

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

Enabling Legend, Inspection / General Caveats, Enabling Right Side Elevation, Enabling Left Side Elevation, Enabling Front Elevation, Enabling Rear Elevation, Enabling Building Section B, Elevations Legend Alt 7

File

17 Chaucer Close_(AC28)

Enabling Elevations

12 Passingham Walk,
PO8 8JH



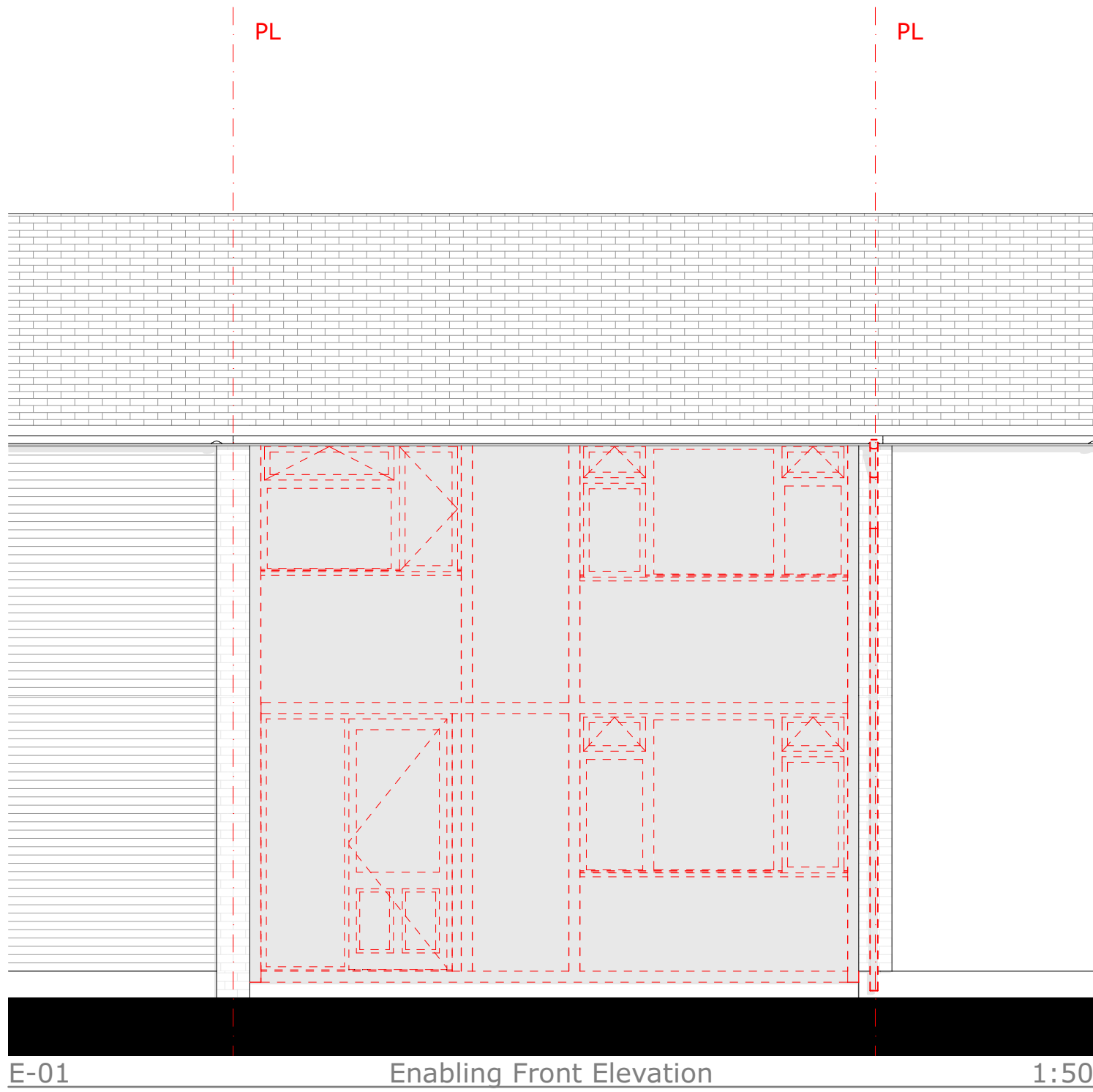
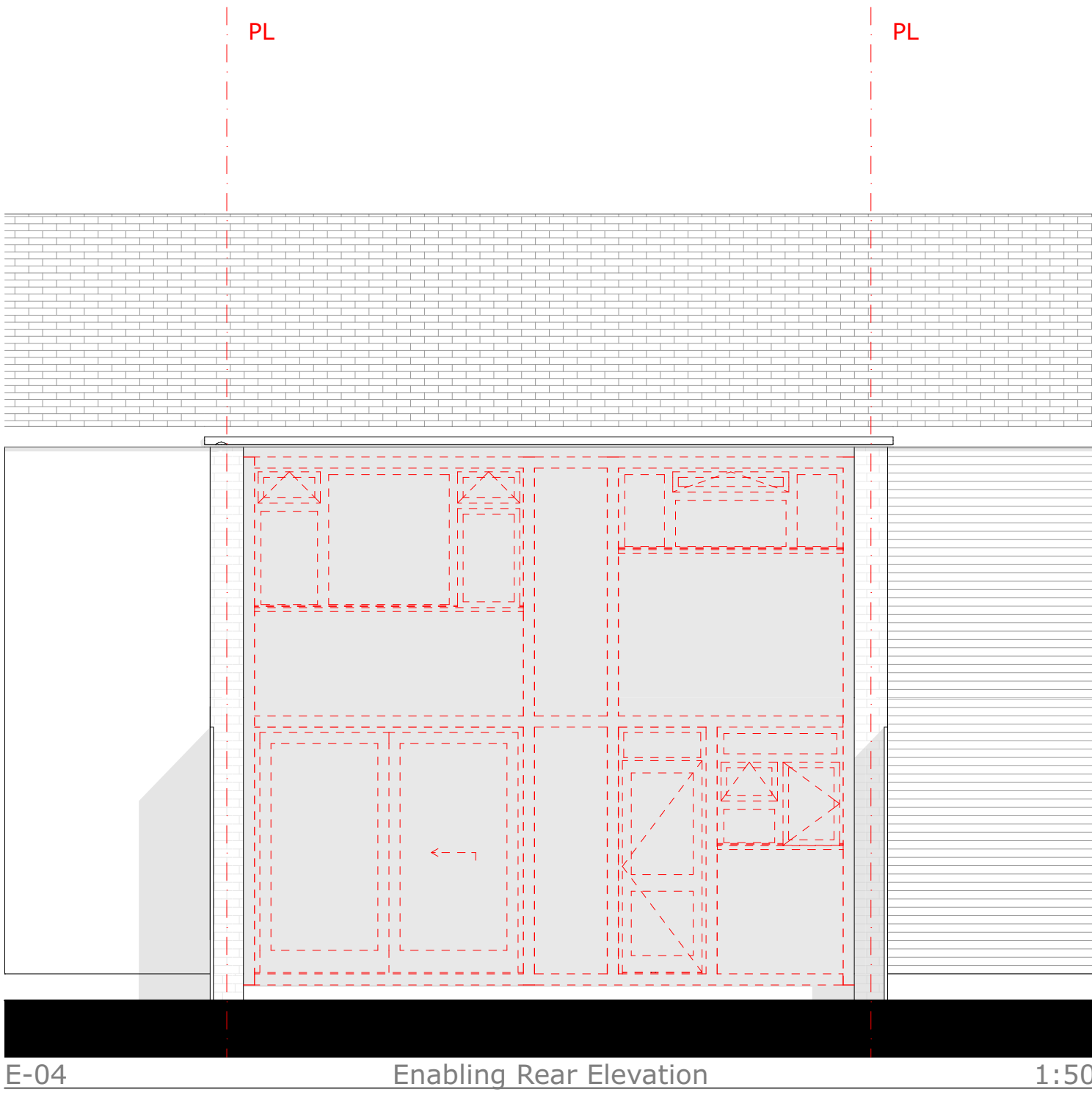
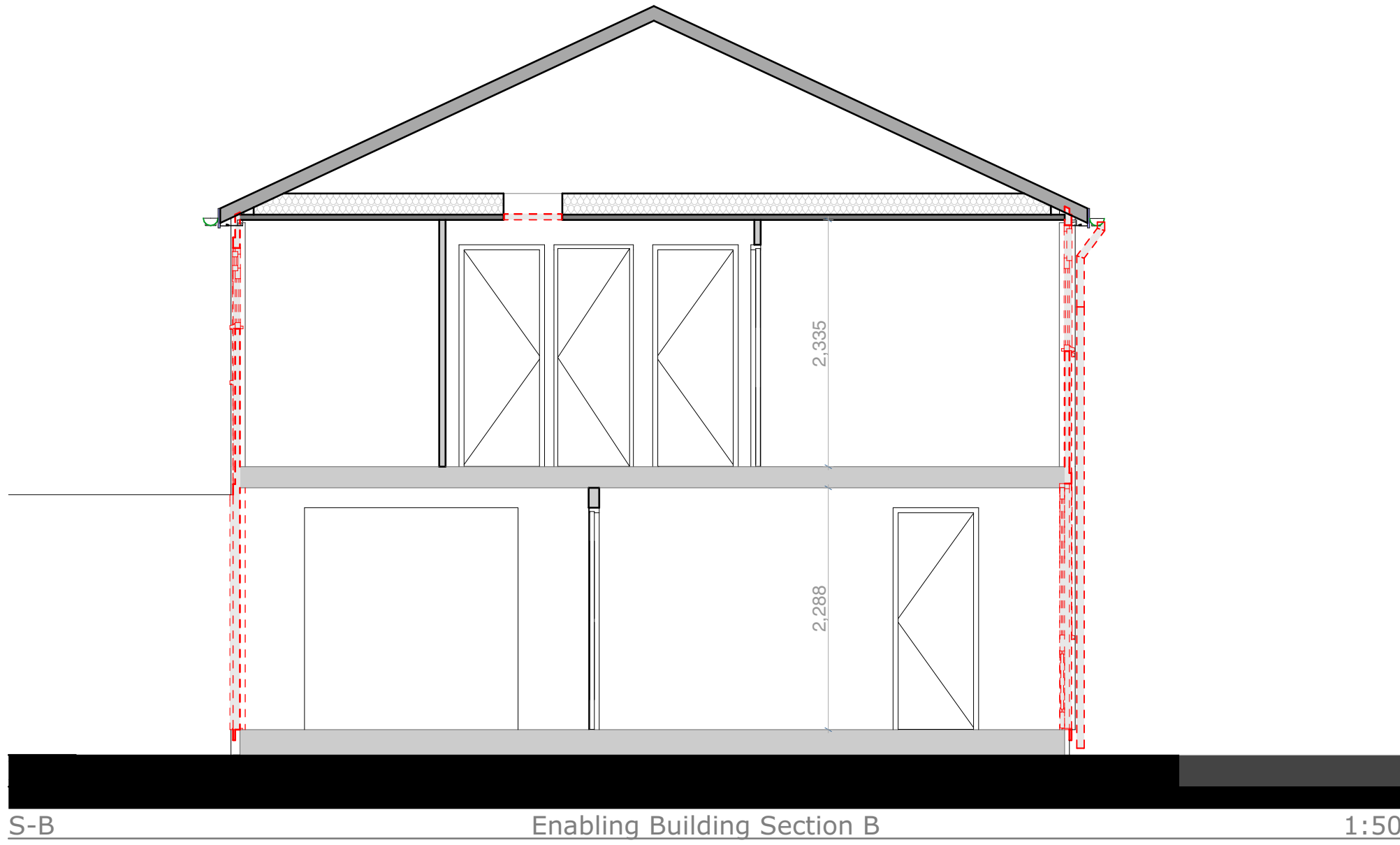
