



CONSTRUCTIVE THINKING

8 Hemsley Walk, PO8 8JW

TGP Portsmouth
Project No: 7083

Prepared For:
TGP

PROPOSED MEASURES

EXTERNAL WORKS

- Eaves/Verge Extension
- External Fixtures
- External Wall to be Insulated and Reinforced
- 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

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

SEQUENCE

PAS Measures Install Sequencing:

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

Sections

- 1. Cover
- 2. How-to
- 3. Issue sheet
- 4. Design Summary
- 5. Existing
- 6. Enabling
- 7. Proposed
- 8. Planning elevations (if neccessary)
- 9. Window and door schedule (if neccessary)
- 10. Ventilation Strategy (if neccessary)
- 7*. Detailed list of measures, specific actions and details to be applied

- Additionally - 11. Project details pack
- 12. Specification
 - 13. Risk Register
 - 14. IOE

PAS Information location: Section(s)

Specification including materials, products, processes and standards... 12

Materials appropriate..... 11, 12

Interactions in accordance with Risk Assessment..... 7, 11, 13

Construction details relevant to measure for corners, junctions and edges..... 11

Specifications..... 12

Sequence identified..... 7, 11

Complete retrofit design..... 6, 7

IOE, including risk assessment..... 14

Ventilation strategy..... 10

Overheating considered..... 7

Airtightness..... 7, 11, 12

Note

Numbering for enabling and proposed measures is not sequential - on different properties different numbers could be missing- and are grouped by sets of measures. i.e.

- EX-1n walls measures
- EX-2n doors and windows
- EX-3n ventilation
- EX-4n roof
- EX-5n soffits
- EX-6n external fixtures

DEISGN SUMMARY

Location, elevations and section

Main floorplans

Roofplan and existing elevations

Design notes

Existing conditions

Sequence

Main proposed measures

ENABLING

Main floorplans

Enabling works description

Blue - door undercut needed

Red - to be demolished

Door undercuts

PROPOSED

Main floorplans

Proposed works

Other notes

* See full description of measures, specific actions and details to be applied on last page of design pack

Layout type → **PROPOSED**

Layout size and scale → **A3** Scales

Revisions history →

Risks →

Status →

Layout name → **How-to**

Address → **8 Hemsley Walk, Example 1, PO8 8JW**

Drawing number and revision →

7083 - CTS - 020-123056 - D - A - 4702

Revision P01

Originator

Spatial Breakdownw

Role

7083 - CTS - 020-123056 - D - A - 4702

Project number

Functional Breakdownw

Type

Layout number

HOW-TO

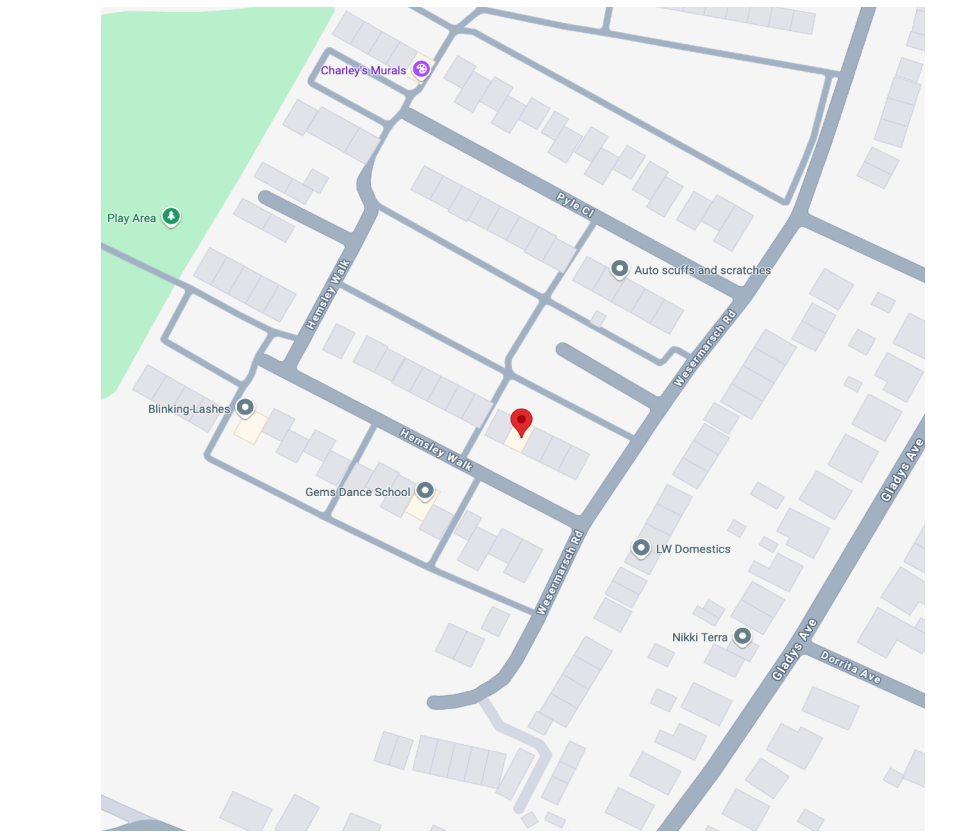
A3

ISSUE SHEET

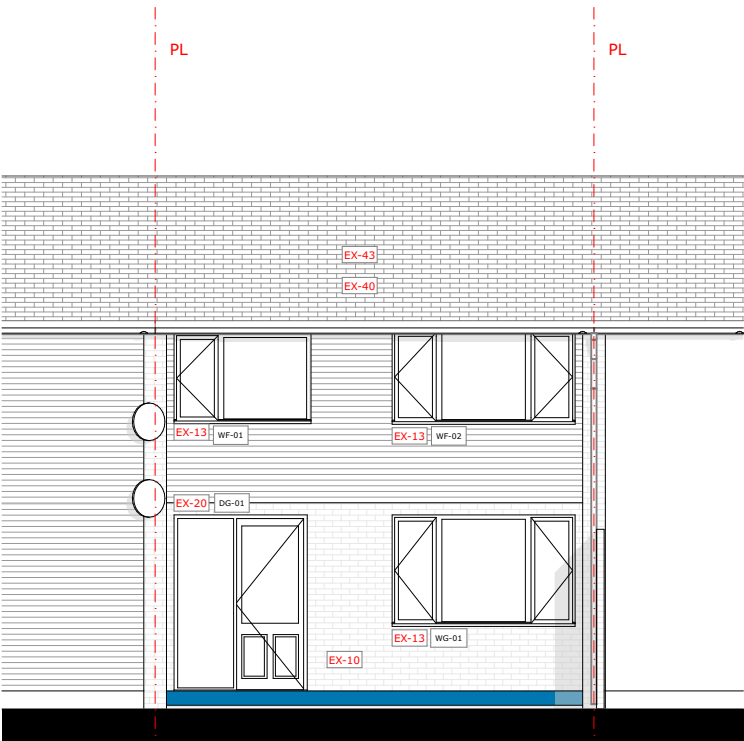
CONSTRUCTIVE
THINKING

Issue No	Drawing No	Drawing Name	Drawing Scales	Size	Draft/ Issued	Client	Planning	PD
06/08/25, P01 Revision, 08/08/2025, 10:59								
	4701	Cover		297.0 / 210.0		TGP	Y	
	4702	How-to		420.0 / 297.0		TGP	Y	
	4703	Issue Sheet		210.0 / 297.0		TGP	Y	
	4705	Summary Page		841.0 / 594.0		TGP	Y	
	4706	Existing Floor Plans	1:50	841.0 / 594.0		TGP	Y	
	4707	Existing Elevations	1:50	841.0 / 594.0		TGP	Y	
	4708	Enabling Floor Plans	1:50	841.0 / 594.0		TGP	Y	
	4709	Enabling Elevations	1:50	841.0 / 594.0		TGP	Y	
	4710	Proposed Floor Plans	1:50	841.0 / 594.0		TGP	Y	
	4711	Proposed Elevations	1:50	841.0 / 594.0		TGP	Y	
	4712	Planning Elevations		841.0 / 594.0		TGP	Y	
	4713	Window and Door Schedule		420.0 / 297.0		TGP	Y	
	4714	Internal Door Schedule		420.0 / 297.0		TGP	Y	
	4717	Measures		420.0 / 297.0		TGP	Y	
	4718	Measures II		420.0 / 297.0		TGP	Y	

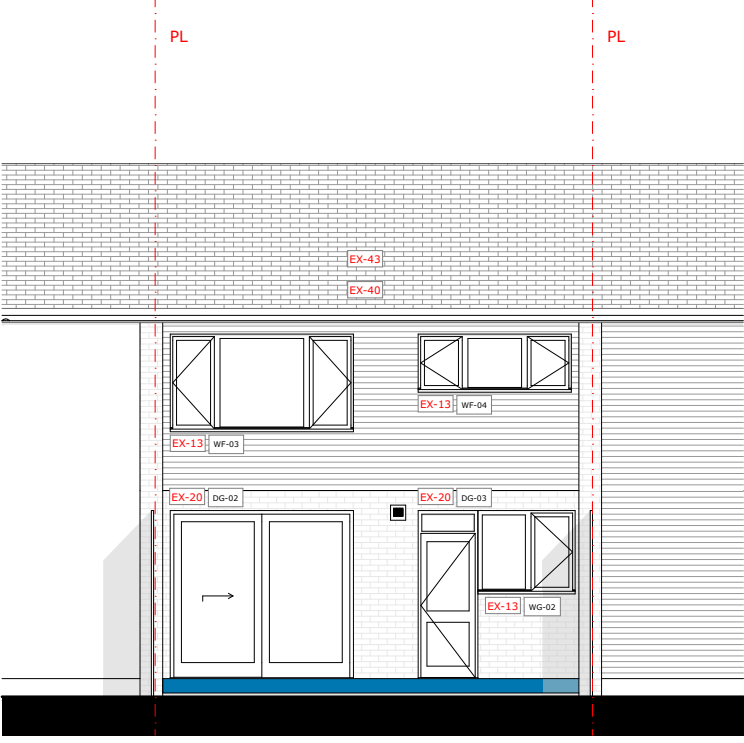
* Standard annotation numbers used for enabling and proposed drawings legends. Unused numbers do not mean measures are missing.



