

Wall Composite Key

E 1: 'U' Value of 0.19 W/m²K

102.5mm Facing Brickwork

150mm cavity fully filled with "150mm DrTherm 32" insulation

100mm Medium Dense Blockwork

12.5mm Wallboard on dabs, taped & jointed

E 2: Garage

102.5mm Facing Brickwork

150mm cavity

100mm Medium Dense Blockwork

E 3:

102.5mm Facing Brickwork

123mm cavity

102.5mm Facing Brickwork

E 4:

102.5mm Facing Brickwork

E 4a

100mm Blockwork

E 5: Party Wall/Robust detail E-WM-17:

'U' Value N/A

100mm Blockwork (1350-1600kg/m³)

100mm cavity with full fill Isover RD Party Wall Roll with acoustic wall ties

100mm Blockwork (1350-1600kg/m³)

15mm Wallboard on dabs, taped & jointed both sides

E 6: Robust detail E-WM-17: 'U' Value N/A

100mm Blockwork (1350-1600kg/m³)

100mm cavity with full fill Isover RD Party Wall Roll with acoustic wall ties

100mm Blockwork (1350-1600kg/m³)

15mm Wallboard on dabs, taped & jointed

E 7: 'U' Value of 0.19 W/m²K

21mm Central Lap fibre cement cladding (class 0 and En 13501-1 fire performance classified to A2s1 d0) or similar approved on

38 x 50mm (38mm x 75 to joints/ corners) SW timber vertical battens at 600 c/c maximum

100mm Medium Dense Blockwork

150mm cavity fully filled with "150mm DrTherm 32" insulation

100mm Medium Dense Blockwork

12.5mm Wallboard on dabs, taped & jointed

L 1:

63x38mm CLS timber studs @ 600mm c/c

12.5mm Wallboard, taped & jointed, both sides

L 2: (42dB)

63x38mm CLS timber studs @ 600mm c/c

25mm "Isover APR 1200" insulation within stud

12.5mm Wallboard taped & jointed, both sides

L 3: Buttress wall:

63x38mm C24 timber studs@400mm c/c to S.E.

12mm sheathing grade plywood fixed on vertical studs to one side

12.5mm Wallboard taped & jointed, both sides

L 4: Buttress wall (42dB):

63x38mm C24 timber studs@400mm c/c to S.E.

12mm sheathing grade plywood fixed on vertical studs to either side

25mm "Isover APR 1200" insulation within stud

12.5mm Wallboard taped & jointed, both sides

L 5: Load bearing:

100mm Blockwork

12.5mm Wallboard on dabs, taped & jointed to both sides. Moisture Resistant plasterboard to wet rooms

L 5a: Loadbearing Wall - timber

100mm x 47mm C24 timber stud frame

12mm sheathing grade plywood fixed on vertical studs to either side

12.5mm Gyproc Wallboard, taped & jointed or skinned (both sides)

SVP Boxing:

2x15mm Soundbloc Board, taped and jointed, SVP to be surrounded with min. 25mm unfaced mineral fibre insulation

L 1*, L 2*, L 3*, L 4* Tiled finished (WC, bathroom & en-suites):

