

Wall Type Key

WALL TYPE 02
FACING BRICKWORK / BLOCKWORK
(Overall thickness 377.5mm not including skim 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 skim 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 A
INTERNAL METAL FRAME WALL
(Overall thickness 100mm not including skim finish)

3mm plaster skim finish
12.5mm Gypsum-based plasterboard
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 plasterboard 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 skim 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:
- Fire resistance of 30mins to be achieved 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.

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 Continuous extract fans
Habitable rooms and kitchens to achieve min. 8,000mm²
Bathrooms to achieve min. 4,000mm²
Background ventilators to be tested to BS EN 13141-1.

Incoming water location (indicative)

RWP - RainWater Pipe
SVP - Soil & Ventilation Pipe
AAV - Air Admittance Valve
CB - Cavity Barrier

Notes

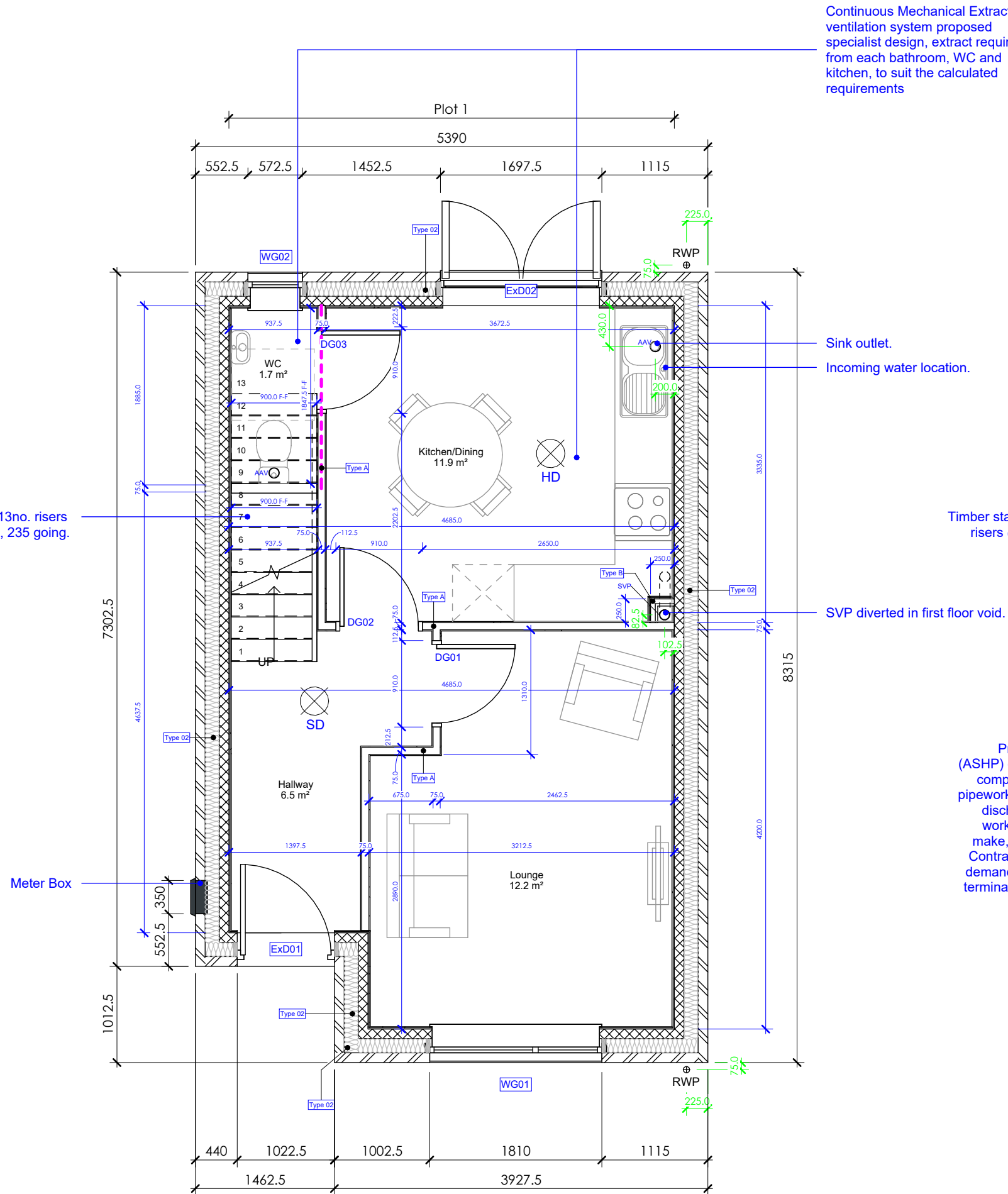
Other drawings in receipt of Condry and Lofthouse Ltd. and may not be reproduced in any way without their specific permission.