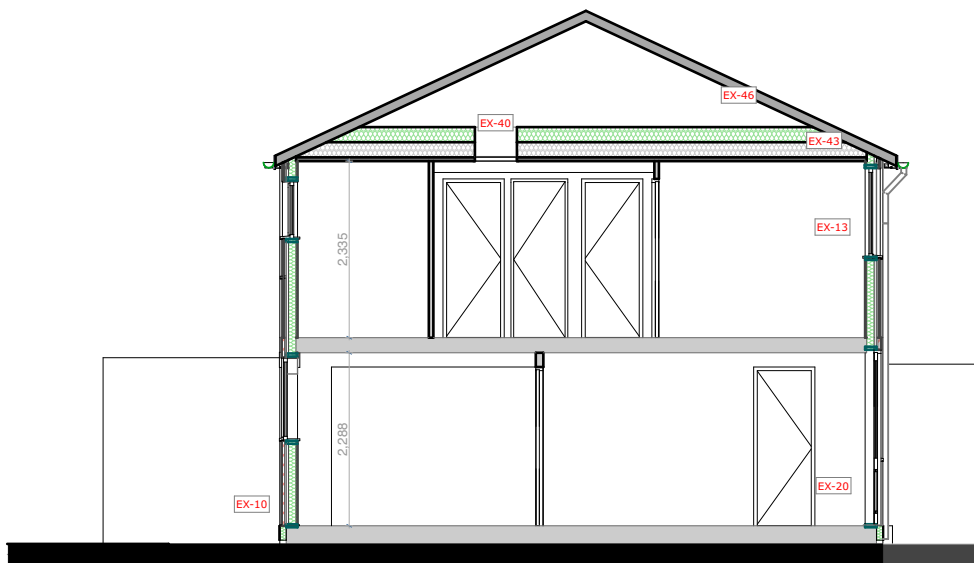
1 Location Plan



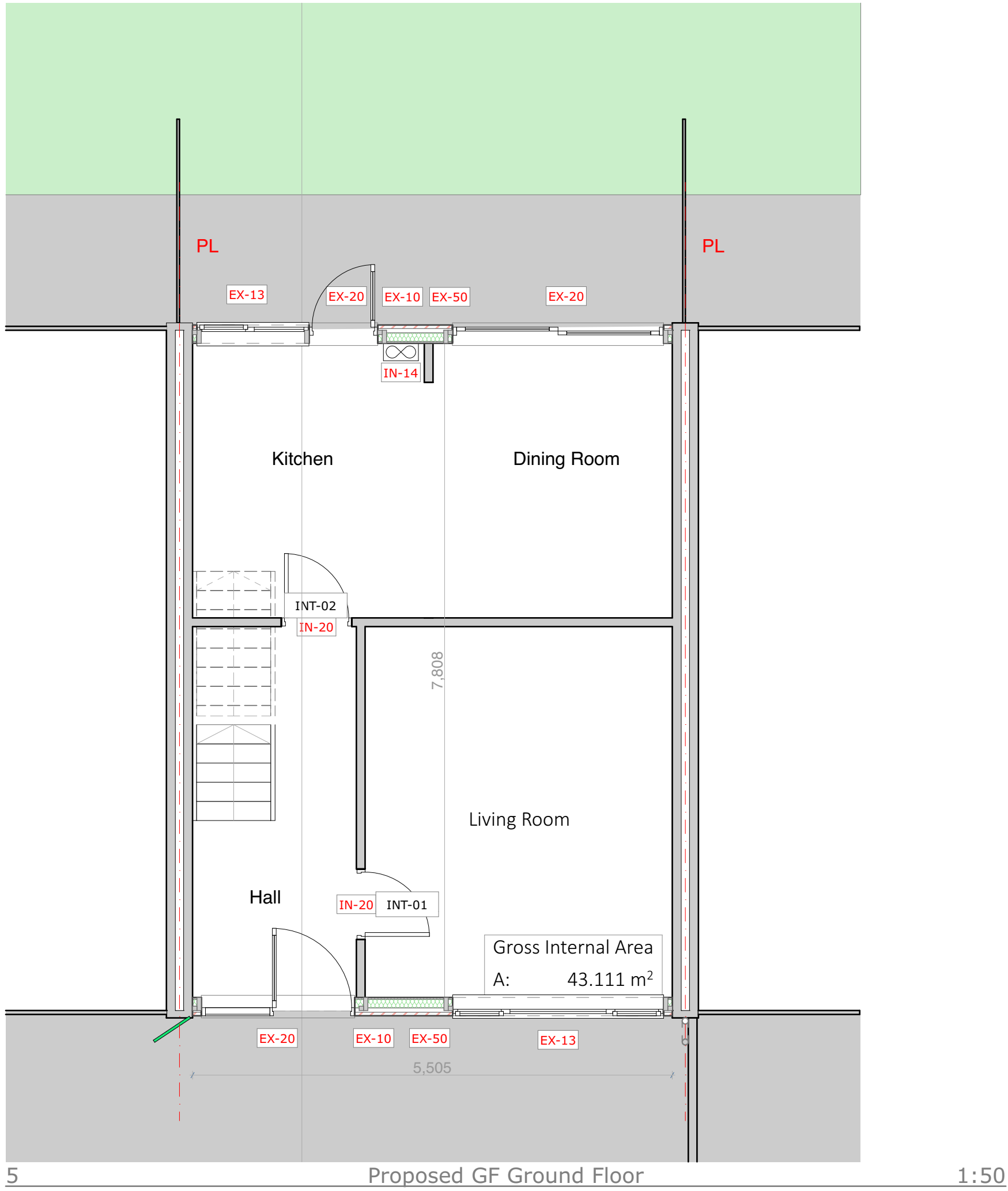
2 Proposed Front Elevation 1:100



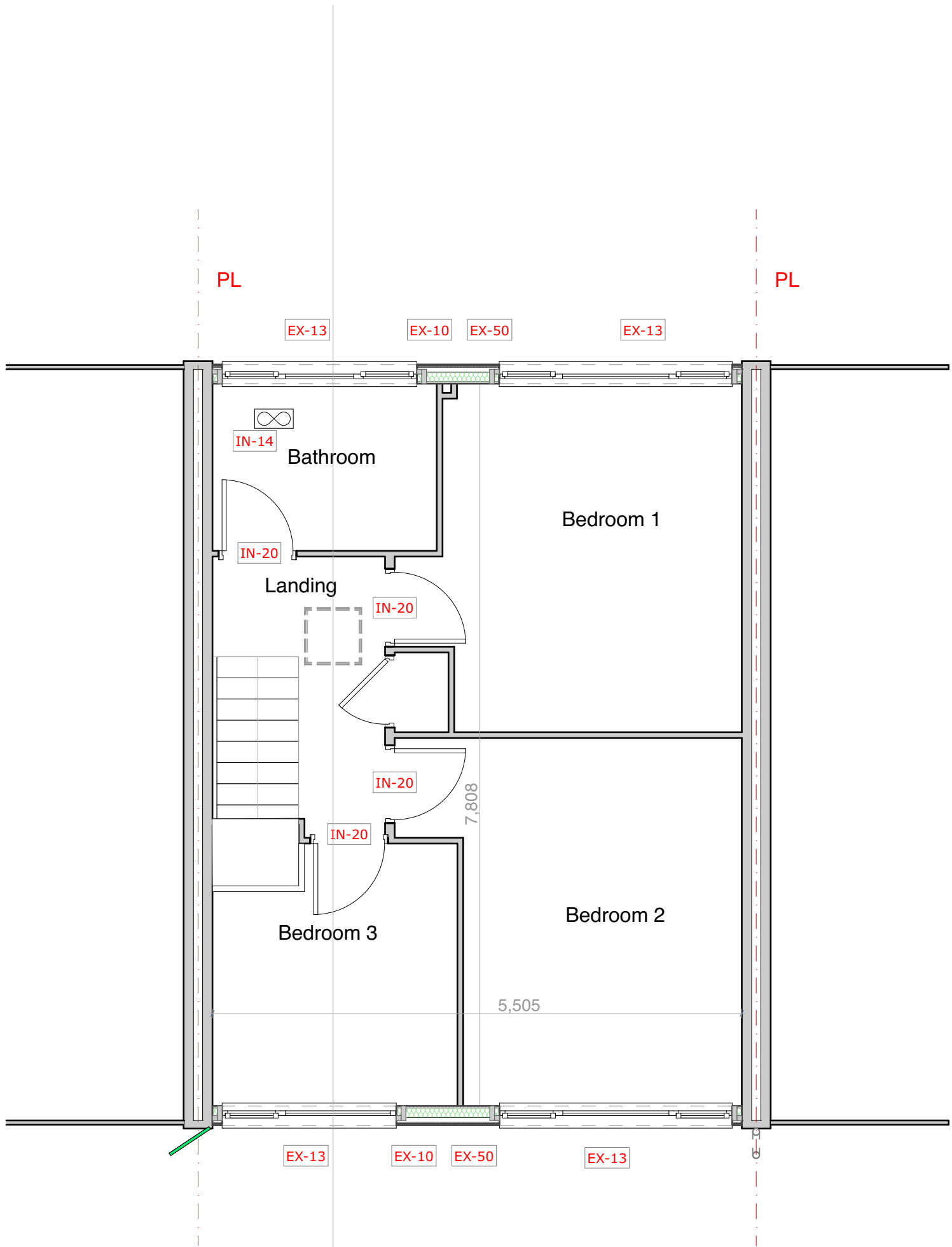
3 Proposed Rear Elevation 1:100



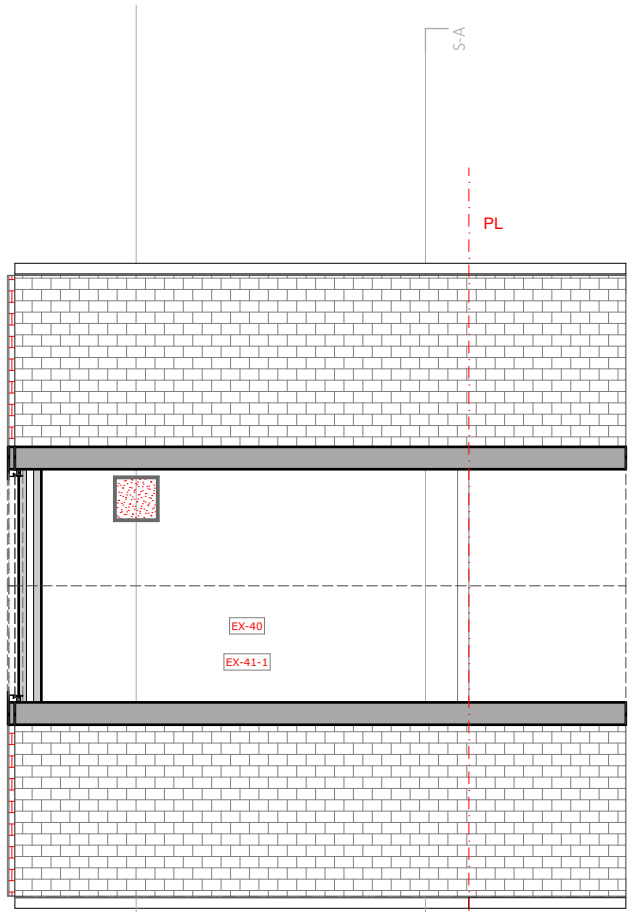
4 Proposed Building Section B 1:100



5 Proposed GF Ground Floor 1:50



6 Proposed 01 First Floor 1:50



7 Proposed RF Eaves Level 1:100



8 Front Elevation Image



9 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 Commissioning	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

EWI

LOFT

Window and Doors

SEQUENCE

PAS Measures Install Sequencing:

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

PROPOSED MEASURES

EX EXTERNAL WORKS

EX-10	External Wall to be Insulated and Reinforced
EX-13	New Windows
EX-20	New External Doors
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
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MTIP MID TERM IMPROVEMENT PLAN

MTIP-21	Insulate the Solid Floor
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DESIGN SUMMARY

A1

Scales

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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/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	Modeled By	Checked By
	08/08/2025	WJ	LFS

Client **TGP**

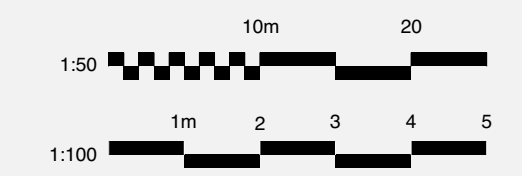
Project **TGP Portsmouth**

Status **- -**

Drawings Location Plan, Proposed Front Elevation, Proposed Rear Elevation, Proposed Building Section B, Proposed GF Ground Floor, Proposed 01 First Floor, Proposed RF Eaves Level, Front Elevation Image, Rear Elevation Image, Proposed Right Side Elevation, Proposed Left Side Elevation
File 17 Chaucer Close_(AC28)

Summary Page

8 Hemsley Walk, PO8 8JW

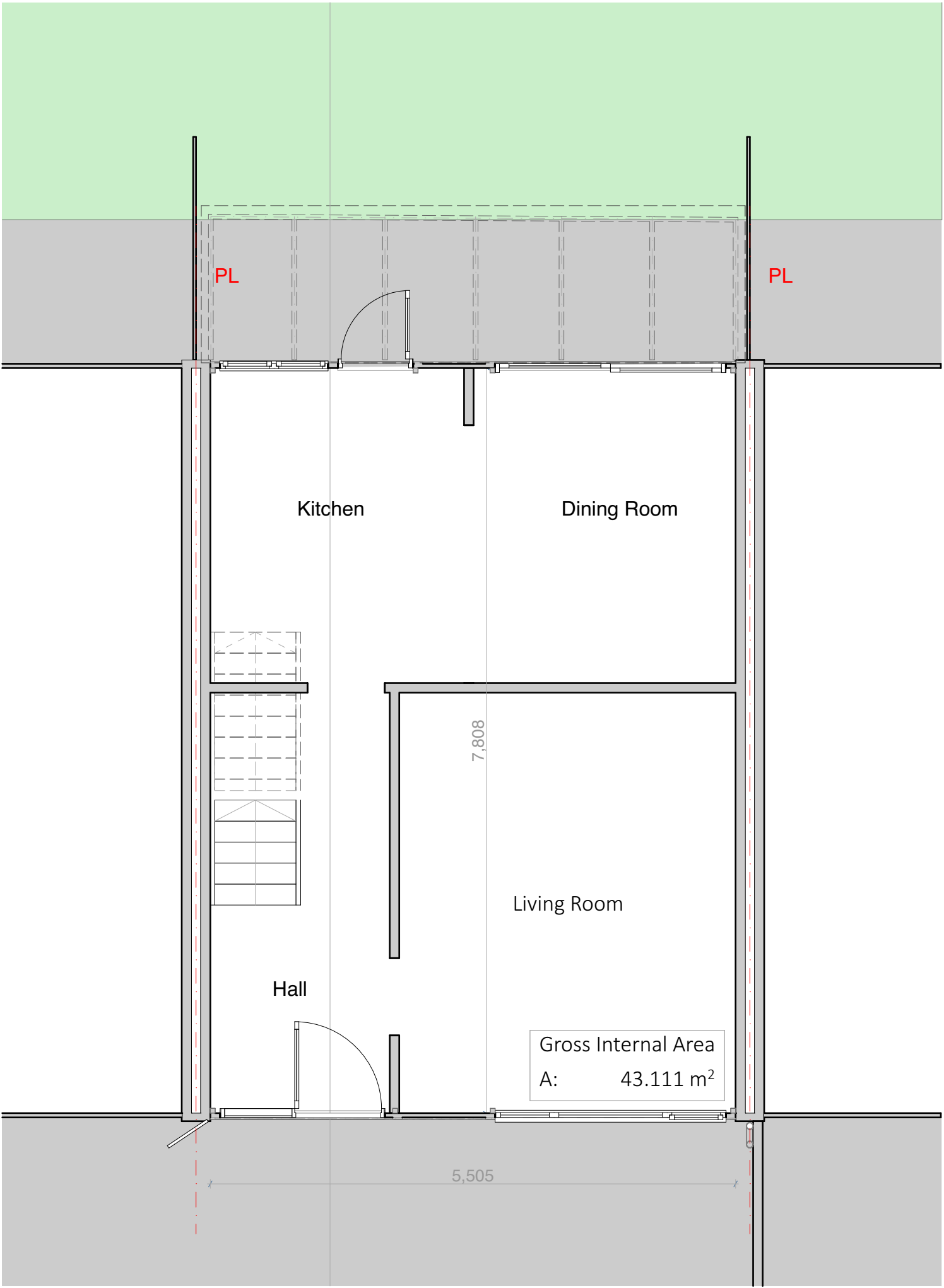
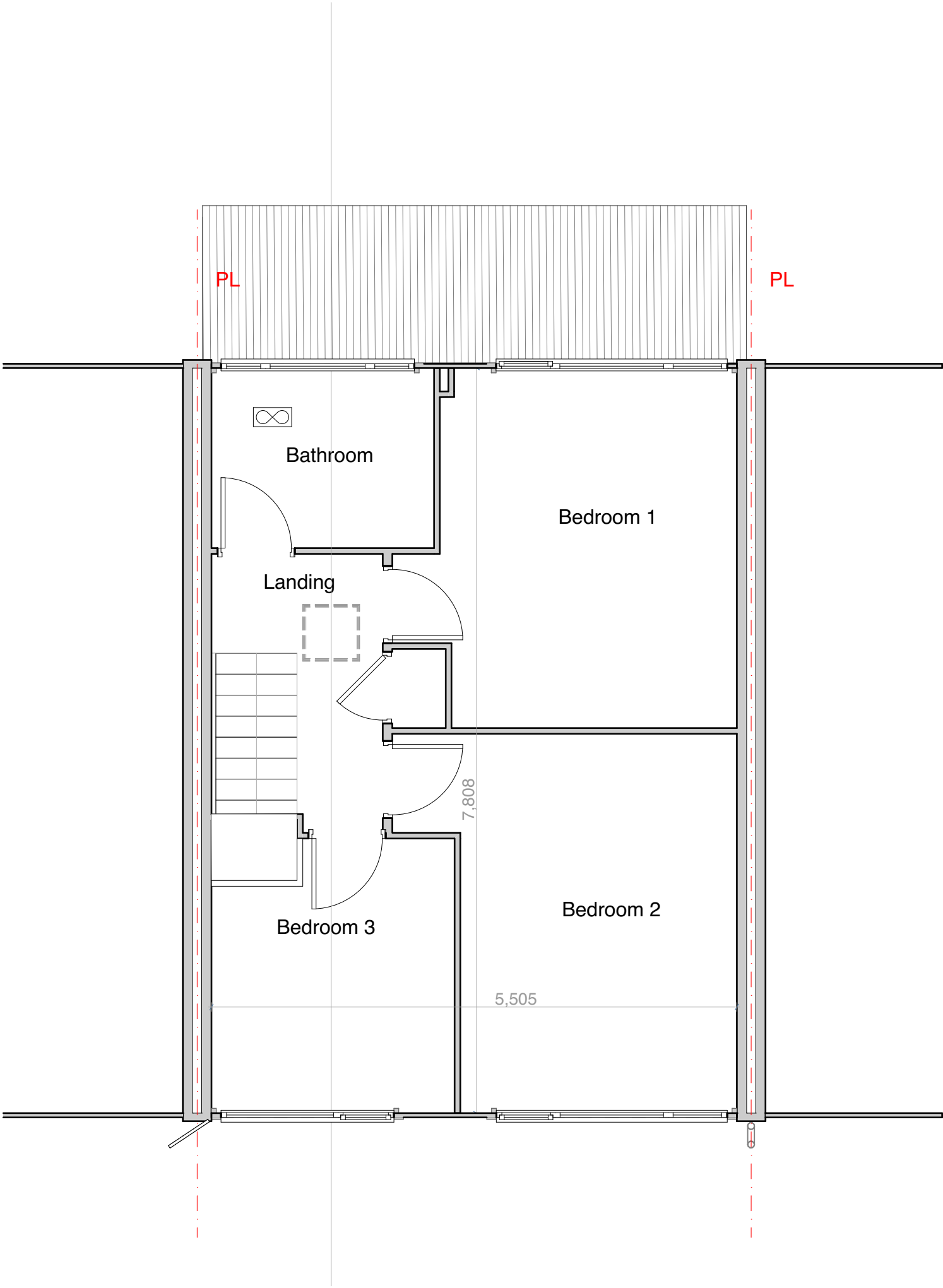
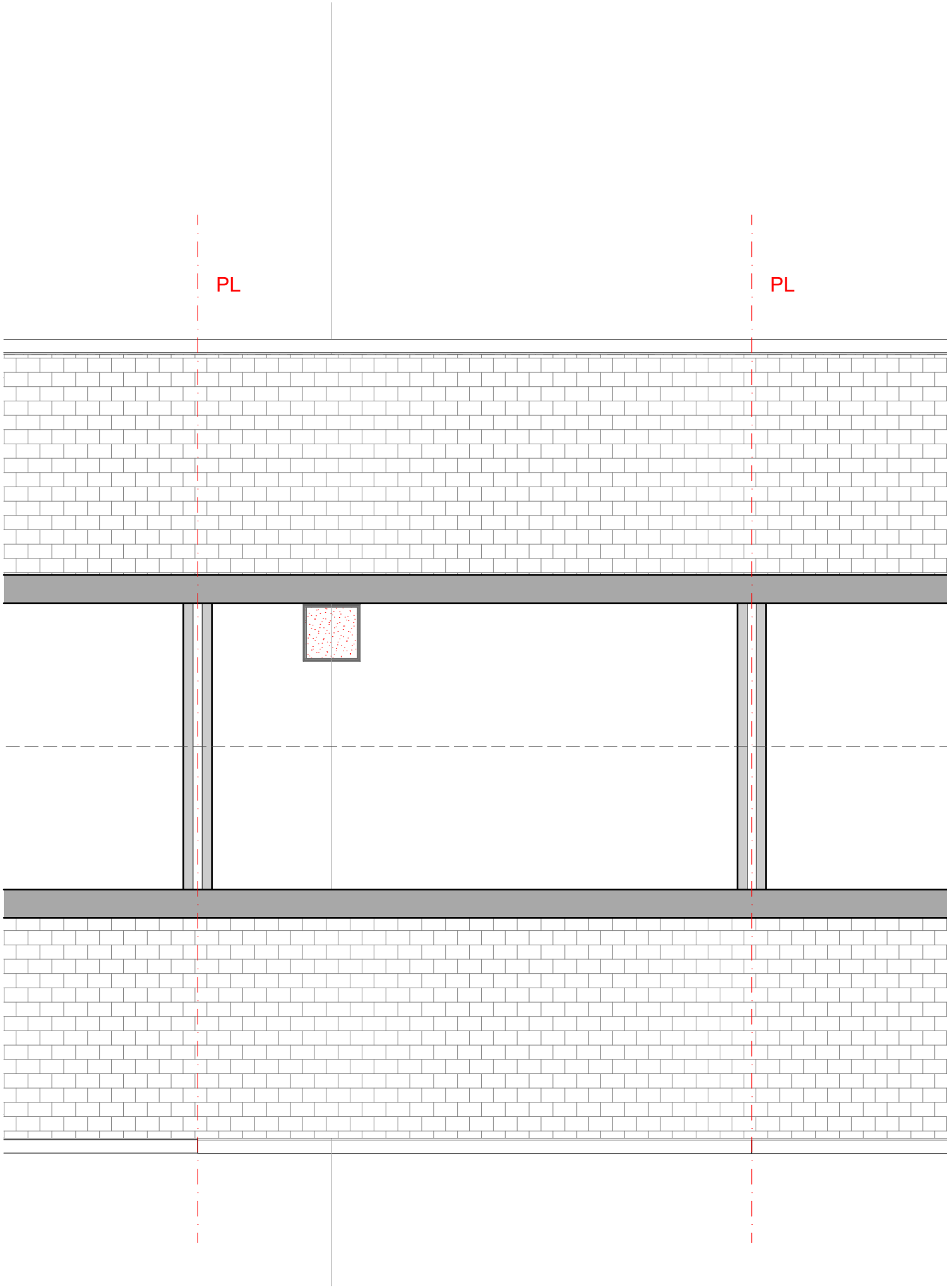
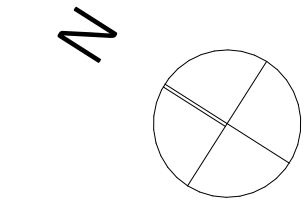


