EXISTING
EPC SCORE - **65 D**

PROPOSED WORKS EPC C
(FABRIC FIRST)
EPC SCORE - **86 B**

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

CWI

EWI

LOFT

Window and Doors

PROPOSED MEASURES

EXTERNAL WORKS

Eaves/Verge Extension

Mineral Wool External Wall Insulation System (EWI)

New Cavity Wall Insulation (CWI)

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

INTERNAL WORKS

Door Undercuts

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

15 Hemsley Walk PO8 8JW

TGP Portsmouth
Project No: 7084

Prepared For:
TGP

4401

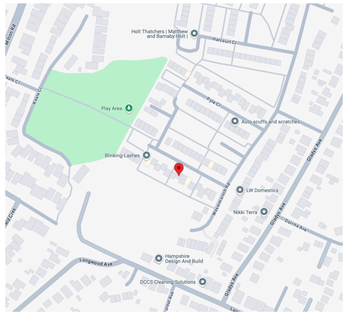
P06

ISSUE SHEET

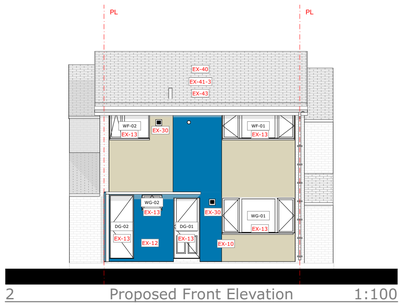
CONSTRUCTIVE THINKING

Issue No	Drawing No	Drawing Name	Drawing Scales	Size	Draft/ Issued	Client	Planning	PD
P06, Suitable for Information, 21/03/2025, 09:34								
	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.

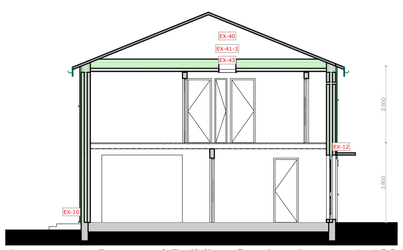


1 Location Plan

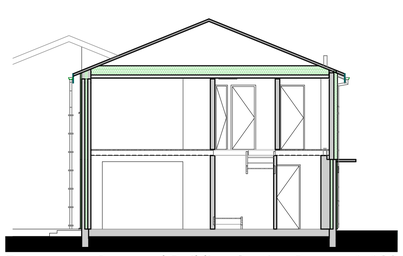


2 Proposed Front Elevation 1:100

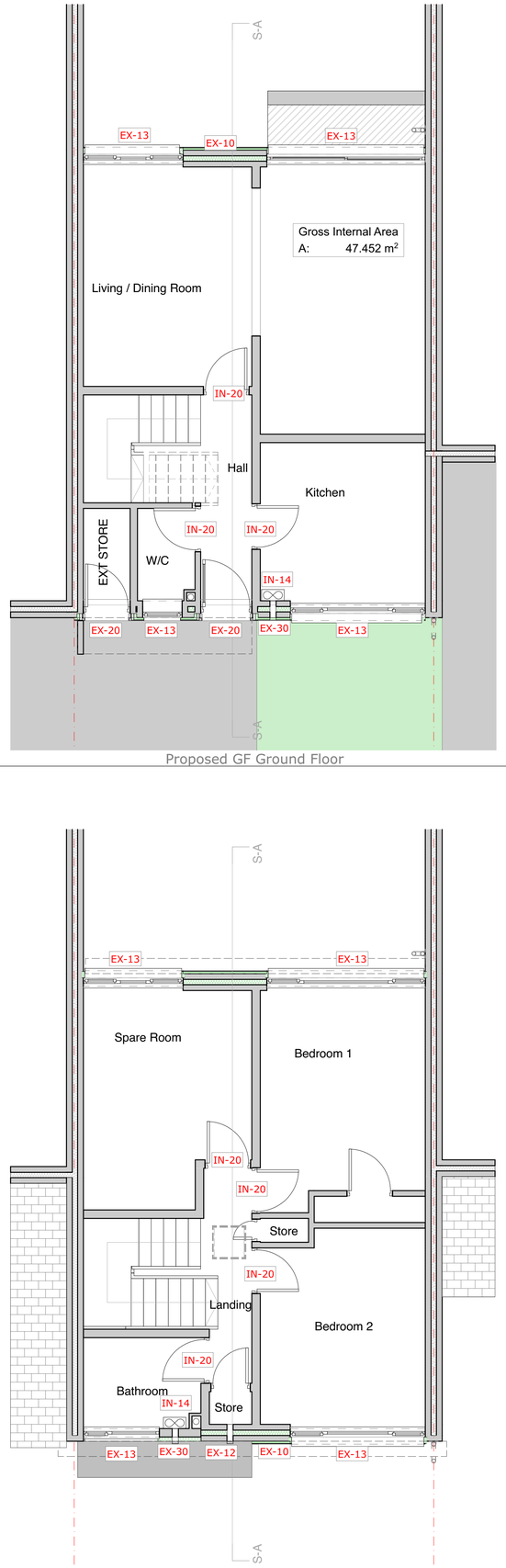
3 Proposed Rear Elevation 1:100



4 Proposed Building Section A 1:100

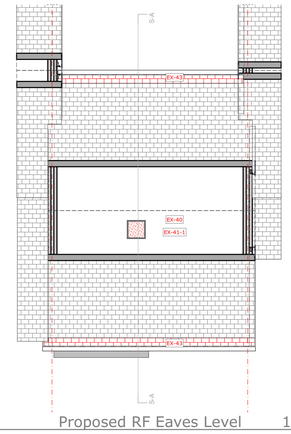


5 Proposed Building Section B 1:100



6 Proposed GF Ground Floor 1:50

12 Proposed 01 First Floor 1:50



13 Proposed RF Eaves Level 1:100

7 Front Elevation Image

8 Rear Elevation Image

DESIGN CLAUSES

Design	All items to be installed as per manufacturer´s specification
Sequencing	Sequencing to follow indications on cover of design pack. Other key interactions have been defined in the details.
Testing and Comissioning	All measures to be tested in line with PAS requirements. I.e. all PV equipment to be tested following LCZ standards.
Handover	All measures to be inspected and handover to be prepared by contractor and installers including all relevant documentation

EXISTING CONDITIONS

Area of Special Residential Character

NO

Conservation Area

NO

Flood Risk

NO

Listed Building

NO

PIBI Surveys Required

CWI

EWI

LOFT

Window and Doors

SEQUENCE

PAS Measures Install Sequencing:

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

PROPOSED MEASURES

EX EXTERNAL WORKS

EX-10	Mineral Wool External Wall Insulation System (EWI)
EX-12	New Cavity Wall Insulation (CWI)
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)

IN INTERNAL WORKS

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

DESIGN SUMMARY

A1 Scales

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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/Adapation 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. Approritate equipment to be used. PPE to be worn. For Further information see Risk Register.

