



EXISTING
EPC SCORE - **64 D**

PROPOSED WORKS EPC C
(FABRIC FIRST)
EPC SCORE - **84 C**

SEQUENCE

PAS Measures Install Sequencing:

1. Ventilation & Undercuts
2. Loft Insulation Works
3. Window & Door Replacement
4. Wall Insulation

EXISTING CONDITIONS

Area of Special Residential Character

NO

Conservation Area

NO

Flood Risk

NO

Listed Building

NO

PIBI Surveys Required

EWI

LOFT

Window and Doors

PROPOSED MEASURES

EXTERNAL WORKS

Eaves/Verge Extension

External Fixtures

Mineral Wool External Wall Insulation System (EWI)

New dMEV to be located in kitchen and bathroom

New Timber Frame Insulation

New Windows

Roof Tile Vents (if no replacement)

Roof Ventilation

INTERNAL WORKS

Door Undercuts

Monitoring Sensors

New dMEV to be located in kitchen and bathroom

MID TERM IMPROVEMENT PLAN

Insulate the Solid Floor

RENEWABLE MEASURES TO NET ZERO

Renewable Ready Measures

CONSTRUCTIVE
THINKING

31 Pyle Close

TGP - Portsmouth
Project No: 7083

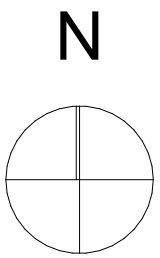
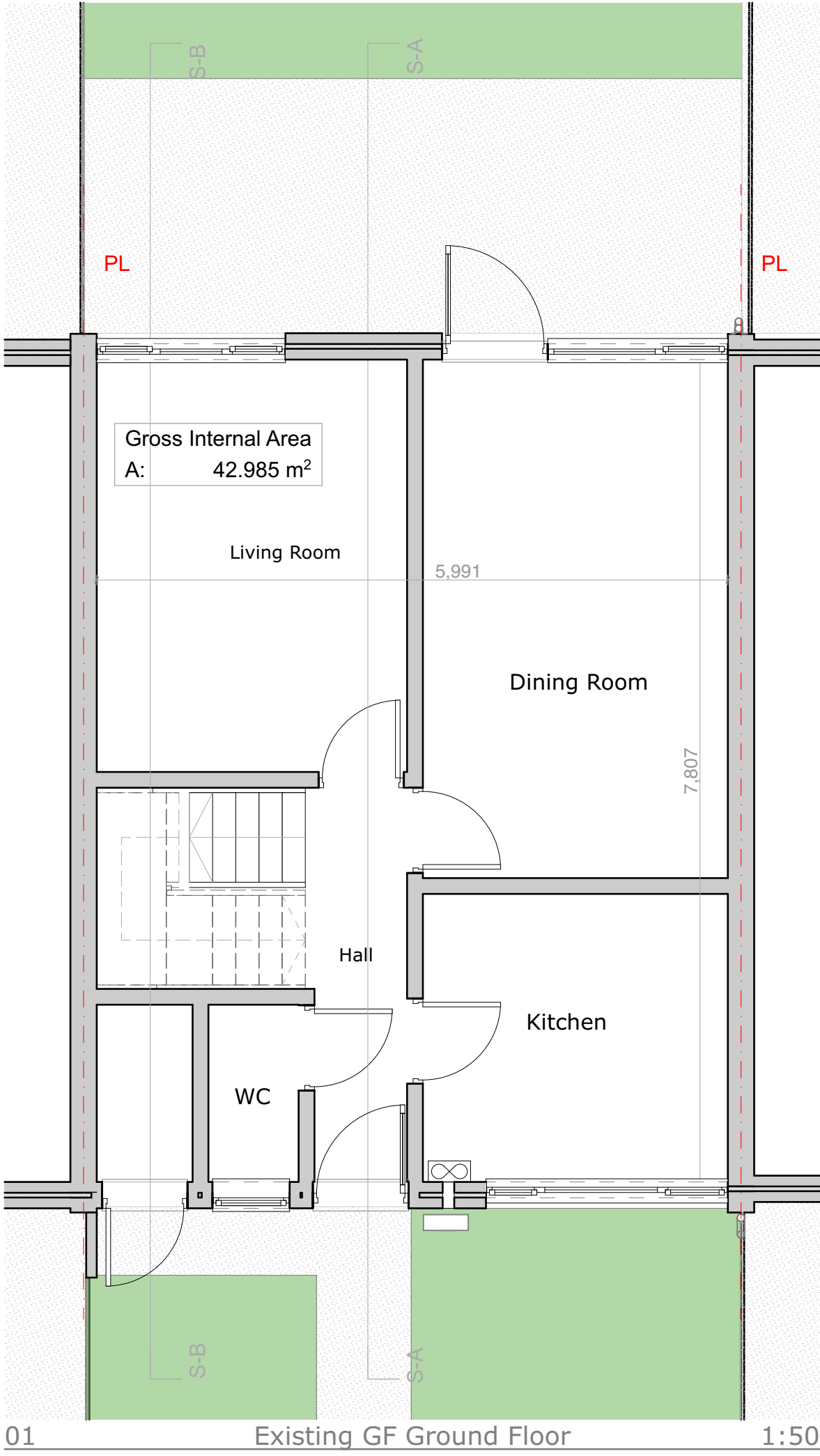
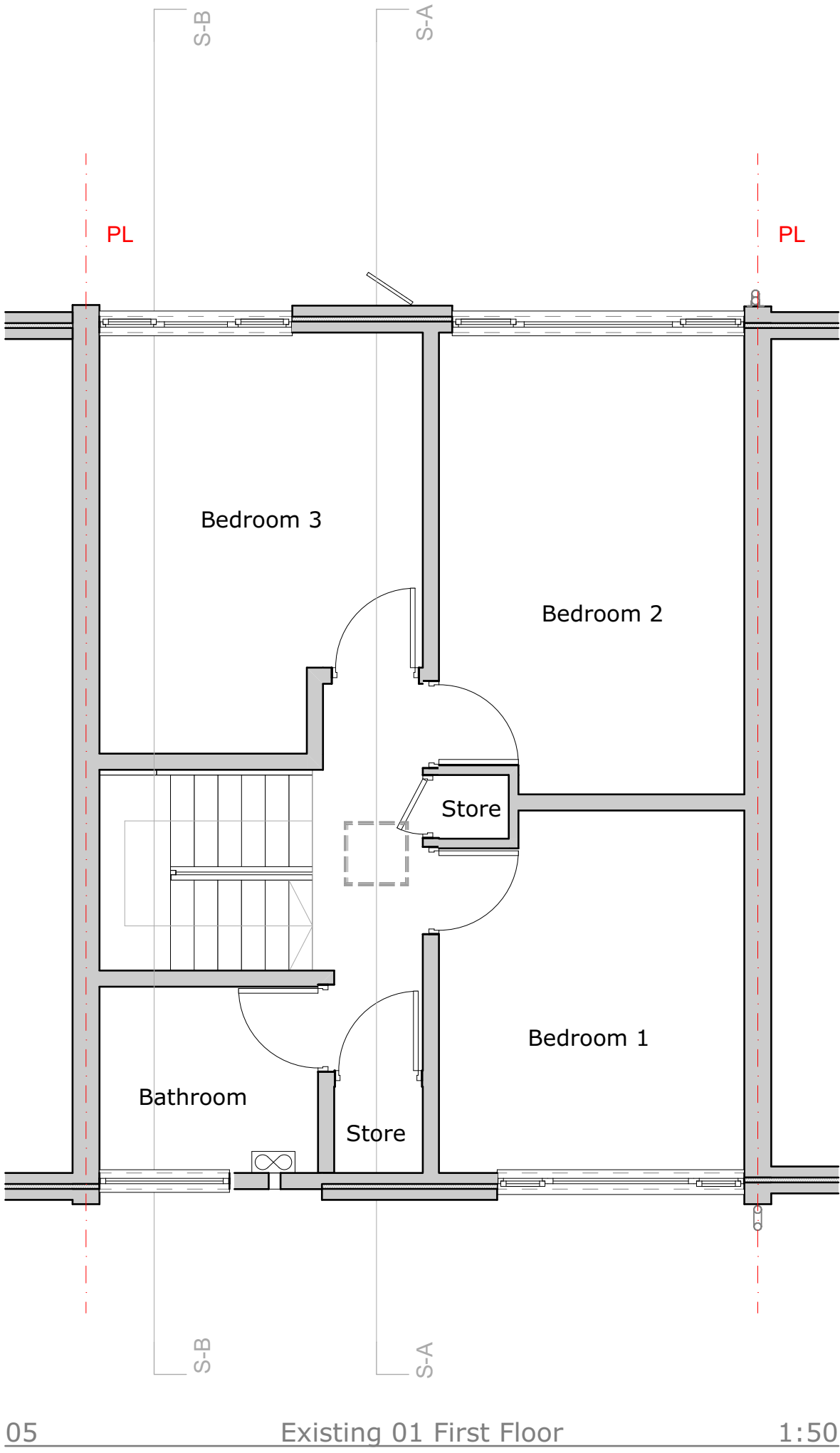
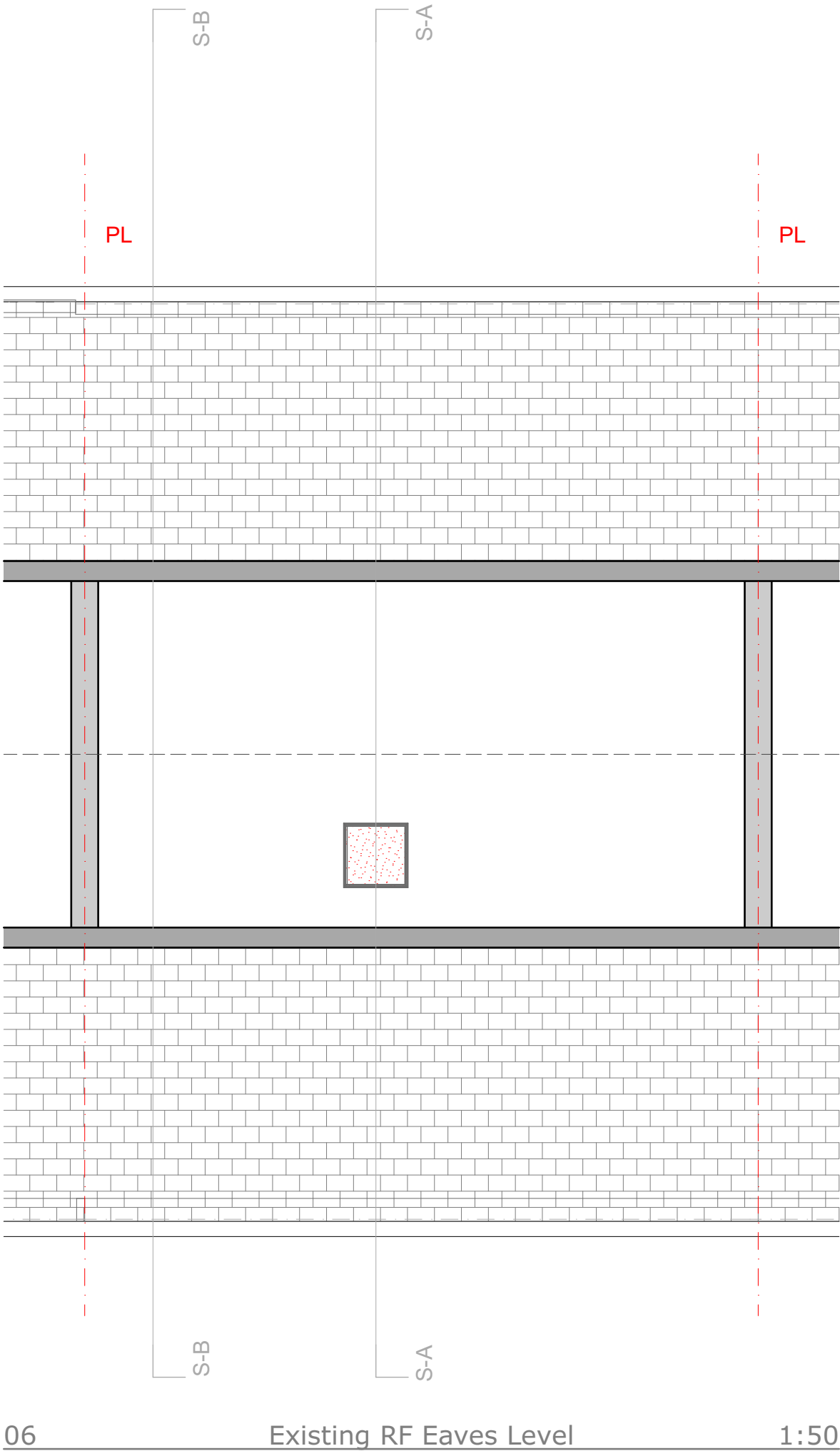
Prepared For:
TGP

ISSUE SHEET

CONSTRUCTIVE
THINKING

Issue No	Drawing No	Drawing Name	Drawing Scales	Size	Draft/ Issued	Client	Planning	PD
P06, Suitable for Information, 21/03/2025, 10:17								
	4401	Cover		297.0 / 210.0	LFS	TGP	Y	
	4403	Issue Sheet		210.0 / 297.0	LFS	TGP	Y	
	4405	Summary Page		841.0 / 594.0	LFS	TGP	Y	
	4406	Existing Floor Plans	1:50	841.0 / 594.0	LFS	TGP	Y	
	4407	Existing Elevations	1:50	841.0 / 594.0	LFS	TGP	Y	
	4408	Enabling Floor Plans	1:50	841.0 / 594.0	LFS	TGP	Y	
	4409	Enabling Elevations	1:50	841.0 / 594.0	LFS	TGP	Y	
	4410	Proposed Floor Plans	1:50	841.0 / 594.0	LFS	TGP	Y	
	4411	Proposed Elevations	1:50	841.0 / 594.0	LFS	TGP	Y	
	4412	Planning Elevations		841.0 / 594.0	LFS	TGP	Y	
	4413	Window and Door Schedule		420.0 / 297.0	LFS	TGP	Y	
	4415	Risk Register		297.0 / 420.0	LFS	TGP	Y	
	4416	Measures		420.0 / 297.0	LFS	TGP	Y	
	4417	Measures II		420.0 / 297.0	LFS	TGP	Y	

* Standard annotation numbers used for enabling and proposed drawings legends. Unused numbers do not mean measures are missing.