Drawing Number

7083 -CTS-000- 08 -D-A-4705

Revision

01



RISKS OUTLINED IN RETROFIT ASSESSMENT

EXISTING

A1

Scales
1:50

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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	Modeled By	Checked By
	08/08/2025	WJ	LFS

Client **TGP**

Project **TGP Portsmouth**

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

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

File 17 Chaucer Close_(AC28)

Existing Floor Plans

8 Hemsley Walk, PO8 8JW



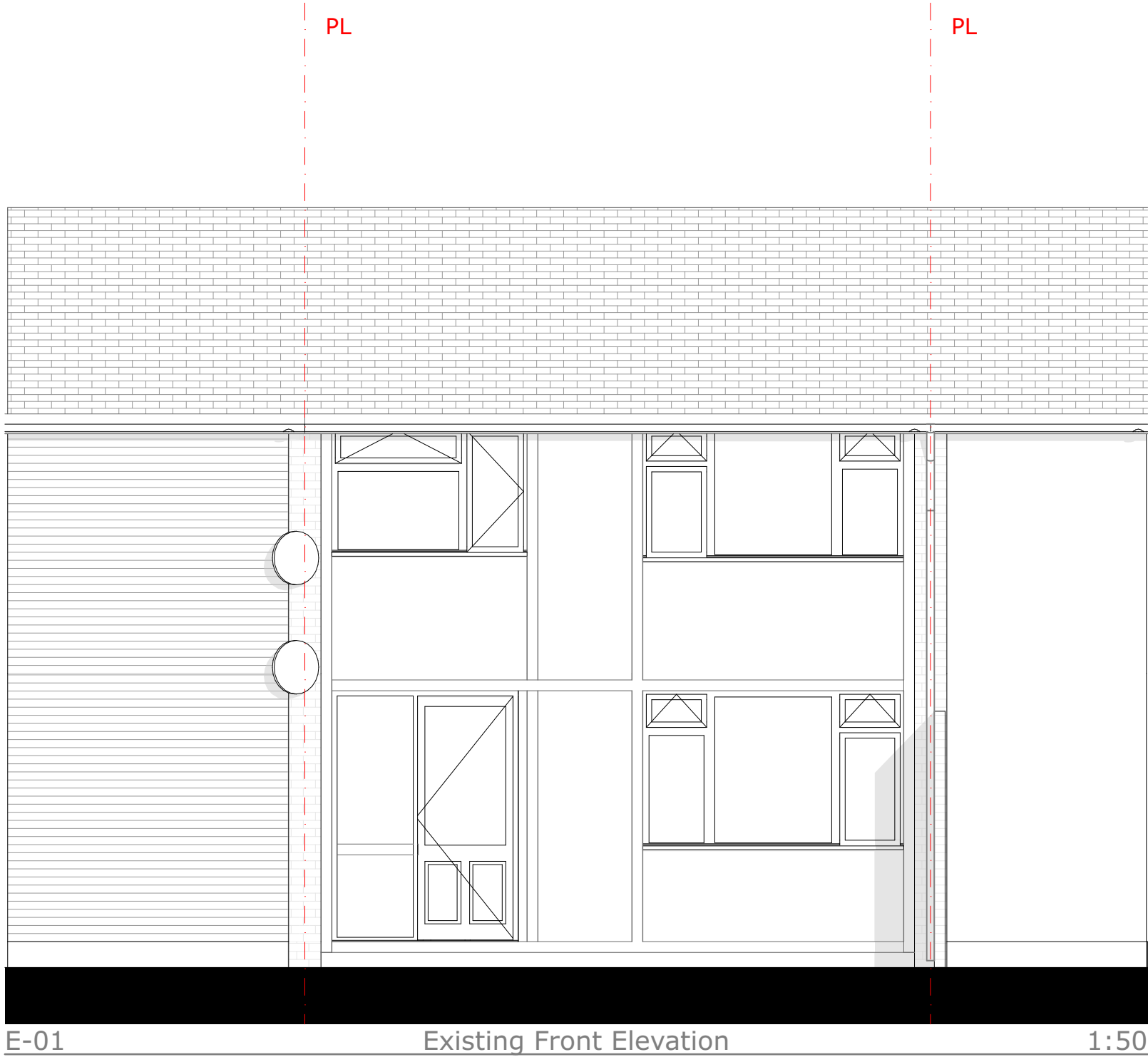
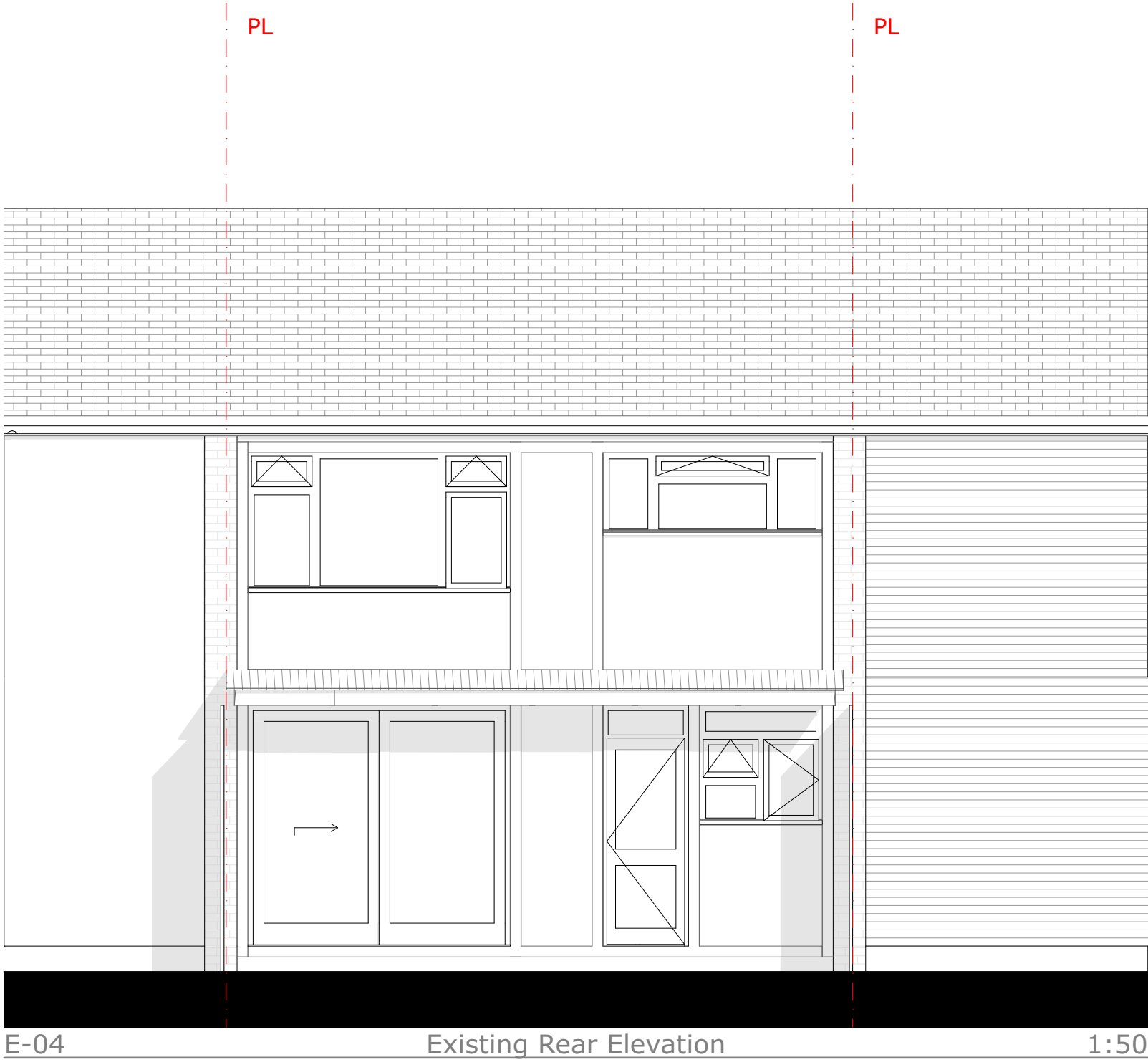
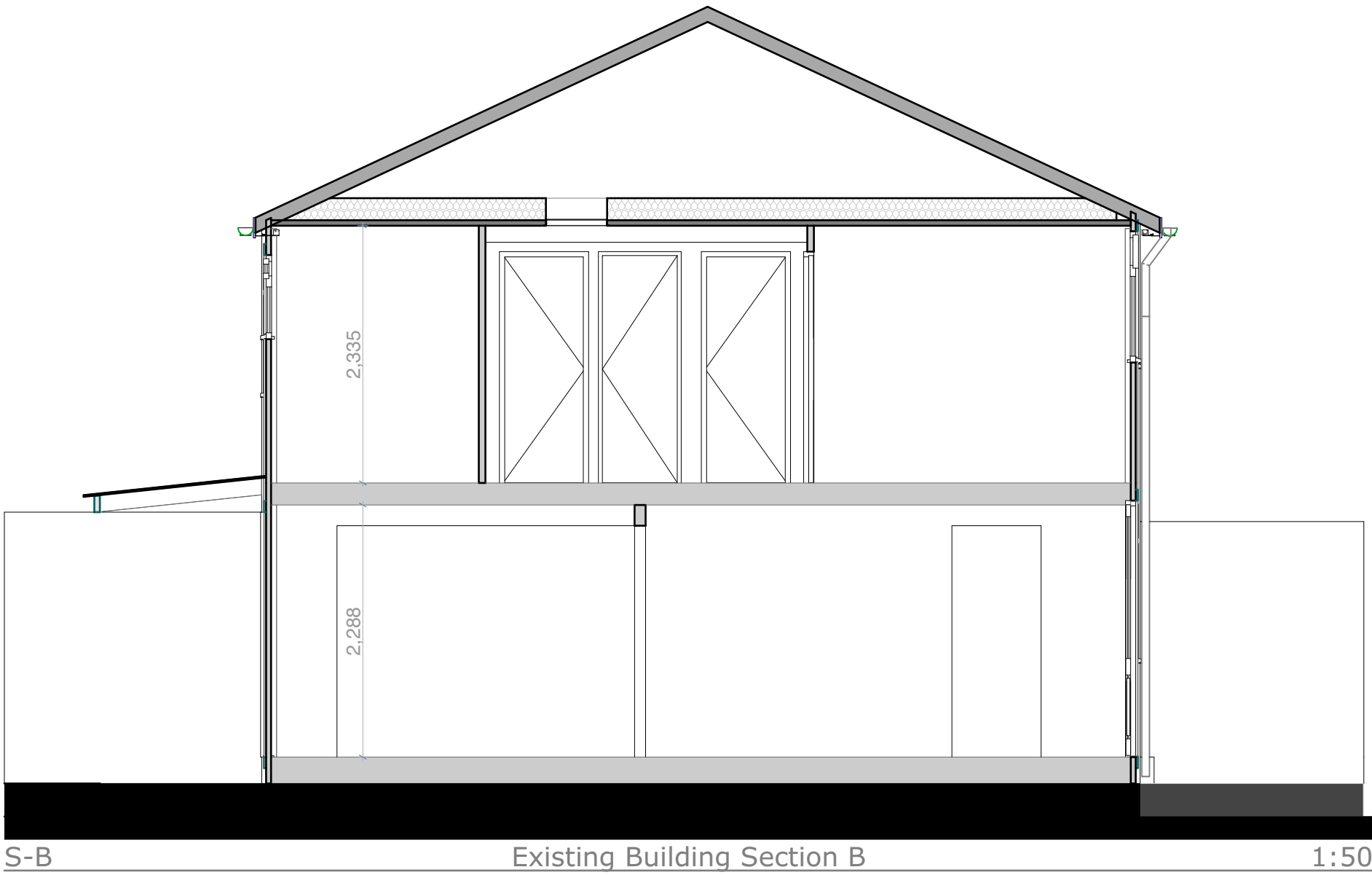
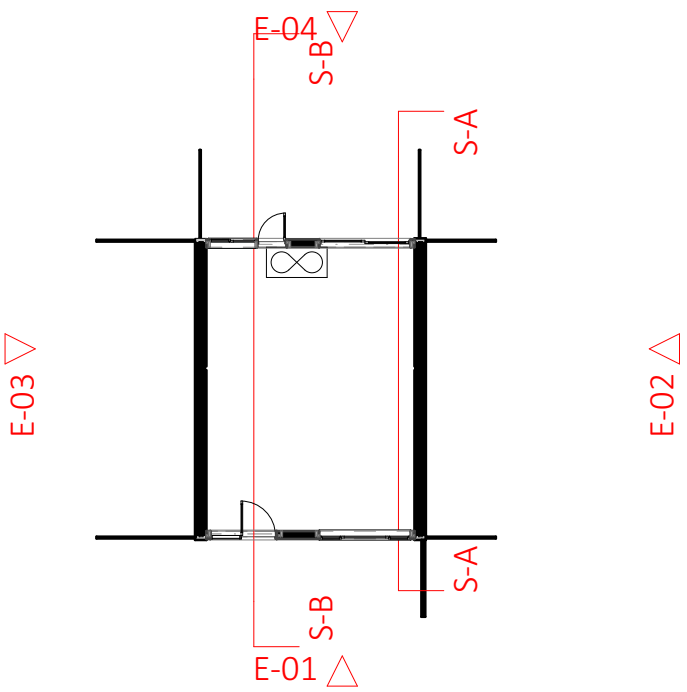
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7083 -CTS-000- 08 -D-A-4706

