



EXISTING
EPC SCORE - **56 D**

PROPOSED WORKS EPC C
(FABRIC FIRST)
EPC SCORE - **77 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 External Doors

New Windows

Pitched Roof/Loft Insulation

Roof Tile Vents (if no replacement)

Roof Ventilation

Structural Panel

INTERNAL WORKS

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

24 Passingham Walk PO8 8JH

TGP- Portsmouth
Project No: 7083

Prepared For:
TGP

RETROFIT

4401

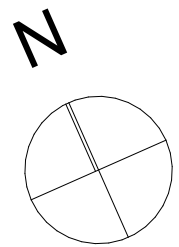
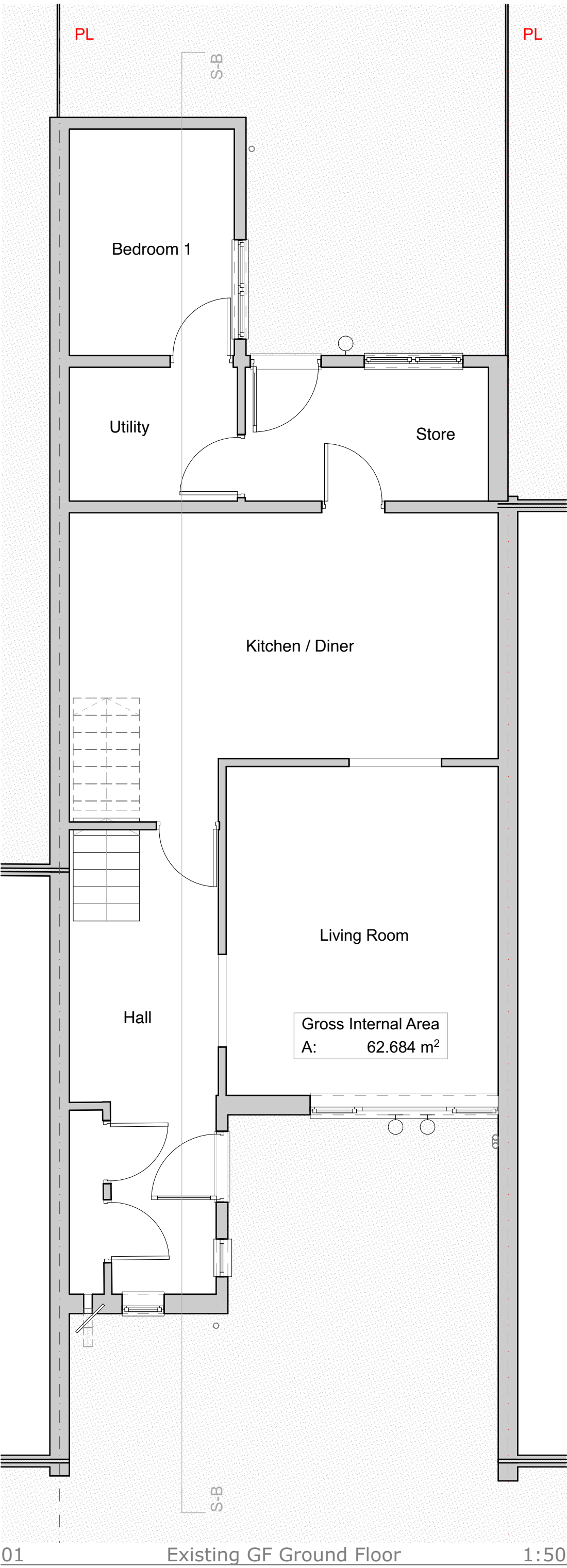
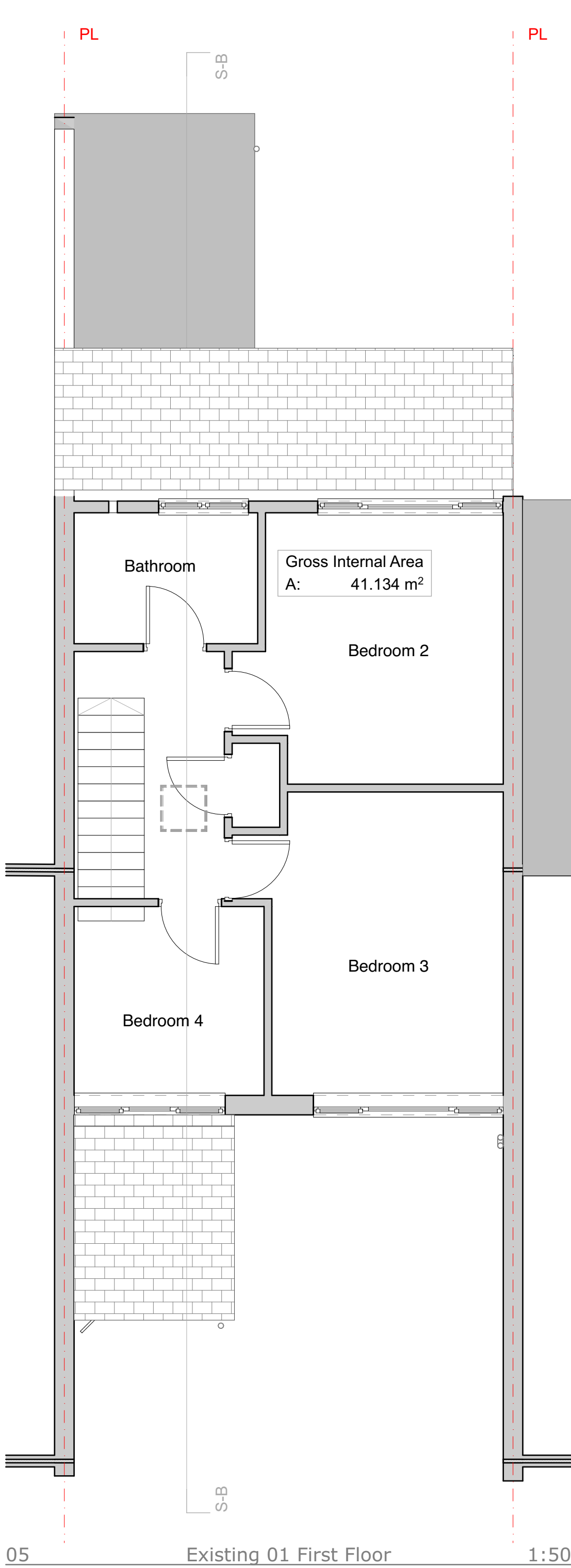
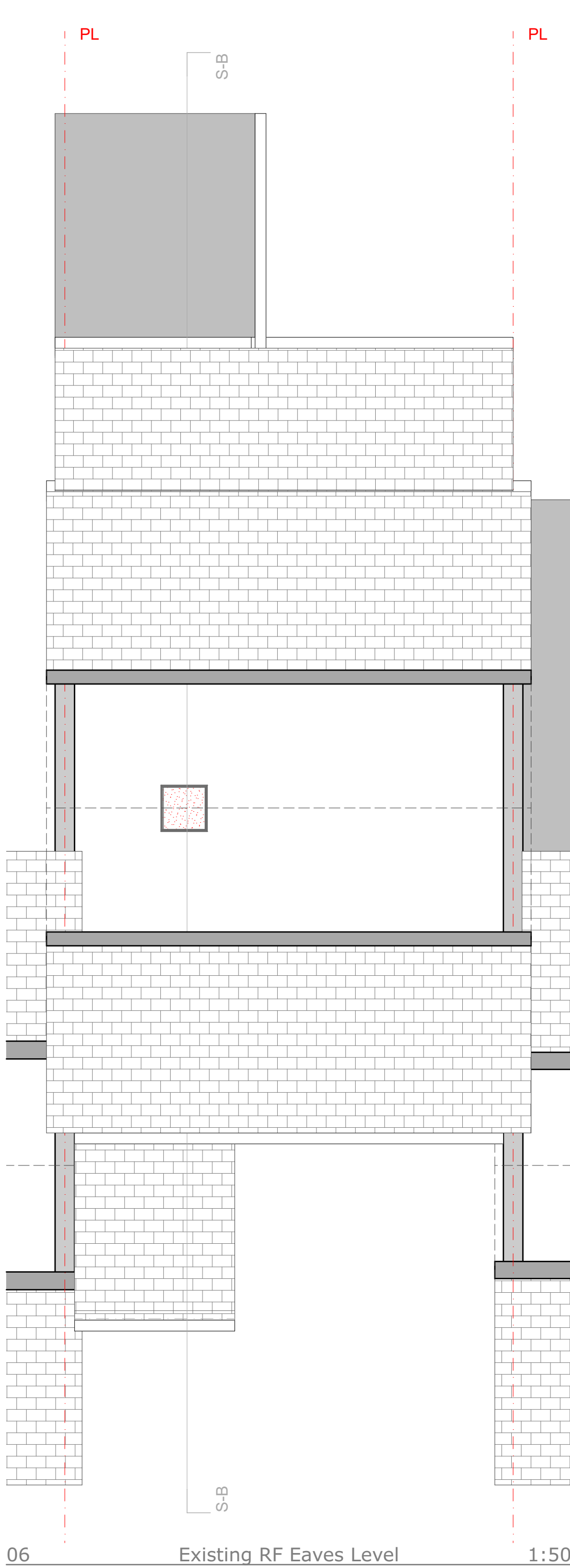
P06

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, 10:08								
	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

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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.