EXISTING

A1

Scales
1:50

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Safety Health and Environmental Information

In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the below. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

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Demolition/Adaptation Risks

<complete within project info-building details>

Construction Risks

<complete within project info-building details>

Maintenance/Cleaning Risks

<complete within project info-building details>

Revision	Date	Modeled By	Checked By
	21/03/2025	FN	LFS

Client **TGP**

Project **TGP - Portsmouth**

Status **Stage Approval Subject to Building Control - A1 - LFS**

Drawings Existing GF Ground Floor, Existing R1 Roof Level, Existing 01 First Floor, Existing RF Eaves Level

File 31 Pyle Close_(AC28)

Existing Floor Plans

31 Pyle Close



Drawing Number

7083 -CTS- 02 - 31 -D-A-4406

Revision

P06

CONSTRUCTIVE
THINKING

Revision	Date	Modeled By	Checked By
	21/03/2025	FN	LFS

Client

TGP

Project

TGP - Portsmouth

Status

Stage Approval Subject to Building
Control - A1 - LFS

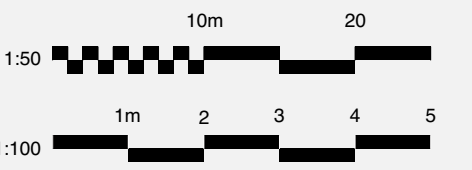
Drawings Existing Right Side Elevation, Existing Left
Side Elevation, Existing Front Elevation,
Existing Building Section A, Existing Rear
Elevation, Existing Building Section B,
Elevations Legend

File

31 Pyle Close_(AC28)

Existing Elevations

31 Pyle Close

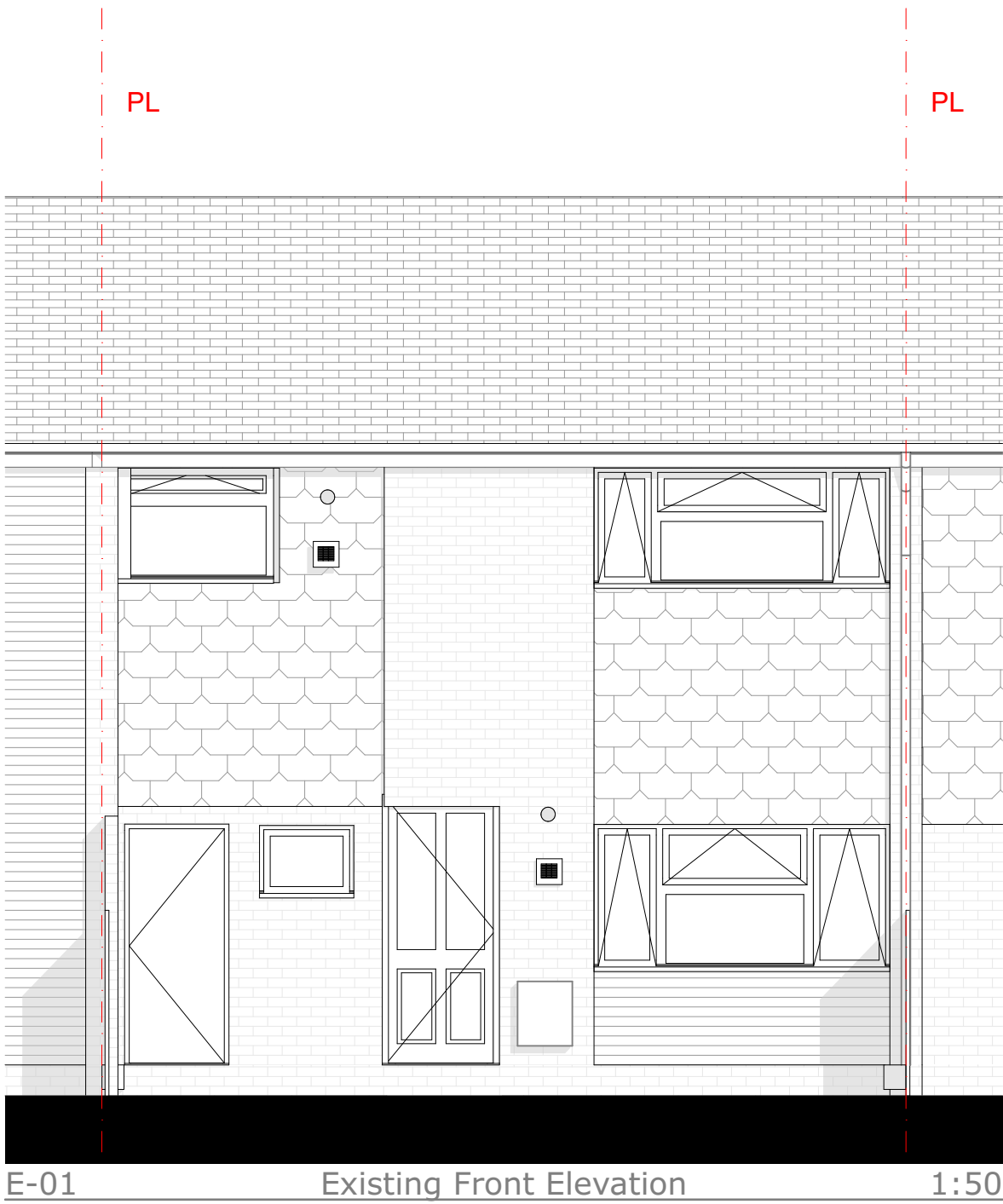
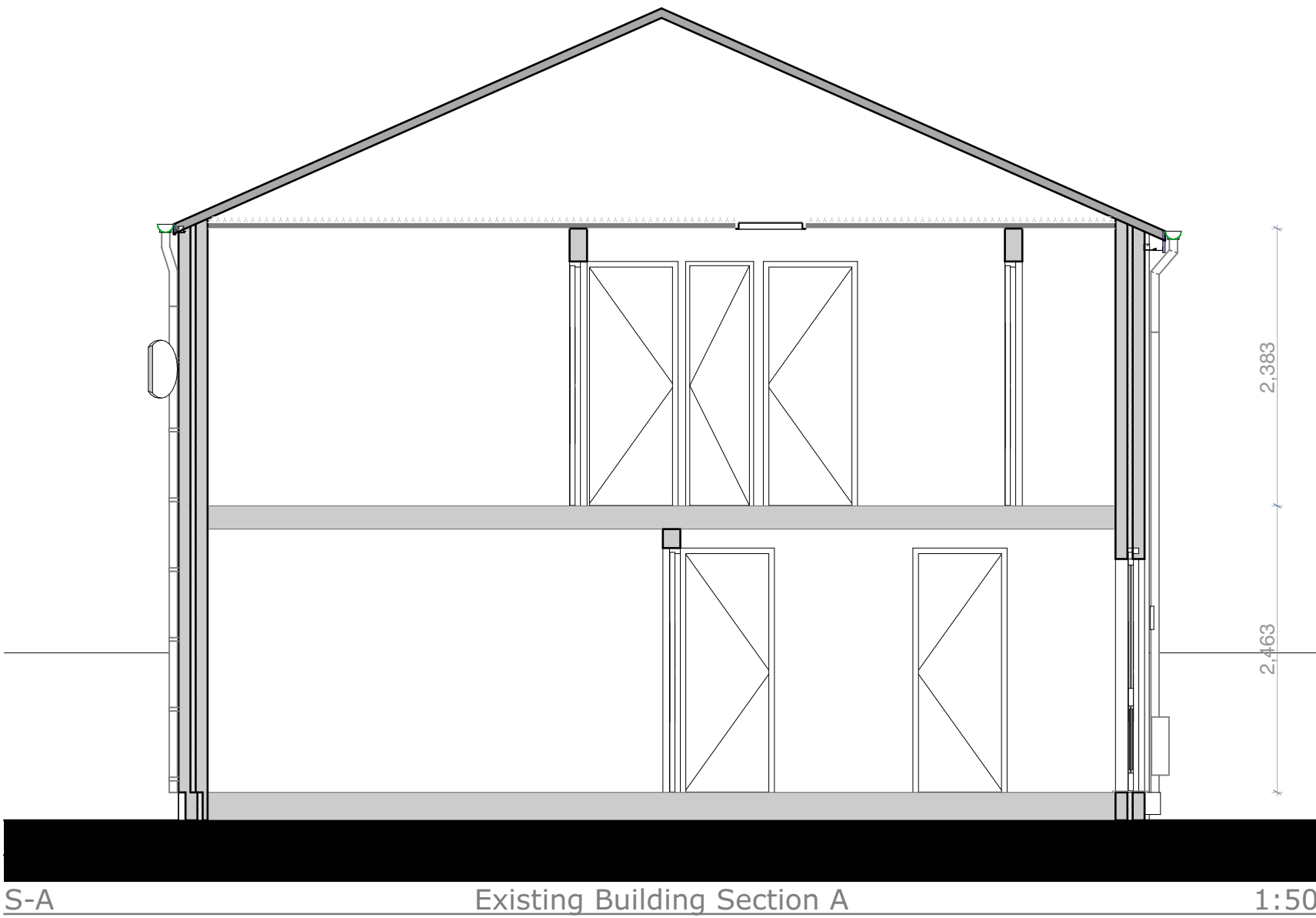
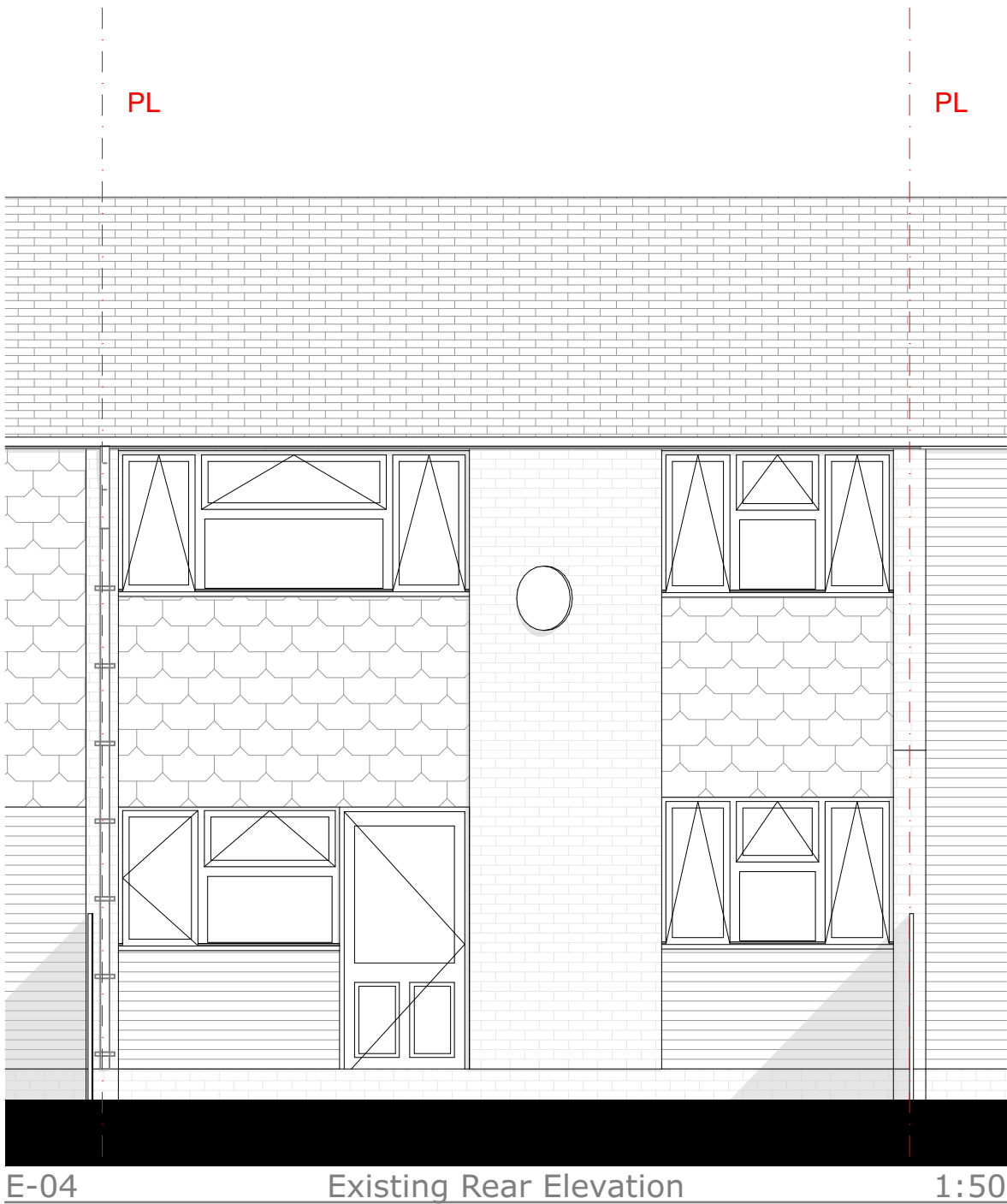
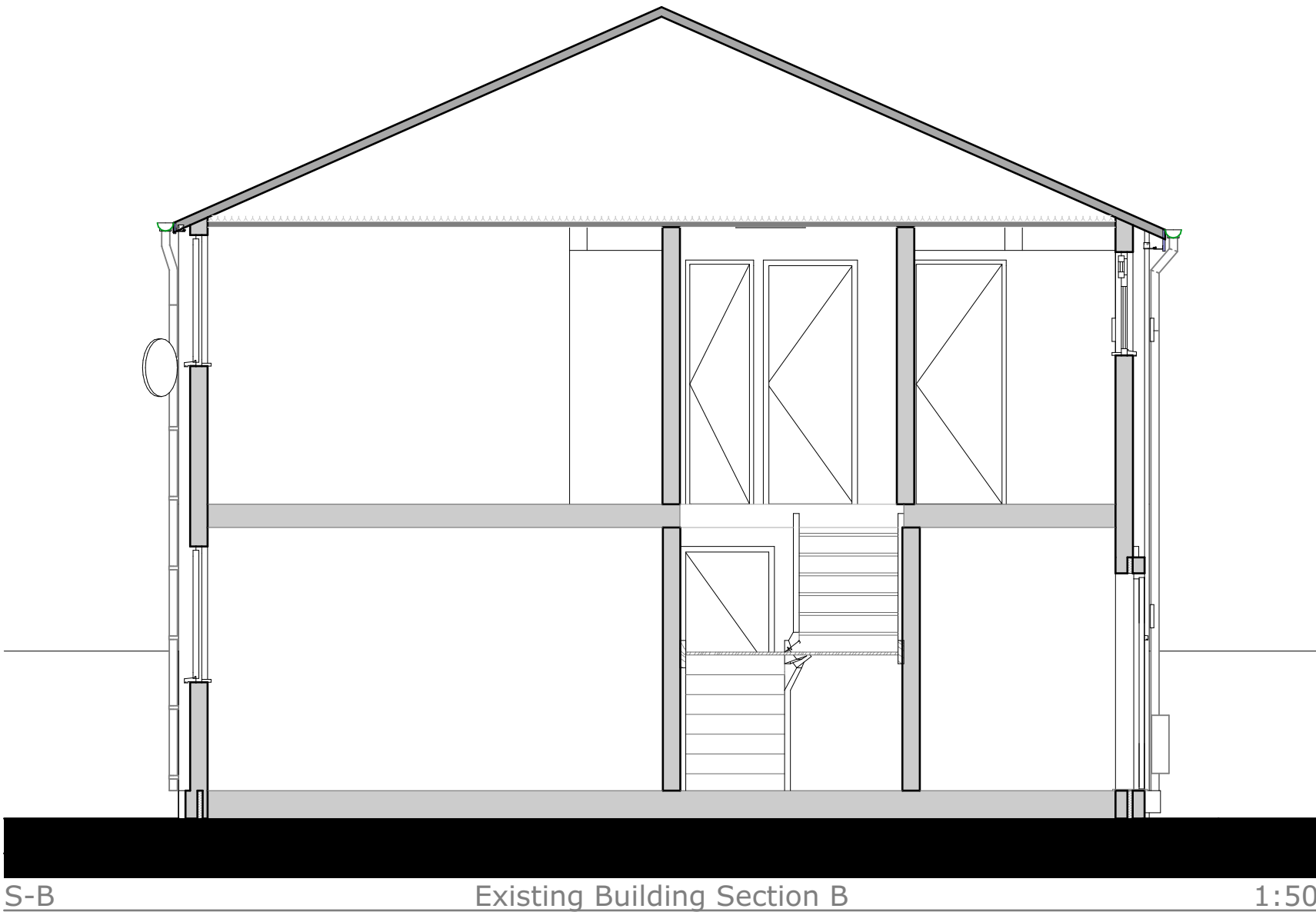
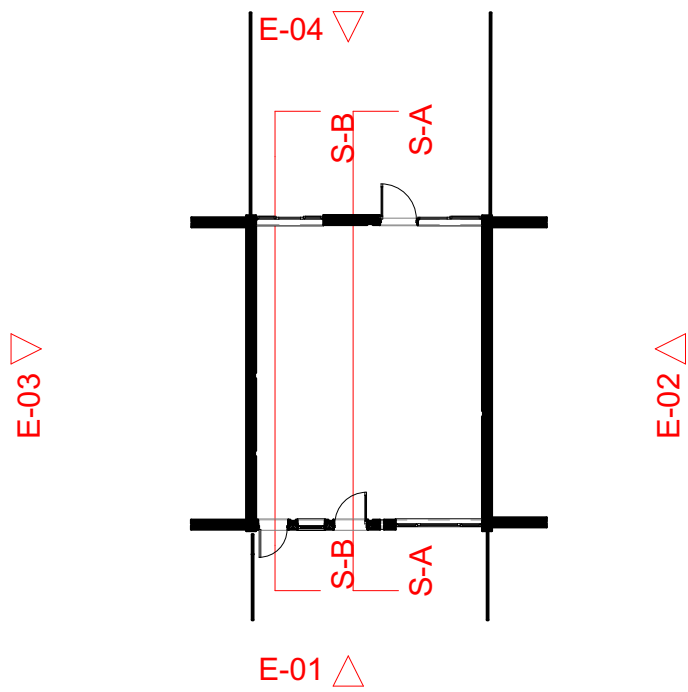