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

Client **TGP**

Project **TGP Portsmouth**

Status **- - LFS**

Drawings Location Plan, Proposed Front Elevation, Proposed Rear Elevation, Proposed Building Section A, Proposed Building Section B, Proposed GF Ground Floor, Front Elevation Image, Rear Elevation Image, Proposed Right Side Elevation, Proposed Left Side Elevation, Proposed 01 First Floor, Proposed RF Eaves Level

File 15 Hemsley Walk_AC28

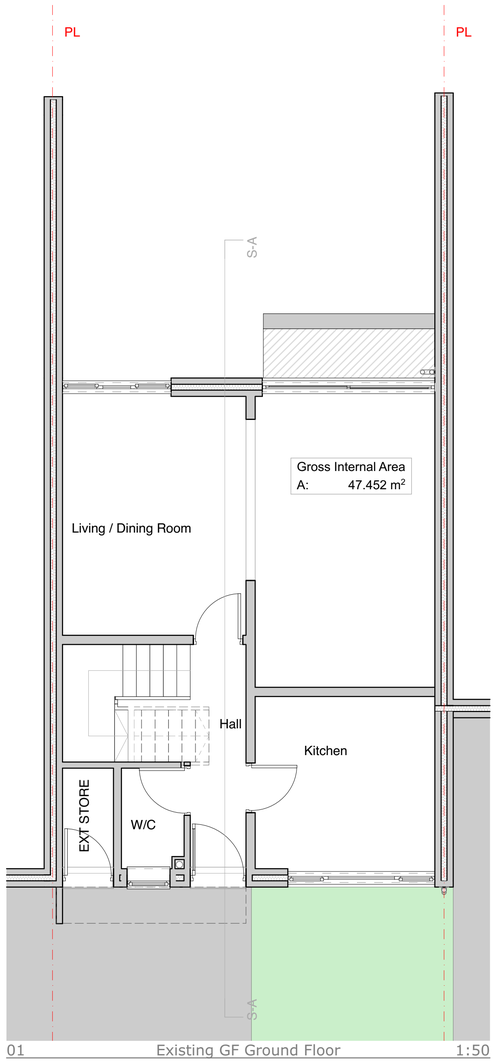
Summary Page

15 Hemsley Walk PO8 8JW

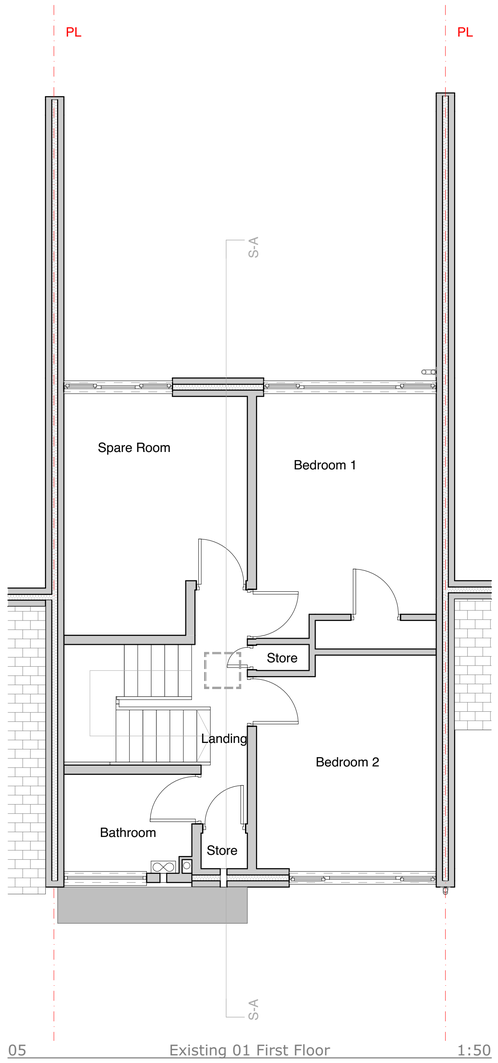
1:50 / 1:100 — 10m 20 / 1m 2 3 4 5

Drawing Number
7084 -CTS- 01 - 15 - -A-4405

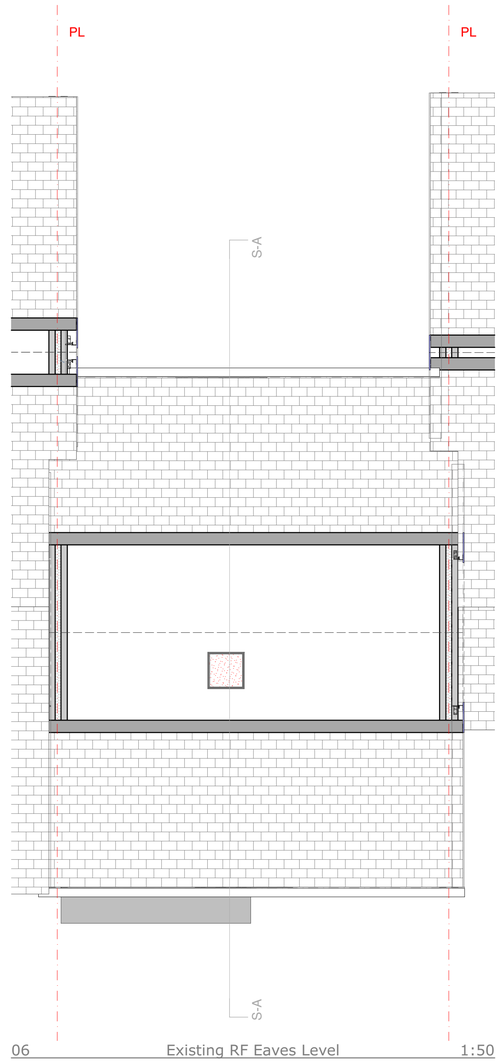
Revision
P06



01 Existing GF Ground Floor 1:50



05 Existing 01 First Floor 1:50



06 Existing RF Eaves Level 1:50

EXISTING

A1 Scales 1:50

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CONSTRUCTIVE THINKING

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Maintenance/Cleaning Risks

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