Revision

01

CONSTRUCTIVE
THINKING



RISKS OUTLINED IN RETROFIT ASSESSMENT

EXISTING

A1

Scales
1:50

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Revision	Date	Modeled By	Checked By
	08/08/2025	WJ	LFS

Client **TGP**

Project **TGP Portsmouth**

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

Drawings Existing Right Side Elevation, Existing Left Side Elevation, Existing Front Elevation, Existing Rear Elevation, Existing Building Section B, Elevations Legend Alt 3

File 17 Chaucer Close_(AC28)

Existing Elevations

8 Hemsley Walk, PO8 8JW



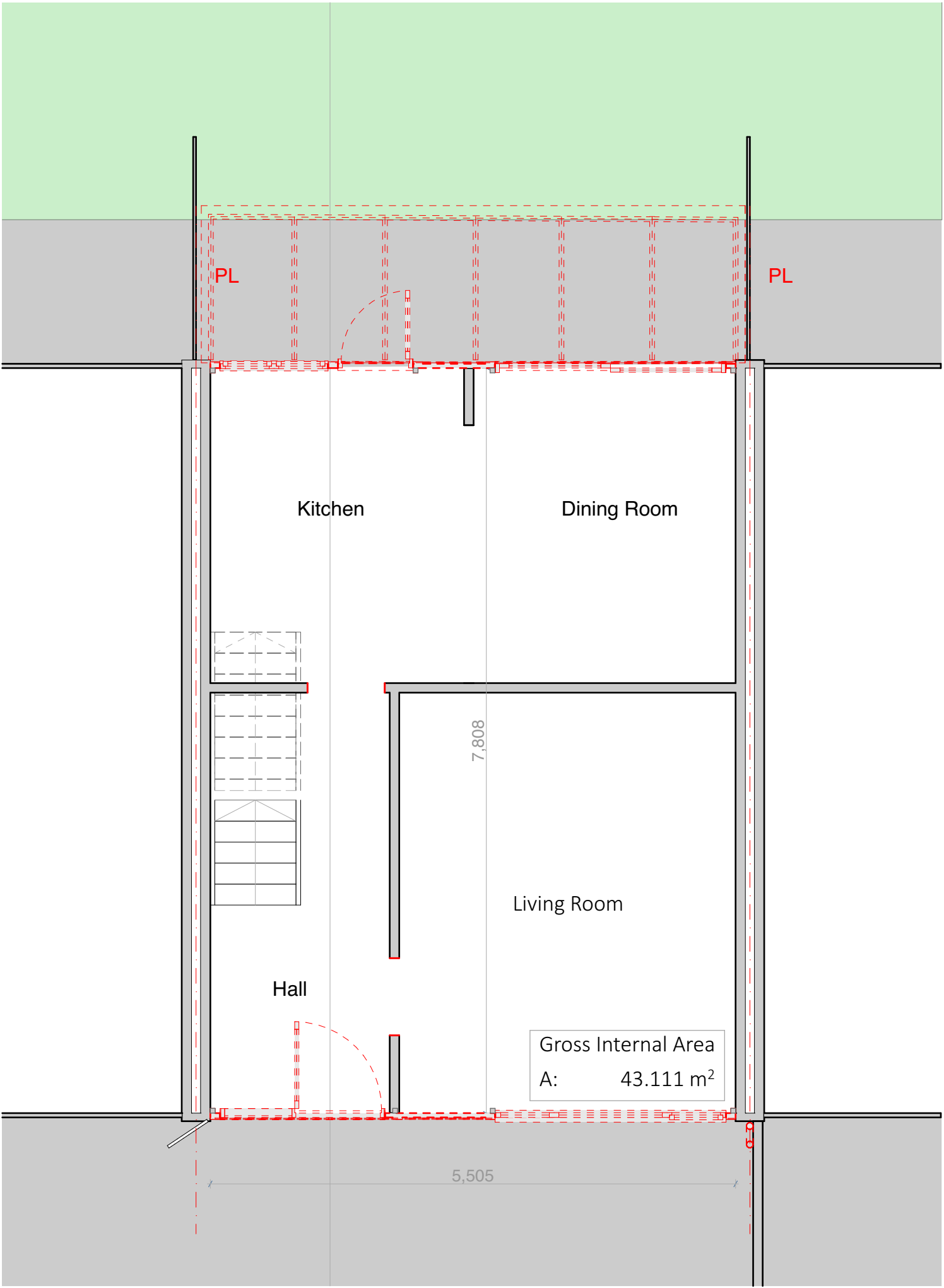
Drawing Number

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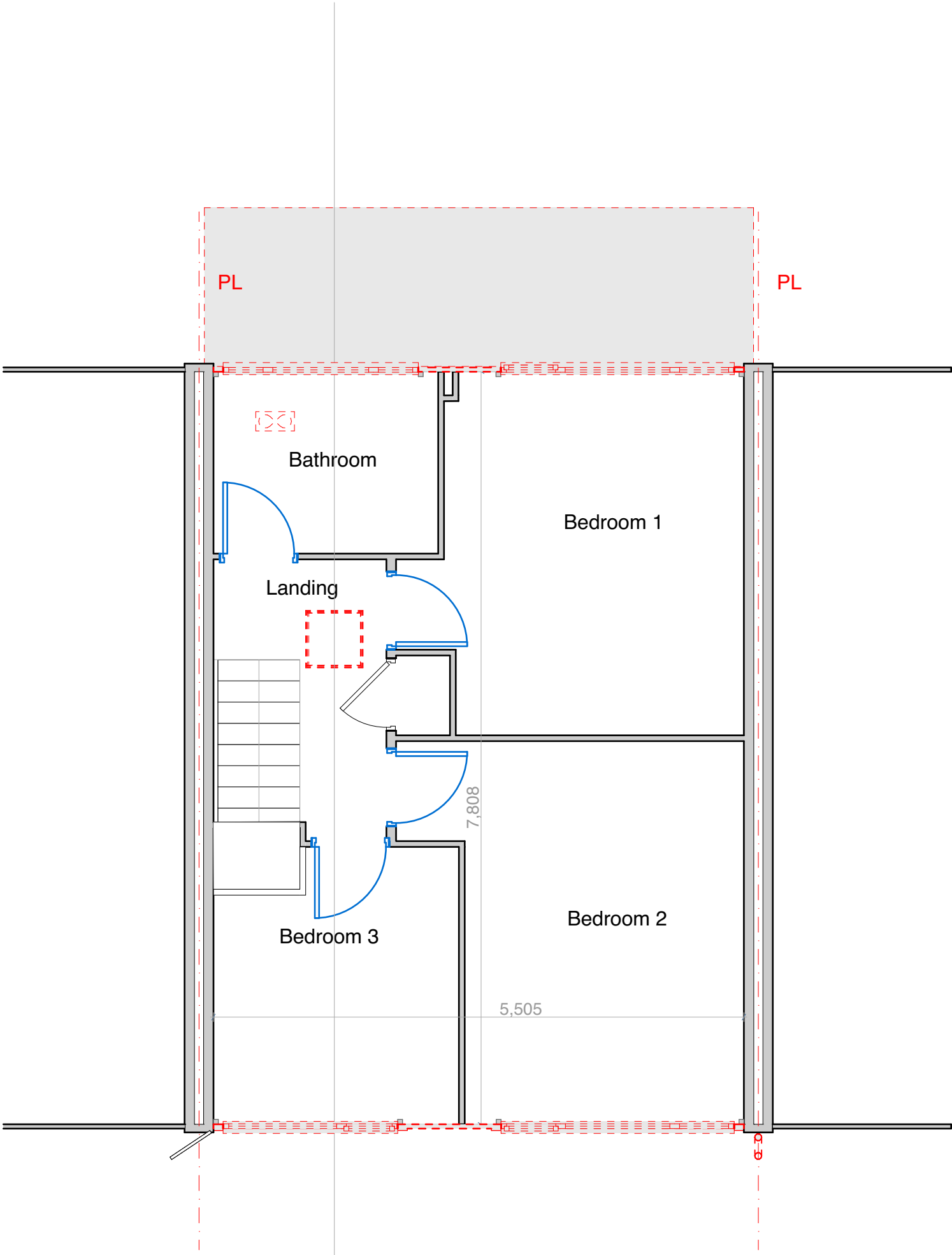
Revision

