEMA, GS, CERTIF, VDE and CE mark
- Lifetime Warranty
- SafetyNet Installation Guarantee

Heater construction	Sticky fibreglass mesh with pre-spaced dual core earth screened cable
Operating voltage	220-240V; 50Hz
Mat width	500mm (0.5 metre)
Mat thickness	3mm
Inner insulation	Advanced fluoropolymer (ETFE)
Outer insulation	Advanced fluoropolymer (ETFE)
Output rating	150 W/m ² and 200W/m ²
Cold tail length (connection lead)	3m
Heater maximum temperature	55°C/131°F
Approvals	ASTA BEAB, KEMA & GS



High Power Output

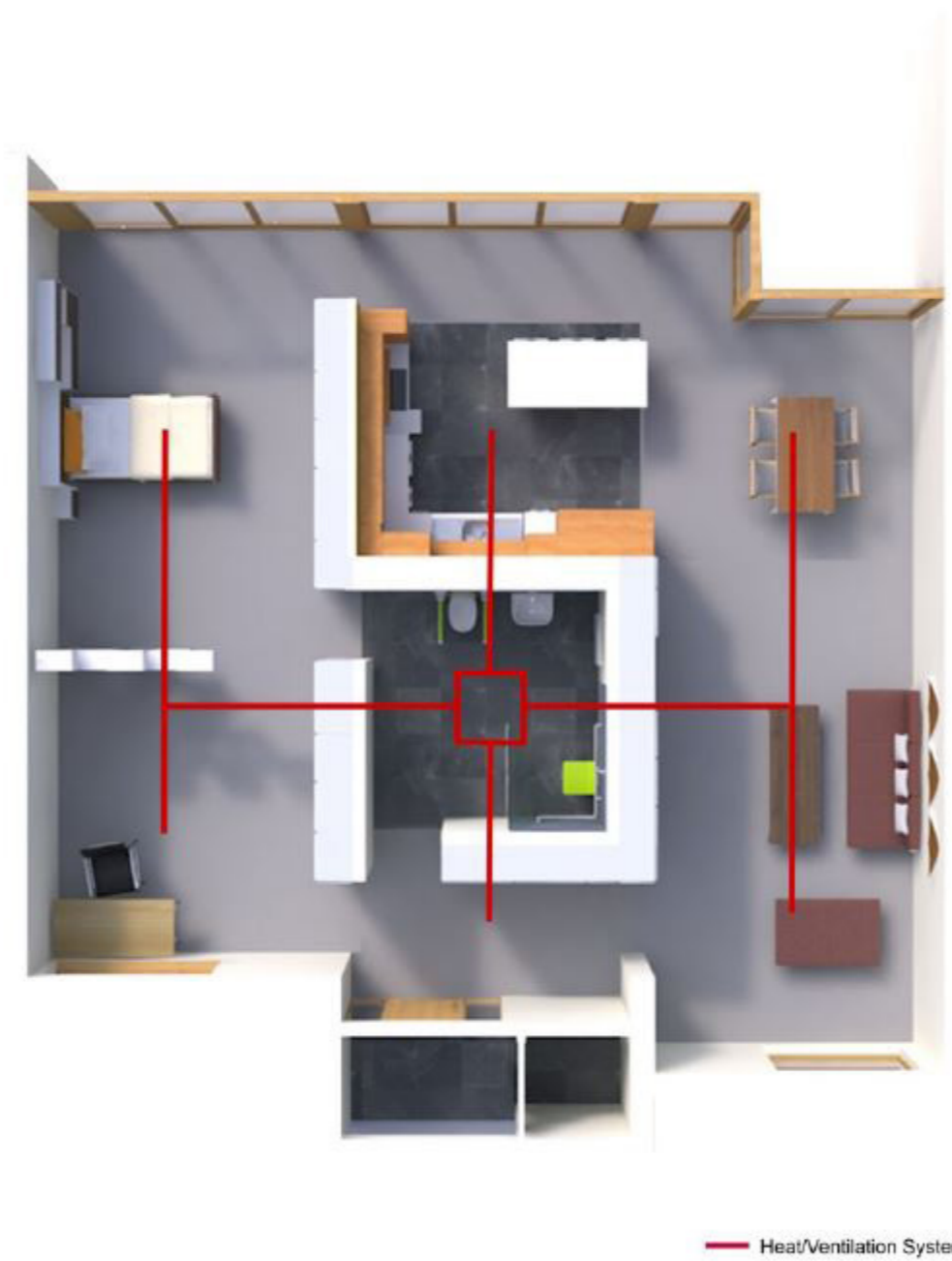
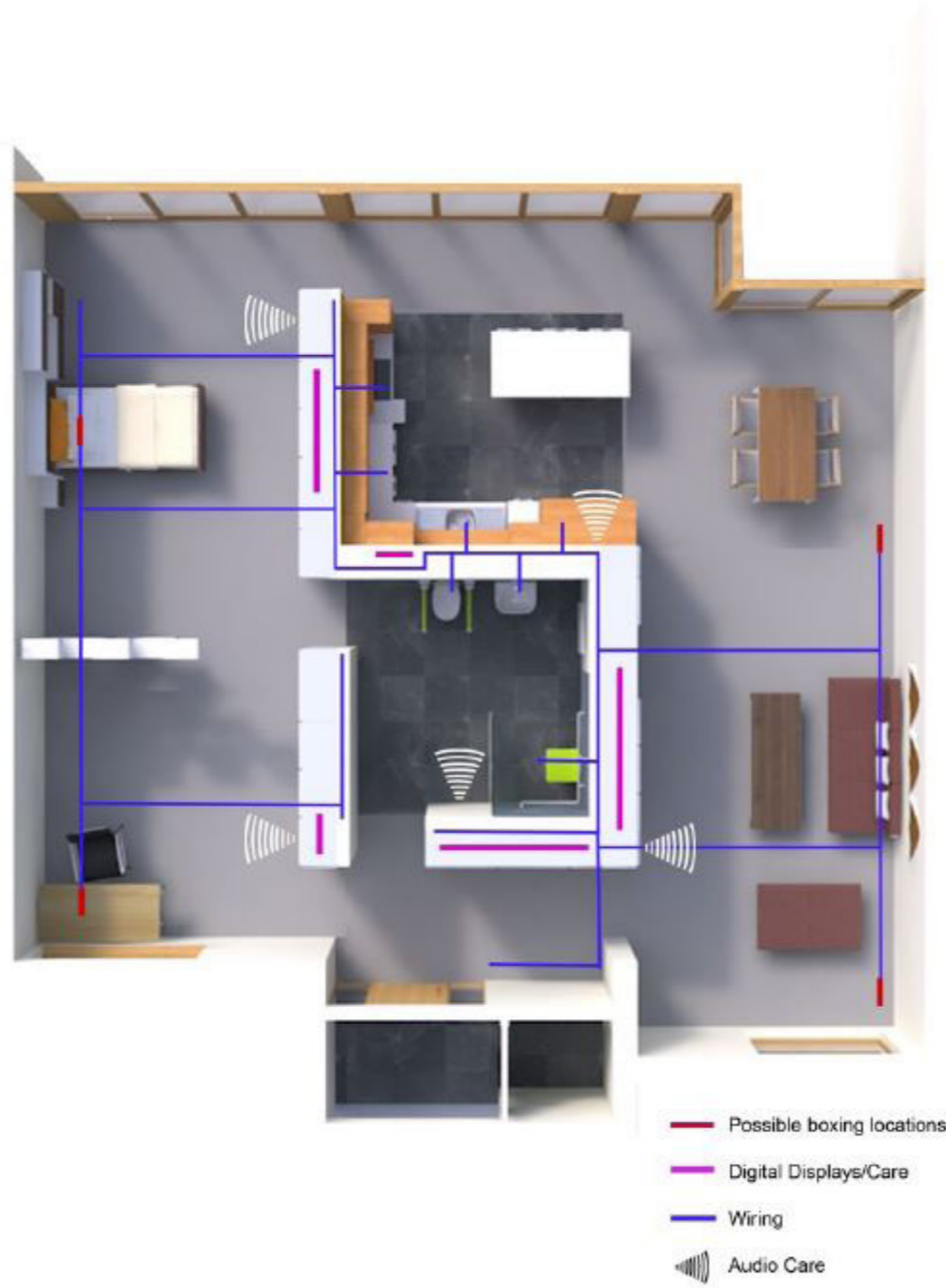
Modules are designed for high efficiency and high power output to utilize limited space while giving you a greater return on investment.

