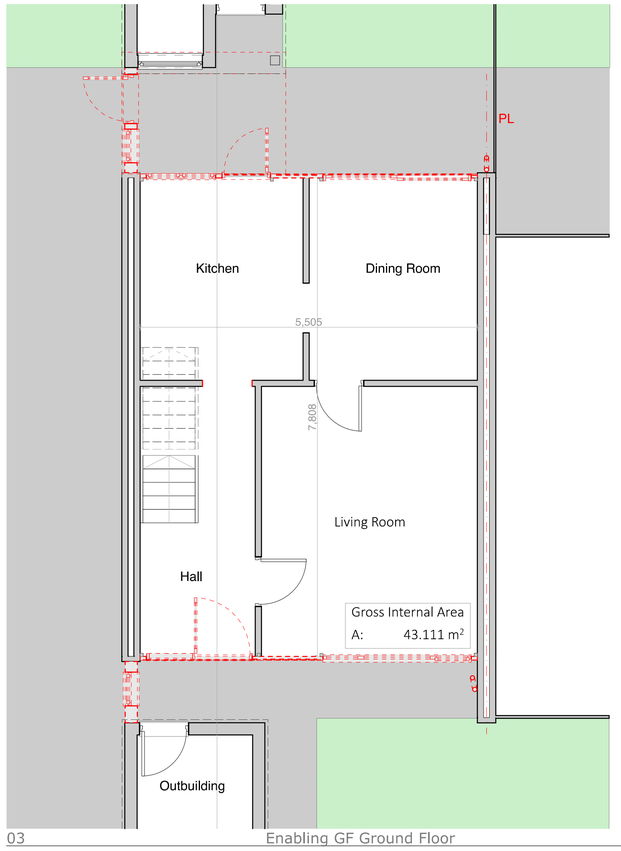
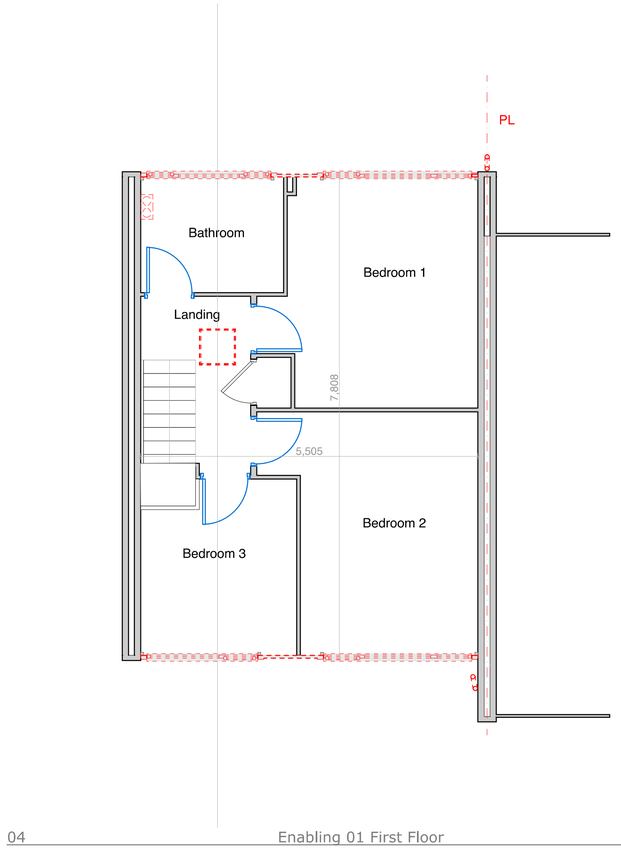
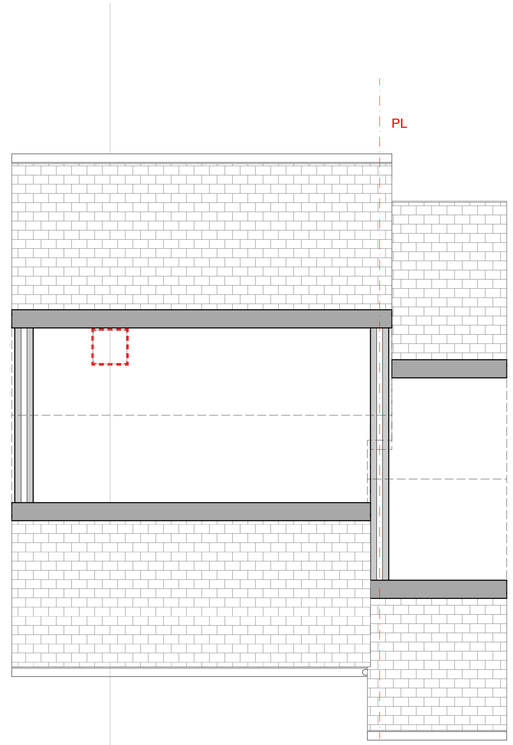


03 Enabling GF Ground Floor 1:50



04 Enabling 01 First Floor 1:50



05 Enabling RF Eaves Level 1:50

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

N

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

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 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
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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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	Modeled By	Checked By
	08/08/2025	WJ	LFS

Client **TGP**

Project **TGP Portsmouth**

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

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

50 Well Meadow, PO9 4LW

1:50 0 10m 20

1:100 0 1m 2 3 4 5

Drawing Number
7083 -CTS- 20 - 000 -D-A-4908

Revision
01