



SEQUENCE

EXISTING
EPC SCORE - 59 D

PROPOSED WORKS EPC C
(FABRIC FIRST)
EPC SCORE - 81 C

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 External Doors

New Windows

Pitched Roof/Loft Insulation

Roof Tile Vents (if no replacement)

Roof Ventilation

Structural Panel

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

RETROFIT

CONSTRUCTIVE
THINKING

30 Hemsley Walk PO8 8JW

TGP Portsmouth
Project No: 7083

Prepared For:
TGP

4501

P06

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, 10:09								
	4501	Cover		297.0 / 210.0	LFS	TGP	Y	
	4503	Issue Sheet		210.0 / 297.0	LFS	TGP	Y	
	4505	Summary Page		841.0 / 594.0	LFS	TGP	Y	
	4506	Existing Floor Plans	1:50	841.0 / 594.0	LFS	TGP	Y	
	4507	Existing Elevations	1:50	841.0 / 594.0	LFS	TGP	Y	
	4508	Enabling Floor Plans	1:50	841.0 / 594.0	LFS	TGP	Y	
	4509	Enabling Elevations	1:50	841.0 / 594.0	LFS	TGP	Y	
	4510	Proposed Floor Plans	1:50	841.0 / 594.0	LFS	TGP	Y	
	4511	Proposed Elevations	1:50	841.0 / 594.0	LFS	TGP	Y	
	4512	Planning Elevations		841.0 / 594.0	LFS	TGP	Y	
	4513	Window and Door Schedule		420.0 / 297.0	LFS	TGP	Y	
	4515	Risk Register		297.0 / 420.0	LFS	TGP	Y	
	4516	Measures		420.0 / 297.0	LFS	TGP	Y	
	4517	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.

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In addition to the hazard/risks normally associated with the

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Risk of fragile render, existing cladding and rainwater goods collapsing. Contractor to ensure operatives wear PPE and carry out works carefully. For Further information see Risk Register.

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Cleaning windows from height. Appropriate equipment to be used. PPE to be worn. For Further information see Risk Register.

Client **TGP**

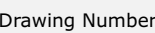
Project TGP Portsmouth

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

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

File 17 Chaucer Close_(AC28)

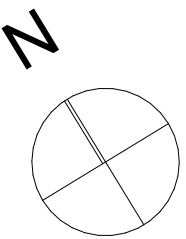
**30 Hemsley Walk PO8
8JW**

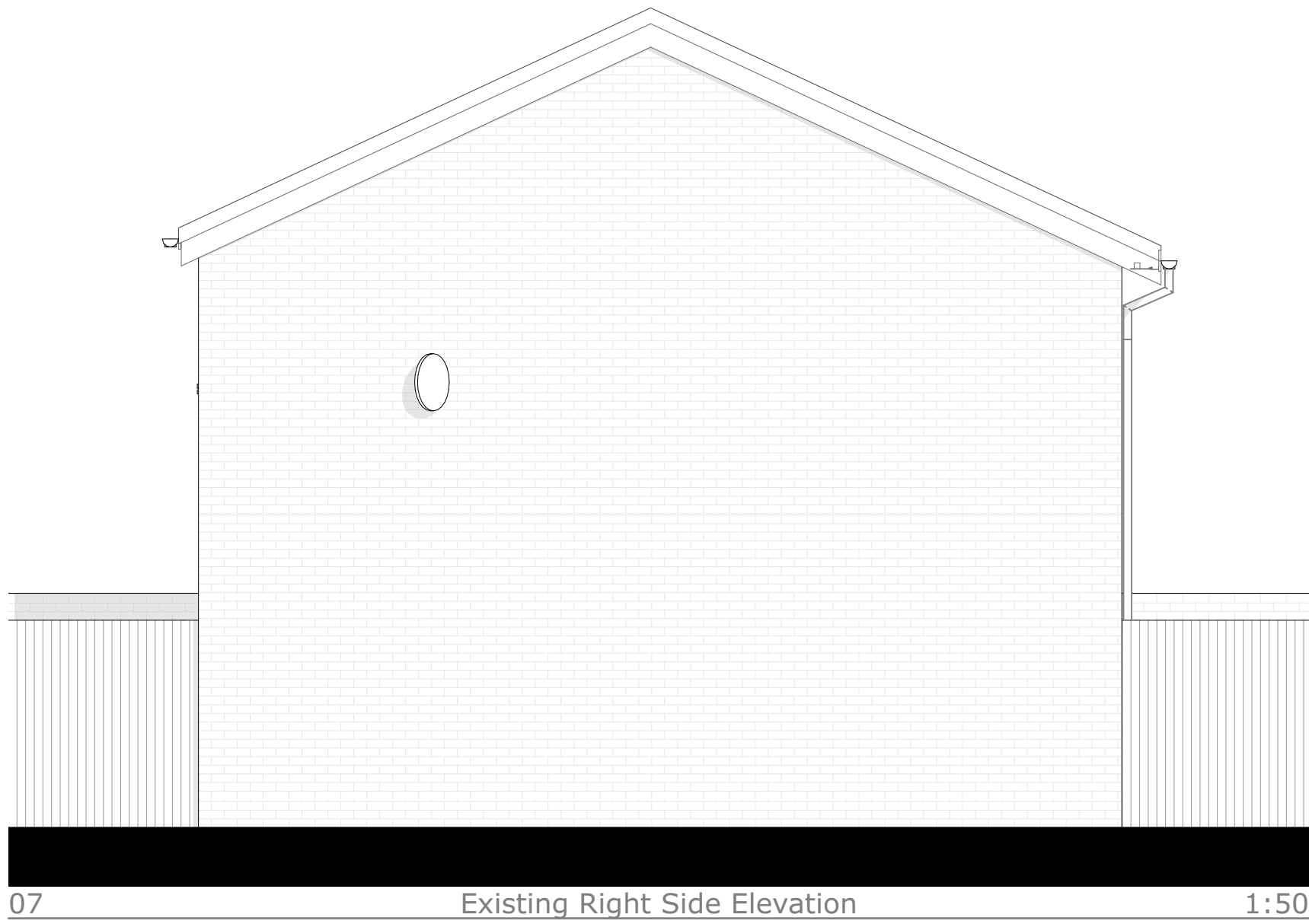
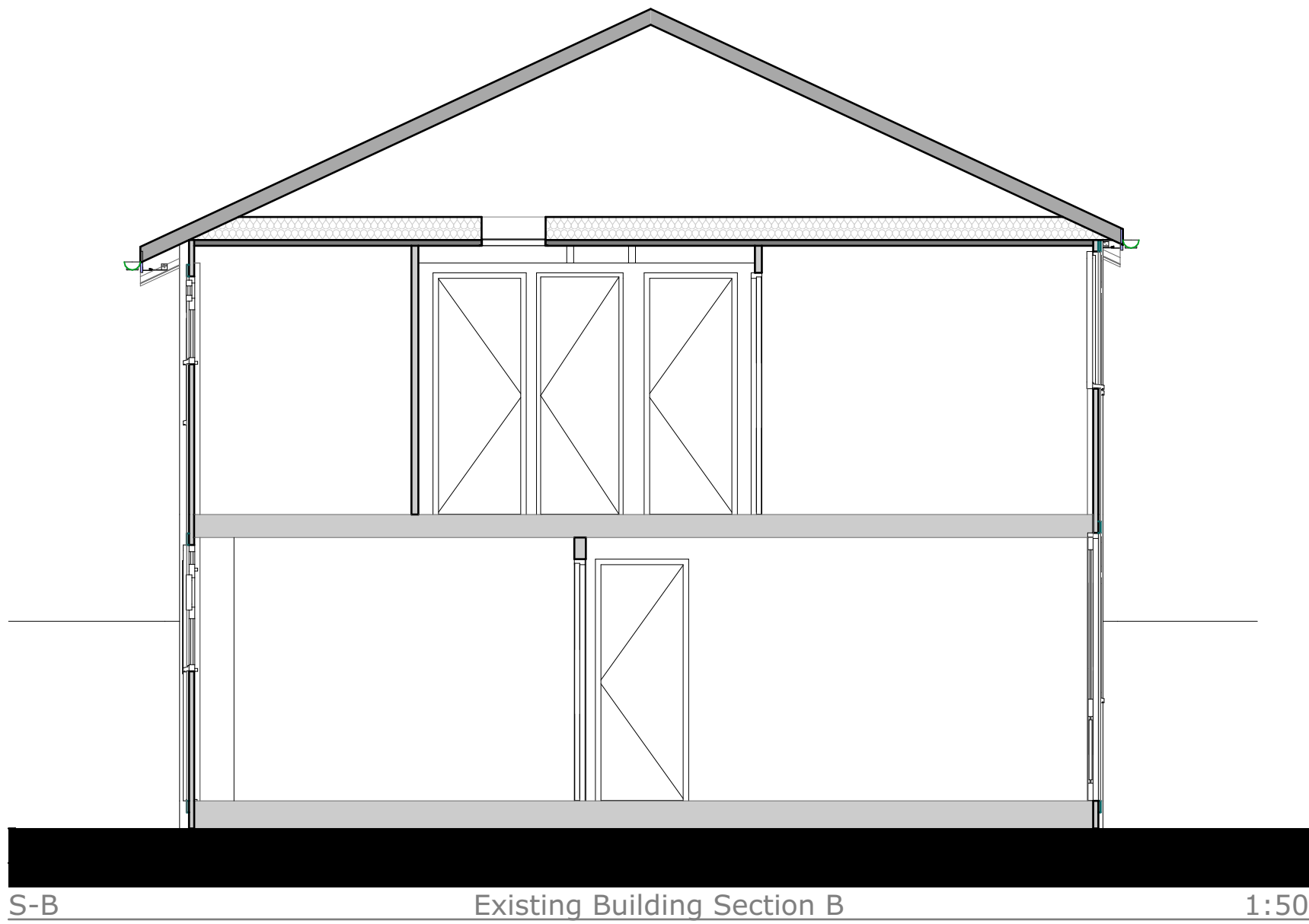
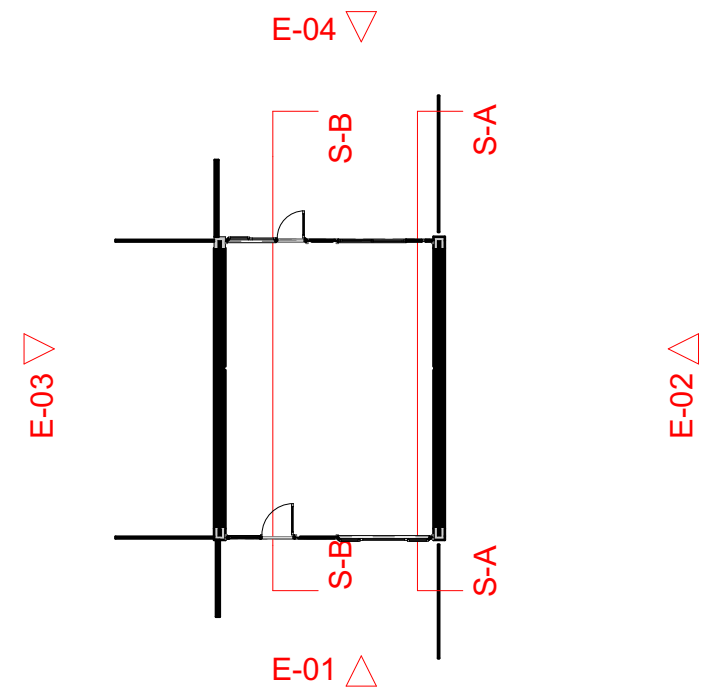