Drawing Number

7083 -CTS- 02 - 31 -D-A-4407

Revision

P06



Revision	Date	Modeled By	Checked By
	21/03/2025	FN	LFS

Client

TGP

Project

TGP - Portsmouth

Status

Stage Approval Subject to Building Control - A1 - LFS

Drawings: Enabling R1 Roof Level, Door Undercuts, Existing GF Ground Floor, Enabling GF Ground Floor, Enabling 01 First Floor, Enabling RF Eaves Level

File

31 Pyle Close_(AC28)

Enabling Floor Plans

31 Pyle Close

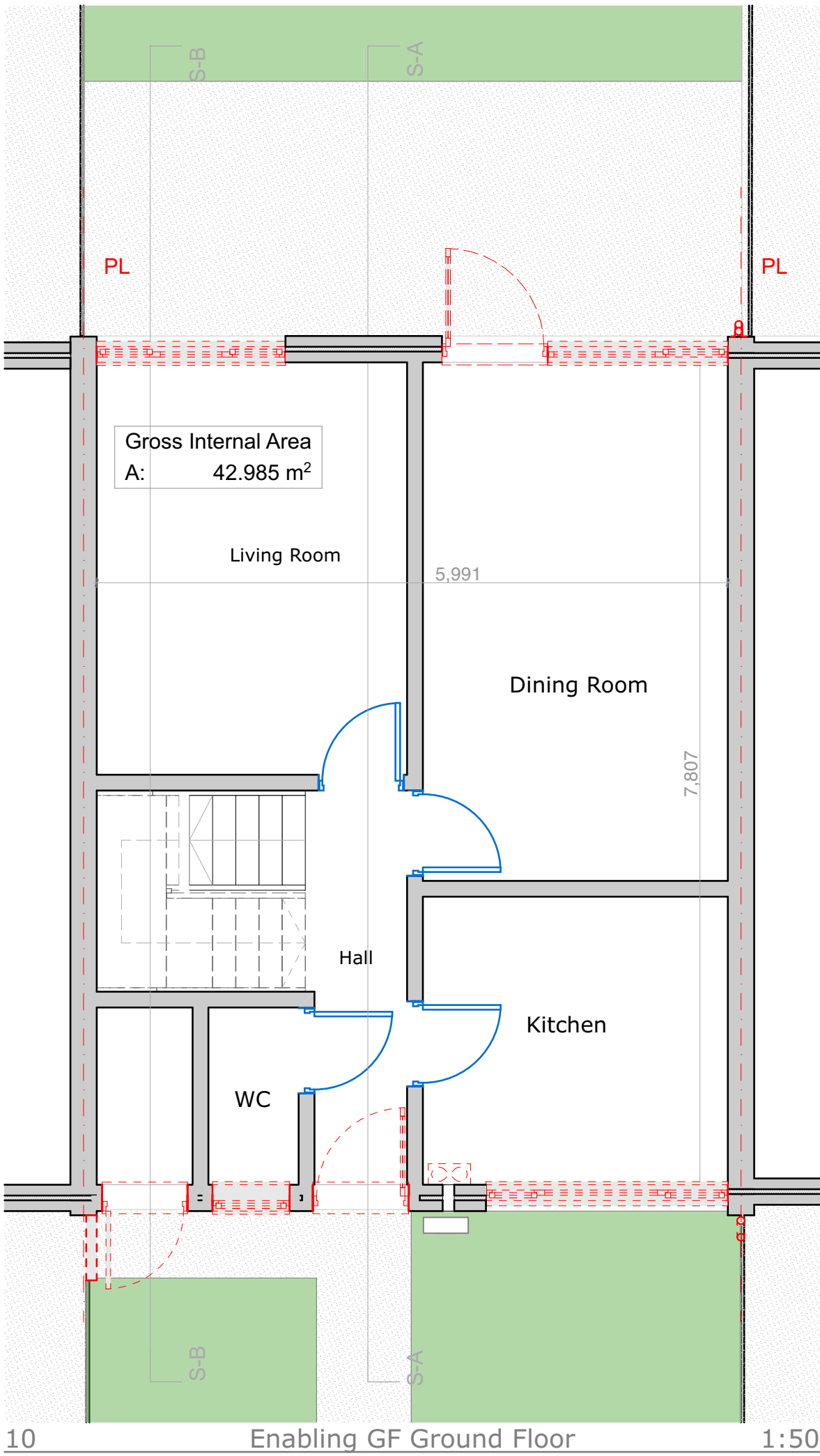


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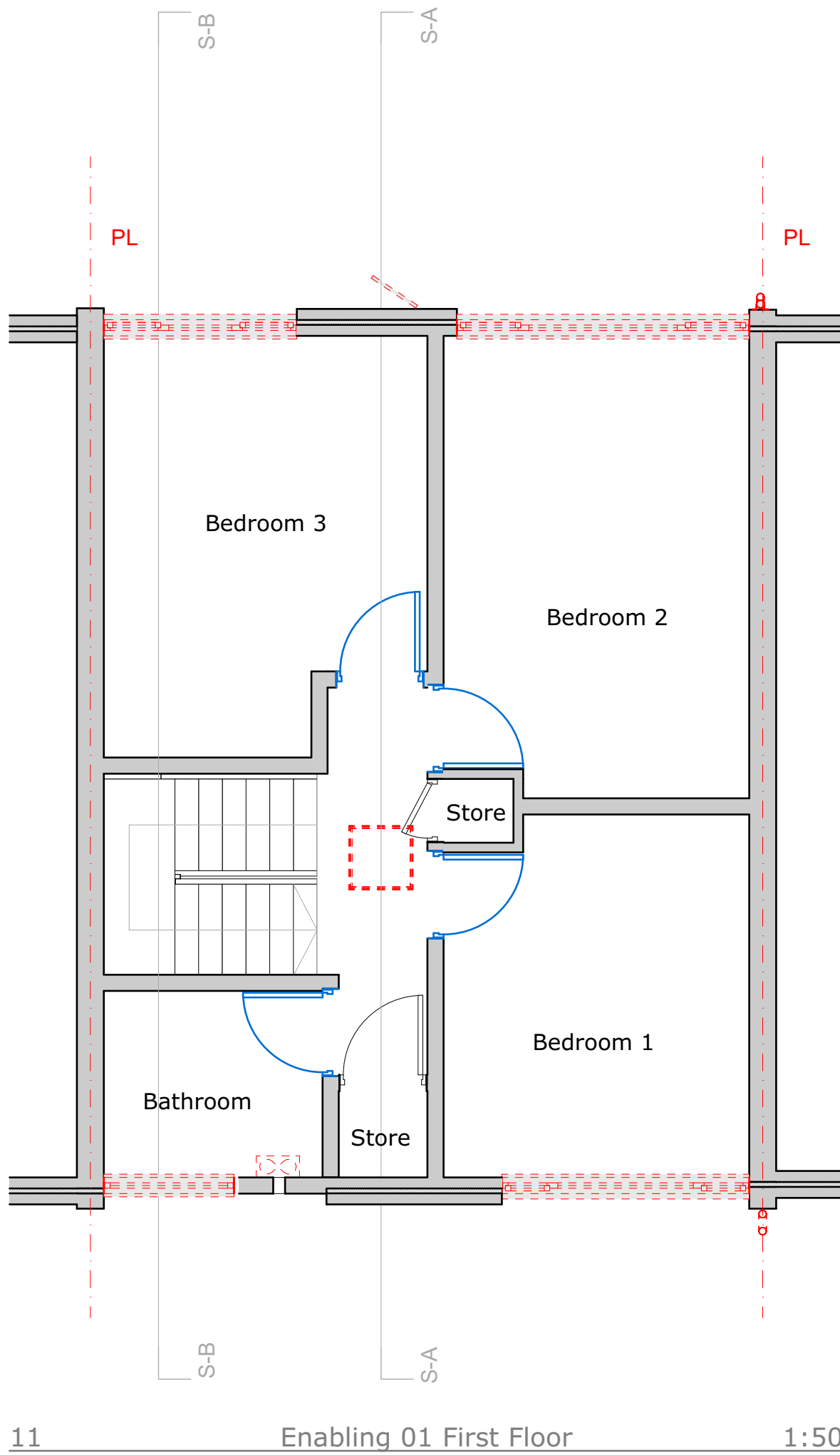
7083 -CTS- 02 - 31 -D-A-4408