01

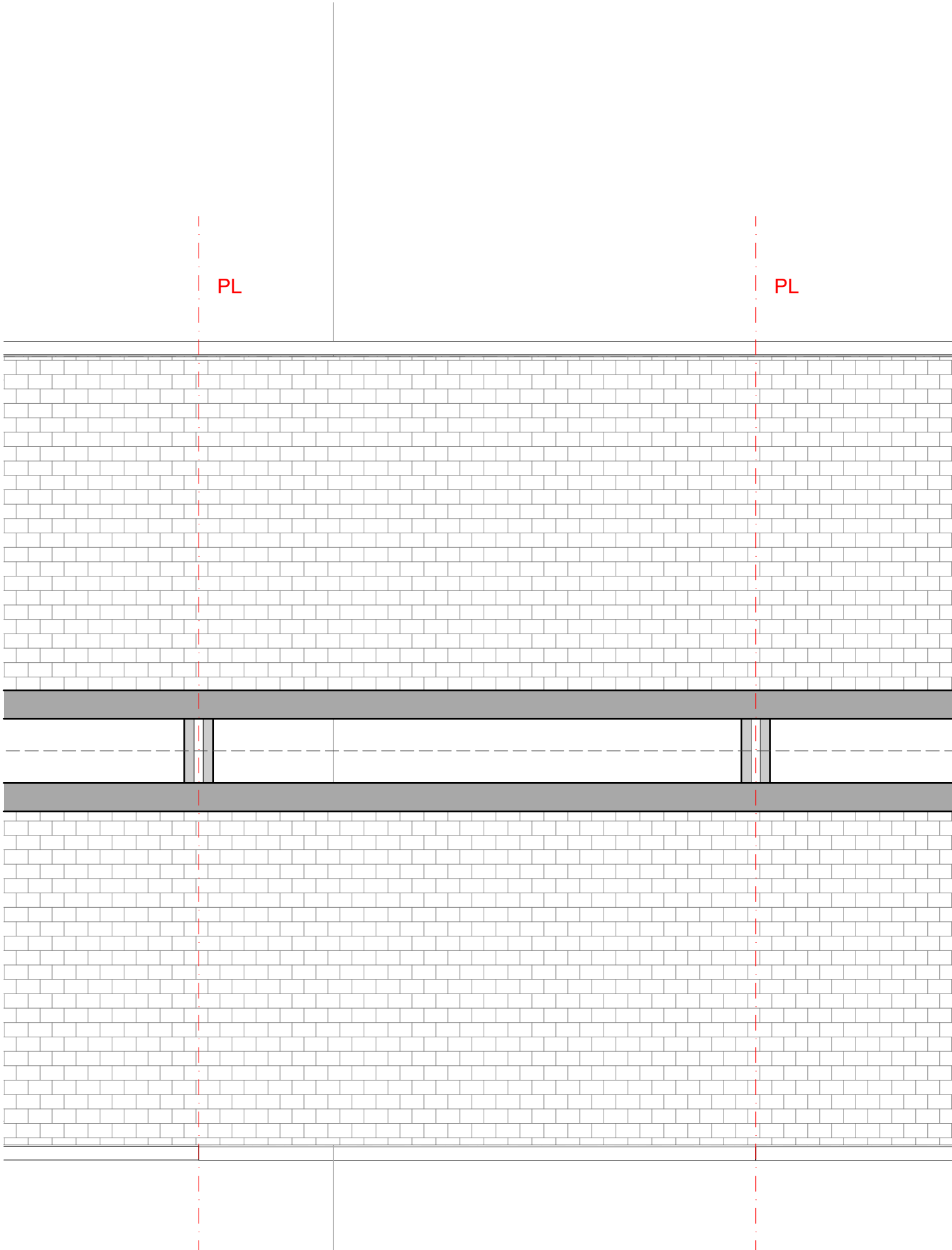
CONSTRUCTIVE
THINKING



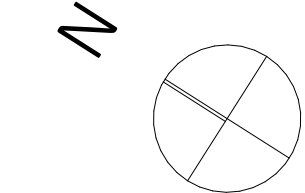
03 Enabling GF Ground Floor 1:50



04 Enabling 01 First Floor 1:50



05 Enabling RF Eaves Level 1:50



NOTE
ALL DOOR UNDERCUT REQUIREMENTS AS PER CONDITION REPORT FINDINGS, TO BE CONFIRMED AND PHOTOGRAPHED DURING WORKS TO ENSURE COMPLIANCE

Door ID	Room	Existing Undercut	Undercut Required
INT-01	Kitchen	Not Adequate	☒
INT-01	Living Room	Adequate	☐
INT-01	Hall	Not Adequate	☒
INT-02	Kitchen	Adequate	☐
INT-02	Dining Room	Adequate	☐
INT-04	Bedroom 3	Not Adequate	☒
INT-06	Bedroom 1	Not Adequate	☒
INT-07	Bathroom	Not Adequate	☒

- To Be Demolished
- Door Undercuts To Be Executed

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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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	Modeled By	Checked By
	08/08/2025	WJ	LFS

Client

TGP

Project

TGP Portsmouth

Status

Stage Approval Subject to Building Control -

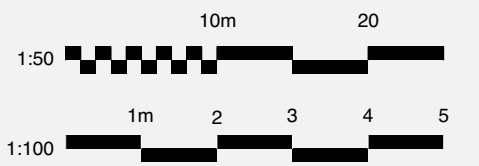
Drawings: Enabling R1 Roof Level, Enabling GF Ground Floor, Enabling 01 First Floor, Enabling RF Eaves Level, Existing GF Ground Floor, Door Undercuts

File

17 Chaucer Close_(AC28)

Enabling Floor Plans

8 Hemsley Walk, PO8 8JW



Drawing Number

7083 -CTS-000- 08 -D-A-4708

Revision

01

CONSTRUCTIVE
THINKING

ENABLING

A1

Scales
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Revision	Date	Modeled By	Checked By
	08/08/2025	WJ	LFS

Client

TGP

Project

TGP Portsmouth

Status

Stage Approval Subject to Building Control -

Drawings: Enabling Right Side Elevation, Enabling Left Side Elevation, Enabling Front Elevation, Enabling Rear Elevation, Enabling Building Section B, Elevations Legend Alt 3, Enabling Legend, Inspection / General Cavats

File

17 Chaucer Close_(AC28)

Enabling
Elevations

8 Hemsley Walk, PO8
8JW



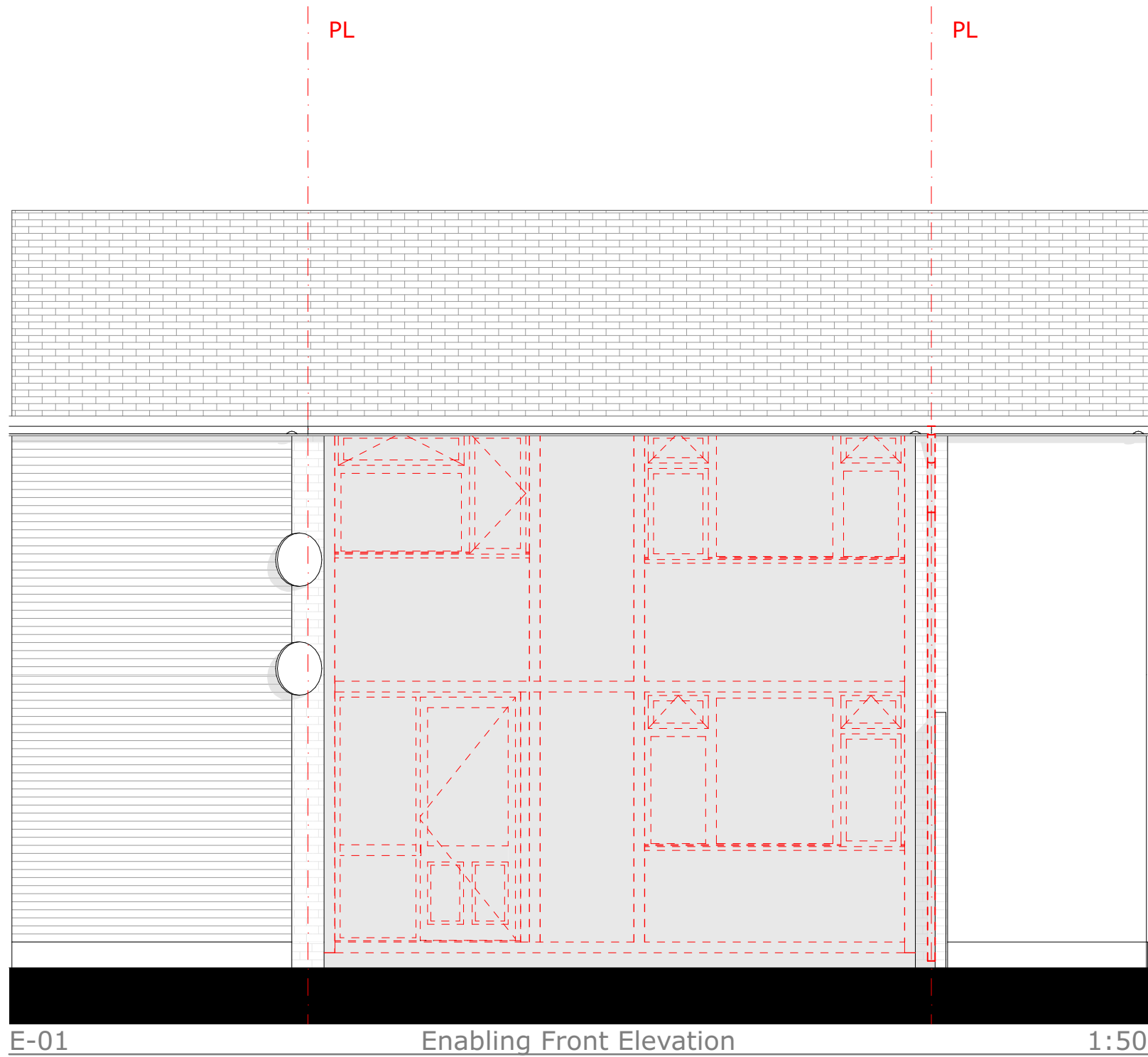
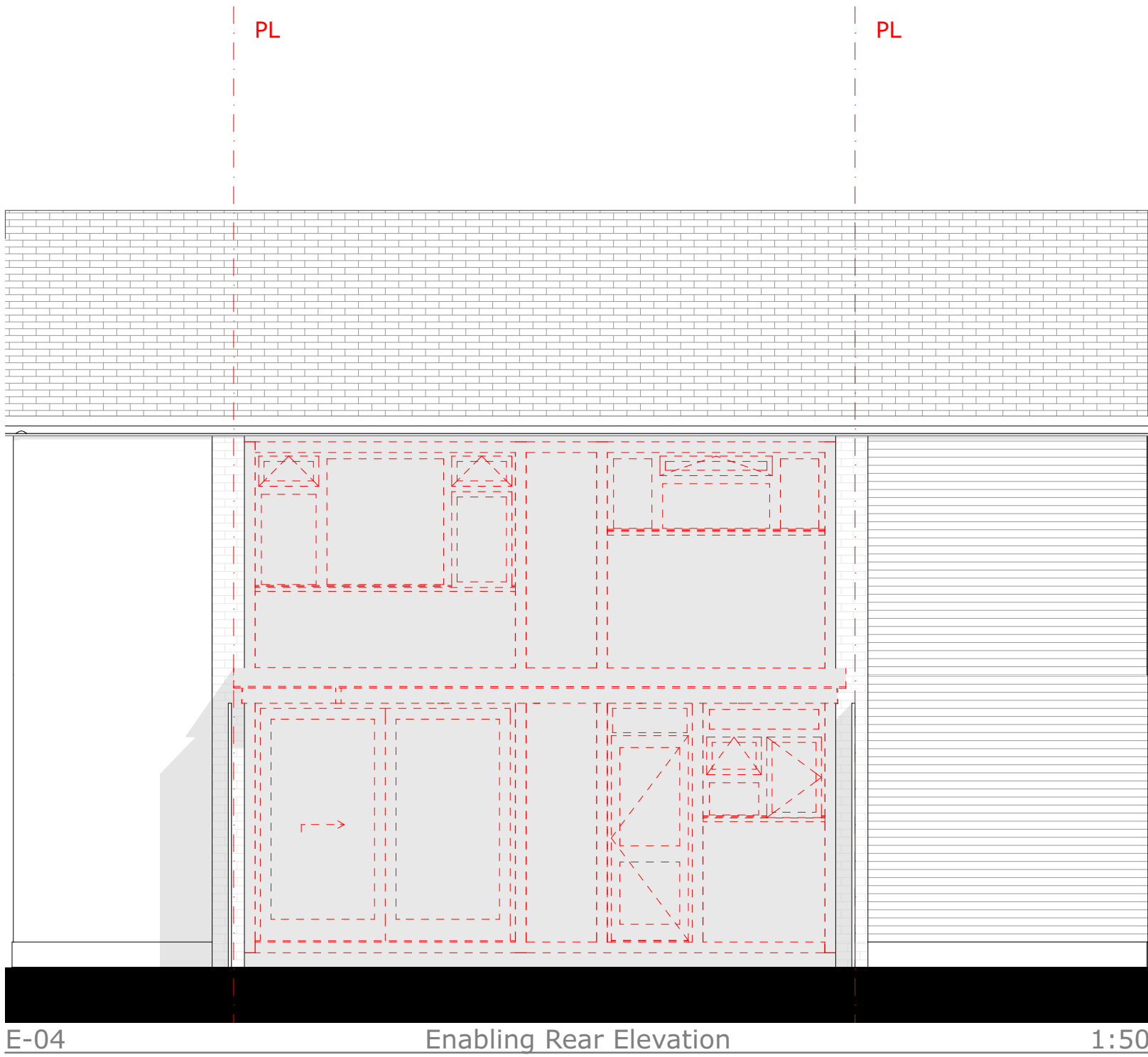
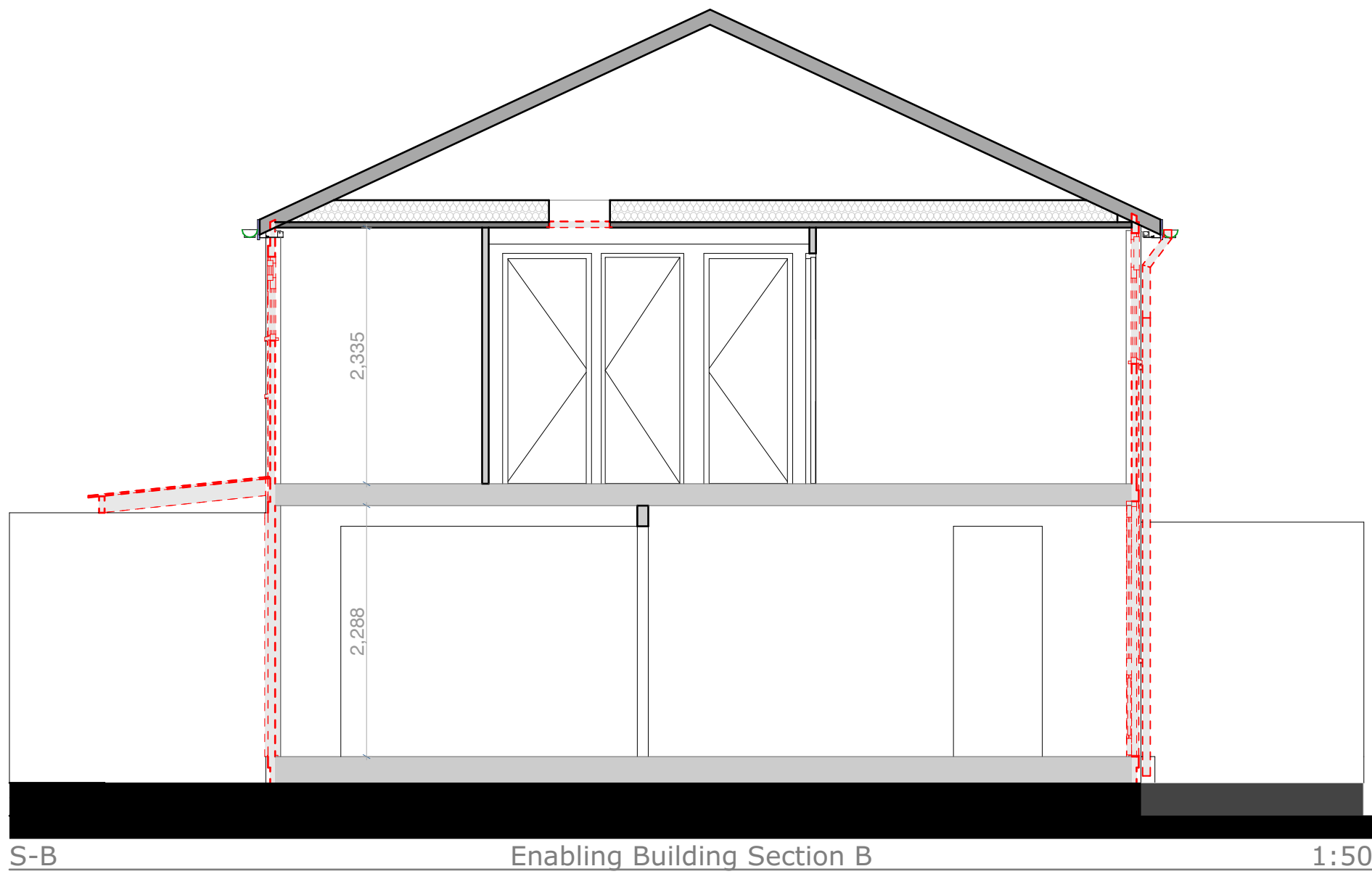
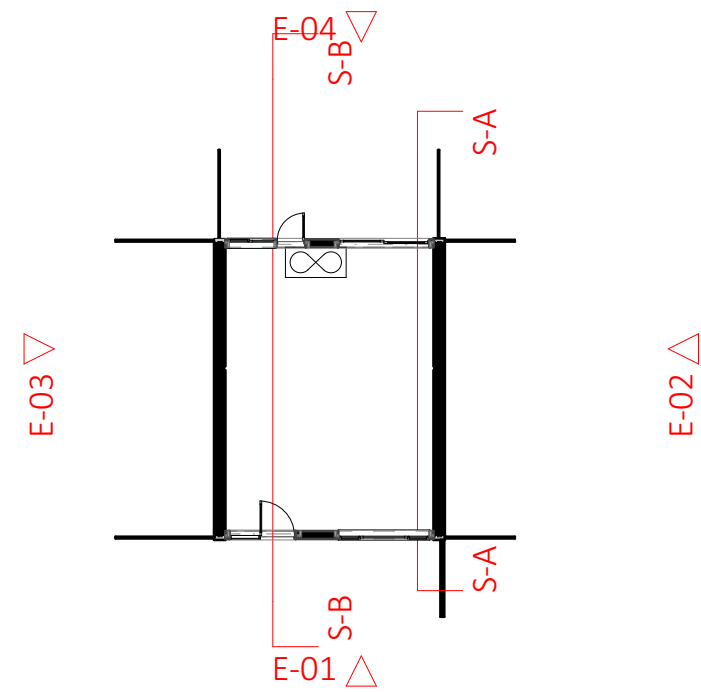
Drawing Number