7083 -CTS- 01 - 30 -D-A-4506

Revision

P06





EXISTING

A1

Scales
1:50

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Safety Health and
Environmental Information

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Revision	Date	Modeled By	Checked By
	21/03/2025		

Client **TGP**

Project **TGP Portsmouth**

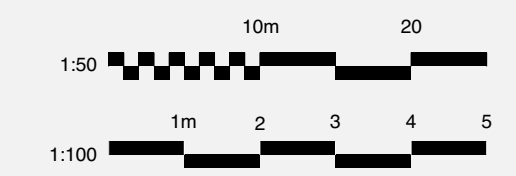
Status **Stage Approval Subject to Building Control - A1 - LFS**

Drawings Existing Right Side Elevation, Existing Left Side Elevation, Elevations Legend Alt 1, Existing Front Elevation, Existing Rear Elevation, Existing Building Section B

File 17 Chaucer Close_(AC28)

Existing Elevations

30 Hemsley Walk PO8 8JW

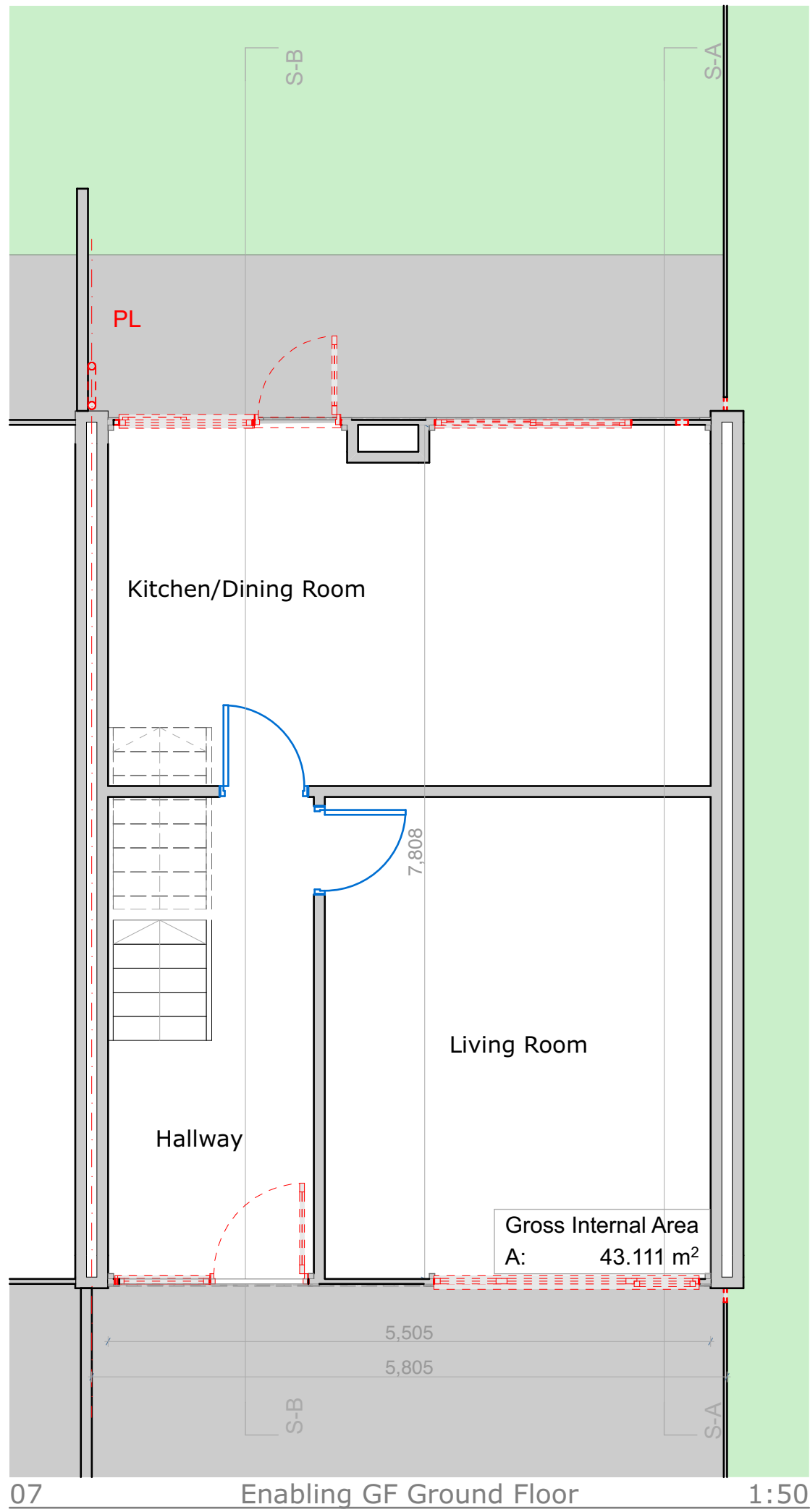
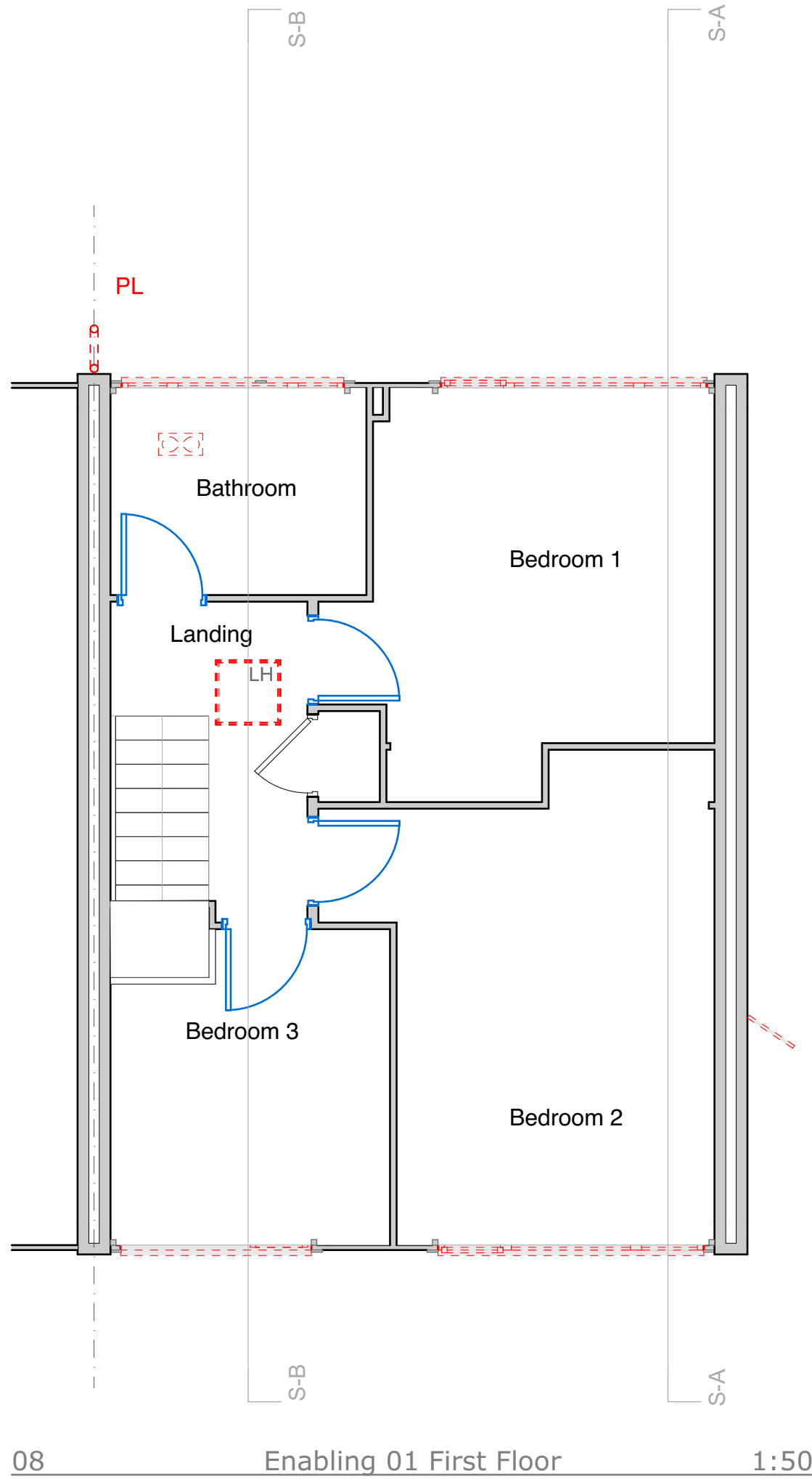
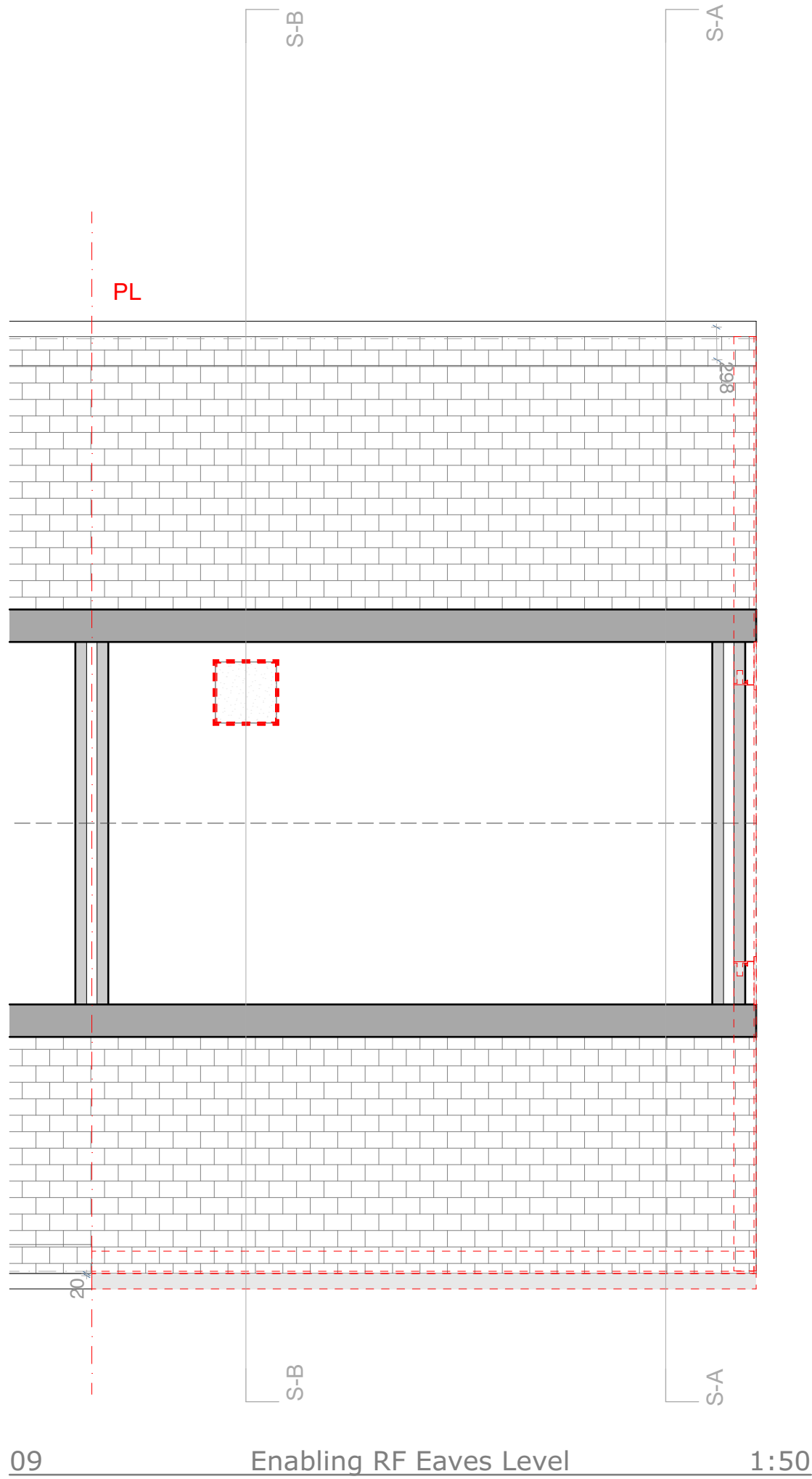