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 15 Hemsley Walk_AC28

Existing Floor Plans

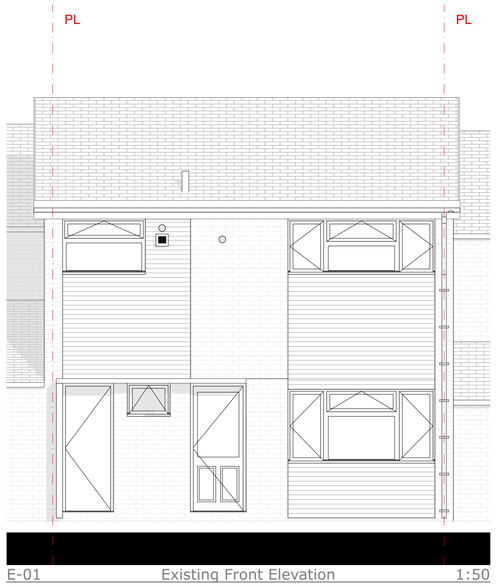
15 Hemsley Walk PO8 8JW

1:50 10m 20

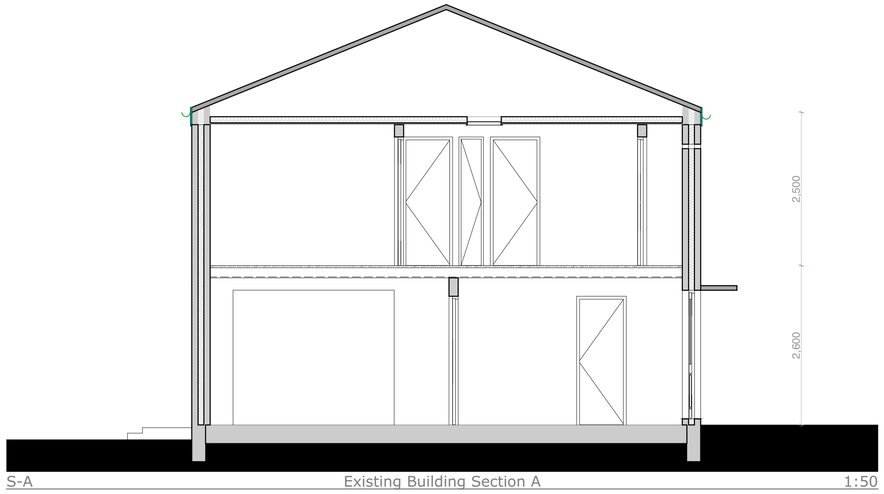
1:100 1m 2 3 4 5

Drawing Number
7084 -CTS- 01 - 15 -D-A-4406

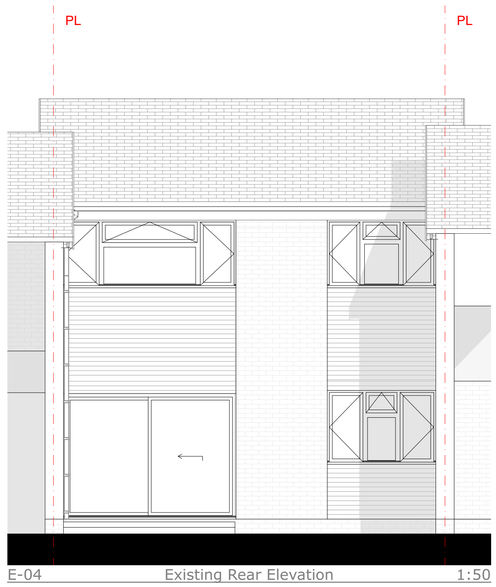
Revision
P06



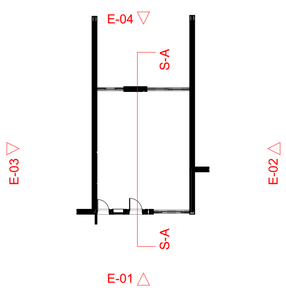
E-01 Existing Front Elevation 1:50



S-A Existing Building Section A 1:50



E-04 Existing Rear Elevation 1:50



EXISTING

A1 Scales 1:50

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CONSTRUCTIVE THINKING

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Demolition/Adapation 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

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Maintenance/Cleaning Risks

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

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, Elevations Legend, Existing Building Section B, Existing Front Elevation, Existing Building Section A, Existing Rear Elevation