Revision

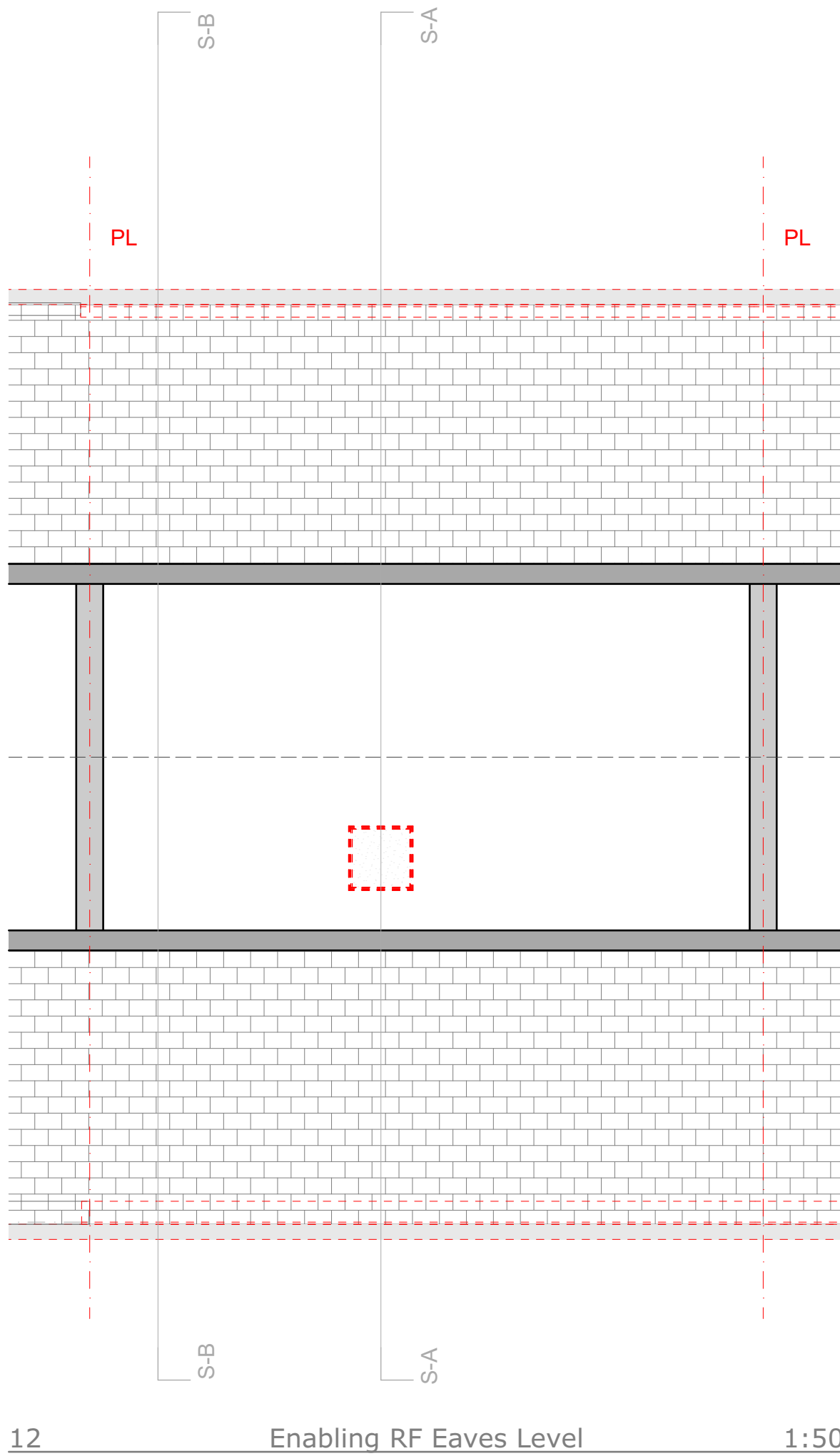
P06



10 Enabling GF Ground Floor 1:50



11 Enabling 01 First Floor 1:50



12 Enabling RF Eaves Level 1:50

Door ID	Room	Existing Undercut	Undercut Required
INT-01	WC	Not Adequate	☒
INT-02	Kitchen	Not Adequate	☒
INT-04	Living Room	Not Adequate	☒
INT-05	Store	N/a	☐
INT-06	Bathroom	Not Adequate	☒
INT-07	Bedroom 1	Not Adequate	☒
INT-08	Bedroom 2	Not Adequate	☒
INT-09	Bedroom 3	Not Adequate	☒

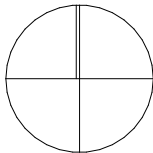
ENABLING

- Ventilation Strategy Preparation**
 - Remove existing kitchen and bathroom extract fans: ensure 110mm clear core drill aperture and existing fuse spur is adequate for new dMEV fan
 - Ventilation of kitchen appliances and open flue items where agreed to be retained and insulated
 - New rigid ducting/sleeve to be installed for dMEV, mitigating deformation
 - All air bricks above DPC and below roof insulation to be filled.
 - Trickle vents to be removed from existing kitchen/bathroom window
- Roof and Loft Preparation**
 - Existing gutters, soffits and fascia's to be assessed for degradation, replace where required
 - Remove personal items and debris from the loft space
 - Loose cabling to be secured underneath loft insulation/ to the back face of the ceiling board
 - Remove existing loft hatch
- Wall Preparation for EW1 Areas**
 - Remove all trellis or greenery on external walls
 - Remove outside lights and associated fixtures, install new lights upon completion
 - Remove any satellite dishes or aerials, work to be carried out in conjunction with service providers, replace upon completion
 - Remove existing porch canopy
 - Remove, retain, and replace handrail to step, replace upon completion
 - Remove RWP's; ensuring 200mm offset from wall, swan neck connection where pipes terminates below ground, adhering to EW1 manufacturer's and CTS Detail Pack
 - Extend 40mm wastewater pipes and overflows
 - Remove garden tap, extend copper pipe, replace upon completion or install new outside tap where one is not present
 - Remove kitchen and bathroom extract fans: ensure 110mm clear core drill aperture and existing fuse spur is adequate for new dMEV fan
 - If gas meter box is present retain, refer to EW1 manufacturers details
 - All Airbricks above DPC to be filled, ventilation of kitchen appliances to be retained and insulated
- Internal Remedial Works**
 - Areas damaged or affected by mould growth or damp need to be repaired and cleaned prior to insulation works
 - Areas to consider; bathrooms, WC's, bedrooms, kitchens etc. refer to Retrofit Assessment Condition Survey
- Site Preparation**
 - Remove or cutback fences/gates, replace upon completion
 - Works to external steps to be agreed with TGP, where applicable

To Be Demolished

Door Undercuts To Be Executed

N



ENABLING

A1

Scales
1:50

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Safety Health and
Environmental Information

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Demolition/Adaptation Risks

<complete within project info-building details>

Construction Risks

<complete within project info-building details>

Maintenance/Cleaning Risks

<complete within project info-building details>

Revision	Date	Modeled By	Checked By
	21/03/2025	FN	LFS

Client TGP

Project TGP - Portsmouth

Status Stage Approval Subject to Building Control - A1 - LFS

Drawings: Enabling Right Side Elevation, Enabling Left Side Elevation, Elevations Legend, Enabling Front Elevation, Enabling Building Section A, Enabling Rear Elevation, Enabling Building Section B

File 31 Pyle Close_(AC28)