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

File

24 Passingham Walk_(AC28)

Existing Floor Plans

24 Passingham Walk
P08 8JH



Drawing Number

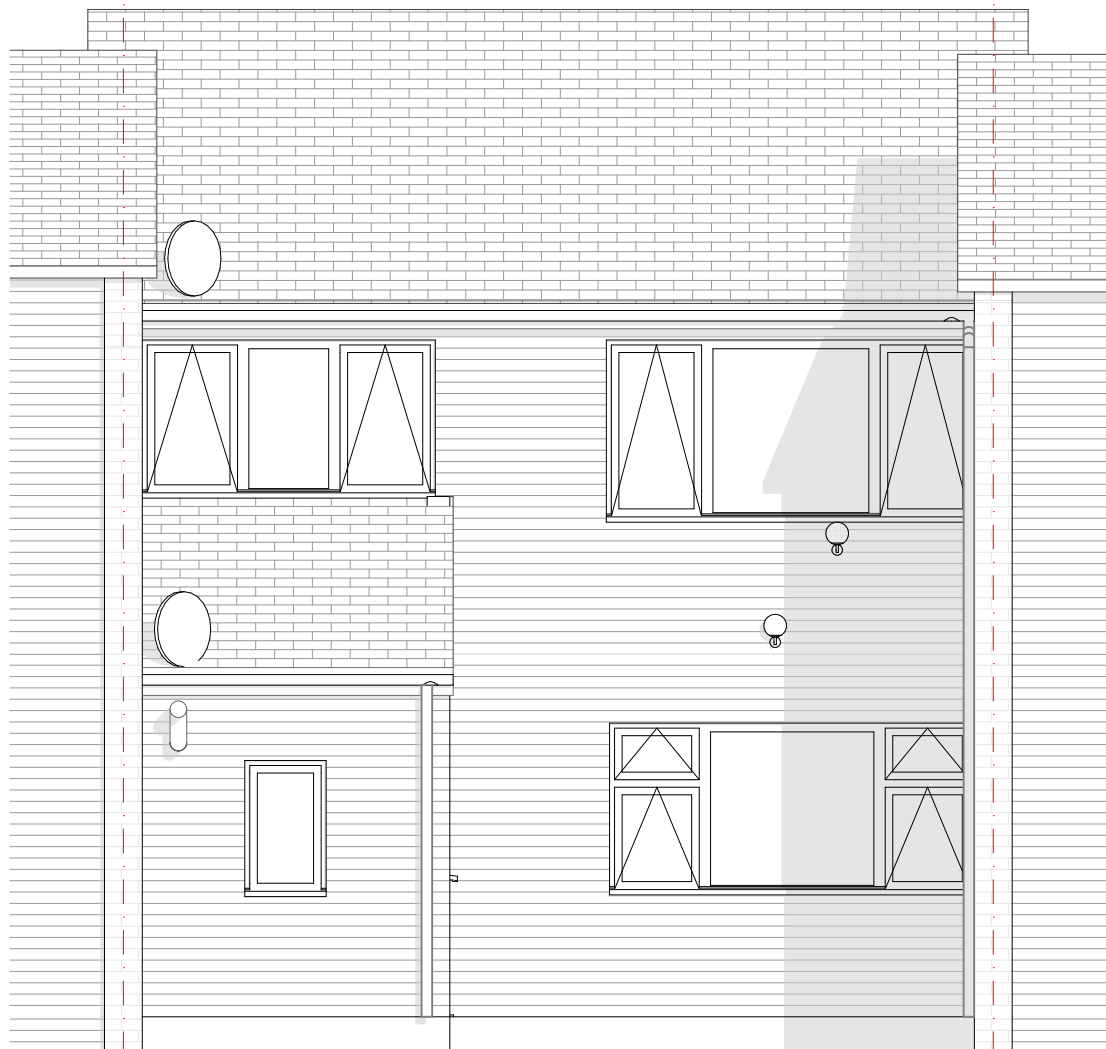
7083 -CTS- 03 - 24 -D-A-4406

Revision

P06

CONSTRUCTIVE
THINKING

PL PL

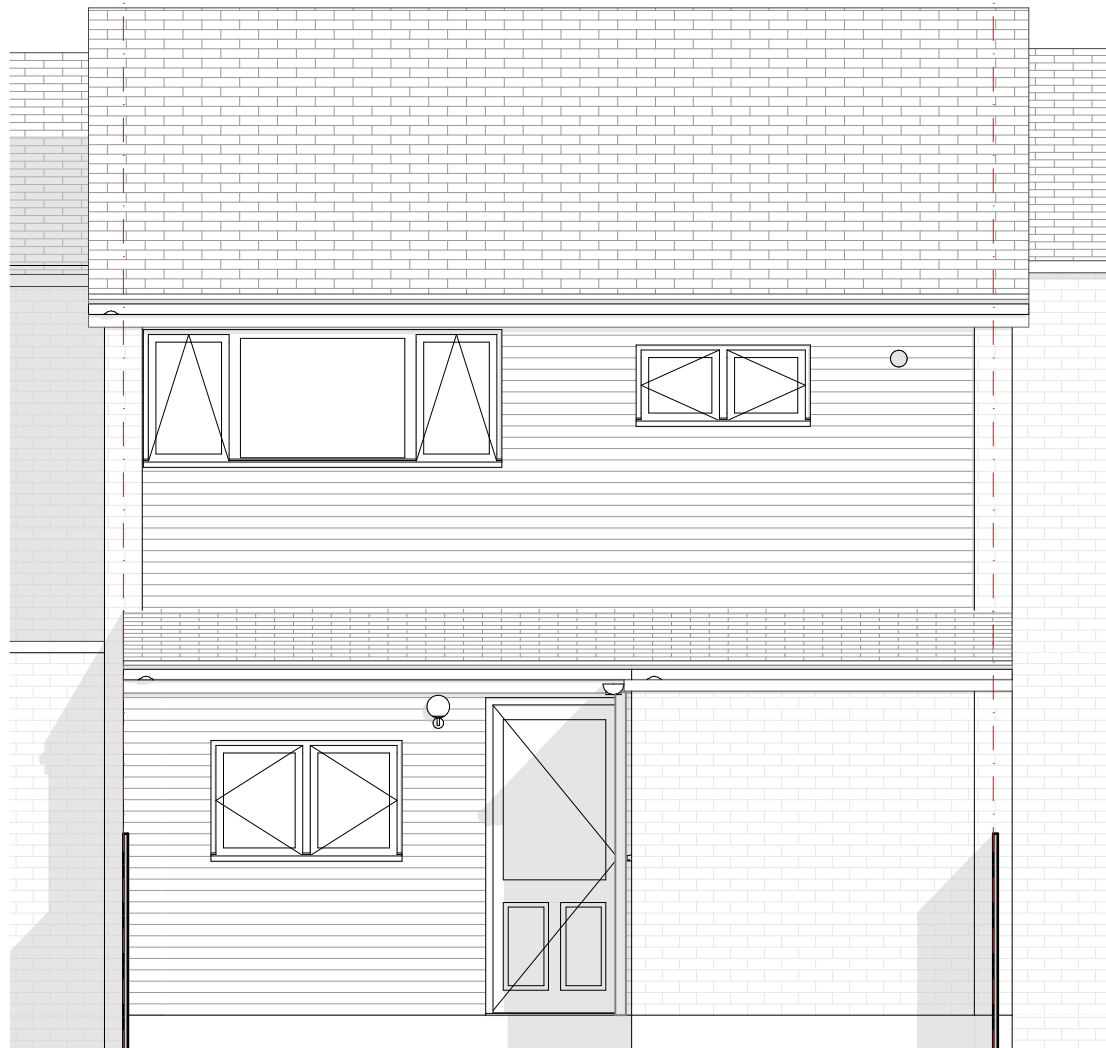


E-01 Existing Front Elevation 1:50

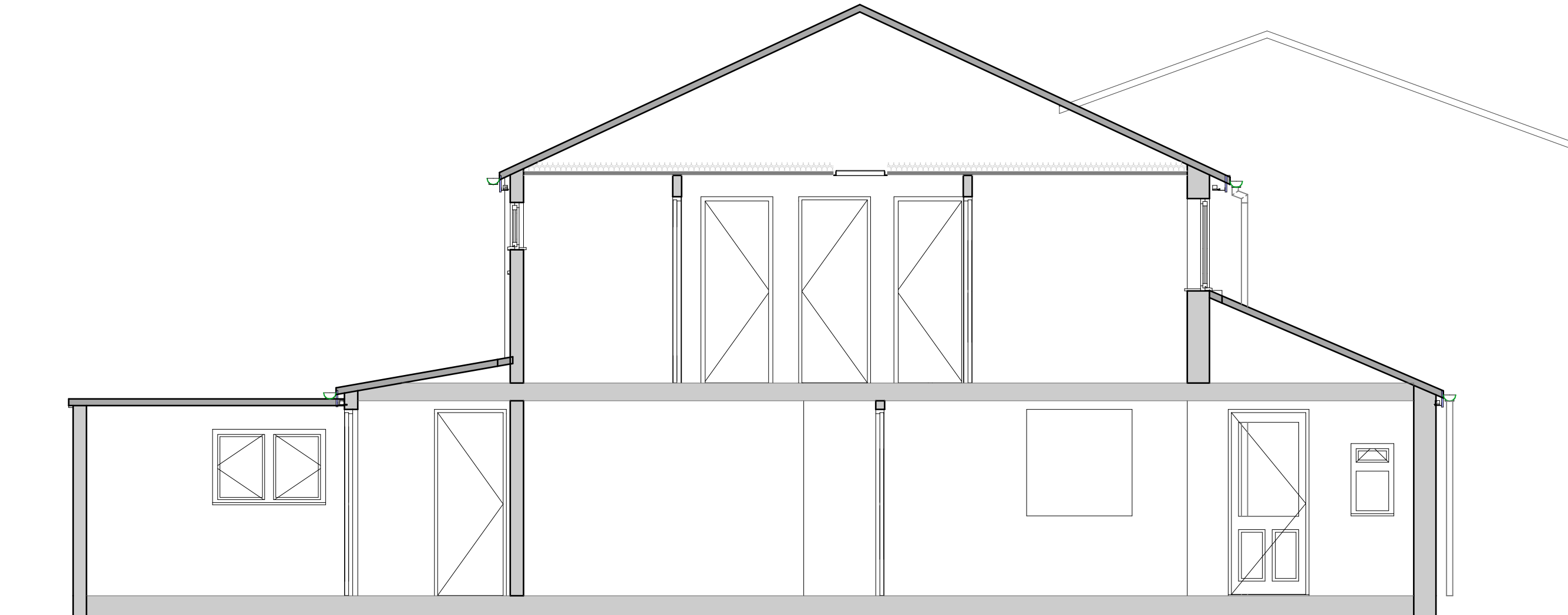


09 Existing Right Side Elevation 1:50

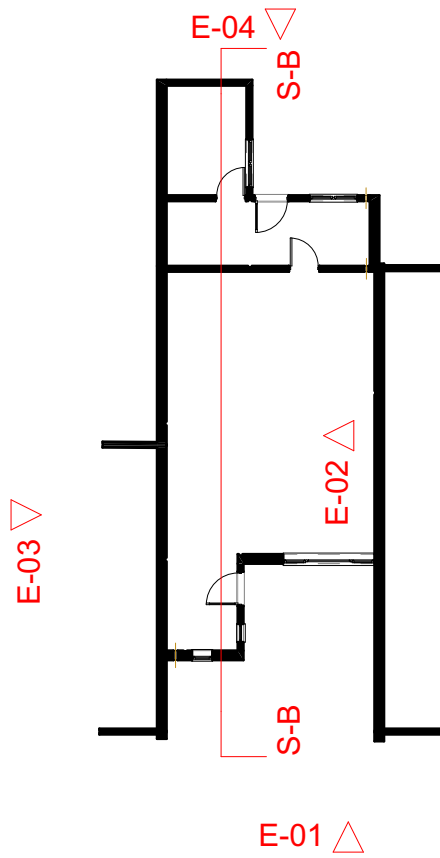
PL PL



E-04 Existing Rear Elevation 1:50



S-B Existing Building Section B 1:50



EXISTING

A1

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	21/03/2025		

Client

TGP

Project

TGP- Portsmouth

Status

Stage Approval Subject to Building Control - A1 - LFS

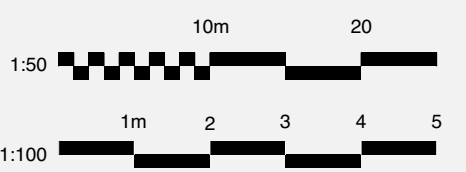
Drawings Existing Right Side Elevation, Existing Left Side Elevation, Existing Front Elevation, Existing Building Section A, Existing Rear Elevation, Existing Building Section B, Elevations Legend