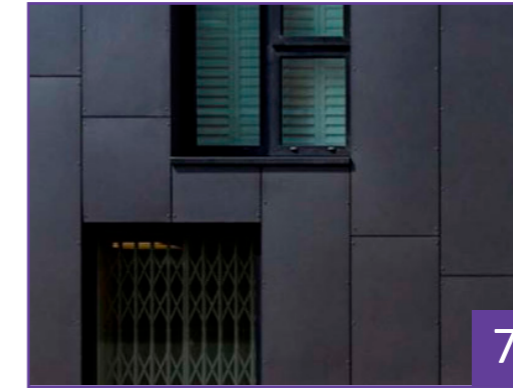
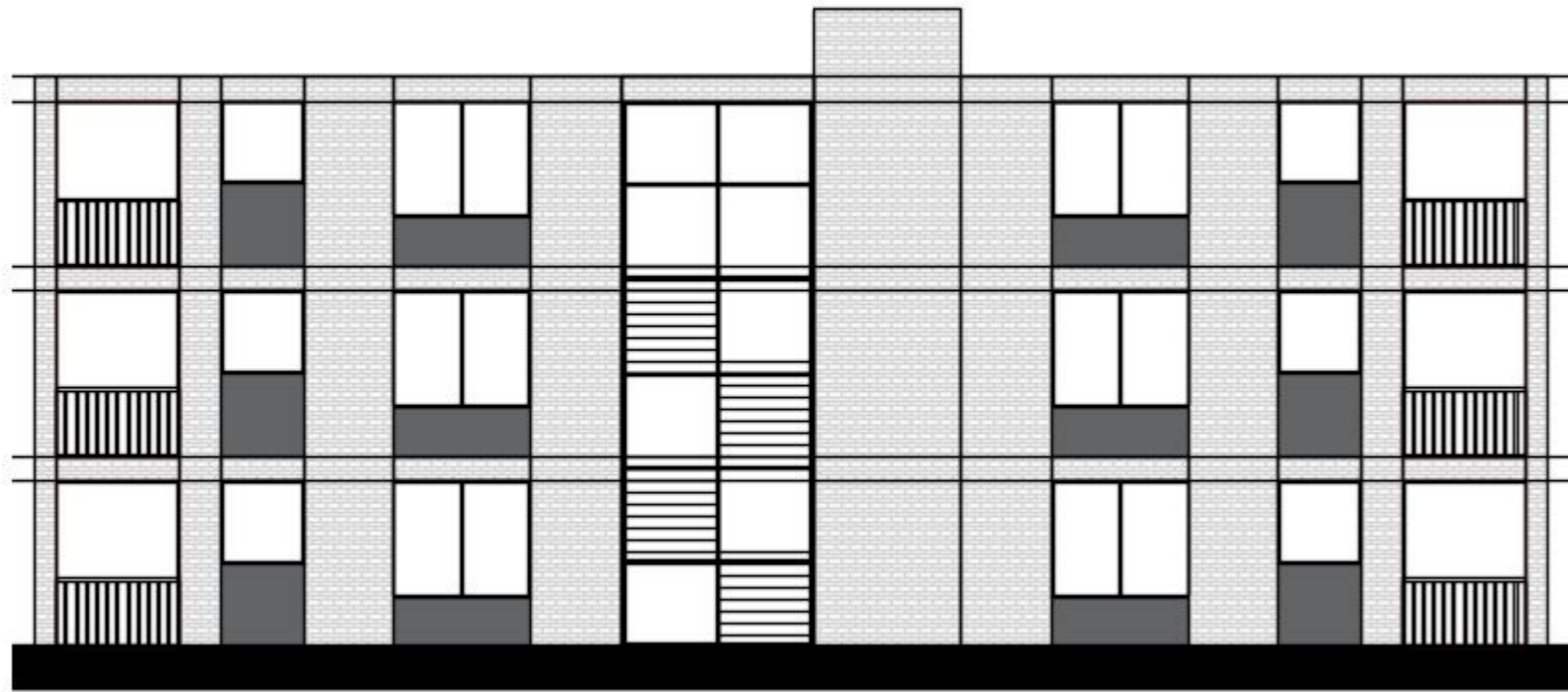
- Unique 4 bus bar, half-cut, monocrystalline cells increase efficiency
- Proprietary cell surface texturing process increases light absorption
- Anti-reflective glass traps more light, increasing module output
- Straight electrical tabs ensure integrity of electrical connections and increase current flow
- Cells matched for electrical uniformity produce high power output and reliability

