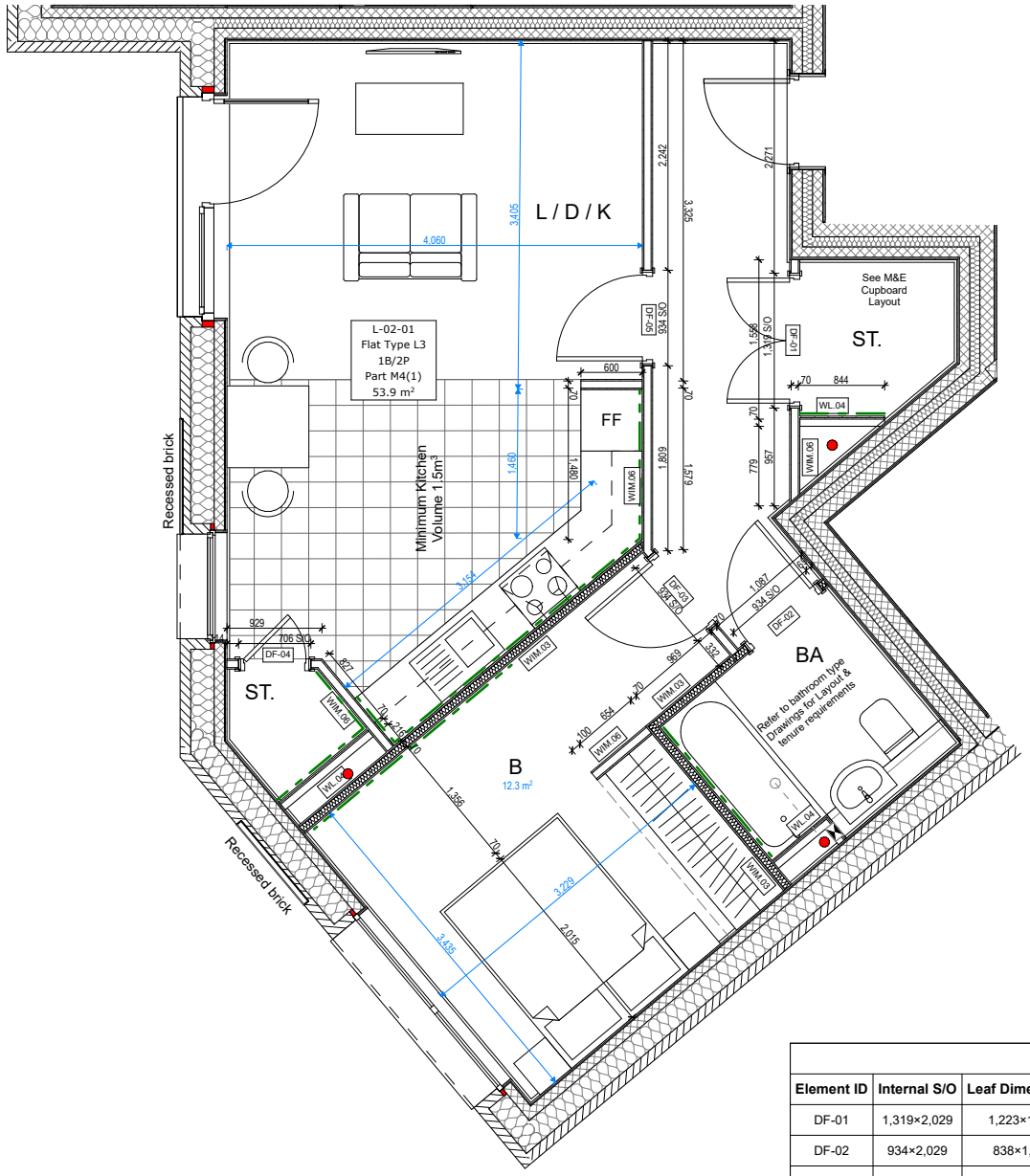


0 1000 2000 3000mm

Storage Assessment
NDSS requirement = 1.5m²
St 1 = 0.5m²
St 2 = 0.5m²
Built in Ward = 0.5m²

Total = 1.5m²
Pass

Flat type L3

Element ID	Internal S/O	Leaf Dimensions	Wall Thickness	Fire Resistance Rating
DF-01	1,319×2,029	1,223×1,981	100	FD30
DF-02	934×2,029	838×1,981	100	FD30
DF-03	934×2,029	838×1,981	100	FD30
DF-04	706×2,029	610×1,981	100	FD30
DF-05	934×2,029	838×1,981	100	FD30

Note:

All structural openings determined using Premdor FD30 solid and standard rebate door sets. If a different supplier is to be used all S/O are to be reviewed and amended to suit.

Please Note:

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Building regs Ref: PF/23/1106

Flat Types

	Lining Patress (to withstand imposed load of 4.5N/mm2) For radiator pattresses, refer to MR Electrical drawings.		
DF01	Door Reference		M4(3) Minimum space requirements - Clear space through doors - Circulation zones - Wheelchair transfer zones
WIM.00	Wall Reference Refer to 6900 Detail series		
	SVP or stub, refer to M&E layouts	XXX	Dimension
	M4(2) minimum space requirement zones	XXX	Finishes
	Access Panel - Refer to GA plans & M&E drawings for locations		

VIVID

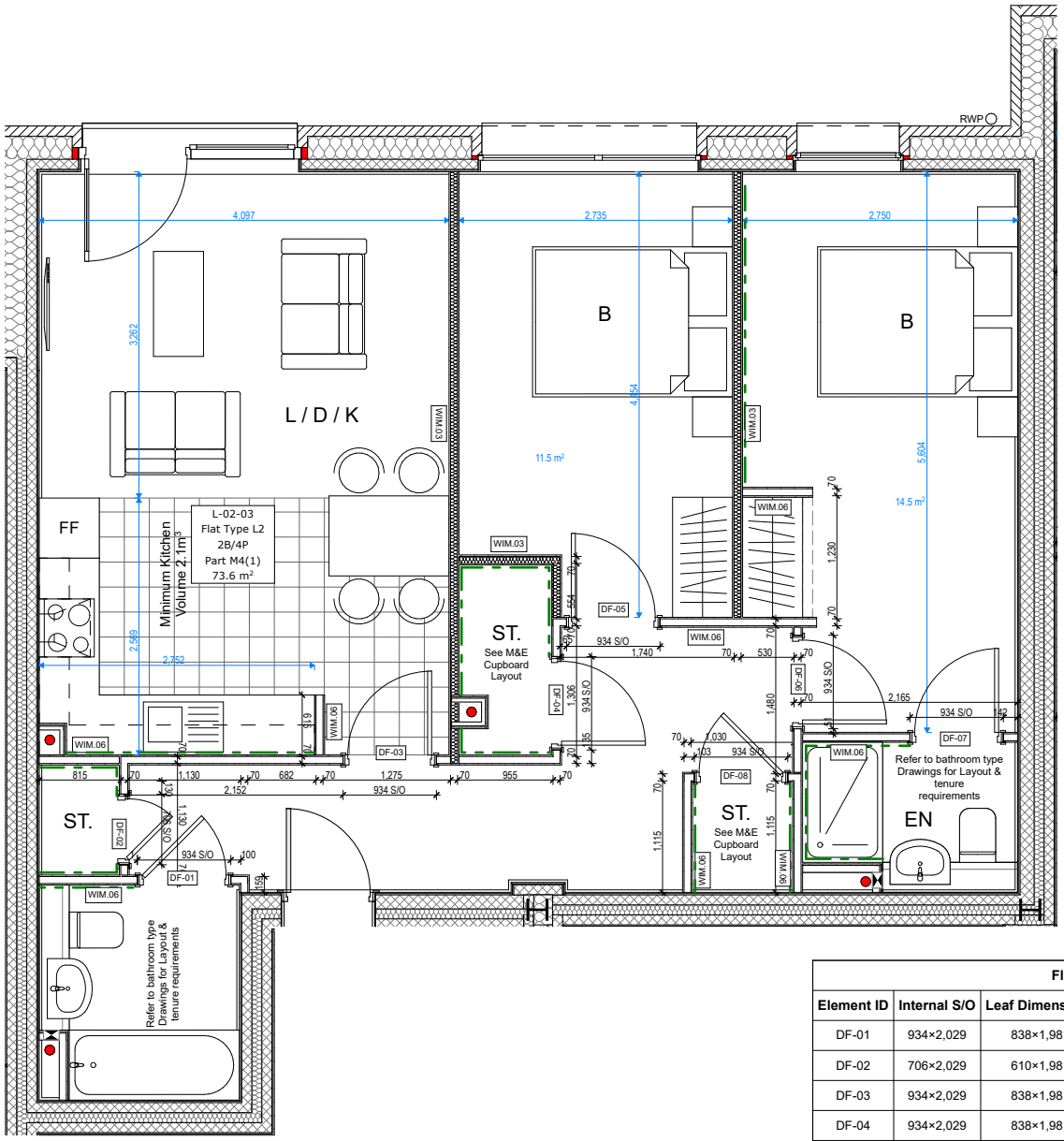
Rev	Description	Date	DB	CB
T01	Tender Issue	20.06.25	HC	MLE
T02	Pattress walls added to main bedroom and lounge/ TV wall, NDSS storage changes	01.06.25	HC	MLE
T03	PCSA Issue	25.07.25	LW	MLE

Block L - Flat Type L3

PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:50 @ A3	DATE 14.05.25
DRAWN BY/CHECKED BY HC / MLE	REVISION T03
DWG# 25048-HGP-BL-ZZ-DR-A-4002	STATUS TENDER

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0 1000 2000 3000mm

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Building regs Ref: PF/23/1106

Flat Types

	Lining Patress (to withstand imposed load of 4.5N/mm2) For radator pattresses, refer to MR Electrical drawings.		
DF01	Door Reference		M4(3) Minimum space requirements - Clear space through doors - Circulation zones - Wheelchair transfer zones
WIM.00	Wall Reference Refer to 6900 Detail seties		
	SVP or stub, refer to M&E layouts	XXX	Dimension
	M4(2) minimum space requirement zones	XXX	Finishes
	Access Panel - Refer to GA plans & M&E drawings for locations		

Storage Assessment
NDSS requirement = 2m²
St 1 = 1m²
St 2 = 0.5m²
St 3 = 0.5m²

Total = 2m²
Pass

Flat type L2

Element ID	Internal S/O	Leaf Dimensions	Wall Thickness	Fire Resistance Rating
DF-01	934×2,029	838×1,981	100	FD30
DF-02	706×2,029	610×1,981	100	FD30
DF-03	934×2,029	838×1,981	100	FD30
DF-04	934×2,029	838×1,981	100	FD30
DF-05	934×2,029	838×1,981	100	FD30
DF-06	934×2,029	838×1,981	100	FD30
DF-07	934×2,029	838×1,981	100	FD30
DF-08	934×2,029	838×1,981	100	FD30

Note:

All structural openings determined using Premdor FD30 solid and standard rebate door sets. If a different supplier is to be used all S/O are to be reviewed and amended to suit.

VIVID

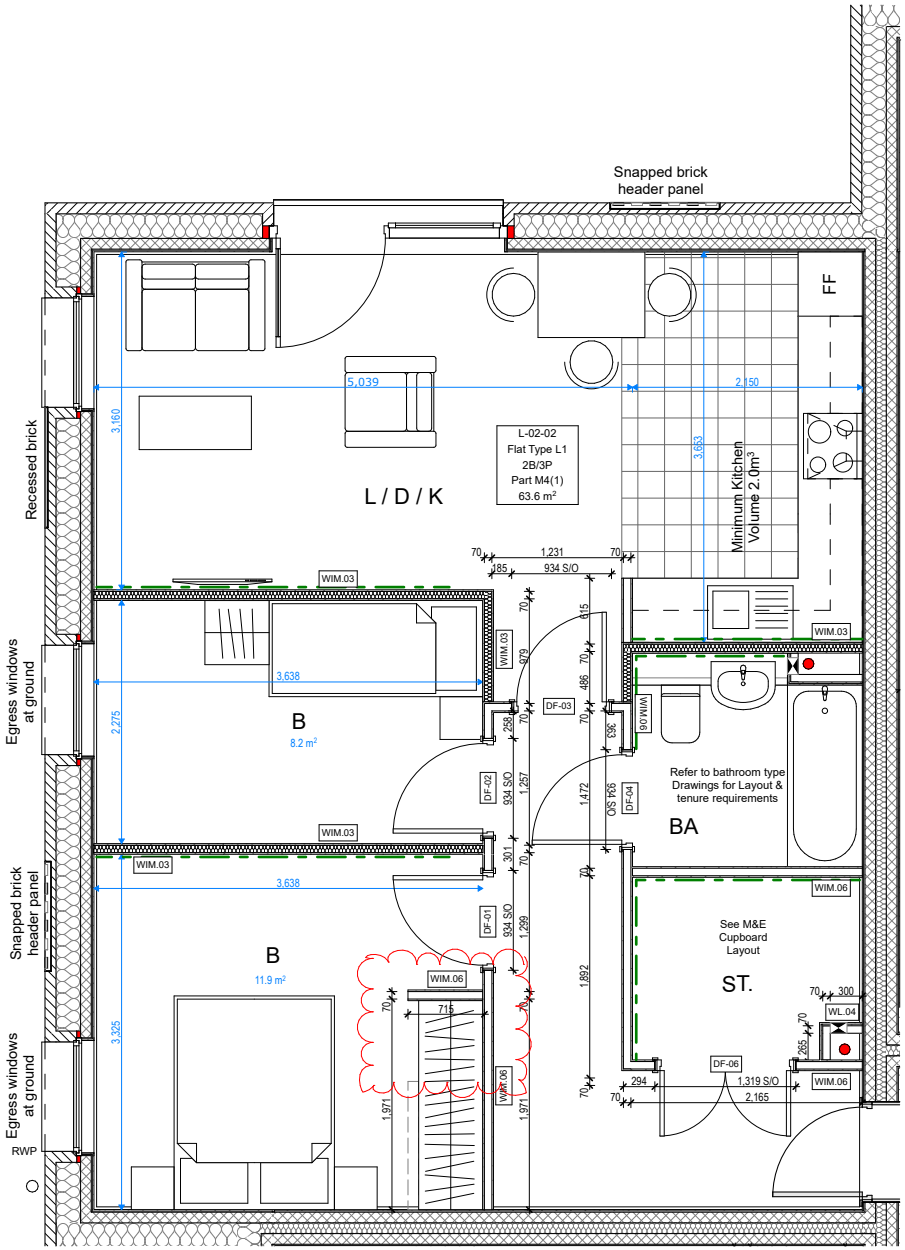
Rev	Description	Date	DB	CB
T01	Tender Issue	20.06.25	HC	MLE
T02	Pattress walls added to main bedroom and lounge/ TV wall, NDSS storage changes	01.06.25	HC	MLE
T03	PCSA Issue	25.07.25	LW	MLE

Block L - Flat Type L2

PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:50 @ A3	DATE 14.05.25
DRAWN BY/CHECKED BY HC / MLE	REVISION T03
DWG# 25048-HGP-BL-ZZ-DR-A-4001	STATUS TENDER

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Storage Assessment
NDSS requirement = 2m²
St 1 = 1.5m²
Built in Ward = 0.5m²

Total = 2m²
Pass

Flat type L1

Element ID	Internal S/O	Leaf Dimensions	Wall Thickness	Fire Resistance Rating
DF-01	934×2,029	838×1,981	100	FD30
DF-02	934×2,029	838×1,981	100	FD30
DF-03	934×2,029	838×1,981	100	FD30
DF-04	934×2,029	838×1,981	100	FD30
DF-06	1,319×2,029	1,223×1,981	100	FD30

Note:

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Please Note:

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Building regs Ref: PF/23/1106

Flat Types

	Lining Patress (to withstand imposed load of 4.5N/mm2) For radiator pattresses, refer to MR Electrical drawings.		
DF01	Door Reference		M4(3) Minimum space requirements : Clear space through doors : Circulation zones : Wheelchair transfer zones
WIM.00	Wall Reference Refer to 6900 Detail series		
	SVP or stub, refer to M&E layouts	XXX	Dimension
	M4(2) minimum space requirement zones	XXX	Finishes
	Access Panel - Refer to GA plans & M&E drawings for locations		

VIVID

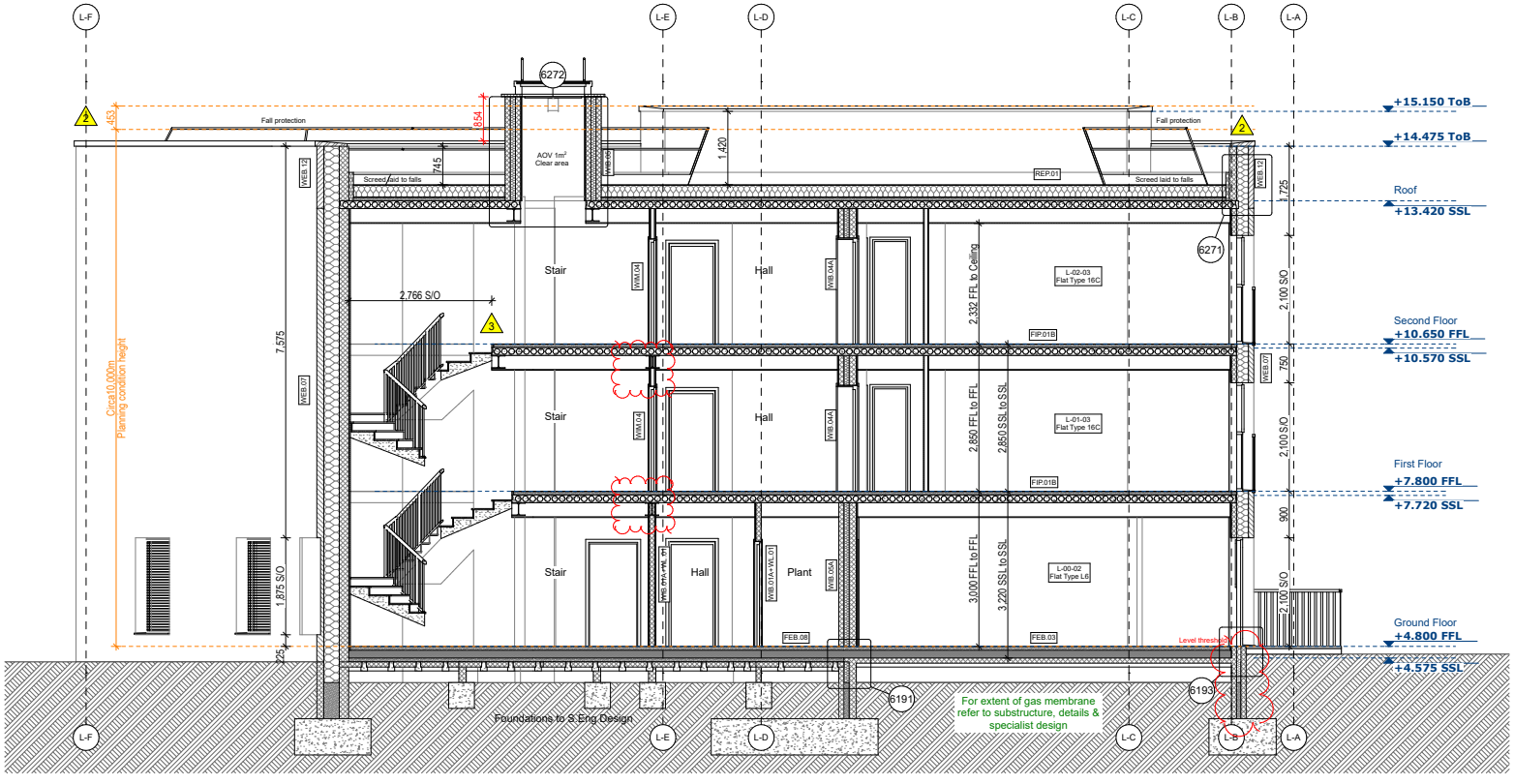
Rev	Description	Date	DB	CB
T01	Tender Issue	20.06.25	HC	MLE
T02	Pattress walls added to main bedroom and lounge/ TV wall, NDSS storage changes	01.06.25	HC	MLE
T03	PCSA Issue	25.07.25	LW	MLE

Block L - Flat Type L1

PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:50 @ A3	DATE 14.05.25
DRAWN BY/CHECKED BY HC / MLE	REVISION T03
DWG# 25048-HGP-BL-ZZ-DR-A-4000	STATUS TENDER

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0 1000 2000 3000 4000 5000mm



Key Plan 1:5000

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Building regs Ref: PF/23/1106

Materials & Detail key:

A. Facing Brick (col. Standard Buff) **B.** Facing Brick (col. Pale Buff)

01. 25mm Wall Niche (Refer to details)
02. 25mm Recessed barcode banding (Refer to details)
03. Snapped header panel in 25mm wall niche (Refer to details)
04. Head and Cill 25mm single brick course recess (Refer to details)
05. 25mm Recessed barcode banding at parapet (Refer to details)
06. Vertical stack bonded brickwork (Refer to details)
07. Projecting angled brickwork (Refer to details)
08. Windows (col. anthracite)
09. External doors (col. anthracite)
10. Metal louvres (col. anthracite)
11. Louvred doors (col. anthracite)
12. Rainwater pipe (col. anthracite)
13. Architectural metal work (col. anthracite)
14. Frosted glass balcony screen
15. Parapet capping (col. anthracite)
16. Parapet capping to tower (col. pale buff)
17. Entrance canopy (col. anthracite)
18. Slate roof tiles

Notes

Masonry Support. Refer to SE's Drawings & details	
MJ – Movement joint	

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Balcony design

Masonry support
Mechanical Inlets / outlets

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Non-load bearing blockwork requires head restraint.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from DPC and the internal FFL.

For Wall / Floor Types details refer to HGP detail drawing series 6900.

All penetrations between different fire compartments are to be fire stopped and must maintain the fire resistance of the fire separating element.

All cavity barriers shown indicatively, please refer to details & fire engineers report. Cavity closers required to all external door and window openings.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

VIVID

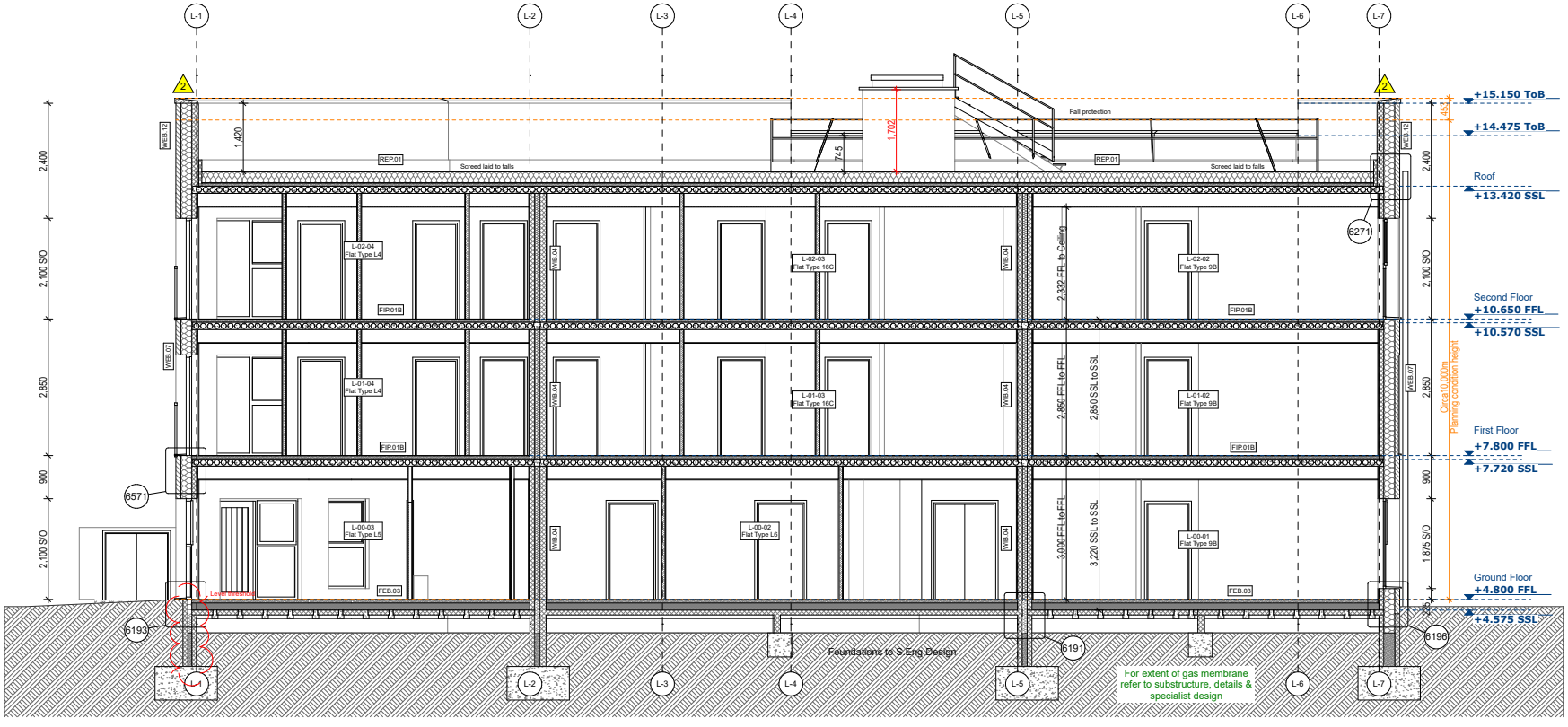
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T01	Tender Issue	20.06.25	HC	MLE
T02	PCSA Issue	25.07.25	LW	MLE

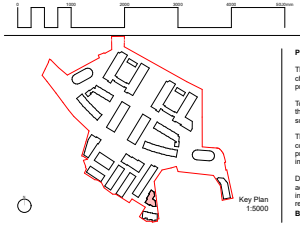
Block L - GA Section L2-L2

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	14.05.25
DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-ZZ-D-A-3201	TENDER

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Key Plan 1:5000

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Building regs Ref: PF/23/1106

Materials & Detail key:

A. Facing Brick (col. Standard Buff) **B.** Facing Brick (col. Pale Buff)

01. 25mm Wall Niche (Refer to details)
02. 25mm Recessed barcode banding (Refer to details)
03. Snapped header panel in 25mm wall niche (Refer to details)
04. Head and Cill 25mm single brick course recess (Refer to details)
05. 25mm Recessed barcode banding at parapet (Refer to details)
06. Vertical stack bonded brickwork (Refer to details)
07. Projecting angled brickwork (Refer to details)
08. Windows (col. anthracite)
09. External doors (col. anthracite)
10. Metal louvres (col. anthracite)
11. Louvred doors (col. anthracite)
12. Rainwater pipe (col. anthracite)
13. Architectural metal work (col. anthracite)
14. Frosted glass balcony screen
15. Parapet capping (col. anthracite)
16. Parapet capping to tower (col. pale buff)
17. Entrance canopy (col. anthracite)
18. Slate roof tiles

Notes

Masonry Support. Refer to SE's Drawings & details	
MJ – Movement joint	

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Balcony design

Masonry support
Mechanical inlets / outlets

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Non-load bearing blockwork requires head restraint.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from DPC and the internal FFL.

For Wall / Floor Types details refer to HGP detail drawing series 6900.

All penetrations between different fire compartments are to be fire stopped and must maintain the fire resistance of the fire separating element.

All cavity barriers shown indicatively, please refer to details & fire engineers report. Cavity closers required to all external door and window openings.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

VIVID

Rev	Description	Date	DB	CB
P01	Initial Issue	16.05.25	HC	MLE
T01	Tender Issue	20.06.25	HC	MLE
T02	PCSA Issue	25.07.25	LW	MLE

Block L - GA Section L1-L1

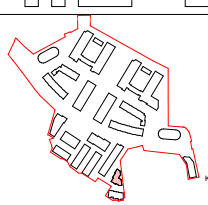
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TIPNER EAST REGENERATION	25.048
SCALE	DATE
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DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-ZZ-D-A-3200	TENDER

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1 **West Elevation**
1:50



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Building regs Ref: PF/23/1106

Materials & Detail key:
A. Darkshill Yellow Light mortar
B. Fiori Light mortar
C. Stirling Grey Light mortar
D. Stirling Grey Dark mortar
E. Pagus Light mortar
01. 25mm Wall Niche (Refer to details)
02. 25mm Cut brick recessed barcode banding
03. Snapped brick header panel in 25mm cut brick wall niche
04. Head & cill 25mm single course cut brick recess
05. 25mm Cut brick recessed barcode banding at parapet
06. Vertical stack bonded brickwork (Refer to details)
07. Glazing
08. External doors
10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information

Notes

DPC Line (min 150mm above finished external ground level) — Dimensions
MJ — Movement joint — Brick detailing dimensions
Masonry support. Refer to 3D's drawings and details — AD Part K Min. Critical glazing line. Refer to AD Part K for details
MVHR/ ASHP - Inlet / Outlet



Notes

General

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Refer to co-ordinated M&E drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to S.E drawings and details for movement joint locations and information.

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Balcony design
Masonry support
Mechanical Inlets / outlets

VIVID

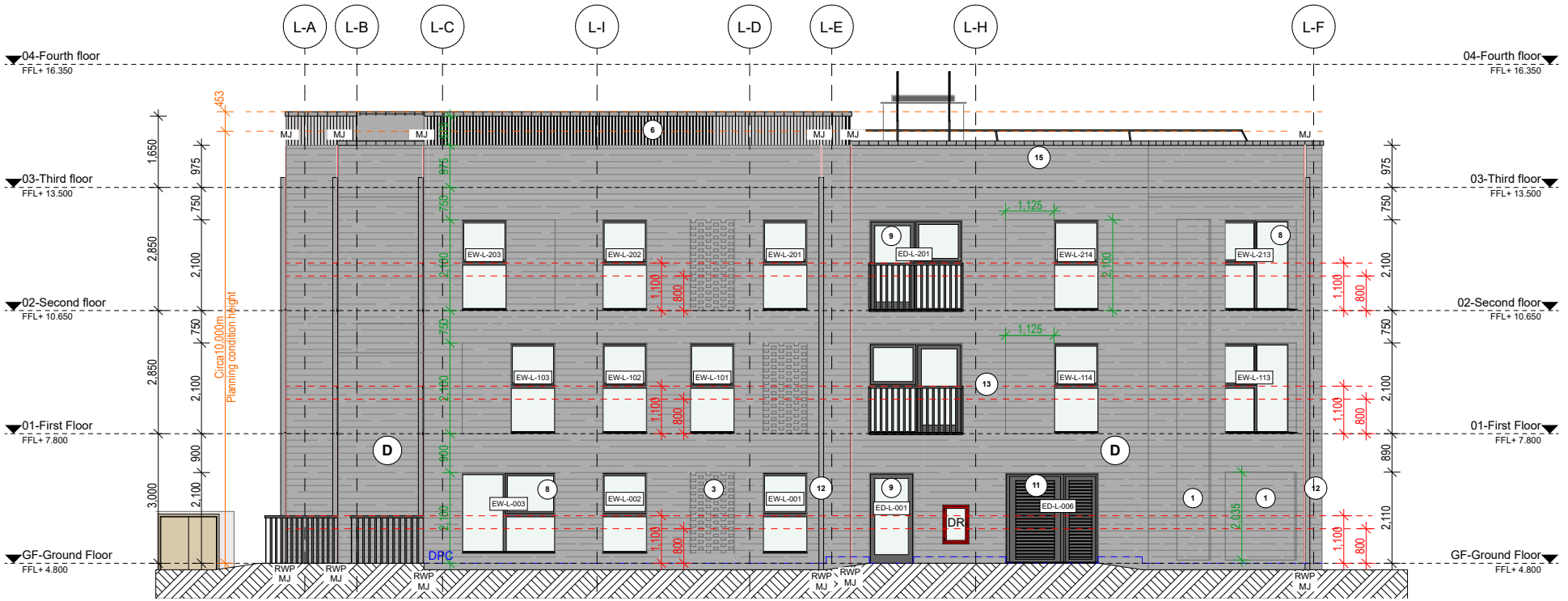
Rev	Description	Date	DB	CB
P01	Initial Issue	16.05.25	HC	MLE
T01	Tender Issue	20.06.25	HC	MLE
T02	PCSA Issue	25.07.25	LW	MLE

Block L - West GA Elevation

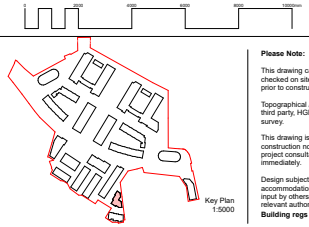
PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	14.05.25
DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-ZZ-D-A-3003	TENDER

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1 **South Elevation**
1:50



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Building regs Ref: PF/23/1106

Materials & Detail key:
A. Danehill Yellow Light mortar
B. Fiori Light mortar
C. Stirling Grey Light mortar
D. Stirling Grey Dark mortar
E. Pagus Light mortar
01. 25mm Wall Niche (Refer to details)
02. 25mm Cut brick recessed barcode banding
03. Snapped brick header panel in 25mm cut brick wall niche
04. Head & cill 25mm single course cut brick recess
05. 25mm Cut brick recessed barcode banding at parapet
06. Vertical stack bonded brickwork (Refer to details)
07. Soffit
08. External doors
10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information

Notes

	DPC Line (min 150mm above finished external ground level)	XXX	Dimensions
MJ	MJ – Movement joint	XXX	Brick detailing dimensions
	Masonry support. Refer to 3D's drawings and details	XXX	AD Part K Min. Critical glazing line. Refer to AD Part K for details
AHP/HP	MVHR/ ASHP - Inlet / Outlet		



Notes

General

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Refer to co-ordinated M&E drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to S.E drawings and details for movement joint locations and information.

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Balcony design
Masonry support
Mechanical Inlets / outlets

VIVID

Rev	Description	Date	DB	CB
P01	Initial Issue	16.05.25	HC	MLE
T01	Tender Issue	20.06.25	HC	MLE
T02	PCSA Issue	25.07.25	LW	MLE

Block L- South GA Elevation

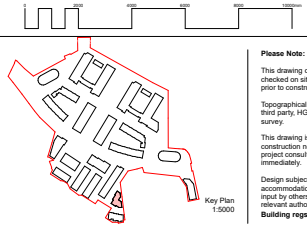
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TIPNER EAST REGENERATION	25.048
SCALE	DATE
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DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-ZZ-D-A-3002	TENDER

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1 **East Elevation**
1:50



Please Note:

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Building regs Ref: PF/23/1106

Materials & Detail key:
A. Danehill Yellow Light mortar
B. Fiori Light mortar
C. Stirling Grey Light mortar
D. Stirling Grey Dark mortar
E. Pagus Light mortar
01. 25mm Wall Niche (Refer to details)
02. 25mm Cut brick recessed barcode banding
03. Snapped brick header panel in 25mm cut brick wall niche
04. Head & cill 25mm single course cut brick recess
05. 25mm Cut brick recessed barcode banding at parapet
06. Vertical stack bonded brickwork (Refer to details)
07. Window
08. External doors
10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information

Notes

DPC Line (min 150mm above finished external ground level) — Dimensions
MJ — MJ – Movement joint — Brick detailing dimensions
Masonry support. Refer to 3D's drawings and details — AD Part K Min. Critical glazing line. Refer to AD Part K for details
MVHR/ ASHP – Inlet / Outlet



Notes

General

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Refer to co-ordinated M&E drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to S.E drawings and details for movement joint locations and information.

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Balcony design
Masonry support
Mechanical Inlets / outlets

VIVID

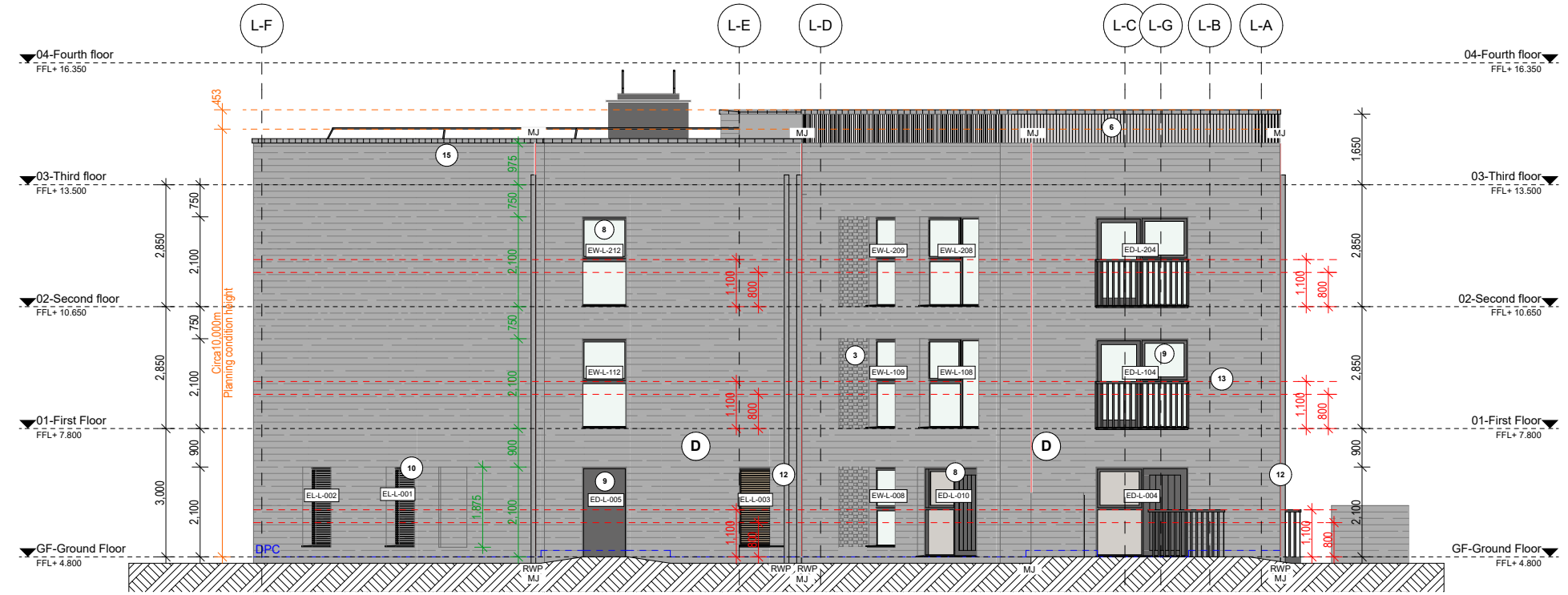
Rev	Description	Date	DB	CB
P01	Initial Issue	16.05.25	HC	MLE
T01	Tender Issue	20.06.25	HC	MLE
T02	PCSA Issue	25.07.25	LW	MLE

Block L - East GA Elevation

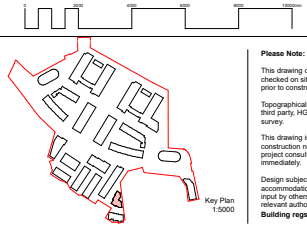
PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	14.05.25
DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-ZZ-D-A-3001	TENDER

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1 **North Elevation**
1:50



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Design subject to detail development / approval. Measurements and accommodation schedules subject to amendments following coordinated input by others. Costings cannot be finalised until approval / confirmation by relevant authorities and client

Building regs Ref: PF/23/1106

Materials & Detail key:
A. Danehill Yellow Light mortar
B. Fiori Light mortar
C. Stirling Grey Light mortar
D. Stirling Grey Dark mortar
E. Pagus Light mortar
01. 25mm Wall Niche (Refer to details)
02. 25mm Cut brick recessed barcode banding
03. Snapped brick header panel in 25mm cut brick wall niche
04. Head & cill 25mm single course cut brick recess
05. 25mm Cut brick recessed barcode banding at parapet
06. Vertical stack bonded brickwork (Refer to details)
07. Soldier course
08. External doors
10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information

Notes

DPC Line (min 150mm above finished external ground level) — Dimensions
MJ — MJ – Movement joint — Brick detailing dimensions
Masonry support. Refer to 3D's drawings and details — AD Part K Min. Critical glazing line. Refer to AD Part K for details
MVHR/ ASHP - Inlet / Outlet



Notes

General

FFL level shown to top of screed.

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Refer to S.E drawings and details for movement joint locations and information.

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Balcony design
Masonry support
Mechanical Inlets / outlets

VIVID

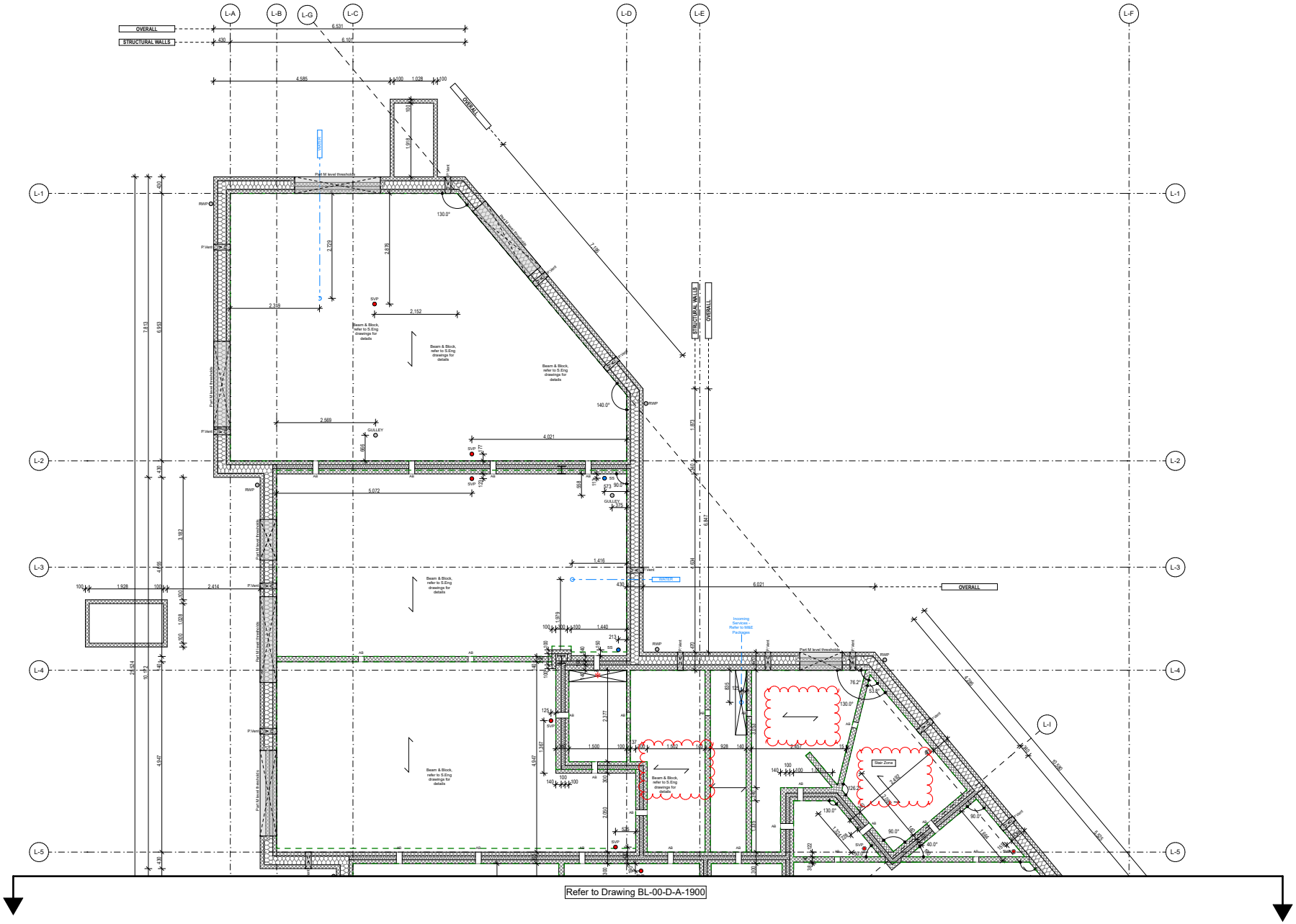
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P01	Initial Issue	16.05.25	HC	MLE
T01	Tender Issue	20.06.25	HC	MLE
T02	PCSA Issue	25.07.25	LW	MLE

Block L - North East GA Elevation

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	14.05.25
DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-ZZ-D-A-3000	TENDER

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For Blockwork specification refer to Structural engineers drawings

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Service cupboards / plant space
Masonry Support

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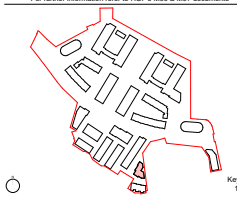
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Building regs Ref: PF/23/1106

Risk Schedule

	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. **Refer to risk schedule on individual drawing.**
1	Injury caused by incorrect handling of large / heavy items.
2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents



Key Plan 1:5000

Substructure GA Plans

	RWP – Rainwater pipe		Incoming Services
	SVP – Soil vent pipe	300	Setting out dimension
	SS – Sub Stack	MJ	MJ – Movement joint
	Direct Connection		Gas membrane, refer to details & specialist design

S+E — Indicates span of beam and block floor structure to Structural Engineer's drawings.

P.Vent (Periscope Vent) / AB (Air Brick) — Location of floor void vents as indicated on the drawing at max 2m c/c and within 450mm of internal corners. Vent bricks to be plastic, Rytons or similar, to achieve min. 1500mm2 per metre. Air bricks to be located on opposite sides dependant on plot configuration.

full height window, or door threshold — Door threshold with DPC below. Refer to setting out plans for locations of Part M level thresholds.

Notes

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints of blockwork TBC by Structural Engineer.

For Wall Types details refer to HGP detail drawing series 6900.

Refer to Clients Schedule of Works & Condition Survey.

Refer to ground investigation report to establish if radon or any gas measures are required prior to commencement of works on site.

Drawing to be read in conjunction with Civil Engineer and Structural Engineers drawings, For Block work compressive strengths, refer to Structural Engineer's drawings

Provide concrete lintels over drains where passing through walls.

VIVID

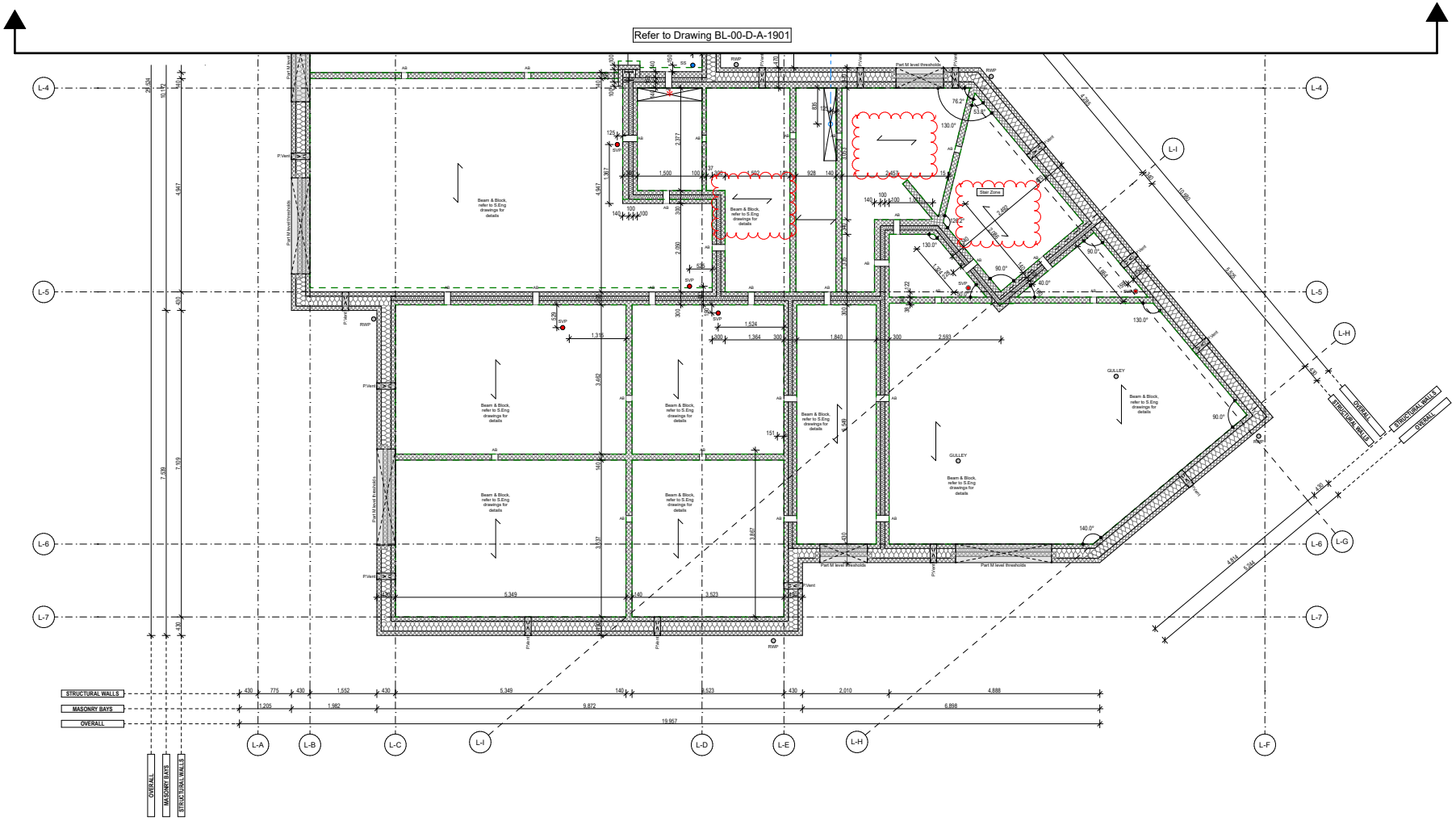
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Rev	Description	Date	DB	CB

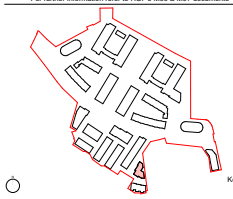
Block L - Substructure sht 2

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	14.05.25
DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-B1-D-A-1901	TENDER

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Building regs Ref: PF/23/1106

Risk Schedule

1	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. **Refer to risk schedule on individual drawing.**
1	Injury caused by incorrect handling of large / heavy items.
2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents

Substructure GA Plans

	RWP – Rainwater pipe		Incoming Services
	SVP – Soil vent pipe	300	Setting out dimension
	SS – Sub Stack	MJ	MJ – Movement joint
	Direct Connection		Gas membrane, refer to details & specialist design
S+B			Indicates span of beam and block floor structure to Structural Engineer's drawings.
P.Vent (Penscrip e Vent)	AB (Air Brick)		Location of floor void vents as indicated on the drawing at max 2m c/c and within 450mm of internal corners. Vent bricks to be plastic, Rytons or similar, to achieve min. 1500mm2 per metre. Air bricks to be located on opposite sides dependent on plot configuration.
full height window, or door threshold			Door threshold with DPC below. Refer to setting out plans for locations of Part M level thresholds.

Notes

General

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Location of movement joints of blockwork TBC by Structural Engineer.

For Wall Types details refer to HGP detail drawing series 6900.

Refer to Clients Schedule of Works & Condition Survey.

Refer to ground investigation report to establish if radon or any gas measures are required prior to commencement of works on site.

Drawing to be read in conjunction with Civil Engineer and Structural Engineers drawings, For Block work compressive strengths, refer to Structural Engineer's drawings

Provide concrete lintels over drains where passing through walls.

VIVID

P01	Initial Issue	16.05.25	HC	MLE
T01	Tender Issue	20.06.25	HC	MLE
T02	PCSA Issue	25.07.25	LW	MLE
Rev	Description	Date	DB	CB

Block L - Substructure sht 1

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	14.05.25
DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-B1-D-A-1900	TENDER

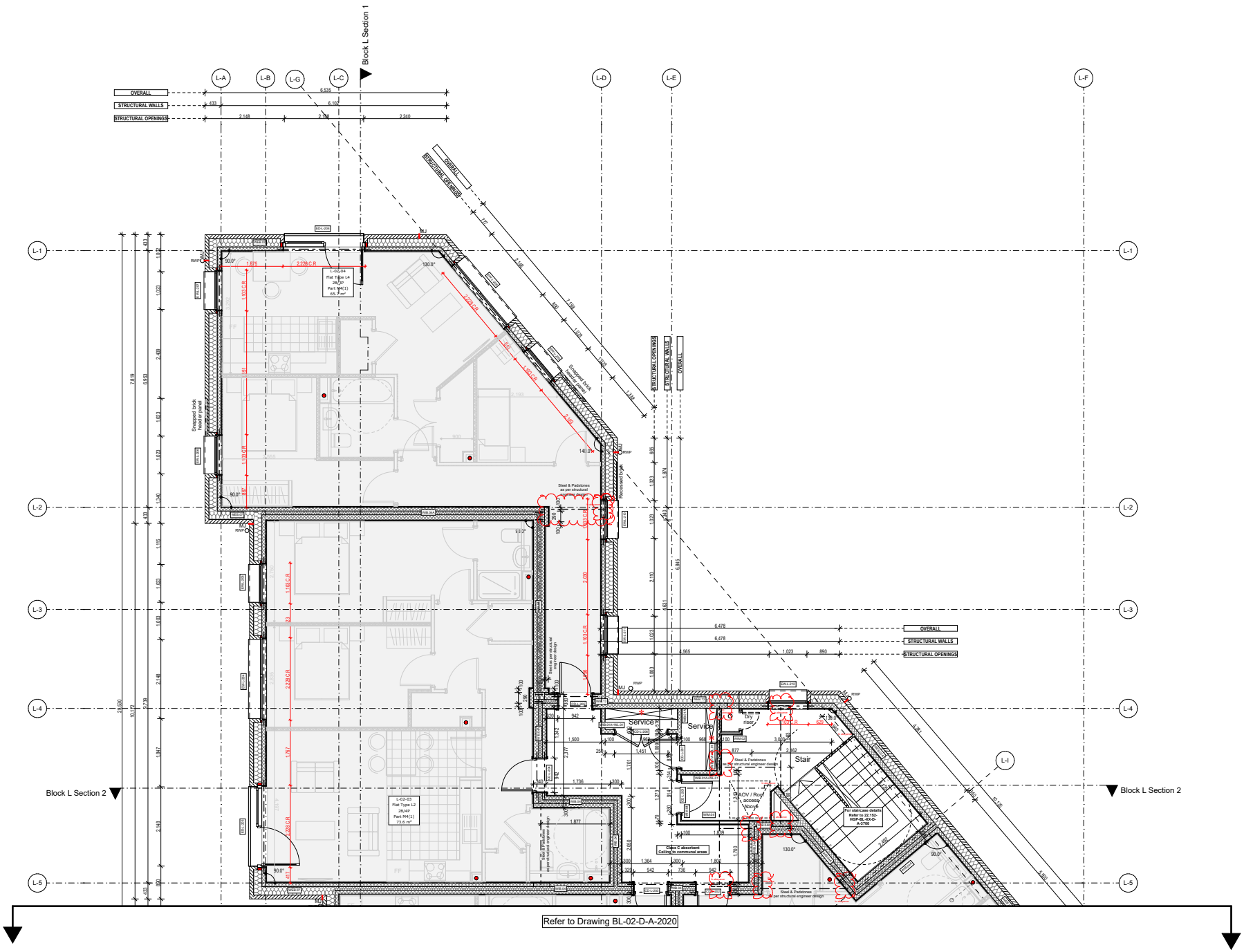
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For Blockwork specification refer to Structural engineers drawings

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Service cupboards / plant space
Masonry Support

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For Blockwork specification refer to Structural engineers drawings

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Service cupboards / plant space
Masonry Support

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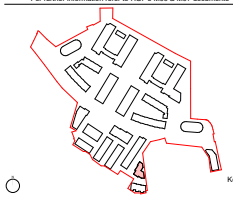
Design subject to detail development / approval. Measurements and accommodation schedules subject to amendments following coordinated input by others. Costings cannot be finalised until approval / confirmation by relevant authorities and client

Building regs Ref: PF/23/106

Risk Schedule

	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. **Refer to risk schedule on individual drawing.**
1	Injury caused by incorrect handling of large / heavy items.
2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents



Key Plan
1:5000

GA Plans

	RWP – Rainwater pipe	XXX	Setting out dimension - Externals
	SVP – Soil vent pipe		Indicative builder's work penetrations
	SS – Sub Stack		Cavity barrier
	DC – Direct Connection		Dummy column / Column
	Structural steel & padstone, refer to SE drawings and specification		Lead flashing
	ASHP / MVHR	MJ	MJ – Movement joint
	Windpost (as per SiEng details)		
*	Penetrations are to be fire stopped & must maintain the fire resistance of the fire separating element		

Notes

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

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Gas meter locations subject to confirmation of incoming service positions

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints of blockwork TBC by Structural Engineer.

Non-load bearing blockwork requires head restraint.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

VIVID

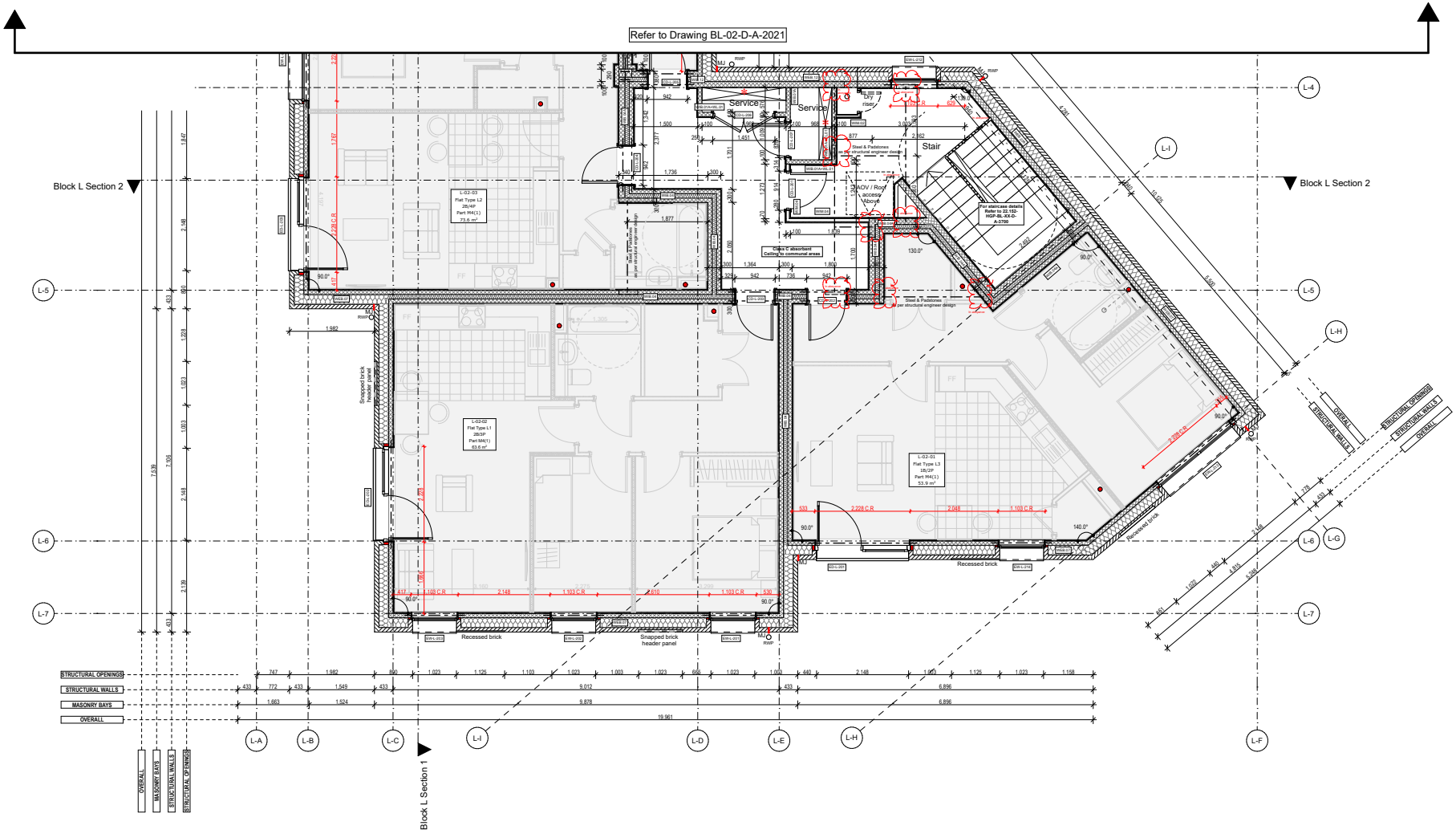
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T01	Tender Issue	20.06.25	HC	MLE
T02	PCSA Issue	25.07.25	LW	MLE
Rev	Description	Date	DB	CB

Block L - Second Floor GA Plan sht 2

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-02-D-A-2021	TENDER

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For Blockwork specification refer to Structural engineers drawings

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Service cupboards / plant space
Masonry Support

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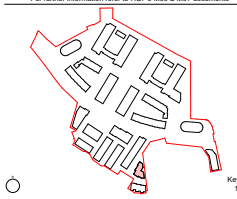
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Building regs Ref: PF/23/1106

Risk Schedule

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For further information refer to HGP's M06 & M07 documents



GA Plans

	RWP – Rainwater pipe	XXX	Setting out dimension - Externals
	SVP – Soil vent pipe		Indicative builder's work penetrations
	SS – Sub Stack		Cavity barrier
	DC – Direct Connection		Dummy column / Column
	Structural steel & padstone, refer to SE drawings and specification		Lead flashing
	ASHP / MVHR	MJ	MJ – Movement joint
	Windpost (as per SitEng details)		
	Penetrations are to be fire stopped & must maintain the fire resistance of the fire separating element		

Notes

General

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Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

VIVID

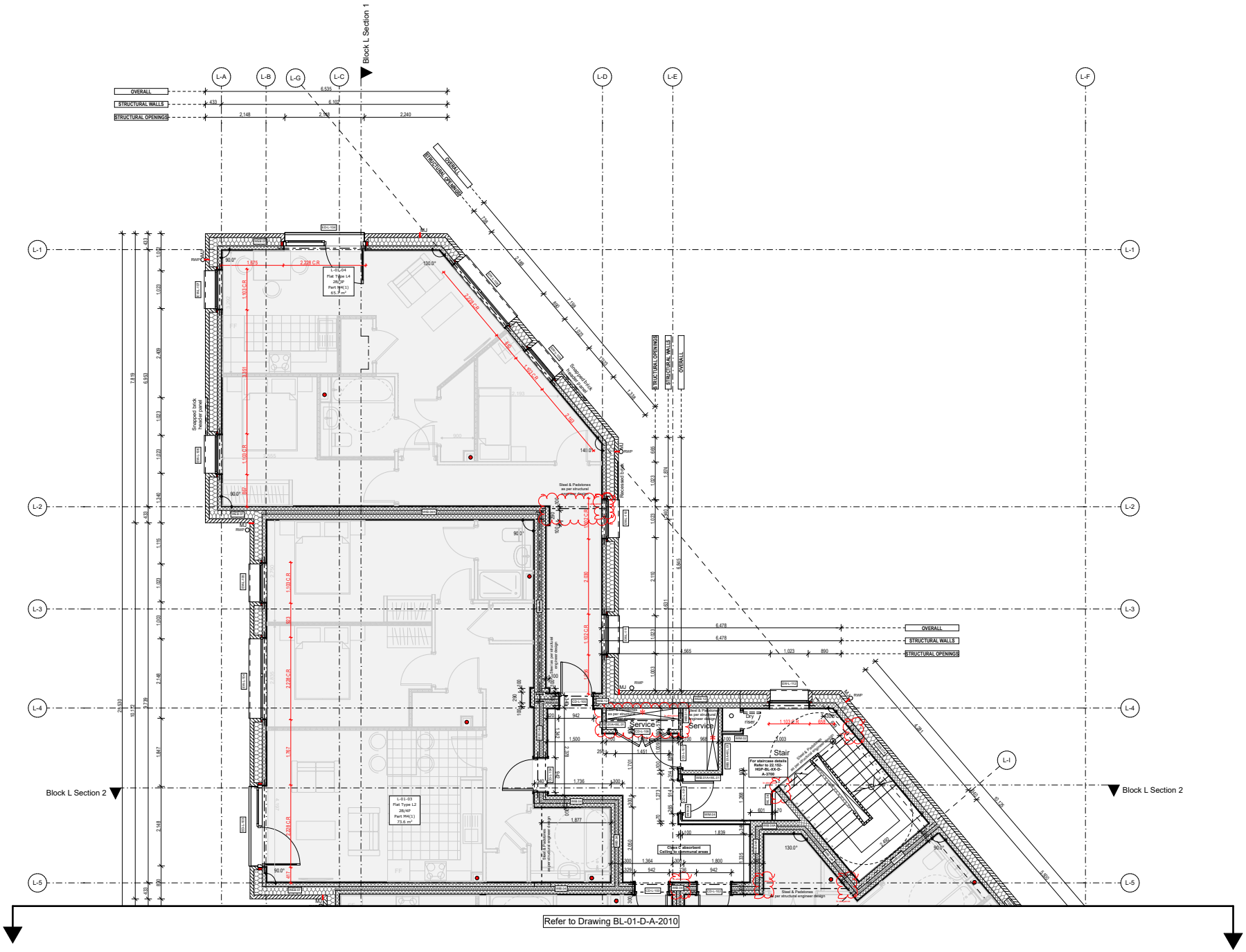
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T01	Tender Issue	20.06.25	HC	MLE
T02	PCSA Issue	25.07.25	LW	MLE
Rev	Description	Date	DB	CB

Block L - Second Floor GA Plan sht 1

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-02-D-A-2020	TENDER

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For Blockwork specification refer to Structural engineers drawings

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Service cupboards / plant space
Masonry Support

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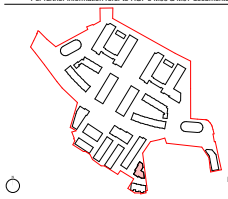
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Building regs Ref: PF/23/106

Risk Schedule

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3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
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For further information refer to HGP's M06 & M07 documents



Key Plan
1:5000

GA Plans

	RWP – Rainwater pipe	XXX	Setting out dimension - Externals
	SVP – Soil vent pipe		Indicative builder's work penetrations
	SS – Sub Stack		Cavity barrier
	DC – Direct Connection		Dummy column / Column
	Structural steel & padstone, refer to SE drawings and specification		Lead flashing
	ASHP / MVHR	MJ	MJ – Movement joint
	Windpost (as per SIEng details)		
	Penetrations are to be fire stopped & must maintain the fire resistance of the fire separating element		

Notes

General

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Gas meter locations subject to confirmation of incoming service positions

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints of blockwork TBC by Structural Engineer.

Non-load bearing blockwork requires head restraint.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

VIVID

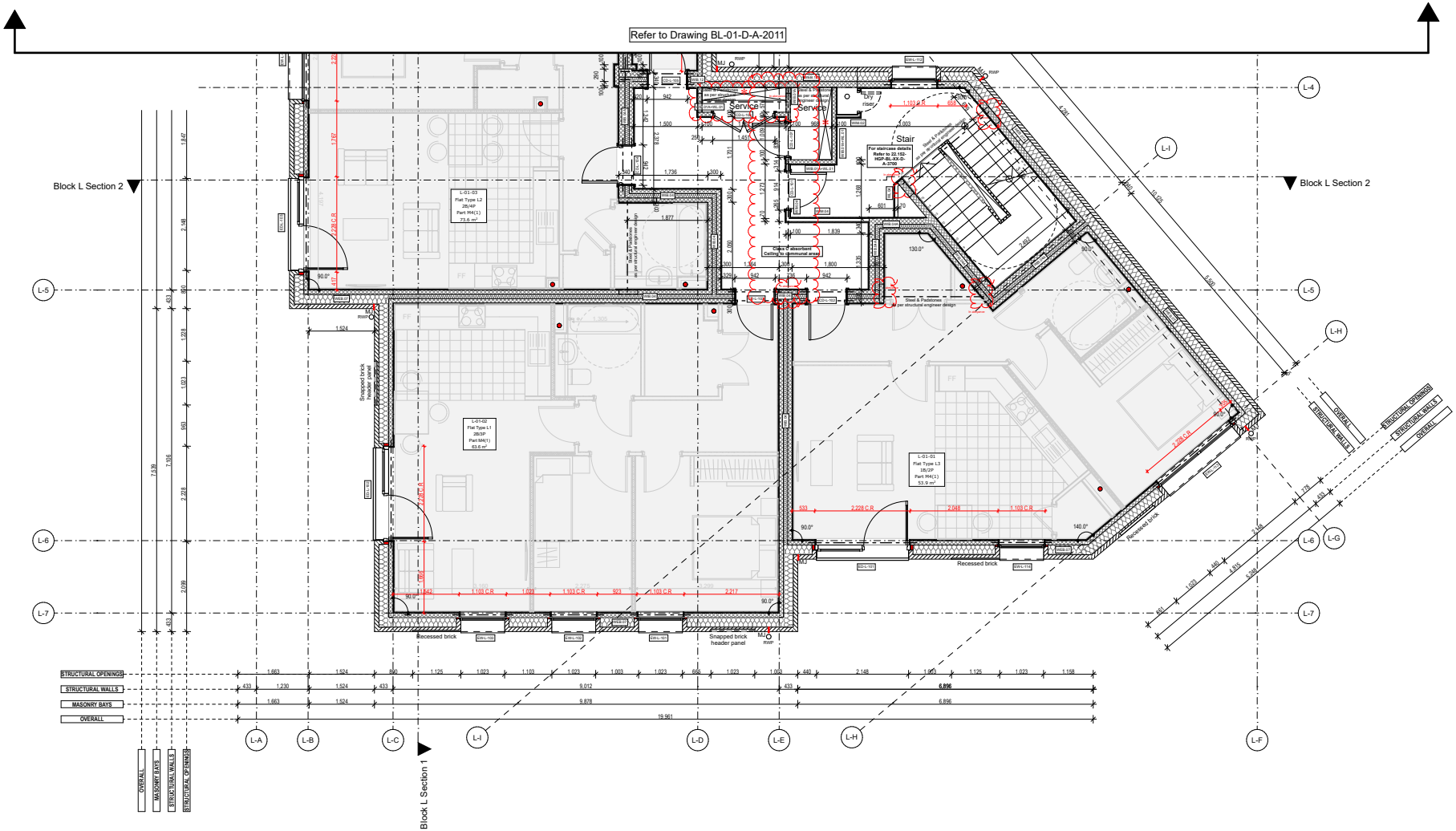
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T01	Tender Issue	20.06.25	HC	MLE
T02	PCSA Issue	25.07.25	LW	MLE
Rev	Description	Date	DB	CB

Block L - First Floor GA Plan sht 2

PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:50@A1	DATE MAY 2025
DRAWN BY/CHECKED BY HC / MLE	REVISION T02
DWG# 25048-HGP-BL-01-D-A-2011	STATUS TENDER

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For Blockwork specification refer to Structural engineers drawings

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Service cupboards / plant space
Masonry Support

Please Note:

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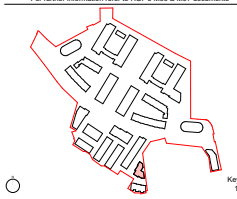
Design subject to detail development / approval. Measurements and accommodation schedules subject to amendments following coordinated input by others. Costings cannot be finalised until approval / confirmation by relevant authorities and client

Building regs Ref: PF/23/1106

Risk Schedule

	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. **Refer to risk schedule on individual drawing.**
1	Injury caused by incorrect handling of large / heavy items.
2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents



GA Plans

	RWP – Rainwater pipe	XXX	Setting out dimension - Externals
	SVP – Soil vent pipe		Indicative builder's work penetrations
	SS – Sub Stack		Cavity barrier
	DC – Direct Connection		Dummy column / Column
	Structural steel & padstone, refer to SE drawings and specification		Lead flashing
	ASHP / MVHR	MJ	MJ – Movement joint
	Windpost (as per SiEng details)		
*	Penetrations are to be fire stopped & must maintain the fire resistance of the fire separating element		

Notes

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

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Gas meter locations subject to confirmation of incoming service positions

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Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints of blockwork TBC by Structural Engineer.

Non-load bearing blockwork requires head restraint.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

VIVID

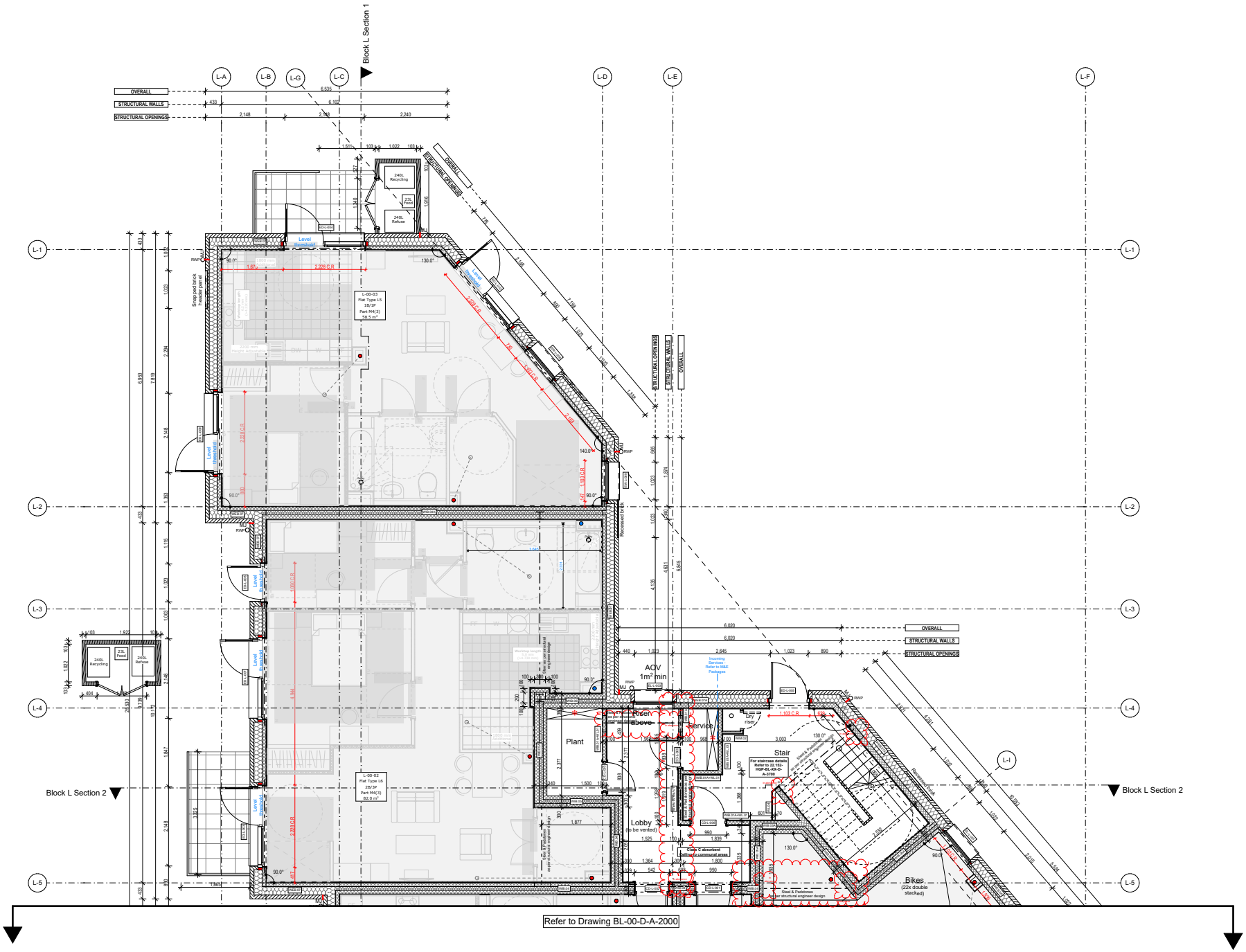
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T01	Tender Issue	20.06.25	HC	MLE
T02	PCSA Issue	25.07.25	LW	MLE
Rev	Description	Date	DB	CB

Block L - First Floor GA Plan sht 1

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-01-D-A-2010	TENDER

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For Blockwork specification refer to Structural engineers drawings

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Service cupboards / plant space
Masonry Support

Please Note:

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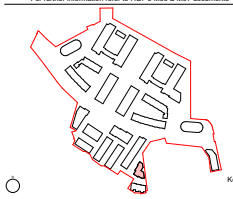
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Building regs Ref: PF/23/106

Risk Schedule

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1	Injury caused by incorrect handling of large / heavy items.
2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.
	For further information refer to HGP's M06 & M07 documents



Key Plan
1:5000

GA Plans

	RWP – Rainwater pipe	XXX	Setting out dimension - Externals
	SVP – Soil vent pipe		Indicative builder's work penetrations
	SS – Sub Stack		Cavity barrier
	DC – Direct Connection		Dummy column / Column
	Structural steel & padstone, refer to SE drawings and specification		Lead flashing
	ASHP / MVHR	MJ	MJ – Movement joint
	Windpost (as per SEng details)		
	Penetrations are to be fire stopped & must maintain the fire resistance of the fire separating element		

Notes

General

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Gas meter locations subject to confirmation of incoming service positions

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

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Location of movement joints of blockwork TBC by Structural Engineer.

Non-load bearing blockwork requires head restraint.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

VIVID

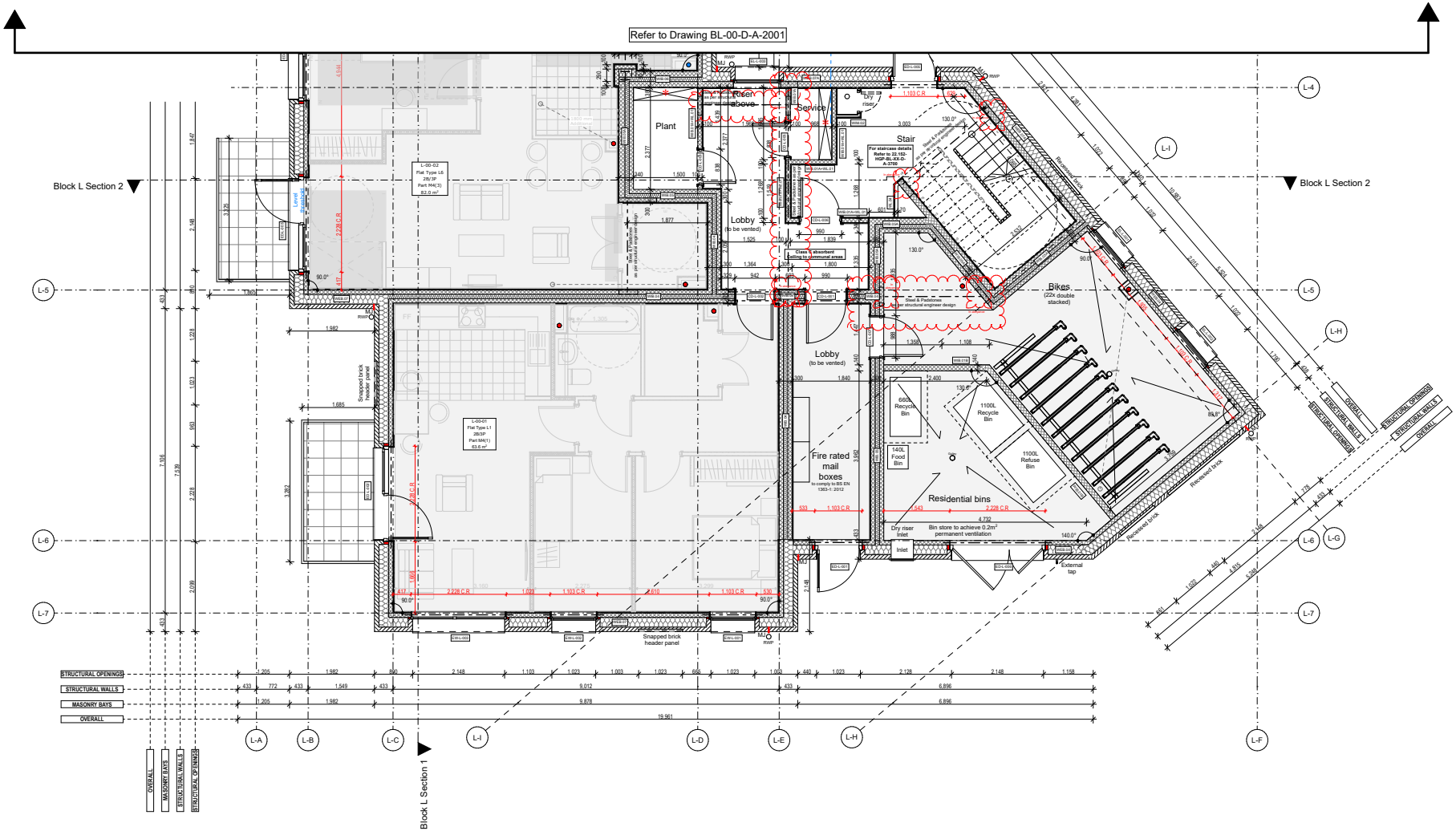
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T02	PCSA Issue	25.07.25	LW	MLE
Rev	Description	Date	DB	CB

Block L - Ground Floor GA Plan sht 2

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-00-D-A-2001	TENDER

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For Blockwork specification refer to Structural engineers drawings

ITEMS IN ABEYANCE

Movement Joints
Roof Services
Service cupboards / plant space
Masonry Support

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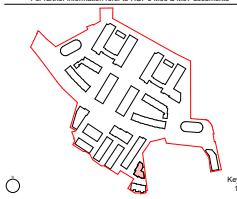
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Building regs Ref: PF/23/1106

Risk Schedule

	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. **Refer to risk schedule on individual drawing.**
1	Injury caused by incorrect handling of large / heavy items.
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For further information refer to HGP's M06 & M07 documents



GA Plans

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	SVP – Soil vent pipe		Indicative builder's work penetrations
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	Windpost (as per SEng details)		
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Non-load bearing blockwork requires head restraint.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

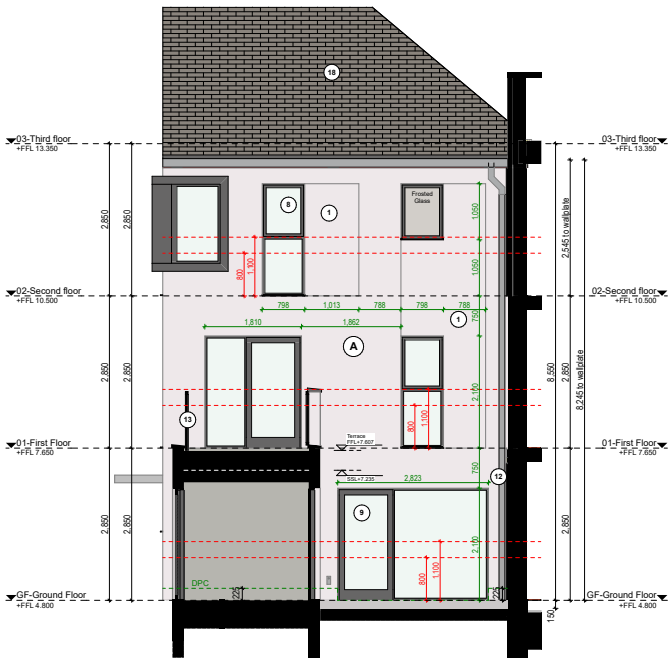
Floor finishes - Refer to Clients specifications & Schedule of Works.

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T02	PCSA Issue	25.07.25	LW	MLE
Rev	Description	Date	DB	CB

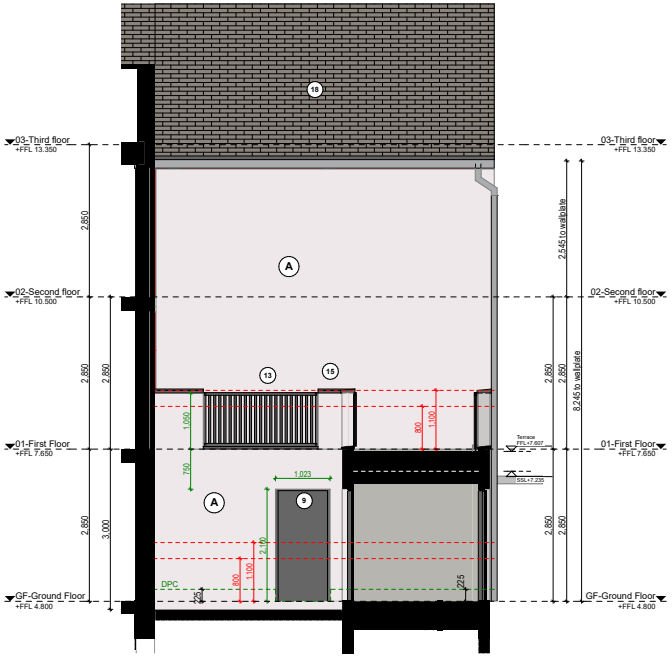
Block L - Ground Floor GA Plan sht 1

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
HC / MLE	T02
DWG#	STATUS
25048-HGP-BL-00-D-A-2000	TENDER

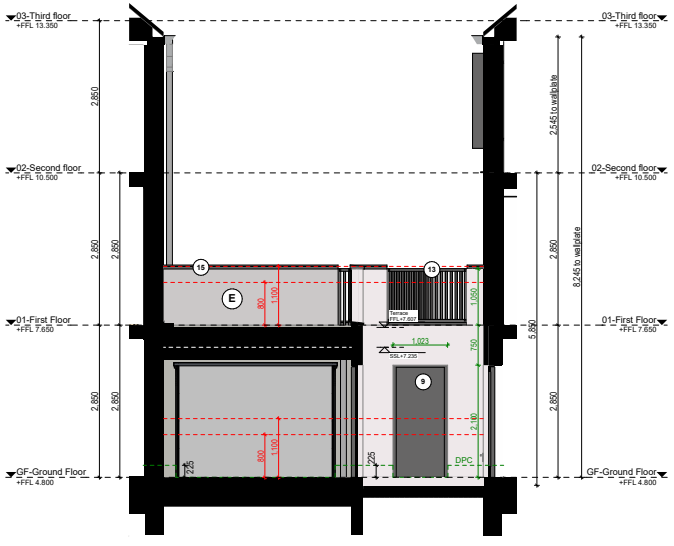
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1 **Elevation Courtyard 1**
1:50

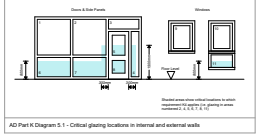


2 **Elevation Courtyard 2**
1:50



3 **Elevation Courtyard 3**
1:50

Part K



AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

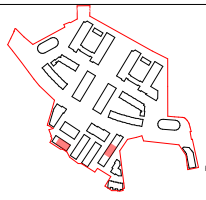
Materials & Detail key

A. Danehill Yellow Light mortar
B. Fiori Light mortar
C. Stirling Grey Light mortar
D. Stirling Grey Dark mortar
E. Pagus Light mortar

01. 25mm Wall Niche (Refer to details)
02. 25mm Cut brick recessed barcode banding
03. Snapped brick header panel in 25mm cut brick wall niche
04. Head & cill 25mm single course cut brick recess
05. 25mm Cut brick recessed barcode banding at parapet
06. Vertical stack bonded brickwork (Refer to details)
08. Windows
09. External doors
10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information





Key Plan
NTS

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Risk Schedule

1	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. **Refer to risk schedule on individual drawing.**
1	Injury caused by incorrect handling of large steels
2	Injury caused by incorrect handling of roof trusses

For further information refer to HGP's M06&M07 documents

	OFC Line (min 150mm above finished external ground level)	XXX	Dimensions
	MJ – Movement joint	XXX	Brick Detailing Dimensions
	Masonry support. Refer to SE's drawings and details	XXX	AD Part K Min. Critical glazing line. Refer to AD Part K for details
NOVENT	MEV Outlet		

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of existing drainage positons TBC & Incoming Services locations TBC.

Floor finishes - Refer to the Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Notes

General

FFL level shown to top of screed.

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Location of drainage positons TBC & Incoming Services locations TBC.

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For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to S.E drawings and details for movement joint locations and information.

ITEMS IN ABEYANCE

Movement Joints
External levels
Rain Water Pipes
Masonry support
Mechanical Inlets / outlets

VIVID

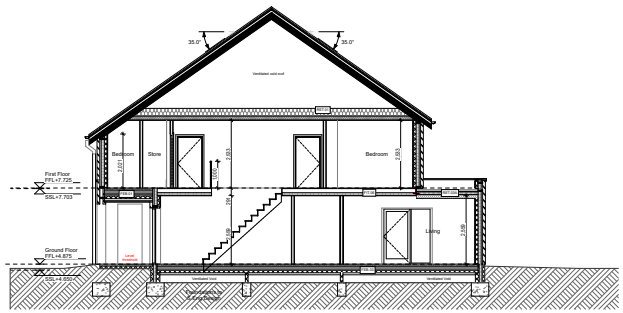
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T01	PCSA Issue	25.07.25	TM	MLE
P02	Dimensions added, Annotation - Brick B to E, Window openings to 1100	08.07.25	TM	MLE
P01	First Issue	03.06.25	TM	MLE

House Type 1 Courtyard Elevations

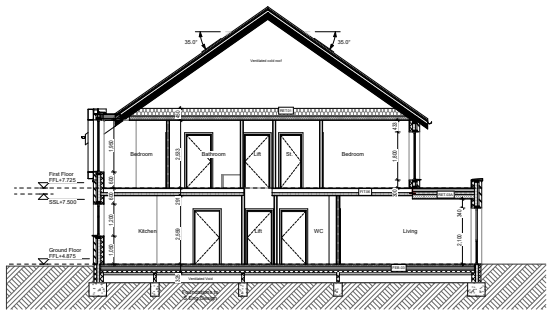
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TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	Jun 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-HX-XX-D-A-3051	TENDER

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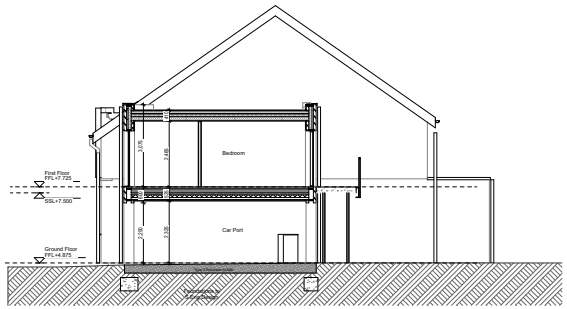
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1 **Section 1**
1:100



2 **Section 2**
1:100



3 **Section 3**
1:100

0 800 1600 2400 3200 10000mm

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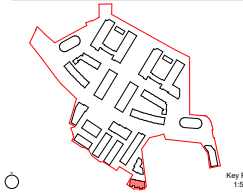
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2	Potential to fall from height.
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4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06&M07 documents



Key Plan
1:5000

GA Sections

	Masonry support. Refer to SE's drawings and details	MJ	MJ – Movement joint
CP/CT	Cavity Barrier		Cavity tray

Notes

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Non-load bearing blockwork requires head restraint.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from DPC and the internal FFL.

For Wall / Floor Types details refer to HGP detail drawing series 6900.

All penetrations between different fire compartments are to be fire stopped and must maintain the fire resistance of the fire separating element.

All cavity barriers shown inductively, please refer to details & fire engineers report. Cavity closers required to all external door and window openings.

FFL level shown to top of screed / Floorboards.

Refer to Client Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

ITEMS IN ABEYANCE

Movement Joints
Rain Water Pipes
Levels
Steel structure
Sprinklers

VIVID

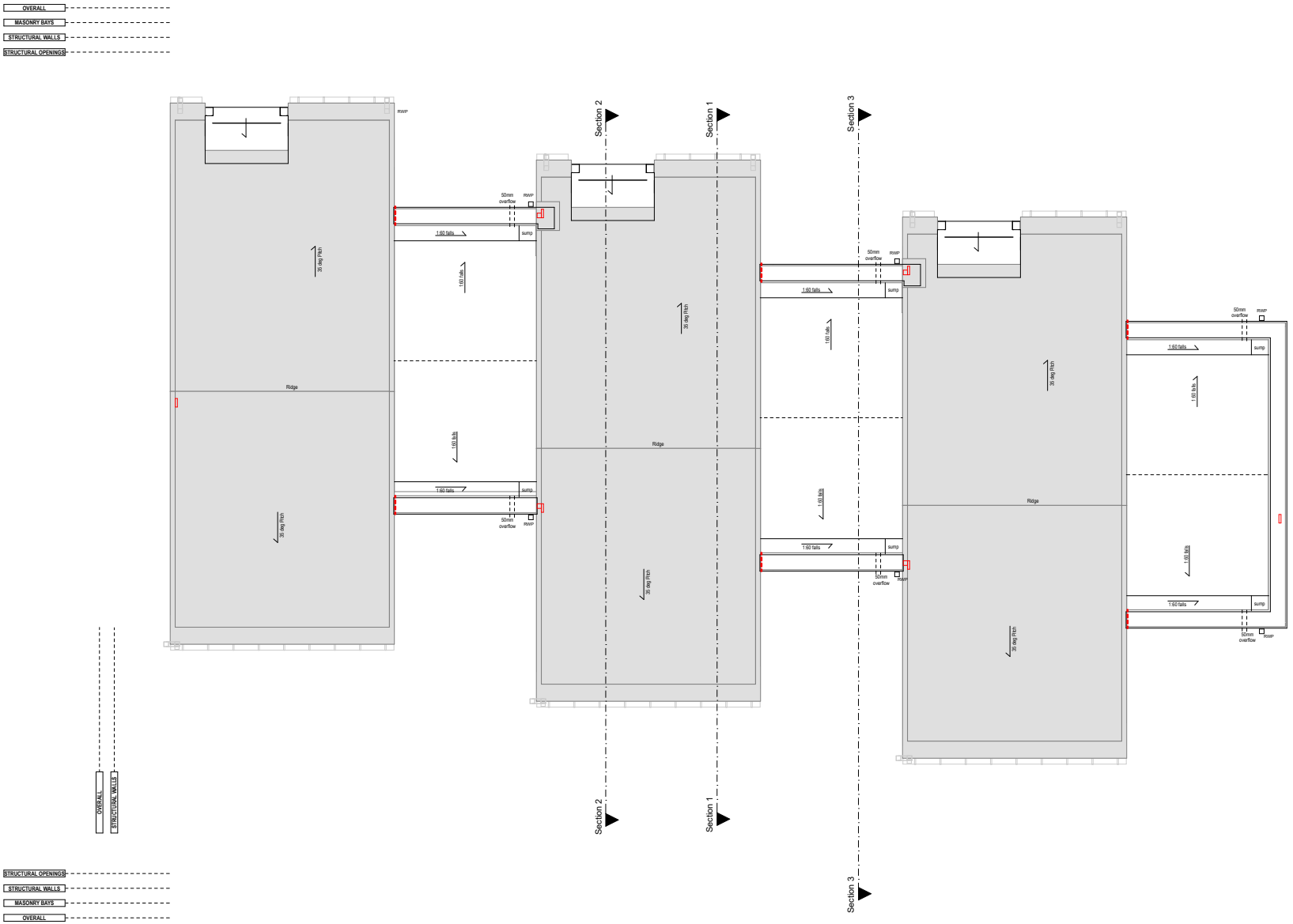
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P01	First Issue	16.07.25	TM	MLE

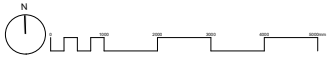
House Block 1 Sections

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:100@A1	July 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H1-XX-D-A-3501	TENDER

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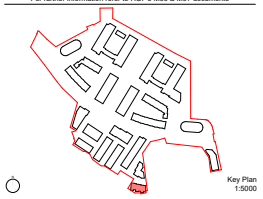
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Risk Schedule

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1	Injury caused by incorrect handling of large / heavy items.
2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.
	For further information refer to HGP's M06 & M07 documents



GA Plans

	RWP – Rainwater pipe	XXX	Setting out dimension
	SVP – Soil vent pipe	XXX	Setting out dimension - Internal S/O
	SS – Sub Stack		Void
	DC – Direct Connection		Cavity barrier
	Cast-iron drainage to resist vehicle impact	MJ	MJ – Movement joint
	Steelwork to S.E details		Lead flashing
	Hot water cylinder	MVHR	MVHR

Notes

General

Structure shown indicatively, subject to Structural Engineer's & Timber frame manufacturer's detailed design. Refer to Structural Engineer's & Timber frame manufacturer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

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Gas meter locations subject to confirmation of incoming service positions

For all site levels refer to Civil Engineer's drawings, in all instances at least 150 mm is required from external finished levels and the DPC.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints TBC by Structural Engineer.

Non-load bearing blockwork requires head restraint and is to use the same strengths & density as load bearing blockwork, refer to Structural Engineer's drawings.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P01	First Issue	11.07.25	TM	MLE

House Block 1 - Second Floor

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	July 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H1-02-D-A-2021	TENDER

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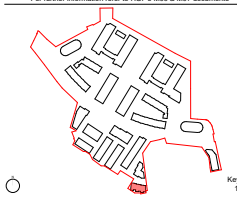
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	For further information refer to HGP's M06 & M07 documents



Key Plan
1:5000

GA Plans

	RWP – Rainwater pipe	XXX	Setting out dimension
	SVP – Soil vent pipe	XXX	Setting out dimension - Internal S/O
	SS – Sub Stack		Void
	DC – Direct Connection		Cavity barrier
	Cast-iron drainage to resist vehicle impact	MJ	MJ – Movement joint
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Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P01	First Issue	11.07.25	TM	MLE

House Block 1 - First Floor

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	July 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H1-01-D-A-2011	TENDER

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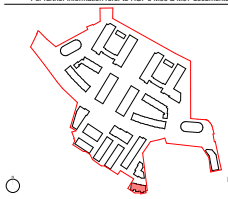
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Key Plan
1:5000

GA Plans

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Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P01	First Issue	11.07.25	TM	MLE

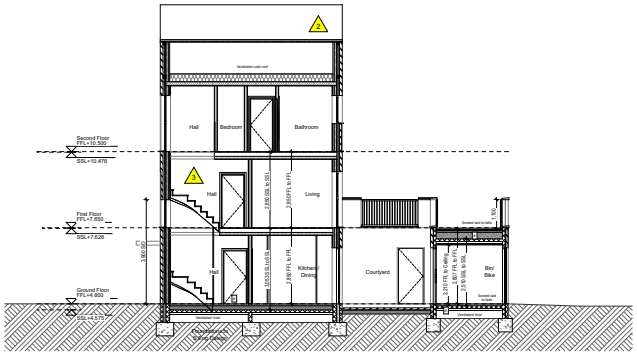
House Block 1 - Ground Floor

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	July 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H1-00-D-A-2001	TENDER

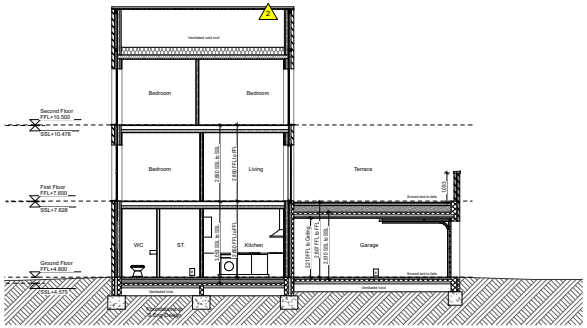
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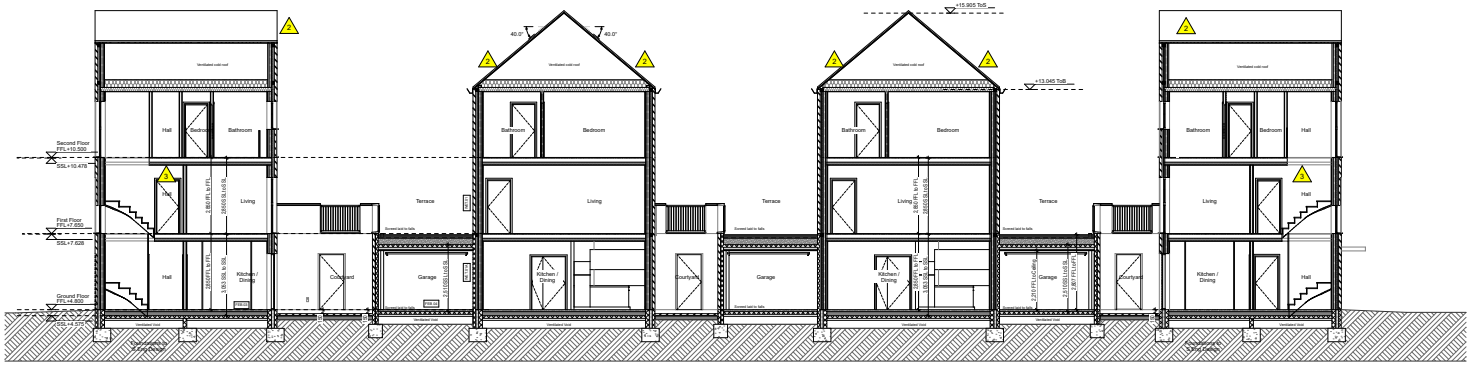
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1 **Section 1**
1:100



2 **Section 2**
1:100



3 **Section 3**
1:100

0 2000 4000 6000 8000 10000mm

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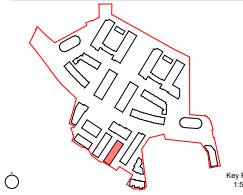
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5	Harm caused by Electrocution.

For further information refer to HGP's M08&M07 documents



Key Plan
1:5000

GA Sections

	Masonry support. Refer to SE's drawings and details	MJ	MJ – Movement joint
CAVITY	Cavity Barrier		Cavity tray

Notes

General

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Non-load bearing blockwork requires head restraint.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from DPC and the internal FFL.

For Wall / Floor Types details refer to HGP detail drawing series 6900.

All penetrations between different fire compartments are to be fire stopped and must maintain the fire resistance of the fire separating element.

All cavity barriers shown inductively, please refer to details & fire engineers report. Cavity closers required to all external door and window openings.

FFL level shown to top of screed / Floorboards.

Refer to Client Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

ITEMS IN ABEYANCE

Movement Joints
Rain Water Pipes
Levels
Steel structure
Sprinklers

VIVID

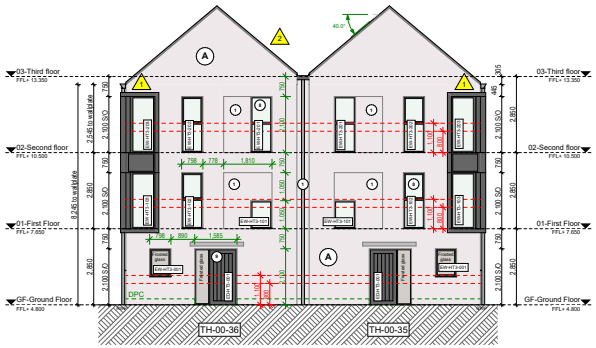
Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P02	Step in building added, Window openings to 1100	08.07.25	TM	MLE
P01	First Issue	05.12.23	TM	MLE

House Block 2 Sections

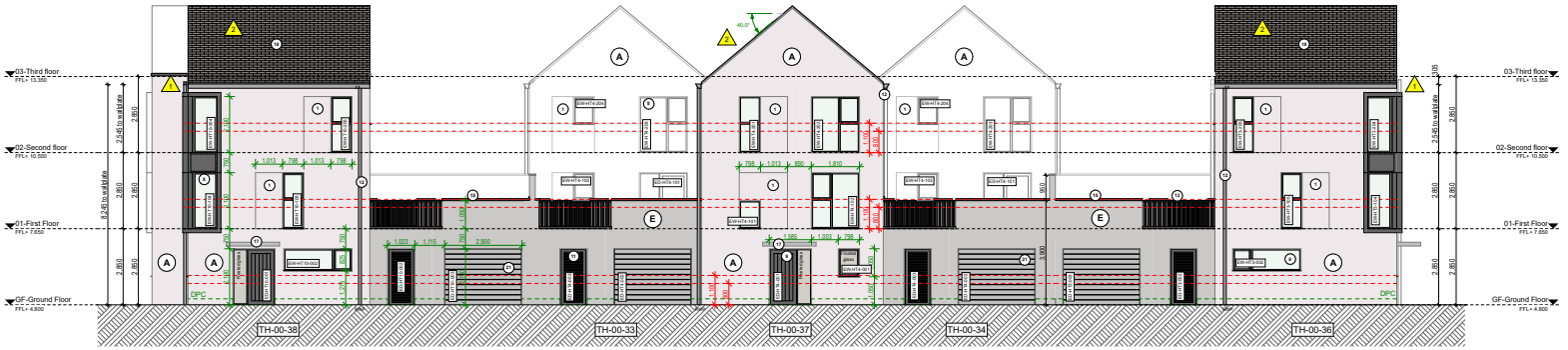
PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:100@A1	Jun 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H2-XX-D-A-3501	TENDER

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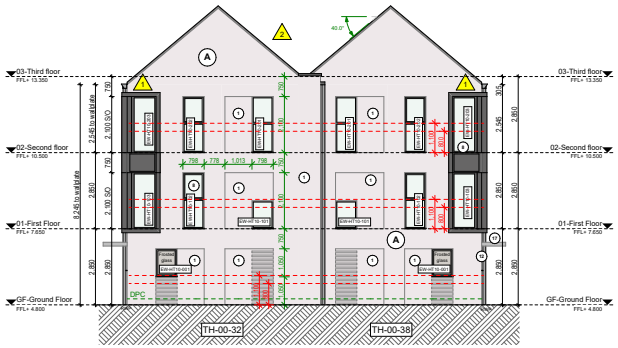
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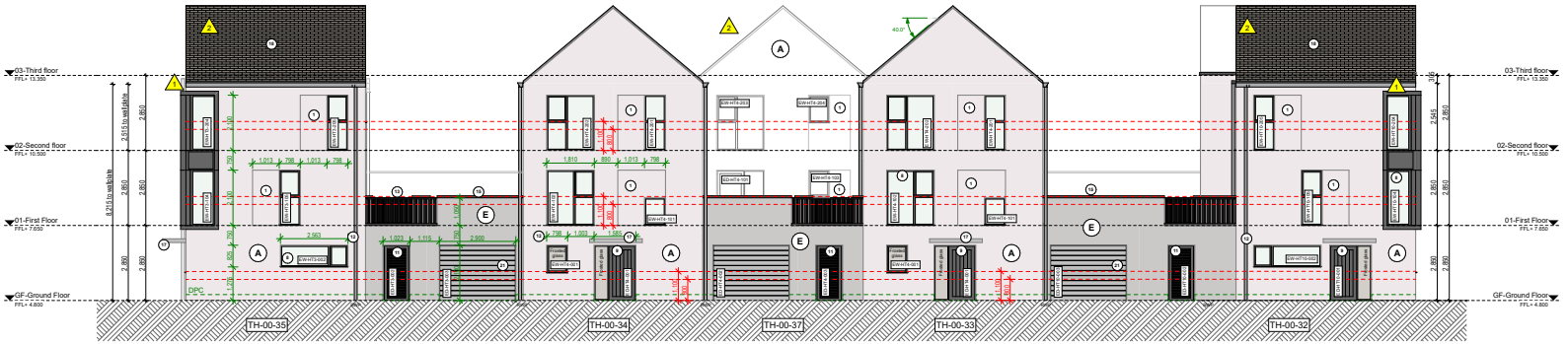
2 **North Elevation**
1:100



1 **East Elevation**
1:100

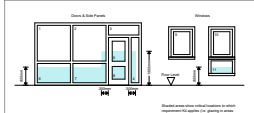


4 **South Elevation**
1:100



3 **West Elevation**
1:100

Part K



AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

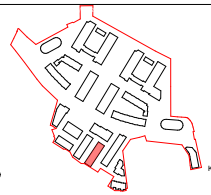
Materials & Detail key

A. Danehill Yellow Light mortar
B. Fiori Light mortar
C. Stirling Grey Light mortar
D. Stirling Grey Dark mortar
E. Pagus Light mortar

01. 25mm Wall Niche (Refer to details)
02. 25mm Cut brick recessed barcode banding
03. Snapped brick header panel in 25mm cut brick wall niche
04. Head & cill 25mm single course cut brick recess
05. 25mm Cut brick recessed barcode banding at parapet
06. Vertical stack bonded brickwork (Refer to details)
08. Windows
09. External doors
10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information





Key Plan
NTS

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2	Injury caused by incorrect handling of roof trusses

For further information refer to HGP's M06&M07 documents

DPC Line (min 150mm above finished external ground level)	Dimensions
MJ – Movement joint	Brick Detailing Dimensions
Masonry support. Refer to SE's drawings and details	AD Part K Min. Critical glazing line. Refer to AD Part K for details
MEV Outlet	

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to the Clients specifications & Schedule of Works.

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Refer to S.E drawings and details for movement joint locations and information.

ITEMS IN ABEYANCE

Movement Joints
External levels
Rain Water Pipes
Masonry support
Mechanical Inlets / outlets

VIVID

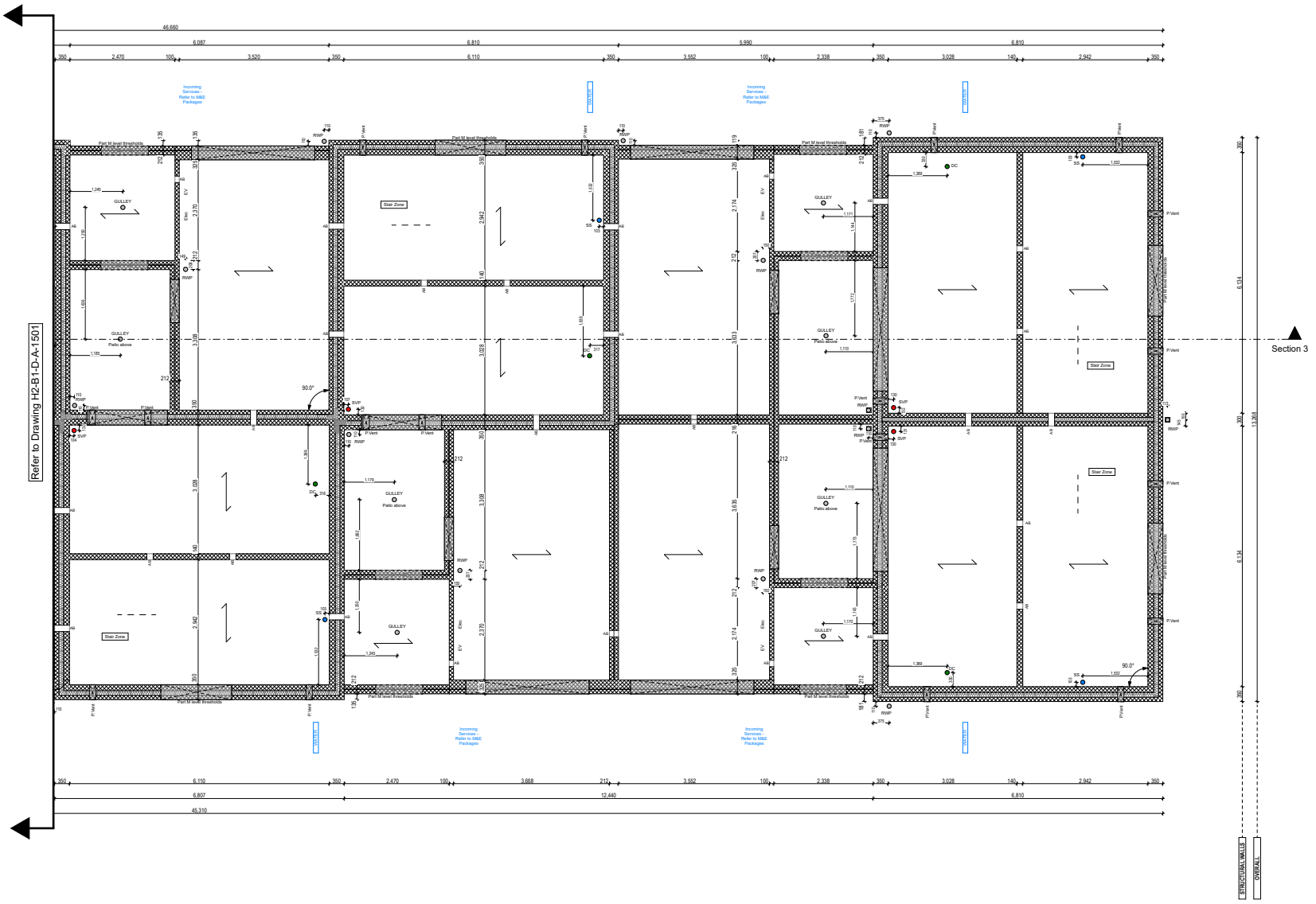
Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P03	Step in building added, Window openings to 1100	08.07.25	TM	MLE
P02	RWPs added, Annotation - Brick B to E	13.06.25	TM	MLE
P01	First Issue	03.06.25	TM	MLE

House Block 2 Elevations

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:100@A1	Jun 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H2-XX-D-A-3001	TENDER

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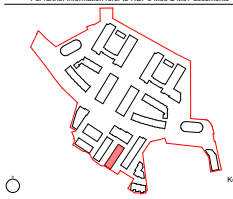
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Substructure GA Plans

RWP – Rainwater pipe		Incoming Services
SVP – Soil vent pipe	XXX	Setting out dimension
SS – Sub Slack	MJ	MJ – Movement joint
Direct Connection		

Indicates span of beam and block floor structure to Structural Engineer's drawings.

P.Vent (Penicope Vent) — 66 (Air Brick)

Location of floor void vents as indicated on the drawing at max 2m c/c and within 450mm of internal corners. Vent bricks to be plastic, Rytons or similar, to achieve min. 1500mm2 per metre. Air bricks to be located on opposite sides dependent on plot configuration.

Full height window, or door threshold

Door threshold with DPC below. Refer to setting out plans for locations of Part M level thresholds.

Notes

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Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints of blockwork TBC by Structural Engineer.

For Wall Types details refer to HGP detail drawing series 6900.

Refer to ground investigation report to establish if radon or any gas measures are required prior to commencement of works on site.

Drawing to be read in conjunction with Civil Engineer and Structural Engineers drawings. For Block work compressive strengths, refer to Structural Engineer's drawings

Provide concrete lintels over drains where passing through walls.

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01		30.05.25	TM	MLE

House Block 2 - Substructure 2/2

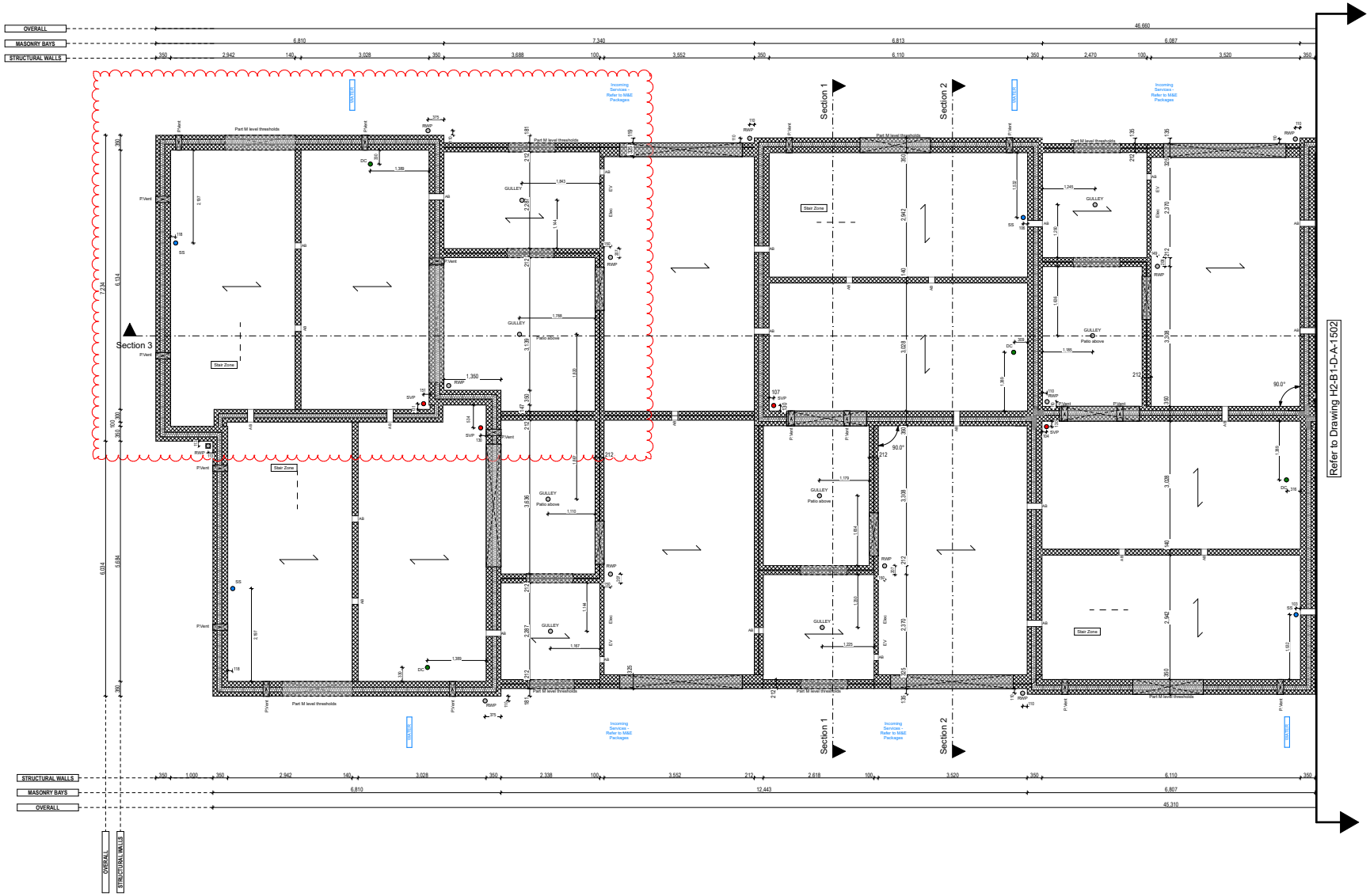
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1:50@A1	May 2025
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DWG#	STATUS
25048-HGP-H2-B1-D-A-1502	TENDER

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ITEMS IN ABEYANCE

Rain Water Pipes
Drainage
Levels
Structural posts/ columns
Substructure walls
Beam & block span directions

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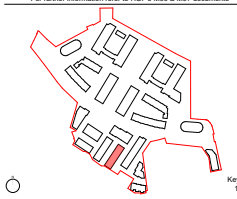
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2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents



Key Plan 1:5000

Substructure GA Plans

RWP – Rainwater pipe		Incoming Services	
SVP – Soil vent pipe	XXX	Setting out dimension	
SS – Sub Stack		MJ – Movement joint	
Direct Connection			

Indicates span of beam and block floor structure to Structural Engineer's drawings.

P.Vent (Pericope Vent) — A6 (Air Brick)

Location of floor void vents as indicated on the drawing at max 2m c/c and within 450mm of internal corners. Vent bricks to be plastic, Rytons or similar, to achieve min. 1500mm2 per metre. Air bricks to be located on opposite sides dependent on plot configuration.

Full height window, or door threshold

Door threshold with DPC below. Refer to setting out plans for locations of Part M level thresholds.

Notes

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints of blockwork TBC by Structural Engineer.

For Wall Types details refer to HGP detail drawing series 6900.

Refer to ground investigation report to establish if radon or any gas measures are required prior to commencement of works on site.

Drawing to be read in conjunction with Civil Engineer and Structural Engineers drawings. For Block work compressive strengths, refer to Structural Engineer's drawings

Provide concrete lintels over drains where passing through walls.

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P03	Step in building added	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01		30.05.25	TM	MLE

House Block 2 - Substructure 1/2

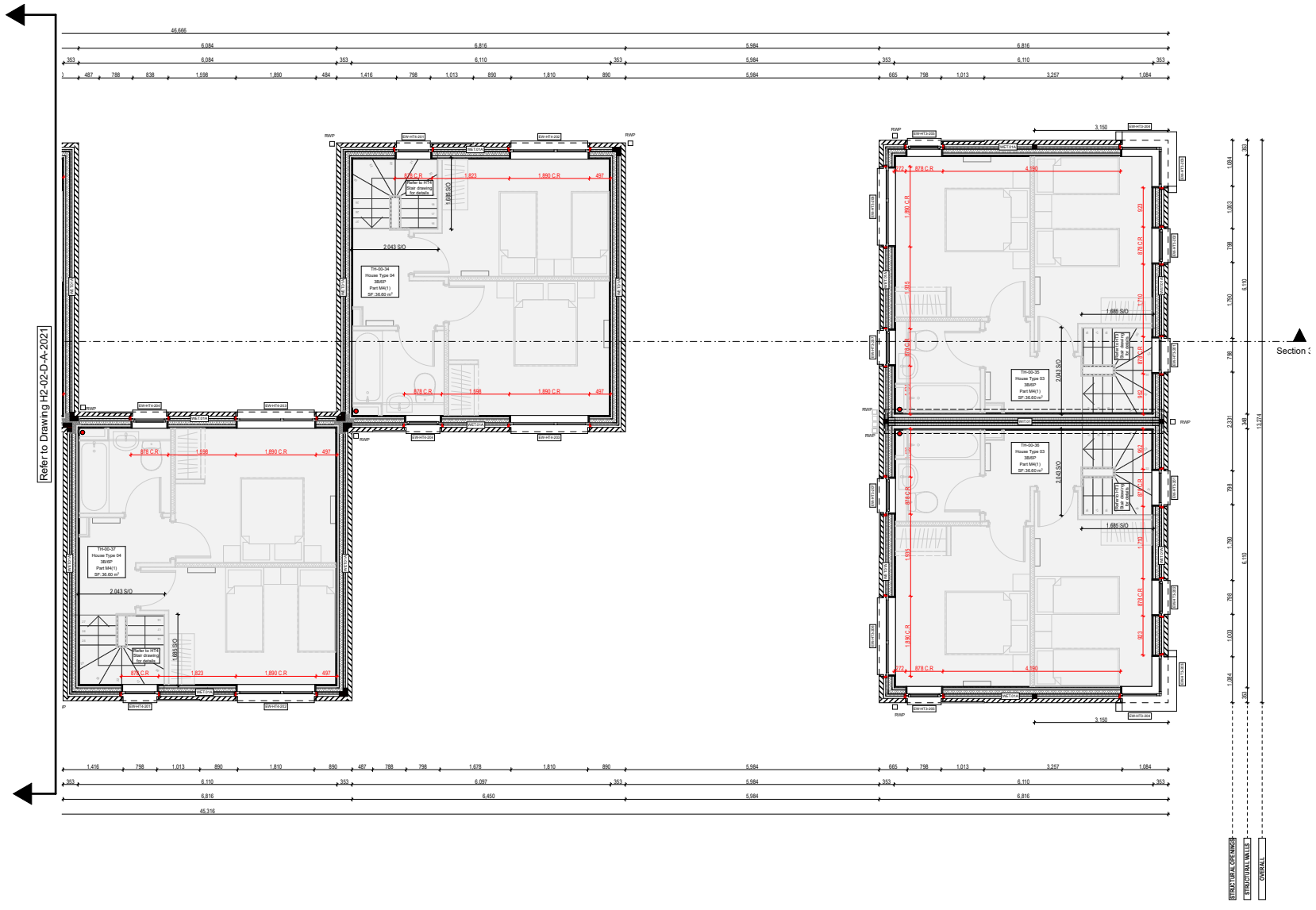
PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H2-B1-D-A-1501	TENDER

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ITEMS IN ABEYANCE

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Beam & block span directions

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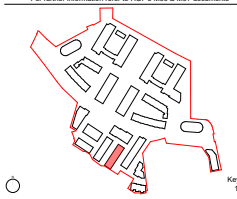
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GA Plans

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	SVP – Soil vent pipe	XXX	Setting out dimension – Internal S/O
	SS – Sub Stack		Void
	DC – Direct Connection		Cavity barrier
	Cast-iron drainage to resist vehicle impact	MJ	MJ – Movement joint
	Steelwork to S.E details		Lead flashing
	Hot water cylinder	MVHR	MVHR

Notes

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Gas meter locations subject to confirmation of incoming service positions

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Non-load bearing blockwork requires head restraint and is to use the same strengths & density as load bearing blockwork, refer to Structural Engineer's drawings.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

T01	PCSA Issue	25.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	30.05.25	TM	MLE
Rev	Description	Date	DB	CB

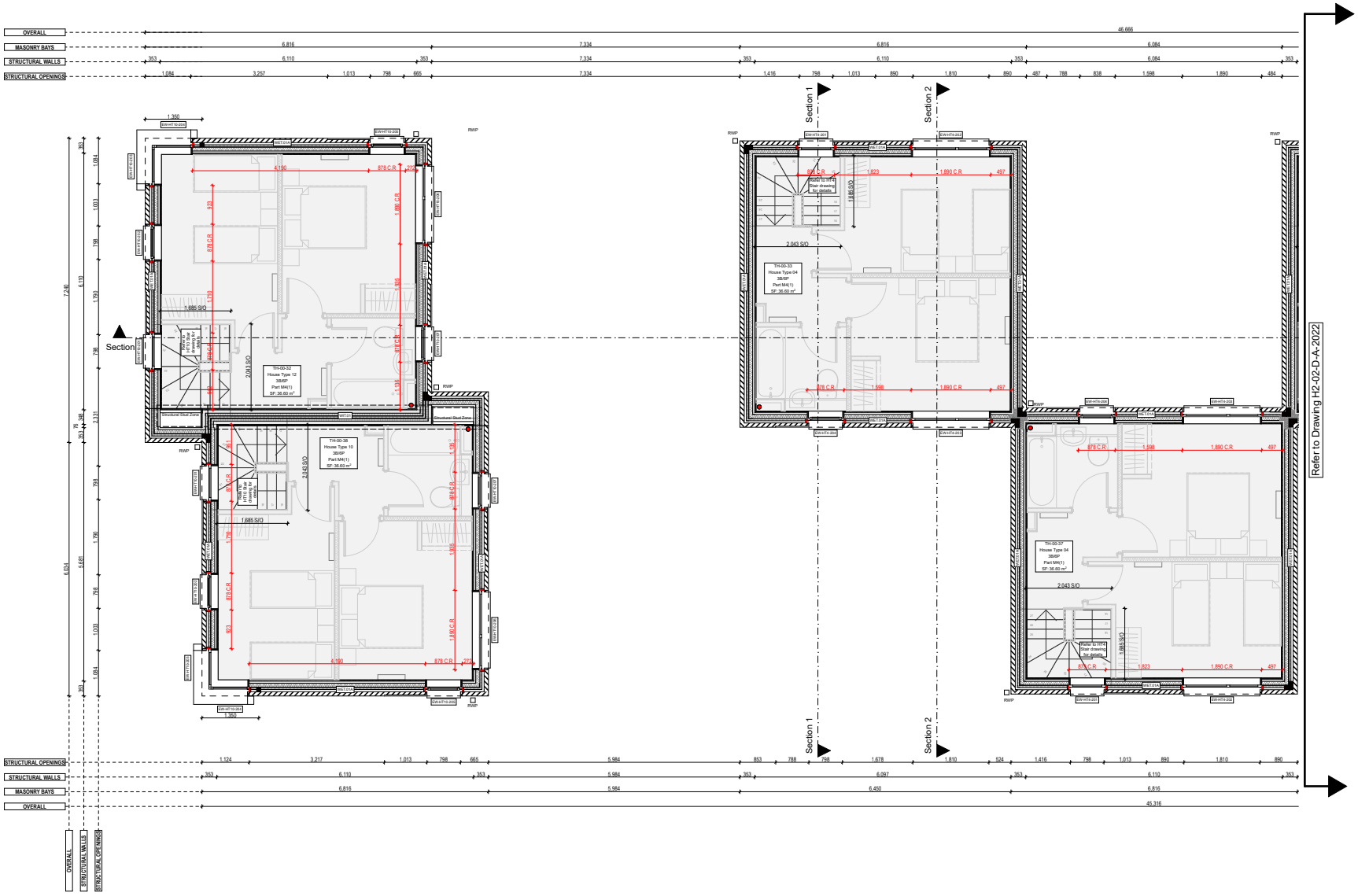
House Block 2 - Second Floor 2/2

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H2-02-D-A-2022	TENDER

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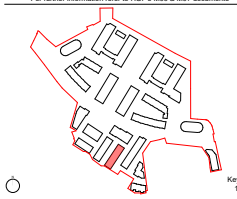
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Key Plan 1:5000

GA Plans

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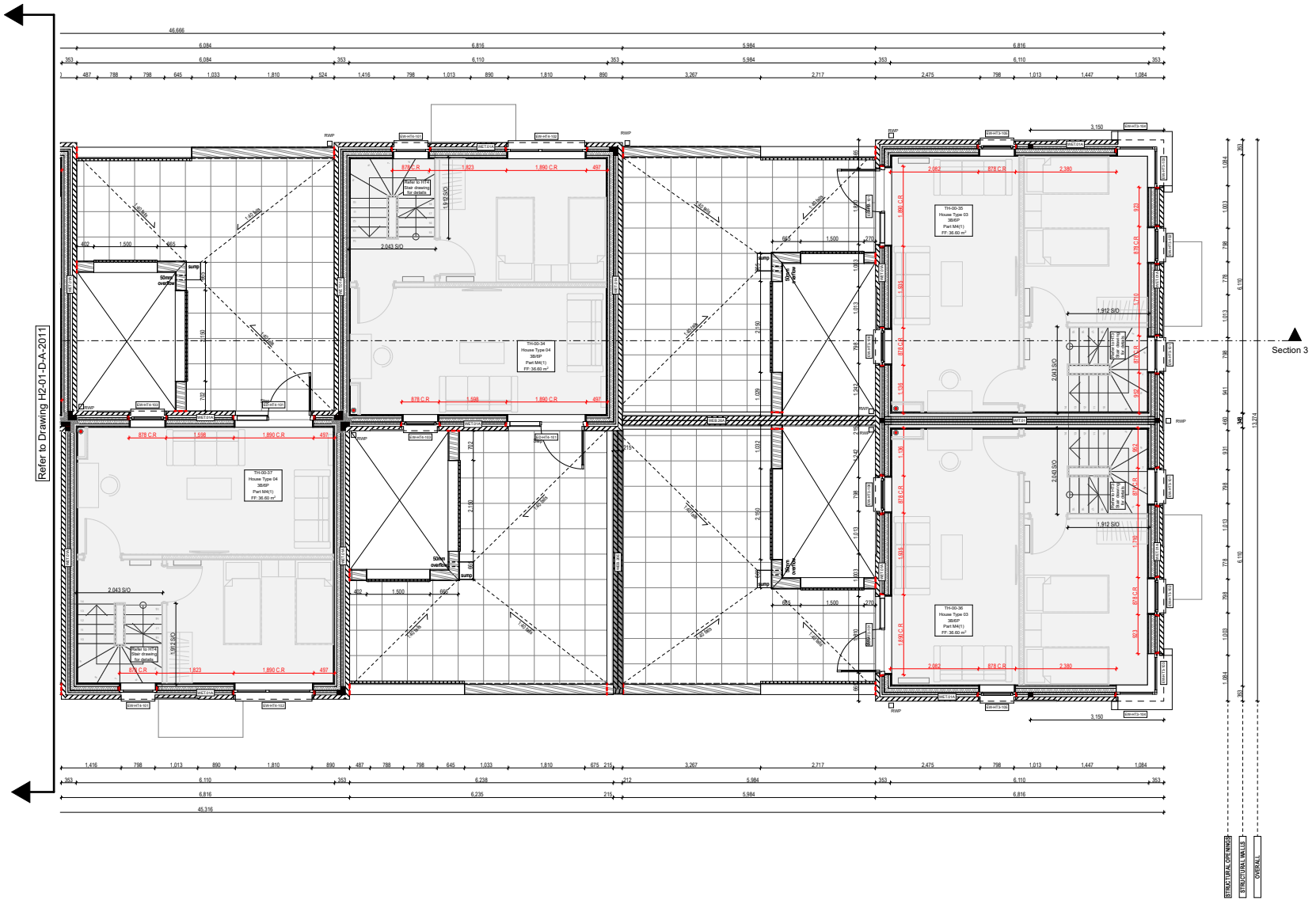
Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P03	Step in building added	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	30.05.25	TM	MLE

House Block 2 - Second Floor 1/2

PROJECT	JOB NO
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SCALE	DATE
1:50@A1	May 2025
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DWG#	STATUS
25048-HGP-H2-02-D-A-2021	TENDER

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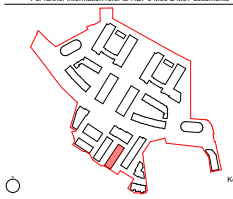
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ITEMS IN ABEYANCE

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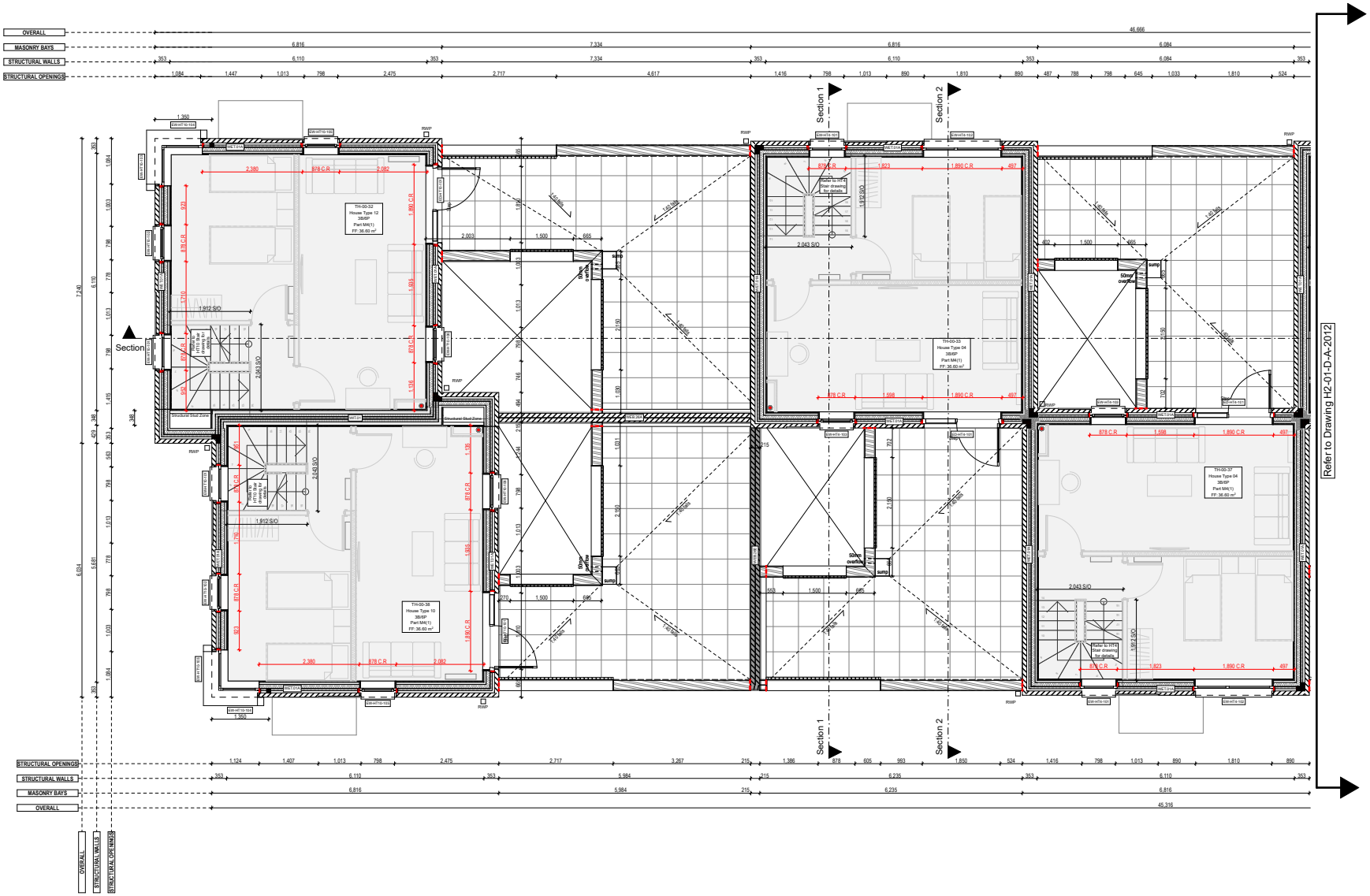
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T01	PCSA Issue	25.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	30.05.25	TM	MLE

House Block 2 - First Floor 2/2

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1:50@A1	May 2025
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TM / MLE	T01
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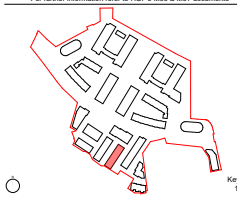
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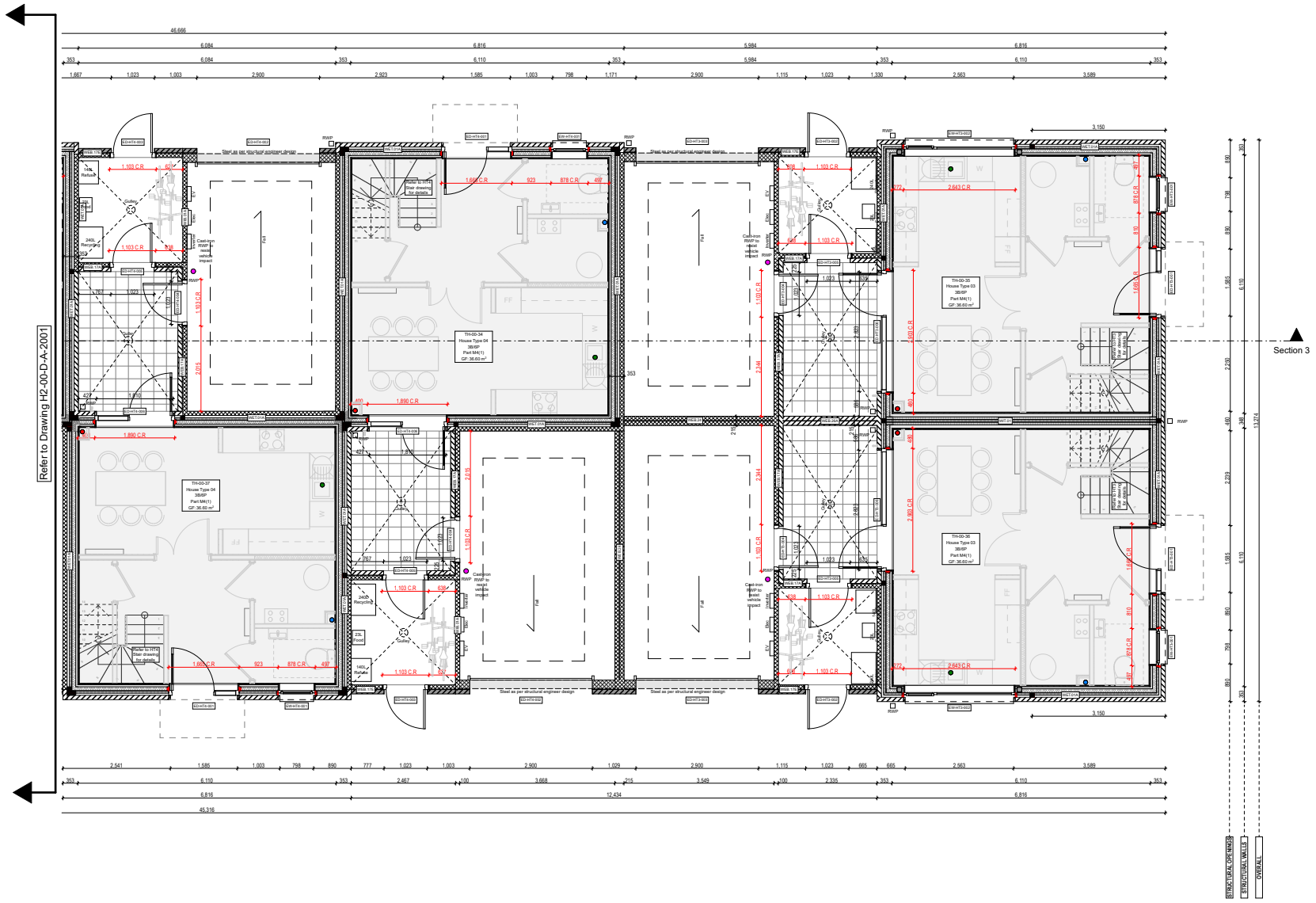
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House Block 2 - First Floor 1/2

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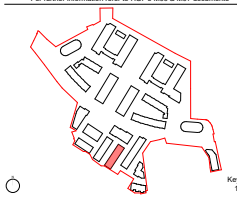
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Key Plan
1:5000

GA Plans

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ITEMS IN ABEYANCE

Movement Joints
Steel structure
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Sprinklers

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P03	Internal Changes	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
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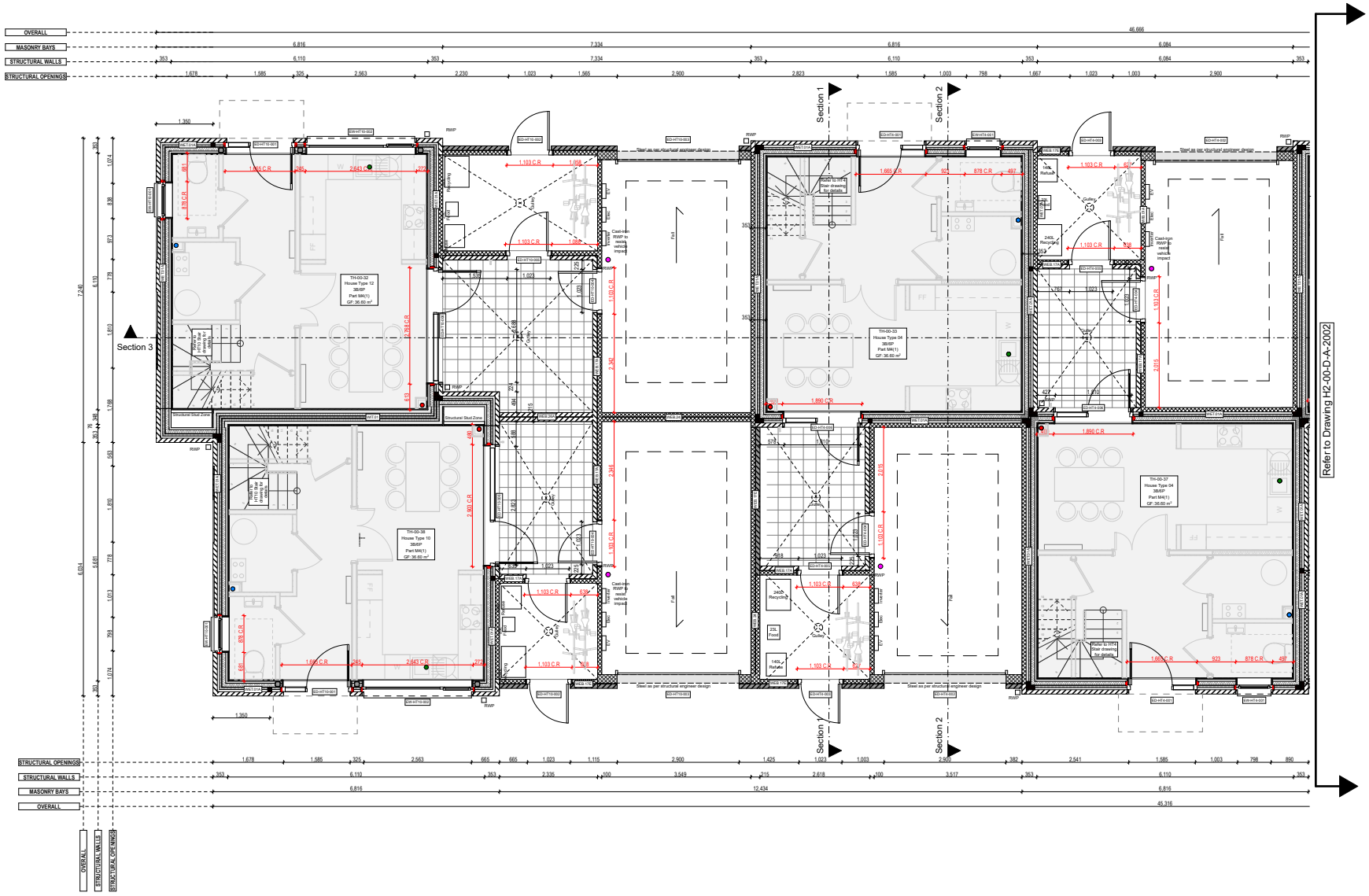
House Block 2 - Ground Floor 2/2

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
DRAWN BY/CHECKED BY	REVISION
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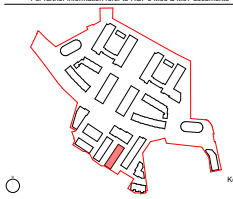
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GA Plans

	RWP – Rainwater pipe	XXX	Setting out dimension
	SVP – Soil vent pipe	XXX	Setting out dimension – Internal S/O
	SS – Sub Stack		Void
	DC – Direct Connection		Cavity barrier
	Cast-iron drainage to resist vehicle impact	MJ	MJ – Movement joint
	Steelwork to S.E details		Lead flashing
	Hot water cylinder	MVHR	

Notes

General

Structure shown indicatively, subject to Structural Engineer's & Timber frame manufacturer's detailed design. Refer to Structural Engineer's & Timber frame manufacturer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

Gas meter locations subject to confirmation of incoming service positions

For all site levels refer to Civil Engineer's drawings, in all instances at least 150 mm is required from external finished levels and the DPC.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints TBC by Structural Engineer.

Non-load bearing blockwork requires head restraint and is to use the same strengths & density as load bearing blockwork, refer to Structural Engineer's drawings.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

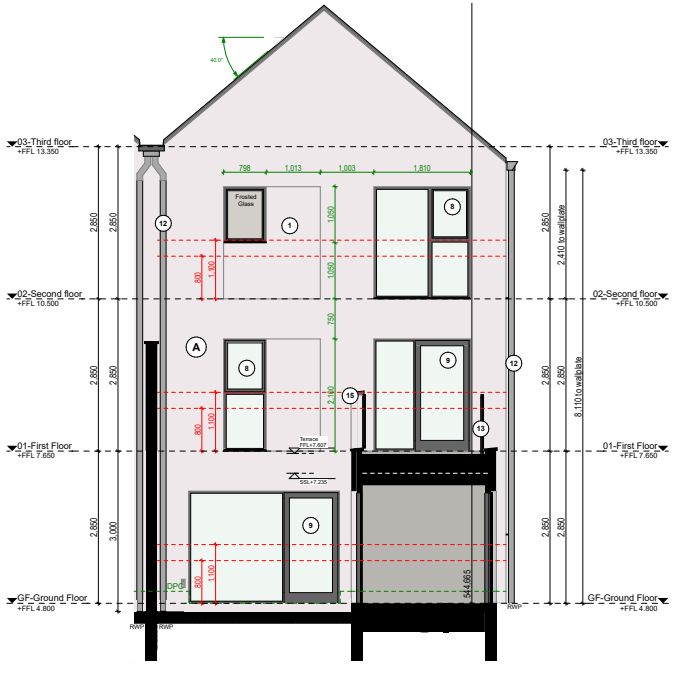
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P03	Step in building added, Internal Changes	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	30.05.25	TM	MLE

House Block 2 - Ground Floor 1/2

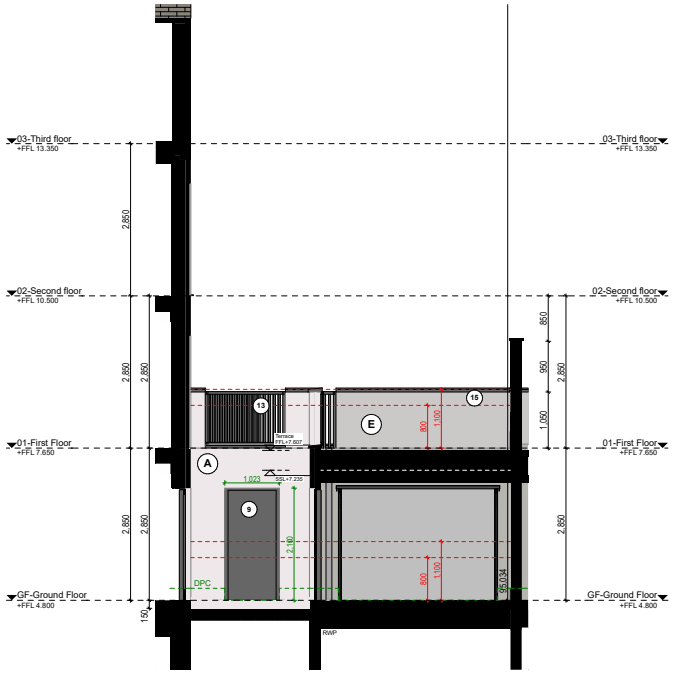
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TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H2-00-D-A-2001	TENDER

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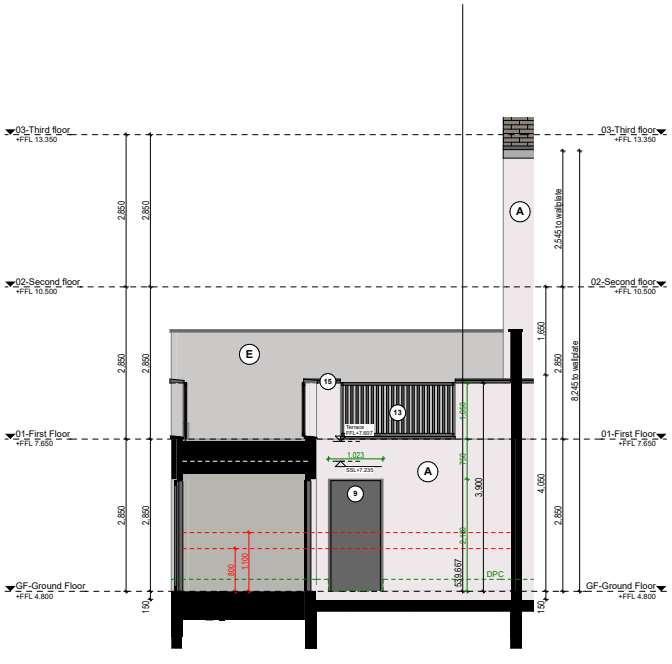
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email@hgp-architects.co.uk
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1 **Elevation Courtyard 1**
1:50

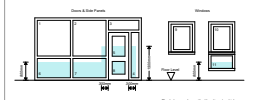


2 **Elevation Courtyard 2**
1:50



3 **Elevation Courtyard 3**
1:50

Part K



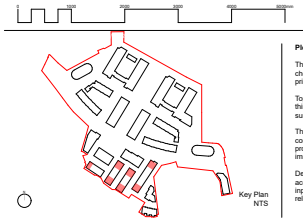
AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

Materials & Detail key

A. Danehill Yellow Light mortar
B. Fiori Light mortar
C. Stirling Grey Light mortar
D. Stirling Grey Dark mortar
E. Pagus Light mortar

01. 25mm Wall Niche (Refer to details)
02. 25mm Cut brick recessed barcode banding
03. Snapped brick header panel in 25mm cut brick wall niche
04. Head & cill 25mm single course cut brick recess
05. 25mm Cut brick recessed barcode banding at parapet
06. Vertical stack bonded brickwork (Refer to details)
08. Windows
09. External doors
10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information



Please Note:

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Risk Schedule

1	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. **Refer to risk schedule on individual drawing.**
1	Injury caused by incorrect handling of large steels
21	Injury caused by incorrect handling of roof trusses

For further information refer to HGP's M06&M07 documents

OFC Line (min 150mm above finished external ground level)
MJ – Movement joint
Masonry support. Refer to SE's drawings and details
MEV Outlet
Dimensions
Brick Detailing Dimensions
AD Part K Min. Critical glazing line. Refer to AD Part K for details

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to the Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Notes

General

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

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For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to S.E drawings and details for movement joint locations and information.