All dimensions are to be checked on site. Do not make any drawings derived from planning applications or other documents without the approval of the relevant authorities.

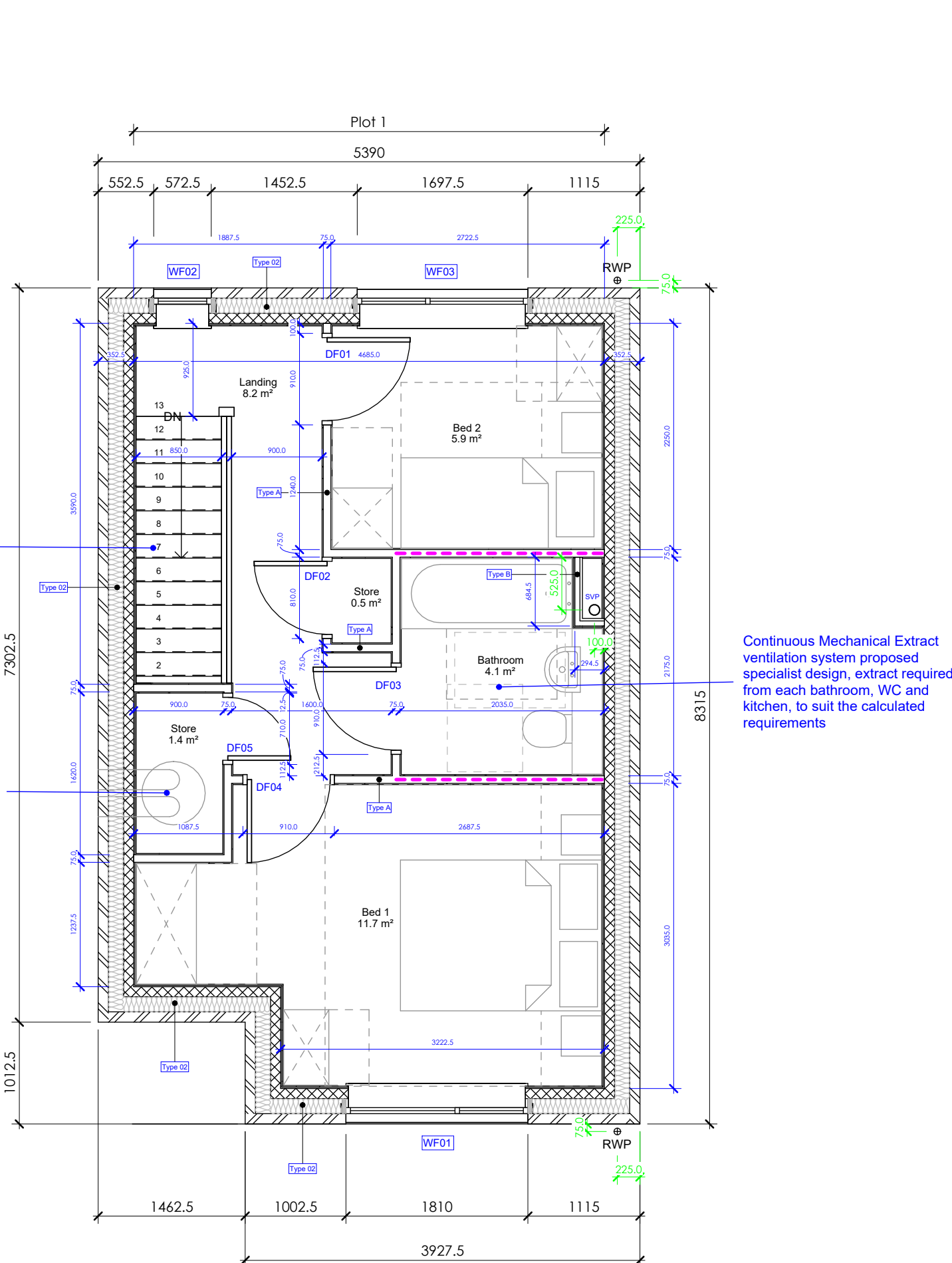
Materials Prohibited

Materials prohibited from use, except where noted in accordance with 'Test Practice D, the Selection of Construction Materials (March 2017)' or unless required by the Contract.

