

ENABLING

A1

Scales

1:50

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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.

This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

Demolition/Adaptation Risks

<complete within project info-building details>

Construction Risks

<complete within project info-building details>

Maintenance/Cleaning Risks

<complete within project info-building details>

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

File

31 Pyle Close_(AC28)

Enabling Elevations

31 Pyle Close



Drawing Number

7083 -CTS- 02 - 31 -D-A-4409

Revision

P06

ENABLING

- Ventilation Strategy Preparation

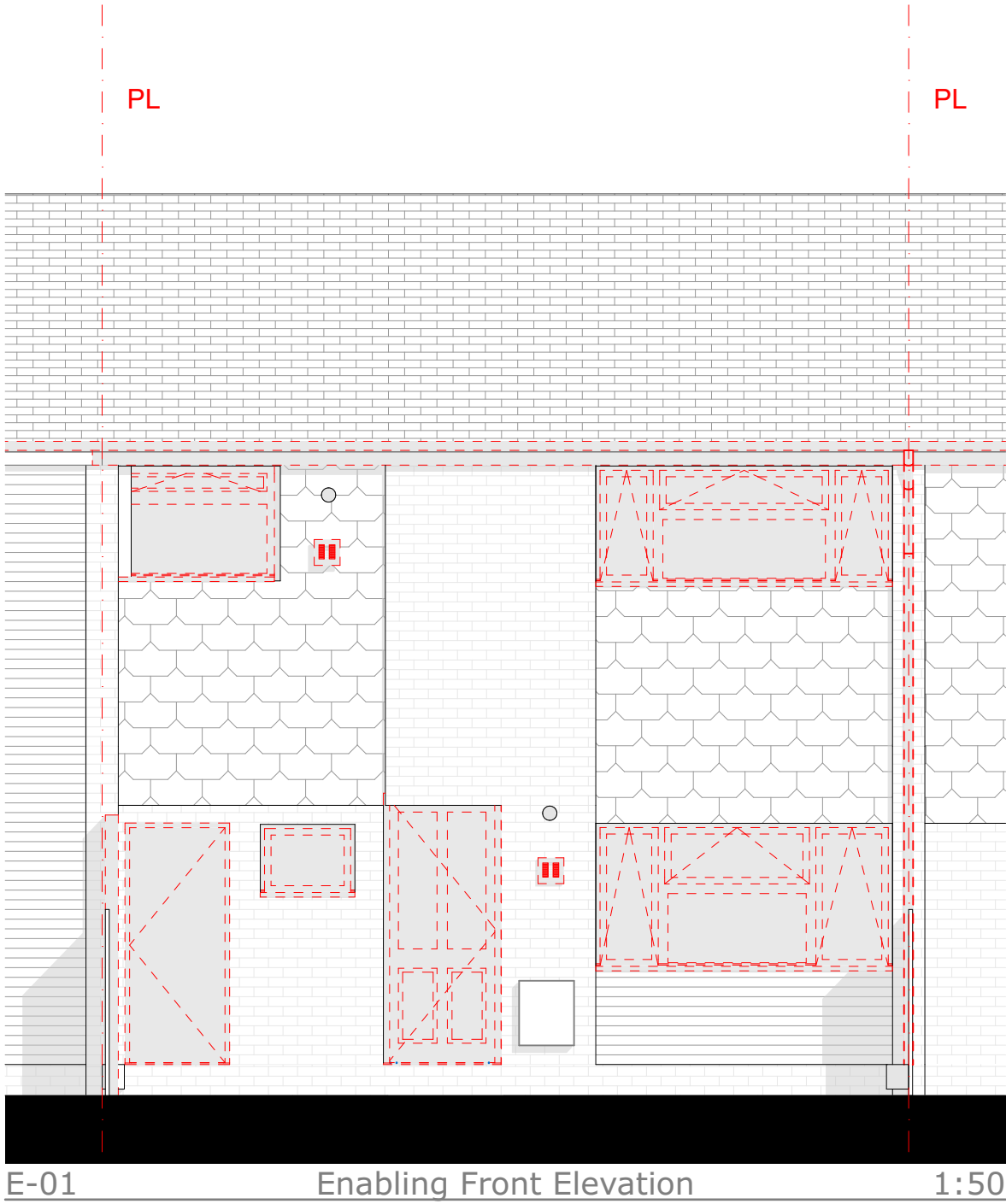
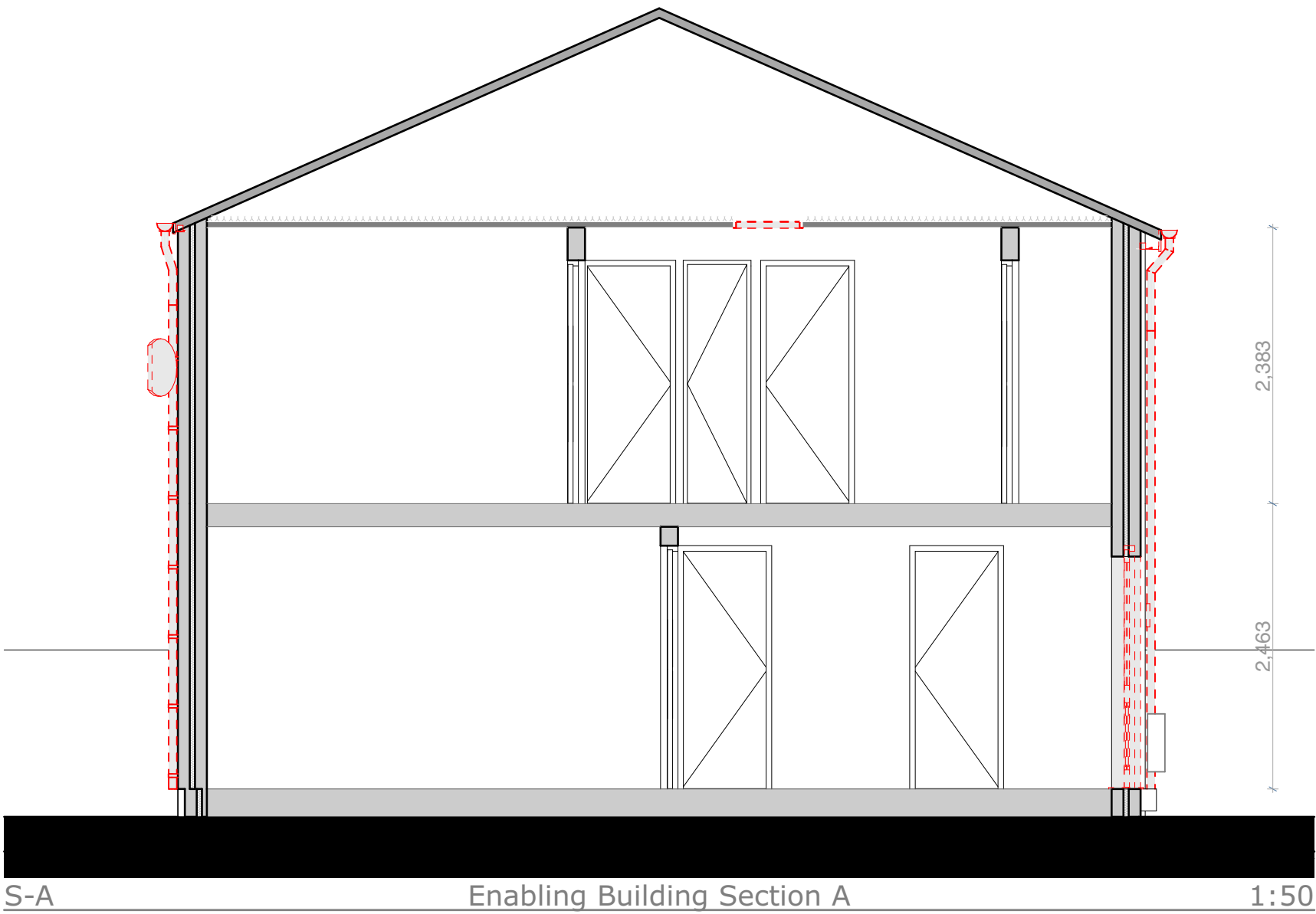
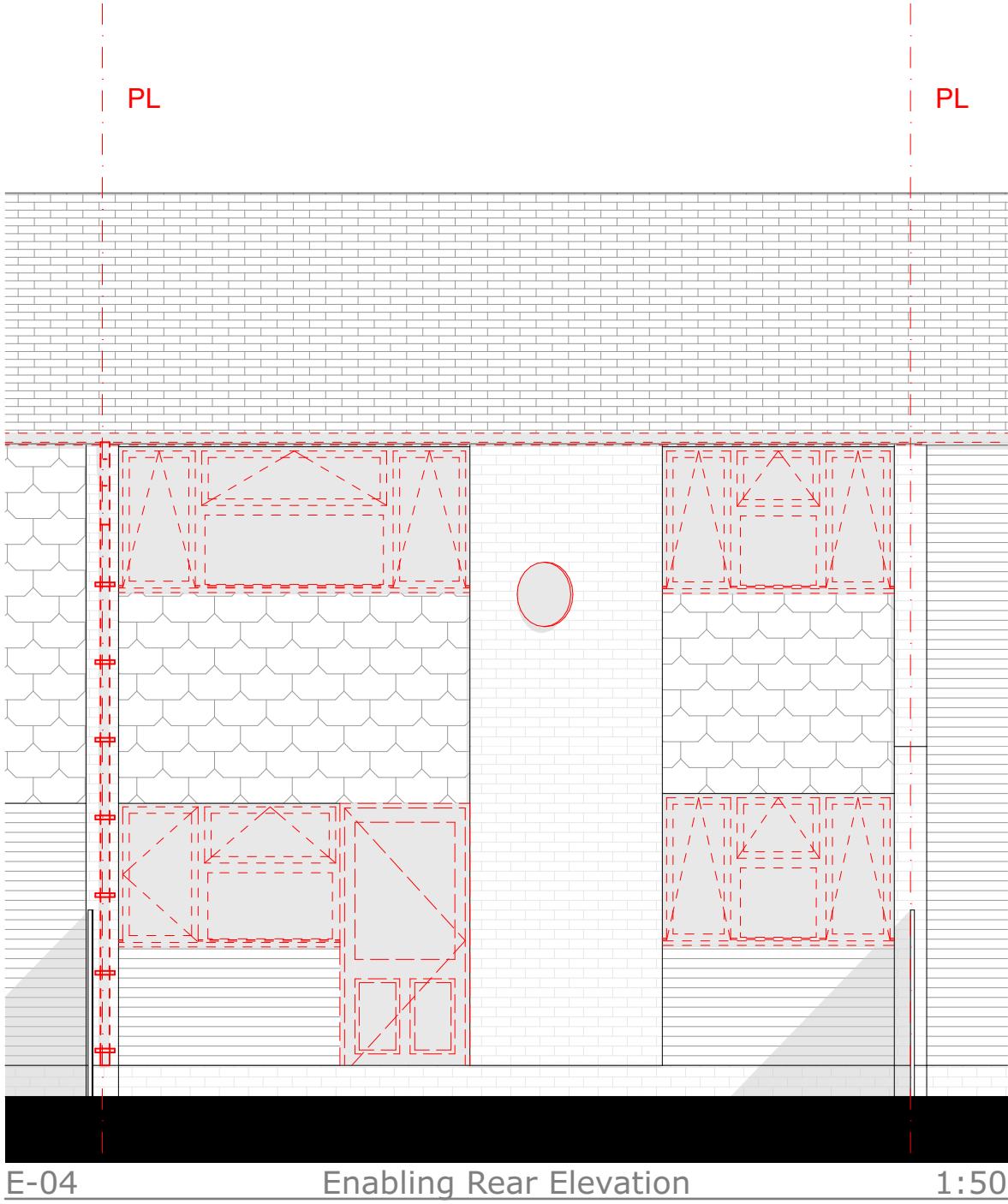
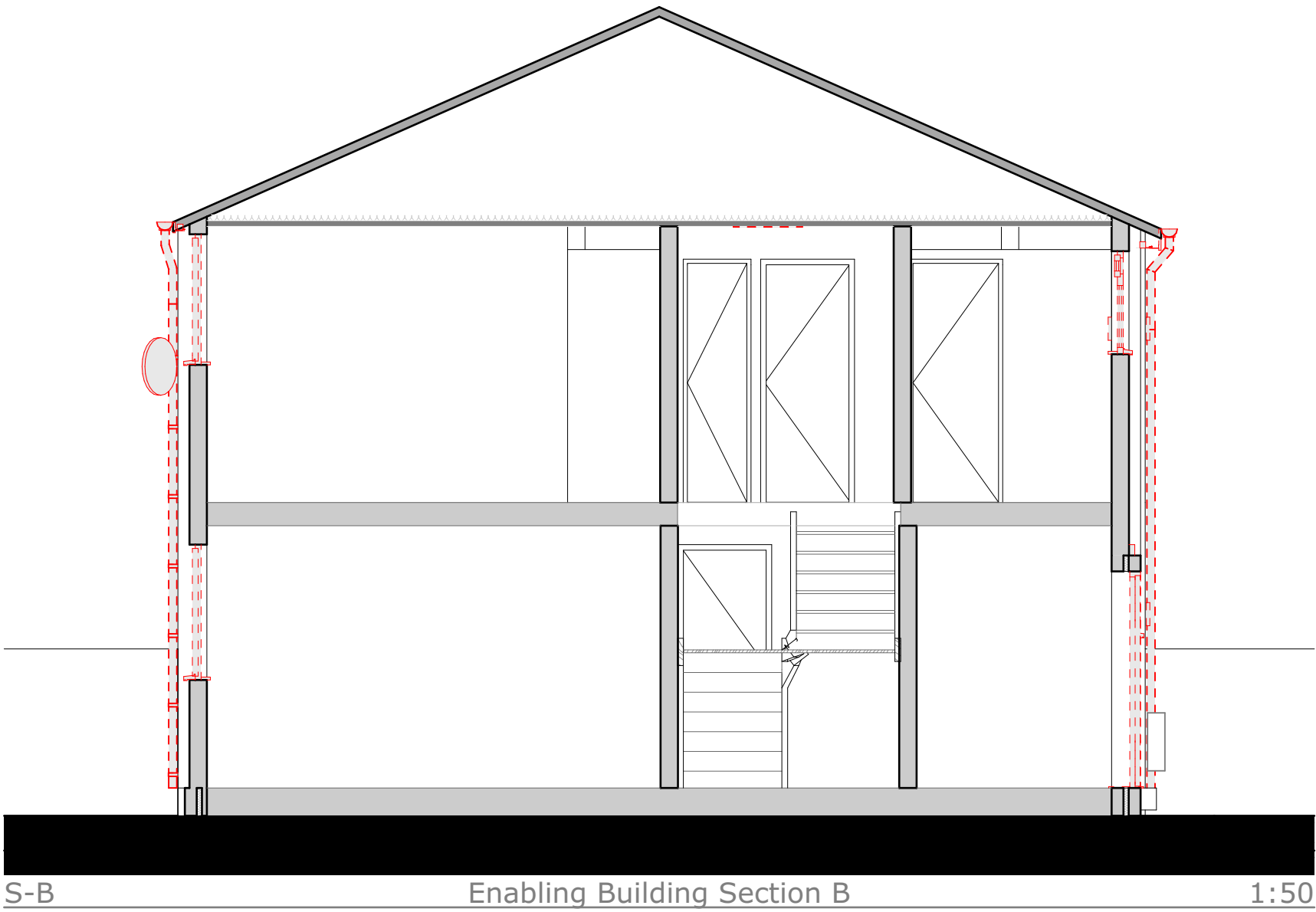
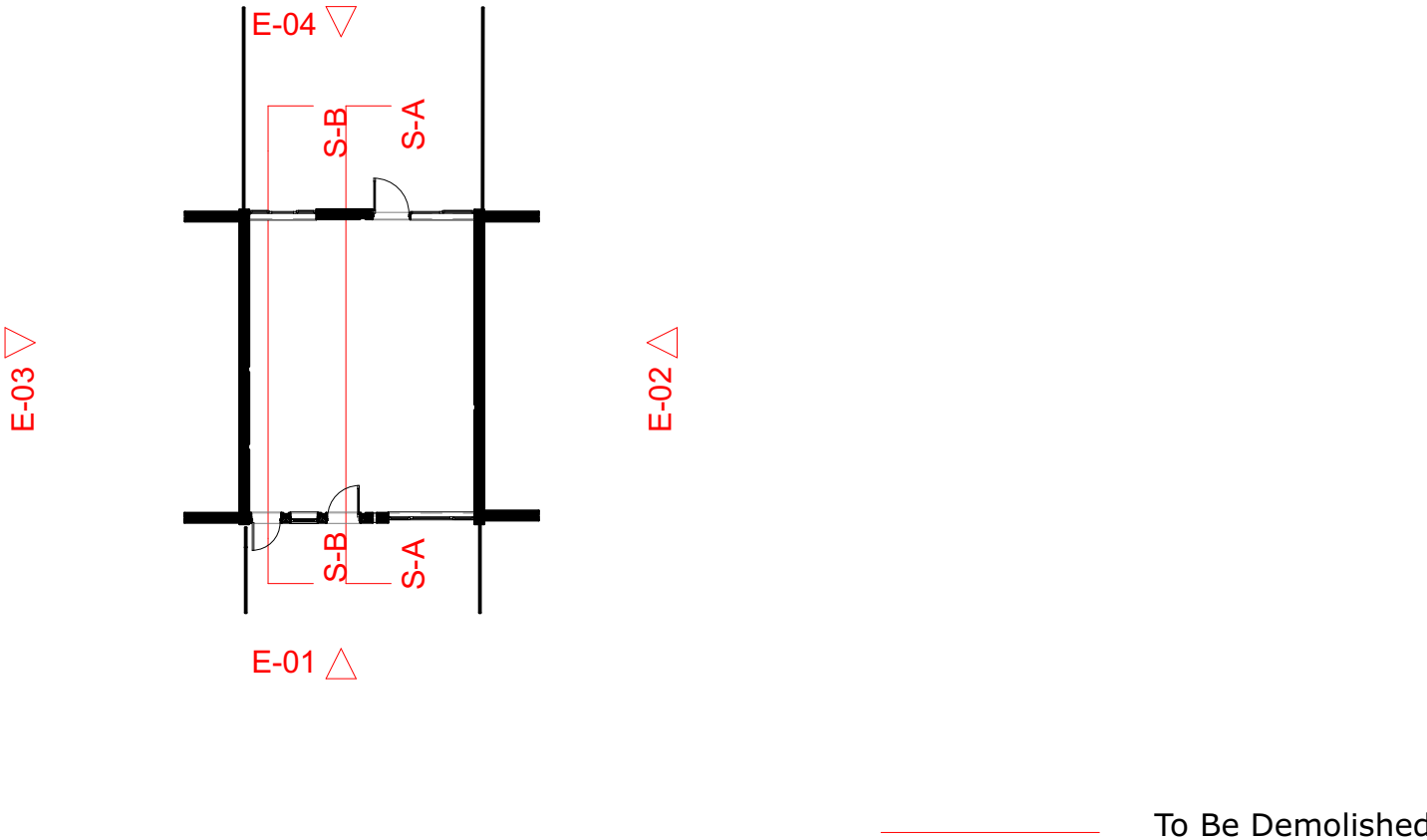
 - Remove existing kitchen and bathroom extract fans: ensure 110mm clear core drill aperture and existing fuse spur is adequate for new dMEV fan
 - Ventilation of kitchen appliances and open flue items where agreed to be retained and insulated
 - New rigid ducting/sleeve to be installed for dMEV, mitigating 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
- 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
- Site Preparation

 - Remove or cutback fences/gates, replace upon completion
 - Works to external steps to be agreed with TGP, where applicable



To Be Demolished