Drawing Number

7083 -CTS- 01 - 30 -D-A-4507

Revision

P06



Door ID	Room	Existing Undercut	Undercut Required
INT-01	Living Room	Not Adequate	☒
INT-02	Kitchen/Dining Room	Not Adequate	☒
INT-03	Bedroom 3	Not Adequate	☒
INT-04	Bedroom 2	Not Adequate	☒
INT-05	Bedroom 1	Not Adequate	☒
INT-06	Bathroom	Not Adequate	☒

ENABLING

- 1

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
- 2

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
- 4

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 110m 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
- 8

Site Preparation

- Remove or cutback fences/gates, replace upon completion
 - Works to external steps to be agreed with TGP, where applicable

ENABLING

A1

Scales
1:50

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Revision	Date	Modeled By	Checked By
	21/03/2025		

Client

TGP

Project

TGP Portsmouth

Status

Stage Approval Subject to Building Control - A1 - LFS

Drawings

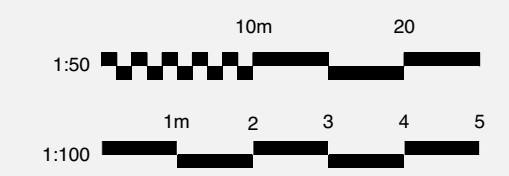
Enabling R1 Roof Level, Existing GF Ground Floor, Door Undercuts, Enabling GF Ground Floor, Enabling 01 First Floor, Enabling RF Eaves Level