File

24 Passingham Walk_(AC28)

Existing Elevations

24 Passingham Walk
P08 8JH

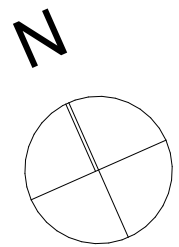
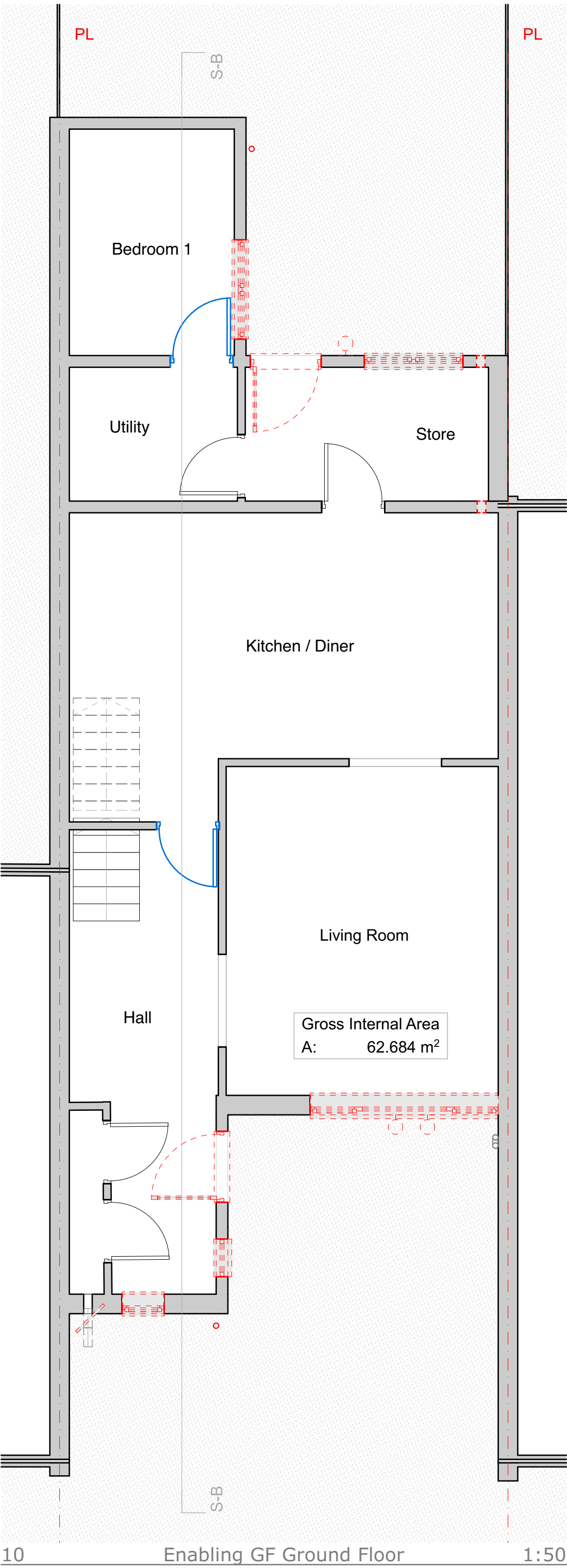
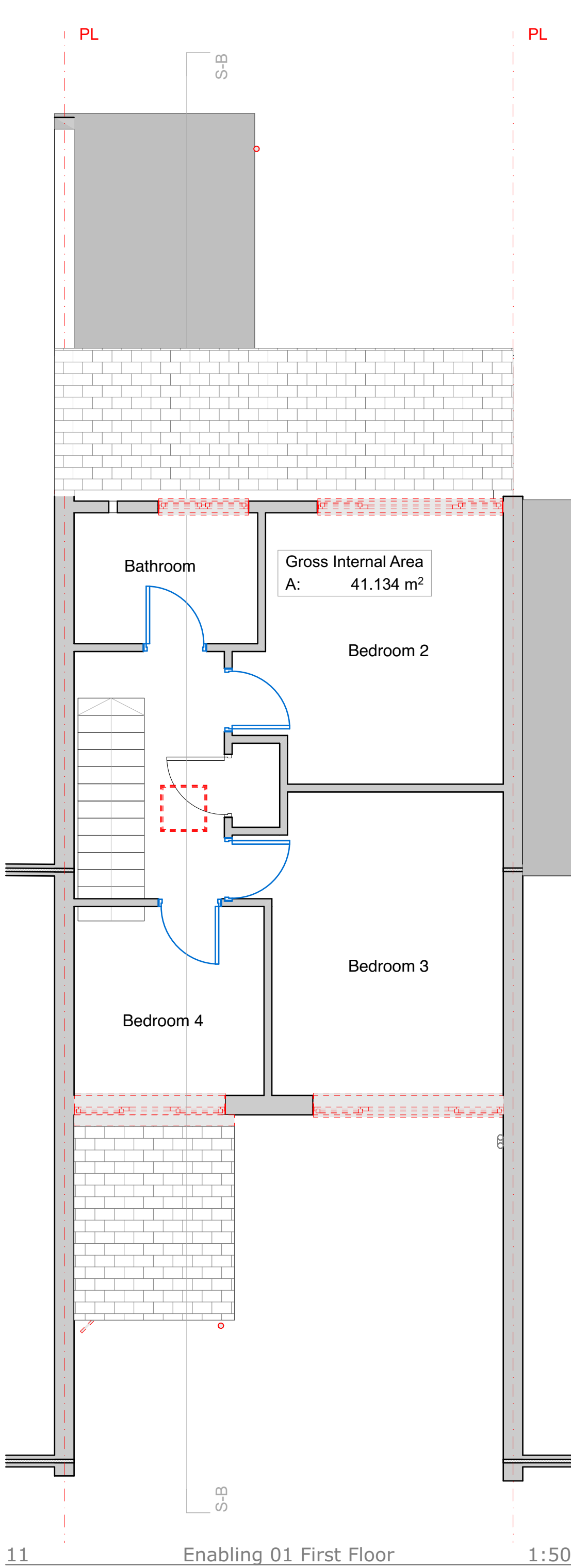
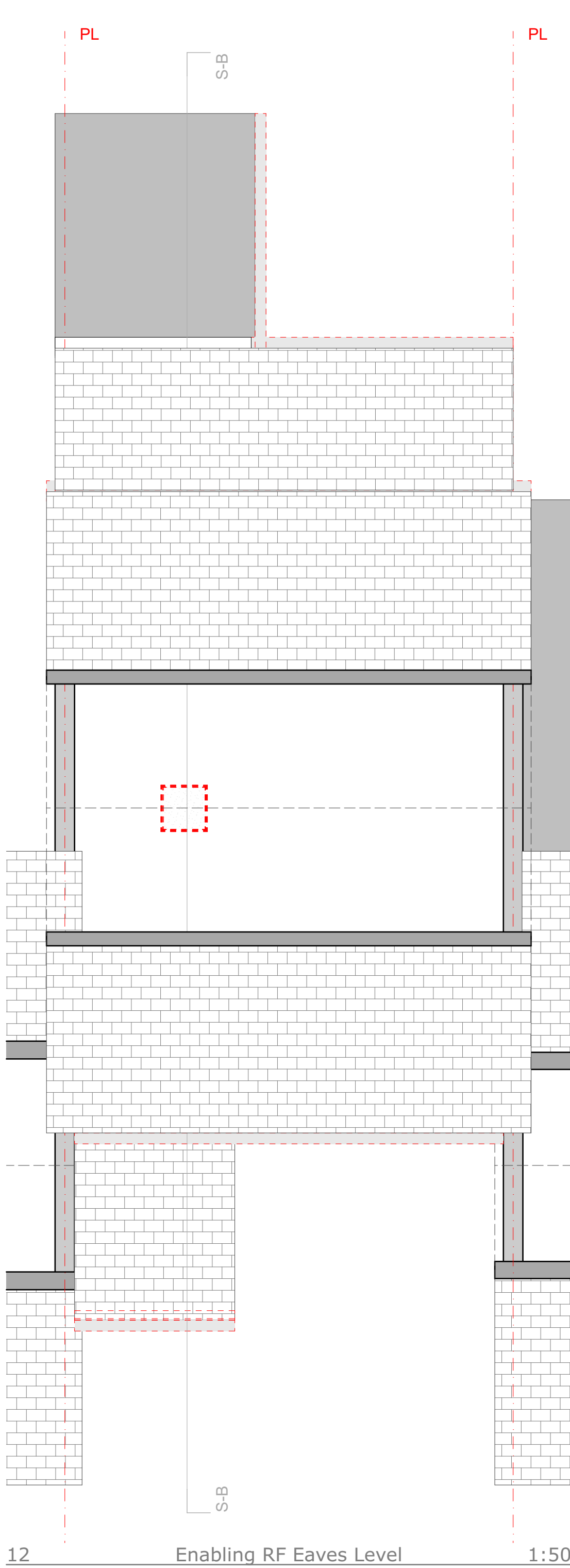


Drawing Number

7083 -CTS- 03 - 24 -D-A-4407

Revision

P06



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
- 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
- 6