ITEMS IN ABEYANCE

Movement Joints
External levels
Rain Water Pipes
Masonry support
Mechanical Inlets / outlets

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P02	Dimensions added, Annotation - Brick B to E, Window openings to 1100	08.07.25	TM	MLE
P01	First Issue	03.06.25	TM	MLE

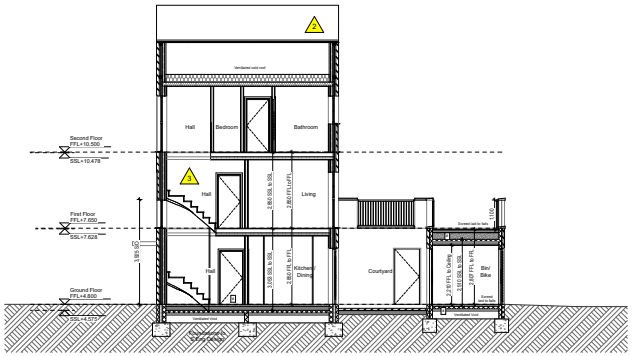
House Type 3 Courtyard Elevations

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	Jun 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
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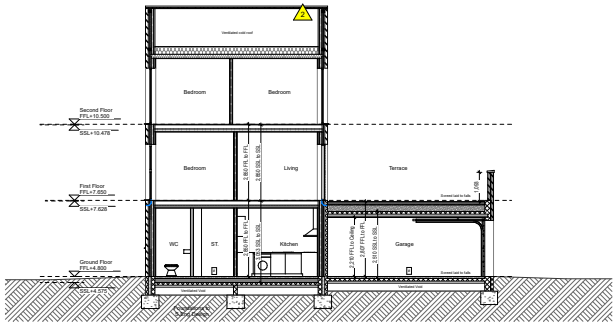
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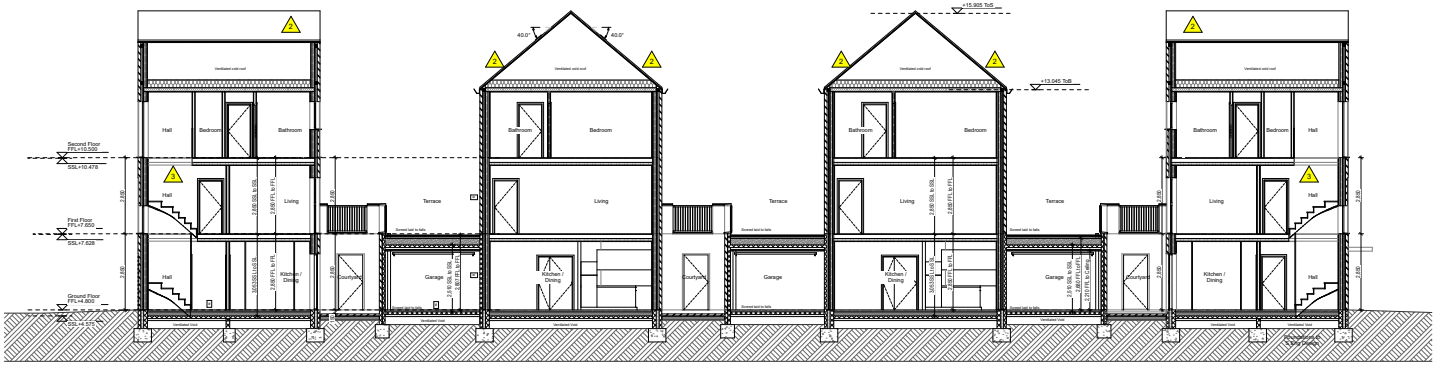
01329 283 225
email@hgp-architects.co.uk
hgp-architects.co.uk



1 **Section 1**
1:100



2 **Section 2**
1:100



3 **Section 3**
1:100

0 2000 4000 6000 8000 10000mm

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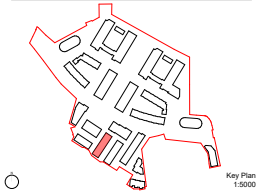
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2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M08&M07 documents



GA Sections

	Masonry support. Refer to SE's drawings and details	MJ	MJ – Movement joint
CAVITY	Cavity Barrier		Cavity tray

Notes

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Non-load bearing blockwork requires head restraint.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from DPC and the internal FFL.

For Wall / Floor Types details refer to HGP detail drawing series 6900.

All penetrations between different fire compartments are to be fire stopped and must maintain the fire resistance of the fire separating element.

All cavity barriers shown inductively, please refer to details & fire engineers report. Cavity closers required to all external door and window openings.

FFL level shown to top of screed / Floorboards.

Refer to Client Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

ITEMS IN ABEYANCE

Movement Joints
Rain Water Pipes
Levels
Steel structure
Sprinklers

VIVID

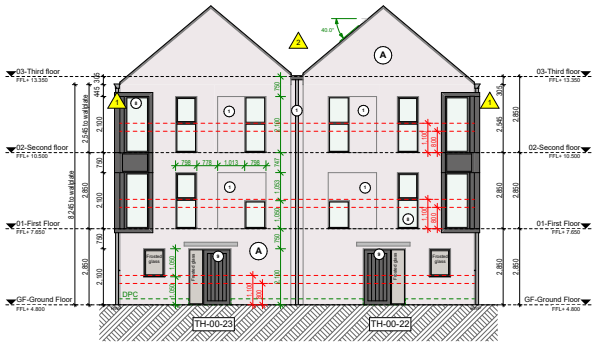
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P02	Step in building added, Window openings to 1100	08.07.25	TM	MLE
P01	First Issue	05.12.23	TM	MLE

House Block 3 Sections

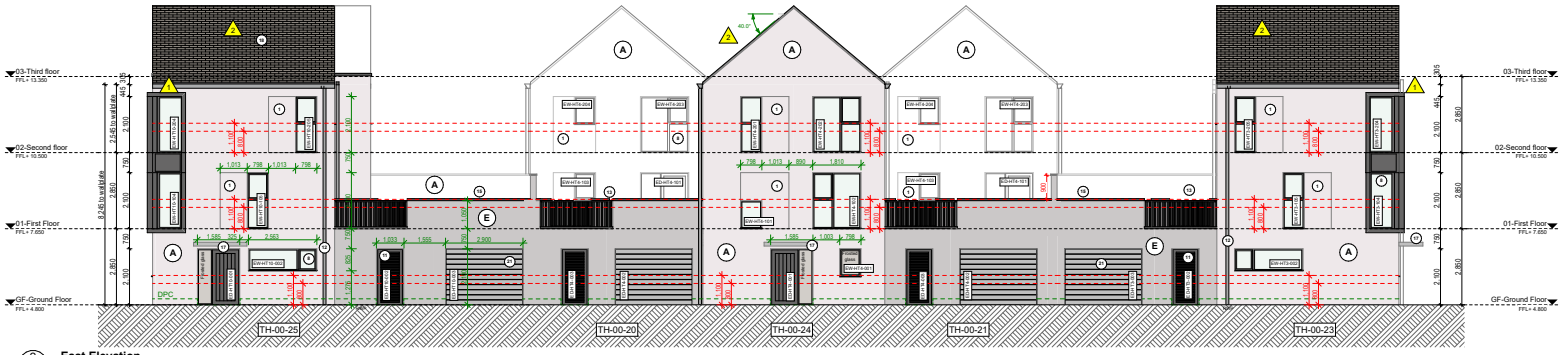
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TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:100@A1	Jun 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H3-XX-D-A-3501	TENDER

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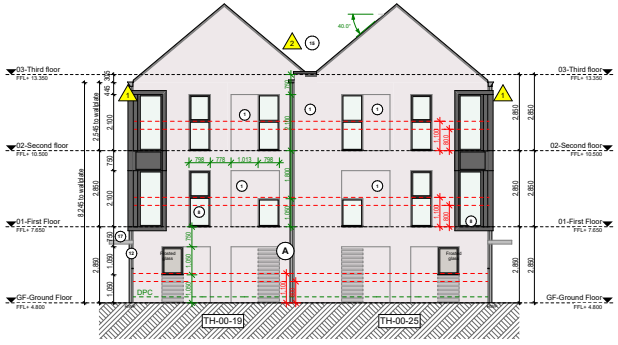
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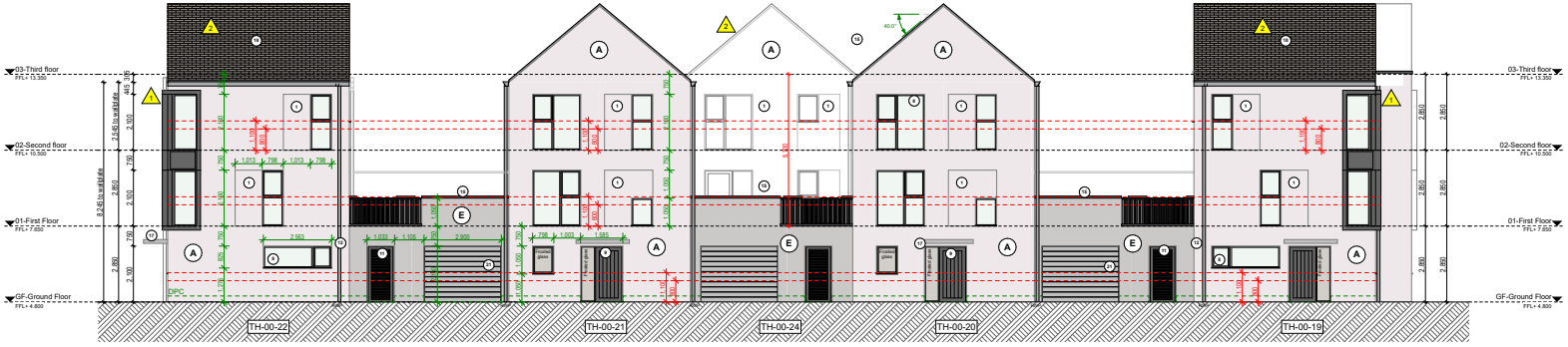
1 **North Elevation**
1:100



2 **East Elevation**
1:100

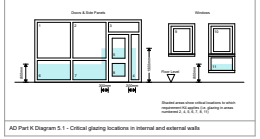


4 **South Elevation**
1:100



3 **West Elevation**
1:100

Part K



AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

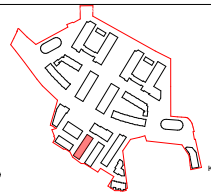
Materials & Detail key

A. Danehill Yellow Light mortar
B. Fiori Light mortar
C. Stirling Grey Light mortar
D. Stirling Grey Dark mortar
E. Pagus Light mortar

01. 25mm Wall Niche (Refer to details)
02. 25mm Cut brick recessed barcode banding
03. Snapped brick header panel in 25mm cut brick wall niche
04. Head & cill 25mm single course cut brick recess
05. 25mm Cut brick recessed barcode banding at parapet
06. Vertical stack bonded brickwork (Refer to details)
08. Windows
09. External doors
10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information





Key Plan
NTS

Please Note:

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Risk Schedule

1	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. **Refer to risk schedule on individual drawing.**
1	Injury caused by incorrect handling of large steels
2	Injury caused by incorrect handling of roof trusses

For further information refer to HGP's M06&M07 documents

OPC Line (min 150mm above finished external ground level) — Dimensions
MJ – Movement joint — Brick Detailing Dimensions
Masonry support. Refer to SE's drawings and details — AD Part K Min. Critical glazing line. Refer to AD Part K for details
MEV Outlet

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to the Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Notes

General

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of drainage positions TBC & Incoming Services locations TBC.

Refer to co-ordinated M&E drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to S.E drawings and details for movement joint locations and information.

ITEMS IN ABEYANCE

Movement Joints
External levels
Rain Water Pipes
Masonry support
Mechanical Inlets / outlets

VIVID

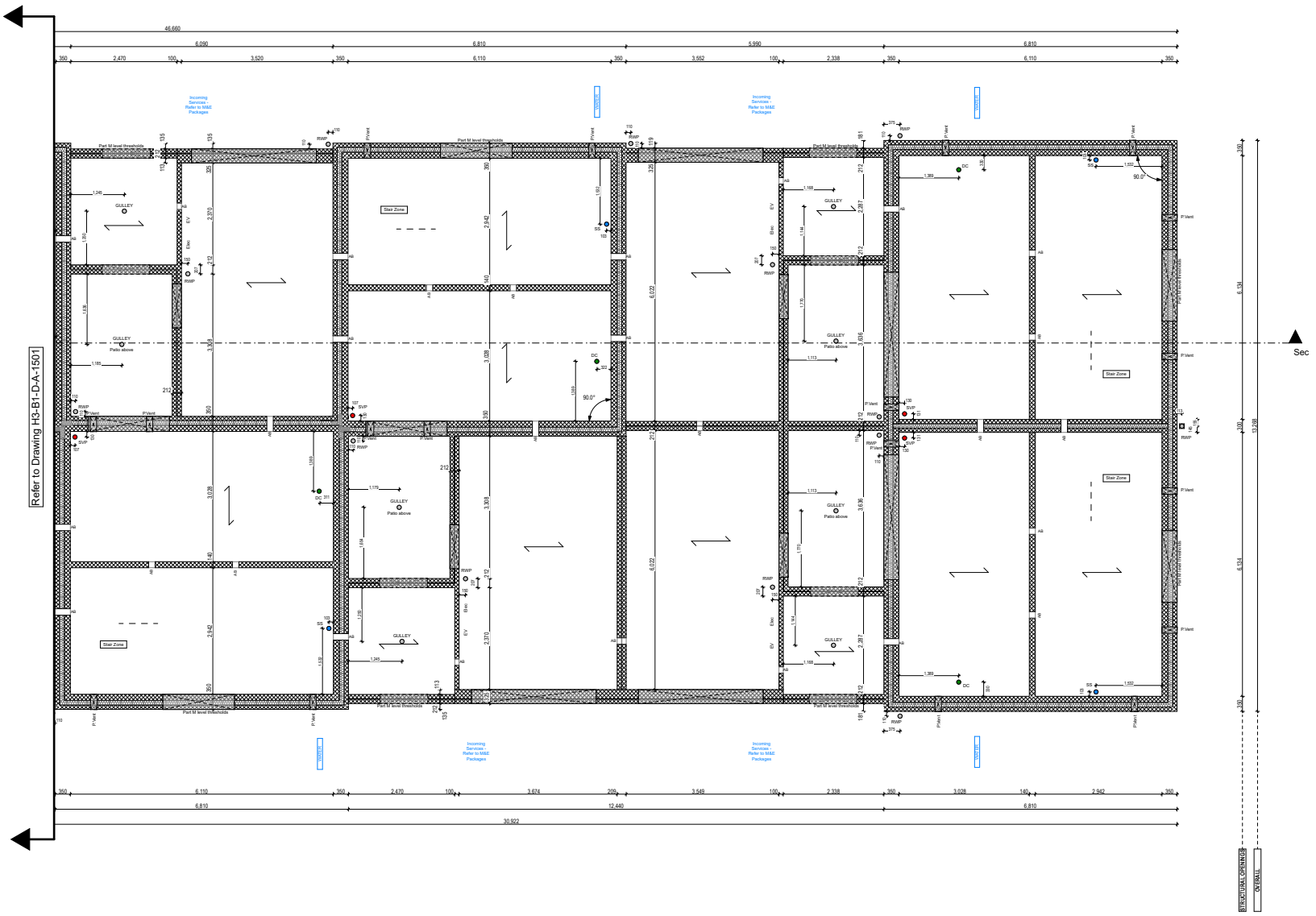
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P03	Step in building added, Window openings to 1100	08.07.25	TM	MLE
P02	RWPs added, Annotation - Brick B to E	13.06.25	TM	MLE
P01	First Issue	03.06.25	TM	MLE

House Block 3 Elevations

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:100@A1	Jun 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H3-XX-D-A-3001	TENDER

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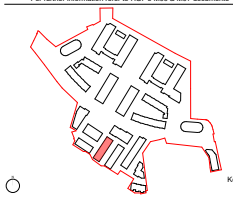
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Risk Schedule

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1	Injury caused by incorrect handling of large / heavy items.
2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents



Substructure GA Plans

	RWP – Rainwater pipe		Incoming Services
	SVP – Soil vent pipe	XXX	Setting out dimension
	SS – Sub Stack		MJ – Movement joint
	Direct Connection		

Indicates span of beam and block floor structure to Structural Engineer's drawings.

P Vent (Periscope Vent) — A6 (Air Brick)

Location of floor void vents as indicated on the drawing at max 2m c/c and within 450mm of internal corners. Vent bricks to be plastic, Rytons or similar, to achieve min. 1500mm2 per metre. Air bricks to be located on opposite sides dependent on plot configuration.

Full height window, or door threshold

Door threshold with DPC below. Refer to setting out plans for locations of Part M level thresholds.

Notes

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints of blockwork TBC by Structural Engineer.

For Wall Types details refer to HGP detail drawing series 6900.

Refer to ground investigation report to establish if radon or any gas measures are required prior to commencement of works on site.

Drawing to be read in conjunction with Civil Engineer and Structural Engineers drawings. For Block work compressive strengths, refer to Structural Engineer's drawings

Provide concrete lintels over drains where passing through walls.

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01		30.05.25	TM	MLE

House Block 3 - Substructure 2/2

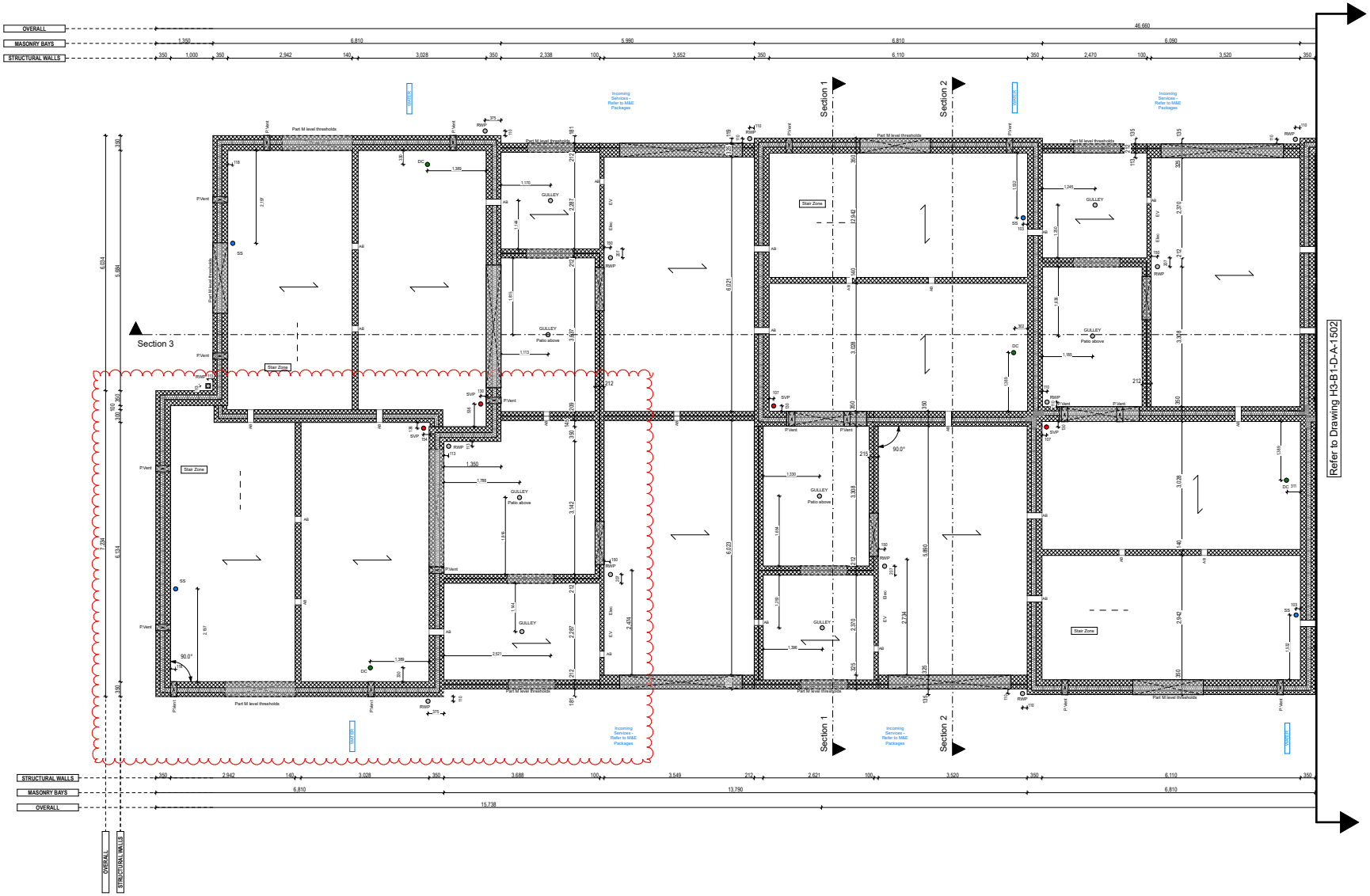
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TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H3-B1-D-A-1502	TENDER

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ITEMS IN ABEYANCE

Rain Water Pipes
Drainage
Levels
Structural posts/ columns
Substructure walls
Beam & block span directions

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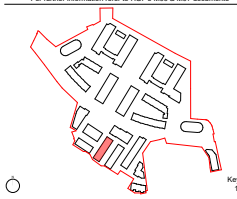
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For further information refer to HGP's M06 & M07 documents



Key Plan 1:5000

Substructure GA Plans

	RWP – Rainwater pipe		Incoming Services
	SVP – Soil vent pipe	XXX	Setting out dimension
	SS – Sub Stack	MJ	MJ – Movement joint
	Direct Connection		

Indicates span of beam and block floor structure to Structural Engineer's drawings.

AB (Air Brick) — Location of floor void vents as indicated on the drawing at max 2m c/c and within 450mm of internal corners. Vent bricks to be plastic, Rytons or similar, to achieve min. 1500mm2 per metre. Air bricks to be located on opposite sides dependent on plot configuration.

P.Vent (Pericope Vent)

Full height window, or door threshold — Door threshold with DPC below. Refer to setting out plans for locations of Part M level thresholds.

Notes

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

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Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints of blockwork TBC by Structural Engineer.

For Wall Types details refer to HGP detail drawing series 6900.

Refer to ground investigation report to establish if radon or any gas measures are required prior to commencement of works on site.

Drawing to be read in conjunction with Civil Engineer and Structural Engineers drawings. For Block work compressive strengths, refer to Structural Engineer's drawings

Provide concrete lintels over drains where passing through walls.

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P03	Step in building added	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01		30.05.25	TM	MLE

House Block 3 - Substructure 1/2

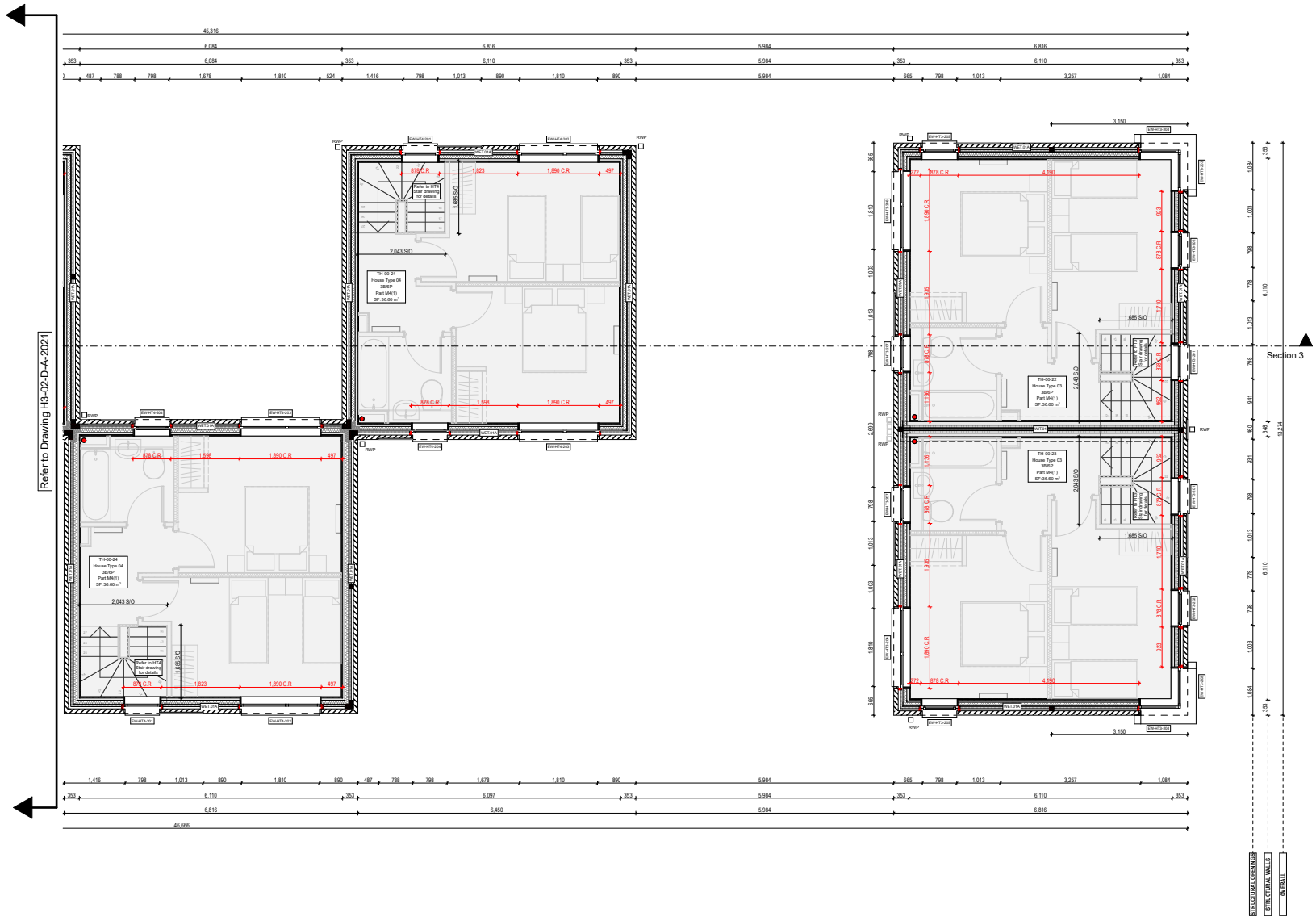
PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H3-B1-D-A-1501	TENDER

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ITEMS IN ABEYANCE

Rain Water Pipes
Drainage
Levels
Structural posts/ columns
Substructure walls
Beam & block span directions

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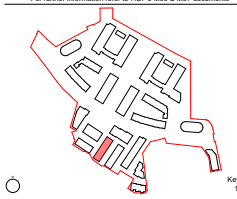
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Risk Schedule

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1	Injury caused by incorrect handling of large / heavy items.
2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents



GA Plans

	RWP – Rainwater pipe	XXX	Setting out dimension
	SVP – Soil vent pipe	XXX	Setting out dimension – Internal S/O
	SS – Sub Stack		Void
	DC – Direct Connection		Cavity barrier
	Cast-iron drainage to resist vehicle impact	MJ	MJ – Movement joint
	Steelwork to S.E details		Lead flashing
	Hot water cylinder	MVHR	MVHR

Notes

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Non-load bearing blockwork requires head restraint and is to use the same strengths & density as load bearing blockwork, refer to Structural Engineer's drawings.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

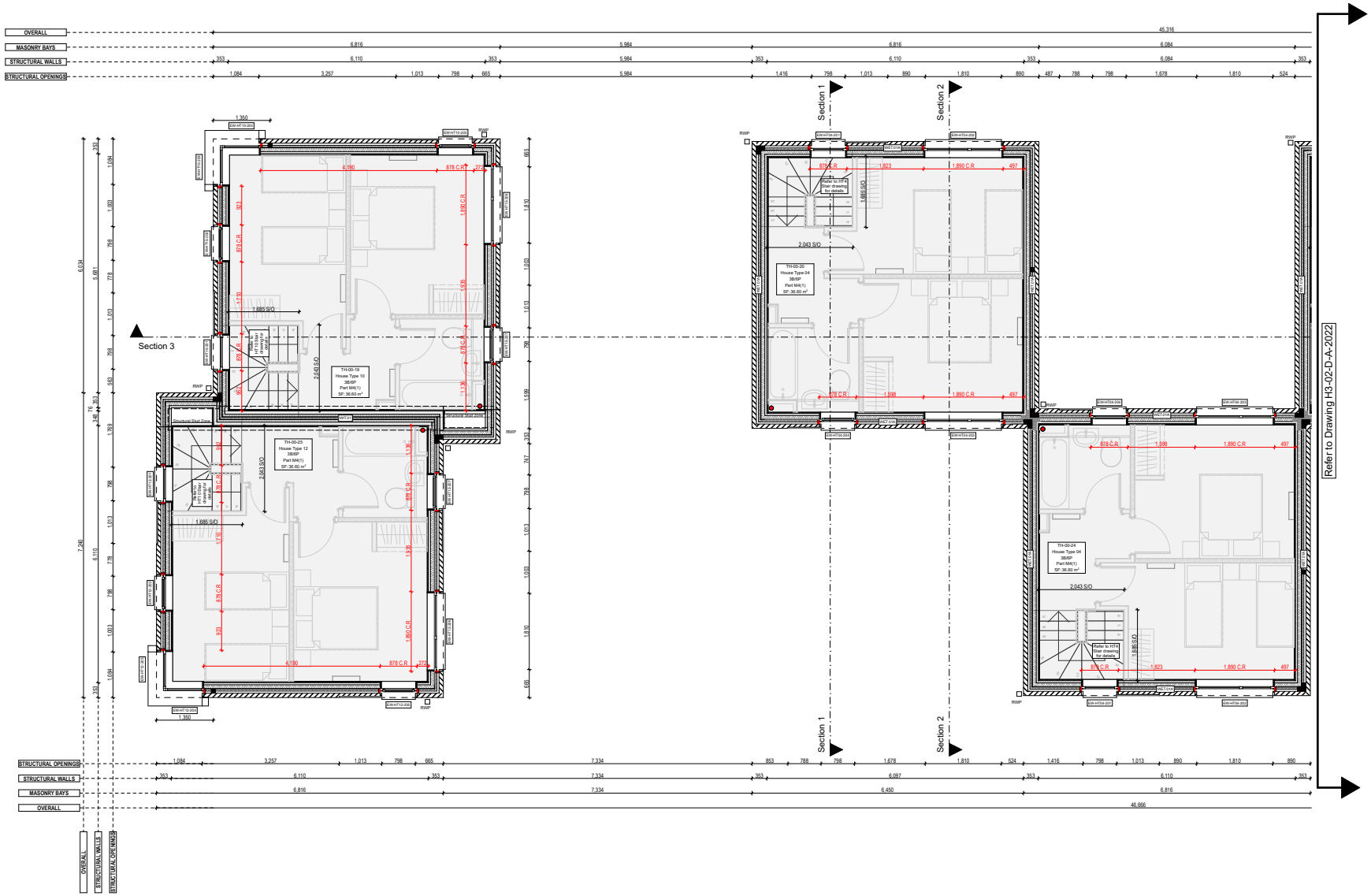
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P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	30.05.25	TM	MLE
Rev	Description	Date	DB	CB

House Block 3 - Second Floor 2/2

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
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TM / MLE	T01
DWG#	STATUS
25048-HGP-H3-02-D-A-2022	TENDER

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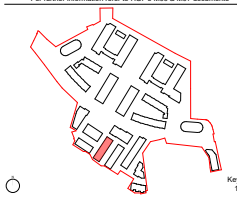
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Key Plan 1:5000

GA Plans

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ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

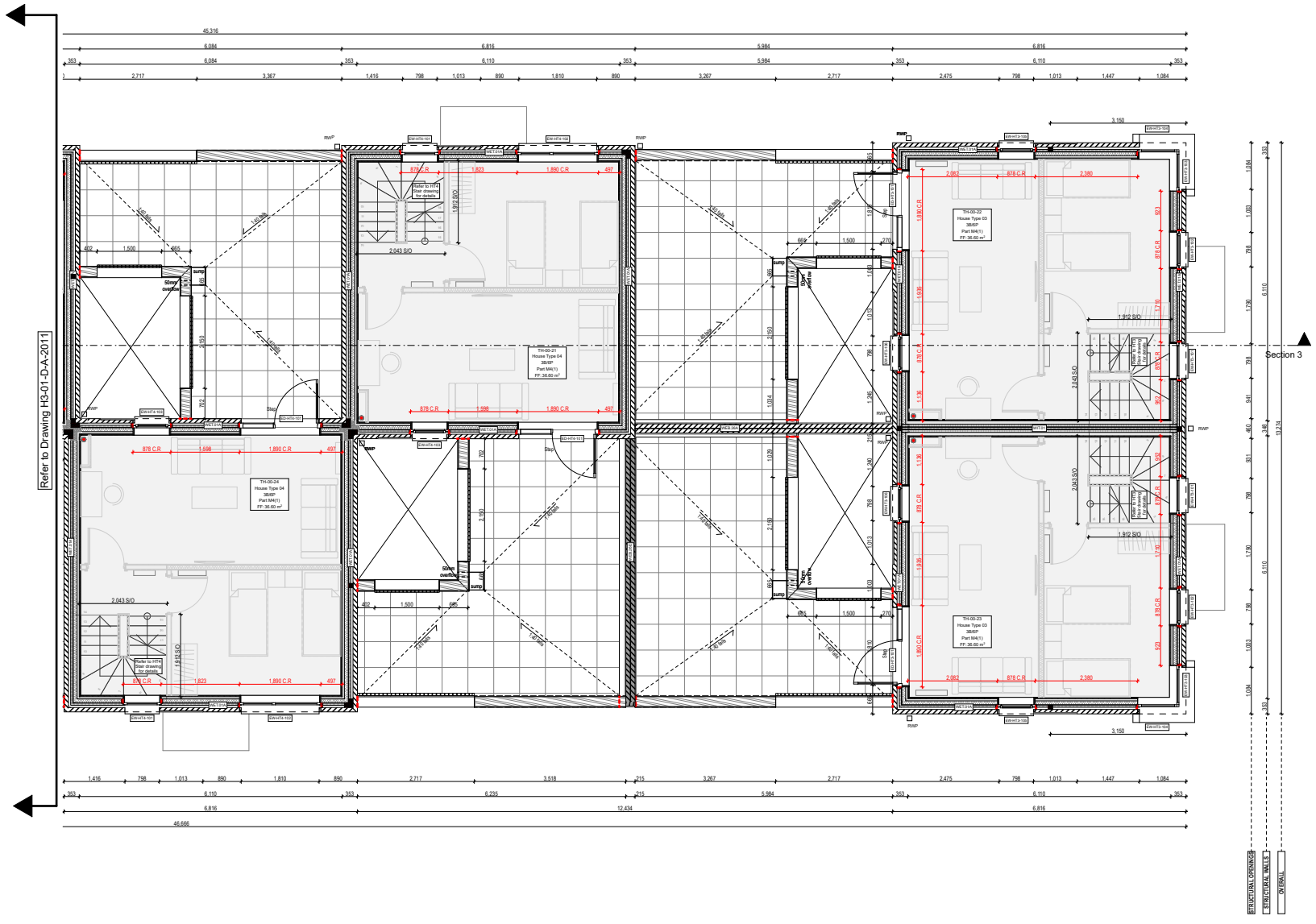
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P03	Step in building added	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	30.05.25	TM	MLE
Rev	Description	Date	DB	CB

House Block 3 - Second Floor 1/2

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T02
DWG#	STATUS
25048-HGP-H3-02-D-A-2021	TENDER

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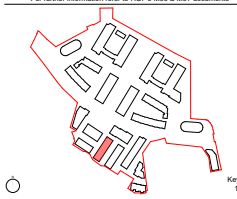
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Key Plan 1:5000

GA Plans

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Notes

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Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	30.05.25	TM	MLE

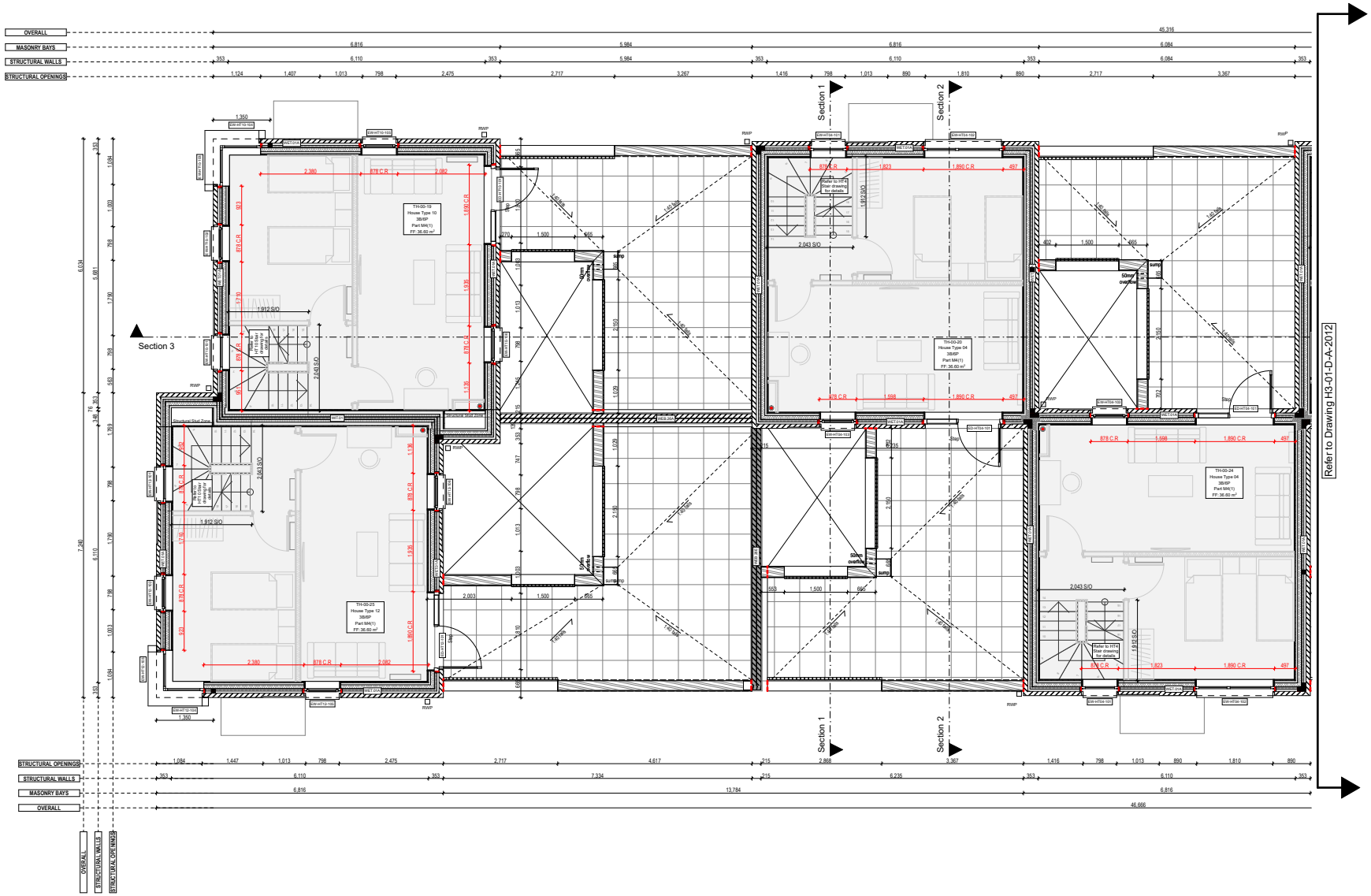
House Block 3 - First Floor 2/2

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H3-01-D-A-2012	TENDER

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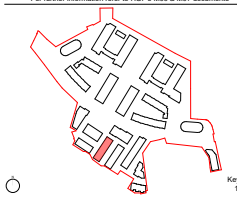
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GA Plans

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ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

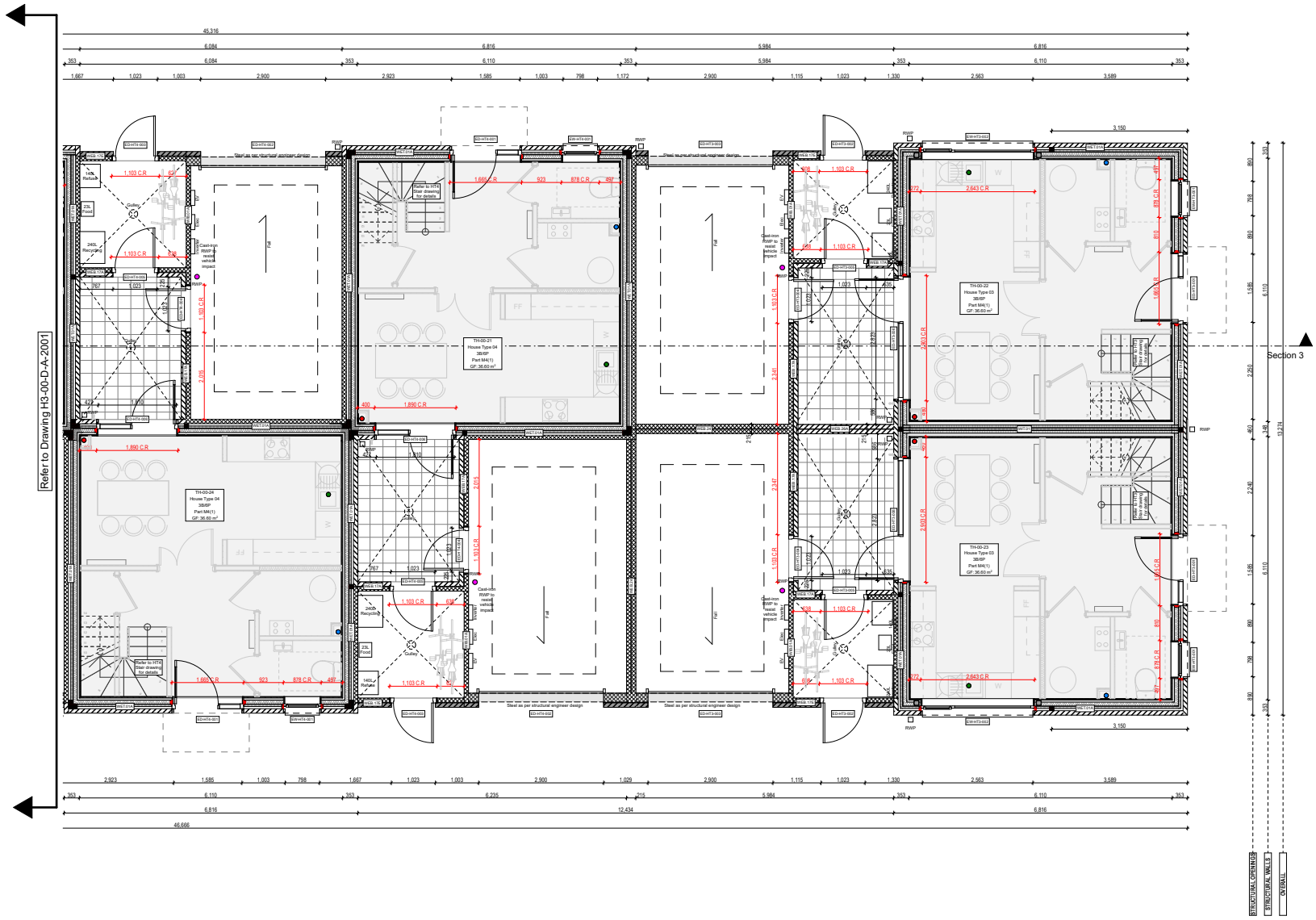
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T02	Plot numbers updated	11.08.25	LW	MLE
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P03	Step in building added	03.07.25	TM	MLE
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P01	First Issue	30.05.25	TM	MLE

House Block 3 - First Floor 1/2

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
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DWG#	STATUS
25048-HGP-H3-01-D-A-2011	TENDER

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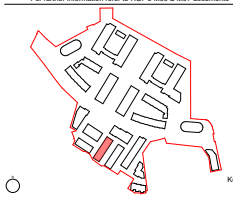
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GA Plans

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Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

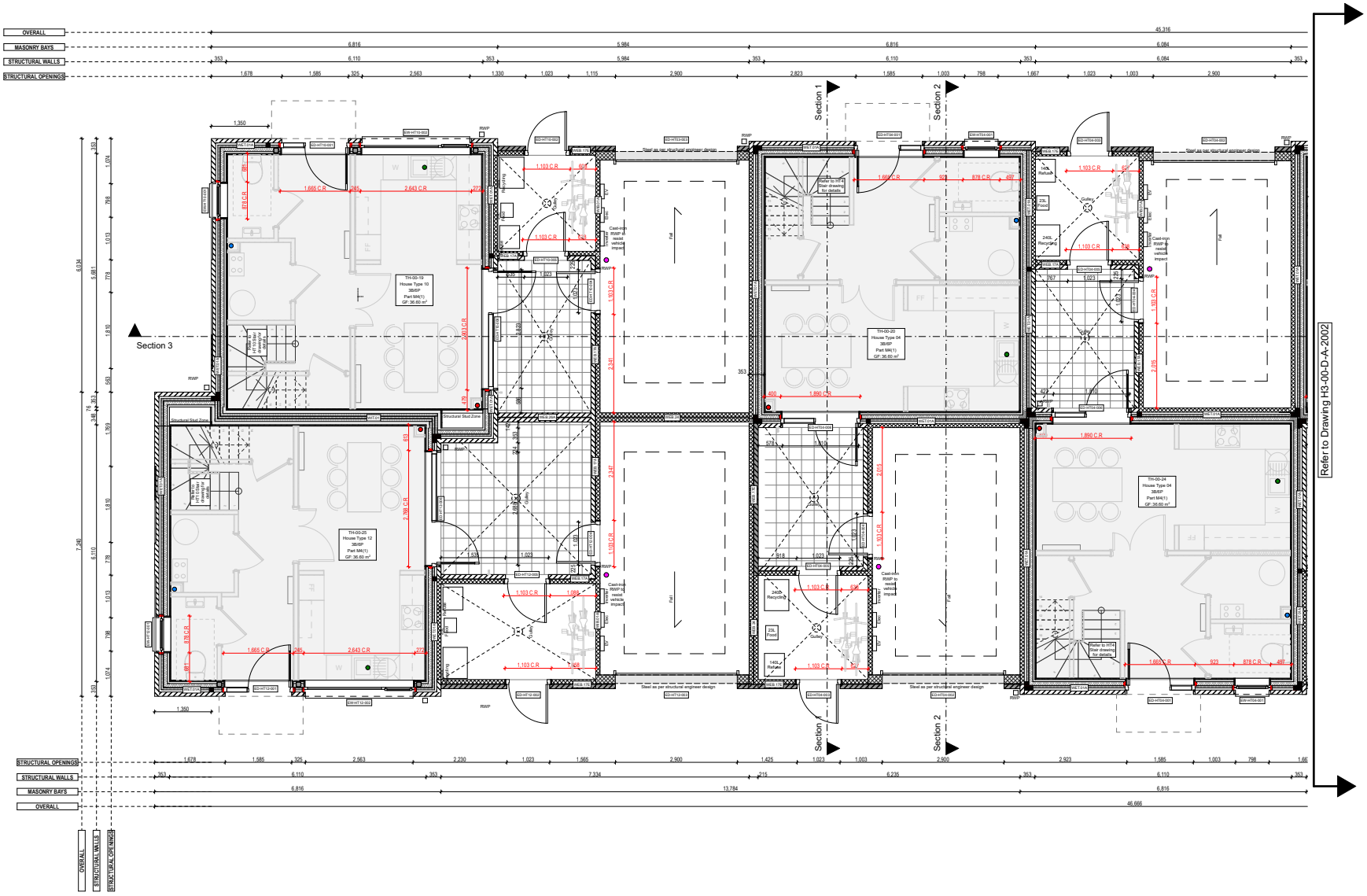
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P03	Internal Changes	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	30.05.25	TM	MLE
Rev	Description	Date	DB	CB

House Block 3 - Ground Floor 2/2

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
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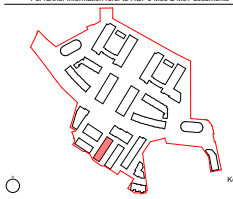
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ITEMS IN ABEYANCE

Movement Joints
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Rain Water Pipes
Sprinklers

VIVID

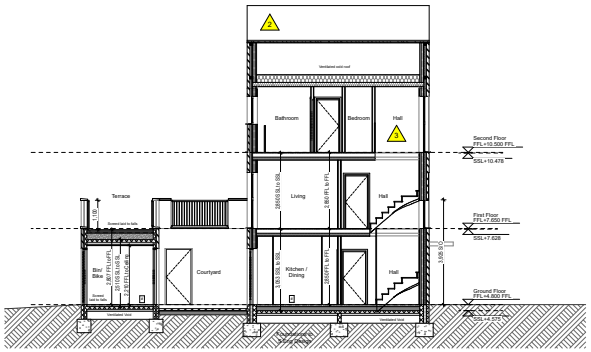
T02	Plot numbers updated	11.08.25	LW	MLE
T01	PCSA Issue	25.07.25	TM	MLE
P03	Step in building added, Internal Changes	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	30.05.25	TM	MLE
Rev	Description	Date	DB	CB

House Block 3 - Ground Floor 1/2

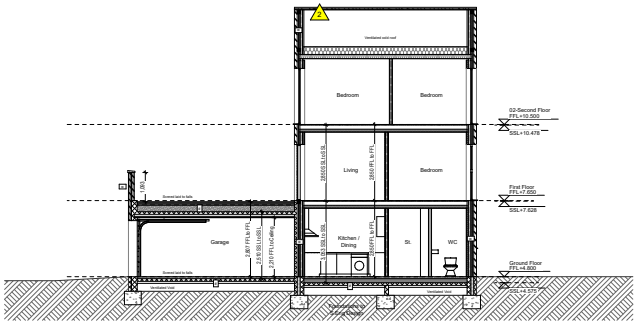
PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	May 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T02
DWG#	STATUS
25048-HGP-H3-00-D-A-2001	TENDER

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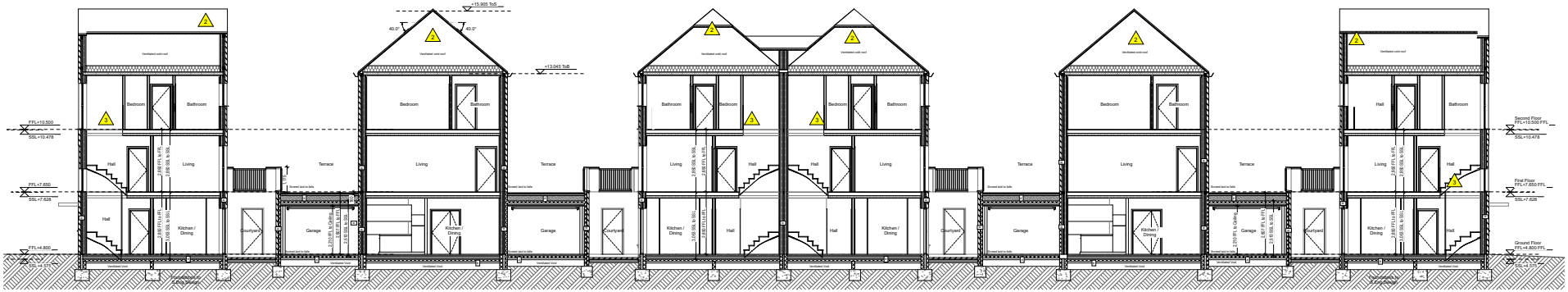
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1 **Section 1**
1:100



2 **Section 2**
1:100



3 **Section 3**
1:100

0 3000 6000 9000 12000 15000mm

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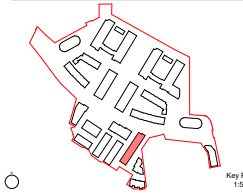
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Risk Schedule

1	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. **Refer to risk schedule on individual drawing.**
1	Injury caused by incorrect handeling of large / heavy items.
2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06&M07 documents



Key Plan
1:5000

GA Sections

	Masonry support. Refer to SE's drawings and details	MJ	MJ – Movement joint
CAVITY	Cavity Barrier		Cavity tray

Notes

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Non-load bearing blockwork requires head restraint.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from DPC and the internal FFL.

For Wall / Floor Types details refer to HGP detail drawing series 6900.

All penetrations between different fire compartments are to be fire stopped and must maintain the fire resistance of the fire separating element.

All cavity barriers shown inductively, please refer to details & fire engineers report. Cavity closers required to all external door and window openings.

FFL level shown to top of screed / Floorboards.

Refer to Client Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

ITEMS IN ABEYANCE

Movement Joints
Rain Water Pipes
Levels
Steel structure
Sprinklers

VIVID

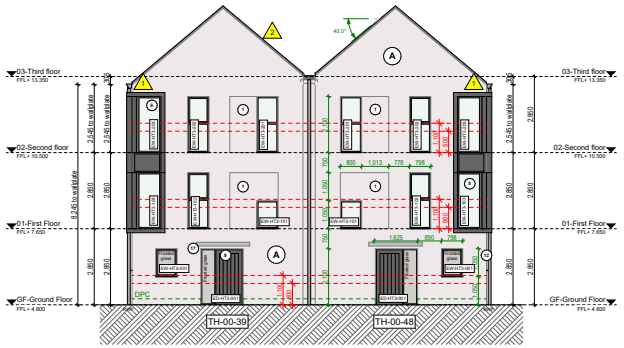
Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P02	Step in building added, Window openings to 1100	08.07.25	TM	MLE
P01	First Issue	03.06.25	TM	MLE

House Block 5 Sections

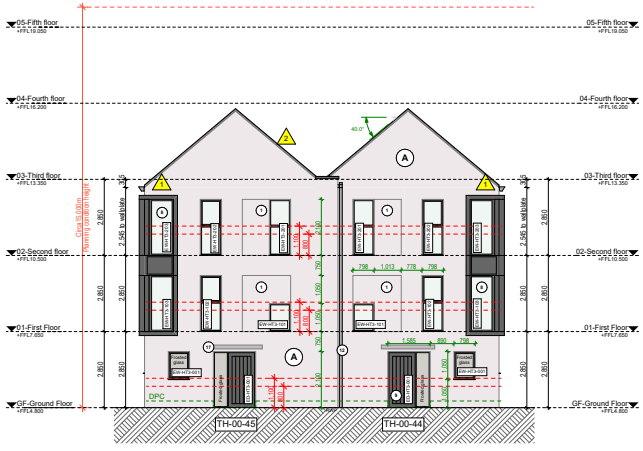
PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:100@A1	Jun 25
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H5-XX-D-A-3501	TENDER

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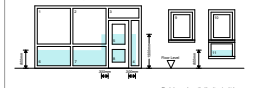


1 **South Elevation**
1:100



2 **Elevation Street 1**
1:100

Part K



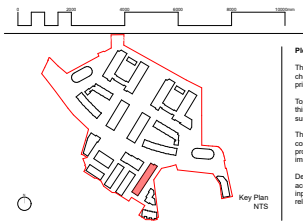
AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

Materials & Detail key

A. Danehill Yellow Light mortar
B. Fiori Light mortar
C. Stirling Grey Light mortar
D. Stirling Grey Dark mortar
E. Pagus Light mortar

01. 25mm Wall Niche (Refer to details)
02. 25mm Cut brick recessed barcode banding
03. Snapped brick header panel in 25mm cut brick wall niche
04. Head & cill 25mm single course cut brick recess
05. 25mm Cut brick recessed barcode banding at parapet
06. Vertical stack bonded brickwork (Refer to details)
08. Windows
09. External doors
10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information



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Risk Schedule

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1	Injury caused by incorrect handling of large steels
2	Injury caused by incorrect handling of roof trusses

For further information refer to HGP's M06&M07 documents

DPC Line (min 150mm above finished external ground level)	XXX Dimensions
MJ – Movement joint	XXX Brick Detailing Dimensions
Masonry support. Refer to SE's drawings and details	XXX AD Part K Min. Critical glazing line. Refer to AD Part K for details
MEV Outlet	

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to the Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Notes

General

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of drainage positions TBC & Incoming Services locations TBC.

Refer to co-ordinated M&E drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to S.E drawings and details for movement joint locations and information.

ITEMS IN ABEYANCE

Movement Joints
External levels
Rain Water Pipes
Masonry support
Mechanical Inlets / outlets

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P03	Step in building added, Window openings to 1100	08.07.25	TM	MLE
P02	RWPs added, Annotation - Brick B to E	13.06.25	TM	MLE
P01	First Issue	03.06.25	TM	MLE

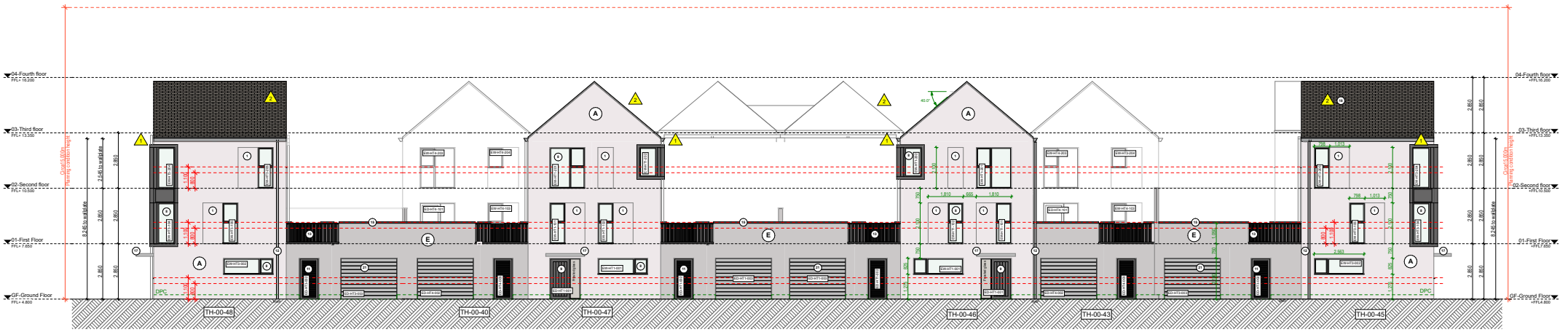
House Block 5 Elevations (2 of 2)

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:100@A1	Jun 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H5-XX-D-A-3002	TENDER

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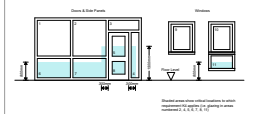


1 **East Elevation**
1:100



2 **Elevation Street**
1:100

Part K



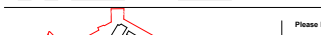
AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

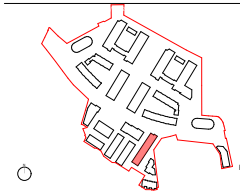
Materials & Detail key

A. Danehill Yellow Light mortar
B. Fiori Light mortar
C. Stirling Grey Light mortar
D. Stirling Grey Dark mortar
E. Pagus Light mortar

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06. Vertical stack bonded brickwork (Refer to details)
08. Windows
09. External doors
10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information





Key Plan
NTS

Please Note:

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2	Injury caused by incorrect handling of roof trusses

For further information refer to HGP's M06&M07 documents

OPC Line (min 150mm above finished external ground level) — Dimensions
MJ – Movement joint — Brick Detailing Dimensions
Masonry support. Refer to SE's drawings and details — AD Part K Min. Critical glazing line. Refer to AD Part K for details
MEV Outlet

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to the Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Notes

General

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

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For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to S.E drawings and details for movement joint locations and information.

ITEMS IN ABEYANCE

Movement Joints
External levels
Rain Water Pipes
Masonry support
Mechanical Inlets / outlets

VIVID

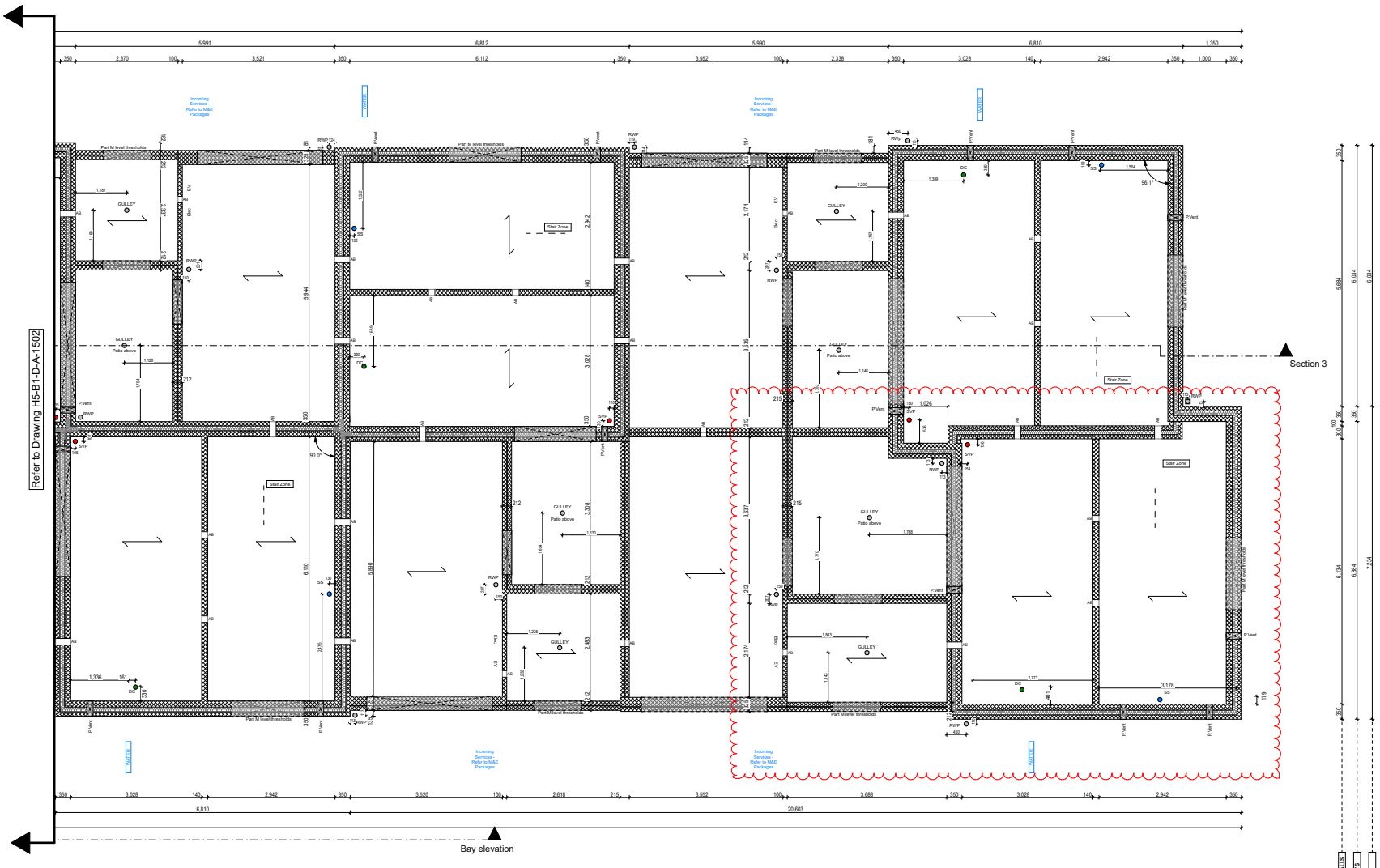
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T01	PCSA Issue	25.07.25	TM	MLE
P03	Step in building added, Window openings to 1100	08.07.25	TM	MLE
P02	RWPs added, Roof Changes, Annotation - Brick B to E	13.06.25	TM	MLE

House Block 5 Elevations (1 of 2)

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:100@A1	Jun 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H5-XX-D-A-3001	TENDER

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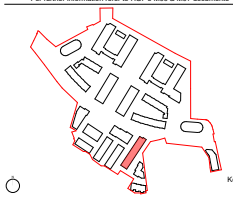
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3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents



Substructure GA Plans

RWP – Rainwater pipe		Incoming Services	
SVP – Soil vent pipe	XXX	Setting out dimension	
SS – Sub Stack		MJ – Movement joint	
Direct Connection			

Indicates span of beam and block floor structure to Structural Engineer's drawings.

P.Vent (Periscope Vent) / AB (Air Brick) — Location of floor void vents as indicated on the drawing at max 2m c/c and within 450mm of internal corners. Vent bricks to be plastic, Rytons or similar, to achieve min. 1500mm2 per metre. Air bricks to be located on opposite sides dependent on plot configuration.

Full height window, or door threshold — Door threshold with DPC below. Refer to setting out plans for locations of Part M level thresholds.

Notes

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints of blockwork TBC by Structural Engineer.

For Wall Types details refer to HGP detail drawing series 6900.

Refer to ground investigation report to establish if radon or any gas measures are required prior to commencement of works on site.

Drawing to be read in conjunction with Civil Engineer and Structural Engineers drawings. For Block work compressive strengths, refer to Structural Engineer's drawings

Provide concrete lintels over drains where passing through walls.

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P03	Step in building added	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	23.05.25	TM	MLE

House Block 5 - Substructure 3/3

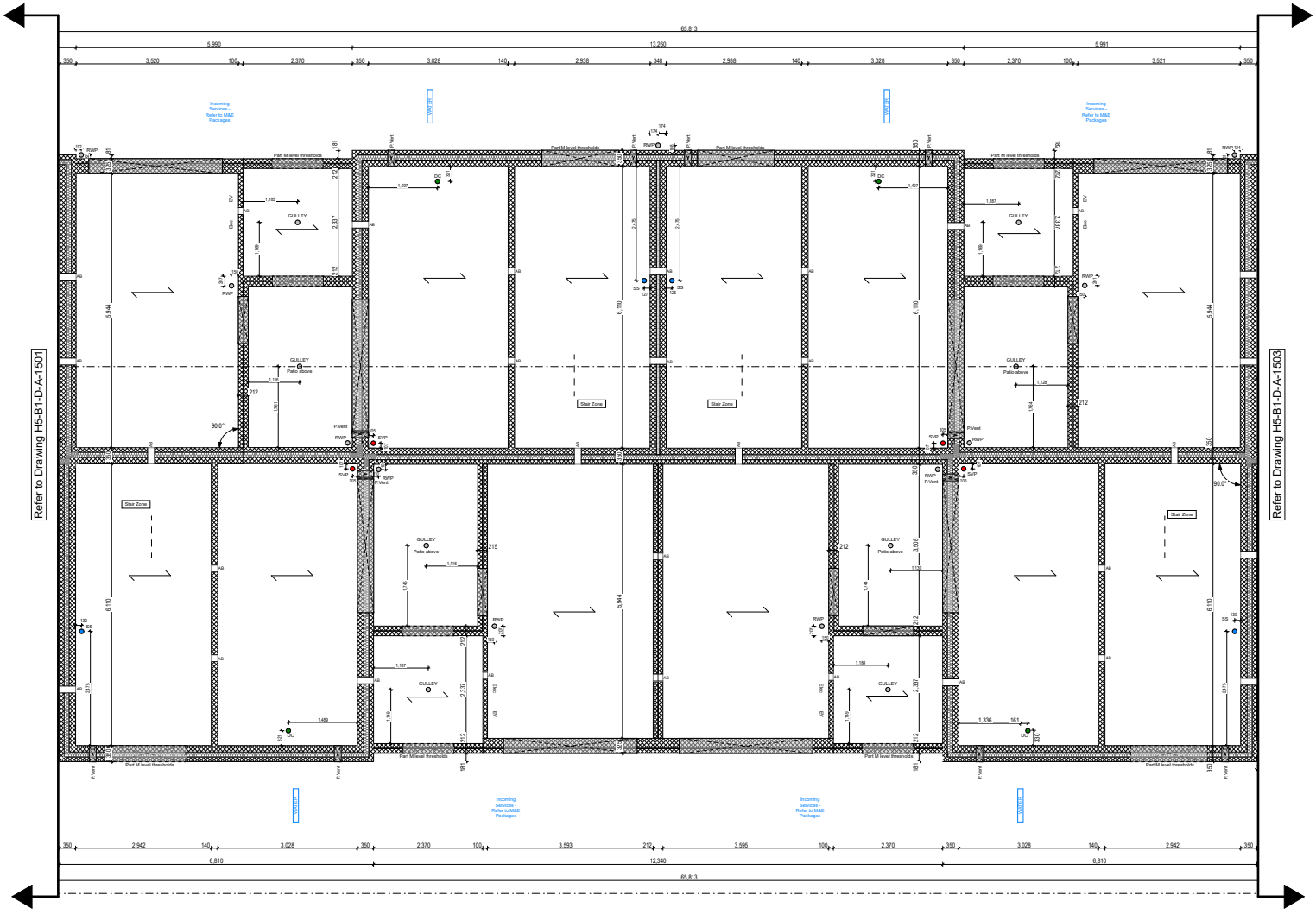
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TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H5-B1-D-A-1503	TENDER

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ITEMS IN ABEYANCE

Rain Water Pipes
Drainage
Levels
Structural posts/ columns
Substructure walls
Beam & block span directions

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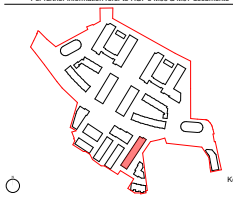
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5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents



Key Plan
1:5000

Substructure GA Plans

	RWP – Rainwater pipe		Incoming Services
	SVP – Soil vent pipe	XXX	Setting out dimension
	SS – Sub Stack		MJ – Movement joint
	Direct Connection		

Indicates span of beam and block floor structure to Structural Engineer's drawings.

P.Vent (Permaloc Vent) — AB (Air Brick)

Location of floor void vents as indicated on the drawing at max 2m c/c and within 450mm of internal corners. Vent bricks to be plastic, Rytons or similar, to achieve min. 1500mm2 per metre. Air bricks to be located on opposite sides dependent on plot configuration.

Full height window, or door threshold

Door threshold with DPC below. Refer to setting out plans for locations of Part M level thresholds.

Notes

General

Structure shown indicatively, subject to Structural Engineer's detailed design. Grid subject to confirmation by Structural Engineer. Refer to Structural Engineer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

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Provide concrete lintels over drains where passing through walls.

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	23.05.25	TM	MLE

House Block 5 - Substructure 2/3

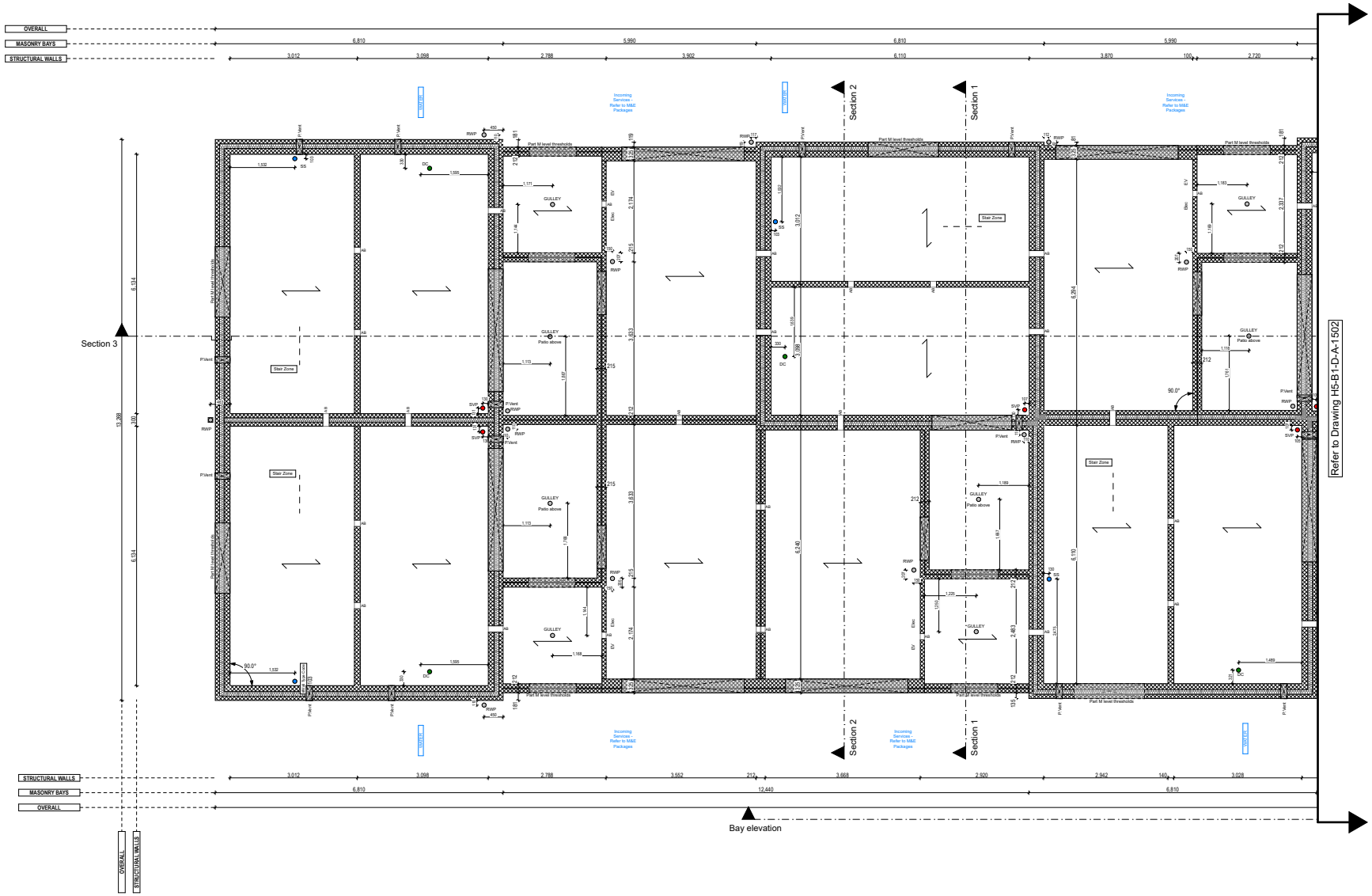
PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H5-B1-D-A-1502	TENDER

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ITEMS IN ABEYANCE

Rain Water Pipes
Drainage
Levels
Structural posts/ columns
Substructure walls
Beam & block span directions

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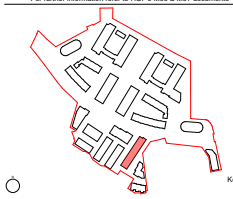
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2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents



Key Plan 1:5000

Substructure GA Plans

	RWP – Rainwater pipe		Incoming Services
	SVP – Soil vent pipe	XXX	Setting out dimension
	SS – Sub Stack	SJ	MJ – Movement joint
	Direct Connection		

Indicates span of beam and block floor structure to Structural Engineer's drawings.

P.Vent (Perscope Vent) / AB (Air Brick) — Location of floor void vents as indicated on the drawing at max 2m c/c and within 450mm of internal corners. Vent bricks to be plastic, Rytons or similar, to achieve min. 1500mm2 per metre. Air bricks to be located on opposite sides dependent on plot configuration.

Full height window, or door threshold — Door threshold with DPC below. Refer to setting out plans for locations of Part M level thresholds.

Notes

General

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For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

Location of movement joints of blockwork TBC by Structural Engineer.

For Wall Types details refer to HGP detail drawing series 6900.

Refer to ground investigation report to establish if radon or any gas measures are required prior to commencement of works on site.

Drawing to be read in conjunction with Civil Engineer and Structural Engineers drawings. For Block work compressive strengths, refer to Structural Engineer's drawings

Provide concrete lintels over drains where passing through walls.

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	23.05.25	TM	MLE

House Block 5 - Substructure 1/3

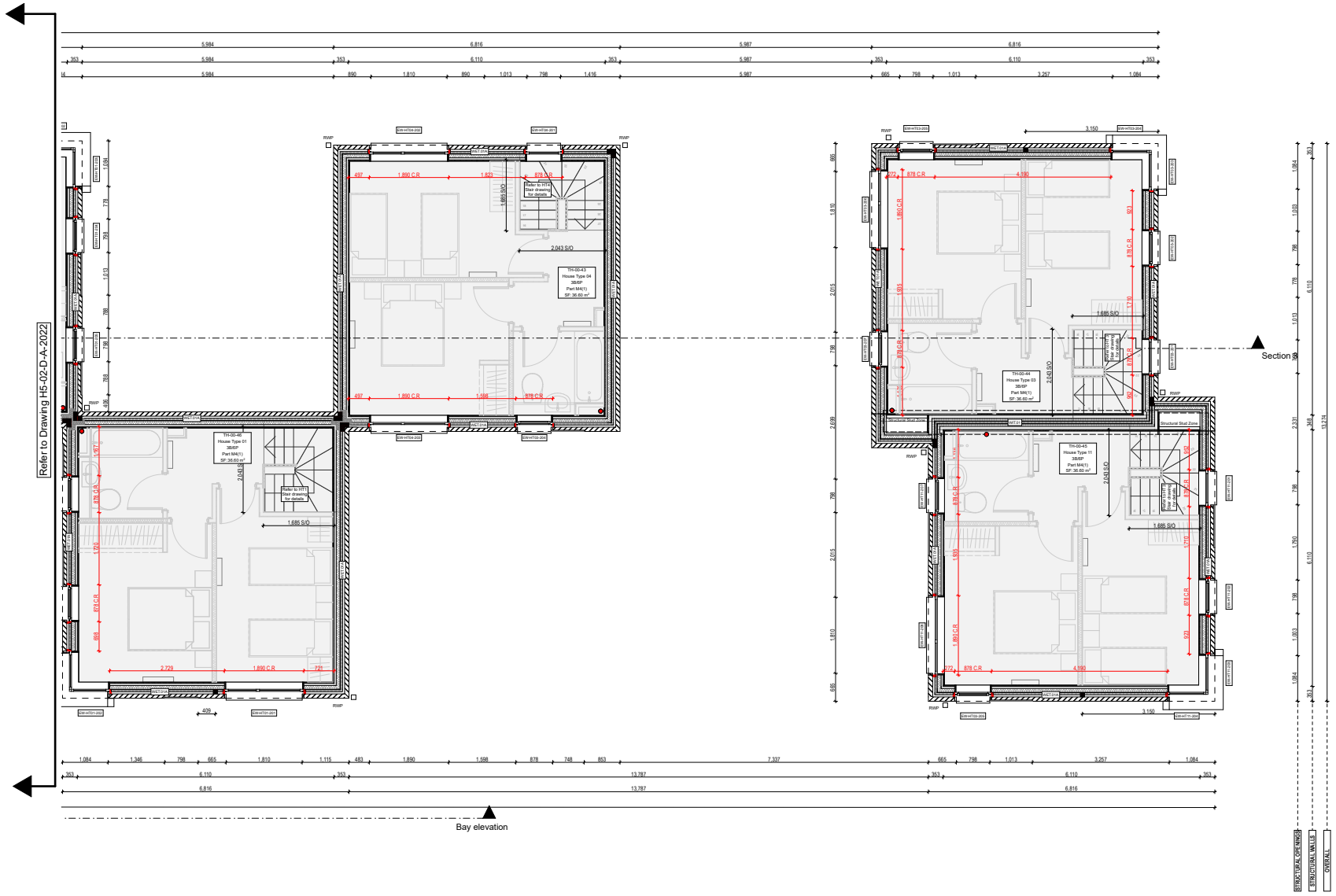
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TIPNER EAST REGENERATION	25.048
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1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H5-B1-D-A-1501	TENDER

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ITEMS IN ABEYANCE

Rain Water Pipes
Drainage
Levels
Structural posts/ columns
Substructure walls
Beam & block span directions

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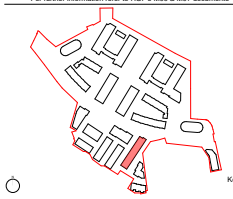
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GA Plans

RWP – Rainwater pipe	XXX	Setting out dimension	
SVP – Soil vent pipe	XXX	Setting out dimension – Internal S/O	
SS – Sub Stack		Void	
DC – Direct Connection		Cavity barrier	
Cast-iron drainage to resist vehicle impact	MJ	MJ – Movement joint	
Steelwork to S.E details		Lead flashing	
Hot water cylinder	MVHR		

Notes

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Location of movement joints TBC by Structural Engineer.

Non-load bearing blockwork requires head restraint and is to use the same strengths & density as load bearing blockwork, refer to Structural Engineer's drawings.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

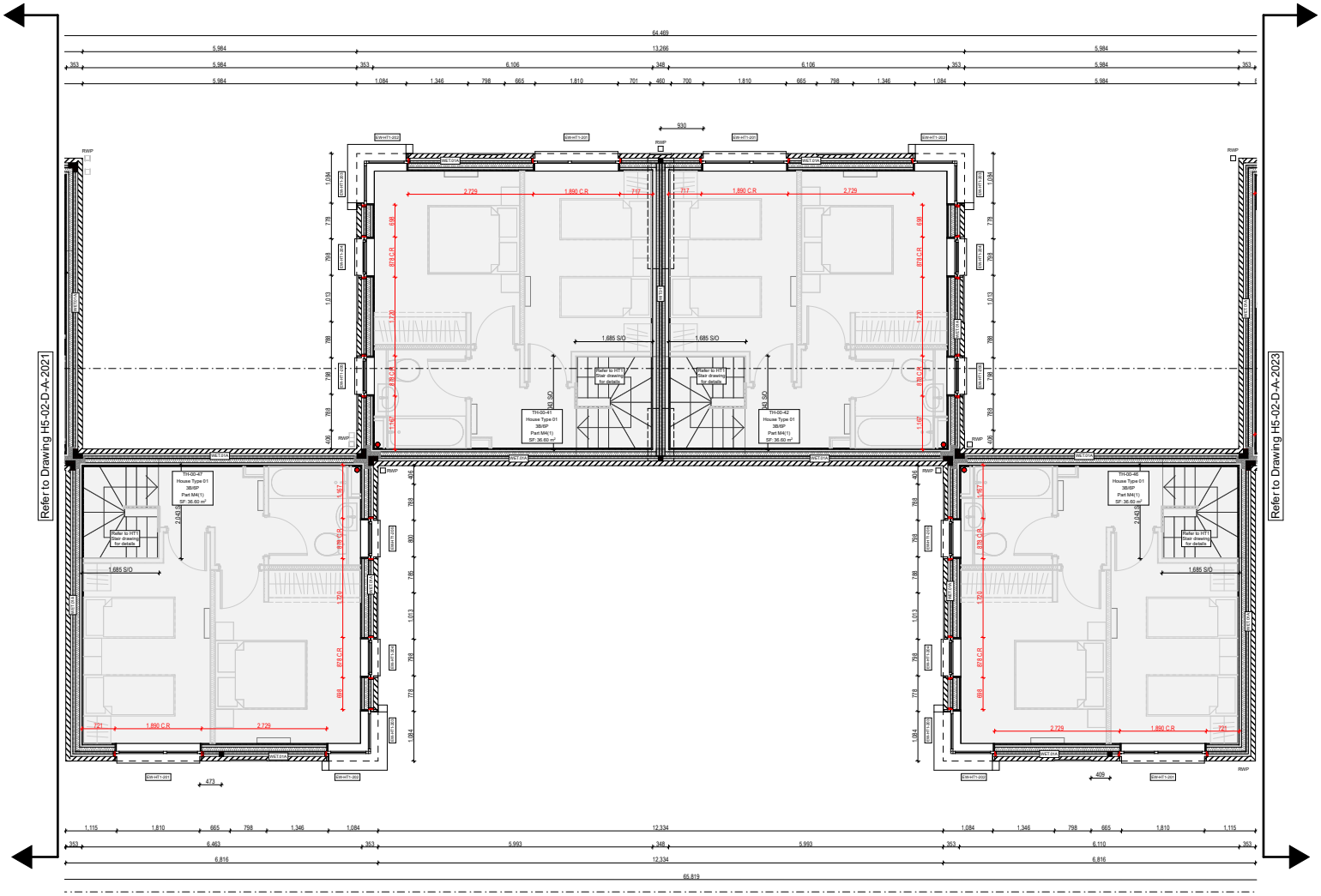
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House Block 5 - Second Floor 3/3

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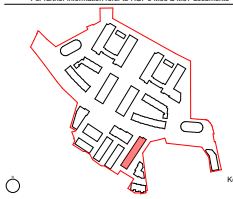
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Key Plan
1:5000

GA Plans

RWP – Rainwater pipe	XXX	Setting out dimension	
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Notes

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Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

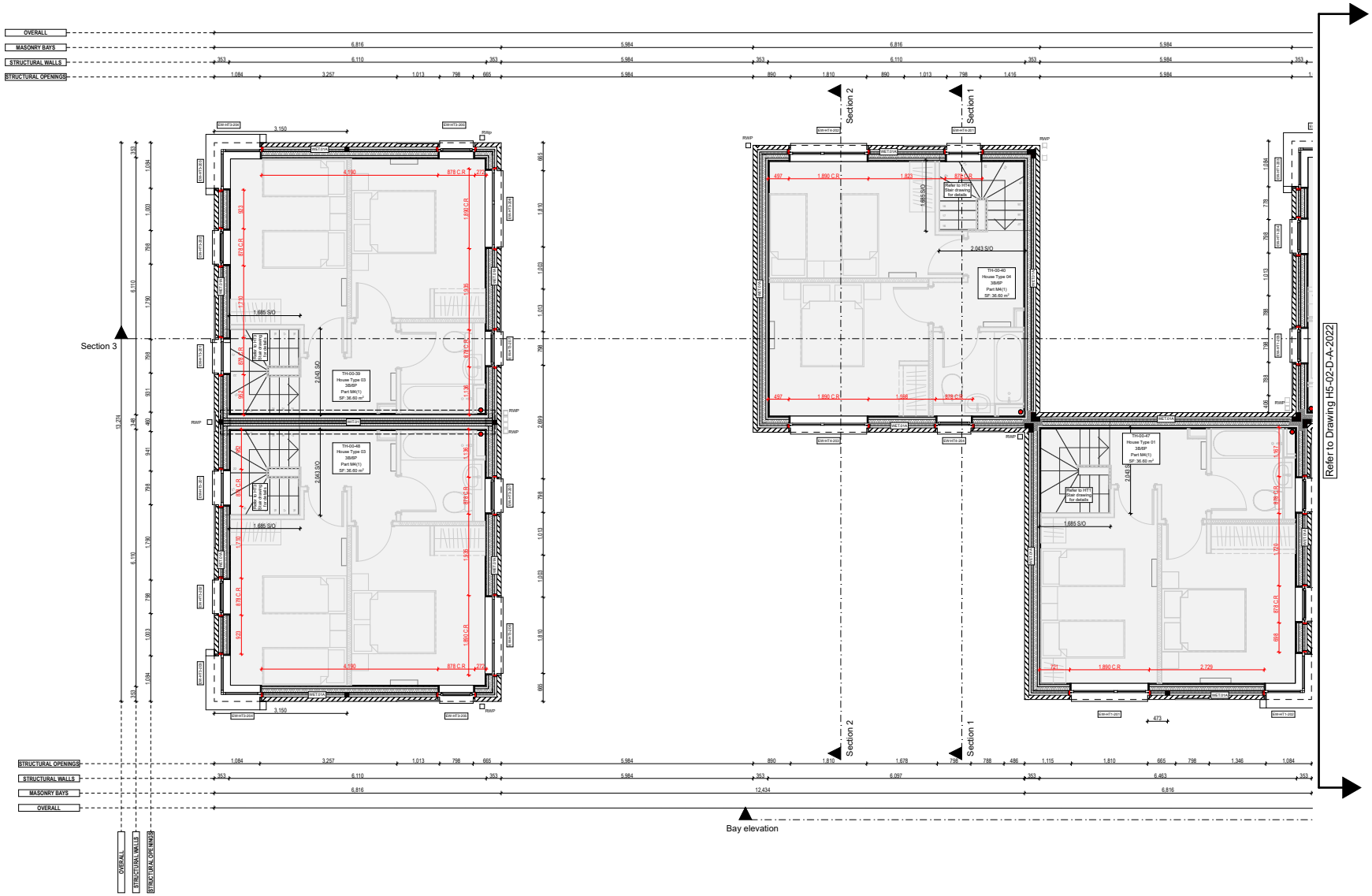
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House Block 5 - Second Floor 2/3

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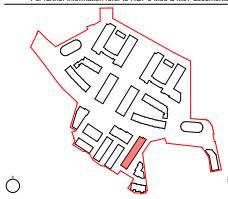
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GA Plans

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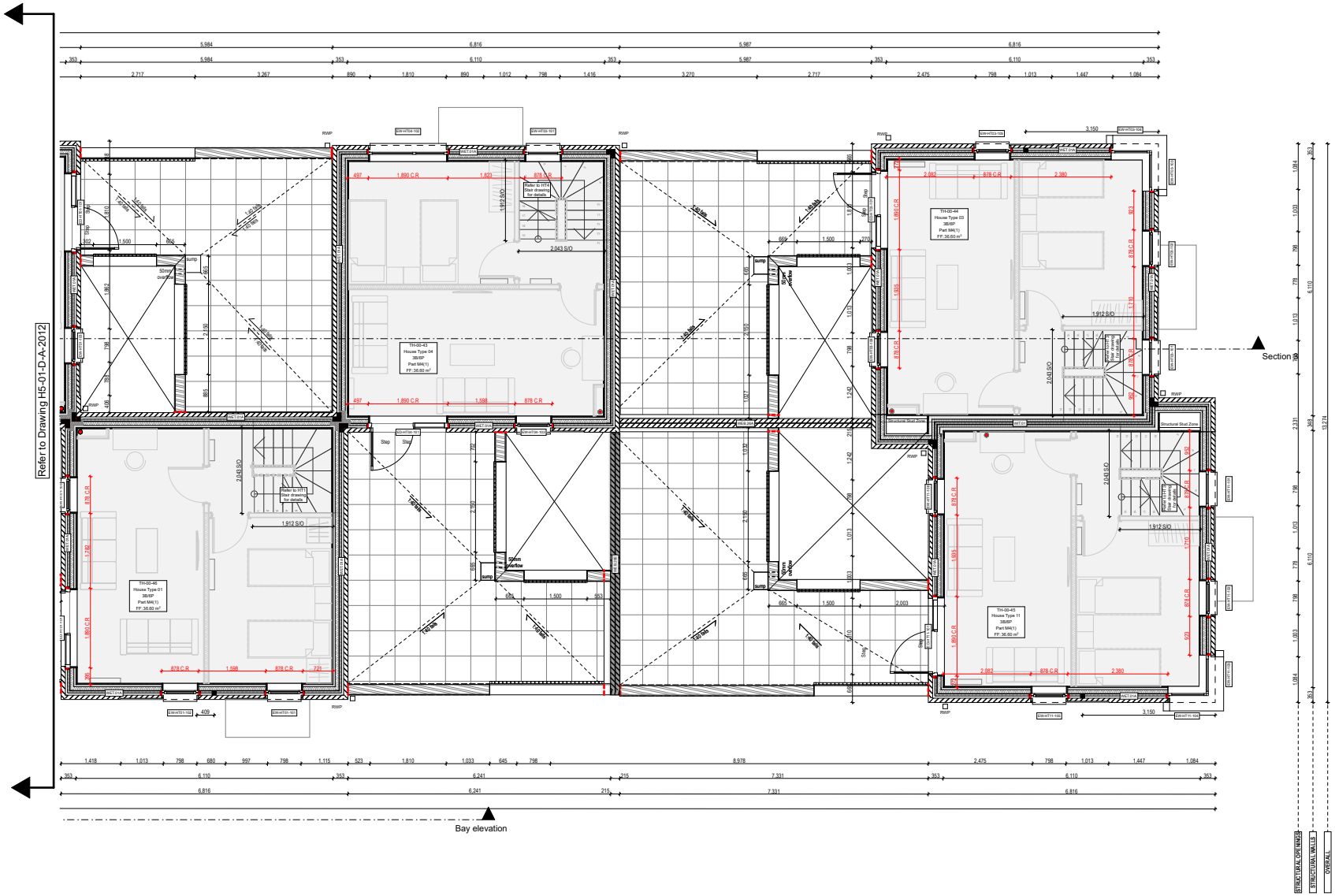
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House Block 5 - Second Floor 1/3

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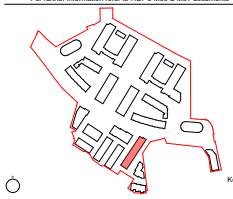
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GA Plans

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	SS – Sub Slack		Void
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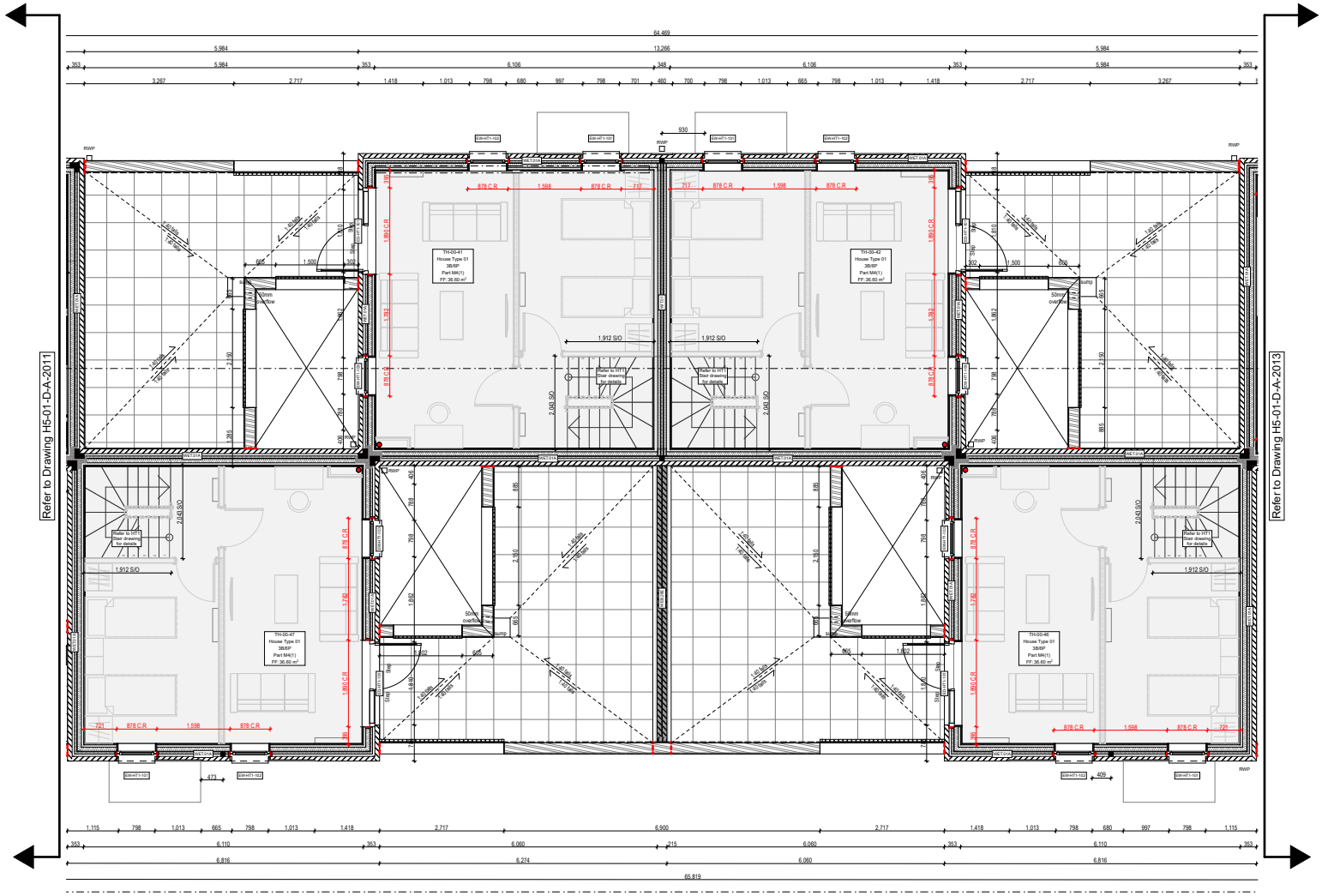
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House Block 5 - First Floor 3/3

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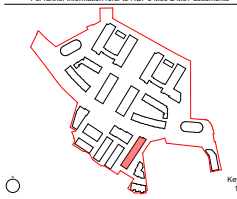
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Key Plan
1:5000

GA Plans

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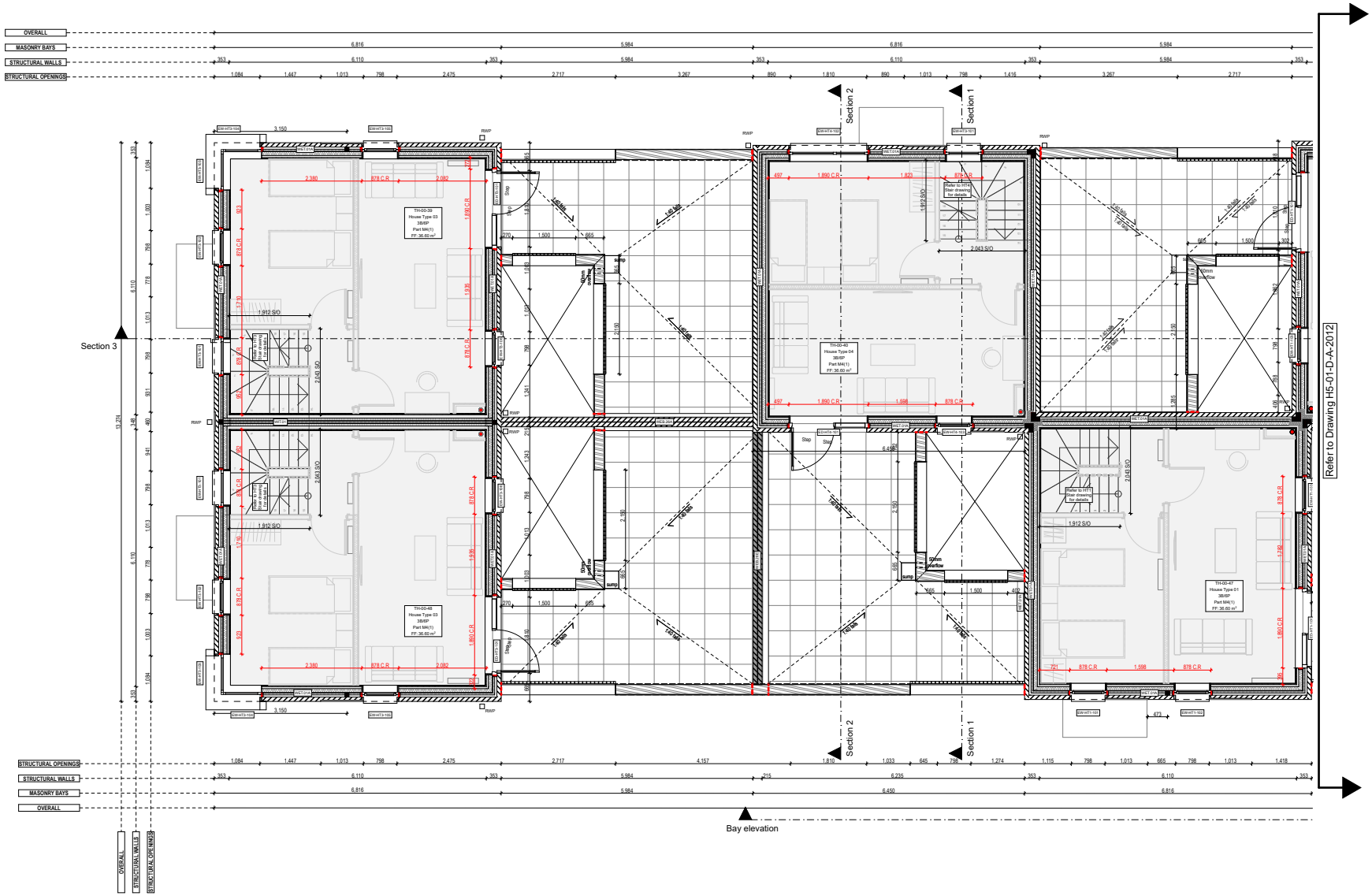
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House Block 5 - First Floor 2/3

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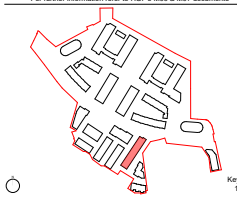
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Key Plan 1:5000

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Notes

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Structure shown indicatively, subject to Structural Engineer's & Timber frame manufacturer's detailed design. Refer to Structural Engineer's & Timber frame manufacturer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

Gas meter locations subject to confirmation of incoming service positions

For all site levels refer to Civil Engineer's drawings, in all instances at least 150 mm is required from external finished levels and the DPC.

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Location of movement joints TBC by Structural Engineer.

Non-load bearing blockwork requires head restraint and is to use the same strengths & density as load bearing blockwork, refer to Structural Engineer's drawings.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

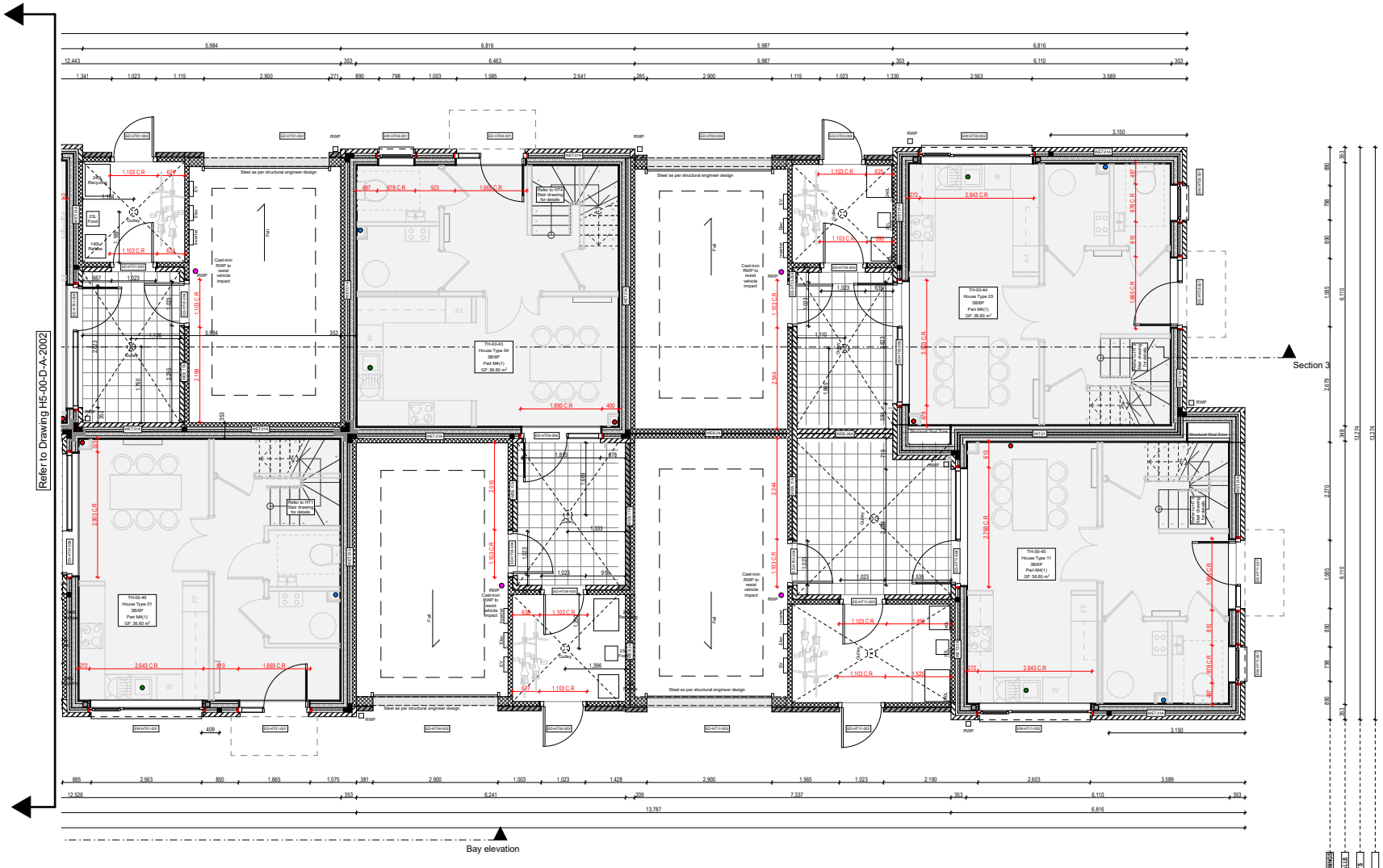
Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	23.05.25	TM	MLE

House Block 5 - First Floor 1/3

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H5-01-D-A-2011	TENDER

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Please Note:

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Topographical / Ordnance Survey information shown has been prepared by a third party, HGP accept no responsibility for accuracy or completeness of the survey.

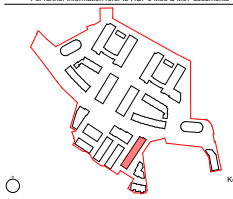
This drawing is to be read in conjunction with all other project drawings, construction notes and / or project specifications including those by other project consultants and specialists. All discrepancies should be reported immediately.

Design subject to detail development / approval. Measurements and accommodation schedules subject to amendments following coordinated input by others. Costings cannot be finalised until approval / confirmation by relevant authorities and client

Risk Schedule

1	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. **Refer to risk schedule on individual drawing.**
1	Injury caused by incorrect handling of large / heavy items.
2	Potential to fall from height.
3	Potential to fall from height through voids within floors.
4	Harm caused by handling lead.
5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents



GA Plans

RWP – Rainwater pipe	XXX	Setting out dimension	
SVP – Soil vent pipe	XXX	Setting out dimension - Internal S/O	
SS – Sub Stack		Void	
DC – Direct Connection		Gully barrier	
Cast-iron drainage to resist vehicle impact	MJ	MJ – Movement joint	
Steelwork to S.E details		Lead flashing	
Hot water cylinder	MVHR		

Notes

General

Structure shown indicatively, subject to Structural Engineer's & Timber frame manufacturer's detailed design. Refer to Structural Engineer's & Timber frame manufacturer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

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For Wall Types details refer to HGP detail drawing series 6900.

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Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

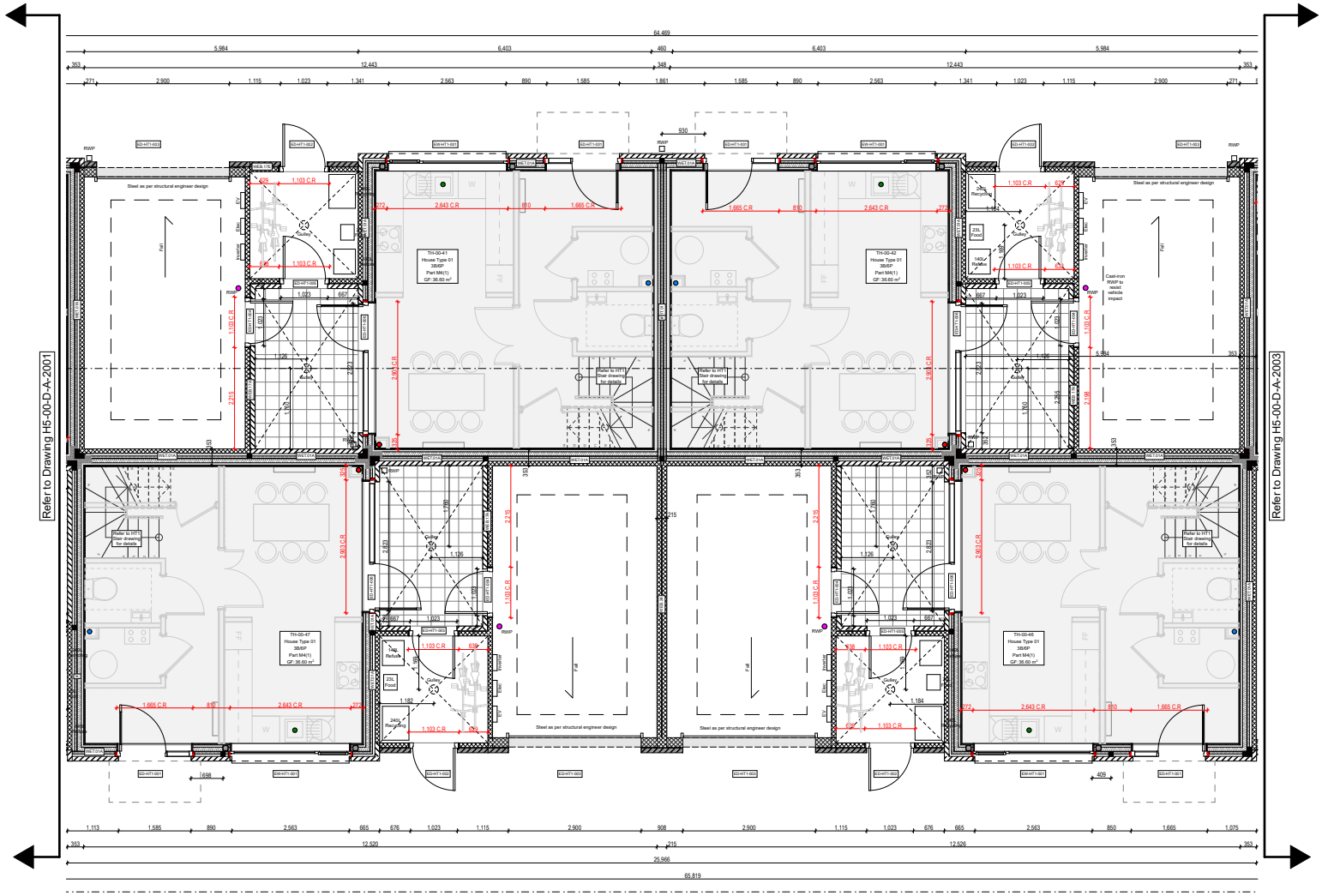
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T01	PCSA Issue	25.07.25	TM	MLE
P03	Step in building added, Internal Changes	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	23.05.25	TM	MLE

House Block 5 - Ground Floor 3/3

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T02
DWG#	STATUS
25048-HGP-H5-00-D-A-2003	TENDER

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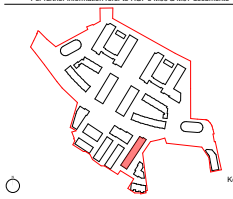
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Risk Schedule

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5	Harm caused by Electrocution.

For further information refer to HGP's M06 & M07 documents



Key Plan
1:5000

GA Plans

	RWP – Rainwater pipe	XXX	Setting out dimension
	SVP – Soil vent pipe	XXX	Setting out dimension - Internal S/O
	SS – Sub Stack		Void
	DC – Direct Connection		Cavity barrier
	Cast-iron drainage to resist vehicle impact	MJ	MJ – Movement joint
	Steelwork to S.E details		Lead flashing
	Hot water cylinder	MVHR	MVHR

Notes

General

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For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

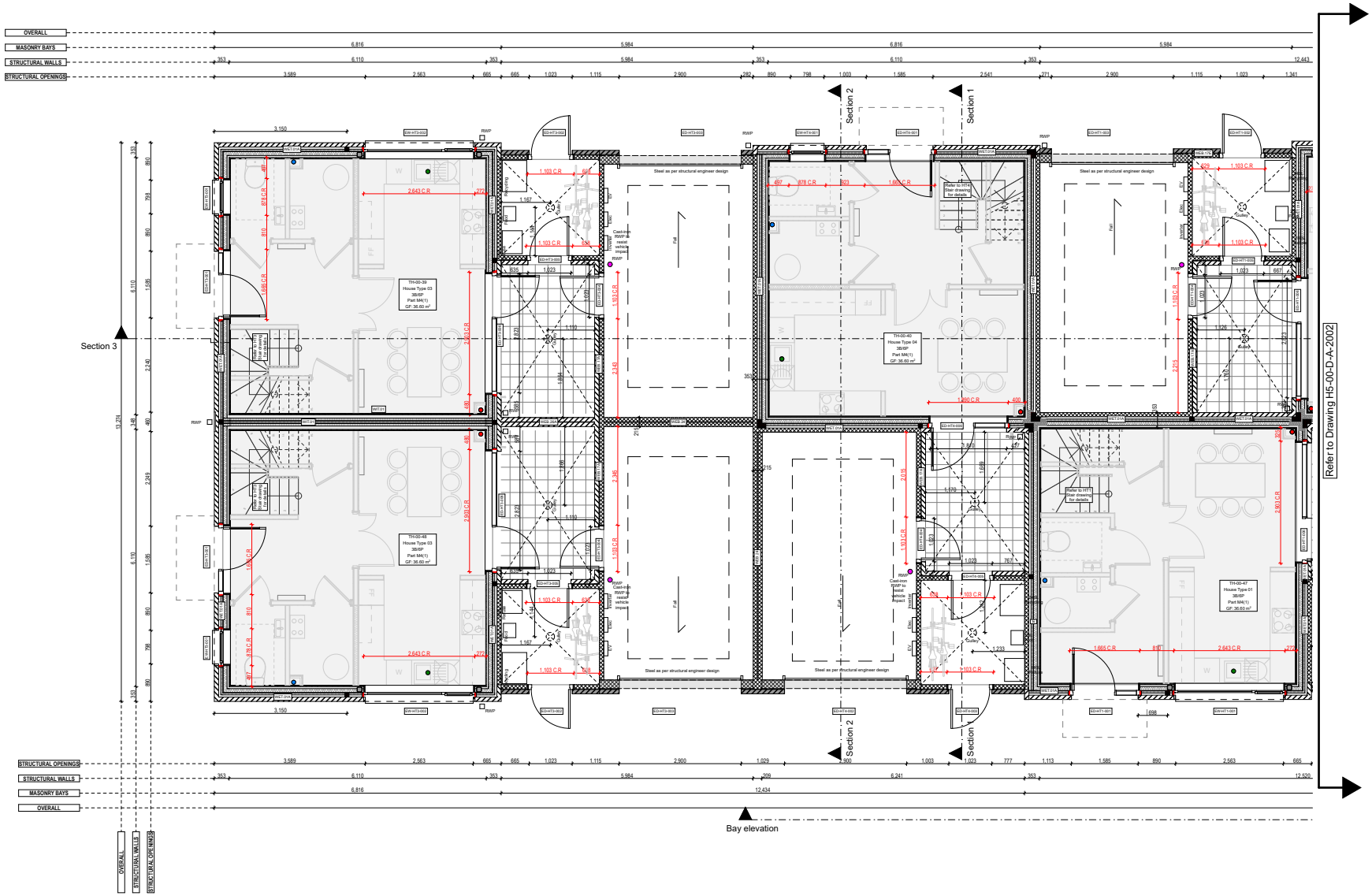
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T01	PCSA Issue	25.07.25	TM	MLE
P03	Internal Changes	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	23.05.25	TM	MLE

House Block 5 - Ground Floor 2/3

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H5-00-D-A-2002	TENDER

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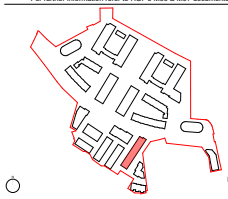
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For further information refer to HGP's M06 & M07 documents



GA Plans

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	SVP – Soil vent pipe	XXX	Setting out dimension - Internal S/O
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	Cast-iron drainage to resist vehicle impact	MJ	MJ – Movement joint
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	Hot water cylinder	MVHR	

Notes

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Floor finishes - Refer to Clients specifications & Schedule of Works.

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Levels
Rain Water Pipes
Sprinklers

VIVID

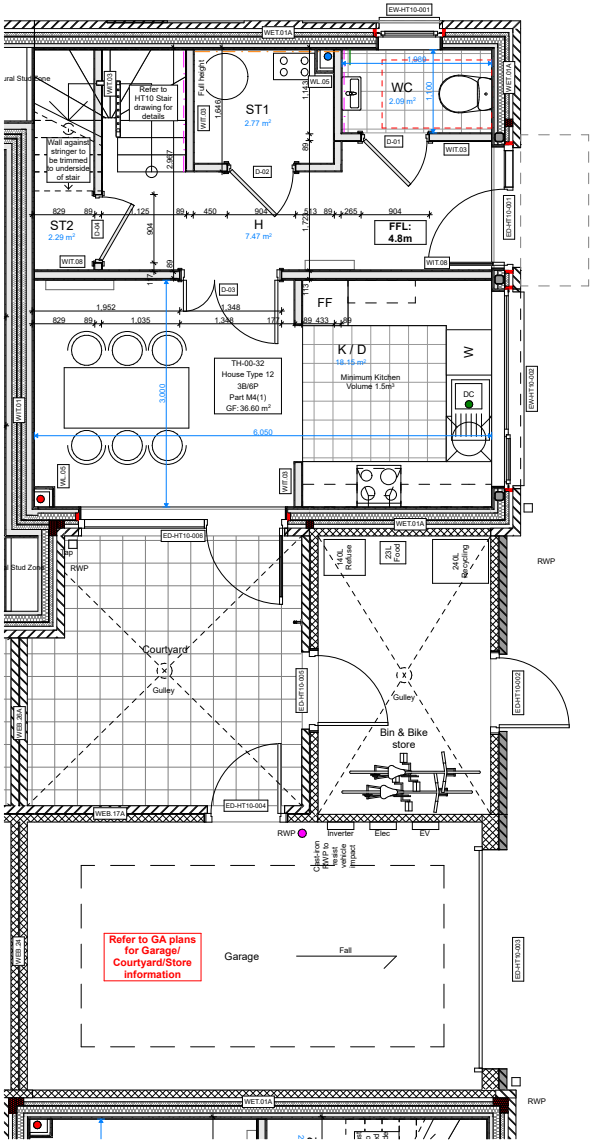
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P03	Internal Changes	03.07.25	TM	MLE
P02	Dimensions added	13.06.25	TM	MLE
P01	First Issue	23.05.25	TM	MLE

House Block 5 - Ground Floor 1/3

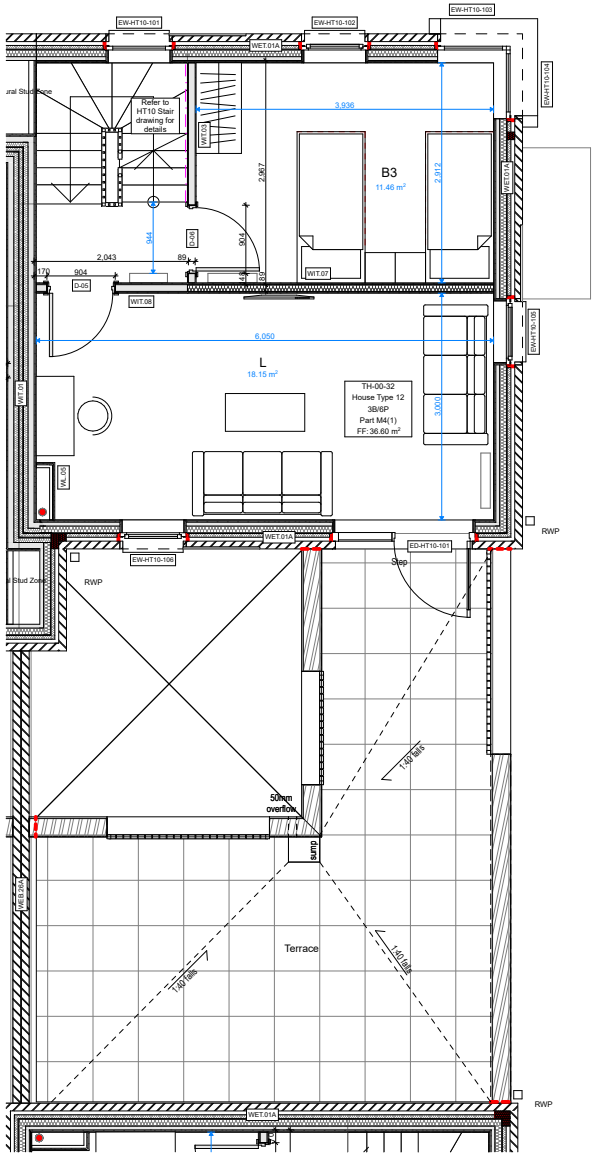
PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50@A1	MAY 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-H5-00-D-A-2001	TENDER

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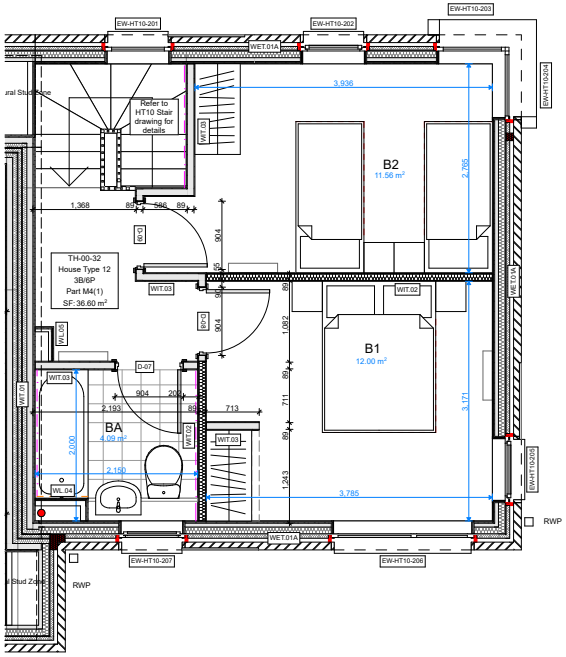
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00 **Ground**
1:50



01 **First**
1:50



02 **Second**
1:50

0 1000 2000 3000 4000 5000mm

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Timber frame design

Typical Detail markers pending issue of revised details

HT12 Internal doors				
Door	**Internal S/O**	**Leaf Dimensions**	**Wall Thickness**	**Fire Resistance Rating**
D-01	904×2,029	838×1,981	114	FD30
D-02	904×2,029	838×1,981	114	FD30
D-03	1,348×2,029	1,250×1,981	138	
D-04	904×2,029	838×1,981	114	FD30
D-05	904×2,029	838×1,981	138	FD30
D-06	904×2,029	838×1,981	114	FD30
D-07	904×2,029	838×1,981	114	FD30
D-08	904×2,029	838×1,981	114	FD30
D-09	904×2,029	838×1,981	114	FD30

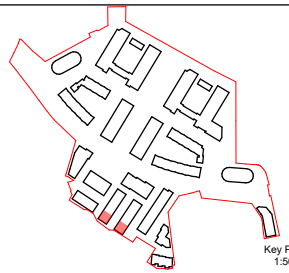
NDSS Storage
Requirement - 2.5m²
Provided - 5.06m²

Plot TH-00-25
FFL +4.8

Plot TH-00-32
FFL +4.8

Always print in Colour

Refer to GA plans for plots



Key Plan
1:5000

General

Structure shown indicatively, subject to Structural Engineer's & Timber frame manufacturer's detailed design. Refer to Structural Engineer's & Timber frame manufacturer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

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For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Building regs Ref: PF/23/1106

Flat Types

Lining Patress (to withstand imposed load of 4.5N/mm2)
For radiator pattresses, refer to MR Electrical drawings.
- Full height patressing
- Ground to mid-height patressing
- Mid to ceiling height patressing

M4(3) Minimum space requirements
- Clear space through doors
- Circulation zones
- Wheelchair transfer zones

D01 Door Reference

WIT.01 Wall Reference, refer to 6900 Detail sets

Soil Vent Pipe (SVP), Stub Stack (SS), Rainwater Pipe (RWP), Cast iron drainage to resist vehicle impact. Refer to M&E layouts

XXX Dimension

XXX Finishes

VIVID

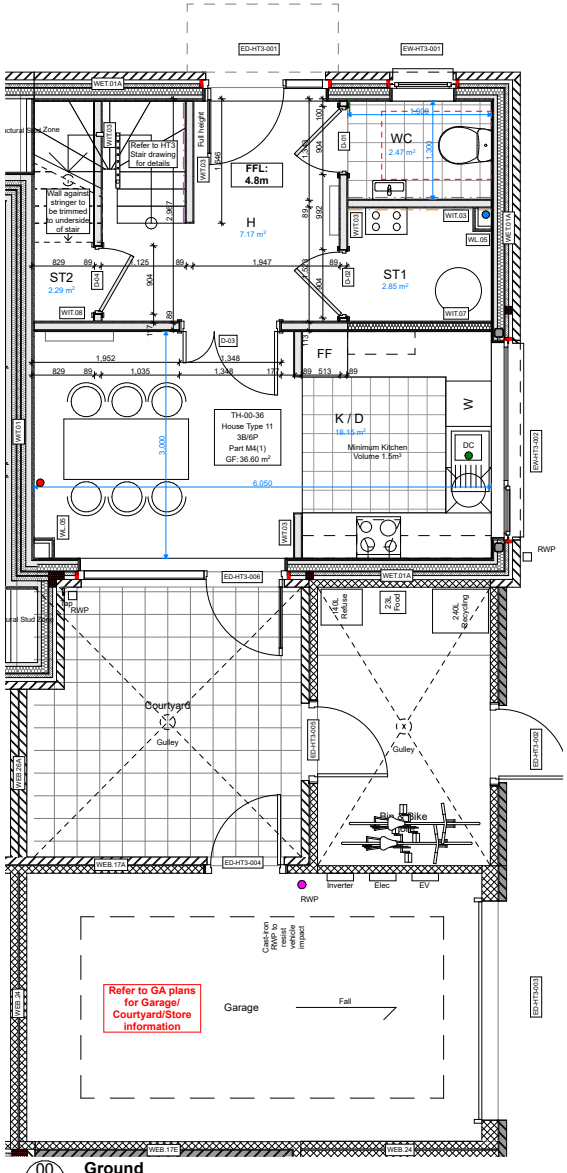
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T01	PCSA Issue	28.07.25	TM	MLE

House Type 12

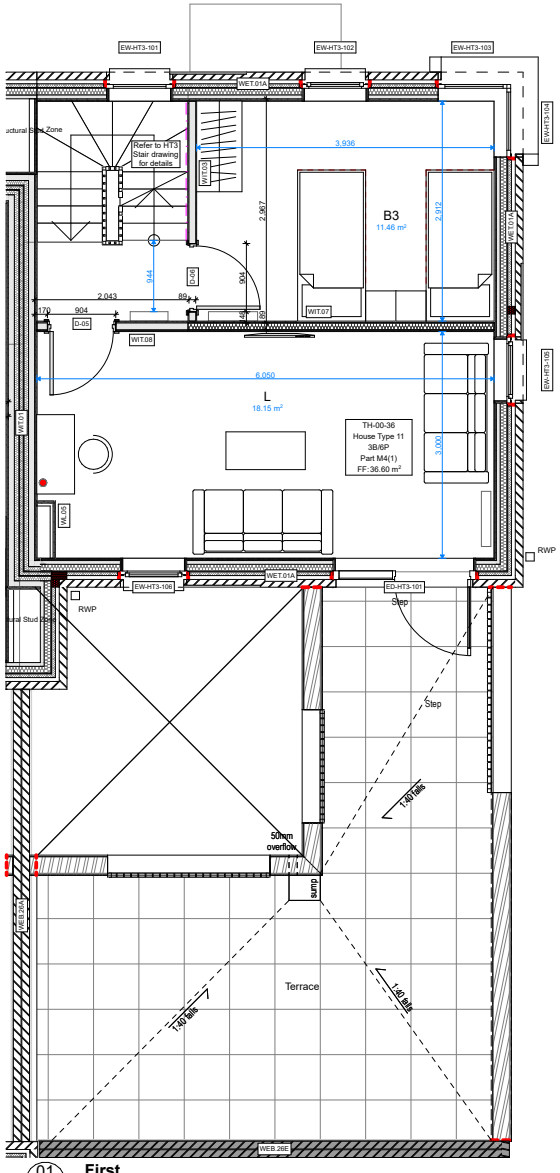
PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:50@A2	DATE July 2025
DRAWN BY/CHECKED BY TM / MLE	REVISION T01
DWG# 25048-HGP-HX-ZZ-D-A-4212	STATUS PRELIMINARY

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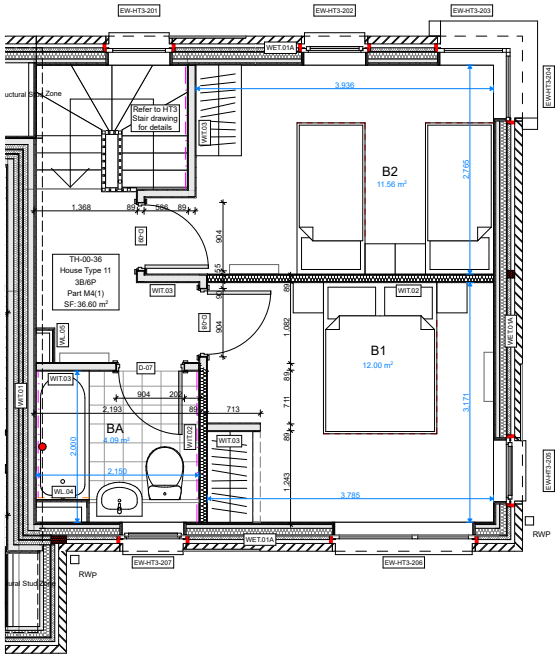
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00 **Ground**
1:50



01 **First**
1:50



02 **Second**
1:50

0 1000 2000 3000 4000 5000mm

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Timber frame design

Typical Detail markers pending issue of revised details

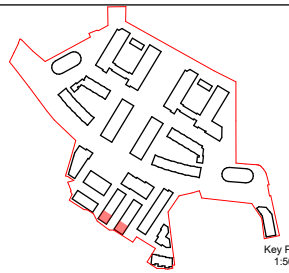
HT11 Internal doors				
Door	**Internal S/O**	**Leaf Dimensions**	**Wall Thickness**	**Fire Resistance Rating**
D-01	904×2,029	838×1,981	114	FD30
D-02	904×2,029	838×1,981	114	FD30
D-03	1,348×2,029	1,250×1,981	138	FD30
D-04	904×2,029	838×1,981	114	FD30
D-05	904×2,029	838×1,981	138	FD30
D-06	904×2,029	838×1,981	114	FD30
D-07	904×2,029	838×1,981	114	FD30
D-08	904×2,029	838×1,981	114	FD30
D-09	904×2,029	838×1,981	114	FD30

NDSS Storage
Requirement - 2.5m²
Provided - 5.06m²

Plot TH-00-36
FFL +4.8

Always print in Colour

Refer to GA plans for plots



Key Plan
1:5000

General

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Floor finishes - Refer to Clients specifications & Schedule of Works.

Building regs Ref: PF/23/1106

Flat Types

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For radiator pattresses, refer to MR Electrical drawings.
- Full height patressing
- Ground to mid-height patressing
- Mid to ceiling height patressing

M4(3) Minimum space requirements
- Clear space through doors
- Circulation zones
- Wheelchair transfer zones

D01 Door Reference

WIT.01 Wall Reference, refer to 6900 Detail sets

Soil Vent Pipe (SVP), Stub Stack (SS), Rainwater Pipe (RWP), Cast iron drainage to resist vehicle impact. Refer to M&E layouts

XXX Dimension

XXX Finishes

VIVID

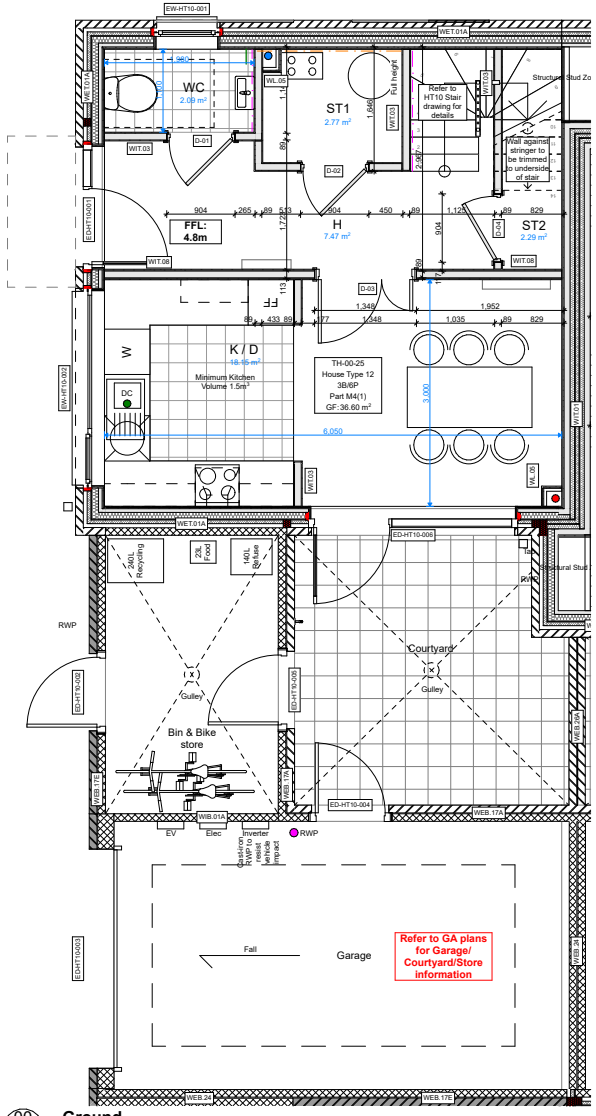
Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE

House Type 11

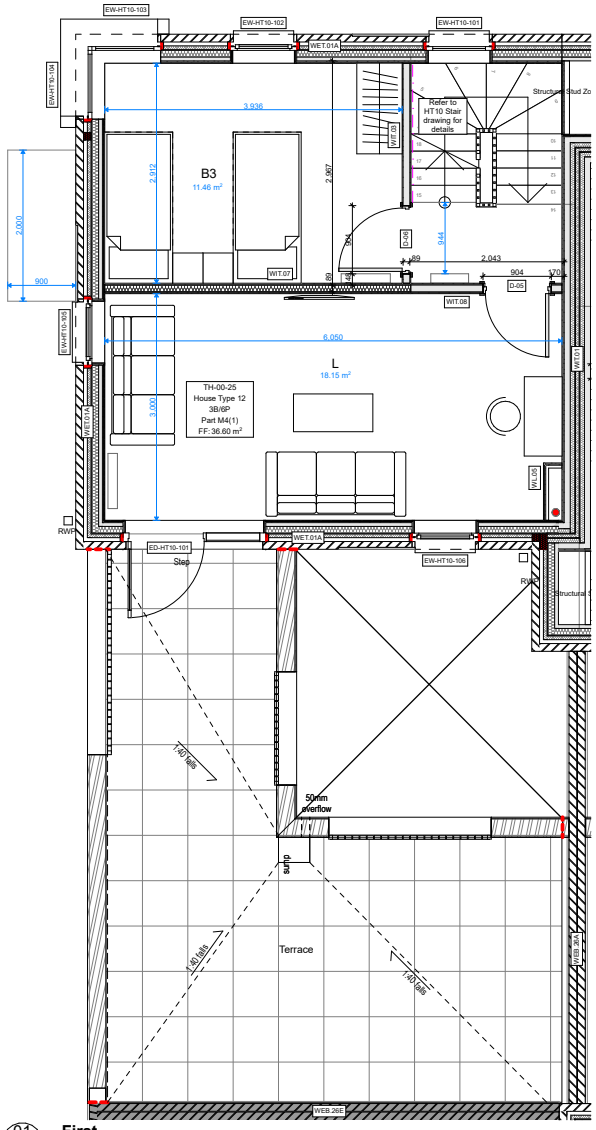
PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:50@A2	DATE July 2025
DRAWN BY/CHECKED BY TM / MLE	REVISION T01
DWG# 25048-HGP-HX-ZZ-D-A-4211	STATUS PRELIMINARY

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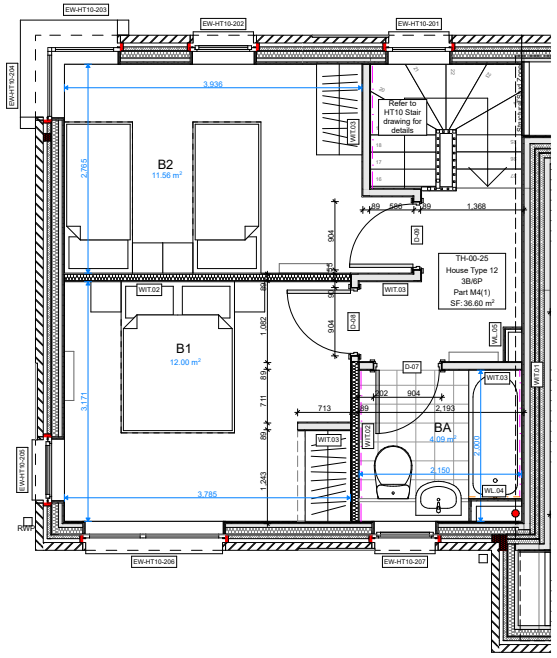
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00 **Ground**
1:50



01 **First**
1:50



02 **Second**
1:50

NDSS Storage
Requirement - 2.5m²
Provided - 5.06m²

HT10 Internal doors

Door	Internal S/O	Leaf Dimensions	Wall Thickness	Fire Resistance Rating
D-01	904×2,029	838×1,981	114	FD30
D-02	904×2,029	838×1,981	114	FD30
D-03	1,348×2,029	1,250×1,981	138	FD30
D-04	904×2,029	838×1,981	114	FD30
D-05	904×2,029	838×1,981	138	FD30
D-06	904×2,029	838×1,981	114	FD30
D-07	904×2,029	838×1,981	114	FD30
D-08	904×2,029	838×1,981	114	FD30
D-09	904×2,029	838×1,981	114	FD30

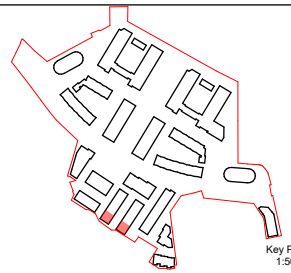
Plot TH-00-19 FFL +4.8	**Plot TH-00-25** FFL +4.8	Always print in Colour	
Plot TH-00-32 FFL +4.8	**Plot TH-00-38** FFL +4.8	Refer to GA plans for plots	

0 1000 2000 3000 4000 5000mm

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Timber frame design

Typical Detail markers pending issue of revised details



General

Structure shown indicatively, subject to Structural Engineer's & Timber frame manufacturer's detailed design. Refer to Structural Engineer's & Timber frame manufacturer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

Gas meter locations subject to confirmation of incoming service positions

For all site levels refer to Civil Engineer's drawings, in all instances at least 150 mm is required from external finished levels and the DPC.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Building regs Ref: PF/23/1106

Flat Types

Lining Patress (to withstand imposed load of 4.5N/mm2)
For radiator pattresses, refer to MR Electrical drawings.
- Full height patressing
- Ground to mid-height patressing
- Mid to ceiling height patressing

M4(3) Minimum space requirements
- Clear space through doors
- Circulation zones
- Wheelchair transfer zones

D01 Door Reference

WIT.01 Wall Reference, refer to 6900 Detail sets

Soil Vent Pipe (SVP), Stub Stack (SS), Rainwater Pipe (RWP), Cast iron drainage to resist vehicle impact. Refer to M&E layouts

XXX Dimension

XXX Finishes

VIVID

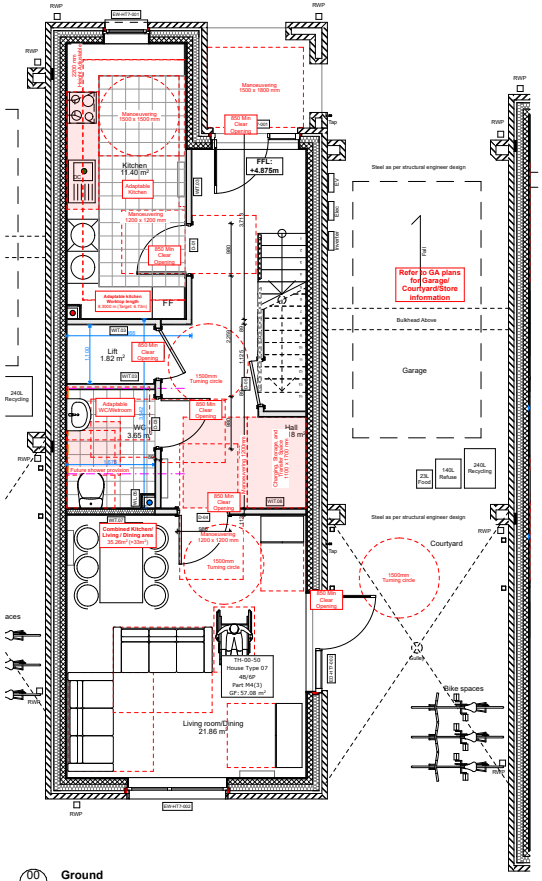
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P01	First Issue	13.06.25	TM	MLE

House Type 10

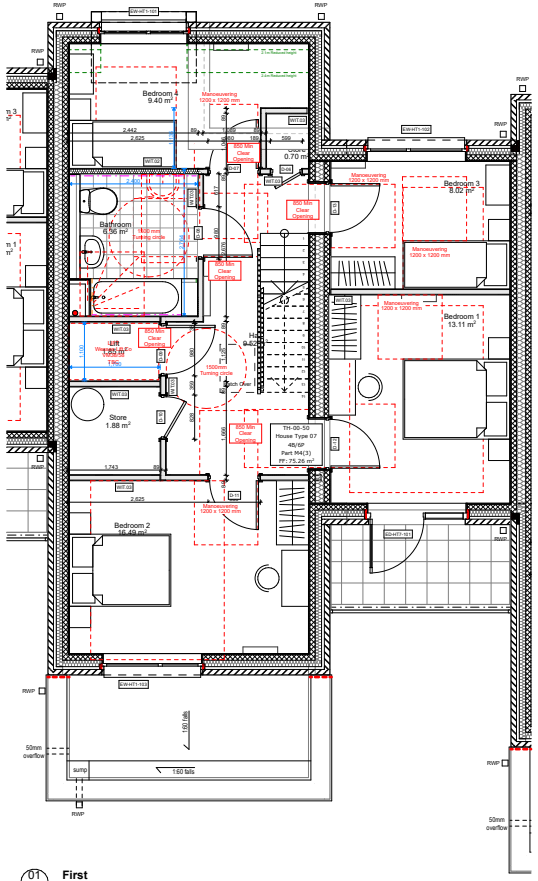
PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:50@A2	DATE Jun 2025
DRAWN BY/CHECKED BY TM / MLE	REVISION T01
DWG# 25048-HGP-HX-ZZ-D-A-4210	STATUS PRELIMINARY

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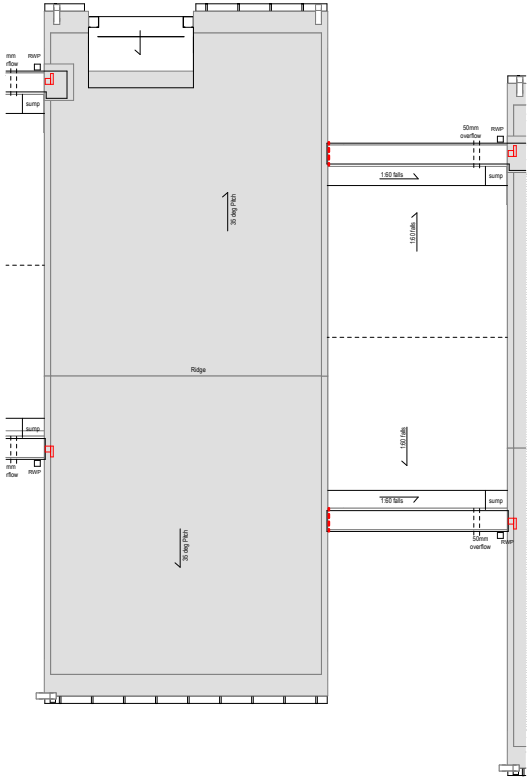
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Fareham, Hampshire, PO16 7JH
01329 283 225
email@hgp-architects.co.uk
hgp-architects.co.uk



00 **Ground**
1:50



01 **First**
1:50



02 **Second**
1:50

HT7 Internal doors				
Door	**Internal S/O**	**Leaf Dimensions**	**Wall Thickness**	**Fire Resistance Rating**
D-01	970×2,029	914×1,981	114	FD30
D-02	970×2,029	914×1,981	114	FD30
D-03	970×2,029	914×1,981	114	FD30
D-04	970×2,029	914×1,981	138	FD30
D-05	882×2,029	826×1,981	114	FD30
D-06	599×2,029	533×1,981	114	FD30
D-07	970×2,029	914×1,981	114	FD30
D-08	970×2,029	914×1,981	114	FD30
D-09	970×2,029	914×1,981	114	FD30
D-10	828×2,029	762×1,981	114	FD30
D-11	970×2,029	914×1,981	114	FD30
D-12	970×2,029	914×1,981	420	FD30
D-13	970×2,029	914×1,981	420	FD30

M4(3) Adaptable layout

Refer to drawing 4219 for M4(3) compliance

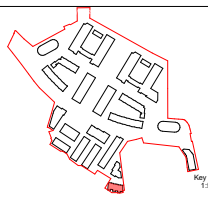
Plot TH-00-49 FFL +4.875

Plot TH-00-50 FFL +4.875

Plot TH-00-51 FFL +4.875

Always print in Colour

Refer to GA plans for plots



Key Plan
1:5000

General

Structure shown indicatively, subject to Structural Engineer's & Timber frame manufacturer's detailed design. Refer to Structural Engineer's & Timber frame manufacturer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

Gas meter locations subject to confirmation of incoming service positions

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For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Building regs Ref: PF/23/1106

Flat Types

Living Palisade (to withstand imposed load of 4.0kN/m2)
For radiator palisades, refer to MR Electrical drawings.
- Full height palisading
- Ground to mid-height palisading
- Mid to ceiling height palisading

M4(3) Minimum space requirements
- Clear space through doors
- Circulation zones
- Wheelchair transfer zones

D01 Door Reference

WT 02 Wall Reference, refer to 6900 Detail sets

Soil Vent Pipe (SVP), Stub Stack (SS), Rainwater Pipe (RWP), Cast Iron drainage to resist vehicle impact. Refer to M&E layouts

XXX Dimension

XXX Finishes

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Timber frame design

Typical Detail markers pending issue of revised details

VIVID

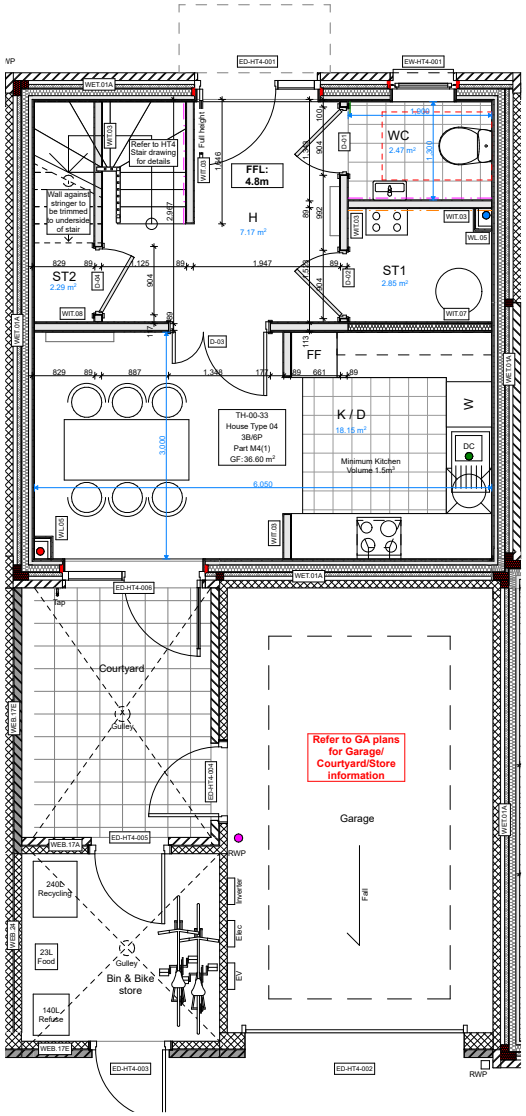
Rev	Description	Date	DB	CB
T01	First Issue, PCSA Issue	25.07.25	TM	MLE

House Type 7 (Setting out)

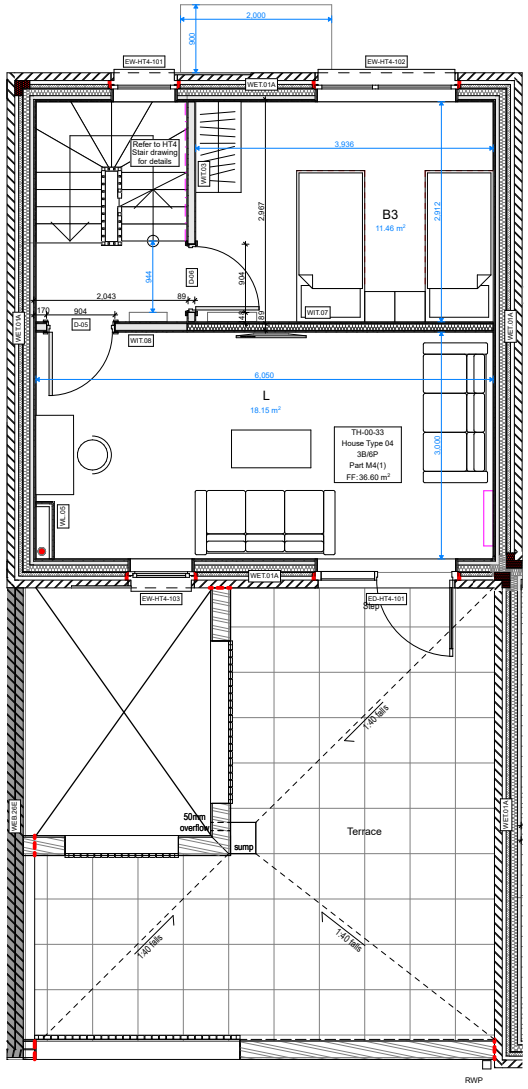
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TIPNER EAST REGENERATION	25.048
SCALE	DATE
1:50, 1:1@A1	July 2025
DRAWN BY/CHECKED BY	REVISION
TM / MLE	T01
DWG#	STATUS
25048-HGP-HX-ZZ-D-A-4207	TENDER

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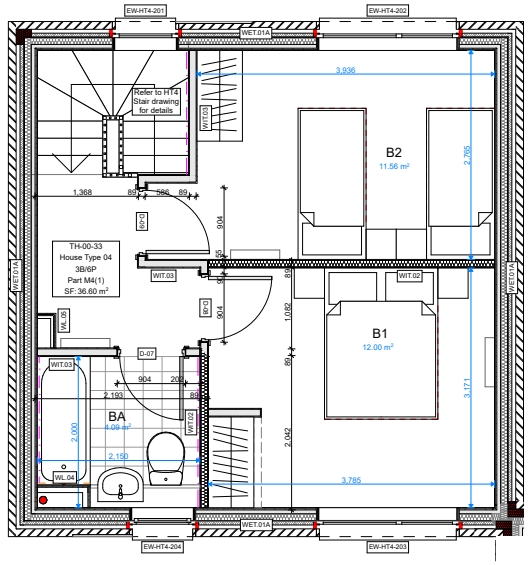
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Fareham, Hampshire, PO16 7JH
01329 283 225
email@hgp-architects.co.uk
hgp-architects.co.uk



00 **Ground**
1:50



01 **First**
1:50



02 **Second**
1:50

ITEMS IN ABEYANCE

Movement Joints
Steel structure
Timber frame design

Typical Detail markers pending issue of revised details

0 1000 2000 3000 4000 5000mm

NDSS Storage
Requirement - 2.5m²
Provided - 5.14m²

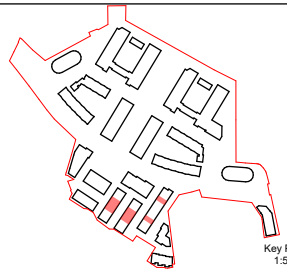
HT4 Internal doors

Door	Internal S/O	Leaf Dimensions	Wall Thickness	Fire Resistance Rating
D-01	904×2,029	838×1,981	114	FD30
D-02	904×2,029	838×1,981	114	FD30
D-03	1,348×2,029	1,250×1,981	138	FD30
D-04	904×2,029	838×1,981	114	FD30
D-05	904×2,029	838×1,981	138	FD30
D-06	904×2,029	838×1,981	114	FD30
D-07	904×2,029	838×1,981	114	FD30
D-08	904×2,029	838×1,981	114	FD30
D-09	904×2,029	838×1,981	114	FD30

Plot TH-00-20 FFL +4.8
Plot TH-00-21 FFL +4.8
Plot TH-00-24 FFL +4.8
Plot TH-00-33 FFL +4.8
Plot TH-00-34 FFL +4.8
Plot TH-00-37 FFL +4.8
Plot TH-00-40 FFL +4.8
Plot TH-00-43 FFL +4.8

Always print in Colour

Refer to GA plans for plots



Key Plan
1:5000

General

Structure shown indicatively, subject to Structural Engineer's & Timber frame manufacturer's detailed design. Refer to Structural Engineer's & Timber frame manufacturer's design / specification for floor loadings. Drawing to be read in conjunction with coordinated site setting out plan by Structural Engineer.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

Gas meter locations subject to confirmation of incoming service positions

For all site levels refer to Civil Engineer's drawings, in all instances at least 150 mm is required from external finished levels and the DPC.

Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Building regs Ref: PF/23/1106

Flat Types

Lining Patress (to withstand imposed load of 4.5N/mm2)
For radiator pattresses, refer to MR Electrical drawings.
- Full height patressing
- Ground to mid-height patressing
- Mid to ceiling height patressing

M4(3) Minimum space requirements
- Clear space through doors
- Circulation zones
- Wheelchair transfer zones

D01 Door Reference

WIT.01 Wall Reference, refer to 6900 Detail sets

Soil Vent Pipe (SVP), Stub Stack (SS), Rainwater Pipe (RWP), Cast iron drainage to resist vehicle impact. Refer to M&E layouts

XXX Dimension

XXX Finishes

VIVID

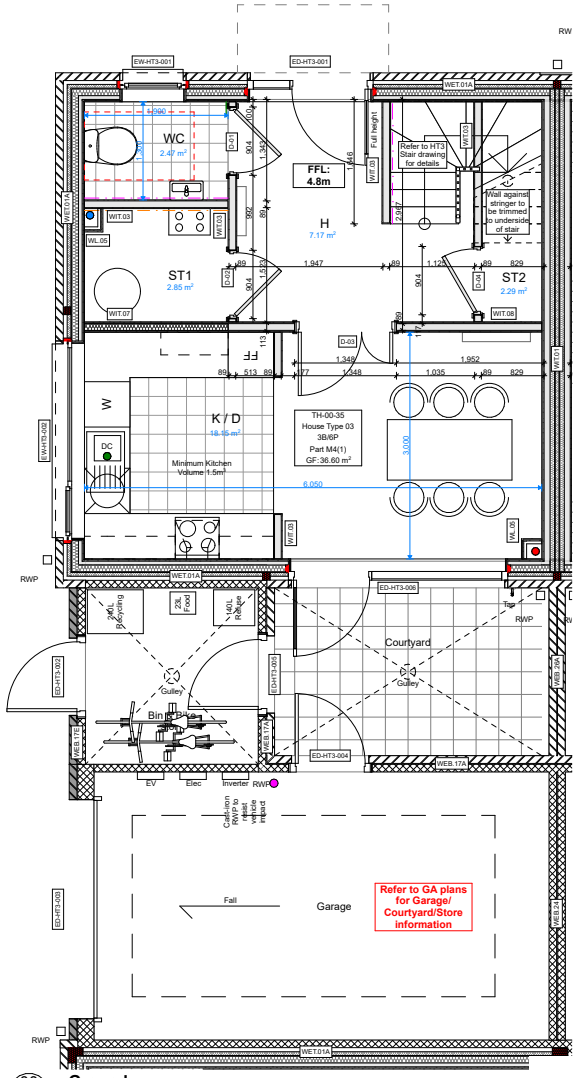
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T01	PCSA Issue	25.07.25	TM	MLE
P01	First Issue	13.06.25	TM	MLE

House Type 4

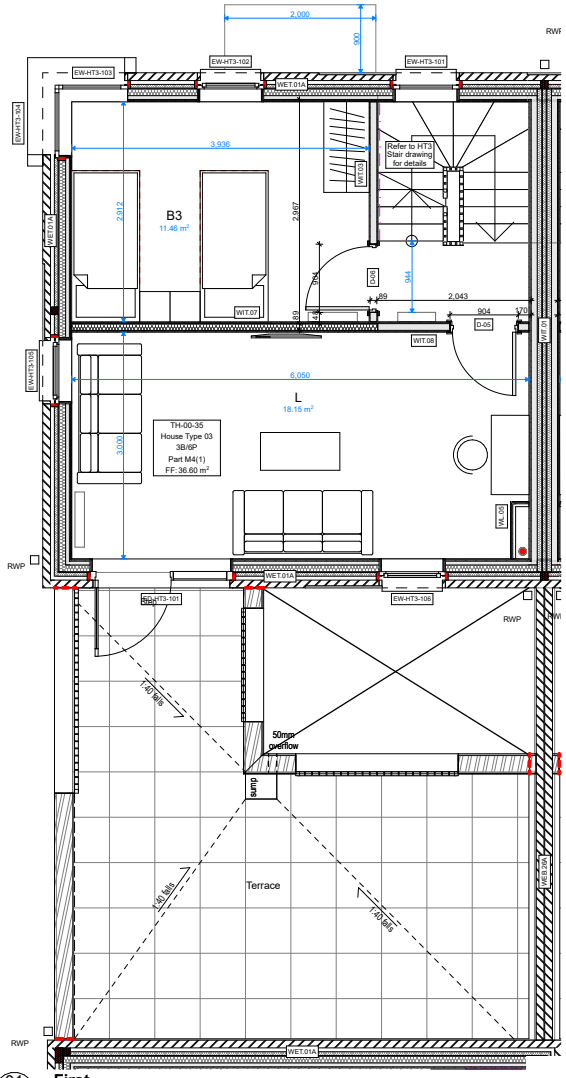
PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:50@A2	DATE Jun 2025
DRAWN BY/CHECKED BY TM / MLE	REVISION T01
DWG# 25048-HGP-HX-ZZ-D-A-4204	STATUS PRELIMINARY

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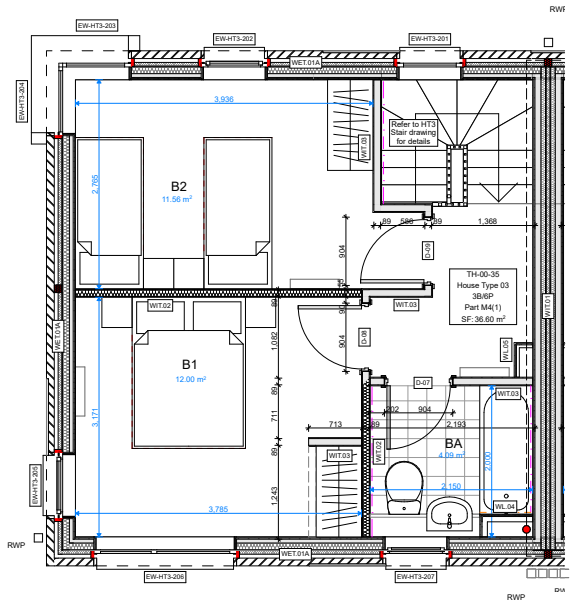
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Fareham, Hampshire, PO16 7JH
01329 283 225
email@hgp-architects.co.uk
hgp-architects.co.uk



00 **Ground**
1:50



01 **First**
1:50



02 **Second**
1:50

HT3 Internal doors				
Door	**Internal S/O**	**Leaf Dimensions**	**Wall Thickness**	**Fire Resistance Rating**
D-01	904×2,029	838×1,981	114	FD30
D-02	904×2,029	838×1,981	114	FD30
D-03	1,348×2,029	1,250×1,981	138	FD30
D-04	904×2,029	838×1,981	114	FD30
D-05	904×2,029	838×1,981	138	FD30
D-06	904×2,029	838×1,981	114	FD30
D-07	904×2,029	838×1,981	114	FD30
D-08	904×2,029	838×1,981	114	FD30
D-09	904×2,029	838×1,981	114	FD30

NDSS Storage
Requirement - 2.5m²
Provided - 5.14m²

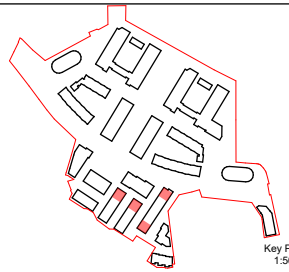
ITEMS IN ABEYANCE

Movement Joints
Steel structure
Timber frame design

Typical Detail markers pending issue of revised details

Plot TH-00-14 FFL +4.8
Plot TH-00-22 FFL +4.8
Plot TH-00-23 FFL +4.8
Plot TH-00-35 FFL +4.8
Plot TH-00-36 FFL +4.8
Plot TH-00-39 FFL +4.8
Plot TH-00-48 FFL +4.8

Always print in Colour
Refer to GA plans for plots



Key Plan
1:5000

General

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Gas meter locations subject to confirmation of incoming service positions

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Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Building regs Ref: PF/23/1106

Flat Types

Lining Patress (to withstand imposed load of 4.5N/mm2)
For radiator pattresses, refer to MR Electrical drawings.
- Full height patressing
- Ground to mid-height patressing
- Mid to ceiling height patressing

M4(3) Minimum space requirements
- Clear space through doors
- Circulation zones
- Wheelchair transfer zones

D01 Door Reference

WIT.01 Wall Reference, refer to 6900 Detail sets

Soil Vent Pipe (SVP), Stub Stack (SS), Rainwater Pipe (RWP), Cast iron drainage to resist vehicle impact. Refer to M&E layouts

XXX Dimension

XXX Finishes

VIVID

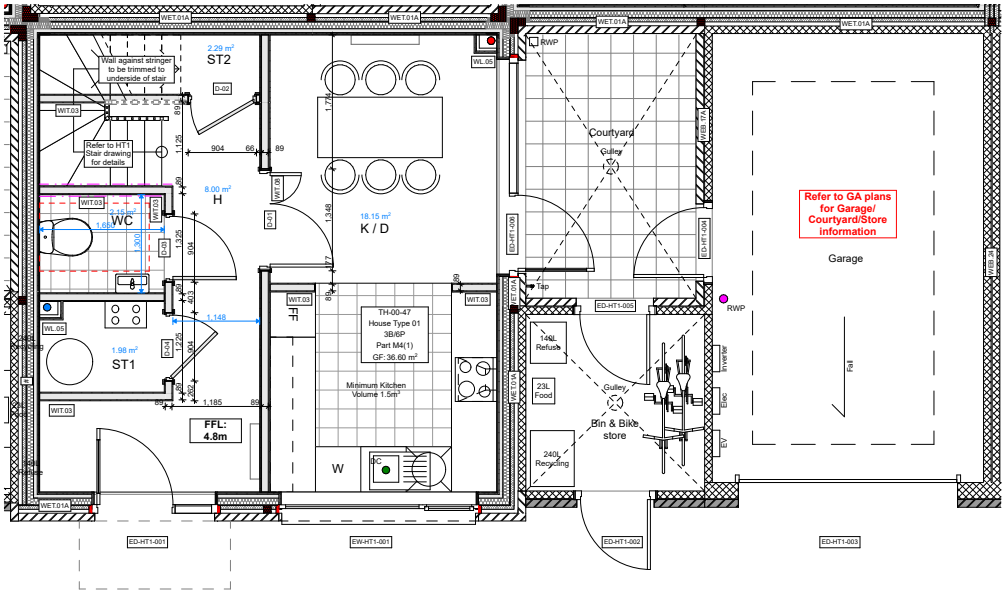
Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P01	First Issue	13.06.25	TM	MLE

House Type 3

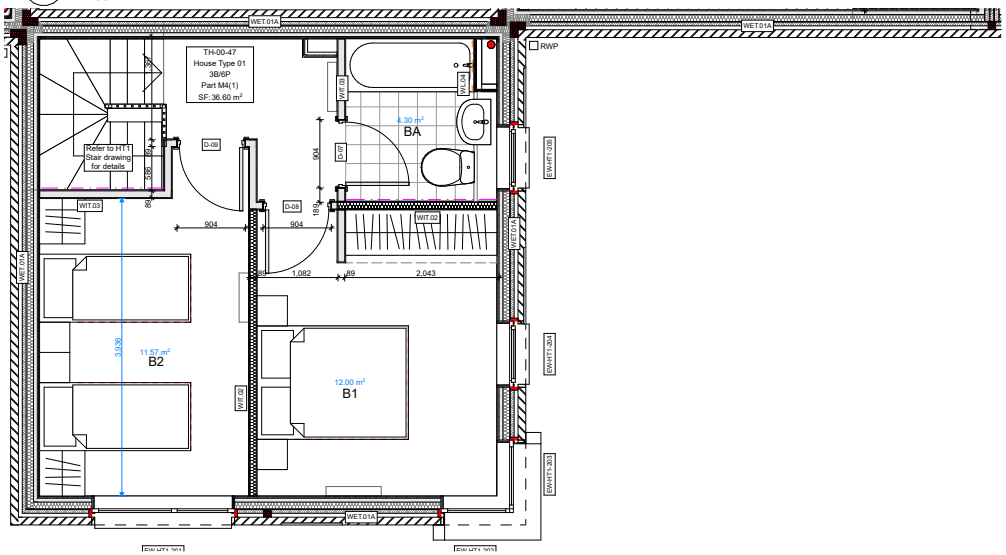
PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:50@A2	DATE Jun 2025
DRAWN BY/CHECKED BY TM / MLE	REVISION T01
DWG# 25048-HGP-HX-ZZ-D-A-4203	STATUS PRELIMINARY

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00 **Ground**
1:50



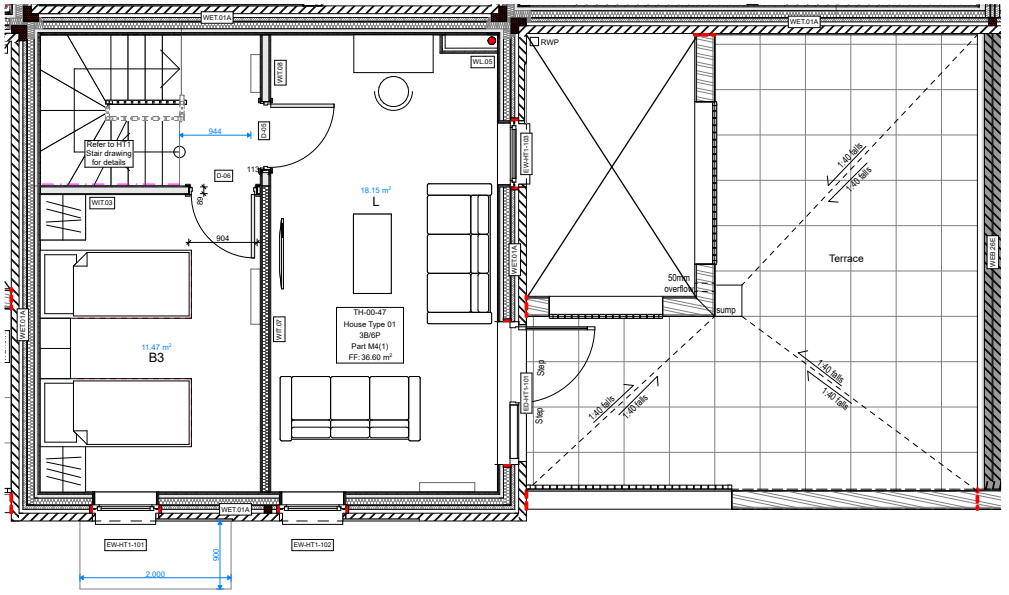
02 **Second**
1:50



ITEMS IN ABEYANCE

Movement Joints
Steel structure
Timber frame design

Typical Detail markers pending issue of revised details



01 **First**
1:50

NDSS Storage
Requirement - 2.5m²
Provided - 4.18m²

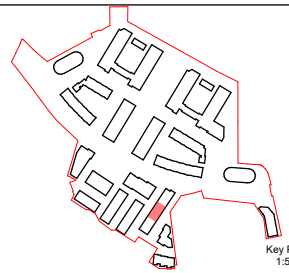
HT1 Internal doors

Door	Internal S/O	Leaf Dimensions	Wall Thickness	Fire Resistance Rating
D-01	1,348×2,029	1,250×1,981	138	FD30
D-02	904×2,029	838×1,981	114	FD30
D-03	904×2,029	838×1,981	114	FD30
D-04	904×2,029	838×1,981	114	FD30
D-05	904×2,029	838×1,981	138	FD30
D-06	904×2,029	838×1,981	114	FD30
D-07	904×2,029	838×1,981	114	FD30
D-08	904×2,029	838×1,981	114	FD30
D-09	904×2,029	838×1,981	114	FD30

Plot TH-00-15 FFL +4.8	**Plot TH-00-16** FFL +4.8	**Plot TH-00-17** FFL +4.8	**Plot TH-00-18** FFL +4.8
Plot TH-00-41 FFL +4.8	**Plot TH-00-42** FFL +4.8	**Plot TH-00-46** FFL +4.8	**Plot TH-00-47** FFL +4.8

Always print in Colour

Refer to GA plans for plots



General

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Refer to Structural Engineer's drawings, details and schedules for block strengths, lintel loadings / sizes for building incoming services and steelwork details.

For Wall Types details refer to HGP detail drawing series 6900.

Dimensions subject to measured survey, basic information gathered from selective site measurements.

Refer to the Clients Schedule of Works.

Floor finishes - Refer to Clients specifications & Schedule of Works.

Building regs Ref: PF/23/1106

Flat Types

Lining Patress (to withstand imposed load of 4.5N/mm2)
For radiator pattresses, refer to MR Electrical drawings.
- Full height patressing
- Ground to mid-height patressing
- Mid to ceiling height patressing

M4(3) Minimum space requirements
- Clear space through doors
- Circulation zones
- Wheelchair transfer zones

D01 Door Reference

WIT.01 Wall Reference, refer to 6900 Detail sets

Soil Vent Pipe (SVP), Stub Stack (SS), Rainwater Pipe (RWP), Cast iron drainage to resist vehicle impact. Refer to M&E layouts

XXX Dimension

XXX Finishes

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P01	First Issue	13.06.25	TM	MLE

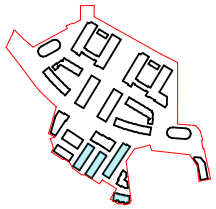
House Type 1

PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:50, 1:1@A2	DATE Jun 2025
DRAWN BY/CHECKED BY TM / MLE	REVISION T01
DWG# 25048-HGP-HX-ZZ-D-A-4201	STATUS PRELIMINARY

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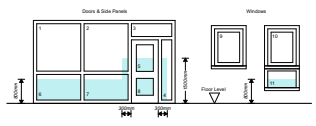
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email@hgp-architects.co.uk
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External Window Schedule											
Window Number	**Window Type**	**Room**	**Internal S/O**	**External S/O**	**Security Rating**	**G Value**	**U Value**	**Ventilation Strategy**	**Acoustic Rating**	**Obscure glazing**	**Window Type Notes**
EW-HT12-001	Type F	WC	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-
EW-HT12-002	Type G	Kitchen / dining	2,643×825	2,563×825	Part Q	0.4	1.1	---	---	☐	-
EW-HT12-101	Type E	Stairwell	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT12-102	Type B	Bedroom 3	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT12-103	Type D	Bedroom 3	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT12-104	Type D	Bedroom 3	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT12-105	Type B	Living room	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT12-106	Type B	Living room	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT12-201	Type C	Stairwell	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT12-202	Type B	Bedroom 2	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT12-203	Type D	Bedroom 2	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT12-204	Type D	Bedroom 2	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT12-205	Type B	Bedroom 1	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT12-206	Type A	Bedroom 1	1,890×2,100	1,810×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT12-207	Type F	Bathroom	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-



Key Plan
NTS

Part K



Shaded areas show critical locations to which requirement K4 applies (i.e. glazing in areas numbered 2, 4, 5, 6, 7, 8, 11)

AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

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Rev	Description	Date	DB	CB
T01	PCSA Issue	28.07.25	TM	MLE

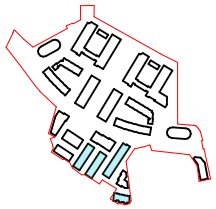
Houses Window schedule 3 of 3

PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:1@A1	DATE July 2025
DRAWN BY/CHECKED BY TM / MLE	REVISION T01
DWG# 25048-HGP-HX-XX-L-A-5202	STATUS TENDER

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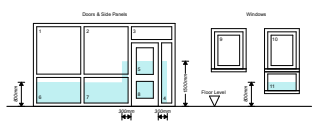
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External Window Schedule											
Window Number	Window Type	Room	Internal S/O	External S/O	Security Rating	G Value	U Value	Ventilation Strategy	Acoustic Rating	Obscure glazing	Window Type Notes
EW-HT07-001	Type J	Kitchen	878×1,200	798×1,200	Part Q	0.4	1.1	---	---	☒	Part M4(3) Dwelling
EW-HT07-002	Type M	Living room	1,890×2,100	1,810×2,100	Part Q	0.4	1.1	---	---	☐	Part M4(3) Dwelling
EW-HT07-101	Type K	Bedroom 4	1,665×1,950	1,585×1,950	Part Q	0.4	1.1	---	---	☐	Part M4(3) Dwelling
EW-HT07-102	Type L	Bedroom 3	1,890×1,800	1,810×1,800	Part Q	0.4	1.1	---	---	☐	Part M4(3) Dwelling
EW-HT07-103	Type L	Bedroom 2	1,890×1,800	1,810×1,800	Part Q	0.4	1.1	---	---	☐	Part M4(3) Dwelling
EW-HT10-001	Type F	WC	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-
EW-HT10-002	Type G	Kitchen / dining	2,643×825	2,563×825	Part Q	0.4	1.1	---	---	☐	-
EW-HT10-101	Type E	Stairwell	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT10-102	Type B	Bedroom 3	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT10-103	Type D	Bedroom 3	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT10-104	Type D	Bedroom 3	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT10-105	Type B	Living room	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT10-106	Type B	Living room	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT10-201	Type C	Stairwell	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT10-202	Type B	Bedroom 2	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT10-203	Type D	Bedroom 2	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT10-204	Type D	Bedroom 2	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT10-205	Type B	Bedroom 1	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT10-206	Type A	Bedroom 1	1,890×2,100	1,810×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT10-207	Type F	Bathroom	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-
EW-HT11-001	Type F	WC	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-
EW-HT11-002	Type G	Kitchen / dining	2,643×825	2,563×825	Part Q	0.4	1.1	---	---	☐	-
EW-HT11-101	Type E	Stairwell	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT11-102	Type B	Bedroom 3	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT11-103	Type D	Bedroom 3	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT11-104	Type D	Bedroom 3	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT11-105	Type B	Living room	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT11-106	Type B	Living room	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT11-201	Type C	Stairwell	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT11-202	Type B	Bedroom 2	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT11-203	Type D	Bedroom 2	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT11-204	Type D	Bedroom 2	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT11-206	Type A	Bedroom 1	1,890×2,100	1,810×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT11-207	Type F	Bathroom	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-



Key Plan
NTS

Part K



Shaded areas show critical locations to which requirement K4 applies (i.e. glazing in areas numbered 2, 4, 5, 6, 7, 8, 11)

AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

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Rev	Description	Date	DB	CB
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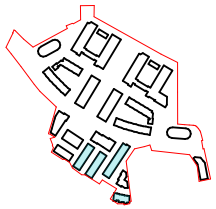
Houses Window schedule 2 of 3

PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:1@A1	DATE July 2025
DRAWN BY/CHECKED BY TM / MLE	REVISION T01
DWG# 25048-HGP-HX-XX-L-A-5201	STATUS TENDER

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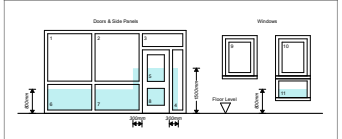
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External Window Schedule											
Window Number	Window Type	Room	Internal S/O	External S/O	Security Rating	G Value	U Value	Ventilation Strategy	Acoustic Rating	Obscure glazing	Window Type Notes
EW-HT01-001	Type G	Kitchen / dining	2,643×825	2,563×825	Part Q	0.4	1.1	---	---	☐	-
EW-HT01-101	Type B	Bedroom 3	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT01-102	Type B	Living room	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT01-103	Type B	Living room	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT01-201	Type A	Bedroom 2	1,890×2,100	1,810×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT01-202	Type H	Private Entrance	910×1,500	810×1,500	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT01-203	Type H	Private Entrance	910×1,500	810×1,500	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT01-204	Type B	Bedroom 1	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT01-205	Type F	Bathroom	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-
EW-HT03-001	Type F	WC	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-
EW-HT03-002	Type G	Kitchen / dining	2,643×825	2,563×825	Part Q	0.4	1.1	---	---	☐	-
EW-HT03-101	Type E	Stairwell	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT03-102	Type B	Bedroom 3	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT03-103	Type D	Bedroom 3	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT03-104	Type D	Bedroom 3	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT03-105	Type B	Living room	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT03-106	Type B	Living room	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT03-201	Type C	Stairwell	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT03-202	Type B	Bedroom 2	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT03-203	Type D	Bedroom 2	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT03-204	Type D	Bedroom 2	910×2,100	810×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window; Corner Window
EW-HT03-204	Type F	Bathroom	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-
EW-HT03-205	Type B	Bedroom 1	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT03-206	Type A	Bedroom 1	1,890×2,100	1,810×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT03-207	Type F	Bathroom	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-
EW-HT04-001	Type F	WC	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-
EW-HT04-101	Type E	Stairwell	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT04-102	Type A	Bedroom 3	1,890×2,100	1,810×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT04-103	Type B	Living room	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT04-201	Type C	Stairwell	878×2,100	798×2,100	Part Q	0.4	1.1	---	---	☐	Non-Openable Window
EW-HT04-202	Type A	Bedroom 2	1,890×2,100	1,810×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT04-203	Type A	Bedroom 1	1,890×2,100	1,810×2,100	Part Q	0.4	1.1	---	---	☐	-
EW-HT04-204	Type F	Bathroom	878×1,050	798×1,050	Part Q	0.4	1.1	---	---	☒	-



Key Plan
NTS

Part K



Shaded areas show critical locations to which requirement K4 applies (i.e. glazing in areas numbered 2, 4, 5, 6, 7, 8, 11)

AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

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Rev	Description	Date	DB	CB
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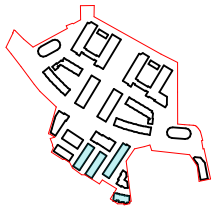
Houses Window schedule 1 of 3

PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE @A1	DATE July 2025
DRAWN BY/CHECKED BY TM / MLE	REVISION T01
DWG# 25048-HGP-HX-XX-L-A-5200	STATUS TENDER

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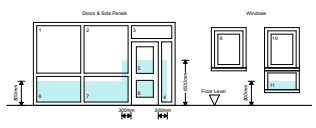
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External Doors												
Door Number	**Door Type**	**Room**	**Internal S/O**	**External S/O**	**Security Rating**	**Locking Requirement**	**Fire Exit**	**Vision Panel**	**U Value**	**G Value**	**Obscure glazing**	**Door Type Notes**
ED-HT11-001	Type A	Private Entrance	1,665×2,100	1,585×2,100	Part Q	Key Lock	☒	☒	1.2	TBC	☒	Inward Opening; Front door
ED-HT11-002	Type F	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Louvred door
ED-HT11-003	Type G	Garage	2,900×2,100	2,900×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Garage door
ED-HT11-005	Type E	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	-
ED-HT11-006	Type D	Kitchen / dining	2,768×2,100	2,688×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-
ED-HT11-101	Type B	Living room	1,890×2,100	1,810×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-
ED-HT12-001	Type A	Private Entrance	1,665×2,100	1,585×2,100	Part Q	Key Lock	☒	☒	1.2	TBC	☒	Inward Opening; Front door
ED-HT12-002	Type F	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Louvred door
ED-HT12-003	Type G	Garage	2,900×2,100	2,900×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Garage door
ED-HT12-004	Type E	Garage	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	-
ED-HT12-005	Type E	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	-
ED-HT12-006	Type D	Kitchen / dining	2,768×2,100	2,688×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-
ED-HT12-101	Type B	Living room	1,890×2,100	1,810×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-



Key Plan
NTS

Part K



AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

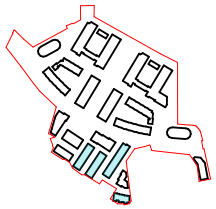
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T01	PCSA Issue	28.07.25	TM	MLE

Houses door schedule 2 of 2

PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
SCALE 1:1@A1	DATE July 2025
DRAWN BY/CHECKED BY TM / MLE	REVISION T01
DWG# 25048-HGP-HX-XX-L-A-5101	STATUS TENDER

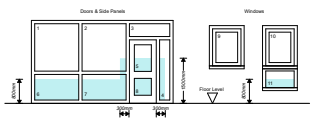
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External Doors												
Door Number	Door Type	Room	Internal S/O	External S/O	Security Rating	Locking Requirement	Fire Exit	Vision Panel	U Value	G Value	Obscure glazing	Door Type Notes
ED-HT01-001	Type A	Private Entrance	1,665×2,100	1,585×2,100	Part Q	Key Lock	☒	☒	1.2	TBC	☒	Inward Opening; Front door
ED-HT01-002	Type F	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Louvred door
ED-HT01-003	Type G	Garage	2,900×2,100	2,900×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Garage door
ED-HT01-004	Type E	Garage	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	-
ED-HT01-005	Type E	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	-
ED-HT01-006	Type C	Kitchen / dining	2,903×2,100	2,823×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-
ED-HT01-101	Type B	Living room	1,890×2,100	1,810×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-
ED-HT03-001	Type A	Private Entrance	1,665×2,100	1,585×2,100	Part Q	Key Lock	☒	☒	1.2	TBC	☒	Inward Opening; Front door
ED-HT03-002	Type F	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Louvred door
ED-HT03-003	Type G	Garage	2,900×2,100	2,900×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Garage door
ED-HT03-004	Type E	Garage	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	-
ED-HT03-005	Type E	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	-
ED-HT03-006	Type C	Kitchen / dining	2,903×2,100	2,823×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-
ED-HT03-101	Type B	Living room	1,890×2,100	1,810×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-
ED-HT04-001	Type A	Private Entrance	1,665×2,100	1,585×2,100	Part Q	Key Lock	☒	☒	1.2	TBC	☒	Inward Opening; Front door
ED-HT04-002	Type G	Garage	2,900×2,100	2,900×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Garage door
ED-HT04-003	Type F	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Louvred door
ED-HT04-004	Type E	Garage	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	-
ED-HT04-005	Type E	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	-
ED-HT04-006	Type B	Kitchen / dining	1,890×2,100	1,810×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-
ED-HT04-101	Type B	Living room	1,890×2,100	1,810×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-
ED-HT07-001	Type A	Private Entrance	1,665×2,100	1,585×2,100	Part Q	Key Lock	☒	☒	1.2	TBC	☒	Inward Opening; Part M4(3) Dwelling; Front door
ED-HT07-002	Type B	Living room	1,890×2,100	1,810×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	Part M4(3) Dwelling
ED-HT07-101	Type B	Bedroom 1	1,890×2,100	1,810×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	Part M4(3) Dwelling
ED-HT10-001	Type A	Private Entrance	1,665×2,100	1,585×2,100	Part Q	Key Lock	☒	☒	1.2	TBC	☒	Inward Opening; Front door
ED-HT10-002	Type F	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Louvred door
ED-HT10-003	Type G	Garage	2,900×2,100	2,900×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	Garage door
ED-HT10-004	Type E	Garage	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	-
ED-HT10-005	Type E	Bin & Bike store	1,103×2,100	1,023×2,100	Part Q	Key Lock	☐	☐	N/A	N/A	☐	-
ED-HT10-006	Type C	Kitchen / dining	2,903×2,100	2,823×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-
ED-HT10-101	Type B	Living room	1,890×2,100	1,810×2,100	Part Q	Key Lock	☐	☒	1.1	0.4	☐	-



Key Plan
NTS

Part K



Shaded areas show critical locations to which requirement K4 applies (i.e. glazing in areas numbered 2, 4, 5, 6, 7, 8, 11)

AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

VIVID

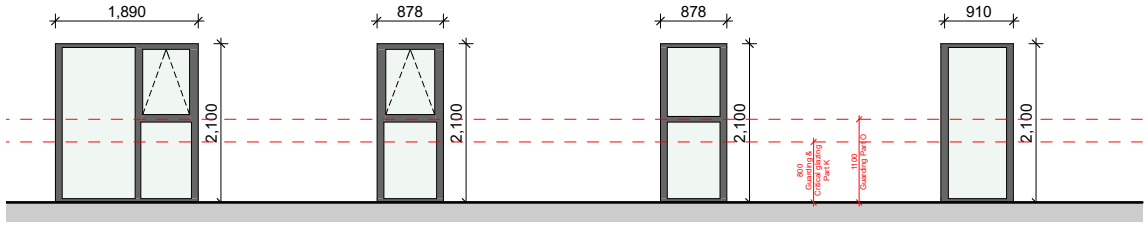
Rev	Description	Date	DB	CB
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Houses door schedule 1 of 2

PROJECT TIPNER EAST REGENERATION	JOB NO 25.048
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DWG# 25048-HGP-HX-XX-L-A-5100	STATUS TENDER

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Window Type A

Internal S/O 1,810×2,100
External S/O 1,890×2,100

- All windows to have opening restrictors to prevent collision and/or falls from height
- For obscure glazing locations refer to elevations & schedules

Window Type B

Internal S/O 798×2,100
External S/O 878×2,100

- All windows to have opening restrictors to prevent collision and/or falls from height
- For obscure glazing locations refer to elevations & schedules

Window Type C

Internal S/O 798×2,100
External S/O 878×2,100

- Fixed window, no opening
- For obscure glazing locations refer to elevations & schedules

Window Type D

Internal S/O 810×2,100
External S/O 910×2,100

- Fixed window, no opening
- One half of corner window, refer to detail 6310 for details

Window Type E

Internal S/O 798×1,050
External S/O 878×1,050

- Fixed window, no opening
- For obscure glazing locations refer to elevations & schedules
- Window to stairs, FFL Varies, minimum 1425mm FFL to Cill

Window Type F

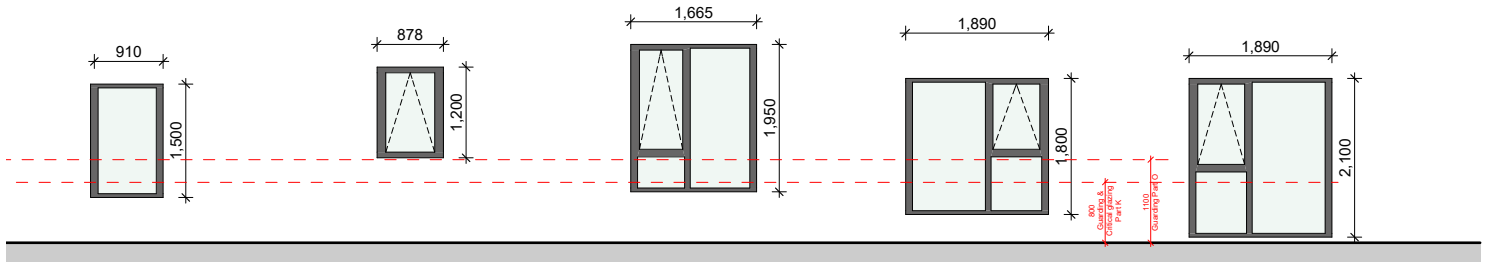
Internal S/O 798×1,050
External S/O 878×1,050

- All windows to have opening restrictors to prevent collision and/or falls from height
- For obscure glazing locations refer to elevations & schedules

Window Type G

Internal S/O 2,563×825
External S/O 2,643×825

- All windows to have opening restrictors to prevent collision and/or falls from height
- For obscure glazing locations refer to elevations & schedules
- Windows above kitchen worktops



Window Type H

Internal S/O 810×1,500
External S/O 910×1,500

- Fixed window, no opening
- One half of corner window, refer to detail 6310 for details

Window Type J

Internal S/O 798×1,200
External S/O 878×1,200

- All windows to have opening restrictors to prevent collision and/or falls from height
- For obscure glazing locations refer to elevations & schedules
- Windows above kitchen worktops

Window Type K

Internal S/O 1,585×1,950
External S/O 1,665×1,950

- All windows to have opening restrictors to prevent collision and/or falls from height

Window Type L

Internal S/O 1,810×1,800
External S/O 1,890×1,800

- All windows to have opening restrictors to prevent collision and/or falls from height

Window Type M

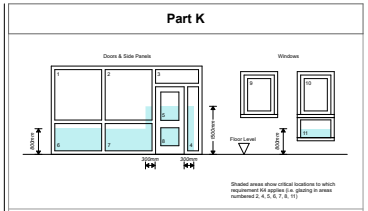
Internal S/O 1,810×2,100
External S/O 1,890×2,100

- All windows to have opening restrictors to prevent collision and/or falls from height

All dims on the schedule are to the Internal S/O



Key Plan
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AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

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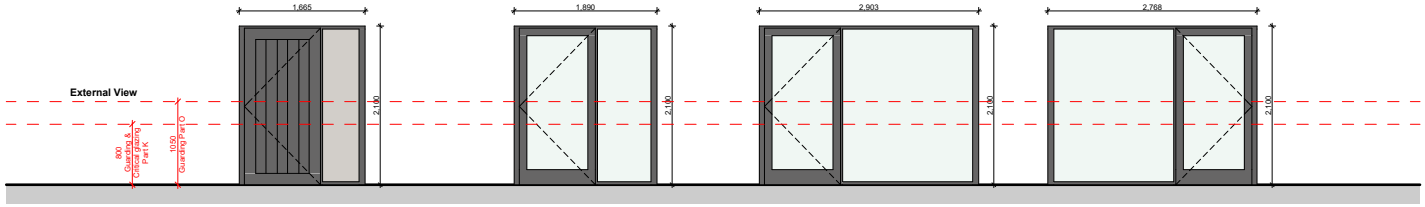
Rev	Description	Date	DB	CB
T01	PCSA Issue	28.07.25	TM	MLE

Window Types - Houses

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Door Type A

Reveal Dimensions
Wallhole Dimensions

Internal S/O 1,585×2,100
External S/O 1,665×2,100

External door Types
DoorType

- Front door set, obscured glazing
- Minimum 850 Clear opening width W/ Part M threshold
- Door to open minimum 90°

Door Type B

Internal S/O 1,810×2,100
External S/O 1,890×2,100

- Minimum 850 Clear opening width W/ Part M threshold
- Door to open minimum 90°

Door Type C

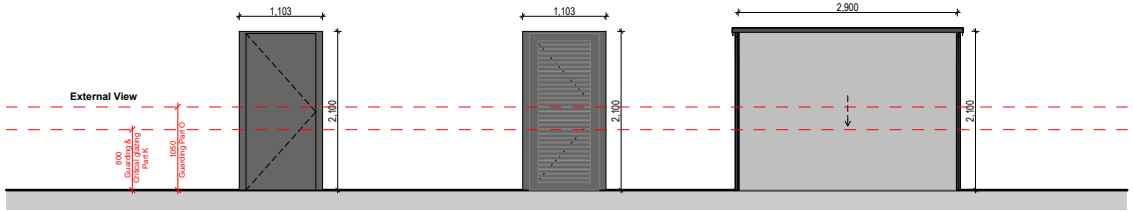
Internal S/O 2,823×2,100
External S/O 2,903×2,100

- Minimum 850 Clear opening width W/ Part M threshold
- Door to open minimum 90°

Door Type D

Internal S/O 2,688×2,100
External S/O 2,768×2,100

- Minimum 850 Clear opening width W/ Part M threshold
- Door to open minimum 90°



Door Type E

Reveal Dimensions
Wallhole Dimensions

Internal S/O 1,023×2,100
External S/O 1,103×2,100

- Door to open minimum 90°

Door Type F

Internal S/O 1,023×2,100
External S/O 1,103×2,100

- Louvred door set
- Minimum 0.2m² free area ventilation
- Door to open minimum 90°

Door Type G

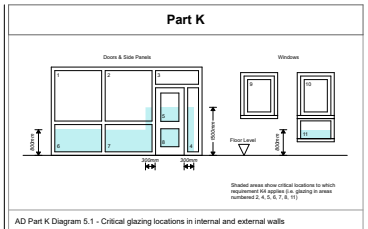
Internal S/O 2,900×2,100
External S/O 2,900×2,100

- Garage door

All dims on the schedule are to the Internal S/O



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Door Types - Houses

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General notes

In all instances refer to the Construction Notes.
Drawings to be read in conjunction with Elevations and GA plans for location of window and specifications in terms of Part Q (Security Requirement), minimum clear opening sizes, Fire Rated Glass, Solar control glass, etc.
Elevations on schedules for doors/windows are NOT to scale.
Structural openings sizes shown are given from FFL. Please refer to HGP GA's and section drawings for floor thickness. If in doubt, please ask for confirmation.
For cleaning and maintenance strategy refer to Cleaning and Maintenance Strategy documents.
All windows and doors systems should incorporate safety mechanisms / restrictors to ensure that they do not open in a dangerous way (due to wind or other) and therefore will not be damaged themselves or have the potential to hurt users.

Finishes

All external windows/doors be finished in RAL Colour 7016 externally and white colour internally.
All colour and finishes samples to be submitted to Client for approval. Refer to current revision of the External Materials Schedule for further information.

Threshold Cills

Doors to Entrances, Patios, Balconies and Terraces to have reinforced and thermally broken cill to door / window suppliers detail / specification. (Projecting cill and drip - minimum 45 mm overhang). Product shall be slip resistant.

Acoustic Performance

Refer to the Acoustician's reports for all details:

U and G Values

Refer to the SAP assessor's reports for all details:

Upper Floor Windows or Windows Over

All upper floor windows to be fitted with restrictors to prevent falls. Restrictors to be provided with an override facility to allow the user purge ventilation when required, restrictor to re-engage when the window is closed.

External Entrance Thresholds

Principal Private/Communal Entrance Doors shall have accessible thresholds with Part M Compliant (max 15 mm) up-stand.

AD Part K – Impact, Collision and Falling

Fixed glazing below 800mm from finished floor level (FFL) should be able to provide containment from a person falling against it or a barrier should be provided to resist the horizontal forces.
In either case the glazing or barrrier should be designed to resist the loads given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. For further guidance on the design of barriers and infill panels, refer to BS 6180.

AD Part M – Accessibility

All units need to comply with Part M(4)1, except where highlighted as Part M4(3).
The requirements relate to multiple items including the height of transoms and the design and position of handles, as well as a requirement for all doors to have an Accessible Threshold.
Refer to Approved document M for clear opening widths for M4(1) & M4(3) properties.
Opening forces of doors must not exceed 30 N at 0 to 30 degrees measured at the leading edge or the door and not more than 22.5 N from 30 to 60 degrees.
Door furniture on manually operated non-powered doors should be easy to operate by people with limited manual dexterity, and be readily apparent.
For access door automation strategy, please refer to the M&E Engineers specification.
Drawings to be referenced against HGP's elevations to evaluate the requirements in situ; please do not rely solely on the schedules provided.
Vision panels, door thresholds and ironmongery to comply where required with Approved Document M. Max. 15mm in height (doors to have rubber strip to base of doors).
All door opening furniture contrasts visually with the surface of the door and is not cold to the touch.
Door furniture on manually operated non-powered doors should be easy to operate by people with limited manual dexterity and be readily apparent.

AD Part B – Fire Strategy

Cavity fire stopping around openings to be constructed to provide at least 30 minutes fire resistance integrity and 15 minutes insulation, or as required within the Fire Engineer's report. Refer to Fire Engineer's report and Fire Strategy plans / elevations for locations and minimum requirements of fire rated glazing and frames.
Reinforced cavity closures may be required to window and doors – please allow for this as required.

AD Part F – Ventilation

Refer to SAP assessor's latest overheating analysis for details of ventilation strategy,
Purge ventilation - To be provided to all habitable rooms at a rate of not less than 1/20th room floor area when window opens 30 degrees or more.
Windows that open less than 30 degrees should be at least 1/10th of the floor area of the room.

Louvred Vents

Requirements for Louvres and free area as confirmed by M&E Engineer and Plant Equipment specialists.
Polyester Powder coated aluminium/GRP colour (Colour RAL 7016) for Louvres blades, frames and cills as agreed with Planning Department
Blanking plates to be polyester coated to match louvre blade and frame colour.
All louvres based upon providing 50% free air area unless otherwise noted. M&E Engineer to confirm free area requirements.
Mesh installed to the rear of all open louvres to prevent the ingress of flies / vermin, reduction in the free area of the louvres considered as part of the overall calculations.

AD Part M4(3)

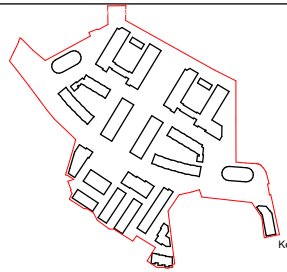
Windows in living rooms to have handle between 700-1000mm above FFL (cl. 3.44.d)
All other windows to have handle between 450-1400mm above FFL (cl. 3.44.e)

AD Part Q – Security

All 'accessible' doors and windows are to comply with current Part Q standards. (PAS 24:2012 third party certificated and traceable via the relevant BSI Kitemark certificate).
Accessible doors and windows are those on the ground floor, those accessible off of a balcony (regardless of height) or via a single storey extension / terrace / canopies.
Where applicable (refer to schedule), letter plates to be located and/or designed to prevent anyone attempting to remove keys with sticks and/or inserting their hand. Maximum size of 260 x 40 mm.
Secure doorsets and easily accessible windows (as defined by AD Part Q) to be manufactured to a design that has been shown by test to meet the security requirements of PAS 24:2012 and mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.
Doors are to be supplied certified as part of the door set.

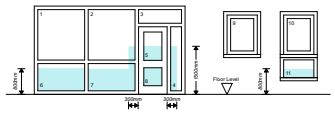
Window supplier specific notes

All external glazing to be generally double glazed sealed units, however refer to Acoustic Report as it may dictate triple glazing.
Sizes of all windows and doors to be assessed by the window manufacture, to ensure their system can provide warranted window of the size indicated.
If this is not possible, or only achievable by altering the widow opening mechanism (for example changing from 'side hung' windows to 'tilt and turn'), then all instances should be relayed to the client and the Architect. It is imperative that this item is resolved and incorporated within a tender bid.
Doors and window elevations shown as viewed from the outside (refer to elevations for context).
Refer to GA's for handings.
Doors and windows to be beaded internally to allow future glass replacement from the inside.
Please refer to the client's schedule of materials.
Refer to Energy Consultants report for any solar control glazing requirements.
Polished chrome ironmongery set at height to comply with Building Regulations, SBD etc; easy clean hinges to all windows.
All Structural opening dimensions are measured to the Stud/Block. Structural openings in wall providing 60 min upwards fire compartmentation make allowance for two layers of 15mm (60mm width) plasterboard returns within the openings.
Where there is a cill height less than 600 mm from FFL then this poses a climbing hazard and any opening part of the window should be at least 700 mm above cill level or non climbable guarding is provided.
Window supplier to take into account the overall thickness of lintels to ensure structural openings are met, and overall wall thicknesses and [Warranty provider] requirements when specifying cill depths. Window supplier to provide a window replacement strategy.
In buildings which exceed three storeys in height, 100% of toughened glazing should be formed and then heat soak tested in accordance with BS EN 14179-1. The glass must be permanently marked in accordance with BS EN 14179-1 and substantiated evidence of heat soak testing must be disclosed for all affected panes.



Key Plan
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Part K



AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

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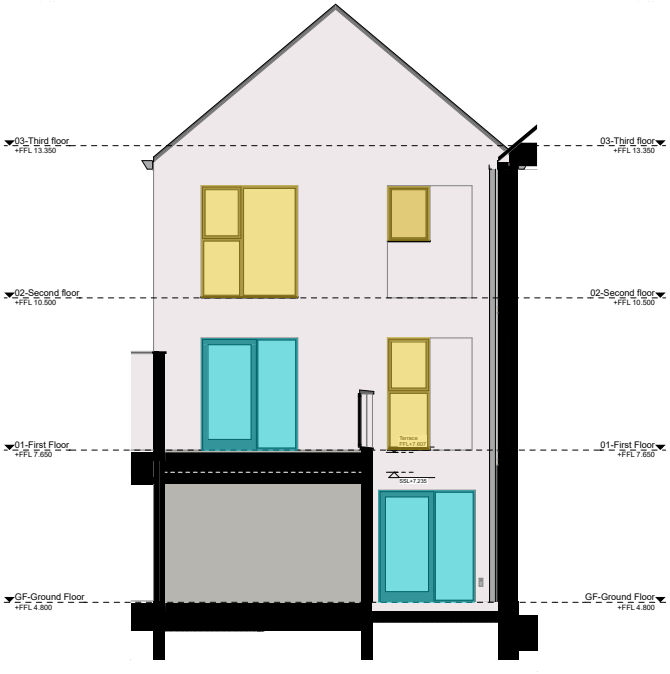
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Houses Door & window notes

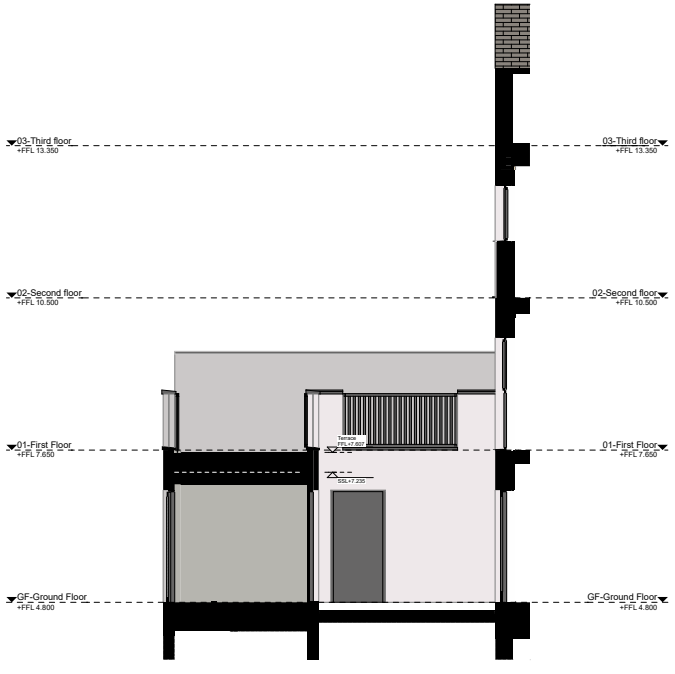
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SCALE @A1	DATE July 2025
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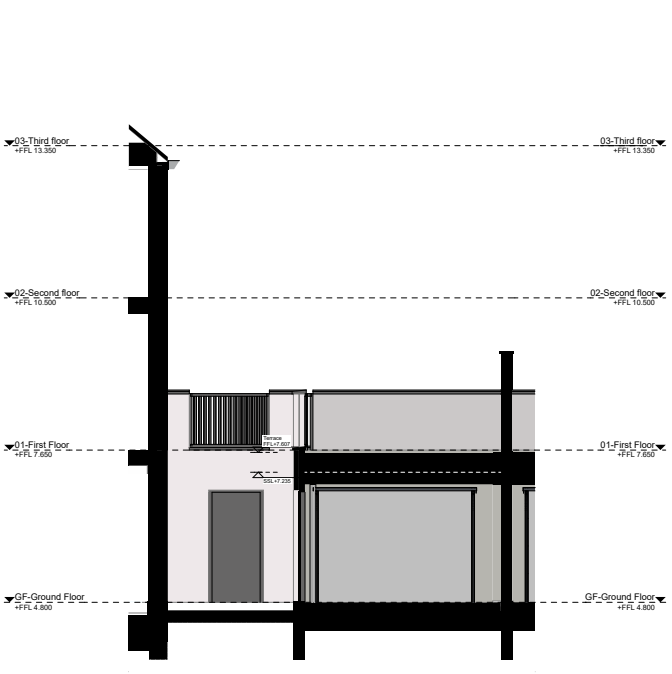
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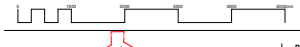
1 **Elevation Courtyard 1**
1:50

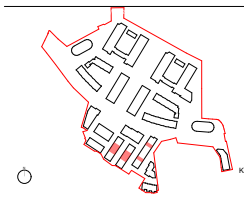


2 **Elevation Courtyard 2**
1:50



3 **Elevation Courtyard 3**
1:50





Key Plan
NTS

Please Note:

This drawing can only be scaled for planning purposes. Dimensions to be checked on site and any discrepancies are to be highlighted to the Architect prior to construction.

Topographical / Ordnance Survey information shown has been prepared by a third party. HGP accept no responsibility for accuracy or completeness of the survey.

This drawing is to be read in conjunction with all other project drawings, construction notes and / or project specifications including those by other project consultants and specialists. All discrepancies should be reported immediately.

Design subject to detail development / approval. Measurements and accommodation schedules subject to amendments following coordinated input by others. Costings cannot be finalised until approval / confirmation by relevant authorities and client

Cleaning & Maintenance Strategy

- Cleaned from ground / balcony / Terrace.
- Cleaned via pole from ground
- Cleaned via MEWP

General Note
The cleaning and maintenance of building elements that are not easily accessible to the tenant or where the tenant is not competent is to be carried out by a suitably competent person and method statements are to be provided prior to any works, outlining proposed protection measures to ensure the safety of workers and members of the public.

Refer also to the residual risk register.

Maintenance and Cleaning Provision
Property owners will be liable to undertake necessary maintenance and cleaning of their property and there is no provision for a management company to undertake these works.

Access for Vehicles
A road wraps around all sides of the building, individual plot access is achievable to all plots with a designated garage space and dropped kerb outside.

Perimeter Access
Public space wraps around the entire block allowing perimeter access.
Courtyards are accessed via individual plots.

MEWP Access
Access to all facades is achievable from the public space that wraps around the block.
Access to high level courtyard areas can be achieved via MEWP spanning over the terraces.

Refuse and Delivery Vehicles
A public road wraps around each block providing direct access to each plot for refuse collection and deliveries.

Roof Access
The pitched timber frame roofs will not have any dedicated access, but all roofs are accessible via scaffold or by MEWP from the public space around the block. Valleys to be inspected via drone.

Maintenance and Cleaning Provision
Property owners / tenants are able to clean easy reach and low risk elements of their dwelling from ground / terrace level by hand or by pole, higher risk cleaning and maintenance areas such as gutters and the roof must be undertaken by a suitable and competent contractor

Window / Door Cleaning
Property owners will be liable to undertake necessary maintenance and cleaning of their windows / doors. Most can be cleaned from ground / terrace level, with the remainder that will need to be cleaned via long pole.

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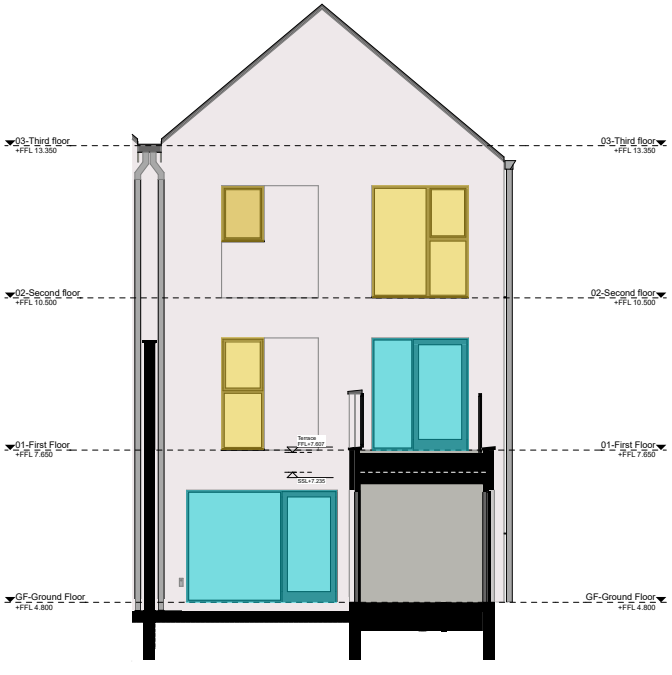
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House Type 4 C&M Courtyard Elevations

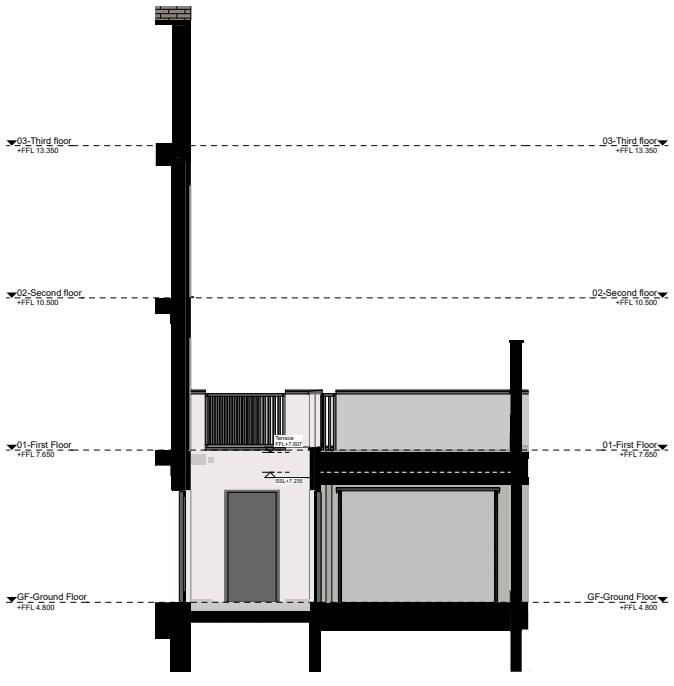
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SCALE	DATE
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DWG#	STATUS
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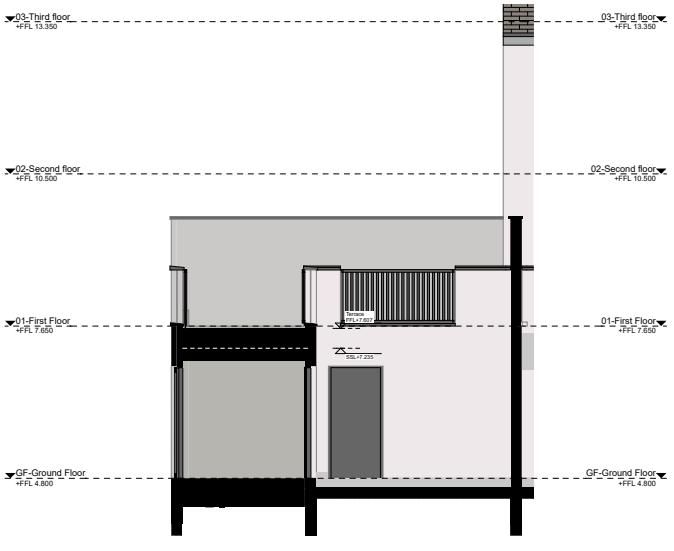
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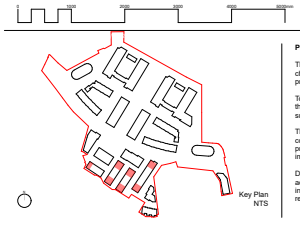
1 **Elevation Courtyard 1**
1:50



2 **Elevation Courtyard 2**
1:50



3 **Elevation Courtyard 3**
1:50



Key Plan
NTS

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Cleaning & Maintenance Strategy

	Cleaned from ground / balcony / Terrace.
	Cleaned via pole from ground
	Cleaned via MEWP

General Note
The cleaning and maintenance of building elements that are not easily accessible to the tenant or where the tenant is not competent is to be carried out by a suitably competent person and method statements are to be provided prior to any works, outlining proposed protection measures to ensure the safety of workers and members of the public.

Refer also to the residual risk register.

Maintenance and Cleaning Provision
Property owners will be liable to undertake necessary maintenance and cleaning of their property and there is no provision for a management company to undertake these works.

Access for Vehicles
A road wraps around all sides of the building, individual plot access is achievable to all plots with a designated garage space and dropped kerb outside.

Perimeter Access
Public space wraps around the entire block allowing perimeter access.
Courtyards are accessed via individual plots.

MEWP Access
Access to all facades is achievable from the public space that wraps around the block.
Access to high level courtyard areas can be achieved via MEWP spanning over the terraces.

Refuse and Delivery Vehicles
A public road wraps around each block providing direct access to each plot for refuse collection and deliveries.

Roof Access
The pitched timber frame roofs will not have any dedicated access, but all roofs are accessible via scaffold or by MEWP from the public space around the block. Valleys to be inspected via drone.

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Property owners / tenants are able to clean easy reach and low risk elements of their dwelling from ground / terrace level by hand or by pole, higher risk cleaning and maintenance areas such as gutters and the roof must be undertaken by a suitable and competent contractor

Window / Door Cleaning
Property owners will be liable to undertake necessary maintenance and cleaning of their windows / doors. Most can be cleaned from ground / terrace level, with the remainder that will need to be cleaned via long pole.

VIVID

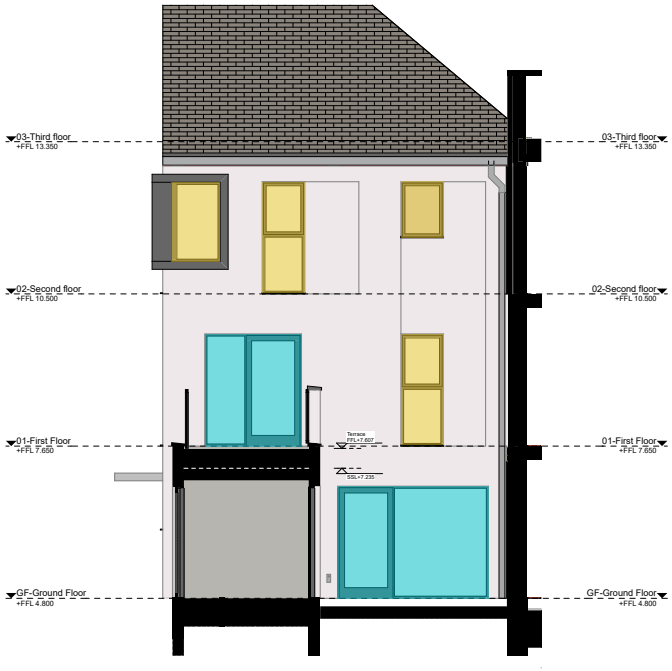
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T01	PCSA Issue	28.07.25	TM	MLE

House Type 3 C&M Courtyard Elevations

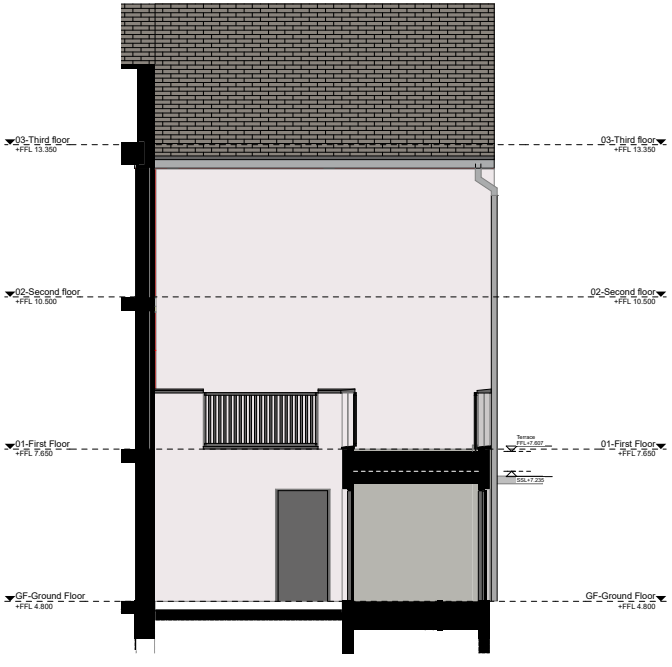
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SCALE	DATE
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DWG#	STATUS
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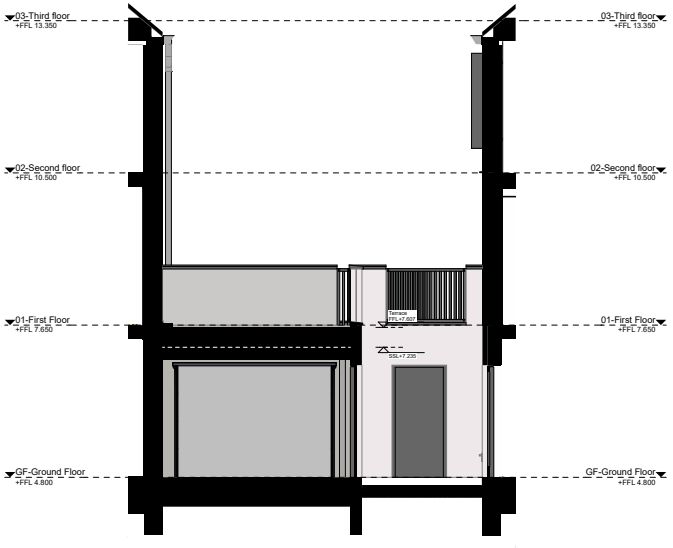
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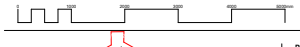
1 **Elevation Courtyard 1**
1:50

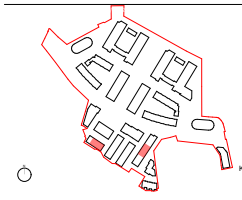


2 **Elevation Courtyard 2**
1:50



3 **Elevation Courtyard 3**
1:50





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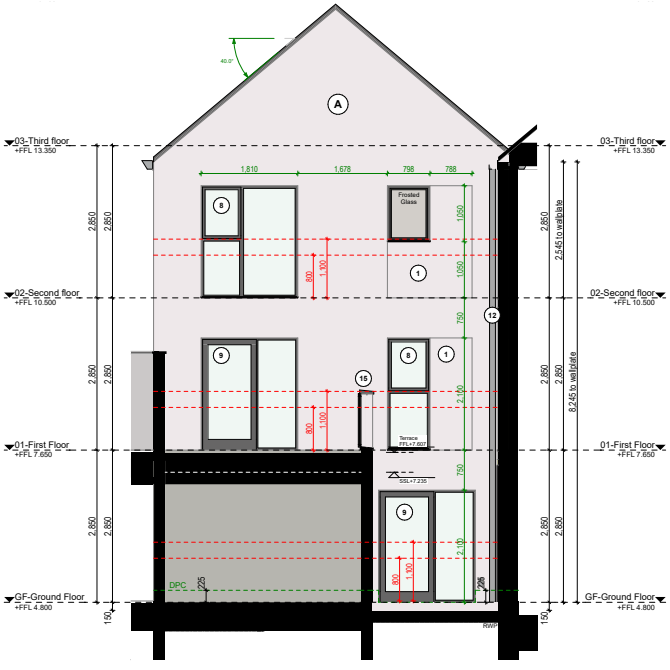
Rev	Description	Date	DB	CB
T01	PCSA Issue	28.07.25	TM	MLE

House Type 1 C&M Courtyard Elevations

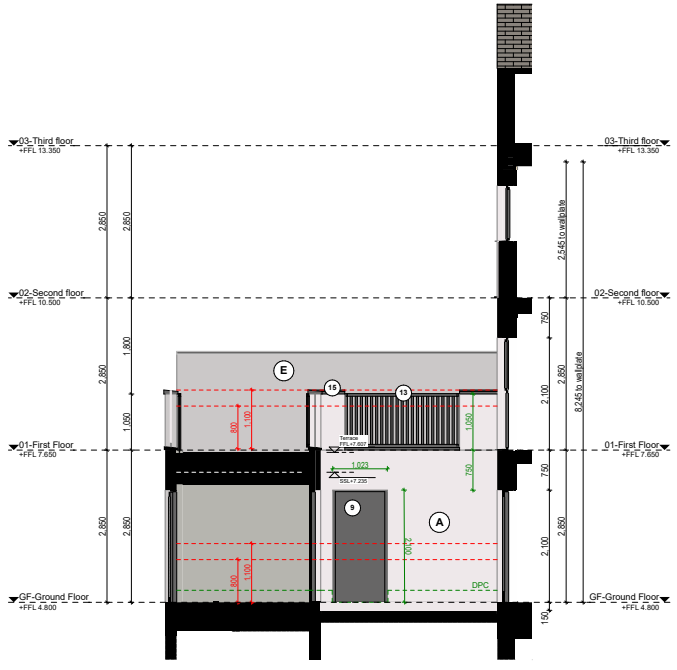
PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
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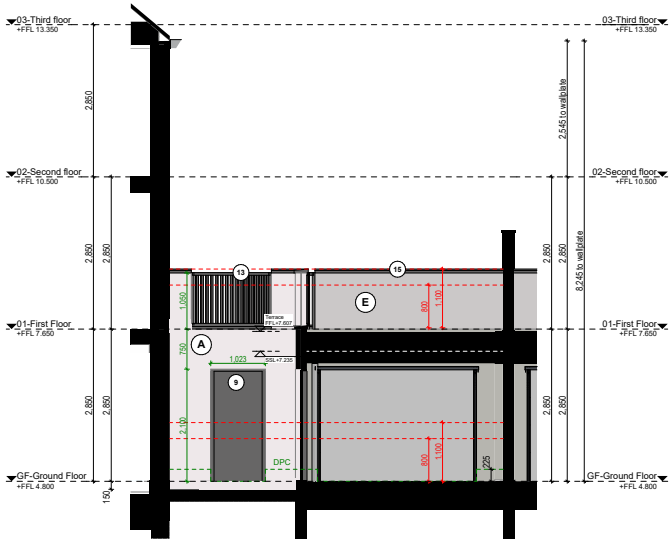
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1 **Elevation Courtyard 1**
1:50

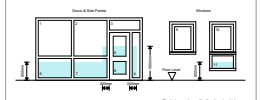


2 **Elevation Courtyard 2**
1:50



3 **Elevation Courtyard 3**
1:50

Part K



AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

Materials & Detail key

A. Danehill Yellow Light mortar
B. Fiori Light mortar
C. Stirling Grey Light mortar
D. Stirling Grey Dark mortar
E. Pagus Light mortar

01. 25mm Wall Niche (Refer to details)
02. 25mm Cut brick recessed barcode banding
03. Snapped brick header panel in 25mm cut brick wall niche
04. Head & cill 25mm single course cut brick recess
05. 25mm Cut brick recessed barcode banding at parapet
06. Vertical stack bonded brickwork (Refer to details)
08. Windows
09. External doors
10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information

Key Plan
NTS

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1	Injury caused by incorrect handling of large steels
2	Injury caused by incorrect handling of roof trusses

For further information refer to HGP's M06&M07 documents

OPC Line (min 150mm above finished external ground level)
MJ – Movement joint
Masonry support. Refer to SE's drawings and details
MEV Outlet
Dimensions
Brick Detailing Dimensions
AD Part K Min. Critical glazing line. Refer to AD Part K for details

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

Location of existing drainage positions TBC & Incoming Services locations TBC.

Floor finishes - Refer to the Clients specifications & Schedule of Works.

Refer to co-ordinated M&E Supplier drawings for locations of RWP, below ground drainage connections. All incoming services refer to M&E supplier's details and specifications. All drains passing under buildings to be encased in 150 mm granular fill.

For all site levels refer to Civil Engineer's drawings, in all instances a distance of at least 150 mm is required from external finished levels and the internal FFL.

Notes

General

FFL level shown to top of screed.

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Refer to S.E drawings and details for movement joint locations and information.

ITEMS IN ABEYANCE

Movement Joints
External levels
Rain Water Pipes
Masonry support
Mechanical Inlets / outlets

VIVID

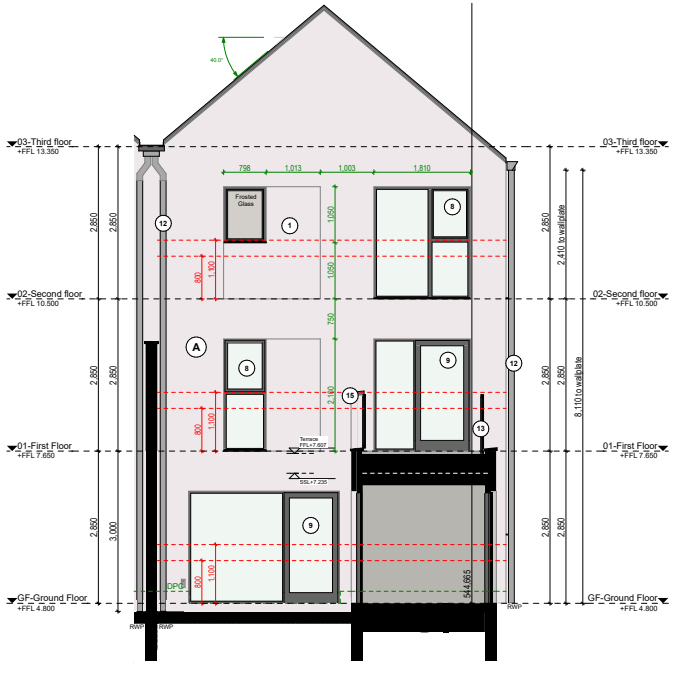
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P02	Dimensions added, Annotation - Brick B to E, Window openings to 1100	08.07.25	TM	MLE
P01	First Issue	03.06.25	TM	MLE

House Type 4 Courtyard Elevations

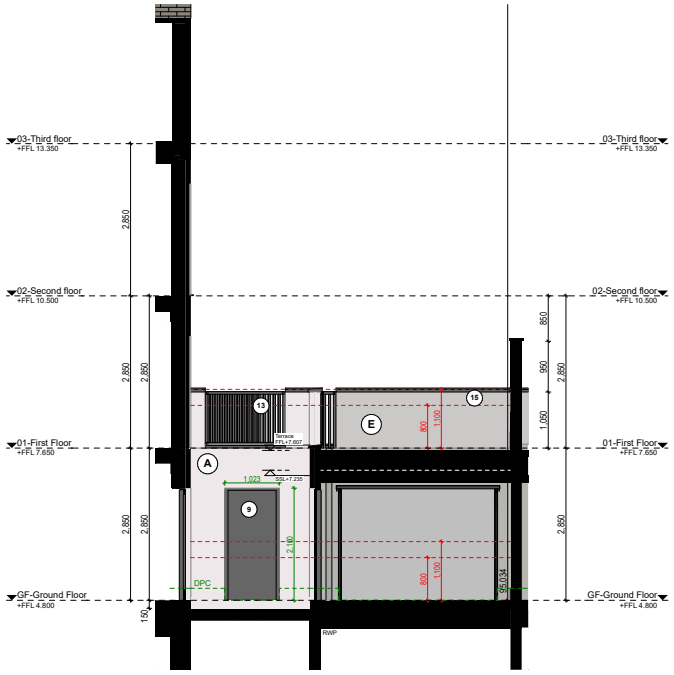
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TIPNER EAST REGENERATION	25.048
SCALE	DATE
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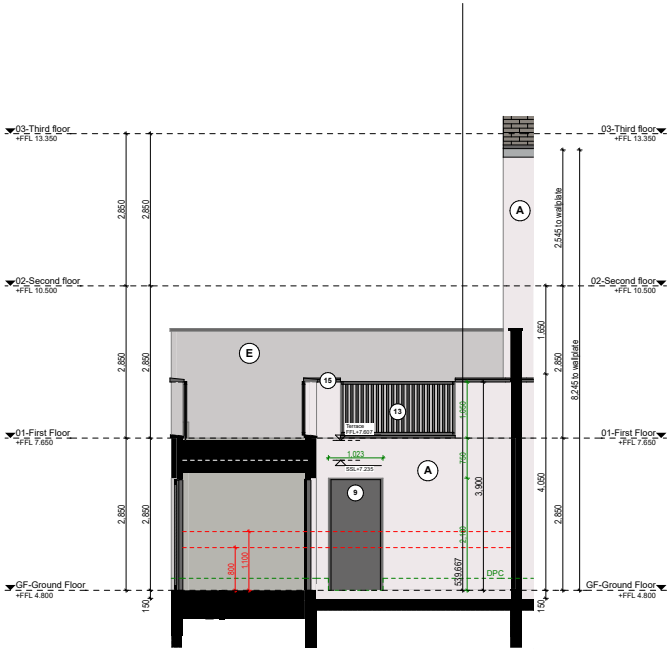
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1 **Elevation Courtyard 1**
1:50

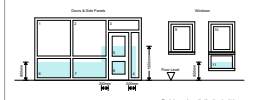


2 **Elevation Courtyard 2**
1:50



3 **Elevation Courtyard 3**
1:50

Part K



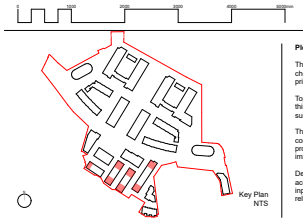
AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

Materials & Detail key

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C. Stirling Grey Light mortar
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01. 25mm Wall Niche (Refer to details)
02. 25mm Cut brick recessed barcode banding
03. Snapped brick header panel in 25mm cut brick wall niche
04. Head & cill 25mm single course cut brick recess
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10. Metal louvres
11. Louvred doors
12. Rainwater pipe
13. Architectural metal work
15. Parapet capping
17. Entrance canopy
18. Roof tiles
20. Render board rain screen cladding
21. Garage door

Refer to material schedule for further information



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Risk Schedule

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1	Injury caused by incorrect handling of large steels
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For further information refer to HGP's M06&M07 documents

OFC Line (min 150mm above finished external ground level)
MJ – Movement joint
Masonry support. Refer to SE's drawings and details
MEV Outlet
Dimensions
Brick Detailing Dimensions
AD Part K Min. Critical glazing line. Refer to AD Part K for details

FFL level shown to top of screed.

Refer to Clients Schedule of Works.

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Floor finishes - Refer to the Clients specifications & Schedule of Works.

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ITEMS IN ABEYANCE

Movement Joints
External levels
Rain Water Pipes
Masonry support
Mechanical Inlets / outlets

VIVID

Rev	Description	Date	DB	CB
T01	PCSA Issue	25.07.25	TM	MLE
P02	Dimensions added, Annotation - Brick B to E, Window openings to 1100	08.07.25	TM	MLE
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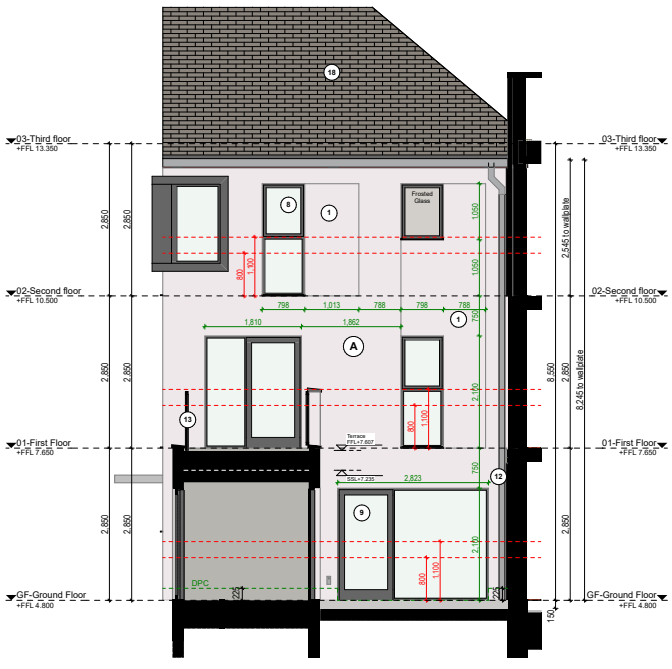
House Type 3 Courtyard Elevations

PROJECT	JOB NO
TIPNER EAST REGENERATION	25.048
SCALE	DATE
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TM / MLE	T01
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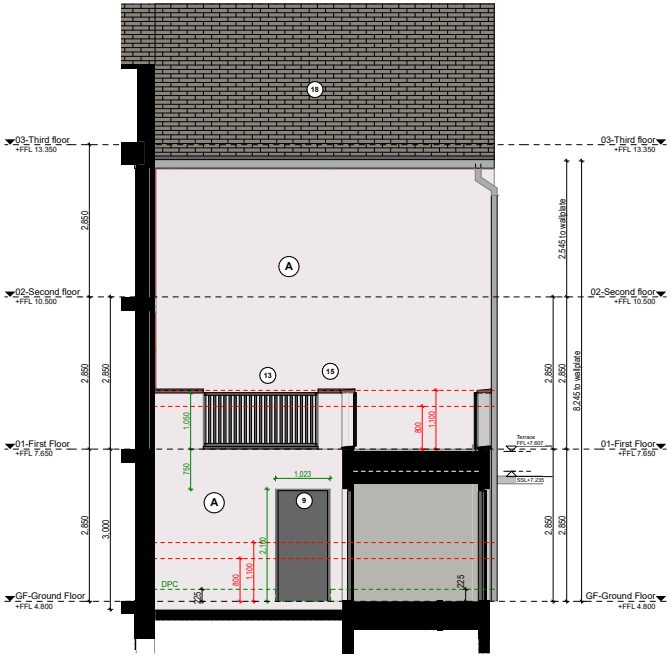
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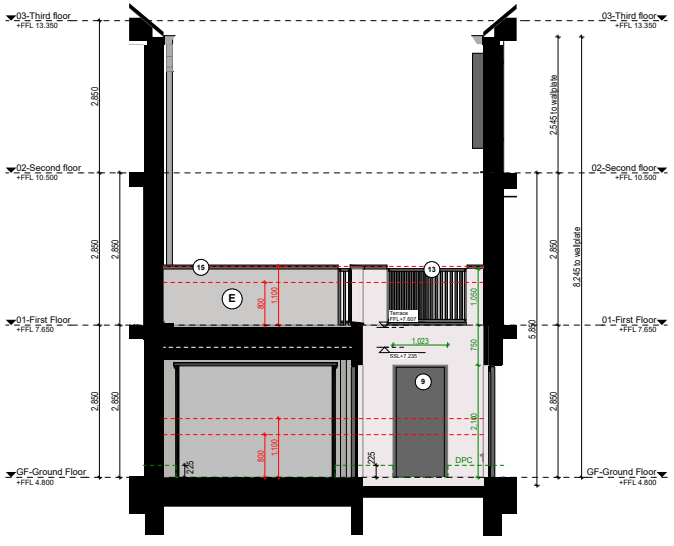
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1:50

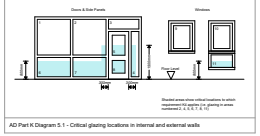


2 **Elevation Courtyard 2**
1:50



3 **Elevation Courtyard 3**
1:50

Part K



AD Part K Diagram 5.1 - Critical glazing locations in internal and external walls

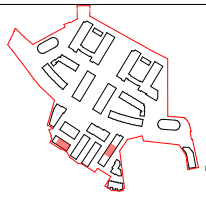
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	MJ – Movement joint	XXX	Brick Detailing Dimensions
	Masonry support. Refer to SE's drawings and details	XXX	AD Part K Min. Critical glazing line. Refer to AD Part K for details
NOVENT	MEV Outlet		

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VIVID

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House Type 1 Courtyard Elevations

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Please Note:

This drawing can only be scaled for planning purposes. Dimensions to be checked on site and any discrepancies are to be highlighted to the Architect prior to construction.

Topographical / Ordnance Survey information shown has been prepared by a third party, HGP accept no responsibility for accuracy or completeness of the survey.

This drawing is to be read in conjunction with all other project drawings, construction notes and / or project specifications including those by other project consultants and specialists. All discrepancies should be reported immediately.

Design subject to detail development / approval. Measurements and accommodation schedules subject to amendments following coordinated input by others. Costings cannot be finalised until approval / confirmation by relevant authorities and client

Proposed site hoarding for phase 1

VIVID

P3	Construction information updated	16.12.24	JKR	MJW
P2	Preliminary issue	05.12.24	JKR	MJW
P1	Preliminary issue	04.12.24	JKR	MJW
Rev	Description	Date	DB	CB

Site plan - Phase 1 residental extent

PROJECT	**JOB NO**
TIPNER EAST REGENERATION	22.152
SCALE	**DATE**
1:500, 1:1@A0	Dec 24
DRAWN BY/CHECKED BY	**REVISION**
JCR / MJW	P3
DWG#	**STATUS**
22.152-HGP-XX-00-D-A-1073	PRELIMINARY

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Designer's Risk Assessment / CDM Hazard Log

				Project No: PC3679	Date: April 2025	Sheet 1/8
Project name: Tipner East Development	Brief description of scope: Detailed Design of Rock Revetment/Placement to protect raised platform habitat	Names of contributing designers:	Rachael Holsgrove	Euan Hobson (02/06/25)		
Reference: PC3679-RHD-ZZ-RR-RP-0017	Status: S3/P01	Names of Reviewer:	Colin Toovey (16/05/25)			

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CONSTRUCTION								
1	Striking UXO	Striking UXO, detonation etc. Risk of injury/death.	Contractor, public, Site staff.	UXO desk study carried out and concludes that the UXO risk is HIGH within the revetment area. Excavation to be minimised during design. Where the revetment toe had previously been designed to include excavation to hard bed level this has been revised to instead allow rock to settle to the design level over time, reducing the risk of plant coming in contact with UXO.	Risk remains: Striking UXO. Contractor to establish working method to minimise risk of striking UXO. Contractor to undertake UXO risk assessment for working areas not covered by the desk study. If necessary, a 3rd party specialist will be consulted to determine whether any additional measures can be introduced to reduce the risk associated with the proposed methodology. Contractor to hold toolbox talk to discuss potential presence of UXO. Contractor to cease work immediately if UXO is discovered and contact the relevant authority.	Contractor	Drawings, SHE boxes, Detailed Design Report	02/06/25
2	Services (general)	Striking cables etc. Risk of injury/death.	Contractor, Site Staff	No services known to run through the development site, as confirmed in the services study produced by Pulse mapping on the 7th January 2021. Excavations minimised around Eastern Barge and under raised ecological platform. Motorway embankment outfall avoided by the works.	Risk remains: Striking cables etc. Contractor to check available services drawings and undertake GPR survey to confirm the location of any services likely to be affected by their access or works and provide appropriate signage or protection measures in accordance with providers requirements. Site staff to be properly trained and aware of possible presence of buried services including ones which may not be shown. Show vigilance when digging of any services, stop if discovered and report to relevant person. Keep drawings updated with any services discovered during surveying or works. Location of any discovered services is to be marked on as-built drawings for Health and Safety File.	Contractor	Drawings, SHE boxes, Detailed Design Report,	02/06/25

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3	Potentially contaminated ground and/or ground water	Contaminants causing illness or poisoning including substances in COSHH	Contractor, Site staff	Findings of previous G.I. works reviewed. Design has minimised excavation as far as possible, with excavated material generally to remain in situ, or as in the case of excavation for rock armour, be placed just above its existing location. Recommendation for an assessment of land quality is carried out at the same time as the additional GI works.	Risk remains of contaminants causing illness or poisoning. Should be managed using best practise site protocols. Workers should be made aware of the risks and be provided with appropriate PPE. A Remedial Strategy and Implementation Plan will need to be prepared and the contractor will need to undertake their own risk assessment prior to the works.	Contractor	Drawings, SHE boxes, Detailed Design Report	02/06/25
4	Interface with public at site entrance	Vehicle and plant movements, risk of collisions with public, contractor's staff, risk of injury/death.	Contractor, Site staff	Site is located away from local traffic routes. Recommend ECI to be consulted to advise on access and risks. Site boundary and working areas to be determined during detailed design.	Risk remains - Moving vehicles. Traffic management, fencing and signs. Banksmen as required. Contractor to prepare and implement a traffic management plan. All access to the highway or road shall be carried out in co-operation with the Highway or Roads and Police Authorities. Construction traffic to be segregated from public where possible. Review pedestrian routes. Because of the sensitivity of access arrangements any local residents likely to be affected to be informed by the client of planned construction timeline and impact on their access.	Contractor	Drawings, SHE boxes, Contractor RAMS	02/06/25

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5	Ground Conditions – Soft, slippery and uneven ground	Soft and uneven ground may be a risk on site. This is for plant and personnel.	Contractor, Site staff	Site Investigation has been undertaken, which has clarified the ground profile, to an extent.	Risk remains due to the limited site investigation sample. Contractor to access in producing their RAMS document. Reclamation needs to be done in layers with wait times between to minimise the risk of failure of the placed fill. This approach needs to be adhered to in order to minimise risks. Careful supervision and monitoring is also required.	Contractor	Drawings, SHE boxes, Detailed Design Report	02/06/25
6	Pollution from plant	Injury and death of aquatic life.	Contractor, Site Staff, Maintenance Staff Aquatic Life		Contractor work methodology to include onsite management of surface water control during construction.	Contractor	Drawings, SHE boxes, Contractor RAMS	02/06/25
7	Loading onto existing retaining walls: Potentially unstable structures	Damage to plant and people if existing structure collapses or becomes unstable.	Contractor, Site staff	Site walkover undertaken to visually assess existing structures. No exaction required around East Barge or western barge. Design also minimises loading on existing structures. Interface with motorway embankment toe minimised. Interface with partially buried existing structure on the foreshore minimised. Western barge to be infilled to fill voids.	Risk remains of destabilising existing structures, especially whilst tracking plant nearby. Contractor should assess existing structures further and consider temporary works carefully. Further trial pits at the outset of construction may be needed to confirm buried details of existing structures.	Contractor	Drawings, SHE boxes, Detailed Design Report	02/06/25

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8	Loading to new seawall structures	Collapse of new wall structures – during construction or during 'worst case' load conditions in the future. Risk of injury/death.	Contractor, Site staff, Public.	Tie-in with new seawall simplified to butt up to sheet piling at western and eastern end minimising the risk of 'weak points' being created. At the eastern end there is no excavation required so impact should be negligible. An alternate methodology for installing the rock toe has been provided. This will minimise the need to remove material in front of the piling and reduces	Risk Remains - Adhere to any load limits identified. Residual risk due to limits of intrusive investigations of the existing structures. Design of temporary works required to not exert unsafe additional loading on existing structures & method statements to demonstrate how overloading is to be avoided. Contractor to mark out no go zones for plant around existing structures based on temporary works design.	Contractor	Drawings, SHE boxes, Detailed Design Report	02/06/25
9	Demolition (Break Out) works	Risks inherent to removal works of existing structures (e.g. Top of Western Barge), such as the stability of the surrounding ground. Demolition of existing structure may require hot works should removal of the any steel elements prove to be too difficult. Risk to the environment and personnel working on site due to hot works. Noise and Vibration from concrete break out, hot works and plant.	Contractor	Site visual inspection of existing structures undertaken. Alternative methods of removal had been considered. Preferred option selected to minimise use of heavy plant and machinery.	Risk remains – Residual risks inherent to the nature of the activity including unexpected collapse of parts of the structure. Appropriate break out/demolition plan and permits to be prepared by Contractor, including designated working areas and exclusion zones and methods to undertake the demolition in a controlled and safe manner. Contractor to prepare exclusion zones and protective screens if needed. All site personnel to wear appropriate PPE, Ear protection should be worn on site when machinery and plant is in use. Contractor to operate a hot works permit system if hot works are required.	Contractor	Drawings, SHE boxes, Detailed Design report	02/06/25

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10	Mechanical Lifting Operations	Works on vertical faces or within the inter and super-tidal zones, requiring lifting of large rocks, risk of injury/death by plant overturning or falling rocks	Contractor	Water levels assessed during design, shown on the drawings. Rock sizes minimised as far as possible. Space available to sit plant and lift rocks into place.	Risk remains - plan for tide levels and storm forecasts. Identify and avoid areas of soft ground. Lifts will need to be undertaken using a lift plan and with certified equipment Mark out exclusion zones for those not directly involved in the placement of the rock. Set and adhere to working condition limits.	Contractor	Drawings, SHE boxes	02/06/25
11	Working at height	Falls from height, physical injury	Contractor	Requirement for works at height reduced by design as far as possible. Revetment access will not be permitted following the completion of these works.	Risk remains – The design of the revetment results in steep, rocky slopes leading down to the intertidal environment. Contractor to develop RAMS to assess risks, identify safe working method (appropriate rope access or scaffold to be provided by contractor, stop work if methods appear unsafe), and use toolbox talks to ensure staff are aware of the risks and working method to be used. Contractor to ensure temporary edge protection is in place to avoid working next to unguarded edges.	Contractor	Drawings, SHE boxes	02/06/25
12	Excavations	Risk of collapse, risk of destabilising plant, risk of falls into open excavations leading to injury or death	Contractor and Site staff	Excavations minimised and with shallow side-slopes shown. Site Investigation to be undertaken to provide significantly better information on ground conditions. Designers to work with the contractor to understand the proposed construction sequence and methodology in order to limit excavations as far as possible.	Risk remains - contractor to ensure excavations are stable and appropriate barriers, fencing, vehicle and access routes are used to reduce risks. Method statements to provide details of excavation support system and mitigation measures. Plant movements close to excavation to be restricted. Voids may still exist under some structures	Contractor	Drawings, SHE boxes, Detailed Design Report	02/06/25

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13	Working in the intertidal environment	All works could be adjacent to the sea. Possible fall into water, drowning, hypothermia and inundation of the works. Risk of instability of excavations / collapse of temporary works. Risk of drowning through becoming stuck in soft material/excavations, risk of being cut-off. Loss of part completed structures if scheduled operations not completed within tidal window. Failure to observe weather conditions and forecast results in temporarily lowered standard of defence during storm conditions, increasing risk of erosion. Risk of equipment or materials being washed away if left in tidal zone and becoming a hazard to shipping and the environment.	Contractor and Site staff	All elements can be constructed with sufficient space so that works can be constructed in the dry and/or temporary raised platforms can be created to extend the working time during low tide periods. Works positioned above low tide level so that dry working conditions are possible.	Risk remains - Contractor to utilise appropriate methods as determined and specified in their RAMS documents. Monitor tide and storm predictions for surge tide levels being higher than predicted tide levels. Tide tables should be consulted to provide contractor with forecast water levels when a construction window has been identified. Tidal working window to be agreed. Works within tidal environment to be minimised and method of working to be optimised in order to reduce exposure. Suitable PPE to be provided and method statements to consider outlined hazards. Procedure to safely evacuate plants and staff from tidal zones if storm/adverse weather is predicted: work force to be briefed at the beginning of the shift and evacuation implemented in a timely manner prior to dangerous conditions occurring. If storm events are expected, then temporary protection to the works could be installed e.g. bulk fill bags. Water levels to be monitored throughout construction and a cut –off level where works must cease to be agreed.	Contractor	Drawings, SHE boxes, Detailed Design Report	02/06/25

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14	Trapped limbs in rock revetment: Construction of the rock revetment.	General earthworks and rock construction risks Work over water and working in soft ground.	Contractor	The rock (revetment) work is considered to be a routine task for a contractor with suitable experience with no unusual risks other than those noted on this document. Platform reclamation to be constructed in stages to enable the underlying soils to gain sufficient strength before the next filling stage is undertaken. Access to the revetment slopes is not permitted after their construction in case of instability caused by settlement expected here.	Residual risk remains. Care should be taken during placement of rock. Minimise time personnel are working in revetment area, this can largely be done using plant and without personnel requiring access to the revetment itself. The work should be carried out in line with contemporary guidance including: - Construction Health and Safety in Coastal and Maritime Engineering, Thomas Telford. - The Rock Manual, CIRIA C683 Chapter 9.	Contractor	Drawings, SHE boxes, Detailed Design Report	02/06/25
15	Overtopping	Defences could be overtopped, potentially flooding the works or wider site, causing possible exposure to cold water, hypothermia, injury or drowning, & loss of plant	Public, Contractor, Site staff	Site is in a relatively benign location so overtopping risk very unlikely.	Risk remains. Establishment of flood warning system. Contractor to have emergency plan in place; work planned around extreme tides; register site to receive EA flood warning alerts. Residual risk of exceedance events.	Contractor	Drawings, SHE boxes	02/06/25
16	Lighting	Slips trips and falls if insufficient lighting	Public, Contractor, Site staff	Works to be undertaken during daylight hours	Risk remains – Contractor to ensure sufficient lighting levels	Client, Client	Drawings, SHE boxes	02/06/25
17	Manual Handling	Lifting & handling of heavy or sharp components e.g. rock armour, shingle, geotextile	Contractor	All lifting of heavy material such as rock armour will be undertaken by machinery.	Reduced likelihood. Contractor to assess required machinery for lifting and clearing requirements prior to construction.	Contractor	Drawings, SHE boxes	02/06/25
18	Site access for emergency services	Insufficient or delayed access to site and surroundings for emergency services. Possible effects could include worsened injuries from delayed medical treatment.	Contractor, Site staff, Public	Site location does not restrict, close or divert main traffic routes onto the wider site and to the works location.	Contractor to prepare and implement a traffic management plan. All access to the highway or road shall be carried out in co-operation with the Highway or Roads and Police Authorities.	Contractor	Drawings, SHE boxes	02/06/25

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19	Public safety and security during construction phase	Risk of unauthorised public access on to site and exposure to site risks leading to injury Traffic movement associated with the Works. Abusive or obstructive behaviour by the public. Risk of injury or death.	Contractor, Site staff, Public	Recommend ECI to be consulted to advise on safety, security and risks. Site is fairly remote from public access locations and the wider site is fenced so risk is considered low.	Risk remains - Adopt all traffic management measures and sufficient site security measures. Review pedestrian routes Construction traffic to be segregated from public Ensure public information boards and closure signs are sufficient and well maintained. Walk away from confrontation. Look out for members of the public and stop work if necessary.	Contractor	Drawings, SHE boxes	02/06/25
OPERATION AND MAINTENANCE								
20	Drowning	Risk to members of the public either in the sea or post construction	Public	Public deterred from accessing the sea due to no access points. Public could hold onto rocks until emergency services arrive. At low tide the foreshore 'dries out'.	Risk Remains - Monitor for performance post construction	Client	Drawings, SHE boxes	02/06/25
21	Rock revetment/armour	Area difficult to access in emergencies	Public	Access to the rock armoured area will be deterred from accessing the sea due to no access points. Emergency services can access the sea/foreshore via adjacent slipways / flood gates.	Risk remains - Monitor for unacceptable levels of access by the public post construction	Client	Drawings, SHE boxes	02/06/25
22	Rock revetment/armour	Slips / trips / pedestrians becoming trapped.	Public	Access to the rock armoured area will be discouraged (by the use of signs and no access points provided). The design has minimised the requirement that maintenance operatives need to work from/on the rock armour apron.	Risk remains - Monitor for unacceptable levels of access by the public post construction	Client	Drawings, SHE boxes	02/06/25

Commented [EH1]: Up and over habitat area is exception here - discuss with client about fencing off

Commented [EH2]: As above.

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Ref. no.	Description of project elements, materials and activities	Nature of key hazards and their possible effects	People at risk from the hazard	Design measures taken to eliminate the hazard or reduce the risk	Nature of significant residual risks	Item owner	Documents in which significant residual hazards and risk details are to be recorded	Confirmation of action by DTL
	Consider all aspects involved in constructing, maintaining, using, operating and demolishing the structure(s). Where a workplace is being designed refer to CIRIA report C756.	Record the key hazards associated with the identified project elements, materials and activities and their potential consequences. Refer to CIRIA report C755 and its checklists to assist in the identification of hazards and also Industry Guidance for Designers	Identify the categories of people at risk during construction, usage, operation, maintenance and demolition.	Also record any further studies carried out during the risk evaluation process.	Provide details of residual hazards and risks that will need to be managed, with assumptions about suggested working methods, sequences or other control measures.	Record the name of the designer or contractor who is to ensure the significant residual hazard and risk is minimised and controlled.	Record how information is provided, whether on drawings, pre-construction information, specification, reports or H&S File	Sign-off by Design Team Leader when relevant action is complete. Include name and date.
23	East Barge Collapse	Risk of East Barge structural collapse due to instability, causing need to undertake repairs.	Public	Rock stabilisation structure and shingle mound rock core will provide some stability to the existing barge walls but the latter could be weakened over time, reducing the stability it provides. Access to the rock armoured area around the East Barge will be discouraged. Plant access for repairs will be possible either along the foreshore from the East or by creating temporary ramps over the seawall.	Risk remains - Monitor for signs of structural instability and restrict access to rock armour and shingle areas adjacent to East Barge.	Client	Drawings, SHE boxes, Detailed Design Report	02/06/25
25	Shingle Loss around East Barge	Loss of Shingle from East Barge due to Storms, reducing area of habitat provided and exposing structures to further damage, potentially causing injury/death and need to undertake repairs.	Public	Monitoring of shingle mound/replenishment after storms required. Plant access for repairs will be possible either along the foreshore from the East or by creating temporary ramps over the seawall.	Risk remains - Monitor for significant changes in shingle levels.	Client	Drawings, SHE boxes,	02/06/25

Commented [EH3]: As above.

Reviewed by: …Colin Toovey…… Date: ……XX/XX/XX……
Position: Project Manager……

Date printed: 17 June 2025

SPECIFICATION

Tipner BCA - Technical specification

Client: PMC

Reference: PC3679-RHD-ZZ-ZZ-SP-C-0035

Status: S3/P01

Date: 6 June 2025

Royal HaskoningDHV

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Royal HaskoningDHV

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1 Preamble to the Technical Specification

1. The specification is provided in the Civil Engineering Specification for the Water Industry 7th edition (CESWI 7) dated 03/2011. These clauses are also augmented by the supplementary clauses in this document.

2. In so far as any particular or Supplementary clause may conflict or be inconsistent with any provision of the CESWI 7, the particular information shall always prevail, over the supplementary clause. The *Project Manager* shall be informed of any inconsistency.

3. The numbering of the supplementary clauses below follows the numbering system of the CESWI

4. The Supplementary Clauses to CESWI 7 are for the following Sections:

2.Section 2 - Materials

2.144 GEOTEXTILES
2.145 TIDE POOLS AND ENVIRONMENTAL FEATURES

3. Section 3 - EXCAVATION, BACKFILLING AND RESTORATION

3.17 SUPPORT TO EXCAVATIONS AND EXCAVATIONS NEAR STRUCTURES

3.18 PLACEMENT OF ROCK ARMOUR

3.19 DELIVERY AND STOCKPILING

3.20 REINSTATEMENT OF PRIVATE PAVED AREAS, TRACKS AND GRASS ROADS

3.22 SUSPECTED CONTAMINATED GROUND

8. Section 8 – GEOTEXTILE WORKS

8.1 PLACING OF GEOTEXTILES

8.2 DAMAGE TO GEOTEXTILES

8.3 PROTECTION OF GEOTEXTILES

5. Section 1 of CESWI 7 does not apply to this Specification. The Contractor shall liaise with the Project Manager for General / Site management clauses.

DEFINITIONS
This Specification is written on the assumption that the Party entering into a Contract that includes this Specification will be bound by the Specification terms and be responsible for following its provisions.

“Party” means a company, contractor, alliance, joint venture, consortium, etc.

“Client” means the person or persons, firm, company or other body for whom the Works are to be constructed and includes the Client’s personal representatives, successors and permitted assignees. Here this is expected to be VIVID Housing Ltd.

“Contractor” refers to the principal contractor or sub-contractor responsible for undertaking the construction of the associated works.

2 MATERIALS

2.50 GENERAL FILLING MATERIALS

Additional sub-clauses:

4. Fill material for the ground reclamation and raising shall be locally sourced, its suitability for use should be agreed prior to placement with the *Project Manager*.

5. All fill material shall be suitable for its proposed end use from human health and controlled waters perspective in accordance with CI:AIRE Regulations.

6. The acceptable granular fill material characteristics in terms of Grading Requirements shall follow the recommendations given in Table 6/2 of MCHW - Series 600 Earthworks, as shown in the figure below. The contractor shall determine the appropriate grading portion in line the values listed in the table.

TABLE 6/2: (02/17) **Grading Requirements for Acceptable Earthworks Materials Other Than Classes 6F4, 6F5 and 6S**

Class	Size (mm)		Percentage by Mass Passing the Size Shown Size (mm) BS Series													Size (microns) BS Series				Size (microns)	Class
	500	300	125	90	75	37.5	28	20	14	10	6.3	5	3.35	2	1.18	600	300	150	63	2	
1A		100	95-100																<15		1A
1B			100																<15		1B
1C	100		10-95													0-25			15		1C
2A & 2B			100											80-100					15-100		2A & 2B
2C			100											15-80					15-80		2C
2D			100																80-100	0-20	2D
6A	100									0-100		0-85				0-45			0-5		6A
6B	100		0-10																		6B
6C			100			0-100					0-100		0-35	0-10		0-2					6C
6D										100		89-100		60-100	30-100	15-80	5-48	0-15 except 0-20 for crushed rock			6D
6E & 6R			100	85-100						25-100						10-100				<15	6E & 6R
6F1					100	75-100				40-95		30-85				10-50			<15		6F1
6F2			100	80-100	65-100	45-100				15-60		10-45				0-25			0-12		6F2
6F3			100	80-100	65-100	45-100				15-60		10-45				0-25			0-12		6F3
6H								100				60-100			15-45	0-25		0-5			6H
6I & 6J			100		85-100				25-100					15-100		9-100			<15		6I & 6J
6K								100											0-10		6K
6L										100		89-100		60-100	30-100	15-100	5-70	0-15 except 0-20 for crushed rock			6L

The granular fill materials shall be checked to prove its suitability to be used as fill in the reclamation. The requirements are summarised below:

Description	Unit	Type 1A Fill	Type 6A Fill
Maximum Particle Size	mm	Refer to table above (125 mm recommended)	Refer to table above (300 mm recommended)
Fines Content (<63µm)	%	<15	<5

Description	Unit	Type 1A Fill	Type 6A Fill
Uniformity Coefficient	-	>6	>10
Plasticity index (I_p) of fines content	%	<15	Non-plastic
Particle Density	Mg/m^3	>2	>2.3
Moisture Condition Value (MCV)	-	6 to 10	N/A
Aggregate Abrasion Value	-	<35	<40
Water Absorption	%	<10	<6
$MgSO_4$ soundness loss	%	<30	<30
Slake Durability	%	>90	>95
Los Angeles Coefficient	-	<35	<35
Saturation Water Content of Chalk (SMC)	%	N/A	<20%
UCS	MPa	N/A	>20
Point Load Index (I_s50)	MPa	N/A	>1.5

The *Contractor* shall undertake the following tests on the proposed material per 1,000m3 of proposed site-won source material:

- 5 No. PSDs
- 3 No. MDD vs OMC (MDD > 1,350kg/m3)
- 3 No. Large Shear Box (Drained angle of shear resistance > 36deg)

For source material from suppliers, one of each test will be required.
Sampling & Testing to be carried out in accordance with:

- Sampling: BS5930.
- Testing: BS1377.

The *Contractor* shall provide a full set of test results demonstrating that the proposed imported materials comply with the above specification before transportation to site.

2.56 GRASS SEED

Sub-clauses amended:

1. *Grass seed shall be a tested blend of named varieties, and certificates of purity and germination shall be provided. The blend shall consist of RE8 Coastal Reclamation (MG12 grassland).*

   The mix includes species such as, Ribwort Plantain (Plantago laneolata), Red Clover (Trifolium pratense), White Clover (Trifolium repens), Lady's Bedstraw (Galium verum), Greater Plantain (Plantago major), Dandelion (Taraxacum officinale), Meadow Fescue (Alopecurus pratensis), Crested Dogstail (Cyanosurus cristatus), Yorkshire Fog (Holcus lanatus), Creeping Bent (Agrostis stolonifera) and Tall Oat-grass (Arrhenatherum elatius).

2.62 IMPORTED TOPSOIL

Additional sub-clauses:

3. In the areas designated as open mosaic, this topsoil layer is to consist of a shingle substrate, TBC with *Ecosupport*.

Assumed to be:
Source: Contractor's choice.
Reference, description and grading:
Aggregate: Golden Gravel (aka Shingle).
Size: 4-20mm. Washed Gravel, free of fines.

Contractor to provide a sample of gravel prior to order for inspection and agreement with Supervisor and Client.

4. Imported topsoil and shingle shall be free from propagules of aggressive weeds including stolons, rhizomes and seeds of aggressive perennial weed species including couch grass, red fescue, docks, Japanese knotweed and horsetail.

5. Topsoil shall be tested for in accordance with the British Standard specification for topsoil and requirements for use (BS3882: 2015). The testing methods, frequency of testing and results will comply with a Multipurpose topsoil.

6. Imported topsoil and shingle shall be free from fragments of glass, bricks, concrete, wire, general rubbish or other potentially hazardous material.

7. The following protocol applies to all imported topsoil and shingle:
    a. The soil is from an identified site, which is clean and has no history of potentially contaminative uses.
    b. A map and site plan showing the location of the source site, and a grid reference for the site, must be provided to the *Project Manager*.
    c. Written confirmation shall be provided to the *Project Manager* confirming that the source site has no known history of contamination.

2.95 PLASTIC SHEETING

Additional sub-clauses:

3. This is to consist of a UV and temperature resistant EPDM rubber pond liner, designer approved.

2.143 IMPORTED ARMOURSTONE

1. Armourstone shall comply with BS EN13383 and the particular requirements of this Specification.

2. Armourstone gradings shall be in accordance with the table below.

Armourstone Gradings							
Class Description	Extreme Lower Limit (Kg)	Nominal Lower Limit (Kg)	Nominal Upper Limit (Kg)	Extreme Upper Limit (Kg)	Average Mass (Kg)	EN 13383 Category	EN 13383 Std/ Non Std Category

Rock Armour: Category A standard heavy grading armour (1000-3000kg)	650	1000	3000	4500	1700-2100	$HMA_{1000/3000}$	Std
Core Rock: Category A standard light grading armour (60-300kg)	30	60	300	450	120-190	$LMA_{60/300}$	Std
Notes: None							

3. Armourstone properties shall be in accordance with the table below.

Armourstone Properties							
Property	BS EN Symbol	BS EN Ref	Description	Armour		Filter	
				Requirement	Cat	Requirement	Cat
Process Type		3	Production method	Natural		Natural	
Petrographic Type		Annex C	Geological classification	Igneous sedimentary or metamorphic		-	-
Density		5.2	Oven dried particle density	2.62 Mg/cu.m. (+/- 0.02T/m^3)		-	-
Length-to-Thickness Ratio	LT	4.3	Overall shape	Max 5% greater than 3:1	LT_A	-	-
Crushed or Broken Surfaces	RO	4.4	Amount of non-rounded surfaces	Max 5% by number with less than 50% crushed or broken surfaces	RO_5	-	-
Water Absorption	WA	7.3	Amount of water absorbed when immersed	Max 1.5% gain in mass	$WA_{1.5}$	-	-
Resistance to Breakage	CS	5.3	Compressive strength	Min mean value of 80 MPa	CS_{80}	-	-
Resistance to Wear	M_{DE}	5.4	Resistance to abrasion	Max micro-Deval coeff: of 20	$M_{DE}20$	-	-
Resistance to Freezing and Thawing	FT	7.4	Resistance to loss of mass due to freezing	Max typical value of 0.5% loss of mass	FT_A	-	-
Resistance to Salt Crystallization	MS	7.5	Resistance to magnesium sulphate solution	Max 25% loss of mass	MS_{25}	-	-
Block Integrity		Annex B	Presence of internal flaws or fissures	No significant fracture when dropped 1.5m onto horizontal test bed of secure heavy armour rock		-	-
Sonnenbrand	SB	7.6	Decay in basalts	No significant sign of decay	SB_A	-	-
Colour		5.6	General colour within natural variation	No requirement		-	-
Notes							

4. The *Contractor* shall provide full details of their rock proposals and these shall be approved by the *Supervisor* before any rock is delivered to site. The details shall include source (name and location of quarry), properties and gradings and documentary evidence of test results less than 6 months old for all of the properties listed above.

5. The *Supervisor* shall have the right at any reasonable time to make inspections of any proposed source nominated by the *Contractor* at the start of the contract or any new source proposed by the *Contractor* during the period of the contract. The *Contractor* shall provide transport and accommodation, as necessary, and access to each site for the *Project Manager* or *Supervisor* and a representative of the *Client*.

6. Only rock from a source and of a type approved in writing by the *Supervisor* shall be used in the *works*.

7. Acceptance of a source and type of rock shall not be construed as relieving the *Contractor* of their obligations to supply material for the finished *works,* in conformity with the requirements of this Specification. The *Contractor* shall carry out, at their own expense, all such testing, as is necessary to ensure compliance therewith.

2.144 GEOTEXTILE

Additional clause and sub-clause:

1. Geotextile membrane shall be Terram T2000 or equivalent as approved by the *Project Manager*.

2.145 TIDE POOLS AND ENVIRONMENTAL FEATURES

1. The product for the tide pools shall be “ECOncrete Coastalock tide pools” or approved alternative.

2. Location and grouping of artificial tide pools are to be agreed with the *Employer*, *Designer* and *Ecosupport* prior to the commencement of works.

3. Surrounding rocks shall be carefully placed to abut up to tide pools with no damage to product. These are required to be installed at approximately MHWN level.

4. Plastic Decoy Brent Geese are to be installed as per the manufacturer’s guidance. Type, location and number to be agreed on site with the *Project Manager* and *Ecosupport*.

3 EXCAVATION, BACKFILLING AND RESTORATION

3.1 EXCAVATION

Additional sub-clauses:

9. The *Contractor* identifies all routes of waste removed from site. All debris and waste material is removed from site to a licensed landfill.

10. 'Artificial hard material' shall mean blockwork, brickwork, stonework, masonry, concrete (including reinforced concrete) and any other artificially made or placed material, which is encountered below original ground level. Where artificial hard material is encountered in the excavation the *Contractor* informs the *Project Manager* immediately. On the *Project Managers* instructions the *Contractor* shall submit their assessment of material classification for acceptance. The material shall only be considered as artificial hard material when the volume exceeds 0.5m3 in one solid piece.

11. If any feature of archaeological interest is uncovered, work shall cease, and the *Project Manager* shall be notified and will instruct how to proceed.

12. Wherever possible material excavated shall be re-used on site.

13. Site suitability of this material for the proposed end use should be proven from human health and controlled water perspective under the Site Material Management Plan (MMP) developed in accordance with CL:AIRE Code of Practice.

14. Work should be suspended during periods of heavy rainfall (i.e. >10 mm in 24 hours) based on the nearest agreed weather station. If the material forming the bottom of an excavation becomes unsuitable due to exposure to weather conditions, flooding, groundwater, and construction traffic or for any other reason, then the *Contractor* shall excavate such unsuitable material back to a sound surface and fill back to the specified level or surface with suitable material as directed by the *Project Manager*.

15. Upon resumption of work after an unsuitable tide period, the *Contractor* shall inspect the work area for any potential damage or displacement of materials, structures, or equipment and carry out necessary repairs or adjustments as directed by the *Project Manager*.

16. Care shall be taken when creating spoil heaps to avoid damage to the adjacent structures. Surcharge loading of areas must be considered along with any potential location the placement would place on the works. Care shall also be taken whilst clearing spoil heaps to avoid damage to the surrounding area.

17. The side slopes in open excavation shall, unless adequately supported, be sufficiently shallow to prevent the material of which they are composed from sliding or falling into the excavation.

3.3 TOPSOIL FOR RE-USE

Additional sub-clauses:

1. *The Contractor* shall not allow Plant of any description to travel over topsoil heaps.

2. The soil which is stripped from the working area shall only be re-used after acceptance by the *Project Manager*.

3. Topsoil stripping and replacement shall be carried out with the minimum amount of mauling (moving around of soil, which destroys its structure). Topsoil stripping or replacement shall cease if the *Project Manager*, judges weather and / or ground conditions to be unsuitable.

3.4 DEALING WITH WATER

Additional sub-clauses:

5. The *Contractor* shall take all steps necessary to ensure that exposed formations are not subject to heave or other damage due to groundwater.

6. The *Contractor* shall plan his works to minimise the risk of erosion to temporary excavated work faces caused by water flows in high tide periods.

7. The tide levels are derived from the 2022 edition of the Admiralty Tide Tables and are based upon those at Portsmouth Harbour and converted from Chart Datum to Ordnance Datum (mOD).

Table 1: Portsmouth tide levels. Admiralty tables. Levels are shown in mOD (Newlyn).

HAT	MHWS	MHWN	MLWN	MLWS	MLWS	LAT
2.37	1.97	1.07	-0.83	-2.63	-1.93	-2.63

Actual tide levels may vary due to meteorological conditions and the effects of wave action must be considered in addition to the above information.

8. Work shall be suspended during periods when tide levels are not suitable for safe and proper execution of the construction activities as agreed with the *Project Manager*.

9. In the event of a work suspension due to unsuitable tide levels, the *Contractor* shall take necessary precautions to secure the construction site, protect ongoing work, and prevent any adverse impact on the environment or neighbouring areas.

10. Extreme wave climate during the highest astronomical tide and storm conditions have been derived for the saltwater marsh and presented in Table 2, where the significant **wave height (Hs)** and **peak period (Tp)** are shown.

Table 2: Extreme wave condition at Tipner

Return Period (1: X yrs)	Extreme Water Level (mOD)										
	2022	2032	2042	2052	2062	2072	2082	2092	2102	2112	2122
1	2.64	2.70	2.77	2.84	2.93	3.02	3.12	3.23	3.34	3.45	3.57
10	2.89	2.95	3.02	3.09	3.18	3.27	3.37	3.48	3.59	3.70	3.82
20	2.96	3.02	3.09	3.16	3.25	3.34	3.44	3.55	3.66	3.77	3.89

Return Period (1: X yrs)	Extreme Water Level (mOD)										
	2022	2032	2042	2052	2062	2072	2082	2092	2102	2112	2122
50	3.06	3.12	3.19	3.26	3.35	3.44	3.54	3.65	3.76	3.87	3.99
75	3.10	3.16	3.23	3.30	3.39	3.48	3.58	3.69	3.80	3.91	4.03
100	3.13	3.19	3.26	3.33	3.42	3.51	3.61	3.72	3.83	3.94	4.06
200	3.20	3.26	3.33	3.40	3.49	3.58	3.68	3.79	3.90	4.01	4.13
500	3.29	3.35	3.42	3.49	3.58	3.67	3.77	3.88	3.99	4.10	4.22
1,000	3.36	3.42	3.49	3.56	3.65	3.74	3.84	3.95	4.06	4.17	4.29

3.6 BACKFILLING

Additional sub-clauses:

6. The *Project Manager* and/or *Supervisor* accompanied by the *Contractor's* representative shall be given the opportunity to visit proposed sources of fill material in advance of any materials being taken to site, in order to comment on the likely suitability of the material. This shall comply with sub-clause 5 in Clause 2.50.

7. Fill material shall be placed in layers of no more than 250mm and compacted (as far as reasonably practicable) to a minimum density of 18kN/m3.

8. Backfilling of natural foreshore material over new works structures shall be to a profile as close as possible to the original foreshore, unless otherwise stated. The *Contractor* shall allow for settlement in this backfill, particularly over voided structures.

3.13 FILLING ABOVE GROUND

Additional Clauses:

General acceptability of fill material

3. Earthworks fill material shall be of suitable consistency and shall have suitable geotechnical and chemical properties to satisfy the requirements and performance criteria of the specification.

4. Suitable material should be sourced from locally sourced borrow pit/quarry areas where possible. The source of the material (borrow pit or quarry) as well as the material itself shall be approved by the *Project Manager*.

5. Prior to the commencement of filling, the *Contractor* undertaking these earthworks shall submit their proposals for carrying out the work to the *Project Manager* for approval. The *Contractor*'s proposals shall include details of the compaction plant and methods to be used for adjusting the quality and the moisture content of the fill.

6. The grading and compatibility of fill materials shall be such that it will achieve the performance requirements for the *works* and as set out in the specification.

7. No filling shall be carried out until the *Project Manager's* approval has been obtained to the *Contractor's* proposals.

8. No fill shall be imported until all testing is approved by the *Project Manager*.

9. Fill material shall have particle size distributions within the ranges stated in 2.50 (Type A and Type B material)

General requirements for filling

11. All methods used for the placing, grading, levelling and compaction of fill materials shall be to the approval of the *Project Manager*.

12.The *Contractor* is fully responsible for carrying out the *works* in such a manner as to avoid causing the instability of fill materials and of underlying or adjacent strata.

Surface preparation prior to filling

14. Surfaces on which fill material is to be deposited shall be prepared after site clearance in accordance with the following requirements:

a) topsoil and any organic matter shall be removed.
b) soft spots, boulders and any other materials which in the opinion of the *Project Manager* are unsuitable or unstable shall be removed and replaced with suitable fill material.
c) voids shall be dealt with as instructed by the *Project Manager*.
d) surfaces other than rock shall be scarified to a depth of 200mm and compacted to the same standard as the fill material which is to be deposited.

15. Fill material which has been used, or is required for use, in the permanent works and which has deteriorated such that the material no longer complies with the Specification, shall be processed or replaced by the *Contractor* as agreed with the *Project Manager*.

16. If the placed material becomes unsuitable due to exposure to weather conditions such as excessive drying, flooding, groundwater, construction traffic or any other reason, then the *Contractor* shall treat the material, excavate such unsuitable material back to a sound surface and fill back to the specified level or surface with suitable material as directed by the *Project Manager*.

17. Earthworks tolerances for finished surfaces +/-25mm. Local low spots and ponding adjacent to structures shall be avoided.

Earthworks tolerances for finished surfaces for the embankment shall be +50mm /-0mm as shown on drawings. Local low spots and ponding adjacent to structures shall be avoided.

Layers and compaction

18. The compaction requirement for fill is as follows:
i. The compaction requirements for fill is specified in Table 6/1 of the Specification for Highway Works.

ii. The compacted layer thickness shall not exceed 250mm.

iii. The as placed fill shall meet the following criteria:

Type 6A:
• Angle of shearing resistance >36degrees.
• Unit weight (moist density) > 21kN/m3.
• Permeability > 0.0005m/s
• 95% compaction based on MDD vs OMC compaction testing

Type 1A:
• Angle of shearing resistance >33degrees.
• Unit weight (moist density) > 20kN/m3.
• Permeability > 0.0005m/s
• 95% compaction based on MDD vs OMC compaction testing

Prior to backfilling (Type 1A and 6A), compaction trials (2No. layers, 20m2 minimum) with the proposed equipment and method shall be carried out to confirm that the required end product can be achieved. Fill material compacted as part of the trial may be incorporated into the permanent construction if shown to meet the end product requirements. Equipment and/or method shall be chosen such that rutting of each compacted layer does not occur.

v. The *Contractor* may revise the method of placement and compaction on completion of the trials and prior to the commencement of the work and resubmit for approval by the *Project Manager*.

3.17 SUPPORT TO EXCAVATIONS AND EXCAVATIONS NEAR STRUCTURES

Additional clause and sub-clauses:

1. The *Contractor* is responsible for the safety of all excavations and/or trenches and provides adequate timbering, trench sheeting, sheet piling or any other side support necessary whatever the depth to ensure the stability of the excavation and/or trench and that there will be no danger of disturbance to walls, fences, roads, paths or any other structure adjacent to or above work in progress. Walls, etc, shall be strutted and shored and every precaution taken to ensure their safety. Special consideration shall be given to works near those with known heritage or archaeological interest.

2. Should any damage occur to adjacent structures including roads and paths, the *Contractor* shall make it good and indemnify the *Employer* in respect of any such damage, settlement or disturbance.

3. Excavation and trench support shall be in accordance with the Health and Safety at Work (NI) Order 1978, Factories Act (NI) 1965 and the Construction (Health, Safety and Welfare Regulations 1996, and all other attendant regulations.

3.18 Placement of Rock Armour

1. Before placing rock, the *Contractor* shall submit to the *Project Manager* for acceptance, details of the survey methods to be adopted for setting out, alignment and level control during the construction of rock structures.

2. Rock armour shall be placed to be stable to the lines and levels shown on the Drawings. The surface of the armoured slope shall present an angular uneven face to the sea to achieve the maximum energy dissipation of waves. The finished rock armour shall be at least two rocks thick except where shown otherwise on the Drawings.

3. Armour rocks shall be placed to achieve a fully interlocked armoured slope so that each rock is securely held by its neighbour. Placing shall commence at the toe and proceed upwards to the crest. Rocks shall be lowered into place, using a hydraulic grab attachment and not dropped or tipped into position. Rocks shall be placed with particular care to avoid damage to the surface below, to the existing structures, concrete seawall or to the geotextile. Rocks shall not be placed so that they obtain their stability on a plane by frictional resistance alone. Rocks shall be placed to avoid full depth “chimneys”.

4. Rocks shall be placed such that grooves and depressions are aligned horizontally so that water can be retained (for ecological purposes). Where appropriate the artificial tide pools are to be used in place of 1000kg rocks, as per 2.145.

5. Rocks placed directly against vertical structures and/or around/under the Concrete Rock Pool units shall be selected to achieve a denser rock packing of the rock, with rock flat faces placed against the face of structures to avoid point loading against the existing structure and excessive voids. Rocks shall be placed to achieve a positive pressure on the structures.

6. The finished top levels and slopes are shown on the Drawings. The levels of formation and intermediate layers to achieve the specified finished profiles are dependent upon the density, shape

and type of rock proposed by the *Contractor*. The *Contractor* shall therefore determine all such construction levels to suit their proposed armour source and shall notify these to the *Project Manager* for their acceptance. The *Contractor* will be required to re-assess the construction levels if:

a) The finished profile is not being achieved within specified tolerances.
b) The source of armour rock is changed.
c) The specified rock layer numbers are not being achieved.

7. Rock shall be constructed to the rock layer profiles as given on the drawings or as instructed by the *Project Manager*.

   The permissible tolerances for the rock <1tonne on mean actual profiles are as follows: -

   Above MLWN:
   a) Crest of rock armour: +250mm/-0mm.
   b) Top level of armour layers +250mm/-250mm.
   c) Transition between bedding layer (underlayer) and armour rock: +250mm/-250mm.
   d) Overall width structure: +500mm/-250mm.

   Below MLWN:
   a) Crest of rock armour: n/a
   b) Top level of armour layers: +250mm/-250mm.
   c) Transition between bedding layer (underlayer) and armour rock : +250mm/-250mm.
   d) Overall width structure: +500mm/-250mm.

   The permissible tolerances for the rock >1tonne are as follows: -

   Above MLWN:
   e) Crest of rock armour: +250mm/-0mm.
   f) Top level of armour layers +250mm/-250mm.
   g) Overall width structure: +500mm/-250mm.

   Below MLWN:
   e) Crest of rock armour: n/a
   f) Top level of armour layers: +500mm/-250mm.
   g) Overall width structure: +500mm/-350mm.

For rock layer profiles, the tolerances shall apply to the rocks at the boundary, and not more than 5% of the rocks shall fall outside of the permissible tolerances. Such rocks shall not be outside tolerance and shall be distributed through the structure to the acceptance of the *Project Manager*. Also:

- The tolerances on two consecutive mean actual profiles shall not be negative.
- Not withstanding any accumulation of positive tolerances on underlying layers, the thickness of the layer shall not be less than 80% of the nominal thickness when calculated using mean actual profiles.
- No rock profile shall be covered by a subsequent layer until the former layer has been accepted by the *Supervisor.*
- When rock is placed above or below the profile, care shall be taken to place subsequent adjacent rock pieces closer to the design profile so as to return to the design profile. The mean thickness of the armour layer and under layer shall be in accordance with what is shown on the Drawings.

8. Surveying of the placed rock shall be completed in accordance with CIRIA Report C683 “The Rock Manual – The use of rock in hydraulic engineering”, Section 9.9. Measurements of the Armourstone shall be carried out using a probe with an appropriately sized spherical foot unless for reasons such as health and safety, an alternative method is deemed necessary. If an alternative method is proposed, the method statement for obtaining individual Armourstone surface heights across the profile shall be submitted to the *Project Manager* for acceptance. Measurement profiles shall be at intervals along the length of the structure approved by the *Supervisor*. These will generally be every 10m but may need to be more frequent on tight radius curves (e.g. the roundheads and ends of the rock structures). At beginning of construction of each type of rock armour cross section, the first 15m shall be measured at 5m intervals to demonstrate that the required tolerances can be achieved by the *Contractor’s* construction methods equipment and personnel. Surveyed sections shall extend to a distance of 5m beyond the as-constructed toe and 2m for the other edges. No spreading of surplus material (including beach material) shall be undertaken prior to acceptance from the *Client*’s Representative.

3.19 DELIVERY AND STOCKPILING

1. Each consignment shall have a written statement of the quantities delivered of each rock grading.

2. If/Where deliveries of rock are made by sea the rock shall not be tipped or stockpiled in temporary locations in such a manner that may constitute a hazard either to navigation or in such a way as could cause damage to existing structures. *Contractor* shall liaise with the Queen’s Harbour Master, Coastguard, Fishery Officer, etc. as necessary. Stockpiles shall only be in areas agreed with relevant authorities.

3. Different rock classifications shall be stored in separate stockpiles. Each stockpile shall be carefully managed to avoid both contamination by other rocks and other materials and to avoid damage to existing structures, ground conditions etc. Compliance with the Marine Licence from the MMO is required at all times.

4. The *Contractor* shall provide the *Supervisor* with regular information on the sizes and grading of rock in each stockpile and an estimate of its current volume, not less than once a week, when material is being added or extracted. The submission of such information shall not be construed as relieving the *Contractor* of any of their obligations under the Contract.

Inspection and Verification

5. All rock from approved sources will be inspected by the *Supervisor* at the quarry and/or at the site of the *works*. Any material which does not conform with the requirements of this Specification in regard to its proposed use, will be rejected and if necessary, it shall be removed from the Site at the *Contractor*’s own expense.

6. If in the opinion of the Supervisor the rock does not appear to be of a similar quality to that originally approved, for which test data was provided, the Contractor shall arrange tests to be carried out on the rock by an independent laboratory approved by the Project Manager. Samples for testing shall be supplied by the Contractor.

7. Before commencement of the trials and permanent works the *Contractor* shall check weigh a number of samples taken from the rocks delivered to site. Weighings shall be carried out in the presence of the *Supervisor* either on site with approved equipment or at the nearest convenient weighbridge.

8. From the check weighings representative rock samples shall be set aside and used as a visual guide to the size of the rocks placed within the *works*. The sample rocks shall fully comply with the Specification and shall include the full range of weights specified. At the Completion of the scheme, they shall be incorporated into the permanent works.

9. Rocks which fail to meet the tolerance on sizes shall either be removed from the site or incorporated into the *works* at the direction of the *Supervisor*. The *Contractor* shall at their own expense remove or incorporate elsewhere in the *works* as agreed by the *Supervisor* any rocks which become cracked, broken or otherwise defective.

3.20 REINSTATEMENT OF PRIVATE PAVED AREAS, TRACKS AND GRASS ROADS

1. On completion of work in private paved areas, tracks and grass roads the Contractor shall restore the land to a condition at least equal to the original condition.

3.21 STOCKPILES

1. Where stockpiles are formed, they shall be so managed as to minimise damage to or deterioration (including maintaining natural moisture content) of the stored material and the adjacent areas of the site, and shall comply with the following sub-clauses.

2. Stockpiles shall not be permitted within 10m of any watercourse or structure, including permanent roads, bridges or buildings and shall not be positioned as to affect the root zone of any trees.

3. Topsoil shall be stripped from stockpile areas before the placing of any material and shall be stockpiled elsewhere for subsequent reinstatement.

4. Topsoil stockpiles shall be located on an area of the Site that has been stripped of all vegetation and is not prone to waterlogging. Topsoil shall be deposited in long thin, loose tip bunds not exceeding 2m in height and 5m in width at the base.

5. Topsoil shall not be tracked over during stockpiling in order to guard against compaction-related deterioration and topsoil stockpiles shall be cordoned off following completion to prevent subsequent accidental tracking by Equipment.

6. Stockpiled topsoil shall not be worked in wet weather or soon after wet weather or when soil moisture levels may result in damage to the soil structure.

7. If topsoil is to be stored for less than six months, the outer face and top of the stockpile shall be smoothed using a flat edged bucket of a hydraulic excavator or other suitable Equipment and the top surfaced angled so as to encourage efficient rainwater shedding.

8. Topsoil stockpiles shall not be contaminated by contact with cement, lime, fuel, stone, hardcore, rubbish, and material from demolition work of any other material harmful to plant growth. Topsoil shall not be buried by subsequent operations or compacted in any way, as this would irreversibly damage its structure. Stockpiles of different grades of topsoil should be kept separate.

9. Materials, other than topsoil, shall be spread and compacted in layers of not greater than 225mm compacted thickness by construction traffic. Compaction shall be by a single pass of tracked excavator.

10. Measures shall be taken to avoid contamination of one stockpiled material with another or with extraneous materials, and any material contaminated by the *Contractor*'s operations shall be disposed of appropriately. Where diesel, petrol, oil or any other hazardous or unacceptable materials have contaminated material, this material shall be disposed of off-site at a licensed tip.

11. Provision shall be made to ensure the local surface water drainage is not impeded.

12. Weed growth occurring on stockpiles shall be eliminated by the use of a herbicide accepted by the *Project Manager* at suitable intervals.

Disposal of Surplus Materials

13. Waste shall be treated in accordance with the CI:AIRE regulations. No excavated material shall be removed from the Site except with the consent of or on the direction of the Project Manager.

14. Surplus excavated materials shall be tested and categorised before they are disposed of off-site. Depending upon the categorisation, the material shall then be disposed of off-site to a suitably licensed disposal site (and full records provided for materials containing asbestos). The Project Manager's approval shall be required before any material is disposed of and such approval will only be given on receipt of suitable testing and reporting. The Contractor shall retain all paperwork relating to the disposal of wastes and provide copies to the Project Manager.

15. Prior to disposal, material shall be stored in appropriate bunded areas such that separate categories of material are stored separately.

3.22 SUSPECTED CONTAMINATED GROUND

1. If suspected contaminated ground is encountered, including foreshore excavations, where practicable works in that location shall cease immediately and the Project Manager shall be immediately notified, and the requirements below followed:

    a) Disposal of all contaminated material from the excavations shall be to a site authorised in writing by the approved Waste Disposal Licensing Authority / Local Authority.

    b) Special waste is defined under the 2005 Hazardous Waste Regulations and includes hazardous or toxic waste.

    c) If hazardous material is encountered on site the *Contractor* must immediately notify the Employer and the Environment Agency before any material is removed. The *Contractor* shall comply with the 2005 Hazardous Waste Regulations at all stages, should special waste be encountered.

    d) 'Controlled Waste' is defined in the Environmental Protection Act 1990, Section 75, as being any kind of household, commercial or industrial waste. It includes any waste from a house, shop, office, factory or any other trade or business premises. It includes unwanted surplus substances, building or demolition waste and anything which is disposed of as broken, worn out, contaminated or spoiled in some other way.'

    e) All waste and surplus materials regarded as "controlled wastes", as defined above, collected during the course of the *works* shall be taken direct to a licensed tip and disposed of in accordance

with the requirements of the relevant legislation. The *Contractor* shall be responsible for making their own arrangements as to the tipping sites to be used, any charges to be paid and for ensuring that each site has the necessary licences or permissions that may be required for the purpose by a Statutory Body. Where required by the Employer, the *Contractor* shall provide all information to show that all such waste materials are being disposed of in accordance with the Contract.

f) The *Contractor* shall ensure that he is registered in accordance with the requirements of the Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1998 as a carrier of waste and that such registration is made with the area office of the Environment Agency for the area in which their compound is located.

2. Notification of the unexpected contamination shall be made to the contaminated land officer at Portsmouth City Council and it should be recorded in the validation report for the *works*.

8 Section 8 – Geotextile works

8.1 Placing of Geotextiles

1. For the purposes of this and associated specification clauses all of the following geotextiles, geosynthetics (inc. non-woven fabrics e.g. needle punched, thermally or mechanically bonded fabrics) or geogrids (e.g. Polymer grids) will be referred to as geotextile, geotextile fabrics or fabrics hereafter.

2. Geotextile shall be laid in such a way that the finished laps run up / down the slope, perpendicular to the line of the structure. Laps shall not be less than 750mm wide when placed and covered in the dry, and not less than 1500mm when placed underwater. In order to achieve this finished lap width, the *Contractor* shall make due allowance for any movement of the geotextile layer during construction and temporary stitching may be required. It stapled laps or full strength sewn joints are proposed full details will be required from the *Contractor*, and testing will be required of samples under the usual conditions anticipated for normal production prior to any fabrics being placed in the permanent works. Tests for strength will be undertaken using the procedures set out in BS 6906 Part 1. There shall be no laps running parallel to the line of the structure.

3. Geotextile fabrics shall be protected from UV radiation (sunlight) until placed in their final position. The fabrics shall only be placed in their final location when covering with fill or rock will take place shortly after placing (within the same low tide period if in the intertidal zone or 12 hours max onshore) unless specifically authorised by the *Project Manager*.

4. The layer of material on which the geotextile fabric is to be placed shall not have protrusions or sharp projections that are likely to damage the geotextile during installation or service.

5. All methods used for placing geotextile fabric and subsequent covering with fill material shall be subject to the prior approval of the *Project Manager*.

6. The *Contractor* shall ensure that the fabric remains in its correct position when material is placed over or against it and that the minimum laps are maintained. Particular attention shall be paid to the placing of such fabrics underwater and in confined locations so as to ensure full continuity of the fabric.

7. All geotextiles are to finish minimum 150mm below/short of final surfaces which are top soiled and seeded with no protrusion above final surface.

8. Folds (or tucks) shall be provided to allow for settlement or movement as shown on the drawings. The fold pattern sequence of layers shall be strictly adhered to. Where overlaps occur along a fold then the fold shall be formed after the overlap. Staples may be used to hold the overlap but not the fold. Particular attention shall be paid to dressing the folds neatly where overlaps occur.

8.2 Damage to Geotextiles

1. The total period for which a geotextile is exposed to daylight or other sources of ultra-violet radiation during handling, delivery, storage and installation shall not exceed 7 days.

2. Any geotextile which has been damaged or exposed to daylight or other sources of ultra-violet radiation for longer than the period stated above shall not be used in the permanent work unless permitted the *Project Manager*.

3. Repairs to any geotextile which has been torn or damaged during installation shall be carried out using a patch of the same material, held securely in position, extending at least 300 mm beyond the edge of the damaged area or larger area if recommended by the manufacturer. Repairs shall not be permitted on any geotextile which has been damaged during storage or before installation. Repairs are not permitted to geogrids. Damaged geogrids shall be replaced.

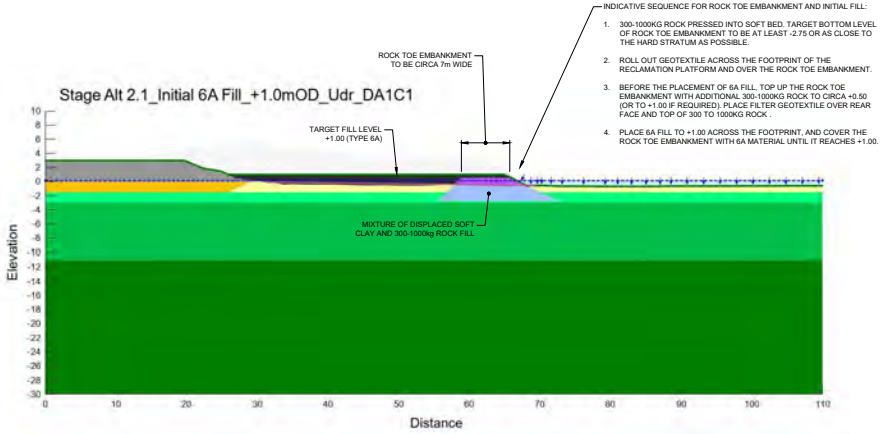
8.3 Protection of Geotextiles

1. Constructional Plant and other vehicles shall not operate on installed geotextiles unless in the opinion of the *Project Manager*, it is adequately protected by a cover of fill material or by other means agreed by with the *Project Manager*.

DRAWING No.
PC3679-RHD-XX-ZZ-DR-C-0220

DO NOT SCALE

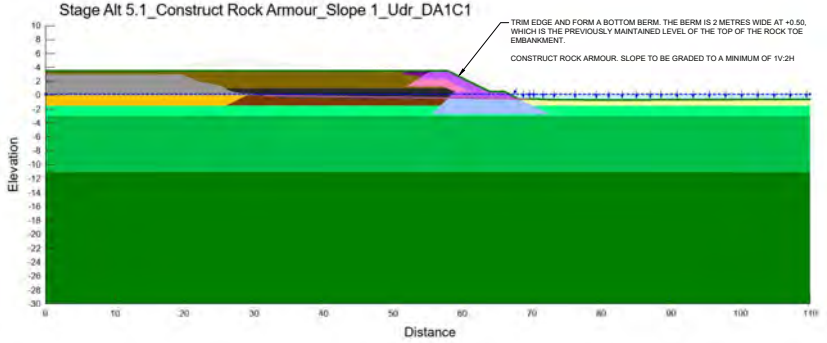
Stage Alt 2.1_Initial 6A Fill_+1.0mOD_Udr_DA1C1



INDICATIVE SEQUENCE FOR ROCK TOE EMBANKMENT AND INITIAL FILL:

1. 300-1000KG ROCK PRESSED INTO SOFT BED. TARGET BOTTOM LEVEL OF ROCK TOE EMBANKMENT TO BE AT LEAST -2.75 OR AS CLOSE TO THE HARD STRATUM AS POSSIBLE.
2. ROLL OUT GEOTEXTILE ACROSS THE FOOTPRINT OF THE RECLAMATION PLATFORM AND OVER THE ROCK TOE EMBANKMENT.
3. BEFORE THE PLACEMENT OF 6A FILL, TOP UP THE ROCK TOE EMBANKMENT WITH ADDITIONAL 300-1000KG ROCK TO CIRCA +0.50 (OR TO +1.00 IF REQUIRED). PLACE FILTER GEOTEXTILE OVER REAR FACE AND TOP OF 300 TO 1000KG ROCK .
4. PLACE 6A FILL TO +1.00 ACROSS THE FOOTPRINT, AND COVER THE ROCK TOE EMBANKMENT WITH 6A MATERIAL UNTIL IT REACHES +1.00.

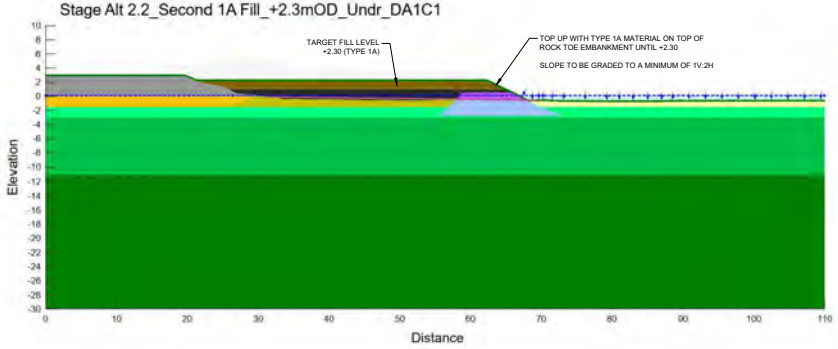
Stage Alt 5.1_Construct Rock Armour_Slope 1_Udr_DA1C1



TRIM EDGE AND FORM A BOTTOM BERM. THE BERM IS 2 METRES WIDE AT +0.50, WHICH IS THE PREVIOUSLY MAINTAINED LEVEL OF THE TOP OF THE ROCK TOE EMBANKMENT.