High Reliability

Superior craftsmanship, engineering excellence, and attention to the finest detail ensure longevity and optimal performance.

- Industry-first, 4-layer protective junction box reduces risk of failure from water or dust intrusion, enhancing reliability and safety
- Sturdy frame allows mounting in portrait or landscape orientations
- Exceptional engineering allows module installation next to saltwater
- Double layer of corrosion-resistant coating protects frame
- High static load rating of 5400Pa to endure high wind and snow loads
- Heat resistant diodes allow modules to operate under a wide variety of temperature conditions
- 25-year power output warranty





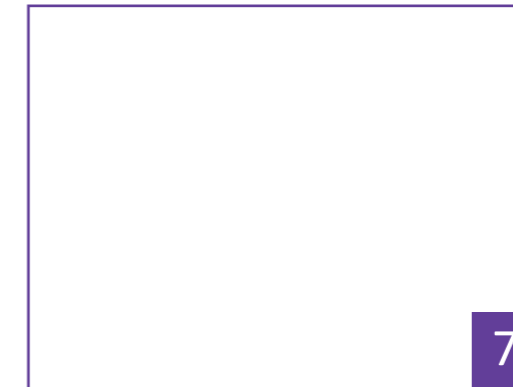
7 - Adjustable Back Rest

- Sheet sizes 2500 x 1250mm, 3100 x 1250mm
- Nominal thickness 8/12mm
- Nominal weight 8mm - 15.4kg/m², 12mm - 22.8kg/m²
- Density, 1650kg/m²
- Bending strength Longitudinal, 26N/mm²
- Bending strength Transverse, 17N/mm²
- Modulus of elasticity, 15,000N/mm²
- Coefficient of linear expansion, 10 x 10⁻⁶/mK
- Frost Resistance, Fully frost resistant
- Reaction to fire, Class O EN 13501-1 A2-s1, d0
- Thermal conductivity, 0.4W/mK
- Porosity, 20%
- Hygroscopic movement



7 - Anglesey Weathered Buff

- Collection point/Location Hull/Purfleet/Ipswich/Belfast
- Size tolerances, mean and range T1 / R1
- Durability F2
- Active soluble salts to EN 771-1 S2
- Minimum compressive strength ≥ 25 N/mm²
- Maximum Water Absorption ≤ 17 %
- Pack quantity 612



7 - Adjustable Back Rest

- Sheet sizes 2500 x 1250mm, 3100 x 1250mm
- Nominal thickness 8/12mm
- Nominal weight 8mm - 15.4kg/m², 12mm - 22.8kg/m²
- Density, 1650kg/m²
- Bending strength Longitudinal, 26N/mm²
- Bending strength Transverse, 17N/mm²
- Modulus of elasticity, 15,000N/mm²
- Coefficient of linear expansion, 10 x 10⁻⁶/mK
- Frost Resistance, Fully frost resistant
- Reaction to fire, Class O EN 13501-1 A2-s1, d0
- Thermal conductivity, 0.4W/mK
- Porosity, 20%
- Hygroscopic movement



7 - Forum Brown

- Collection point/Location Hull/ Purfleet
- Size tolerances, mean and range T1 / R1
- Durability F2
- Active soluble salts to EN 771-1 S2
- Minimum compressive strength ≥ 12 N/mm²
- Maximum Water Absorption ≤ 15 %
- Pack quantity 528

