

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 Right Side Elevation, Enabling Left Side Elevation, Enabling Front Elevation, Enabling Rear Elevation, Enabling Building Section B, Elevations Legend A1:2

File

17 Chaucer Close_(AC28)

Enabling Elevations

6 Passingham Walk,
PO8 8JH

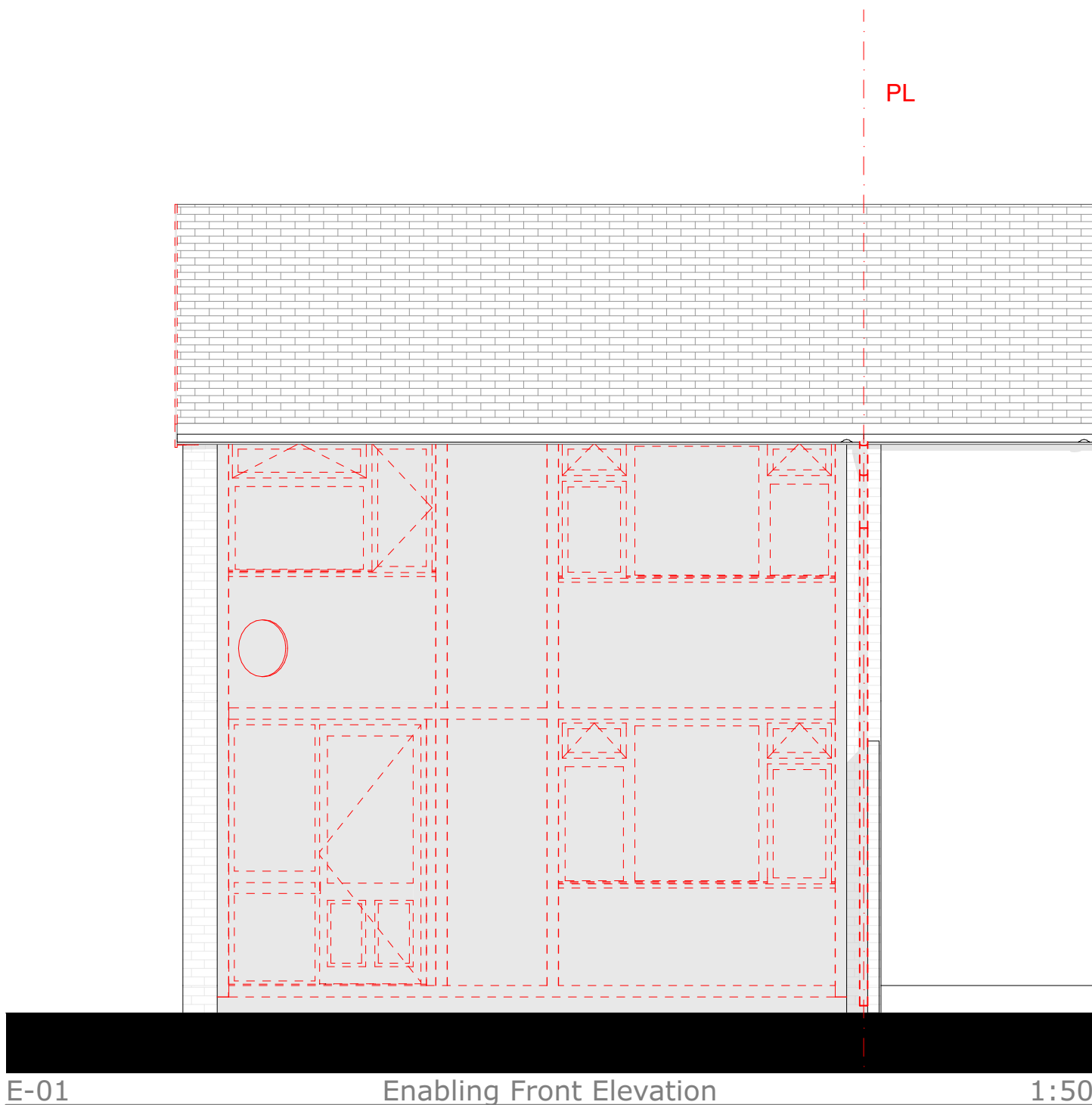
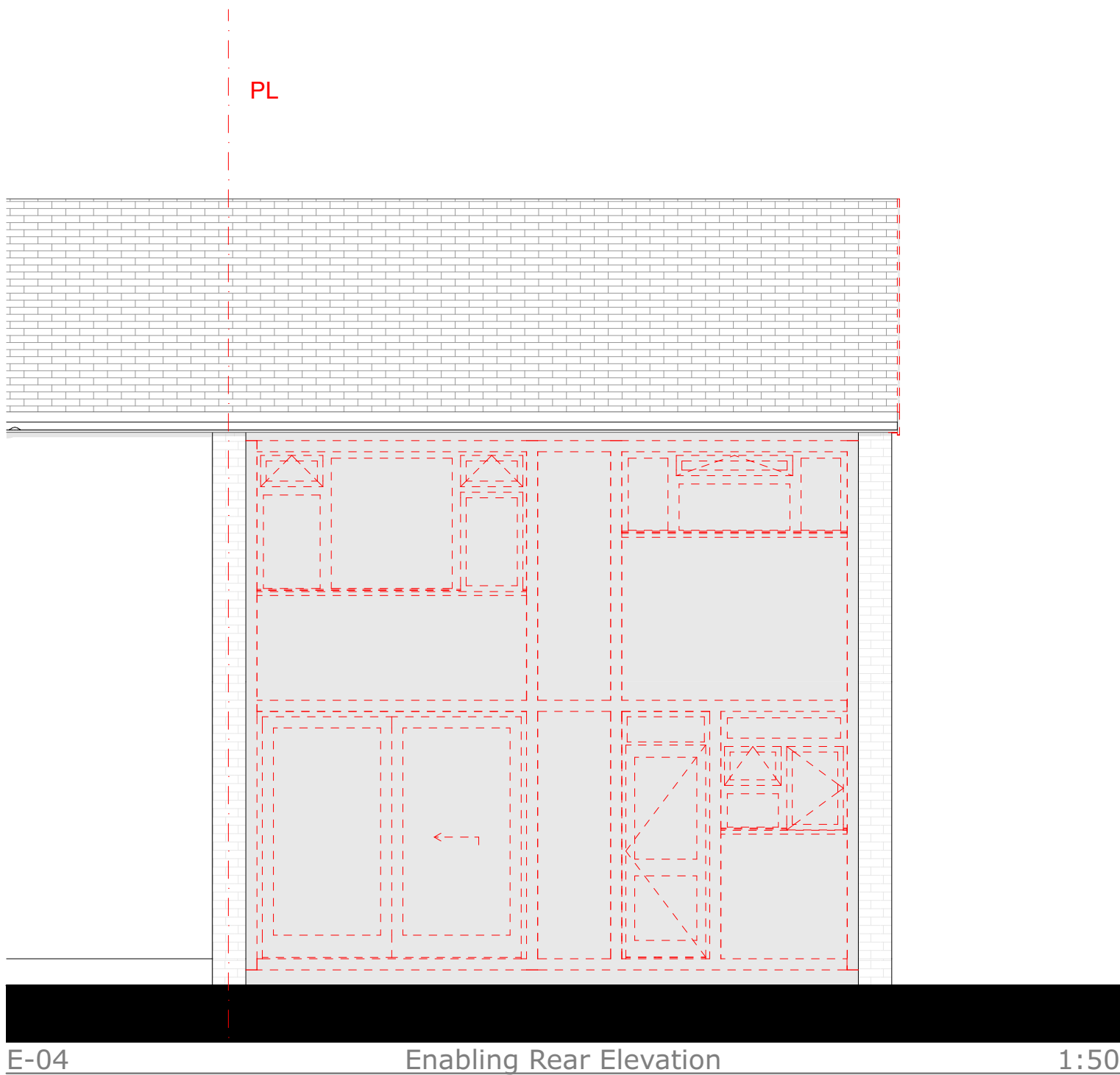
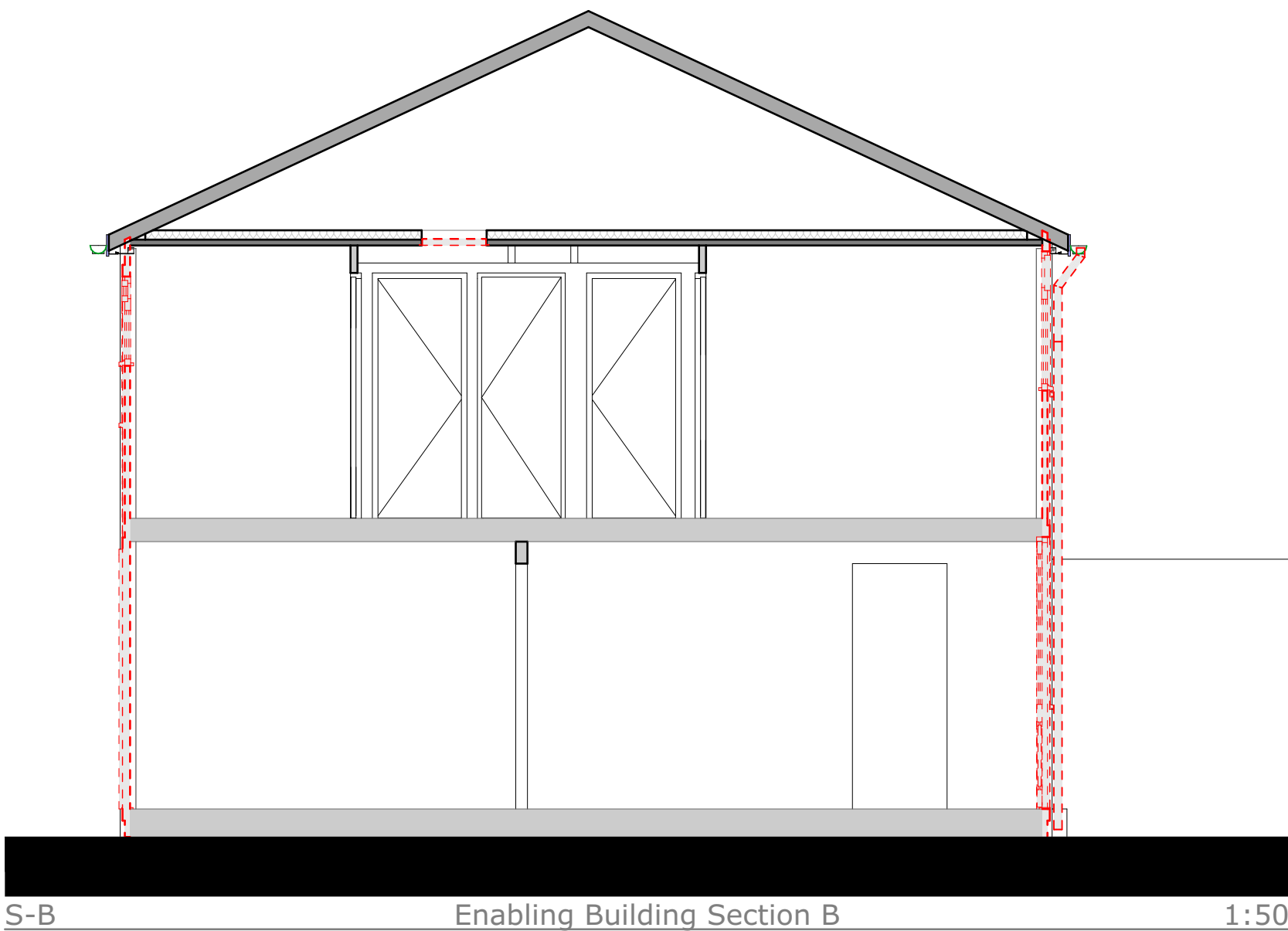