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

File

24 Passingham Walk_(AC28)

Enabling Floor Plans

24 Passingham Walk
P08 8JH



Drawing Number

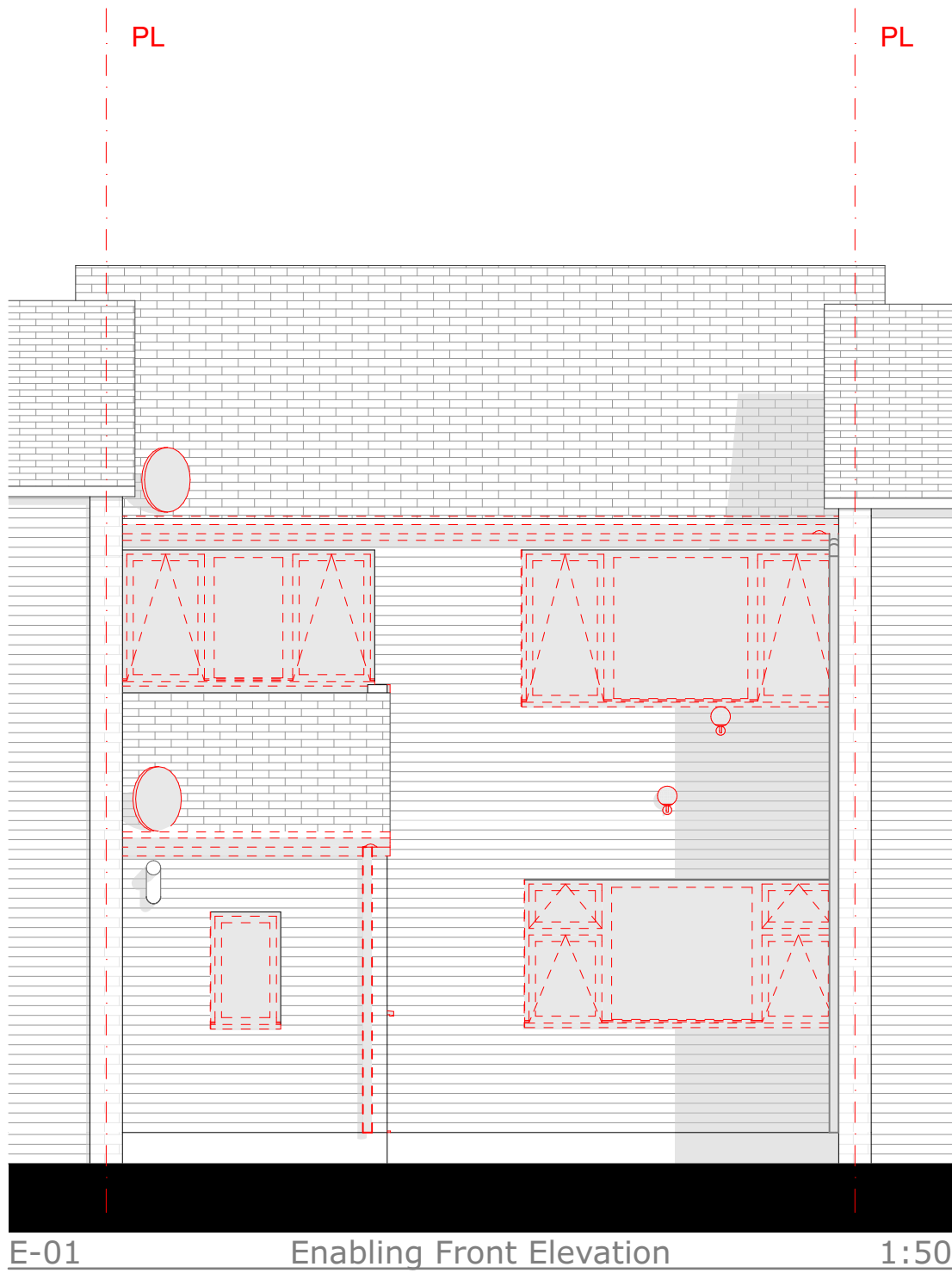
7083 -CTS- 03 - 24 -D-A-4408

Revision

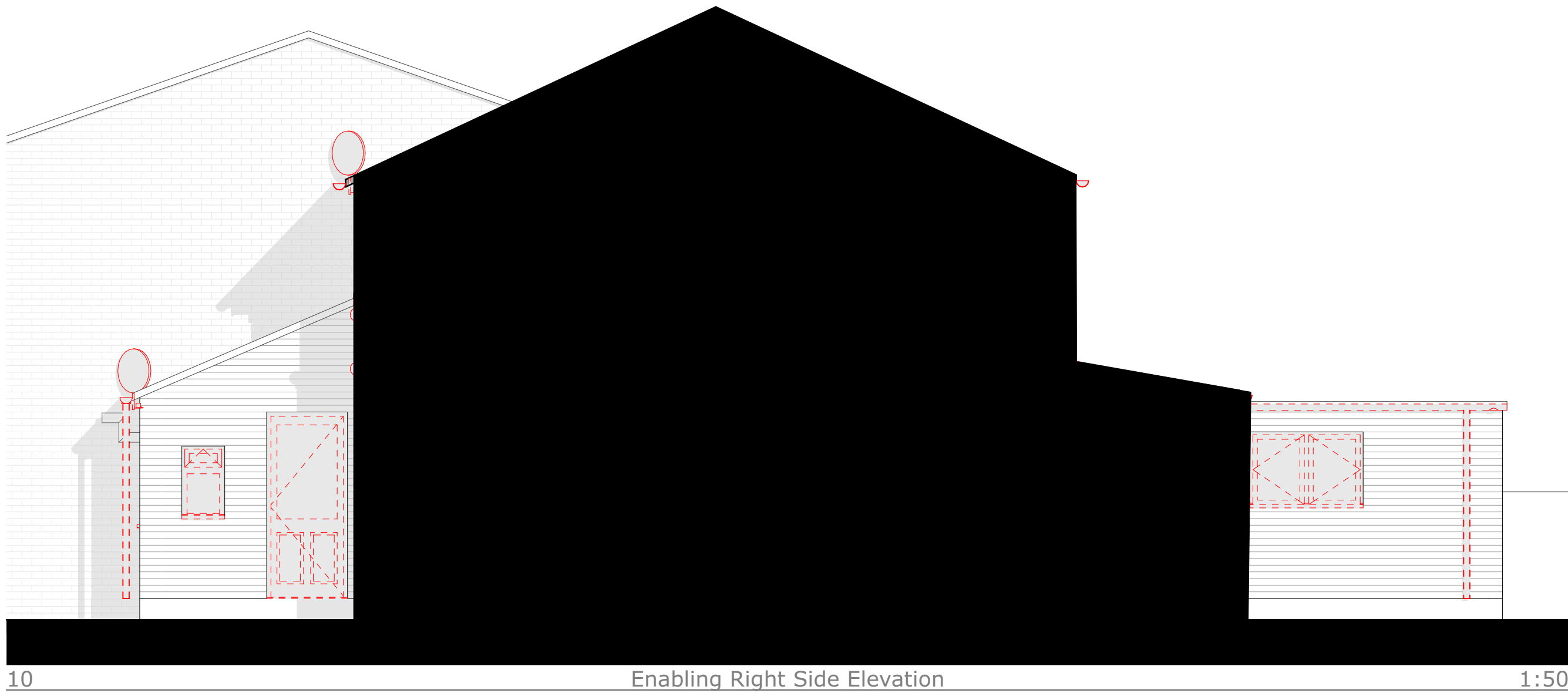
P06

To Be Demolished

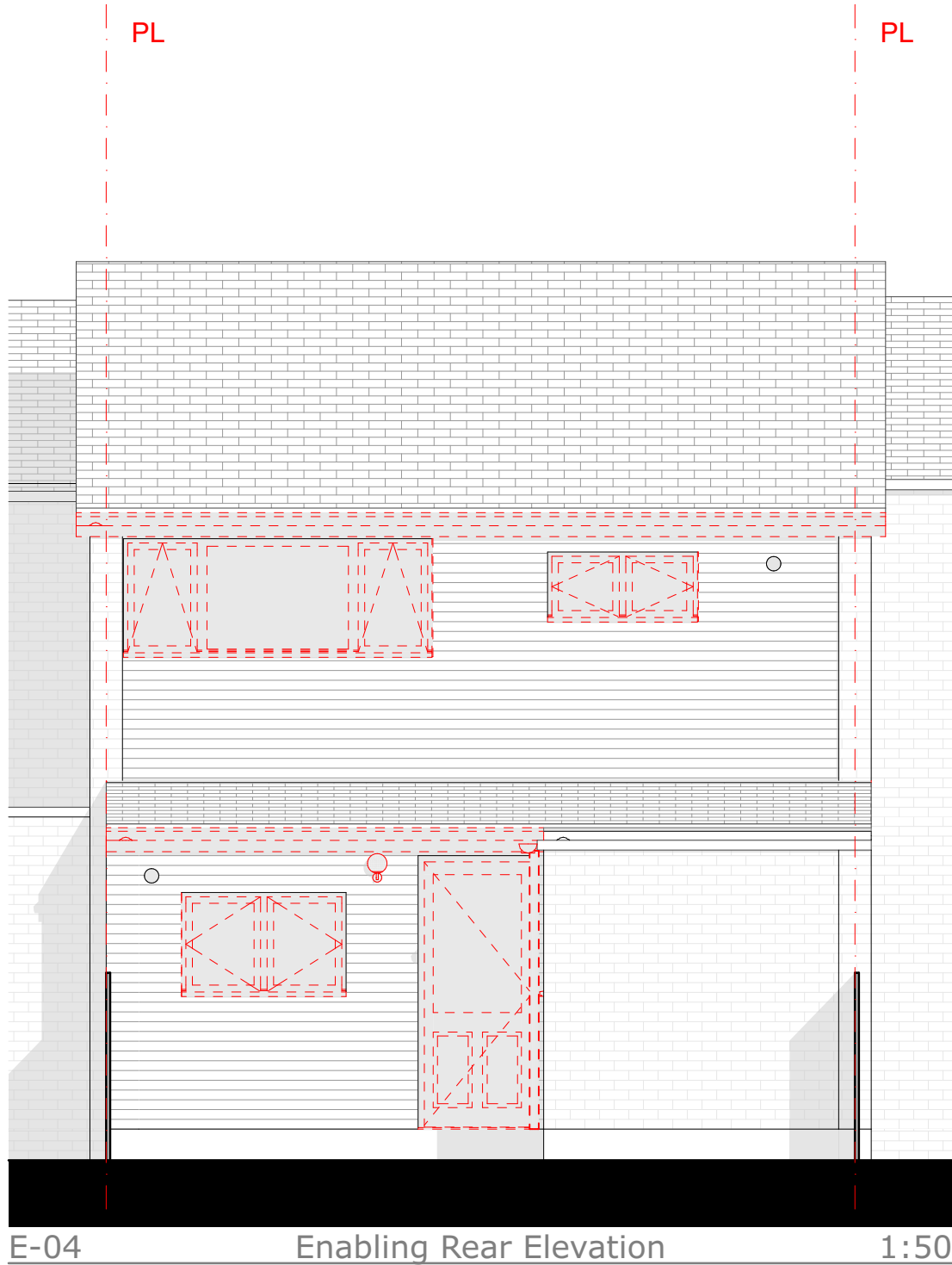
Door Undercuts To Be Executed



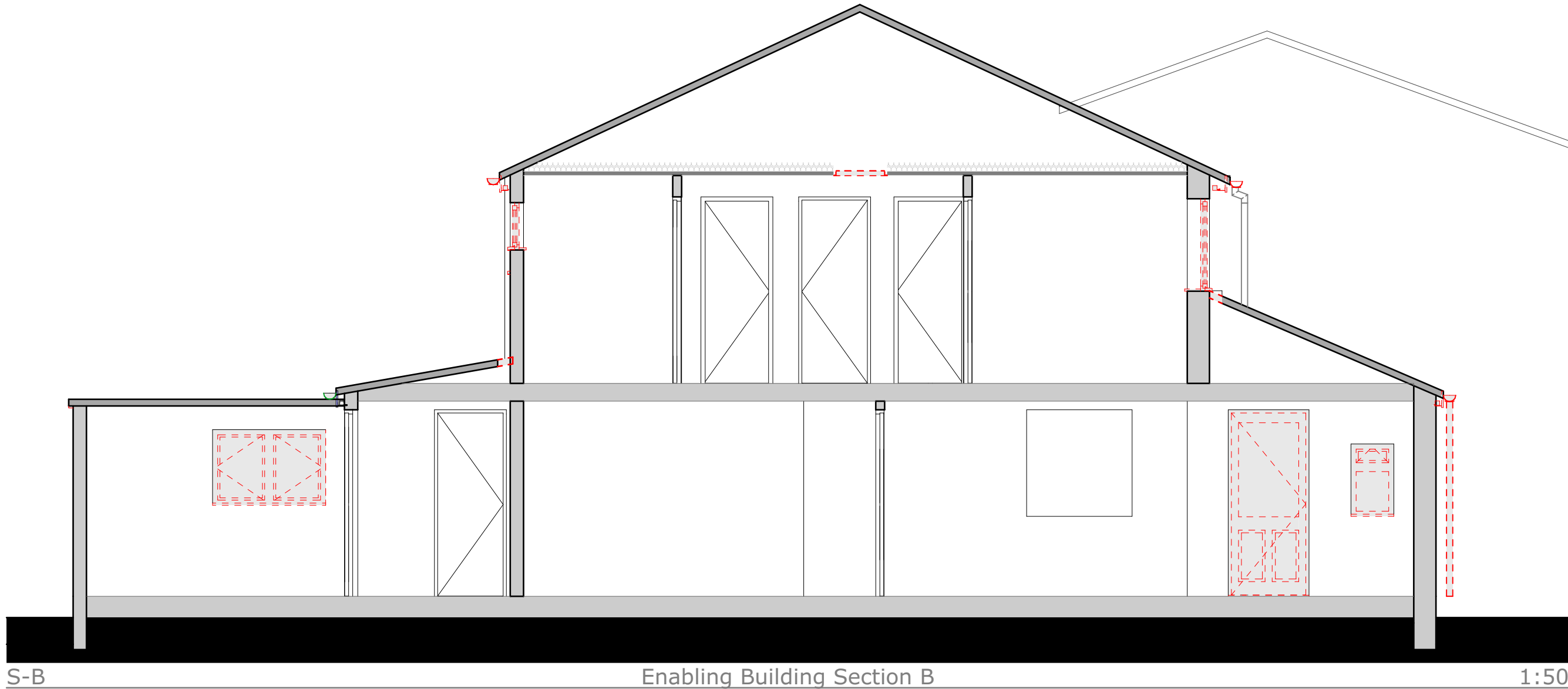
E-01 Enabling Front Elevation 1:50



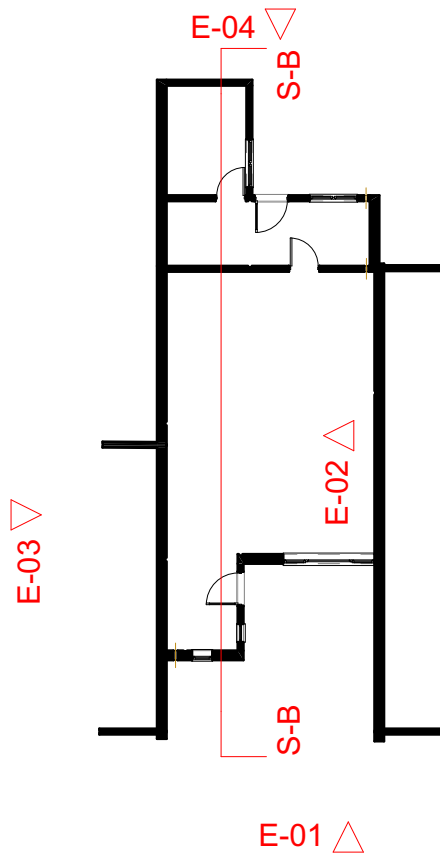
10 Enabling Right Side Elevation 1:50



E-04 Enabling Rear Elevation 1:50



S-B Enabling Building Section B 1:50



— To Be Demolished

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
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- All air bricks above DPC and below roof insulation to be filled.
-Trickle vents to be removed from existing kitchen/bathroom window |
| 4 | Wall Preparation for EWI Areas | - Remove all trellis or greenery on external walls
- Remove outside lights and associated fixtures, install new lights upon completion
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- If gas meter box is present retain, refer to EWI manufacturers details
- All Airbricks above DPC to be filled, ventilation of kitchen appliances to be retained and insulated |
| 6 | 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 |
| 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 Right Side Elevation, Enabling Left Side Elevation, Elevations Legend, Enabling Front Elevation, Enabling Rear Elevation, Enabling Building Section B