Secured by Design



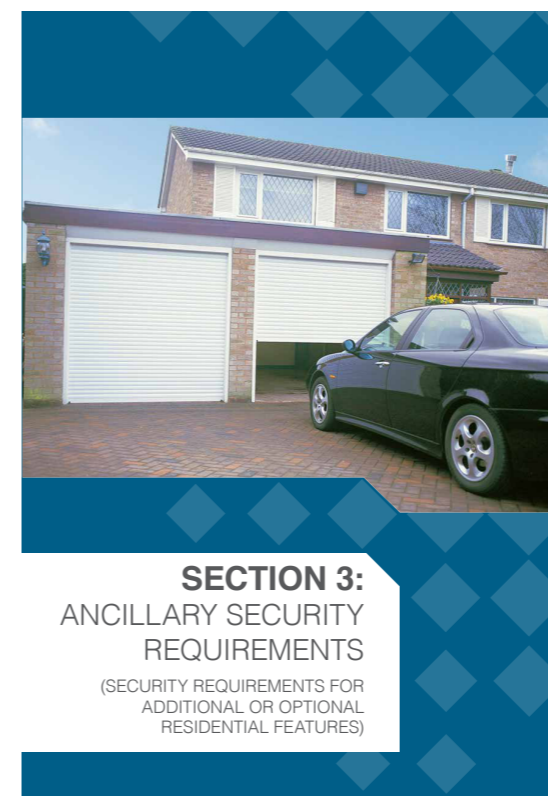
Official Police Security Initiative

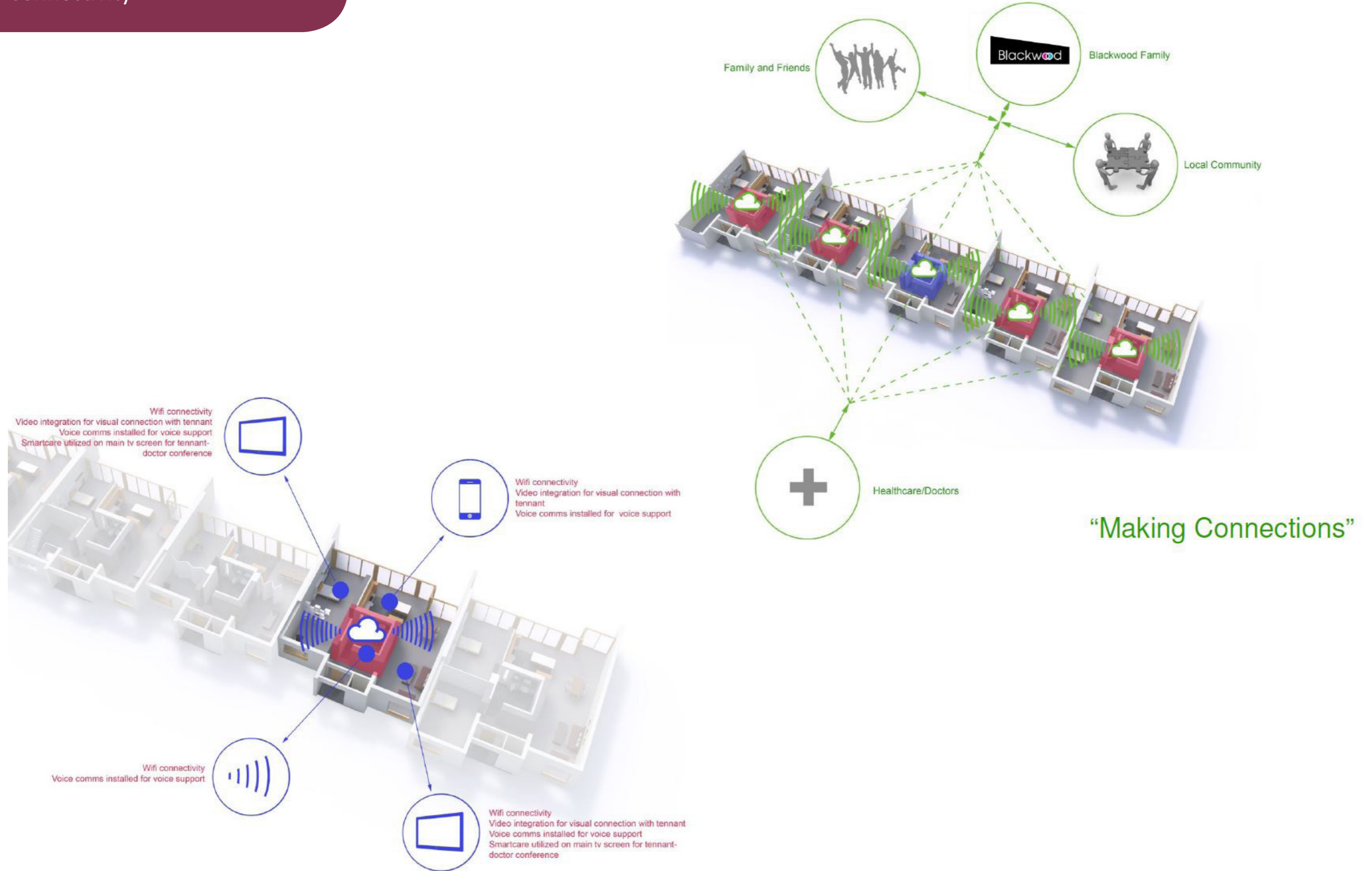
Secured by Design (SBD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes to adopt crime prevention measures. The advice given in this guide has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. Secured by Design is owned by the Association of Chief Police Officers (ACPO) and is supported by the Home Office and the Department for Communities and Local Government (DCLG)

