

FACING BRICKWORK / BLOCKWORK
(Overall thickness 377.5mm not including skim finish)

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 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 03
BLOCKWORK / BLOCKWORK - SEPARATING PARTY WALL
 (Overall thickness 350mm not including skim finish)

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 skim finish)

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)

Performance Requirements:

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



General Notes

The contractor is reminded of the duty 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 4 of the Building Regulations, all relevant British Standards, European Standards, Approved Certificates, Product Certification of Schemes (Kitemark) etc.

- All work is to be carried out in accordance with the relevant British Standards, please refer to wall types.
- Minimum 100mm Gypsum to absorb moisture layer of uncoated mineral wool (quartz free), thickness 25mm, density 100kg/m³.
- Minimum 100mm Gypsum to G19.5 to confirm requirements. Where possible movement joints to be located behind 100mm.

On completion of the ceiling, an existing 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 main 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 disturbing the lighting.

Total number of ventilators installed in a dwelling habitable rooms to be at least 4 ventilators for one room and at least 1 ventilator for each additional habitable room.

If the dwelling has a kitchen and living room which are not separate rooms, and at least three ventilators of the same size or other habitable rooms should be provided in the open-plan area.

- Background ventilators to be tested in BS EN 13141-1.
- Ventilation systems to be installed in accordance with Approved Document Part F(1).

Key	
	Smoke detector with sounder, Linked system, Main powered with battery backup
	Heat detector with sounder, Linked system, Main powered with battery backup
	Approved Document Part F Background ventilators and Continuous extract fans Habitable rooms and kitchens to achieve min. 8.000mm ² Bathrooms to achieve min. 4.000mm ² Background ventilators to be tested to BS EN 13141-1.
	Incoming water location (indicative)
	RWP - Rain/Water Pipe SVP - Soil & Ventilation Pipe AAV - Air Admittance Valve CD - Cavity Barrier

[illegible]

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

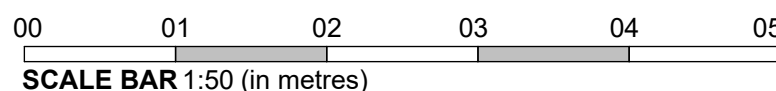
CONSTRUCTION

condy lofthouse
architects

Client
Built Group Ltd

Project
Lyme Grove, Longview, Huyton

Title		
Proposed GA Floor Plans - House Plots 6-7		
Scale	Date	Drawn By
1:50 @A1	Apr '28	AC
Drawing No		Revision
26-023-127		D



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