7083 -CTS-000- 08 -D-A-4709

Revision

01

CONSTRUCTIVE
THINKING

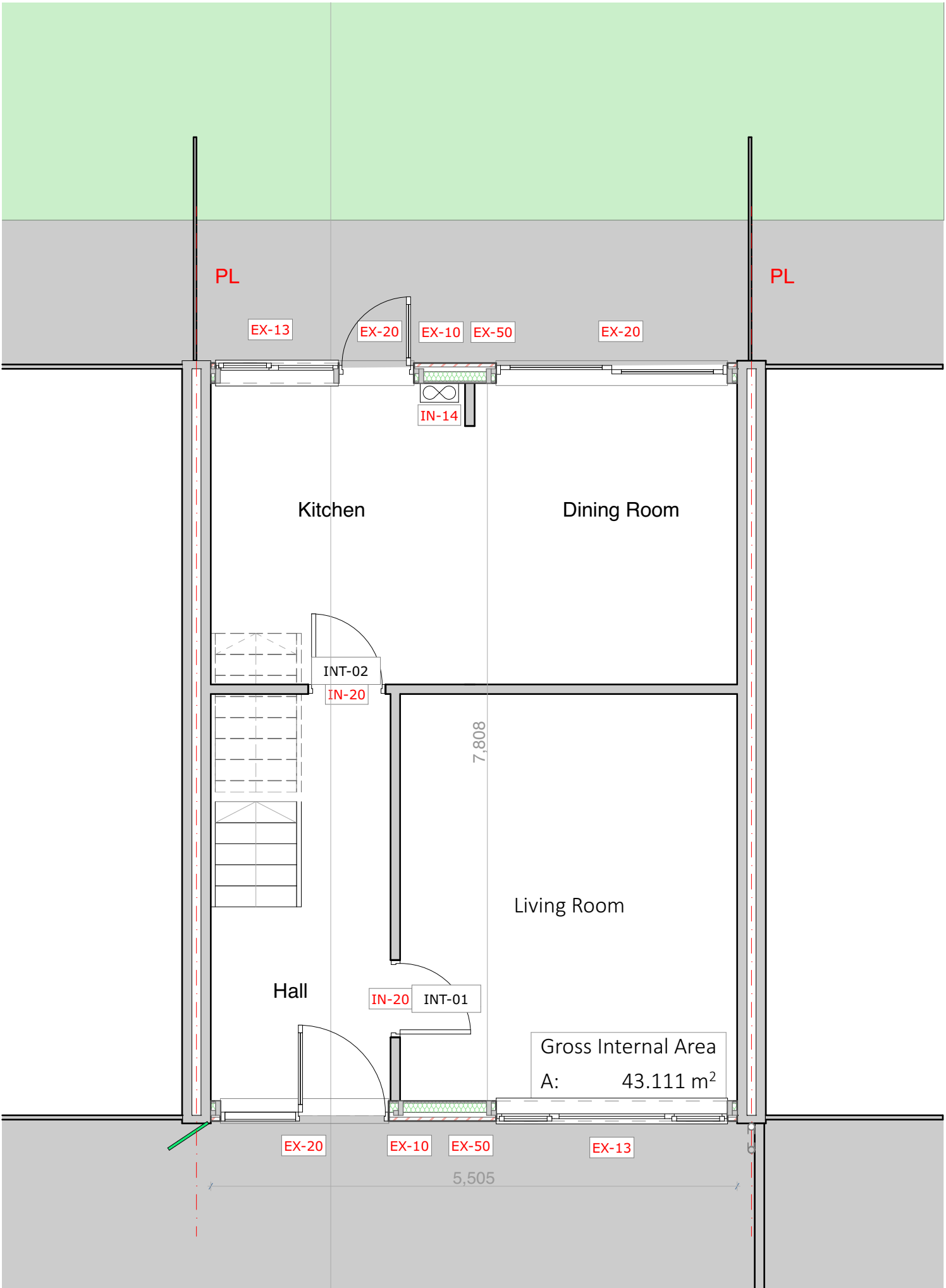


NOTE
ALL DOOR UNDERCUT REQUIREMENTS AS PER CONDITION REPORT FINDINGS, TO BE CONFIRMED AND PHOTOGRAPHED DURING WORKS TO ENSURE COMPLIANCE

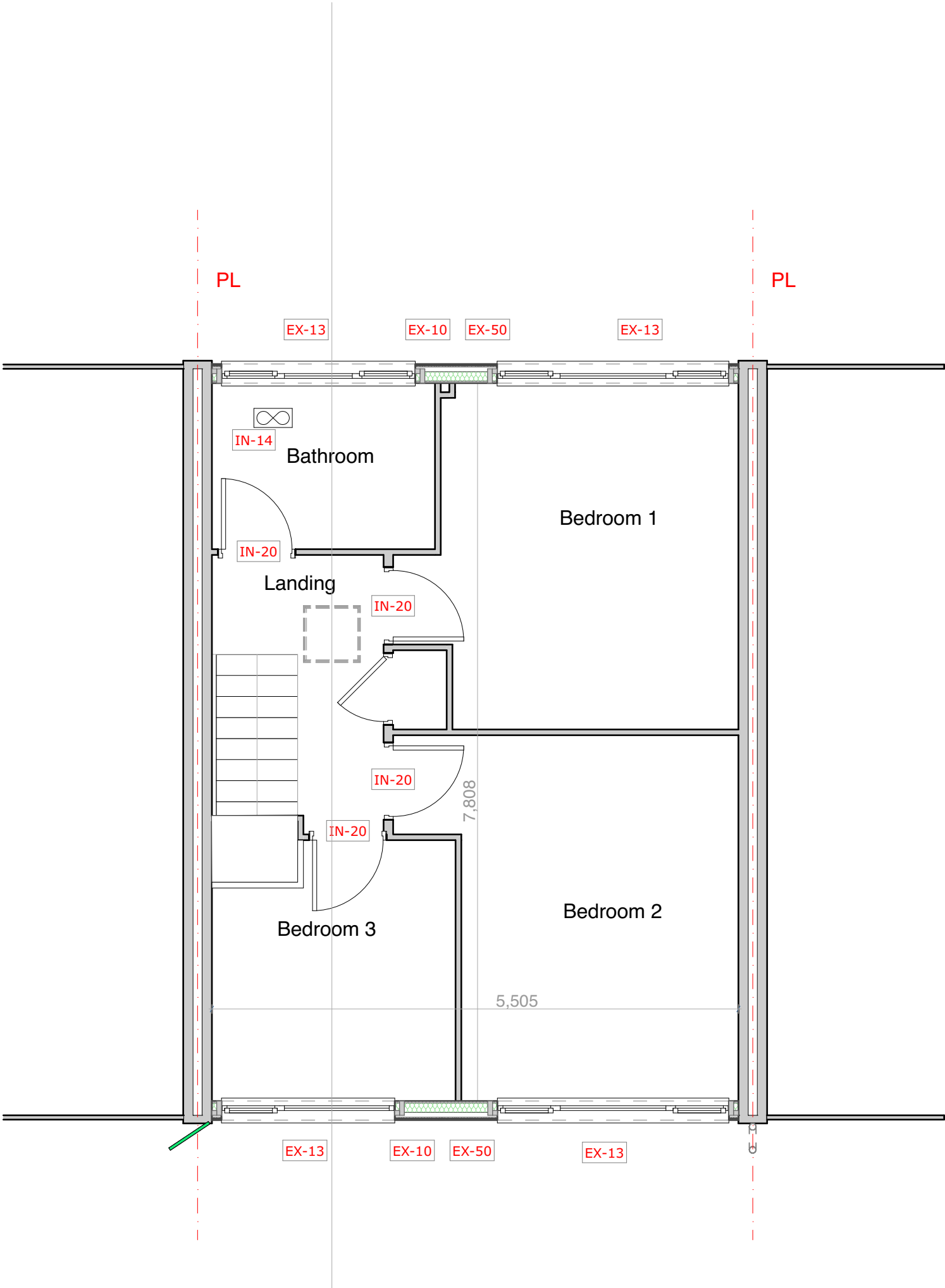
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ENABLING

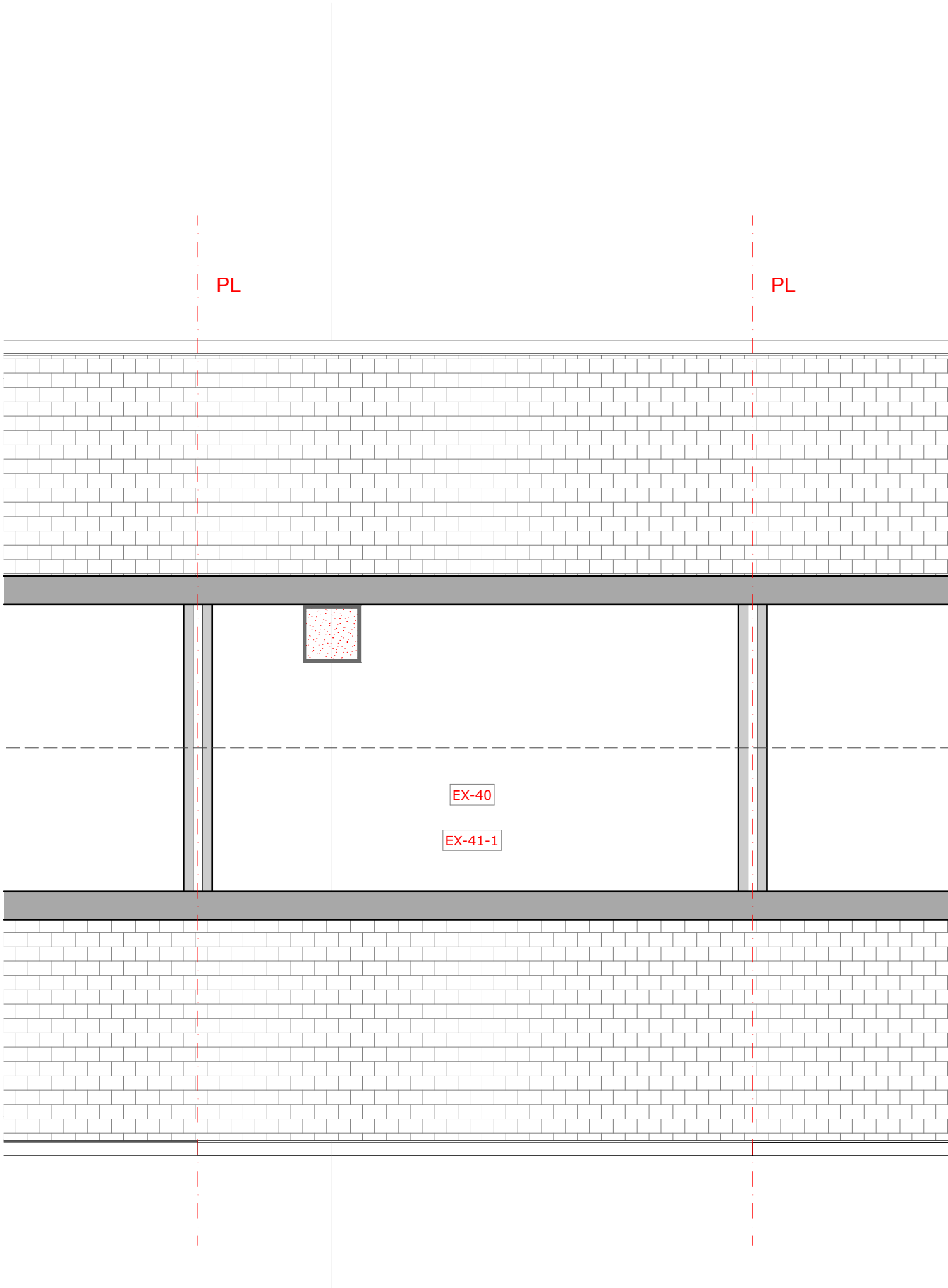
- | | | |
|---|----------------------------------|--|
| 1 | Ventilation Strategy Preparation | <ul style="list-style-type: none">- Remove existing kitchen and bathroom extract fans: ensure 110mm clear core drill aperture and existing fuse spur is adequate for new dMEV fan- Ventilation of kitchen appliances 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 | <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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 |
| 8 | Site Preparation | <ul style="list-style-type: none">- Remove or cutback fences/gates, replace upon completion- Works to external steps to be agreed with TGP, where applicable |



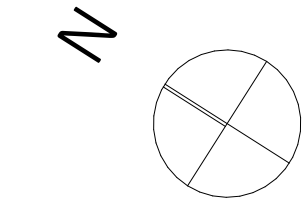
03 Proposed GF Ground Floor 1:50



04 Proposed 01 First Floor 1:50



05 Proposed RF Eaves Level 1:50



NOTE
IN SITUATIONS WHERE WINDOWS ARE NOT REPLACED, EXISTING CAVITIES AND OPENINGS TO BE INSPECTED VIA PIBI'S FOR CAVITY CLOSERS:
(1) SOLID BRICK CAVITY CLOSERS WILL REQUIRE INTERNALLY EMPTIINSULATED REVEALS
(2) WHERE NO CAVITY CLOSERS ARE PRESENT, CWI INSTALL EMPTICAN PROCEED. WHEN WINDOWS ARE REPLACED IN THE EMPTIFUTURE, INSULATED CAVITY CLOSERS TO BE INSTALLED.