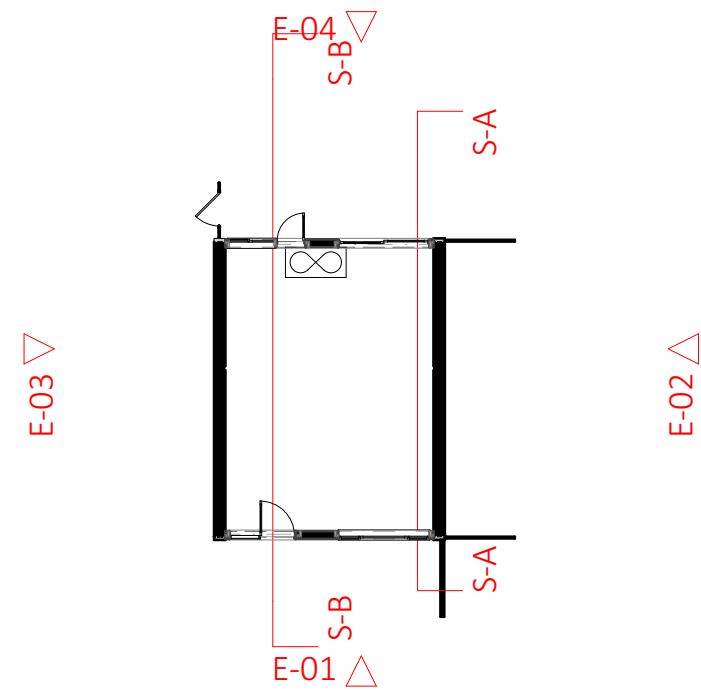


Drawing Number

7083 -CTS- 20 -000.06 -D-A-4609

Revision

01



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

To Be Demolished

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 |