Enabling Elevations

31 Pyle Close



Drawing Number

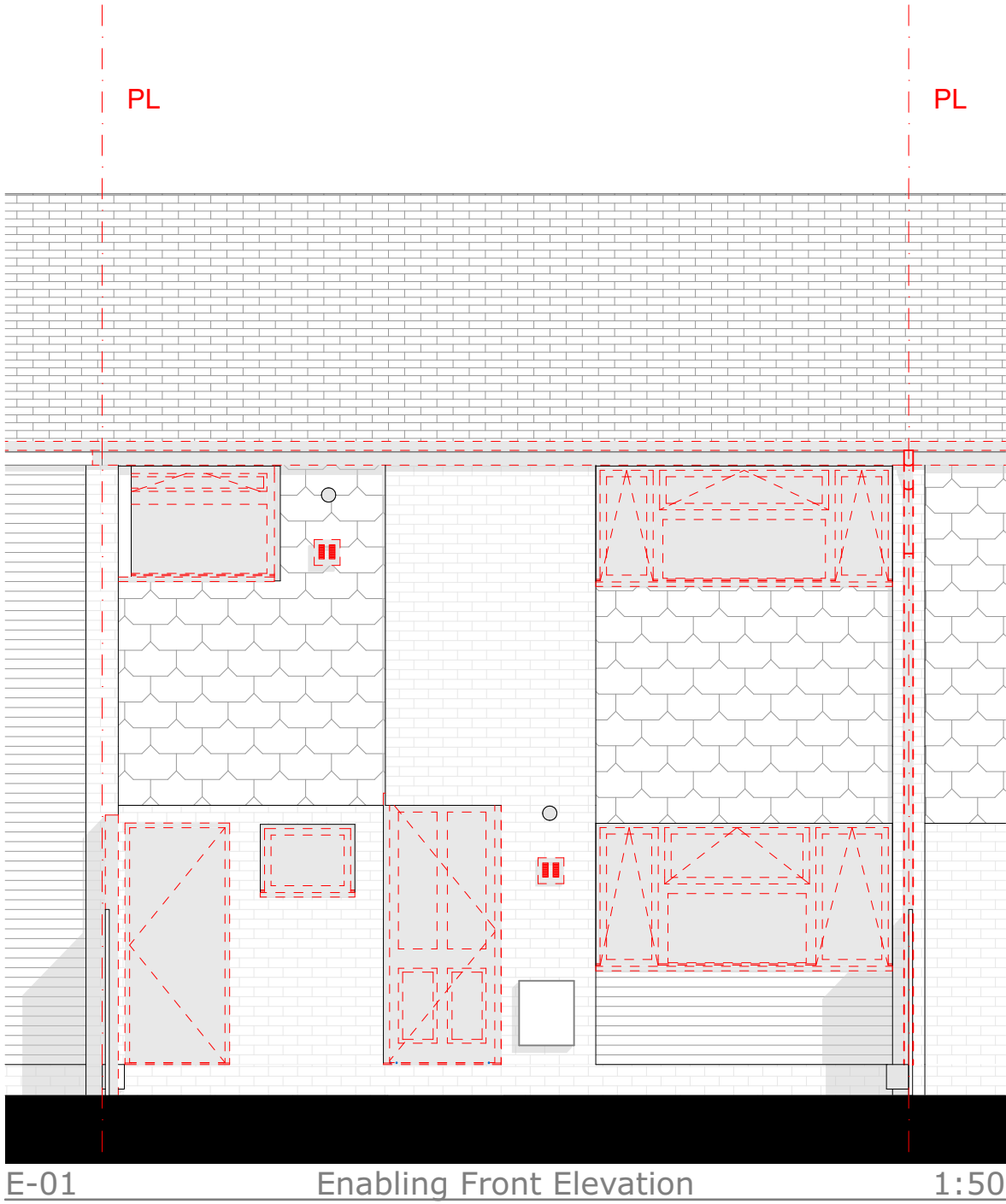
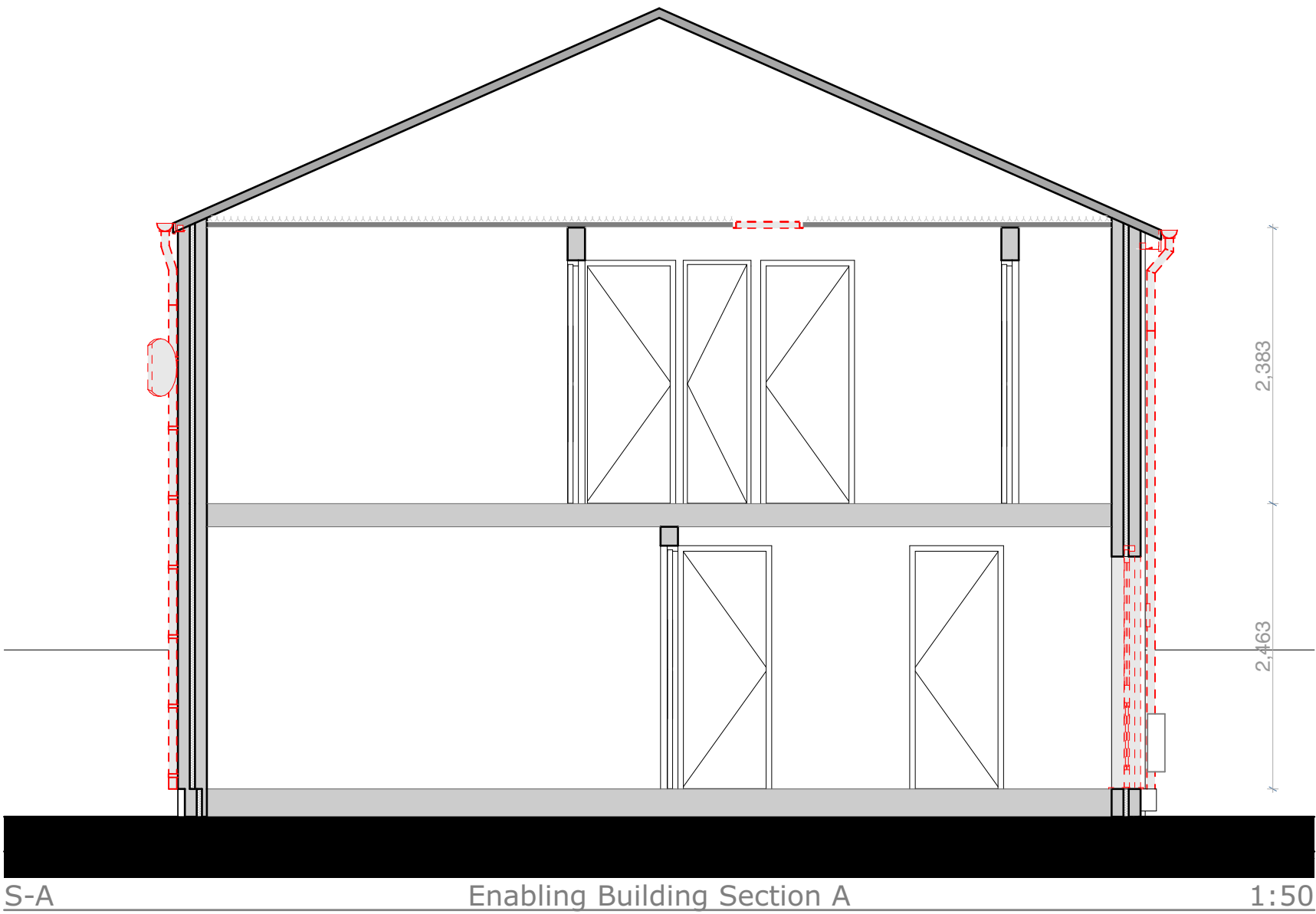
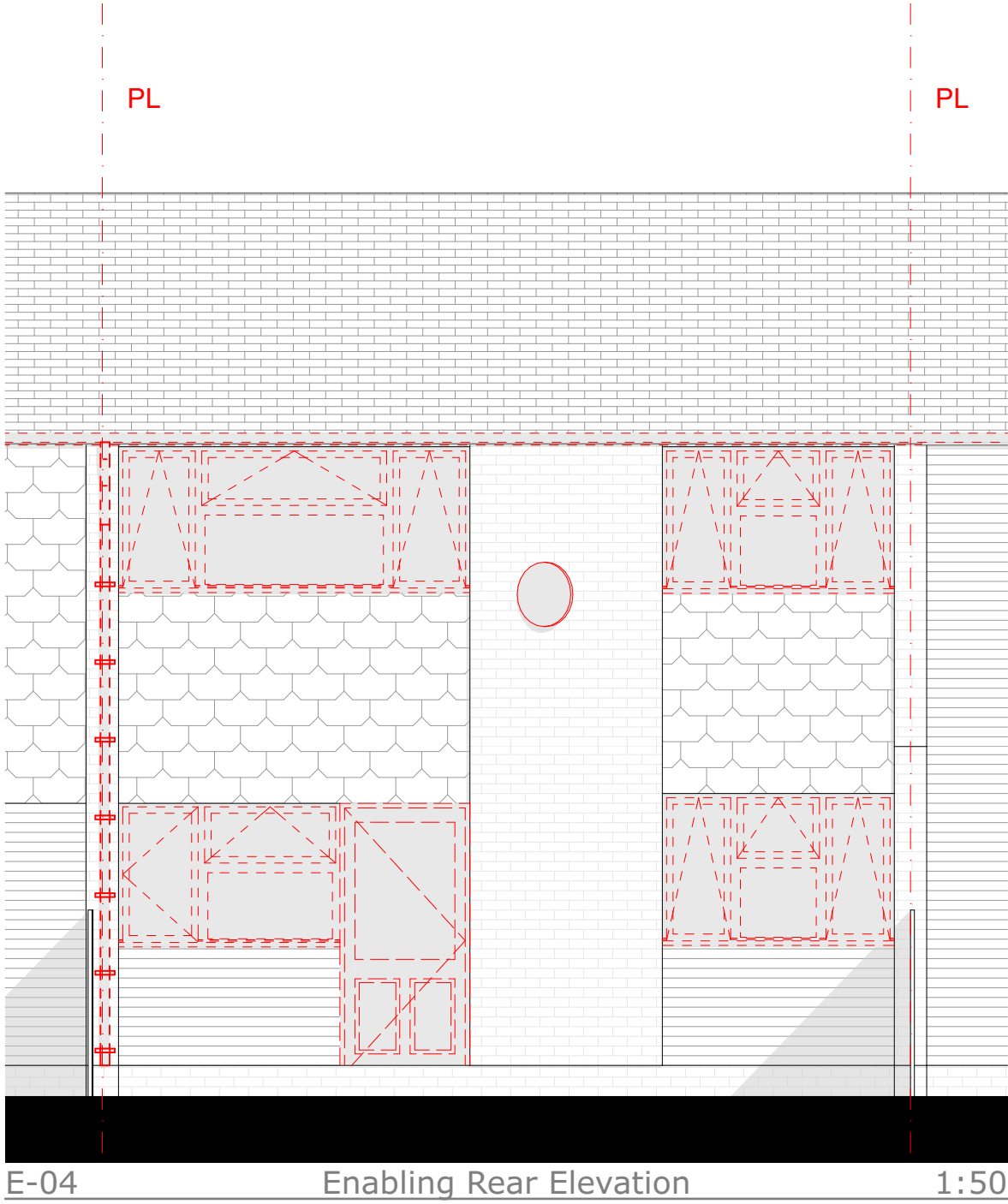
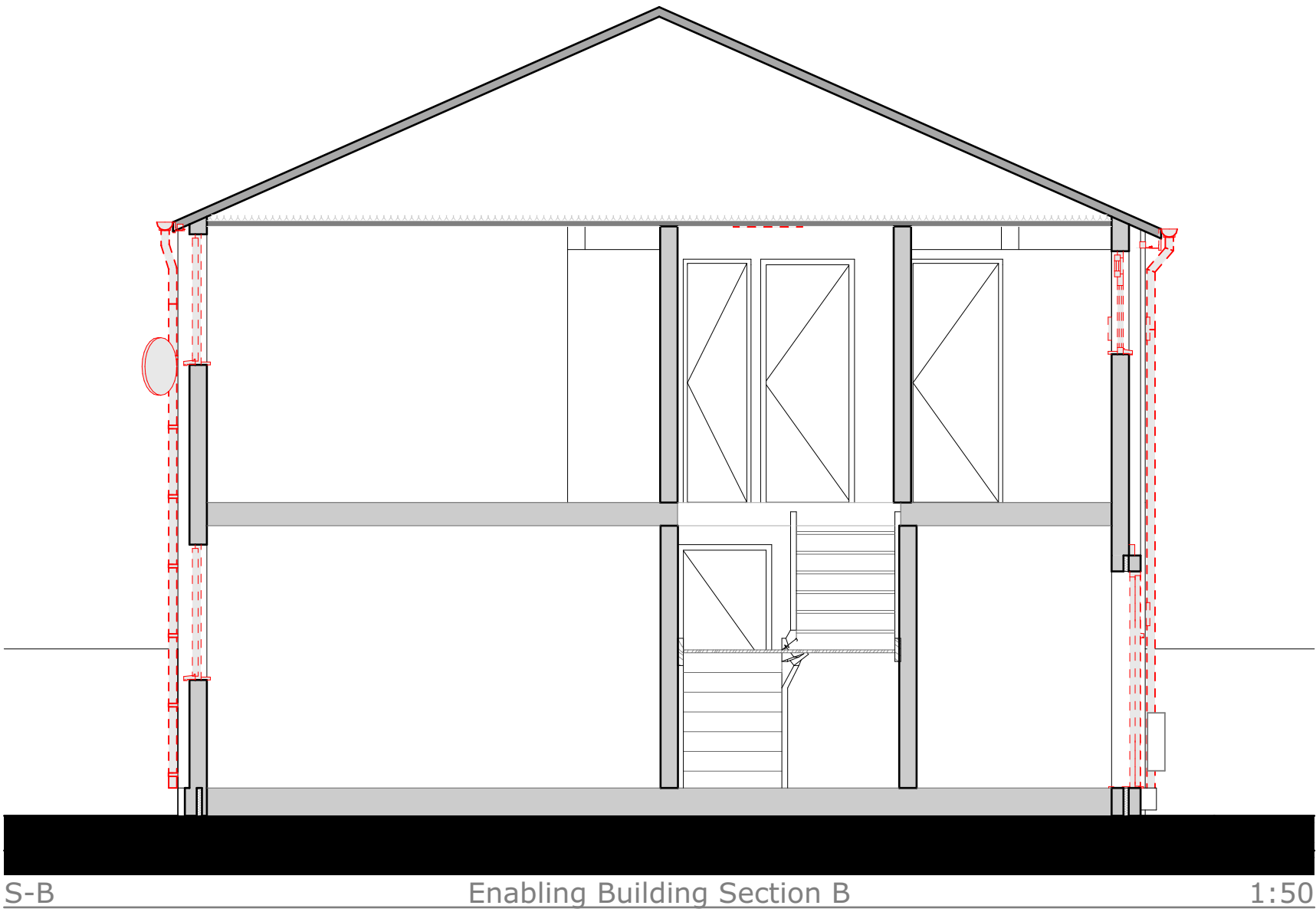
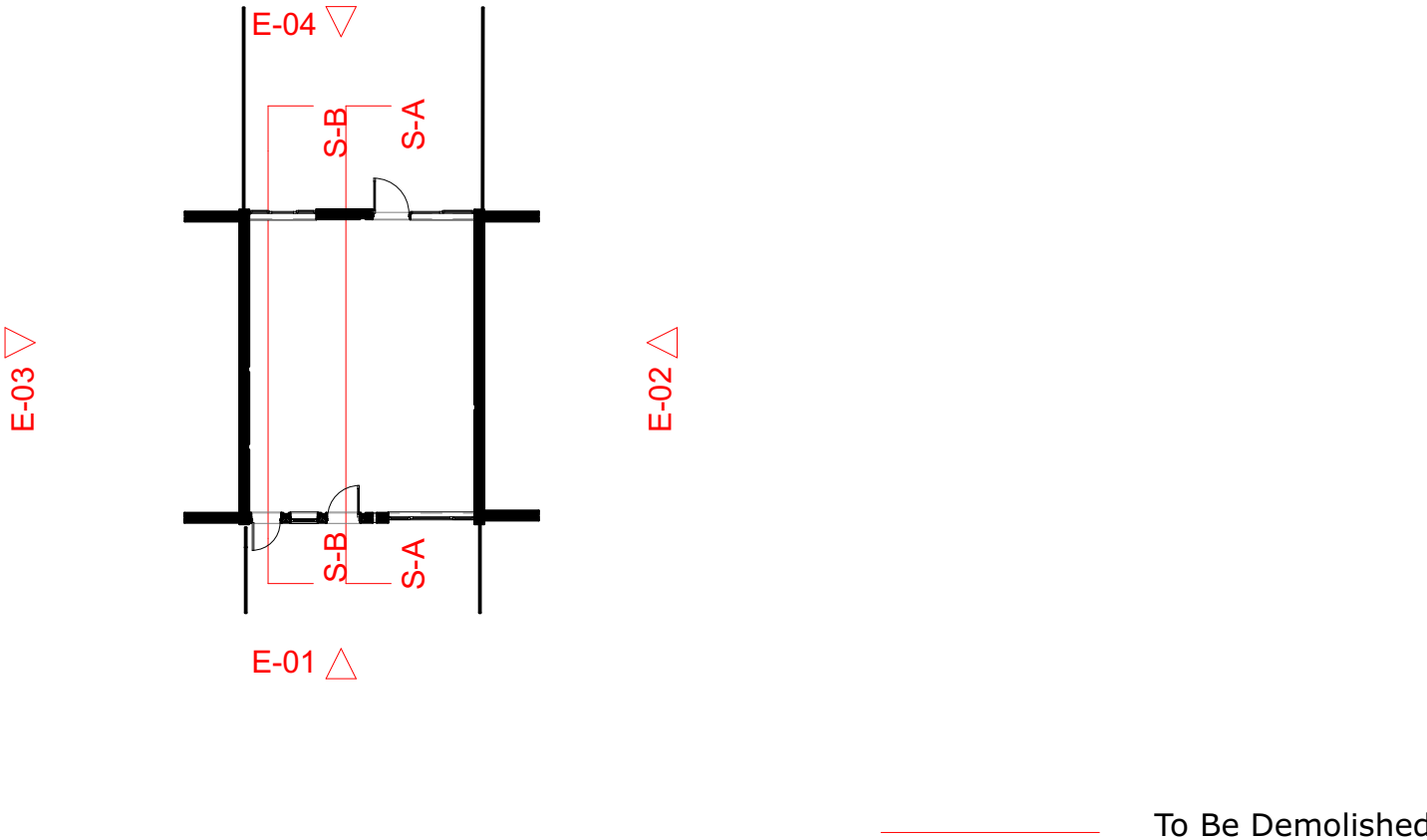
7083 -CTS- 02 - 31 -D-A-4409