File 15 Hemsley Walk_AC28

Existing Elevations

15 Hemsley Walk PO8 8JW

1:50 10m 20

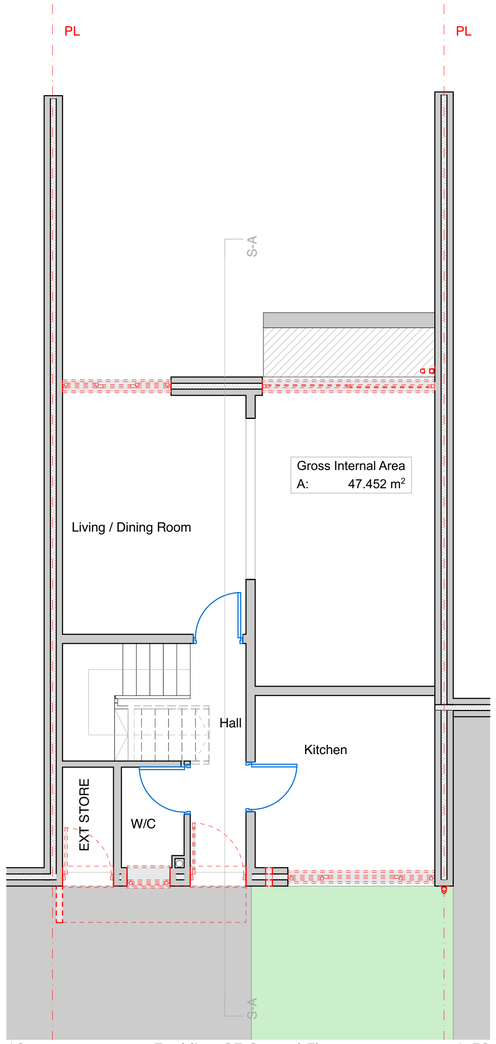
1:100 1m 2 3 4 5

Drawing Number

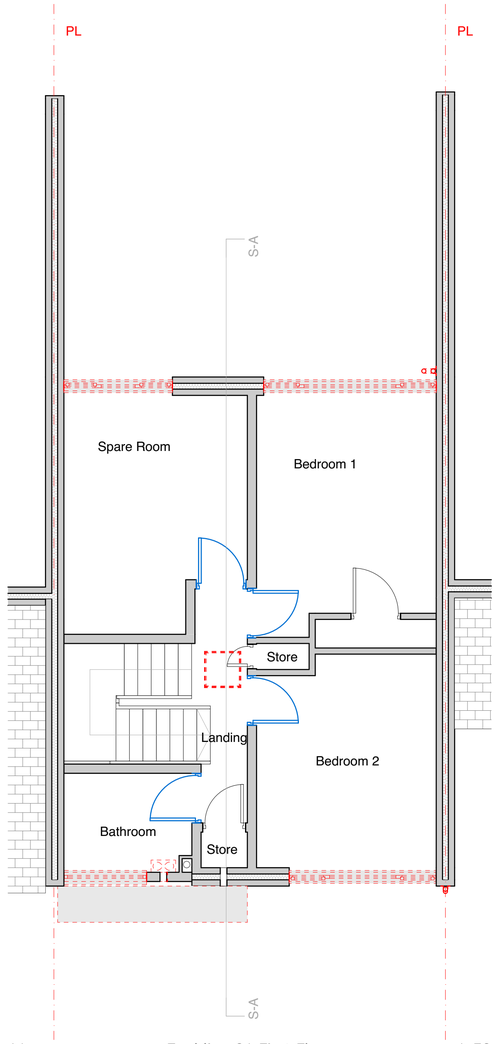
7084 -CTS- 01 - 15 -D-A-4407

Revision

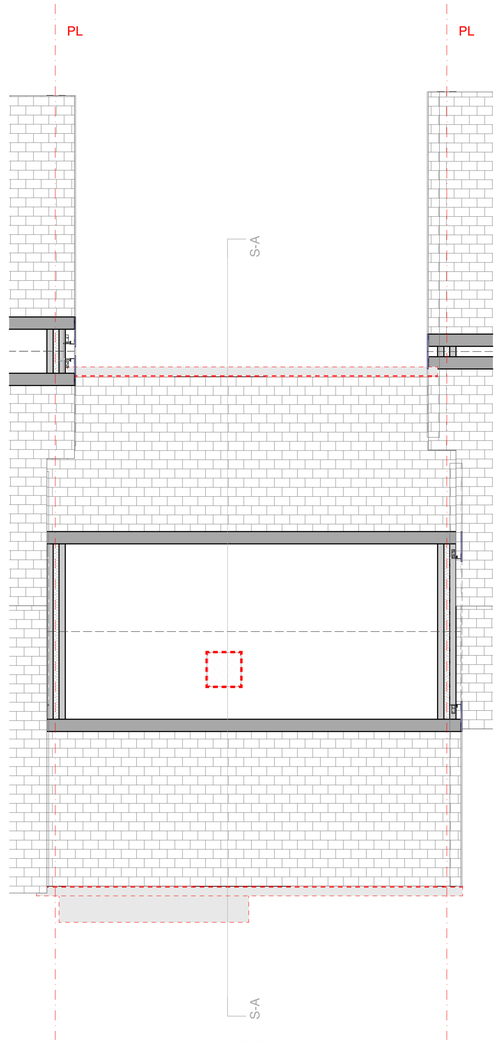
P06



10 Enabling GF Ground Floor 1:50



11 Enabling 01 First Floor 1:50



12 Enabling RF Eaves Level 1:50

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 EWI 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 EWI 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 EWI manufacturers details - All Airbricks above DPC to be filled, ventilation of kitchen appliances to be retained and insulated
5	Wall Preparation for CWI Areas	- Remove kitchen and bathroom extract fans: ensure 110m clear core drill aperture and existing fuse spur is adequate for new dMEV fan - New rigid ducting/sleeve to be installed for dMEV, mitigating deformation during CWI install - Missing/spalled brickwork to be replaced and redundant penetrations to be blocked up with brick and mortar, prior to cavity install. If not possible area to be filled with fire rated expanding foam - All Airbricks above DPC to be filled, ventilation of kitchen appliances to be retained and insulated - Replace wetroom windows where trickle vents are currently present
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

Door ID	Room	Existing Undercut	Undercut Required
INT-01	Kitchen	Not Adequeate	☒
INT-02	W/C	Not Adequeate	☒
INT-03	Living / Dining Room	Not Adequeate	☒
INT-04	Bathroom	Not Adequeate	☒
INT-05	Bedroom 2	Not Adequeate	☒
INT-06	Bedroom 1	Not Adequeate	☒
INT-07	Spare Room	Not Adequeate	☒

