

Notes

1) All drawings are copyright of Condy and Lifford Ltd. and may not be reproduced in any way without their specific permission.

2) All drawings are to be read in conjunction with the Building Regulations 2010 and the Building Regulations 2010 (Approved Documents).

3) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

4) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

5) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

6) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

7) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

8) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

9) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

10) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

11) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

12) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

13) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

14) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

15) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

16) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

17) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

18) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

19) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

20) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

21) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

22) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

23) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

24) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

25) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

26) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

27) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

28) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

29) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

30) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

31) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

32) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

33) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

34) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

35) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

36) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

37) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

38) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

39) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

40) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

41) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

42) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

43) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

44) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

45) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

46) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

47) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

48) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

49) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

50) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

51) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

52) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

53) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

54) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

55) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

56) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

57) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

58) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

59) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

60) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

61) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

62) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

63) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

64) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

65) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

66) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

67) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

68) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

69) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

70) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

71) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

72) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

73) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

74) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

75) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

76) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

77) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

78) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

79) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

80) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

81) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

82) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

83) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

84) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

85) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

86) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

87) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

88) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

89) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

90) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

91) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

92) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

93) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

94) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

95) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

96) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

97) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

98) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

99) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

100) All drawings are to be read in conjunction with the Building Regulations 2010 (Approved Documents).

Wall Type Key

WALL TYPE 04
FACING BRICKWORK / BLOCKWORK
(Overall thickness 377.5mm not including skin finish)

(Outside)
102.5mm facing brickwork
150mm Full fill Kingspan EcoBead Platinum 33 blown insulation
100mm inner leaf blockwork, medium density block inner leaf with a thermal conductivity no greater than 0.60, compressive strength to SE spec
25mm; 12.5mm Gypsum-based plasterboard mounted on 12.5mm plaster dabs
3mm plaster skin finish
(Inside)

Performance Requirements:
- U-Value performance confirmed by SAP Assessor to be **0.21W/m²K**
- Structure to be internally lined to achieve min. 30 minutes fire resistance to internal face of structure.

Notes:
- Cavity walls to be fire-stopped at sub-compartment and compartment wall and floor junctions.
- Movement joint details and positions are to be as detailed by the Structural Engineer.
- Insulation is not required above ceiling insulation to all gable walls.
- Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013.
- All plasterboard joints to be well sealed.

WALL TYPE 05
BLOCKWORK / BLOCKWORK - SEPARATING PARTY WALL
(Overall thickness 370mm not including skin finish)

(Outside)
3mm plaster skin finish
25mm; 12.5mm Gypsum-based plasterboard mounted on 12.5mm plaster dabs
100mm inner leaf brickwork, medium density block, compressive strength to SE spec
100mm Full fill Kingspan EcoBead Platinum 33 blown insulation
100mm inner leaf blockwork, medium density block, compressive strength to SE spec
25mm; 12.5mm Gypsum-based plasterboard mounted on 12.5mm plaster dabs
3mm plaster skin finish
(Inside)

Performance Requirements:
- Structure to be internally lined to achieve min. 30 minutes fire resistance to internal face of structure.

Notes:
- Movement joint details and positions are to be as detailed by the Structural Engineer.
- Insulation is not required above ceiling insulation to all gable walls.
- Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013.
- All plasterboard joints to be well sealed.
- 130mm insulated cavity due to plasterboard finishes with front door to prevent fouling
- Set to apply the principles of Robust Detail E-WM-28 (Edition 4, September 2015 Update) and AD Part E of the Building Regulations

WALL TYPE 06
BLOCKWORK / BLOCKWORK - SEPARATING PARTY WALL
(Overall thickness 350mm not including skin finish)

(Outside)
3mm plaster skin finish
25mm; 12.5mm Gypsum-based plasterboard mounted on 12.5mm plaster dabs
100mm inner leaf blockwork, medium density block, compressive strength to SE spec
100mm Full fill Kingspan EcoBead Platinum 33 blown insulation
100mm inner leaf blockwork, medium density block, compressive strength to SE spec
25mm; 12.5mm Gypsum-based plasterboard mounted on 12.5mm plaster dabs
3mm plaster skin finish
(Inside)

Performance Requirements:
- Structure to be internally lined to achieve min. 30 minutes fire resistance to internal face of structure.