Recent research conservatively estimates the carbon cost of crime within the UK to be in the region of 6,000,000 tonnes of CO2. This is roughly equivalent to the total CO2 output of 6 million UK homes. At current domestic burglary rates the marginal carbon costs of building a home to SBD standards will be recovered within four years. The environmental benefits of Secured by Design are supported by independent research proving that SBD housing developments suffers up to 75% less burglary, 25% less vehicle crime and 25% less criminal damage. Therefore there are significant carbon cost savings associated with building new homes to the Secured by Design standard i.e. less replacement of poor quality doors and windows as a result of criminal attacks. These impressive crime reductions have been achieved through the adherence to well researched and effective design solutions (contained within Section 1) and the use of building products, such as doors and windows, that have independent third party certification to police preferred specifications (contained within Sections 2 & 3). It therefore follows that full Secured by Design certification can only be awarded to a development that meets the requirements of all three of these sections.

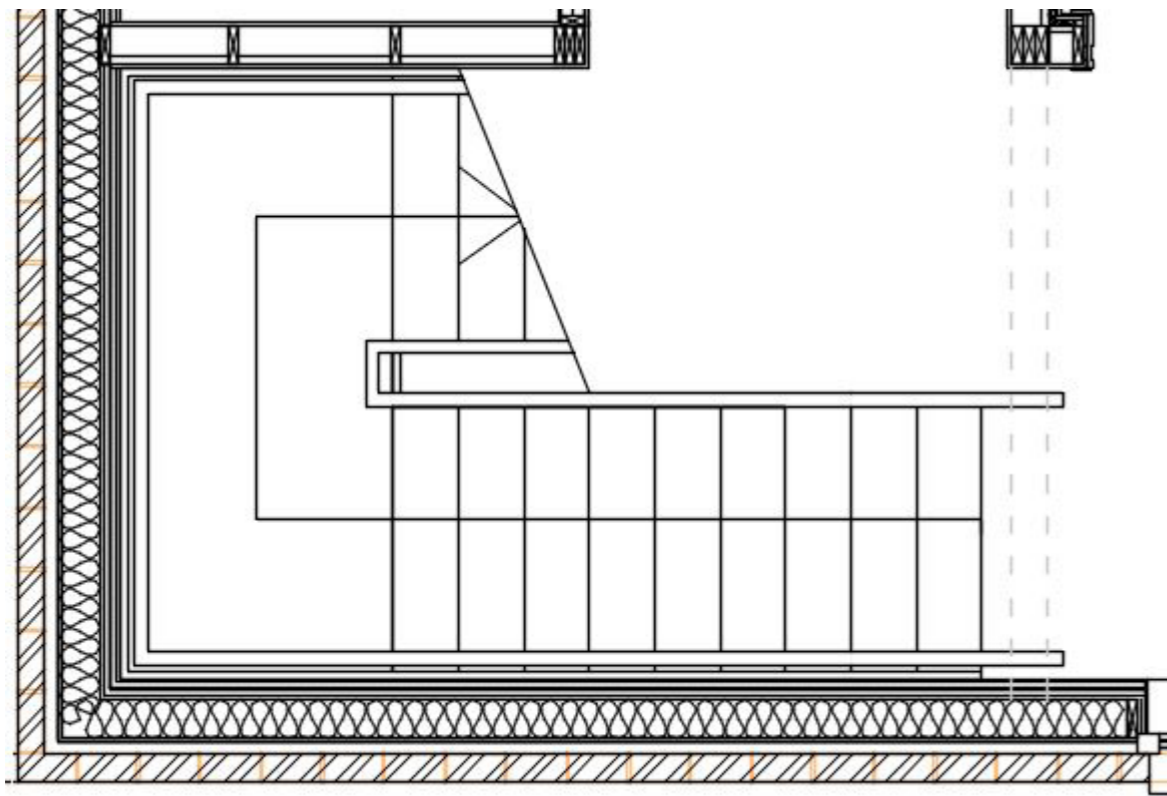
Scope

The 2014 edition of SBD New Homes addresses the community safety and security requirements for most types of housing development including individual houses, housing estates, low and high rise apartment blocks. The design, layout and physical security sections of this edition can be applied to both new and refurbished homes. Additional information for alternative residential accommodation is available in separate design guides available from the Secured by Design website.





Stairs



**BLACKWOOD
CONCEPT HOUSE**

1.00 INDICATIVE BUDGET COST

		Total Cost of Element	Cost per m2 GFA	Cost per Bedspace	Cost per Unit	Element %