To Be Demolished

Door Undercuts To Be Executed

N

ENABLING

A1 Scales 1:50

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CONSTRUCTIVE THINKING

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Demolition/Adapation Risks

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Construction Risks

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Maintenance/Cleaning Risks

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

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 15 Hemsley Walk_AC28

Enabling Floor Plans

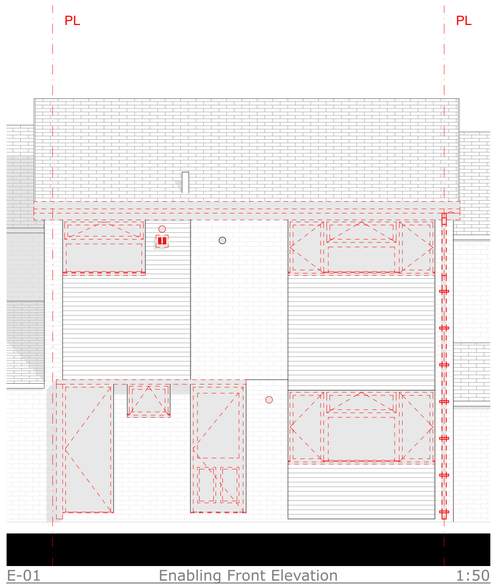
15 Hemsley Walk PO8 8JW

1:50 10m 20

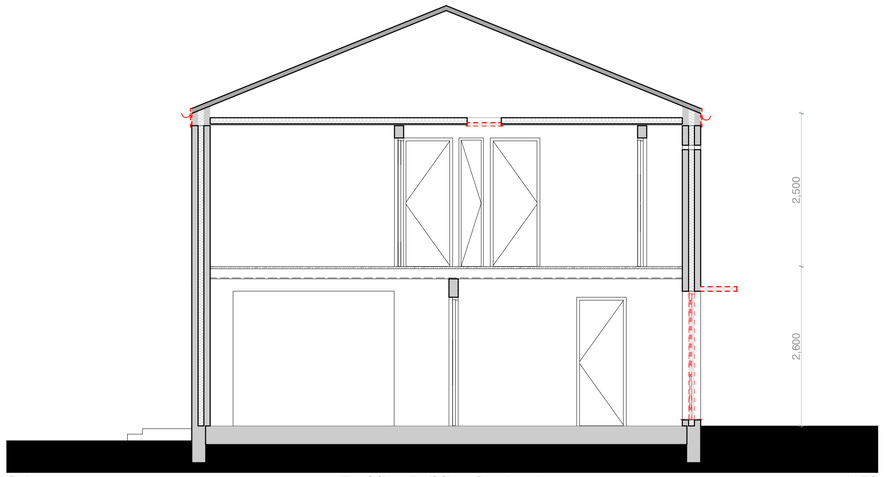
1:100 1m 2 3 4 5

Drawing Number
7084 -CTS- 01 - 15 -D-A-4408

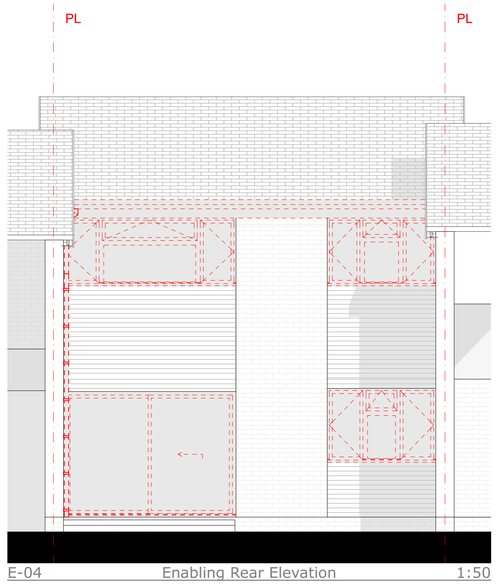
Revision
P06



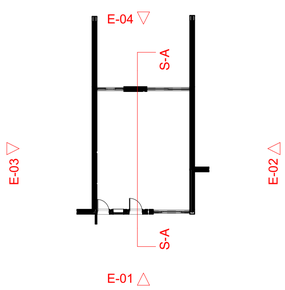
E-01 Enabling Front Elevation 1:50



S-A Enabling Building Section A 1:50



E-04 Enabling Rear Elevation 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 - 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
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ENABLING

A1 Scales 1:50

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CONSTRUCTIVE THINKING

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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, Enabling Building Section B, Elevations Legend, Enabling Front Elevation, Enabling Building Section A, Enabling Rear Elevation