Notes:
- Movement joint details and positions are to be as detailed by the Structural Engineer.
- Insulation is not required above ceiling insulation to all gable walls.
- Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013.
- All plasterboard joints to be well sealed.
- Set to apply the principles of Robust Detail E-WM-28 (Edition 4, September 2015 Update) and AD Part E of the Building Regulations

WALL TYPE A
INTERNAL METAL FRAME WALL
(Overall thickness 100mm not including skin finish)

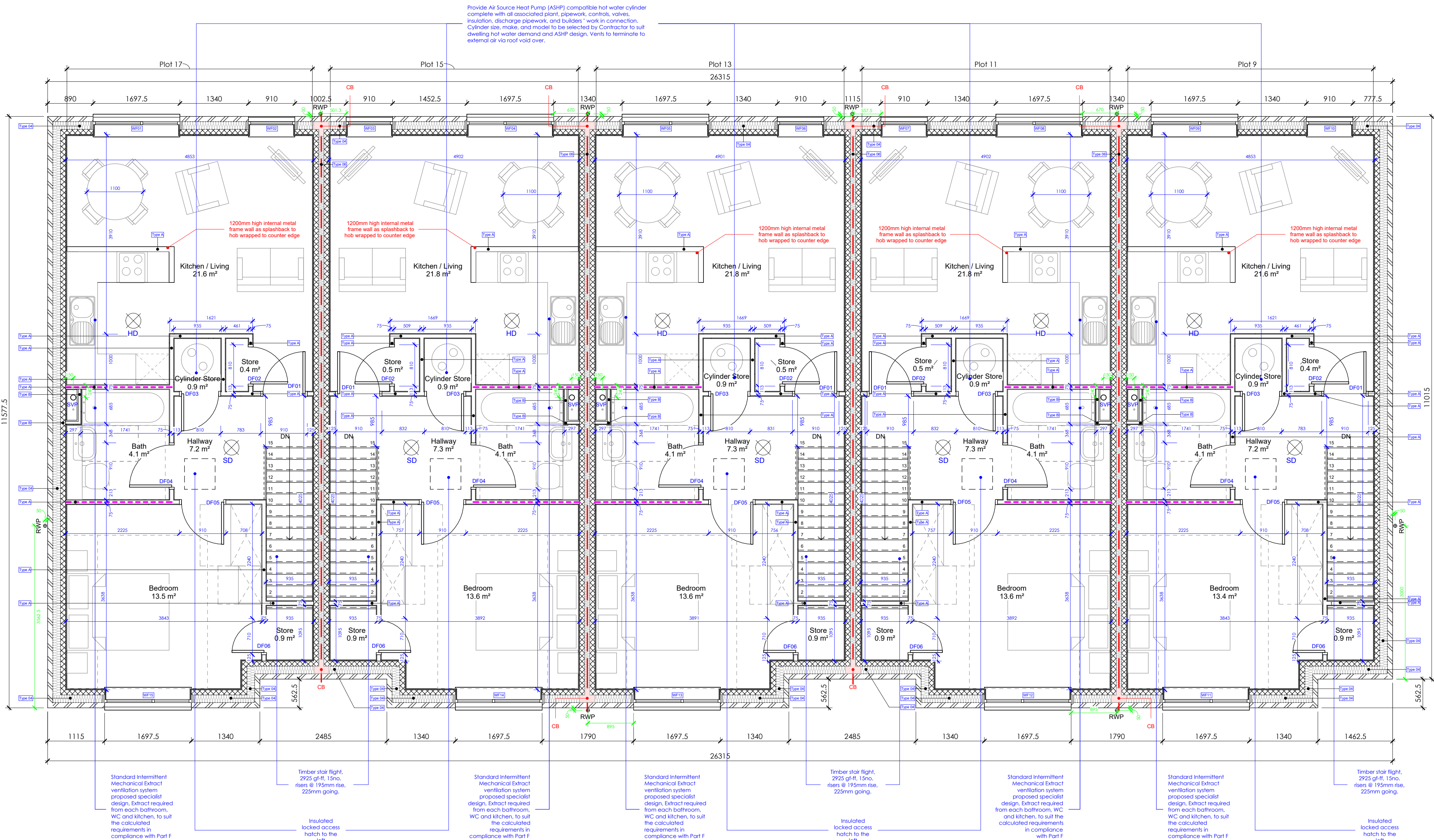
3mm plaster skim finish
12.5mm Mineral Wool insulation
75mm Metal stud wall
12.5mm Gypsum-based plasterboard
3mm plaster skim finish