File

24 Passingham Walk_(AC28)

Enabling Elevations

24 Passingham Walk
P08 8JH



Drawing Number

7083 -CTS- 03 - 24 -D-A-4409

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

File

24 Passingham Walk_(AC28)

Proposed Floor Plans

24 Passingham Walk
P08 8JH

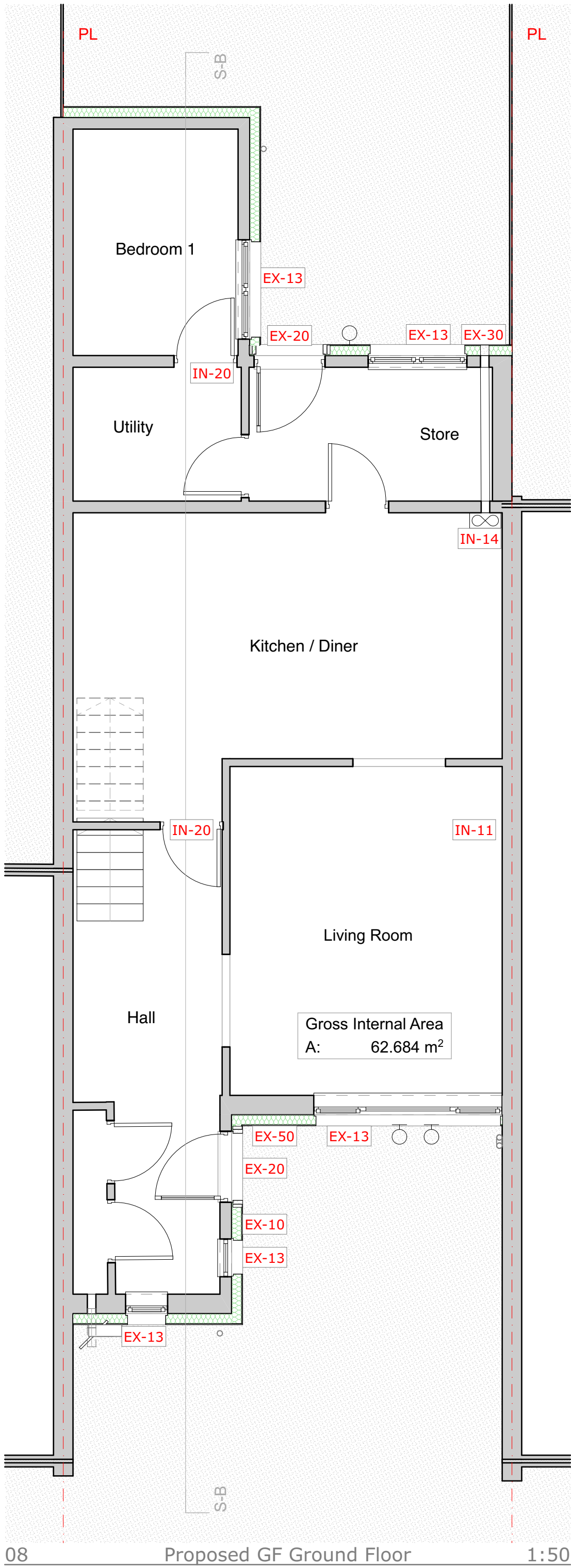
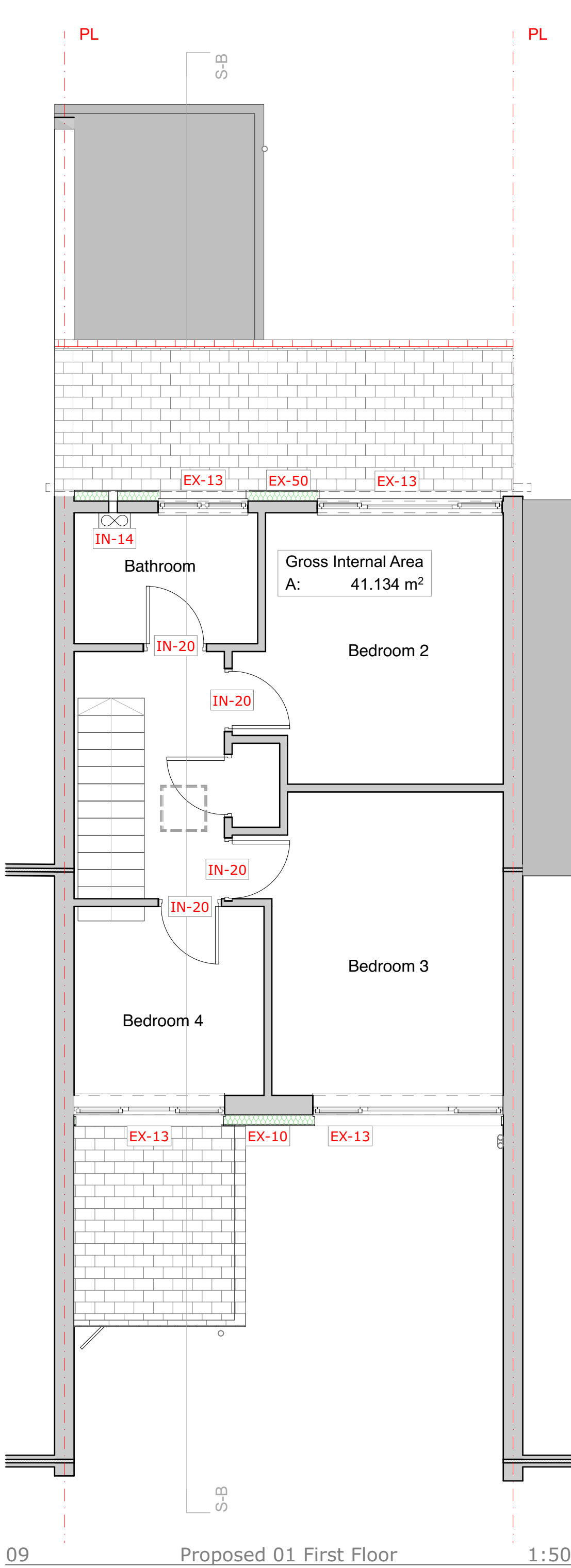
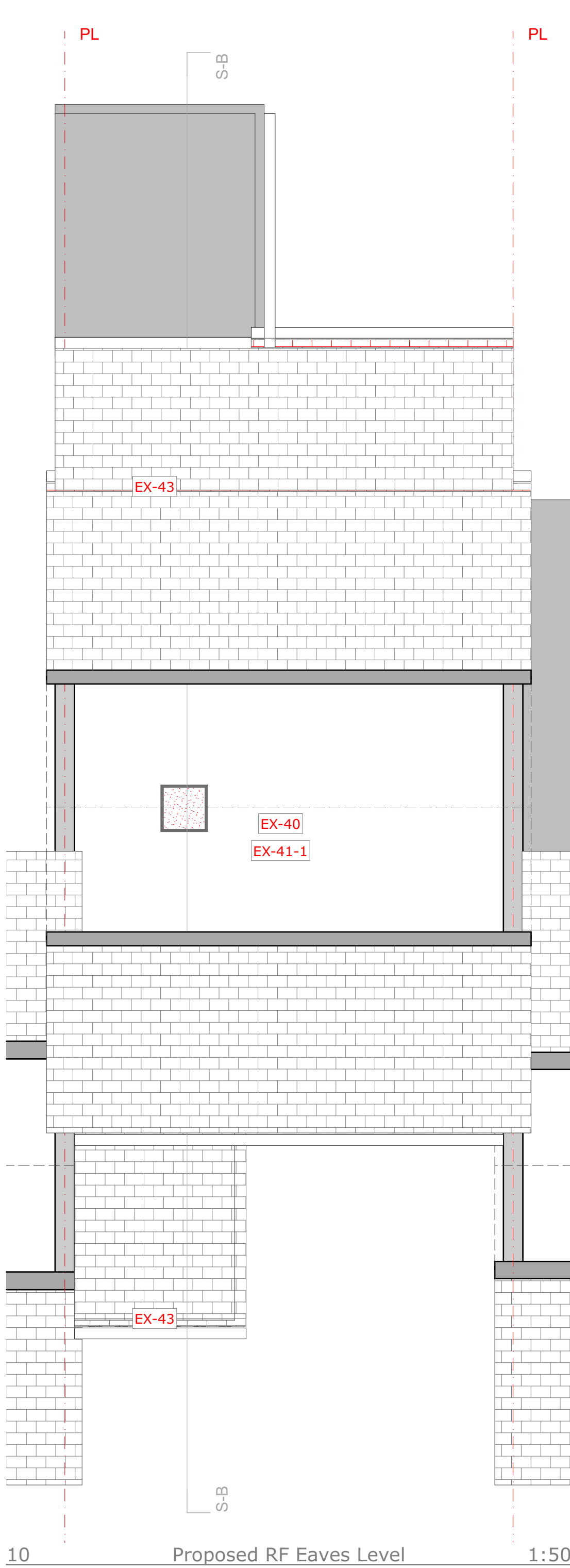


Drawing Number

7083 -CTS- 03 - 24 -D-A-4410

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

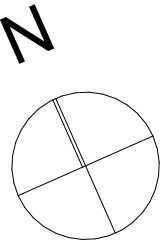
- IN-11 Monitoring Sensors
- IN-14 New dMEV to be located in kitchen and bathroom