NOTE
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EX EXTERNAL WORKS

- EX-10 External Wall to be Insulated and Reinforced
- EX-13 New Windows
- EX-20 New External Doors
- 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

PROPOSED

A1

Scales
1:50

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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
	08/08/2025	WJ	LFS

Client **TGP**

Project **TGP Portsmouth**

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

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

File 17 Chaucer Close_(AC28)

Proposed Floor Plans

8 Hemsley Walk, PO8 8JW



Drawing Number

7083 -CTS-000- 08 -D-A-4710

Revision

01

Revision	Date	Modeled By	Checked By
	08/08/2025	WJ	LFS

Client

TGP

Project

TGP Portsmouth

Status

Stage Approval Subject to Building Control -

Drawings Proposed Right Side Elevation, Proposed Left Side Elevation, Proposed Front Elevation, Proposed Rear Elevation, Proposed Building Section B, Elevations Legend A1: 3, Wall Thickness Legend, Proposed GF Ground Floor

File

17 Chaucer Close_(AC28)

Proposed Elevations

8 Hemsley Walk, PO8 8JW



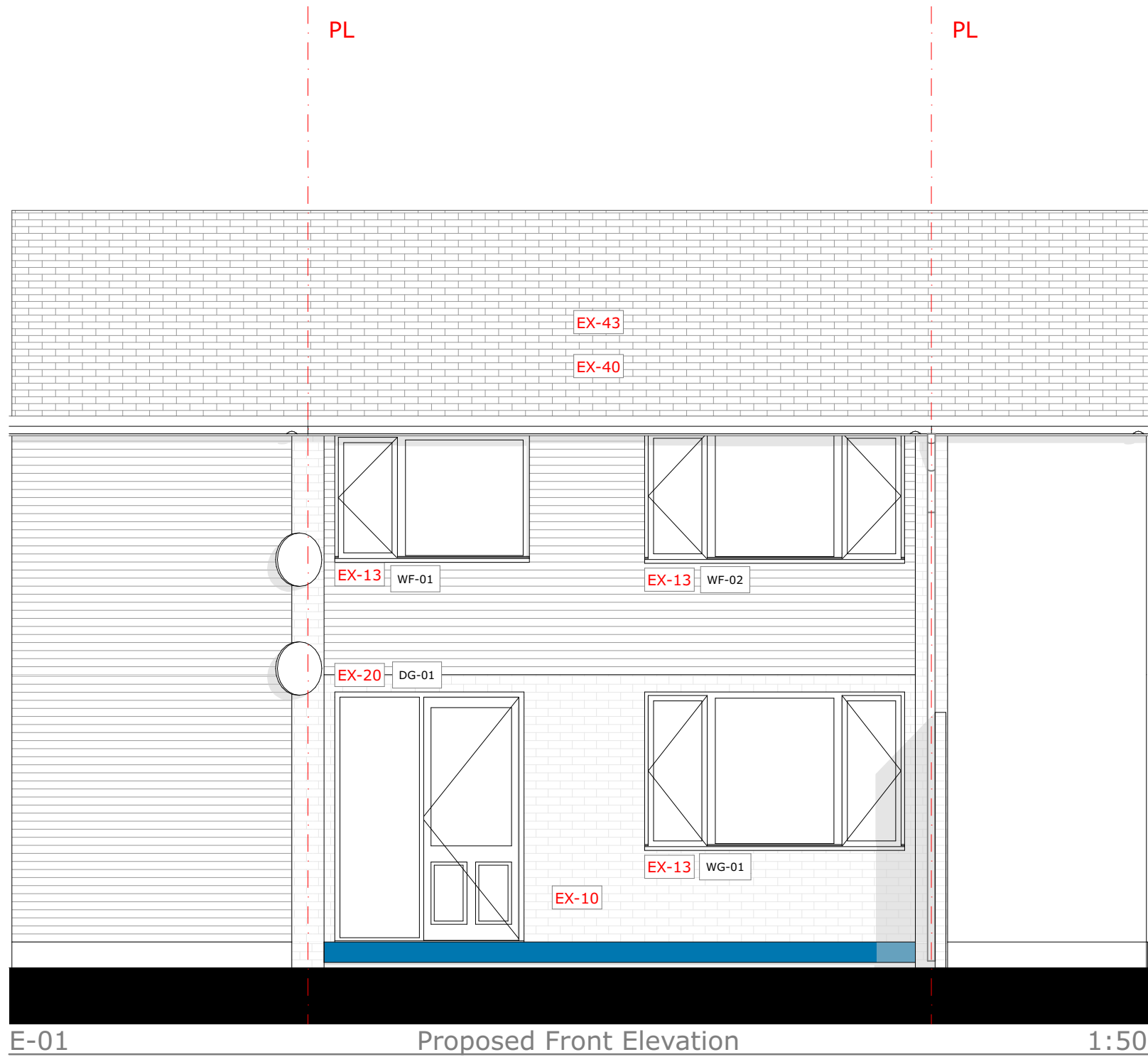
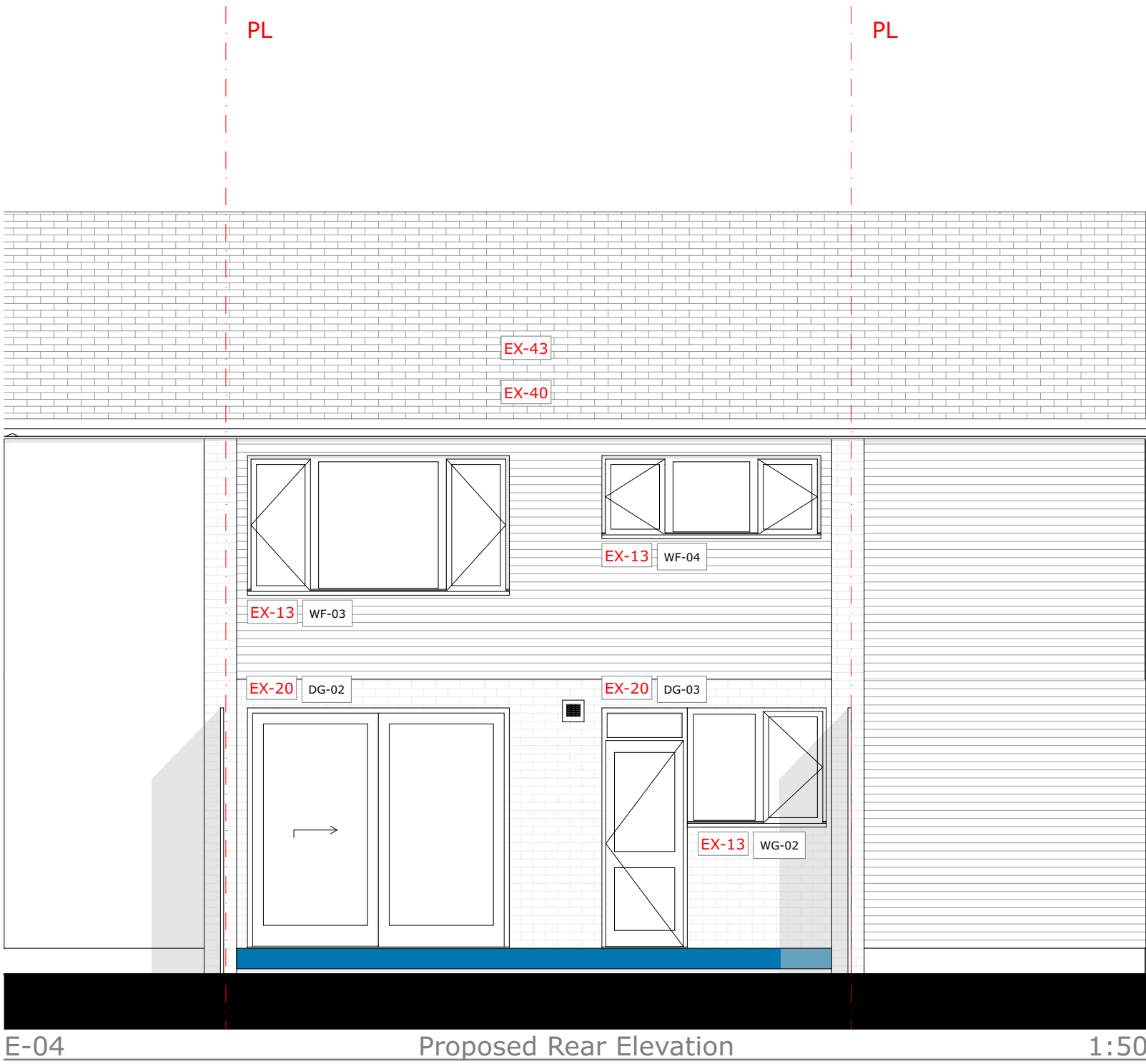
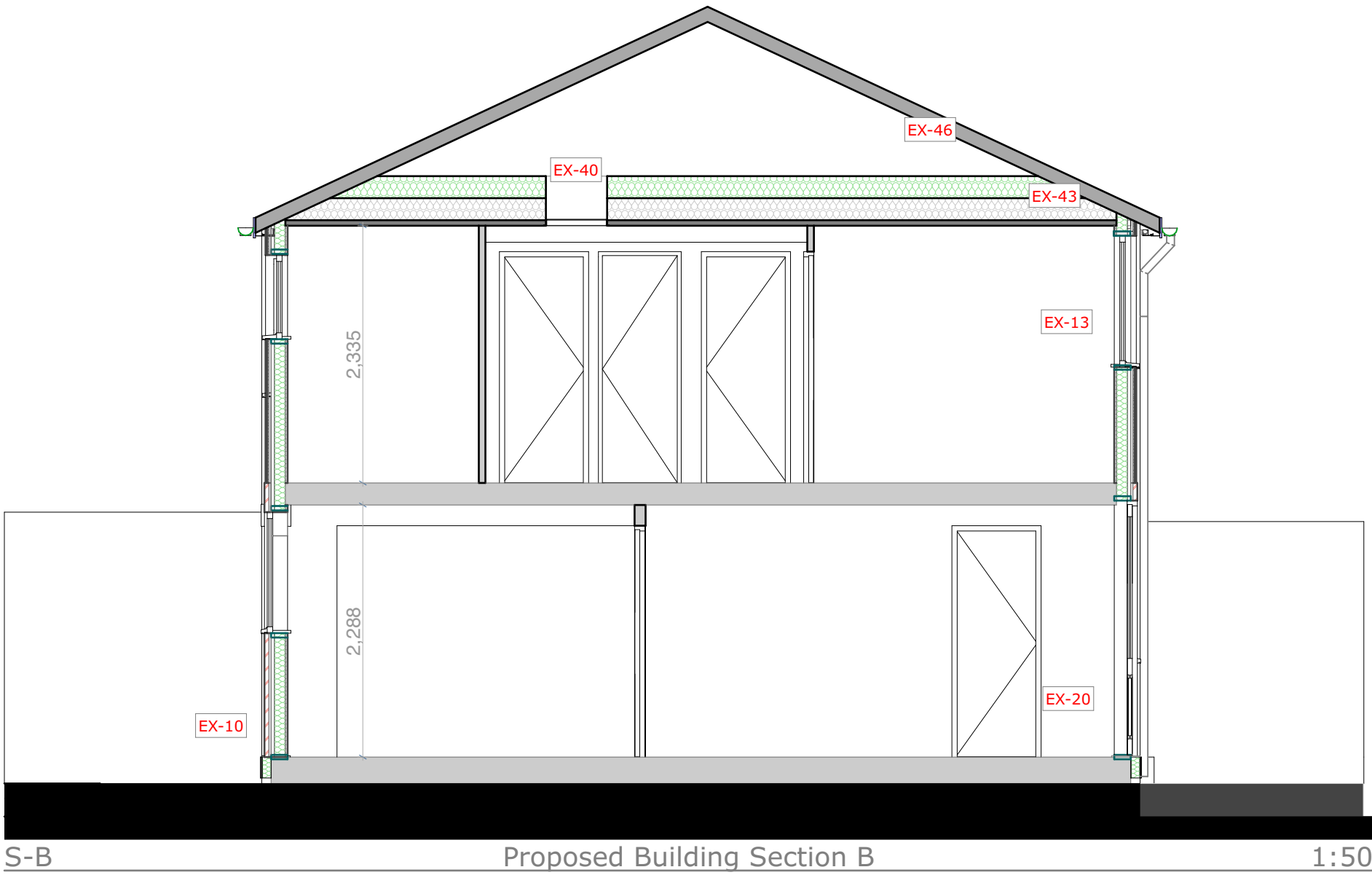
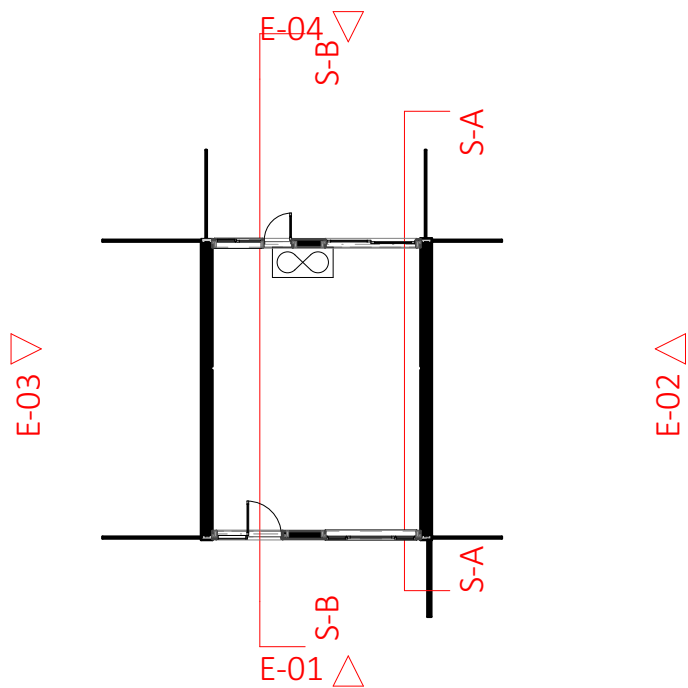
Drawing Number