File

17 Chaucer Close_(AC28)

Enabling Floor Plans

30 Hemsley Walk PO8 8JW

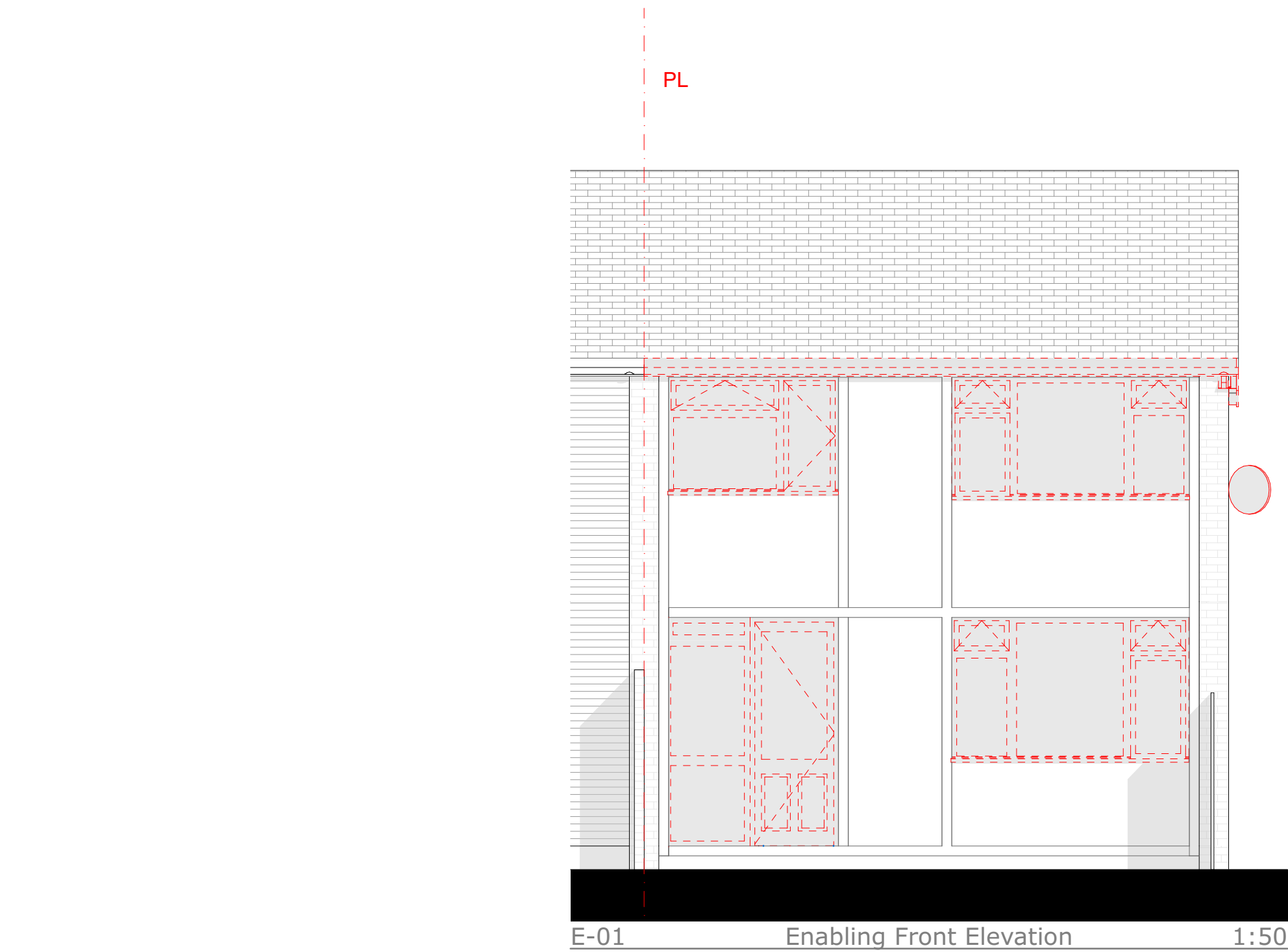
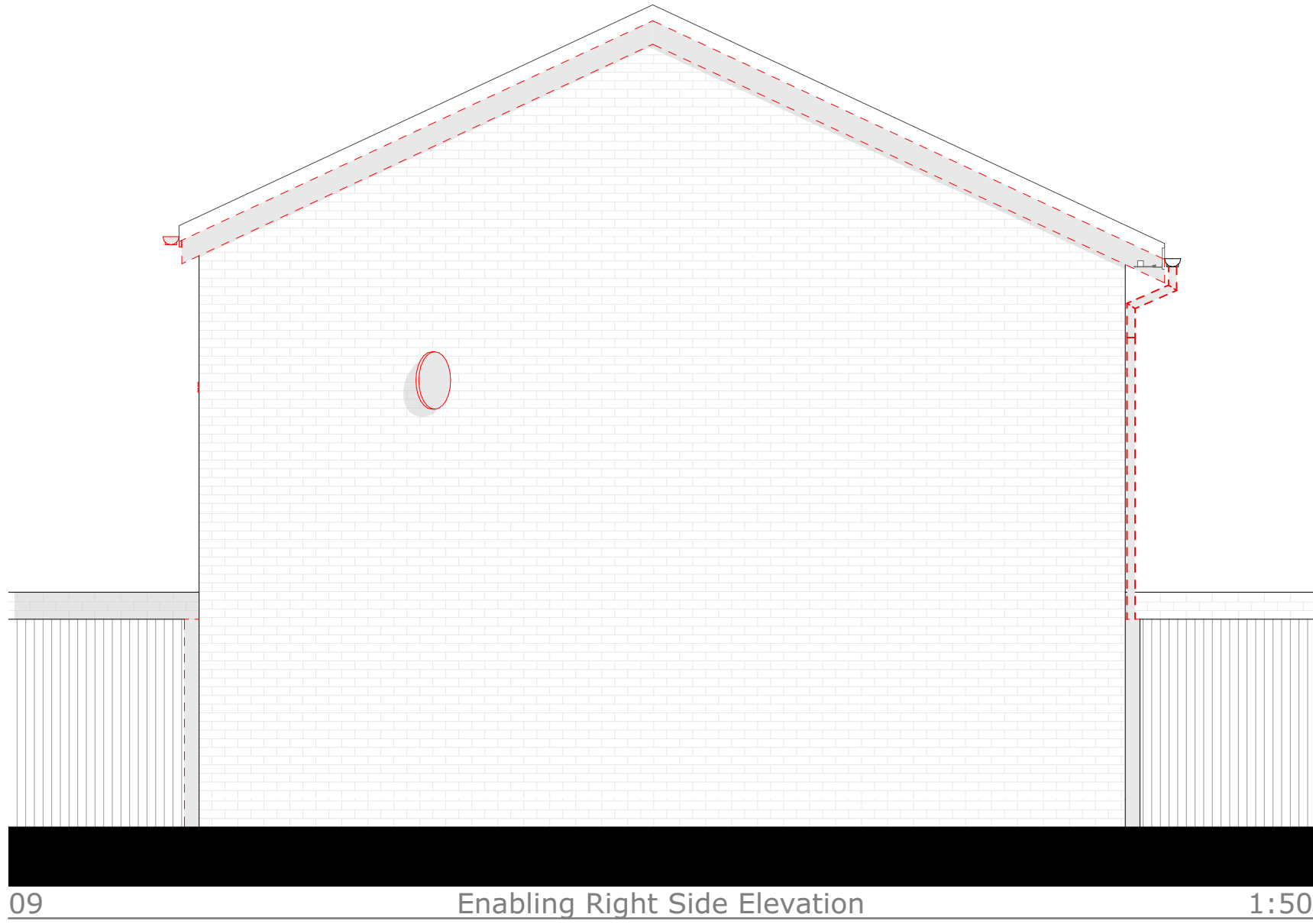
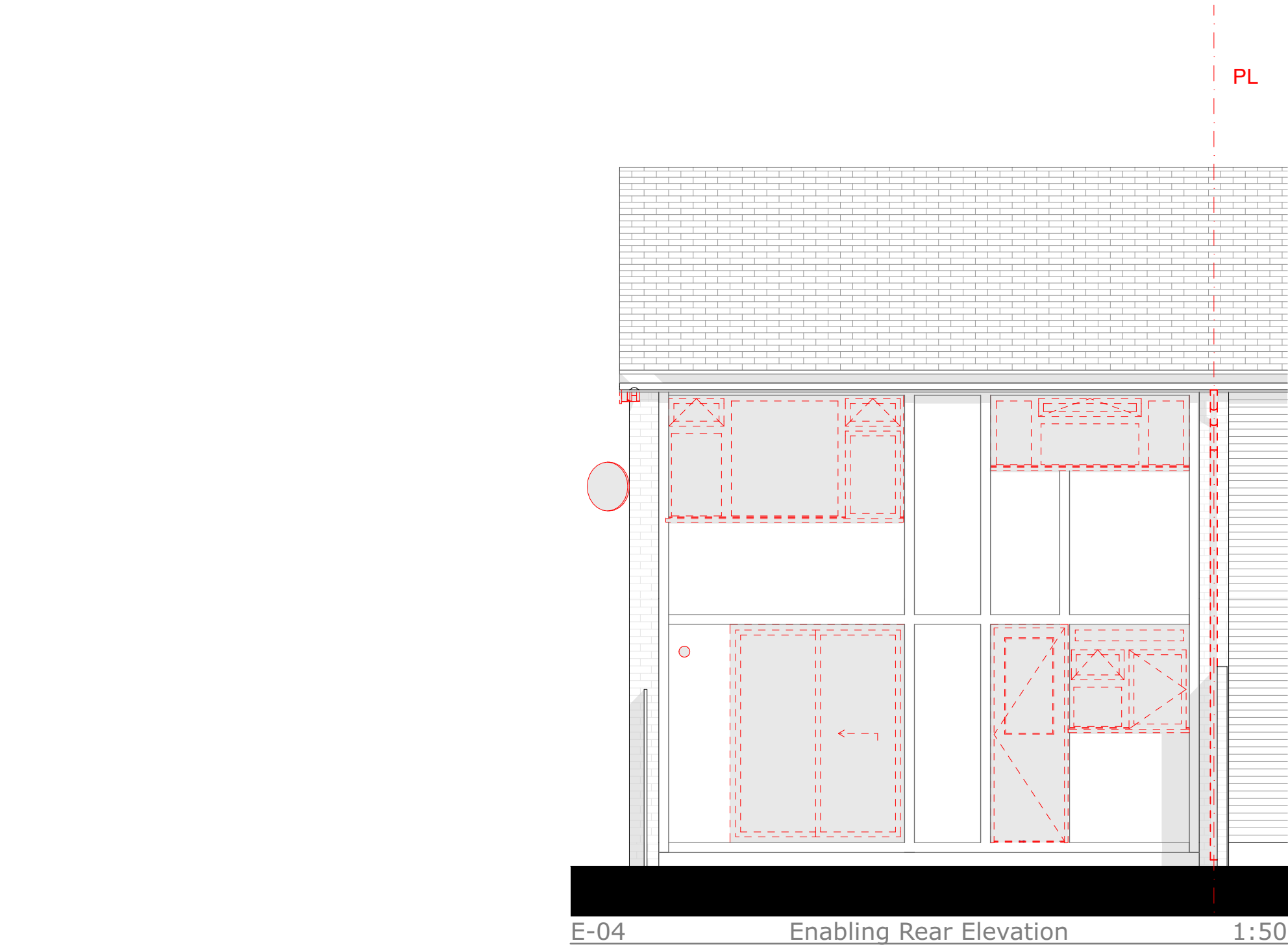
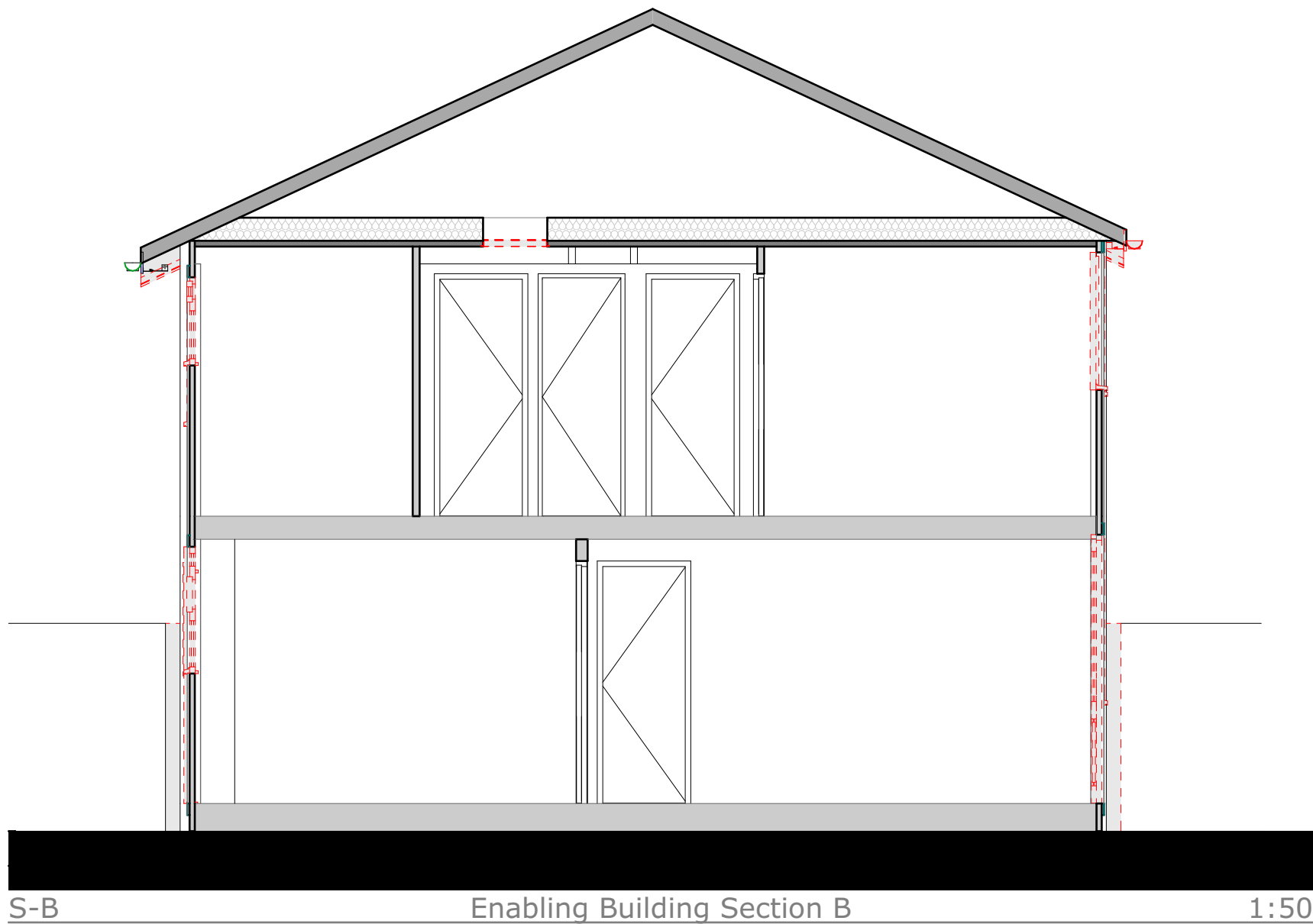
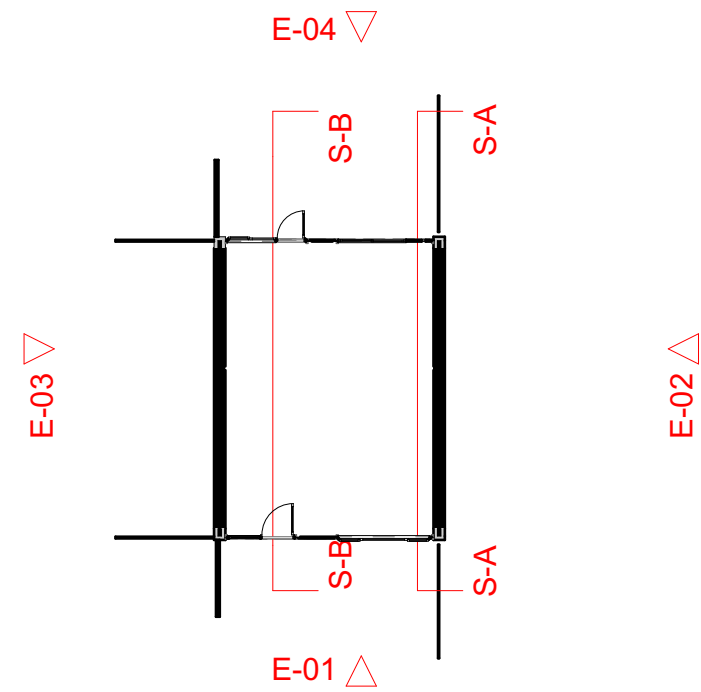


Drawing Number

7083 -CTS- 01 - 30 -D-A-4508

Revision

P06



— To Be Demolished

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**
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 - Remove, retain, and replace handrail to step, replace upon completion
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 - 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
- Site Preparation**
 - Remove or cutback fences/gates, replace upon completion
 - Works to external steps to be agreed with TGP, where applicable