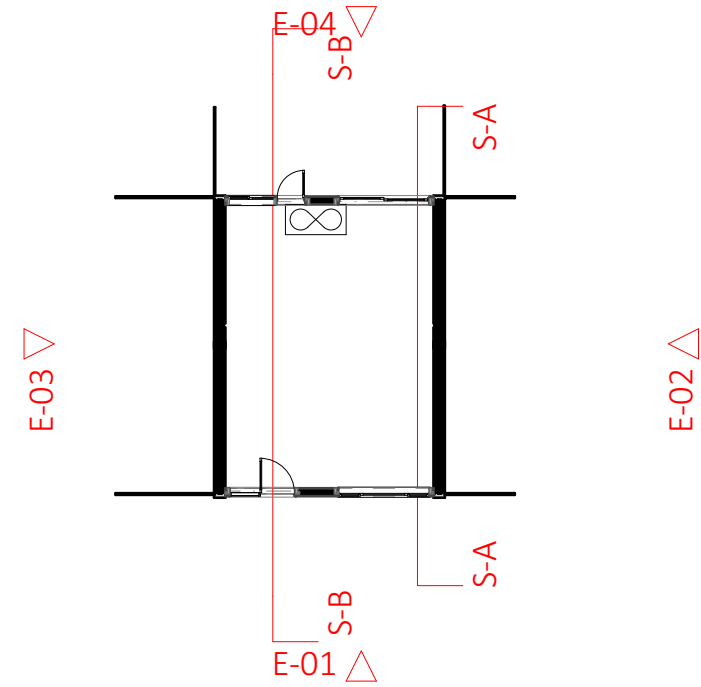
Drawing Number

7083 -CTS- 12 - 000 -D-A-41109

Revision

01

CONSTRUCTIVE
THINKING



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

To Be Demolished

ENABLING

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