1.00	SUBSTRUCTURE					
1A	Foundations & Underbuildings	-				
1B	Ground Floor Slab	-				
1C	Vibro / piling etc	-				
1.00	Element Total	-				

2.00	SUPERSTRUCTURE					
2A	Frame					
2B	Upper Floors					
2C	Roof					
2D	Stairs					
2E	External Walls					
2F	Windows & External Doors					
2G	Internal Walls					
2H	Internal Doors					
2.00	Element Total	-	-	-	-	

3.00	INTERNAL FINISHES					
3A	Wall finishes					
3B	Floor finishes					
3C	Ceiling finishes					
3D	Decoration					
3.00	Element Total	-	-	-	-	

4.00	FITTINGS AND FURNISHINGS					
4A	Sundry fittings					
4B	Kitchen fitments					
4.00	Element Total	-	-	-	-	

5.00	SERVICES					
5A	Sanitary appliances					
5B	Service equipment					
5C	Disposal installation					
5D	Water installation					
5E-F	Heating installation					
5G	Ventilation system					
5H	Electrical installation					
5I	Gas installation					
5J	Lift installation					
5K	Protective installation					
5L	Communication installation					
5M	Special installation					
5N	Builderswork in connection with services					
5.00	Element Total	-	-	-	-	

Building cost - carried forward	-	-	-	-	
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Building cost - carried forward	-	-	-	-	0%
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6.00	EXTERNAL WORKS					
6A	Site works	-				
6B	External Drainage	-				
6C	External services	-				
6D	Minor building works	-				
6.00	Element Total	-				

Works cost - sub-total	-	-	-	-	0%
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7.00	PRELIMINARIES	0.00%				
7.00	Preliminaries	-				
7.00	Element Total	-				

8.00	CONTINGENCIES	0.00%				
8.00	Element Total	-				

ESTIMATED CONSTRUCTION COST	-				
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SUMMARY OF AREAS

GFA Summary	
Ground Floor	m2
First Floor	m2
Total M2 GFA	m2

Designation of Areas	
Flats	m2
Party Walls	m2
Circulation	m2
	m2