ENABLING

A1

Scales

1:50

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Maintenance/Cleaning Risks

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Revision	Date	Modeled By	Checked By
	21/03/2025		

Client

TGP

Project

TGP Portsmouth

Status

Stage Approval Subject to Building Control - A1 - LFS

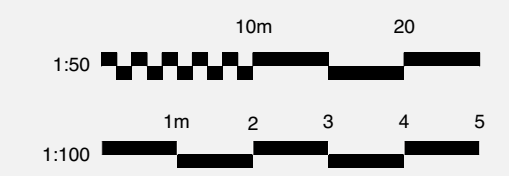
Drawings: Enabling Right Side Elevation, Enabling Left Side Elevation, Enabling Front Elevation, Enabling Rear Elevation, Elevations Legend A1 1, Enabling Building Section B

File

17 Chaucer Close_(AC28)

Enabling Elevations

30 Hemsley Walk PO8 8JW



Drawing Number

7083 -CTS- 01 - 30 -D-A-4509

Revision

P06

Revision	Date	Modeled By	Checked By
	21/03/2025		

Client

TGP

Project

TGP Portsmouth

Status

Stage Approval Subject to Building Control - A1 - LFS

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

File

17 Chaucer Close_(AC28)

Proposed Floor Plans

30 Hemsley Walk PO8 8JW

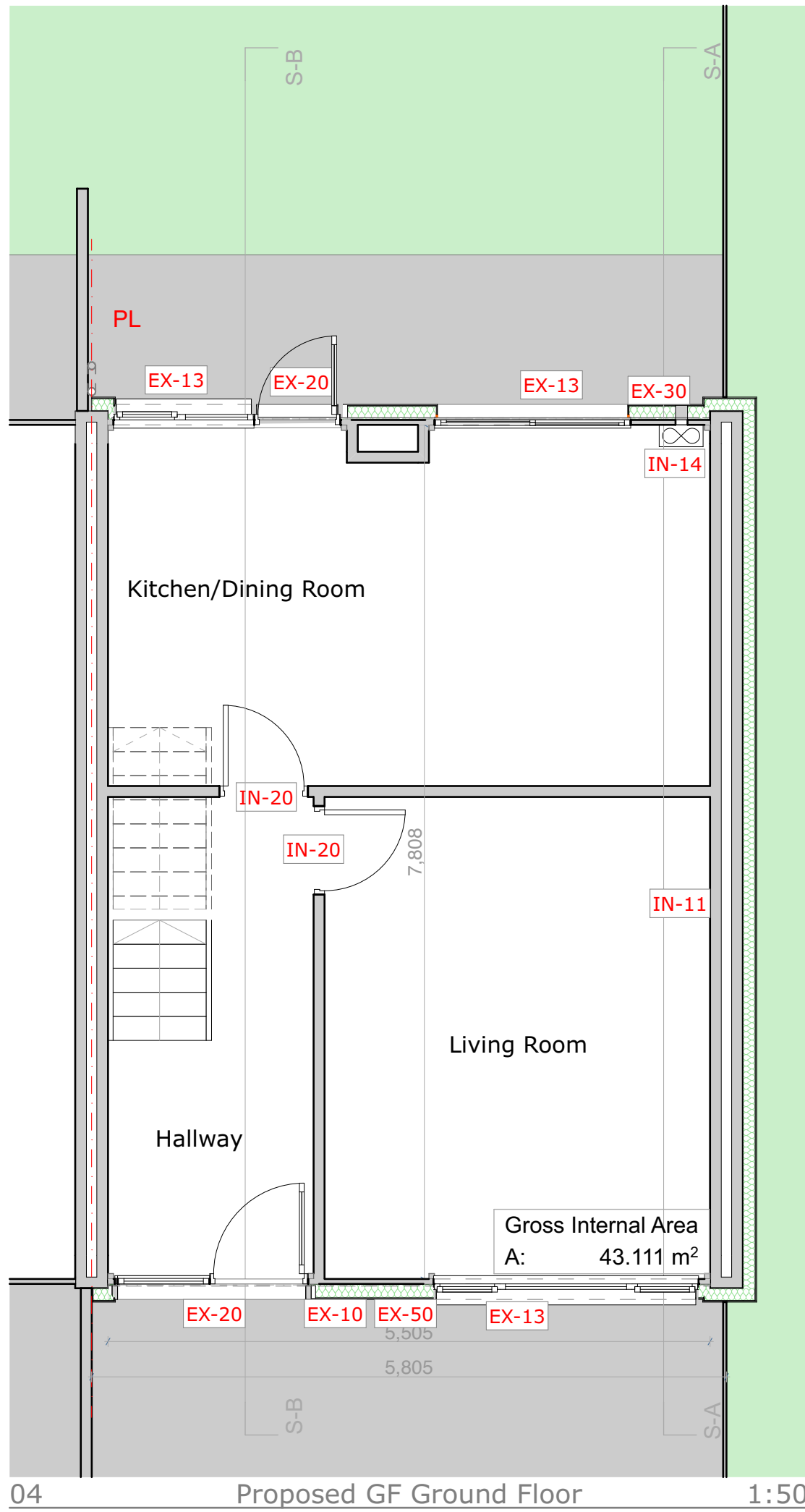
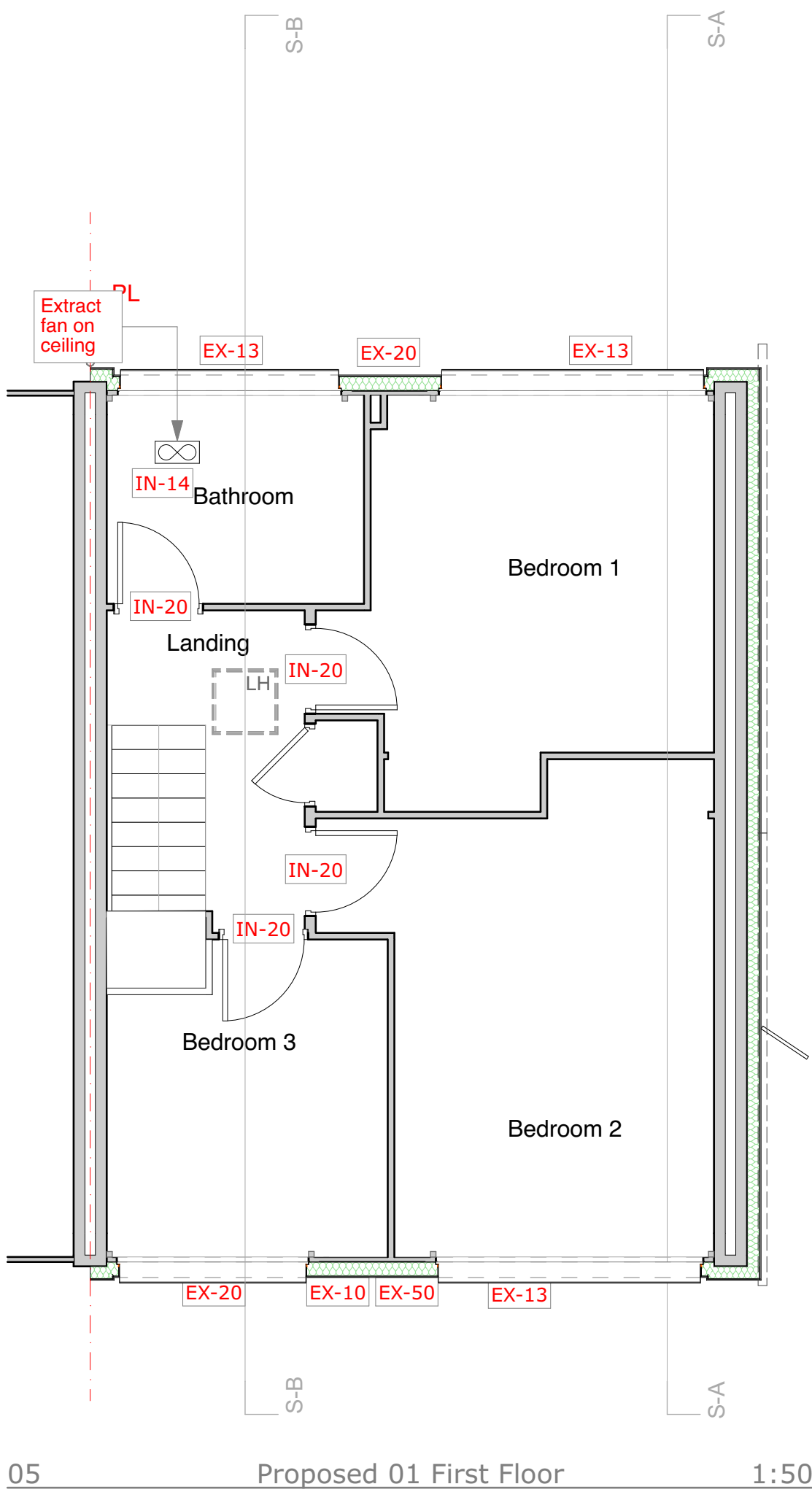
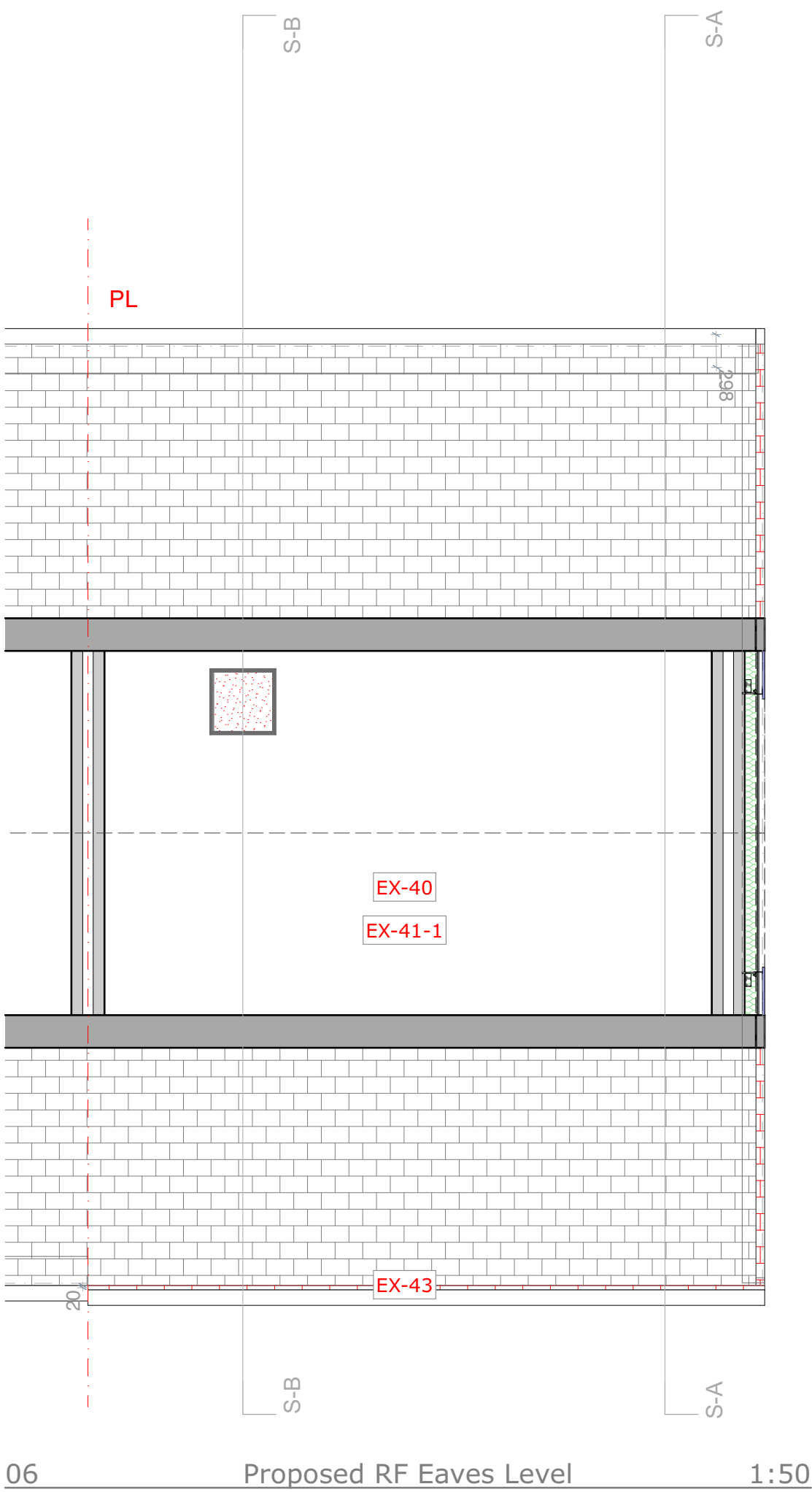