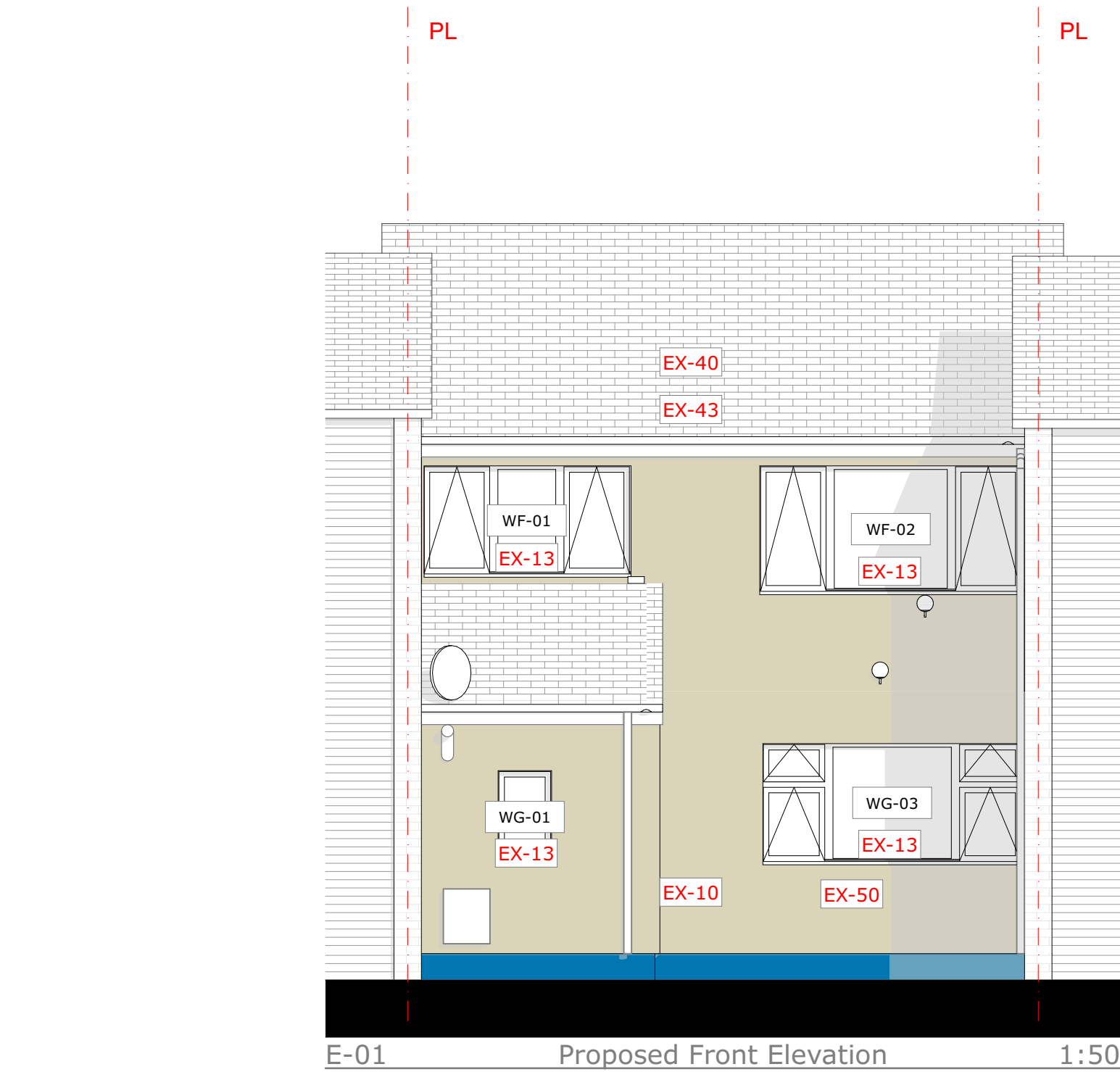
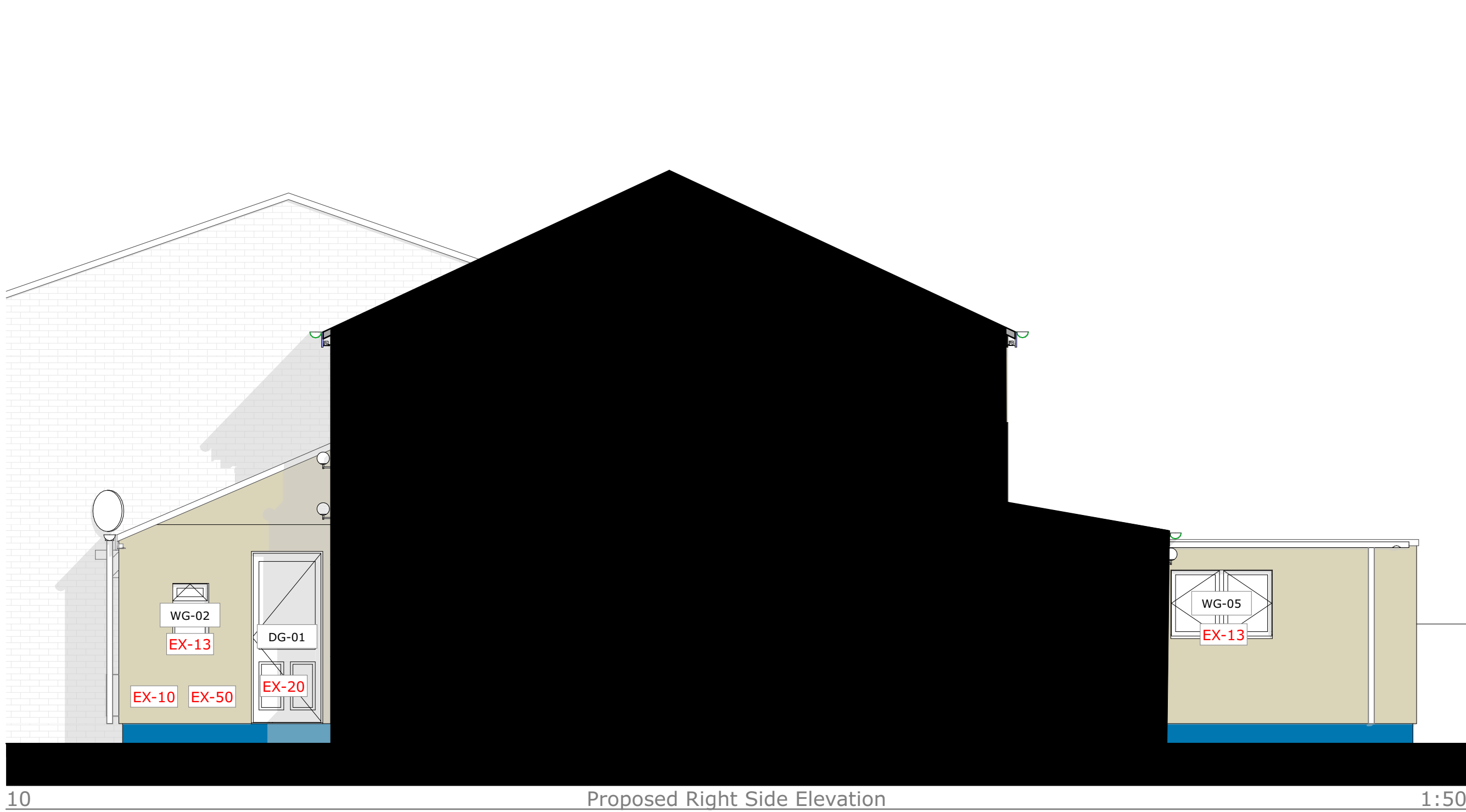
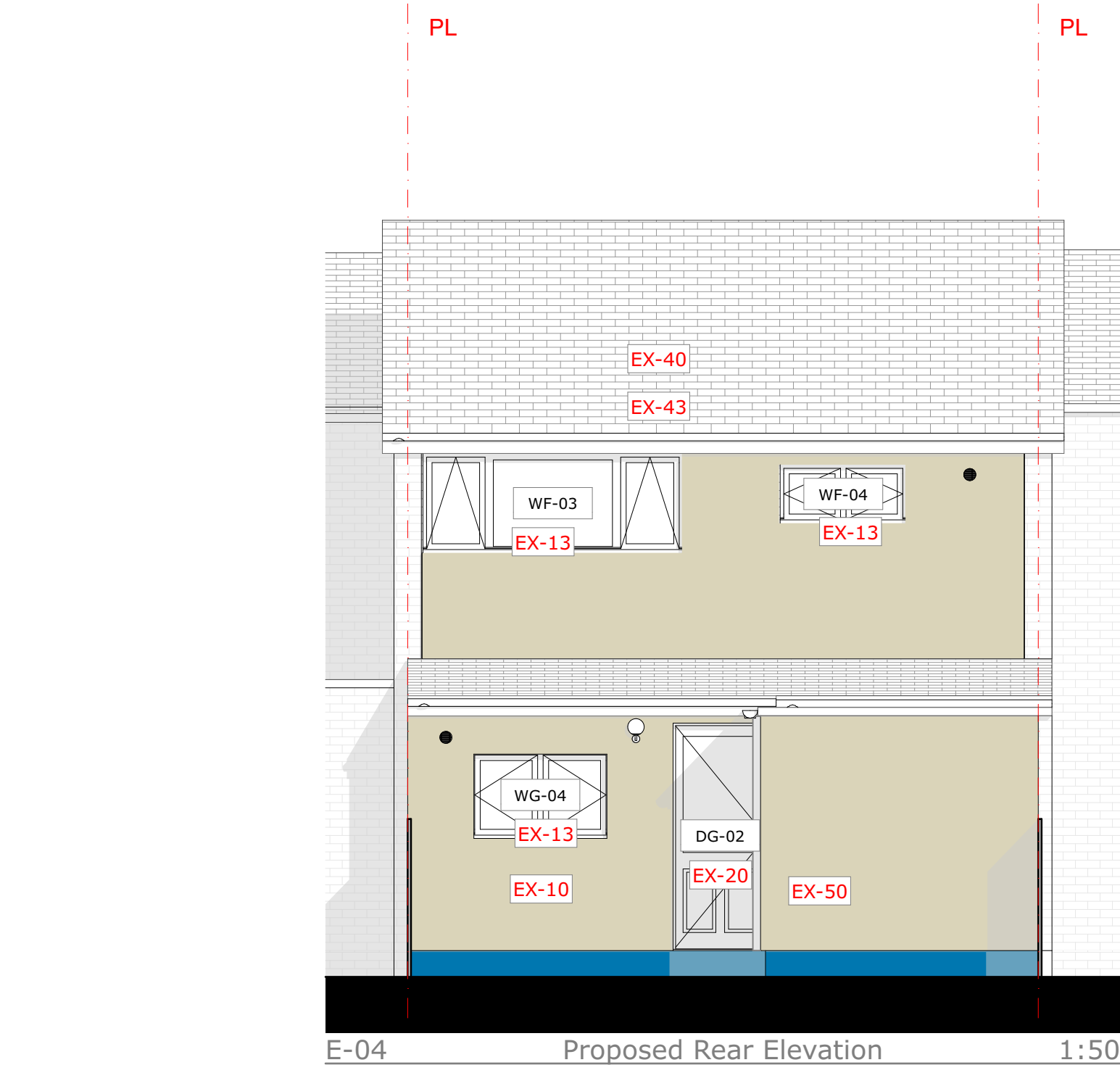