CONSTRUCT ROCK ARMOUR. SLOPE TO BE GRADED TO A MINIMUM OF 1V:2H

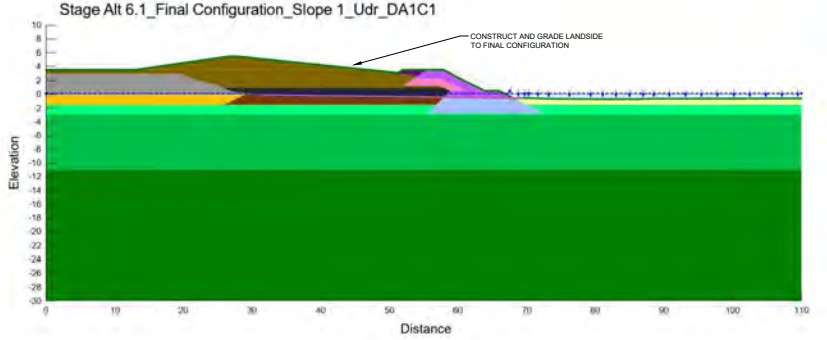
Stage Alt 2.2_Second 1A Fill_+2.3mOD_Undr_DA1C1



TOP UP WITH TYPE 1A MATERIAL ON TOP OF ROCK TOE EMBANKMENT UNTIL +2.30

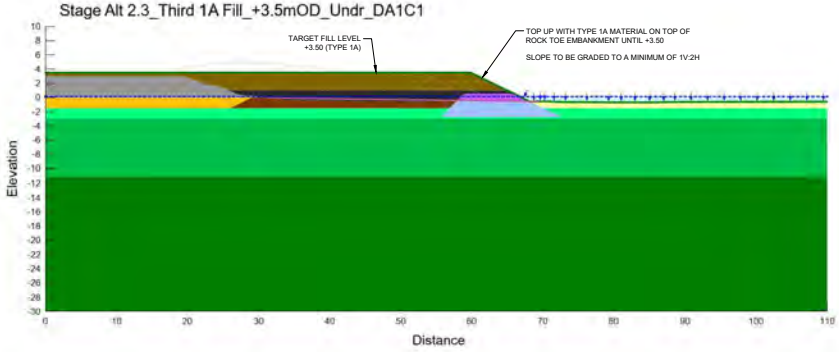
SLOPE TO BE GRADED TO A MINIMUM OF 1V:2H

Stage Alt 6.1_Final Configuration_Slope 1_Udr_DA1C1



CONSTRUCT AND GRADE LANDSIDE TO FINAL CONFIGURATION

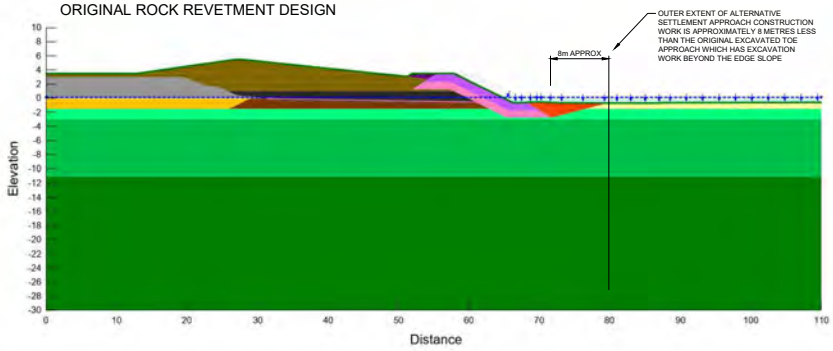
Stage Alt 2.3_Third 1A Fill_+3.5mOD_Undr_DA1C1



TOP UP WITH TYPE 1A MATERIAL ON TOP OF ROCK TOE EMBANKMENT UNTIL +3.50

SLOPE TO BE GRADED TO A MINIMUM OF 1V:2H

ORIGINAL ROCK REVETMENT DESIGN



OUTER EXTENT OF ALTERNATIVE SETTLEMENT APPROACH CONSTRUCTION WORK IS APPROXIMATELY 8 METRES LESS THAN THE ORIGINAL EXCAVATED TOE APPROACH WHICH HAS EXCAVATION WORK BEYOND THE EDGE SLOPE

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NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE IN METRES RELATIVE TO ORDNANCE DATUM UNLESS NOTED OTHERWISE.

SAFETY, HEALTH AND ENVIRONMENT INFORMATION
IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING SIGNIFICANT RESIDUAL RISKS:
CONSTRUCTION • STRIKING UXO. • POTENTIALLY CONTAMINATED GROUND AND/OR GROUND WATER. • INTERFACE WITH PUBLIC AT SITE ENTRANCE. • GROUND CONDITIONS - SOFT, SLIPPERY AND UNEVEN GROUND. • POLLUTION FROM PLANT. • LOADING ONTO EXISTING RETAINING WALLS. • DEMOLITION (BREAK OUT) WORKS. • MECHANICAL LIFTING OPERATIONS. • WORKING AT HEIGHT. • WORKING IN THE INTERTIDAL ENVIRONMENT. • TRAPPED LIMBS IN ROCK REVETMENT.
MAINTENANCE/CLEANING/OPERATION • LOADING ON EXISTING STRUCTURES - REPAIR AND TOPPING UP OF ROCK REVETMENT • AS ABOVE
DECOMMISSIONING/DEMOLITION • REMOVAL OF SOFT SEA BED ON INTERTIDAL AREA.

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY	CHK	APP

REVISIONS

CLIENT

PMC CONSTRUCTION & DEVELOPMENT SERVICES

PROJECT

TIPNER EAST DEVELOPMENT

TITLE

GROUND IMPROVEMENT SEQUENCING

Telecom House, 125-135 Preston Road
Brighton, East Sussex, BN1 6AF
Tel: +44(0)1444 458551
Email: info@rhdhv.com
www.royalhaskoningdhv.com

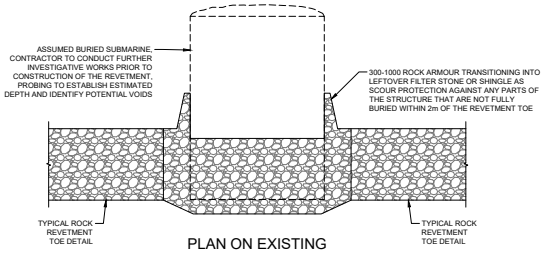
Royal HaskoningDHV
Enhancing Society Together

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A.I.K		
DATE: May 2025	SCALE AT A1: NTS	REF: PC3679

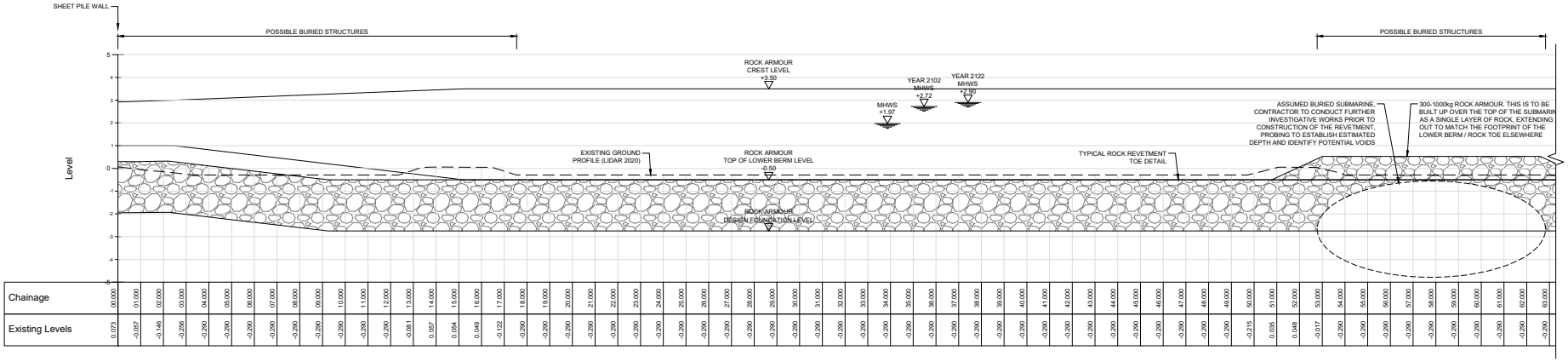
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DRAWING No.
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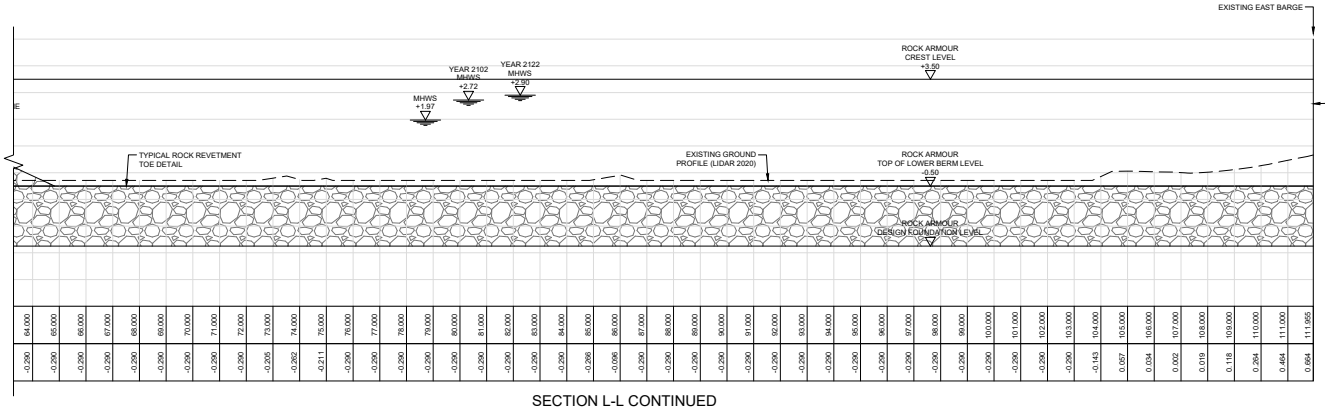
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PLAN ON EXISTING BURIED SUBMARINE
SCALE 1:200



ALIGNMENT - SECTION L-L - LONGSECTION
SCALE: H 1:100,V 1:100. DATUM: -5.000



SECTION L-L CONTINUED

NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE IN METRES RELATIVE TO ORDNANCE DATUM UNLESS NOTED OTHERWISE.
3. FOR SECTION LOCATIONS SEE Drg. No. 2000.

SAFETY, HEALTH AND ENVIRONMENT INFORMATION
IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING SIGNIFICANT RESIDUAL RISKS:
CONSTRUCTION • STRIKING UXO. • POTENTIALLY CONTAMINATED GROUND AND/OR GROUND WATER. • INTERFACE WITH PUBLIC AT SITE ENTRANCE. • GROUND CONDITIONS - SOFT, SLIPPERY AND UNEVEN GROUND. • POLLUTION FROM PLANT. • LOADING ONTO EXISTING RETAINING WALLS. • DEMOLITION (BREAK OUT) WORKS. • MECHANICAL LIFTING OPERATIONS. • WORKING AT HEIGHT. • WORKING IN THE INTERTIDAL ENVIRONMENT. • TRAPPED LIMBS IN ROCK REVETMENT.
MAINTENANCE/CLEANING/OPERATION • LOADING ON EXISTING STRUCTURES - REPAIR AND TOPPING UP OF ROCK REVETMENT • AS ABOVE
DECOMMISSIONING/DEMOLITION • REMOVAL OF SOFT SEA BED ON INTERTIDAL AREA.

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY	CHK	APP
P01	15/JUN/25	FOR REVIEW	AIK	EH	CT

REVISIONS

CLIENT
PMC CONSTRUCTION & DEVELOPMENT SERVICES

PROJECT
TIPNER EAST DEVELOPMENT

TITLE
LONG SECTION

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Brighton, East Sussex, BN1 6AF
Tel: +44(0)1444 458551
Email: info@rhdhv.com
www.royalhaskoningdhv.com

Royal HaskoningDHV
Enhancing Society Together

SCALE IN METRES 1:100

SCALE IN METRES 1:200

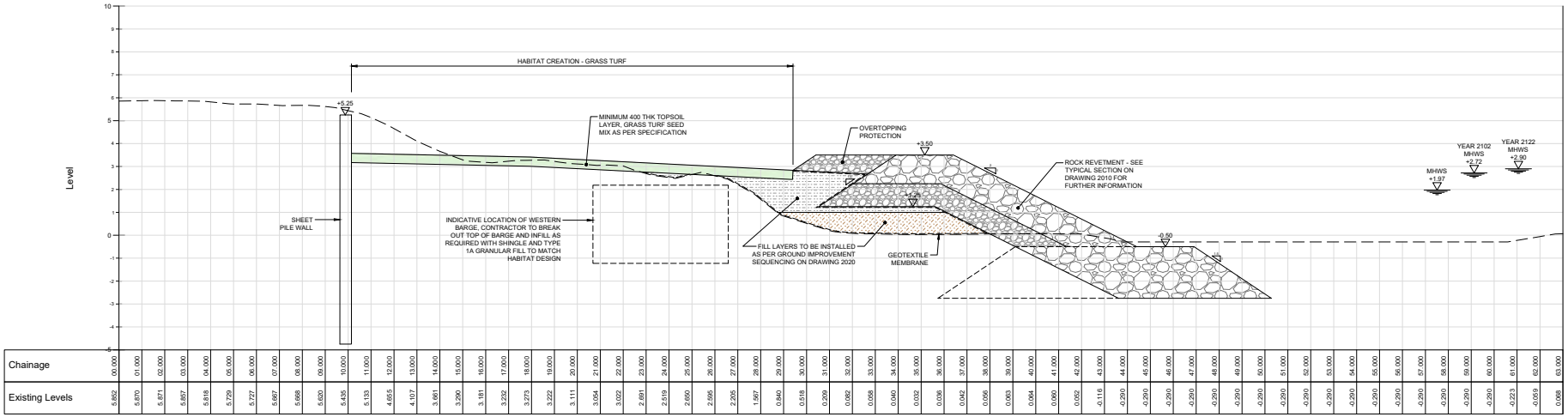
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A.I.K	EH	CT
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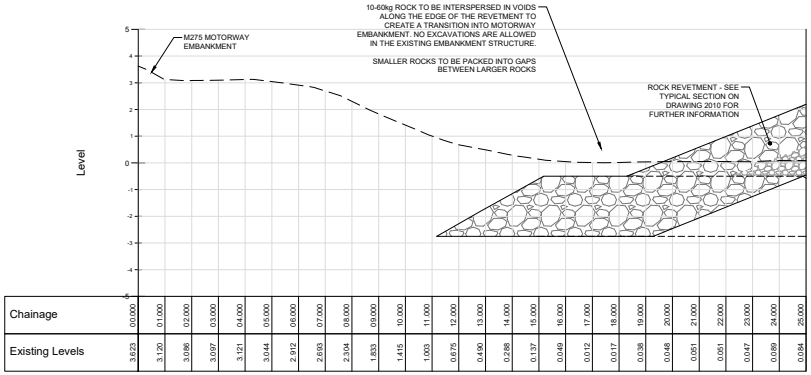
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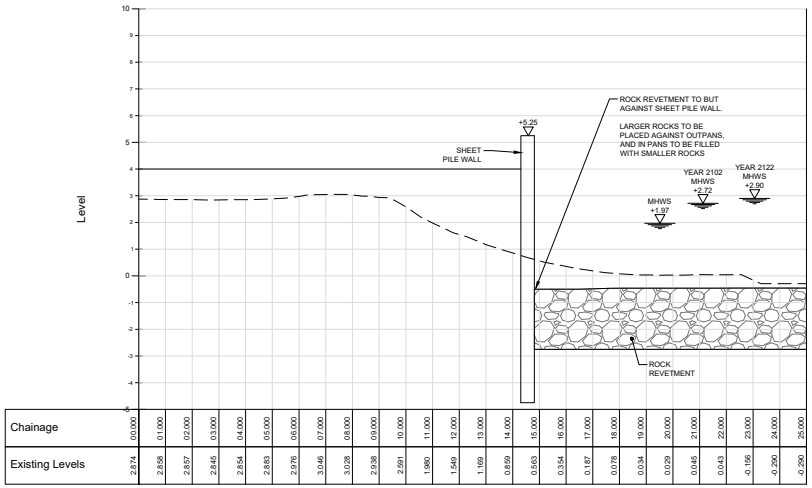
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PMC CONSTRUCTION & DEVELOPMENT SERVICES

PROJECT

TIPNER EAST DEVELOPMENT

TITLE

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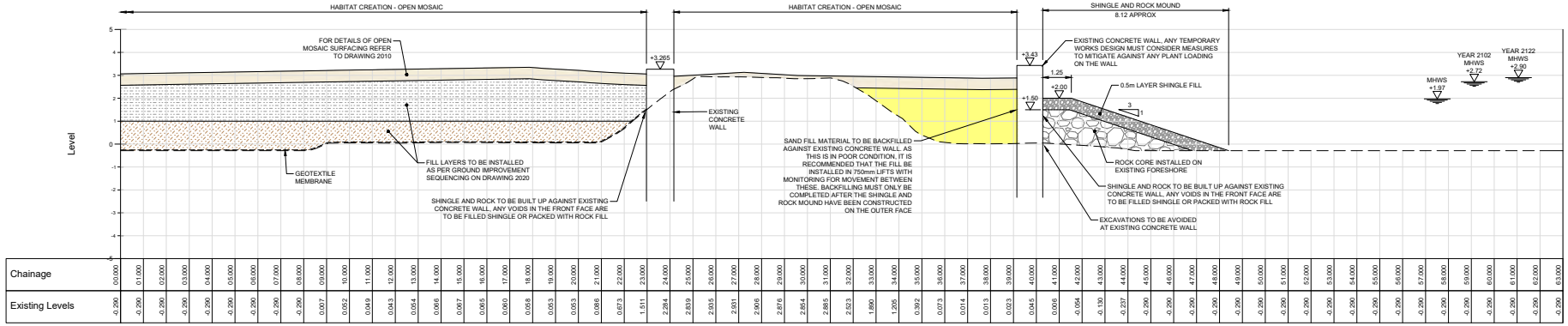
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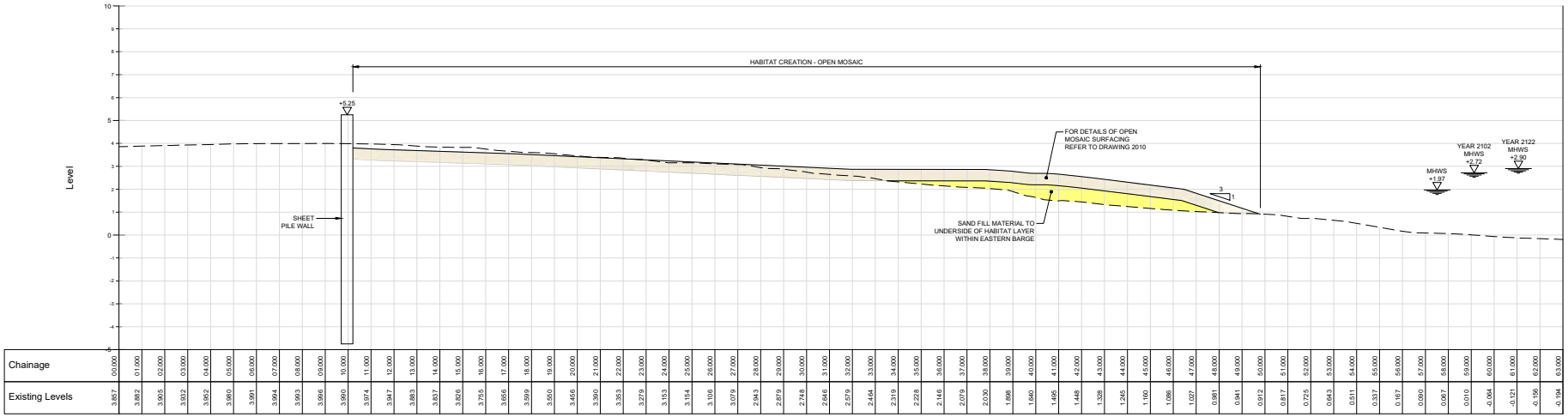
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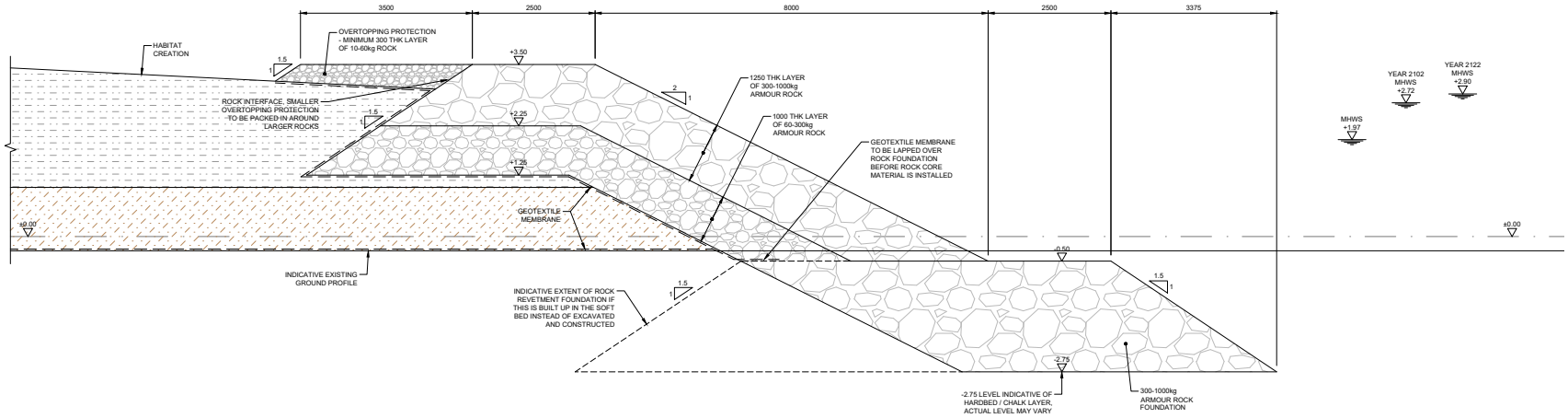
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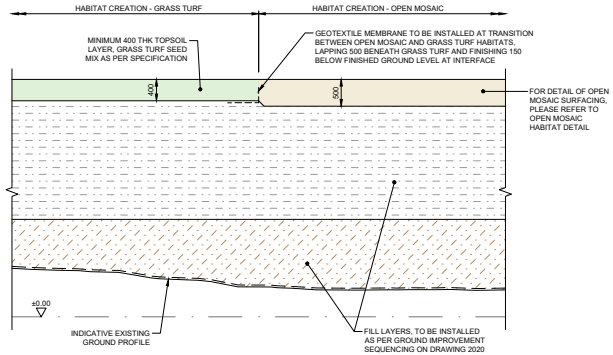
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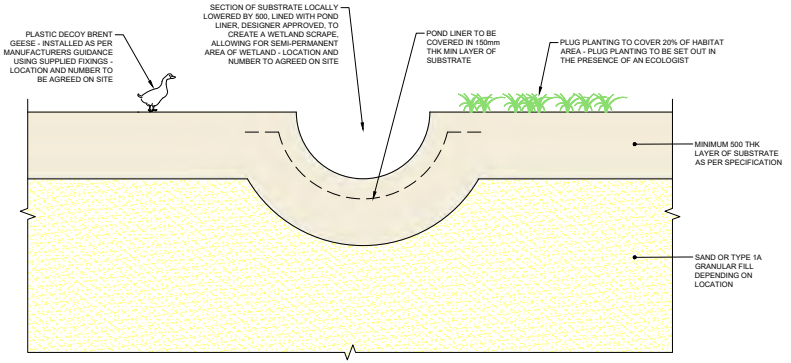
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TYPICAL SECTION
ROCK REVETMENT
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TYPICAL SECTION
INTERFACE BETWEEN HABITAT CREATION TYPES
SCALE 1:50



TYPICAL SECTION
OPEN MOSAIC HABITAT
SCALE 1:20

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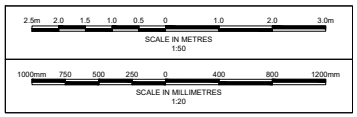
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PROJECT
TIPNER EAST DEVELOPMENT

TITLE
TYPICAL SECTIONS



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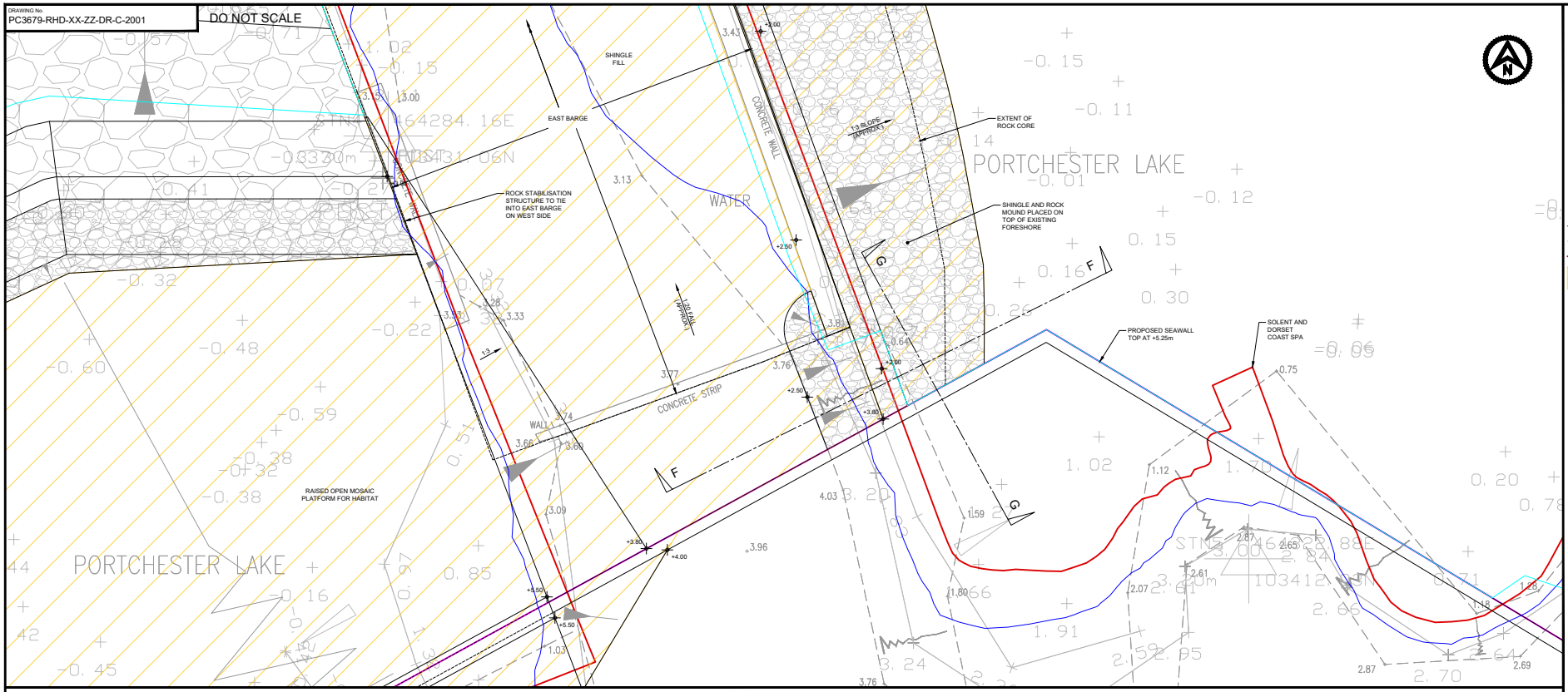
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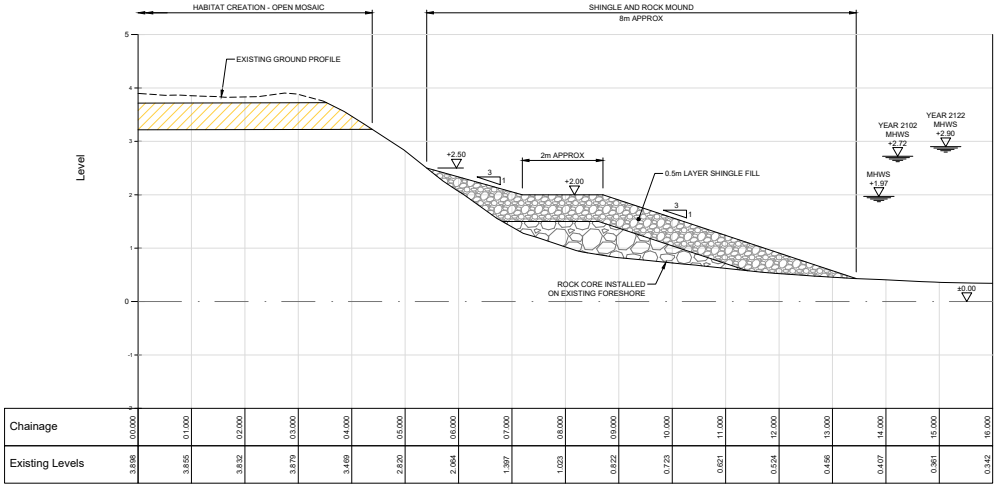
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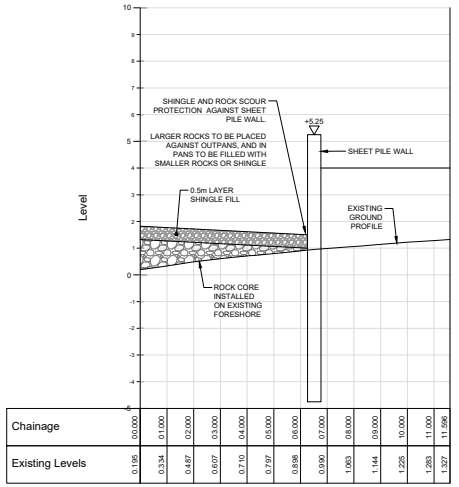
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1:100



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Existing Levels	3.898	3.855	3.832	3.879	3.469	2.830	2.064	1.397	1.023	0.822	0.723	0.621	0.524	0.456	0.407	0.361	0.342

SECTION F-F
SCALE 1:50



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Existing Levels	0.195	0.334	0.497	0.607	0.710	0.797	0.898	0.990	1.063	1.144	1.225	1.265	1.327

SECTION G-G
SCALE 1:100

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KEY

- +2.80 PROPOSED LEVELS
- MHWS +1.97m OD - 2022 (PRE-WORKS)
- MHWS +2.90m OD - 2122 (POST-WORKS)
- SPECIAL PROTECTION AREA
- OPEN MOSAIC HABITAT

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PROJECT
TIPNER EAST DEVELOPMENT

TITLE
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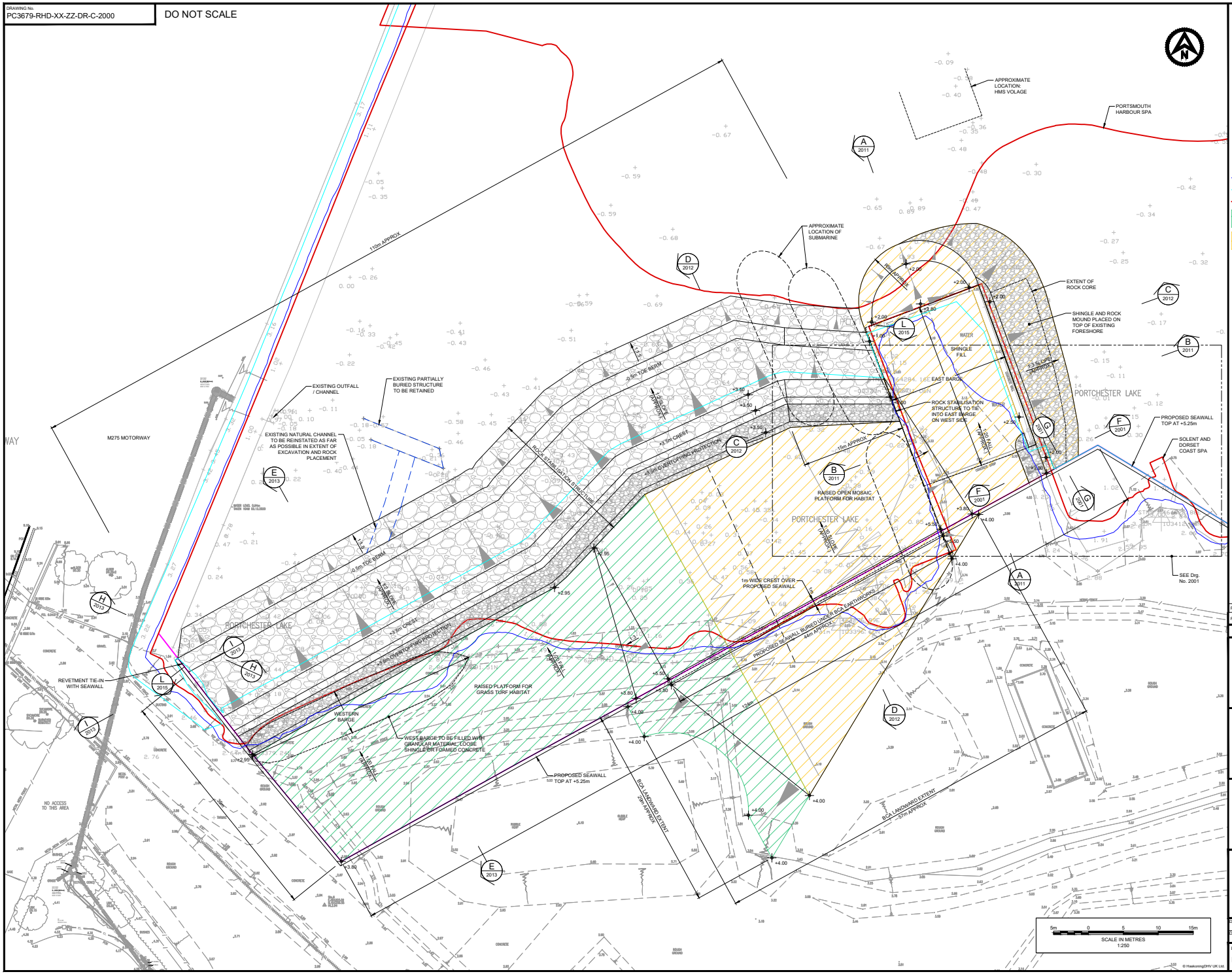
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   PC3679-RHD-XX-ZZ-DR-C-SK22
   PC3679-RHD-XX-ZZ-DR-C-SK23
4. THE PROPOSED SEAWALL IS DESIGNED BY OTHERS.
5. TOE BERM LOCALLY NOT CONSTRUCTED DOWN TO BED ROCK LEVEL TO LIMIT IMPACT OF EXCAVATION ADJACENT TO EAST BARGE WALL - ADDITIONAL ROCK MAY BE REQUIRED IF TOE ROCK SINKS INTO SOFT FORESHORE MATERIAL.

KEY

- +2.80 PROPOSED LEVELS
- MHWS +1.97m OD - 2022 (PRE-WORKS)
- MHWS +2.90m OD - 2122 (POST-WORKS)
- SPECIAL PROTECTION AREA
- GRASS TURF 1602m²
- OPEN MOSAIC HABITAT 2226m²

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REPORT

Tipner Development BCA - Detailed Design Report

Client: PMC Construction & Development Services Ltd.

Reference: PC3679-RHD-XX-XX-RP-X-0001

Status: S3/P01

Date: 5 June 2025

Royal HaskoningDHV

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Date:	05/06/2025
Approved by:	Colin Toovey
Date:	16/05/25

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1 Introduction

1.1 Background Information

PMC Construction & Development Services Limited (PMC) is proposing the redevelopment of a 400-500m approx. long site located on the southern edge of Tipner Lake (Portsmouth) named Tipner East. The site lies between the North Portsea Island Tipner Lake scheme and the M275 Motorway (grid ref SU64242 03393). The site is approximately 5.96Ha in size and will be redeveloped for residential use. The current site is low-lying, and the shoreline is generally undefended from coastal flooding. An aerial view, showing the site and its wider position within Portsmouth, is shown in Figure 1.

The site has previously been used for a number of purposes, as listed below and as such there are specific concerns which have been considered during the design.:

- Keepsafe – brickworks (1860 - 1880), chemical plant (1880 – 1940), clay extraction (1950s), manufacture of chemicals, tarmacadam batching, coal and coke storage (1952), coal distillation plant (1969) and concrete batching plant (1970s).
- Cox's Yard – reclamation (1910 – 1932), fuel storage depot (1930s onwards).
- Greyhound stadium arena (c. 1929), and coachworks (formerly glue works).
- Pounds Scrapyard - reclamation of land from Tipner Lake (1952 onwards), ship breaking yard, timber storage and treatment yard

There are a number of existing structures in and around the site area, which are discussed further in section 2.1 of this report.



Figure 1-1: Tipner East Development

1.2 Purpose of this report

In previous stages of the project the outline design was established (Please refer to PC3679-RHD-ZZ-RR-RP-0024-A1_C01_TipnerEastDevelopment_Outline Design), including the hydraulic and geometric aspects of the rock revetment design. Additionally, environmental and archaeological assessments have been reported in XXXX and XXXX respectively.

This report aims to include all other information required to bring the design up to a For Construction standard, including development of the geotechnical design, Civils detail including interfaces with adjacent/existing structures, buildability, and envisaged construction sequence.

Additionally, while Ecosupport have been commissioned by the client to design the environmental enhancements, the necessary allowances in the civils design to facilitate these improvements have been included in this report.

1.3 Works Overview

A rock stabilisation structure and associated East Barge works on the north-western side of the new development are being constructed to support and protect a raised ecological platform for creation of new habitat – a Bird Conservation Area (BCA). The BCA will be backed by a sheet piled seawall designed by others.

The raised ecological platform and East Barge works are to provide compensatory habitat on the seaward edge of the site for the loss of habitat within the footprint of the development as well as provide loafing and foraging habitats for displaced birds.

2 Existing Site information

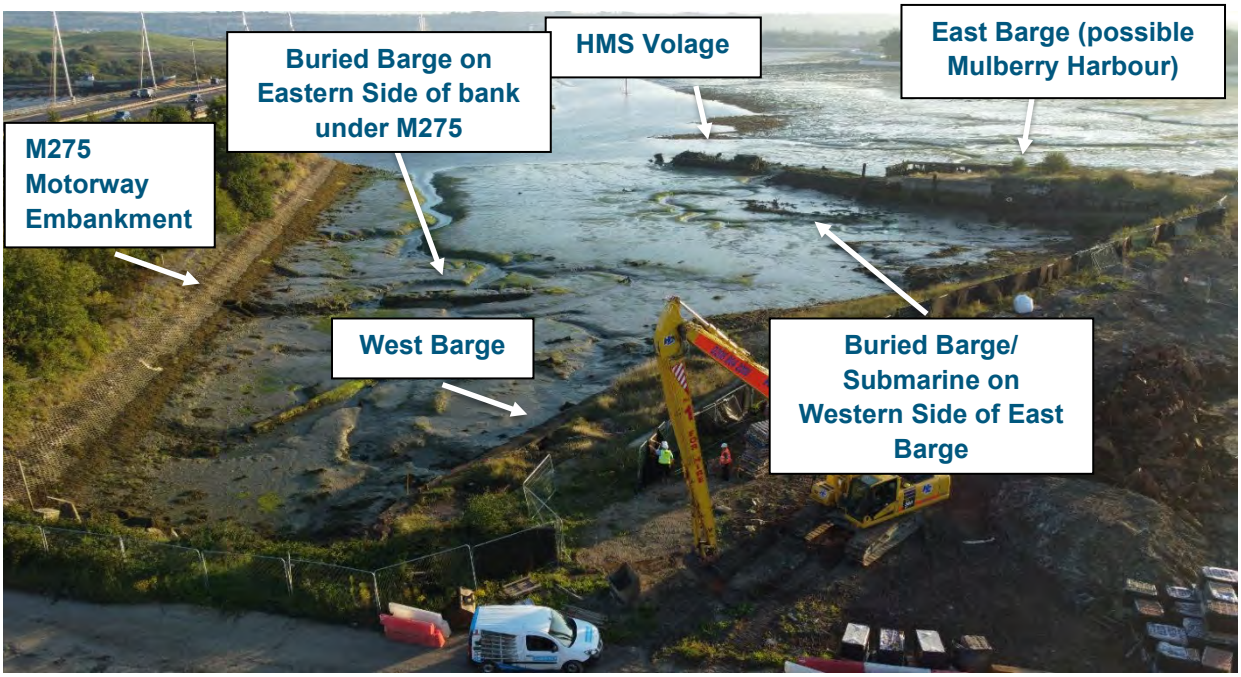


Figure 2-1 - Heritage structures recorded in the works area.

2.1 Existing Structures

There are at least five existing structures in place around the foreshore which will need to be considered.

- East Barge:
  - The East Barge structure was used as a 'pier' section of a Mulbury Harbour, with a 'rubble' extension added to the north in 2014/2015.
  - This has been covered/filled with shingle and rubble in the past
  - Concrete wall along west side that will interface with the rock revetment
  - Tie in from East Barge to sea wall on east side with shingle and rock mound to help stabilise the wall here, increasing passive resistance.
  - Buried barge/submarine on western side of East Barge

- West Barge
  - Mostly buried ferro-concrete cement barge located on the shoreline
  - Structure will be buried as part of the construction of the BCA
  - 1m to be removed at end for positioning of new seawall
  - Voids noted in structure
  - Proposal to break the top and fill with crushed concrete to maintain stability

- HMS Volage
  - Base of a partially scrapped vessel, identified as the naval destroyer HMS Volage
  - Located outside the Red Line Boundary
  - Shown as 'approximate barge location' on site plan

- Additional Barge
  - A further barge, off the east side of the mound beneath the M275, located outside the Red Line Boundary and not visible on the site plan (outside of construction area)

- Buried Barge/Submarine (P556)
  - Possible remnants of a scrapped submarine which may have been removed from the site during 1989/1990.
  - Possible still remaining, based on drone/satellite imagery
  - Vessel was located within the footprint of the East Barge stabilisation structure at outline design.
- M275 Motorway Embankment
  - Revetment structure to tie into existing embankment structure.
  - No information is available for this existing structure.
  - The levels of the structure have been obtained from the topographic survey and bathymetry.

- Sheet Pile seawall
  - To be constructed as part of the development prior to the completion of the BCA
  - Design details for the sheet pile wall have been provided.

2.2 Ground Conditions

Following the concept design stage, a Ground Investigation Report (GIR) was created by RHDHV in May 2024 (Document ID: PC3679-RHD-ZZ-RR-RP-J-0026_S3_P02) for the purpose of deriving a ground model and geotechnical parameters for the design of the new BCA and its rock stabilisation structure.

Typically, the ground conditions on site consist of soft silty material overlying a chalk layer at approximately -2.75mOD. The ground reclamation works aim to stabilize this softer layer and the revetment aims to establish the toe as close as possible to the firmer chalk layer.

Further information on the ground conditions and how this has impacted the design, refer to 5.1.

2.3 Topography

A topographic survey of the existing ground levels was produced by HGP architects for VIVID in Jan 2022. A topographic survey of the foreshore was provided by PMC Construction in March 2023.

Existing Ground
Topographic Survey covers the site area up to the existing shoreline and including the East Barge and West Barge structures.
The levels around the West Barge structure are in the range of +2.36mOD to +2.91mOD
The levels around the East Barge structure are between +4.03mOD at the landward side of the barge, reducing to +1.8mOD at the seaward edge. The concrete wall along the east of the barge is between +3.2mOD and +3.81mOD.
The foreshore between the barges has a fall from approximately +2.7mOD to +1.25mOD

Foreshore
Foreshore topographic survey carried out in March 2023 indicates the ground levels on the foreshore generally range from -1mOD to +1mOD. The Levels of the existing motorway embankment from this survey are between +3.09mOD and +3.42mOD along the top of the embankment slope (with the motorway itself set back a further 20m, raised to approximately +9mOD) and between +0.81mOD and +1.11mOD along the toe of the embankment.



Figure 2-2 - Photograph taken during the site walkover showing conditions prior to works commencing. The locations of East and West barges are indicatively shown.

2.4 Tide levels and extreme waves

2.4.1 Present Tide Levels

The current tide levels for the site are provided in Table 21 below. The tide levels were taken from the Admiralty TotalTide Software.

Table 21: Present Tidal Levels within Portsmouth Harbour

Notation	Tides	Chart Datum (mCD)	Ordnance Datum (mOD)
HAT	High Astronomical Tide	5.10	+2.37
MHWS	Mean High Water Spring	4.70	+1.97
MHWN	Mean High Water Neap	3.80	+1.07
MSL	Mean Sea Level	2.88	+0.15
MLWN	Mean Low Water Neap	1.90	-0.83
MLWS	Mean Low Water Spring	0.80	-1.93
LAT	Low Astronomical Tide	0.10	-2.63

2.4.2 Sea Level Rise

The Sea Level Rise is anticipated to be 0.93m over the 100yr design life of the development.

2.4.3 Design Extreme Water Levels

The design extreme water levels taking into account of climate change and sea level rise are presented for a number of return periods for present day and in 10 year increments up to 100 years' time (2122) are shown in Table 22 below (values taken from REF 1).

Table 22: Extreme water levels

Return Period (1: X yrs)	Extreme Water Level (mOD)										
	2022	2032	2042	2052	2062	2072	2082	2092	2102	2112	2122
1	2.64	2.70	2.77	2.84	2.93	3.02	3.12	3.23	3.34	3.45	3.57
10	2.89	2.95	3.02	3.09	3.18	3.27	3.37	3.48	3.59	3.70	3.82
20	2.96	3.02	3.09	3.16	3.25	3.34	3.44	3.55	3.66	3.77	3.89
50	3.06	3.12	3.19	3.26	3.35	3.44	3.54	3.65	3.76	3.87	3.99
75	3.10	3.16	3.23	3.30	3.39	3.48	3.58	3.69	3.80	3.91	4.03
100	3.13	3.19	3.26	3.33	3.42	3.51	3.61	3.72	3.83	3.94	4.06
200	3.20	3.26	3.33	3.40	3.49	3.58	3.68	3.79	3.90	4.01	4.13
500	3.29	3.35	3.42	3.49	3.58	3.67	3.77	3.88	3.99	4.10	4.22
1,000	3.36	3.42	3.49	3.56	3.65	3.74	3.84	3.95	4.06	4.17	4.29

The design extreme levels to be used in the design are based on the design life and standard of the revetment for hydraulic stability and wave overtopping assessments.

For example, reading from Table 22, the present day (2022) 1 in 200-year extreme water level is +3.20 mOD for the site and that the 1 in 200-year extreme water level in 2122 is +4.13 mOD.

2.4.4 Design Wave Conditions

Table 23 provides the joint probability combinations of water levels and wind speed, and corresponding wave heights and wave periods for the 1:200-year return period event in Year 2122 [REF 1].

Table 23: Joint Probability Analysis for 1 in 200-year return period event in Year 2122

Joint Probability No.	Water Level (mOD)	Wind Speed (m/s)	Wave Height (m)	Wave Period (s)
1	3.24	51.4	1.29	3.89
2	3.30	49.02	1.24	3.81
3	3.38	46.04	1.19	3.71
4	3.49	42.08	1.12	3.58
5	3.57	39.09	1.05	3.47
6	3.65	36.08	0.99	3.35
7	3.74	32.43	0.90	3.20
8	3.82	29.04	0.81	3.05
9	3.89	26.03	0.73	2.90
10	3.99	22.08	0.62	2.69
11	4.06	19.07	0.54	2.52
12	4.13	16.05	0.45	2.32

The above wave conditions will be used to assess the hydraulic stability of the revetment and wave overtopping assessments.

2.4.5 Tidal Currents

Tidal currents are anticipated to be negligible due to the sheltered location of the development.

2.5 Unexploded Ordnance

A preliminary UXO risk map obtained from Zetica UXO indicated that the site was in an area of high risk of unexploded bombs, with a bombing density of 50 bombs per 1000 acres resulting from World War 2 (see Appendix 1).

Additionally, a UXO desk study and risk assessment was carried out prior to the 2006 intrusive investigation, and a non-intrusive magnetometer survey was carried out in six areas of the site which were determined to be of higher risk of encountering UXO. The detailed survey was undertaken prior to undertaking boreholes in the vicinity of known bomb explosion sites, and no items of UXO were uncovered (IKM Consulting, 2006). During the 2021 investigation, most (20) of the CPTs were undertaken using a magnetometer cone to check for the presence and mitigate the risk of encountering UXO. No anomalies were found in the CPTs undertaken closest to the BCA site. (IDOM, 2021)

Prior to and during excavation of the 2023 exploratory holes, locations were scanned using a magnetometer to mitigate against encountering UXO. No UXO was found in any of the trial pits (IDOM,2023).

Due to the risks outlined in the above studies and the historic nature of the site, the designs have been developed in order to minimise excavation works. However, in the development of any RAMS, prior to commencement of construction of the foundation at the toe of the rock revetment, further guidance and information is recommended to address risk of UXO to the proposed construction works and whether additional mitigation measures are needed. This would be best approached by seeking expert advice from a third party UXO specialist (Zetica or others).

2.6 Services

A services study has been provided, produced by Pulse mapping on the 7th of January 2021. This survey has not identified any services within the BCA. It is therefore not expected that existing services will cause concern on the site. Regardless, the Contractor should remain vigilant during the works in case unmapped buried services are encountered during any excavation works within the area.

The proposed electrical services for the housing development will not be located within the BCA, with substations located within the housing areas.

3 Bird Conservation Area Design Overview

3.1 Design objectives for scheme

The design of the Bird Conservation Area and associated Rock Stabilisation Structure, aims to achieve 2 primary objectives:

- Provide suitable compensatory habitat for nesting birds in two distinct habitat types (open mosaic and coastal grassland)
- Provide coastal protection from the sea to support and defend the compensatory habitat area
    - The revetment is designed to a 1 in 200-year return period in the year 2122 with minimal maintenance
    - The design life of the new habitat is 80 years, as specified by the project ecologist. The design life for the revetment is 100 years, with some maintenance required over this period.

The following software and design tools have been used in the design process:

- RHDHV calculations and design tools
- Autodesk AutoCAD
- Tekla TEDDS.
- ArcGIS Pro
- Geostudio Slope/W
- Plaxis

3.2 Codes and Standards

The following are the design standards that have been applied to the design of this structure.

EN 1997-1:2004 - Code of Practice for Geotechnical design and the UK National Annex

BS 8006-1:2010 – Code of Practice for strengthened / reinforced soils and other fills

BR 470 :2004 – Working Platforms for tracked plans: Good practice guide to the design, installation, maintenance and repair of ground-supported working platforms

BS EN 13383-1. Armourstone - Part 1. Characteristics

The Construction (Design and Management) Regulations 2015

- Part 4 – 19. Stability of structures
- Part 4 – 20. Demolition or dismantling
- Part 4 – 22. Excavations
- Part 4 – 26. Prevention of drowning.

Civil Engineering Specification for the Water Industry – 7th Edition

During the previous outline design stage, the following standards were used:

- Pilarczyk, K. (1998) – Dikes and Revetments – Design, maintenance and safety assessment, Delft.
- Peters, M. (2020) – A study of the effect of the slope angle of a green dike on the failure of the grass revetment due to wave impact, University of Twente.

3.3 Scheme Areas

The Bird Conservation Area and associated Rock Stabilisation Structure has been designed in four areas, each of which will be further developed in the subsequent chapters of this report. The site areas considered are:

- The revetment structure, which forms most of the Rock Stabilisation Structure
- Rock protection around the East Barge structure
- Open mosaic habitat over the east of the habitat and East Barge
- Coastal Grassland over the west of the habitat

4 Revetment Structure Design (Rock Stabilisation Structure)

4.1 Geometry

The design geometry for the rock stabilisation structure was confirmed during the outline design stage of the works. At this stage, it was recommended that the rock stabilisation structure crest level was typically set at +3.5mOD with a crest width of 6m (comprised of 2.5m of armour rock and 3.5m of overtopping protection). With the crest level at +3.5mOD, the rock stabilisation structure will be 80cm approx. above the MHWS in 2102 (+2.17mOD) and 60cm above 2122 MHWS (+2.9mOD) level.

At the outline design stage, it was expected that the rock toe formation level would sit at -2.75mOD approx. at the level that the chalk bedrock was anticipated to be encountered, and that this would be achieved through excavation of the soft bed in order to form the toe of the revetment at this level. However, following discussions with the contractor and reviews of the heritage and archaeological information provided in the WSI (PC3679-RHD-XX-XX-RP-X-0001 - Written Scheme of Investigation for Archaeological Monitoring and Protocol for Archaeological Discoveries) it was decided that an alternative approach will be developed for

use in areas where excavations need to be avoided. This consists of using Armourstone under surcharge, over an extended period to improve the ground under the revetment toe and compact rock down to the required firmer chalk layer at approximately -2.75mOD and form the foundation on which the revetment slopes can be constructed. Details of this can be found in Section 5.2.2.

4.2 Revetment Design

4.2.1 Detail of rock revetment design

The rock revetment has been designed to be stable at the steepest gradient of 1 in 2 with the below sizing and layer thicknesses:

- Rock revetment size: 0.3-1 tonnes,
- Layers: 1.25m thick in two layers
- Density: 2.62T/m^3 (+/- 0.02T/m^3)
- A filter layer of “core rock” LMA60/300 grading is included beneath rock armour layer with a layer thickness of 1m.

The rock toe founding level of -2.75mOD was then designed from the tie into a lower berm forming the toe of the revetment, the top of which is at 0.5mOD, and also a view of a sensible embedment depth given the short-term fluctuations in the foreshore levels.

The rock profiles are split into a crest, a slope, a lower berm forming the top of the revetment toe and falling toe arrangement. The design of these sub sections is discussed in further detail in Section 5 below.

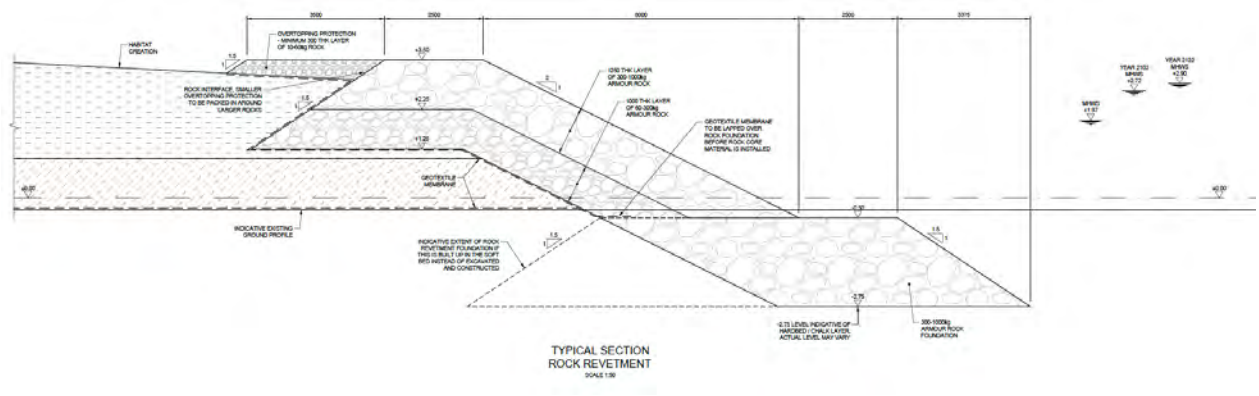


Figure 4-1 - Typical Rock Revetment Section - Drawing 0210

The revetment will span ~112m between the motorway embankment in the West, and the East Barge with an alignment chosen to maximise the area of reclaimed land while avoiding existing structures buried off the foreshore. The revetment structure is anticipated to interface with the following existing structures:

- The Motorway Embankment
- The Buried Submarine
- The East Barge
- The New Seawall

4.2.2 Motorway Embankment Interface

In order to minimize the risk of encountering unmapped services in, or destabilising the structure of the existing motorway embankment, the design has been developed such that there will be no need for excavation of this embankment.

Instead, the rock revetment will run up to and abut the seaward slope of the embankment, with rock pressed into the soft bed as deep as possible until the edge of the revetment meets the slope of the revetment that is above existing ground levels.. Here varying grades of rock will need to be used in order to create a transition along the edge of the revetment, with any gaps between larger rocks packed with filter stone. This will both avoid the creation of any “chimneys” through the entirety of the revetment thickness and minimise the risk of scour or erosion to the motorway embankment as a result of flows around the rock.

Details of this interface can be found on drawing 0214.

4.2.3 Buried Submarine interface

Due to a lack of information at the suspected location of the buried submarine, west of the East Barge, it is recommended that the contractor undertake further investigative works here, prior to the construction of the revetment. This should include but not be limited to probing to determine the extent of this structure, whether this is a submarine or a barge, and identify any substantial voids in this structure.

Where the rock revetment is expected to interface with this structure, it is difficult to quantify the impact this will have on settlement of the revetment. It is however anticipated that that this will result in a differential rate of settlement when compared to the surrounding revetment. As such it is recommended that this area be monitored for destabilisation of the revetment and substantial changes in level.

It is recommended that the lower berm be locally raised to ensure that at a minimum there is a single layer of the 300-1000kg rock armour over the top of this structure. This will ensure that when differential settlement does occur there is sufficient rock here to move into any gaps that might form in the berm. This is expected to match the footprint of the berm elsewhere on the revetment.

Additionally, if there are any parts of the structure that are exposed above soft bed level, within 2m of the toe of the revetment, these are to be covered in leftover rock and shingle to minimise the risk of this creating an area of accelerated scour.

Details of this interface can be found on drawing 0215.

4.2.4 East Barge Interface

As the design allows for excavations around the east barge to be avoided completely, it is anticipated that the rock revetment will butt up to the existing concrete walls. Further allowances at the East Barge are outlined in Section 7.

Details of this interface can be found on drawing 0211.

4.2.5 Seawall Interface

Where rock is anticipated to butt against the new steel sheet piling at the seawall, there is no expected requirement for any excavation. Instead, rock is to be placed on top of the existing ground profile with larger rocks arranged around the out pans and the in pans packed with smaller rock or filter material.

Details of this can be found on drawing 2001.

4.2.6 Materials

For further information on the materials, please refer to the specification document (PC3679-RHD-ZZ-ZZ-SP-C-0035-Tipner BCA - Technical specification).

Item	Total Material Volume (m^3)
300-1000kg rock	3,275
10-60kg rock	285
Core Material	1,080
Total Rock Material	**4,640**
Removal of soft bed material	3,390*
Topsoil	640
Raised Platform (Granular Fills and sand)	~8,500
Shingle	1,220
Total	10,360

**Based on excavated methodology for constructing the rock revetment foundation. If alternative methodology for toe installation is used this could be reduced to negligible amounts.*

The carbon has been calculated for the outline design, assessing the emissions associated with each material across the rock stabilisation structure and East barge works. The calculated volumes are shown in Table 3-3 below. This does not include the emissions associated with the plant and construction activities.

Item	Total Material Volume (m^3)	Carbon unit rate (kg CO_2/m^3)	Carbon (Tonnes)
300-1000kg rock	3,275	25.5	83.5
10-60kg rock	285	28.5	8.1

Item	Total Material Volume (m^3)	Carbon unit rate (kg CO_2/m^3)	Carbon (Tonnes)
Core Material	1,080	30	32.4
Total Rock Material	**4,640**		**124.0**
Removal of soft bed material	3,390*	10	33.9*
Topsoil	640	10	6.4
Raised Platform (Granular fills and sand)	8500	10	85.0
Shingle	1220	10	12.2
Total Fills	**10,360**		103.6
Total Materials			**227.6**
Total Materials with 10% allowance for design uncertainties			**250.4**

**Based on excavated methodology for constructing the rock revetment foundation.*

4.2.6.1 Rock

The rock armourstone has been specified in accordance with BS EN13383, details of which can be found in the technical specification (PC3679-RHD-ZZ-ZZ-SP-C-0035-Tipner BCA - Technical specification).

4.2.6.2 Geotextile

A geotextile layer will be placed under the raised platform and slope of the rock stabilisation structure in order to minimise the risk of loss of material through the revetment and therefore undermining of this structure. Minimum requirements are outlined in Section 5.2.4. This is to be installed as per the technical specification (PC3679-RHD-ZZ-ZZ-SP-C-0035-Tipner BCA - Technical specification).

4.3 Access and Egress

Due to the risk of instability in the rock revetment from settlement, following the completion of its construction, it is anticipated that all access to the revetment will be restricted. Discussions with the client are TBC regarding the location, extent and type of any fencing that may be required where the habitat platform runs ‘up and over’ the seawall necessitating a barrier to prevent access by members of the public.

5 Geotechnical Design

5.1 Ground Conditions

Following the concept design stage, a Ground Investigation Report (GIR) was prepared by RHDHV in May 2024 (Document ID: PC3679-RHD-ZZ-RR-RP-J-0026_S3_P02) for the purpose of deriving a ground model and geotechnical parameters for the design of the new BCA and its rock stabilisation structure. The ground conditions at the site have been characterised using multiple sources of information, including historical and recent site-specific ground investigations. The main sources of information used to establish the ground model are summarised below.

- Published Geological Information:
    - British Geological Survey (BGS) geological maps at 1:10,000 scale (Sheet SU 60 SW Portsmouth Harbour) and 1:50,000 scale (Sheet 331 Portsmouth)
    - BGS sheet explanation of Sheet 316 (Fareham) and part of Sheet 331 (Portsmouth)
    - BGS Lexicon of Named Rock Units
    - BGS Onshore GeoIndex, providing access to relevant historical borehole records
- Historical Ground Investigations:
    - BGS historical borehole records from 1961 (SU60SW7 and SU60SW8) located within the harbour near the current alignment of the M275
    - 2006 comprehensive ground investigation undertaken by Structural Soils for Tipner Regeneration Co. Ltd., including boreholes, window sample holes, and CPTs across the Tipner site
    - 2021 ground investigation by IDOM on the PMC site, consisting of cable-percussion drilled boreholes, trial pits, cone penetrometer tests (CPTs), in-situ testing, and laboratory testing
- Recent Site-Specific Ground Investigation:
    - 2023 ground investigation carried out by IDOM Merebrook specifically for the BCA design, consisting of five trial pits (one on land and four in the intertidal area) with associated sampling and laboratory testing.

For details regarding the interpretation and evaluation of geotechnical data, please refer to section 6 of the GIR. For the purpose of detailed design, the interpreted ground model and characteristic geotechnical parameters have been extracted from the GIR and further reviewed. The adopted representative stratigraphy and characteristic values are presented in section 5.1.1 and 5.1.2 below.

5.1.1 Representative Stratigraphy

Figure 1-1 below shows the layout of available ground investigation points and the extent of the proposed development. The locations with Standard Penetration Tests (SPTs) are highlighted in yellow.



Figure 5-1: Layout of available ground investigation points and proposed development (locations where SPTs were undertaken are highlighted in yellow)

A typical North – South cross section through the site of the proposed development (red dotted line) is presented in below. This plot is extracted from Appendix 1 of the GIR (Section 02).

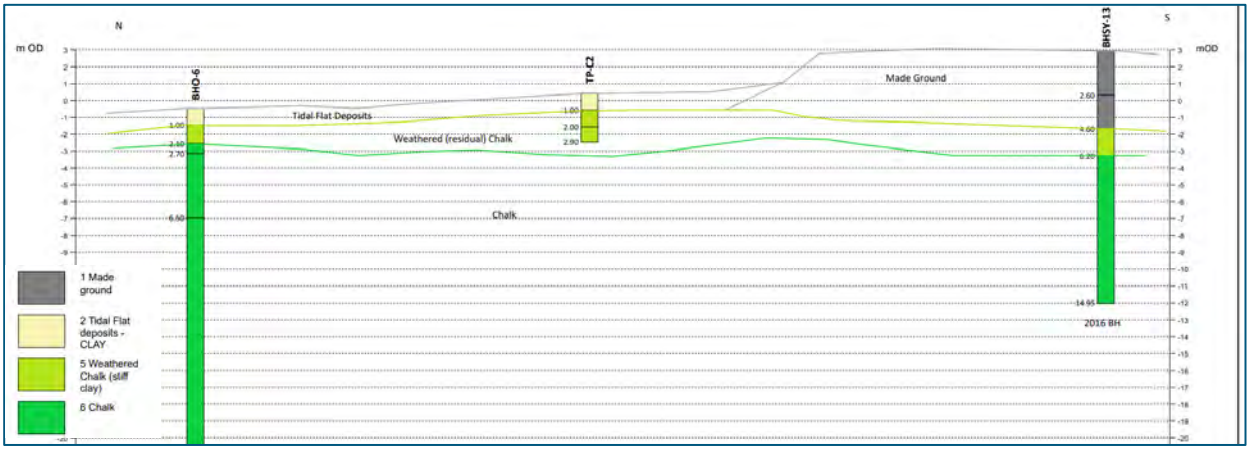


Figure 5-2: Typical cross section through the site of proposed development (left to right, from edge of rock armour to landside)

As part of the further review before detailed design, multiple combinations of geological cross sections have been drawn across the site utilising different available ground investigation points. This review has indicated that the site geology is fairly consistent along the extent of the proposed reclamation and revetment slope and so a simplified representative soil stratigraphy can be adopted. The following table lists out the material unit, elevation and thickness of the representative stratigraphy:

Table 5-1: Adopted representative stratigraphy for detailed design

Material ID	Material Name	Top Elevation of Strata (mOD)	Bottom Elevation of Strata (mOD)	Layer Thickness (m)
SU1	Made Ground (Land only)	+3.0	-0.5	3.5
SU2	Tidal Flat Deposits	-0.5	-1.5	1.0
SU5	Residual Chalk	-1.5	-3	1.5
SU6a	Structureless Weathered Chalk	-3	-11	8.0
SU6b	Structured Weathered Chalk	-11	N/A	N/a

5.1.2 Characteristic Geotechnical Parameters

The following characteristic geotechnical parameters were suggested in the previous GIR:

Table 5-2: Characteristic geotechnical parameters in the GIR (RHDHV, 2024)

Stratum unit	Bulk unit weight, γ_b	Saturated unit weight, γ_{sat}	Undrained shear (compressive) strength, c_u	Drained cohesion, c'	Drained angle of friction, φ'_{peak}	Undrained Young's modulus, E_u	Drained Young's modulus, E'
	kN/m³	kN/m³	kPa	kPa	°	MPa	MPa
SU1 (MG)	17	18	20	0	28	2.0–2.4	1.2–1.4
SU2 (TFD)	16	16	20	0	26	4.0–4.8	2.4–2.8
SU5 – (Res Chalk)	–	19	60	0	30	10 – 12	6 – 7
SU6a (Chalk)	–	20	125	0	28	–	25
SU6b (Chalk)	–	20	(1500)	10	34	–	150

Tidal Flat Deposits (SU2) is a soft clay and Residual Chalk (SU5) is a firm to stiff clay. Upon further review of available geotechnical data, the recommended undrained shear strengths (C_u) of 20 kPa and 60 kPa for these two layers respectively are likely to reflect the undrained strengths in the landside areas and are not considered to be representative for the Tidal Flat Deposits seaward of the existing reclaimed area which will govern the design of the reclamation and edge revetment structure. It should be noted that no laboratory tests were undertaken on Tidal Flat Deposit soil samples and so soil parameters have been determined using correlations with SPT in situ tests. A typical C_u/N factor of 4.5 has been assumed. As indicated in Figure 5-1 previously, the locations with SPTs are highlighted in yellow. The correlated values have been separated into two plots based on the location of the boreholes (landside and offshore). Figure 5-3 below summarises the correlated undrained shear strength values and some observations. The x-axis of the plots represents undrained shear strength (C_u), and the y-axis represents the elevation in mOD.

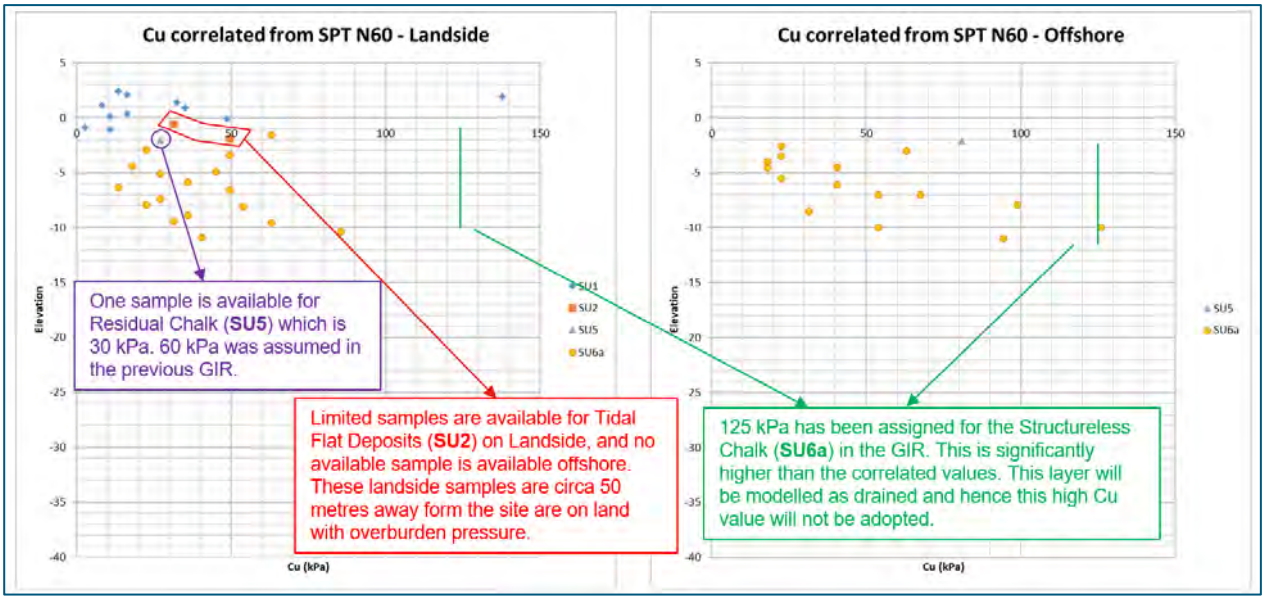


Figure 5-3: Undrained Shear Strength correlated from available SPT values

Following a review of the available information the suggested soil strength for the Tidal flat deposits (SU2) has been modified to an undrained shear strength of 8 kPa for the material encountered seaward of the current landside edge and remain as 20 kPa for the landside areas. Similarly, the undrained strength of the Residual Chalk in the seaward areas, has been reduced to 30 kPa. It should be noted that both Structureless Weathered Chalk (SU6a) and Structured Weathered Chalk (SU6b) will be modelled as drained in the design analyses, the undrained shear strengths are only provided for reference based on the previous GIR. Due to the limited test data, the Drained Young's Modulus of Structured Weathered Chalk (SU6b) has been conservatively adjusted from 150 MPa to a range of 80 to 120 MPa.

Table 5-3 below summarises the adopted characteristic geotechnical parameters for detailed design.

Table 5-3: Adopted characteristic geotechnical parameters for detailed design

Unit	Bulk unit weight, γ_b	Saturated unit weight, γ_{sat}	Undrained shear (compressive) strength, c_u	Drained cohesion, c'	Drained angle of friction, φ'_{peak}	Undrained Young's modulus, E_u	Drained Young's modulus, E'
	kN/m³	kN/m³	kPa	kPa	°	MPa	MPa
SU1 (MG)	17	18	20	0	28	2.0 – 2.4	1.2 – 1.4
SU2 (TFD)	16	16	20 kPa landside, 8 kPa overwater	0	26	4.0 – 4.8 landside, 2.0 - 3.0 overwater	2.4 – 2.8 landside, 1.5 - 2.0 overwater
SU5 – (Res Chalk)	–	19	30	0	30	10 – 12	6 – 7
SU6a (Chalk)	–	20	125	0	28	–	25
SU6b (Chalk)	–	20	(1500)	10	34	–	80–120

Table 5-4 below lists out the consolidation and settlement characteristics parameters which will be adopted for detailed design. These values are the same as those recommended in the previous GIR apart from the Compression index (C_c) of Tidal Flat Deposits (SU2) where a higher value is assigned. It is anticipated that this stratum on the waterside would have a lower actual in-situ over consolidation ratio and hence a higher compression index.

The Coefficient of volume compressibility m_v of the compressible materials were assigned with reference to the previous GIR. The ranges were given based on engineering judgement and available literature due to the lack of location specific laboratory test data. It is anticipated that the actual in-situ compressibility of these materials, especially for the strata that are overwater, is likely to be higher. Therefore, these assumptions will need to be verified during the construction stage when monitoring data becomes available, and the compressibility parameters should be updated accordingly to reflect actual field conditions.

Table 5-4: Adopted consolidation and settlement characteristics for detailed design

Unit	Coefficient of volume compressibility m_v (m^2/MN)	Coefficient of consolidation, c_v (m2/yr)	Compression index, C_c	Re-compression index, C_r	Over consolidation ratio, OCR	Permeability k_v (m/s)
SU1 (MG)	0.05 – 0.3	1 – 10	0.1	0.02	1 – 2	1 x 10^{-9}
SU2 (TFD)	0.05 – 0.3	1 – 10	0.1 landside, 0.3 overwater	0.02	1	1 x 10^{-9}
SU5 – (Res Chalk)	0.05 – 0.1	10 – 20	0.04	0.008	2 – 5	1 x 10^{-7}
SU6a (Chalk)	0.01 – 0.1	40	0.01	0.002	n/a	2.5 x 10^{-8}
SU6b (Chalk)	SU6 below −11 mOD assumed to be incompressible					

5.2 Proposed Geotechnical Design and Assumptions

To construct the final configuration of the BCA and the Rock Revetment Structure, the reclamation will be required to be constructed in stages to enable the underlying soils to gain sufficient strength before the next filling stage is undertaken. This staged construction will also form a temporary working platform for the construction plant necessary to form the permanent works. The permanent works is understood to have a design life of 100 years.

To ensure that sufficient bearing capacity and stability are provided for the reclamation and edge slope, the construction should be carried out in three lifts of fill placement with hold period in between to facilitate the increase of shear strength due to consolidation of the soft material, particularly the Tidal Flat Deposits (SU2) and Residual Chalk (SU5) strata. In this section, the critical geotechnical design configuration, construction sequence based on geotechnical considerations and relevant assumptions will be discussed.

Certain assumptions are made regarding the construction methodology and plant which will be used as part of the construction process. The Contractor should satisfy himself that the working platform edge distance restrictions are sufficient for the intended construction plant to be used.

In section 5.3 and 5.4 below, the design methodology and analysis results that support the determination of the construction sequence and relevant assumptions listed in this chapter will be presented and discussed.

5.2.1 Critical Geotechnical Design Section

A set of drawings were produced by RHDHV in 2023 outlining the adopted configuration of the BCA and the rock revetment. The drawings are as follows:

- PC3679-RHD-XX-ZZ-DR-C-2000: Layout plan of the proposed structure
- PC3679-RHD-XX-ZZ-DR-C-2011 & PC3679-RHD-XX-ZZ-DR-C-2012: Cross sections of the proposed structure

We have selected cross section D-D from drawing PC3679-RHD-XX-ZZ-DR-C-2012 as our representative geotechnical design section as this location contains the maximum extent and thickness of deposited fill material, which creates the most critical loading conditions for the soft material beneath. Section D-D is presented in below.

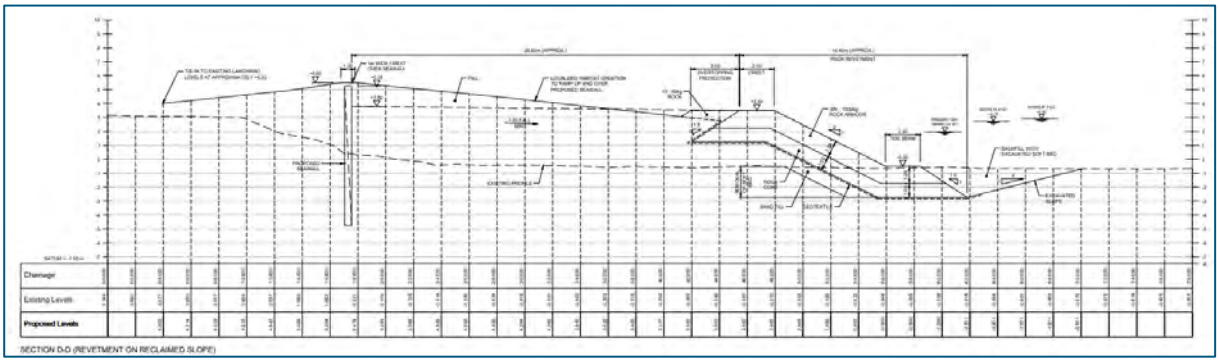


Figure 5-4: Section D-D from PC3679-RHD-XX-ZZ-DR-C-2012 adopted as critical geotechnical design section

The other proposed element is the formation of the East Barge habitat. However, upon further review on the drawings and available topography surveys, it is noted that the extent of fill to be deposited in the area will be minimal (circa 0.5 to 1 metre). Therefore, it is determined that the design at this location is not governed by geotechnical considerations.

5.2.2 Construction Sequence considering Geotechnical Aspects

The proposed construction sequence and key design requirements considering the geotechnical aspects is presented in Table 5-5 below. A geotextile is required to be placed prior to the first, stage 1 reclamation layer is placed, to provide a separator layer and as a reinforcing geotextile at the base of the reclamation fill. All slopes shall be limited to a maximum gradient of 1 Vertical: 2 Horizontal.

During design development a construction sequence was initially assumed to develop the solution. Following discussions with the Contractor to discuss the proposed scheme, it was requested that an alternative sequence was considered to avoid the need for excavation of the soft soil below the revetment toe. Both options are presented in the following sections and are referred to as follows:

- **Original construction sequence** - requires the soft soil to be removed prior to placing the revetment toe (construction sequence shown in Table 5-5).

- **Alternative construction sequence** - initially constructs the edge rock structure by pressing rock fill through the soft silts at seabed level (construction sequence shown in Table 5-6).

The alternative approach to construct the rock revetment minimises the need for dredging but there is also greater uncertainty that the rock will fully penetrate the soft layers. This may result in local instability and higher settlements than the originally proposed construction sequence. The alternative construction sequence is suggested to commence with 300-1000kg rock pressed into soft bed starting from the western landside edge of the reclamation footprint, forming a rock toe embankment with a circa 7-metre-wide platform. The rock embankment is expected to penetrate into the design hard stratum at approximately -2.75 mOD which will then form the base of the rock toe of the revetment.

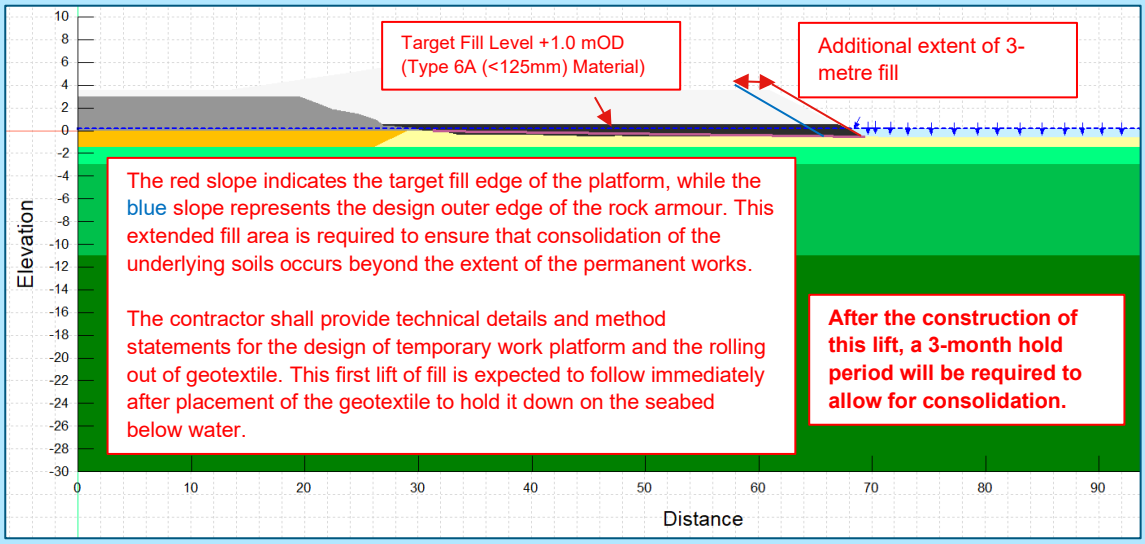
This approach presents risks associated with the unpredictable behaviour of the displaced soft clay and rock mixture, which could lead to potential ground instability during construction and uncertainty in achieving the required toe geometry. The Contractor shall provide detailed consideration to the construction approach

to ensure that the requirements set out in the main approach are met and shall submit appropriate method statement and risk assessment to the Designer.

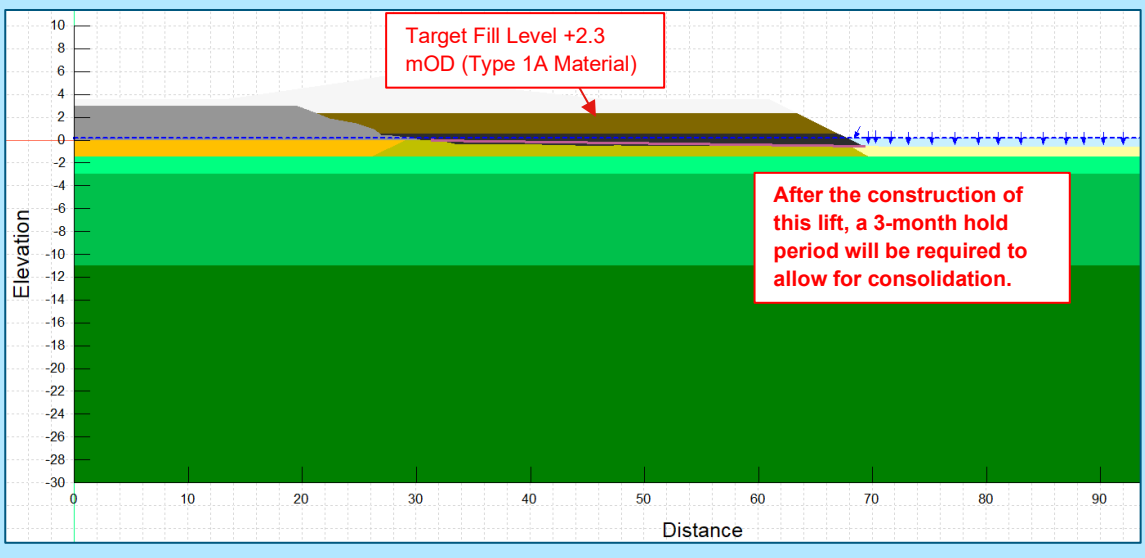
Table 5-5 and Table 5-6 below, provide the original and alternative construction sequences respectively adopted in the design calculations.

*Table 5-5: Proposed **Original construction sequence** and key design requirements considering geotechnical aspects*

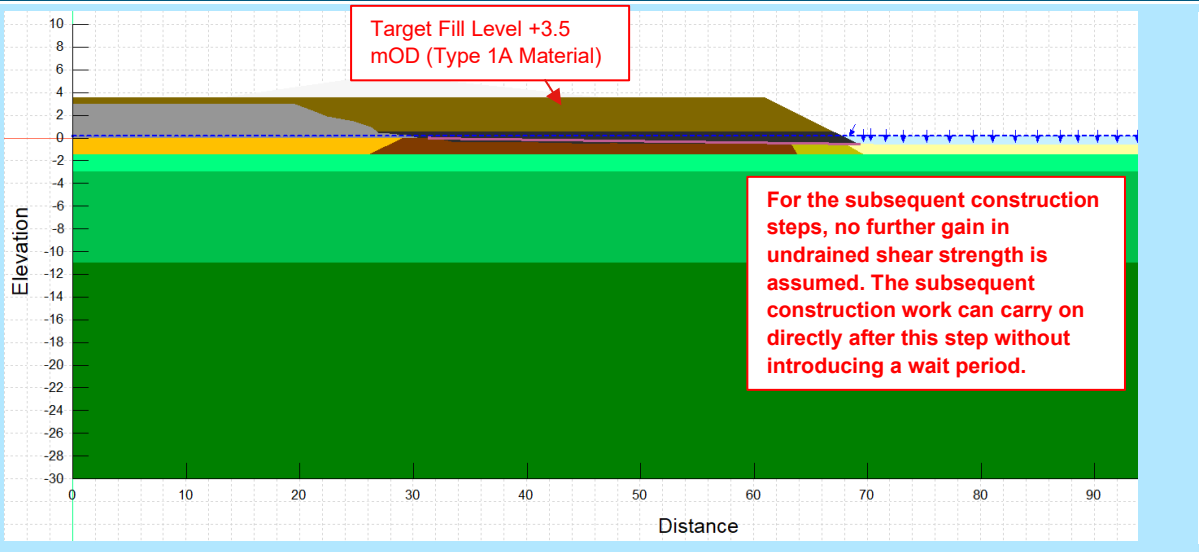
Phase 1: Roll out of geotextile and raise first lift of fill to +1.0 mOD



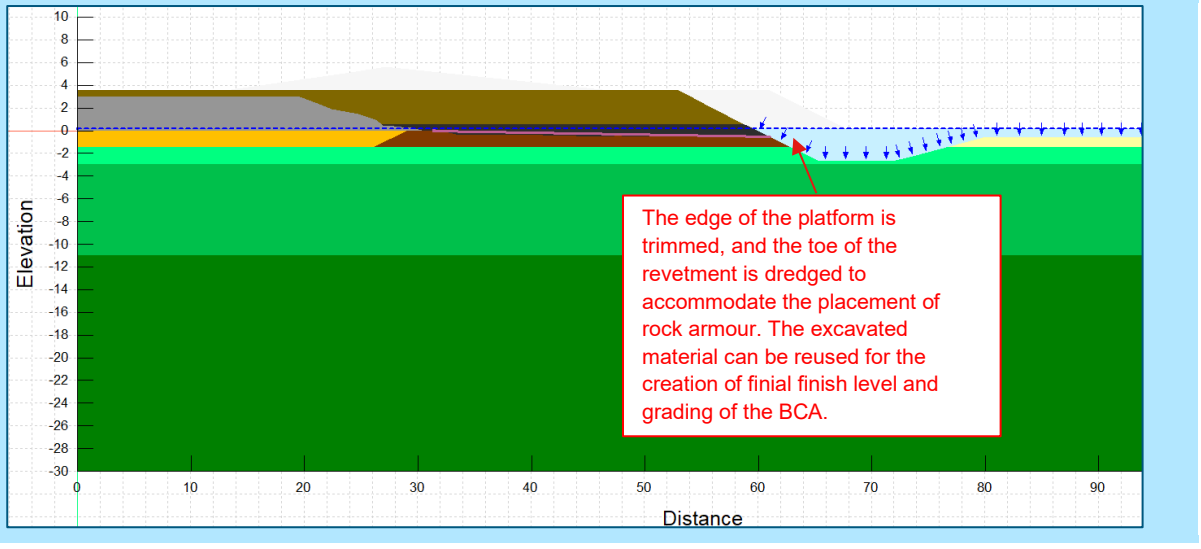
Phase 2: Raise second lift to +2.3 mOD



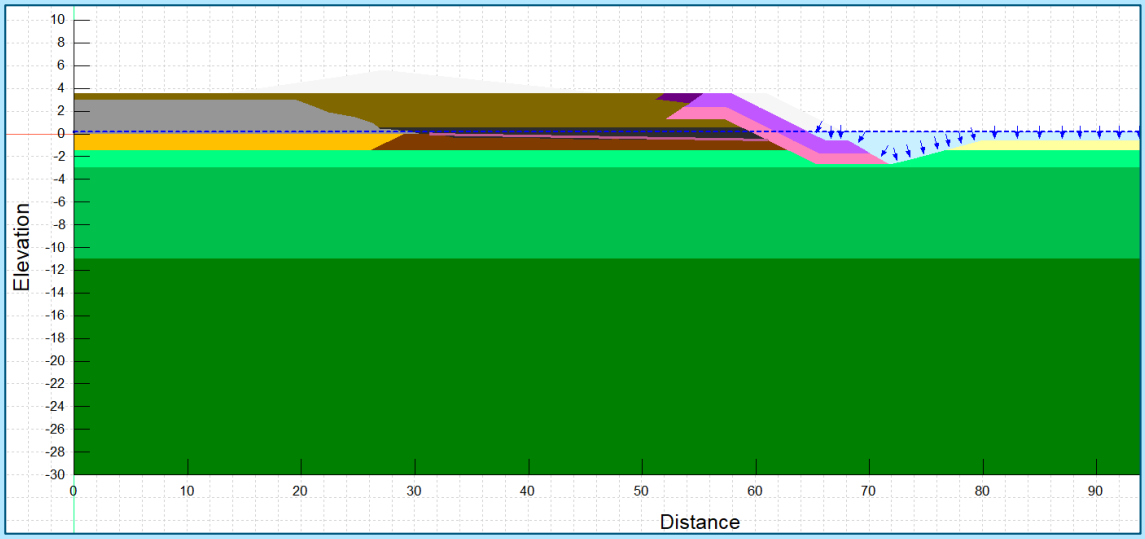
Phase 3: Raise third lift to +3.5 mOD



Phase 4: Trim platform edge and dredge toe of revetment



Phase 5: Construct Rock Armour



Phase 6: Construct Final Configuration of BCA

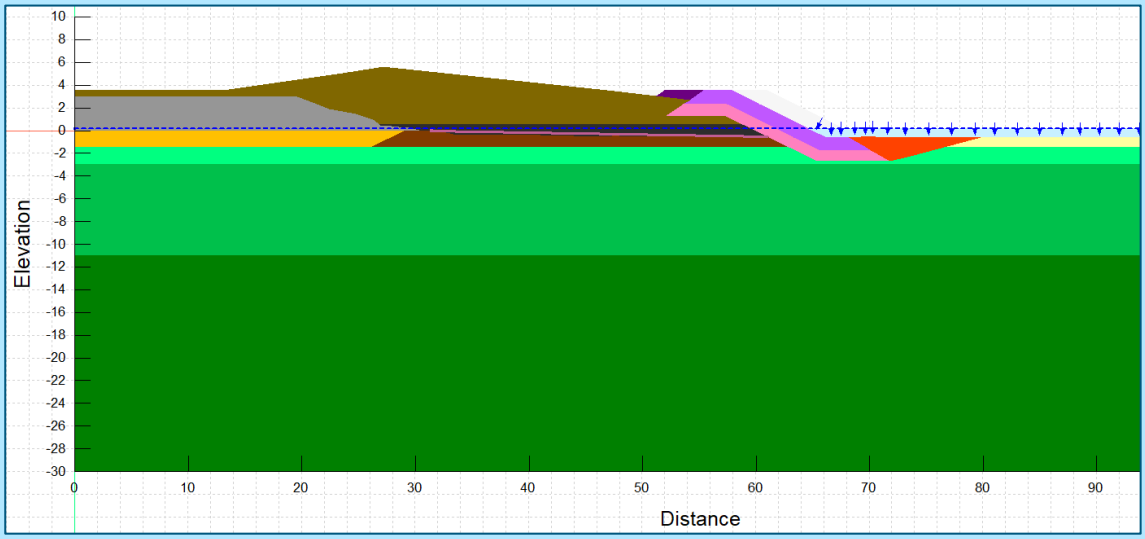
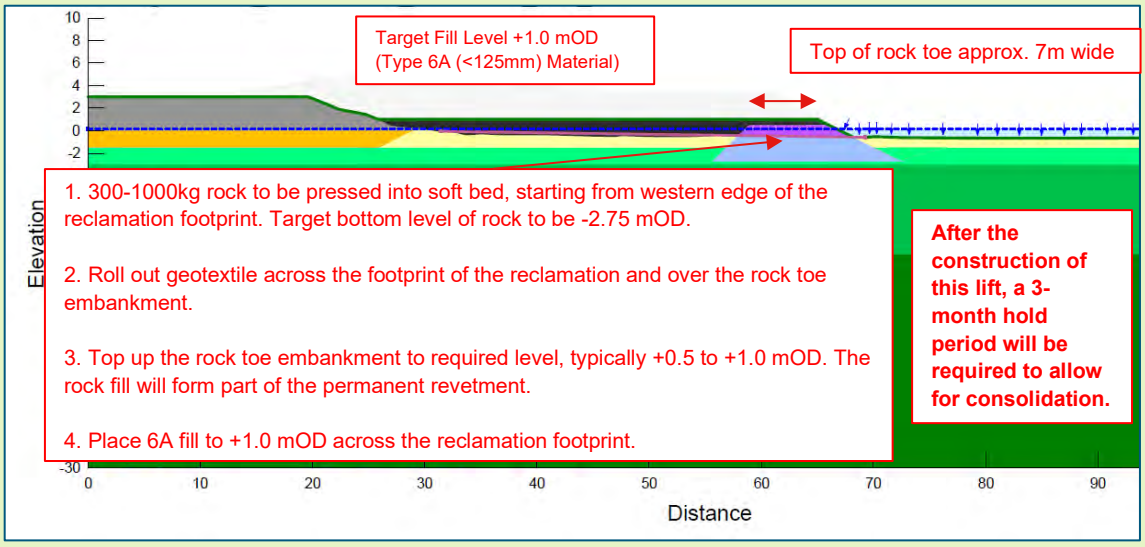


*Table 5-6: Indicative **Alternative construction sequence** and key design requirements considering geotechnical aspects*

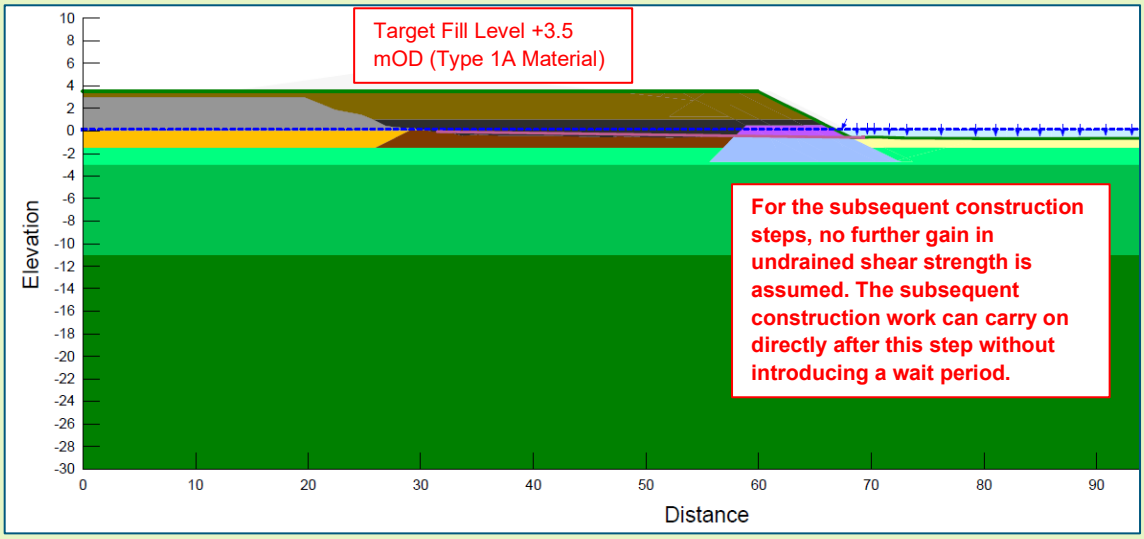
Alternative Phase 1: Construct rock toe embankment and initial lift to +1.0 mOD



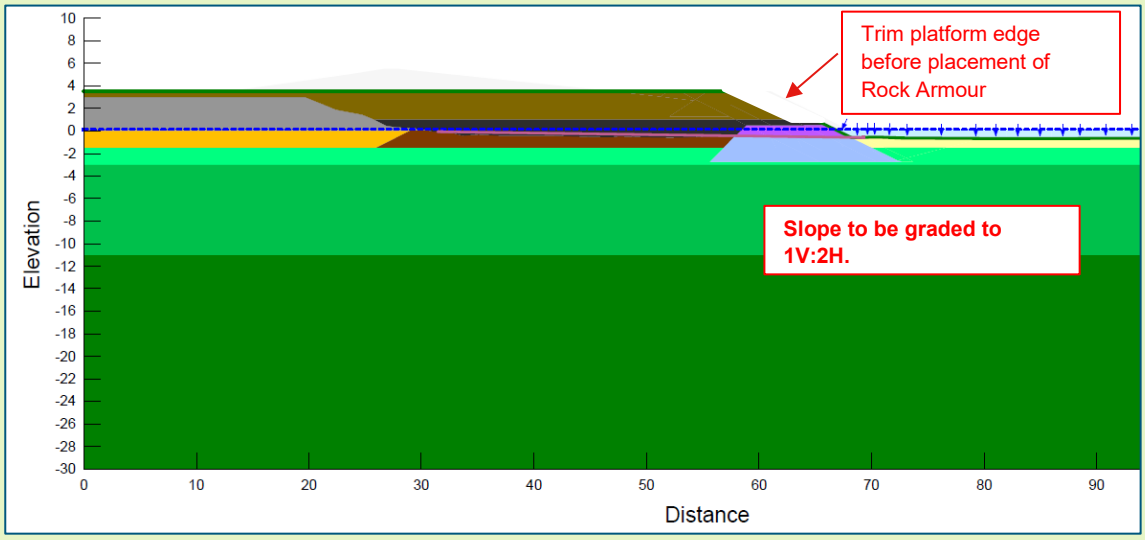
Alternative Phase 2: Raise second lift to +2.3 mOD



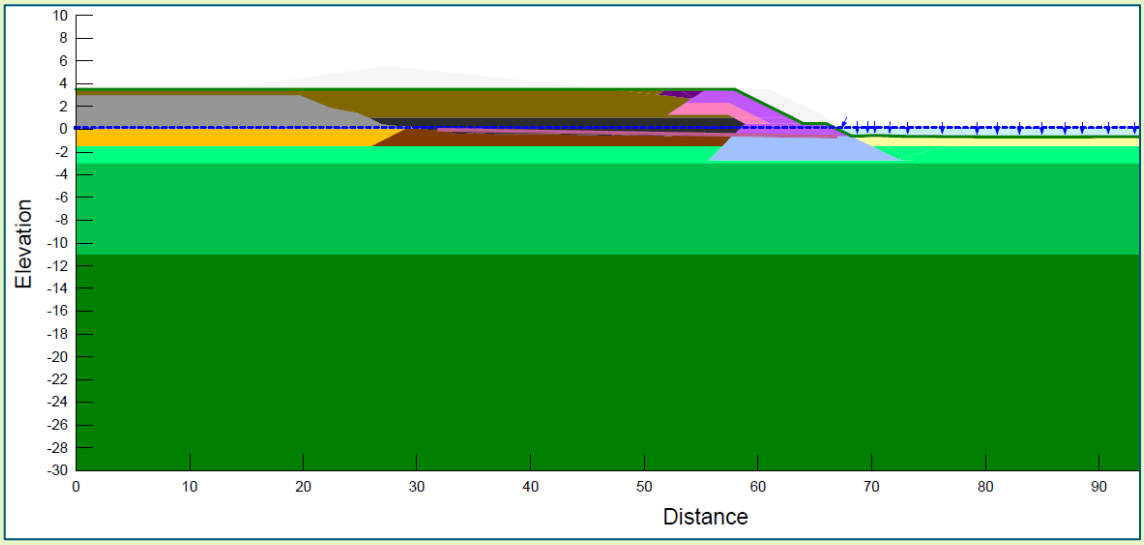
Alternative Phase 3: Raise third lift to +3.5 mOD



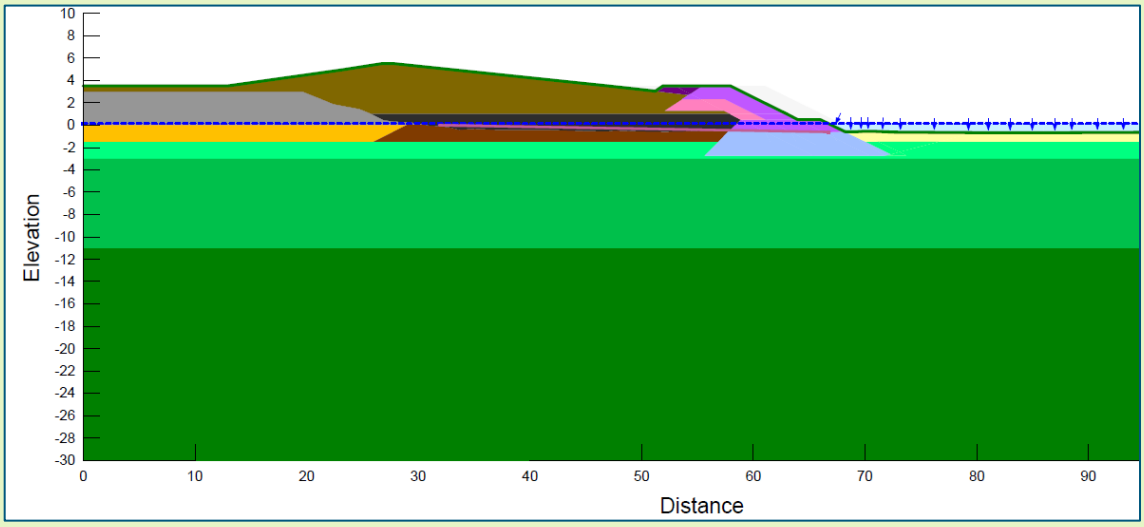
Alternative Phase 4: Trim platform edge granular fill above rock toe embankment



Alternative Phase 5: Construct Rock Armour



Alternative Phase 6: Construct Final Configuration of BCA



5.2.3 Assumptions for Design Loads

The following characteristic values of loads imposed on the platform were assessed based on typical construction plant adopted in similar reclamation work. The footprint loads represent the average pressure exerted on the ground based on the overall size and weight of the plant while the punching ground pressures represent the maximum possible pressure exerted on the ground induced by the track. For details regarding the dimensions of the overall size and the track of the plant, please refer to the manufacturers' specification sheet. Construction should be carried out using equipment comparable to the items specified below. The Contractor should undertake his own checks for his chosen plant especially where more critical alternative equipment is employed. In these instances, the design calculations may also need to be checked and updated accordingly.

Table 5-7: Design characteristic loads imposed on the platform based on assumed construction plant and machineries

Plant	Model	Footprint Loads (kPa)	Track Dimension (W x L, m)	Punching Ground Pressure (kPa)
Bulldozer	D6T	23	0.6 x 5.0	43
Dump Truck	B20E	25	0.6 x 3.0	309
Long Reach Excavator	ZX490	30	0.5 x 5.0	60

5.2.4 Assumptions for Geotextile

The following minimum requirements for the geotextile have been used in the design:

Table 5-8: Design assumptions of geotextile

Geotextile Property	Required Characteristics
Geotextile Type	Biaxial
Tensile Strength (BS EN ISO 10139 wide-width tensile test)	>=100 kN/m in machine direction (MD) & cross direction (CD)
Seam strength	>=60 kN/m in cross direction (CD) – Seam should not affect tensile strength in the principal direction (the principal direction is perpendicular to the revetment alignment in a landside to seaside direction)
Creep Reduction Factor	1.34
Installation Damage Reduction Factor (D_{max}=125mm)	1.24

It is noted that the design is only valid based on these presented reduction factors for the geotextile and fill materials specified. These should be treated as minimum values. If alternatives are proposed, the design may need to be checked / updated accordingly.

5.2.5 Assumptions for Increase of Undrained Shear Strength

The table below sets out the assumed characteristic values of the undrained shear strength of the soft material throughout the initial three phases construction sequence, considering that it could gain additional strength due to consolidation. The following observations and assumptions are noted:

- The initial values are the same as the characteristic values mentioned in Table 5-3 which represent the existing site conditions.
- Due to the relative thin depth of the soft strata, it is assumed that they can consolidate effectively without the need of additional prefabricated vertical drains (PVDs).
- The additional gain of strength was only considered in the uppermost soft layer (Tidal Flat Deposits, SU2).

Table 5-9: Characteristic values of Tidal Flat Deposits undrained shear strength throughout the construction period

Sequence	Strata	Undrained Shear Strength at the start of Phase (kPa)	Wait Period for 90% Consolidation (Months)	Undrained Shear Strength at the end of Wait Period (kPa)
Phase 1 (Raise to +1.0 mOD)	Tidal Flat Deposits (SU2)	8	3 months	14
Phase 2 (Raise to +2.3 mOD)		14	3 months	20
Phase 3 (Raise to +3.5 mOD)		20	Not assumed	No strength gain assumed

5.2.6 Assumptions for Fill Material Characteristics

Five types of granular and rock fill materials are required in this project. The design has been carried out on the basis that the fill could exhibit the characteristic geotechnical parameters as demonstrated in Table 5-9 below.

For the alternative construction approach described in 5.2.2, 300-1000 kg rock fill is expected to be pushed into the soft to form the rock toe. The displaced material is considered to be a mixture of soft clay and rock and will be considered as a weaker material for the purpose of modelling.

Table 5-10: Required geotechnical properties of fill and reworked materials

Material	Saturated unit weight, γ_{sat} (kN/m^3)	Undrained shear (compressive) strength, c_u	Effective cohesion c' (kPa)	Angle of friction, φ'_{peak} (°)
Type 6A* Fill	21	-	0	36
Type 1A Fill	20	-	0	33
Reworked Soft Clay Fill#	16	5	0	20
10-60 kg Rock Fill	20	-	5	36
Rock Core Fill	19	-	0	35
300-1000 kg Rock Armour	20	-	10	38
Displaced soft clay and rock fill mixture	18	-	1	30

** Type 6A material modified to limit the maximum particle size to <=125mm*
 # Material either placed or naturally infilling the excavation in front of the revetment toe over time.

5.3 Geotechnical Design Methodology

The design methodology is referenced from section 8.3 of BS8006-1 – Reinforced embankments over soft and very soft foundation soils. In accordance with the standard, the following table sets out the limit states to be checked:

Table 5-11: Design Limit States checked in accordance with BS8006-1

Category	Limit State Type	Analysis Method
Ultimate Limit State	Local Stability of the Embankment Fill	Spreadsheet
	Rotational Stability of the Embankment	SLOPE/W
	Lateral Sliding Stability of the Embankment Fill	Spreadsheet
	Foundation Extrusion Stability	Spreadsheet
	Overall Stability	SLOPE/W
Serviceability Limit State	Excessive Strain in the Reinforcement	PLAXIS
	Settlement of the Foundation	Spreadsheet

The objective of these analyses is to verify the staged construction sequence under the assumed conditions as described previously.

Rotational and overall stability analyses were performed using GeoStudio SLOPE/W (version 2024.1) software by Seequent. The assessment adopted the Morgenstern-Price method, with slope slices defined using the entry and exit method. Partial factors in accordance with Eurocode 7 Design Approach 1 Combination 1 and Design Approach 2 Combination 2 were incorporated into the model. Overdesign factors were calculated for each critical stage throughout the defined construction sequence under both drained and undrained conditions.

For the other ultimate state analyses conducted according to BS8006:1, partial factors were applied to the geotechnical parameters during the assessment. Figure 5-5 which is an excerpt from Table 22 of BS8006:1 below summarises the advised partial factors. The adopted partial factors for each analysis are presented below in the sections regarding the assessment results regarding these ultimate limit states. For these ultimate limit state check cases, the over design factor shall exceed 1.0.

Table 22 **Summary of partial factors to be used in Section 8**

	Partial factors	Ultimate limit state	Serviceability limit state
Load factors	Soil unit mass, e.g. embankment fill	f_{fs} = 1.3	f_{fs} = 1.0
	External dead loads, e.g. line or point loads	f_f = 1.2	f_f = 1.0
	External live loads, e.g. traffic loading	f_q = 1.3	f_q = 1.0
Soil material factors	To be applied to tan ϕ'_{cv}	f_{ms} = 1.0	f_{ms} = 1.0
	To be applied to c'	f_{ms} = 1.6	f_{ms} = 1.0
	To be applied to c_u	f_{ms} = 1.0	f_{ms} = 1.0
Reinforcement material factor	To be applied to the reinforcement base strength	The value of f_m should be consistent with the type of reinforcement to be used and the design life over which the reinforcement is required (see **5.3.3** and Annex A)	
Soil/reinforcement interaction factors	Sliding across surface of reinforcement	f_s = 1.3	f_s = 1.0
	Pull-out resistance of reinforcement	f_p = 1.3	f_p = 1.0

A1 *NOTE See **6.2.2.2** and Table 12 for details of vehicle traffic loads.* A1

Figure 5-5: Partial factors adopted in ULS design according to BS8006:1 Table 22

The bearing capacity of the platform on the soft material has also been verified. The verification methodology was referenced from Equation (c) from Section 4-2 of Bowles (1997) Foundation Analysis and Design Fifth

Edition. When the top layer beneath the footing is soft and thin, the literature suggests that a lower bound solution considering soil squeezing failure should be checked in terms of bearing capacity The ultimate bearing capacity is expressed as follows:

$$q_{ult} = \bar{q} + 2c + 2c = 4c + \bar{q} \qquad (c)$$

Figure 5-6: Equation (c) from Section 4-2 of Bowles (1997) Foundation Analysis and Design Fifth Edition

Soil may squeeze from beneath the footing if this condition is not satisfied.

Additionally, the punch bearing capacity of the platform has also been checked against the loads of the assumed construction plant set out in Table 5-6. The design methodology was referenced from Appendix A of BR470 - Working platforms for tracked plant: good practice guide to the design, installation, maintenance and repair of ground-supported working platforms. Table 5-7 which is an excerpt from Table A3 of BR470 below summarises the load factor applied on the plant loads in the punch bearing capacity check. Case 1 refers to the loading conditions when the plant is unlikely to be aided by the operator during an imminent platform failure, where Case 2 refers to the loading conditions where the plant can be controlled and aided by the operator during an imminent platform failure.

Table A3 Values for loading factors γ_q

Loading condition	Platform required	
	No	Yes
Case 1	2.0	1.6
Case 2	1.5	1.2

Figure 5-7: Load factors applied on plant loads adopted in Punch Bearing Capacity check of the working platform

The objective of this analysis is to identify the appropriate thickness of the platform required for the plant to be operated.

The aim of these checks is to demonstrate the feasibility of the proposed construction methodology. The Contractor must make his own assessment for any temporary working platform using his intended plant. Proposed platform details and construction methodologies must be provided by the Contractor to the designer, with adequate time for review, prior to works commencing.

5.4 Analysis Results

The analysis results regarding the Ultimate Limit States are presented in 5.4.1 below, and the results for the Serviceability Limit State are presented in 5.4.2 below. Section 5.4.3 and 5.4.4 present the results of the bearing capacity of the platform against squeeze failure and punch bearing capacity respectively.

5.4.1 Ultimate Limit State

For the three ultimate limit states that were verified by the equations referenced from BS8006:1 and presented in section 5.4.1.1 to 5.4.1.3, it is considered that the governing conditions would be where the configuration of the fill is the most critical, i.e. after the completion of the final lift to +3.5 mOD. The following critical section is considered for local stability checks at the edge of the embankment:

Table 5-12: Critical parameters for ULS checks at the edge of the reclamation slope

Symbol	Represented Parameters	Adopted Value
H	Height of fill (m)	4.0
L_s	Horizontal length of side slope (m)	8.0
L_e	Effective length of reinforcement	8.0

As the geotextile in the design is anticipated to extend beyond the bound of the bottom of the side slope on the edge of the embankment, the horizontal length of the side slope and the effective length of the geotextile is assumed to be the same. Figure 5-8 below demonstrates the configuration of the third lift to +3.5 mOD aforementioned represented parameters are annotated on the figure for clarity.

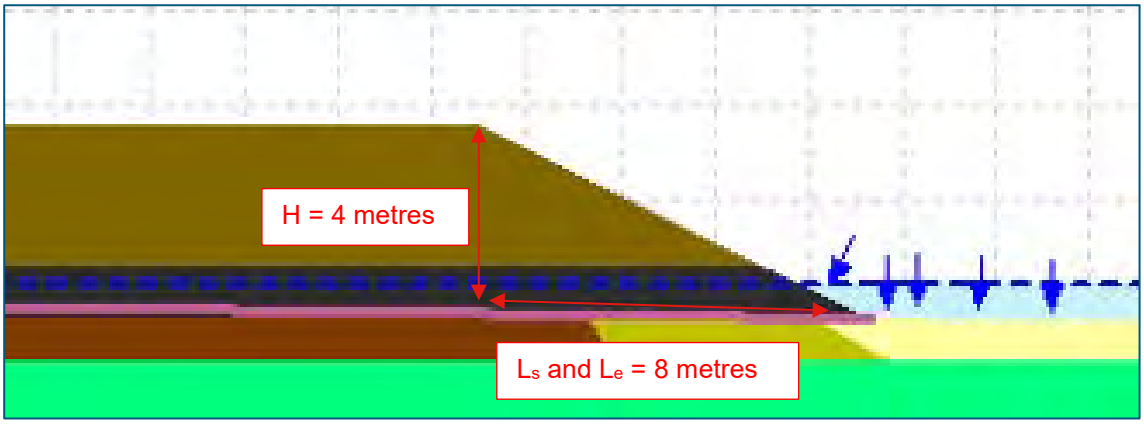


Figure 5-8: Adopted fill configuration parameters for ULS checks

5.4.1.1 Local Stability of the Embankment Fill

The local stability of the embankment side slope is given by:

$$\frac{H}{L_s} \leq \frac{\tan \varphi'_{cv}}{f_{ms}}$$

where:

Symbol	Represented Parameters	Adopted Value
H	Height of fill (m)	4
L_s	Horizontal length of side slope (m)	8
φ'_{cv}	Effective angle of friction of fill (°)	35
f_{ms}	Partial factor applied to $\tan \varphi'_{cv}$	1

The calculation yields:

Component	Results
$\frac{H}{L_s}$	0.563
$\frac{\tan \varphi'_{cv}}{f_{ms}}$	0.700 ≥ 0.563
Therefore, the local stability ultimate limit state is acceptable.	

5.4.1.2 Lateral Sliding Stability of the Embankment Fill

To prevent horizontal sliding of the fill, the minimum reinforcement bond length at the side slope is given by:

$$L_e \geq \frac{0.5K_aH\left(f_{fs}\gamma H + 2f_q w_s\right)f_s f_n}{\gamma h \frac{a' \tan \varphi'_{cv}}{f_{ms}}}$$

where:

Symbol	Represented Parameters	Adopted Value
L_e	Reinforcement bond length at the side slope (m)	8
K_a	Active earth pressure coefficient	0.271
H	Height of fill (m)	4
γ	Unit weight of fill (kN/m^3)	20
w_s	Surcharge intensity on top of fill (kN/m^2)	10
f_{fs}	Partial factor for soil unit weight	1.3
f_q	Partial factor for applied loads	1.3
f_s	Partial factor for reinforcement sliding resistance	1.3
f_n	Partial factor for governing the economic ramifications of failure	1
h	Average height of fill above the reinforcement length (m)	2.25
φ'_{cv}	Effective angle of friction of fill (°)	35
f_{ms}	Partial factor applied to $\tan \varphi'_{cv}$	1
a'	Interaction coefficient of fill and reinforcement	0.78

The calculation yields:

Component	Results
$\frac{0.5K_aH\left(f_{fs}\gamma H + 2f_q w_s\right)f_s f_n}{\gamma h \frac{a' \tan \varphi'_{cv}}{f_{ms}}}$	4.6 ≤ 8.0
Therefore, the lateral sliding ultimate limit state is acceptable.	

5.4.1.3 Foundation Extrusion Stability

To prevent foundation extrusion, the minimum necessary side slope length is given by:

$$L_s \geq \frac{\left(f_{fs}\gamma H + f_q w_s - \frac{4C_u}{f_{ms}}\right)z_c}{\frac{(1 + a'_{bc})C_u}{f_{ms}}}$$

where:

Symbol	Represented Parameters	Adopted Value
L_S	Horizontal length of side slope (m)	8
C_u	Undrained Shear Strength of soft material at Final Configuration (kPa)	20
H	Height of fill (m)	4
γ	Unit weight of fill (kN/m^3)	20
w_s	Surcharge intensity on top of fill (kN/m^2)	10
f_{fs}	Partial factor for soil unit weight	1.3
f_q	Partial factor for applied loads	1.3
f_s	Partial factor for reinforcement sliding resistance	1.3
f_{ms}	Partial factor applied to C_u	1
a'_{bc}	Interaction coefficient of fill and reinforcement	0.78
z_c	Depth of Soft Material	2.5

The calculation yields:

Component	Results
$\frac{\left(f_{fs}\gamma H + f_q w_s - \frac{4C_u}{f_{ms}}\right) z_c}{\frac{(1+a'_{bc})C_u}{f_{ms}}}$	$2.9 \leq 8.0$
Therefore, the foundation extrusion limit state is acceptable.	

5.4.1.4 SLOPE/W Rotational and Overall Stability Analysis

The following table sets out the stages of construction where the rotational and overall stability were modelled and analysed in SLOPE/W. The analyses cover the main recommended approach and some stages of the alternative approach.

Table 5-13: SLOPE/W check cases for rotational and overall stability analysis

Case ID	Representative Construction Phase	Critical Load Cases Analysed	
		Recommended Approach	Alternative Approach
1	Rolling out of Geotextile	Excavator on existing landside slope	-
2.1	Initial Lift to +1.0 mOD with 6A material	Bulldozer on the platform	Bulldozer on the platform
2.2	Second Lift to +2.3 mOD with 1A material	Excavator on the platform	Excavator on the platform
2.3	Third Lift to +3.5 mOD with 1A material	Excavator on the platform	Excavator on the platform
3	Initial Edge Trim and Toe Dredging	Excavator on the platform	-
4	Complete Edge Trim and Toe Dredging	Excavator on the platform	-

5.1	Construct Rock Armour (Top Rock Armour Slope Check)	Dump Truck and Excavator alongside on the platform	Dump Truck and Excavator alongside on the platform
5.2	Construct Rock Armour (Bottom Rock Armour Slope Check)	Dump Truck and Excavator alongside on the platform	Dump Truck and Excavator alongside on the platform
6.1	Construct Final Configuration (Rock Armour Slope Check)	UDL of 10 kPa across platform	UDL of 10 kPa across platform
6.2	Construct Final Configuration (Habitat Slope Check)	UDL of 10 kPa across platform	UDL of 10 kPa across platform

The configuration of the geotextile, and the improvement of the shear strength profile have been modelled with the assumptions as listed in Table 5-7 and Table 5-8 respectively.

Table 5-13 below summarises the load restriction extents based on the results of the SLOPE/W rotational and overall stability analyses. The extents presented represent the distance behind the leading edge of the reclaimed platform the plant shall remain behind during construction, such that a minimum overdesign factor of 1.0 could be reached in terms of rotational and overall stability. The Contractor should undertake his own checks on the temporary stability of the edge slopes based on his chosen plant and proximity limits to the slope edge. If the plant sizes change significantly the then the calculations presented in this design report may need to be reviewed / updated.

Table 5-14: Load restrictions for plant in each construction stage based on the results of rotational and overall stability analyses

Case ID	Representative Construction Phase	Construction Plant Type		
		D6T Bulldozer	ZX490 Excavator	B20E Dump Truck
1	Rolling out of Geotextile	0.5m from landside edge	3m from landside edge	Not Permitted
2.1	Initial Lift to +1.0 mOD with 6A material	0.5m from leading edge	Not Permitted	Not Permitted
2.2	Second Lift to +2.3 mOD with 1A material	0.5m from leading edge	0.5m from leading edge	Not Permitted
2.3	Third Lift to +3.5 mOD with 1A material	0.5m from leading edge	0.5m from leading edge	Not Permitted
3	Initial Edge Trim and Toe Dredging	0.5m from built platform edge	0.5m from built platform edge	Not Permitted
4	Complete Edge Trim and Toe Dredging	1.5m from built platform edge	1.5m from built platform edge	Not Permitted
5.1	Construct Rock Armour	0.5m from outer edge of rock armour	0.5m from outer edge of rock armour	5m from outer edge of rock armour
5.2				
6.1	Construct Final Configuration	Anywhere on platform, 0.5m from outer edge of rock armour	Anywhere on platform, 0.5m from outer edge of rock armour	Not Permitted
6.2				

Cross sections with overdesign factor results of critical slip surfaces for each case are presented in Appendix B. A screenshot of the most critical case and its overdesign factor result is presented in Figure 5-9 below (Case 4 – DA1C2 – Undrained). It demonstrates that the excavator shall remain 1.5 metre behind the leading edge of the platform so that a sufficient overdesign factor can be reached (ODF to be >=1).

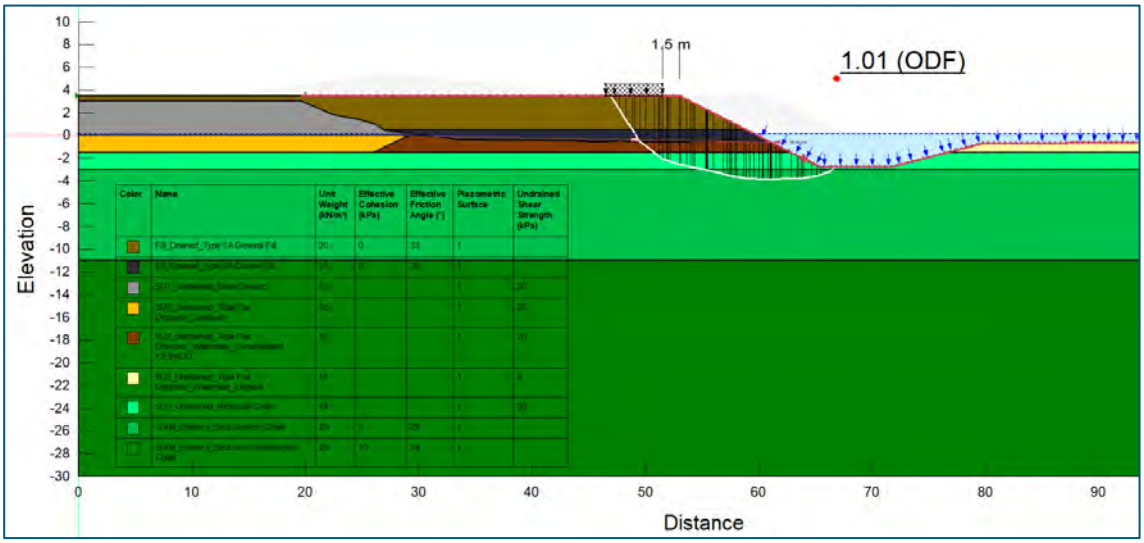


Figure 5-9: Critical slope stability case and ODF result - Case 4 - DA1C2 – Undrained

Table 5-14 below summarises the SLOPE/W overdesign factors of critical slip surfaces under the most critical plant loads (see Table 5-13) in all analysed cases for the recommended and alternative approach under DA1C1 and DA1C2, as well as Drained and Undrained conditions.

Table 5-15: Critical overdesign factors of all analysed slope stability cases obtained from SLOPE/W

Case ID	Representative Construction Phase	Overdesign Factor Results under most critical plant loads							
		Original recommended approach				Alternative approach			
		Undrained Condition		Drained Condition		Undrained Condition		Drained Condition	
		DA1C1	DA1C2	DA1C1	DA1C2	DA1C1	DA1C2	DA1C1	DA1C2
1	Rolling out of Geotextile	1.09	1.01	1.37	1.25	*	*	*	*
2.1	Initial Lift to +1.0 mOD with 6A material	1.44	1.12	1.41	1.12	1.87	2.02	1.80	1.92
2.2	Second Lift to +2.3 mOD with 1A material	1.13	1.05	1.30	1.05	1.67	1.59	1.61	1.53
2.3	Third Lift to +3.5 mOD with 1A material	1.15	1.04	1.31	1.04	1.37	1.33	1.48	1.37
3	Initial Edge Trim and Toe Dredging	1.10	1.01	1.30	1.15	N/A	N/A	N/A	N/A
4	Complete Edge Trim and Toe Dredging	1.10	1.01	1.30	1.15	N/A	N/A	N/A	N/A

Case ID	Representative Construction Phase	Overdesign Factor Results under most critical plant loads							
		Original recommended approach				Alternative approach			
		Undrained Condition		Drained Condition		Undrained Condition		Drained Condition	
		DA1C1	DA1C2	DA1C1	DA1C2	DA1C1	DA1C2	DA1C1	DA1C2
5.1	Construct Rock Armour (Top Rock Armour Slope Check)	1.28	1.17	1.47	1.17	1.54	1.39	1.65	1.46
5.2	Construct Rock Armour (Bottom Rock Armour Slope Check)	1.30	1.17	1.48	1.18	1.53	1.39	1.65	1.46
6.1	Construct Final Configuration (Rock Armour Slope Check)	1.66	1.66	1.79	1.54	1.91	1.88	1.94	1.88
6.2	Construct Final Configuration (Habitat Slope Check)	1.86	1.85	2.24	2.08	1.93	1.95	2.28	2.12

** Where analysis for construction stages was not undertaken for the Alternative construction sequence, they are deemed to provide an ODF equal to or better than the analysis undertaken for the original construction sequence.*

It can be noted that under DA1C2 undrained conditions, the design cases provide the most critical overdesign factor values. Therefore, the load restriction requirements listed in Table 5-13 are governed by this set of analyse.

It is also noted that the overdesign factors for the alternative approaches are also acceptable. However, as mentioned previously in section 5.2.6, the rock toe in the alternative construction approach involves pushing 300-1000 kg rock fill into the soft seabed with replaced material considered to be a mixture of soft clay and rock.

This alternative approach presents risks associated with the unpredictable behaviour of the displaced soft clay and rock mixture, which could lead to potential localised ground instability during construction and uncertainty in achieving the required toe geometry. Careful monitoring and supervision will be required during this construction process to push the rock through the overlying soft tidal flat deposits and achieve the required geometry. More rock may be required to be placed in areas of local instability.

These analyses are provided for reference only. If this approach is to be adopted, the contractor shall submit a detailed method statement and comprehensive risk assessment to inform the designer on how to minimise residual risks associated with the alternative construction approach.

5.4.2 Serviceability Limit State

5.4.2.1 Excessive Strain in Reinforcement

As a general guide, Clause 8.3.2.11 of BS8006:1 recommends that the maximum strain in the basal reinforcement should not exceed 5% for short term applications and 5% to 10% for long term conditions. For a basal reinforcement constructed over a soft sensitive foundation, the maximum allowable reinforcement strain shall be limited to typically less than 3%. To investigate the potential amount of strain

on the geotextile under the temporary working platform, a PLAXIS analysis was carried out. Figure 5-10 below demonstrates the layout of the PLAXIS model.

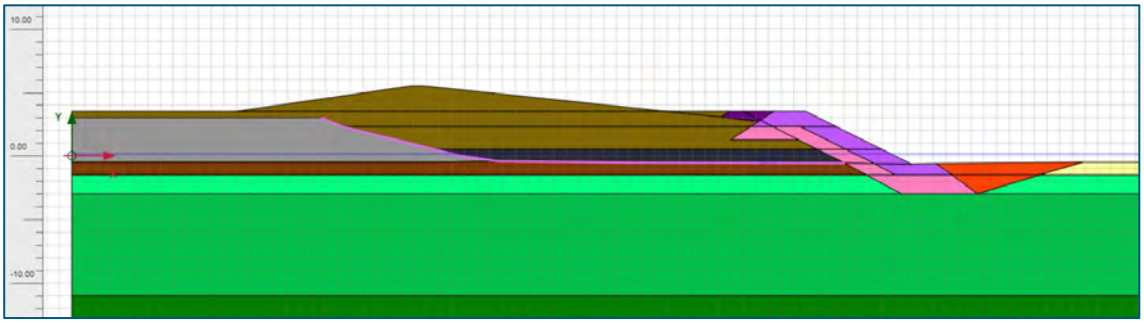


Figure 5-10: PLAXIS model for the investigation of reinforcement strain

The model outputs for the strain horizontal direction (X) and vertical direction (Y) of the geotextile reinforcement are presented in Figure 5-11 and Figure 5-12 below.

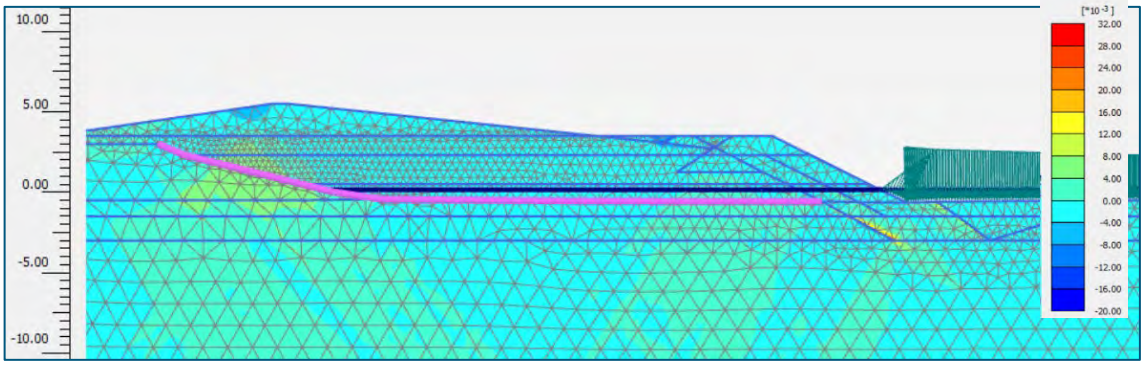


Figure 5-11: Estimated strain of geotextile in horizontal direction

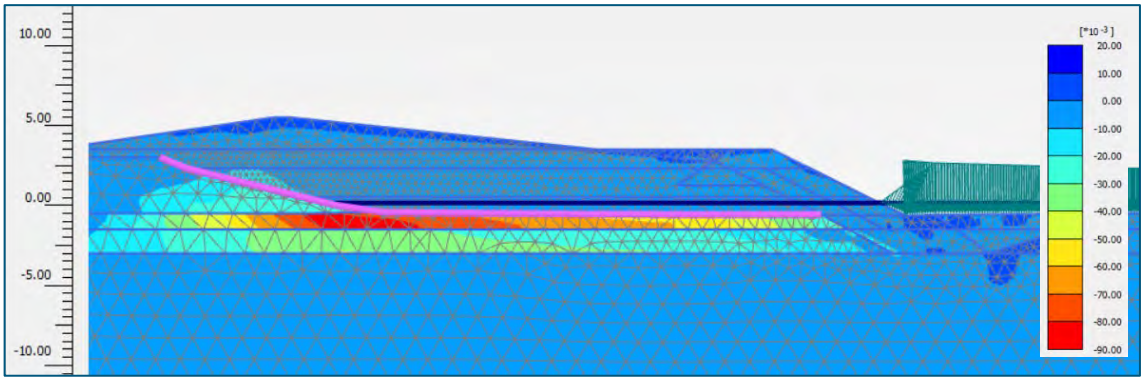


Figure 5-12: Estimated strain of geotextile in vertical direction

The results indicate that in the horizontal direction (X), the strain of the geotextile is estimated to vary between 0.40% to 1.20%. For the vertical direction (Y), it is shown to be between 2.0% to 8.0%. For both cases, the estimated strains are below the general limit of 5 to 10%.

The 3% strain limit from BS8006:1 is a general guidance given to permanent works where the reinforcement is anticipated to function throughout the serviceability lifespan of the structure. It is generally put in place to prevent excessive shear in the very soft foundation soil which would lead to excessive deformation. For the case of this design, the main purpose of the geotextile is to provide sufficient stability during the temporary work stage. As deformation is not believed to be a primary concern for a temporary working platform, the

range of strains captured in the model is likely acceptable as they are lower than the general 5 to 10% limit which is put in place to prevent near failure conditions. In addition, due to the temporary nature of this working platform where the strength of the reinforcement is not expected to be mobilised significantly following the establishment of the permanent BCA and rock revetment structure, the results of the strain are also likely acceptable, especially given that the strain in the horizontal direction, which is the principal machine direction of the geotextile, is well below the advised 3% limit.

5.4.2.2 Settlement Calculations

The design of the geotextile reinforcement beneath the reclamation has not been carried out with the intention of utilising it as a means to control the settlement of the platform, but mainly to ensure that sufficient stability can be provided during construction. As advised in clause 8.3.2.13 of BS8006:1, the presence of the basal reinforcement alone does not influence the settlement characteristics of the platform, and therefore the settlement analyses may be performed without considering any effects from the geotextile.

The main purpose of evaluating the settlement in this section is to provide a reference for estimating the material required to be compensated such that the elevation of the BCA and rock revetment can be maintained throughout its design life of circa 100 years.

It is anticipated that throughout the construction phase and the serviceability stage of the structure; the total settlements are governed by the following components:

- Consolidation Settlement of the Soft Materials (SU2, SU5 and SU6a)
- Creep Settlement of the Soft Materials
- Creep Settlement of the Fill

We are assuming that the immediate settlement of the ground is compensated during the construction process and hence it's not included here.

The following formula has been adopted to estimate the consolidation settlements of the soft material:

$$S_C = \left(\frac{C_c H}{1 + e_0}\right) \log\left(\frac{\sigma_0' + \Delta\sigma}{\sigma_0'}\right)$$

where:

Symbol	Represented Parameters	Adopted Values		
		Tidal Flat Deposits (SU2)	Residual Chalk (SU5)	Structureless Weathered Chalk (SU6a)
S_C	Consolidation Settlement (m)	-	-	-
C_c	Primary compression index	0.3	0.04	0.01
H	Thickness of unit	1.0	1.5	8.0
e_0	Initial void ratio	0.98	0.98	0.98
σ_0'	Effective overburden pressure (kPa)*	3.0 to 55.3	13.2 to 65.5	59.5 to 111.8
$\Delta\sigma$	Added vertical pressure (kPa)**	24.6 to 24.8	23.6 to 23.8	20.5 to 20.7

* The effective overburden pressure (σ'_0) is presented as a relatively wide range as it progressively increases with each construction lift of the proposed working platform.
** 1 Horizontal: 2 Vertical Stress Distribution method has been incorporated to the determination of added vertical pressure.

Table 5-15 below summarises the results of the consolidation settlement of the soft material units.

Table 5-16: Results of Consolidation Settlement of Soft Materials

Stage	Material	Consolidation Settlement (mm)	Total Stage Consolidation Settlement (mm)	Overall Total Consolidation Settlement (mm)
3 months after Fill Placement to +1.0 mOD	Tidal Flat Deposits (SU2)	146	165	251
	Residual Chalk (SU5)	13		
	Structureless Weathered Chalk (SU6a)	5		
3 months after Fill Placement to +2.3 mOD	Tidal Flat Deposits (SU2)	44	55	
	Residual Chalk (SU5)	7		
	Structureless Weathered Chalk (SU6a)	4		
3 months after Fill Placement to +3.5 mOD	Tidal Flat Deposits (SU2)	24	31	
	Residual Chalk (SU5)	4		
	Structureless Weathered Chalk (SU6a)	3		

For the creep settlement of the soft materials throughout the estimated 100-year design life, the following formula has been adopted in the calculations:

$$S_s = C_\alpha \frac{H}{1+e_0} \log\left(\frac{t}{t_p}\right)$$

where:

Symbol	Represented Parameters	Adopted Values		
		Tidal Flat Deposits (SU2)	Residual Chalk (SU5)	Structureless Weathered Chalk (SU6a)
S_s	Creep Settlement (m)	-	-	-
C_α	Secondary compression index	0.018	0.0024	0.0006
H	Thickness of soft material (m)	1.0	1.5	8.0
e_0	Initial void ratio	0.98	0.98	0.98
t	Assumed start time (years)	0.75		
t_p	Assumed end time (years)	100		

Table 5-16 below summarises the results of the creep settlement of the soft materials considering 100 years design life.

Table 5-17: Results of Creep Settlement of Soft Materials considering 100 years design life

Stage	Material	Creep Settlement (mm) in 100 years	Total Creep Settlement (mm) in 100 years
100 years after the primary consolidation	Tidal Flat Deposits (SU2)	19	28
	Residual Chalk (SU5)	4	
	Structureless Weathered Chalk (SU6a)	5	

For the creep settlement of the fill considering the assumed 100 years design life, the following formula has been adopted in the calculations:

$$S_s = C_\alpha H \log\left(\frac{t}{t_p}\right)$$

where:

Symbol	Represented Parameters	Adopted Values
S_s	Fill Creep Settlement (m)	-
C_α	Secondary compression index	0.01
H	Thickness of fill (m)	4.0
t	Assumed start time (years)	0.05
t_p	Assumed end time (years)	100

Table 5-17 below summarises the results of the creep settlement of fill considering 100 years design life.

Table 5-18: Results of Creep Settlement of Fill considering 100 years design life

Stage	Material	Stage Creep Settlement (mm)
3 months after Fill Placement to +1.0 mOD	General Fill Material (Considering Type 1A Material)	28
3 months after Fill Placement to +2.3 mOD		12
3 months after Fill Placement to +3.5 mOD		7
100 years after the start of fill placement		85

By taking the results of these three components into consideration, the total estimated settlement values throughout the construction stages and 100-year design life are given in below.

Table 5-19: Summary of settlement values throughout construction phase and 100-year design life

Stage	Soft Material Consolidation (m)	Soft Material Creep (m)	Fill Creep (m)	Stage Total Settlement (m)	Accumulated Total Settlement (m)
Start of Construction	N/A	N/A	N/A	N/A	N/A
3 months after Fill Placement to +1.0 mOD	165	N/A	28	193	193
3 months after Fill Placement to +2.3 mOD	55	N/A	12	67	260
3 months after Fill Placement to +3.5 mOD	31	N/A	7	38	298
100 years since the Start of Construction	N/A	28	85	113	**411**

In summary, a total of approximately 300mm (+/-50mm) of settlement is anticipated to occur during construction of the reclaimed area. Following completion, it is likely that creep settlement in the order of 100 to 150mm will occur post construction over the 100-year design life. It is recommended that the final levels post construction are constructed 150 to 200mm higher than the required levels flood levels to provide some future settlement compensation contingency over the design life. Alternatively, a smaller allowance can be provided at the end of construction and ground levels can be topped up as required over the project lifetime.

5.4.3 Bearing Capacity of Platform against Squeeze Failure

The governing failure mode of a reclamation platform on a thin layer of soft clay is a squeezing failure.
The calculation below demonstrates that a staged construction of fill placement is required to maintain reasonable Factor of Safety. As mentioned previously, Equation (c) from Section 4-2 of Bowles (1997) Foundation Analysis and Design Fifth Edition has been adopted to verify against this failure state. The equation is expressed as:

$$q_{ult} = 4c + \bar{q}$$

where:

Symbol	Represented Parameters	Adopted Values
q_{ult}	Ultimate bearing capacity (kPa)	-
c	Undrained Shear Strength of Subsurface Soil underneath Platform (kPa)	8 to 25
$\bar{q}$	Effective stress on the bottom of the Platform	25.0 to 77.5

Table 5-19 below summarises the Factor of Safety values against squeeze bearing capacity failure throughout the three proposed lifts.

Table 5-20: Factor of Safety values against squeeze bearing capacity failure throughout the three proposed lifts

Parameters	Consolidation State	Stages		
		Initial Lift to +1.0 mOD	Raise Lift to +2.3 mOD	Raise Lift to +3.5 mOD
Fill Top Elevation (mOD)	-	-0.5	+1.0	+2.3
Fill Bottom Elevation (mOD)	-	+1.0	+2.3	+3.5
Effective Stress at the bottom of Platform due to Fill (kPa)	-	25	52	78
Undrained Shear Strength of Subsurface soil (kPa)	At the start of each stage, before Consolidation (but accounting for consolidation and strength gain from the previous stage)	8	14	20
Ultimate Bearing Capacity against Squeezing (kPa)		57	107	157
Factor of Safety		**2.3**	**2.0**	**2.0**
Undrained Shear Strength of Subsurface soil (kPa)	At the end of each stage, after 3 months Consolidation	14	20	25
Ultimate Bearing Capacity against Squeezing (kPa)		80	131	179
Factor of Safety		**3.2**	**2.5**	**2.3**

A typical minimum factor of safety of 2.0 is expected against bearing capacity failure. By implementing the staged lift construction sequence, we can observe that the FoS ranges from 2.0 to 2.3 before the soft materials consolidate, and after consolidation, values of 2.3 to 3.2 can be achieved. Therefore, it is essential to incorporate staged lift construction to ensure sufficient bearing capacity is available and that squeezing failure will not occur.

5.4.4 Punch Bearing Capacity of Platform

To determine an appropriate thickness of the working platform that could allow plant and machinery to safely operate on, a design procedure was referenced from BR470 where the bearing resistance of a two-layer soil system (particularly for the case with a working platform over a soft subgrade) could be evaluated.

According to section A1.1 of BR470, the bearing resistance that could be provided from the two-layer soil system with consideration of geotextile reinforcement is given by:

$$R = C_u N_c s_c + \left(\frac{\gamma_p D^2}{W}\right) K_p \tan\varphi_p \, s_p + \frac{2T_d}{W}$$

By simplifying and rearranging the equation, we get:

$$D = \left[\frac{W\left(q - C_u N_c s_c - \frac{2T_d}{W}\right)}{\gamma_p K_p \tan\varphi_p \, s_p}\right]^{0.5}$$

where:

Symbol	Represented Parameters	Adopted Values
D	Required thickness of platform (m)	-
q	Applied load from the target plant (kPa)	Variable based on the design loads listed in Table 5-6 and the load factors presented in Figure 5-7
C_u	Undrained shear strength of cohesive subgrade (kPa)	8 to 20 based on lift stage
N_c	Bearing capacity factor of the cohesive subgrade	5.14
s_c	Shape factor due to plant dimension	Variable based on Plant Type
s_p	Shape factor due to plant dimension	Variable based on Plant Type
γ_p	Bulk unit weight of platform material	11
W	Track width of plant (m)	Variable based on Plant Type
$K_p \tan \varphi_p$	Punch shearing resistance coefficient of the platform	3.8 for Type 6A Fill and 3.5 for Type 6A Fill
T_d	Design tensile strength of geotextile reinforcement (kN/m)	50

Table 5-21 below summarises the results of the minimum platform thickness required for the most critical plants in operation.

Table 5-21: Results of Minimum Required Platform Thickness according BR470

Plant	Critical Factored Punch Loads (kPa)	Minimum required Platform Thickness (m)
Bulldozer D6T	43	0.5
Excavator ZX490	60	0.8
Dump Truck B20E	310	2.1

The results of this calculation have been incorporated into Table 5-13 where load restrictions have been imposed on each plant in each construction stage. As demonstrated in Table 5-21 above, a minimum thickness of 2.1 metres is required for the dump truck to operate on the platform without additional measures put in place. Therefore, as listed in Table 5-13, the dump truck is not permitted to operate on the platform until the stage where rock armour is being placed. The Contractor should make is own assessment of the chosen plant and any additional requirements for the working platform as part of any temporary works design.

A review of the Contractors proposed plant, working methodology and any working platform requirements, will be required to be undertaken to check the impact on the design presented within this report.

5.5 Monitoring and Verification

Consolidation of the soft materials is required to ensure that sufficient bearing capacity and stability can be provided to the working platform. A hold period shall be put in place following each design lift to enable sufficient time for consolidation of the underlying soft layers to occur.

The 3-month hold period has been estimated based on the coefficient of consolidation (Cv) ranges provided in the previous GIR which was based upon limited available ground investigation data. The 3-month hold period was calculated based on the upper bound range of the suggested values. A sensitivity analysis based on the lower bound range of coefficient of consolidation yielded a consolidation hold period of less than 1 month. However, these values only provide an approximate insight and may not be reflective of reality given the lack of thorough ground investigation data, and relevant laboratory tests. We therefore recommend that project programme planning should be based on a minimum wait period of 3 months as a reasonable duration to enable trends in monitoring data to be established and to allow sufficient time for assessment of monitoring data especially given the limited ground investigation data available. It is important to recognise that the minimum wait period or 3 months may be required to be extended to achieve the required degree of consolidation assumed in design.

To quantitatively determine the appropriate hold period required and confirm the assumptions made in the design about the consolidation and hence the improvement of ground conditions, it is recommended that a monitoring and verification regime shall be implemented. Implementing a monitoring regime would have significant implications on optimising required hold period between lifts so that an optimal construction workflow could be achieved.

The following points summarised the advised monitoring and verification measures:

- 13 No. Settlement Plates to be installed across the fill area following the completion of the first lift. They should be installed following the completion of the first lift and shall facilitate extension. These settlement plates would enable the designer to investigate and track the settlement trend and pattern across the site throughout the construction period and also identify any residual geotechnical risks such as excess differential settlement and unforeseen soft spots which may require further mitigation measure if necessary.

- 3 No. Magnetic Extensometers to be installed in locations with significant fill and soft material, and to be penetrated down to competent stratum (SU6a Structureless Chalk). They should be installed following the completion of the first lift and shall facilitate extension and introduction of new magnetic sensors within the increasing lifts of fill. These devices would enable the designer to obtain relatively continuous and intact raw settlement data of the strata in question. These accurate observational field data could then be utilised to validate and predict the progress of settlement incurred by consolidation of the soft material strata.

- Cone Penetration Dissipation (CPTu) Tests to be carried out down to competent stratum (SU6a Structureless Chalk) in 4 No. locations as verification at the end of the hold period for each lift. The results of these tests could ascertain the improvement extent of the undrained shear strength of the soft material assumed and adopted in the geotechnical design, which in turn provide confidence for further construction to proceed.

If a monitoring and verification regime is to be carried out, it should be emphasised that the hold period shall remain in place until the monitoring and verification data are deemed acceptable by the Designer. In general, the hold period can be terminated when the Designer could confirm and verify the following conditions:

- 90% degree of consolidation is achieved in the fill area with reference to settlement monitoring data with field observational methods.

- The results of the CPTu verification tests are in line with or better than the assumed parameters as set out in Table 5-8 adopted in geotechnical design.

Figure 5-13 below demonstrates an indicative layout plan of the monitoring instruments and CPTu verification points, along with the footprint of the reclamation platform and rock revetment. The approximate locations of the buried structures have also been identified on the layout plan.

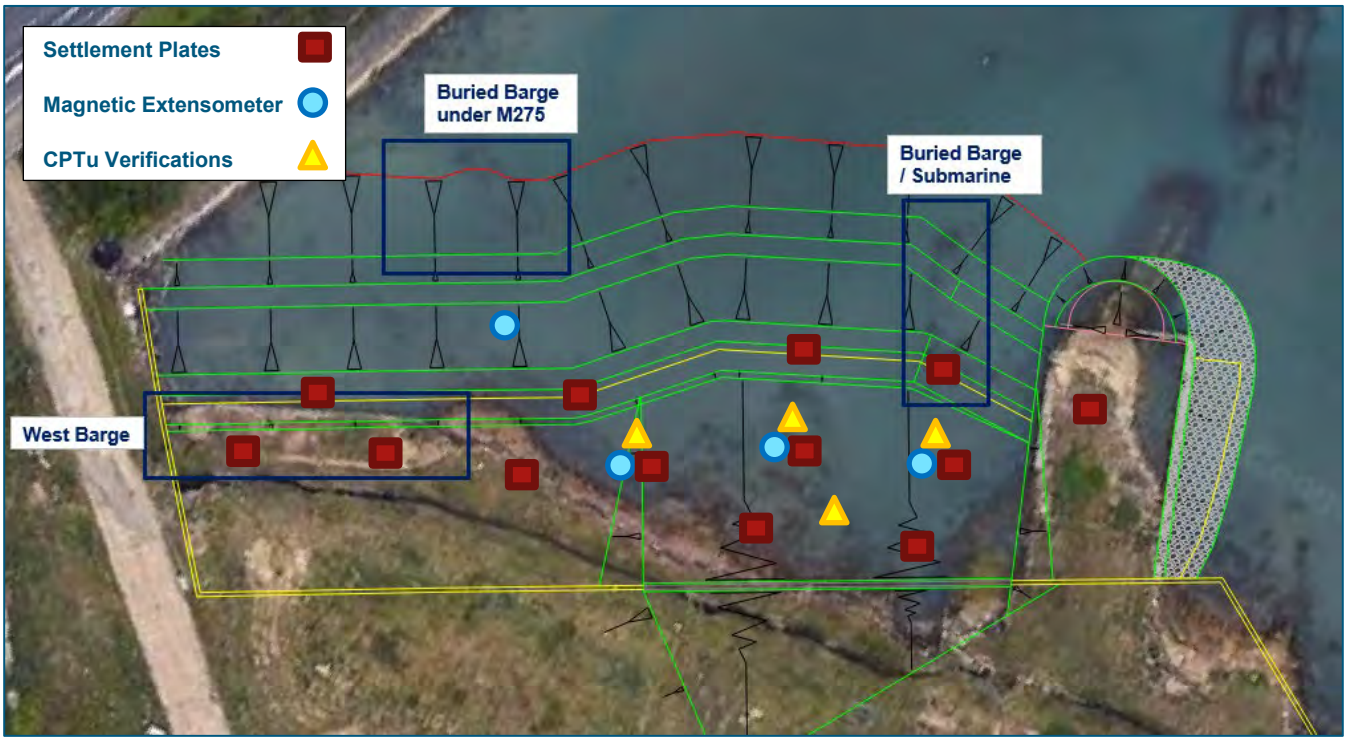


Figure 5-13: Indicative layout plan showing suggested monitoring instrument locations

At the time of writing, three buried structures were identified within the main reclamation footprint as shown in Figure 5-13. The western reclamation area is positioned more over landside terrain with thinner layer of fill, while the eastern area extends primarily over water where a thicker amount of fill is required. Three distinct areas are therefore likely to result in different field settlement behaviour under the surcharge from fill placement:

- Settlement of soil at waterside (which is likely to be critical)
- Settlement of soil at landside areas
- Unpredictable settlement behaviour over existing buried structures

The reclamation works are anticipated to experience differential settlement between these three areas. Therefore, the monitoring instruments have been strategically located to help quantify the magnitudes of settlement observed in the different areas. The results will then be used to determine if adequate consolidation has been achieved before placing the next reclamation stage.

If monitoring is continued in these same areas beyond the construction phase, this should assist with future long term monitoring and help inform remedial or maintenance measures in the future.

6 Habitat Areas

6.1 Background (from Outline Design)

During the concept design stage, the project ecologist advised that the new raised platform would consist of two habitats. One will consist of shingle 'Open Mosaic' surfacing with pools and a natural succession of marine plants. The other will be coastal 'Grass Turf' pasture and likely turfed/grass-seeded with a small layer of substrate.