Drawing Number

7083 -CTS- 01 - 30 -D-A-4510

Revision

P06



EX EXTERNAL WORKS

- EX-10 Mineral Wool External Wall Insulation System (EWI)
- EX-13 New Windows
- EX-20 New External Doors
- EX-30 New dMEV to be located in kitchen and bathroom
- EX-40 Pitched Roof/Loft Insulation
- EX-41-1 Roof Ventilation
- EX-43 Eaves/Verge Extension
- EX-46 Roof Tile Vents (if no replacement)
- EX-50 Structural Panel
- EX-60 External Fixtures

IN INTERNAL WORKS

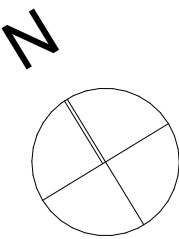
- IN-11 Monitoring Sensors
- IN-14 New dMEV to be located in kitchen and bathroom
- IN-20 Door Undercuts

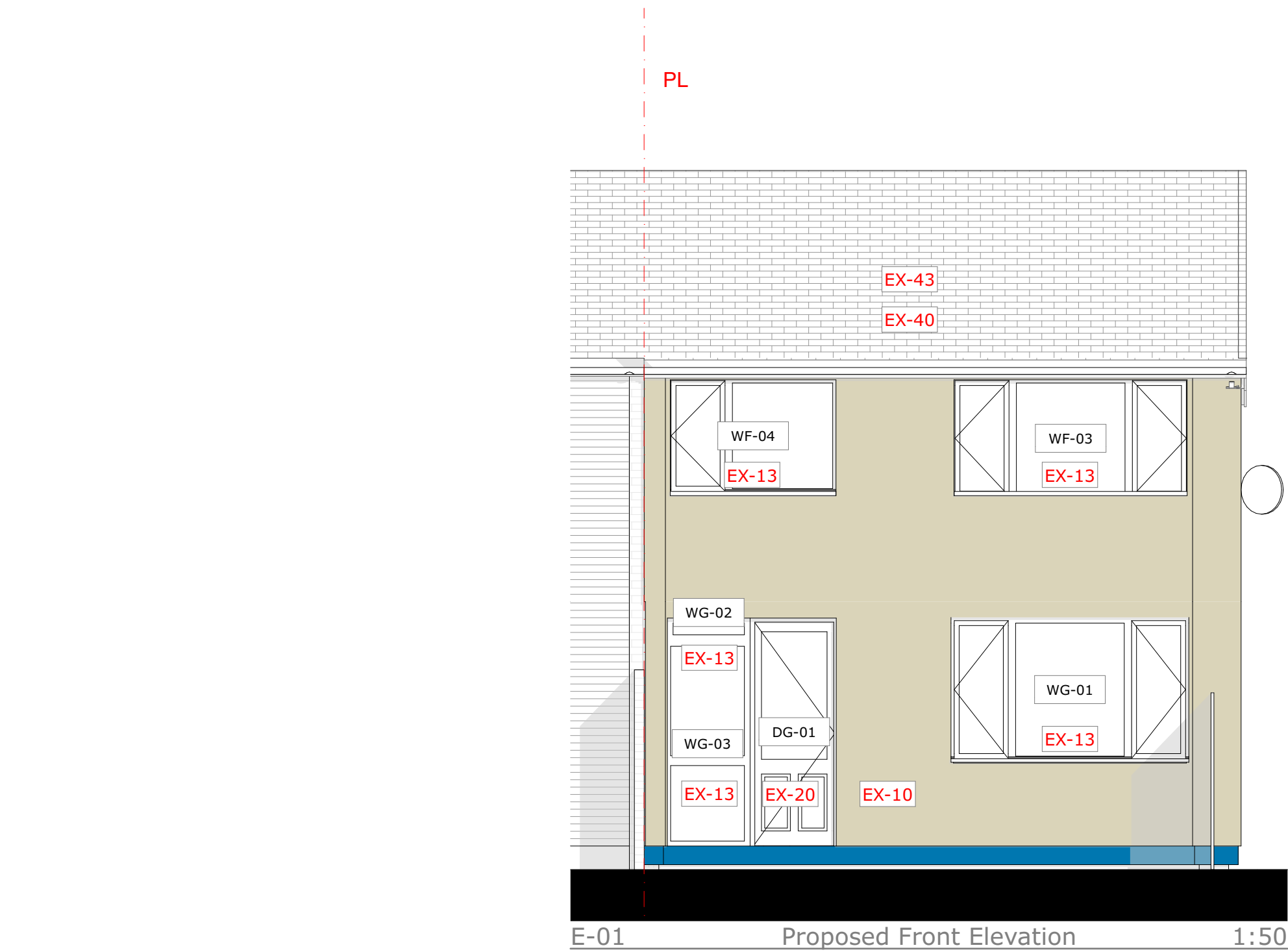
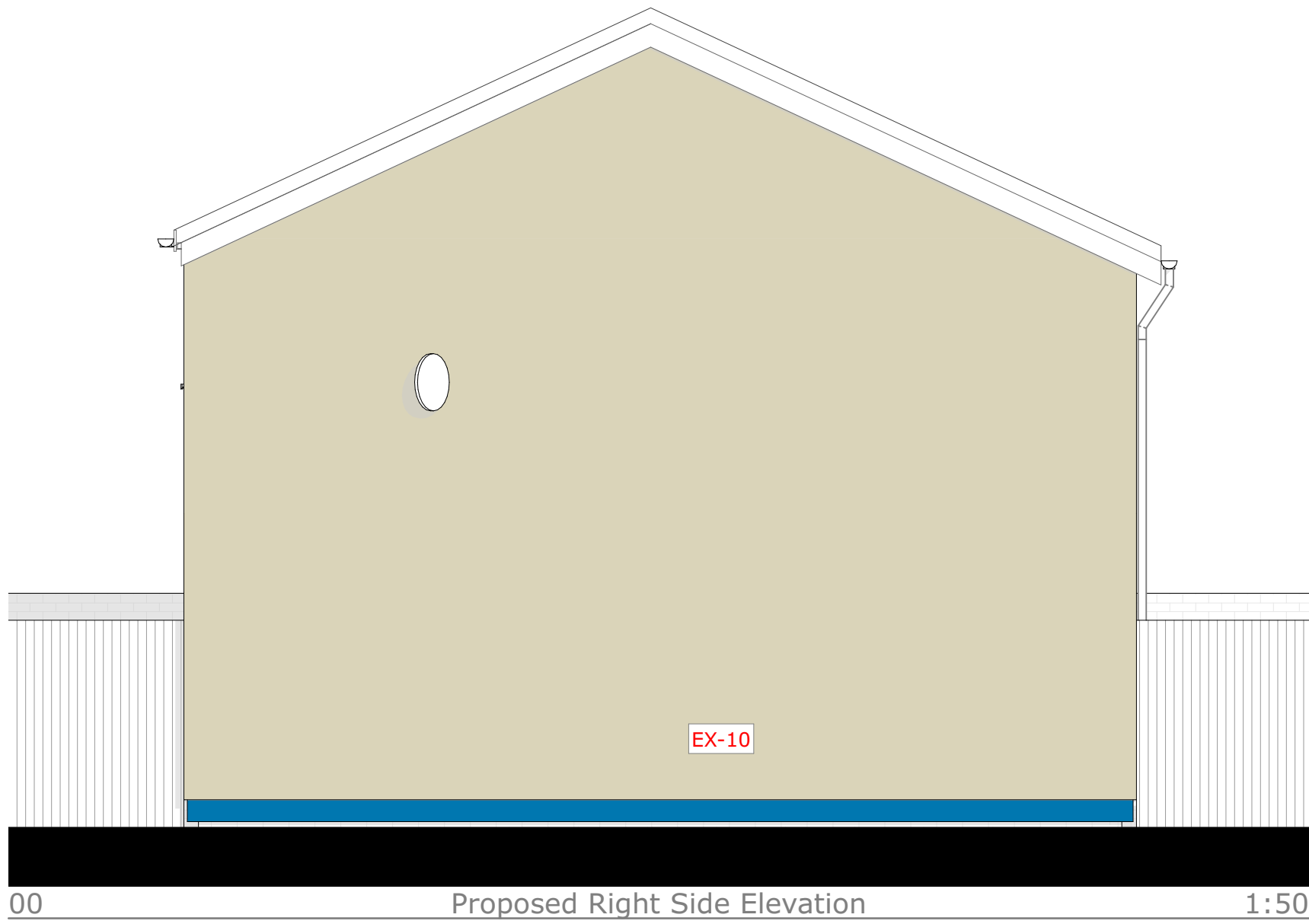
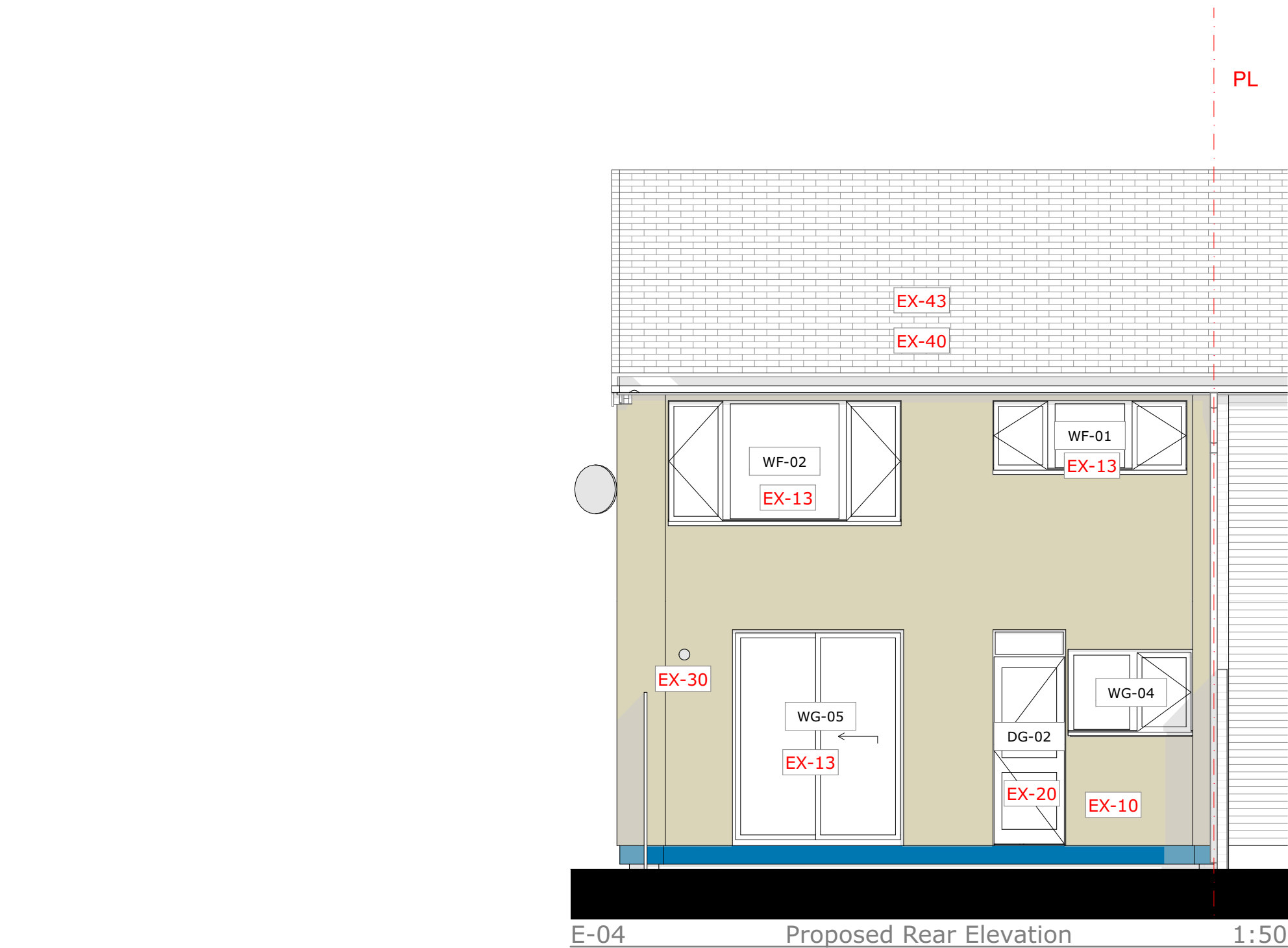
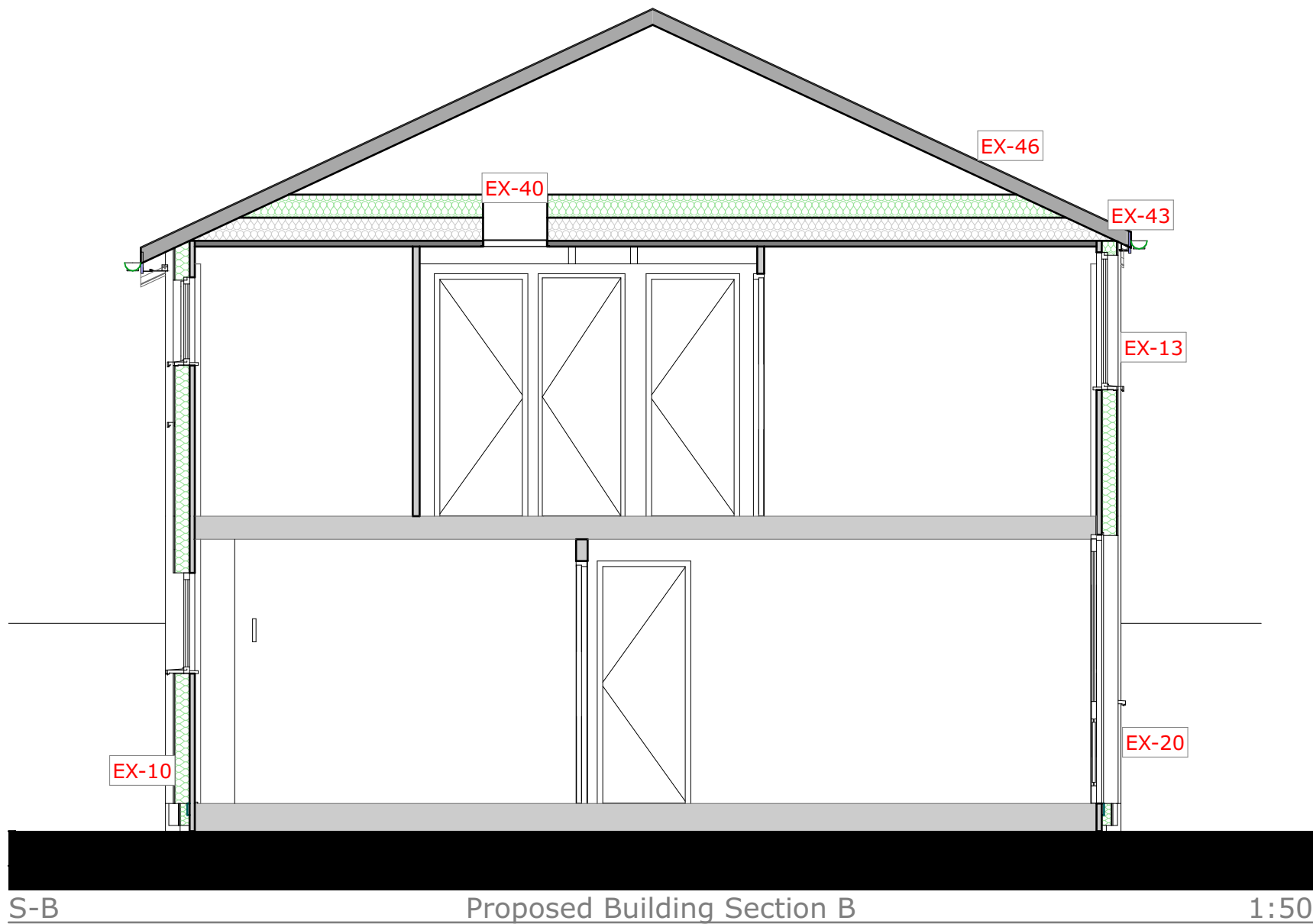
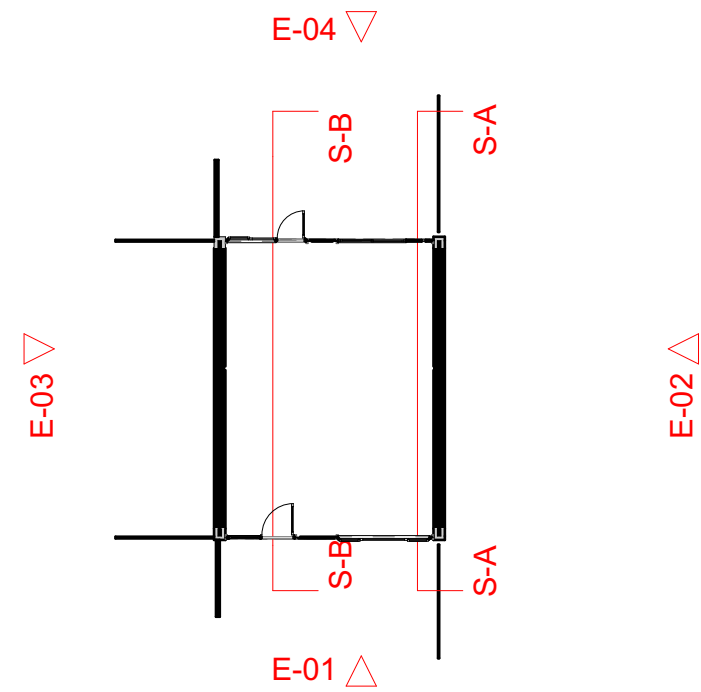
RM RENEWABLE MEASURES TO NET ZERO

- RM-30 Renewable Ready Measures

MTIP MID TERM IMPROVEMENT PLAN

- MTIP-21 Insulate the Solid Floor





EX EXTERNAL WORKS

- EX-10 Mineral Wool External Wall Insulation System (EWI)
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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
	0.050
	0.080
	0.110
	0.125

PROPOSED

A1

Scales
1:50

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Revision	Date	Modelled By	Checked By
	21/03/2025		

Client

TGP

Project

TGP Portsmouth

Status

Stage Approval Subject to Building Control - A1 - LFS

Drawings Proposed Right Side Elevation, Proposed Left Side Elevation, Elevations Legend Alt 1, Wall Thickness Legend, Proposed G/F Ground Floor, Proposed Front Elevation, Proposed Rear Elevation, Proposed Building Section B, Proposed Building Section A

File

17 Chaucer Close_(AC28)

Proposed Elevations

30 Hemsley Walk P08 8JW

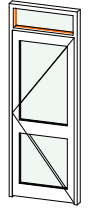
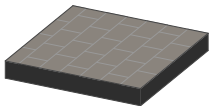
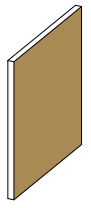
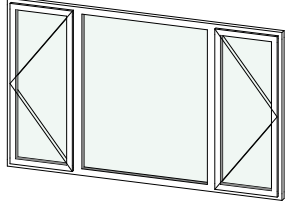