Performance Requirements:
- Fire resistance of 30mins to be achieved on both sides of wall when loadbearing or used to form internal protected hallways.
- Plasterboard performance specification in compliance with BS EN 520.
- All plasterboard joints to be well sealed.
- Up rate plasterboard to 12.5mm Gyproc Moisture Resistant wallboard to bathroom/kitchen/WC side if required.
Acoustic Notes:
- Walls that require additional acoustic performance indicated.
- Upgrade plasterboard to Gyproc Wallboard TEN (min. mass per unit area of 10kg/m²).
- To comply with AD Part E of the Building Regulations Table 0.2 (page 13) and Internal wall type B (clause 5.18 and diagram 5.2, page 65).

WALL TYPE B
INTERNAL METAL STUD WALL TO CONCEALED VOIDS
(Overall thickness 87.5mm not including skin finish)

(Concealed void)
25mm Mineral Wool insulation
50mm Metal stud wall
12.5mm Gypsum-based plasterboard
12.5mm Gypsum-based plasterboard
3mm plaster skim finish

Performance Requirements:
- Plasterboard performance specification in compliance with BS EN 520.
- All plasterboard joints to be well sealed.
- Up rate plasterboard to 12.5mm Gyproc Moisture Resistant plasterboard to bathroom/kitchen/WC side if required.



Pr 01 First Floor GA

General Notes

- The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.
- All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc.
- For acoustic wall treatment between bedroom and bathroom, or bedroom and bedroom, please refer to wall types.
- Bowing in of SVPs to include absorbent layer of unfaced mineral wool or quilt (min. thickness 25mm, min. density 10kg/m³).
- Movement joints not illustrated, SE to confirm requirements. Where possible movement joints to be located behind RVPs.
- Each dwelling to have a ceiling mounted smoke detector located in the hallway and landing and a ceiling mounted heat detector located in the kitchen. These are to be connected to the mains supply and comprise of a single independent circuit at the main distribution board. It is proposed that there will be a means of isolating the power to the smoke alarm without isolating the lighting.
- Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom.
- If the dwelling has a kitchen and living room which are not separate rooms, at least three ventilators of the same area as for other habitable rooms should be provided in the open-plan space.
- Background ventilators to be tested to BS EN 13141-1.
- Ventilation systems to be installed in accordance with Approved Document Part F(1).

Key

- Smoke detector with sounder, Linked system, Mains powered with battery backup
- Heat detector with sounder, Linked system, Mains powered with battery backup
- Approved Document Part F Background ventilators and intermittent extract fans Habitable rooms and kitchens to achieve min. 6,000m³/h Bathrooms to achieve min. 4,000m³/h Background ventilators to be tested to BS EN 13141-1.
- Incoming water location (indicative)
- RWP - Rain/Water Pipe
- SVP - Soil & Ventilation Pipe
- AAV - Air Admission Valve
- CB - Cavity Barrier

B Minor Amendments J.L. Jun '26
A Amendments made to accommodate new J.L. May '26
draw intermediate floor type & altered roof pitch
First Issue J.L. Apr '26

CONSTRUCTION

condy lofthouse
architects

Client
Built Group Ltd
Project
Lyme Grove, Longview, Hayton

Title
Proposed GA First Floor Plan - Photo 9,11,13,15 & 17
Scale Date Drawn By
1:50@A1 Apr '26 J.L.
Drawing No. Revision
26-023-129 B

00 01 02 03 04 05
SCALE BAR 1:50 (in metres)

Unit 17 Connors Business Village 0151 207 4371
24 Derby Road info@condylofthouse.co.uk
Liverpool L5 9PR www.condylofthouse.co.uk