File 15 Hemsley Walk_AC28

Enabling Elevations

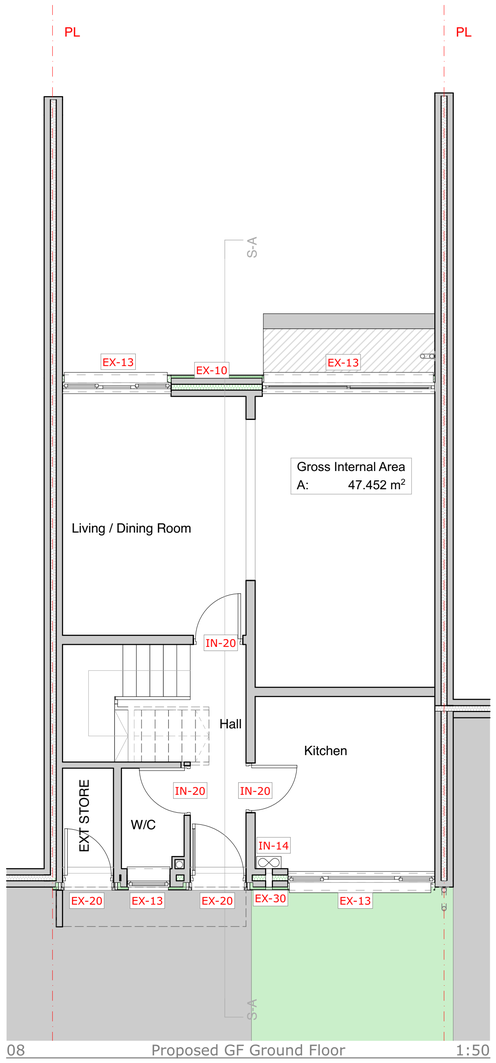
15 Hemsley Walk PO8 8JW

1:50 10m 20

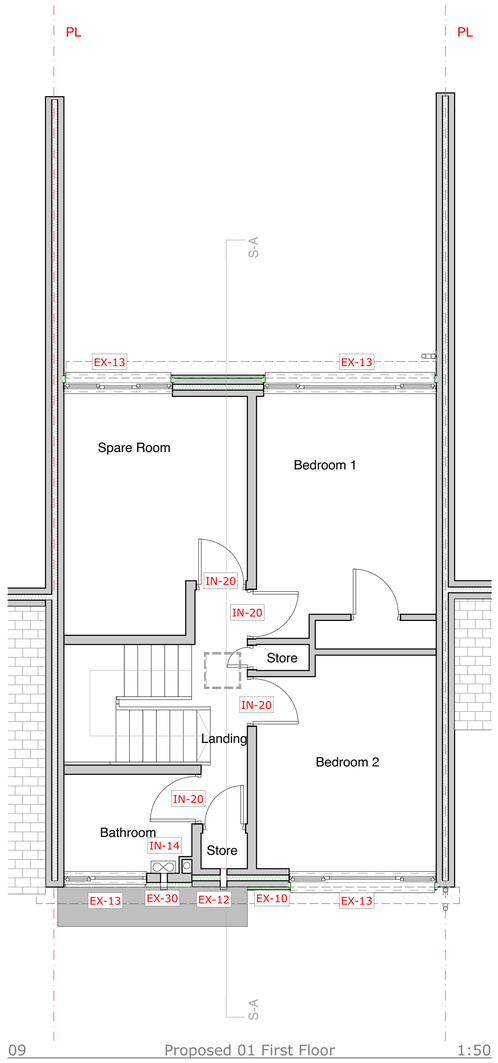
1:100 1m 2 3 4 5

Drawing Number
7084 -CTS- 01 - 15 -D-A-4409

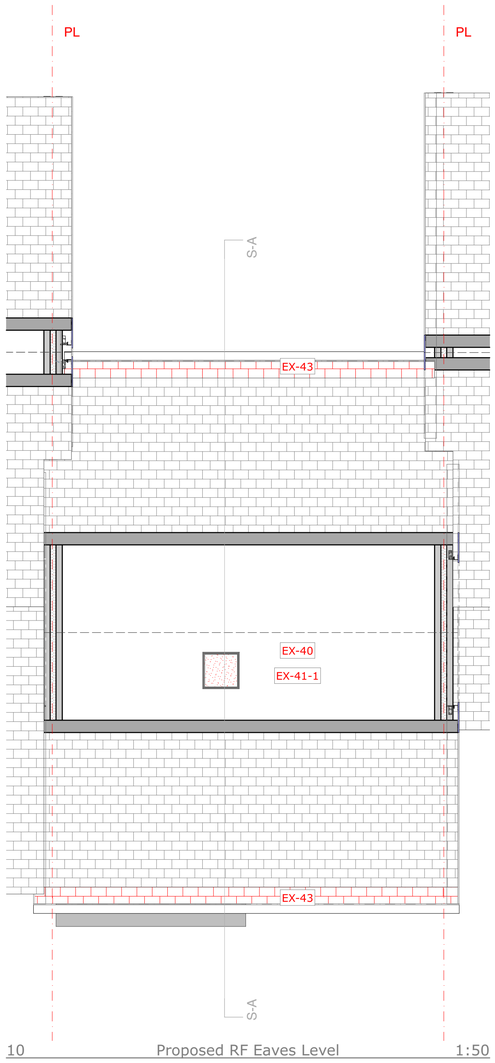
Revision
P06



08 Proposed GF Ground Floor 1:50



09 Proposed 01 First Floor 1:50



10 Proposed RF Eaves Level 1:50

N

EX EXTERNAL WORKS

EX-10	Mineral Wool External Wall Insulation System (EWI)
EX-12	New Cavity Wall Insulation (CWI)
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)

IN INTERNAL WORKS

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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CONSTRUCTIVE THINKING

Safety Health and Environmental Information

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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.