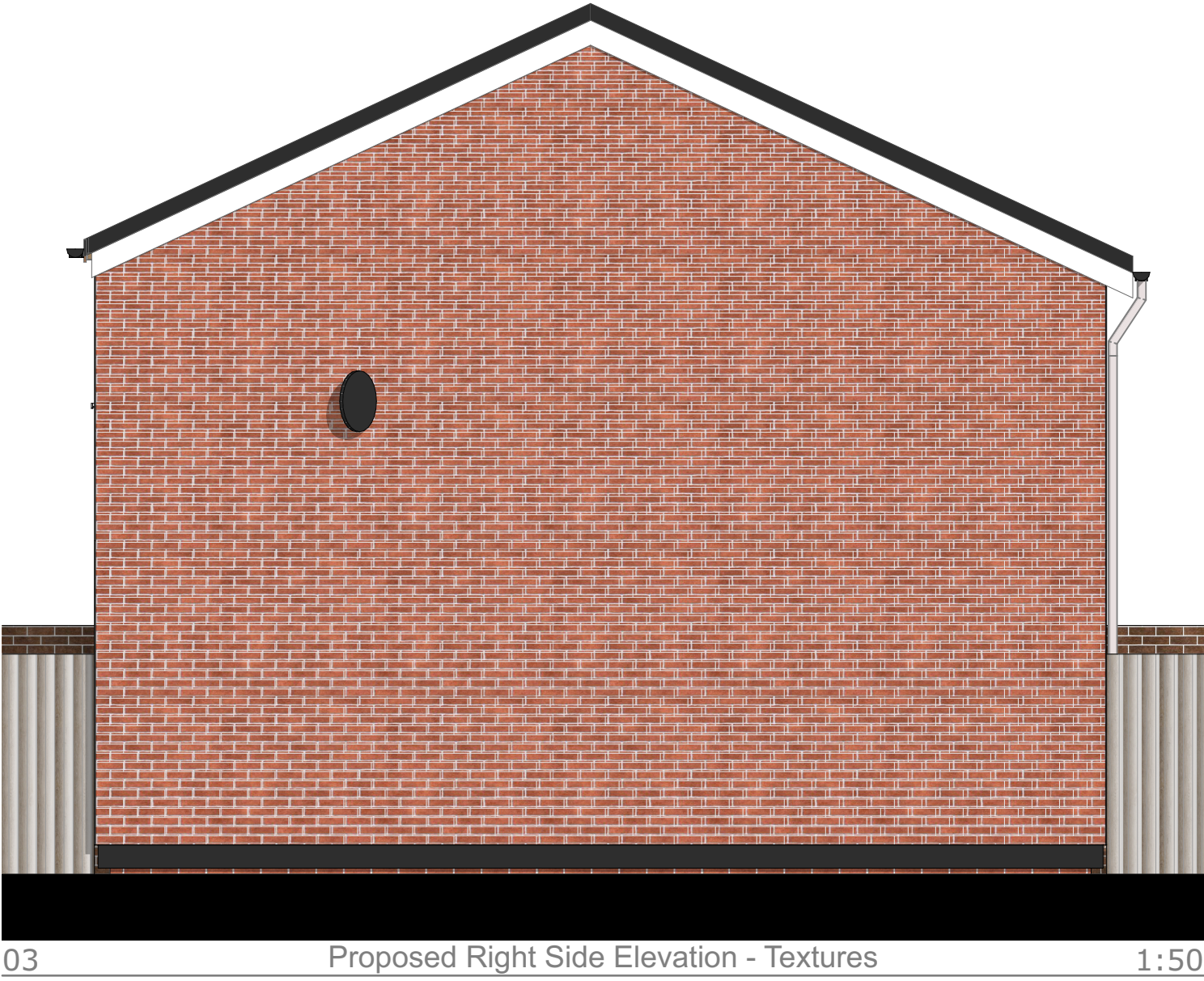
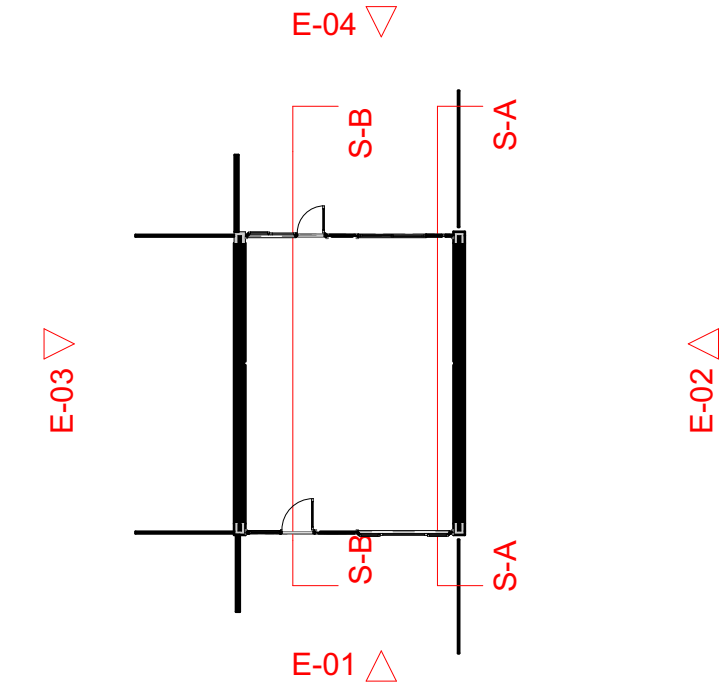
Drawing Number

7083 -CTS- 01 - 30 -D-A-4511

Revision

P06

External Finishes		
Element	Material	Preview
Door	White Composite	
Roof	Flat concrete roof tiles	
Wall	Structherm Cage System with Art Brick Effect Finish & Structherm Cage System with Artbrick Timber Effect Finish	
Window	Double Glazed White UPVC	



PLANNING

A1

Scales

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	21/03/2025		

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Project **TGP Portsmouth**

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

Drawings Elevations Legend Alt 1, Proposed Front Elevation - Textures, Proposed Rear Elevation - Textures, Proposed Right Side Elevation - Textures, Proposed Left Side Elevation - Textures, External Finishes

File 17 Chaucer Close_(AC28)

Planning Elevations

30 Hemsley Walk PO8 8JW

Drawing Number

7083 -CTS- 01 - 30 -D-A-4512

Revision

P06

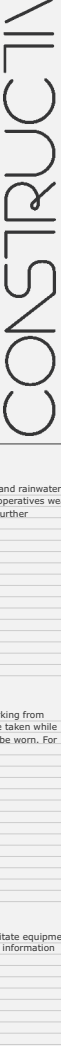
EX EXTERNAL WORKS

EX-10	Mineral Wool External Wall Insulation System (EWI)	<ul style="list-style-type: none"> - 110 Struchterm Mineral Wool External Wall Insulation above DPC, unless alternative thickness indicated, installed as per Constructive Thinking Studio (CTS) Detail Pack and Struchterm 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-20	New External Doors	<ul style="list-style-type: none"> -Composite Front Doors to achieve U-value of 1.20 W/m2K - Installed as per manufacturer's technical spec, sealed with expanding foam tape - Internal reveals to be made good, cavity closers to be inspected - Part L doors to be in accordance with manufacturers spec and employers requirements
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-40	Pitched Roof/ Loft Insulation	<ul style="list-style-type: none"> - Top up Mineral Wool Quilt Loft Insulation to 400mm, refer to CTS Specification - Ventilation to be ensured with proprietary vent trays if required - Loft Insulation to be rolled into the eaves, ensuring continuous thermal envelope, refer to CTS details - Install new insulated loft hatch as per manufacturer's specifications - Skeilings to be insulated as per CTS Detail Pack - Inspect existing fascia, soffit and rainwater goods for degradation and replace where necessary
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-50	Structural Panel	<ul style="list-style-type: none"> - Struchterm Structural Panel above DPC, unless alternative thickness indicated, installed as per Constructive Thinking Studio (CTS) Detail Pack and Struchterm specification and details installed as per manufacturer's technical spec.
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
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PROPOSED

<h1>A3</h1> <p>Constructive Thinking Studio</p> <p>Liverpool Science Park IC 1 131 Mount Pleasant L3 5TF</p> <p>www.constructivethinking.co.uk +44 (0) 151 705 3433 bin@constructivethinking.co.uk</p> <hr/> <p>Safety Health and Environmental Information</p> <p>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.</p> <p>This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.</p> <hr/> <p>Demolition/Adaption Risks</p> <p>Risk of fragile render, existing cladding and rainwater goods collapsing. Contractor to ensure operatives wear PPE and carry out works carefully. For Further information see Risk Register.</p> <hr/> <p>Construction Risks</p> <p>Risk of injury to operatives through working from height, tripping hazards, etc. Care to be taken while working on site and appropriate PPE to be worn. For further information see Risk Register.</p> <hr/> <p>Maintenance/Cleaning Risks</p> <p>Cleaning windows from height. Appropriate equipment to be used. PPE to be worn. For Further information see Risk Register.</p>	
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Revision	Date	By	Check
	21/03/2025		

Client TGP

Project TGP Portsmouth

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

Drawing:

File 17 Chaucer Close_(AC28)

Measures

**30 Hemsley Walk
PO8 8JW**

Drawing Number

7083 -CTS- 01 - 30 -D-A-4516

Revision
P06

IN-14	New dMEV to be located in kitchen and bathroom	<div>- 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</div> <div>- Where no extract fan is present in any bathroom or kitchen, form/core drill new opening to external air</div> <div>- Refer to ventilation strategy for minimum extract rates</div> <div>- Install to manufacturers specification, install with switched spur to employers requirements</div>
IN-20	Door Undercuts	<div>- Minimum 7600mm2 undercuts beneath all internal doors to allow through ventilation</div> <div>- Typically, 10mm gap required between the finished floor level and the bottom of the door</div> <div>- Remove door leaf, trim from the bottom and making good where required</div>
MTIP MID TERM IMPROVEMENT PLAN		
MTIP-2 1	Insulate the Solid Floor	<div>- 4.5mm Acousticork T66 Underlay & feathered screed</div>
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 structurè to be inspected by suitably qualified professional to determine its capacity for the weight of future PV</div>

PROPOSED

A3

Scales

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Construction Risks

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Maintenance/Cleaning Risks

Cleaning windows from height. Appropriate equipment to be used. PPE to be worn. For Further information see Risk Register.

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Client

TGP

Project

TGP Portsmouth

Status

Stage Approval Subject to Building Control - A1 - LFS

Drawings

File

17 Chaucer Close_(AC28)

Measures II

30 Hemsley Walk

P08 8JW

Drawing Number

7083 -CTS- 01 - 30 -D-A-4517

Revision

P06