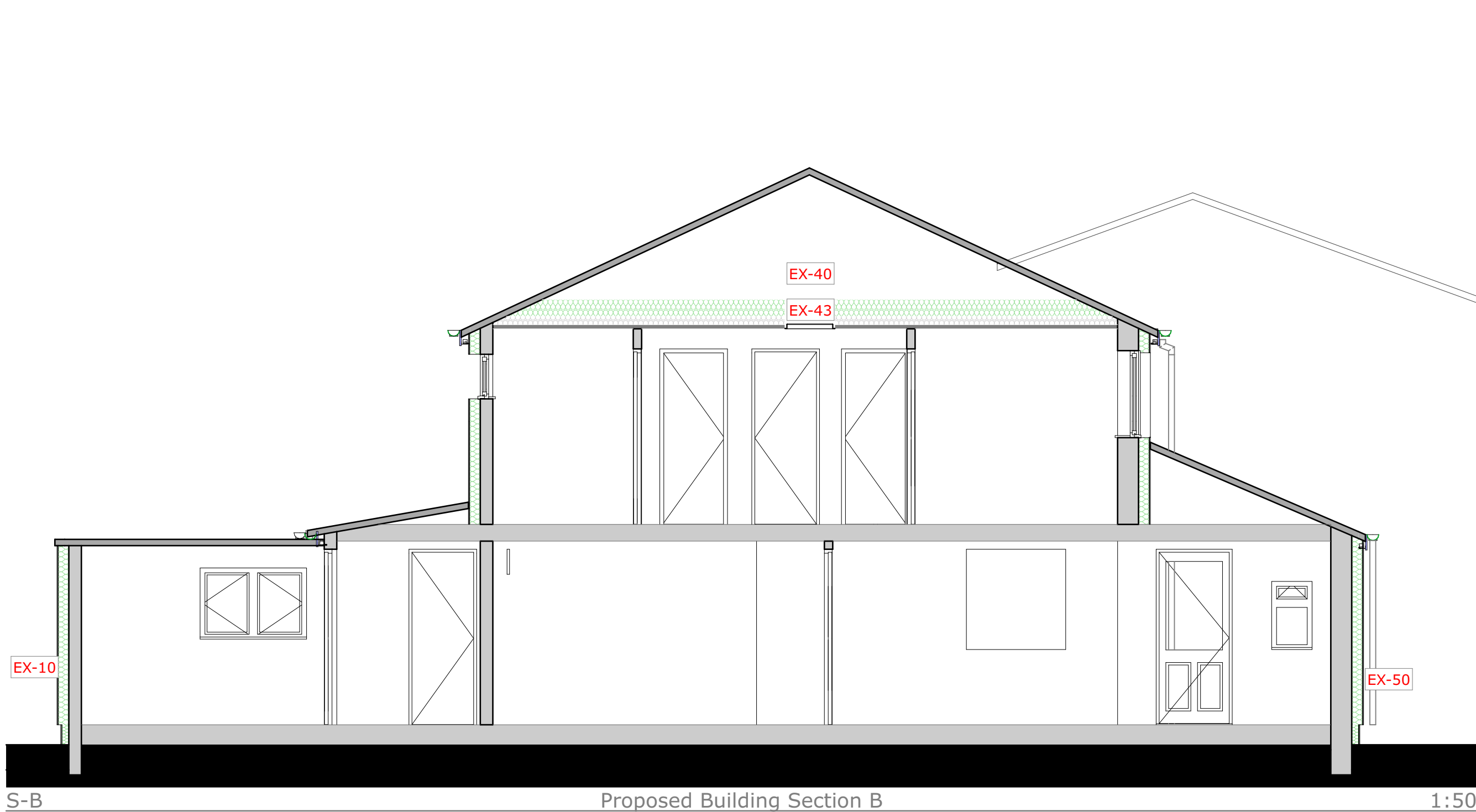
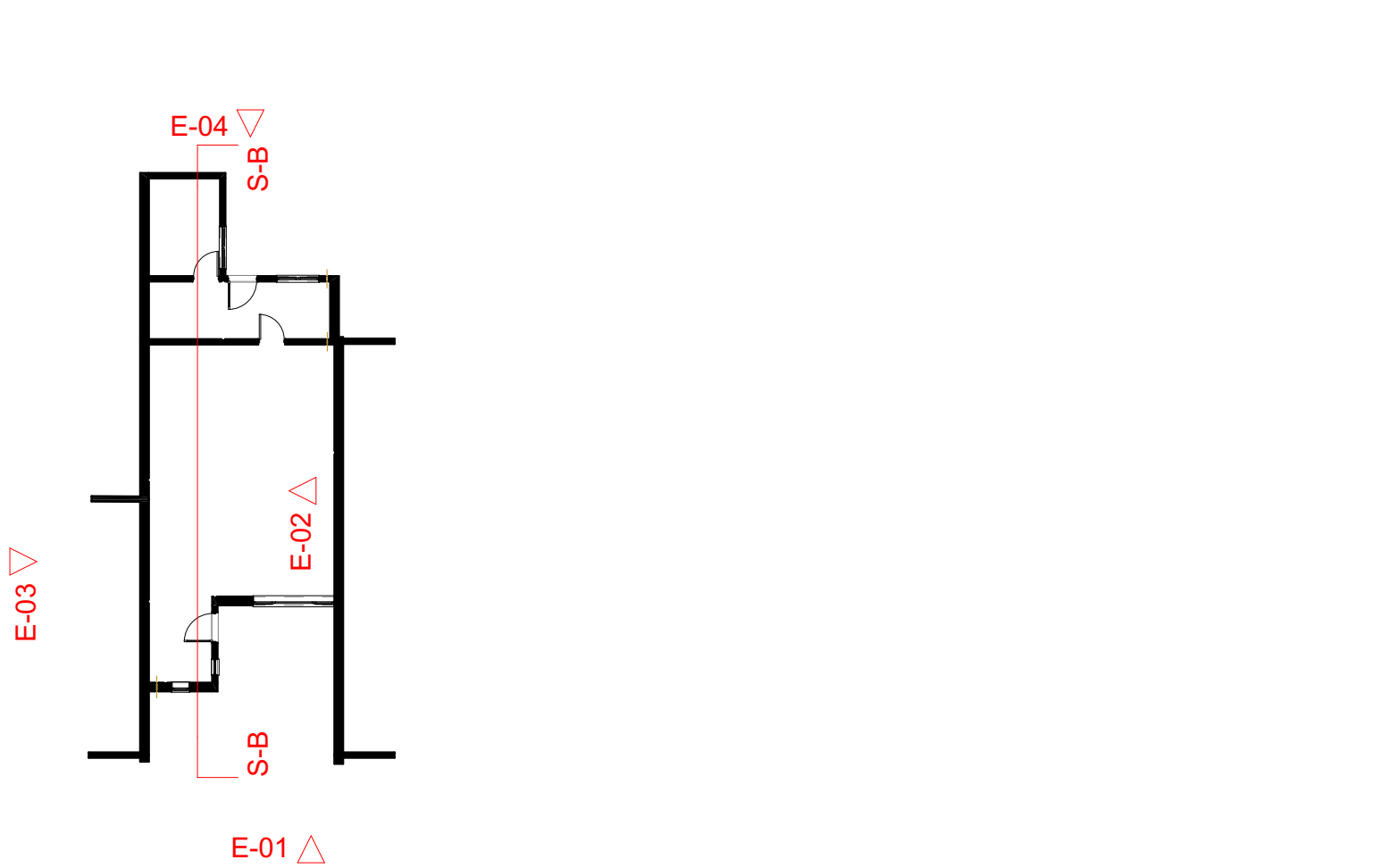
RM RENEWABLE MEASURES TO NET ZERO