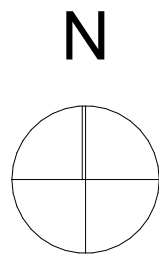
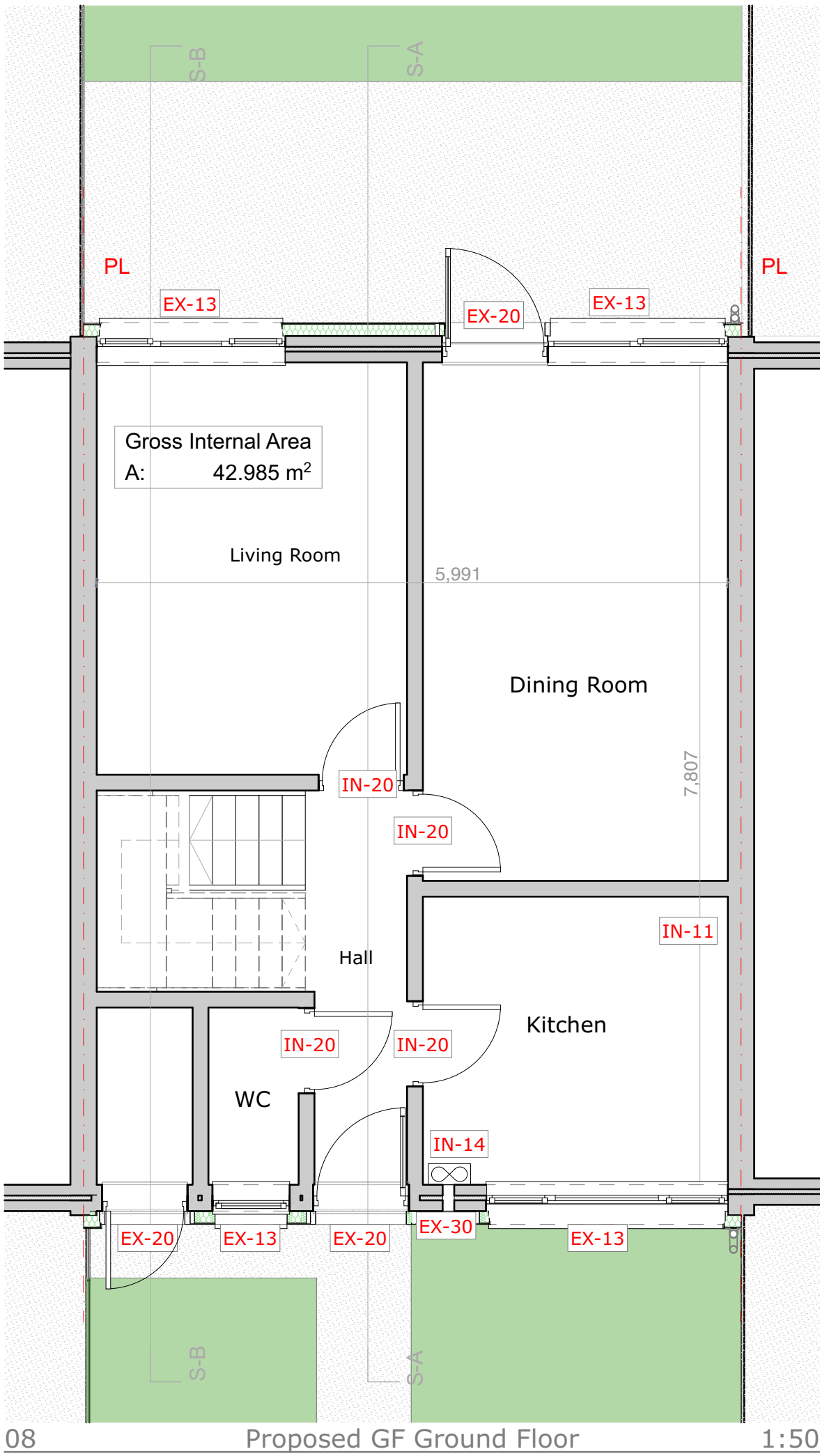
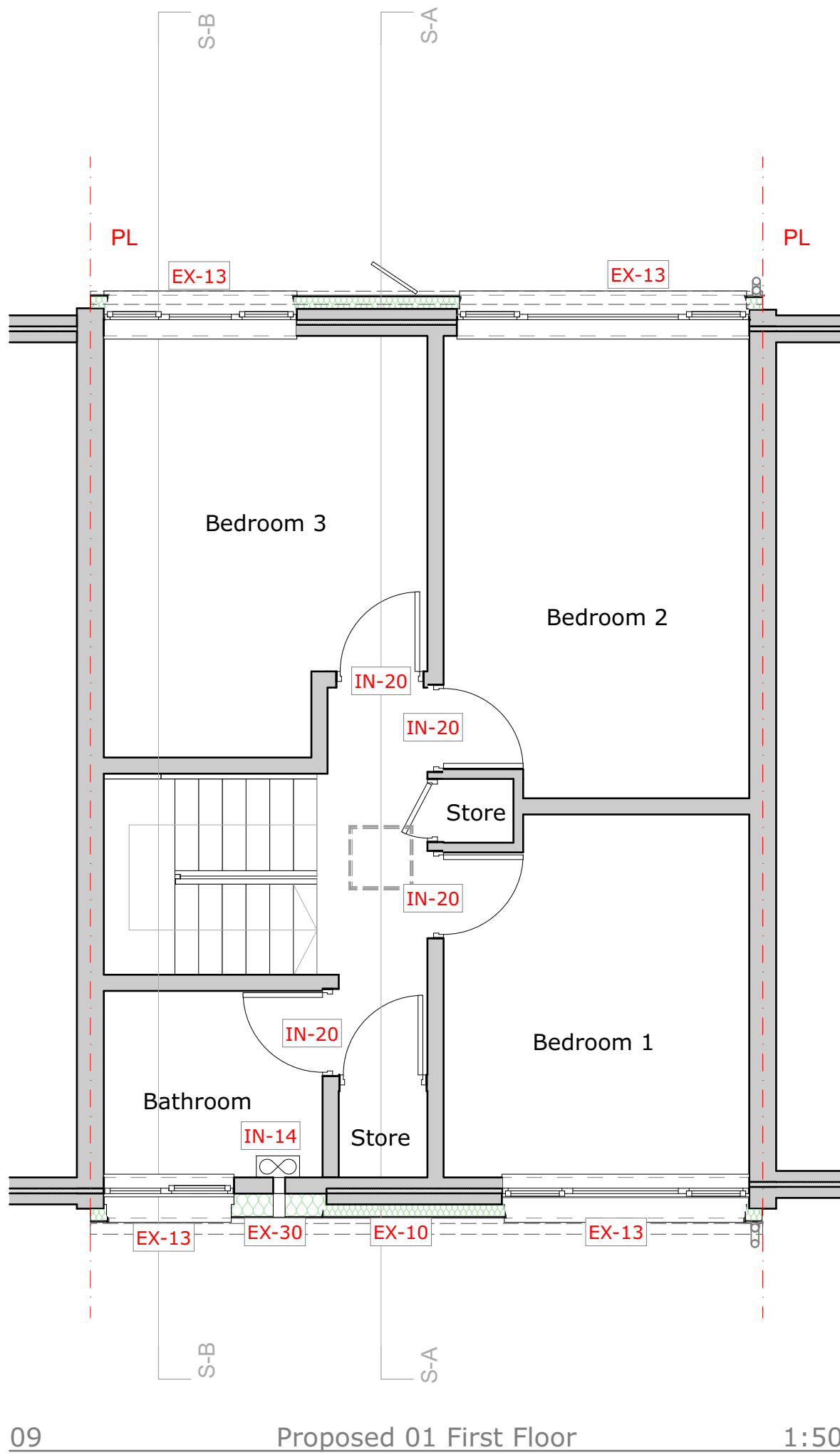
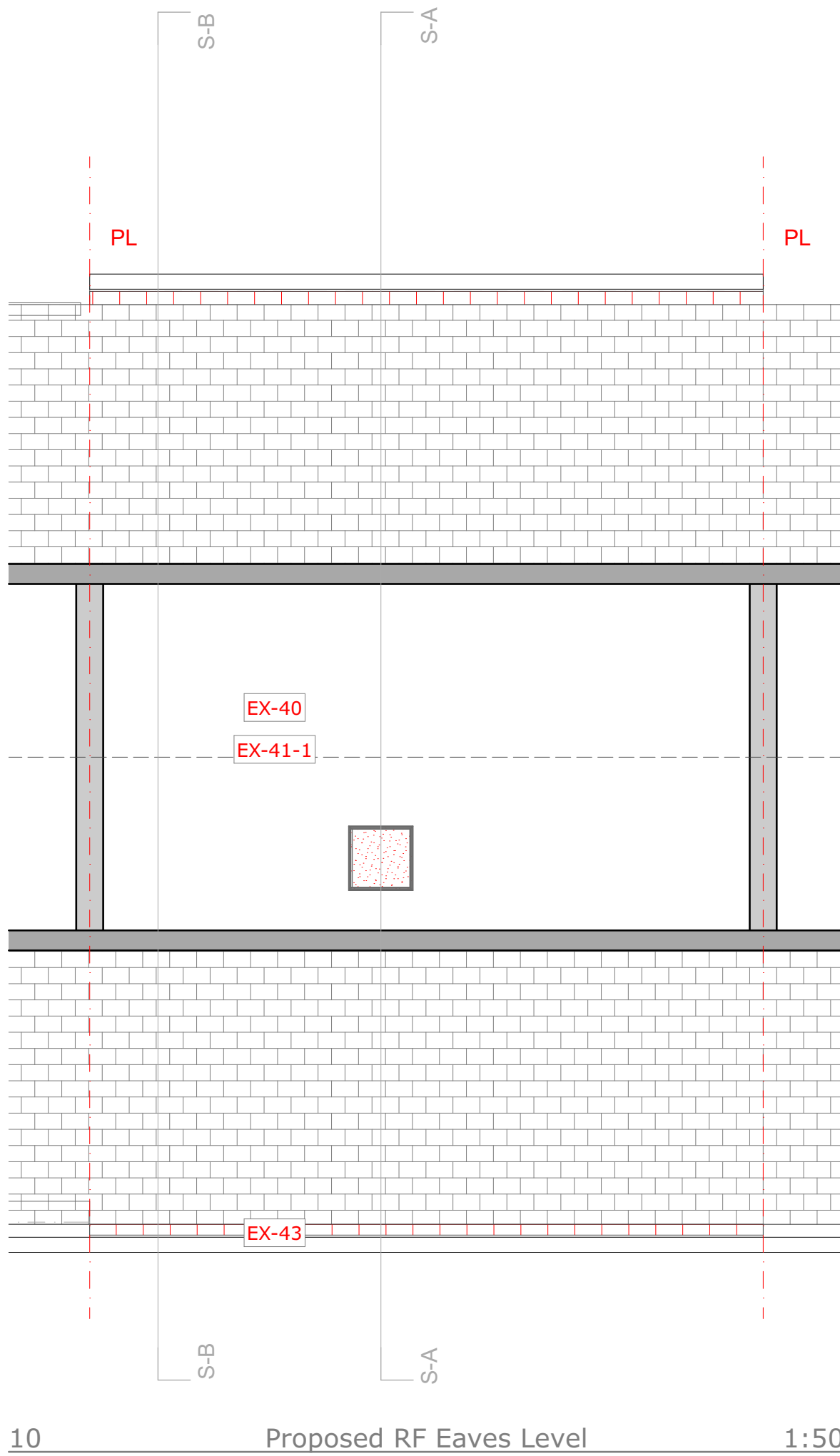
Revision

P06

ENABLING

- Ventilation Strategy Preparation
 - Remove existing kitchen and bathroom extract fans: ensure 110mm clear core drill aperture and existing fuse spur is adequate for new dMEV fan
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 - Areas to consider; bathrooms, WC's, bedrooms, kitchens etc. refer to Retrofit Assessment Condition Survey
- Site Preparation
 - Remove or cutback fences/gates, replace upon completion
 - Works to external steps to be agreed with TGP, where applicable





EX EXTERNAL WORKS

- EX-10 Mineral Wool External Wall Insulation System (EWI)
- EX-13 New Windows
- EX-30 New dMEV to be located in kitchen and bathroom
- EX-41-1 Roof Ventilation
- EX-43 Eaves/Verge Extension
- EX-46 Roof Tile Vents (if no replacement)
- EX-51 New Timber Frame Insulation
- EX-60 External Fixtures

IN INTERNAL WORKS

- IN-11 Monitoring Sensors
- IN-14 New dMEV to be located in kitchen and bathroom
- IN-20 Door Undercuts

RM RENEWABLE MEASURES TO NET ZERO

- RM-30 Renewable Ready Measures

MTIP MID TERM IMPROVEMENT PLAN

- MTIP-21 Insulate the Solid Floor

PROPOSED

A1

Scales
1:50

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Demolition/Adaption Risks

<complete within project info-building details>

Construction Risks

<complete within project info-building details>

Maintenance/Cleaning Risks

<complete within project info-building details>

Revision	Date	Modeled By	Checked By
	21/03/2025	FN	LFS

Client

TGP

Project

TGP - Portsmouth

Status

Stage Approval Subject to Building Control - A1 - LFS

Drawings Wall Thickness Legend, Proposed R1 Roof Level, Existing GF Ground Floor, Proposed GF Ground Floor, Proposed 01 First Floor, Proposed RF Eaves Level

File

31 Pyle Close_(AC28)

Proposed Floor Plans

31 Pyle Close



Drawing Number

7083 -CTS- 02 - 31 -D-A-4410

Revision

P06

CONSTRUCTIVE
THINKING

Revision	Date	Modeled By	Checked By
	21/03/2025	FN	LFS

Client

TGP

Project

TGP - Portsmouth

Status

Stage Approval Subject to Building
Control - A1 - LFS

Drawings

Proposed Right Side Elevation, Proposed Left
Side Elevation, Wall Thickness Legend,
Proposed GF Ground Floor, Elevations
Legend, Proposed Front Elevation, Proposed
Building Section A, Proposed Rear Elevation,
Proposed Building Section B

File

31 Pyle Close_(AC28)

Proposed Elevations

31 Pyle Close



Drawing Number

7083 -CTS- 02 - 31 -D-A-4411

Revision

P06

EX EXTERNAL WORKS

- EX-10 Mineral Wool External Wall Insulation System (EWI)
- EX-13 New Windows
- EX-30 New dMEV to be located in kitchen and bathroom
- EX-41-1 Roof Ventilation
- EX-43 Eaves/Verge Extension
- EX-46 Roof Tile Vents (if no replacement)
- EX-51 New Timber Frame Insulation
- EX-60 External Fixtures