The required minimum habitat areas specified by EcoSupport, and areas provided in the detailed design are shown in the below table.

Table 6-1 – Habitat Areas

Area	Area Required by Ecologist (m^2)	Design Area Provided (m^2)	Difference (m^2)
Coastal Grassland	1513	1,602	+89
Open Mosaic Habitat	1717	2,226	+509

It is anticipated that where ground improvement works are not required (Raising ground levels within the structure of the East Barge or Landwards of the new steel sheet pile seawall) any ground raising and landscaping can be completed using sand and/or excess granular fill materials beneath the habit layers detailed below.

6.2 Open Mosaic Habitat

The open mosaic habitat will consist of a gravel and/or shingle surface layer with plug planting, successional planting, wetland scrapes and shingle deposition.

Plug planting to include:

- Sea Campion
- Bittersweet
- Buck's-Horn Plantain
- Viper's Bugloss
- Sea Holly

Where the plug planting is proposed, the plants should be planted at an equal ratio and spread evenly throughout the newly shingled area to provide additional cover for birds but not so dense that natural mosses, grasses and forb species cannot grow through. The plug planting will cover approximately 20% of the total habitat area. It is anticipated that depending on seasonal constraints successional planting may be required to ensure adequate coverage and diversity of the plug planting. This can be reduced or phased out as the local vegetation develops, with approval from an experienced ecologist.

Shingle levels and coverage should be monitored and managed shingle deposition allowed for should this be deemed necessary in order to top up surface levels and preserve the habitat area.

During the construction of this area, it is anticipated that a number of shallow "scrapes" will be formed, the location of which will be agreed with Ecosupport and the project manager on site. Scrapes have been shown to be important feeding areas for breeding and wading birds due to the attraction they provide for a wide

variety of invertebrate species and due to the types of plants that will grow within and around the scrape there is added cover for young birds, so this will be greatly beneficial to the habitat being created.

A section within the substrate, roughly 1.1m in diameter, will be dug 500mm lower than the rest of the shingle (as per RSPB recommendation) and a pond liner will be placed to contain small levels of water, this will create an approximately 1m^2 wetland scrape, allowing a semi-permanent section of wetland. This method of burying a liner will allow automatic water level control as when the lining fills with water it will overflow allowing it to maintain a constant level.

6.3 Coastal Grassland Grass Turf Habitat

Once the topsoil has been installed and levelled, the RE8 Coastal Reclamation (MG12 grassland) seed mix will be sown evenly throughout the area. This seed mixture closely resembles the seed bank of the old Greyhound track (P136) and provides a good diversity of hardy botanical species which should survive in the harsh conditions. The mix includes species such as, Ribwort Plantain (Plantago laneolata), Red Clover (Trifolium pratense), White Clover (Trifolium repens), Lady's Bedstraw (Galium verum), Greater Plantain (Plantago major), Dandelion (Taraxacum officinale), Meadow Fescue (Alopecurus pratensis), Crested Dogstail (Cyanosurus cristatus), Yorkshire Fog (Holcus lanatus), Creeping Bent (Agrostis stolonifera) and Tall Oatgrass (Arrhenatherum elatius).

In order to entice the Brent Geese to use the grass turf, plastic Brent Geese will be deployed across the habitat. These are to be installed as per the manufacturer's instructions.

6.3.1 Artificial tide pool design

ECOncrete Coastalock units have been recommended for use in the revetment to create water retaining features increasing the capacity for biodiversity while still serving as suitable revetment defences. These are required to be installed at approximately MHWN level (+1.07mAOD).

The tapered geometry of the Coastalock system allows for easy installation in the rock revetment without the need for any additional measures to secure the units in place. The unit weight of each unit is approximately 3 tonnes and should be placed such that the surrounding layers of rock abut the units.

Each unit is to be fabricated with a minimum 100-year design life, with the ECOncrete recommended finish for encouraging algae and plant growth on the concrete's surface.

The location and number of these is to be agreed in discussions with the client and Ecosupport prior to the commencement of works.

7 East Barge Protection

The condition of the existing concrete walls at the Eastern Barge have resulted in concerns about the stability of this structure. As such the design was revised in order to minimize adjacent works while still recognising a need to provide additional scour protection and support to these walls.

A shingle and rock mound were therefore designed to raise the level on the passive (i.e. seaward) side of this wall while also providing additional protection against erosion and scour.

This is to consist of a rock core installed on the existing foreshore up to a level of +1.5mOD, and then a 500mm thick layer of shingle bringing this up to a level of +2.00mOD. Details of this can be found on Drawing 0211.

It is anticipated that this work be completed before the backfilling and habitat creation works be undertaken on the barge itself.

8 Construction and buildability

Envisaged construction sequence (based on alternative construction approach):

Based on the analysis undertaken in section 5 the preferred methodology has been discussed with the contractor. In order to minimise excavations against existing structures, the creation of waste as a result of potentially contaminated material, and simplify the challenges posed by working in excavations in a tidal environment the preferred methodology for construction has been assumed to be the “alternative construction sequence" outlined in Section 5.2.2. This has been reflected in the detailed design drawing set and sequencing laid out below.

The staged construction sequence has been proposed as:

1. Working out from the adjacent western edge of the proposed rock revetment, 300-1000kg rock to be pressed into the soft bed. Target bottom level of the rock toe is to be at least -2.75 or as close to the hard stratum as possible. This is to be built up to minimum +0.5mOD.
   a. Roll out geotextile & Initial Fill
   b. Position initial fill to hold down the geotextile. This should lap up and over the landward side of the rock to a level of minimum +0.5mOD.
   c. Complete 6A fill to +1.0mOD

2. 3 Month hold period for consolidation

3. Complete fill to +2.3mOD
   a. Excavate 6a covering rock toe, top up armourstone to level of +0.5mOD where required.
   b. Cover with excavated 6A material, top up with Type 1A until target level of +2.3mOD is achieved.
   c. Target level for fill in BCA +2.3mOD (Type 1A)

4. 3 Month hold period for consolidation

5. Complete fill in BCA to +3.5mOD (Type 1A)

6. Complete edge trimming and revetment toe to be uncovered.

7. Construct Rock Armour ensuring rock at the lower berm is topped up to a minimum level of +0.5mOD. Construct rock slopes.

8. Construct final grading, finished level and habitat creation.

The platform lift levels are to fit with the working level and tides (i.e. the contractor will need to input to the levels of the fill layer stages).

It is proposed that the fill be built out 3m seaward beyond the required finished slope to enable construction, ground stabilisation and to create a surcharge that will help ensure the rock toe reaches the desired hard-bed level. This can be trimmed back to the required slope ahead of the construction of the rock revetment (Stage 6 above).

A detailed breakdown of these stages can be found on Drawing 0220.

9 Environment and Sustainability

9.1 EIA

Due to the nature of the work on site and over the wider Tipner Development, Ecosupport were commissioned by PMC to conduct an EIA covering ecological appraisal of the wider site and identify environmental impacts of works here. For further information please refer to “Ecosupport – Tipner East Regeneration EcIA” and “Victory Quay ES Volume 1”.

9.2 Ground Contamination

Additionally, due to the historic use of the site Vivid commissioned Temple Group to conduct a review of ground conditions and contamination. Further information can be found in “Tipner East ES Vol 2 Chapter 9 Ground Conditions and Contamination”.

9.3 Marine Management Organisation License

As the much of the work outlined in this report will take place below the level of Mean High-Water Spring (MHWS) tides, the development also requires a Marine Licence from the Marine Management Organisation (MMO).

The specific works requiring a Marine Licence are:

- Construction of a new seawall.
- Protection to the East Barge habitat; and,
- Creation of a Bird Conservation Area (BCA).

An addendum to the Planning ES (the ‘ES Addendum’) was submitted in support of a Marine Licence Application (MLA/2024/00237) to the MMO on 2 May 2024 (Royal HaskoningDHV, 2024a).

The ES submitted to PCC considered the potential impacts to the marine environment and was supported by a number of studies and plans, including the following documents relevant to this enquiry:

- • Water Framework Directive Compliance Assessment (WFDCA) (Appendix F1);
- • Flood Risk Assessment (FRA) and Overtopping Report (Appendix F2);
- • Ecological Impact Assessment (EcIA) (Appendix H1);
- • Tipner East Habitats Regulations Assessment (HRA);
- • Tipner East Biodiversity Net Gain (BNG) Assessment;

- • Construction Environment Management Plan (CEMP) (Appendix A8);
- • Piling Risk Assessment (PRA) (Appendix E2);
- • Drainage Strategy (Appendix F3);
- • Detailed Remediation Strategy (Appendix E1), and;
- • A marine ecology survey report (due Q1 2023).

A full breakdown, signposting where the information supplied as part of the submission can be found in "PC3679-RHD-ZZ-XX-CO-Z-0001 - MMO ENQUIRY LETTER - Tipner Development".

The license document reference is "L/2024/00496/1".

Following development of the detailed design any changes to the design were reviewed in the context of the MMO submission and conditions. It has been determined that as the works are limited to the area outlined within the footprint of the outline design, and that the engineering principles assumed at that stage are still true for the detailed design, that the works still comply with the existing MMO submission and as such no further submissions, addendum or applications will be required at this stage.

9.4 Heritage Assessment

The ES Addendum (outlined above) included the assessment of impacts to heritage assets below MHWS which included potential impacts to partially buried 'barges' (See Section 2.1) along the edge of the existing land surface which will become further buried within the reclamation area during construction of the BCA.

It was recommended in the ES Addendum that a record of the barges be compiled and that a Protocol for Archaeological Discoveries (PAD) be implemented during construction, and specifically during the removal of soft sediments from the site should any excavations be required in the establishing of the rock revetment toe. This is to ensure that any unexpected discoveries can be addressed in an effective and timely manner. The aim of the PAD is to provide a 'safety net' for recording unexpected finds that may otherwise be lost during the works.

As part of consultation undertaken by the MMO with Historic England, as advisors to the MMO on the marine historic environment, it was recommended that a Written Scheme of Investigation (WSI) for the recording and a PAD be prepared as a condition of the Marine Licence. A record of the barges was compiled in "PC3679-RHD-ZZ-ZZ-RP-EV-0032-Tipner East Record".

In compiling the record of the 'barges' the history of the site as a scrap yard was further revealed, demonstrating a higher potential for remaining 'scrap' within the site and the likelihood for encountering this material during removal of the soft sediments.

It was therefore proposed that, alongside the documentary and photographic record of the existing structures and vessels (Royal HaskoningDHV, 2024b) the limitation on the removal of soft sediments have been considered as part of detailed design (See Section 5.2.2).

In addition, it was proposed that onsite monitoring would be carried out by a suitably experienced archaeological contractor with knowledge of the types of structures or vessels which could be encountered during the removal of sediments in areas where the potential for remains is higher. For all other activities, the PAD would apply.

In support of this, a Written Scheme of investigation (WSI) for the onsite monitoring and a PAD have been prepared, this can be found in "PC3679-RHD-ZZ-ZZ-RP-EV-0033 - Written Scheme of Investigation for Archaeological Monitoring and Protocol for Archaeological Discoveries".

Appendix

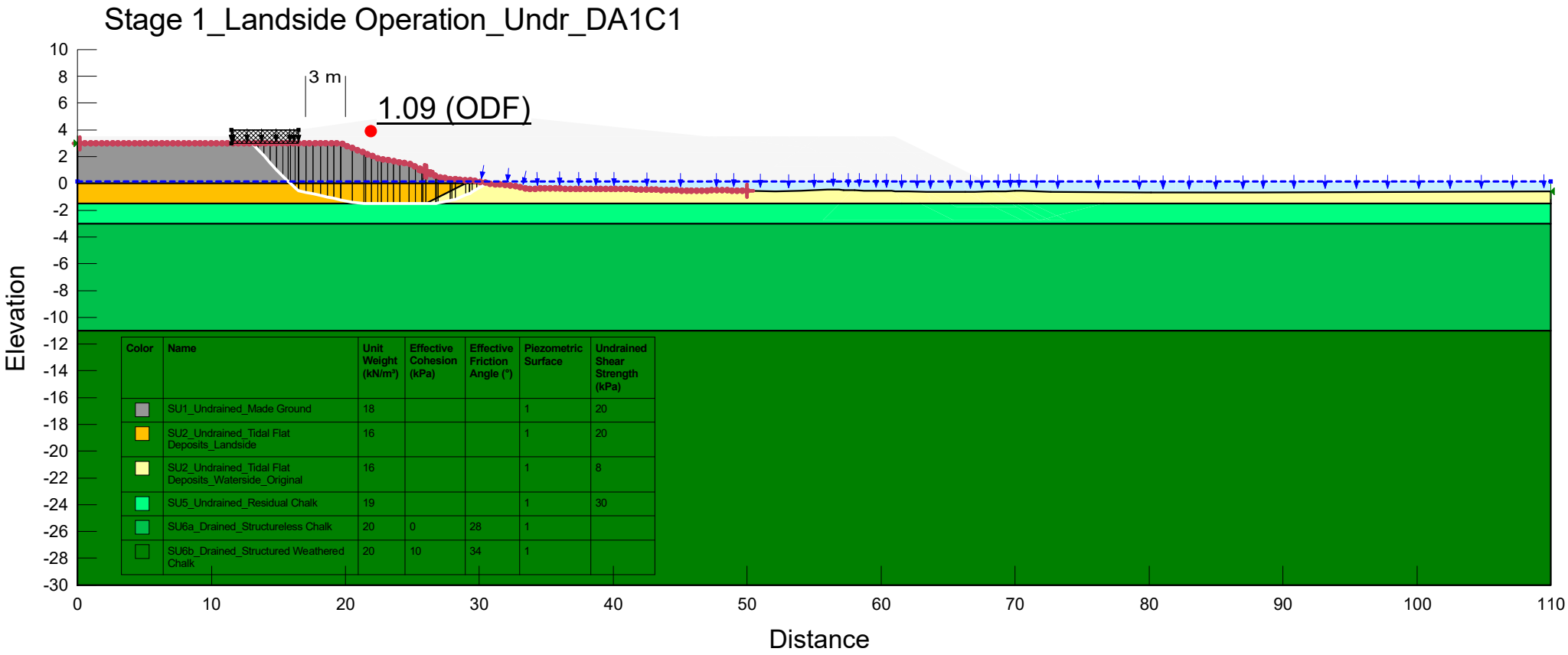
APPENDIX A : DRAWINGS

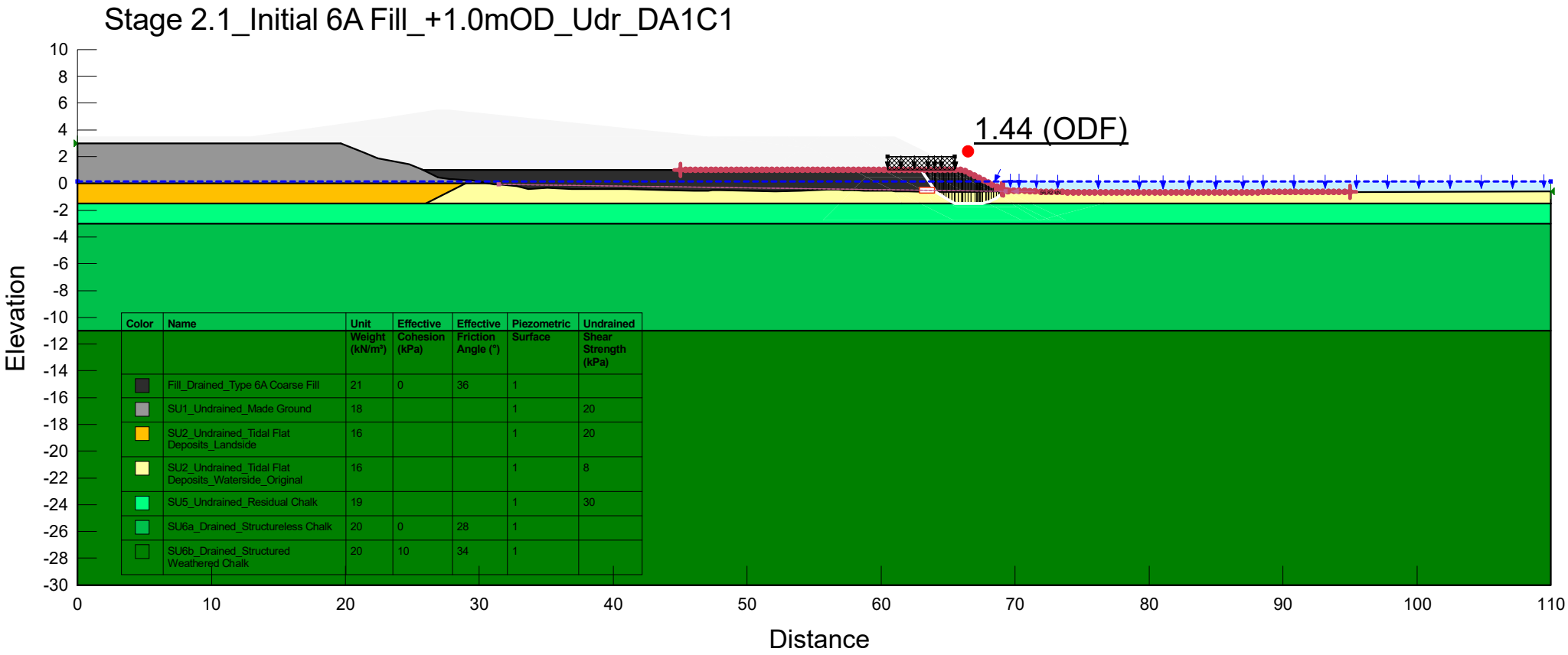
Royal HaskoningDHV
Enhancing Society Together

Appendix

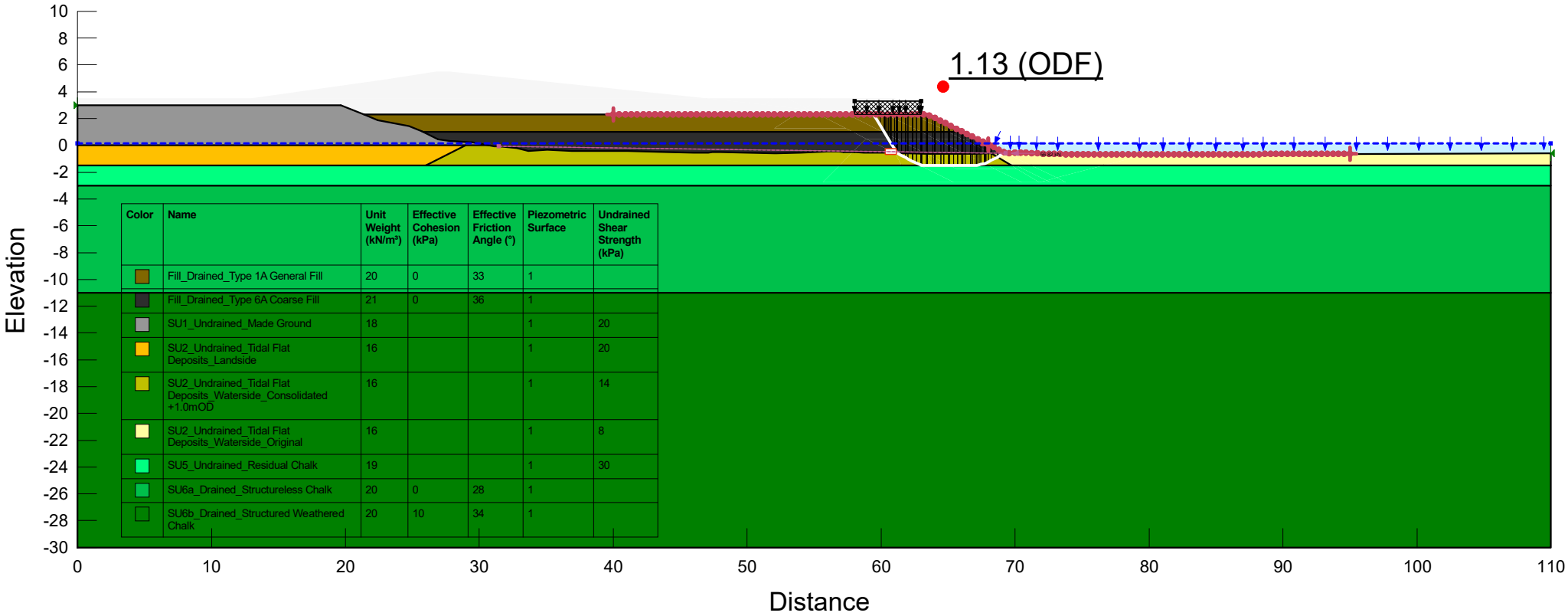
APPENDIX B : SLOPE/W OVERALL AND ROTATIONAL STABILITY CRITICAL SLIP SURFACE RESULTS

Royal HaskoningDHV
Enhancing Society Together


Stage 1_Landside Operation_Undr_DA1C1
3 m
1.09 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color
Name
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Undrained Shear Strength (kPa)
SU1_Undrained_Made Ground
18
1
20
SU2_Undrained_Tidal Flat Deposits_Landside
16
1
20
SU2_Undrained_Tidal Flat Deposits_Waterside_Original
16
1
8
SU5_Undrained_Residual Chalk
19
1
30
SU6a_Drained_Structureless Chalk
20
0
28
1
SU6b_Drained_Structured Weathered Chalk
20
10
34
1

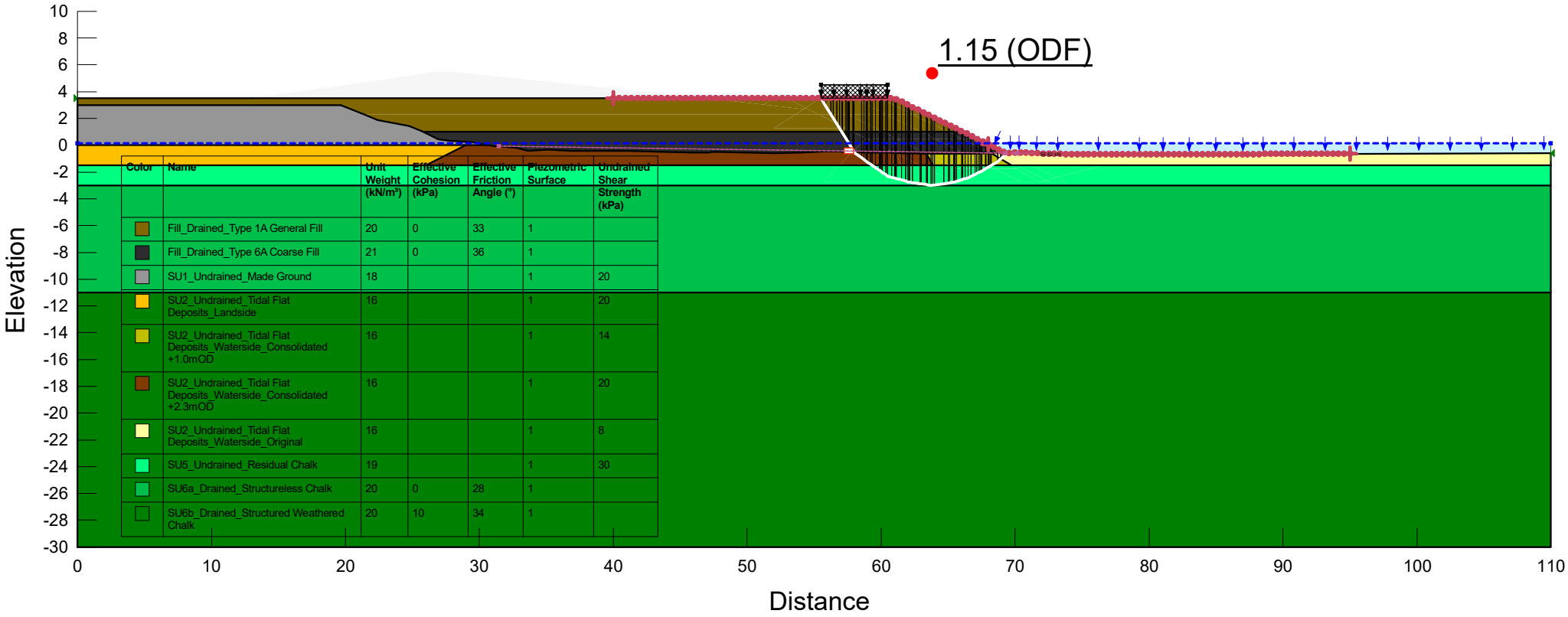

Stage 2.1_Initial 6A Fill_+1.0mOD_Udr_DA1C1
1.44 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color
Name
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Undrained Shear Strength (kPa)
Fill_Drained_Type 6A Coarse Fill
21
0
36
1
SU1_Undrained_Made Ground
18
1
20
SU2_Undrained_Tidal Flat Deposits_Landside
16
1
20
SU2_Undrained_Tidal Flat Deposits_Waterside_Original
16
1
8
SU5_Undrained_Residual Chalk
19
1
30
SU6a_Drained_Structureless Chalk
20
0
28
1
SU6b_Drained_Structured Weathered Chalk
20
10
34
1

Stage 2.2_Second 1A Fill_+2.3mOD_Undr_DA1C1



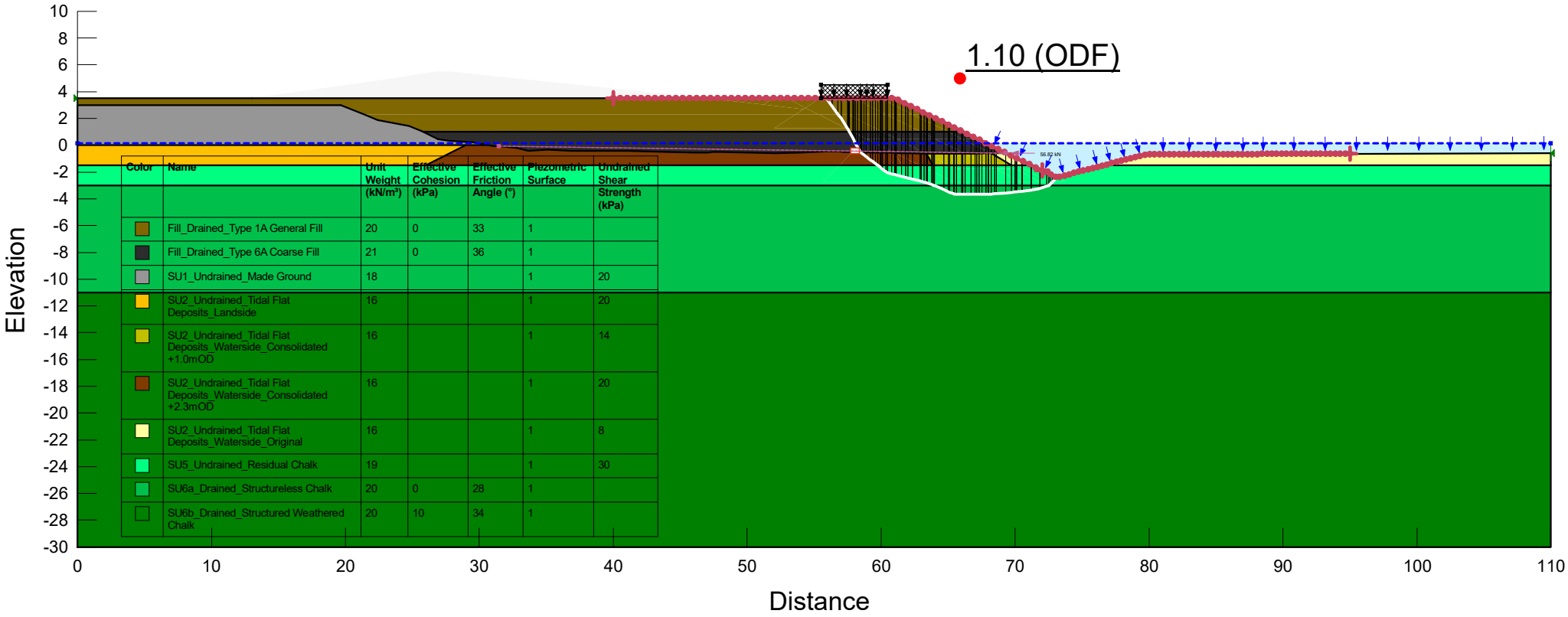
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	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +1.0mOD	16			1	14
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage 2.3_Third 1A Fill_+3.5mOD_Undr_DA1C1



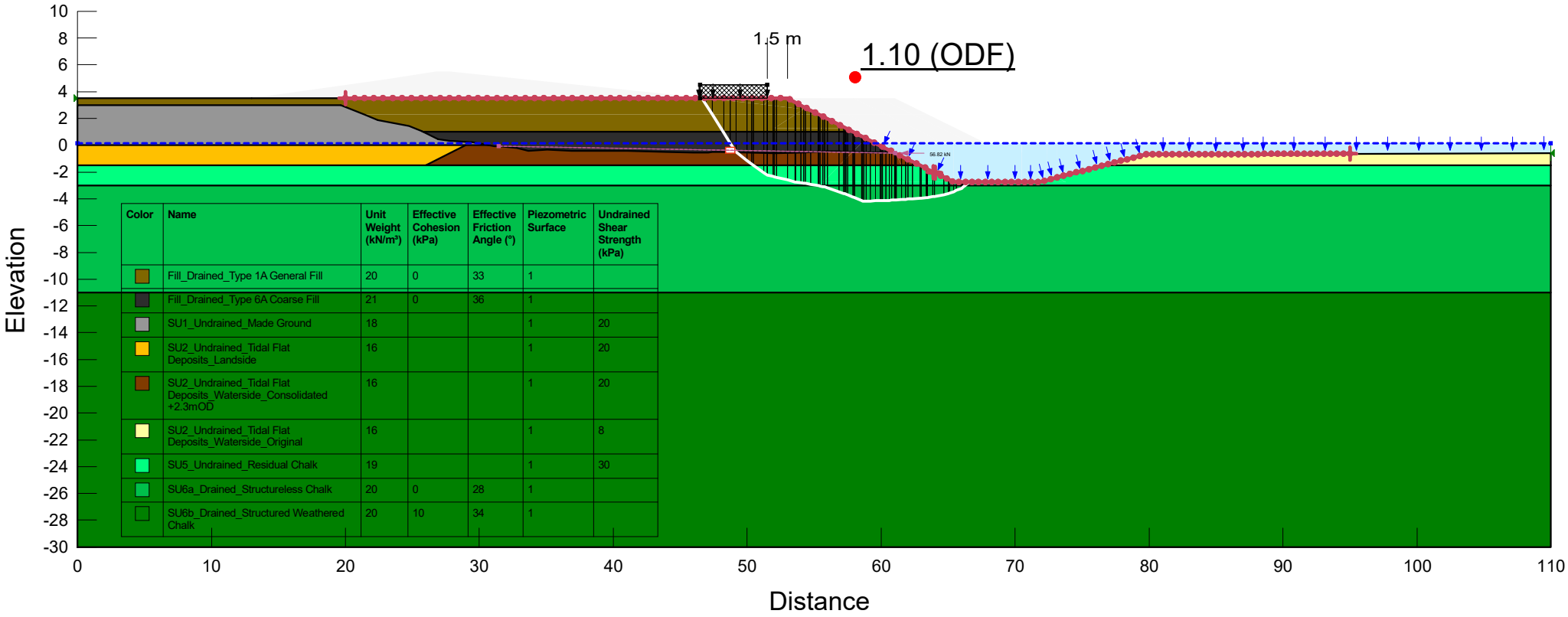
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +1.0mOD	16			1	14
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage 3_Initital Edge Trim and Toe Dredging_Undr_DA1C1



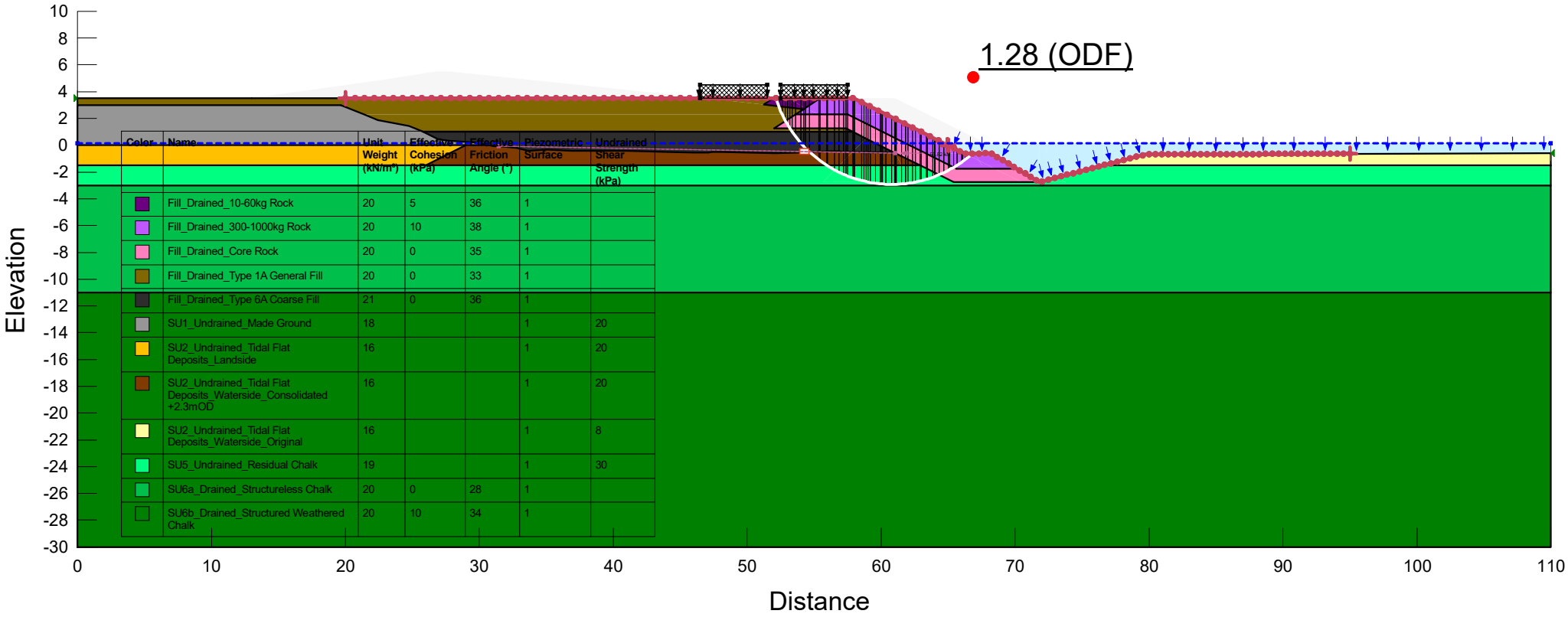
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	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +1.0mOD	16			1	14
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage 4_Complete Edge Trim and Toe Dredging_Undr_DA1C1



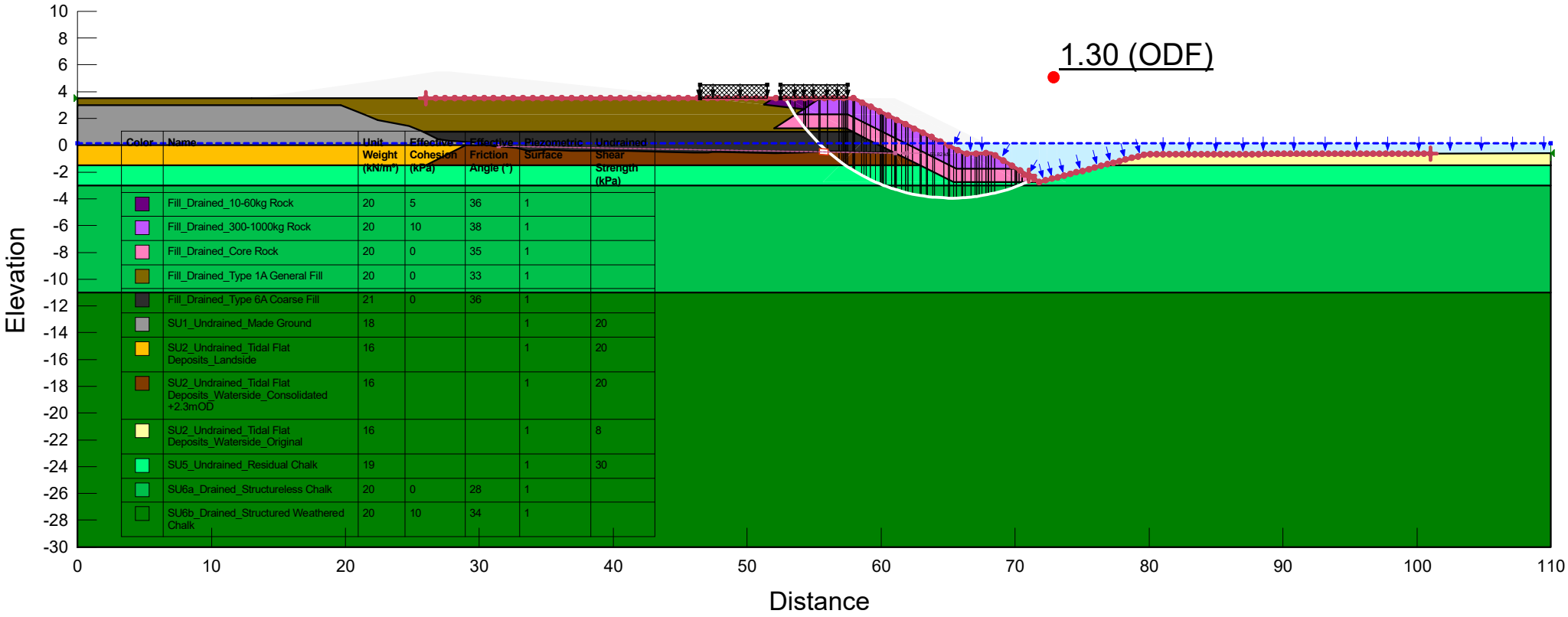
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	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
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	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage 5.1_Construct Rock Armour_Slope 1_Udr_DA1C1



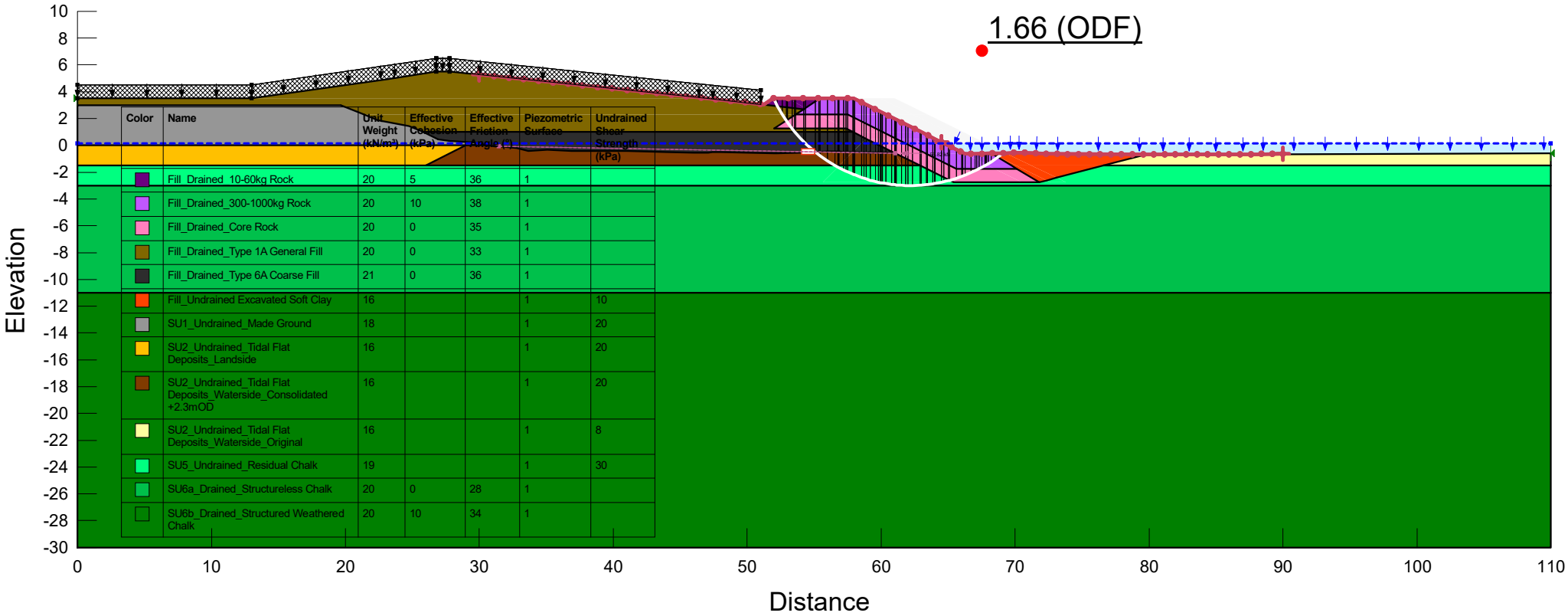
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	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Core Rock	20	0	35	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage 5.2_Construct Rock Armour_Slope 2_Udr_DA1C1



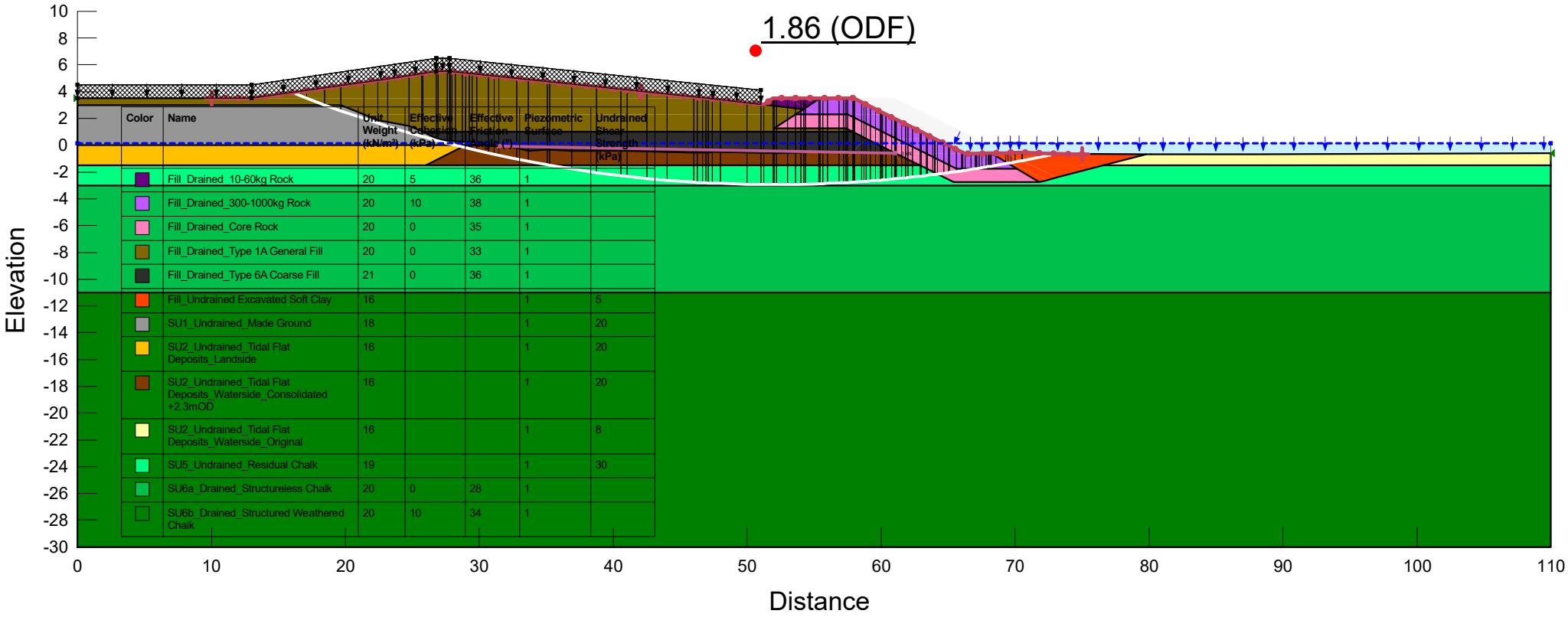
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	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Core Rock	20	0	35	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage 6.1_Final Configuration_Slope 1_Udr_DA1C1

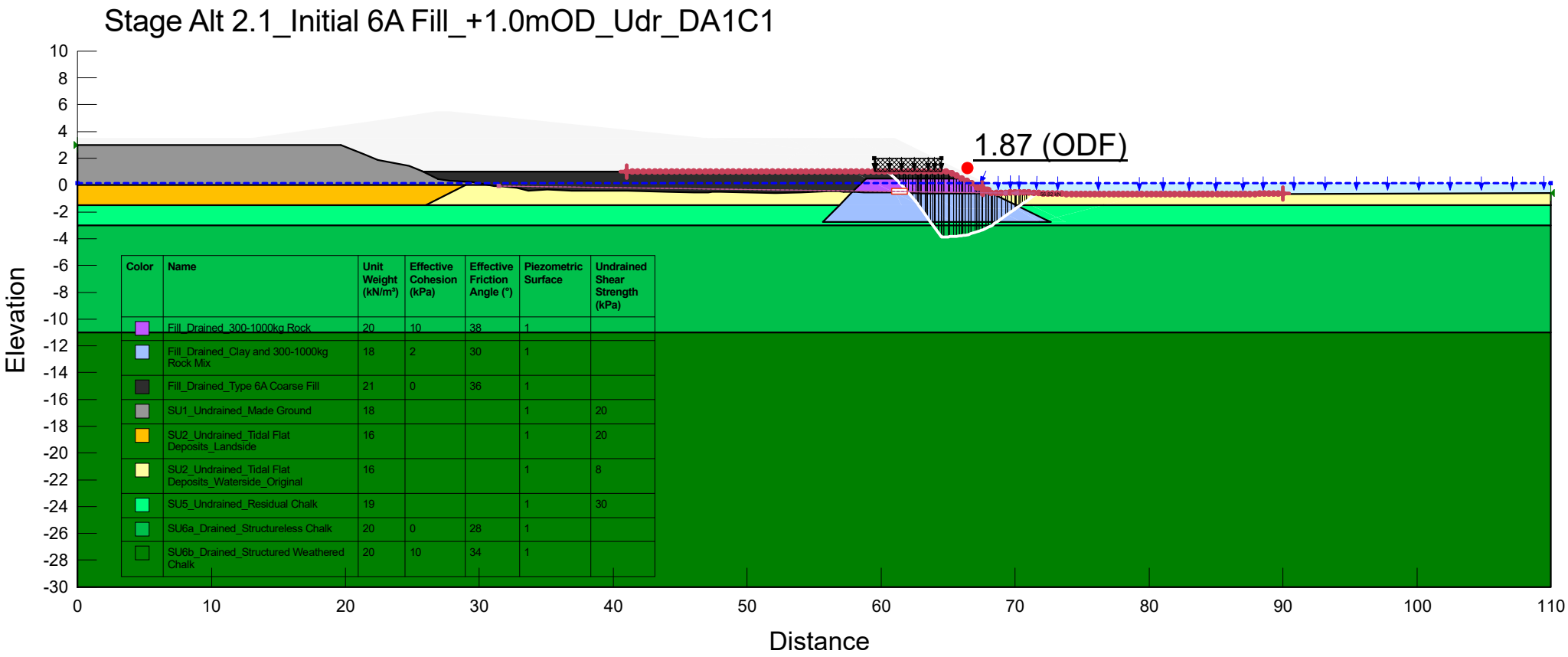


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
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	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Core Rock	20	0	35	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	Fill_Undrained Excavated Soft Clay	16			1	10
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage 6.2_Final Configuration_Slope 2_Udr_DA1C1

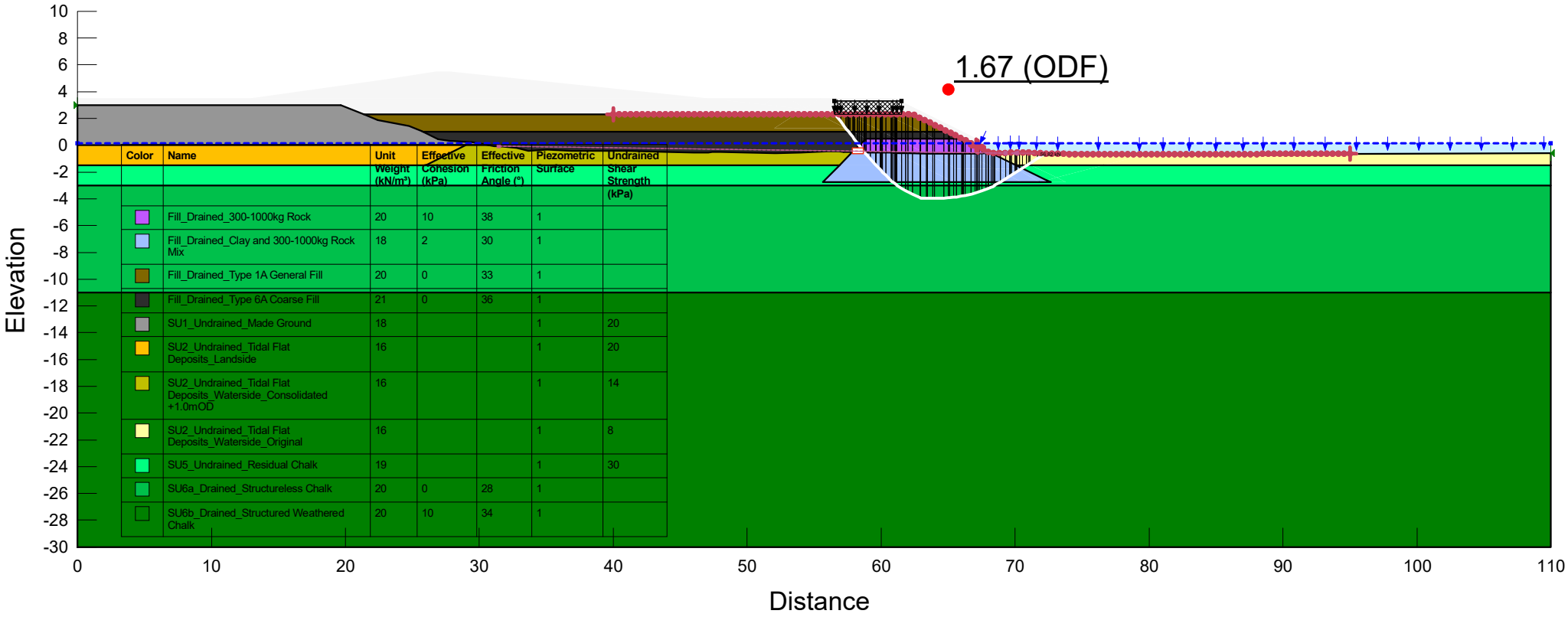


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
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	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Core Rock	20	0	35	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	Fill_Undrained Excavated Soft Clay	16			1	5
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

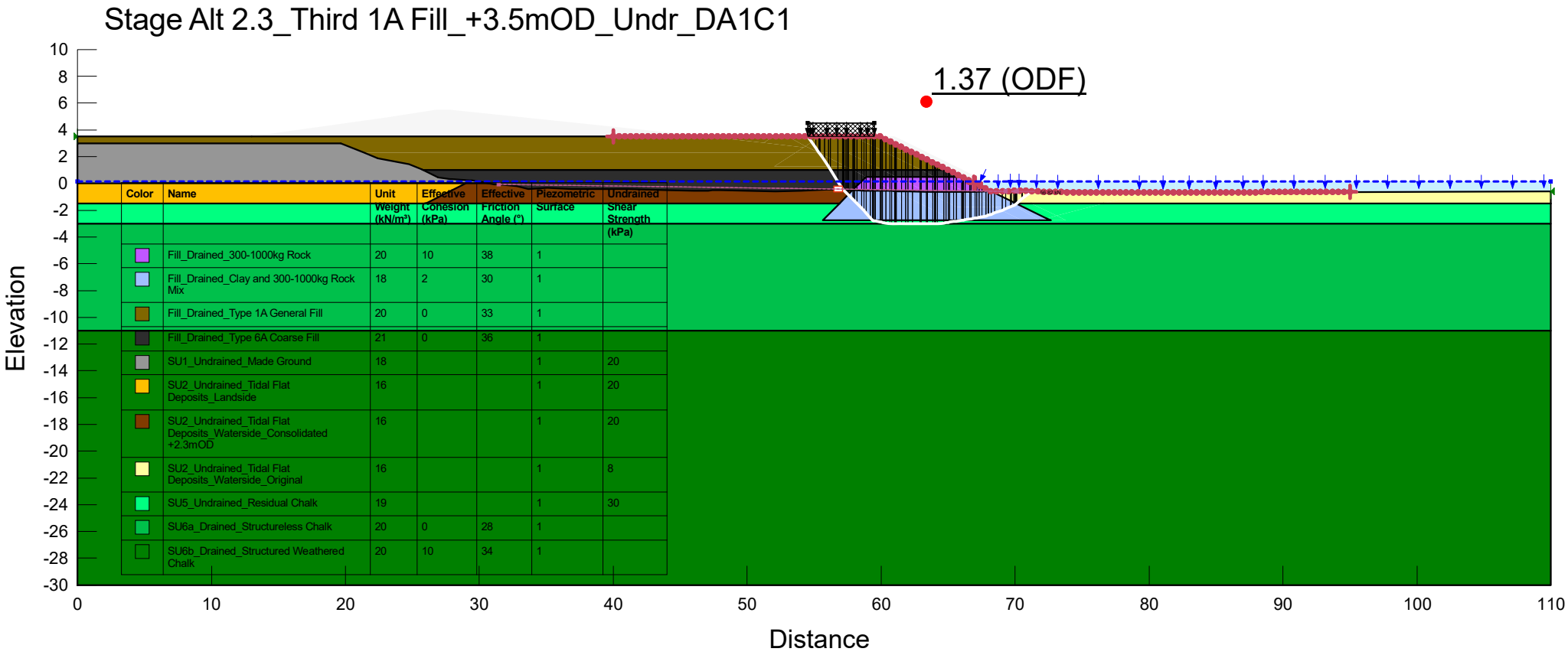


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

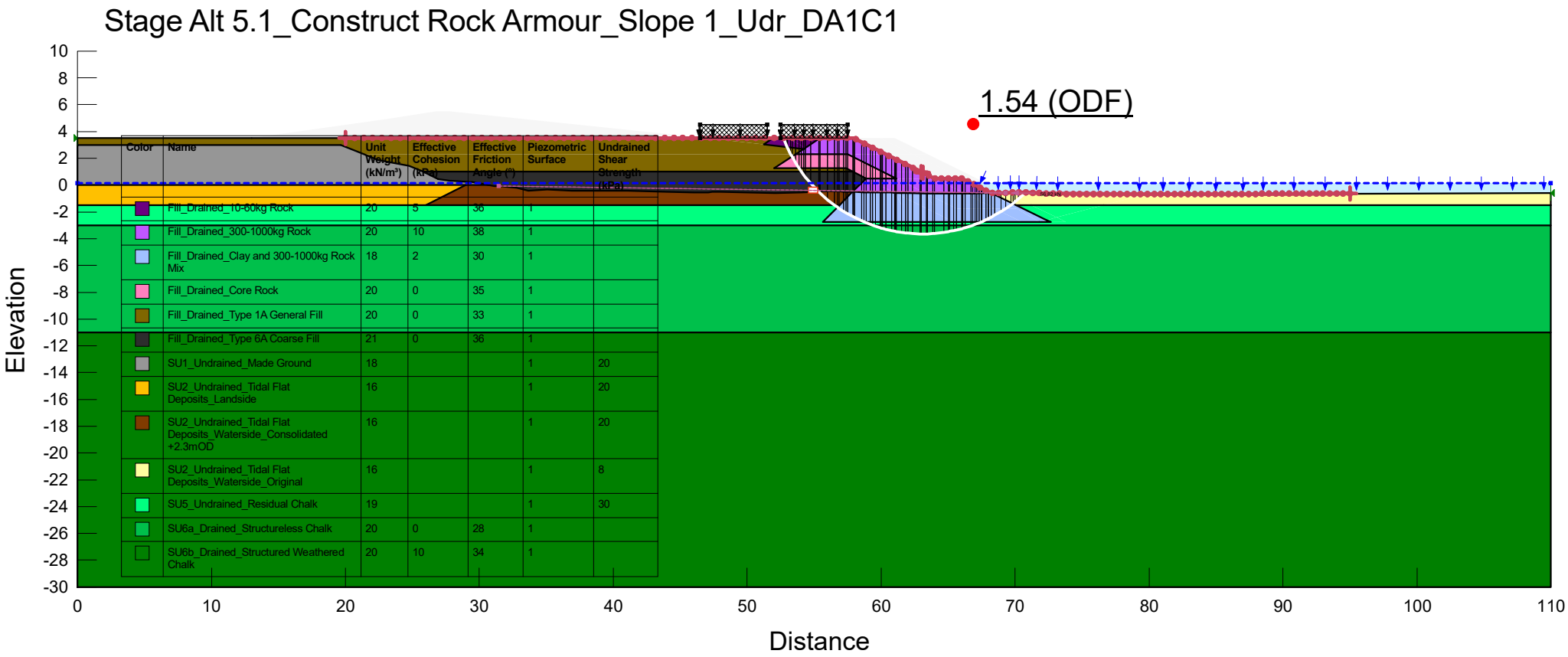
Stage Alt 2.2_Second 1A Fill_+2.3mOD_Undr_DA1C1

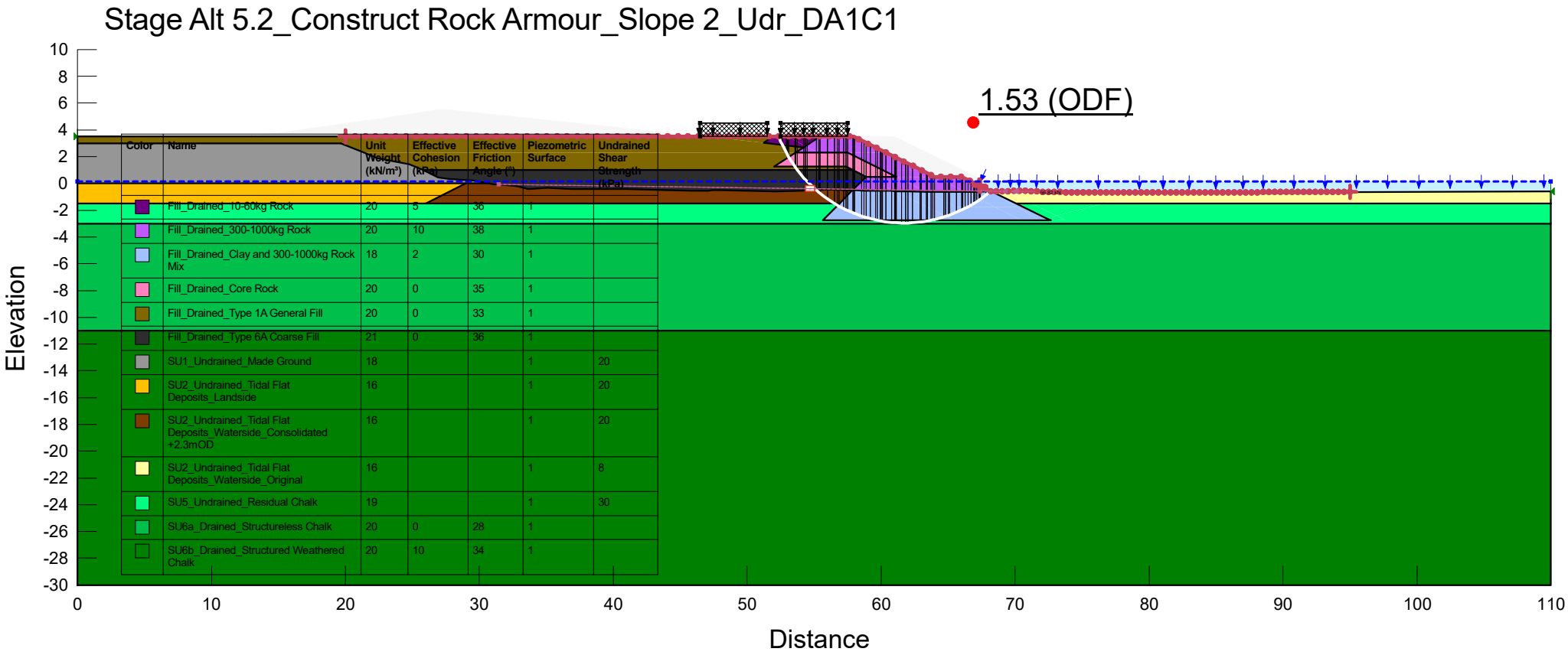


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +1.0mOD	16			1	14
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

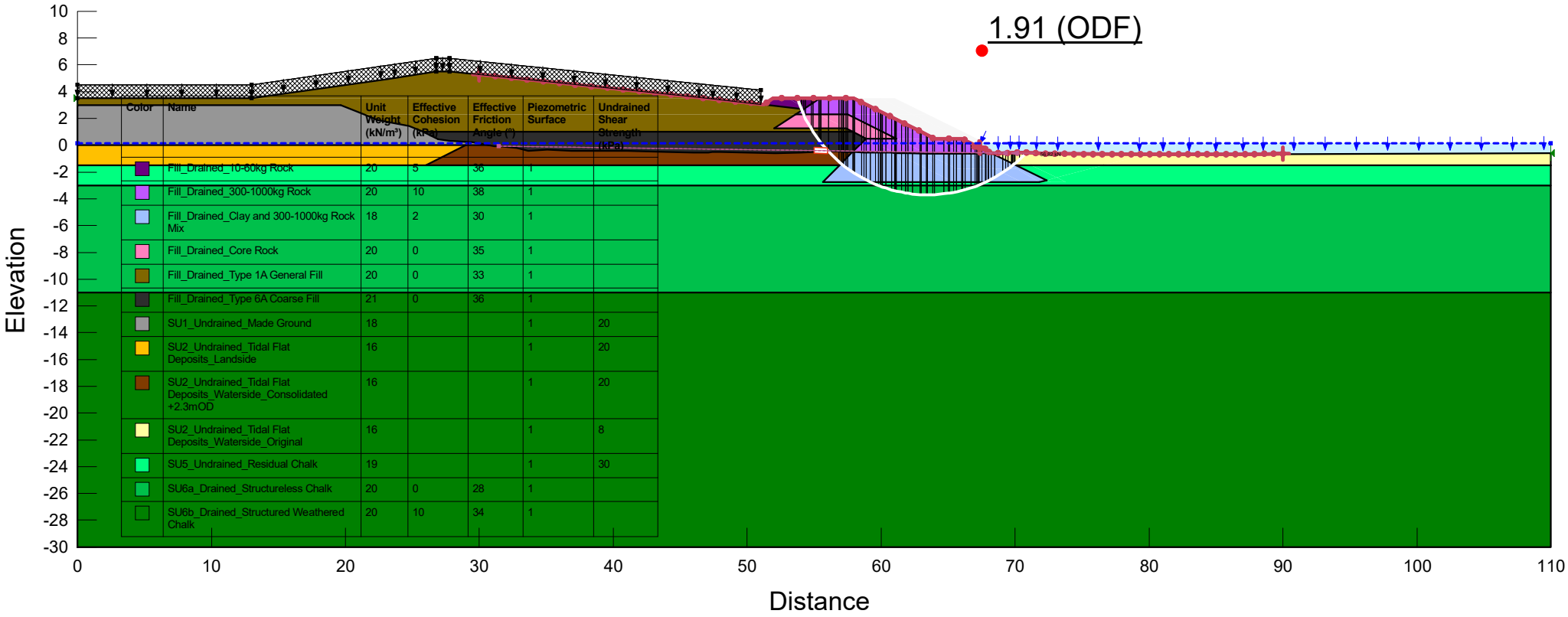


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	


Stage Alt 5.1_Construct Rock Armour_Slope 1_Udr_DA1C1
1.54 (ODF)
Color
Name
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Undrained Shear Strength (kPa)
Fill_Drained_10-60kg Rock 20 5 36 1
Fill_Drained_300-1000kg Rock 20 10 38 1
Fill_Drained_Clay and 300-1000kg Rock Mix 18 2 30 1
Fill_Drained_Core Rock 20 0 35 1
Fill_Drained_Type 1A General Fill 20 0 33 1
Fill_Drained_Type 6A Coarse Fill 21 0 36 1
SU1_Undrained_Made Ground 18 1 20
SU2_Undrained_Tidal Flat Deposits_Landside 16 1 20
SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD 16 1 20
SU2_Undrained_Tidal Flat Deposits_Waterside_Original 16 1 8
SU5_Undrained_Residual Chalk 19 1 30
SU6a_Drained_Structureless Chalk 20 0 28 1
SU6b_Drained_Structured Weathered Chalk 20 10 34 1
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110

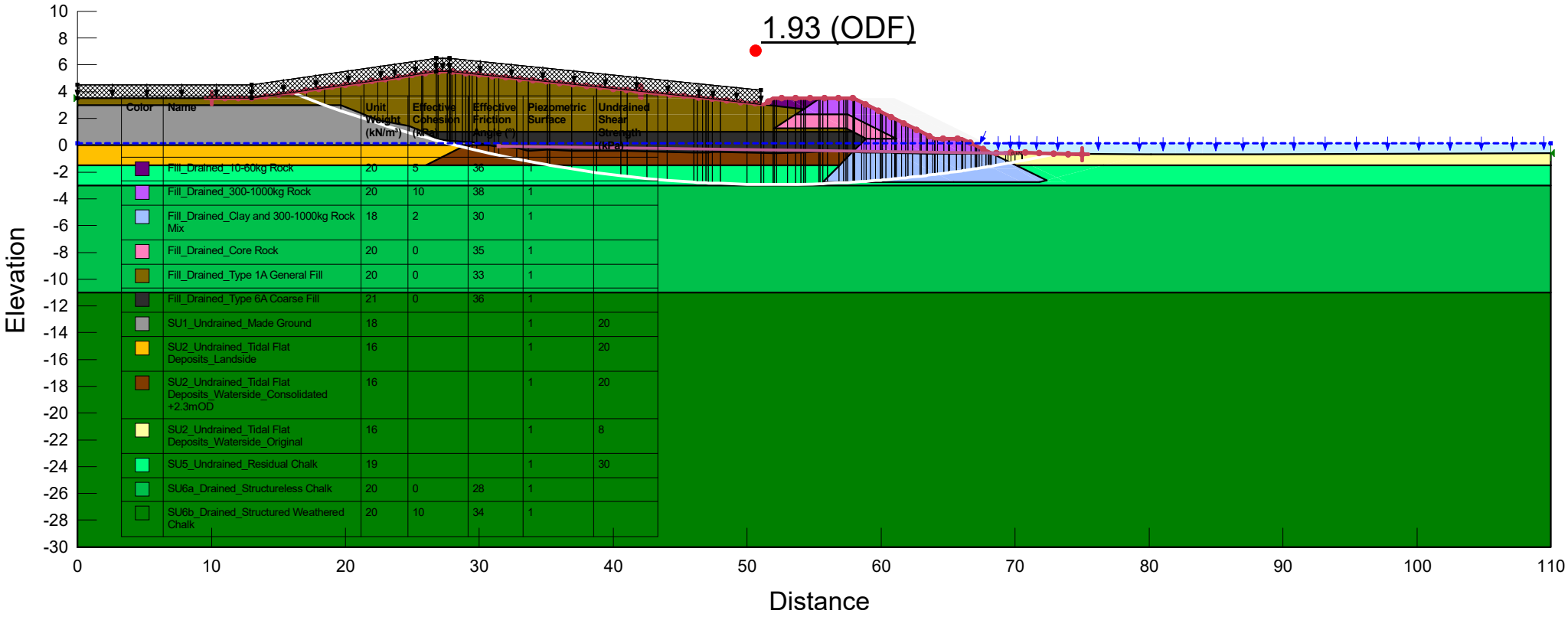

Stage Alt 5.2_Construct Rock Armour_Slope 2_Udr_DA1C1
1.53 (ODF)
Color
Name
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Undrained Shear Strength (kPa)
Fill_Drained_10-60kg Rock 20 5 36 1
Fill_Drained_300-1000kg Rock 20 10 38 1
Fill_Drained_Clay and 300-1000kg Rock Mix 18 2 30 1
Fill_Drained_Core Rock 20 0 35 1
Fill_Drained_Type 1A General Fill 20 0 33 1
Fill_Drained_Type 6A Coarse Fill 21 0 36 1
SU1_Undrained_Made Ground 18 1 20
SU2_Undrained_Tidal Flat Deposits_Landside 16 1 20
SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD 16 1 20
SU2_Undrained_Tidal Flat Deposits_Waterside_Original 16 1 8
SU5_Undrained_Residual Chalk 19 1 30
SU6a_Drained_Structureless Chalk 20 0 28 1
SU6b_Drained_Structured Weathered Chalk 20 10 34 1
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110

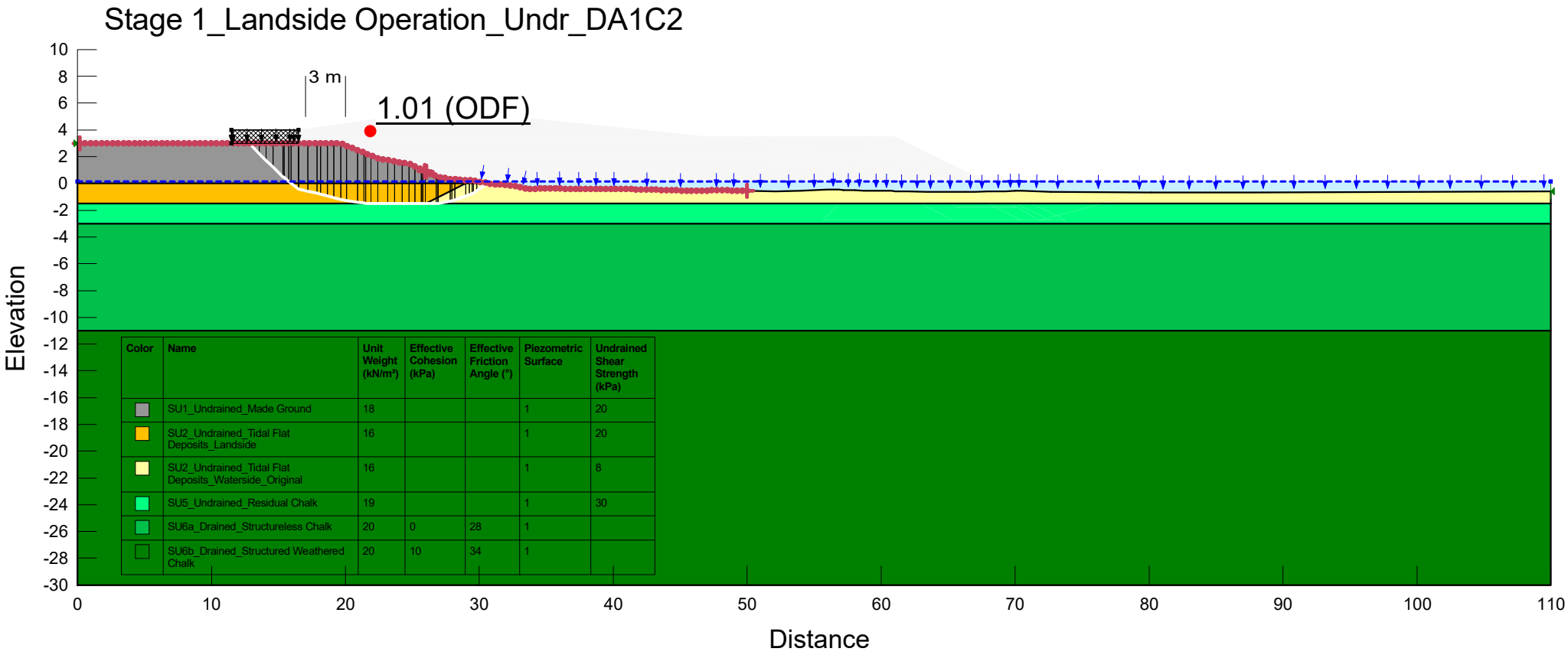
Stage Alt 6.1_Final Configuration_Slope 1_Udr_DA1C1

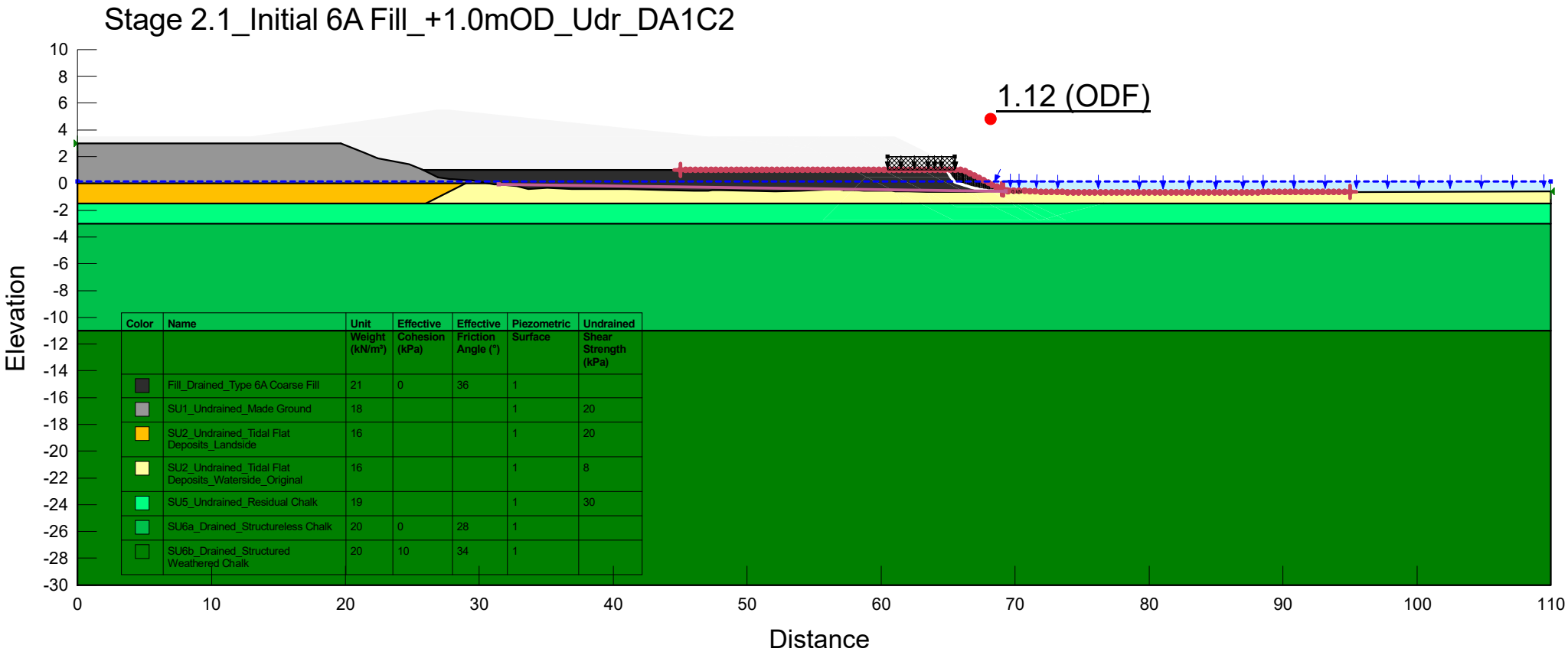


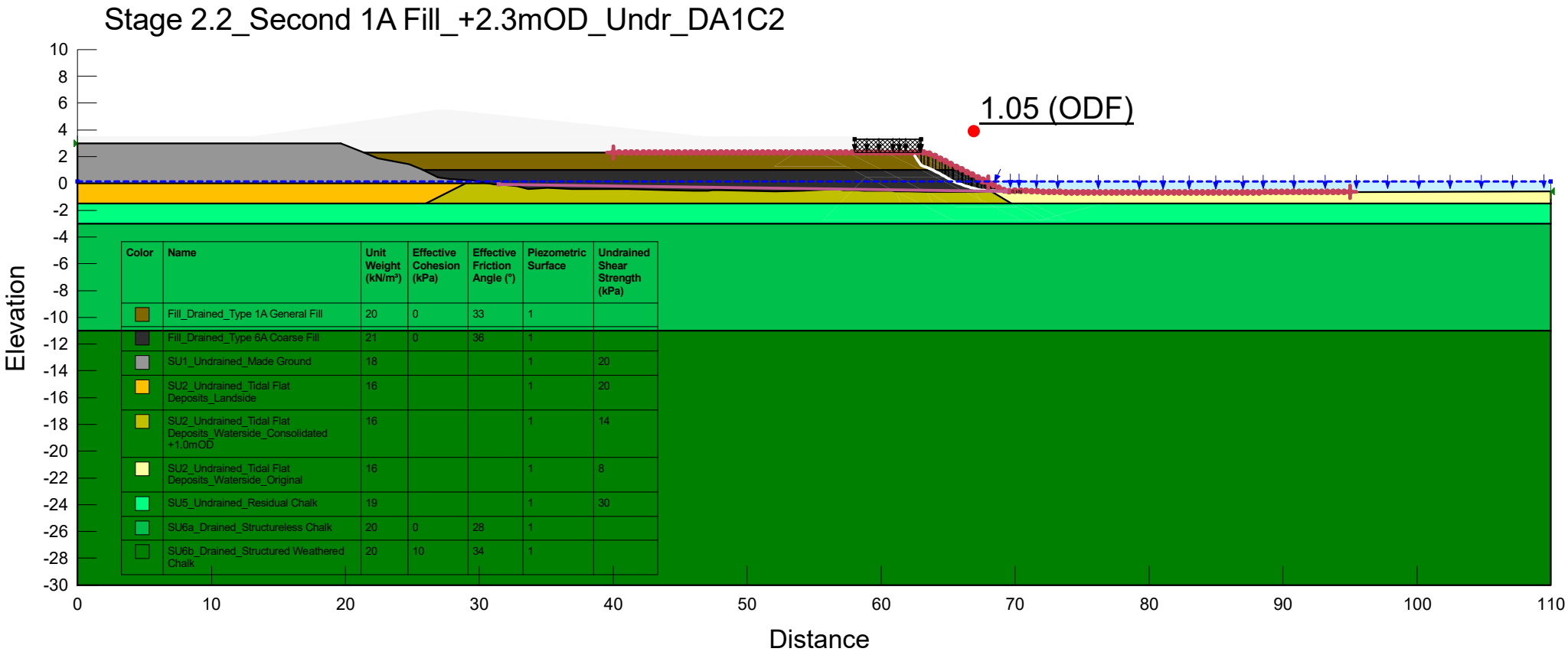
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_10-60kg Rock	20	5	36	1	
	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1	
	Fill_Drained_Core Rock	20	0	35	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage Alt 6.2_Final Configuration_Slope 2_Udr_DA1C1



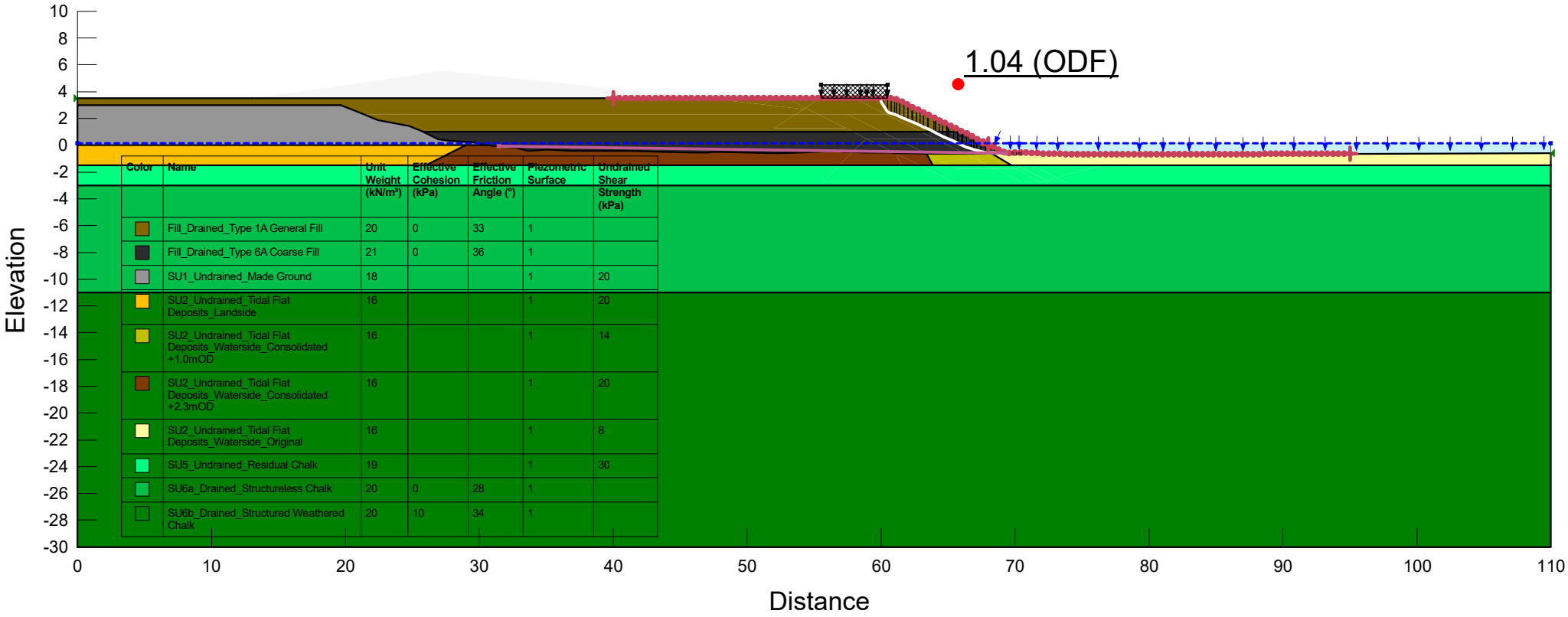

Stage 1_Landside Operation_Undr_DA1C2
3 m
1.01 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface | Undrained Shear Strength (kPa)
SU1_Undrained_Made Ground | 18 | | | 1 | 20
SU2_Undrained_Tidal Flat Deposits_Landside | 16 | | | 1 | 20
SU2_Undrained_Tidal Flat Deposits_Waterside_Original | 16 | | | 1 | 8
SU5_Undrained_Residual Chalk | 19 | | | 1 | 30
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1 |
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1 |


Stage 2.1_Initial 6A Fill_+1.0mOD_Udr_DA1C2
1.12 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color
Name
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Undrained Shear Strength (kPa)
Fill_Drained_Type 6A Coarse Fill
21
0
36
1
SU1_Undrained_Made Ground
18
1
20
SU2_Undrained_Tidal Flat Deposits_Landside
16
1
20
SU2_Undrained_Tidal Flat Deposits_Waterside_Original
16
1
8
SU5_Undrained_Residual Chalk
19
1
30
SU6a_Drained_Structureless Chalk
20
0
28
1
SU6b_Drained_Structured Weathered Chalk
20
10
34
1



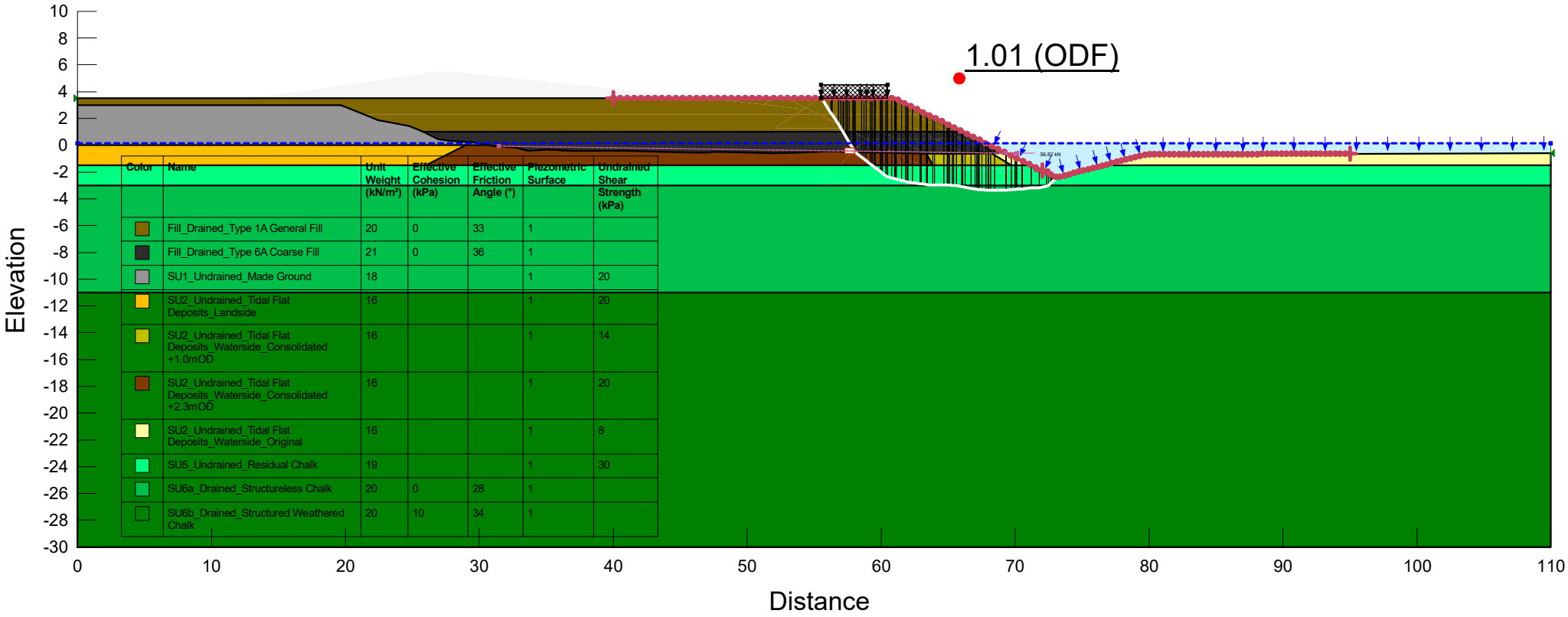
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +1.0mOD	16			1	14
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage 2.3_Third 1A Fill_+3.5mOD_Undr_DA1C2



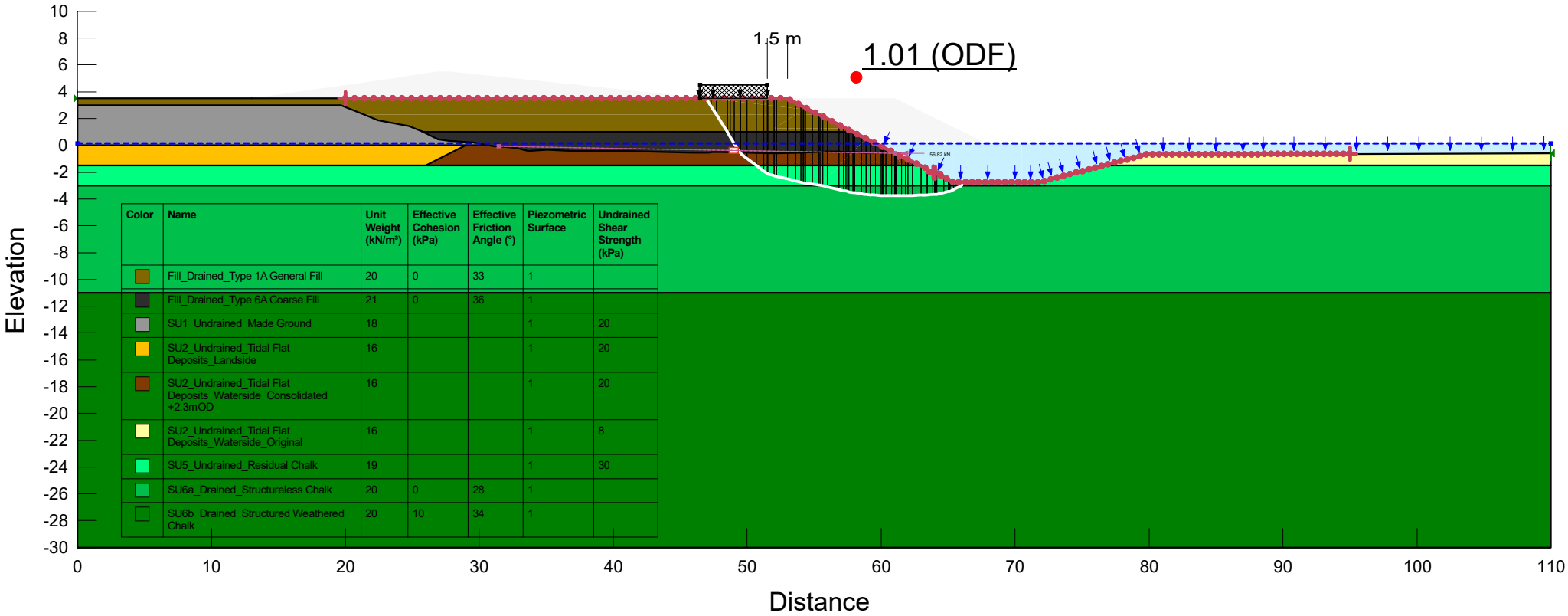
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +1.0mOD	16			1	14
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage 3_Initital Edge Trim and Toe Dredging_Undr_DA1C2



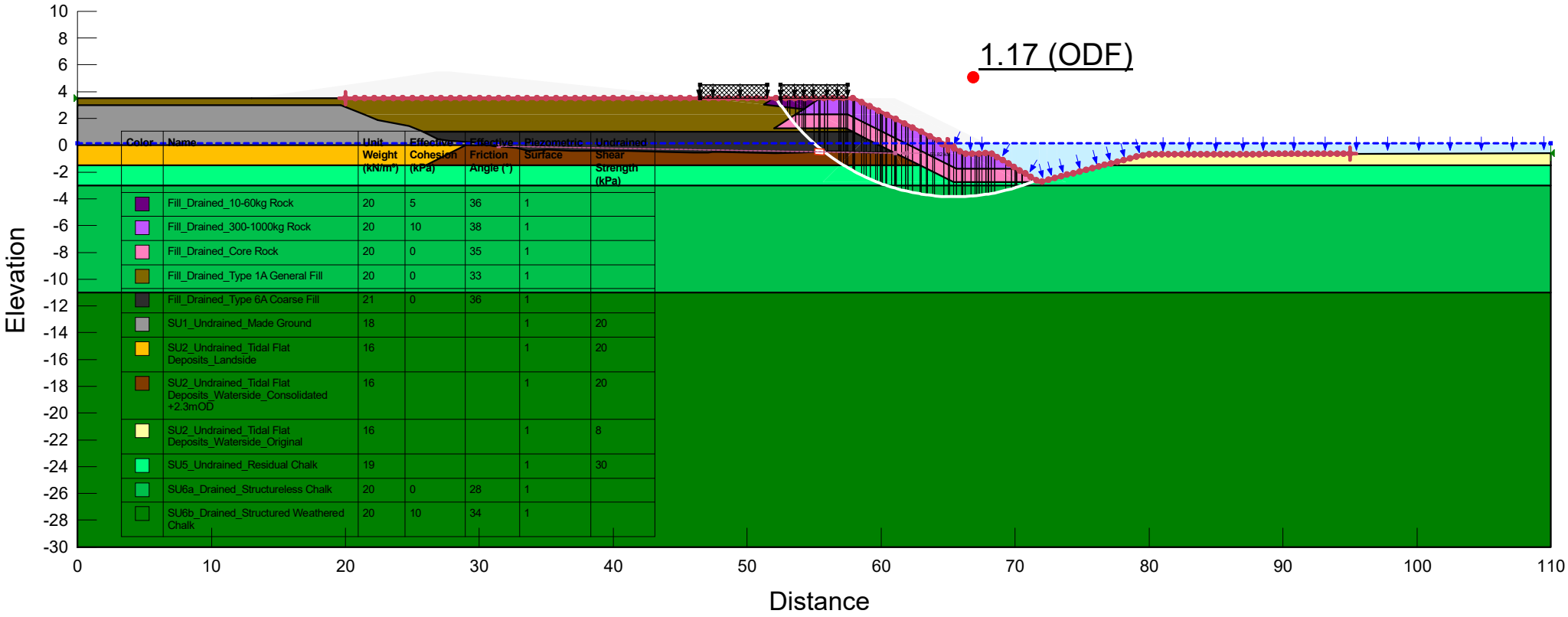
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +1.0mOD	16			1	14
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage 4_Complete Edge Trim and Toe Dredging_Undr_DA1C2



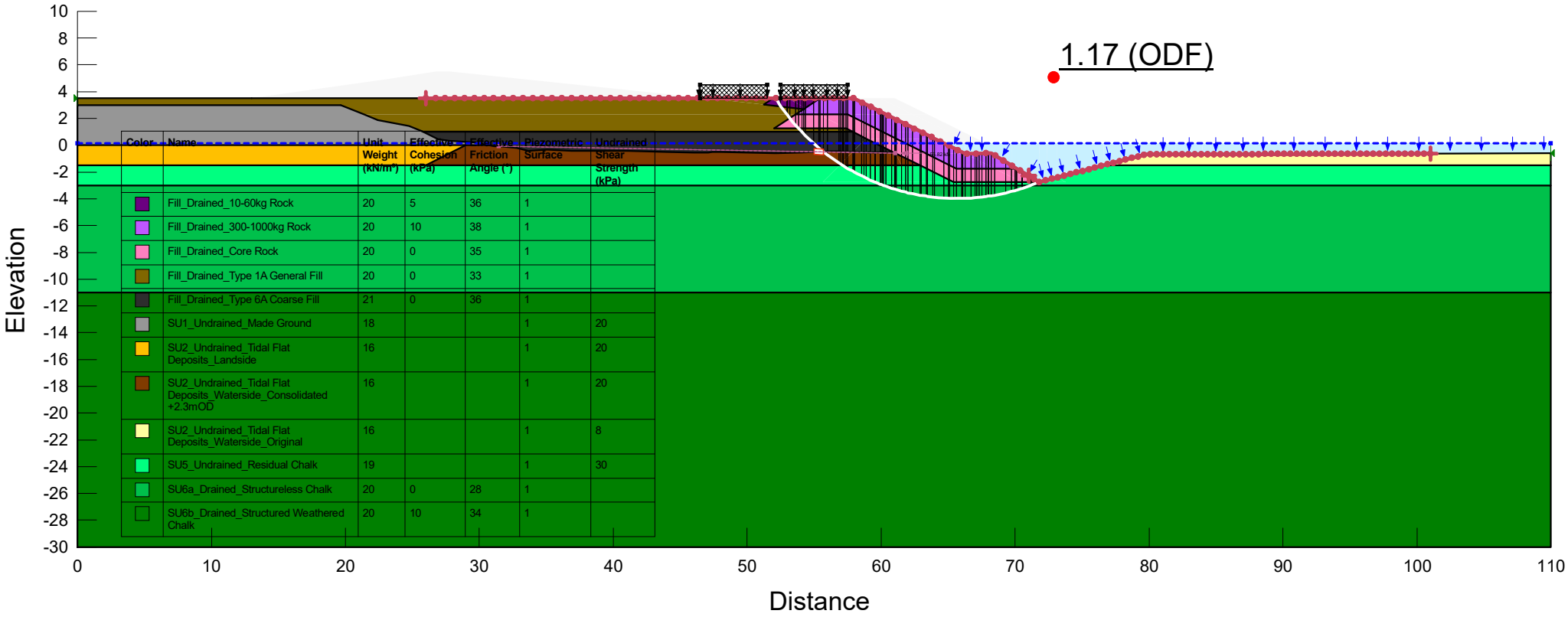
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage 5.1_Construct Rock Armour_Slope 1_Udr_DA1C2

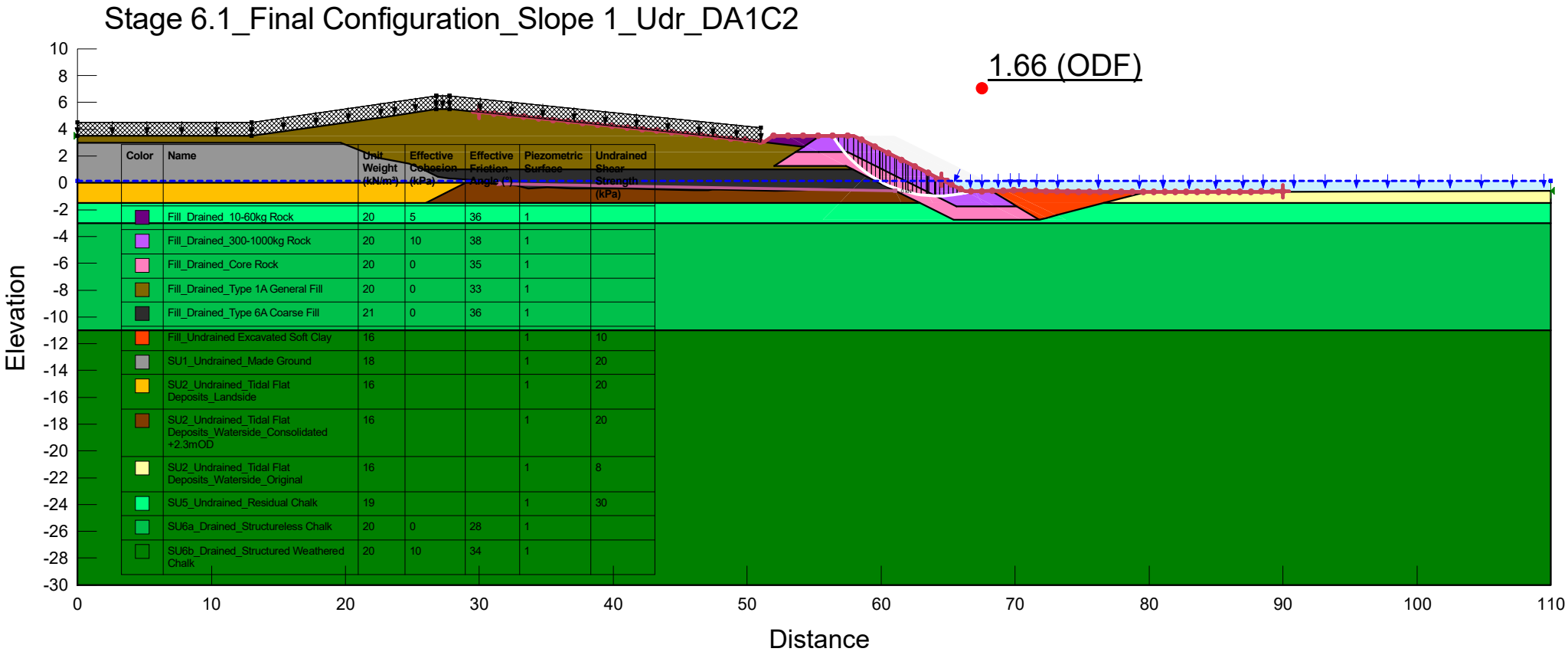


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_10-60kg Rock	20	5	36	1	
	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Core Rock	20	0	35	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

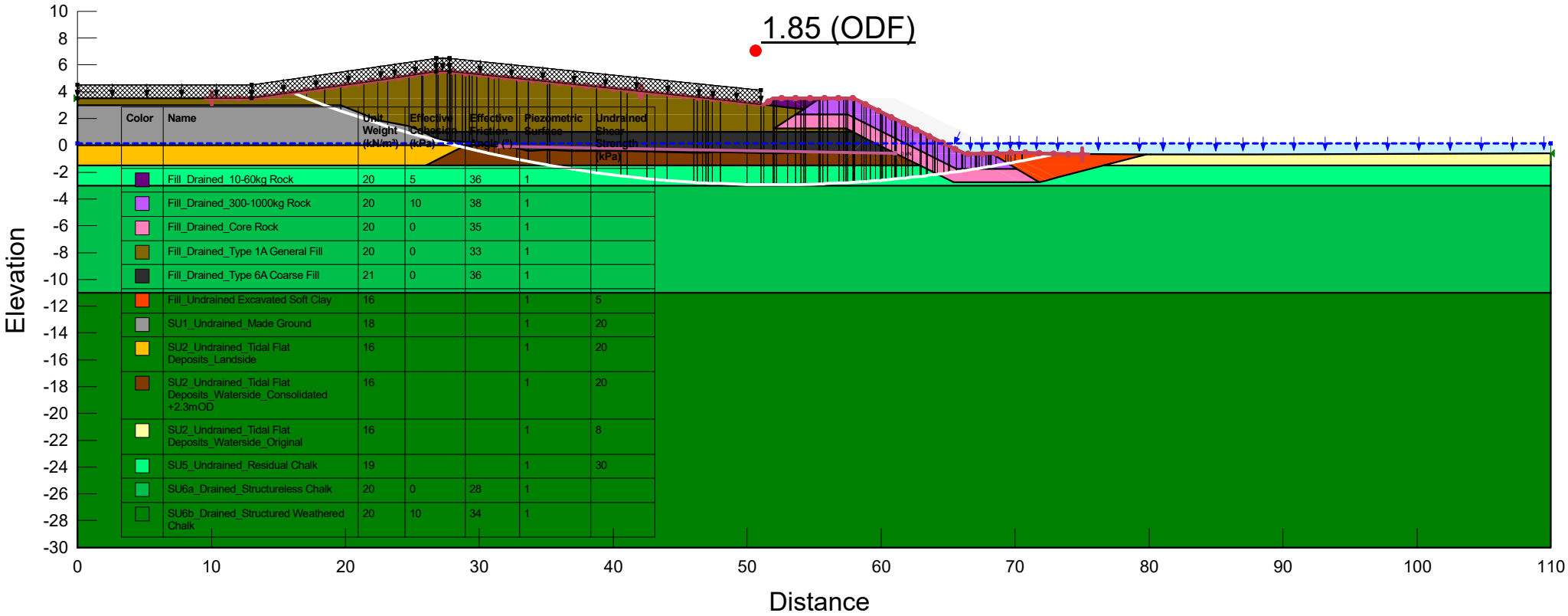
Stage 5.2_Construct Rock Armour_Slope 2_Udr_DA1C2



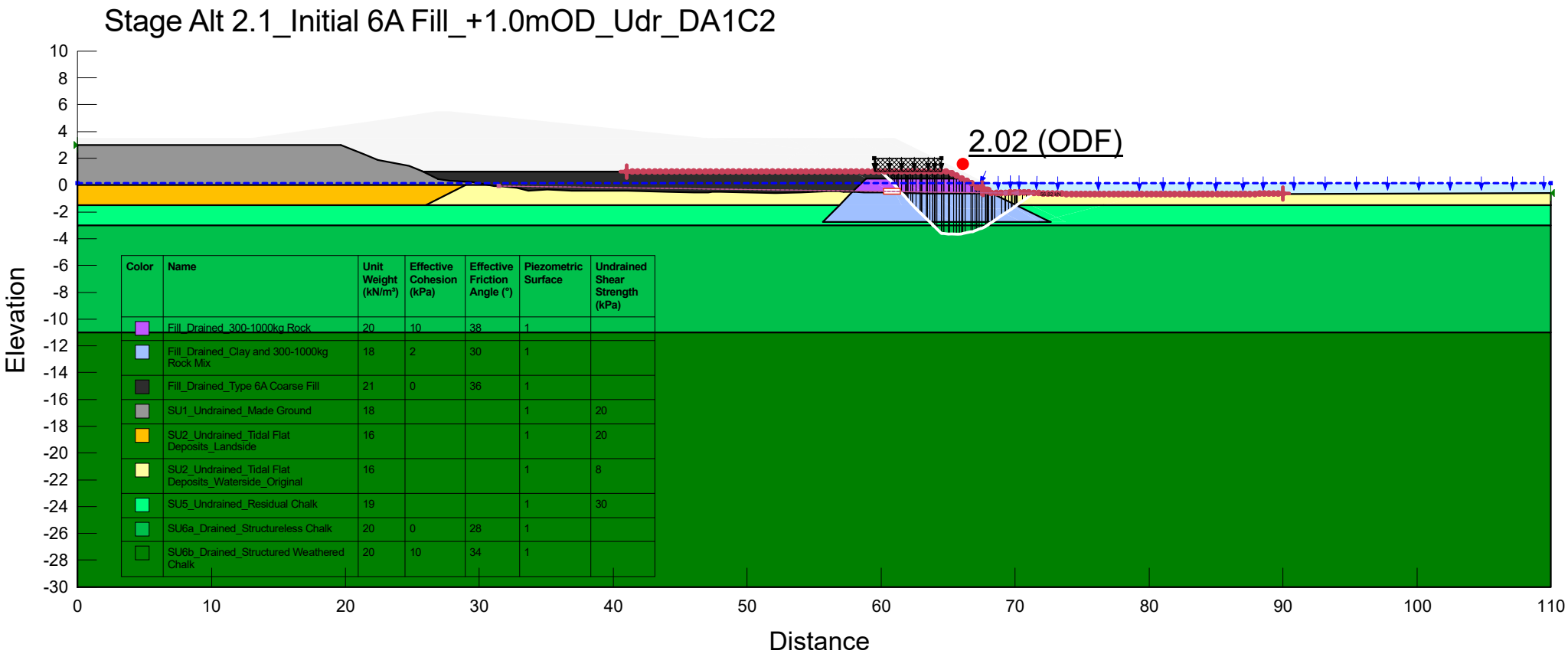
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_10-60kg Rock	20	5	36	1	
	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Core Rock	20	0	35	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	


Stage 6.1_Final Configuration_Slope 1_Udr_DA1C2
1.66 (ODF)
Color
Name
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Undrained Shear Strength (kPa)
Fill_Drained_10-60kg Rock 20 5 36 1
Fill_Drained_300-1000kg Rock 20 10 38 1
Fill_Drained_Core Rock 20 0 35 1
Fill_Drained_Type 1A General Fill 20 0 33 1
Fill_Drained_Type 6A Coarse Fill 21 0 36 1
Fill_Undrained Excavated Soft Clay 16 1 10
SU1_Undrained_Made Ground 18 1 20
SU2_Undrained_Tidal Flat Deposits_Landside 16 1 20
SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD 16 1 20
SU2_Undrained_Tidal Flat Deposits_Waterside_Original 16 1 8
SU5_Undrained_Residual Chalk 19 1 30
SU6a_Drained_Structureless Chalk 20 0 28 1
SU6b_Drained_Structured Weathered Chalk 20 10 34 1
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110

Stage 6.2_Final Configuration_Slope 2_Udr_DA1C2

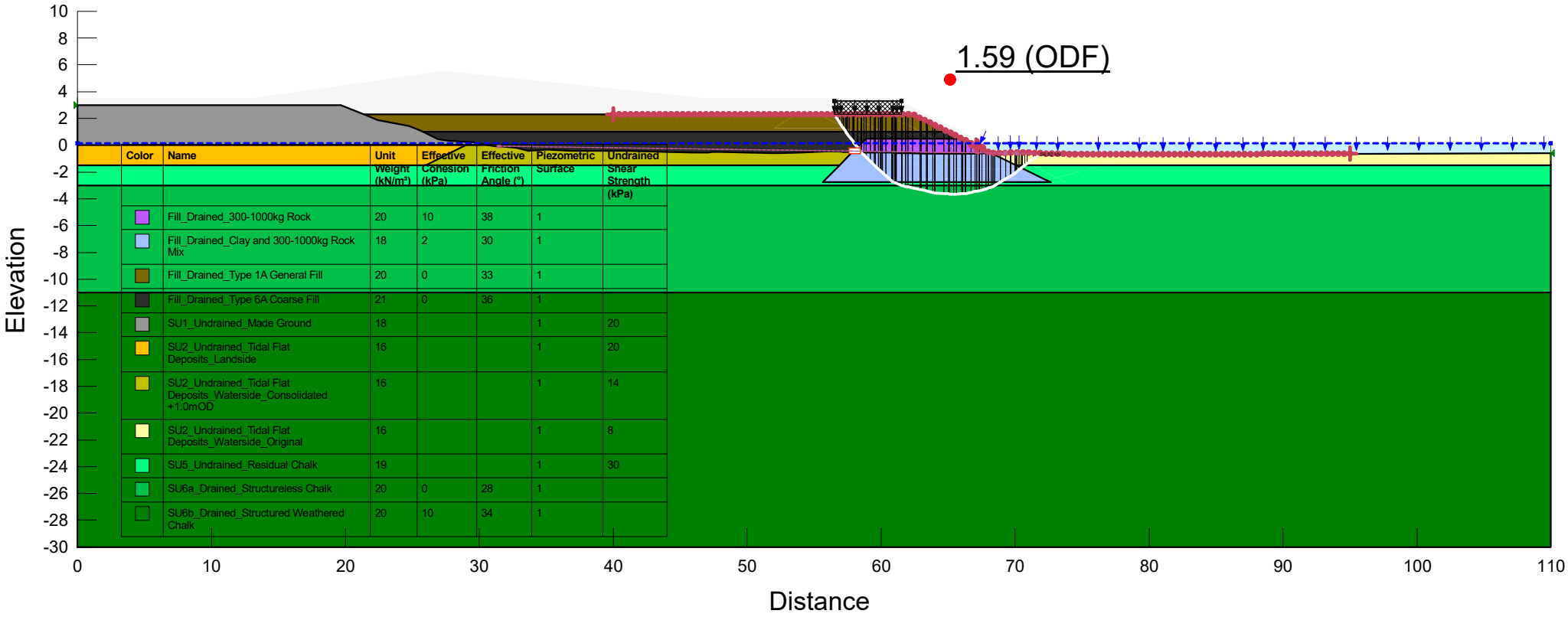


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_10-60kg Rock	20	5	36	1	
	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Core Rock	20	0	35	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	Fill_Undrained Excavated Soft Clay	16			1	5
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	



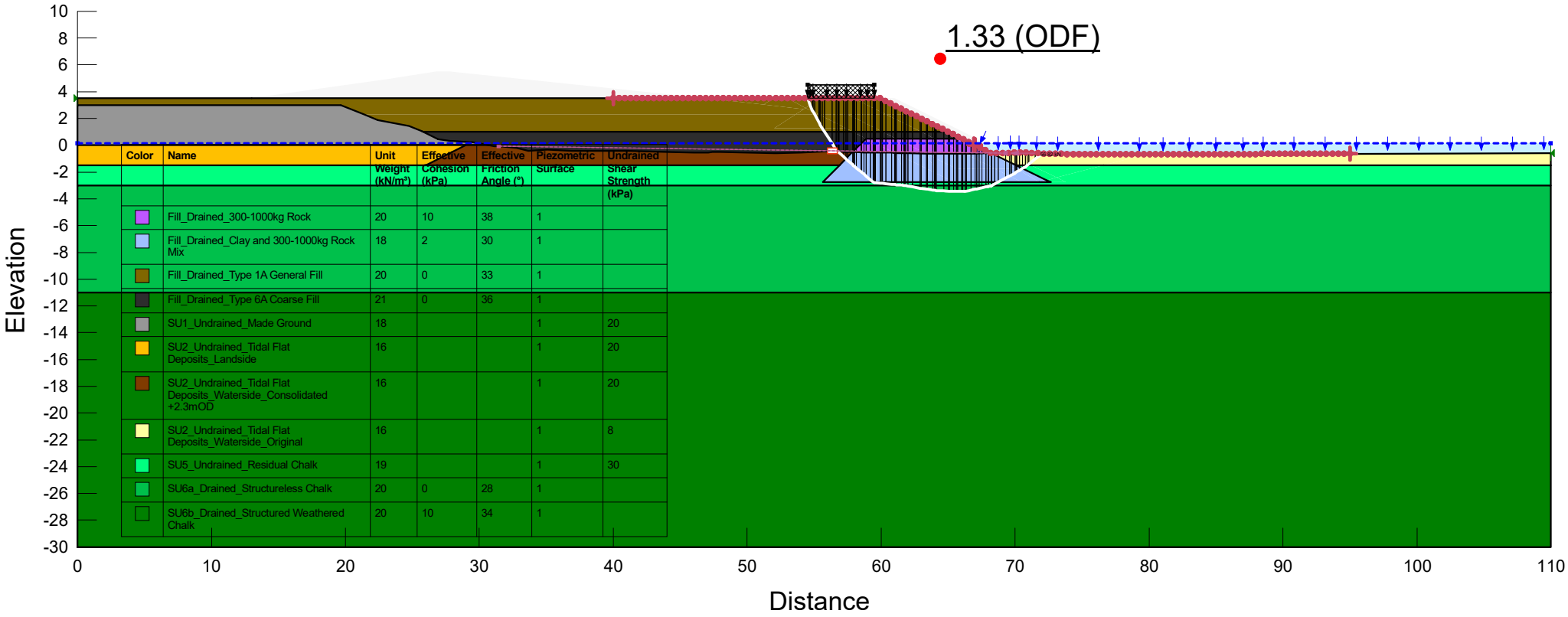
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

Stage Alt 2.2_Second 1A Fill_+2.3mOD_Undr_DA1C2

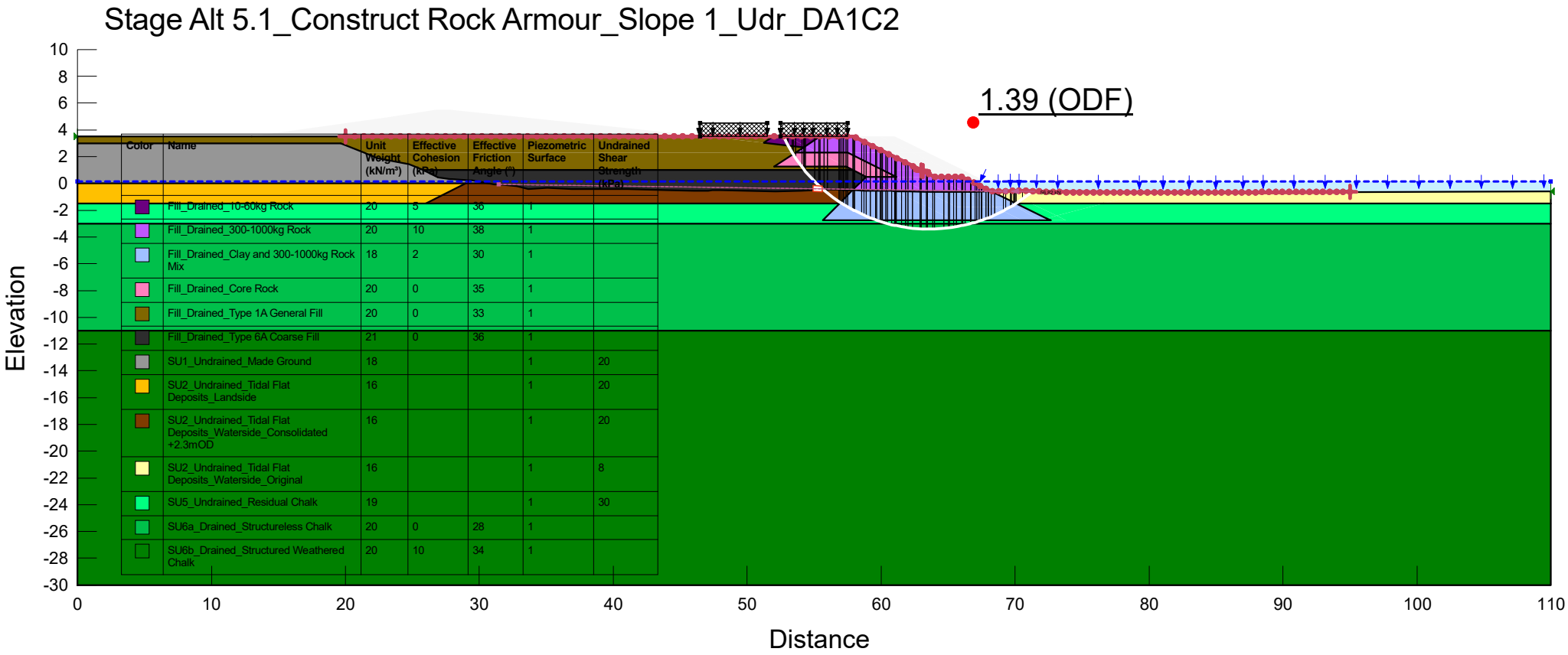


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +1.0mOD	16			1	14
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

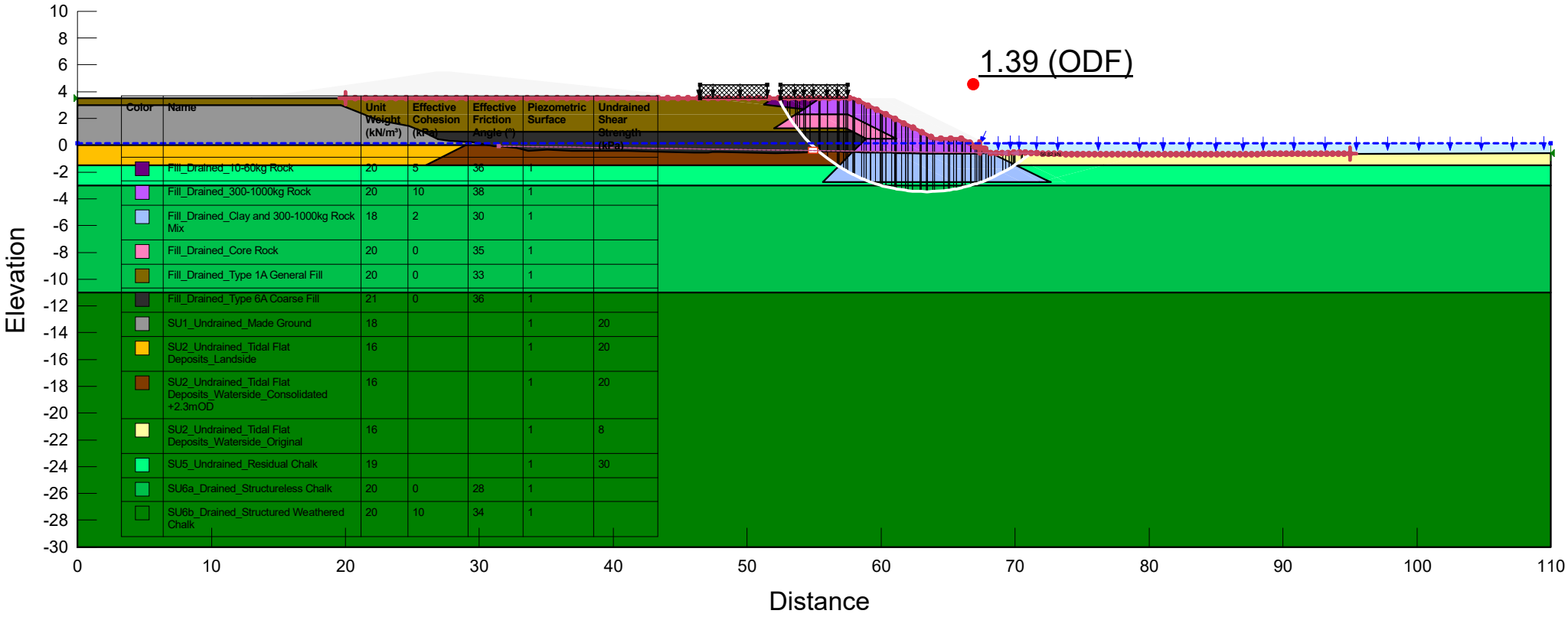
Stage Alt 2.3_Third 1A Fill_+3.5mOD_Undr_DA1C2



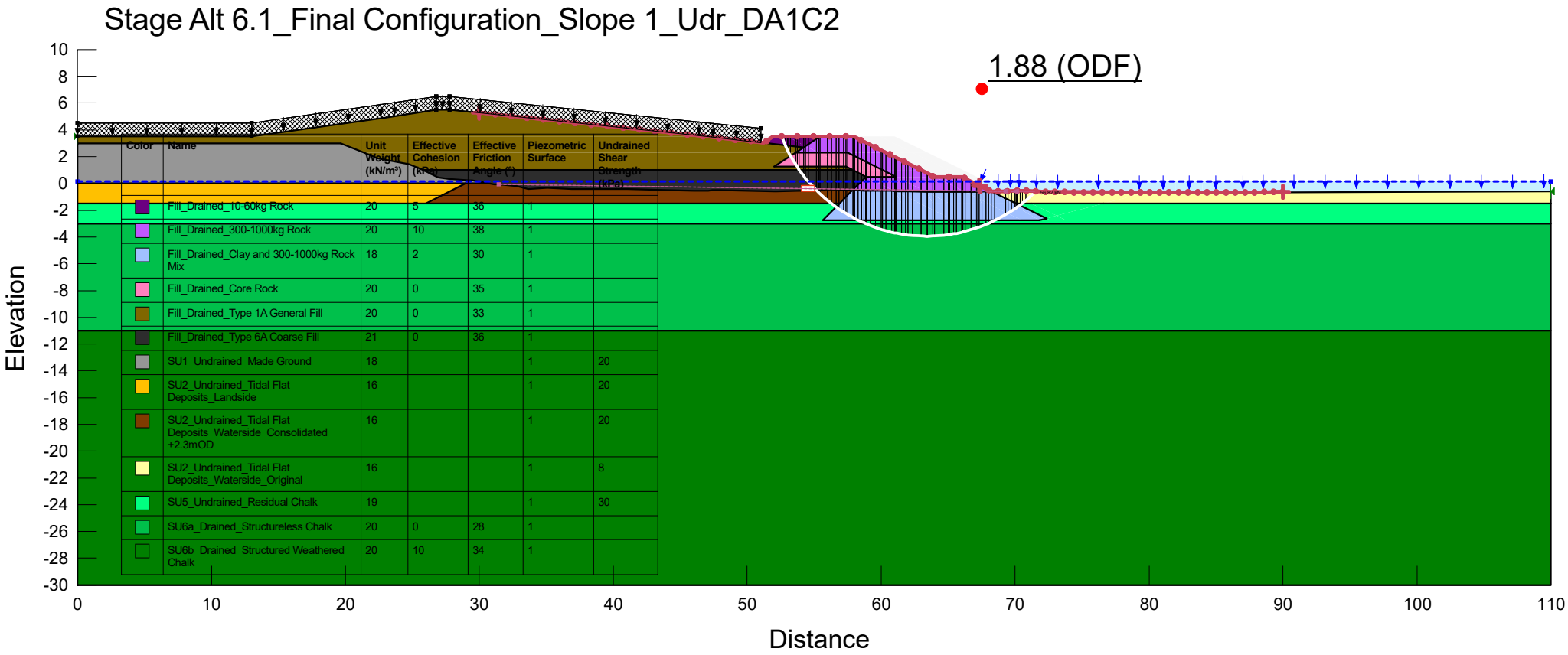
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	


Stage Alt 5.1_Construct Rock Armour_Slope 1_Udr_DA1C2
1.39 (ODF)
Color
Name
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Undrained Shear Strength (kPa)
Fill_Drained_10-60kg Rock 20 5 36 1
Fill_Drained_300-1000kg Rock 20 10 38 1
Fill_Drained_Clay and 300-1000kg Rock Mix 18 2 30 1
Fill_Drained_Core Rock 20 0 35 1
Fill_Drained_Type 1A General Fill 20 0 33 1
Fill_Drained_Type 6A Coarse Fill 21 0 36 1
SU1_Undrained_Made Ground 18 1 20
SU2_Undrained_Tidal Flat Deposits_Landside 16 1 20
SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD 16 1 20
SU2_Undrained_Tidal Flat Deposits_Waterside_Original 16 1 8
SU5_Undrained_Residual Chalk 19 1 30
SU6a_Drained_Structureless Chalk 20 0 28 1
SU6b_Drained_Structured Weathered Chalk 20 10 34 1
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110

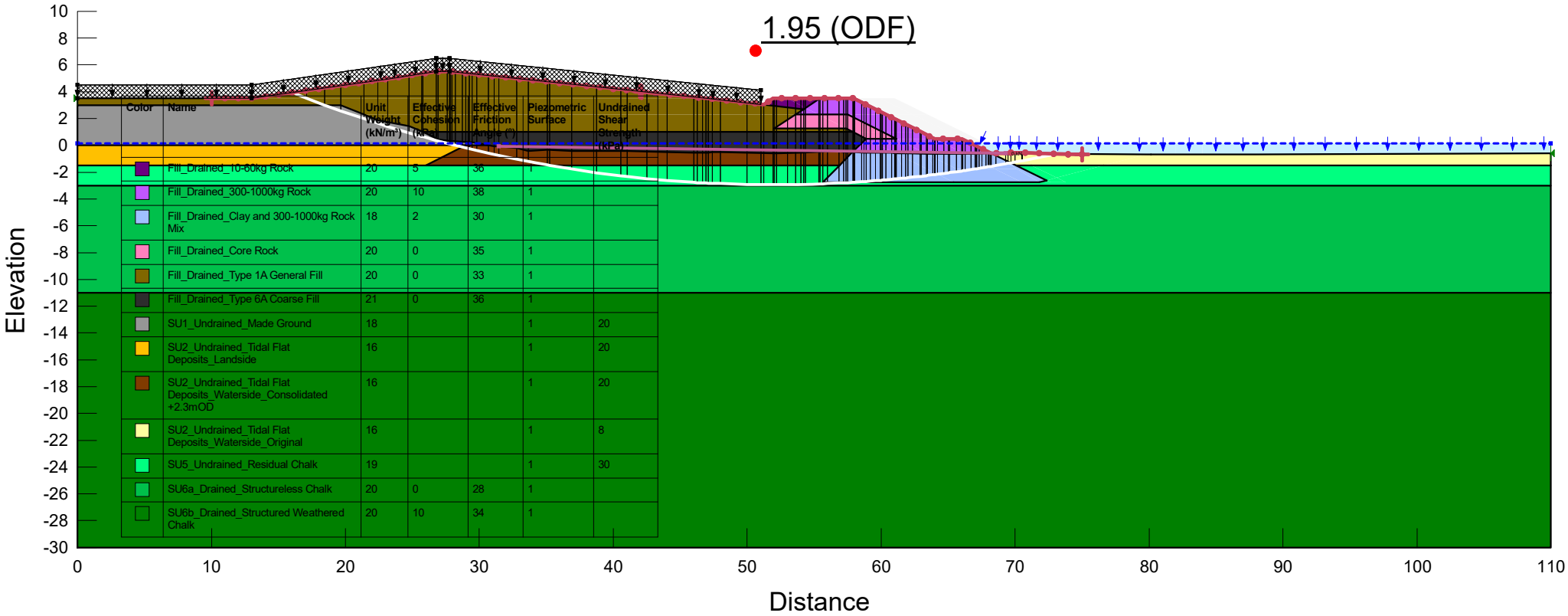
Stage Alt 5.2_Construct Rock Armour_Slope 2_Udr_DA1C2

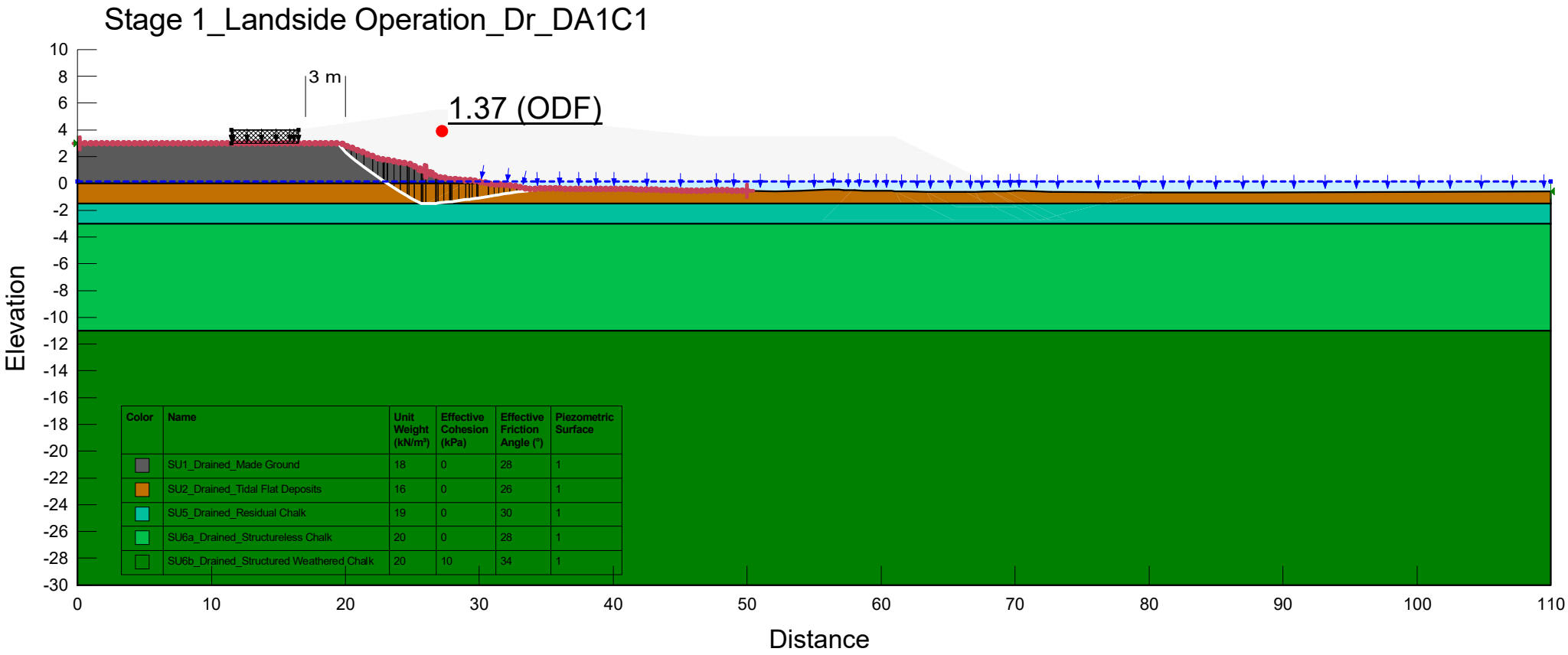


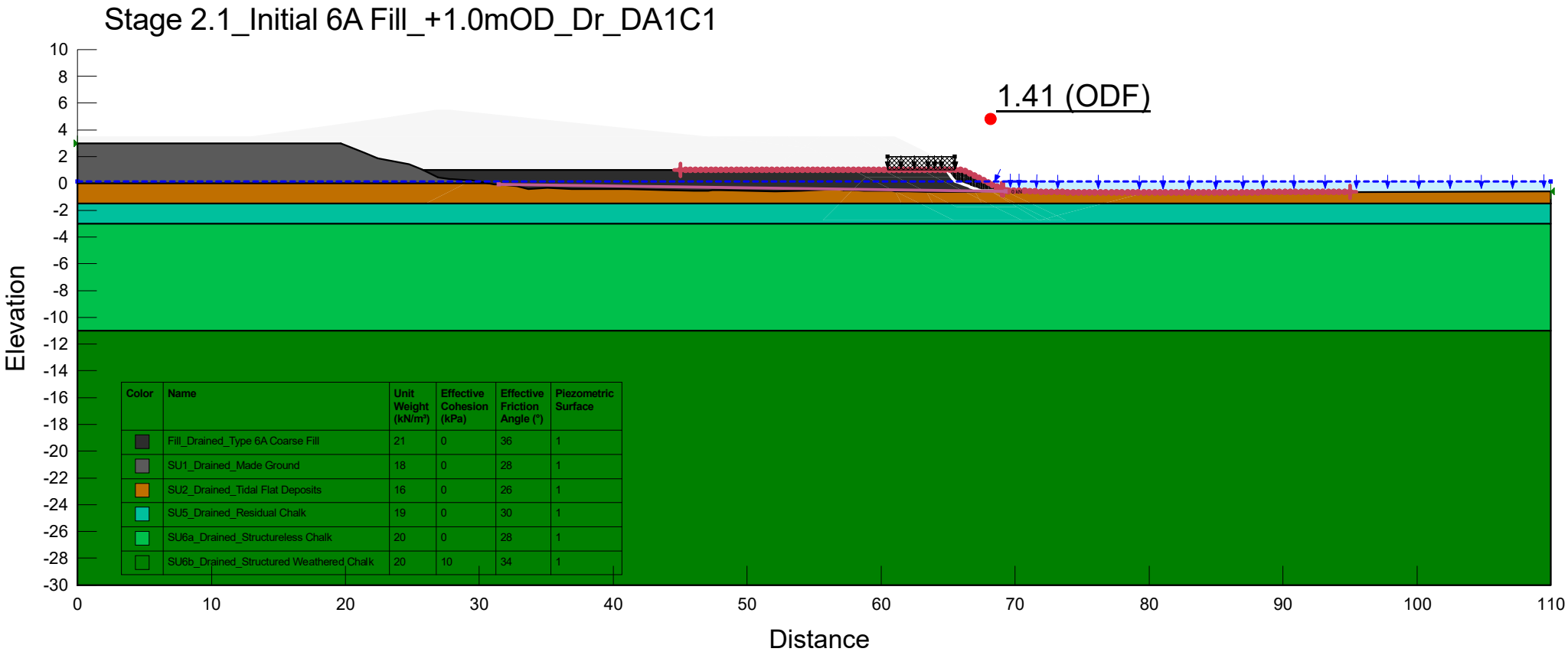
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface	Undrained Shear Strength (kPa)
	Fill_Drained_10-60kg Rock	20	5	36	1	
	Fill_Drained_300-1000kg Rock	20	10	38	1	
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1	
	Fill_Drained_Core Rock	20	0	35	1	
	Fill_Drained_Type 1A General Fill	20	0	33	1	
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1	
	SU1_Undrained_Made Ground	18			1	20
	SU2_Undrained_Tidal Flat Deposits_Landside	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD	16			1	20
	SU2_Undrained_Tidal Flat Deposits_Waterside_Original	16			1	8
	SU5_Undrained_Residual Chalk	19			1	30
	SU6a_Drained_Structureless Chalk	20	0	28	1	
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1	

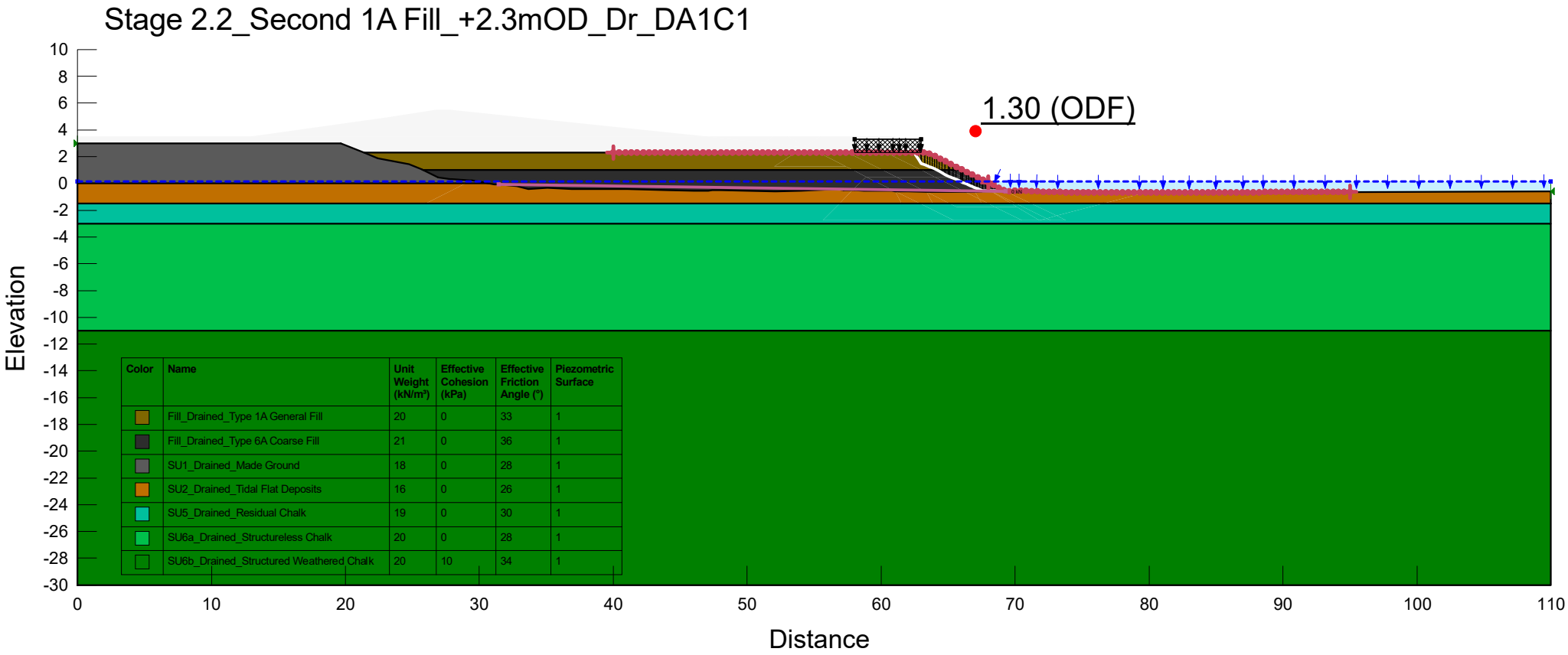

Stage Alt 6.1_Final Configuration_Slope 1_Udr_DA1C2
1.88 (ODF)
Color
Name
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Undrained Shear Strength (kPa)
Fill_Drained_10-60kg Rock 20 5 36 1
Fill_Drained_300-1000kg Rock 20 10 38 1
Fill_Drained_Clay and 300-1000kg Rock Mix 18 2 30 1
Fill_Drained_Core Rock 20 0 35 1
Fill_Drained_Type 1A General Fill 20 0 33 1
Fill_Drained_Type 6A Coarse Fill 21 0 36 1
SU1_Undrained_Made Ground 18 1 20
SU2_Undrained_Tidal Flat Deposits_Landside 16 1 20
SU2_Undrained_Tidal Flat Deposits_Waterside_Consolidated +2.3mOD 16 1 20
SU2_Undrained_Tidal Flat Deposits_Waterside_Original 16 1 8
SU5_Undrained_Residual Chalk 19 1 30
SU6a_Drained_Structureless Chalk 20 0 28 1
SU6b_Drained_Structured Weathered Chalk 20 10 34 1
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110

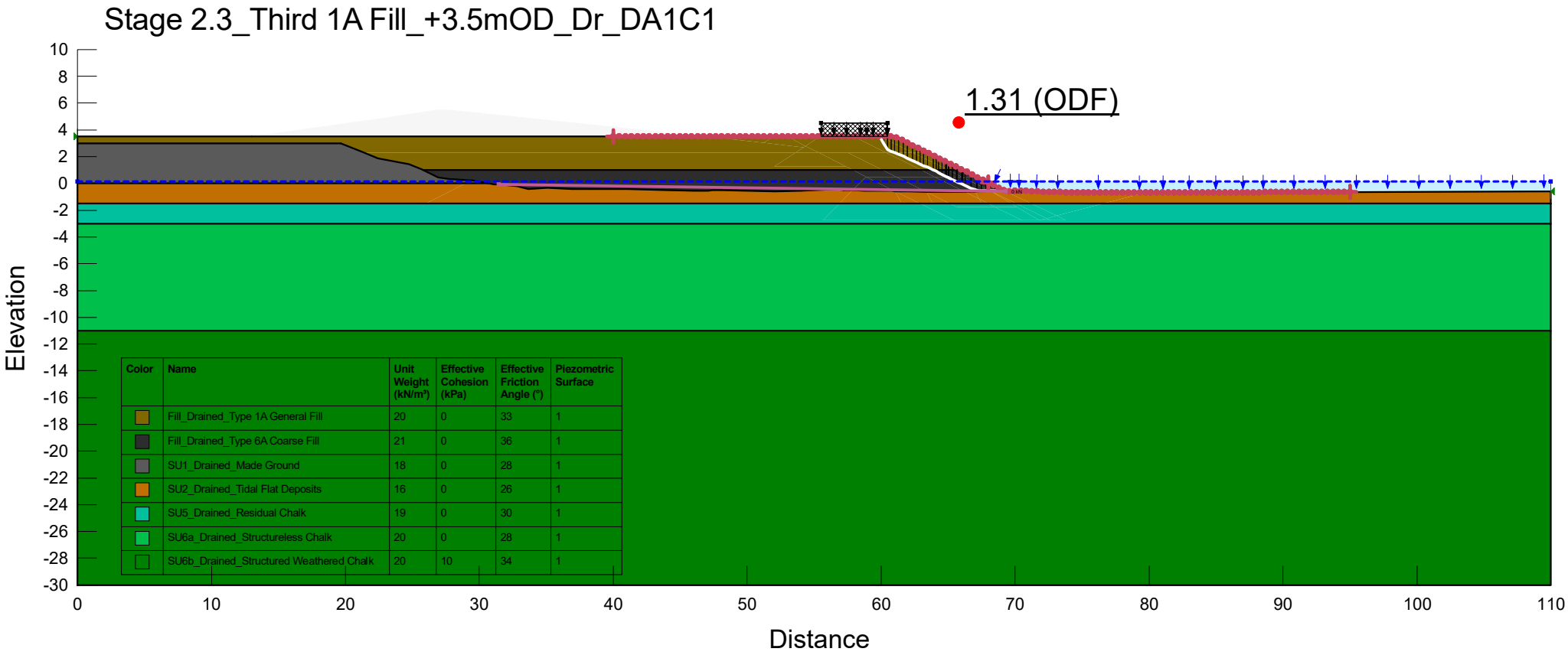
Stage Alt 6.2_Final Configuration_Slope 2_Udr_DA1C2



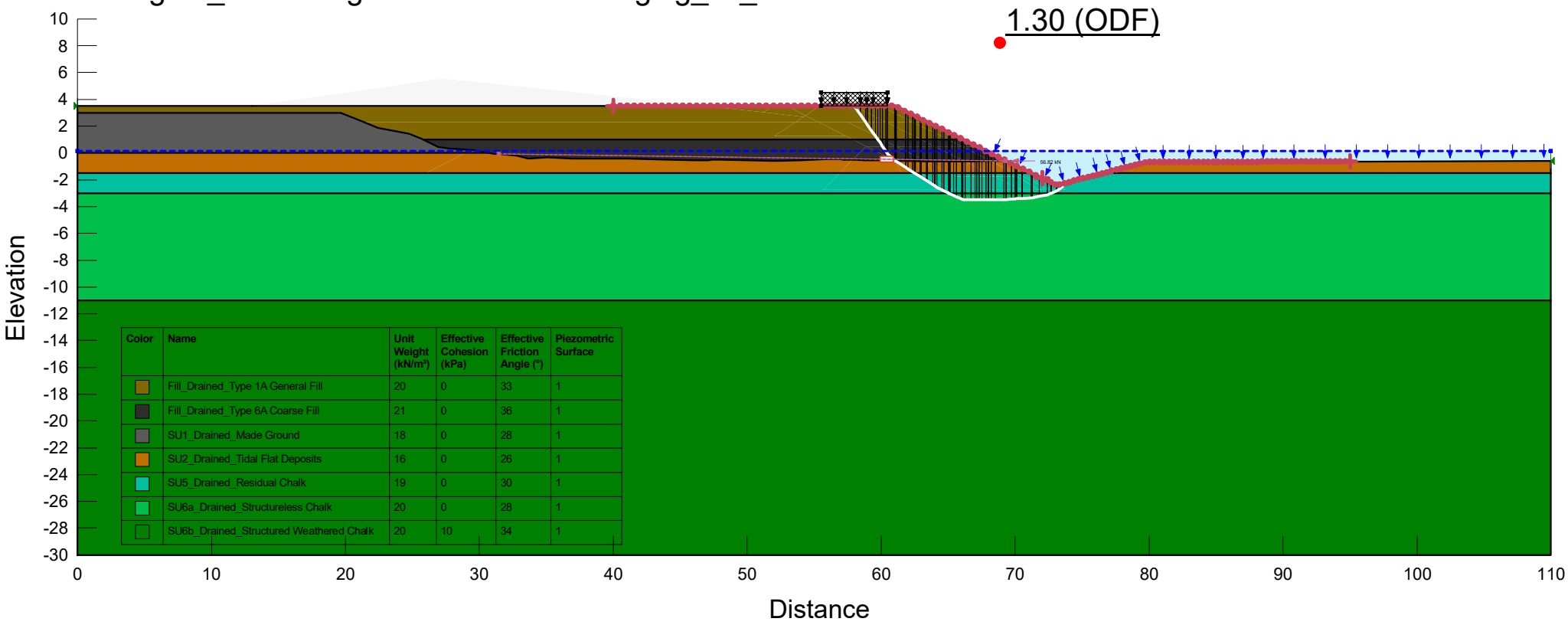

Stage 1_Landside Operation_Dr_DA1C1
3 m
1.37 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
SU1_Drained_Made Ground | 18 | 0 | 28 | 1
SU2_Drained_Tidal Flat Deposits | 16 | 0 | 26 | 1
SU5_Drained_Residual Chalk | 19 | 0 | 30 | 1
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1


Stage 2.1_Initial 6A Fill_+1.0mOD_Dr_DA1C1
1.41 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Fill_Drained_Type 6A Coarse Fill | 21 | 0 | 36 | 1
SU1_Drained_Made Ground | 18 | 0 | 28 | 1
SU2_Drained_Tidal Flat Deposits | 16 | 0 | 26 | 1
SU5_Drained_Residual Chalk | 19 | 0 | 30 | 1
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1

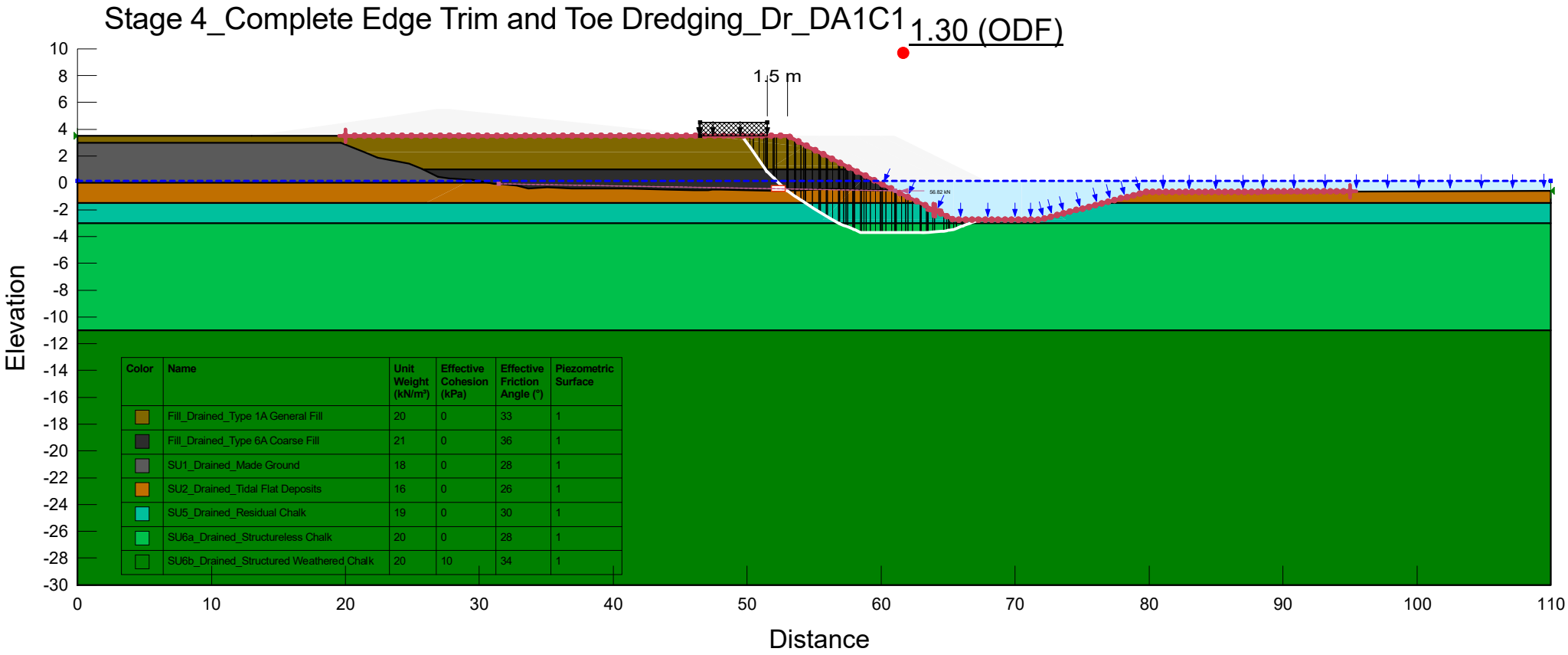

Stage 2.2_Second 1A Fill_+2.3mOD_Dr_DA1C1
1.30 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Fill_Drained_Type 1A General Fill | 20 | 0 | 33 | 1
Fill_Drained_Type 6A Coarse Fill | 21 | 0 | 36 | 1
SU1_Drained_Made Ground | 18 | 0 | 28 | 1
SU2_Drained_Tidal Flat Deposits | 16 | 0 | 26 | 1
SU5_Drained_Residual Chalk | 19 | 0 | 30 | 1
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1


Stage 2.3_Third 1A Fill_+3.5mOD_Dr_DA1C1
1.31 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color
Name
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Fill_Drained_Type 1A General Fill
20
0
33
1
Fill_Drained_Type 6A Coarse Fill
21
0
36
1
SU1_Drained_Made Ground
18
0
28
1
SU2_Drained_Tidal Flat Deposits
16
0
26
1
SU5_Drained_Residual Chalk
19
0
30
1
SU6a_Drained_Structureless Chalk
20
0
28
1
SU6b_Drained_Structured Weathered Chalk
20
10
34
1