7083 -CTS-000- 08 -D-A-4711

Revision

01

CONSTRUCTIVE
THINKING



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- EX-13 New Windows
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- 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

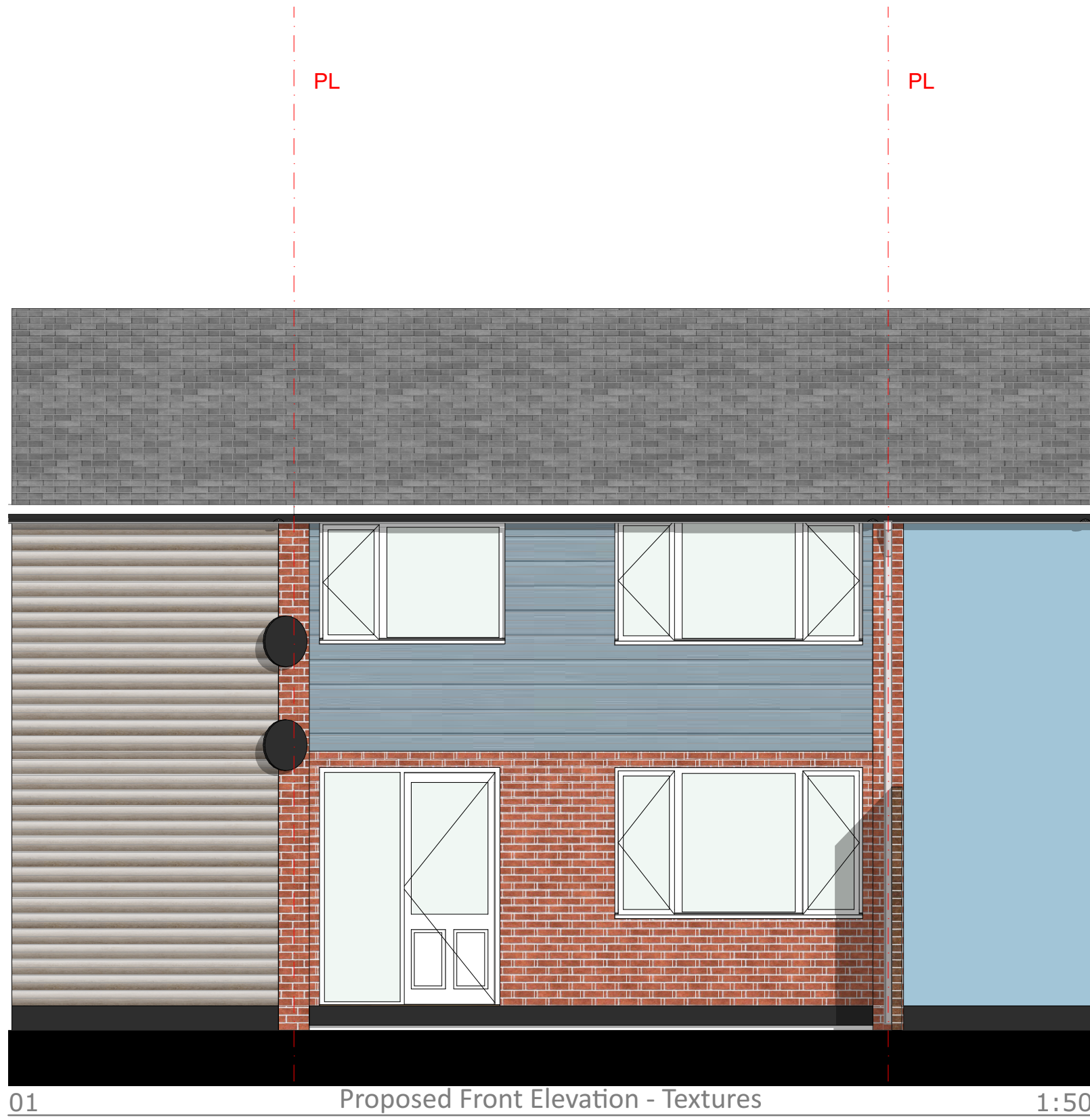
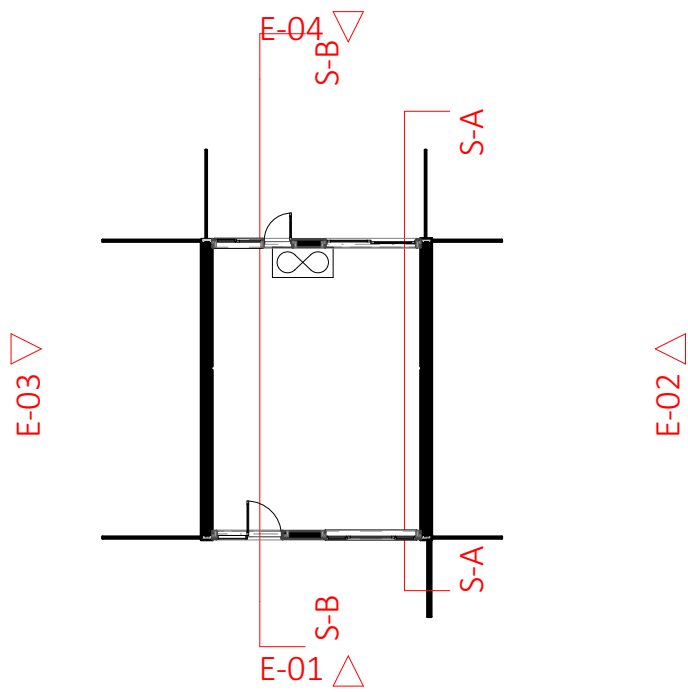
- IN-11 Monitoring Sensors
- IN-14 New dMEV to be located in kitchen and bathroom
- IN-20 Door Undercuts

RM RENEWABLE MEASURES TO NET ZERO

- RM-30 Renewable Ready Measures

MTIP MID TERM IMPROVEMENT PLAN

- MTIP-21 Insulate the Solid Floor



PLANNING

A1

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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
	08/08/2025	WJ	LFS

Client **TGP**

Project **TGP Portsmouth**

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

Drawings Elevations Legend Alt 3, Proposed Front Elevation - Textures, Proposed Rear Elevation - Textures, External Finishes

File 17 Chaucer Close_(AC28)

Planning Elevations

8 Hemsley Walk, PO8 8JW

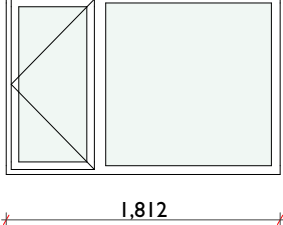
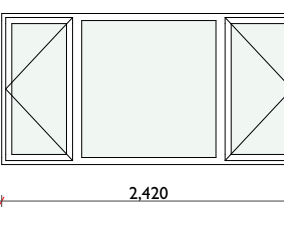
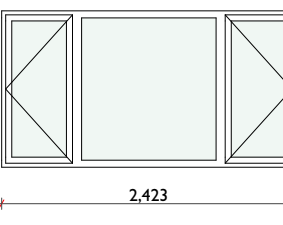
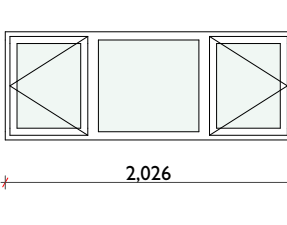
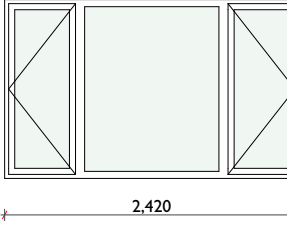
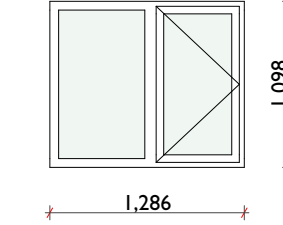
Drawing Number

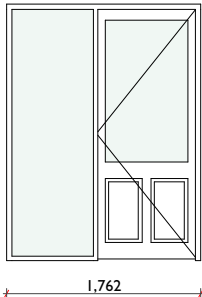
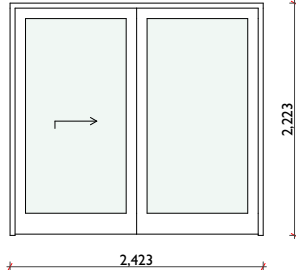
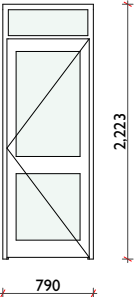
7083 -CTS-000- 08 -D-A-4712

Revision

01

CONSTRUCTIVE
THINKING

WINDOW SCHEDULE						
Element ID	WF-01	WF-02	WF-03	WF-04	WG-01	WG-02
External Elevation						
Width	1,812	2,420	2,423	2,026	2,420	1,286
Height	1,192	1,242	1,287	764	1,470	1,098
Thermal Performance	Refer to Technical Standards	Refer to Technical Standards	Refer to Technical Standards	Refer to C	Refer to Technical Standards	Refer to Technical Standards
Window Description	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 Area	2.16	3.01	3.12	1.55	3.56	1.41

DOOR SCHEDULE			
Element ID	DG-01	DG-02	DG-03
External Elevation			
Width	1,762	2,423	790
Height	2,328	2,223	2,223
Thermal Performance	Refer to CTS Specifications	Refer to CTS Specifications	Refer to CTS Specifications
Door Description	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
Door Area	4.10	5.39	1.76

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.

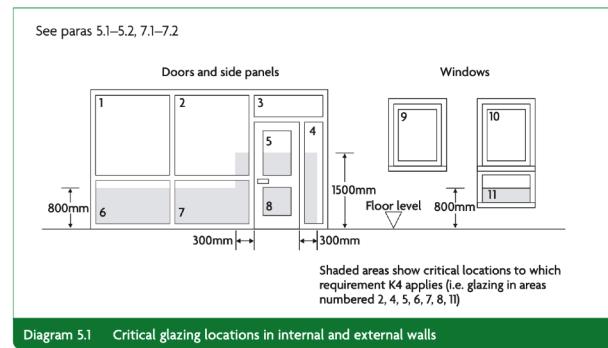
An opening light is to be provided to each first floor habitable room to allow for emergency egress. Minimum of 450x450mm, and have a minimum area of 0.33sqm.

Any glazing which is obscured as existing, 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 doors 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.

Revision	Date	By	Check
	08/08/2025	WJ	LFS

Client **TGP**Project **TGP Portsmouth**

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

Drawings Window Schedule, Door Schedule, Windows /
Doors Caveats

17 Chaucer Close_(AC28)

Window and Door Schedule

**8 Hemsley Walk,
PO8 8JW**

Drawing Number
7083 -CTS- 000- 08 -D-A-4713

Revision
01

EX EXTERNAL
WORKS

EX-10	External Wall to be Insulated and Reinforced	<div>- External Wall to achieve 0.3W/m^2K as per Part L Requirements</div> <div>- Existing Wall to be Reinforced as per Architect's and Structural Engineer's Details</div> <div>- Refer to Architect's Details, Structural Engineer's Details and Calculations, and Manufacturer's Specifications</div>
EX-13	New Windows	<div>- New Windows to achieve U-value of 1.20 W/m2K</div> <div>- All windows to meet FENSA and PAS24 compliance standards</div> <div>- Windows to have trickle vents installed except in wet rooms where dMEV is present</div> <div>-Cavity closers to be inspected</div>
EX-20	New External Doors	<div>-Composite Front Doors to achieve U-value of 1.20 W/m2K</div> <div>- Installed as per manufacturer's technical spec, sealed with expanding foam tape</div> <div>- Internal reveals to be made good, cavity closers to be inspected</div> <div>- Part L doors to be in accordance with manufacturers spec and employers requirements</div>
EX-40	Pitched Roof/ Loft Insulation	<div>- Top up Mineral Wool Quilt Loft Insulation to 400mm, refer to CTS Specification</div> <div>- Ventilation to be ensured with proprietary vent trays if required</div> <div>- Loft Insulation to be rolled into the eaves, ensuring continuous thermal envelope, refer to CTS details</div> <div>- Install new insulated loft hatch as per manufacturer´s specifications</div> <div>- Skeilings to be insulated as per CTS Detail Pack</div> <div>- Inspect existing fascia, soffit and rainwater goods for degradation and replace where neccessary</div>
EX-41-1	Roof Ventilation	<div>- 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.</div>
EX-43	Eaves/Verge Extension	<div>- Eaves/Verges to be Extended where required; Min 40mm overhang from finish face of EWI System</div> <div>- Refer to CTS Detail Pack</div>
EX-46	Roof Tile Vents (if no replacement)	<div>- Existing Roof ventilation strategy to be confirmed for compliance, if breather membrane is present disregard below;</div> <div>- Minimum 2 vent tiles per roofscape, e.g. a hip roof would be 6 tile vents</div> <div>- Vent tiles to be installed as close to eaves as possible and above new insulation height</div> <div>- Vent tiles position to be coordinated to allow provision for potential PV in the future</div>
EX-50	Structural Panel	<div>- Structherm Structural Panel above DPC, unless alternative thickness indicated, installed as per Constructive Thinking Studio (CTS) Detail Pack and Structherm specification and details</div> <div>installed as per manufacturer's technical spec.</div>
EX-60	External Fixtures	<div>-New External Lights</div> <div>-New External Canopy soffit to be installed as per manufacturer's details</div>

IN INTERNAL
WORKS

IN-11	Monitoring Sensors	<div>To be installed as per CTS specifications</div>
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>

PROPOSED

A3

Scales

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Revision

Date

By

Check

08/08/2025

WJ

LFS

Client

TGP

Project

TGP Portsmouth

Status

Stage Approval Subject to Building Control - A1 -

Drawings

File

17 Chaucer Close_(AC28)

Measures

8 Hemsley Walk,
PO8 8JW

Drawing Number
7083 -CTS- 000- 08 -D-A-4717
Revision
01