IN INTERNAL WORKS

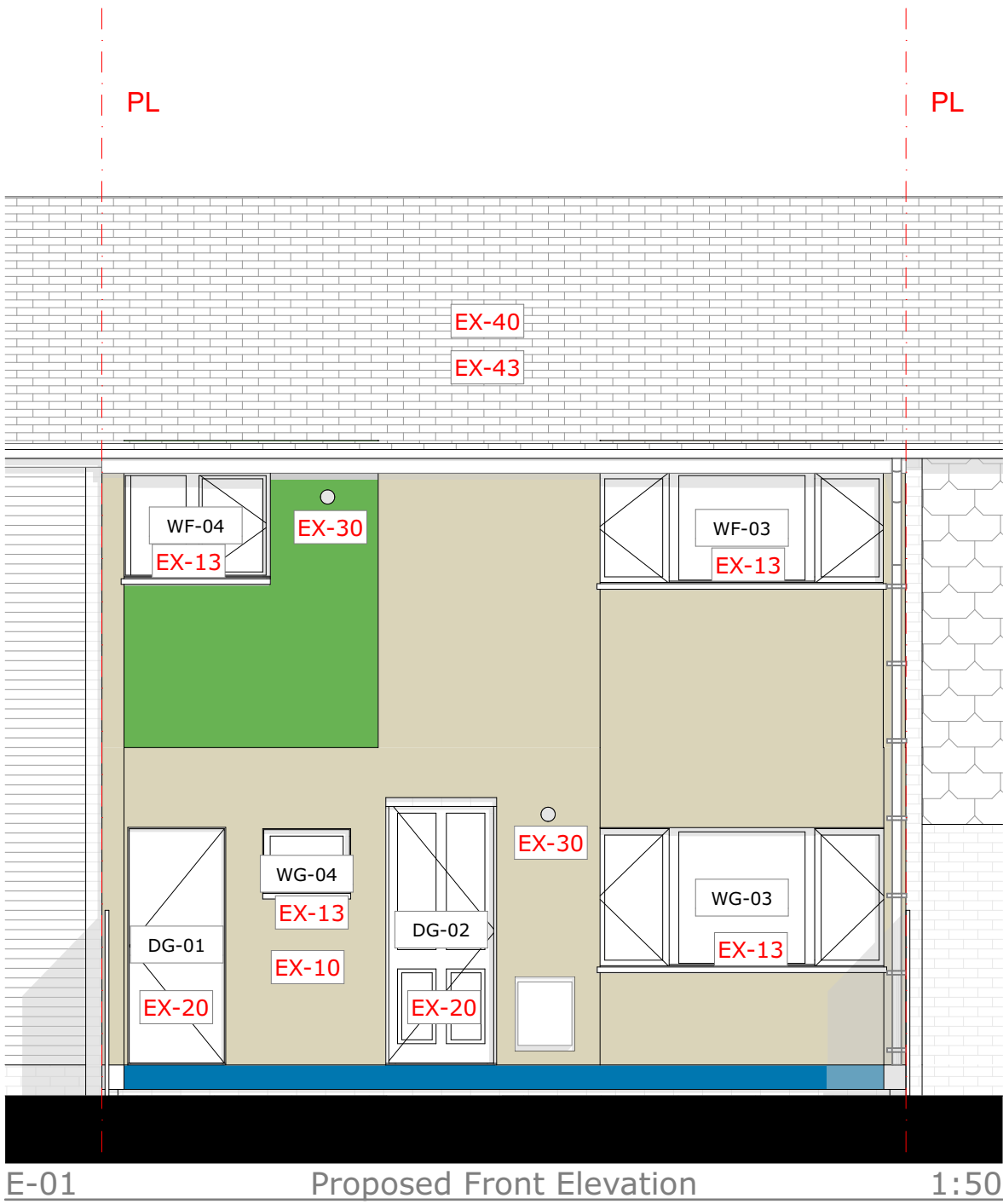
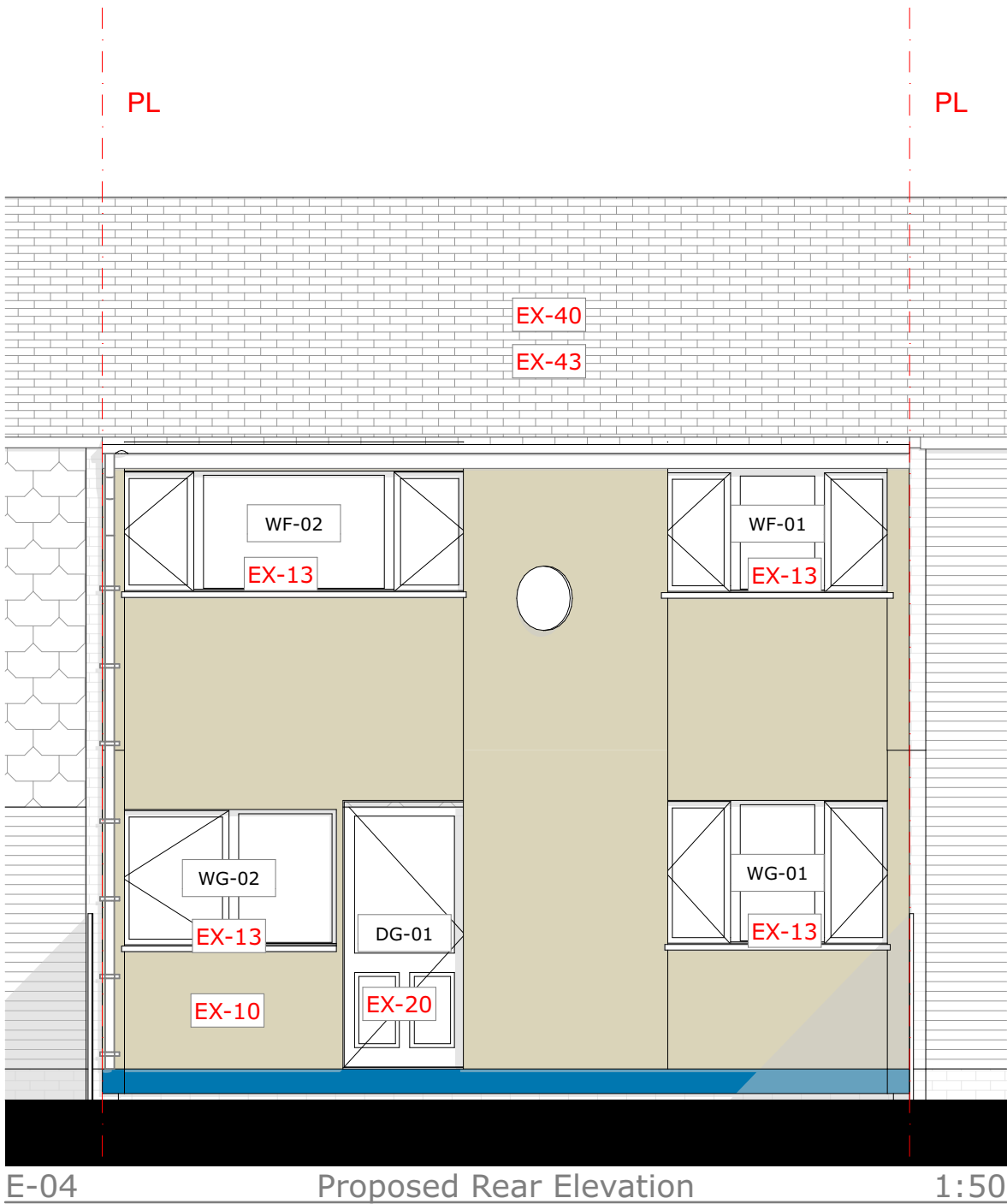
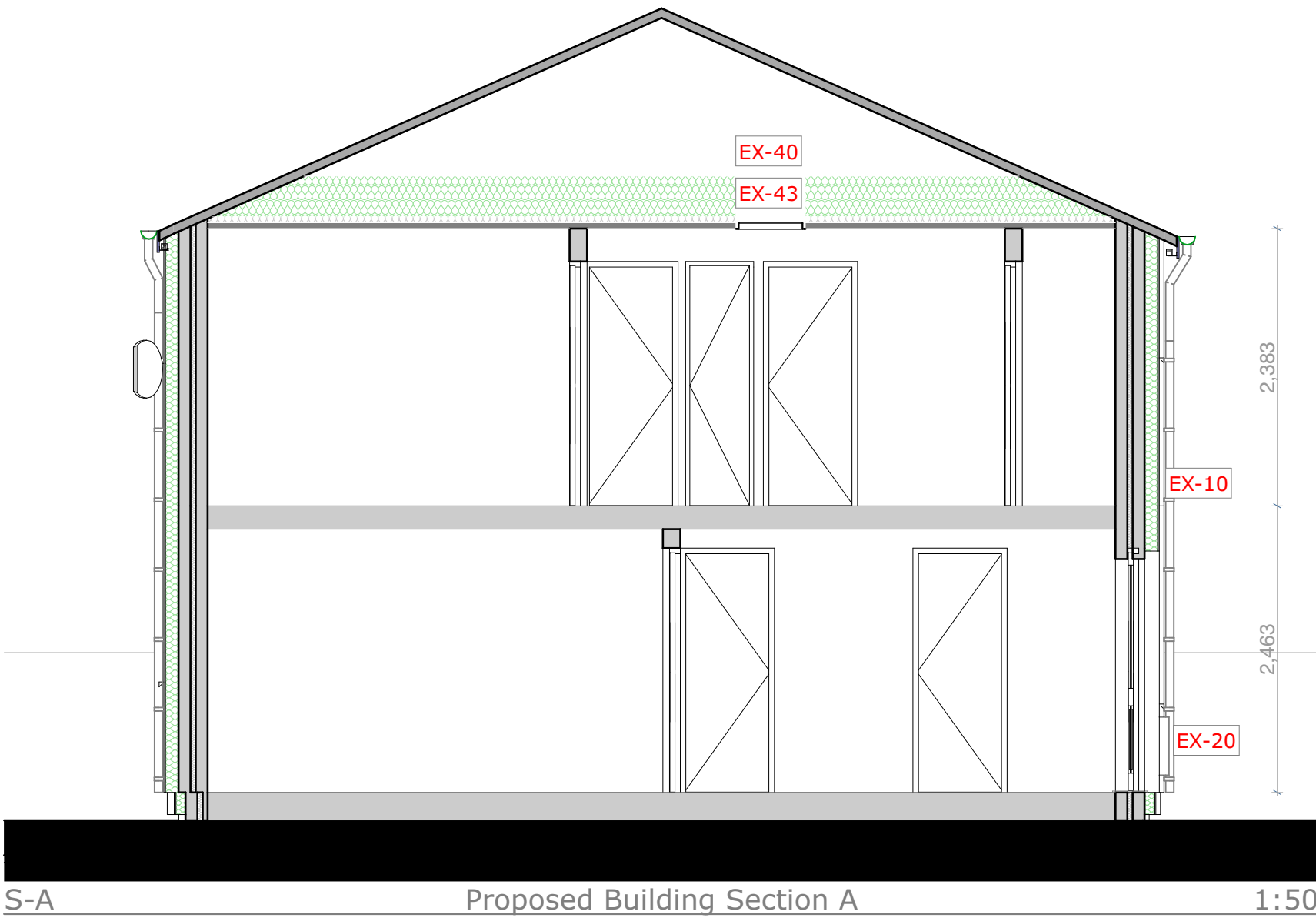
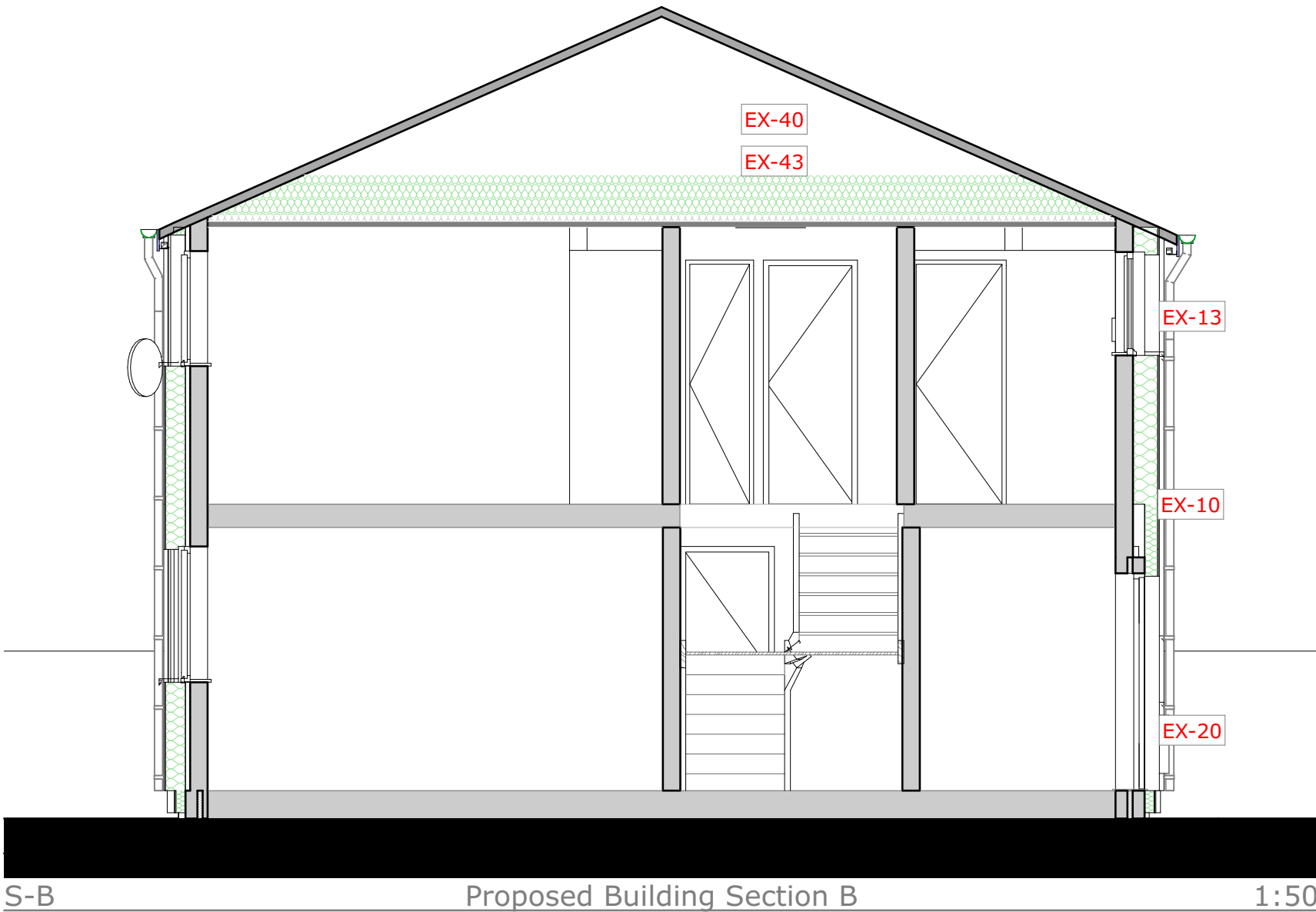
- IN-11 Monitoring Sensors
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- IN-20 Door Undercuts