Stage 3_Initital Edge Trim and Toe Dredging_Dr_DA1C1

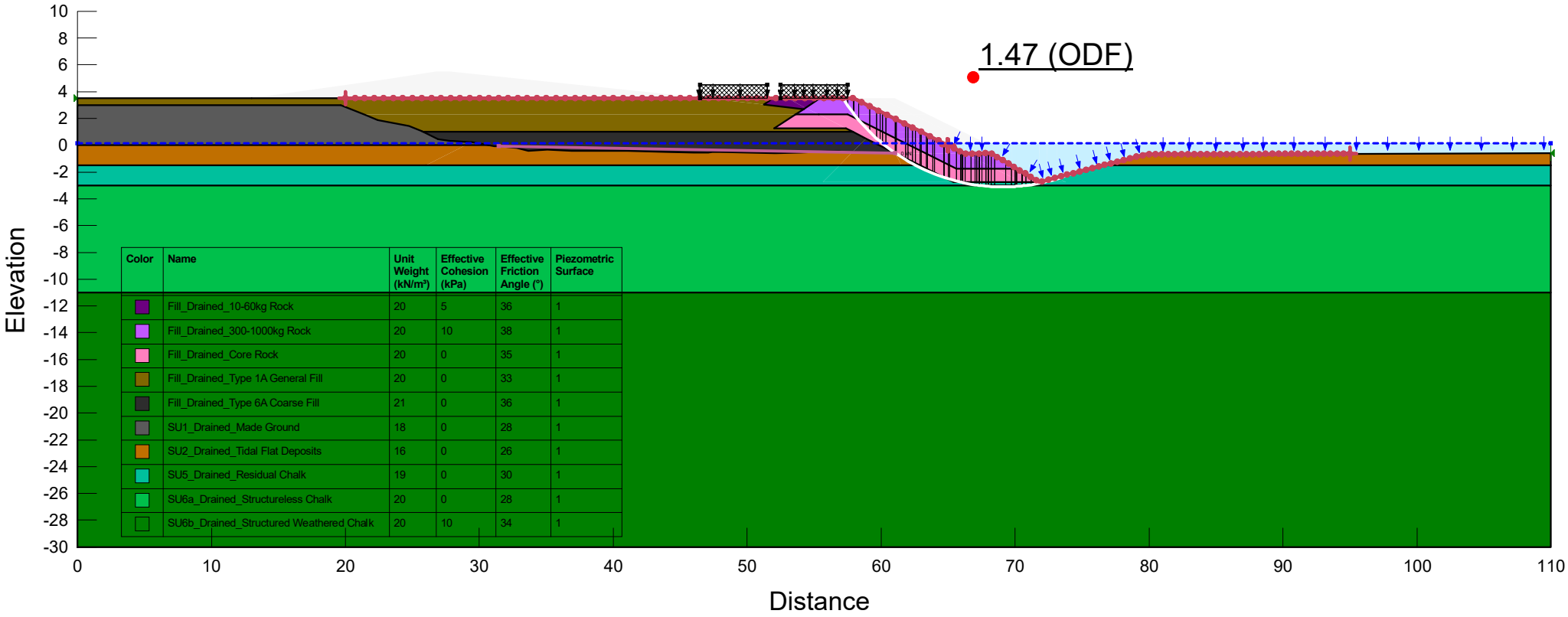


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1



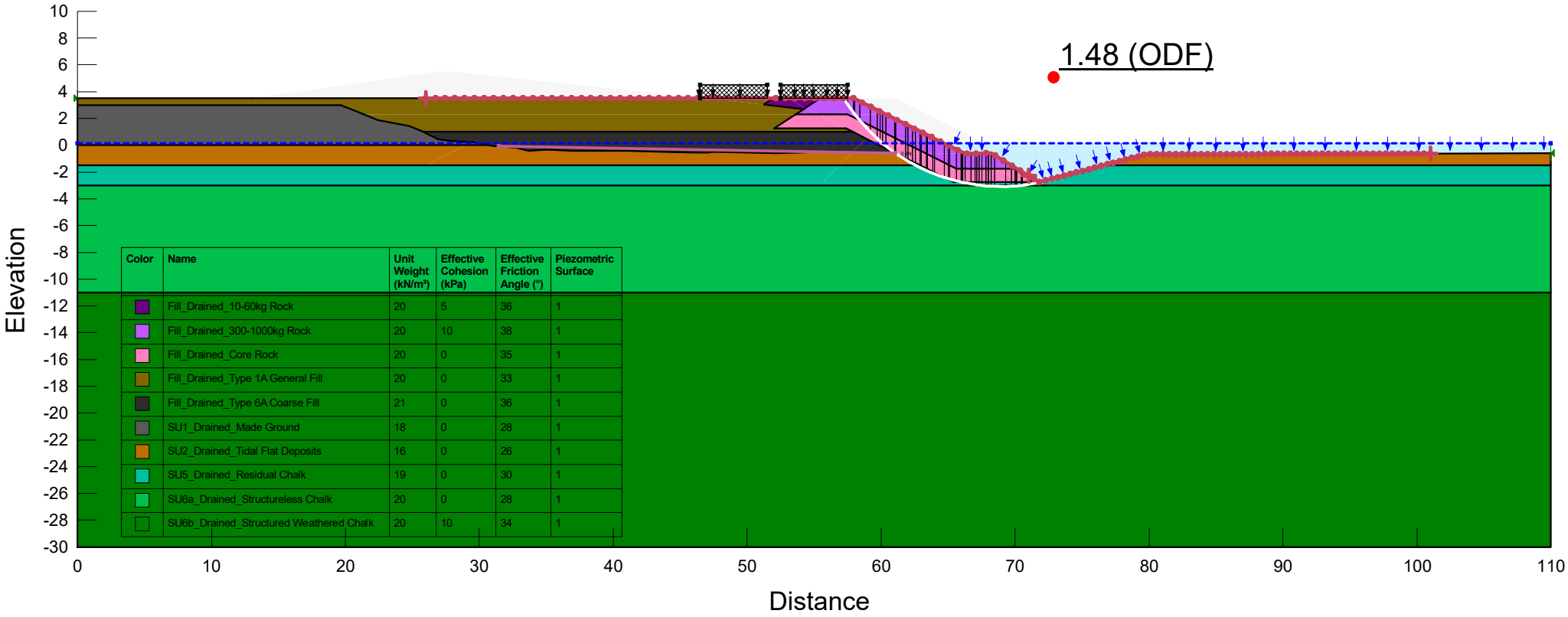
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

Stage 5.1_Construct Rock Armour_Slope 1_Dr_DA1C1



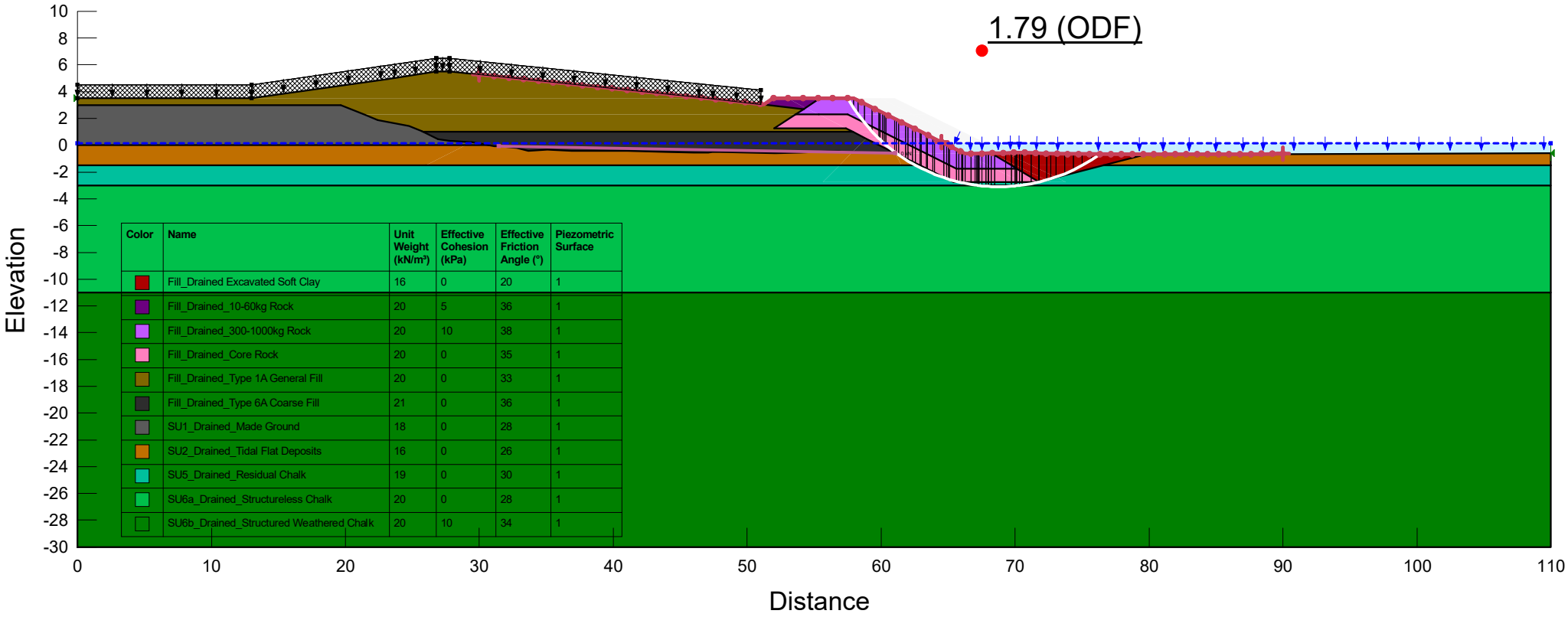
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

Stage 5.2_Construct Rock Armour_Slope 2_Dr_DA1C1



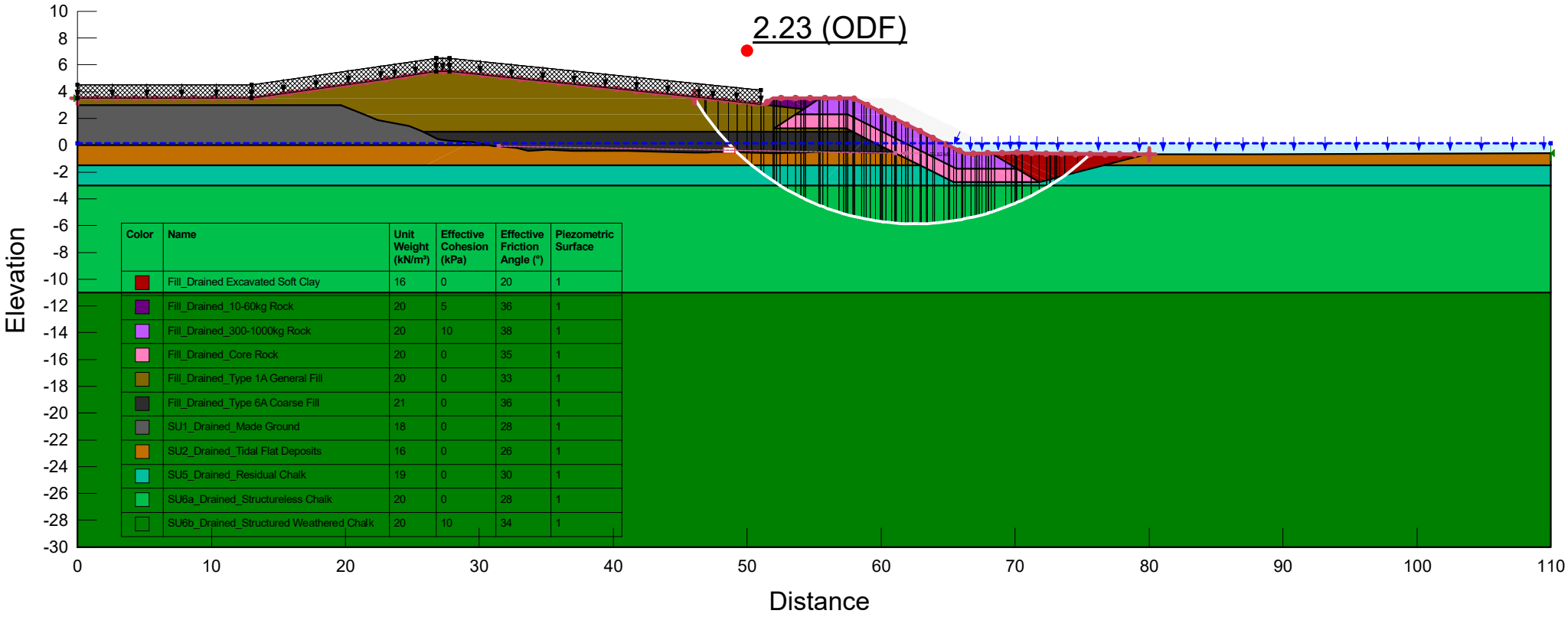
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

Stage 6.1_Final Configuration_Slope 1_Dr_DA1C1

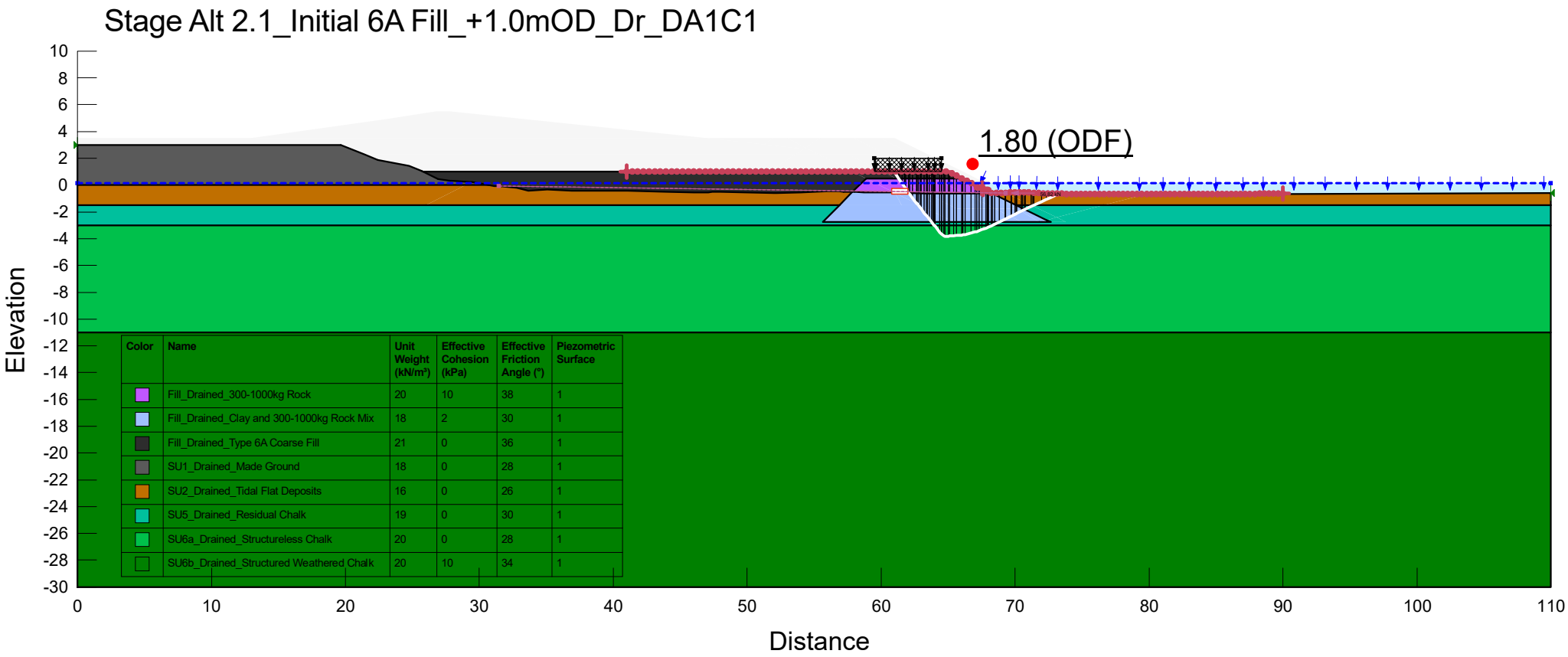


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained Excavated Soft Clay	16	0	20	1
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

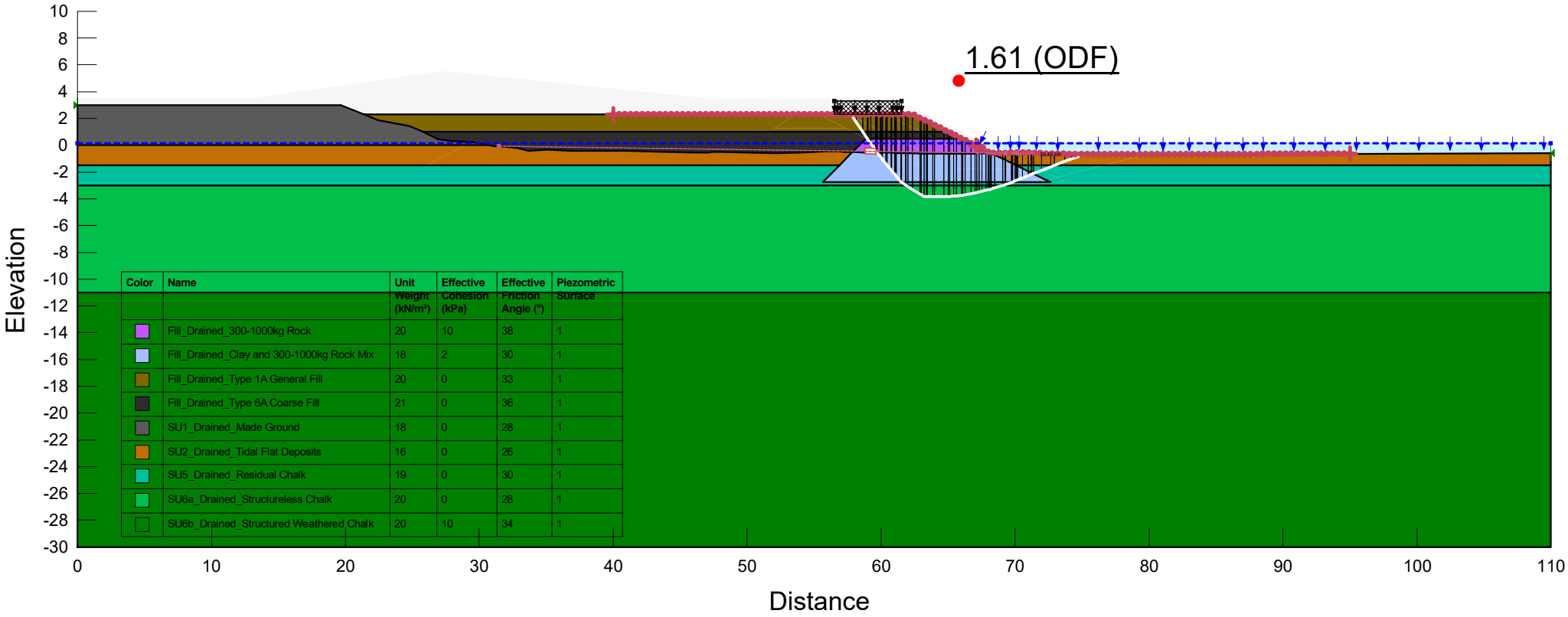
Stage 6.2_Final Configuration_Slope 2_Dr_DA1C1



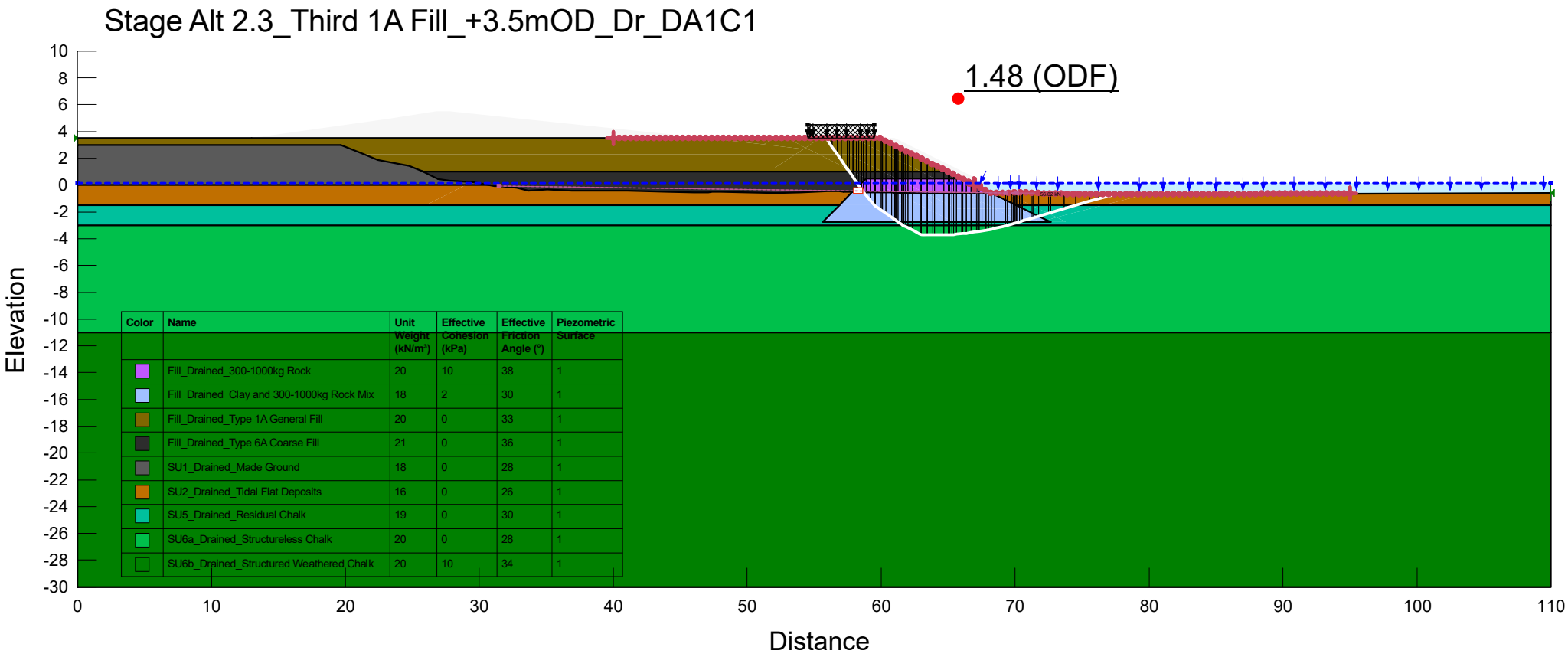
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained Excavated Soft Clay	16	0	20	1
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1


Stage Alt 2.1_Initial 6A Fill_+1.0mOD_Dr_DA1C1
1.80 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Fill_Drained_300-1000kg Rock | 20 | 10 | 38 | 1
Fill_Drained_Clay and 300-1000kg Rock Mix | 18 | 2 | 30 | 1
Fill_Drained_Type 6A Coarse Fill | 21 | 0 | 36 | 1
SU1_Drained_Made Ground | 18 | 0 | 28 | 1
SU2_Drained_Tidal Flat Deposits | 16 | 0 | 26 | 1
SU5_Drained_Residual Chalk | 19 | 0 | 30 | 1
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1

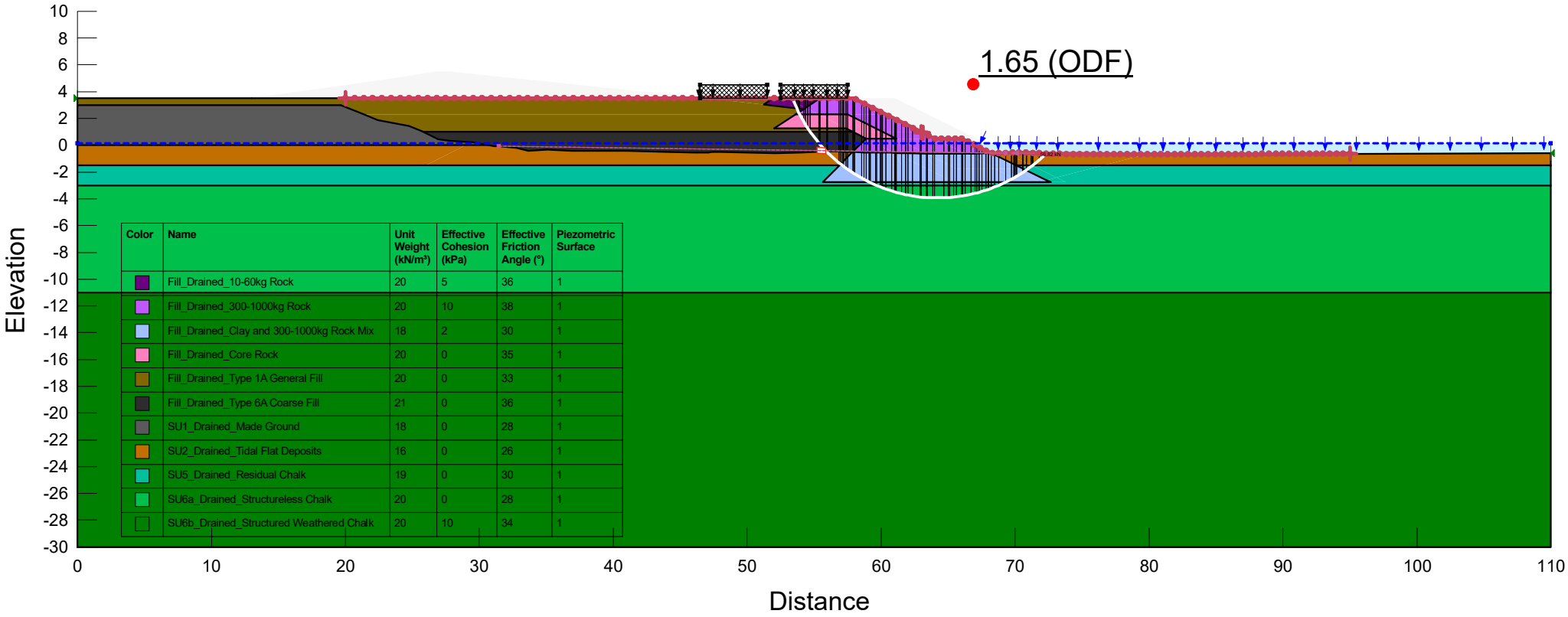
Stage Alt 2.2_Second 1A Fill_+2.3mOD_Dr_DA1C1



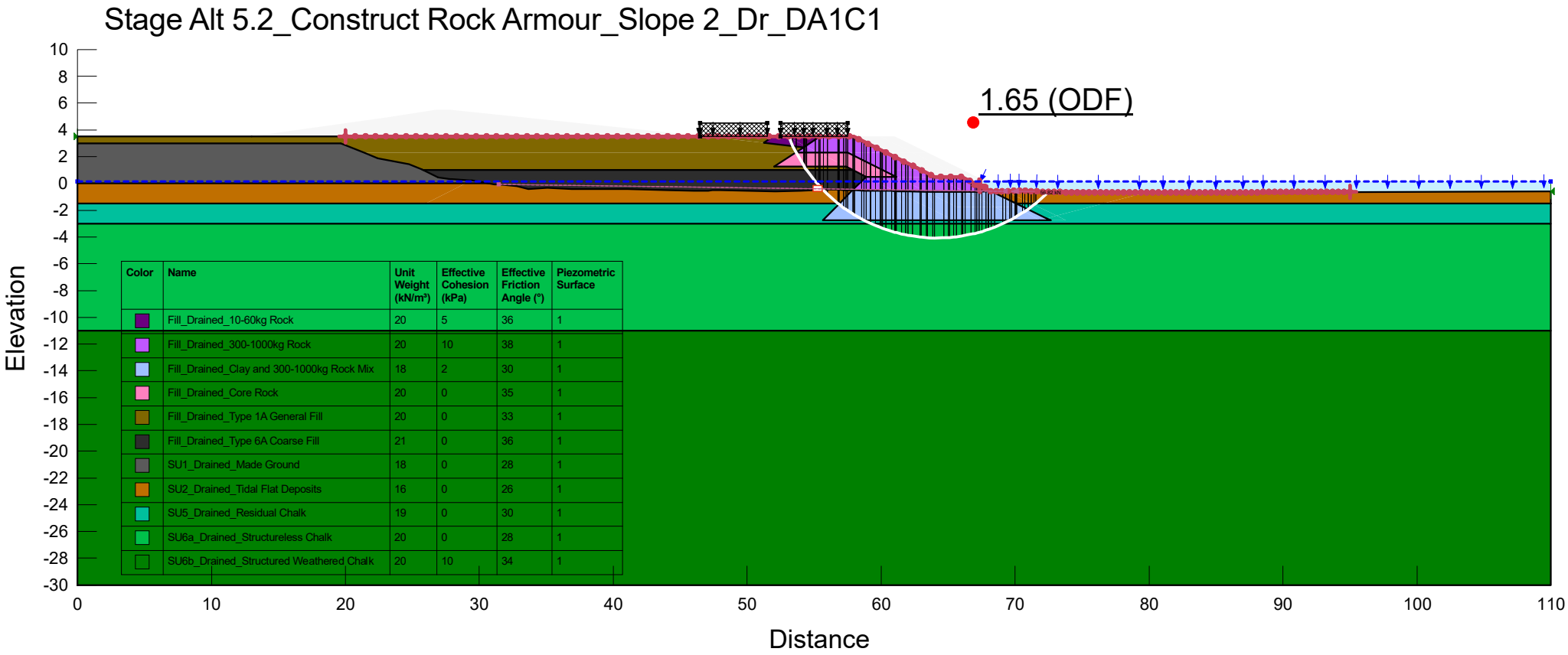
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

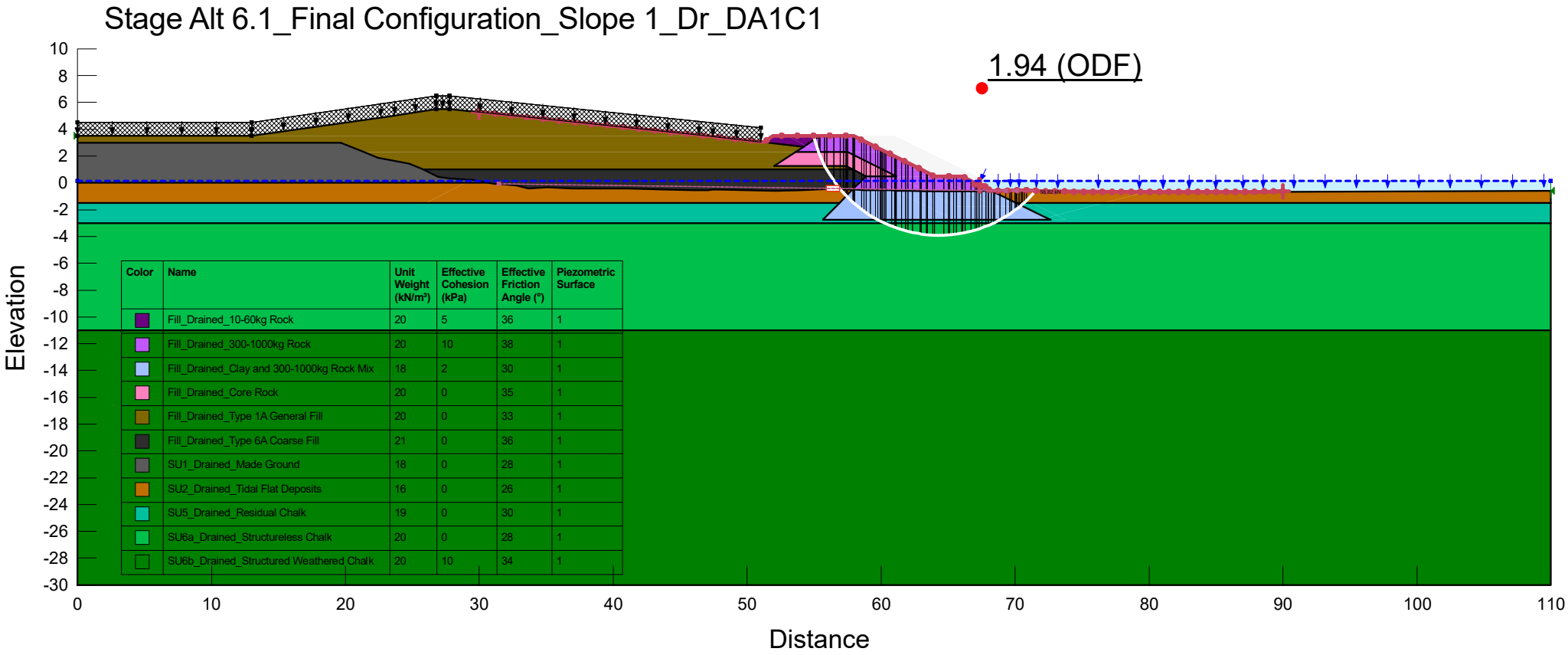

Stage Alt 2.3_Third 1A Fill_+3.5mOD_Dr_DA1C1
1.48 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Fill_Drained_300-1000kg Rock | 20 | 10 | 38 | 1
Fill_Drained_Clay and 300-1000kg Rock Mix | 18 | 2 | 30 | 1
Fill_Drained_Type 1A General Fill | 20 | 0 | 33 | 1
Fill_Drained_Type 6A Coarse Fill | 21 | 0 | 36 | 1
SU1_Drained_Made Ground | 18 | 0 | 28 | 1
SU2_Drained_Tidal Flat Deposits | 16 | 0 | 26 | 1
SU5_Drained_Residual Chalk | 19 | 0 | 30 | 1
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1

Stage Alt 5.1_Construct Rock Armour_Slope 1_Dr_DA1C1

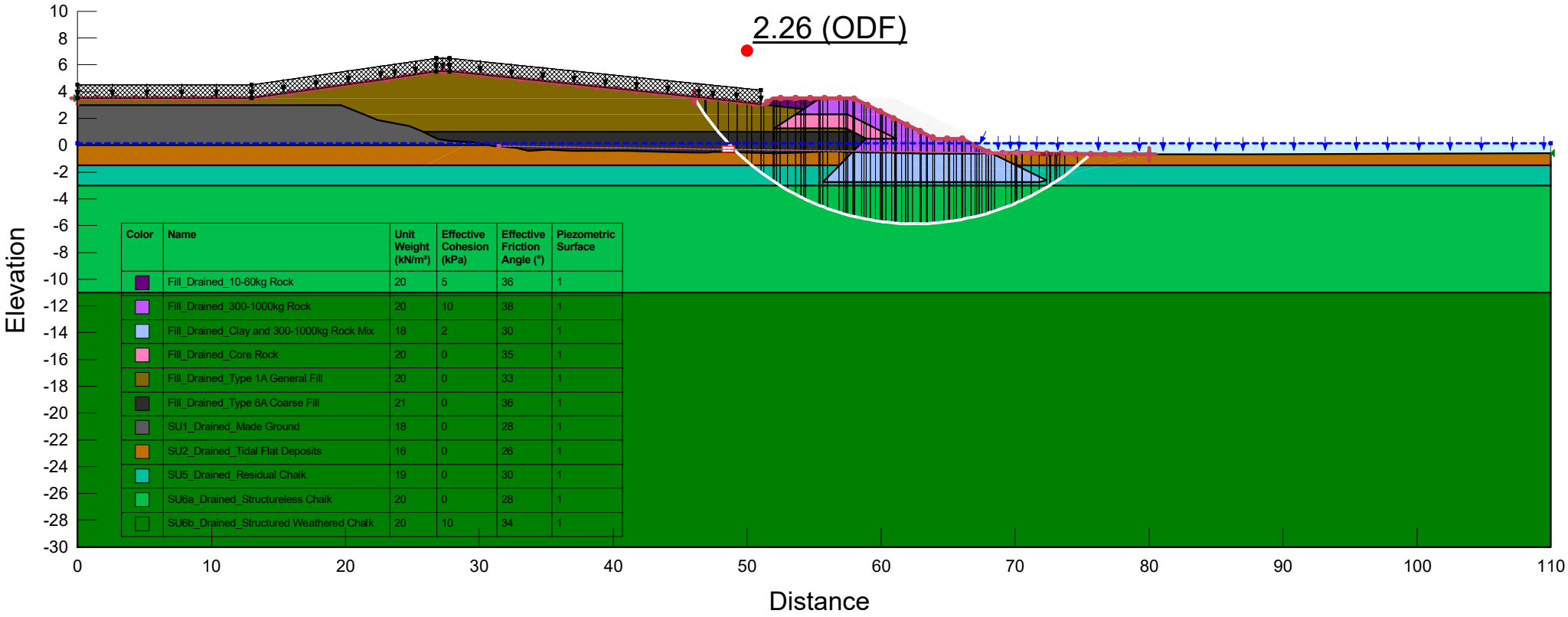


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1


Stage Alt 5.2_Construct Rock Armour_Slope 2_Dr_DA1C1
1.65 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Fill_Drained_10-60kg Rock | 20 | 5 | 36 | 1
Fill_Drained_300-1000kg Rock | 20 | 10 | 38 | 1
Fill_Drained_Clay and 300-1000kg Rock Mix | 18 | 2 | 30 | 1
Fill_Drained_Core Rock | 20 | 0 | 35 | 1
Fill_Drained_Type 1A General Fill | 20 | 0 | 33 | 1
Fill_Drained_Type 6A Coarse Fill | 21 | 0 | 36 | 1
SU1_Drained_Made Ground | 18 | 0 | 28 | 1
SU2_Drained_Tidal Flat Deposits | 16 | 0 | 26 | 1
SU5_Drained_Residual Chalk | 19 | 0 | 30 | 1
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1

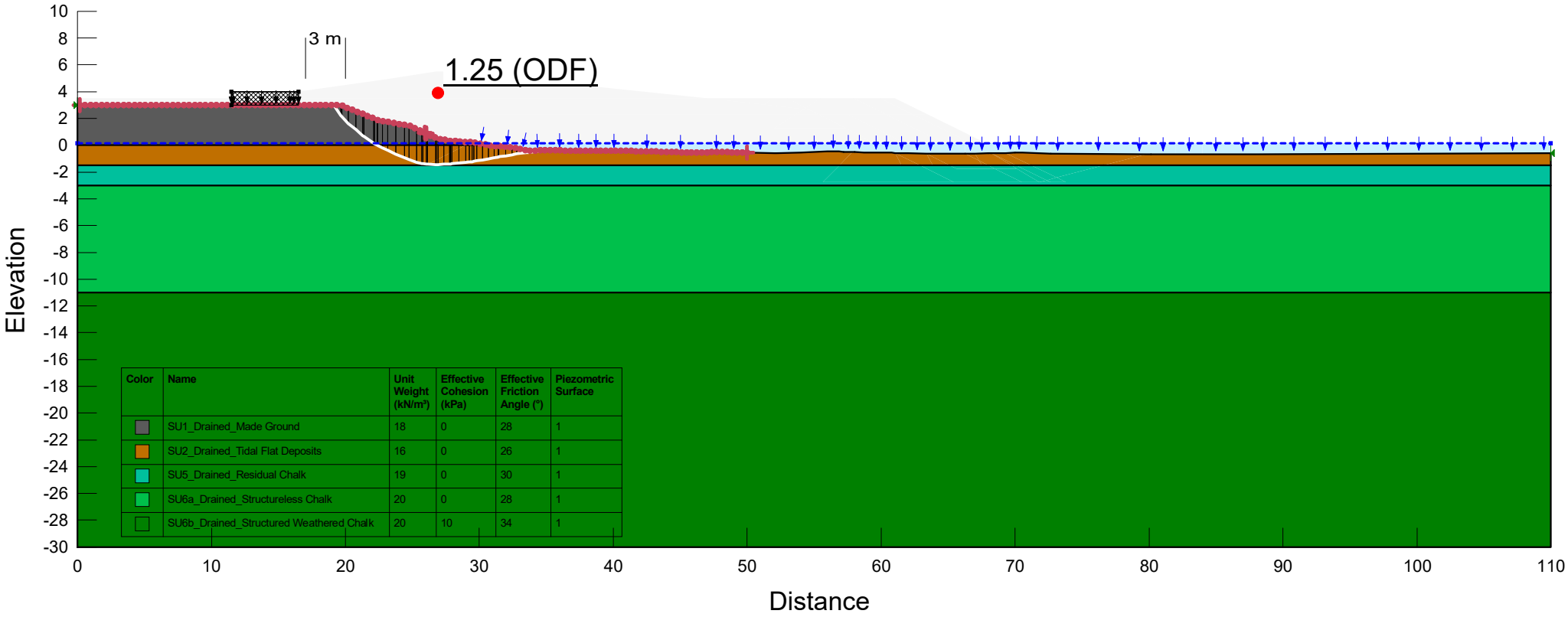

Stage Alt 6.1_Final Configuration_Slope 1_Dr_DA1C1
1.94 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Fill_Drained_10-60kg Rock | 20 | 5 | 36 | 1
Fill_Drained_300-1000kg Rock | 20 | 10 | 38 | 1
Fill_Drained_Clay and 300-1000kg Rock Mix | 18 | 2 | 30 | 1
Fill_Drained_Core Rock | 20 | 0 | 35 | 1
Fill_Drained_Type 1A General Fill | 20 | 0 | 33 | 1
Fill_Drained_Type 6A Coarse Fill | 21 | 0 | 36 | 1
SU1_Drained_Made Ground | 18 | 0 | 28 | 1
SU2_Drained_Tidal Flat Deposits | 16 | 0 | 26 | 1
SU5_Drained_Residual Chalk | 19 | 0 | 30 | 1
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1

Stage Alt 6.2_Final Configuration_Slope 2_Dr_DA1C1

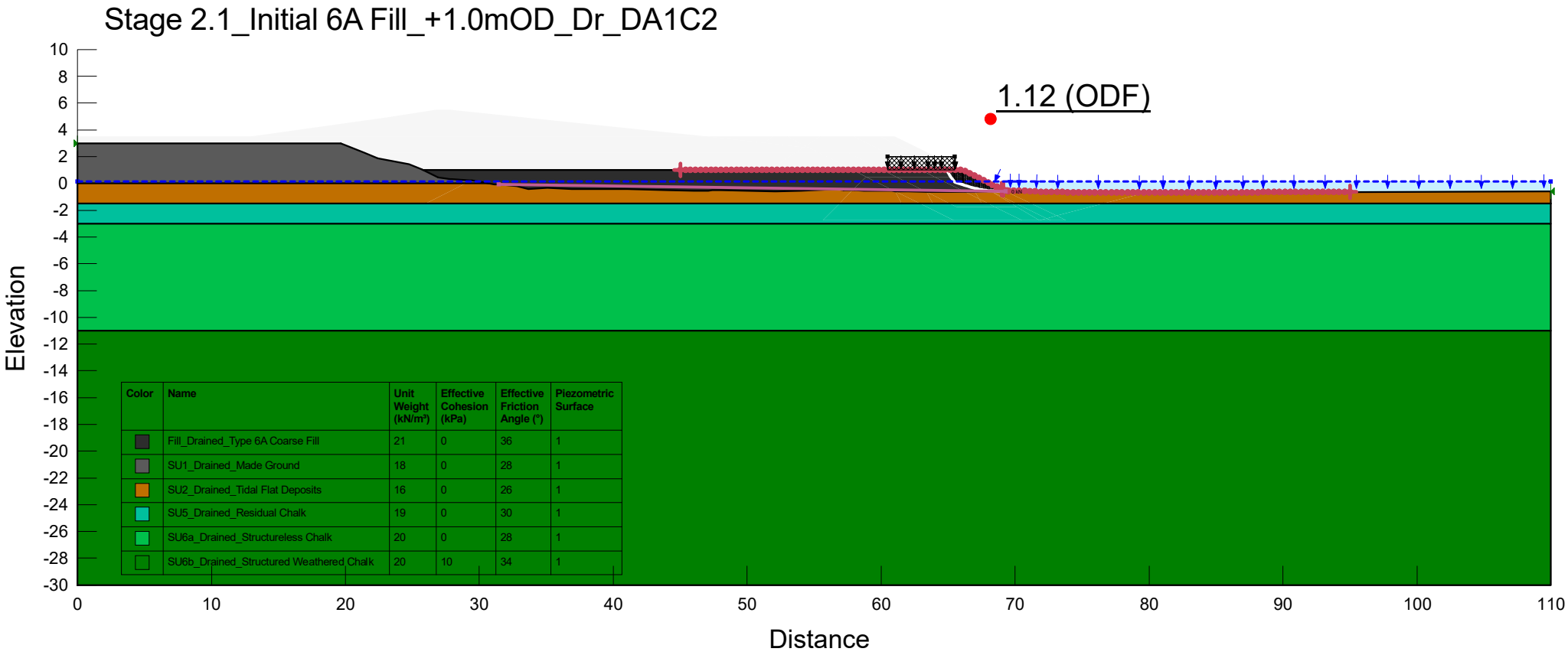


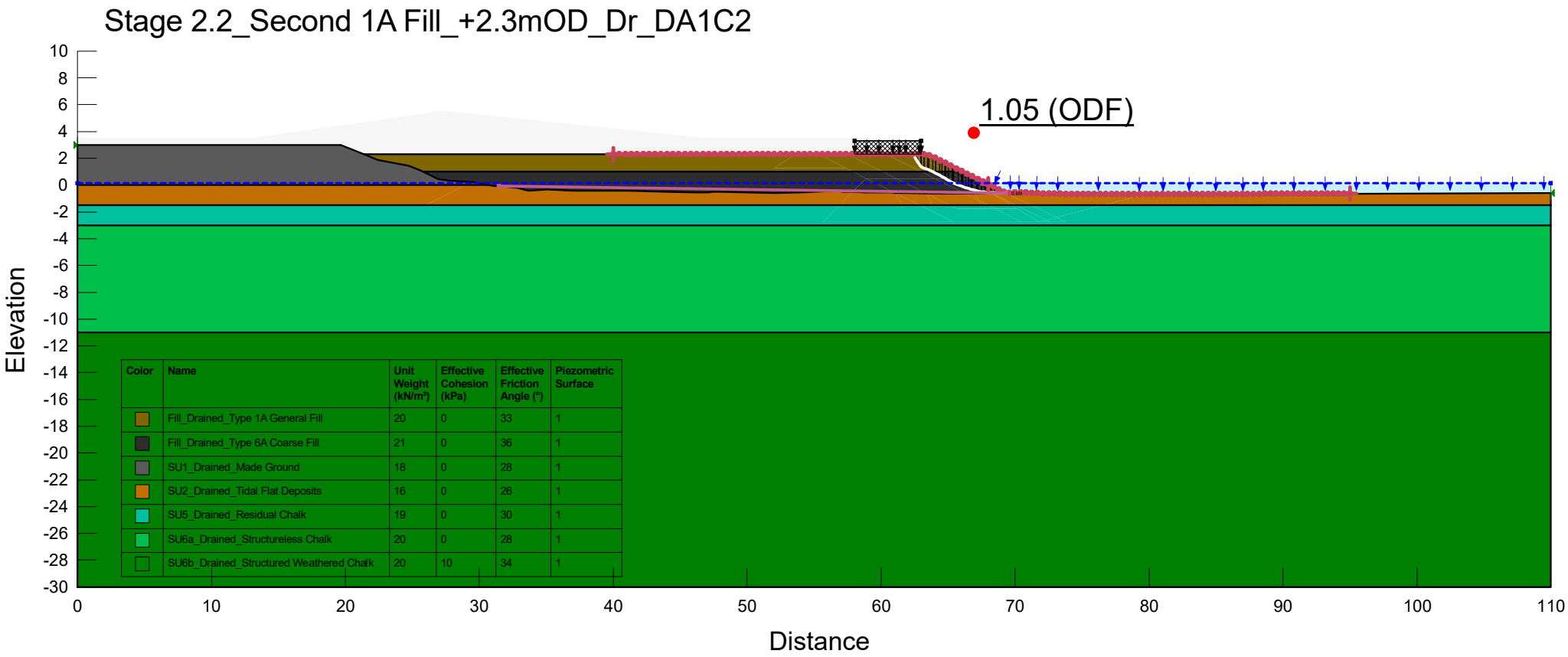
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

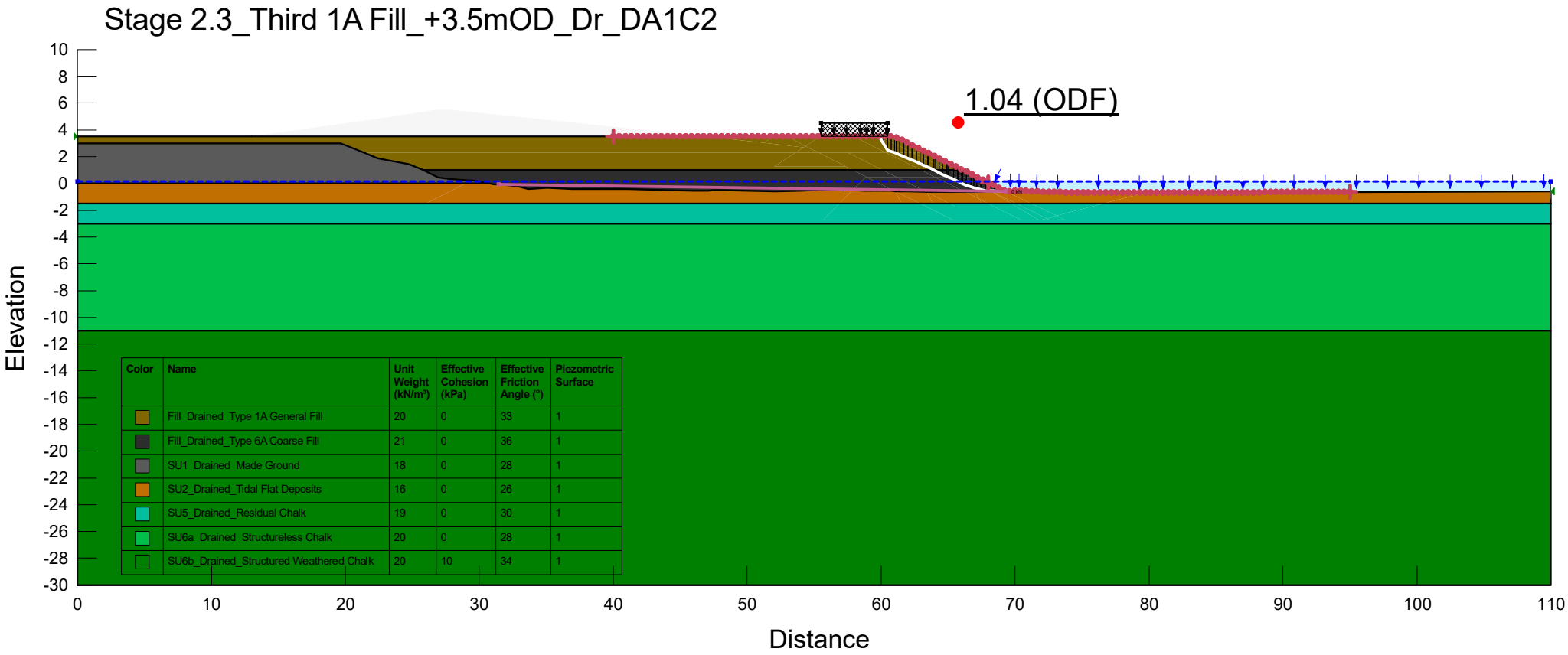
Stage 1_Landside Operation_Dr_DA1C2



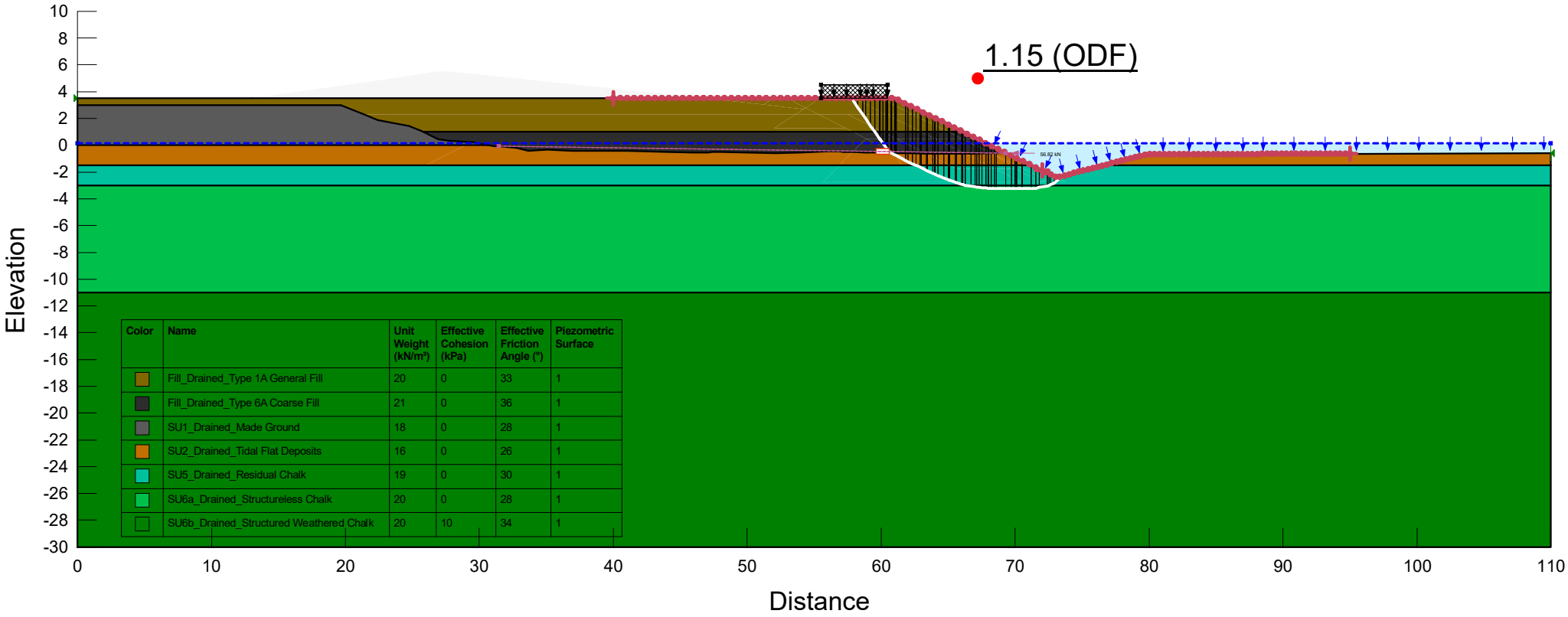
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1


Stage 2.1_Initial 6A Fill_+1.0mOD_Dr_DA1C2
1.12 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Fill_Drained_Type 6A Coarse Fill | 21 | 0 | 36 | 1
SU1_Drained_Made Ground | 18 | 0 | 28 | 1
SU2_Drained_Tidal Flat Deposits | 16 | 0 | 26 | 1
SU5_Drained_Residual Chalk | 19 | 0 | 30 | 1
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1


Stage 2.2_Second 1A Fill_+2.3mOD_Dr_DA1C2
1.05 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Fill_Drained_Type 1A General Fill | 20 | 0 | 33 | 1
Fill_Drained_Type 6A Coarse Fill | 21 | 0 | 36 | 1
SU1_Drained_Made Ground | 18 | 0 | 28 | 1
SU2_Drained_Tidal Flat Deposits | 16 | 0 | 26 | 1
SU5_Drained_Residual Chalk | 19 | 0 | 30 | 1
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1

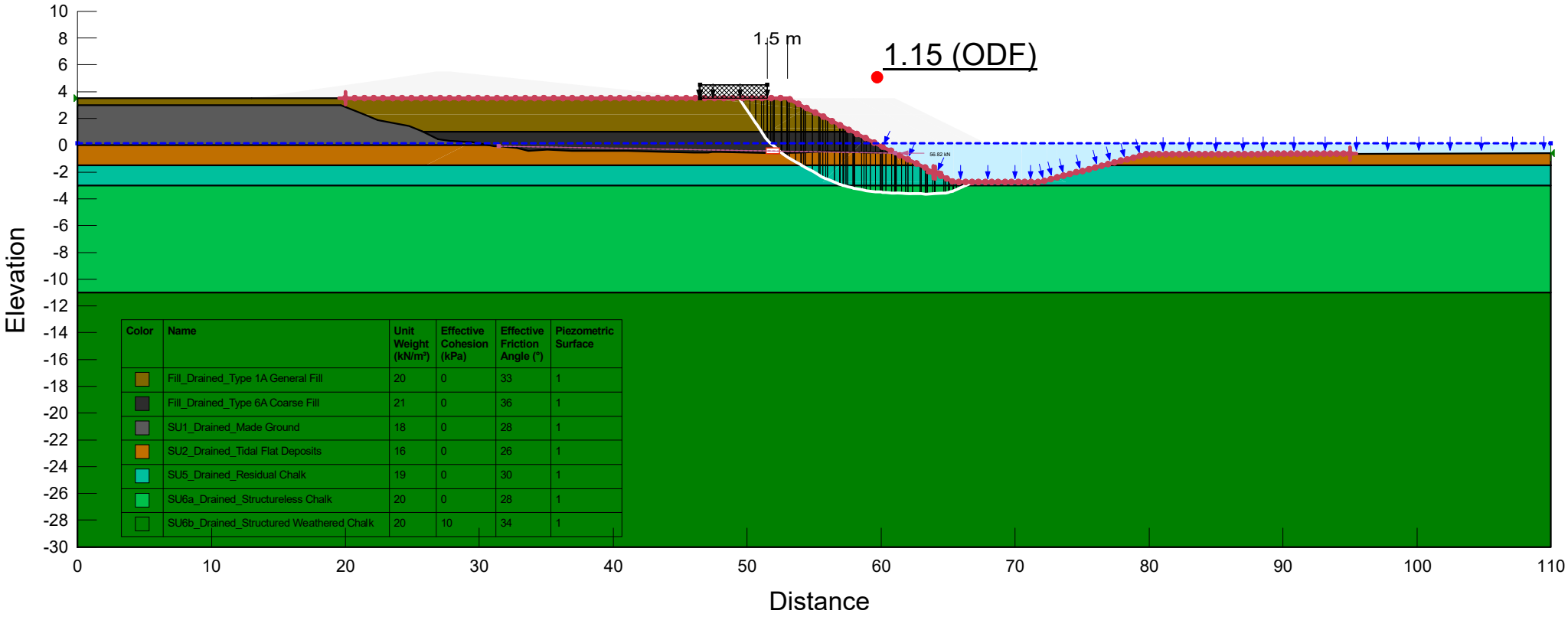

Stage 2.3_Third 1A Fill_+3.5mOD_Dr_DA1C2
1.04 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Fill_Drained_Type 1A General Fill | 20 | 0 | 33 | 1
Fill_Drained_Type 6A Coarse Fill | 21 | 0 | 36 | 1
SU1_Drained_Made Ground | 18 | 0 | 28 | 1
SU2_Drained_Tidal Flat Deposits | 16 | 0 | 26 | 1
SU5_Drained_Residual Chalk | 19 | 0 | 30 | 1
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1

Stage 3_Initital Edge Trim and Toe Dredging_Dr_DA1C2



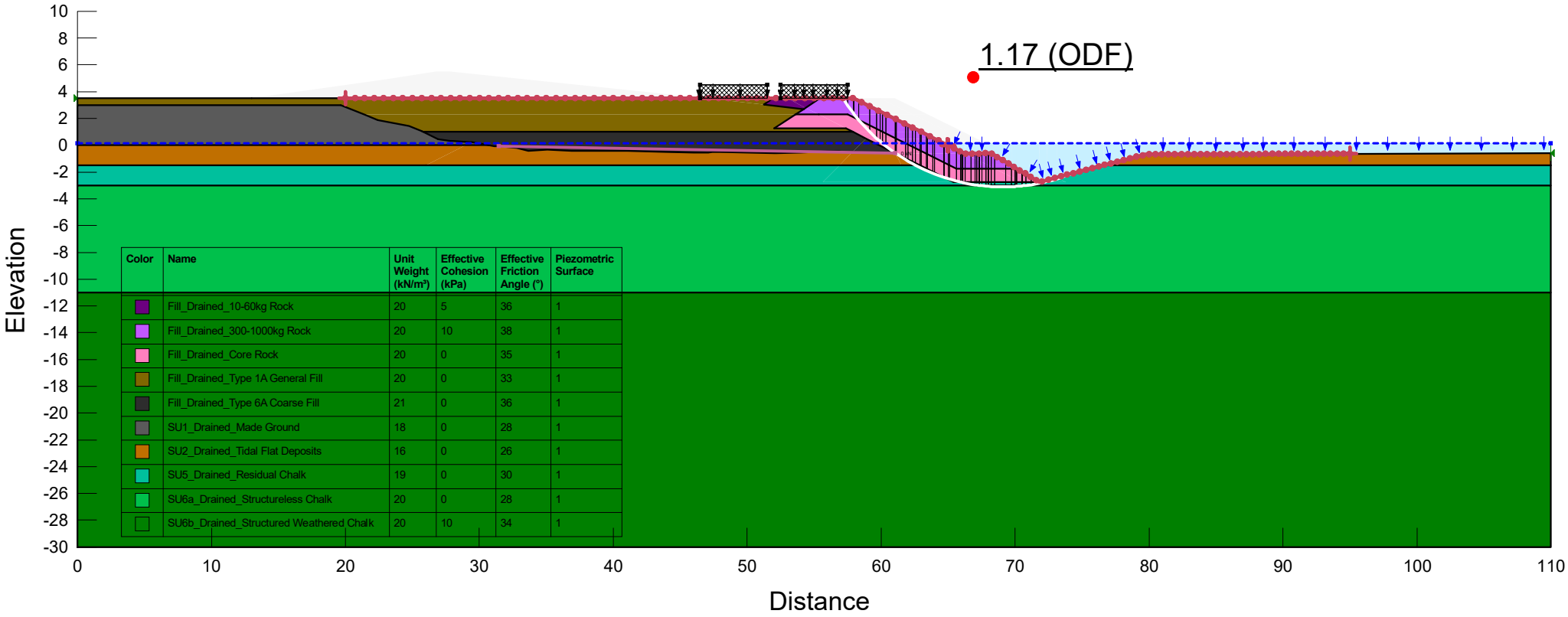
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

Stage 4_Complete Edge Trim and Toe Dredging_Dr_DA1C2



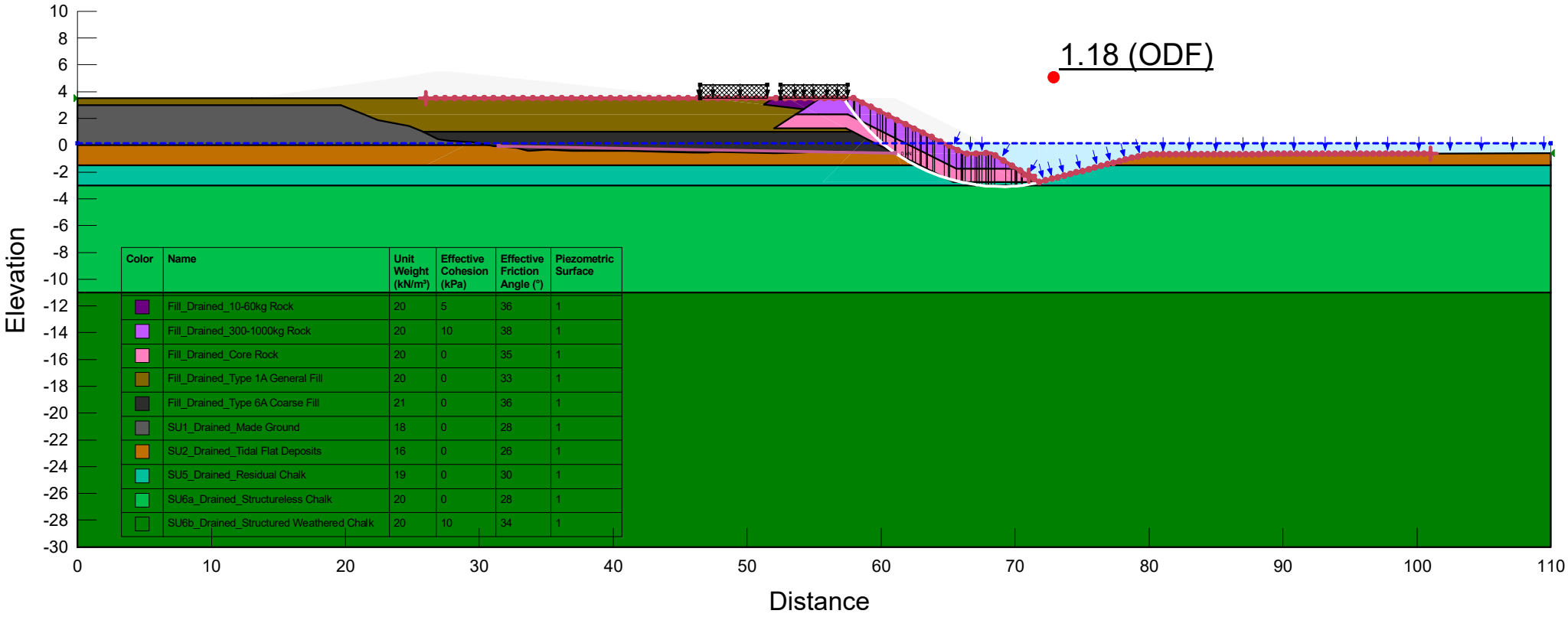
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

Stage 5.1_Construct Rock Armour_Slope 1_Dr_DA1C2



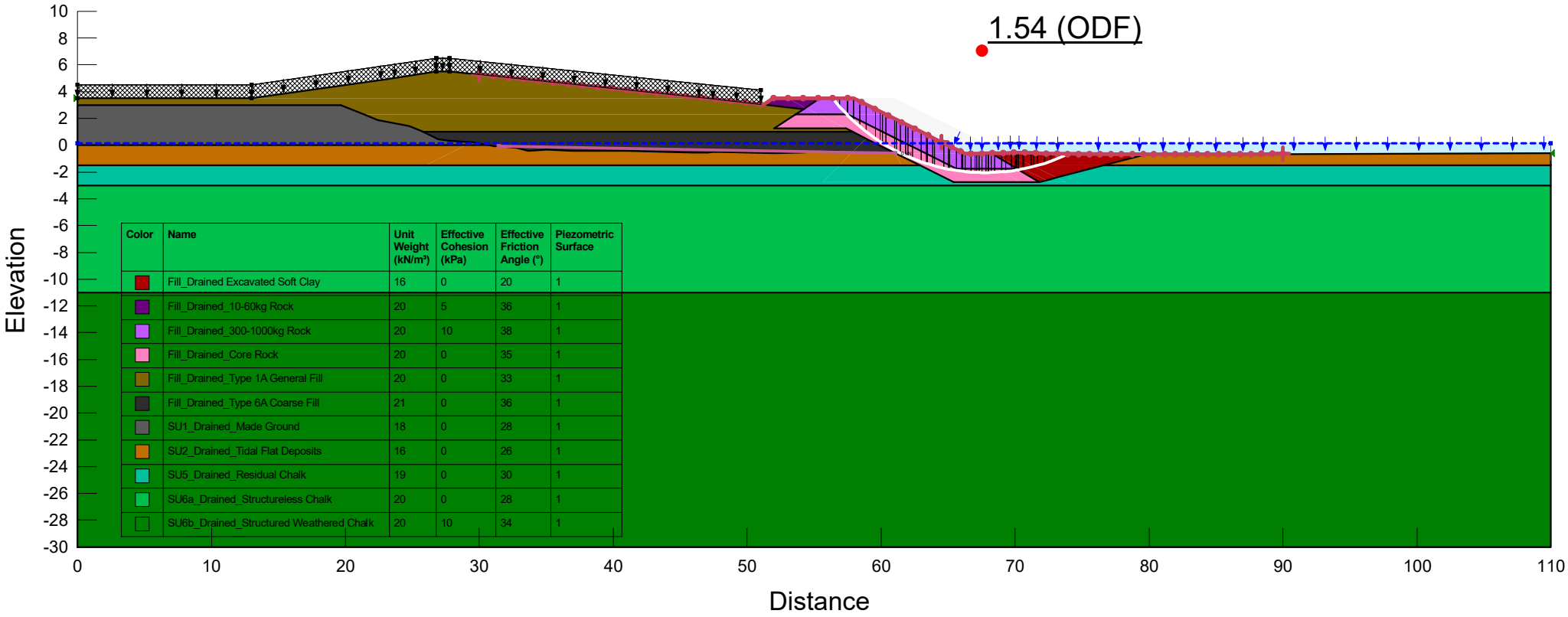
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

Stage 5.2_Construct Rock Armour_Slope 2_Dr_DA1C2



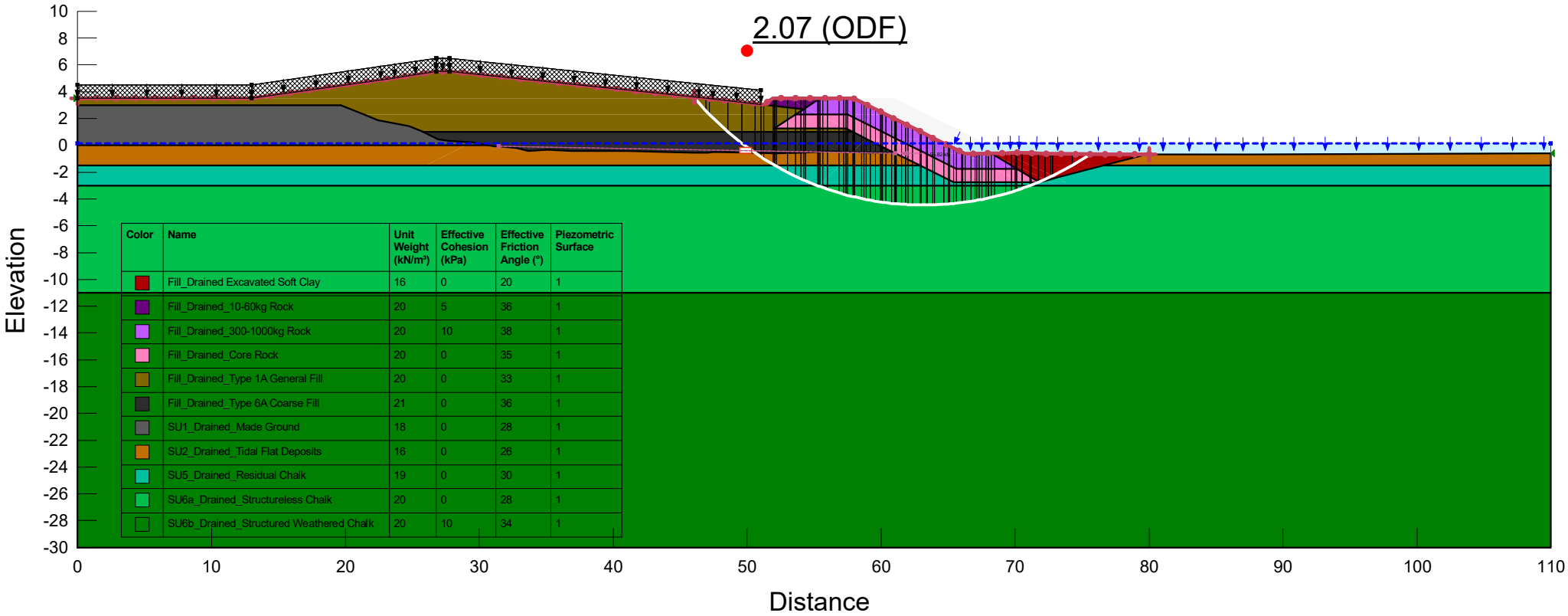
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

Stage 6.1_Final Configuration_Slope 1_Dr_DA1C2



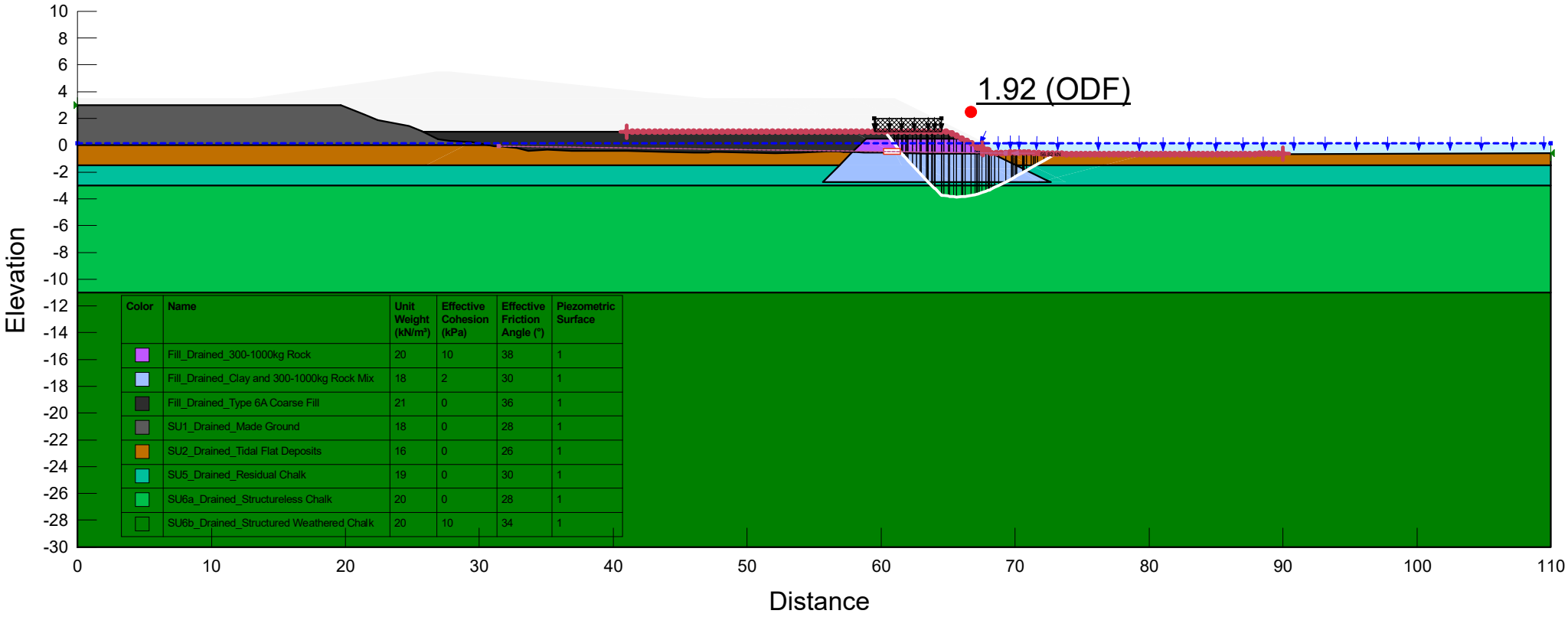
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained Excavated Soft Clay	16	0	20	1
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

Stage 6.2_Final Configuration_Slope 2_Dr_DA1C2



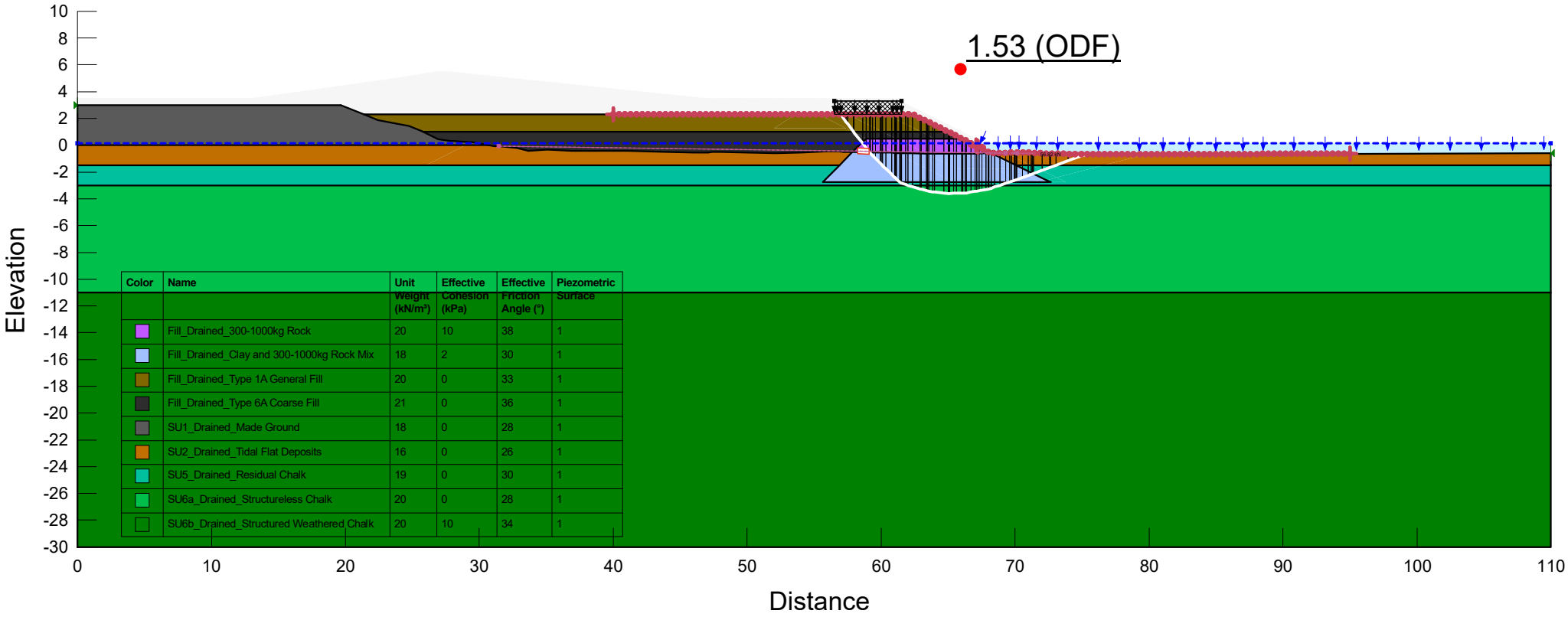
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained Excavated Soft Clay	16	0	20	1
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

Stage Alt 2.1_Initial 6A Fill_+1.0mOD_Dr_DA1C2

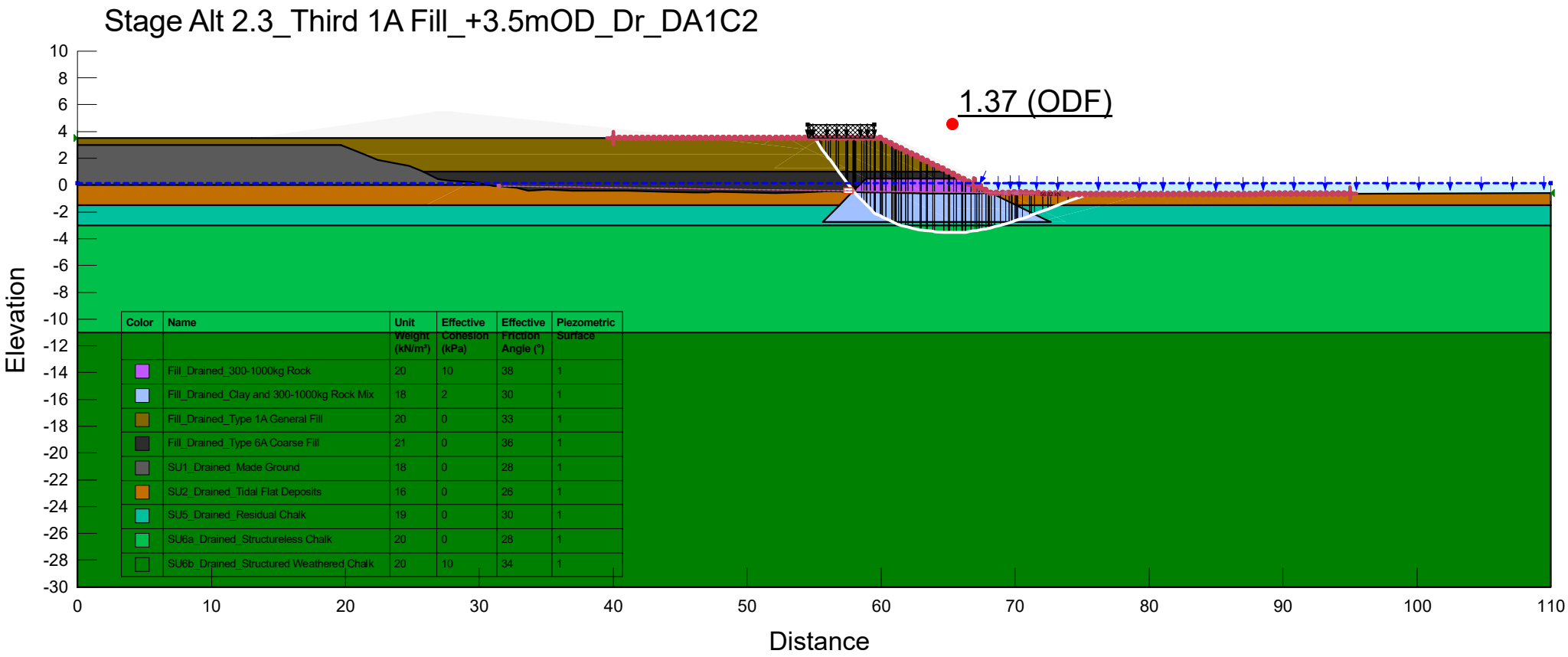


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

Stage Alt 2.2_Second 1A Fill_+2.3mOD_Dr_DA1C2

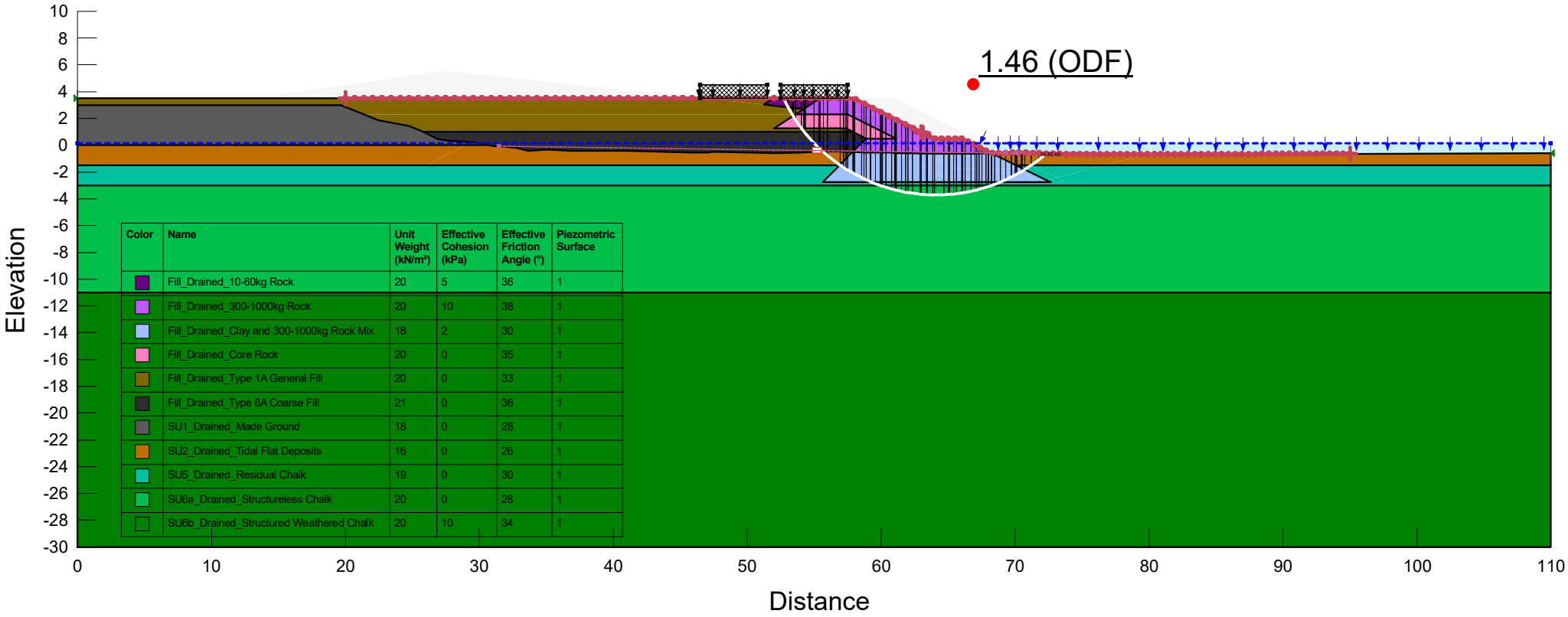


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1



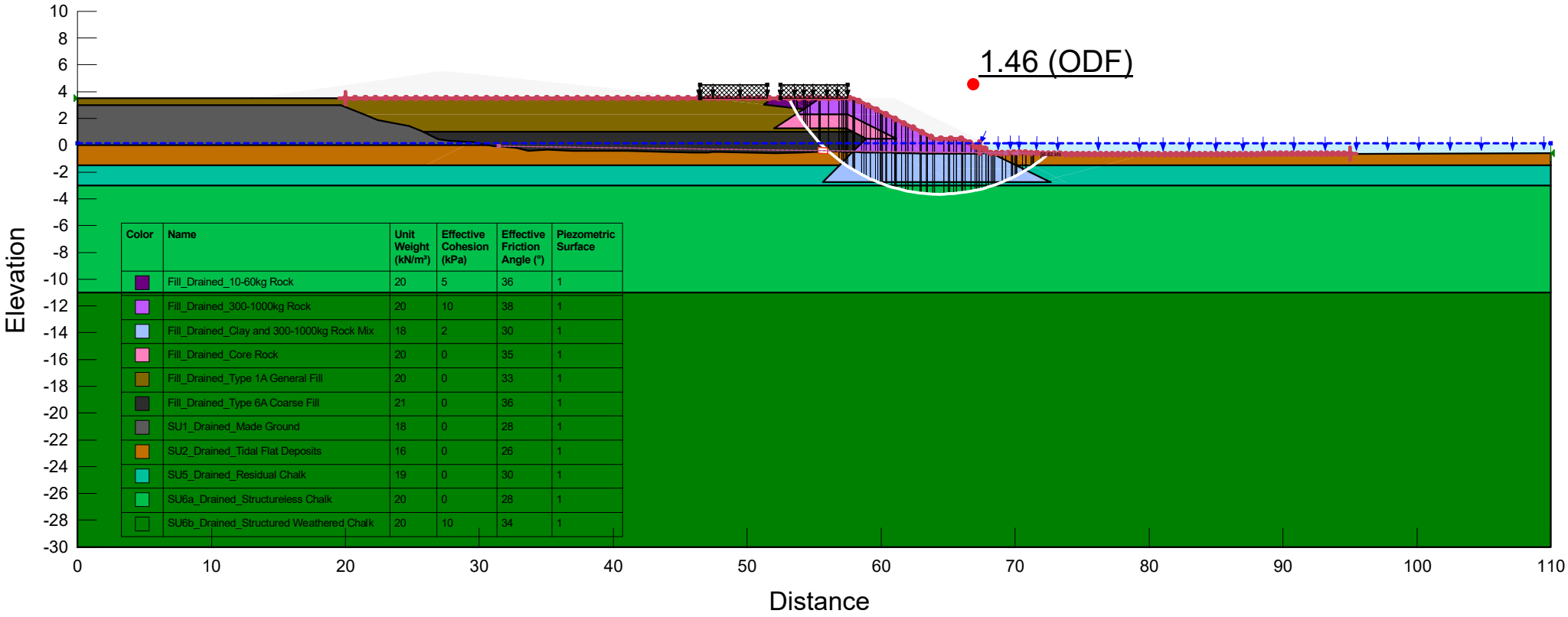
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

Stage Alt 5.1_Construct Rock Armour_Slope 1_Dr_DA1C2

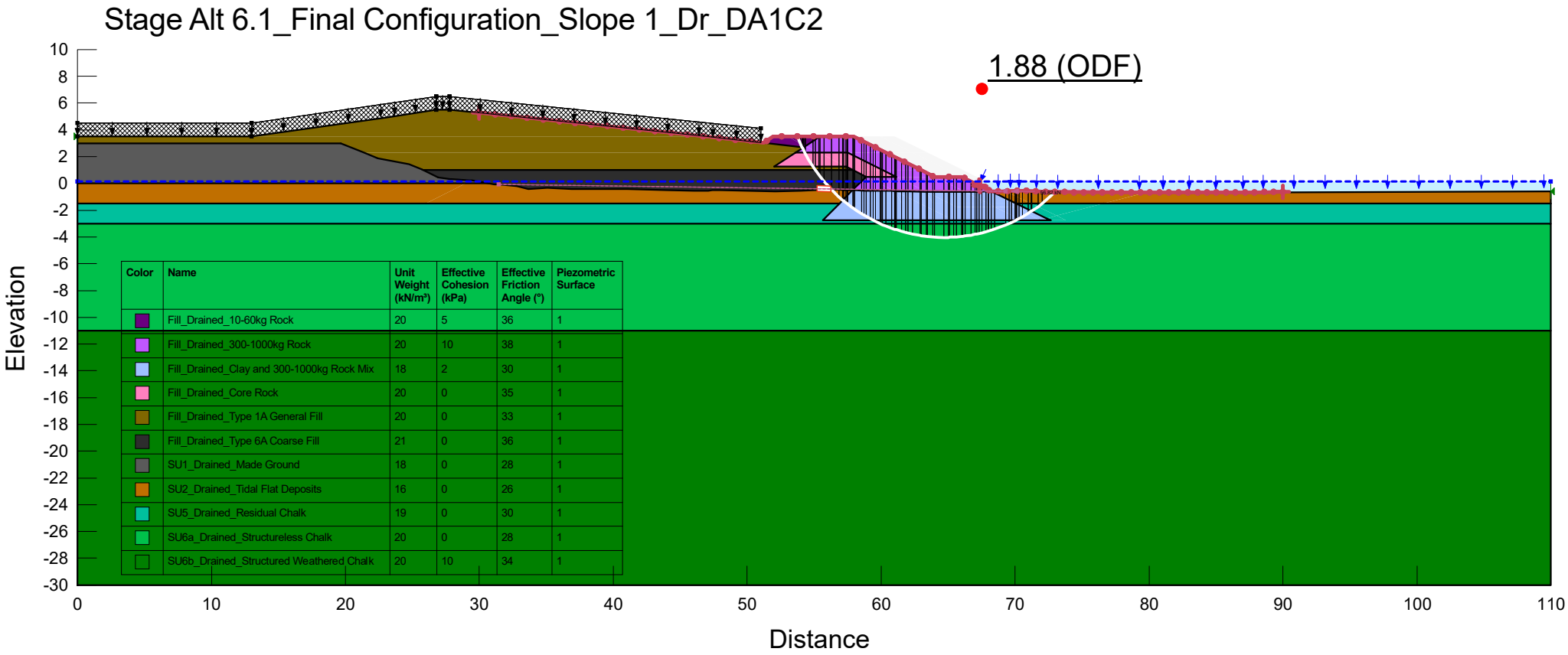


Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1

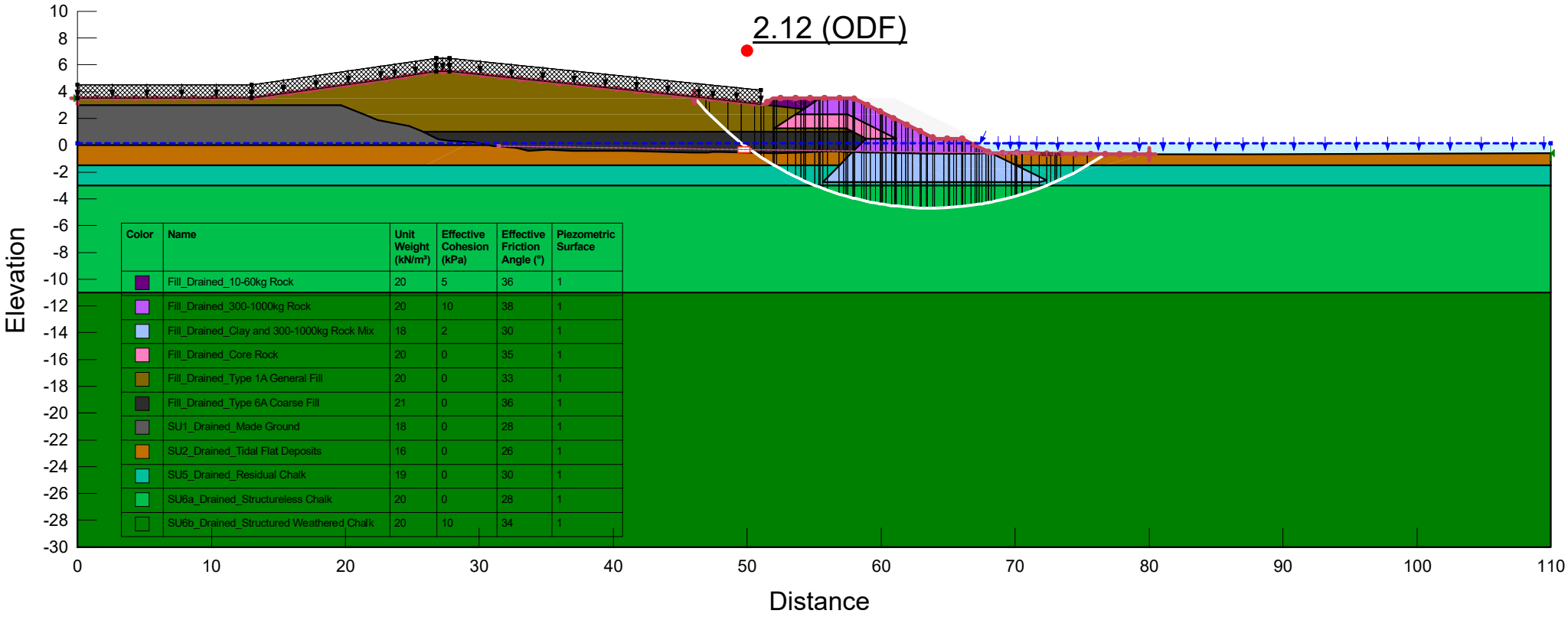
Stage Alt 5.2_Construct Rock Armour_Slope 2_Dr_DA1C2



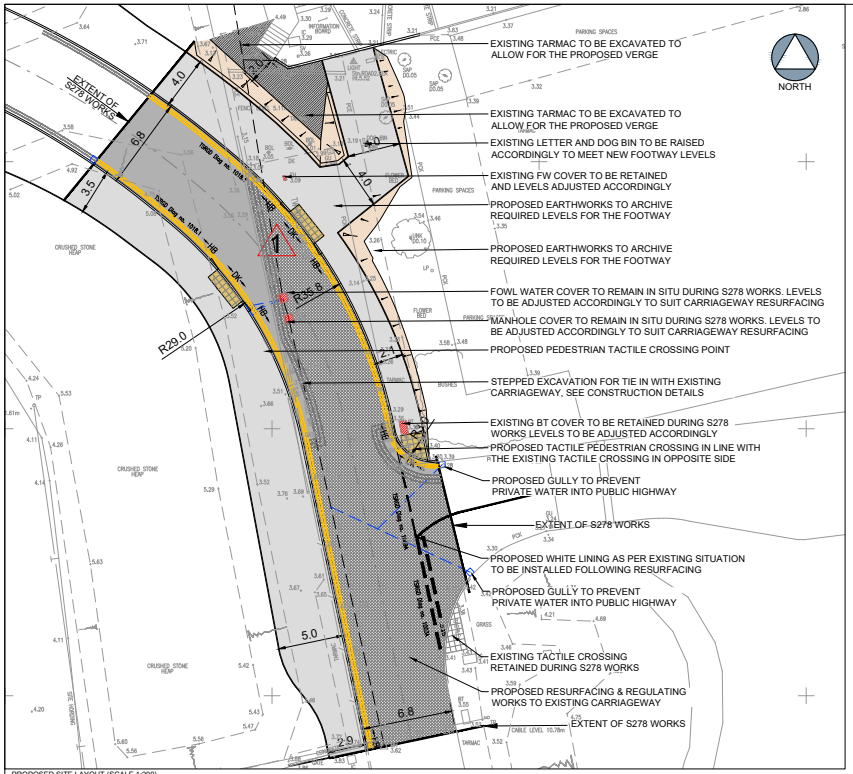
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
	Fill_Drained_10-60kg Rock	20	5	36	1
	Fill_Drained_300-1000kg Rock	20	10	38	1
	Fill_Drained_Clay and 300-1000kg Rock Mix	18	2	30	1
	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
	Fill_Drained_Type 6A Coarse Fill	21	0	36	1
	SU1_Drained_Made Ground	18	0	28	1
	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1


Stage Alt 6.1_Final Configuration_Slope 1_Dr_DA1C2
1.88 (ODF)
Elevation
Distance
10
8
6
4
2
0
-2
-4
-6
-8
-10
-12
-14
-16
-18
-20
-22
-24
-26
-28
-30
0
10
20
30
40
50
60
70
80
90
100
110
Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Fill_Drained_10-60kg Rock | 20 | 5 | 36 | 1
Fill_Drained_300-1000kg Rock | 20 | 10 | 38 | 1
Fill_Drained_Clay and 300-1000kg Rock Mix | 18 | 2 | 30 | 1
Fill_Drained_Core Rock | 20 | 0 | 35 | 1
Fill_Drained_Type 1A General Fill | 20 | 0 | 33 | 1
Fill_Drained_Type 6A Coarse Fill | 21 | 0 | 36 | 1
SU1_Drained_Made Ground | 18 | 0 | 28 | 1
SU2_Drained_Tidal Flat Deposits | 16 | 0 | 26 | 1
SU5_Drained_Residual Chalk | 19 | 0 | 30 | 1
SU6a_Drained_Structureless Chalk | 20 | 0 | 28 | 1
SU6b_Drained_Structured Weathered Chalk | 20 | 10 | 34 | 1

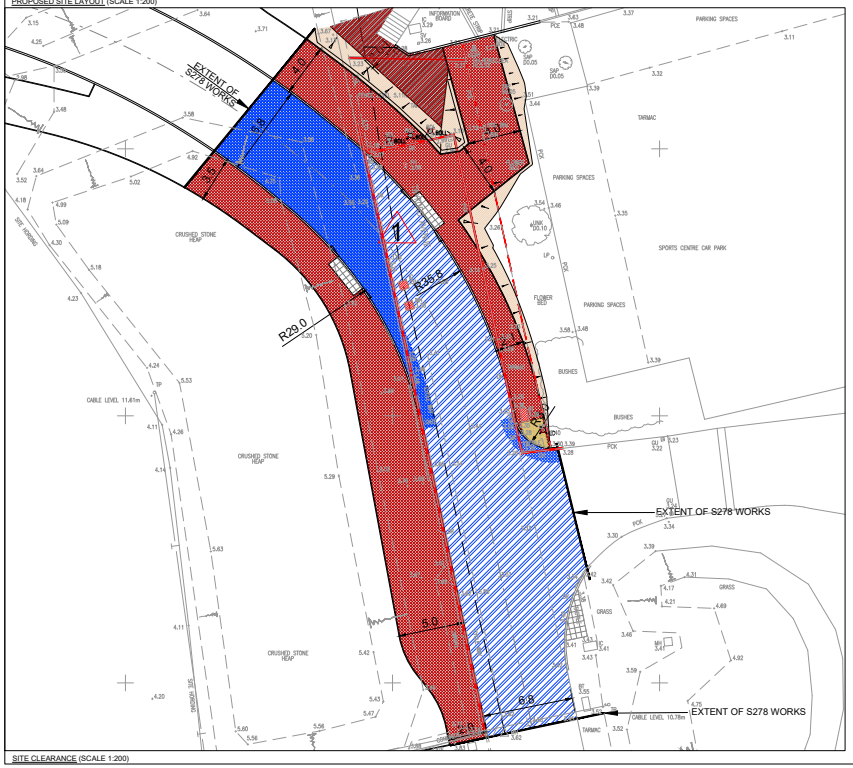
Stage Alt 6.2_Final Configuration_Slope 2_Dr_DA1C2



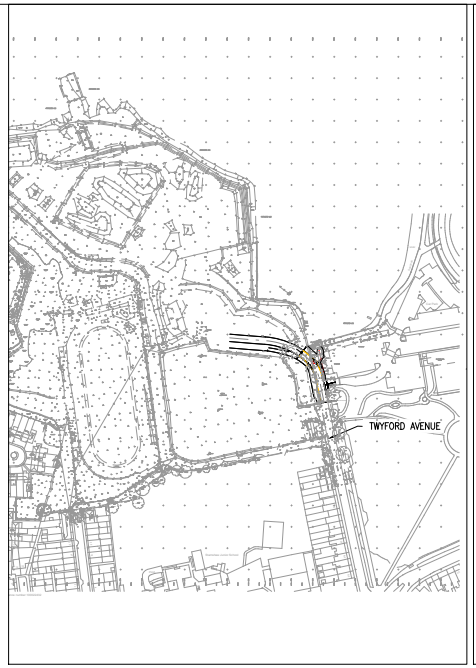
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Piezometric Surface
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	Fill_Drained_Core Rock	20	0	35	1
	Fill_Drained_Type 1A General Fill	20	0	33	1
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	SU2_Drained_Tidal Flat Deposits	16	0	26	1
	SU5_Drained_Residual Chalk	19	0	30	1
	SU6a_Drained_Structureless Chalk	20	0	28	1
	SU6b_Drained_Structured Weathered Chalk	20	10	34	1



PROPOSED SITE LAYOUT (SCALE 1:200)



SITE CLEARANCE (SCALE 1:200)



LOCATION PLAN (SCALE 1:1250)

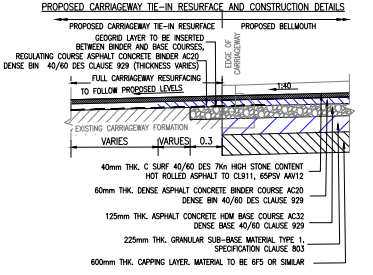
NOT APPROVED
DRAWING/DESIGN IS STILL 'SUBJECT TO APPROVAL'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE

CARRIAGEWAY FOUNDATION REQUIREMENTS

EQUILIBRIUM CBR %	CAPPING	SUB-BASE
15-30	-	150
5-15	-	225
2-5	350	150
< 2	600	150

* REFERENCE FROM HCC COMPANION DOCUMENT TO MANUAL FOR STREETS APPENDIX 3 – TABLE B
** OVERALL CONSTRUCTION DEPTH TO BE AT LEAST 450mm TO PROVIDE SUFFICIENT FROST COVER
*** CBR RESULTS TO BE ESTABLISHED IN THE FIRST WEEK OF WORKS

PROPOSED CARRIAGEWAY TIE–IN RESURFACE AND CONSTRUCTION DETAILS



ACTUAL THICKNESS OF SUB–BASE AND ANY CAPPING TO BE DETERMINED BY THE CBR RESULTS AND ADJACENT TABLE (CARRIAGEWAY FOUNDATION REQUIREMENTS).

CONSTRUCTION DETAILS CARRIAGEWAY TIE–IN

CONSTRUCTION DETAILS (SCALE 1:25)

LEGEND

ENGINEERING LAYOUT KEY

FLEXIBLE CARRIAGEWAY CONSTRUCTION
40mm THK. C SURF 40/60 DES 7Kn HIGH STONE CONTENT HOT ROLLED ASPHALT TO CL911, 65PSV AAV12 ON, 60mm THK. DENSE ASPHALT CONCRETE BINDER COURSE AC20 DENSE BIN 40/60 DES CLAUSE 929 ON, 125mm THK. ASPHALT CONCRETE HDM BASE COURSE AC32 DENSE BASE 40/60 CLAUSE 929 ON, 225mm THK. GRANULAR SUB–BASE MATERIAL TYPE 1. SPECIFICATION CLAUSE 803.

FLEXIBLE CARRIAGEWAY RESURFACING/TIE–IN
40MM THK. C SURF 40/60 DES 7KN HIGH STONE CONTENT HOT ROLLED ASPHALT TO CL911, 65PSV AAV12 ON, REGULATING DENSE ASPHALT CONCRETE BINDER COURSE AC20 DENSE BIN 40/60 DES CLAUSE 929 FOR TIE–IN DETAILS SEE CONSTRUCTION DETAILS

FLEXIBLE FOOTWAY CONSTRUCTION
FOOTWAY TYPE 1A – STANDARD HCC FLEXIBLE CONSTRUCTION IN ACCORDANCE WITH DRAWING HCC11/C/045 Rev B

PROPOSED FOOTWAY RESURFACING
25mm THK. DENSE ASPHALT CONCRETE SURFACE COURSE AC6 DENSE BIN 100/150 MIN PSV=45, TO BS EN 13108–1 ON, REGULATING COURSE ASPHALT CONCRETE BINDER COURSE AC20 DENSE BIN 100 /150 TO BS EN 13108–1

TACTILE CROSSING
400 x 400 x 50mm BUFF COLOURED TACTILE SLAB IN ACCORDANCE WITH HCC11/C/060 Rev B

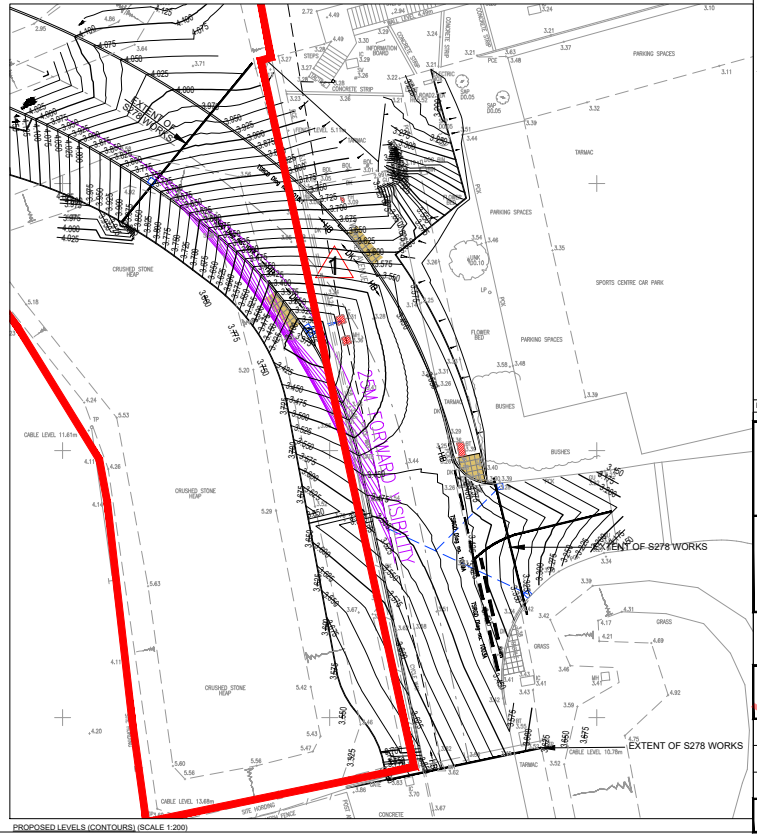
PROPOSED VERGE (MIN. 100mm TOP SOIL AND SEED)

PROPOSED EARTHWORKS

HB – 125 X 255 HB PRECAST CONCRETE KERB
DK – 125 X 150 BN PRECAST CONCRETE KERB (FLUSH)
EF – 150 x 50 PRECAST CONCRETE EDGING EF
125 x 150 BN PRECAST CONCRETE DROPPER KERB
INDICATIVE HIGHWAY BOUNDARY
VISIBILITY SPLAY
125.00 EXISTING LEVELS
125.00 PROPOSED LEVELS
1:40 CAMBER / CROSS FALL DIRECTION
RS PROPOSED ROAD SIGN AND POST (DETAILS AS SHOWN) REMOVED FROM STORE AND INSTALLED.
EXISTING IRONWORK/COVER LEVELS TO BE ADJUSTED AND/OR DIVERTED (ALL WORKS TO BE AGREED WITH STATUTORY UNDERTAKERS WHERE REQUIRED)
PROPOSED GULLY TO PREVENT PRIVATE WATER INTO PUBLIC HIGHWAY

SITE CLEARANCE KEY

EXISTING MATERIAL EXCAVATED MINIMUM 450mm BELOW PROPOSED CARRIAGEWAY SURFACE LEVEL, MATERIAL DISPOSED OFF–SITE
EXISTING CARRIAGEWAY PLANED OFF 40mm THK. FROM EX. EDGE OF CARRIAGEWAY TO CENTRE LINE. 60mm THK. (600mm WIDTH) FROM EX. EDGE OF CARRIAGEWAY. 160mm THK. (300mm WIDTH) FROM EX. EDGE OF CARRIAGEWAY. MATERIAL DISPOSED OFF–SITE.
EXISTING MATERIAL EXCAVATED 170mm BELOW PROPOSED FOOTWAY SURFACE LEVEL, MATERIAL DISPOSED OFF–SITE
EXISTING FOOTWAY PLANED OFF 20mm AND MATERIAL DISPOSED OFF–SITE
EXISTING MATERIAL EXCAVATED 275mm BELOW PROPOSED TACTILE SURFACE LEVEL, MATERIAL DISPOSED OFF–SITE
EXISTING MATERIAL EXCAVATED AND DISPOSED OF SITE IN PREPARATION OF VERGE BUILT UP.
EXISTING PCC KERBING BROKEN OUT AND DISPOSED OFF SITE
EXISTING PCC EDGING BROKEN OUT AND DISPOSED OFF SITE
LC EXISTING LIGHTING COLUMN TAKEN UP AND REMOVED IN AGREEMENT WITH LOCAL AUTHORITY/SERVICE PROVIDER
BOLL EXISTING BOLLARD TAKEN UP AND DISPOSED OF SITE



PROPOSED LEVELS (CONTOURS) (SCALE 1:200)

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2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE ENGINEER FOR CLARIFICATION.
3. ALL FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DO NOT SCALE THIS DRAWING.
4. PAUL BASHAM ASSOCIATES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES – THIS MUST BE TREATED AS INDICATIVE ONLY.
5. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OUT AND ACCURACY OF ALL DIMENSIONS.
6. IT IS THE MAIN CONTRACTOR'S SOLE RESPONSIBILITY FOR ASCERTAINING SAFE DISPOSAL OF ANY OFF–SITE EXCAVATED SPOIL. NO CLAIM RESULTING FROM ABNORMAL TIP REQUIREMENTS WILL BE ENTERTAINED.
7. THE MAIN CONTRACTOR TO PROVIDE AND FIX SUITABLE BRACING AND PROPPING FOR ALL ELEMENTS IN THE TEMPORARY CONDITION DURING CONSTRUCTION STAGE, SUCH AS TO ENSURE STRUCTURE STABILITY AT ALL TIMES.
8. THE MAIN CONTRACTOR IS TO ENSURE THE STABILITY AND STRUCTURAL INTEGRITY OF THE EXISTING PROPERTY AT ALL TIMES DURING WORKS AND IS TO BE RESPONSIBLE FOR ALL PROPPING AND SHORING AS REQUIRED.
9. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION IF THE PROJECT PHASE IN THE TITLE FRAME BELOW IS SHOWN AS "CONSTRUCTION". PAUL BASHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PHASE.

HIGHWAY NOTES
1. WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUAL OF CONTRACT FOR HIGHWAY WORKS (MCHW). IF THERE IS ANY AMBIGUITY BETWEEN THE SPECIFICATION AND THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER.
2. EQUILIBRIUM CBR VALUE FOR CARRIAGEWAY CONSTRUCTION TO BE AGREED ON-SITE FOLLOWING IN-SITU CBR TESTS. ALL EXCAVATIONS ARE SUBJECT TO THE CBR RESULTS.
3. TRAFFIC MANAGEMENT TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL AND RELEVANT CODES OF PRACTICE.
4. ALL LINING AND SIGNING DIAGRAM NUMBERS REFER TO THE TRAFFIC SIGNS REGULATIONS & GENERAL DIRECTIONS 2016 (TSRGD2016).

EXISTING SERVICES
1. IT IS THE RESPONSIBILITY OF ANY ON SITE CONTRACTOR TO IDENTIFY AND LOCATE ANY UTILITY PLANT PRIOR TO CONSTRUCTION WORK BEING UNDERTAKEN.
2. UNDERGROUND SERVICES MUST BE LOCATED IN ACCORDANCE WITH HSE GUIDANCE NOTES HSG47.
3. SERVICES TO BUILDINGS ARE NOT SHOWN BUT IT MUST BE ASSUMED THAT ANY EXISTING BUILDING IS SERVED WITH LIVE SUPPLIES UNTIL PROVEN OTHERWISE. WRITTEN CONFIRMATION THAT A SUPPLY IS DEAD MUST BE OBTAINED FROM THE RELEVANT UTILITY.
4. THE LOCATION OF ANY MAINS AND SERVICES MUST BE UNDERTAKEN BY HAND DUG TRIAL HOLES. THE APPROVAL OF THE APPROPRIATE UTILITY MUST BE SOUGHT BEFORE ANY MECHANICAL PLANT IS USED.
5. THE INFORMATION PROVIDED ON THIS DRAWING ABOUT THE EXISTING UTILITY SERVICES IS BASED ON HISTORICAL RECORDS PROVIDED BY THE STATUTORY UTILITIES. THE ACTUAL POSITION AND STATUS OF ANY MAINS AND SERVICES MUST BE VERIFIED AND ESTABLISHED ON SITE. THIS DRAWING IS PROVED FOR INFORMATION ONLY.
6. CABLES TO STREET LIGHTING, ROAD SIGNS AND ILLUMINATED BOLLARDS ARE NOT SHOWN BUT MUST BE ASSUMED TO EXIST.
7. AN ENABLING INVESTIGATION PRIOR TO COMMENCEMENT ON SITE IS TO BE UNDERTAKEN TO CONFIRM DEPTHS OF SERVICES WITHIN THE PROPOSED CARRIAGEWAY.

SITE CLEARANCE
1. ALL BOUND MATERIAL TO BE REMOVED MUST BE TESTED FOR TAR BEFORE BEING APPROPRIATELY DISPOSED OF.
2. ALL LIGHTING COLUMNS AND ILLUMINATED SIGNS ONLY TO BE REMOVED IN AGREEMENT AND WITH APPROVAL FROM THE RELEVANT SERVICE PROVIDER/LOCAL AUTHORITY.

CDM Regulations 2015 : Reg. 9

None of the below is deemed to relieve any contractor of his obligations under all applicable health and safety legislation

In preparing the design shown on this and related drawings Paul Basham Associates has considered and, where reasonably practicable, eliminated foreseeable risks. Any further abnormal or unusual risks, which remain, are numbered below and identified thus ⚠ and should be given particular attention by all those carrying out construction or of future maintenance works.

1. Abnormal or unusual risks
2.
3.

1:25 0m 1m
1:200 0m 10m
1:500 0m 25m
1:1250 0m 50m

Rev	Description	Date	By	Appvd
P01	FIRST ISSUE	29.10.2023	EK	RW

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The Bothy, Cams Hall Estate, Fareham, PO16 8UT
01329 711 000
info@paulbashamassociates.com www.paulbashamassociates.com

Client: VIVID

Project Name: TIPNER POUND SITE
TWYFORD AVENUE, PORTSMOUTH

Title: SECTION 278 WORKS ENGINEERING LAYOUT

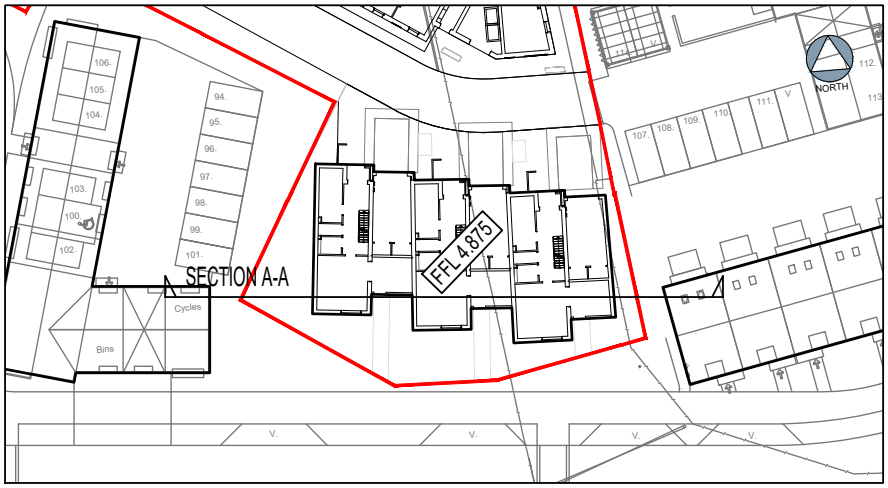
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Date Created	Created By	Approved By	Suitability Code
27.10.2023	EK	RW	-
PBA Job Number		Scale	(AT A1)
146.0005		AS SHOWN	
PBA Drawing No.		Revision	
146.5005-0100		P01	

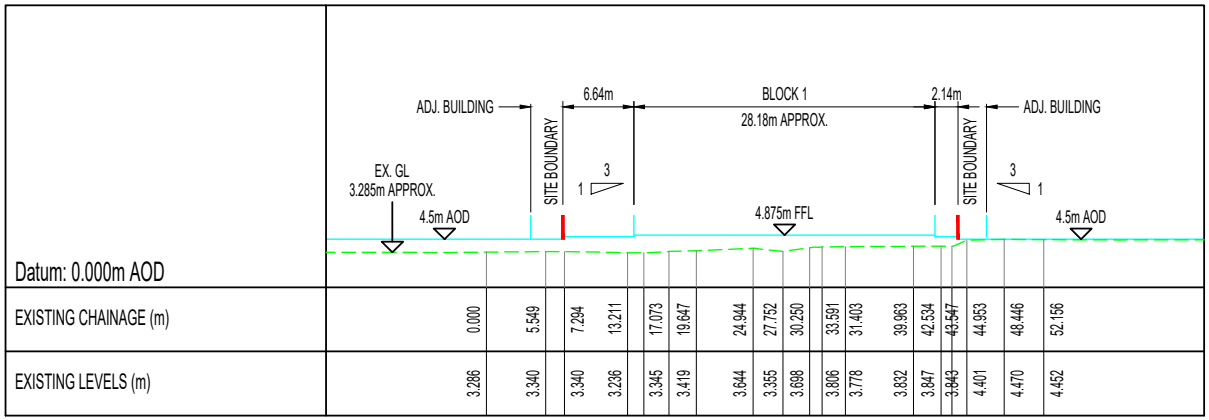
WORK IN PROGRESS

QM5201GVB3107Z3/JM

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PLAN ON BLOCK 1



SECTION A-A

LEGEND

- SITE BOUNDARY
- FIN. GROUND LEVEL
- EX. GROUND LEVEL

PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE

Rev	Description	Date	By	App'd
P01	FIRST ISSUE	14.12.2023	RL	JM

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Project Phase: PRELIMINARY

Title: SITE SECTION A-A: BLOCK 1 / BELLWAY DEV'T

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Client: VIVID

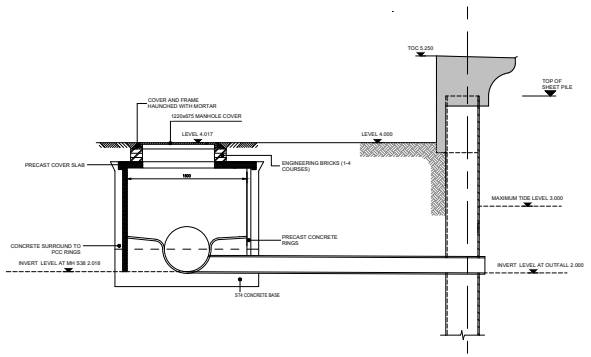
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24.10.2023	RL	JM	-

PBA Project Number	Scale
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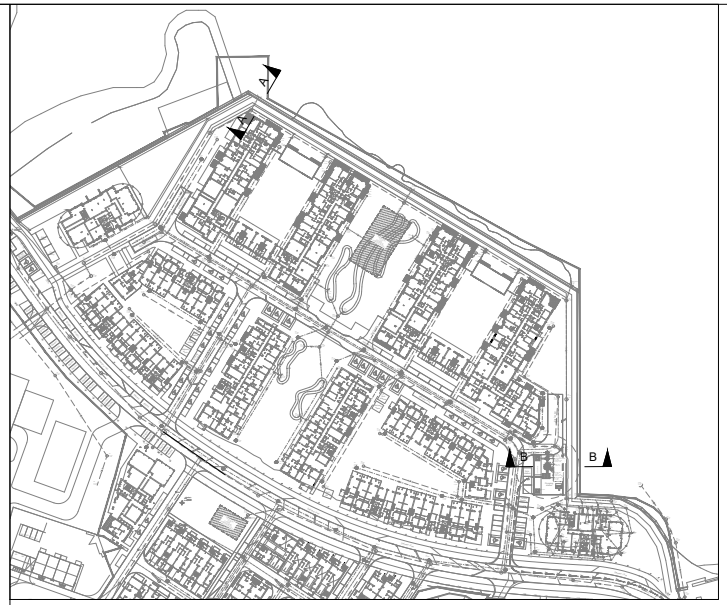
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Revison: P01

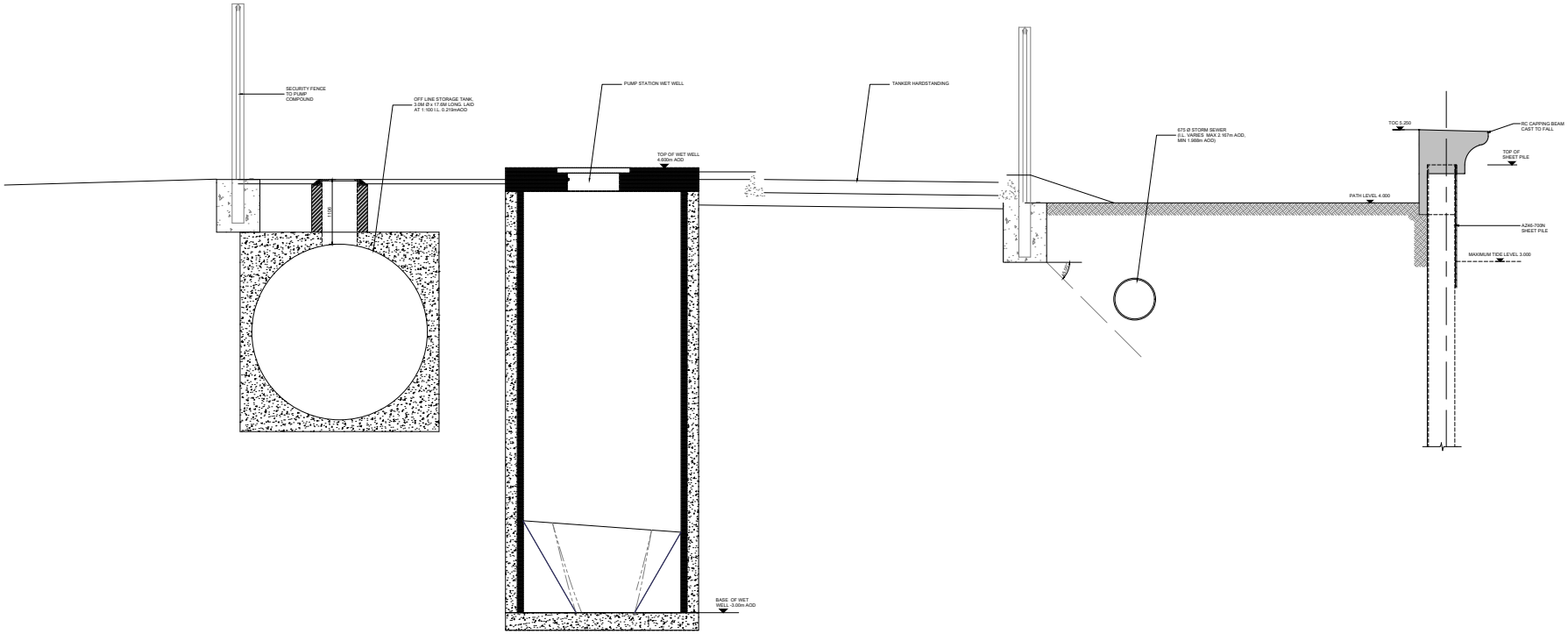
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SECTION A-A
(Scale 1:50)



KEY PLAN (SCALE 1:1250)



SECTION B-B
(Scale 1:50)

SITE CLEARANCE
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CDM Regulations 2015 : Reg. 9

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1:25 0m 1m
1:200 0m 10m
1:500 0m 25m
1:1250 0m 50m

Rev	Description	Date	By	Appvd
P01	FIRST ISSUE	29.10.2023	EK	RW

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Client: VIVID

Project Name: TIPNER POUND SITE
TWYFORD AVENUE, PORTSMOUTH

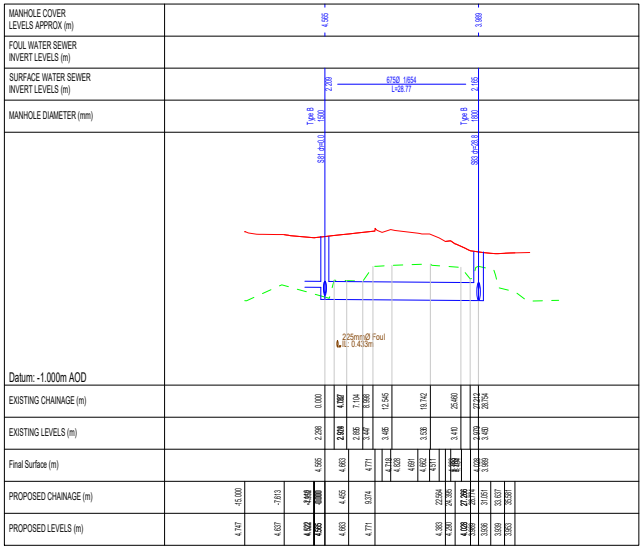
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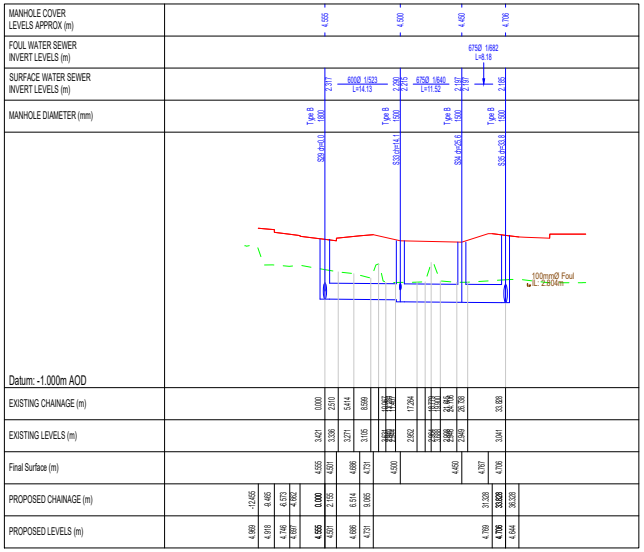
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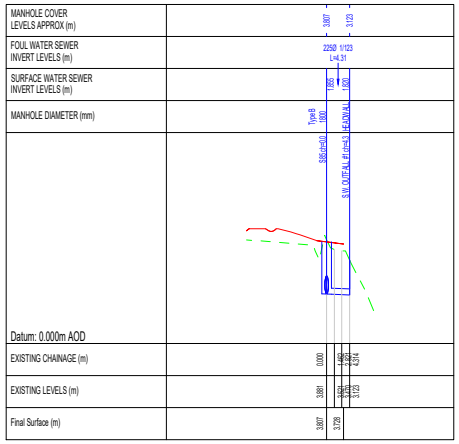
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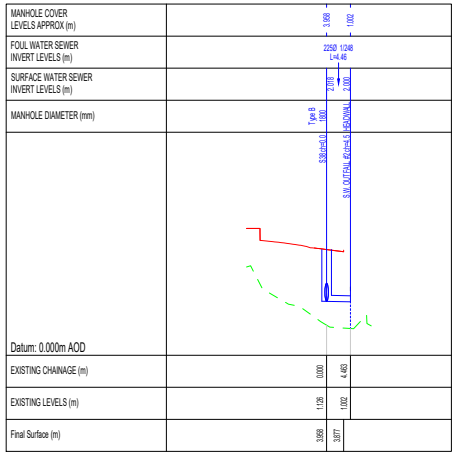
WORK IN PROGRESS

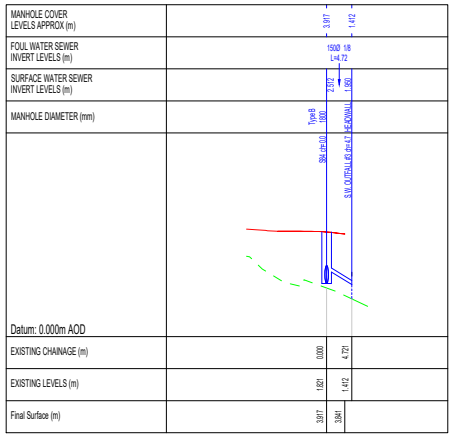
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LEGEND

PROPOSED GROUND PROFILE

EXISTING GROUND LEVEL

PRELIMINARY

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Rev	Description	Date	By	Apvd
P01	FIRST ISSUE	15.04.2024	RL	JM

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Client

VIVID

Project Name

TIPNER POUND SITE,
TWYFORD AVENUE, PORTSMOUTH

Title

PHASE 1A: ROAD & DRAINAGE
LONG SECTIONS - SHEET 7 OF 7

Project Phase

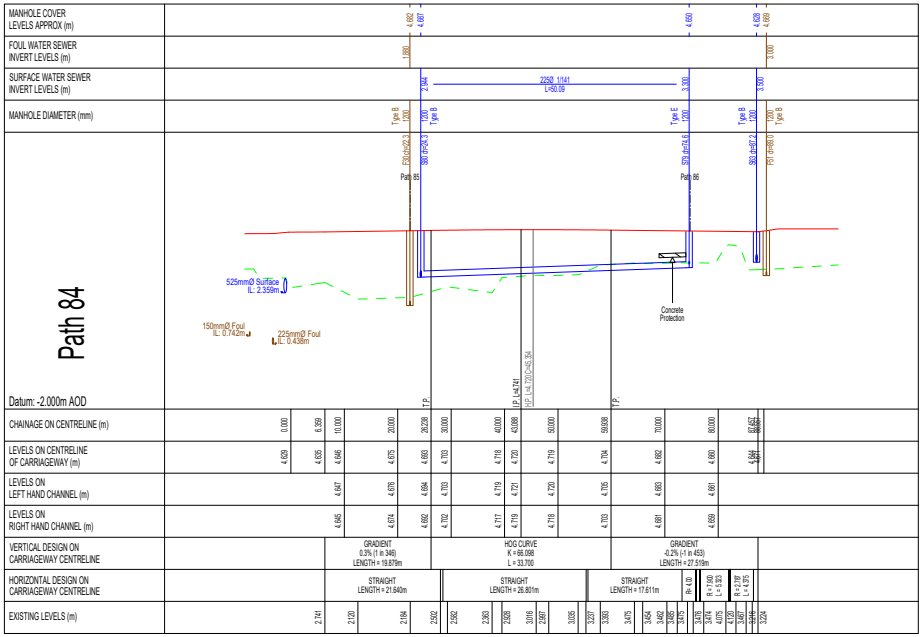
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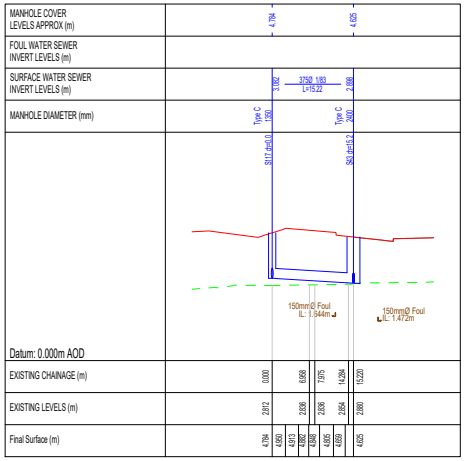
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20.03.2024	RL	JM	-

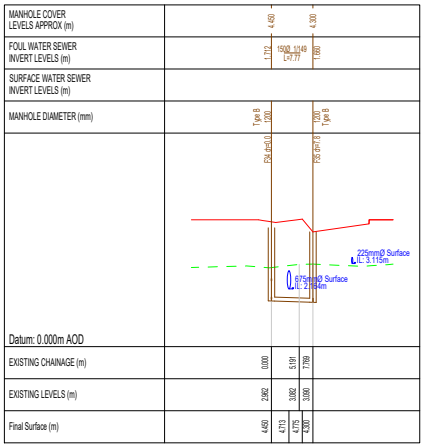
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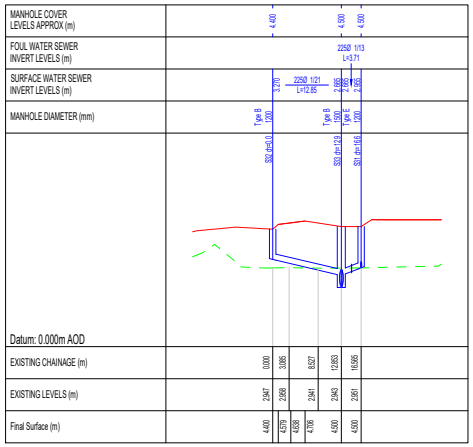
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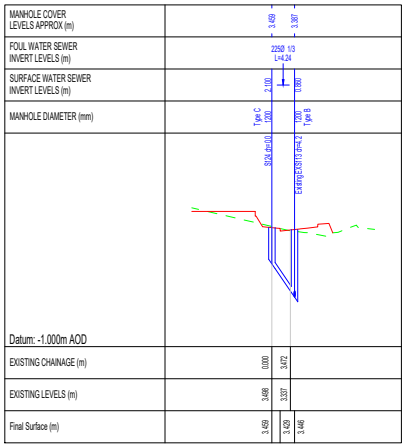
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LEGEND

PROPOSED GROUND PROFILE

EXISTING GROUND LEVEL

PRELIMINARY

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P01	FIRST ISSUE	15.04.2024	RL	JM

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Client

VIVID

Project Name

TIPNER POUND SITE,
TWYFORD AVENUE, PORTSMOUTH

Title

PHASE 1A: ROAD & DRAINAGE
LONG SECTIONS - SHEET 6 OF 7

Project Phase

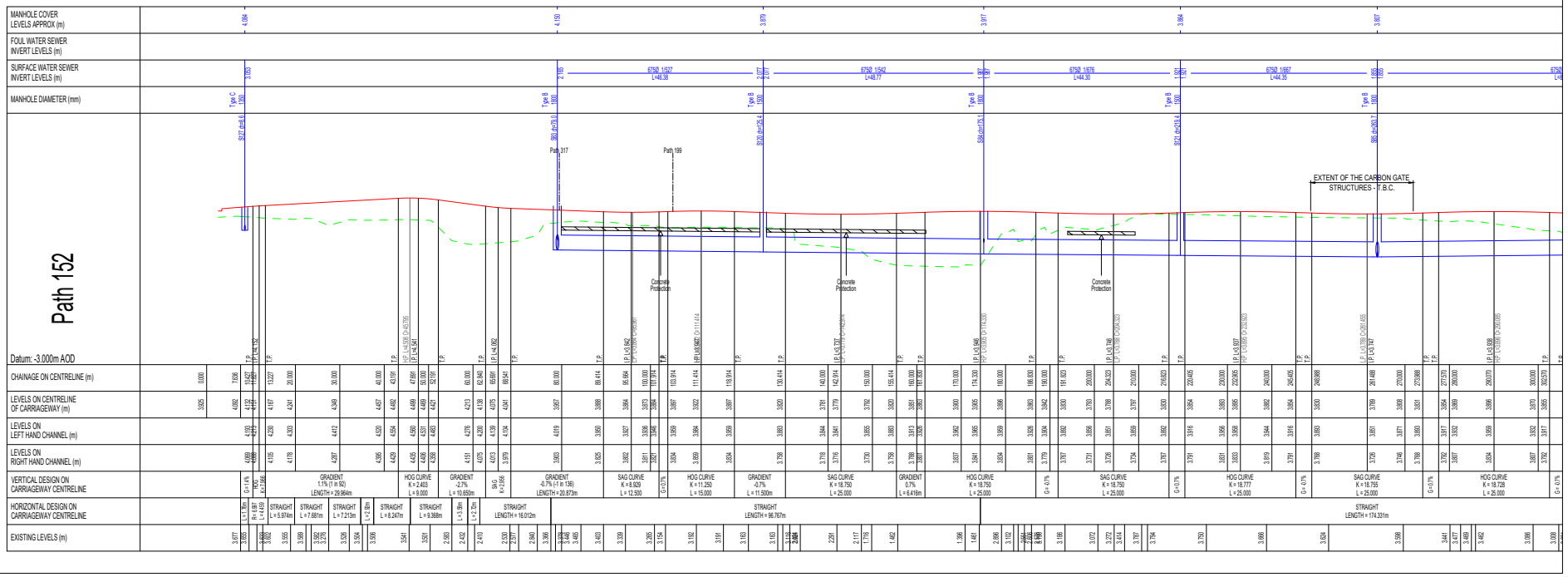
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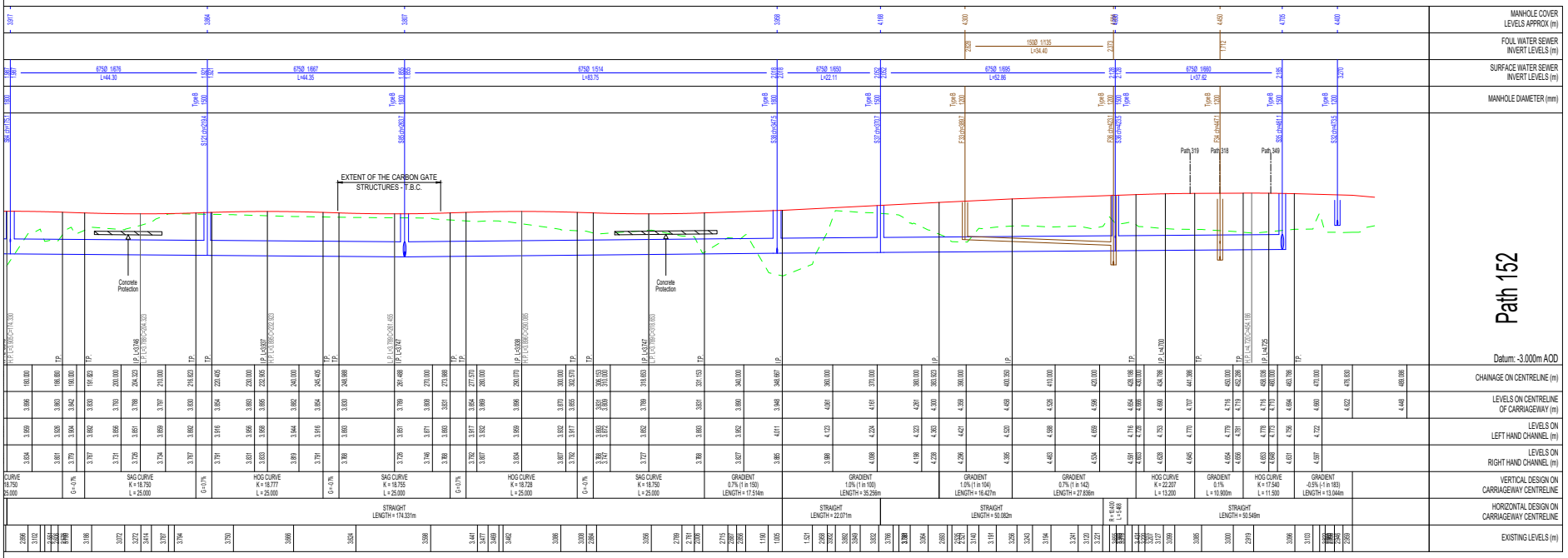
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20.03.2024	RL	JM	-

PBA Project Number	Scale	
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PBA Drawing No.	Revision
146.5005-0726	P01

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FOR CONTINUATION SEE ABOVE

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LEGEND

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EXISTING GROUND LEVEL

PRELIMINARY

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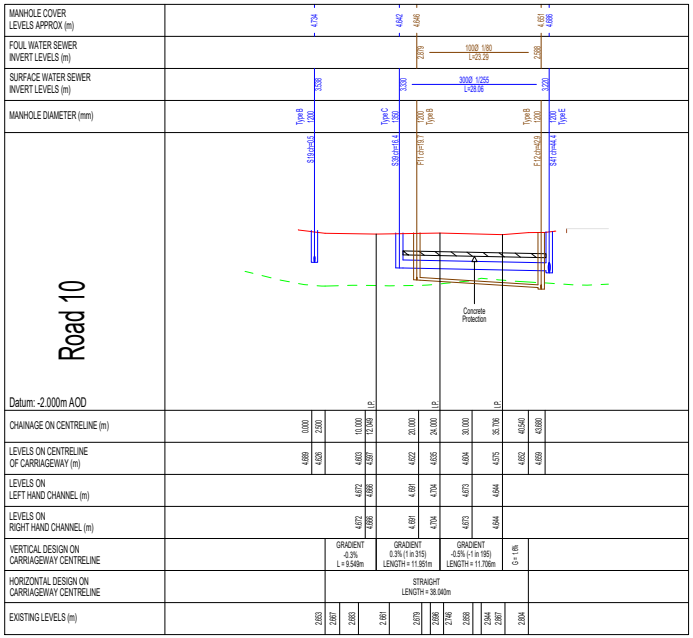
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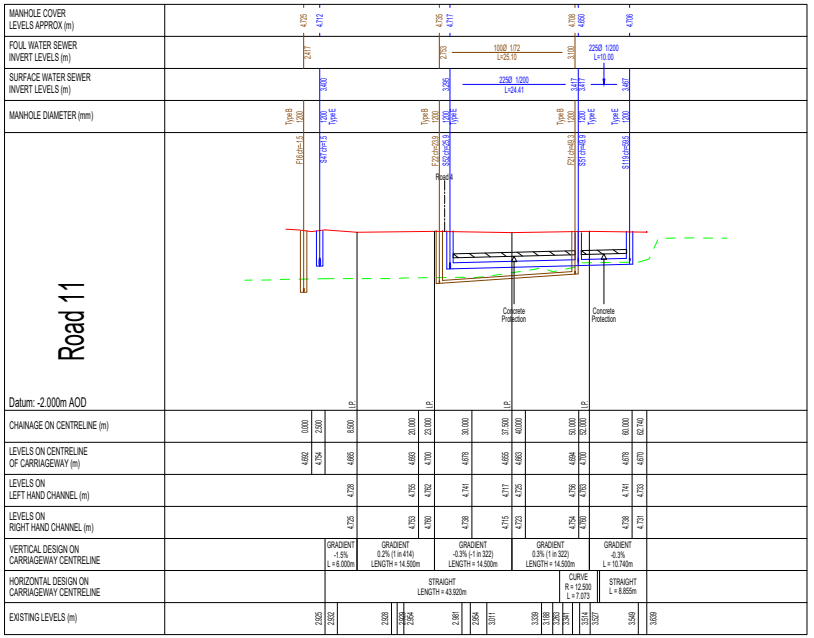
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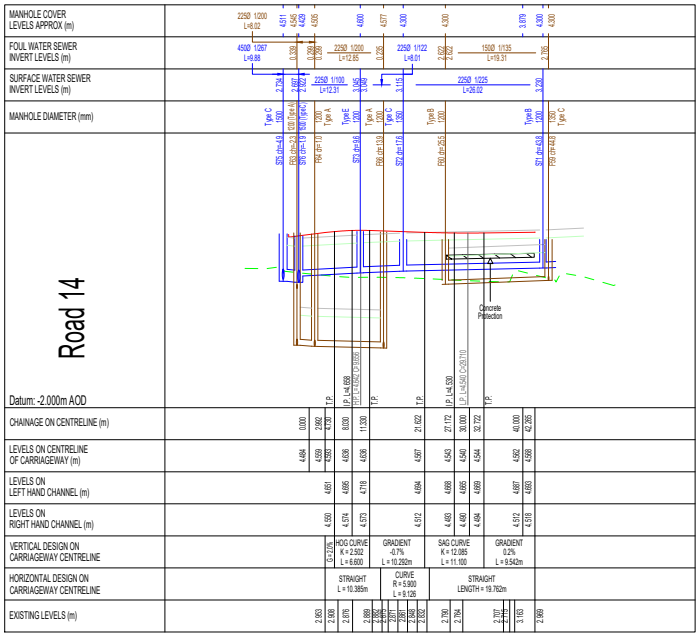
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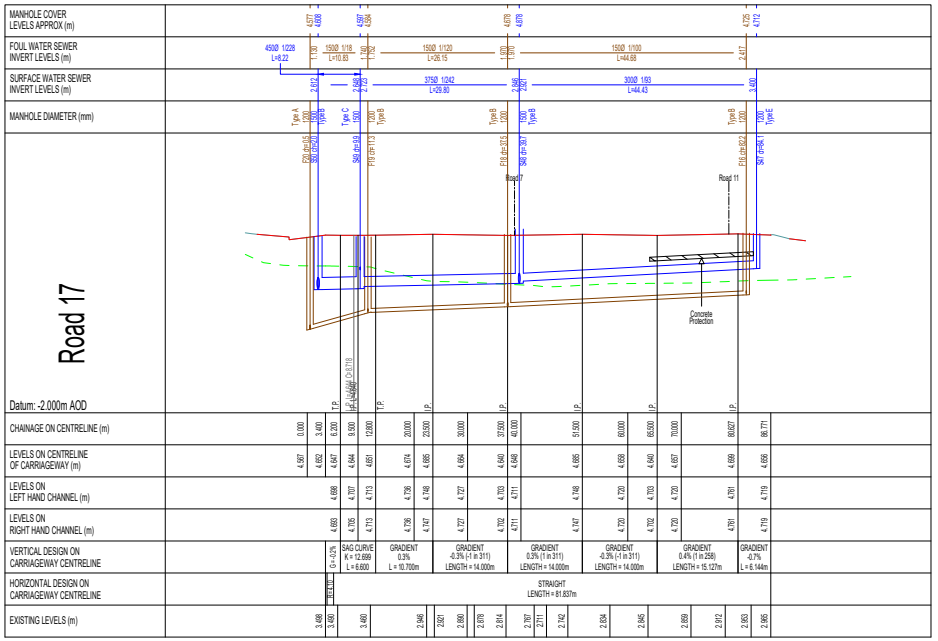
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Date Created	Drawn By	Approved By	Suitability Code
20.03.2024	RL	JM	-
PBA Project Number	Scale		
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PBA Drawing No.			Revision
146.5005-0725			P01

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LEGEND

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EXISTING GROUND LEVEL

PRELIMINARY

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Rev	Description	Date	By	Apvd
P01	FIRST ISSUE	15.04.2024	RL	JM

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Client

VIVID

Project Name

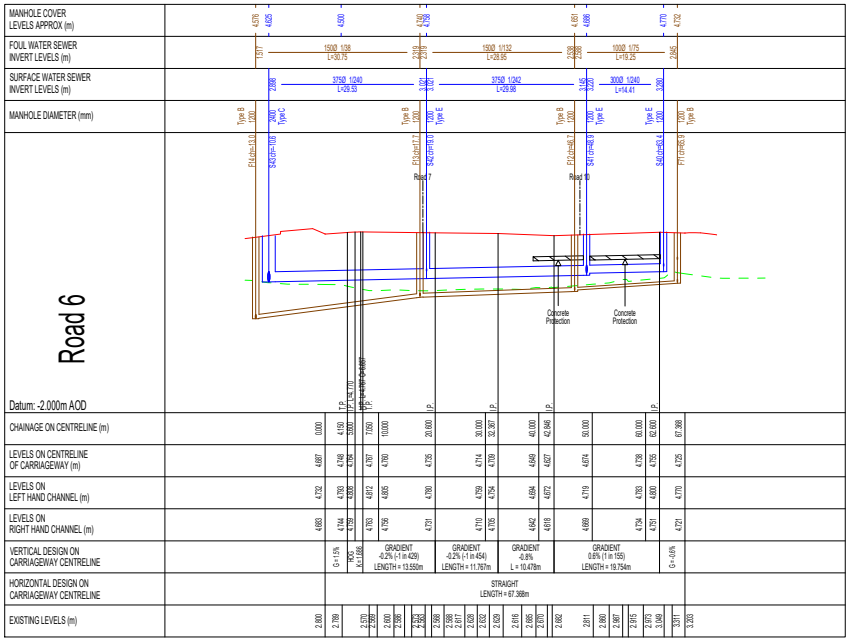
TIPNER POUND SITE,
TWYFORD AVENUE, PORTSMOUTH