Construction Risks

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Maintenance/Cleaning Risks

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

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 15 Hemsley Walk_AC28

Proposed Floor Plans

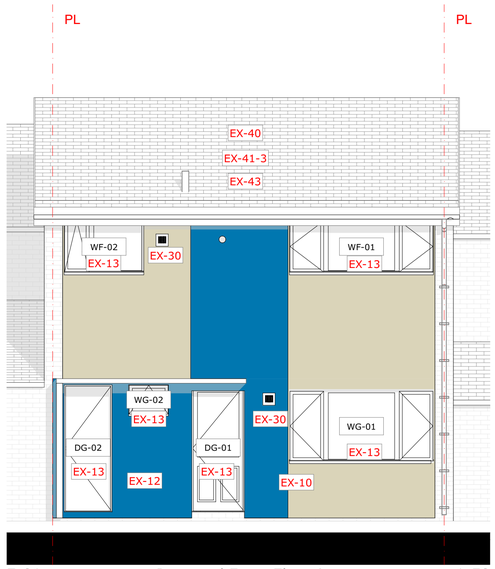
15 Hemsley Walk PO8 8JW

1:50 10m 20

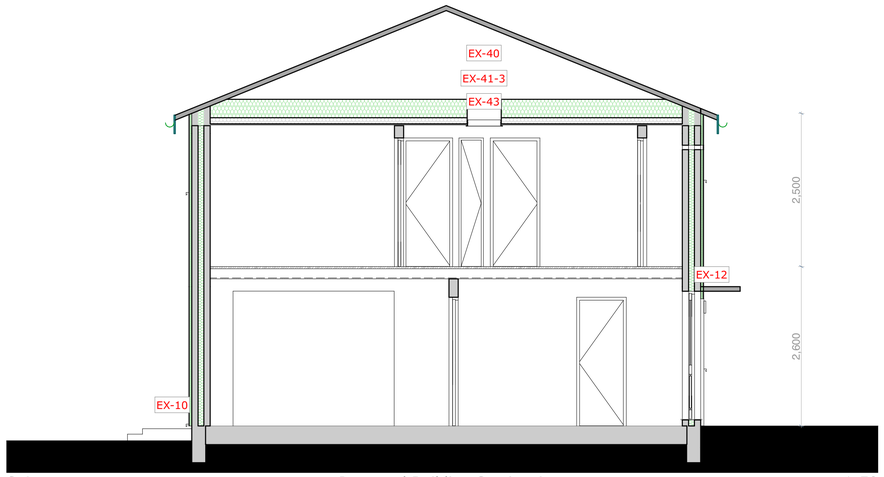
1:100 1m 2 3 4 5

Drawing Number
7084 -CTS- 01 - 15 -D-A-4410

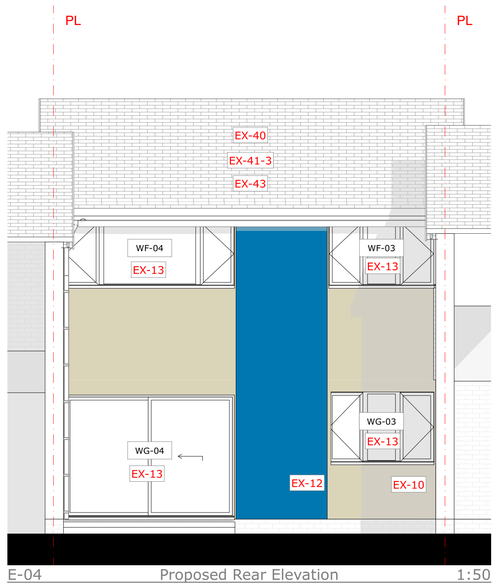
Revision
P06



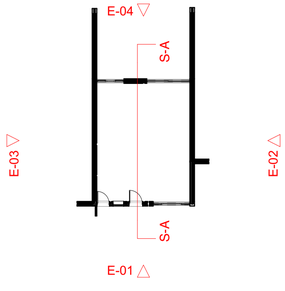
E-01 Proposed Front Elevation 1:50



S-A Proposed Building Section A 1:50



E-04 Proposed Rear Elevation 1:50



EX EXTERNAL WORKS

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EX-12	New Cavity Wall Insulation (CWI)
EX-13	New Windows
EX-20	New External Doors
EX-30	New dMEV to be located in kitchen and bathroom
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EX-41-1	Roof Ventilation
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EX-46	Roof Tile Vents (if no replacement)

IN INTERNAL WORKS

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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
	0.035
	0.110

PROPOSED

A1 Scales 1:50

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CONSTRUCTIVE THINKING

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

File 15 Hemsley Walk_AC28

Proposed Elevations

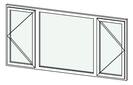
15 Hemsley Walk PO8 8JW

1:50 10m 20

1:100 1m 2 3 4 5

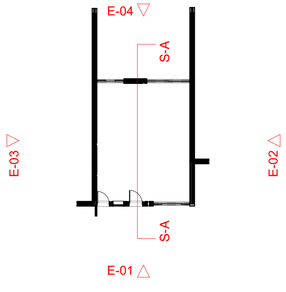
Drawing Number
7084 -CTS- 01 - 15 -D-A-4411

Revision
P06

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

02 Proposed Front Elevation - Textures 1:50

03 Proposed Rear Elevation - Textures 1:50



PLANNING

A1 Scales

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CONSTRUCTIVE THINKING

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Maintenance/Cleaning Risks

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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, Proposed Front Elevation - Textures, Proposed Rear Elevation - Textures, Proposed Right Side Elevation - Textures, Proposed Left Side Elevation - Textures, External Finishes

File 15 Hemsley Walk_AC28

Planning Elevations

15 Hemsley Walk PO8 8JW

1:50 10m 20

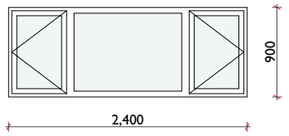
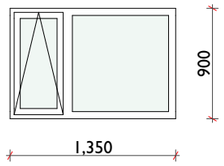
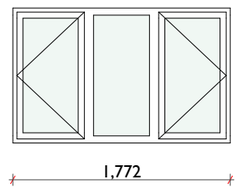
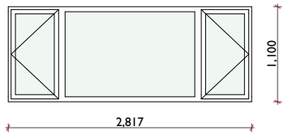
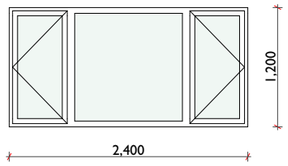
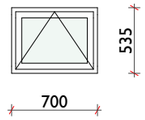
1:100 1m 2 3 4 5

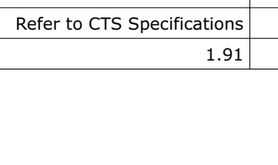
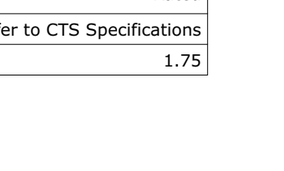
Drawing Number

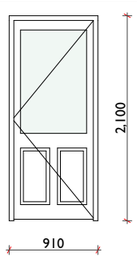
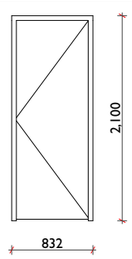
7084 -CTS- 01 - 15 -D-A-4412

Revision

P06

WINDOW SCHEDULE						
Element ID	WF-01	WF-02	WF-03	WF-04	WG-01	WG-02
External Elevation						
Height	900	900	1,100	1,100	1,200	535
Width	2,400	1,350	1,772	2,817	2,400	700
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	2.16	1.22	1.95	3.10	2.88	0.37

Element ID	WG-03	WG-04
External Elevation		
Height	1,200	2,050
Width	1,772	2,817
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	2.13	5.77

DOOR SCHEDULE		
Element ID	DG-01	DG-02
External Elevation		
Height	2,100	2,100
Width	910	832
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	1.91	1.75

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.