RM RENEWABLE MEASURES TO NET ZERO

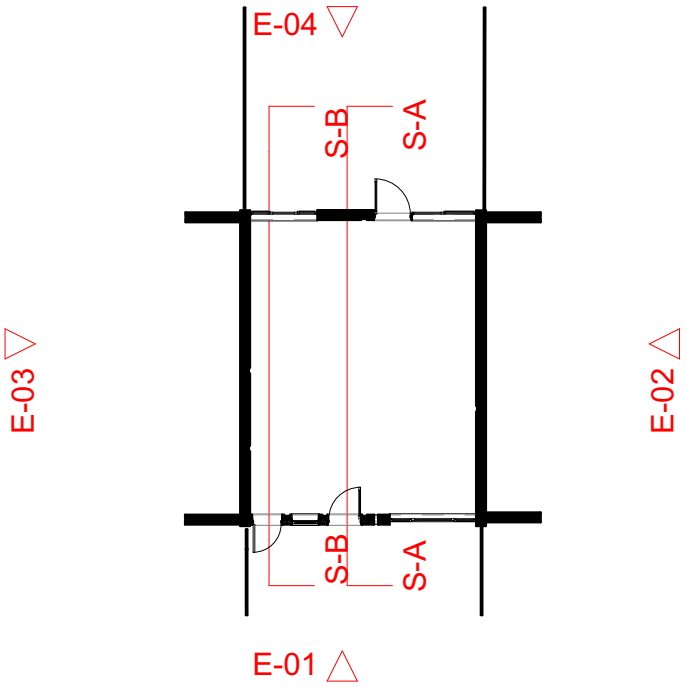
- RM-30 Renewable Ready Measures

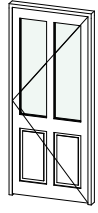
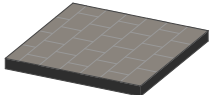
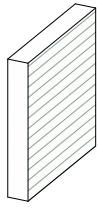
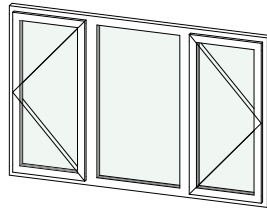
MTIP MID TERM IMPROVEMENT PLAN

- MTIP-21 Insulate the Solid Floor



Wall Thickness Legend	
Colour	Insulation Thickness
	0.030
	0.080
	0.110
	0.170
	0.210



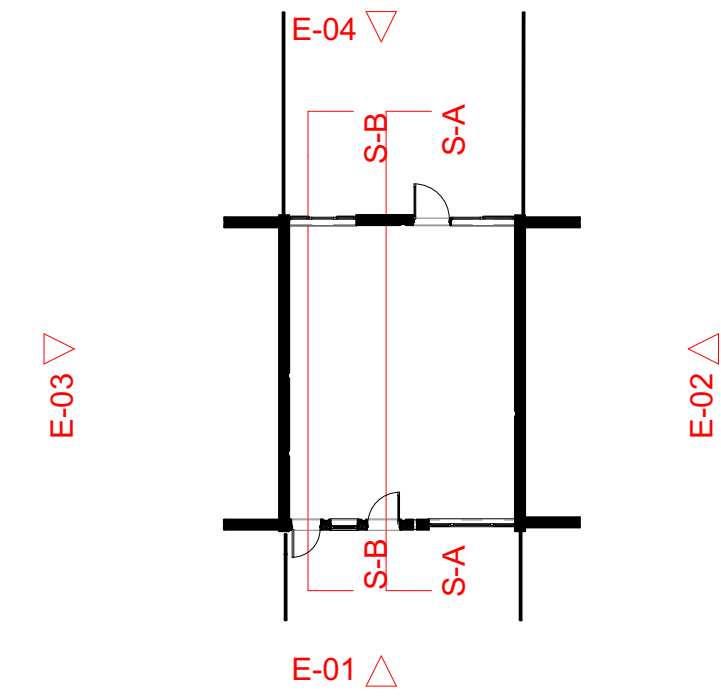
External Finishes		
Element	Material	Preview
Door	White Composite	
Roof	Flat Roof Concrete Tiles	
Wall	Structherm Cage System with Art Brick Effect Finish & Structherm Cage System with Artbrick Timber Effect Finish	
Window	Double glazed White UPVC	



03 Proposed Front Elevation - Textures 1:50



04 Proposed Rear Elevation - Textures 1:50



03 Proposed Front Elevation - Textures 1:50

04 Proposed Rear Elevation - Textures 1:50

PLANNING

A1

Scales

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Demolition/Adaption Risks

<complete within project info-building details>

Construction Risks

<complete within project info-building details>

Maintenance/Cleaning Risks

<complete within project info-building details>

Revision	Date	Modeled By	Checked By
	21/03/2025	FN	LFS

Client **TGP**

Project **TGP - Portsmouth**

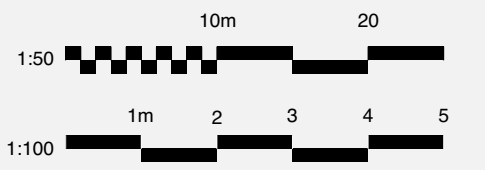
Status **Stage Approval Subject to Building Control - A1 - LFS**

Drawings Elevations Legend, External Finishes, Proposed Front Elevation - Textures, Proposed Rear Elevation - Textures

File 31 Pyle Close_(AC28)

Planning Elevations

31 Pyle Close

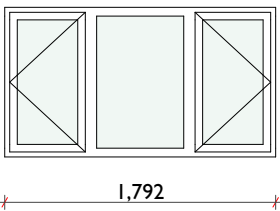
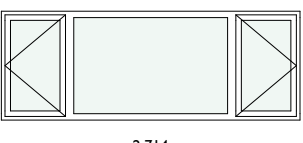
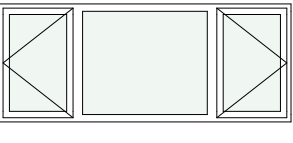
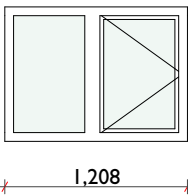
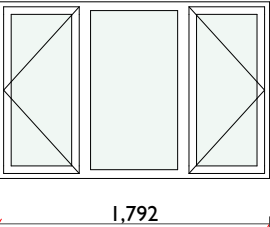
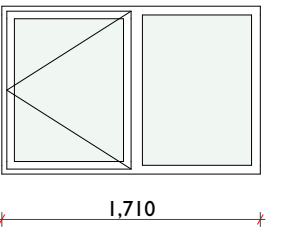


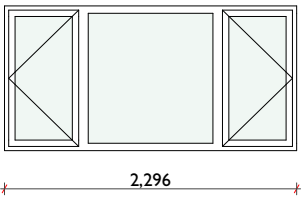
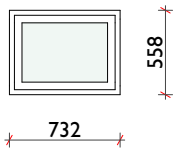
Drawing Number

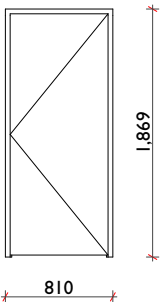
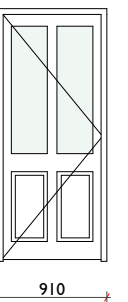
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Revision

P06

WINDOW SCHEDULE						
Element ID	WF-01	WF-02	WF-03	WF-04	WG-01	WG-02
External Elevation						
Height	989	989	927	889	1,168	1,110
Width	1,792	2,714	2,296	1,208	1,792	1,710
Thermal Performance	1.2 W/m2K or better; A1 Fire Rated	1.2 W/m2K or better; A1 Fire Rated	1.2 W/m2K or better; A1 Fire Rated	1.2 W/m2K or better; A1 Fire Rated	1.2 W/m2K or better; A1 Fire Rated	1.2 W/m2K or better; A1 Fire Rated
Window Description	Refer to CTS Specifications	Refer to CTS Specifications	Refer to CTS Specifications	Refer to CTS Specifications	Refer to CTS Specifications	Refer to CTS Specifications
Window Area	1.77	2.68	2.13	1.07	2.09	1.90

Element ID	WG-03	WG-04
External Elevation		
Height	1,137	558
Width	2,296	732
Thermal Performance	1.2 W/m2K or better; A1 Fire Rated	1.2 W/m2K or better; A1 Fire Rated
Window Description	Refer to CTS Specifications	Refer to CTS Specifications
Window Area	2.61	0.41

DOOR SCHEDULE		
Element ID	DG-01	DG-02
External Elevation		
Height	1,869	2,100
Width	810	910
Thermal Performance	1.2 W/m2K or better; A1 Fire Rated	1.2 W/m2K or better; A1 Fire Rated
Door Description	Refer to CTS Specifications	Refer to CTS Specifications
Door Area	1.51	1.91

All windows and doors require a sill or threshold.

All windows to have trickle vents, except wetrooms e.g. Kitchen, WC and Bathroom

All windows to meet FENSA and PAS24 compliance standards.

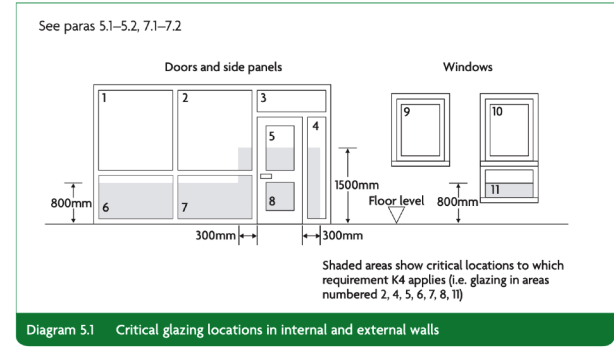
An opening light is to be provided to each first floor habitable room to allow for emergency egress. Minimum of 450x450mm, and have a minimum area of 0.33sqm.

Any glazing which is obscured as exsiting, must be reinstalled as obscured, satin privacy glass.

Dimensions are for cost purposed only

Handing of doors to math existing

Windows and doors to be measured on site.



K4: All windows and external dooes to meet AD K Section 5: Protection against impact with glazing requirements. Refer to Diagram 5.1 for critical glazing locations in internal and external walls.

PROPOSED

A3

Scales

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Liverpool Science Park IC 1

131 Mount Pleasant

L3 5TF

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bim@constructivethinking.co.uk

Safety Health and Environmental Information

In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the below. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

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Demolition/Adaption Risks

<complete within project info-building details>

Construction Risks

<complete within project info-building details>

Maintenance/Cleaning Risks

<complete within project info-building details>

Revision	Date	By	Check
	21/03/2025	FN	LFS

Client

TGP

Project

TGP - Portsmouth

Status

Stage Approval Subject to Building Control - A1 - LFS

Drawings

Window Schedule, Door Schedule

File

31 Pyle Close_(AC28)

Window and Door Schedule

31 Pyle Close

Drawing Number

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Revision

P06

EX EXTERNAL WORKS

EX-10	Mineral Wool External Wall Insulation System (EWI)	<ul style="list-style-type: none"> - 110 Structherm Mineral Wool External Wall Insulation above DPC, unless alternative thickness indicated, installed as per Constructive Thinking Studio (CTS) Detail Pack and Structherm specification and details - Installed as per manufacturer's technical spec - System to be SWIGA certified
EX-13	New Windows	<ul style="list-style-type: none"> - New Windows to achieve U-value of 1.20 W/m2K - All windows to meet FENSA and PAS24 compliance standards - Windows to have trickle vents installed except in wet rooms where dMEV is present -Cavity closers to be inspected
EX-30	New dMEV to be located in kitchen and bathroom	<ul style="list-style-type: none"> - Where existing extract fans are already present, remove and replace with new dMEV fans; New dMEV fans mount type to match existing i.e. ceiling or wall mount - Where no extract fan is present in any bathroom or kitchen, form/core drill new opening to external air - Refer to ventilation strategy for minimum extract rates - Install to manufacturers specification, install with switched spur to employers requirements
EX-41-1	Roof Ventilation	<ul style="list-style-type: none"> - New breathable membrane, battens, tiles, and dry ridge system to be fitted in accordance with manufacturer's details and specification. Client to instruct on material finish. Inspections required to confirm structural integrity of existing roof structure prior to roof replacement.
EX-43	Eaves/Verge Extension	<ul style="list-style-type: none"> - Eaves/Verges to be Extended where required; Min 40mm overhang from finish face of EWI - Refer to CTS Detail Pack
EX-46	Roof Tile Vents (if no replacement)	<ul style="list-style-type: none"> - Existing Roof ventilation strategy to be confirmed for compliance, if breather membrane is present disregard below; - Minimum 2 vent tiles per roofscape, e.g. a hip roof would be 6 tile vents - Vent tiles to be installed as close to eaves as possible and above new insulation height - Vent tiles position to be coordinated to allow provision for potential PV in the future
EX-51	New Timber Frame Insulation	<ul style="list-style-type: none"> - Timber Frame to be inspected for existing insulation; to be filled with Mineral Wool Batt, or similarly performant as approved by CTS - Refer to CTS Performance Specification and Detail Pack
EX-60	External Fixtures	<ul style="list-style-type: none"> -New External Lights -New External Canopy soffit to be installed as per manufacturer's details

IN INTERNAL WORKS

IN-11	Monitoring Sensors	To be installed as per CTS specifications
IN-14	New dMEV to be located in kitchen and bathroom	<ul style="list-style-type: none"> - Where existing extract fans are already present, remove and replace with new dMEV fans; New dMEV fans mount type to match existing i.e. ceiling or wall mount - Where no extract fan is present in any bathroom or kitchen, form/core drill new opening to external air - Refer to ventilation strategy for minimum extract rates - Install to manufacturers specification, install with switched spur to employers requirements
IN-20	Door Undercuts	<ul style="list-style-type: none"> - Minimum 7600mm2 undercuts beneath all internal doors to allow through ventilation - Typically, 10mm gap required between the finished floor level and the bottom of the door - Remove door leaf, trim from the bottom and making good where required

PROPOSED

[illegible]

MTIP MID TERM
IMPROVEMENT PLAN

MTIP-2 1	Insulate the Solid Floor	- 4.5mm Acousticork T66 Underlay & feathered screed
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RM RENEWABLE
MEASURES TO NET
ZERO

RM-30	Renewable Ready Measures	<div>- Install insulated ducting for cabling and pipework; flow and return</div> <div>- Separate spur from the fuse board to be supplied to proposed ASHP location</div> <div>- Existing roof structure to be inspected by suitably qualified professional to determine its capacity for the weight of future PV</div>
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PROPOSED

A3

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CONSTRUCTIVE
THINKING

Demolition/Adapation Risks

<complete within project info-building details>

Construction Risks

<complete within project info-building details>

Maintenance/Cleaning Risks

<complete within project info-building details>

Revision	Date	By	Check
	21/03/2025	FN	LFS

Client TGP

Project TGP - Portsmouth

Status Stage Approval Subject to Building Control - A1 - LFS

Drawings

File 31 Pyle Close_(AC28)

Measures II

31 Pyle Close

Drawing Number
7083 -CTS- 02 - 31 - L-A-4417
Revision
P06