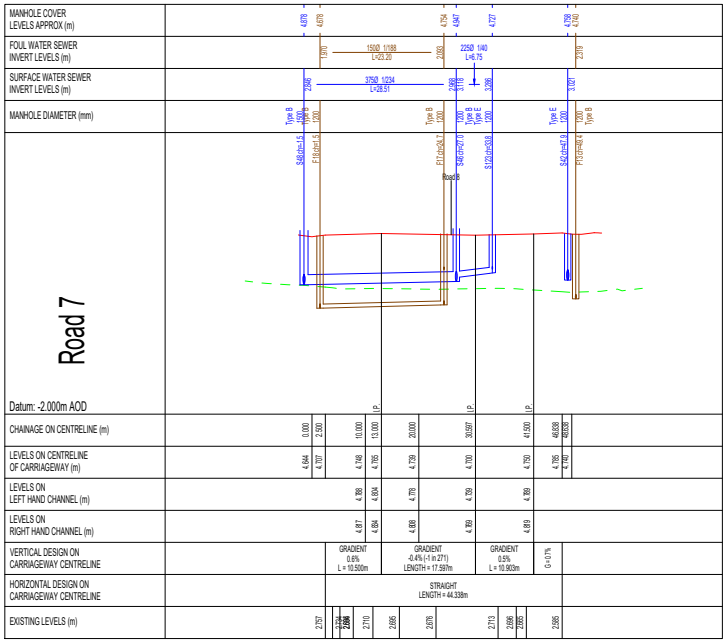
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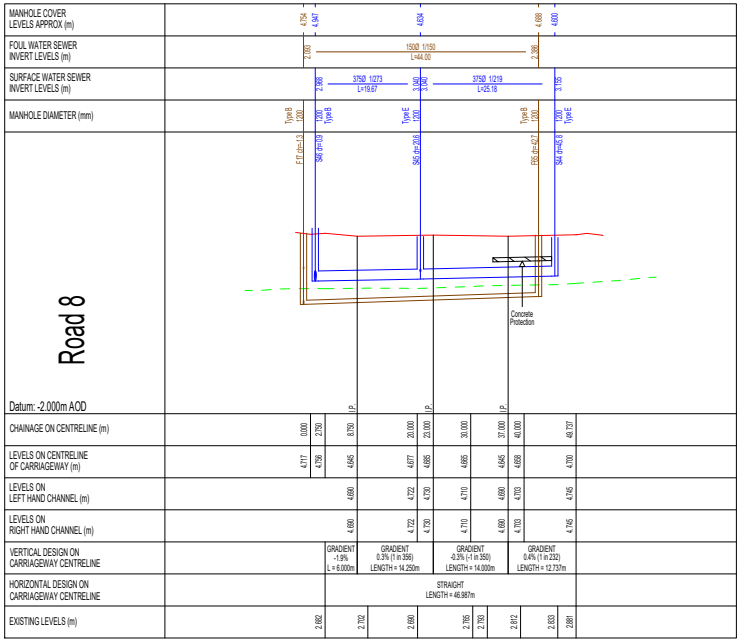
PHASE 1A: ROAD & DRAINAGE
LONG SECTIONS - SHEET 4 OF 7

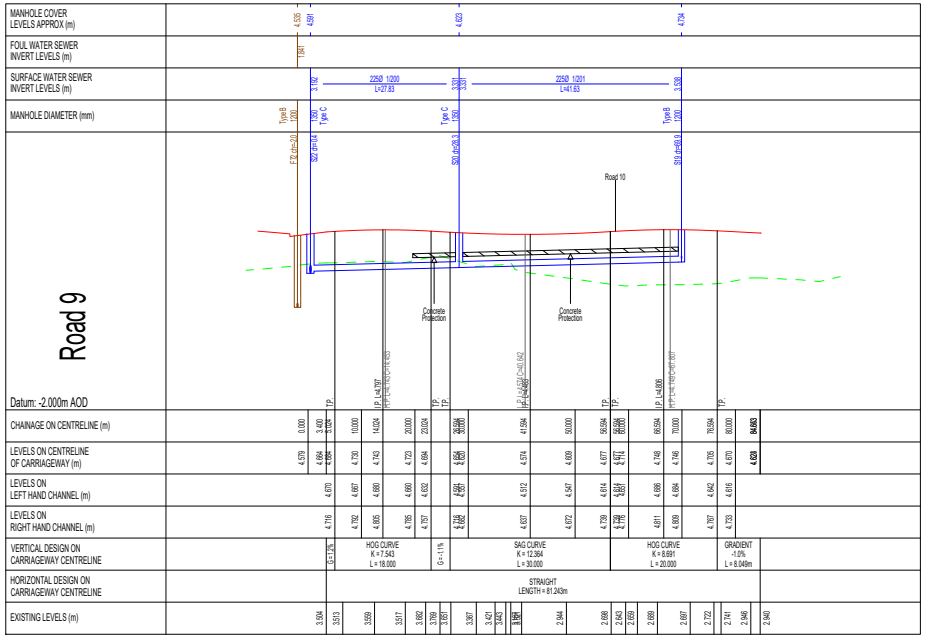
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Date Created	Drawn By	Approved By	Suitability Code
20.03.2024	RL	JM	-
PBA Project Number		Scale	
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PBA Drawing No.		Revision	
146.5005-0724		P01	

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LEGEND

PROPOSED GROUND PROFILE

EXISTING GROUND LEVEL

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P01	FIRST ISSUE	15.04.2024	RL	JM

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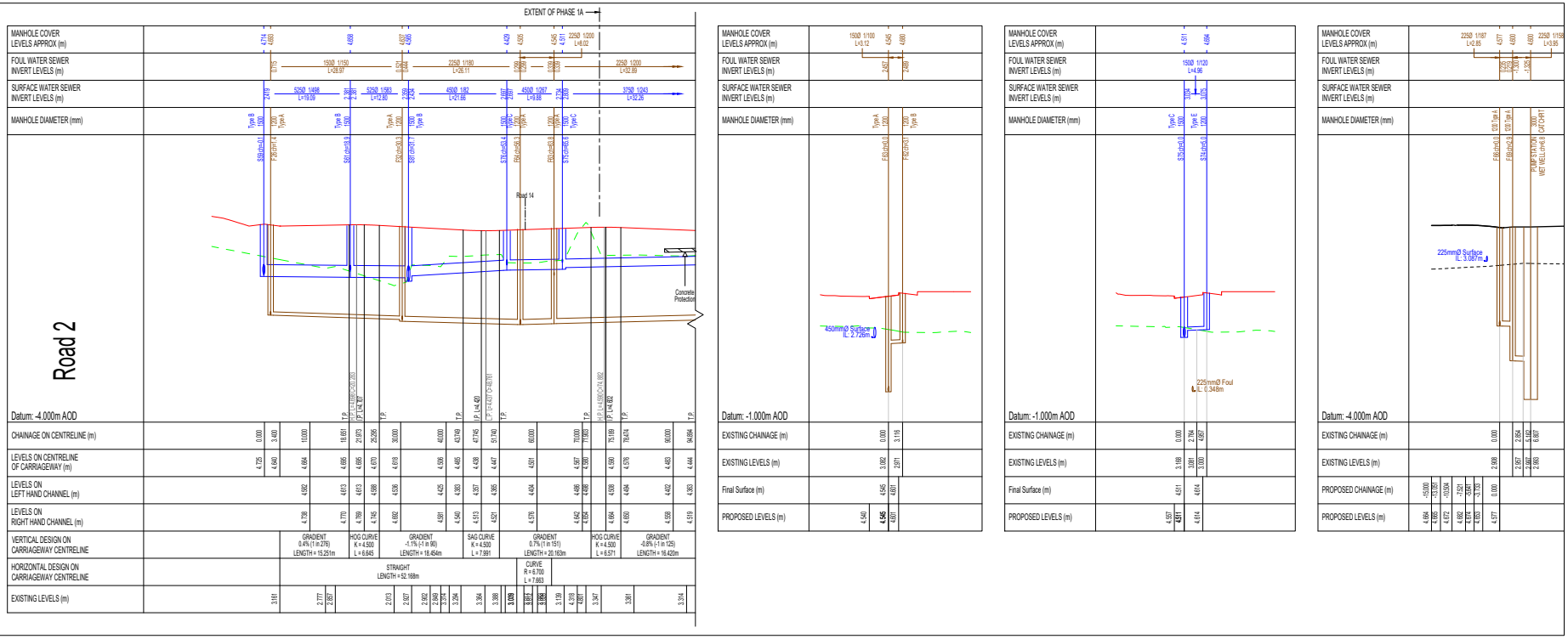
TIPNER POUND SITE,
TWYFORD AVENUE, PORTSMOUTH

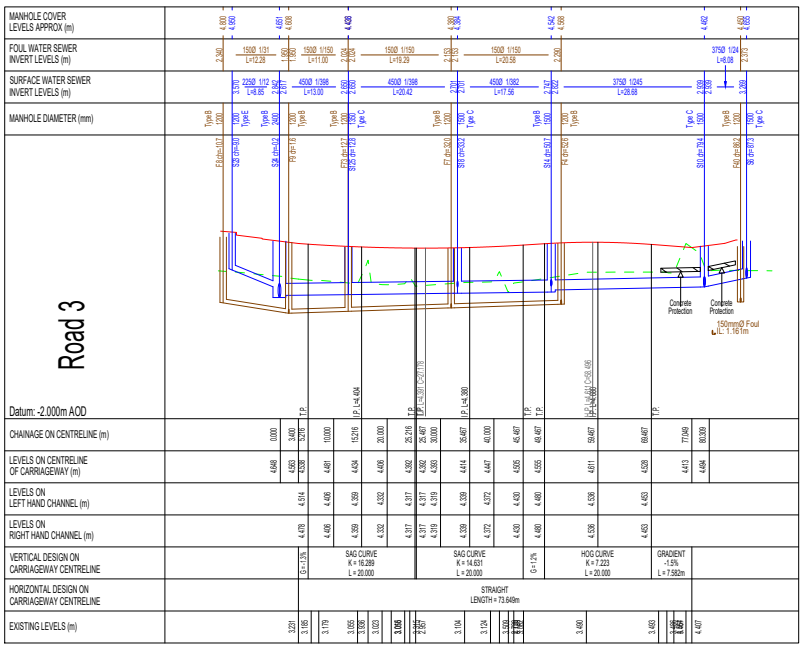
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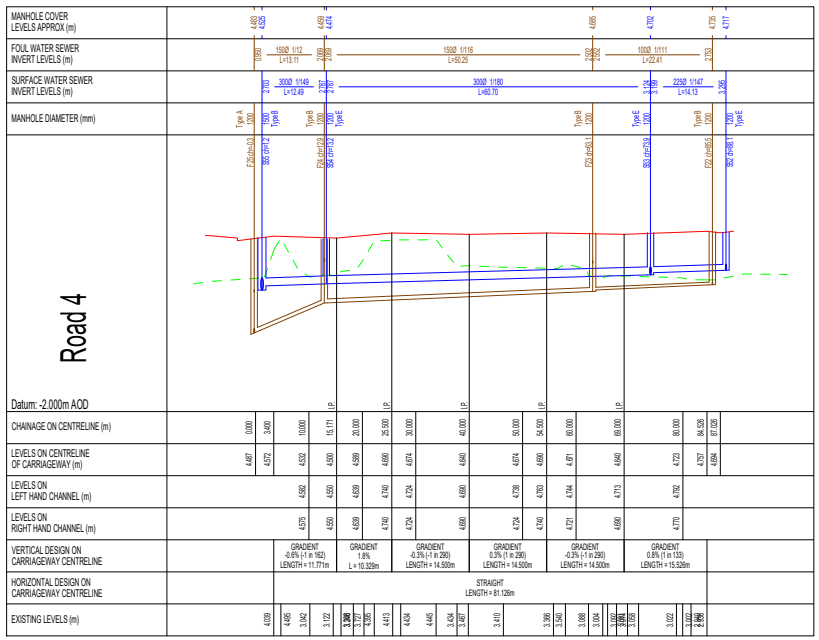
PHASE 1A: ROAD & DRAINAGE
LONG SECTIONS - SHEET 3 OF 7

Project Phase			
PRELIMINARY			
Date Created	Drawn By	Approved By	Suitability Code
20.03.2024	RL	JM	-
PBA Project Number	Scale		
146.5005	1:500H, 1:100V		(AT A1)
PBA Drawing No.		Revision	
146.5005-0723		P01	

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EXISTING GROUND LEVEL

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Project Name

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Title

PHASE 1A: ROAD & DRAINAGE
LONG SECTIONS - SHEET 2 OF 7

Project Phase

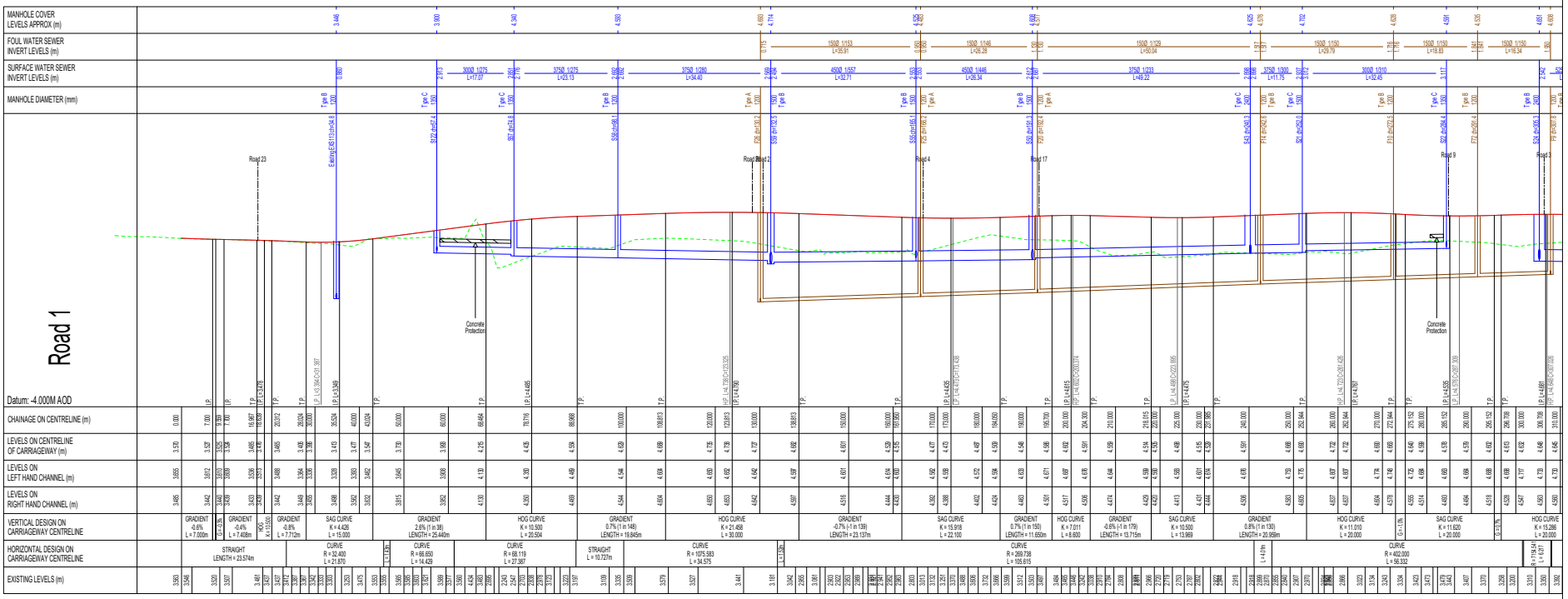
PRELIMINARY

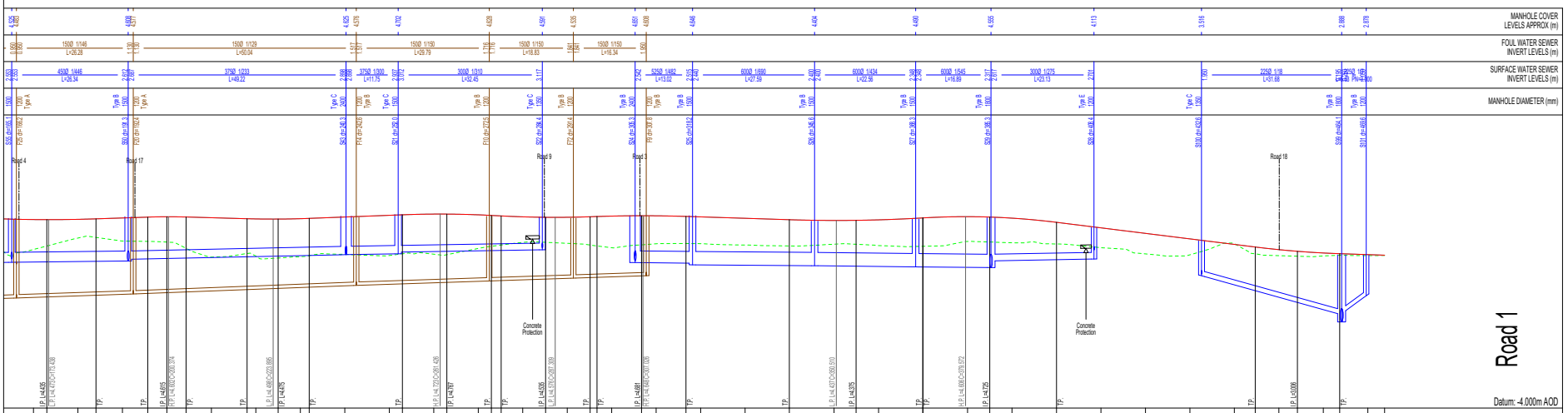
Date Created	Drawn By	Approved By	Suitability Code
20.03.2024	RL	JM	-

PBA Project Number	Scale	
146.5005	1:500H, 1:100V	(AT A1)

PBA Drawing No.	Revision
146.5005-0722	P01

QM52010/nB/310723/JM





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LEGEND

PROPOSED GROUND PROFILE

EXISTING GROUND LEVEL

PRELIMINARY

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Rev	Description	Date	By	Approv
P01	FIRST ISSUE	15.04.2024	RL	JM

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info@paulbashamassociates.com www.paulbashamassociates.com

Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: PHASE 1A: ROAD & DRAINAGE LONG SECTIONS - SHEET 1 OF 7

Project Phase			
PRELIMINARY			
Date Created	Drawn By	Approved By	Suitability Code
20.03.2024	RL	JM	-
PBA Project Number	Scale		
146.5005	1:500H, 1:100V		(AT A1)
PBA Drawing No.	Revision		
146.5005-0721	P01		

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LEGEND

XX.XXX	FINISHED CONTOUR (MAJOR)
XX.XXX	FINISHED CONTOUR (MINOR)
	RETAINING WALL (HEIGHT AS STATED)
	SWALE (FUTURE)
+108.79	EXISTING GROUND LEVEL
×108.79	PROPOSED LEVEL
18.60	PROPOSED LEVEL AT BUILDING
1 in XX	PROPOSED GRADIENT
	EARTHWORKS TADPOLE
G	ROAD GULLY
FFL XX.XXX	FINISHED FLOOR LEVEL
	SITE BOUNDARY: PHASE 1A
	SITE BOUNDARY

PRELIMINARY

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Rev	Description	Date	By	Apvd
P01	FIRST ISSUE	02.02.2024	RL	JM

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info@paulbashamassociates.com www.paulbashamassociates.com

Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: PHASE 1A: ROAD LEVELS SHEET 8 OF 8

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
18.12.2023	RL	JM	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0708	P01

QM52010/nB/310723/JM



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	SWALE (FUTURE)
+108.79	EXISTING GROUND LEVEL
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1 in XX	PROPOSED GRADIENT
	EARTHWORKS TADPOLE
G	ROAD GULLY
FFL XX.XXX	FINISHED FLOOR LEVEL
	SITE BOUNDARY: PHASE 1A
	SITE BOUNDARY

PRELIMINARY

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P01	FIRST ISSUE		02.02.2024	RL	JM

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Client: INSERT LOGO

Project Name: TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title: PHASE 1A: ROAD LEVELS
SHEET 7 OF 8

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
18.12.2023	RL	JM	-
PBA Project Number: 146.5005		Scale: 1:200	(AT A1)
PBA Drawing No.: 146.5005-0707			Revision: P01

QMS2023/v8/010723/JM



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LEGEND

XX.XXX	FINISHED CONTOUR (MAJOR)
XX.XXX	FINISHED CONTOUR (MINOR)
	RETAINING WALL (HEIGHT AS STATED)
	SWALE (FUTURE)
+108.79	EXISTING GROUND LEVEL
×108.79	PROPOSED LEVEL
⚑18.60	PROPOSED LEVEL AT BUILDING
1 in XX	PROPOSED GRADIENT
	EARTHWORKS TADPOLE
G	ROAD GULLY
FFL XX.XXX	FINISHED FLOOR LEVEL
	SITE BOUNDARY: PHASE 1A
	SITE BOUNDARY

PRELIMINARY

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P01	FIRST ISSUE	02.02.2024	RL	JM
Rev	Description	Date	By	Chk

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Client

INSERT LOGO

Project Name

TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title

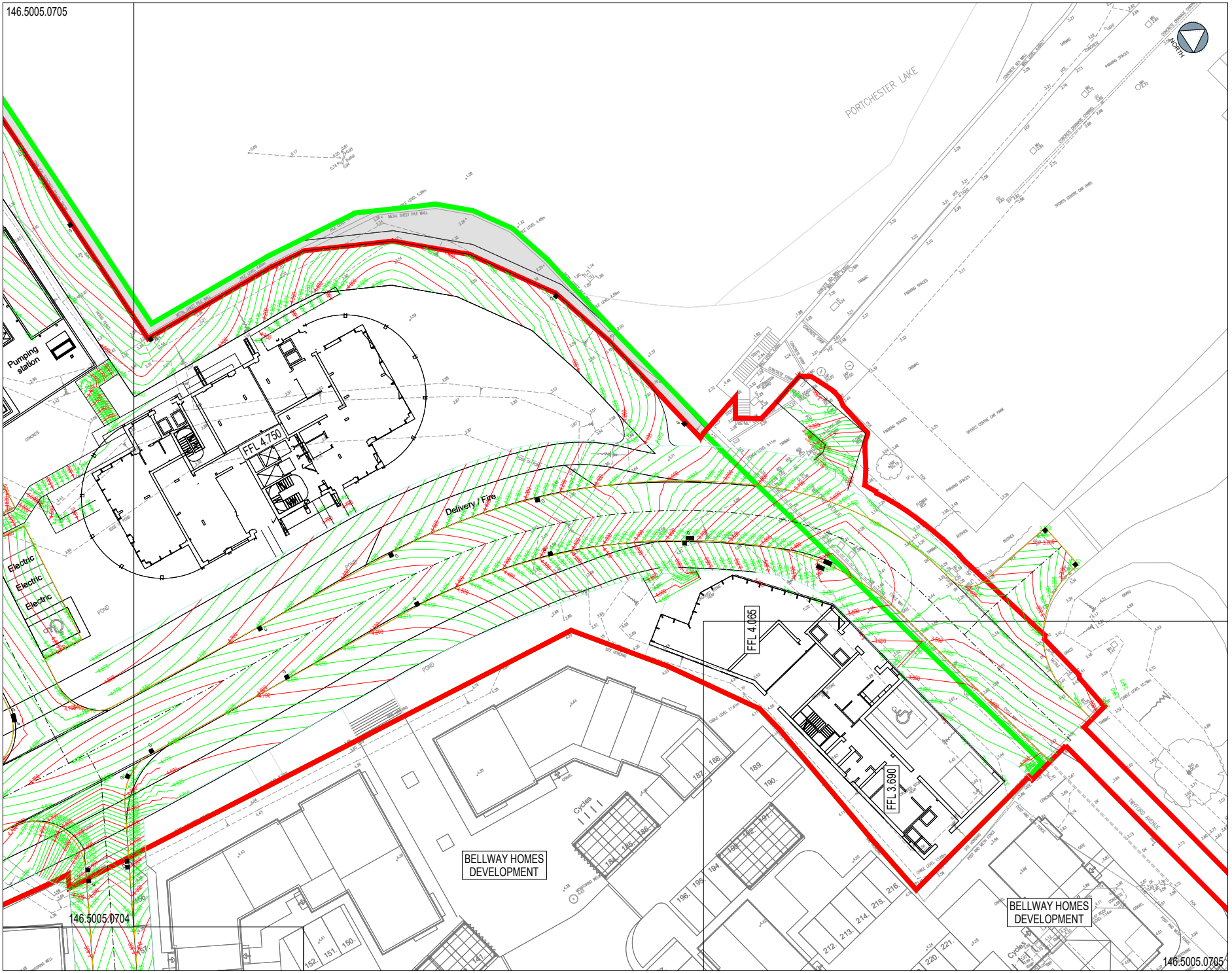
PHASE 1A: ROAD LEVELS
SHEET 6 OF 8

Project Phase

PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
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PBA Project Number		Scale	
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PBA Drawing No.			Revision
146.5005-0706			P01

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18.60	PROPOSED LEVEL AT BUILDING
1 in XX	PROPOSED GRADIENT
	EARTHWORKS TADPOLE
G	ROAD GULLY
FFL XX.XXX	FINISHED FLOOR LEVEL
	SITE BOUNDARY: PHASE 1A
	SITE BOUNDARY

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Rev	Description	Date	By	Apvd
P01	FIRST ISSUE	02.02.2024	RL	JM

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Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: PHASE 1A: ROAD LEVELS SHEET 5 OF 8

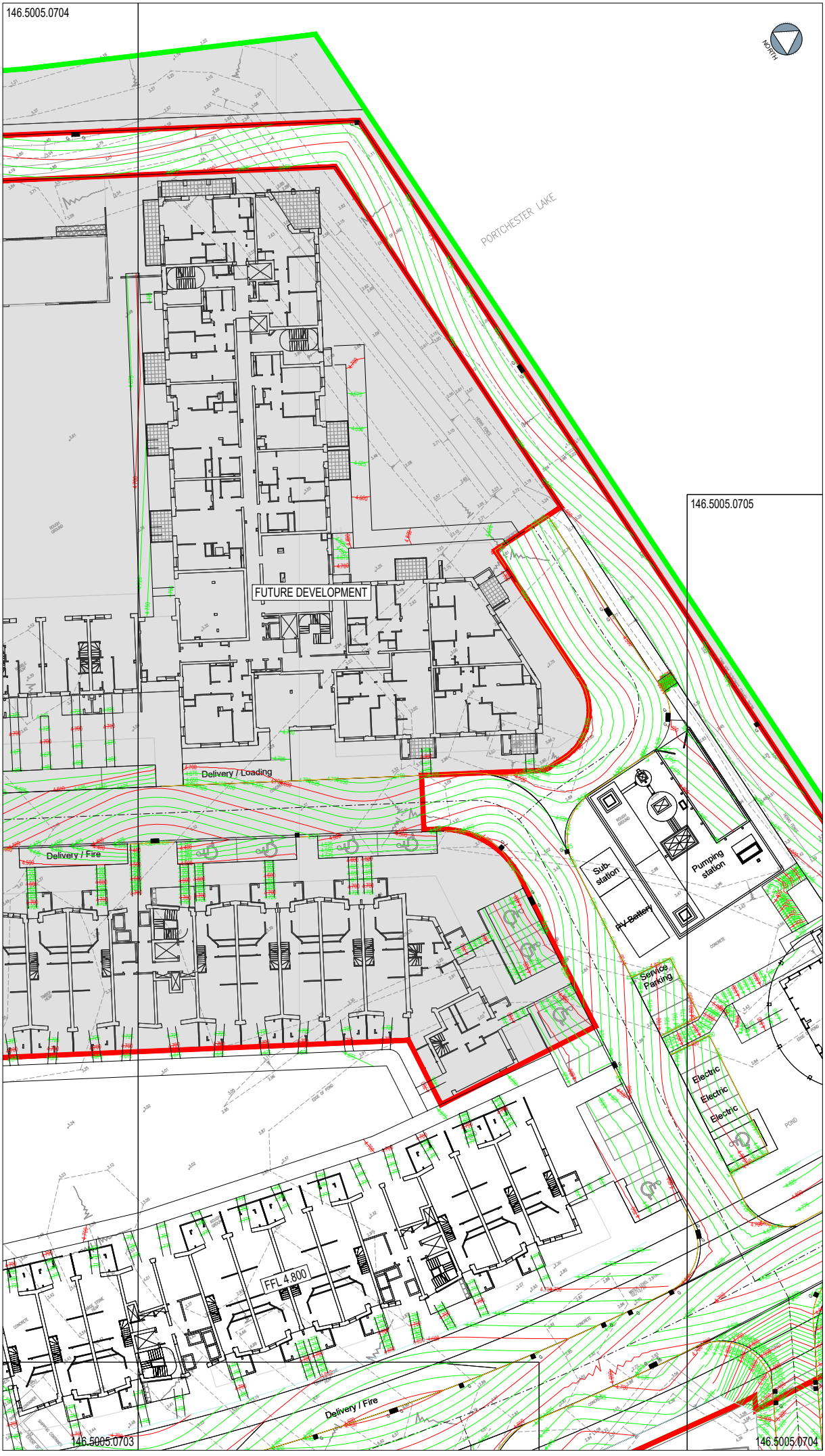
Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.12.2023	RL	JM	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0705	P01

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	SWALE (FUTURE)
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18.60	PROPOSED LEVEL AT BUILDING
1 in XX	PROPOSED GRADIENT
	EARTHWORKS TADPOLE
G	ROAD GULLY
FFL XX.XXX	FINISHED FLOOR LEVEL
	SITE BOUNDARY: PHASE 1A
	SITE BOUNDARY

PRELIMINARY

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P01	FIRST ISSUE	02.02.2024	RL	JM

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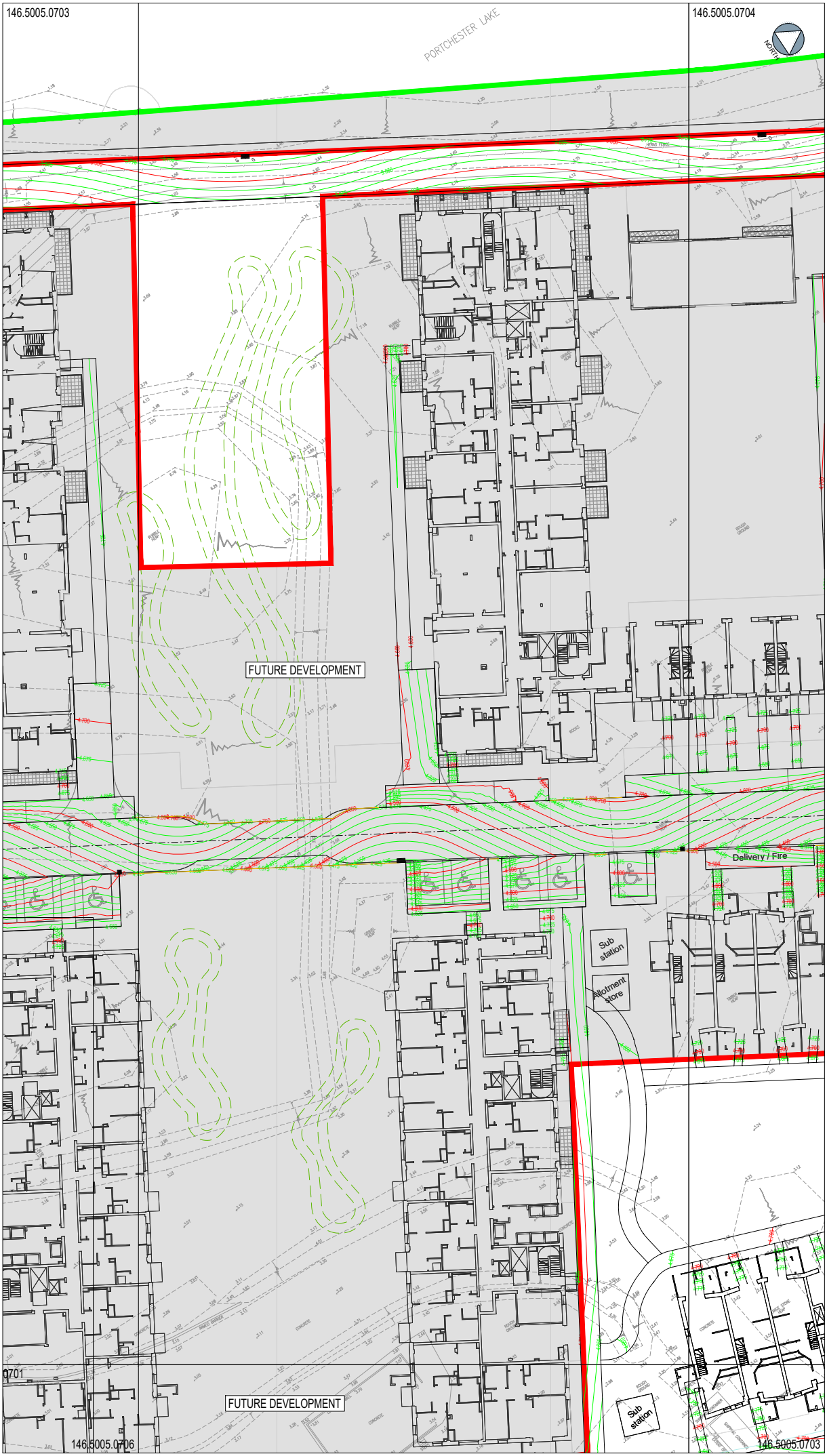
Project Name: TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title: PHASE 1A: ROAD LEVELS
SHEET 4 OF 8

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.12.2023	RL	JM	-
PBA Project Number		Scale	
146.5005		1:200	(AT A1)
PBA Drawing No.			Revision
146.5005-0704			P01

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P01	FIRST ISSUE	02.02.2024	RL	JM
Rev	Description	Date	By	Chk

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Client

INSERT LOGO

Project Name

TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title

PHASE 1A: ROAD LEVELS
SHEET 3 OF 8

Project Phase

PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.12.2023	RL	JM	-
PBA Project Number		Scale	
146.5005		1:200	(AT A1)
PBA Drawing No.			Revision
146.5005-0703			P01

GMS2023/v6/310723/JM



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LEGEND

XX.XXX	FINISHED CONTOUR (MAJOR)
XX.XXX	FINISHED CONTOUR (MINOR)
	RETAINING WALL (HEIGHT AS STATED)
	SWALE (FUTURE)
+108.79	EXISTING GROUND LEVEL
×108.79	PROPOSED LEVEL
●18.60	PROPOSED LEVEL AT BUILDING
1 in XX	PROPOSED GRADIENT
	EARTHWORKS TADPOLE
G	ROAD GULLY
FFL XX.XXX	FINISHED FLOOR LEVEL
	SITE BOUNDARY: PHASE 1A
	SITE BOUNDARY

PRELIMINARY

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Rev	Description	Date	By	Apvd
P01	FIRST ISSUE	02.02.2024	RL	JM

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Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: PHASE 1A: ROAD LEVELS SHEET 2 OF 8

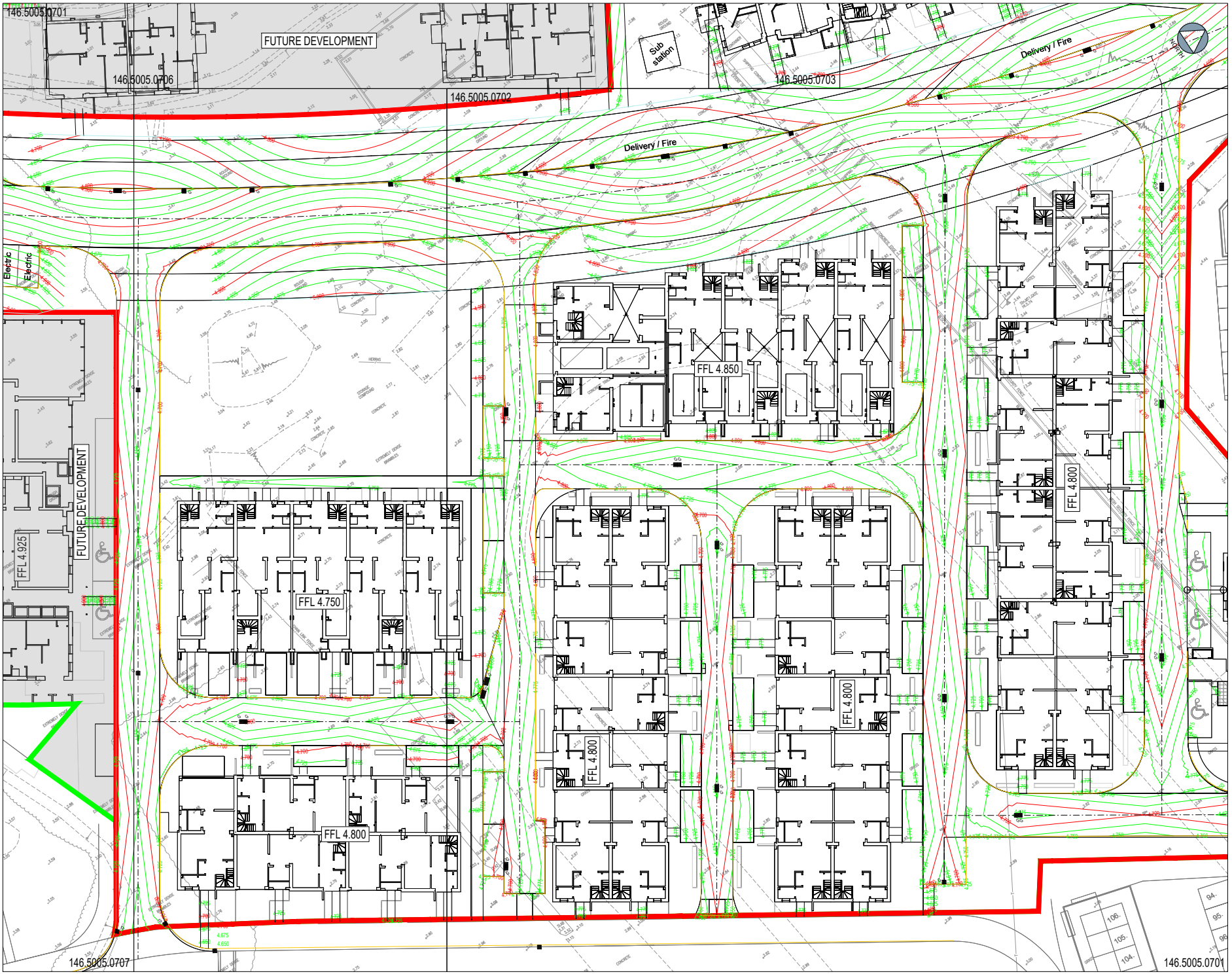
Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.12.2023	RL	JM	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0702	P01

QM52010/nB/310723/JM



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Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: PHASE 1A: ROAD LEVELS SHEET 1 OF 8

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.12.2023	RL	JM	-
PBA Project Number: 146.5005		Scale: 1:200	(AT A1)
PBA Drawing No: 146.5005-0701			Revision: P01

QM52010/nB/310723/JM

PHASE: 1A							
MANHOLE No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
F8	1200	Type B	4.800	2.340	2.310	464266.066	103256.278
F9	1200	Type B	4.608	1.950	2.508	464273.143	103266.310
F10	1200	Type B	4.628	1.716	2.763	464302.041	103246.264
F11	1200	Type B	4.646	2.879	1.667	464276.008	103193.724
F12	1200	Type B	4.651	2.538	1.962	464295.431	103180.877
F13	1200	Type B	4.740	2.319	2.271	464311.402	103205.026
F14	1200	Type B	4.576	1.517	2.910	464327.693	103231.111
F16	1200	Type B	4.725	2.417	2.159	464327.050	103142.000
F17	1200	Type B	4.754	2.093	2.511	464332.401	103192.034
F18	1200	Type B	4.678	1.970	2.558	464351.748	103179.239
F19	1200	Type B	4.584	1.740	2.694	464366.199	103201.028
F20	1200	Type A	4.577	1.130	3.297	464372.860	103209.566
F21	1200	Type B	4.708	3.100	1.508	464371.871	103118.224
F22	1200	Type B	4.735	2.753	1.882	464350.893	103132.003
F23	1200	Type B	4.685	2.502	2.033	464363.254	103150.693
F24	1200	Type B	4.459	2.069	2.240	464390.972	103192.602
F25	1200	Type A	4.483	0.950	3.383	464398.407	103203.399
F26	1200	Type A	4.693	0.715	3.828	464434.047	103199.046
F30	1200	Type B	4.770	1.880	2.740	464412.386	103232.014
F31	1200	Type A	4.700	0.922	3.628	464445.724	103228.620
F32	1200	Type A	4.637	0.444	3.968	464437.709	103227.780
F34	1200	Type B	4.450	1.712	2.588	464246.867	103353.284
F35	1200	Type B	4.300	1.660	2.490	464250.957	103346.678
F62	1200	Type B	4.680	2.489	2.041	464438.064	103263.041
F63	1200	Type A	4.545	0.339	3.981	464436.456	103260.372
F64	1200	Type A	4.505	0.299	3.981	464440.902	103253.697
F65	1200	Type B	4.688	2.386	2.152	464307.592	103155.694
F66	1200	Type A	4.577	0.235	4.117	464453.746	103253.867
F69	1200	Type A	4.600	-1.300	5.675	464453.717	103250.810
F71	1200	Type B	4.732	2.845	1.788	464284.814	103164.825
F72	1200	Type B	4.535	1.841	2.544	464286.570	103256.996
F73	1200	Type B	4.423	2.024	2.249	464279.075	103275.573
F68 BREAK CHAMBER	1350	Type C	4.180	3.310	0.645	464550.836	103036.574
PUMP STATION WET WELL	3000	CATCHPIT	4.600	-1.325	5.700	464453.716	103247.060

PHASE: 1A							
MANHOLE No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
STORM OUTFALL 1 1	---	HEADWALL	1.412	1.950	-0.688	464464.868	103332.210

PHASE: 1A							
MANHOLE No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
S99	1800	Type B	2.888	-0.125	2.413	464173.127	103385.174
S100	1350	Type C	3.516	1.950	1.341	464191.937	103359.684
S101	1200	Type B	2.878	1.050	1.603	464168.601	103388.519

PHASE: 1A							
MANHOLE No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
S19	1200	Type B	4.734	3.538	0.971	464252.656	103193.153
S20	1350	Type C	4.623	3.331	1.067	464275.620	103227.870
S21	1500	Type C	4.702	2.937	1.390	464318.425	103233.787
S22	1350	Type C	4.591	3.117	1.174	464290.976	103251.085
S23	1200	Type E	4.950	3.570	1.155	464268.998	103256.213
S24	2400	Type B	4.651	2.542	1.584	464274.126	103263.423
S25	1500	Type B	4.646	2.440	1.606	464263.024	103270.228
S26	1500	Type B	4.404	2.400	1.404	464244.895	103291.030
S27	1500	Type B	4.490	2.348	1.542	464230.141	103308.099
S28	1200	Type E	4.113	2.701	1.111	464206.022	103340.016
S29	1800	Type B	4.555	2.317	1.638	464219.544	103321.249
S32	1200	Type B	4.400	3.270	0.905	464223.610	103340.818
S33	1500	Type B	4.500	2.215	1.610	464230.607	103330.037
S34	1500	Type B	4.450	2.197	1.578	464240.132	103336.510
S35	1500	Type B	4.705	2.185	1.845	464236.162	103343.710
S36	1500	Type B	4.630	2.128	1.827	464269.148	103361.801
S37	1500	Type B	4.168	2.052	1.441	464296.421	103407.077
S38	1800	Type B	3.958	2.018	1.265	464316.422	103416.500
S39	1350	Type C	4.642	3.330	1.012	464272.037	103193.652
S40	1350	Type C	4.770	3.280	1.190	464287.494	103166.157
S41	1200	Type E	4.686	3.145	1.166	464295.441	103178.173
S42	1200	Type E	4.758	3.021	1.362	464311.976	103203.175
S43	2400	Type C	4.625	2.898	1.352	464328.455	103227.674
S44	1200	Type E	4.600	3.155	1.070	464304.492	103154.082
S45	1200	Type E	4.634	3.040	1.219	464318.392	103175.074
S46	1200	Type B	4.947	2.968	1.604	464329.254	103191.477
S47	1200	Type E	4.712	3.400	1.012	464328.479	103138.727
S48	1500	Type B	4.878	2.846	1.657	464353.034	103175.750
S49	1500	Type C	4.597	2.648	1.499	464369.503	103200.581
S50	1500	Type B	4.608	2.612	1.546	464373.475	103207.776
S51	1200	Type E	4.650	3.417	1.008	464371.563	103115.376
S52	1200	Type E	4.717	3.295	1.197	464351.159	103128.778
S53	1200	Type E	4.702	3.124	1.278	464358.952	103140.562
S54	1200	Type E	4.474	2.787	1.387	464392.436	103191.191
S55	1500	Type B	4.525	2.553	1.522	464399.110	103201.743
S57	1350	Type C	4.340	2.776	1.189	464488.705	103191.025
S58	1200	Type B	4.593	2.692	1.526	464465.773	103194.021
S59	1500	Type B	4.714	2.419	1.770	464431.575	103197.778
S61	1500	Type B	4.658	2.381	1.753	464433.989	103216.715
S71	1200	Type B	4.300	3.230	0.844	464458.925	103282.593
S72	1350	Type C	4.300	3.115	0.960	464457.181	103256.628
S73	1200	Type E	4.600	3.045	1.330	464449.168	103256.760
S74	1200	Type E	4.694	3.075	1.469	464436.398	103264.045
S75	1500	Type C	4.511	2.734	1.327	464433.938	103259.741
S76	1500	Type C	4.429	2.697	1.282	464438.344	103250.897
S79	1200	Type E	4.650	3.300	1.125	464362.413	103247.339
S80	1200	Type B	4.687	2.944	1.518	464410.544	103233.467
S81	1500	Type B	4.565	2.209	1.681	464435.606	103229.410
S83	1800	Type B	4.150	2.165	1.310	464464.224	103232.408
S84	1800	Type B	3.917	1.987	1.255	464464.101	103327.552
S85	1800	Type B	3.807	1.855	1.727	464388.167	103373.291
S117	1350	Type C	4.784	3.082	1.327	464313.548	103224.601
S118	---	HEADWALL	1.002	2.000	-1.223	464318.742	103420.313
S119	1200	Type E	4.706	3.467	1.014	464381.561	103115.156
S120	1500	Type B	3.879	2.077	1.127	464464.164	103278.787
S121	1500	Type B	3.864	1.921	1.267	464426.157	103350.412
S122	1350	Type C	3.900	2.913	0.687	464504.356	103184.214
S123	1200	Type E	4.727	3.286	1.216	464323.625	103195.200
S124	1200	Type E	3.439	2.100	1.114	464517.386	103165.168
S125	1350	Type C	4.436	2.650	1.336	464280.834	103274.559
S127	1350	Type C	4.084	3.053	0.806	464510.115	103192.009
S Outfall	---	HEADWALL	3.123	1.820	1.078	464390.383	103376.993
AttenuationTank 1	0	---	4.500	3.100	1.025	464312.003	103222.321
Attenuation Tank 2/1	0	---	4.650	3.145	1.205	464361.610	103138.813
Attenuation Tank 2/2	0	---	4.650	3.145	1.205	464373.492	103155.820
Attenuation Tank 3	0	---	4.300	1.900	1.725	464383.393	103365.475

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CDM Regulations 2015 : Reg. 9

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In preparing the design shown on this and related drawings Paul Basham Associates has considered and, where reasonably practicable, eliminated foreseeable risks. Any further abnormal or unusual risks, which remain, are numbered below and identified thus △ and should be given particular attention by all those carrying out construction or of future maintenance works.

1. Abnormal or unusual risks
2.
3.

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Rev	Description	Date	By	Approved
P01	FIRST ISSUE	15.03.2024	RL	RW

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Client: VIVID

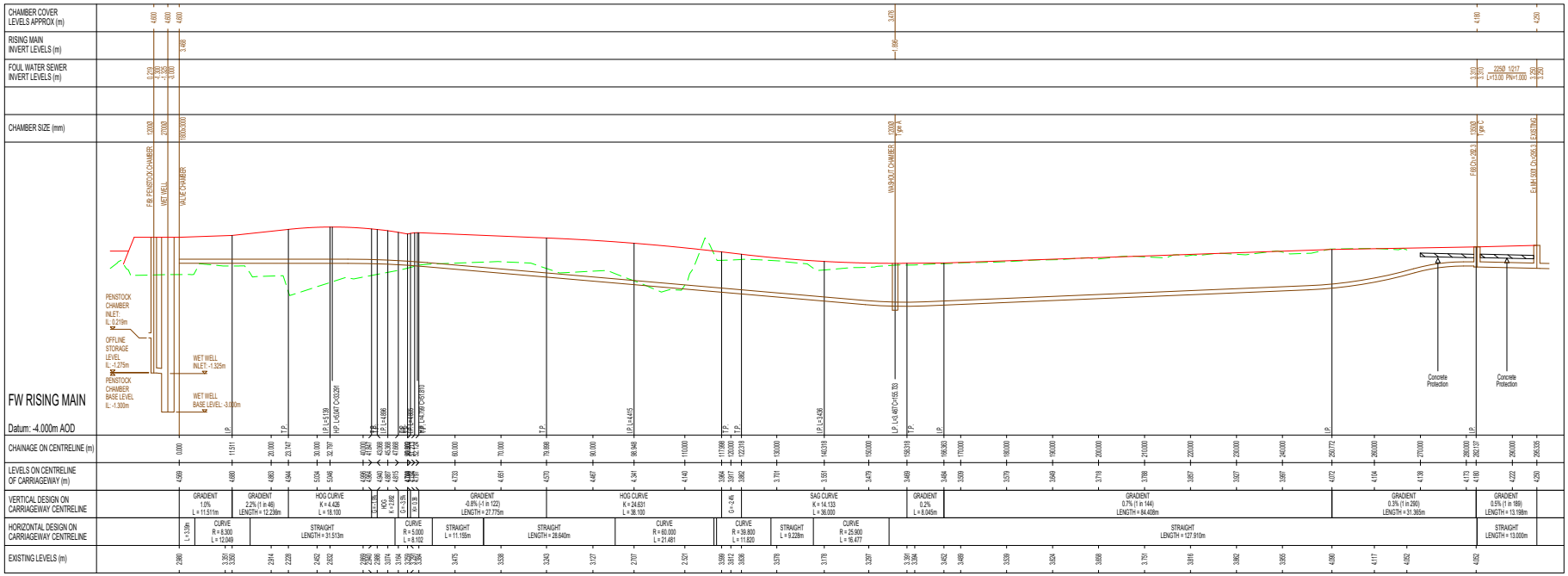
Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: PHASE 1A: MANHOLES SCHEDULES

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
15.03.2024	RL	JM	-
PBA Project Number		Scale	
146.5005		AS SHOWN	(AT A1)
PBA Drawing No.		Revision	
146.5005-560		P01	

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Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: FW RISING MAIN LONG SECTION

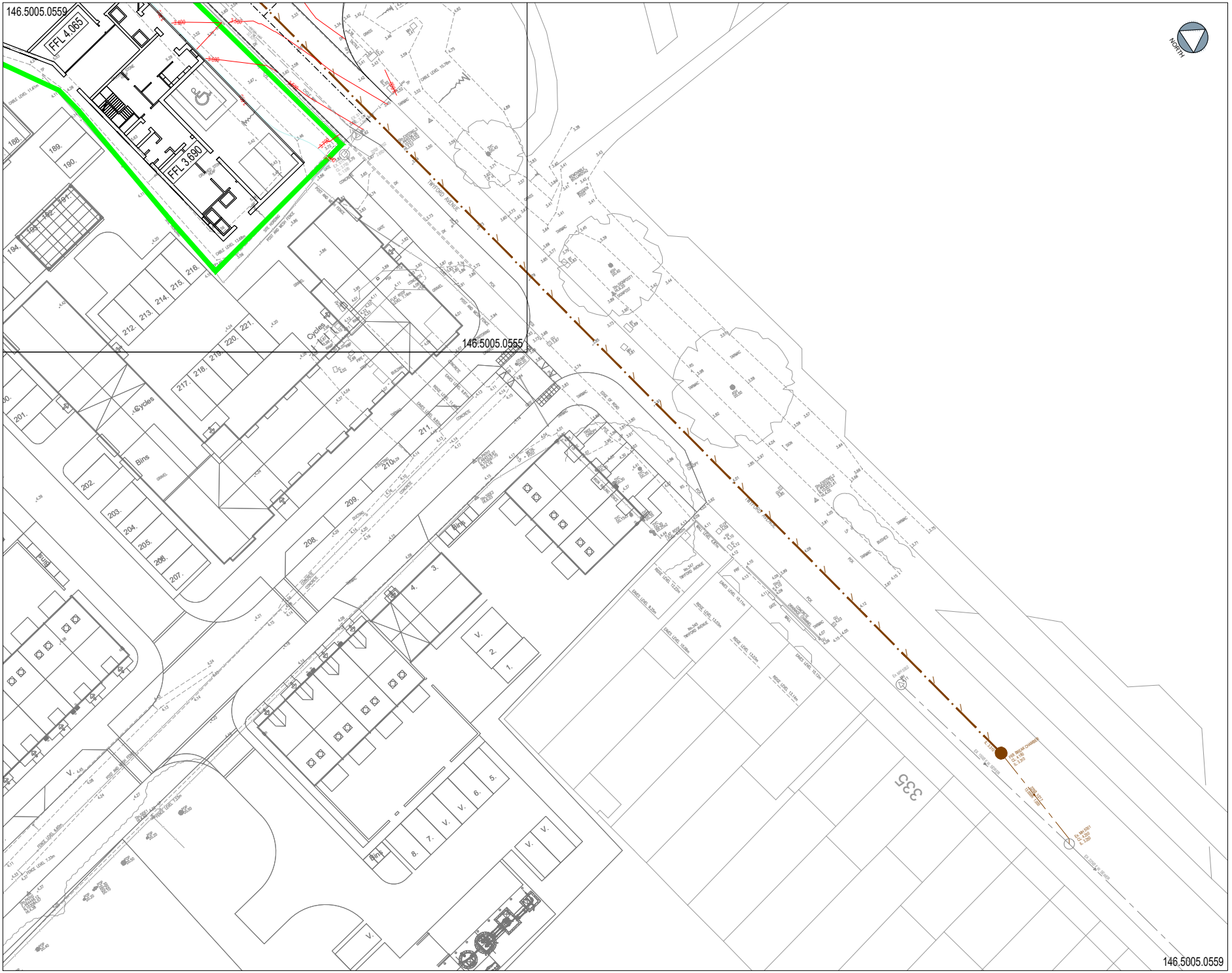
Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
10.10.2023	RL	RW	-

PBA Project Number	Scale	
146.5005	1:500H, 1:100V	(AT A1)

PBA Drawing No.	Revision
146.5005-560	P01

QMS2010/WB/310723/JM



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LEGEND: DRAINAGE

- 100Ø 1:80 U.N.O. — PRIVATE SURFACE WATER DRAIN
- 100Ø 1:80 U.N.O. — PRIVATE FOUL WATER DRAIN
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER
- 100Ø 1:80 U.N.O. — SURFACE WATER SEWER
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER (S104)
- FW RISING MAIN (S104)
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER
- SEWER FOUL WATER MANHOLE
- FOUL WATER MANHOLE (S104)
- SURFACE WATER MANHOLE
- PRIVATE FOUL WATER CHAMBER
- PRIVATE SURFACE WATER CHAMBER
- CAPPED FW SPUR FOR FUTURE DEVT
- CAPPED SW SPUR FOR FUTURE DEVT
- HEADWALL
- ATTENUATION STORAGE CRATES (SIZE AS NOTED)
- FFL XX.XXX — FINISHED FLOOR LEVEL
- SITE BOUNDARY

LEGEND: LEVELS

- XX.XXX — FINISHED CONTOUR (MAJOR)
- +108.79 — EXISTING GROUND LEVEL

PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
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Rev	Description	Date	By	Approv
P01	FIRST ISSUE	14.02.2024	RL	RW

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info@paulbashamassociates.com www.paulbashamassociates.com

Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: SITEWIDE DRAINAGE LAYOUT SHEET 9 OF 9

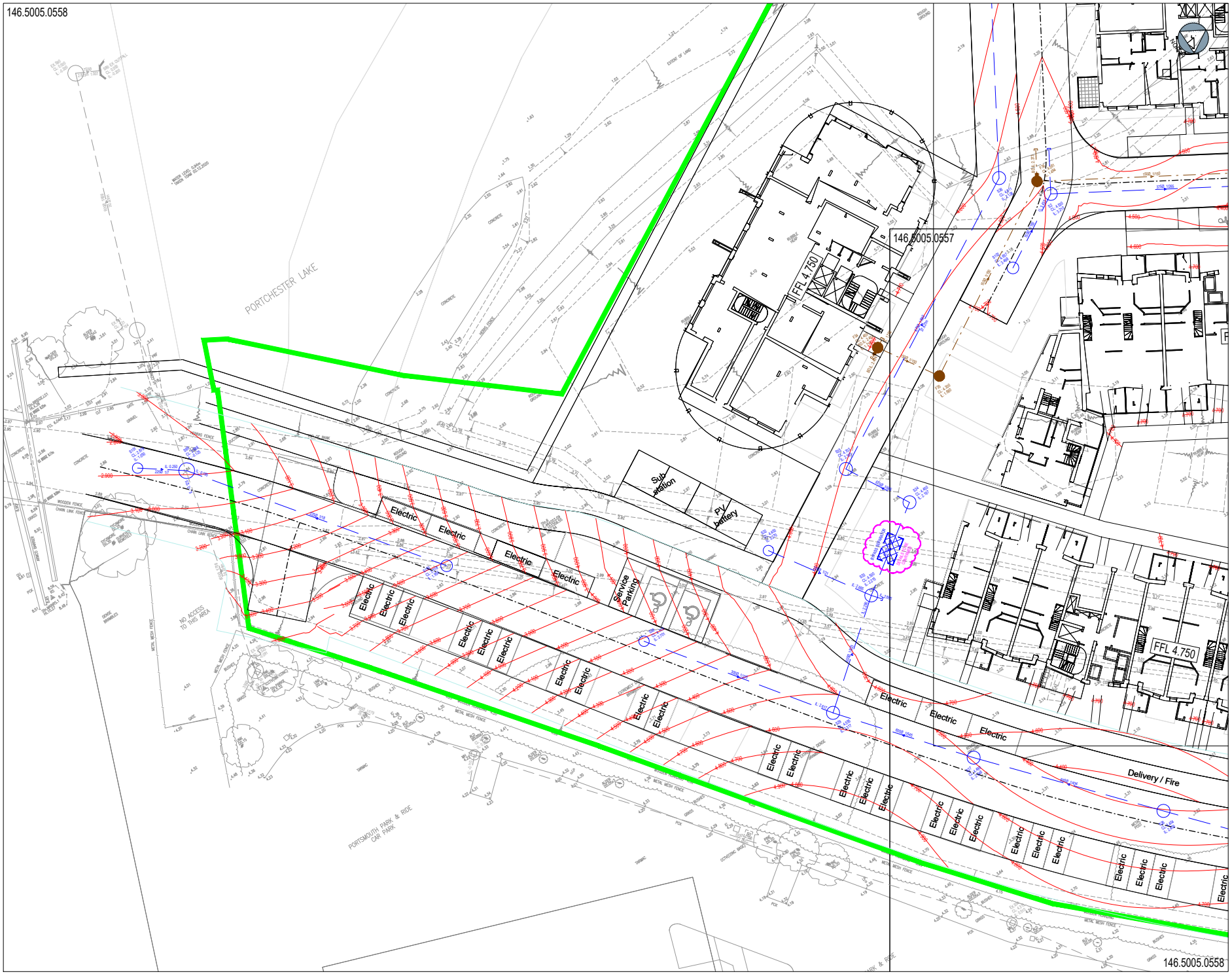
Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.02.2024	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0559	P01

QMS2010/nB/310723/JM



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- 1000 1:80 U.N.O. — SURFACE WATER SEWER
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- FFL XX.XXX — FINISHED FLOOR LEVEL
- SITE BOUNDARY

LEGEND: LEVELS

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- +108.79 — EXISTING GROUND LEVEL

PRELIMINARY

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No	Description	Date	By	Approved
P01	FIRST ISSUE	14.02.2024	RL	RW

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Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: SITEWIDE DRAINAGE LAYOUT SHEET 8 OF 9

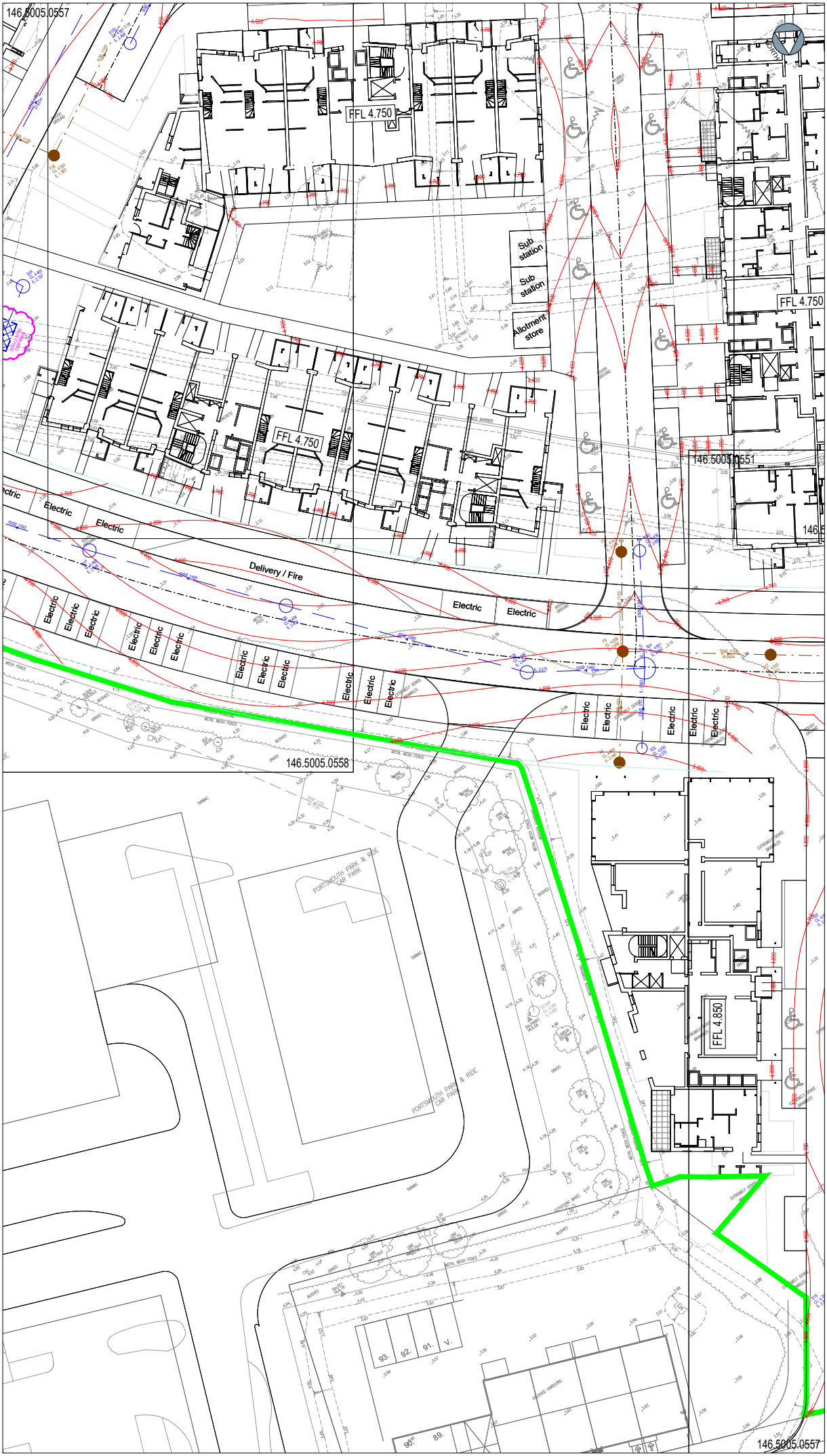
Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.02.2024	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No:	Revision
146.5005-0558	P01

GM52010V6310723JM



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- FFL XX.XXX — FINISHED FLOOR LEVEL
- SITE BOUNDARY

LEGEND: LEVELS

- XX.XXX — FINISHED CONTOUR (MAJOR)
- +108.79 — EXISTING GROUND LEVEL

PRELIMINARY

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P01	FIRST ISSUE	14.02.2024	RL	RW

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01329 711 000
info@paulbashamassociates.com www.paulbashamassociates.com

Client: VIVID

Project Name: TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title: SITEWIDE DRAINAGE LAYOUT
SHEET 7 OF 9

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.02.2024	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0557	P01

GM52023/v6/310723/JM



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P01	FIRST ISSUE	14.02.2024	RL	RW

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Client: VIVID

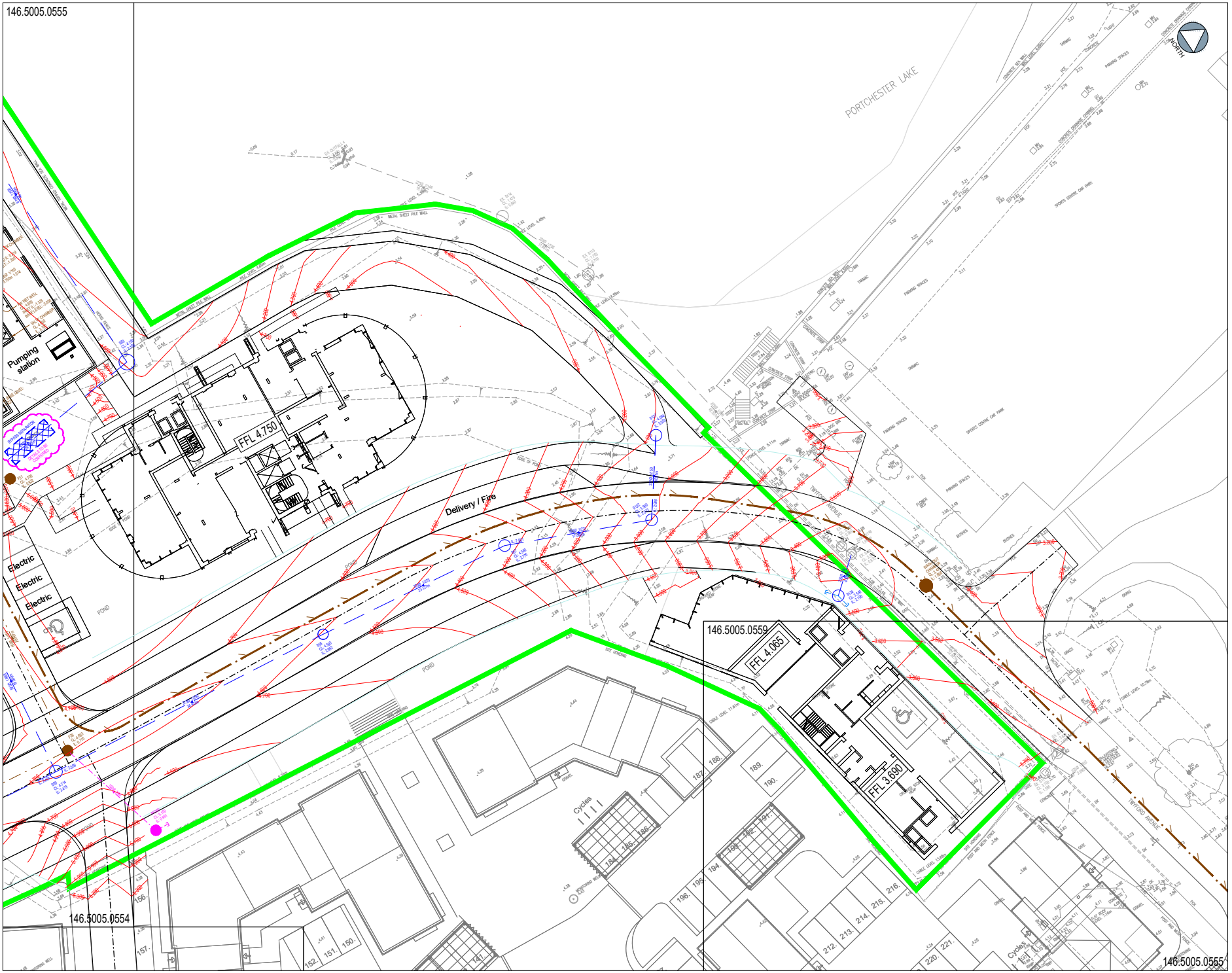
Project Name: TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title: SITEWIDE DRAINAGE LAYOUT
SHEET 6 OF 9

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.02.2024	RL	RW	-
PBA Project Number		Scale	
146.5005		1:200	(AT A1)
PBA Drawing No.			Revision
146.5005-0556			P01

GM52023/v6/010723/JM



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Rev	Description	Date	By	Approv.
P01	FIRST ISSUE	14.02.2024	RL	RW

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Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: SITEWIDE DRAINAGE LAYOUT SHEET 5 OF 9

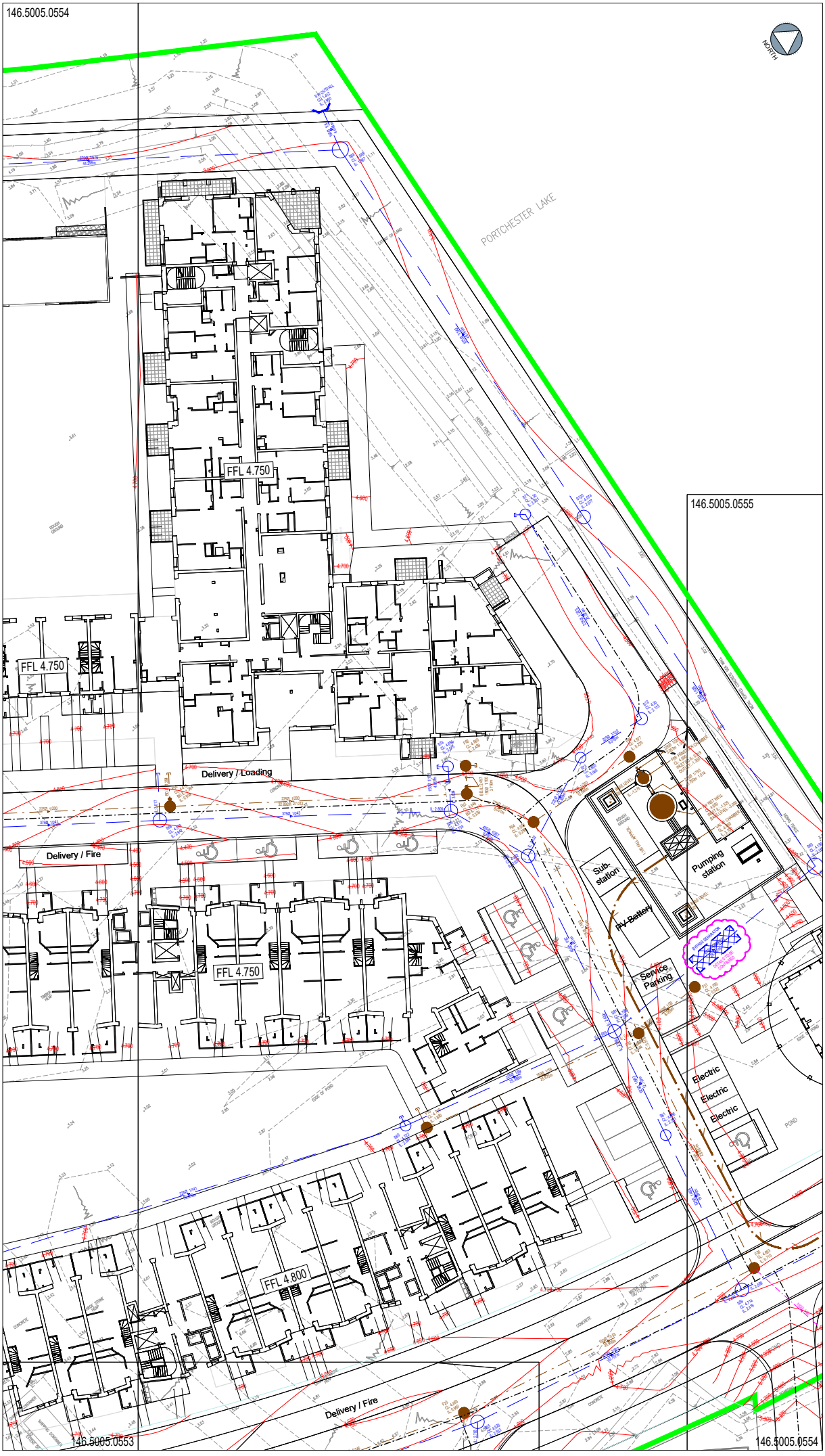
Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.02.2024	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0555	P01

QM52010/nB/310723/JM



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P01	FIRST ISSUE	14.02.2024	RL	JIM

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The Bothy, Cams Hall Estate, Fareham, PO16 8UT
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info@paulbashamassociates.com www.paulbashamassociates.com

Client: VIVID

Project Name: TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title: SITEWIDE DRAINAGE LAYOUT
SHEET 4 OF 9

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.02.2024	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0554	P01

GM52023/v6/010723/JM



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LEGEND: DRAINAGE

- 100Ø 1:80 U.N.O. — PRIVATE SURFACE WATER DRAIN
- 100Ø 1:80 U.N.O. — PRIVATE FOUL WATER DRAIN
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER
- 100Ø 1:80 U.N.O. — SURFACE WATER SEWER
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER (S104)
- FW RISING MAIN (S104)
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER
- SEWER FOUL WATER MANHOLE
- FOUL WATER MANHOLE (S104)
- SURFACE WATER MANHOLE
- PRIVATE FOUL WATER CHAMBER
- PRIVATE SURFACE WATER CHAMBER
- CAPPED FW SPUR FOR FUTURE DEVT
- CAPPED SW SPUR FOR FUTURE DEVT
- HEADWALL
- ATTENUATION STORAGE CRATES (SIZE AS NOTED)
- FFL XX.XXX — FINISHED FLOOR LEVEL
- SITE BOUNDARY

LEGEND: LEVELS

- XX.XXX — FINISHED CONTOUR (MAJOR)
- +108.79 — EXISTING GROUND LEVEL

PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT' YOU ARE ADVISED TO MAKE DUE ALLOWANCE

P01	FIRST ISSUE	14.02.2024	RL	RW

Paul Basham Associates Ltd
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01329 711 000
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Client: VIVID — INSERT LOGO

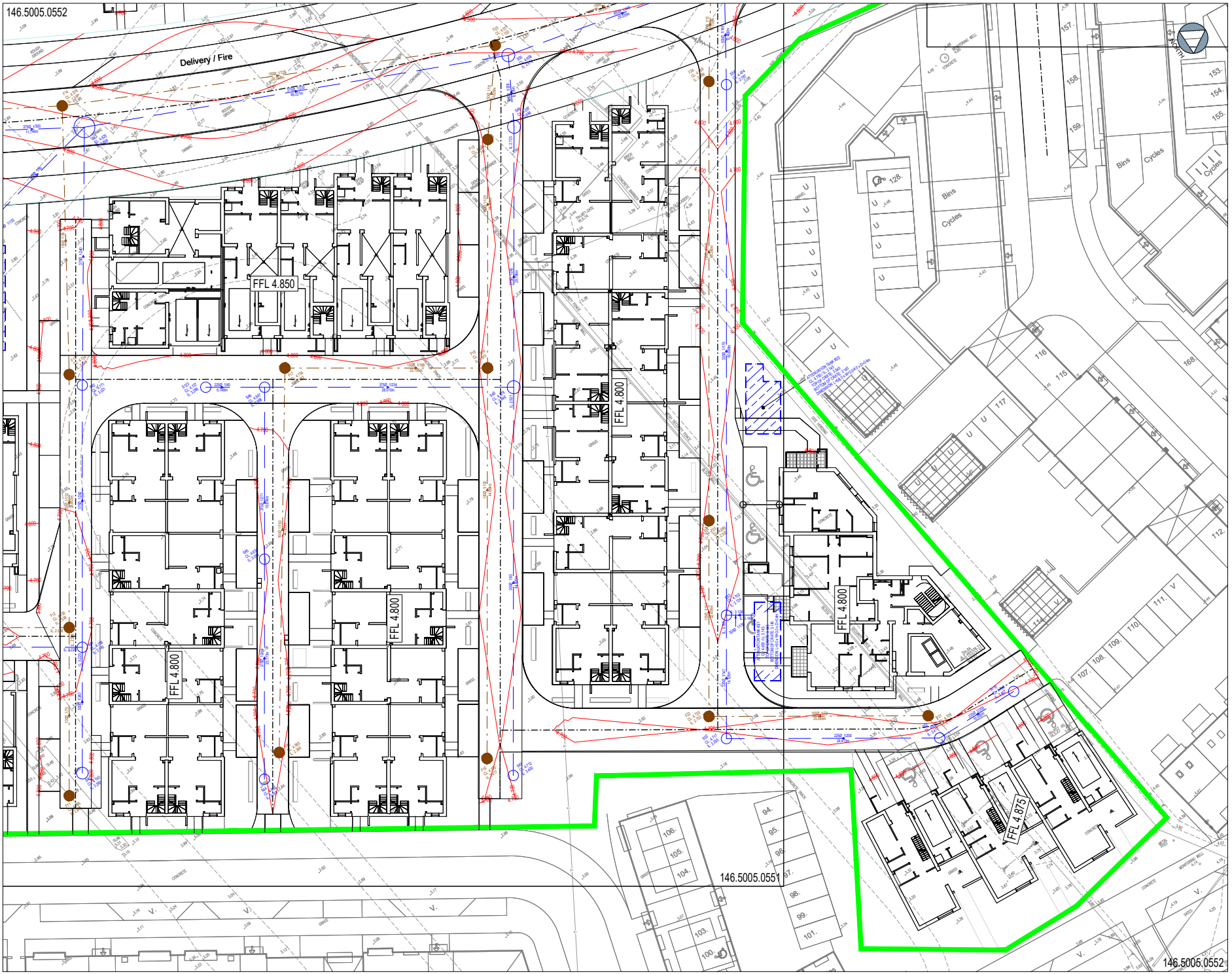
Project Name: TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title: SITEWIDE DRAINAGE LAYOUT
SHEET 3 OF 9

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.02.2024	RL	RW	-
PBA Project Number		Scale	
146.5005		1:200	(AT A1)
PBA Drawing No:		Revision	
146.5005-0553		P01	

QMS2023/v8/010723/JM



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LEGEND: DRAINAGE

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- 100Ø 1:80 U.N.O. — PRIVATE FOUL WATER DRAIN
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER
- 100Ø 1:80 U.N.O. — SURFACE WATER SEWER
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER (S104)
- FW RISING MAIN (S104)
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER
- SEWER FOUL WATER MANHOLE
- FOUL WATER MANHOLE (S104)
- SURFACE WATER MANHOLE
- PRIVATE FOUL WATER CHAMBER
- PRIVATE SURFACE WATER CHAMBER
- CAPPED FW SPUR FOR FUTURE DEVT
- CAPPED SW SPUR FOR FUTURE DEVT
- HEADWALL
- ATTENUATION STORAGE CRATES (SIZE AS NOTED)
- FFL XX.XXX — FINISHED FLOOR LEVEL
- SITE BOUNDARY

LEGEND: LEVELS

- XX.XXX — FINISHED CONTOUR (MAJOR)
- +108.79 — EXISTING GROUND LEVEL

PRELIMINARY

DRAWING/DESIGN IS STILL "IN DEVELOPMENT"
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Rev	Description	Date	By	Appvd
P01	FIRST ISSUE	14.02.2024	RL	RW

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info@paulbashamassociates.com www.paulbashamassociates.com

Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: SITEWIDE DRAINAGE LAYOUT SHEET 2 OF 9

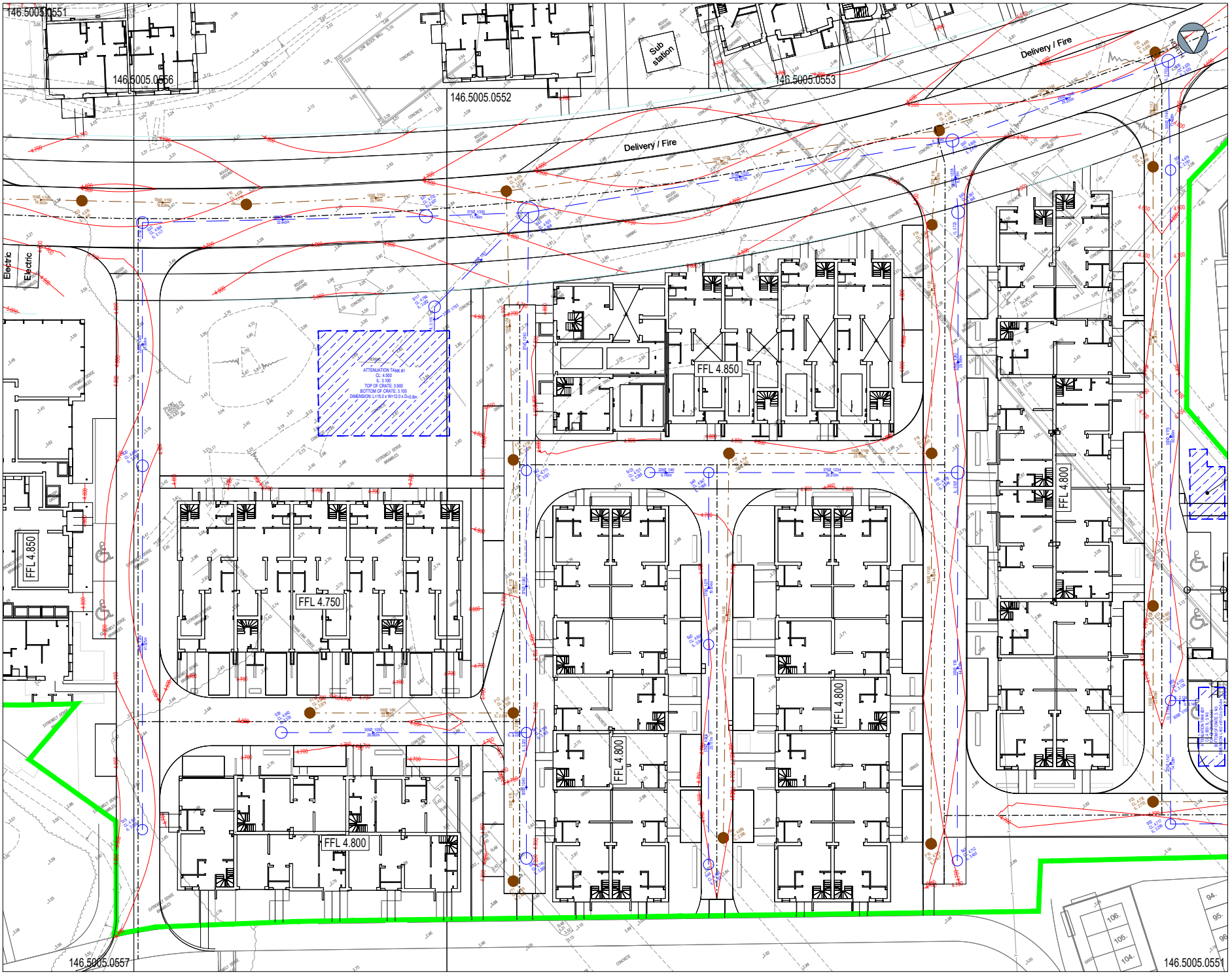
Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.02.2024	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0552	P01

QMS2010/rb/B/310723/JM



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- 100Ø 1:80 U.N.O. — PRIVATE FOUL WATER DRAIN
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER
- 100Ø 1:80 U.N.O. — SURFACE WATER SEWER
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER (S104)
- FW RISING MAIN (S104)
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- FFL XX.XXX — FINISHED FLOOR LEVEL
- SITE BOUNDARY

LEGEND: LEVELS

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PRELIMINARY

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Rev	Description	Date	By	Approv
P01	FIRST ISSUE	14.02.2024	RL	RW

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Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: SITEWIDE DRAINAGE LAYOUT SHEET 1 OF 9

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
14.02.2024	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0551	P01

QM52010/nB/310723/JM



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LEGEND

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- 1000 1/80 U.N.O. — SURFACE WATER SEWER
- FW RISING MAIN
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER
- FOUL WATER MANHOLE
- SURFACE WATER MANHOLE
- HEADWALL
- SITE BOUNDARY

LEGEND: BELLWAY

- SURFACE WATER SEWER
- FW RISING MAIN
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER
- SURFACE WATER MANHOLE
- HEADWALL

PRELIMINARY

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P02	UPDATED TO SHOW ADJ. BELLWAY DEV'T DRAINAGE WORKS	19.11.2024	RL	JM
P01	FIRST ISSUE	29.10.2023	RL	RW

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01329 711 000
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Client: VIVID — INSERT LOGO

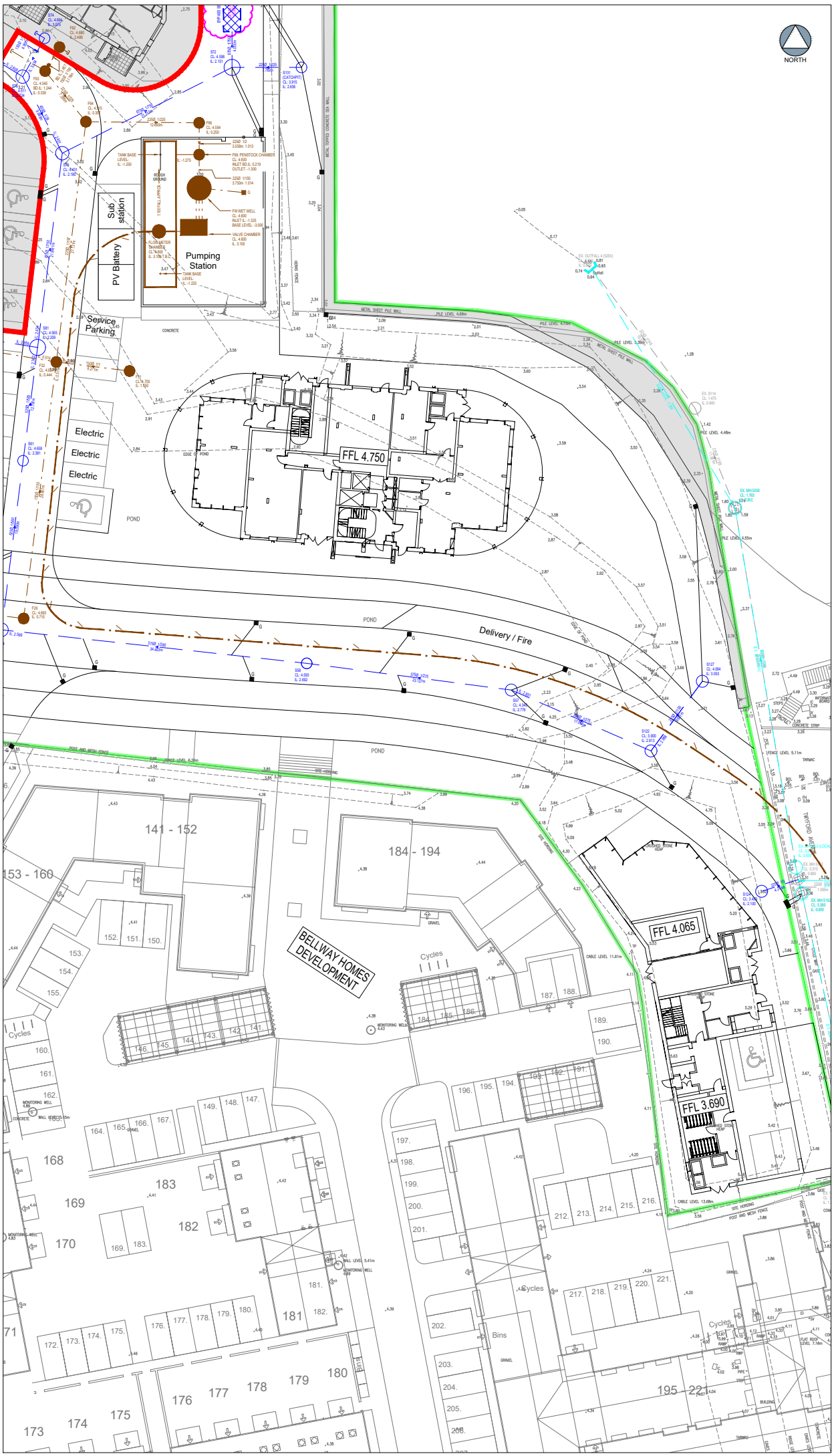
Project Name: TIPNER POUND SITE
TWYFORD AVENUE, PORTSMOUTH

Title: F.W. RISING MAIN (S104) LAYOUT
SHEET 2 OF 2

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
24.10.2023	RW	RW	-
PBA Project Number: 146.5005		Scale: 1:200	(AT A1)
PBA Drawing No.: 146.5005.0521			Revision: P02

QMS2023/v6/310723/JM



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LEGEND

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- FW RISING MAIN
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER
- FOUL WATER MANHOLE
- SURFACE WATER MANHOLE
- HEADWALL
- SITE BOUNDARY

LEGEND: BELLWAY

- SURFACE WATER SEWER
- FW RISING MAIN
- EXISTING FOUL WATER SEWER
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- HEADWALL

PRELIMINARY

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P02	UPDATED TO SHOW ADJ. BELLWAY DEV'T DRAINAGE WORKS	19.11.2024	RL	JM
P01	FIRST ISSUE	29.10.2023	RL	RW

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Client: INSERT LOGO

Project Name: TIPNER POUND SITE
TWYFORD AVENUE, PORTSMOUTH

Title: F.W. RISING MAIN (S104) LAYOUT SHEET 1 OF 2

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
24.10.2023	RW	RW	-
PBA Project Number		Scale	
146.5005		1:200	(AT A1)
PBA Drawing No.		Revision	
146.5005.0520		P02	

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LEGEND

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- 100Ø 100 U.N.O. — PRIVATE FOUL WATER DRAIN
- 100Ø 100 U.N.O. — FOUL WATER SEWER
- 100Ø 100 U.N.O. — SURFACE WATER SEWER
- 100Ø 100 U.N.O. — FOUL WATER SEWER (S104)
- FW RISING MAIN (S104)
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER
- SEWER FOUL WATER MANHOLE
- FOUL WATER MANHOLE (S104)
- SURFACE WATER MANHOLE
- PRIVATE FOUL WATER CHAMBER
- PRIVATE SURFACE WATER CHAMBER
- CAPPED FW SPUR FOR FUTURE DEV'T
- CAPPED SW SPUR FOR FUTURE DEV'T
- ROAD GULLY
- GULLY: YARD GULLY
- RWP(R) — RAIN WATER PIPE (RODDABLE)
- RE — RODDING EYE
- SS / SVP — STUB STACK / SOIL & VENT PIPE
- DIRECT CONNECTION (GROUND SOCKET)
- HEADWALL
- ATTENUATION STORAGE CRATES (SIZE AS NOTED)
- SWALE
- FFL XX.XXX — FINISHED FLOOR LEVEL
- SITE BOUNDARY: PHASE 1A
- SITE BOUNDARY

0m 25m
1:500 AT A0 SIZE

PRELIMINARY
DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
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Rev	Description	Date	Drn	Chk
P01	FIRST ISSUE	03.06.2024	RL	JM

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Client
VIVID

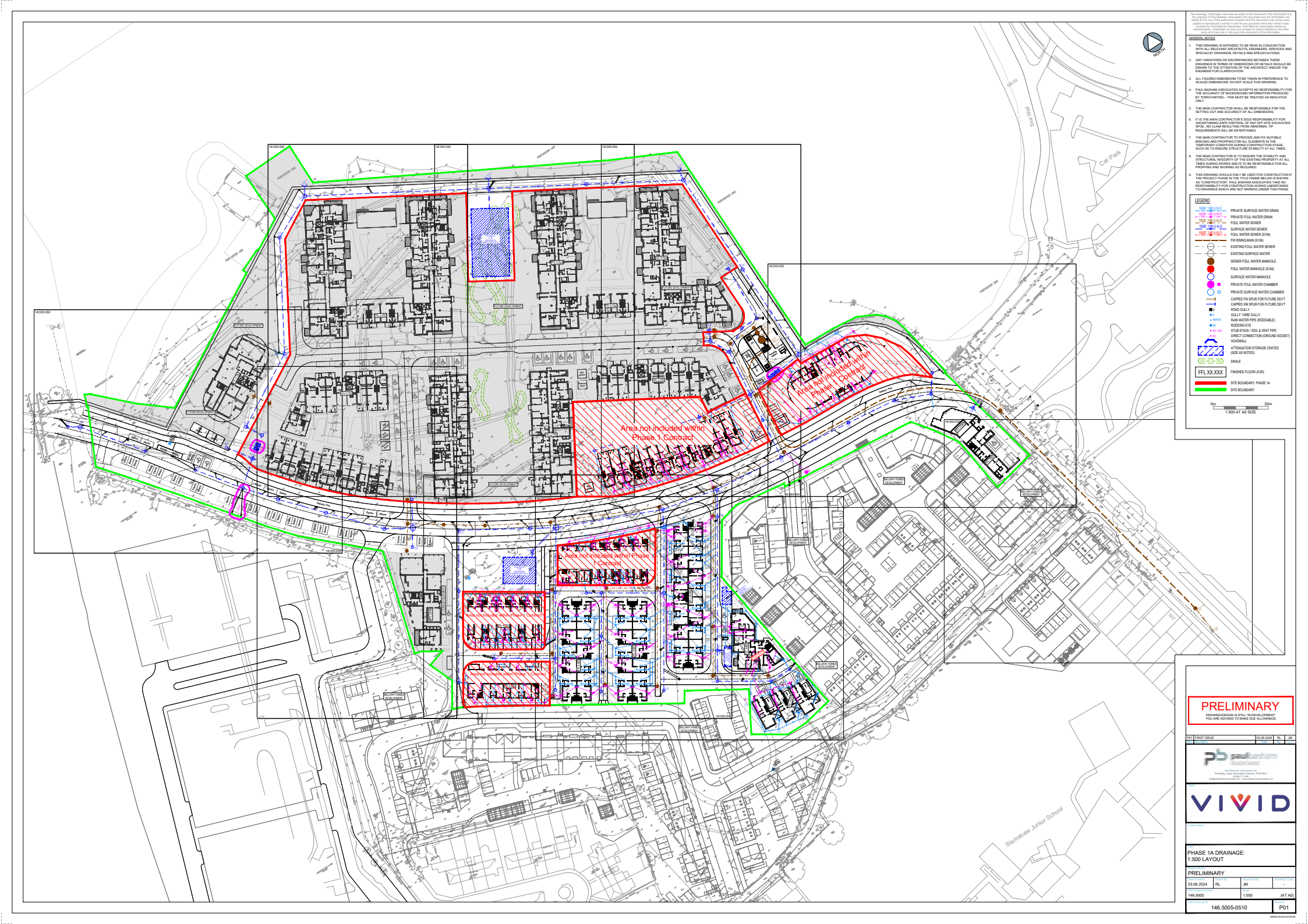
Project Name

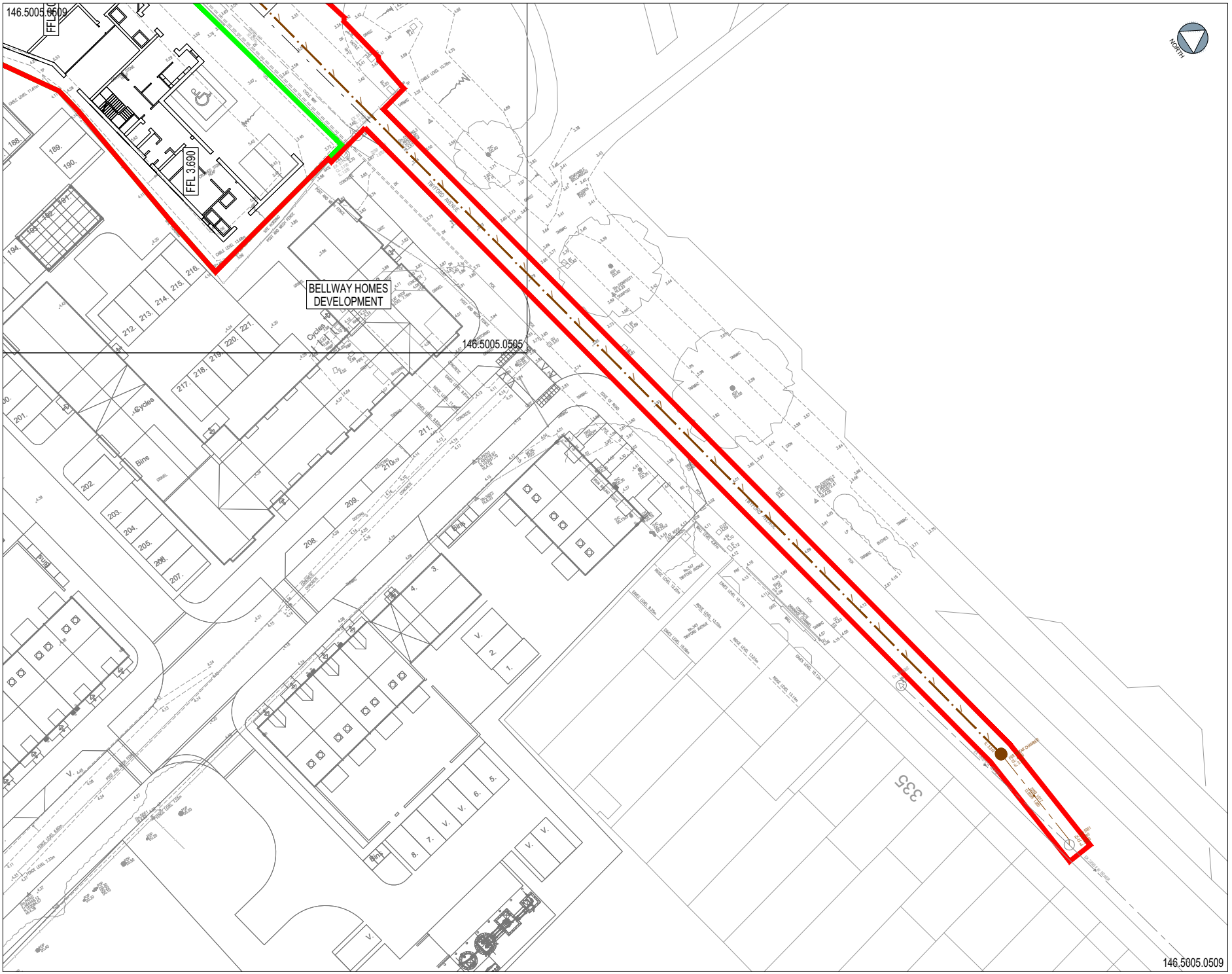
PHASE 1A DRAINAGE:
1:500 LAYOUT

Status
PRELIMINARY

Date	Drawn By	Approved By	Drawing Status
03.06.2024	RL	JM	-
Project No.		Scale	Paper Size
146.5005		1:500	(AT A0)
PBA Drawing No.			Revision
146.5005-0510			P01

GM/2024-06-03 07:05 AM


Area not included within Phase 1 Contract
Area not included within Phase 1 Contract
Area not included within Phase 1 Contract
Area not included within Phase 1 Contract
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT



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LEGEND

- 100Ø 1:80 U.N.O. — PRIVATE SURFACE WATER DRAIN
- 100Ø 1:80 U.N.O. — PRIVATE FOUL WATER DRAIN
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER
- 100Ø 1:80 U.N.O — SURFACE WATER SEWER
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER (S104)
- FW RISING MAIN (S104)
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER
- SEWER FOUL WATER MANHOLE
- FOUL WATER MANHOLE (S104)
- SURFACE WATER MANHOLE
- PRIVATE FOUL WATER CHAMBER
- PRIVATE SURFACE WATER CHAMBER
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- HEADWALL
- ATTENUATION STORAGE CRATES (SIZE AS NOTED)
- SWALE
- FFL XX.XXX — FINISHED FLOOR LEVEL
- SITE BOUNDARY: PHASE 1A
- SITE BOUNDARY

PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
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Rev	Description	Date	By	Appvd
P01	FIRST ISSUE	16.01.2024	RL	RW

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info@paulbashamassociates.com www.paulbashamassociates.com

Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: PHASE 1A: DRAINAGE LAYOUT SHEET 9 OF 9

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
18.12.2023	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0509	P01

QM52010/nB/310723/JM



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PRELIMINARY

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P01	FIRST ISSUE	16.01.2024	RL	RW
Rev	Description	Date	By	Approved

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info@paulbashamassociates.com www.paulbashamassociates.com

Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: PHASE 1A: DRAINAGE LAYOUT SHEET 8 OF 9

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
18.12.2023	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No:	Revision
146.5005-0508	P01

GM52101v6310723JM



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- 100Ø 180 U.N.O. — PRIVATE FOUL WATER DRAIN
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- 100Ø 180 U.N.O. — SURFACE WATER SEWER
- 100Ø 180 U.N.O. — FOUL WATER SEWER (S104)
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PRELIMINARY

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P02	VIEWPORT CORRECTED	22.01.2024	RL	RW
P01	FIRST ISSUE	16.01.2024	RL	JM

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Client: VIVID

Project Name: TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title: PHASE 1A: DRAINAGE LAYOUT
SHEET 7 OF 9

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
18.12.2023	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0507	P02

GM52023/v6/310723/JM



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- SITE BOUNDARY: PHASE 1A
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PRELIMINARY

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P01	FIRST ISSUE	16.01.2024	RL	JM

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01329 711 000
info@paulbashamassociates.com www.paulbashamassociates.com

Client: INSERT LOGO

Project Name:
TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title:
PHASE 1A: DRAINAGE LAYOUT
SHEET 6 OF 9

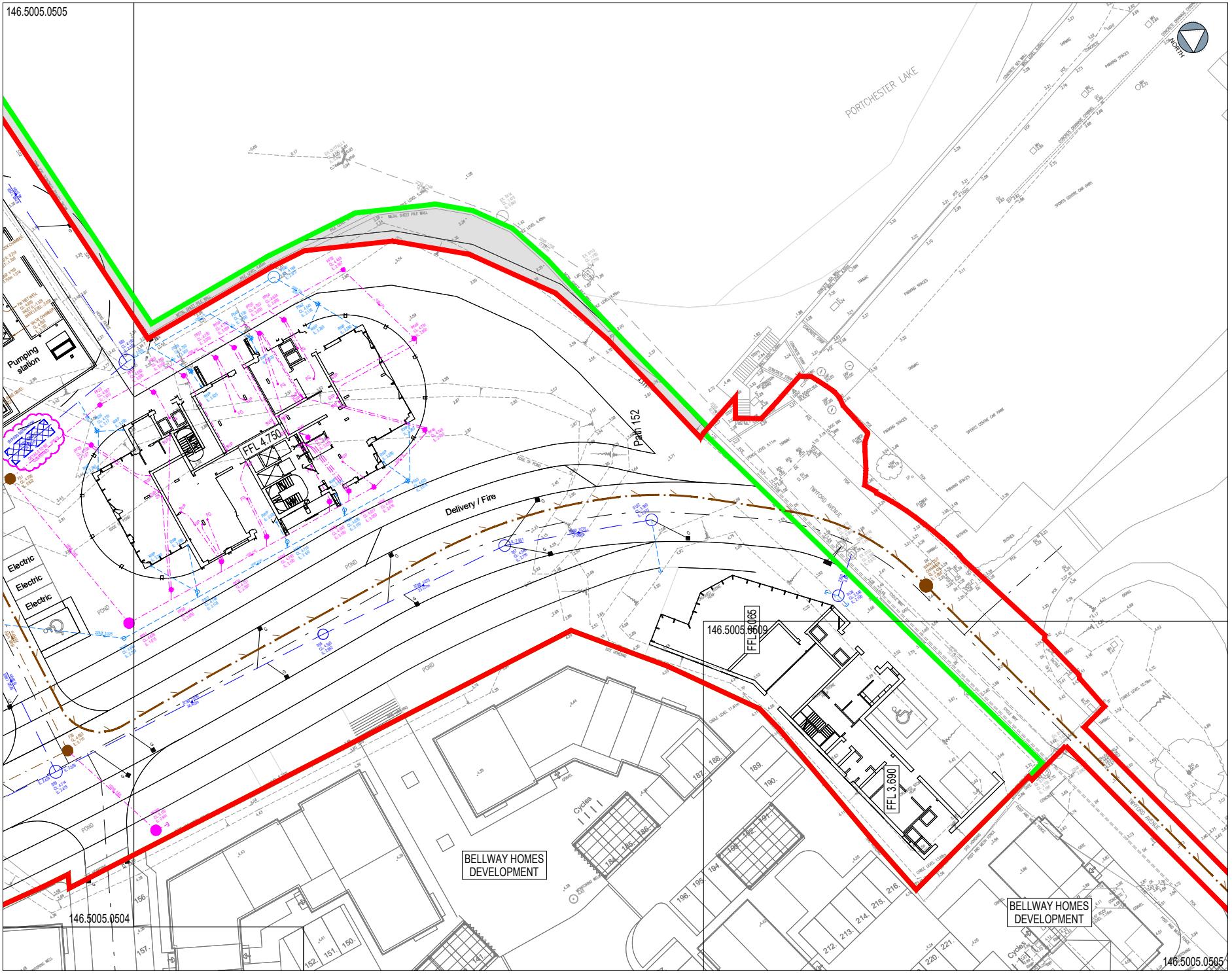
Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
18.12.2023	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0506	P01

QMS2023/v6/010723/JM



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PRELIMINARY

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Rev	Description	Date	By	Check
P02	EXTENT OF PHASE 1A INCREASED	16.01.2024	RL	JM
P01	FIRST ISSUE	13.12.2023	RL	JM

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Client: VIVID

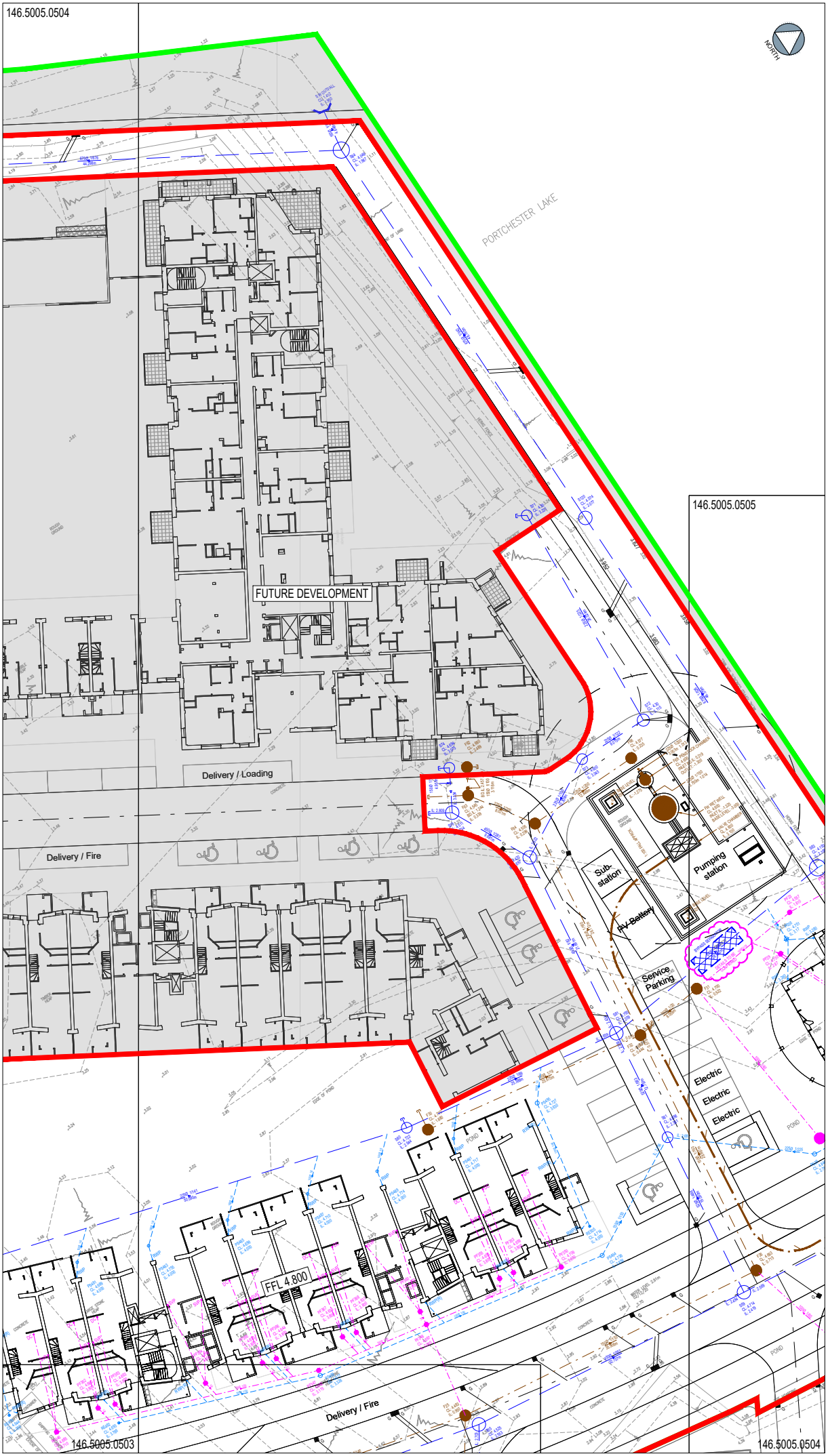
Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: PHASE 1A: DRAINAGE LAYOUT SHEET 5 OF 9

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
12.12.2023	RL	RW	-
PBA Project Number: 146.5005		Scale: 1:200	(AT A1)
PBA Drawing No.: 146.5005-0505			Revision: P02

QM52010/nB/310723/JM



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P02	EXTENT OF PHASE 1A INCREASED	16.01.2024	RL	JM
P01	FIRST ISSUE	13.12.2023	RL	JM

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info@paulbashamassociates.com www.paulbashamassociates.com

Client: VIVID

Project Name: TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title: PHASE 1A: DRAINAGE LAYOUT
SHEET 4 OF 9

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
12.12.2023	RL	RW	-
PBA Project Number		Scale	
146.5005		1:200	(AT A1)
PBA Drawing No:			Revision
146.5005-0504			P02

GMS2023/v6/010723/JM



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LEGEND

- 100Ø 1:80 U.N.O. — PRIVATE SURFACE WATER DRAIN
- 100Ø 1:80 U.N.O. — PRIVATE FOUL WATER DRAIN
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER
- 100Ø 1:80 U.N.O. — SURFACE WATER SEWER
- 100Ø 1:80 U.N.O. — FOUL WATER SEWER (S104)
- FW RISING MAIN (S104)
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER
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- PRIVATE SURFACE WATER CHAMBER
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- HEADWALL
- ATTENUATION STORAGE CRATES (SIZE AS NOTED)
- SWALE
- FFL XX.XXX — FINISHED FLOOR LEVEL
- SITE BOUNDARY: PHASE 1A
- SITE BOUNDARY

PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
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P02	EXTENT OF PHASE 1A INCREASED	16.01.2024	RL	JM
P01	FIRST ISSUE	13.12.2023	RL	JM

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Client: INSERT LOGO

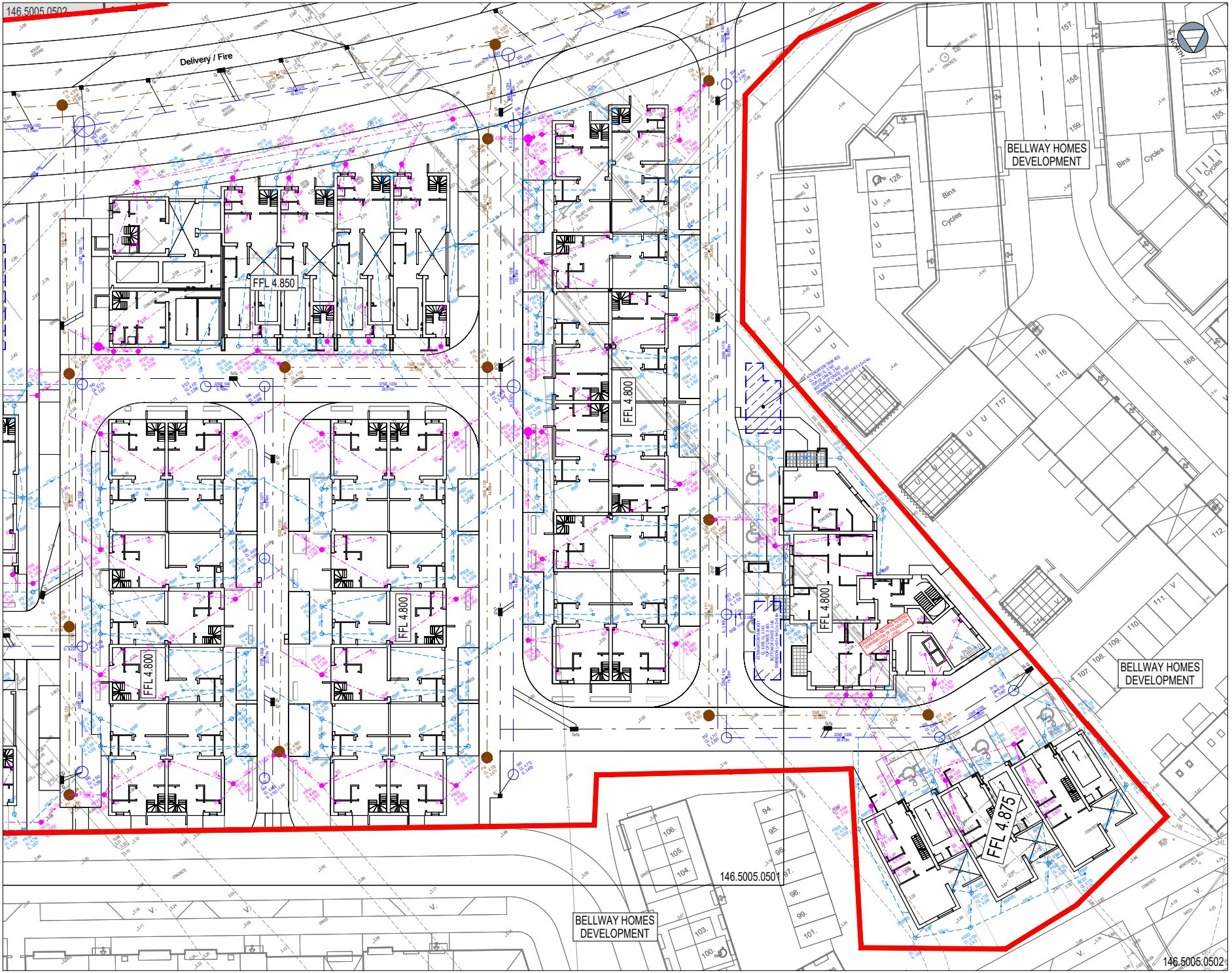
Project Name
TIPNER POUND SITE
TWFORD AVENUE, PORSTMOUTH

Title
PHASE 1A: DRAINAGE LAYOUT
SHEET 3 OF 9

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
12.12.2023	RL	RW	-
PBA Project Number		Scale	
146.5005		1:200	(AT A1)
PBA Drawing No:			Revision
146.5005-0503			P02

QMS2023/v8/010723/JM



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- SWALE
- FFL XX.XXX — FINISHED FLOOR LEVEL
- SITE BOUNDARY: PHASE 1A
- SITE BOUNDARY

PRELIMINARY

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P04	EXTENT OF PHASE 1A INCREASED	16.01.2024	RL	JM
P03	DRAINAGE UPDATED / ADDED	13.12.2023	RL	JM
P02	S.W. SEWERS REVISED / DRAINAGE UPDATED TO SUIT	06.12.2023	RL	JM
P01	FIRST ISSUE	07.11.2023	RL	RW
Rev	Description	Date	By	Appvd

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Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: PHASE 1A: DRAINAGE LAYOUT SHEET 2 OF 9

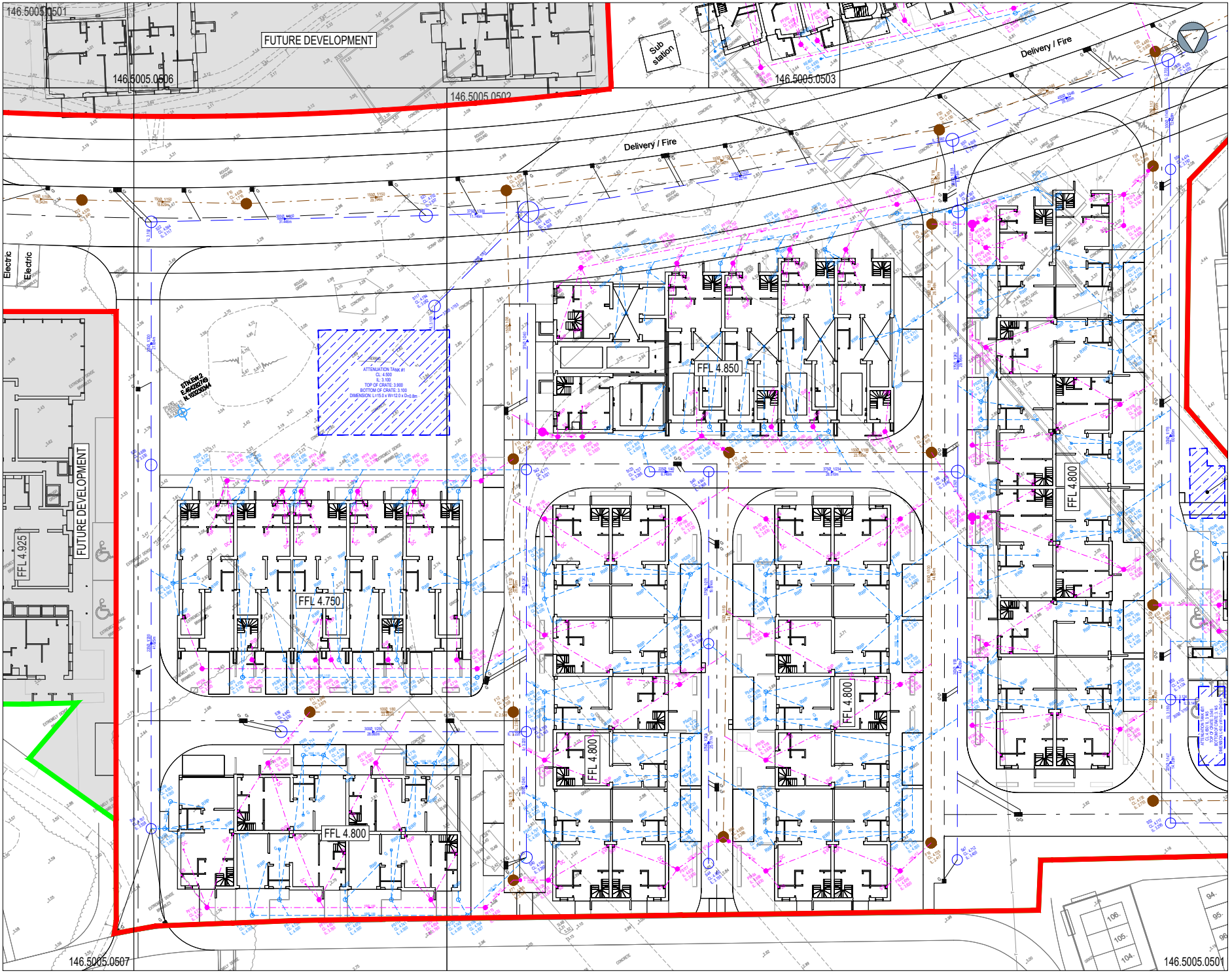
Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
01.11.2023	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0502	P04

QM52010/nB/310723/JM



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- SITE BOUNDARY: PHASE 1A
- SITE BOUNDARY

PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT' YOU ARE ADVISED TO MAKE DUE ALLOWANCE

P04	EXTENT OF PHASE 1A INCREASED	16.01.2024	RL	JM
P03	DRAINAGE UPDATED / ADDED	13.12.2023	RL	JM
P02	S.W. SEWERS REVISED / DRAINAGE UPDATED TO SUIT	06.12.2023	RL	JM
P01	FIRST ISSUE	07.11.2023	RL	RW
Rev	Description	Date	By	Appvd

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info@paulbashamassociates.com www.paulbashamassociates.com

Client: VIVID

Project Name: TIPNER POUND SITE, TWYFORD AVENUE, PORTSMOUTH

Title: PHASE 1A: DRAINAGE LAYOUT SHEET 1 OF 9

Project Phase: PRELIMINARY

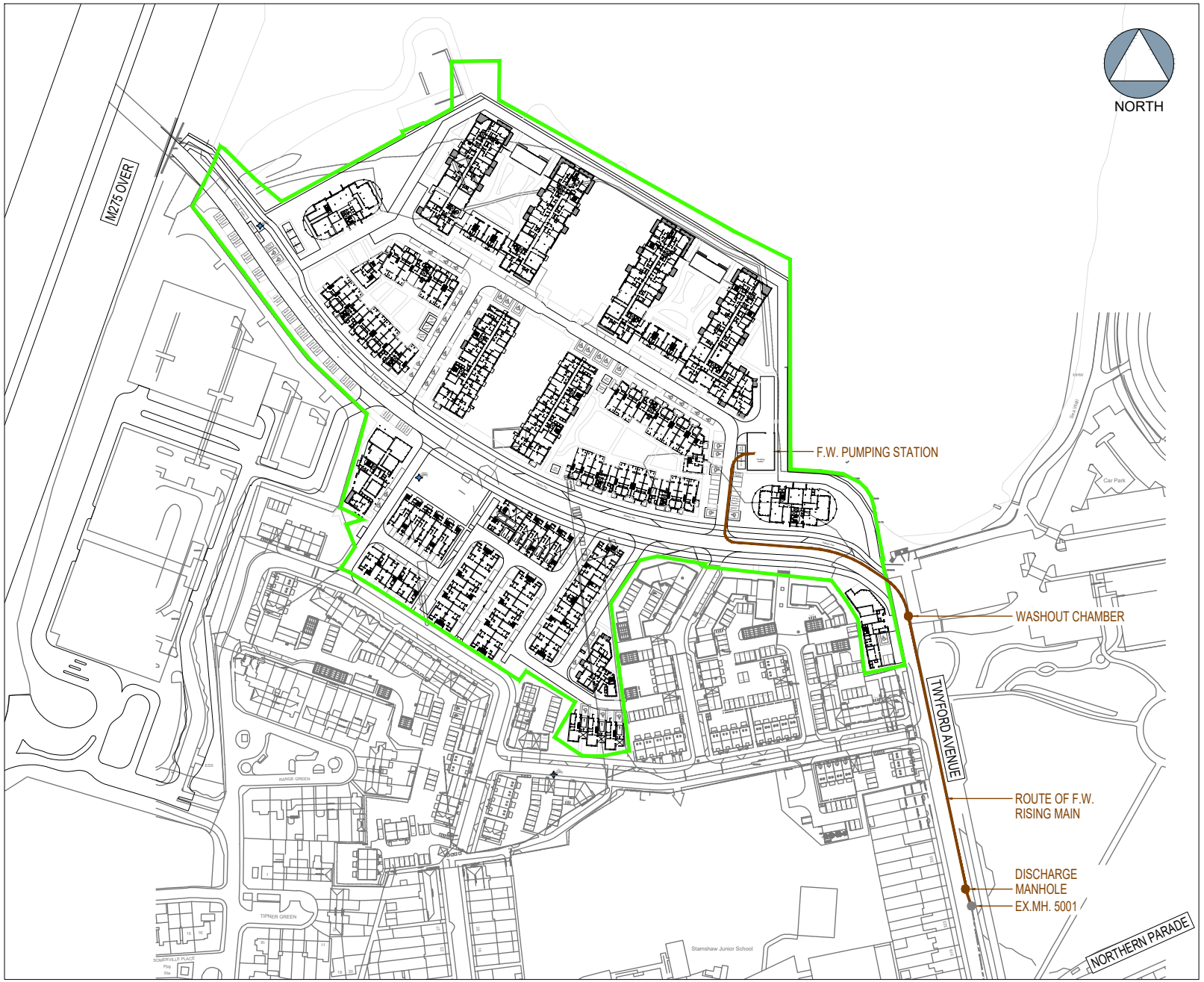
Date Created	Drawn By	Approved By	Suitability Code
01.11.2023	RL	RW	-

PBA Project Number	Scale	
146.5005	1:200	(AT A1)

PBA Drawing No.	Revision
146.5005-0501	P04

QM52010/nB/310723/JM

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LEGEND

SITE BOUNDARY

NOTE: SEWERS ARE DESIGNED AND PROPOSED FOR ADOPTION AS PER DESIGN AND CONSTRUCTION GUIDANCE/SEWER SECTOR GUIDANCE (DCG/SSG)

PRELIMINARY

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Rev	Description	Date	By	App'd
P02	LAYOUT UPDATED	19.11.2024	RL	JM
P01	FIRST ISSUE	29.10.2023	RL	RW

Project Name
TIPNER POUND SITE,
TWYFORD AVENUE, PORTSMOUTH

Project Phase
PRELIMINARY

Title
SITE LOCATION PLAN:
SECTION 104 ADOPTION

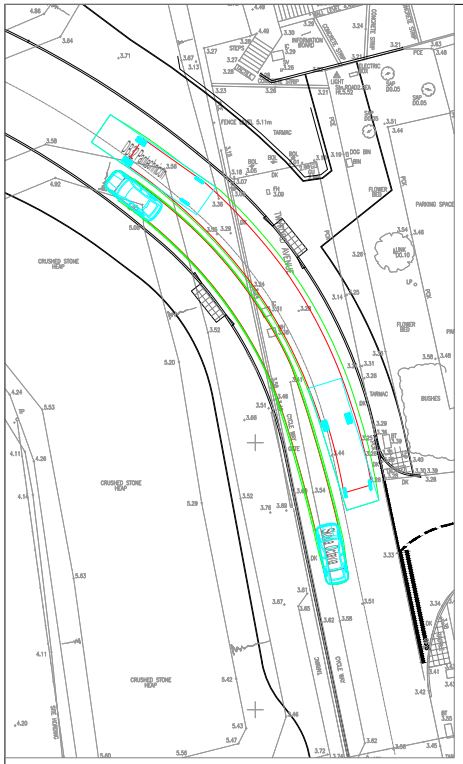
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Client
VIVID

Date Created	Drawn By	Approved By	Suitabilty Code
24.10.2023	RL	JM	-

PBA Project Number	Scale	
146.5005	1:2000	(AT A3)

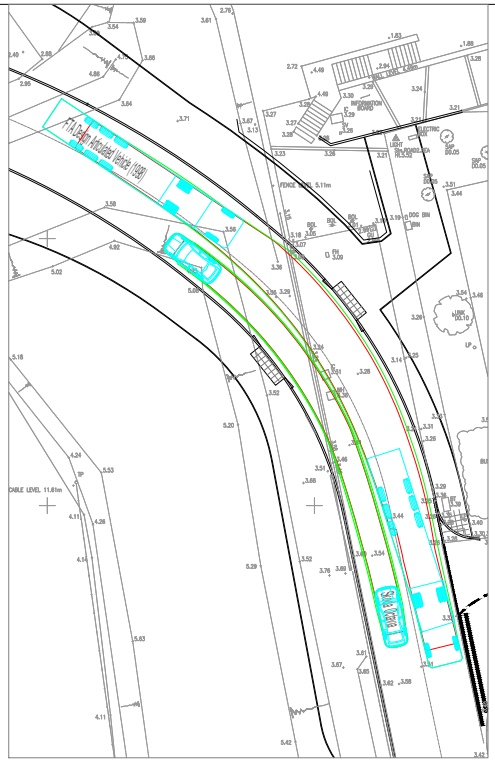
PBA Drawing No:	Revison
146.5005.0500	P02



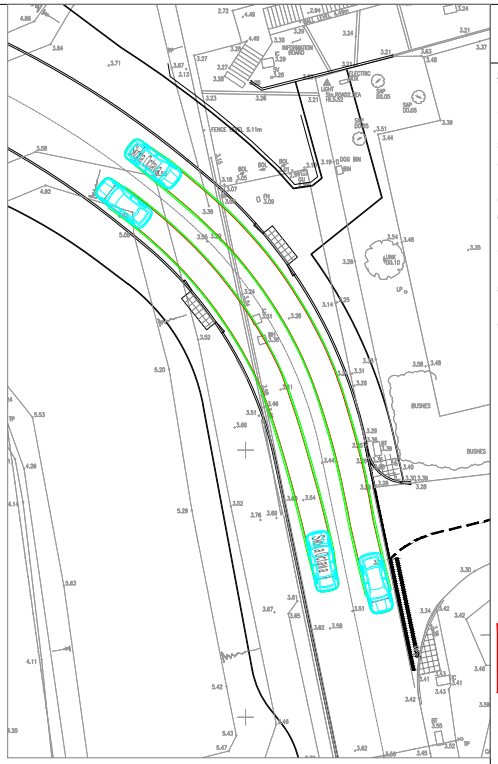
CAR HEADING NORTH WITH PANTECHNICON GOING SOUTH



CAR HEADING NORTH WITH REFUSE VEHICLE GOING SOUTH



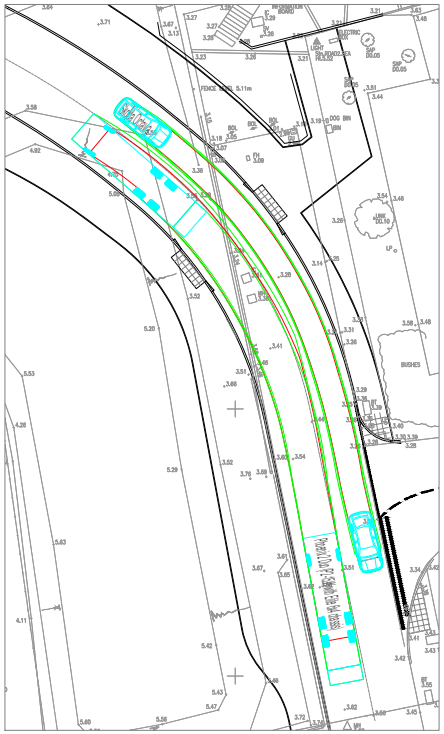
CAR HEADING NORTH WITH ARTICULATED VEHICLE GOING SOUTH



CAR HEADING NORTH WITH CAR GOING SOUTH



PANTECHNICON HEADING NORTH WITH CAR GOING SOUTH

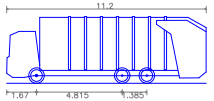


REFUSE VEHICLE HEADING NORTH WITH CAR GOING SOUTH



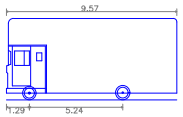
Skoda Octavia	
Overall Length	4.572m
Overall Width	1.769m
Overall Body Height	1.488m
Min Body Ground Clearance	0.249m
Max Track Width	1.713m
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	5.100m

CAR - VEHICLE DETAILS



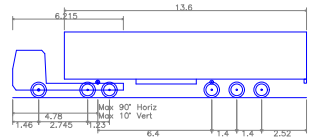
Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)	
Overall Length	11.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	9.500m

REFUSE - VEHICLE DETAILS



DB32 Pantechnicon	
Overall Length	9.570m
Overall Width	2.520m
Overall Body Height	4.571m
Min Body Ground Clearance	0.383m
Max Track Width	2.300m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	10.450m

PANTECHNICON - VEHICLE DETAILS



Articulated Vehicle with Twin Steered Tractor	
Overall Length	16.500m
Overall Width	2.550m
Overall Body Height	3.691m
Min Body Ground Clearance	0.426m
Max Track Width	2.500m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	6.987m

ARTICULATED - VEHICLE DETAILS

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NORTH

NOT APPROVED

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1:500

0m 25m

Rev	Description	Date	By	Appvd
P01	FIRST ISSUE	29.04.24	CDA	EK

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Client: VIVID

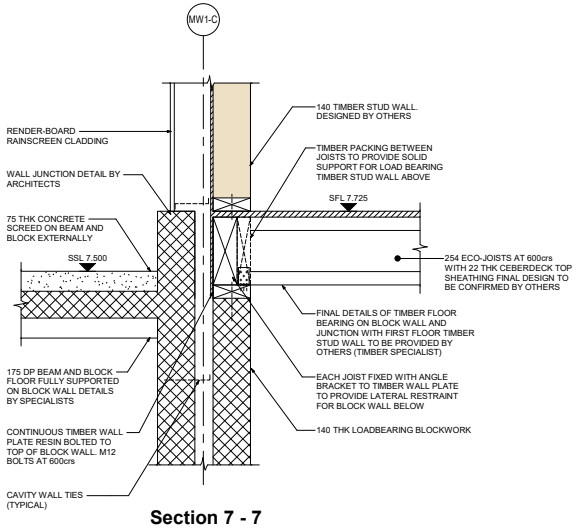
Project Name: TIPNER POUND SITE
TWYFORD AVENUE, PORTSMOUTH

Title: SECTION 278 - SWEPT PATH ANALYSIS

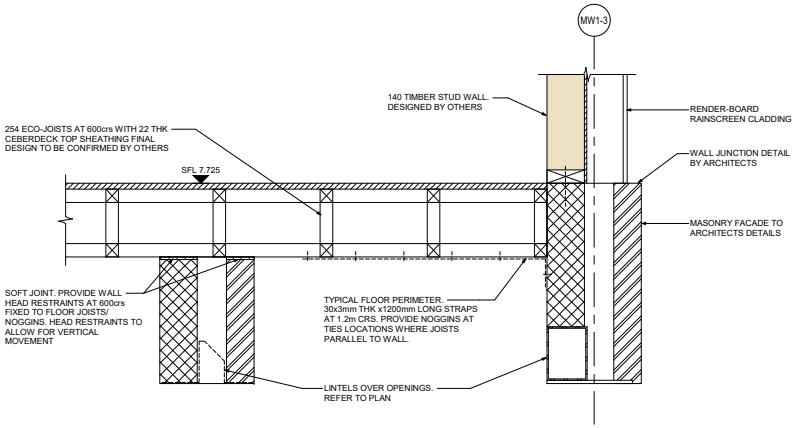
Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
26.04.2024	CDA	EK	-
PBA Project Number		Scale	
146.5005		1:200	(AT A1)
PBA Drawing No.		Revision	
146.5005-0103		P01	

QM52010/vB3/10723/JM



Section 7 - 7
Scale 1 : 10



Section 8 - 8
Scale 1 : 10

Column Schedule		
REF	SIZE	GRADE
SC2	GALVANISED 80x80x5SHS	S355

Glulam Beam Schedule	
REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule		
REF	SIZE	GRADE
SB2	203x133x30UB	S355
SB3	203x203x60UC	S355
SB5	GALVANISED 203x203x60UC WITH 12mm THK BOTTOM PLATE	S355

1:10 0m 0.2m 0.4m 0.6m 0.8m 1m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P6	03.05.24	ISSUED FOR COORDINATION	NS	CK
P5	25.04.24	ISSUED FOR COORDINATION	NS	CK
P4	12.04.24	ISSUED FOR COORDINATION	NS	CK
P3	05.03.24	ISSUED FOR INFORMATION	NS	CK
P2	17.01.24	ISSUED FOR INFORMATION	DJP	KB
P1	07.11.23	ISSUED FOR INFORMATION	DJP	KB

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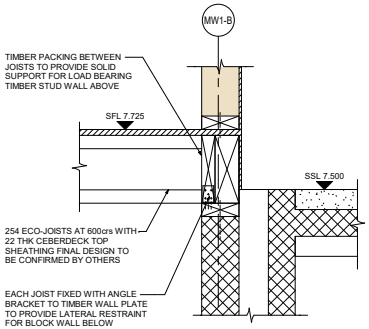
Project:
Tipner East Regeneration

Drawing title:
House Block 1
First Floor
Sections & Details
Sheet 2

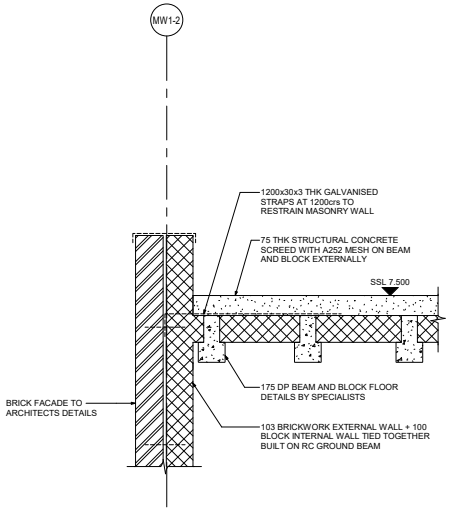
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1 : 10	DJP	NOV 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

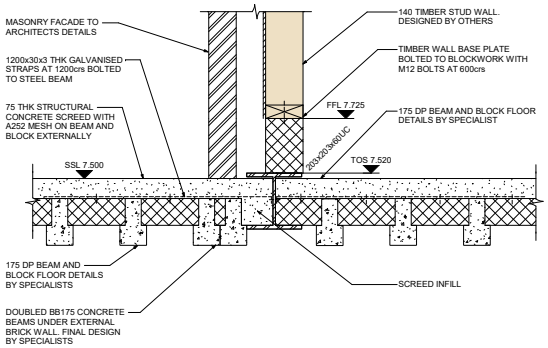
Drawing Number: Rev:
2225-HRW-H1-XX-DR-S-0311 P6



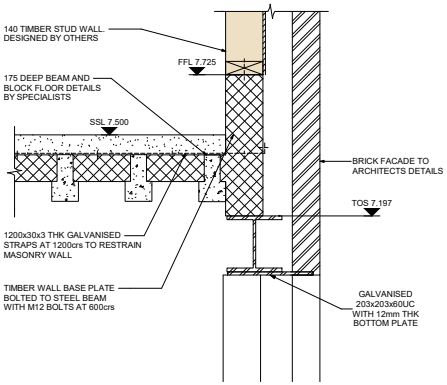
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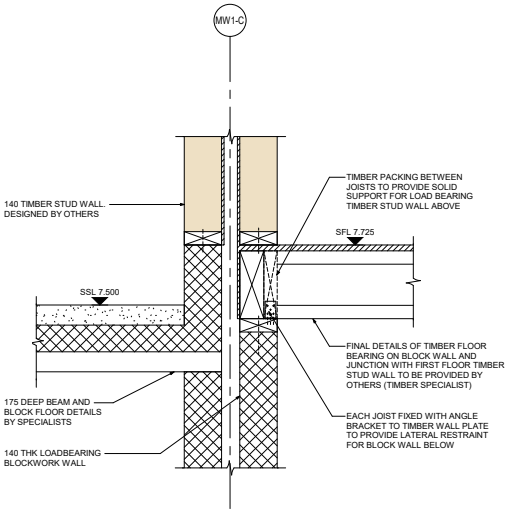
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Scale 1 : 10



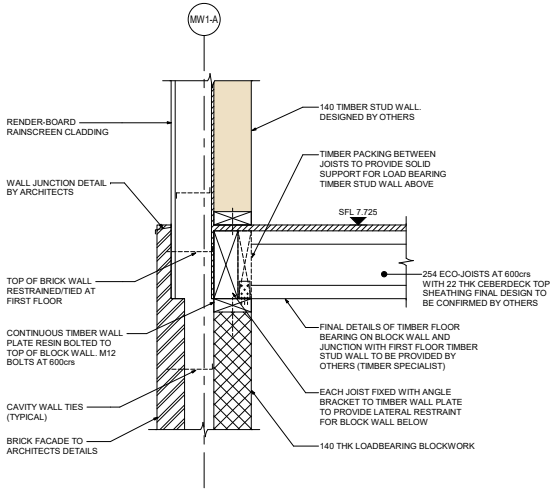
Section 3 - 3
Scale 1 : 10



Section 4 - 4
Scale 1 : 10



Section 5 - 5
Scale 1 : 10



Section 6 - 6
Scale 1 : 10

Column Schedule		
REF	SIZE	GRADE
SC2	GALVANISED 80x80x5SHS	S355

Glulam Beam Schedule	
REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule		
REF	SIZE	GRADE
SB2	203x133x30UB	S355
SB3	203x203x60UC	S355
SB5	GALVANISED 203x203x60UC WITH 12mm THK BOTTOM PLATE	S355

1:10 0m 0.2m 0.4m 0.6m 0.8m 1m



Key Plan

NOTES
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Rev	Date	Amendments	By	Chk'd
P6	03.05.24	ISSUED FOR COORDINATION	NS	CK
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P4	12.04.24	ISSUED FOR COORDINATION	NS	CK
P3	05.03.24	ISSUED FOR INFORMATION	NS	CK
P2	17.01.24	ISSUED FOR INFORMATION	DJP	KB
P1	07.11.23	ISSUED FOR INFORMATION	DJP	KB

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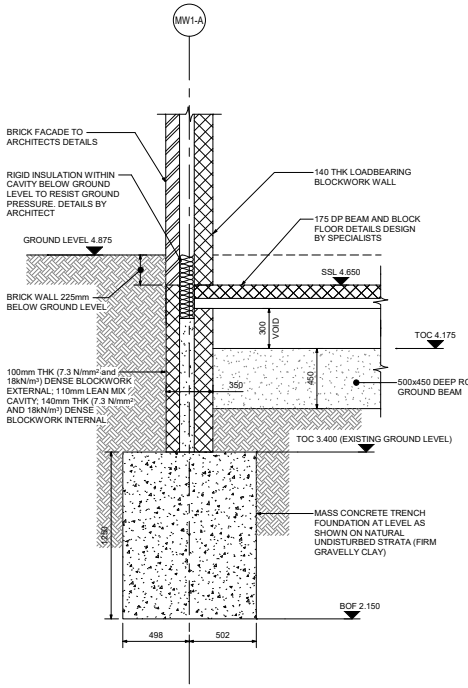
Project:
Tipner East Regeneration

Drawing title:
House Block 1
First Floor
Sections & Details
Sheet 1

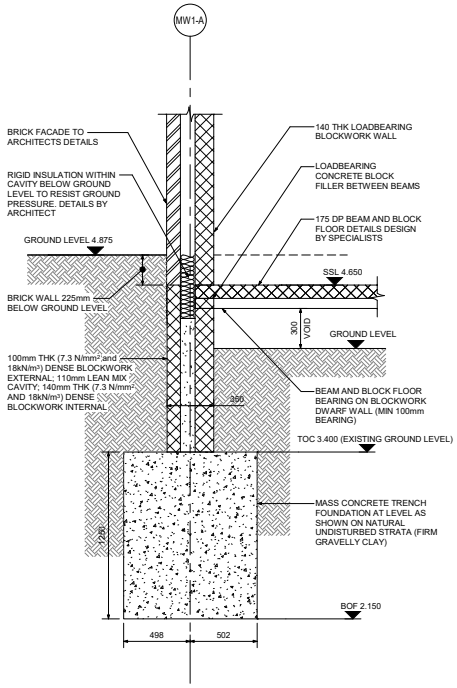
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1 : 10	DJP	NOV 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

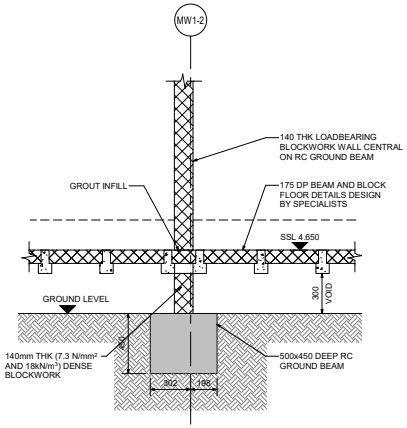
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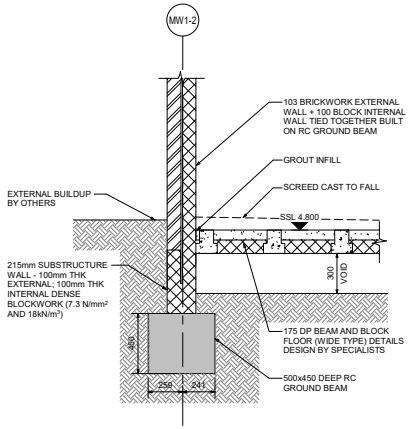
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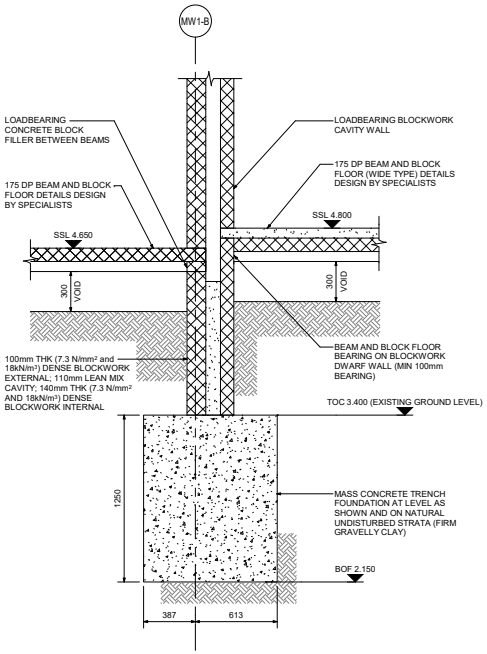
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Scale 1 : 20



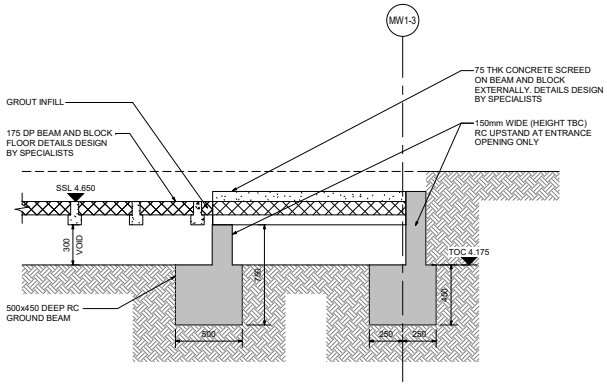
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Scale 1 : 20



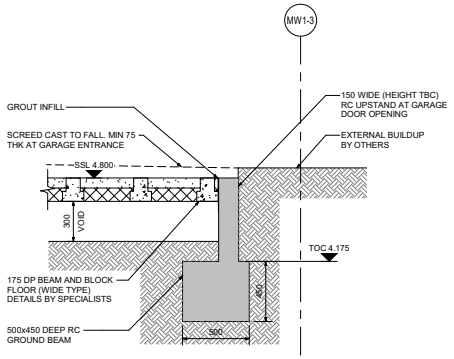
Section 4 - 4
Scale 1 : 20



Section 5 - 5
Scale 1 : 20



Section 6 - 6
Scale 1 : 20



Section 7 - 7
Scale 1 : 20

1:20 0m 0.4m 0.8m 1.2m 1.6m 2m



Key Plan

NOTES

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P6	03.05.24	ISSUED FOR COORDINATION	NS	CK
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P4	12.04.24	ISSUED FOR COORDINATION	NS	CK
P3	05.03.24	ISSUED FOR INFORMATION	NS	CK
P2	17.01.24	ISSUED FOR INFORMATION	DJP	KB
P1	07.11.23	ISSUED FOR INFORMATION	DJP	KB

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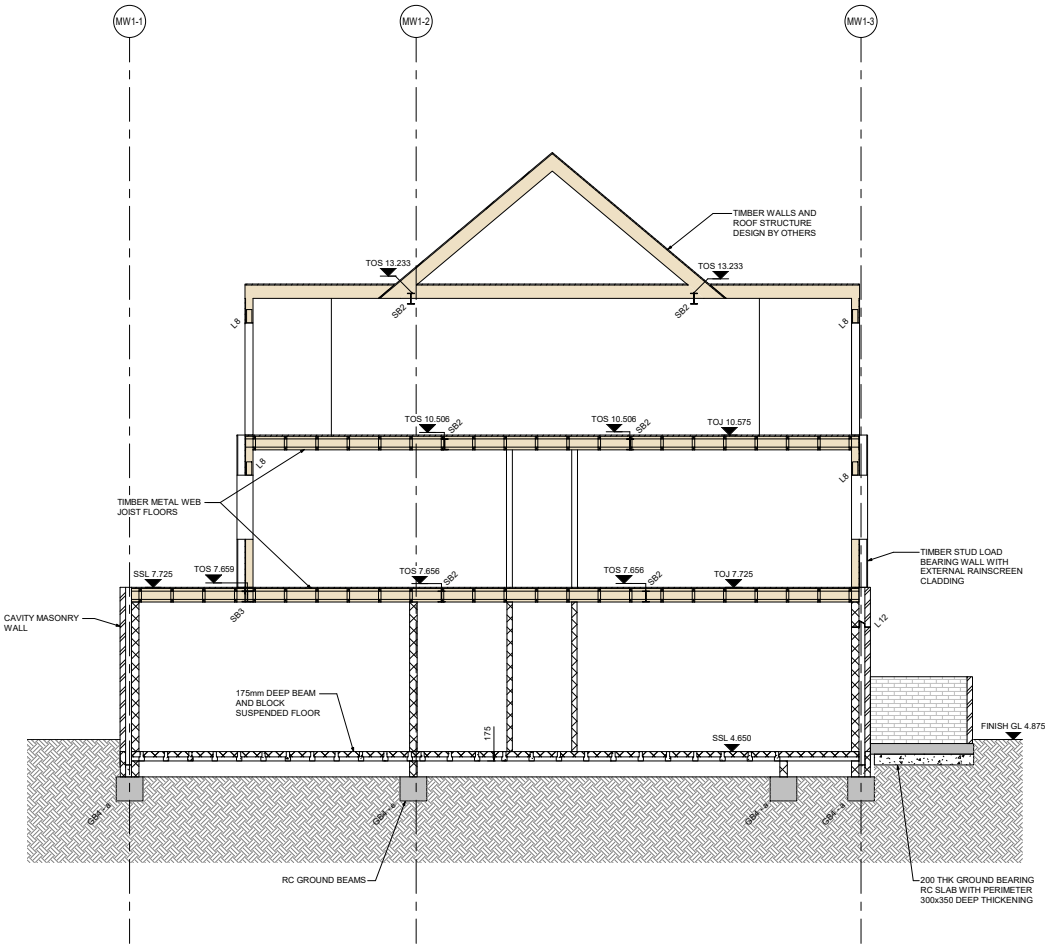
Project:
Tipner East Regeneration