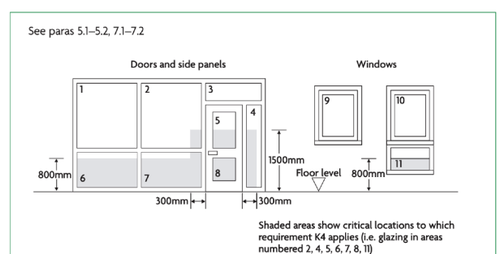


Diagram 5.1 Critical glazing locations in internal and external walls

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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Maintenance/Cleaning Risks

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

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 15 Hemsley Walk_AC28

Window and Door Schedule

15 Hemsley Walk PO8 8JW

Drawing Number
7084 -CTS- 01 - 15 -L-A-4413

Revision
P06

Risk ID	CDM Notes	Personnel at Risk	Design Mitigation Measures	Level of Risk	Date	H&S File	Additional Comment
1.1	Working from height	Operatives	Avoid working from height when possible and use appropriate equipment, PPE and personel. Contractor to implement the use of the correct equipment and procedures incluiding but not limited to handrails, barriers and fall restraint systems.	High	03/25	Yes	
1.2	Tripping Hazards	Public; Operatives; Visitors	Site to be kept tidy, with debris regularly cleared. Add temporary lighting, with all visitors and operatives to wear appropriate PPE. No lone working on site and all on site to be aware of nearest hospital.	Medium	03/25	Yes	
1.3	Noise	Public; Environment; Neighbours	Works to be undertaken during the day. Notice to be given to neighbours with dates and times when works to the properties will be carried out.	Medium	03/25	Yes	
1.4	Risk of exisiting gutter pipes and downpipes falling on neighbouring properties during enabling works	Public; Environment; Neighbours	Use appropriate PPE and equipment during enabling works. These works to be done carefully and consideration to be given to boundary	Medium	03/25	Yes	
1.5	Tresspassers	Public; Operatives; Visitors	Secure the site, with all persons on site to be signed in and out. No lone workers on site. If tresspassers spotted, notify Principal Designer.	Medium	03/25	Yes	
1.6	Moving objects	Public; Operatives; Visitors	Care to be taken when moving objects on and around the site. All visitors and operatives to wear appropriate PPE. No lone working on site and all on site to be aware of nearest hospital.	High	03/25	Yes	
1.7	Materials unloading and waste storage areas to be considered	Public; Operatives; Visitors	Contractor to review site compound layout and size proposed by the client.	Medium	03/25	Yes	
1.8	Injury to visitors - Fencing off site and scaffold	Public; Operatives; Visitors	Contractor to erect fencing and/or install security monitoring system to restrict access outside of construction hours.	High	03/25	Yes	
1.9	Risk of collision with temporary structure - scaffold.	Public; Operatives; Site Staff; Visitors	Contractor to wrap protector foam around the scaffold tubes adjacent to all door entrances; Ensure scaffolding platform level is higher than the door frame with hazard warning tape if required.	Medium	03/25	Yes	
2.1	Risk of dust during enabling works	Public; Operatives; Site Staff; Visitors	Contractor to provide measures required to 'damp down' dust to negate airborne particulant.	Medium	03/25	Yes	
2.2	Manual Handling	Operatives	Safe working methods proposed in Construction Phase Plan and monitored by Contractor during site works.	Medium	03/25	Yes	
2.3	Risk of fragile render, existing cladding or lintels colapsing during enabling works.	Public; Operatives; Visitors; Neighbours	Contractor to take extreme care when removing existing windows and installing the new ones.	Medium	03/25	Yes	
2.4	Risk of discovery of dangerous materials during construction	Public; Operatives	Contractor to brief site operative of the risk of uncovering hazardous mateial. If dangerous mateials, ie. Asbestos is discovered during consstruction, stop work immediately, alert site supervisor and follow UKATA Asbestos Emergency Procedures	High	03/25	Yes	
2.5	Hand Arm Vibration Syndrome	Operatives	Contractor to co-ordinate work to minimise workers exposure to vibration. Workers to be given appropriate PPE and protection when using vibrating tools and equipment.	Medium	03/25	Yes	
3.1	Live Services	Operatives	Isolate services such as electricity and gas. Should unknown services be found stop all works and make safe and notify principal contractor and principal designer. If gas services found, smelt, or identified notify the National Gas Emergency Service.	Medium	03/25	Yes	
3.2	Temporary works	Operatives	Specialist / M&E engineer to design temporary works as necessary for the undertaking of the construction works contract by the Principal Contractor.	Medium	03/25	Yes	

RISKS

A3 Scales

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Revision	Date	By	Check
	21/03/2025	FN	LFS

Client **TGP**

Project **TGP Portsmouth**

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

Drawings Design Risk Management Register

File 15 Hemsley Walk_AC28

Risk Register

15 Hemsley Walk PO8 8JW

Drawing Number
7084 -CTS- 01 - 15 -L-A-4415

Revision
P06

EX EXTERNAL WORKS

EX-10	Mineral Wool External Wall Insulation System (EWI)	- 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-12	New Cavity Wall Insulation (CWI)	- Integrity of any existing Cavity Wall Insulation to be inspected. If damp is present, extract, dry and replace with resin bead insulation. - Installed as per manufacturer´s spec. - System to be CIGA certified
EX-13	New Windows	- 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	-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	- 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	- 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 neccessary
EX-41-1	Roof Ventilation	- 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	- Eaves/Verges to be Extended where required; Min 40mm overhang from finish face of EWI System - Refer to CTS Detail Pack
EX-46	Roof Tile Vents (if no replacement)	- 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

IN INTERNAL WORKS

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

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CONSTRUCTIVE THINKING

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/Adapation 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. Appropritate equipment to be used. PPE to be worn. For Further information see Risk Register.

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 15 Hemsley Walk_AC28

Measures

15 Hemsley Walk

Drawing Number
7084 -CTS- 01 - 15 - L-A-4416

Revision
P06

MTIP MID TERM IMPROVEMENT PLAN

MTIP-21	Insulate the Solid Floor	- 4.5mm Acousticork T66 Underlay & feathered screed

RM RENEWABLE MEASURES TO NET ZERO

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

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Drawings

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Measures II

15 Hemsley Walk

Drawing Number
7084 - CTS - 01 - 15 - L - A - 4417

Revision
P06