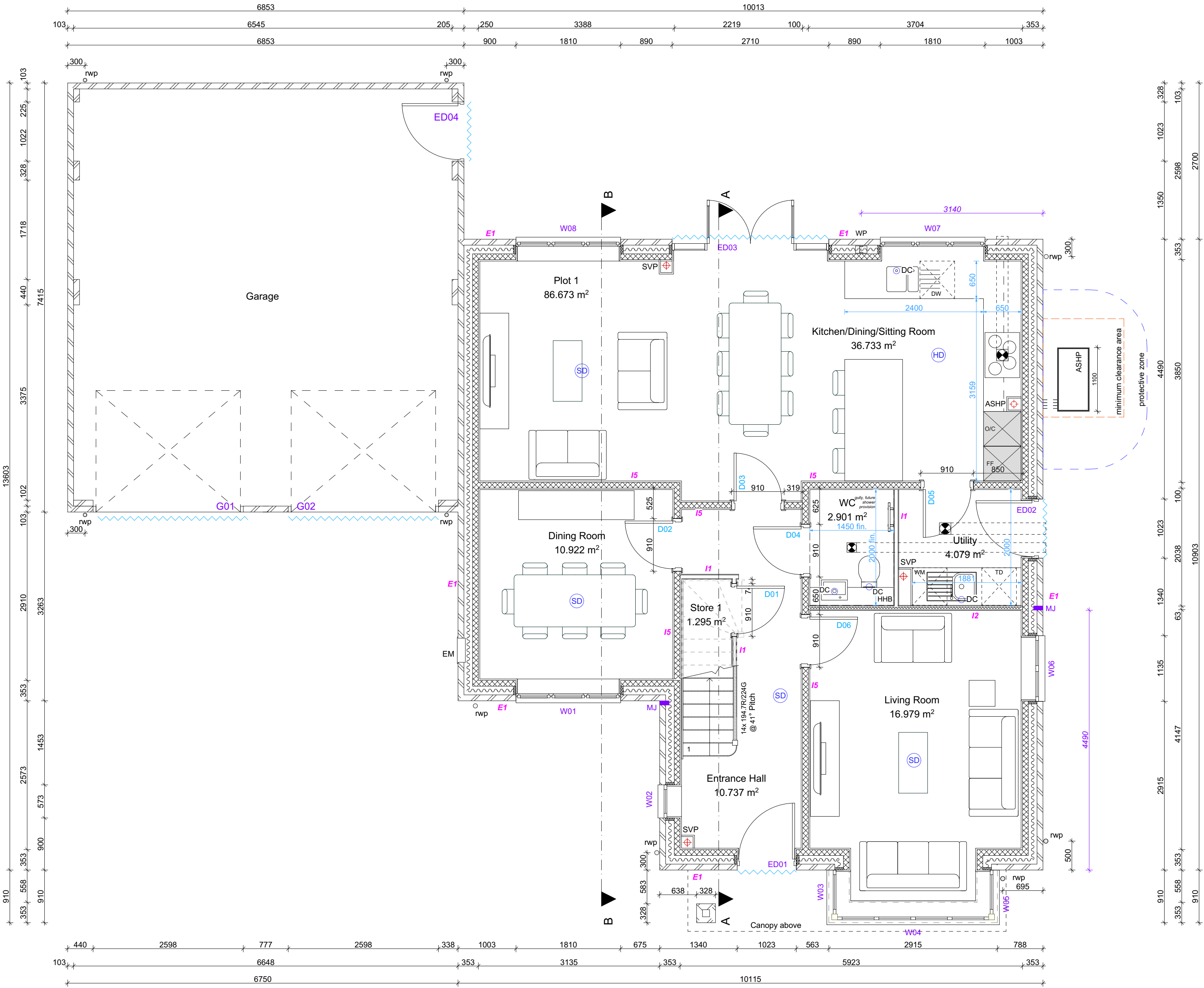
18mm Ply board Class 2 fixed on 25x38mm timbers between 63x38mm CLS timber studs @ 400mm c/c.

12.5mm Moisture Resistant plasterboard

Tanking layer (Possidon liquid membrane OSA) and tile finish where applicable.

Notes:

18mm Plywood board Class 2 fixed on 25x38mm timbers between studs to provide support for heavy fixings like radiators, kitchen wall units, ASHP. Bathroom/en-suites fixings, boilers and other wall mounted units to internal and party walls only. Pattresses to external walls to use 18mm Magply euroclass (A1) within the stud.



Acc_Schedule
House type: J / 488P
Total GIA Area per
dwelling: 171.53m2
Spec: M4(1) - Gold
Tenure: Private Sale
Plots: 1

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Do not scale.

All dimensions to be checked on site and architect notified of any discrepancies prior to commencement.

Any and all elements relating to the fire safety of the project will require separate confirmation and approval by a fully accredited fire engineering consultant under separate client appointment.

- KEY:

FHB - Full Height Boxing

HMB - Half Height Boxing

LLB - Low Level Boxing

WM - Washing Machine

DW - Dishwasher

WD - Washing Dryer

O/C - Oven/Cooker

CH - Cooker hood

FF - Fridge Freezer

GM - Gas Meter

EM - Electric Meter

W - Wardrobe

SVP - Soil Vent Pipe

SS - Stub Stuck

AAV - Air Admittance Valves

DC - Direct connection

RM - Rising main

OG - Obscure glazing

MJ - Movement joints

WP - Windpost to SE

EV - Extract Vent

MVHR - Mechanical ventilation with heat recovery

Rwp - Rainwater Downpipe

CB Cavity barrier. Affinity to confirm locations.

SD Smoke detector

HD Heat detector

EVP Electric Charging Point

"S" trap and sealed cap for future shower provision

Aco slot drain to entrance, french & patio doors. Refer to threshold details. Drainage connection required.

Aco channel drain outside garage doors

Dimension taken to face of finish

Non brick dimension

Dimension to face of trimmer (FOT)

Mechanical extract fan. Position shown notional

All structural steel to be protected to achieve FR30.

To be confirmed by fire engineer

P04	Added the garage to the elevations as per Hills comments	09.01.26	DP MaH
P03	House type split to plot specific drawings. Timber load bearing wall updated to blockwork as per SE drawings	29.10.25	DP MaH
P02	Floor plan reviewed as per engineer's comments added 09.09.25	13.10.25	JR MaH
P01	First issue for review & comments	29.08.25	JR MaH
Rev:	Comment(s):	Date-Name-Check:	

Drg No: LGH-IDP-HTJ-00-D-A-10001-P04

Client: Hill Group
Project: Grays Lane, Hitchin
Title: HTJ-Ground Floor Plan Plot 01 - Detached

Scale: 1:50 @ A1 Date: Aug 2025
RIBA: Stage 4 Drn/Ch:JR / MaH

Status: For Comment

Pro. No: C6111

HTJ-Ground Floor Plan Plot 01 - Detached

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