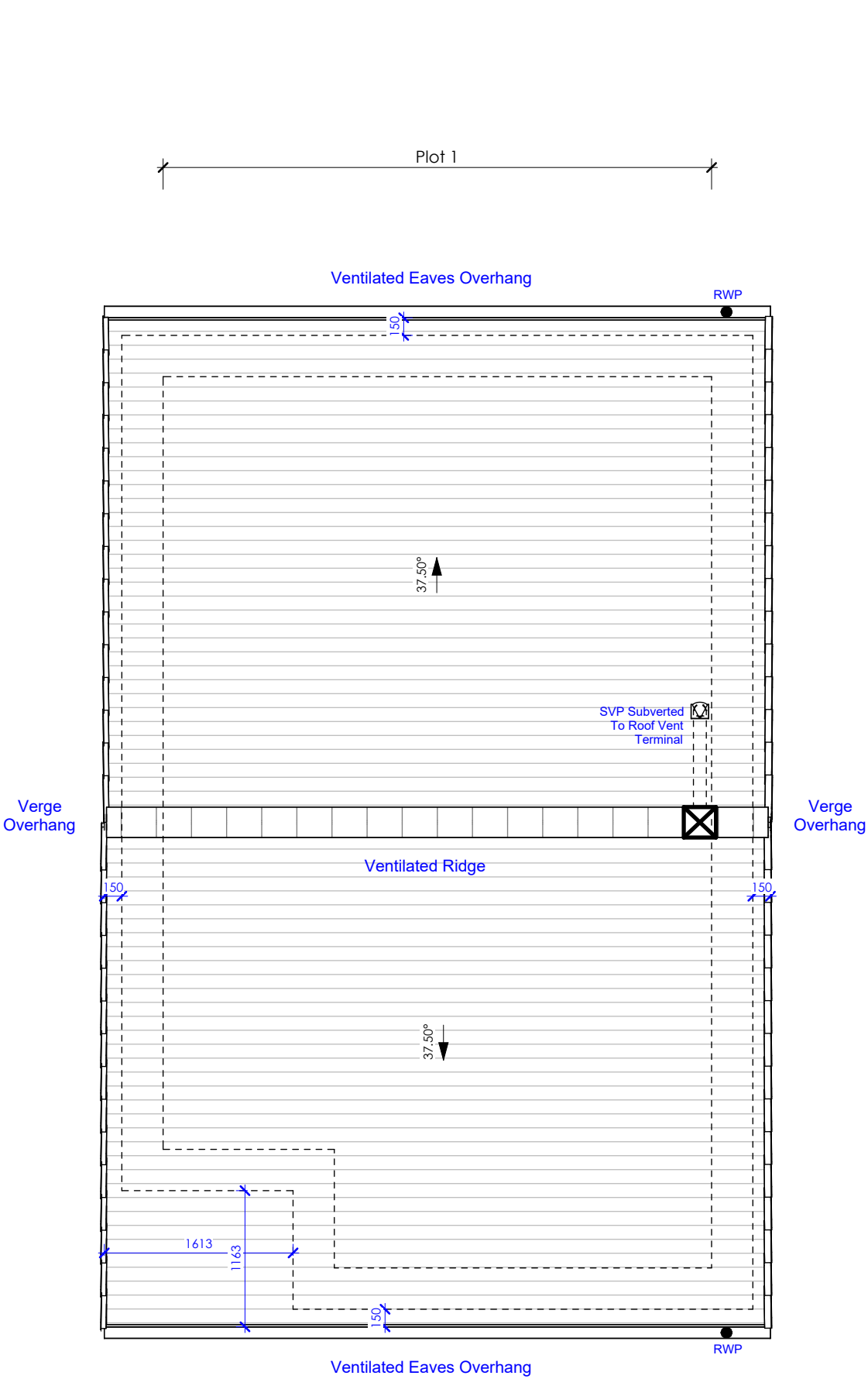
1) High modulus content in the structural elements.
2) Steel reinforcement in concrete to be covered.
3) Calcium chloride admixtures for use in reinforced concrete.
4) Bituminous or asphaltic concrete products, as defined in the 'Control of Asbestos at Work' Regulations, in any form (e.g. paint, primer, etc.) or any other material containing or releasing asbestos.
5) Any material containing or releasing asbestos in any form (e.g. paint, primer, etc.) or any other material containing or releasing asbestos.
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Pr 00 Ground Floor



Pr 01 First Floor



Pr 02 Roof Plan

D Minor Amendments To Partitions To
Suit Part M4(2) Standards J.L. Jul '26
C Minor Amendments J.L. Jun '26
B Amended To Include Meter Box S/O J.L. May '26
A Minor amendments J.L. May '26
* First Issue A.C. Apr '26

CONSTRUCTION

condy lofthouse
architects

Client
Built Group Ltd

Project
Lyme Grove, Longview, Hayton

Title
Proposed GA Floor Plans - House Plot 1

Scale Date Drawn By
1:50@A3 Apr '26 AC

Drawing No Revision
26-023-125 D

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

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