- 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)
- 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

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
	0.080
	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, Wall Thickness Legend,
Proposed GF Ground Floor, Elevations
Legend, Proposed Front Elevation, Proposed
Rear Elevation, Proposed Building Section B

File

24 Passingham Walk_(AC28)

Proposed Elevations

24 Passingham Walk PO8 8JH



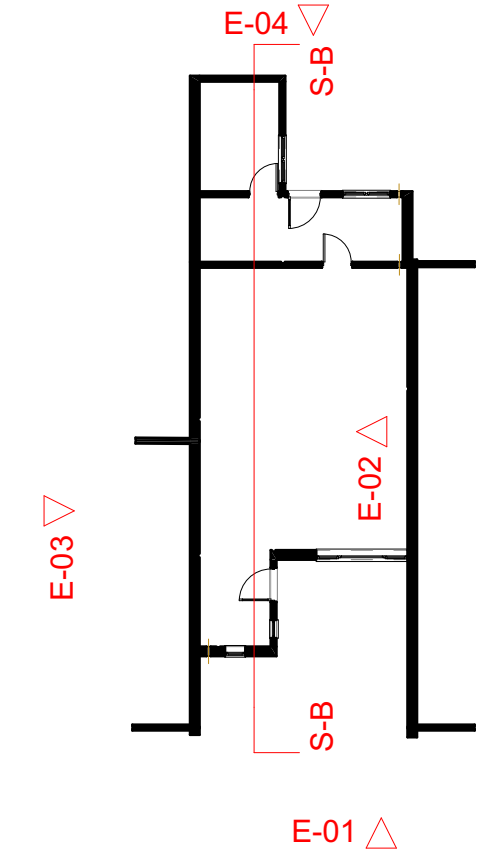
Drawing Number

7083 -CTS- 03 - 24 -D-A-4411

Revision

P06

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	



PLANNING

A1

Scales

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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 Elevations Legend, External Finishes, Proposed Front Elevation - Textures, Proposed Rear Elevation - Textures, Proposed Right Side Elevation - Textures

File 24 Passingham Walk_(AC28)

Planning Elevations

24 Passingham Walk
P08 8JH



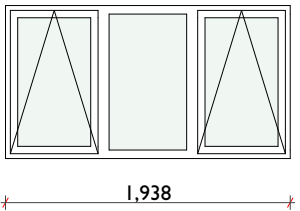
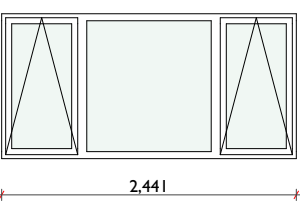
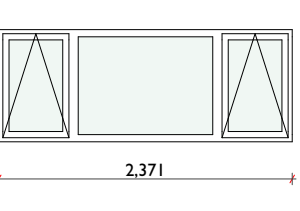
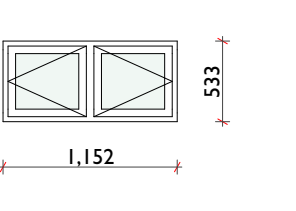
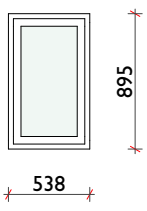
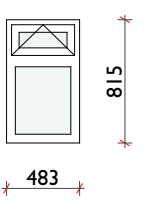
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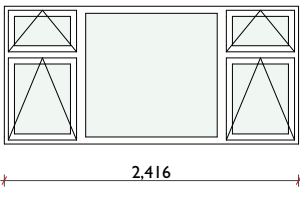
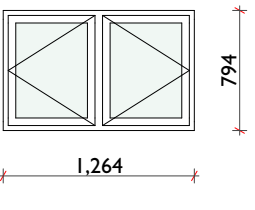
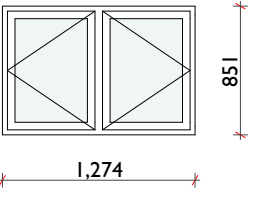
7083 -CTS- 03 - 24 -D-A-4412

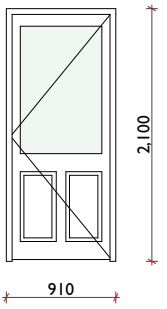
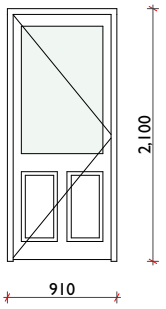
Revision

P06

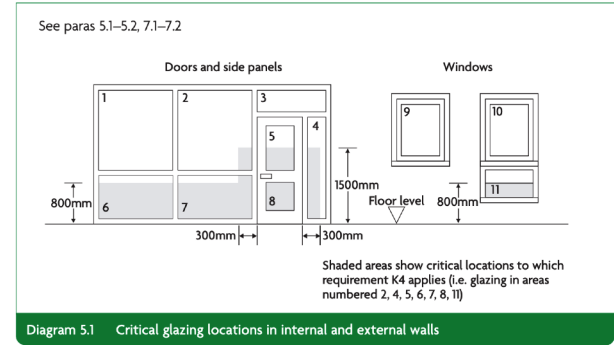
CONSTRUCTIVE
THINKING

WINDOW SCHEDULE						
Element ID	WF-01	WF-02	WF-03	WF-04	WG-01	WG-02
External Elevation						
Height	1,041	1,200	906	533	895	815
Width	1,938	2,441	2,371	1,152	538	483
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 Specification	Refer to CTS Specification	Refer to CTS Specification	Refer to CTS Specification	Refer to CTS Specification	Refer to CTS Specification
Window Area	2.02	2.93	2.15	0.61	0.48	0.39

Element ID	WG-03	WG-04	WG-05
External Elevation			
Height	1,131	794	851
Width	2,416	1,264	1,274
Thermal Performance	1.2 W/m2K or better; A1 Fire Rated	1.2 W/m2K or better; A1 Fire Rated	Refer to Technical Standards
Window Description	Refer to CTS Specification	Refer to CTS Specification	Refer to CTS Specification
Window Area	2.73	1.00	1.08

DOOR SCHEDULE		
Element ID	DG-01	DG-02
External Elevation		
Height	2,100	2,100
Width	910	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 Specification	Refer to CTS Specification
Door Area	1.91	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

Constructive Thinking Studio

Liverpool Science Park IC 1

131 Mount Pleasant

L3 STF

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+44 (0) 151 705 3433

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

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.

Construction Risks

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.

Maintenance/Cleaning Risks

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

Revision

Date

By

Check

21/03/2025

Client

TGP

Project

TGP- Portsmouth

Status

Stage Approval Subject to Building Control - A1 - LFS

Drawings

Window Schedule, Door Schedule

File

24 Passingham Walk_(AC28)

Window and Door Schedule

24 Passingham Walk PO8 8JH

Drawing Number

7083 -CTS- 03 - 24 -L-A-4413

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

A3 Scales	
Constructive Thinking Studio	EVALUATION THINKING
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131 Mount Pleasant L3 5TF	
www.constructivethinking.co.uk	
+44 (0) 151 705 3423	
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Maintenance/Cleaning Risks	
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	21/03/2025		

Client TGP

Project TGP- Portsmouth

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

Drawing:

File 24 Passingham Walk_(AC28)

Measures

**24 Passingham
Walk PO8 8JH**

Drawing Number

7083 -CTS- 03 - 24 -L-A-4416

Revision

P06