Drawing title:
House Block 1
Ground Floor
Sections & Details
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 20	DJP	NOV 2023	CK

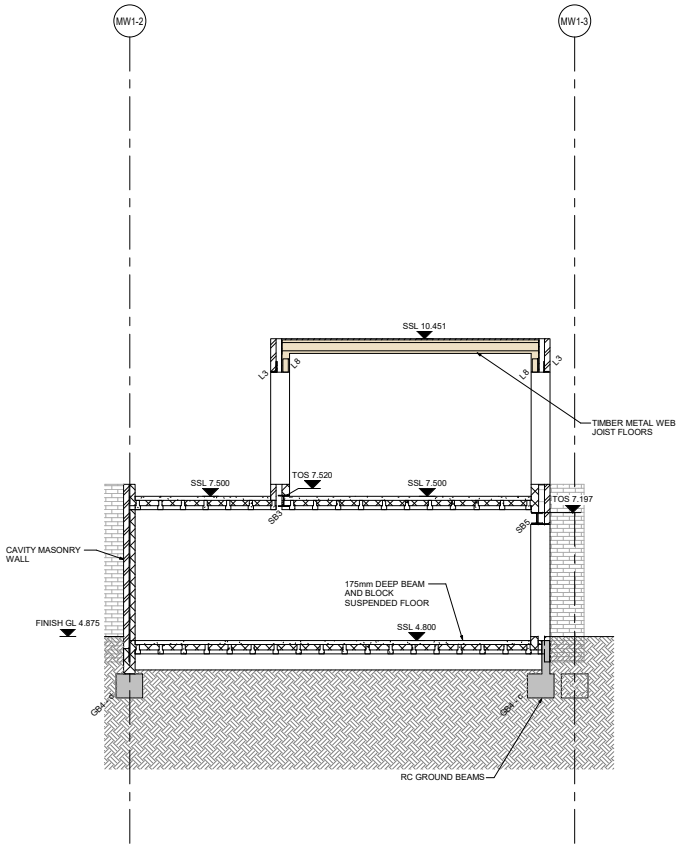
Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H1-XX-DR-S-0300** Rev: **P6**



Section B - B

Scale 1 : 50



Section C - C

Scale 1 : 50



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Strip Foundation Schedule		
REF	SIZE (WIDTHxDEPTH)	GRADE
SF1	1000 x 1250mm	C16/20
SF2	800 x 1250mm	C16/20

LINTEL SCHEDULE	
REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Glulam Beam Schedule	
REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Column Schedule		
REF	SIZE	GRADE
SC2	GALVANISED 80x80x5SHS	S355

Beam Schedule		
REF	SIZE	GRADE
SB2	203x133x30UB	S355
SB3	203x203x60UC	S355
SB5	GALVANISED 203x203x60UC WITH 12mm THK BOTTOM PLATE	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P7	03.05.24	ISSUED FOR COORDINATION	NS	CK
P6	25.04.24	ISSUED FOR COORDINATION	NS	CK
P5	12.04.24	ISSUED FOR COORDINATION	NS	CK
P4	05.03.24	ISSUED FOR INFORMATION	NS	CK
P3	17.01.24	ISSUED FOR INFORMATION	DJP	KB
P2	07.11.23	ISSUED FOR INFORMATION	DJP	KB
P1	18.09.23	Coordinated Issue	HA	CK

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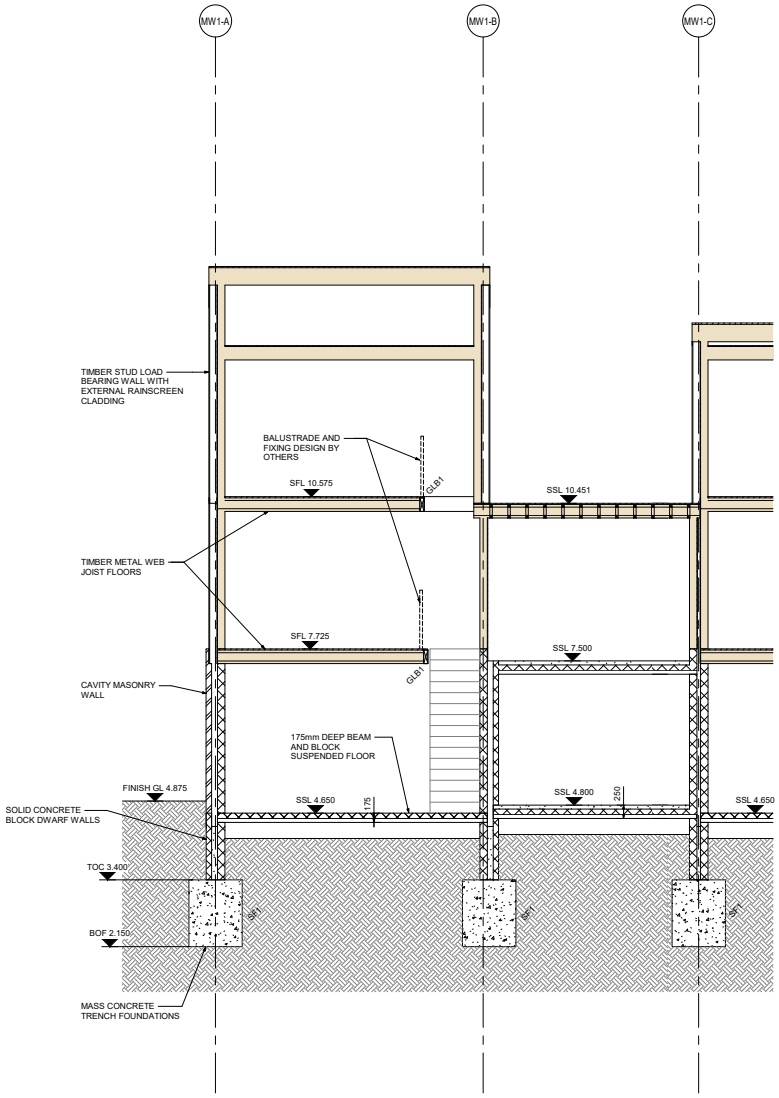
Project:
Tipner East Regeneration

Drawing title:
House Block 1
Section B-B and C-C

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	OCTOBER	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H1-XX-DR-S-0201 Rev: P7



Section A - A
Scale 1 : 50



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Strip Foundation Schedule		
REF	SIZE (WIDTHxDEPTH)	GRADE
SF1	1000 x 1250mm	C16/20
SF2	800 x 1250mm	C16/20

LINTEL SCHEDULE	
REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Glulam Beam Schedule	
REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Column Schedule		
REF	SIZE	GRADE
SC2	GALVANISED 80x80x5SHS	S355

Beam Schedule		
REF	SIZE	GRADE
SB2	203x133x30UB	S355
SB3	203x203x60UC	S355
SB5	GALVANISED 203x203x60UC WITH 12mm THK BOTTOM PLATE	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P7	03.05.24	ISSUED FOR COORDINATION	NS	CK
P6	25.04.24	ISSUED FOR COORDINATION	NS	CK
P5	12.04.24	ISSUED FOR COORDINATION	NS	CK
P4	05.03.24	ISSUED FOR INFORMATION	NS	CK
P3	17.01.24	ISSUED FOR INFORMATION	DJP	KB
P2	07.11.23	ISSUED FOR INFORMATION	DJP	KB
P1	18.09.23	Coordinated Issue	HA	CK

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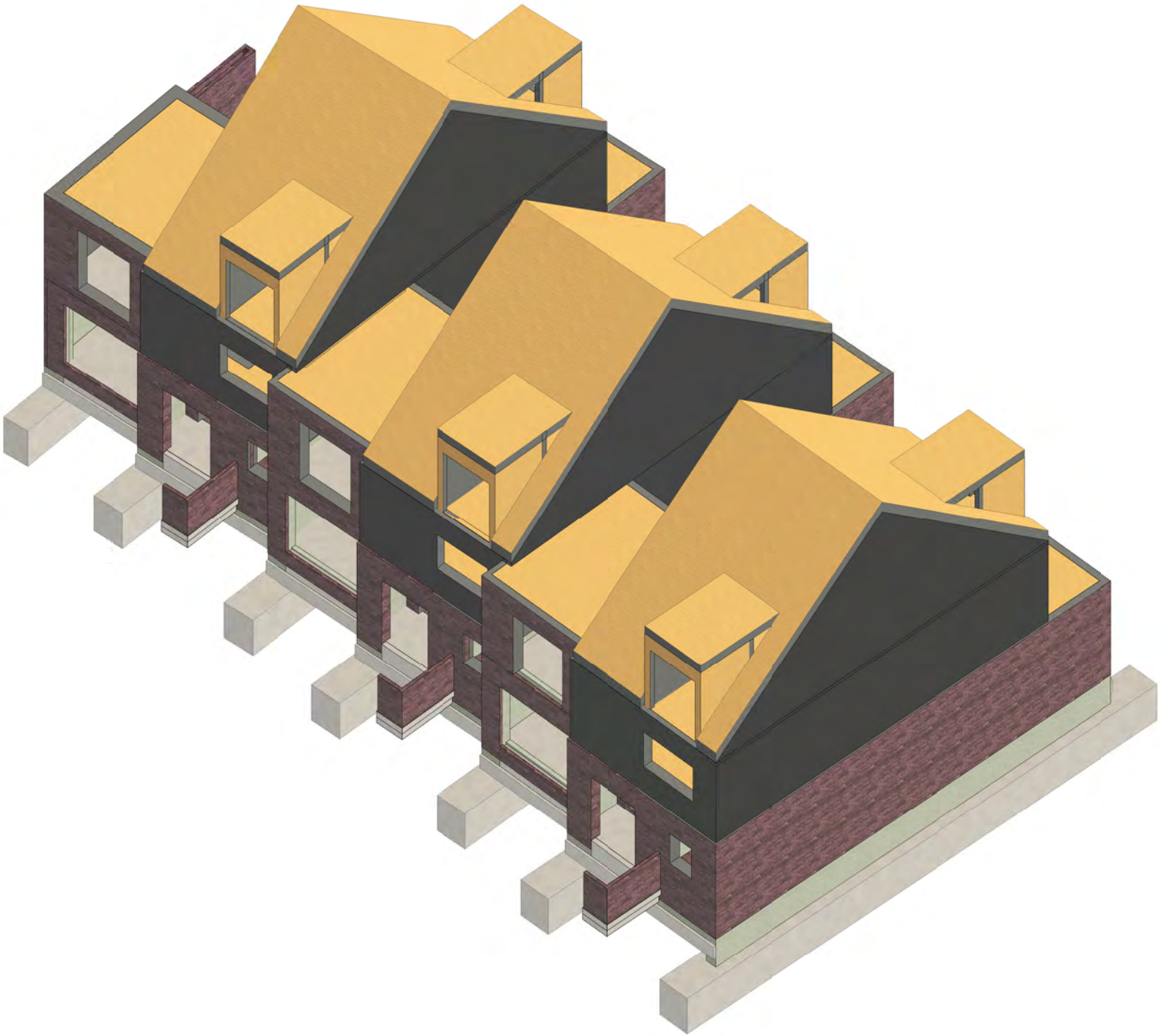
Project:
Tipner East Regeneration

Drawing title:
House Block 1
Section A-A

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	OCTOBER	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H1-XX-DR-S-0200 Rev: P7





Key Plan

NOTES

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Rev	Date	Amendments	By	Chk'd
P4	03.05.24	ISSUED FOR COORDINATION	NS	CK
P3	25.04.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	05.03.24	ISSUED FOR INFORMATION	NS	CK

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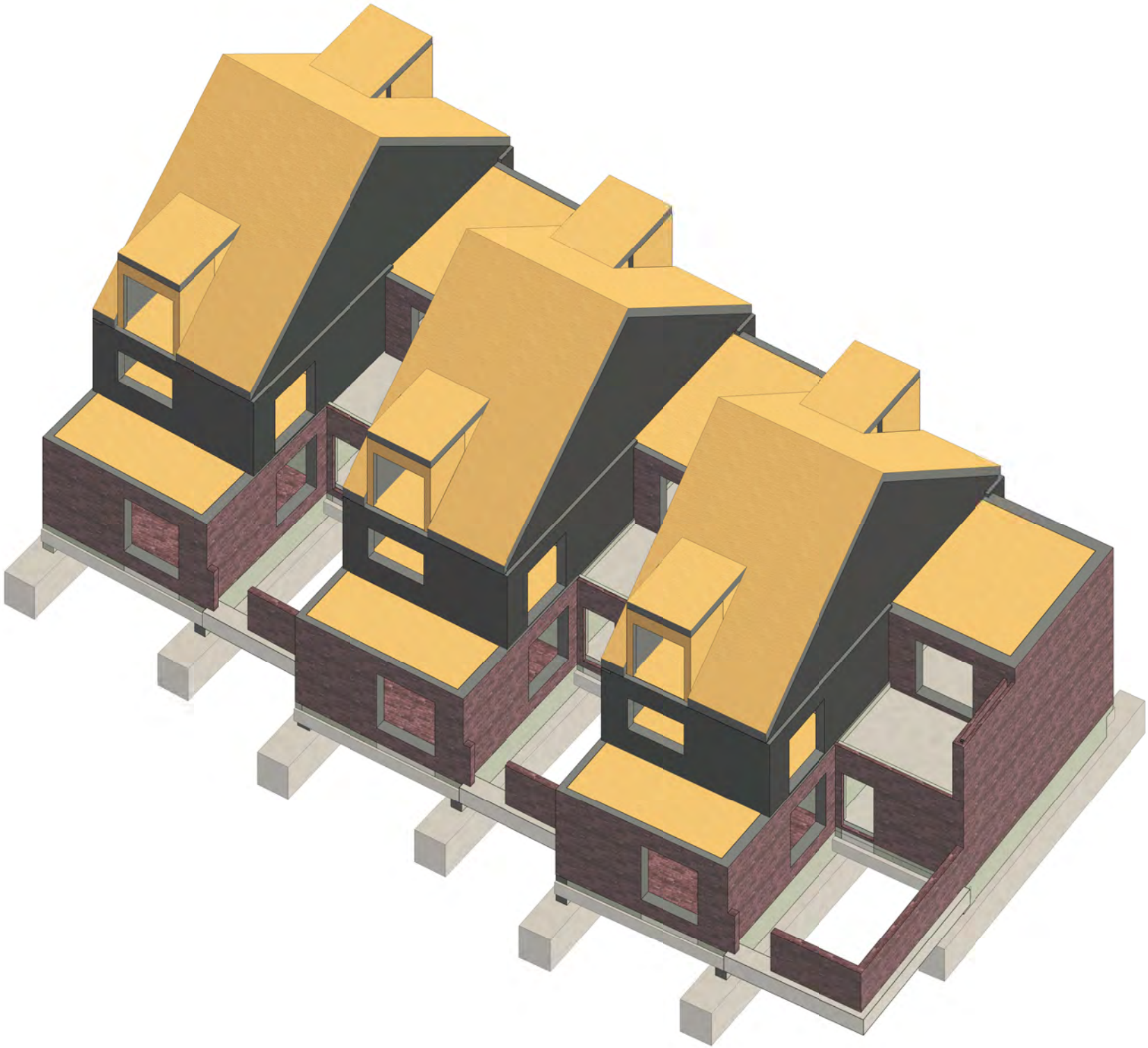
Project:
Tipner East Regeneration

Drawing title:
House Block 1
3D View
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
	NS	JAN 2024	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: Rev:
2225-HRW-H1-XX-DR-S-0002 P4





Key Plan

NOTES

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Rev	Date	Amendments	By	Chk'd
P7	03.05.24	ISSUED FOR COORDINATION	NS	CK
P6	25.04.24	ISSUED FOR COORDINATION	NS	CK
P5	12.04.24	ISSUED FOR COORDINATION	NS	CK
P4	05.03.24	ISSUED FOR INFORMATION	NS	CK
P3	17.01.24	ISSUED FOR INFORMATION	DJP	KB
P2	07.11.23	ISSUED FOR INFORMATION	DJP	KB
P1	18.09.23	Coordinated Issue	HA	CK

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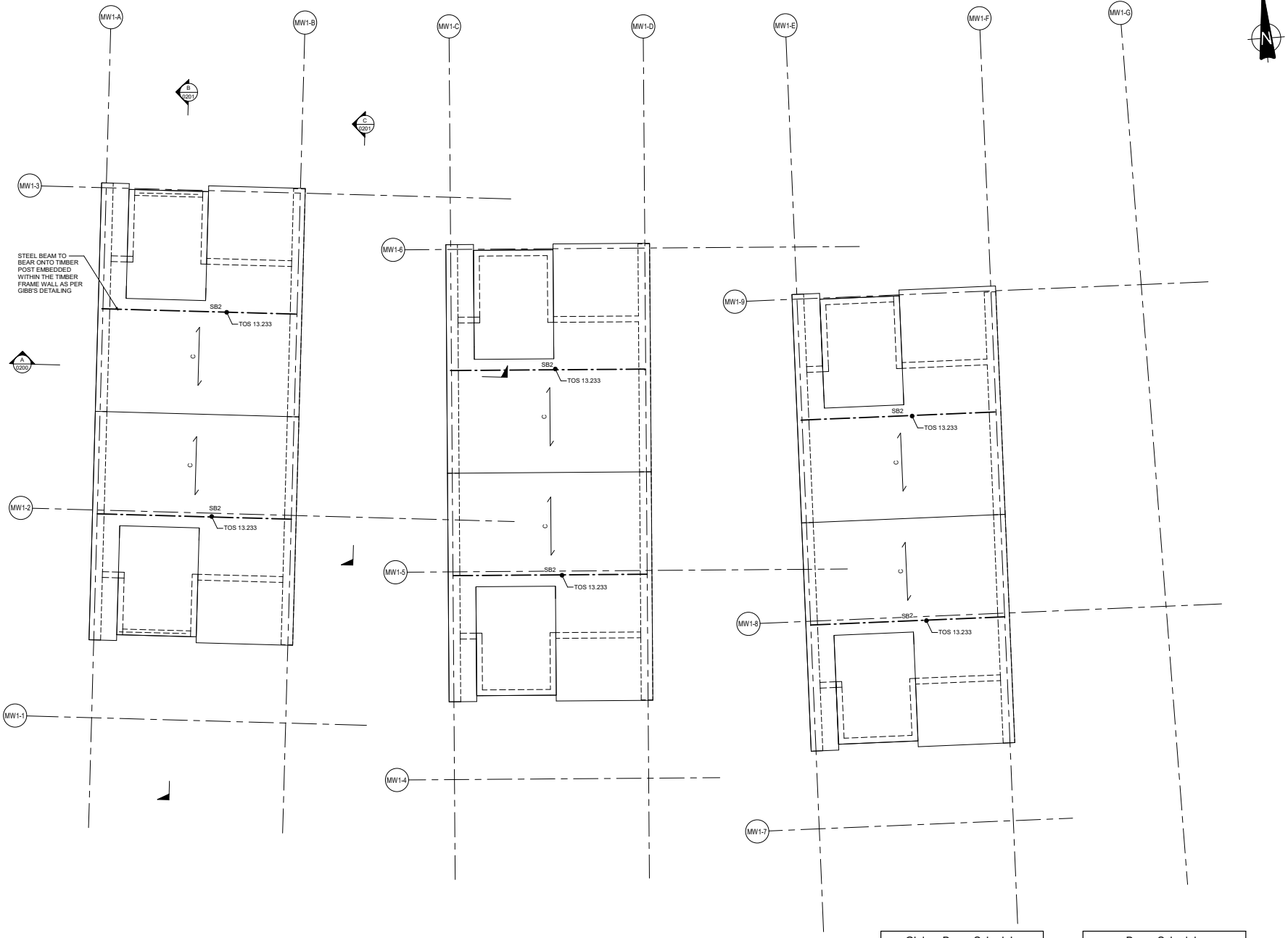
Project:
Tipner East Regeneration

Drawing title:
House Block 1
3D View
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
	NS	JAN 2024	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: Rev:
2225-HRW-H1-XX-DR-S-0001 P7





Key Plan

NOTES

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Legend

- - - -	STRUCTURE UNDER
C	TIMBER TRUSSES AT 600mm CRS + 18mm OSB (DESIGNED BY OTHERS)
F	50mm x 150mm DP C24 SOLID TIMBER JOISTS AT 400mm CRS + 18mm MARINE PLY

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB2	203x133x30UB	S355
SB3	203x203x60UC	S355
SB5	GALVANISED 203x203x60UC WITH 12mm THK BOTTOM PLATE	S355

Column Schedule

REF	SIZE	GRADE
SC2	GALVANISED 80x80x5SHS	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P7	03.05.24	ISSUED FOR COORDINATION	NS	CK
P6	25.04.24	ISSUED FOR COORDINATION	NS	CK
P5	12.04.24	ISSUED FOR COORDINATION	NS	CK
P4	05.03.24	ISSUED FOR INFORMATION	NS	CK
P3	17.01.24	ISSUED FOR INFORMATION	DJP	KB
P2	07.11.23	ISSUED FOR INFORMATION	DJP	KB
P1	18.09.23	Coordinated Issue	HA	CK

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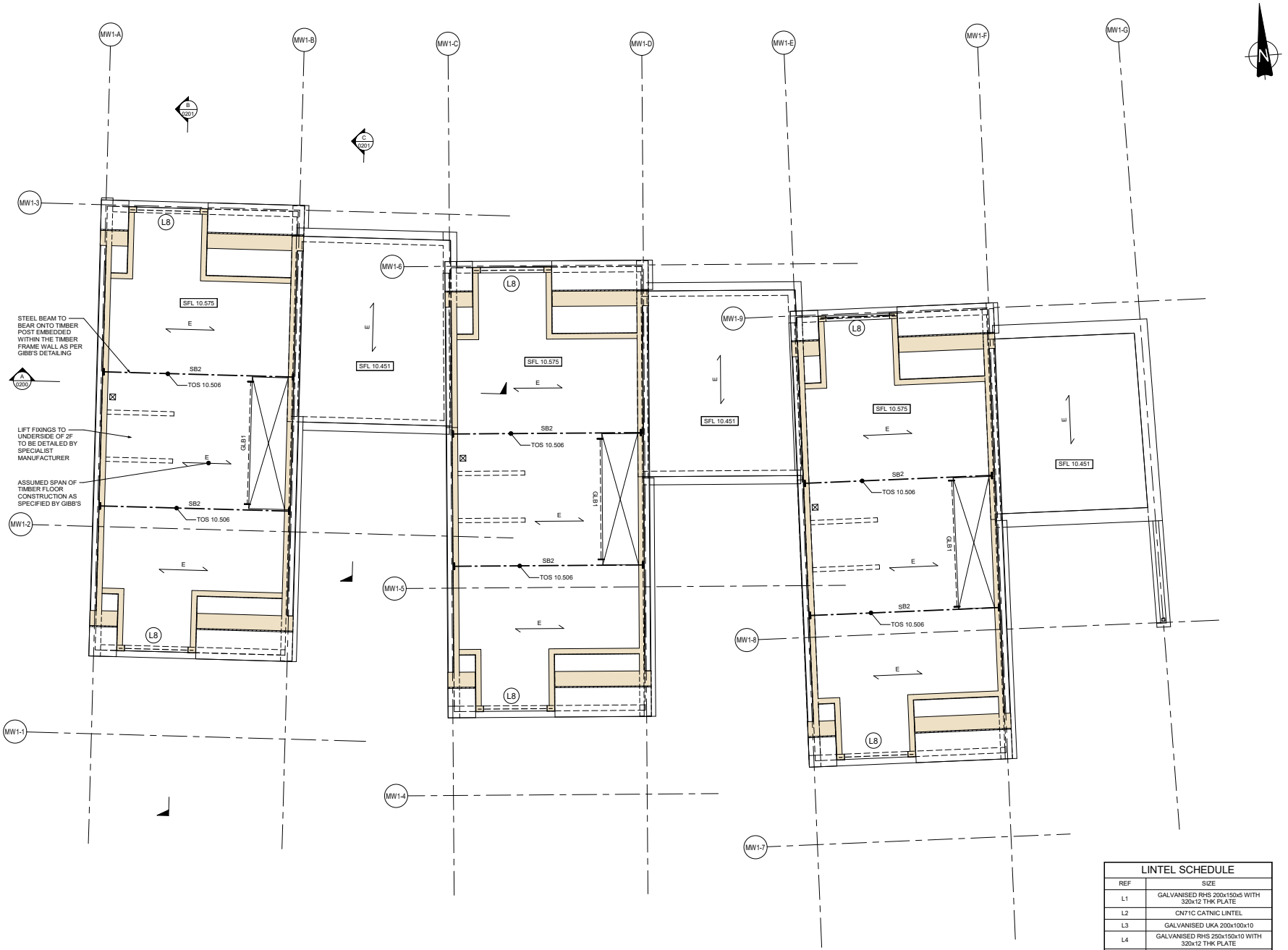
Project:
Tipner East Regeneration

Drawing title:
House Block 1
Roof
General Arrangement

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	SEPT 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H1-03-DR-S-0113 Rev: P7





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
A	375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
D	254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
E	254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175 S	175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W S	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
	103mm THK BRICKWORK WALL
	RAINSCREEN FACADE
	140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
GS	1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)

Column Schedule

REF	SIZE	GRADE
SC2	GALVANISED 80x80x5SHS	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB2	203x133x30UB	S355
SB3	203x203x60UC	S355
SB5	GALVANISED 203x203x60UC WITH 12mm THK BOTTOM PLATE	S355

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P7	03.05.24	ISSUED FOR COORDINATION	NS	CK
P6	25.04.24	ISSUED FOR COORDINATION	NS	CK
P5	12.04.24	ISSUED FOR COORDINATION	NS	CK
P4	05.03.24	ISSUED FOR INFORMATION	NS	CK
P3	17.01.24	ISSUED FOR INFORMATION	DJP	KB
P2	07.11.23	ISSUED FOR INFORMATION	DJP	KB
P1	18.09.23	Coordinated Issue	HA	CK

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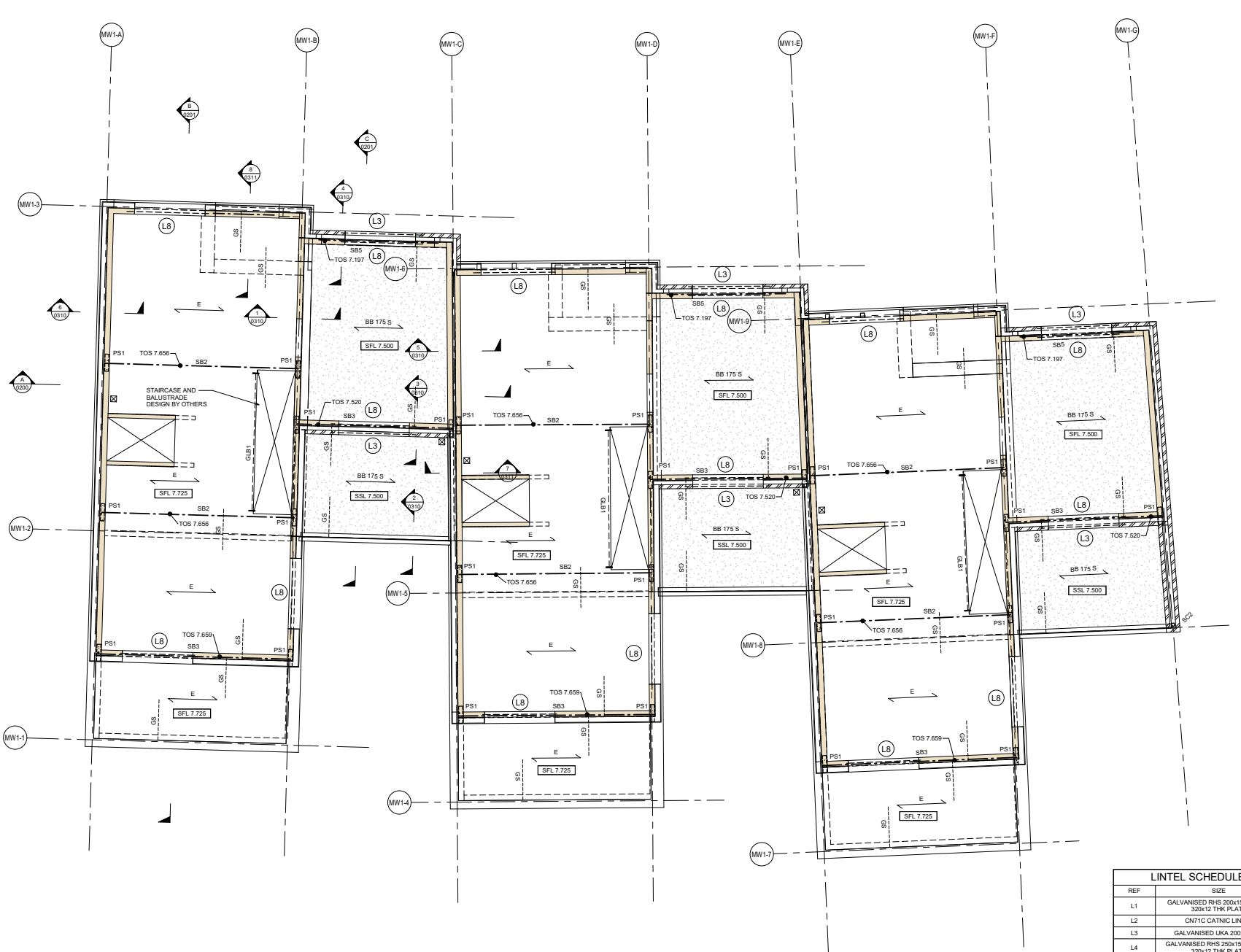
Project:
Tipner East Regeneration

Drawing title:
House Block 1
Second Floor
General Arrangement

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H1-02-DR-S-0112** Rev: **P7**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
A	375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
D	254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
E	254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175 S	175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W S	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m³)
	103mm THK BRICKWORK WALL
	RAINSCREEN FACADE
	140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
GS	1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)

Padstone Schedule

REF	SIZE (LxDxW)
PS1	440x215x100 mm

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Column Schedule

REF	SIZE	GRADE
SC2	GALVANISED 80x80x5SSHS	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB2	203x133x30UB	S355
SB3	203x203x60UC	S355
SB5	GALVANISED 203x203x60UC WITH 12mm THK BOTTOM PLATE	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P7	03.05.24	ISSUED FOR COORDINATION	NS	CK
P6	25.04.24	ISSUED FOR COORDINATION	NS	CK
P5	12.04.24	ISSUED FOR COORDINATION	NS	CK
P4	05.03.24	ISSUED FOR INFORMATION	NS	CK
P3	17.01.24	ISSUED FOR INFORMATION	DJP	KB
P2	07.11.23	ISSUED FOR INFORMATION	DJP	KB
P1	18.09.23	Coordinated Issue	HA	CK

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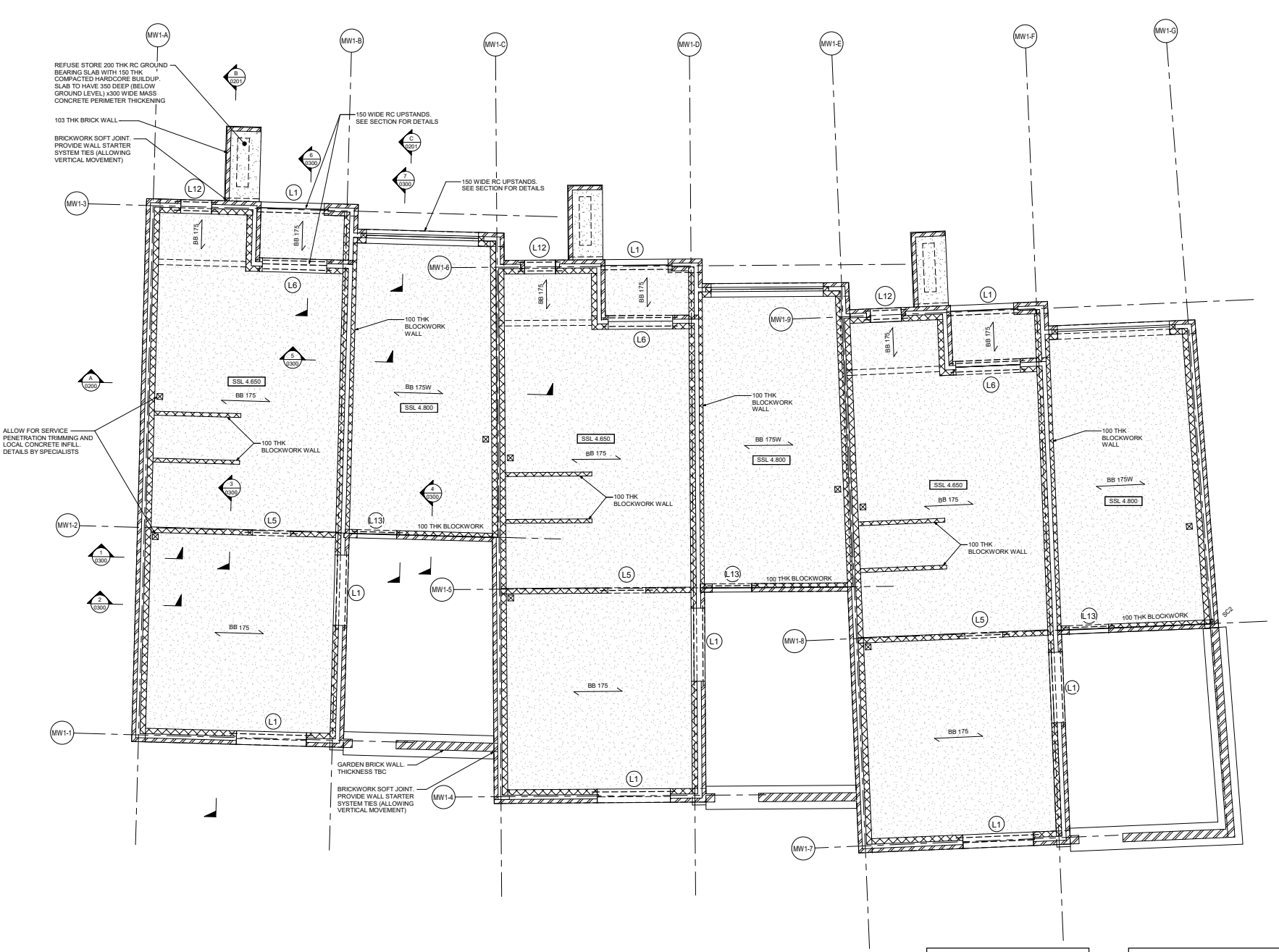
Project:
Tipner East Regeneration

Drawing title:
House Block 1
First Floor
General Arrangement

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-H1-01-DR-S-0111** Rev: **P7**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

STRUCTURE UNDER	
BB 175	175mm DP RACKHAM BEAM AND BLOCK FLOOR - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR MIN 75 mm TOPPING SCREED LAID TO FALL AS REQUIRED - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5/kN/m³)
	103mm THK BRICKWORK WALL

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB2	203x133x30UB	S355
SB3	203x203x60UC	S355
SB5	GALVANISED 203x203x60UC WITH 12mm THK BOTTOM PLATE	S355

Column Schedule

REF	SIZE	GRADE
SC2	GALVANISED 80x80x5SHS	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P7	03.05.24	ISSUED FOR COORDINATION	NS	CK
P6	25.04.24	ISSUED FOR COORDINATION	NS	CK
P5	12.04.24	ISSUED FOR COORDINATION	NS	CK
P4	05.03.24	ISSUED FOR INFORMATION	NS	CK
P3	17.01.24	ISSUED FOR INFORMATION	DJP	KB
P2	07.11.23	ISSUED FOR INFORMATION	DJP	KB
P1	18.09.23	Coordinated Issue	HA	CK

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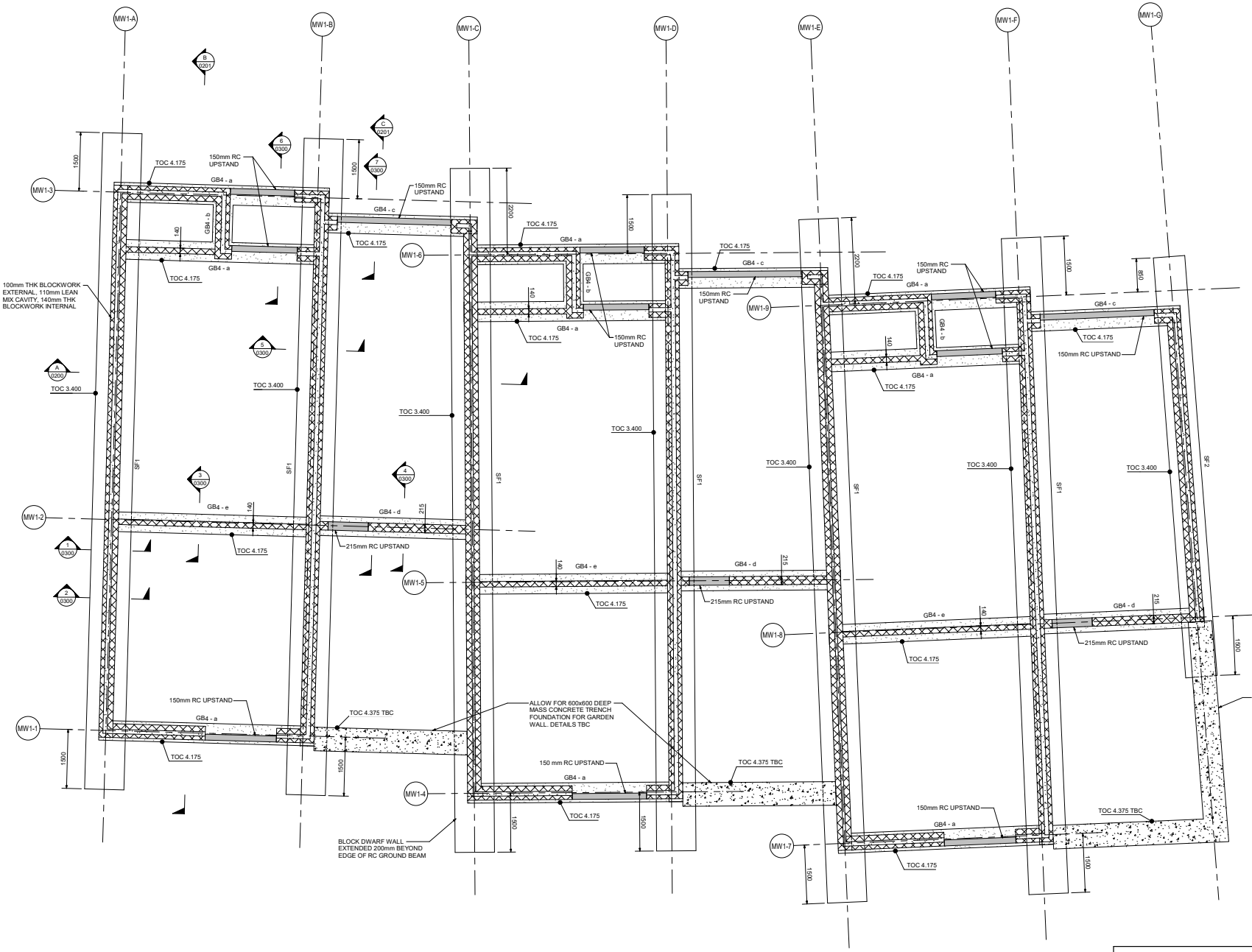
Project:
Tipner East Regeneration

Drawing title:
House Block 1
Ground Floor
General Arrangement

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H1-00-DR-S-0110 Rev: P7

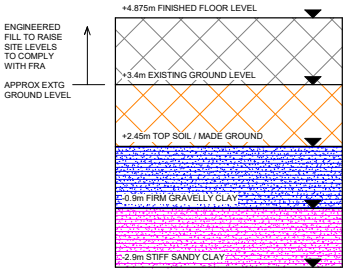




Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION



NOTE:
ALL BLOCKWORK BELOW PROPOSED GROUND FLOOR LEVEL TO BE DENSE BLOCKWORK (7.3 N/mm² and 18kN/m³)

CAVITY WALLS TO HAVE CAVITY FILLED WITH LEAN MIX CONCRETE

Strip Foundation Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE
SF1	1000 x 1250mm	C16/20
SF2	800 x 1250mm	C16/20

Ground Beam Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE	Length (m)	Count
GB4 - a	500 x 450mm	C35/45	5.360	9
GB4 - b	500 x 450mm	C35/45	0.950	3
GB4 - c	500 x 450mm	C35/45	4.243	3
GB4 - d	500 x 450mm	C35/45	4.338	3
GB4 - e	500 x 450mm	C35/45	5.185	3

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P7	03.05.24	ISSUED FOR COORDINATION	NS	CK
P6	25.04.24	ISSUED FOR COORDINATION	NS	CK
P5	12.04.24	ISSUED FOR COORDINATION	NS	CK
P4	05.03.24	ISSUED FOR INFORMATION	NS	CK
P3	17.01.24	ISSUED FOR INFORMATION	DJP	KB
P2	07.11.23	ISSUED FOR INFORMATION	DJP	KB
P1	18.09.23	Coordinated Issue	HA	CK

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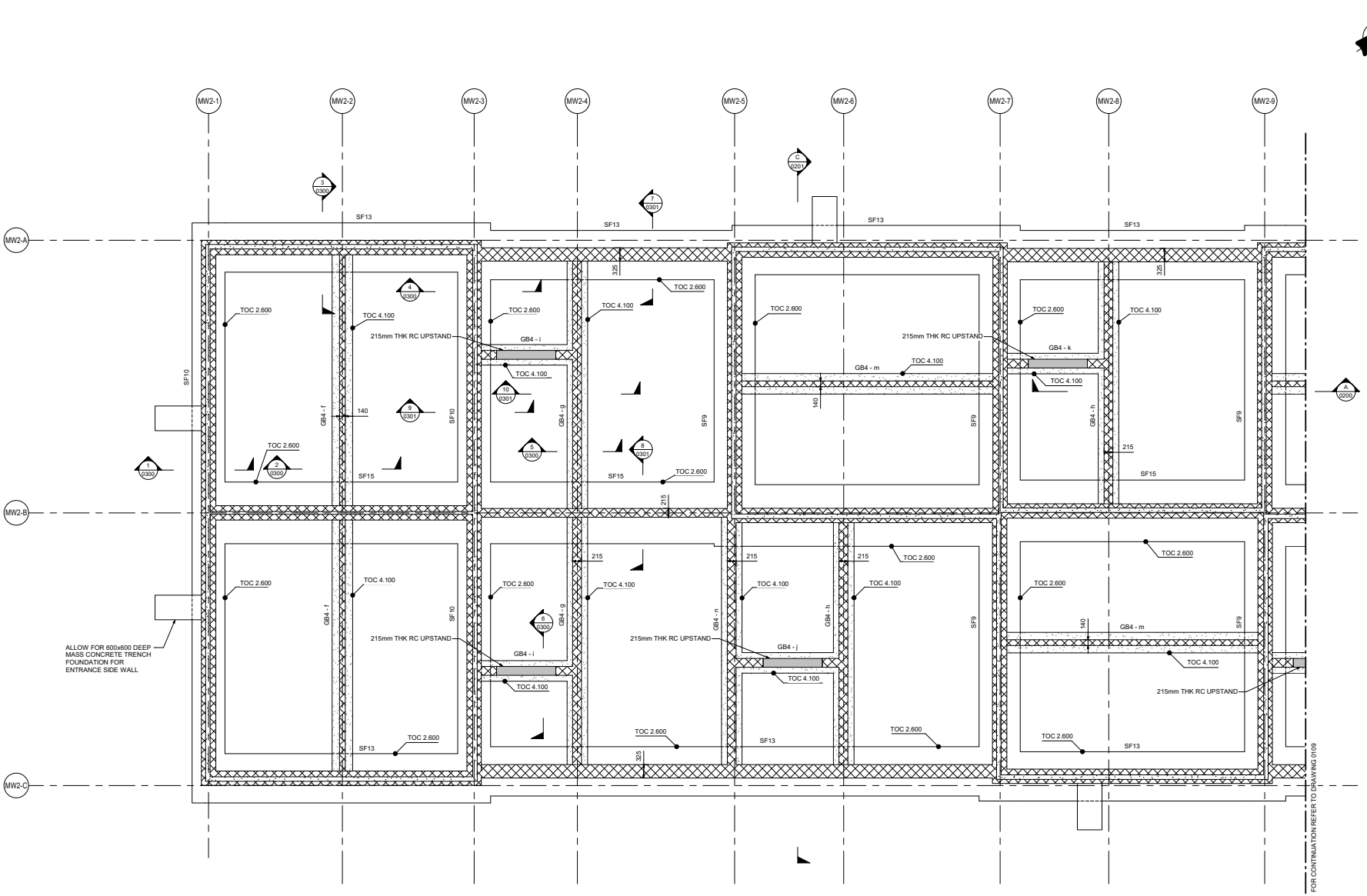
Project:
Tipner East Regeneration

Drawing title:
House Block 1
Foundation Plan

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H1-00-DR-S-0109 Rev: P7





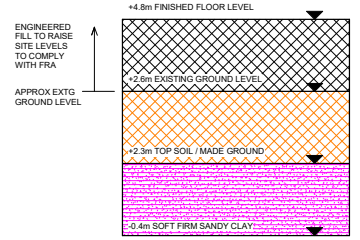
Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Strip Foundation Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE
SF9	1000 x 600mm	C16/20
SF10	800 x 600mm	C16/20
SF13	1200 x 600mm	C16/20
SF15	1500 x 600mm	C16/20



NOTE:
ALL BLOCKWORK BELOW PROPOSED GROUND FLOOR LEVEL TO BE DENSE BLOCKWORK (7.3 N/mm² and 18kN/m³)

CAVITY WALLS TO HAVE CAVITY FILLED WITH LEAN MIX CONCRETE

Ground Beam Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE	Length (m)	Count
GB4 - f	500 x 450mm	C35/45	6.634	4
GB4 - g	500 x 450mm	C35/45	6.500	4
GB4 - h	500 x 450mm	C35/45	6.400	3
GB4 - i	500 x 450mm	C35/45	2.438	2
GB4 - j	500 x 450mm	C35/45	2.226	1
GB4 - k	500 x 450mm	C35/45	2.564	2
GB4 - l	500 x 450mm	C35/45	2.432	2
GB4 - m	500 x 450mm	C35/45	6.810	3
GB4 - n	500 x 450mm	C35/45	6.455	2

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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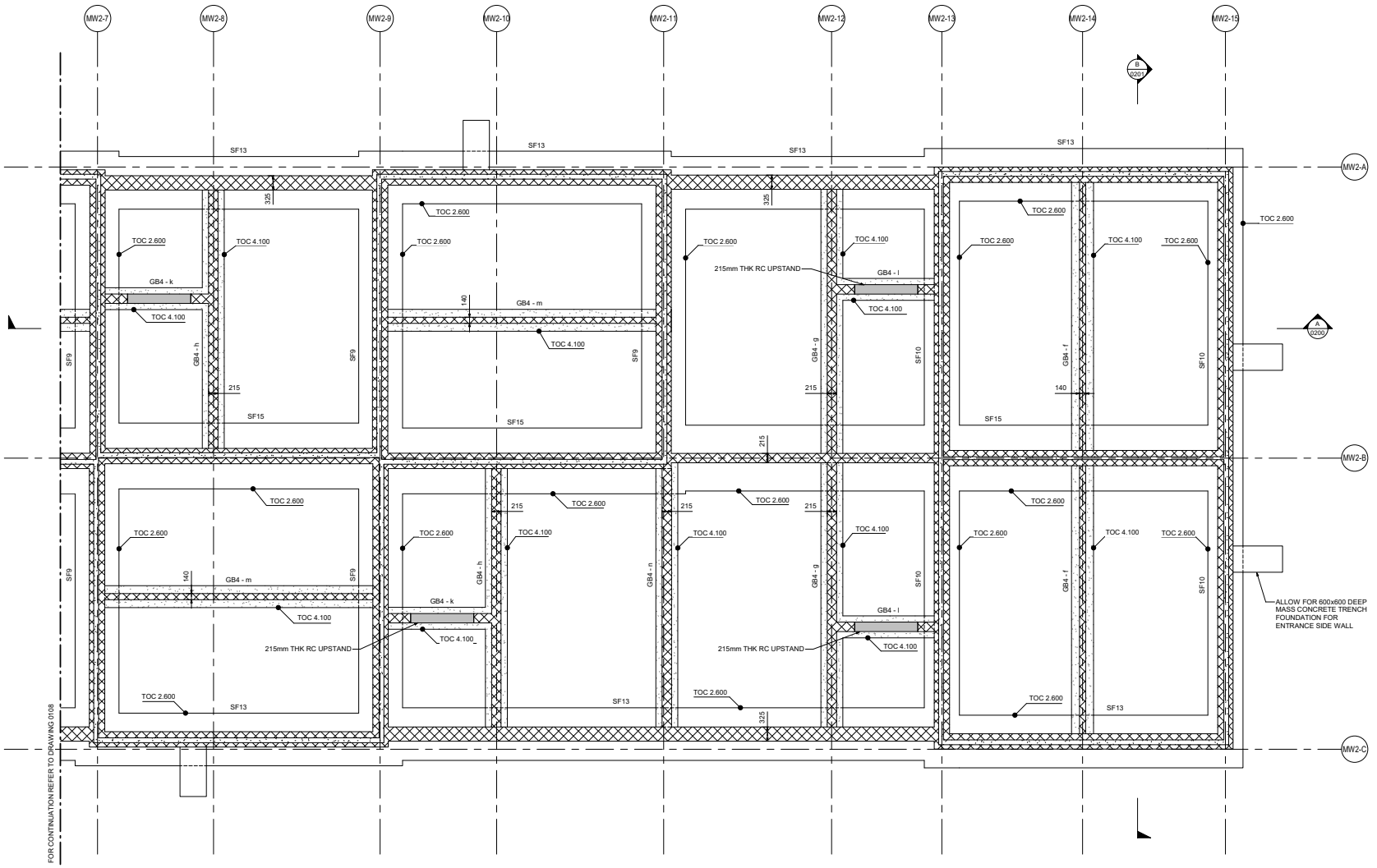
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Foundation Plan
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H2-00-DR-S-0108 Rev: P4





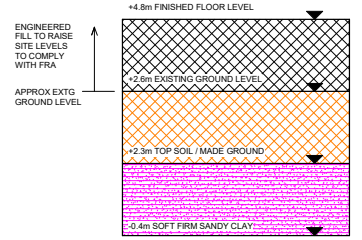
Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Strip Foundation Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE
SF9	1000 x 600mm	C16/20
SF10	800 x 600mm	C16/20
SF13	1200 x 600mm	C16/20
SF15	1500 x 600mm	C16/20



NOTE:
ALL BLOCKWORK BELOW PROPOSED GROUND FLOOR LEVEL TO BE DENSE BLOCKWORK (7.3 N/mm² and 18kN/m³)

CAVITY WALLS TO HAVE CAVITY FILLED WITH LEAN MIX CONCRETE

Ground Beam Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE	Length (m)	Count
GB4 - f	500 x 450mm	C35/45	6.634	4
GB4 - g	500 x 450mm	C35/45	6.500	4
GB4 - h	500 x 450mm	C35/45	6.400	3
GB4 - i	500 x 450mm	C35/45	2.438	2
GB4 - j	500 x 450mm	C35/45	2.226	1
GB4 - k	500 x 450mm	C35/45	2.564	2
GB4 - l	500 x 450mm	C35/45	2.432	2
GB4 - m	500 x 450mm	C35/45	6.810	3
GB4 - n	500 x 450mm	C35/45	6.455	2

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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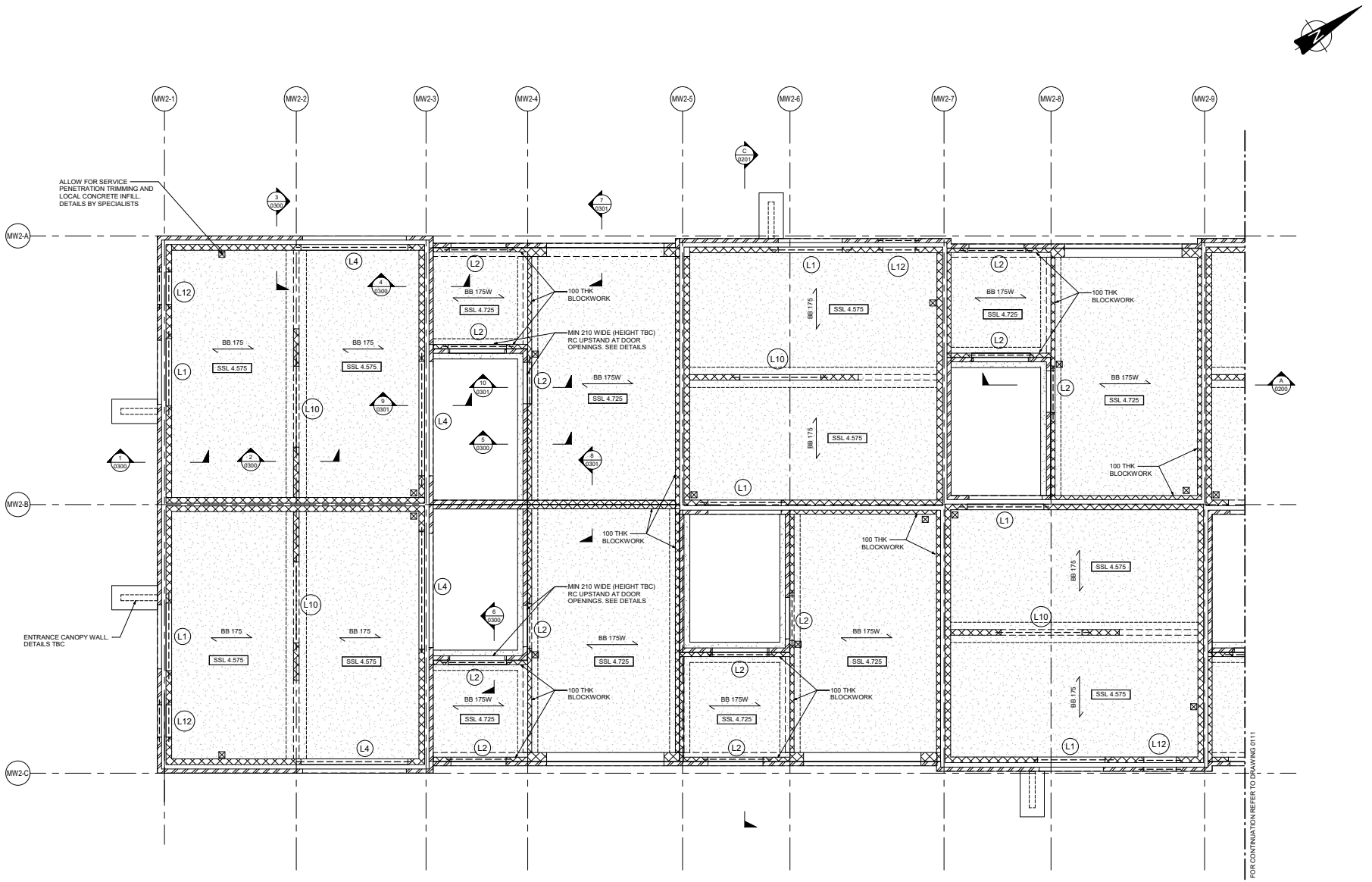
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Foundation Plan
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H2-00-DR-S-0109 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
BB 175	175mm DP RACKHAM BEAM AND BLOCK FLOOR - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR MIN 75 mm TOPPING SCREED LAID TO FALL AS REQUIRED - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5/kN/m³)
	103mm THK BRICKWORK WALL

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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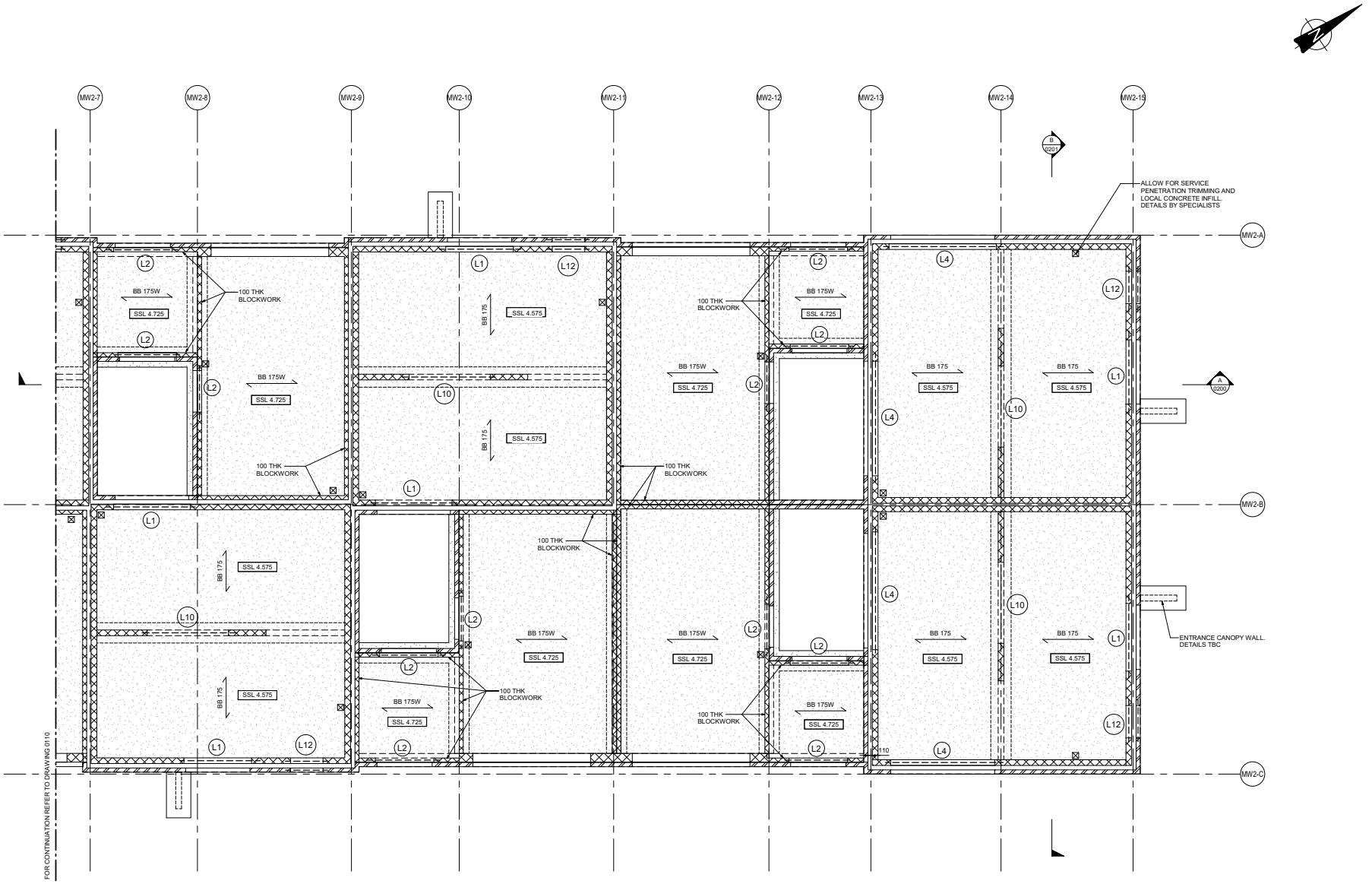
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Ground Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H2-00-DR-S-0110 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
BB 175	175mm DP RACKHAM BEAM AND BLOCK FLOOR - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR MIN 75 mm TOPPING SCREED LAID TO FALL AS REQUIRED - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5/kN/m³)
	103mm THK BRICKWORK WALL

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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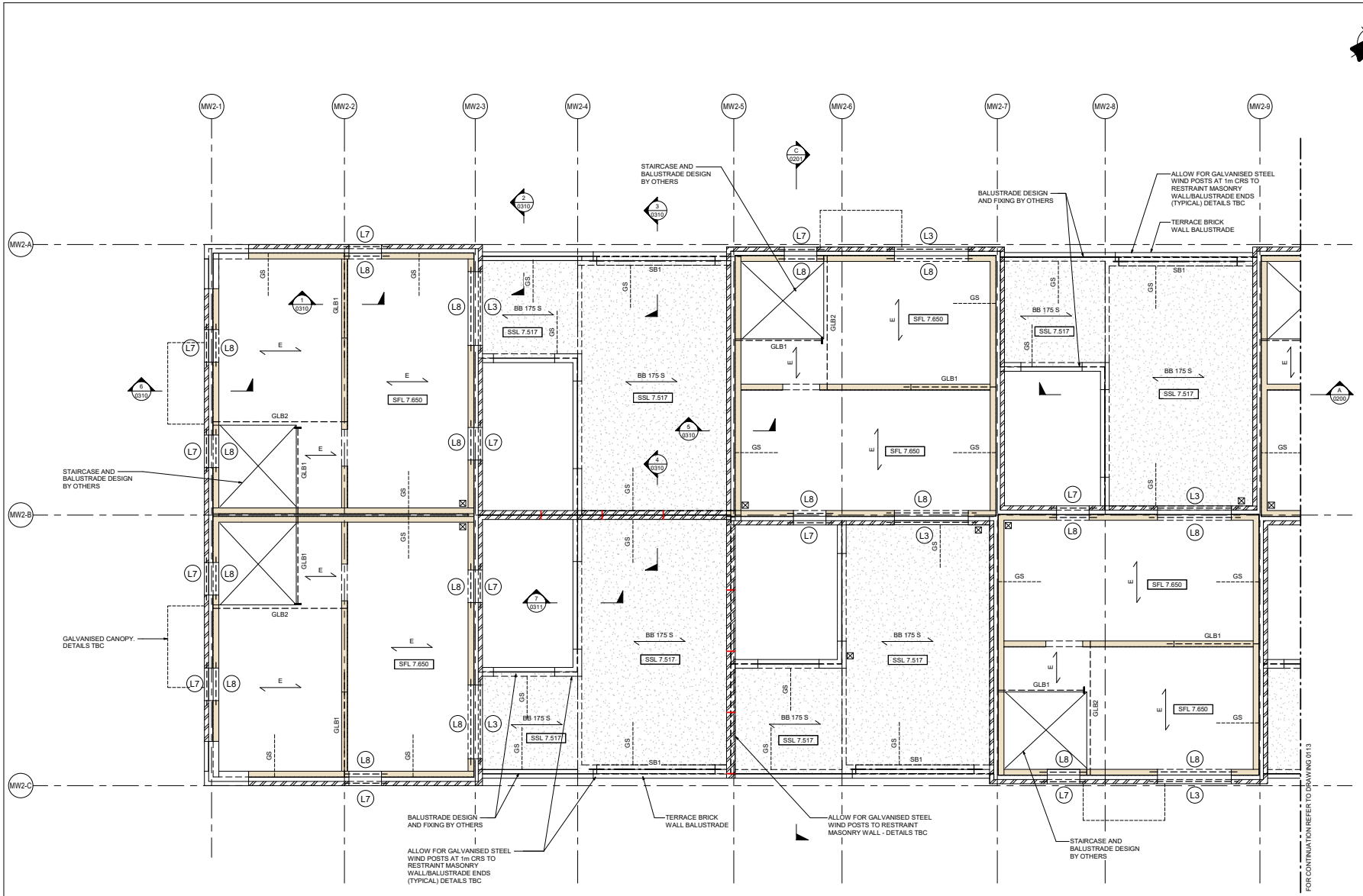
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Ground Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H2-00-DR-S-0111 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- STRUCTURE UNDER
- A — 375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- D — 254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- E — 254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- G — 47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175 S — 175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175W S — 175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- 140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
- 103mm THK BRICKWORK WALL
- RAINSCREEN FACADE
- 140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- GS — 1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
- 200W x 10 THK mm WINDPOST @ 1.5mm CRS
- 85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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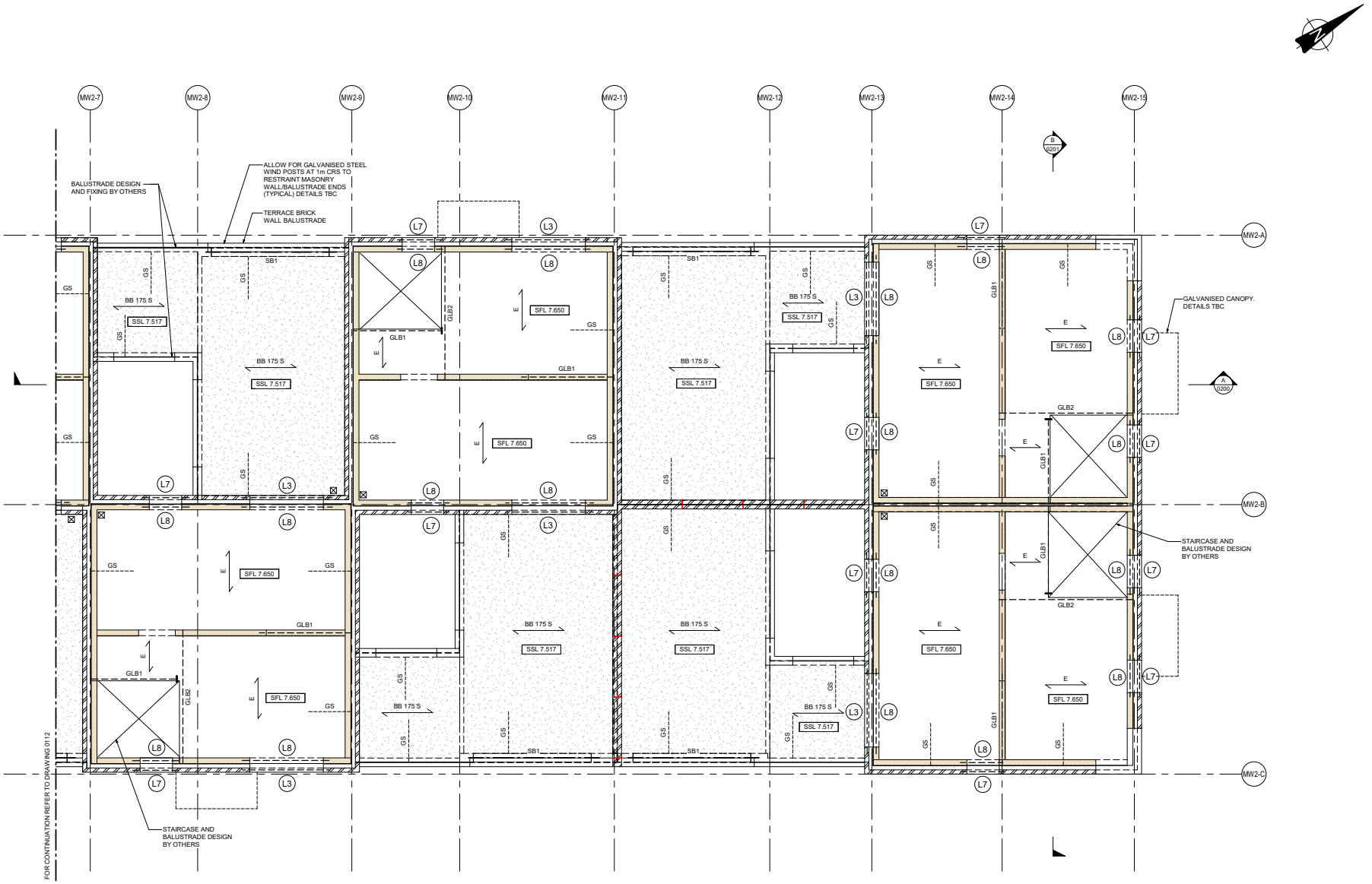
Project:
Tipner East Regeneration

Drawing title:
House Block 2
First Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 COORDINATION
Purpose For Issue:

Drawing Number: 2225-HRW-H2-01-DR-S-0112
Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- STRUCTURE UNDER
- A — 375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- D — 254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- E — 254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- G — 47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175 S — 175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175W S — 175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- 140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
- 103mm THK BRICKWORK WALL
- RAINSCREEN FACADE
- 140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- GS — 1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
- 200W x 10 THK mm WINDPOST @ 1.5mm CRS
- 85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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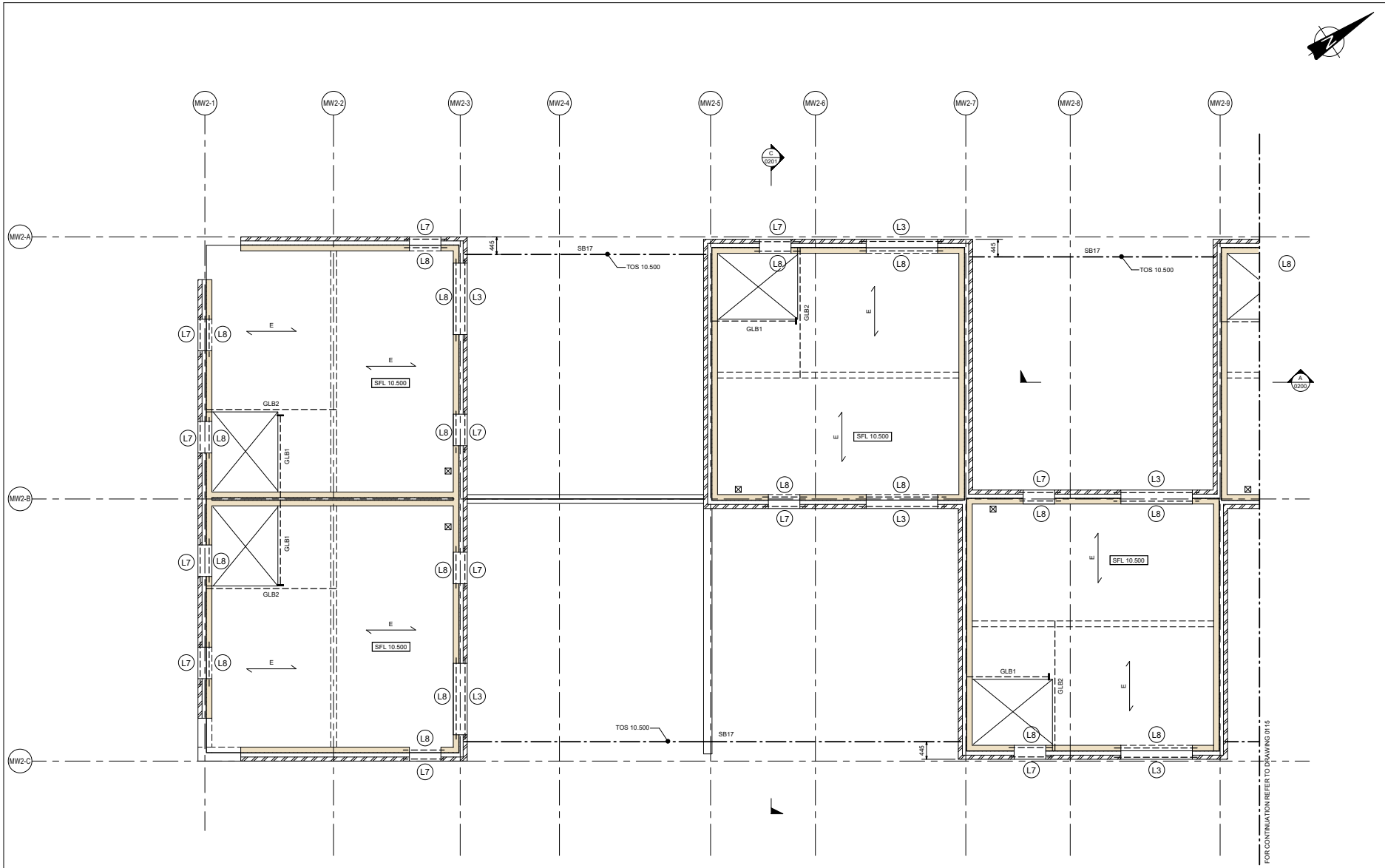
Project:
Tipner East Regeneration

Drawing title:
House Block 2
First Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H2-01-DR-S-0113** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
A	375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
D	254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
E	254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
G	47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175 S	175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W S	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
	103mm THK BRICKWORK WALL
	RAINSCREEN FACADE
	140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
GS	1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
	200W x 10 THK mm WINDPOST @ 1.5mm CRS
	85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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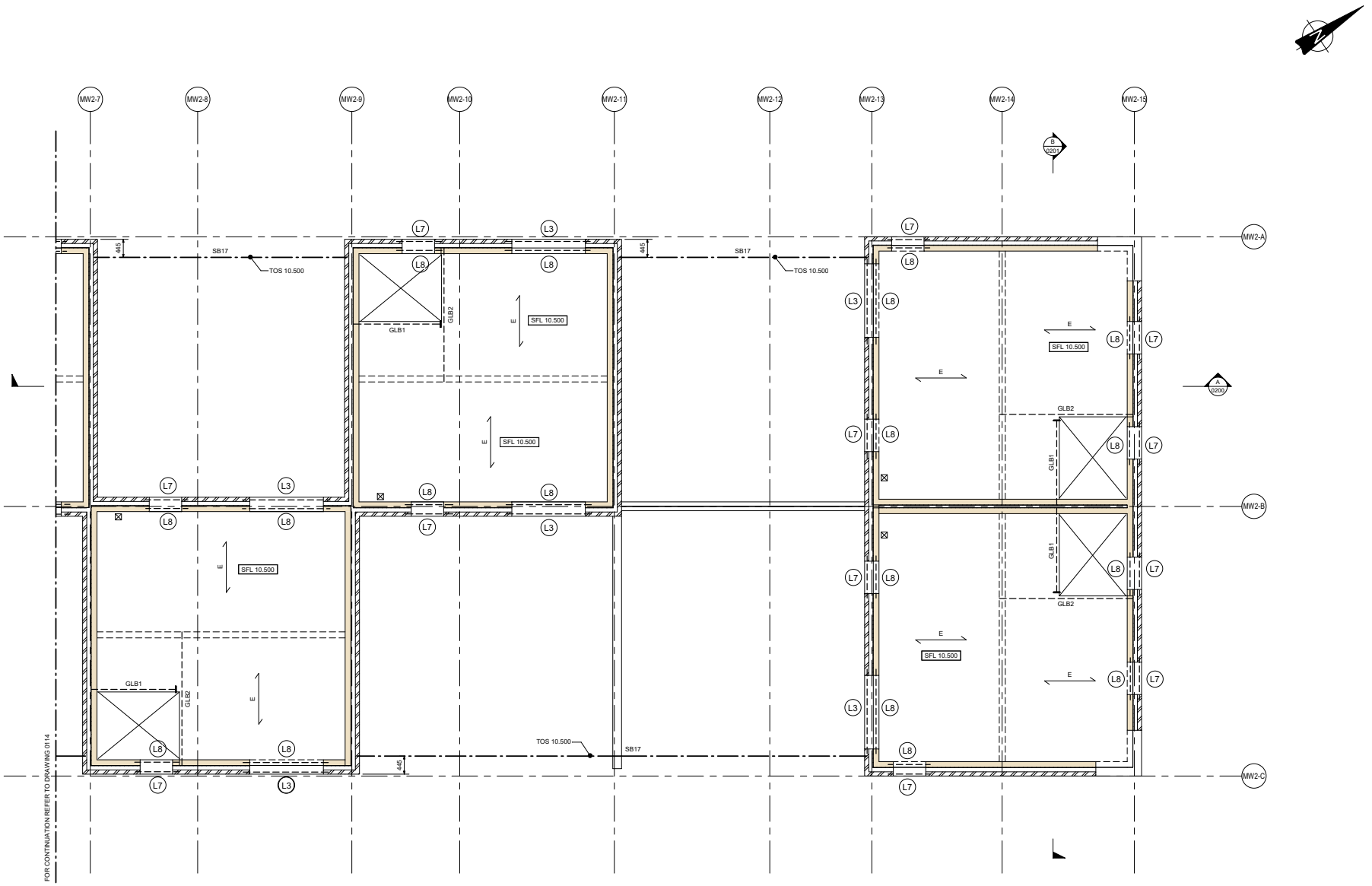
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Second Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
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Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H2-02-DR-S-0114 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Legend

	STRUCTURE UNDER
A	375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
D	254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
E	254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
G	47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175 S	175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W S	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
	103mm THK BRICKWORK WALL
	RAINSCREEN FACADE
	140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
GS	1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
	200W x 10 THK mm WINDPOST @ 1.5mm CRS
	85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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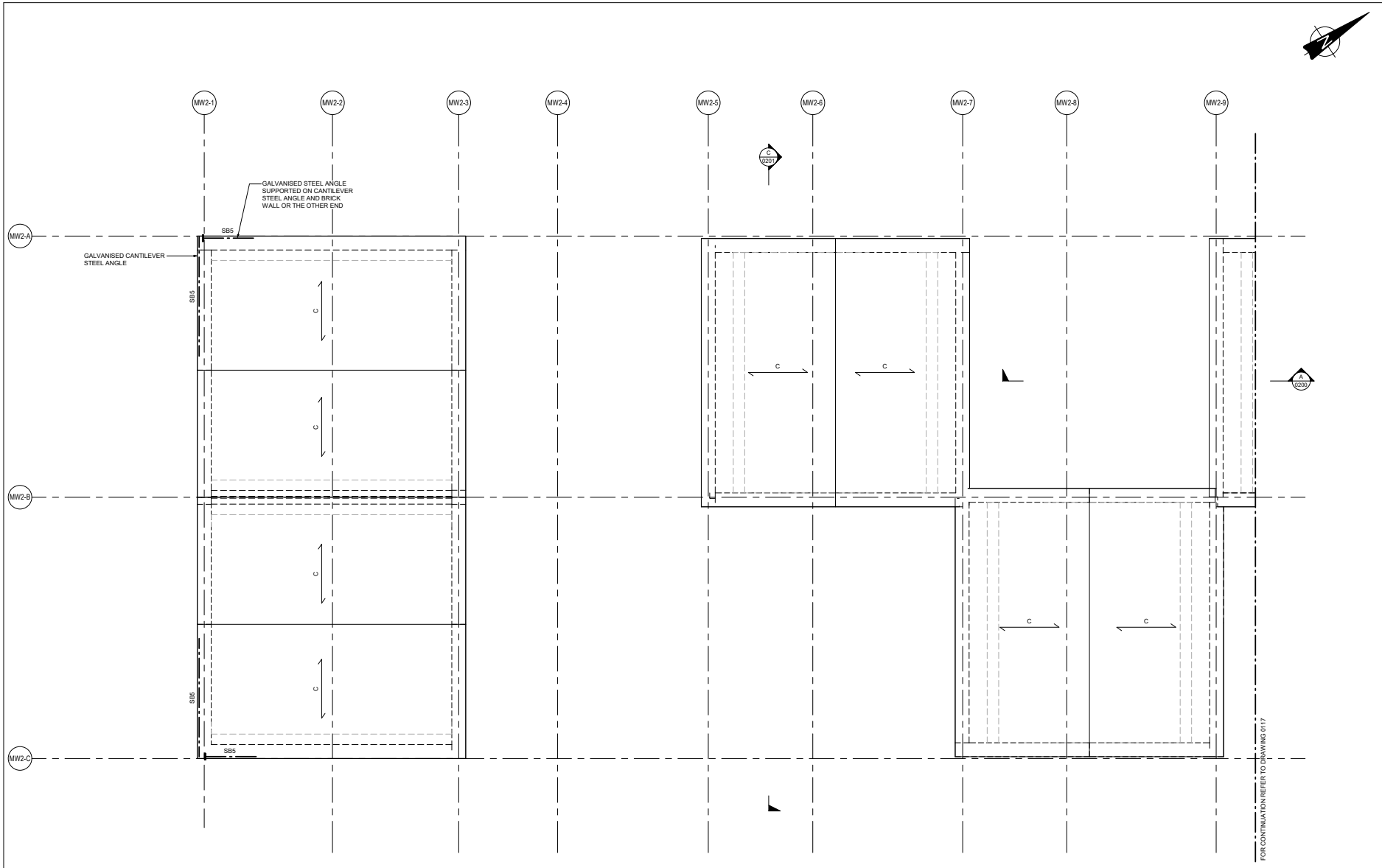
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Second Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H2-02-DR-S-0115 Rev: P4



1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- - - - -	STRUCTURE UNDER
C	TIMBER TRUSSES AT 600mm CRS + 18mm OSB (DESIGNED BY OTHERS)
F	50mm x 150mm DP C24 SOLID TIMBER JOISTS AT 400mm CRS + 18mm MARINE PLY

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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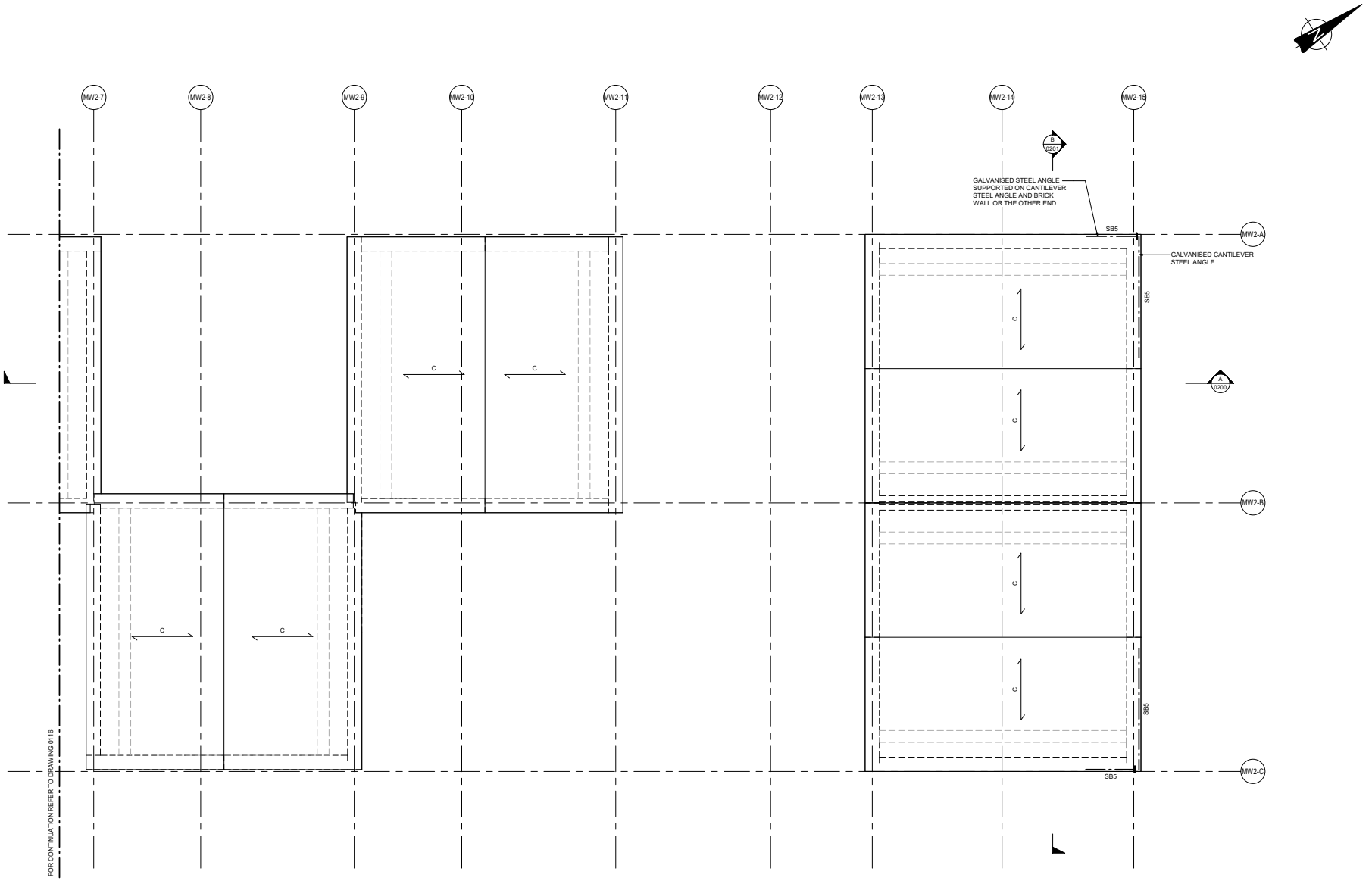
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Roof Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H2-03-DR-S-0116 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
C	TIMBER TRUSSES AT 600mm CRS + 18mm OSB (DESIGNED BY OTHERS)
F	50mm x 150mm DP C24 SOLID TIMBER JOISTS AT 400mm CRS + 18mm MARINE PLY

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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Project:
Tipner East Regeneration

Drawing title:
House Block 2
Roof Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H2-03-DR-S-0117 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P3	10.05.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	18.09.23	Coordinated Issue	HA	CK

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Project:
Tipner East Regeneration

Drawing title:
House Block 2
3D View
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
	NS	JAN 2024	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: Rev:
2225-HRW-H2-XX-DR-S-0001 P3





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P2	10.05.24	ISSUED FOR COORDINATION	NS	CK
P1	12.04.24	ISSUED FOR COORDINATION	NS	CK

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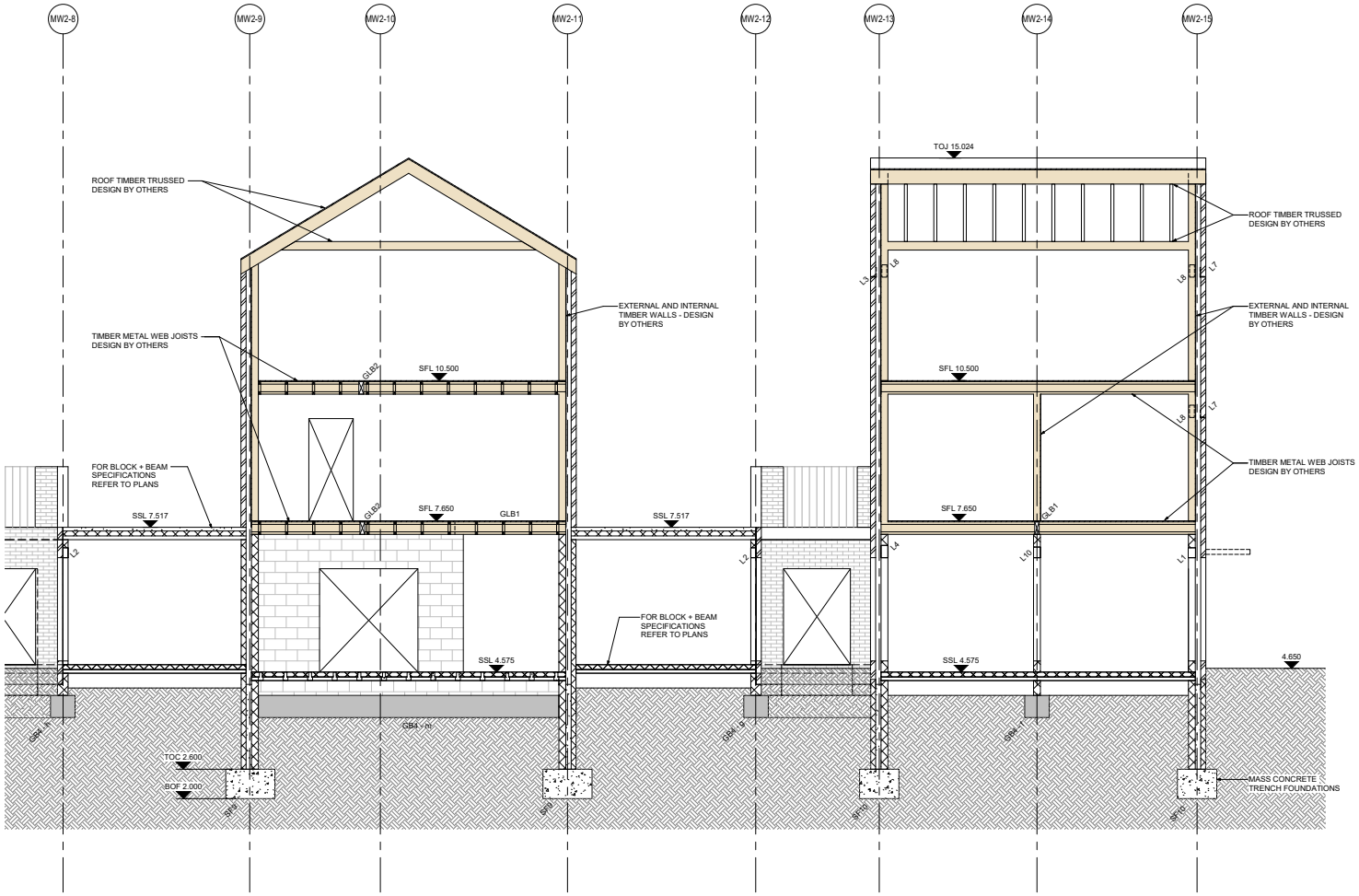
Project:
Tipner East Regeneration

Drawing title:
House Block 2
3D View
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
	NS	JAN 2024	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: Rev:
2225-HRW-H2-XX-DR-S-0002 P2



Section A - A
Scale 1 : 50

LINTEL SCHEDULE	
REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Ground Beam Schedule				
REF	SIZE (WIDTHxDEPTH)	GRADE	Length (m)	Count
GB4 - f	500 x 450mm	C35/45	6.634	4
GB4 - g	500 x 450mm	C35/45	6.500	4
GB4 - h	500 x 450mm	C35/45	6.400	3
GB4 - i	500 x 450mm	C35/45	2.438	2
GB4 - j	500 x 450mm	C35/45	2.226	1
GB4 - k	500 x 450mm	C35/45	2.564	2
GB4 - l	500 x 450mm	C35/45	2.432	2
GB4 - m	500 x 450mm	C35/45	6.810	3
GB4 - n	500 x 450mm	C35/45	6.455	2

1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES
1. DO NOT SCALE FROM THIS DRAWING
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Glulam Beam Schedule	
REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule		
REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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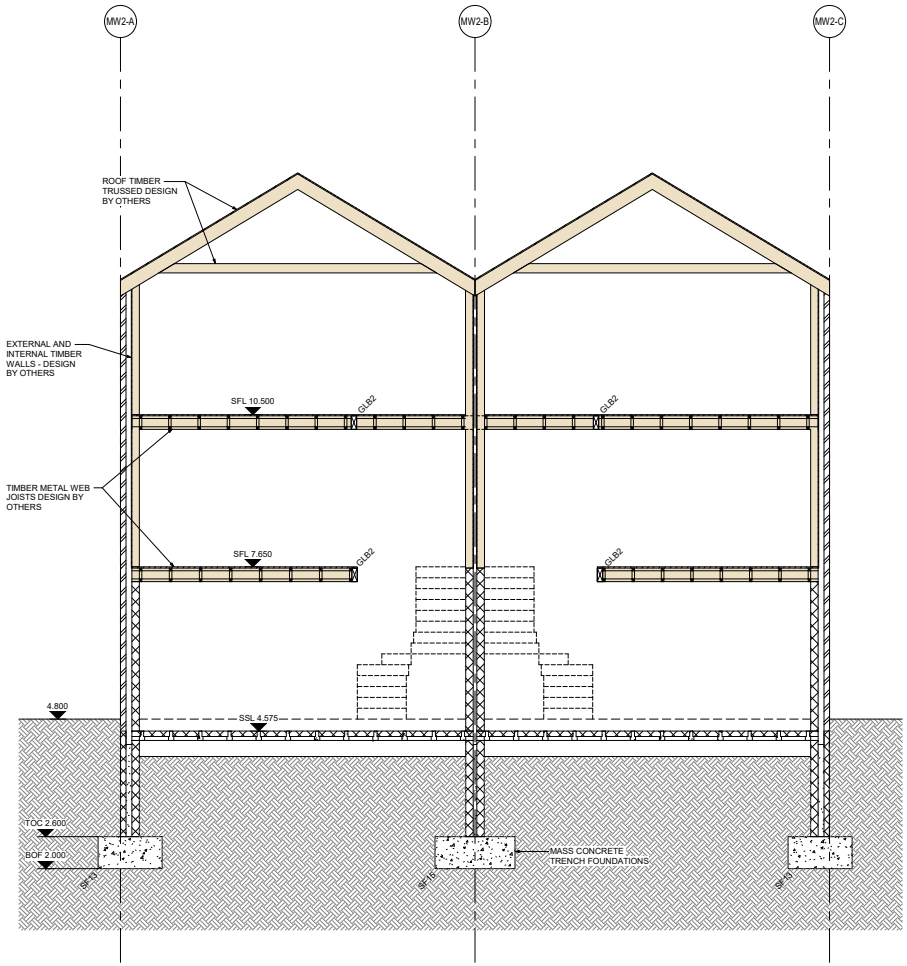
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Section A-A

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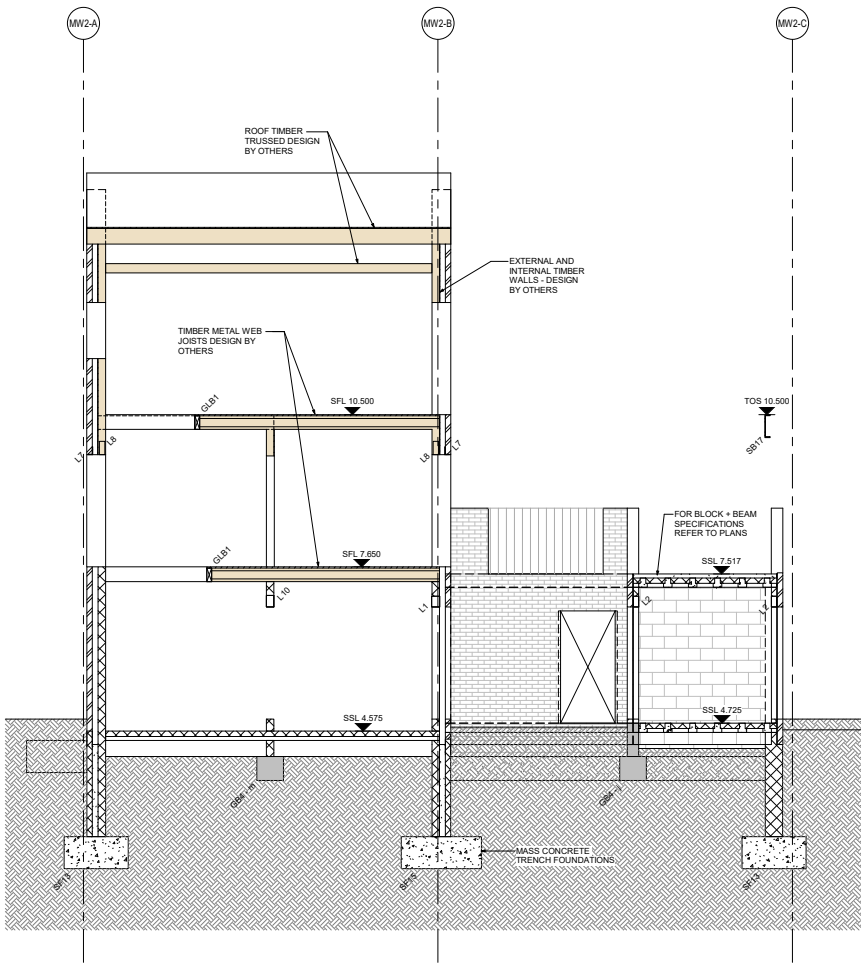
Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H2-XX-DR-S-0200 Rev: P4



Section B - B

Scale 1 : 50



Section C - C

Scale 1 : 50

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Ground Beam Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE	Length (m)	Count
GB4 - f	500 x 450mm	C35/45	6.634	4
GB4 - g	500 x 450mm	C35/45	6.500	4
GB4 - h	500 x 450mm	C35/45	6.400	3
GB4 - i	500 x 450mm	C35/45	2.438	2
GB4 - j	500 x 450mm	C35/45	2.226	1
GB4 - k	500 x 450mm	C35/45	2.564	2
GB4 - l	500 x 450mm	C35/45	2.432	2
GB4 - m	500 x 450mm	C35/45	6.810	3
GB4 - n	500 x 450mm	C35/45	6.455	2

1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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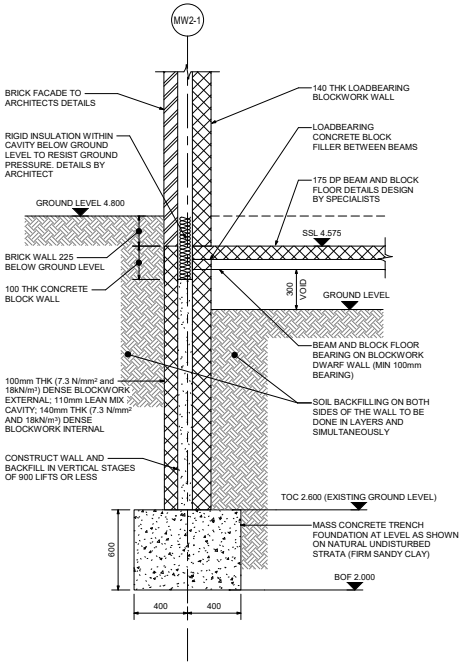
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Sections B-B & C-C

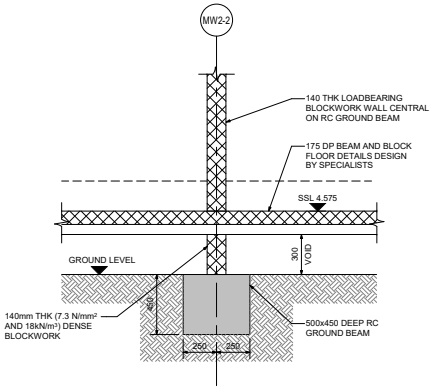
Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	SEPT 2023	CK

Status: S1 COORDINATION
Purpose For Issue:

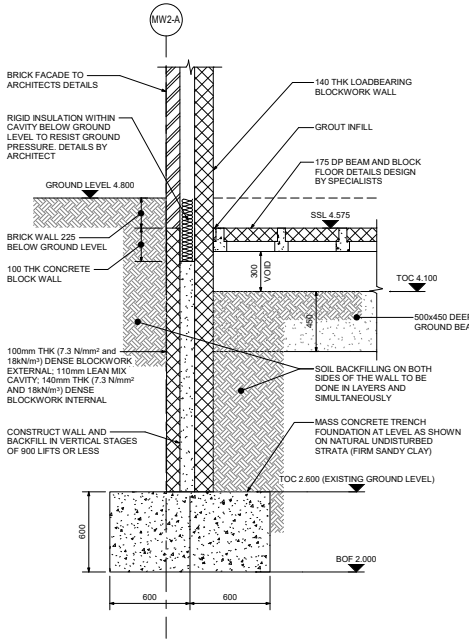
Drawing Number: 2225-HRW-H2-XX-DR-S-0201
Rev: P4



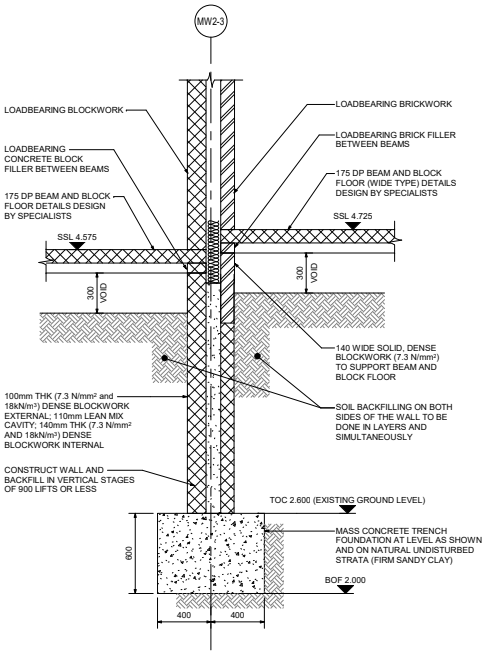
Section 1 - 1
Scale 1 : 20



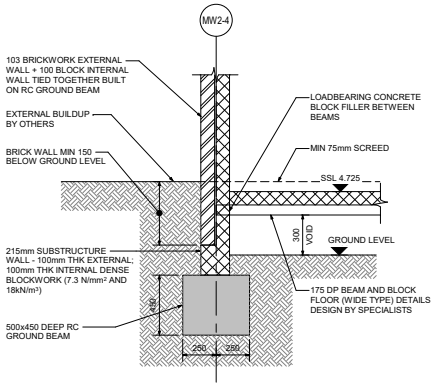
Section 2 - 2
Scale 1 : 20



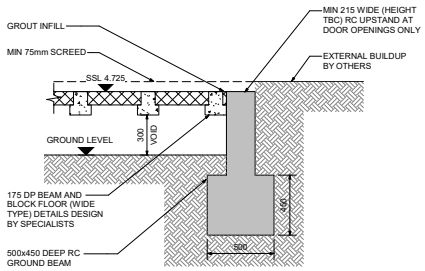
Section 3 - 3
Scale 1 : 20



Section 4 - 4
Scale 1 : 20



Section 5 - 5
Scale 1 : 20



Section 6 - 6
Scale 1 : 20

1:20 0m 0.4m 0.8m 1.2m 1.6m 2m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P3	10.05.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	17.01.24	ISSUED FOR COORDINATION	DJP	CK

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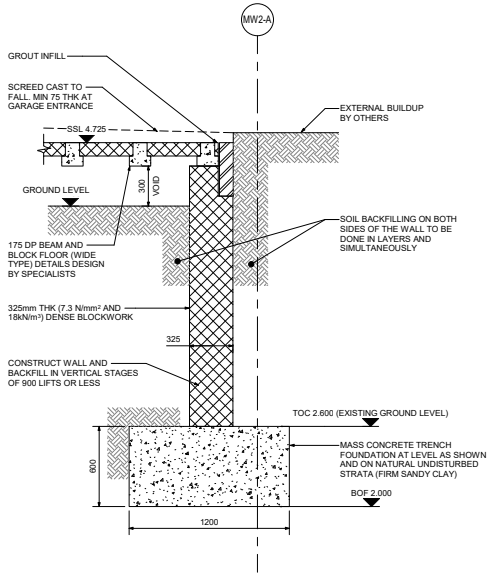
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Ground Floor
Sections & Details
Sheet 1

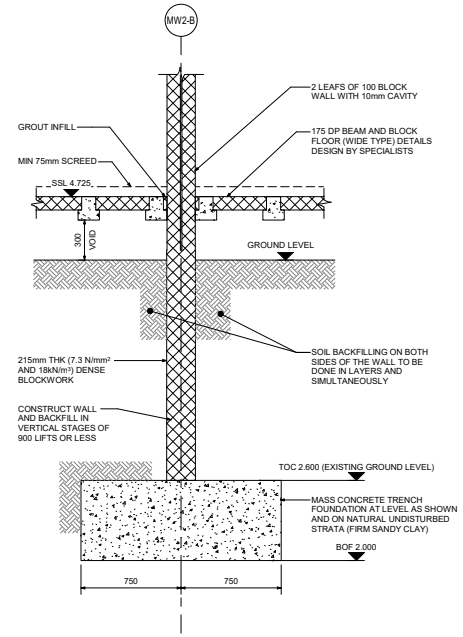
Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 20	DJP	DEC 2023	CK

Status: S1 Purpose For Issue: COORDINATION

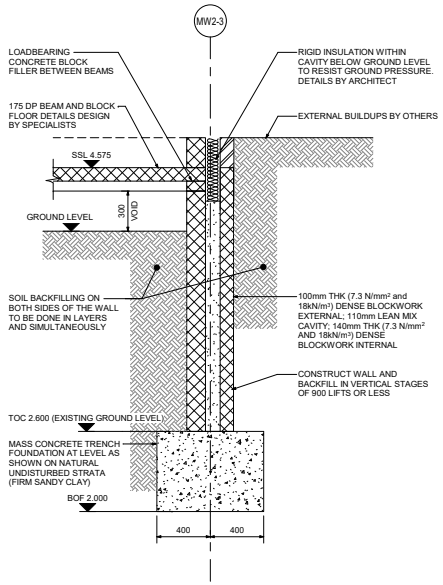
Drawing Number: 2225-HRW-H2-XX-DR-S-0300 Rev: P3



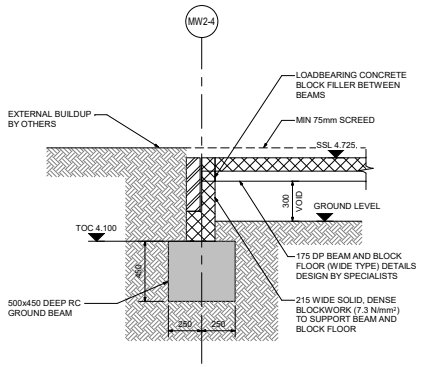
Section 7 - 7
Scale 1 : 20



Section 8 - 8
Scale 1 : 20



Section 9 - 9
Scale 1 : 20



Section 10 - 10
Scale 1 : 20

1:20 0m 0.4m 0.8m 1.2m 1.6m 2m



Key Plan

NOTES
1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
P3	10.05.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	17.01.24	ISSUED FOR COORDINATION	DJP	CK

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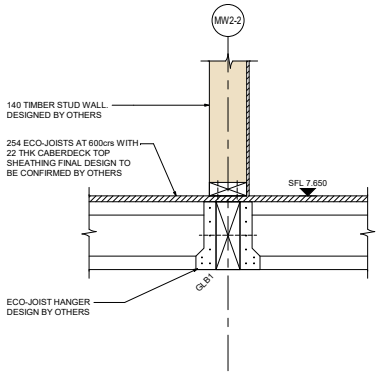
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Ground Floor
Sections & Details
Sheet 2

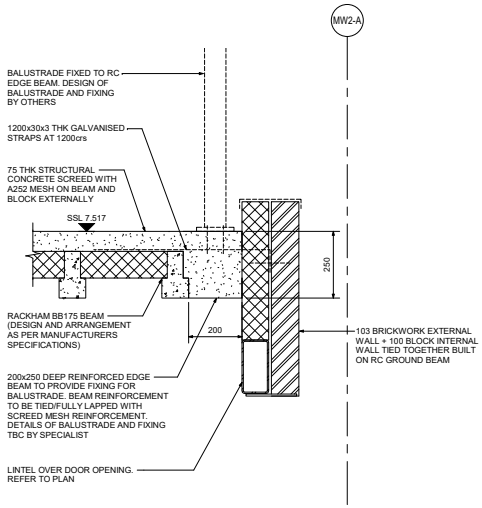
Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 20	DJP	DEC 2023	CK

Status: S1 Purpose For Issue: COORDINATION

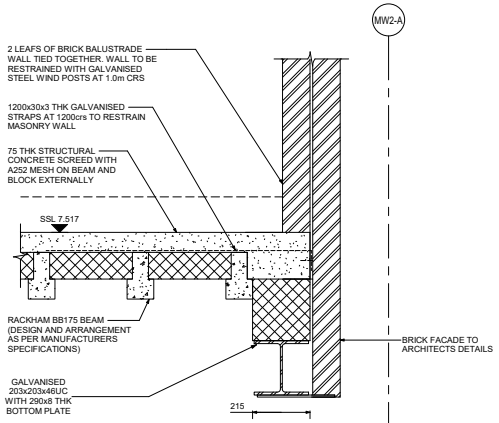
Drawing Number: 2225-HRW-H2-XX-DR-S-0301 Rev: P3



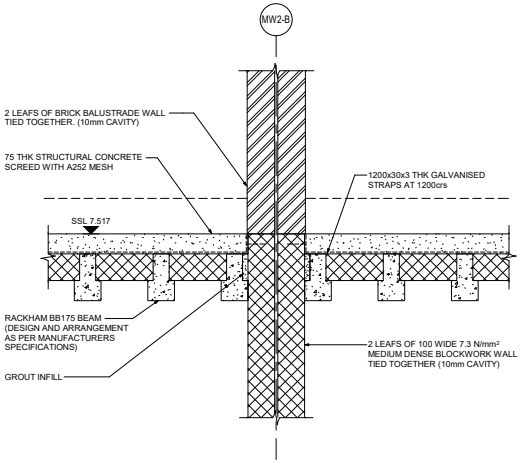
Section 1 - 1
Scale 1 : 10



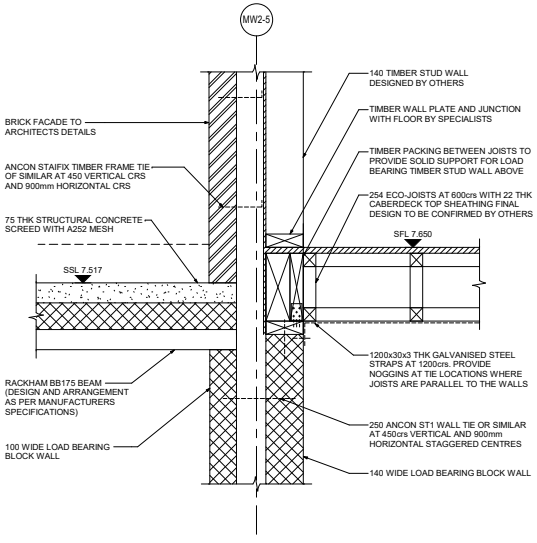
Section 2 - 2
Scale 1 : 10



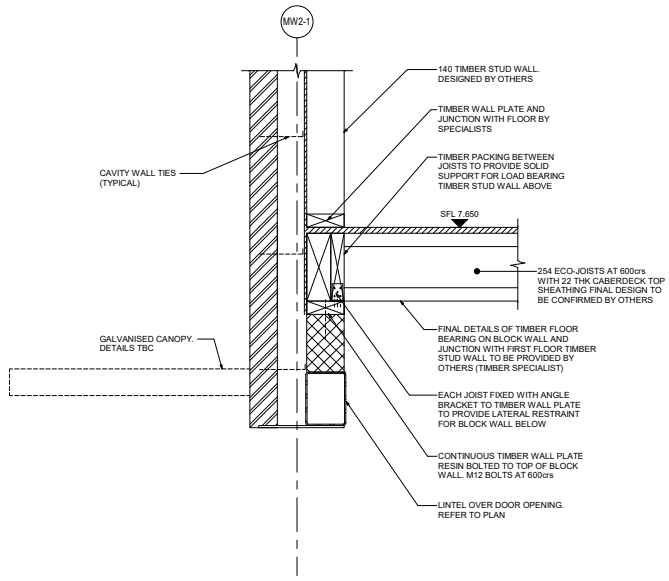
Section 3 - 3
Scale 1 : 10



Section 4 - 4
Scale 1 : 10



Section 5 - 5
Scale 1 : 10



Section 6 - 6
Scale 1 : 10

1:20 0m 0.4m 0.8m 1.2m 1.6m 2m



Key Plan

NOTES
1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
P3	10.05.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	17.01.24	ISSUED FOR COORDINATION	DJP	CK

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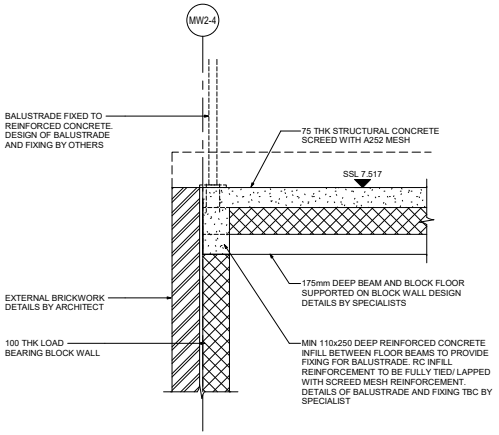
Project:
Tipner East Regeneration

Drawing title:
House Block 2
First Floor
Sections & Details
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 10	DJP	DEC 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H2-XX-DR-S-0310 Rev: P3



Section 7 - 7

Scale 1 : 10



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P3	10.05.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	17.01.24	ISSUED FOR COORDINATION	DJP	CK

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Project:
Tipner East Regeneration

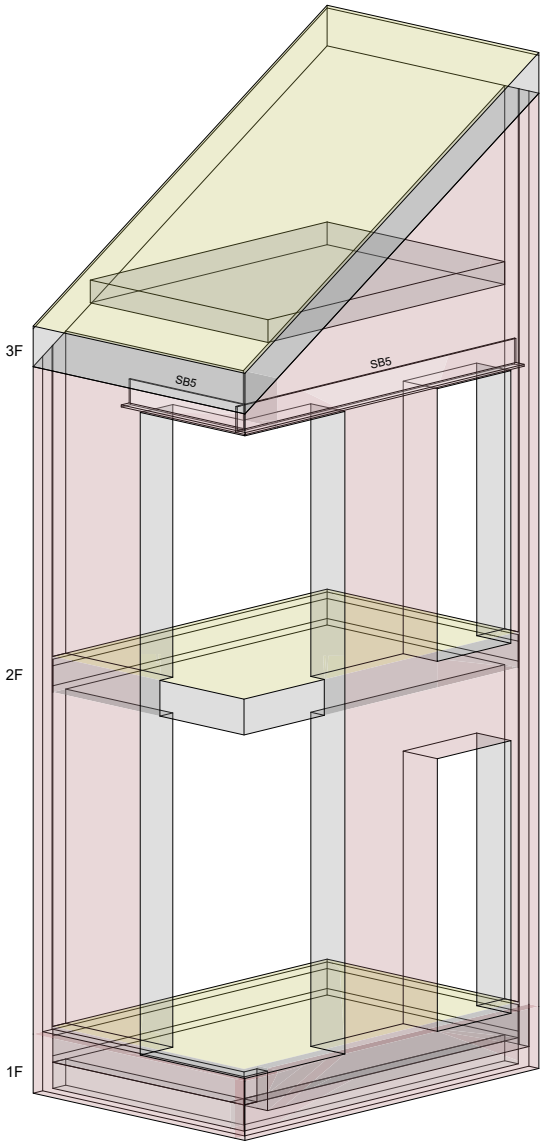
Drawing title:
House Block 2
First Floor
Sections & Details
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 10	DJP	DEC 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H2-XX-DR-S-0311** Rev: **P3**

1:20 0m 0.4m 0.8m 1.2m 1.6m 2m





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
P2	10.05.24	ISSUED FOR COORDINATION	NS	CK
P1	12.04.24	ISSUED FOR COORDINATION	NS	CK

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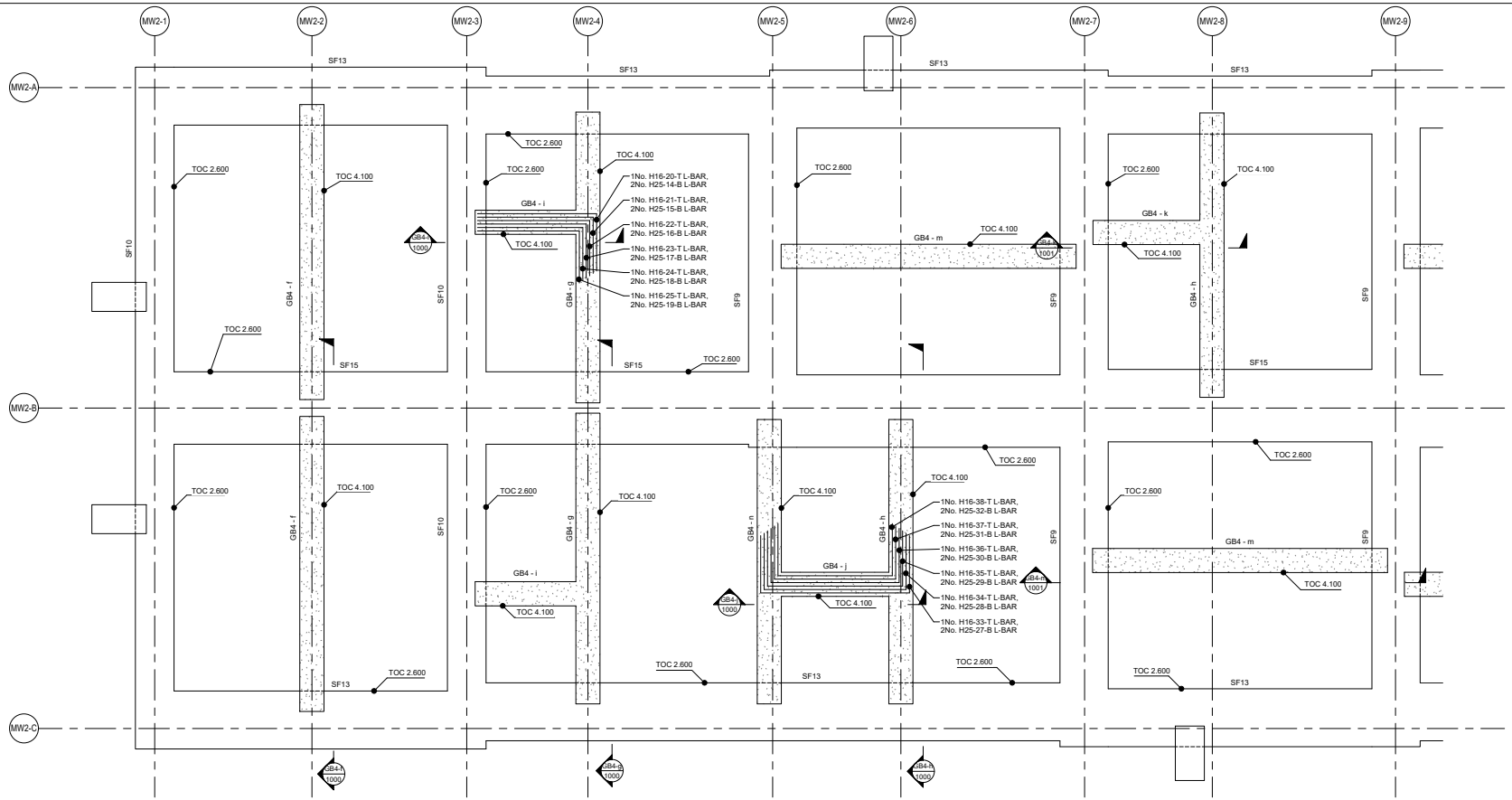
Project:
Tipner East Regeneration

Drawing title:
House Block 2
First Floor
Sections & Details
Sheet 3

Scale at A1:	Drawn by:	Date:	Chk'd by:
	NS	JAN 2024	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: Rev:
2225-HRW-H2-XX-DR-S-0312 P2



Foundation Plan
Scale 1 : 50



Key Plan

NOTES
1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

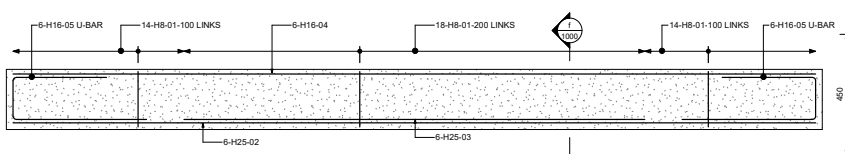
1:50 0m 1m 2m 3m 4m 5m

Ground Beam Schedule

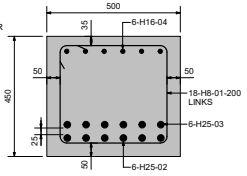
REF	SIZE (WIDTHxDEPTH)	GRADE	Length (m)	Count
GB4 - f	500 x 450mm	C35/45	6.634	4
GB4 - g	500 x 450mm	C35/45	6.500	4
GB4 - h	500 x 450mm	C35/45	6.400	3
GB4 - i	500 x 450mm	C35/45	2.438	2
GB4 - j	500 x 450mm	C35/45	2.226	1
GB4 - k	500 x 450mm	C35/45	2.564	2
GB4 - l	500 x 450mm	C35/45	2.432	2
GB4 - m	500 x 450mm	C35/45	6.810	3
GB4 - n	500 x 450mm	C35/45	6.455	2

Strip Foundation Schedule

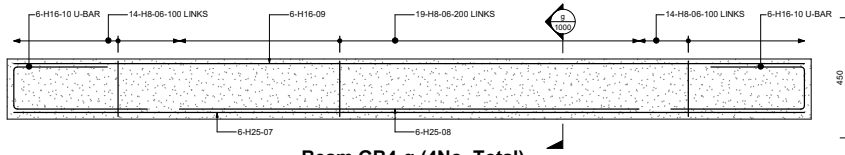
REF	SIZE (WIDTHxDEPTH)	GRADE
SF9	1000 x 600mm	C16/20
SF10	800 x 600mm	C16/20
SF13	1200 x 600mm	C16/20
SF15	1500 x 600mm	C16/20



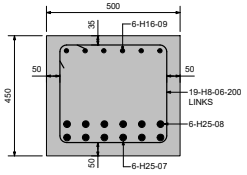
Beam GB4-f (4No. Total)
Scale 1 : 20



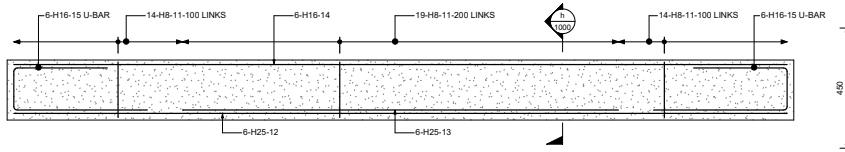
Beam GB4-f (Section)
Scale 1 : 10



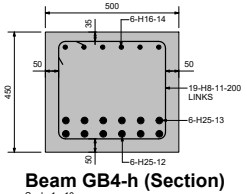
Beam GB4-g (4No. Total)
Scale 1 : 20



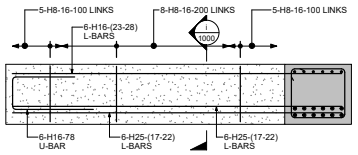
Beam GB4-g (Section)
Scale 1 : 10



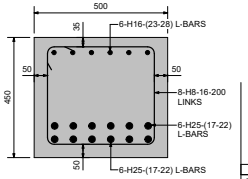
Beam GB4-h (3No. Total)
Scale 1 : 20



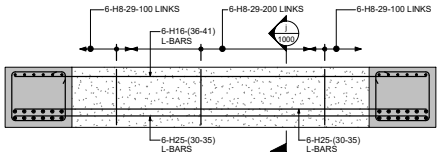
Beam GB4-h (Section)
Scale 1 : 10



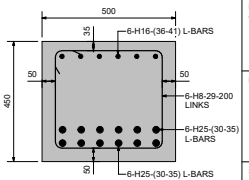
Beam GB4-i (2No. Total)
Scale 1 : 20



Beam GB4-i (Section)
Scale 1 : 10



Beam GB4-j (1No. Total)
Scale 1 : 20



Beam GB4-j (Section)
Scale 1 : 10

Rev	Date	Amendments	By	Chk'd
P1	10.05.24	ISSUED FOR COORDINATION	NS	CK

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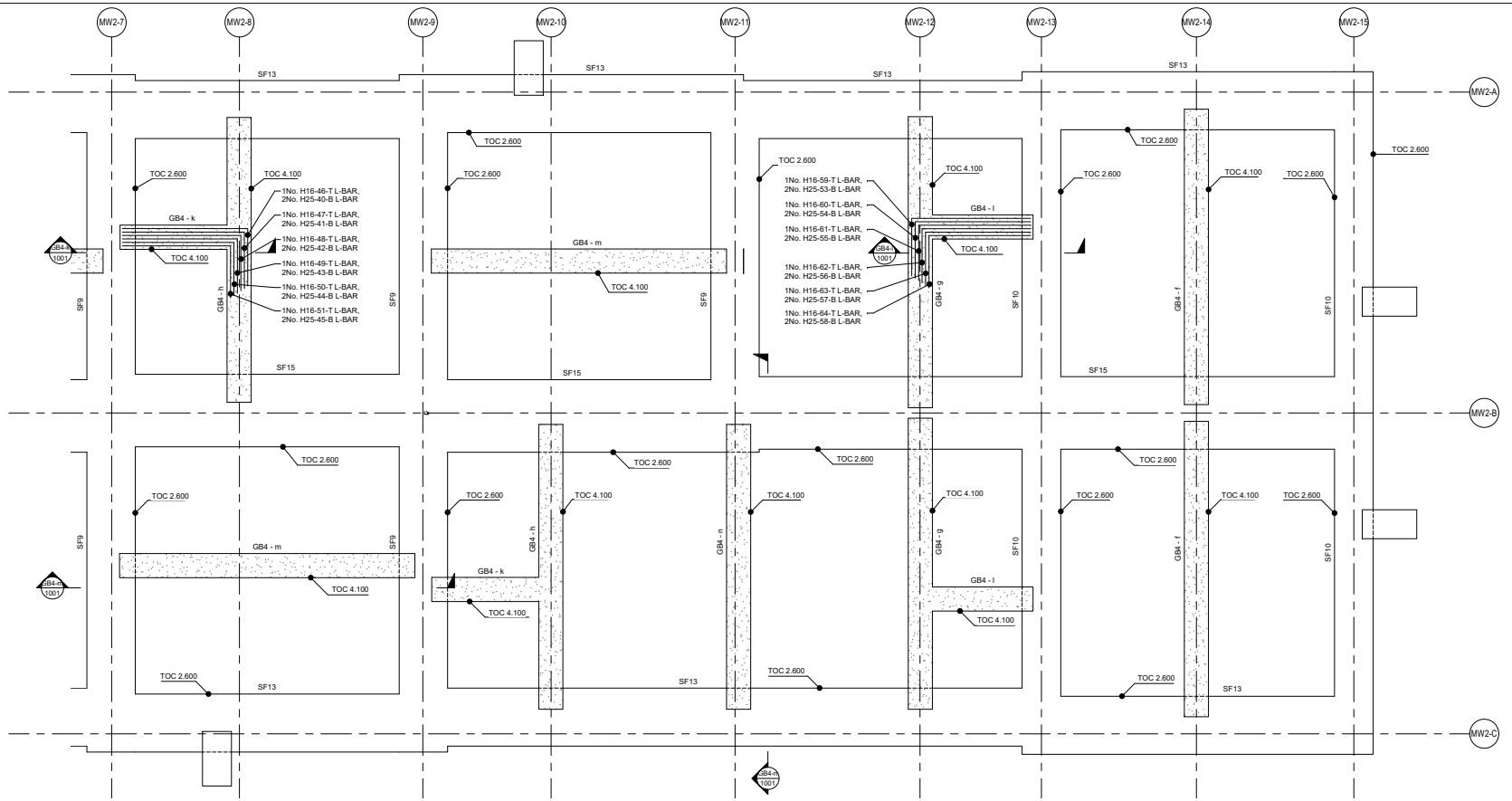
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Ground Beams
RC Details
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
As indicated	NS	MAY 2024	CK

Status: S1 COORDINATION
Purpose For Issue:

Drawing Number: 2225-HRW-H2-XX-DR-S-1000
Rev: P1



Foundation Plan
Scale 1 : 50



Key Plan

NOTES
1. DO NOT SCALE FROM THIS DRAWING
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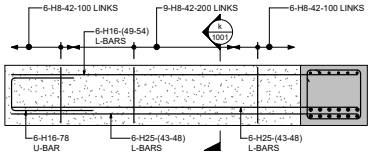
1:50 0m 1m 2m 3m 4m 5m

Ground Beam Schedule

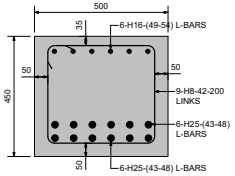
REF	SIZE (WIDTHxDEPTH)	GRADE	Length (m)	Count
GB4 - f	500 x 450mm	C35/45	6.634	4
GB4 - g	500 x 450mm	C35/45	6.500	4
GB4 - h	500 x 450mm	C35/45	6.400	3
GB4 - i	500 x 450mm	C35/45	2.438	2
GB4 - j	500 x 450mm	C35/45	2.226	1
GB4 - k	500 x 450mm	C35/45	2.564	2
GB4 - l	500 x 450mm	C35/45	2.432	2
GB4 - m	500 x 450mm	C35/45	6.810	3
GB4 - n	500 x 450mm	C35/45	6.455	2

Strip Foundation Schedule

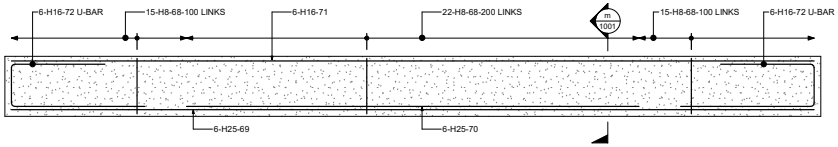
REF	SIZE (WIDTHxDEPTH)	GRADE
SF9	1000 x 600mm	C16/20
SF10	800 x 600mm	C16/20
SF13	1200 x 600mm	C16/20
SF15	1500 x 600mm	C16/20



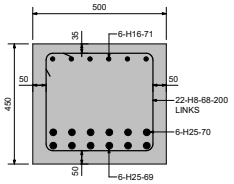
Beam GB4-k (2No. Total)
Scale 1 : 20



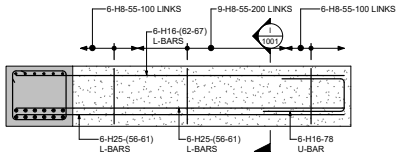
Beam GB4-k (Section)
Scale 1 : 10



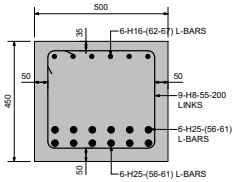
Beam GB4-m (3No. Total)
Scale 1 : 20



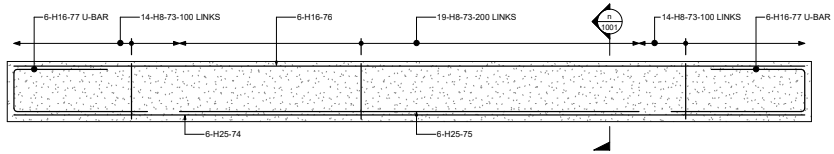
Beam GB4-m (Section)
Scale 1 : 10



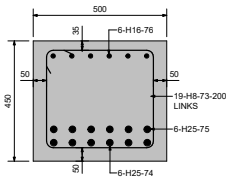
Beam GB4-l (2No. Total)
Scale 1 : 20



Beam GB4-l (Section)
Scale 1 : 10



Beam GB4-n (2No. Total)
Scale 1 : 20



Beam GB4-n (Section)
Scale 1 : 10

Rev	Date	Amendments	By	Chk'd
P1	10.05.24	ISSUED FOR COORDINATION	NS	CK

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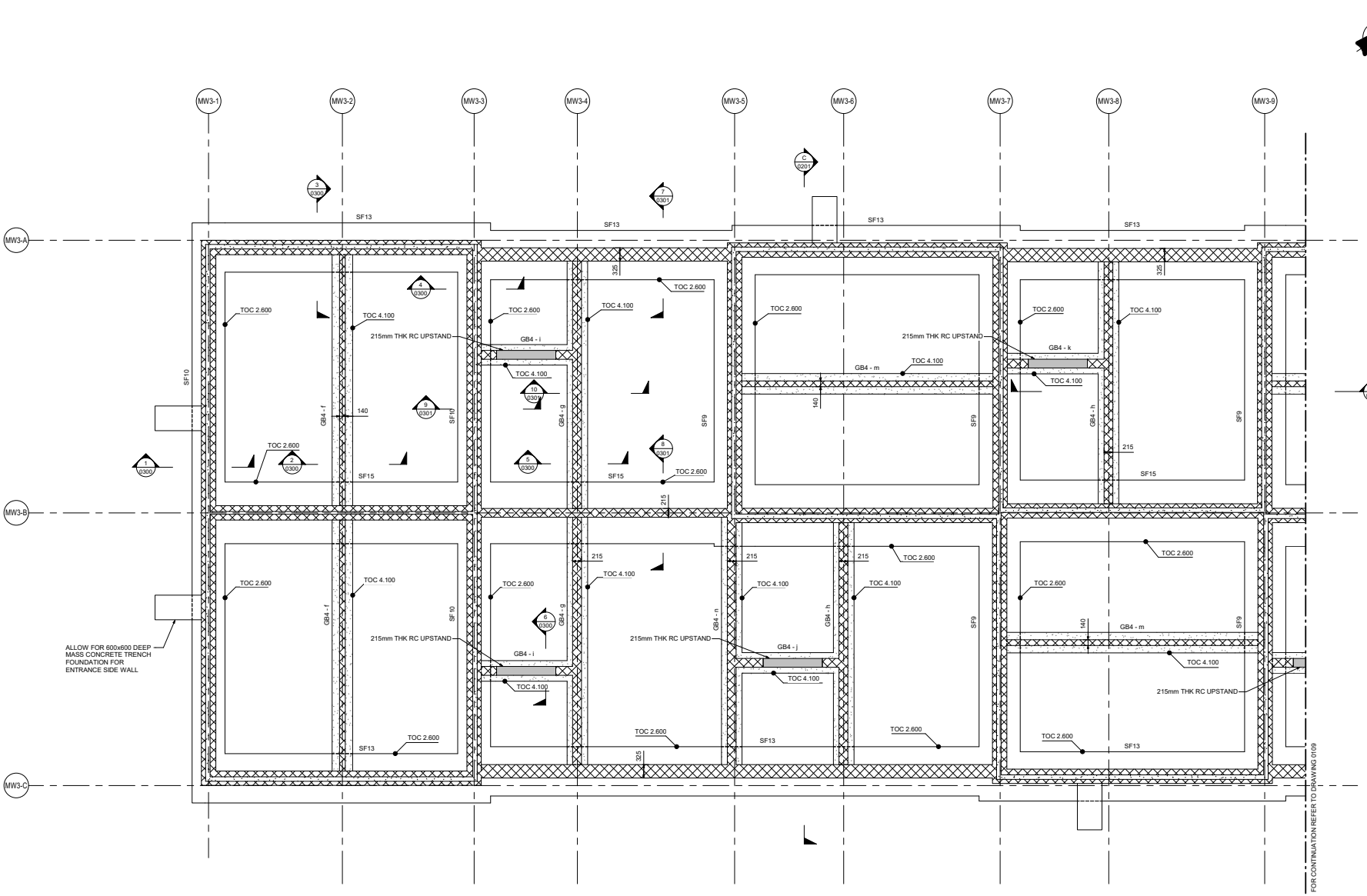
Project:
Tipner East Regeneration

Drawing title:
House Block 2
Ground Beams
RC Details
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
As indicated	NS	MAY 2024	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H2-XX-DR-S-1001 Rev: P1





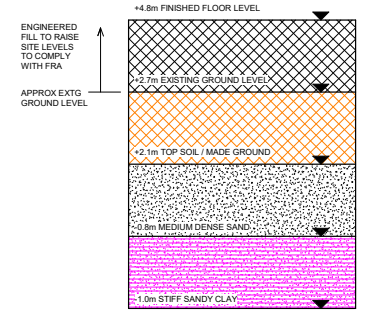
Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Strip Foundation Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE
SF9	1000 x 600mm	C16/20
SF10	800 x 600mm	C16/20
SF13	1200 x 600mm	C16/20
SF15	1500 x 600mm	C16/20



NOTE:
ALL BLOCKWORK BELOW PROPOSED GROUND FLOOR LEVEL TO BE DENSE BLOCKWORK (7.3 N/mm² and 18kN/m³)

CAVITY WALLS TO HAVE CAVITY FILLED WITH LEAN MIX CONCRETE

Ground Beam Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE	Length (m)	Count
GB4 - f	500 x 450mm	C35/45	6.634	4
GB4 - g	500 x 450mm	C35/45	6.500	4
GB4 - h	500 x 450mm	C35/45	6.400	3
GB4 - i	500 x 450mm	C35/45	2.438	2
GB4 - j	500 x 450mm	C35/45	2.226	1
GB4 - k	500 x 450mm	C35/45	2.564	2
GB4 - l	500 x 450mm	C35/45	2.432	2
GB4 - m	500 x 450mm	C35/45	6.810	3
GB4 - n	500 x 450mm	C35/45	6.455	2

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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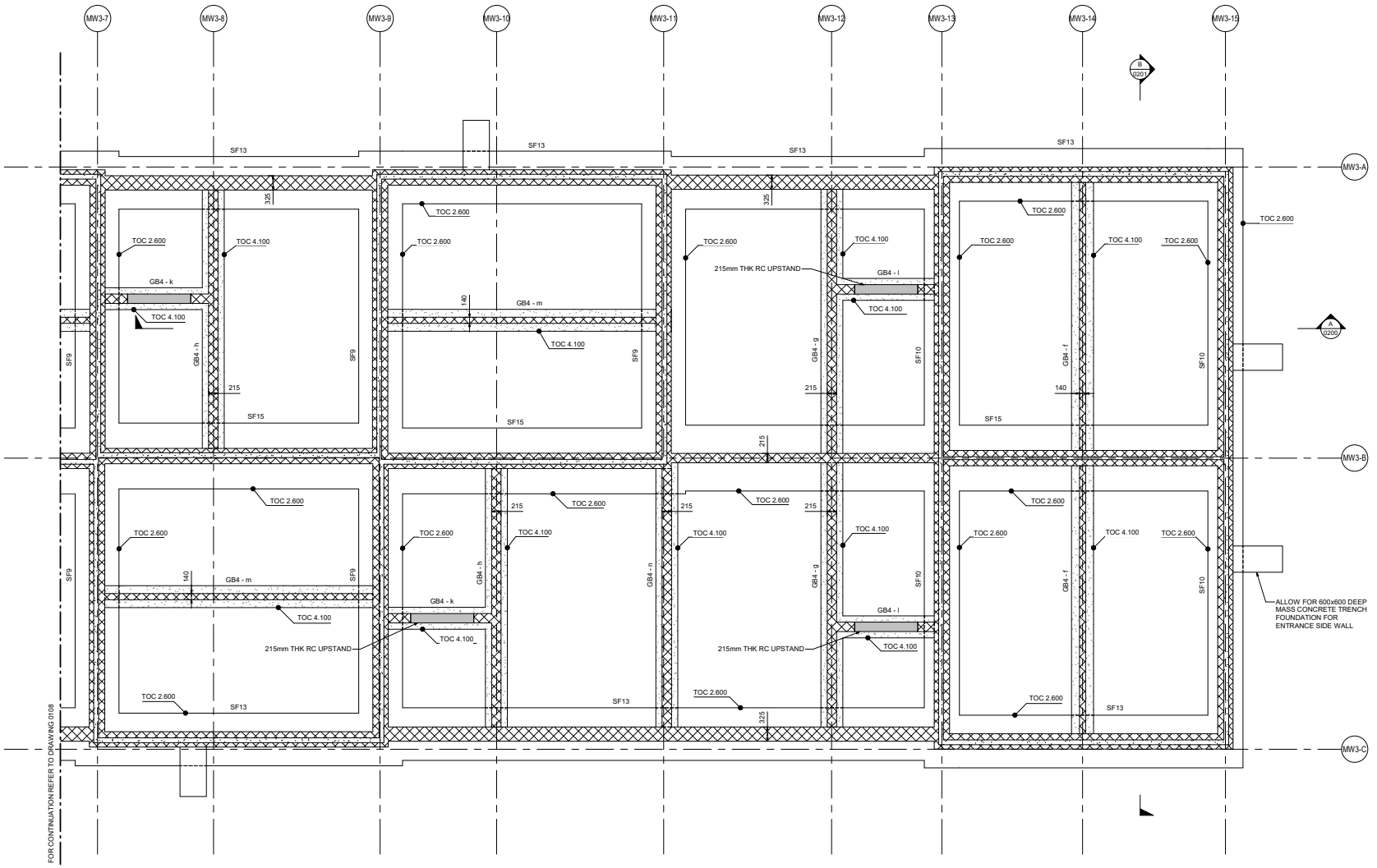
Project:
Tipner East Regeneration

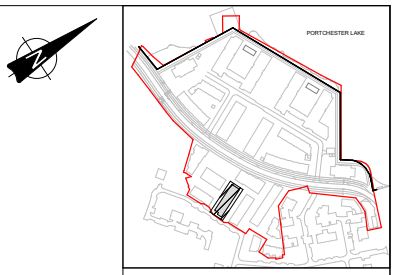
Drawing title:
House Block 3
Foundation Plan
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-H3-00-DR-S-0108** Rev: **P4**





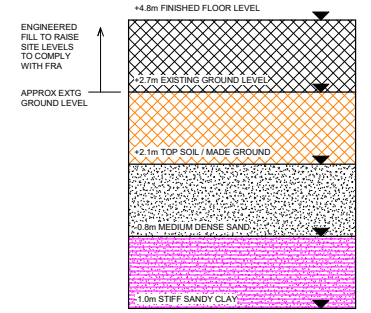
Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Strip Foundation Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE
SF9	1000 x 600mm	C16/20
SF10	800 x 600mm	C16/20
SF13	1200 x 600mm	C16/20
SF15	1500 x 600mm	C16/20



NOTE:
ALL BLOCKWORK BELOW PROPOSED GROUND FLOOR LEVEL TO BE DENSE BLOCKWORK (7.3 N/mm² and 18kN/m³)

CAVITY WALLS TO HAVE CAVITY FILLED WITH LEAN MIX CONCRETE

Ground Beam Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE	Length (m)	Count
GB4 - f	500 x 450mm	C35/45	6.634	4
GB4 - g	500 x 450mm	C35/45	6.500	4
GB4 - h	500 x 450mm	C35/45	6.400	3
GB4 - l	500 x 450mm	C35/45	2.438	2
GB4 - j	500 x 450mm	C35/45	2.226	1
GB4 - k	500 x 450mm	C35/45	2.564	2
GB4 - l	500 x 450mm	C35/45	2.432	2
GB4 - m	500 x 450mm	C35/45	6.810	3
GB4 - n	500 x 450mm	C35/45	6.455	2

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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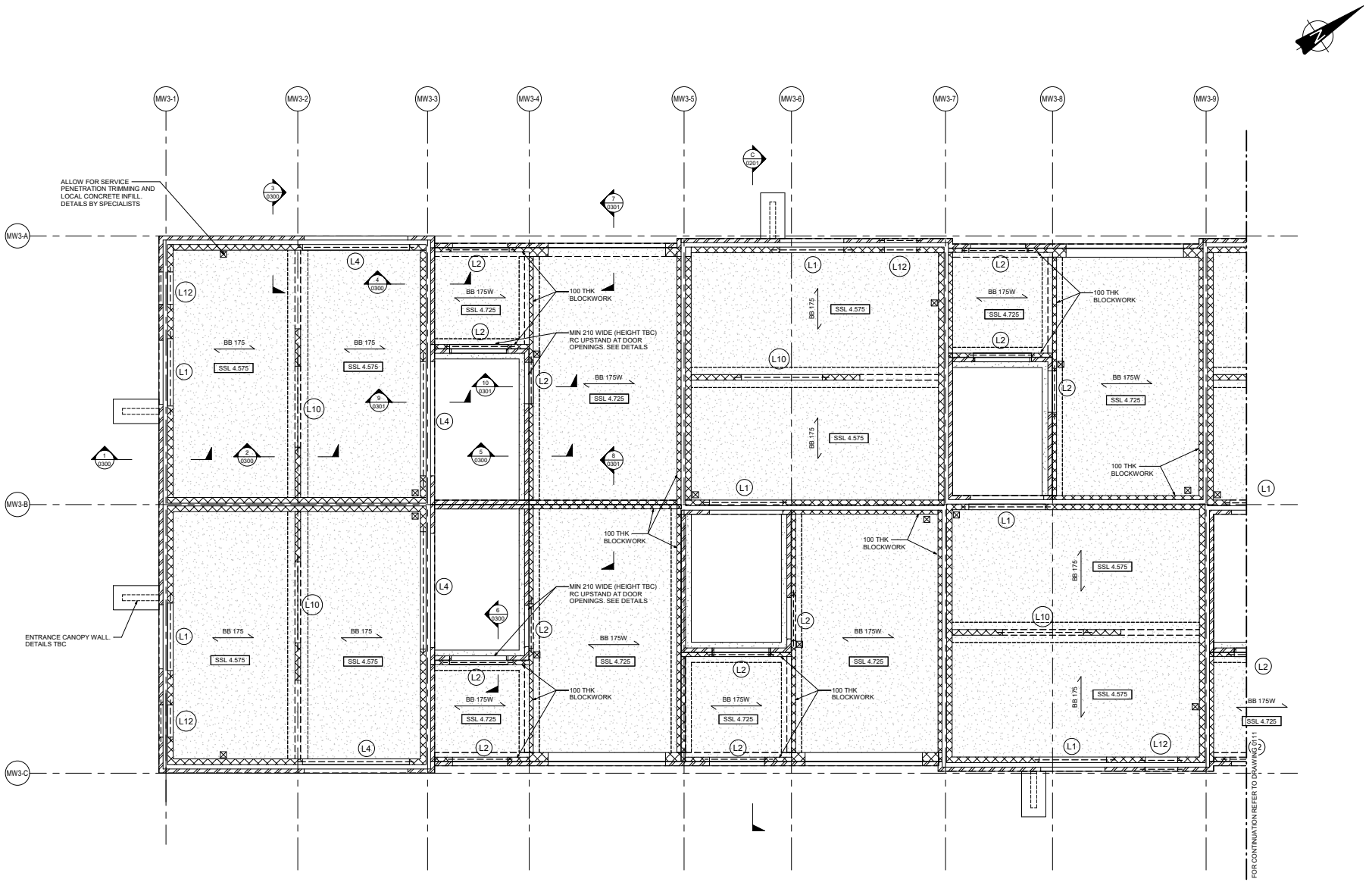
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Foundation Plan
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-H3-00-DR-S-0109** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
BB 175	175mm DP RACKHAM BEAM AND BLOCK FLOOR - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR MIN 75 mm TOPPING SCREED LAID TO FALL AS REQUIRED - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5/kN/m³)
	103mm THK BRICKWORK WALL

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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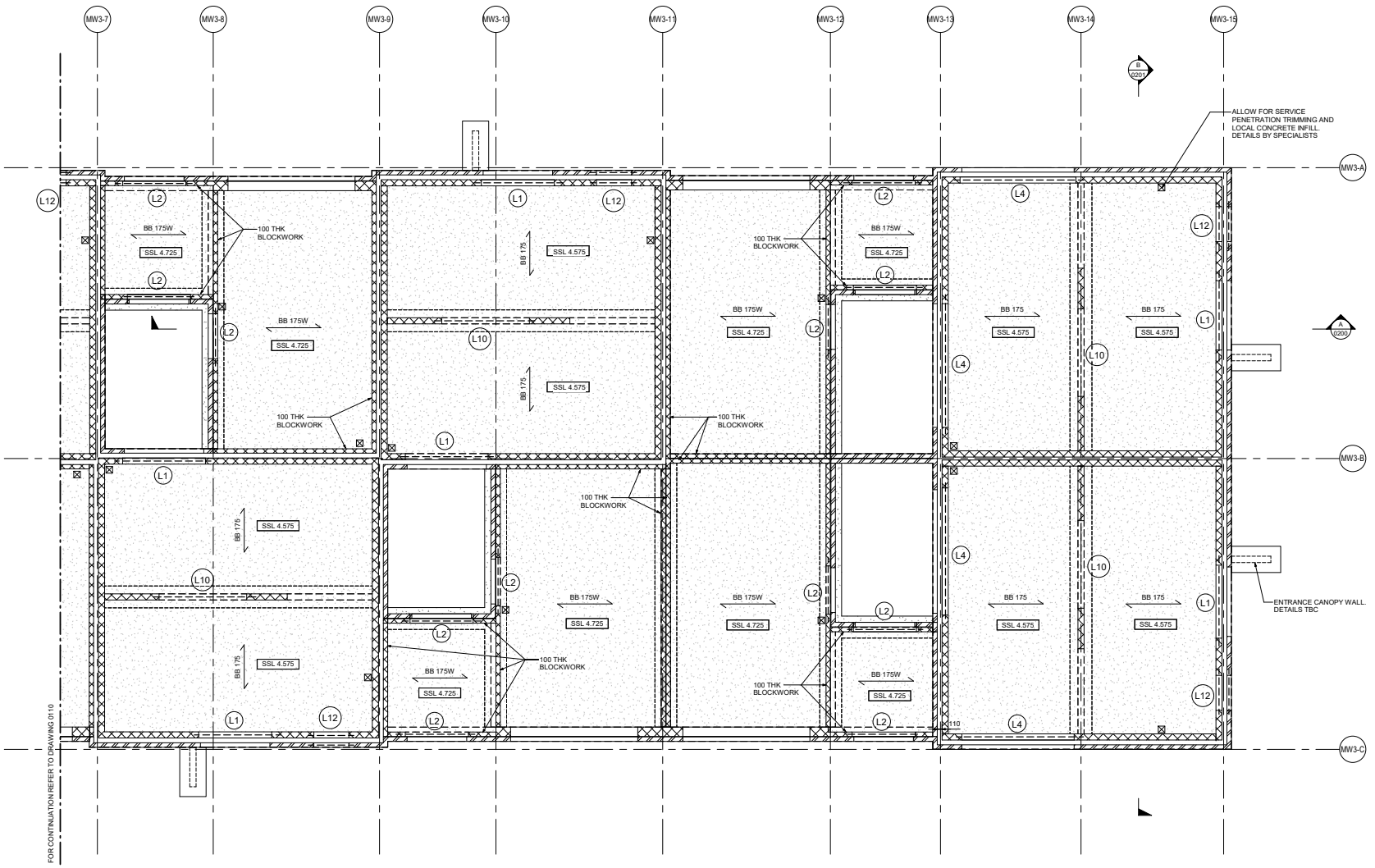
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Ground Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H3-00-DR-S-0110 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- STRUCTURE UNDER
- BB 175 — 175mm DP RACKHAM BEAM AND BLOCK FLOOR - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175W — 175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR MIN 75 mm TOPPING SCREED LAID TO FALL AS REQUIRED - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- 140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5/kN/m³)
- 103mm THK BRICKWORK WALL

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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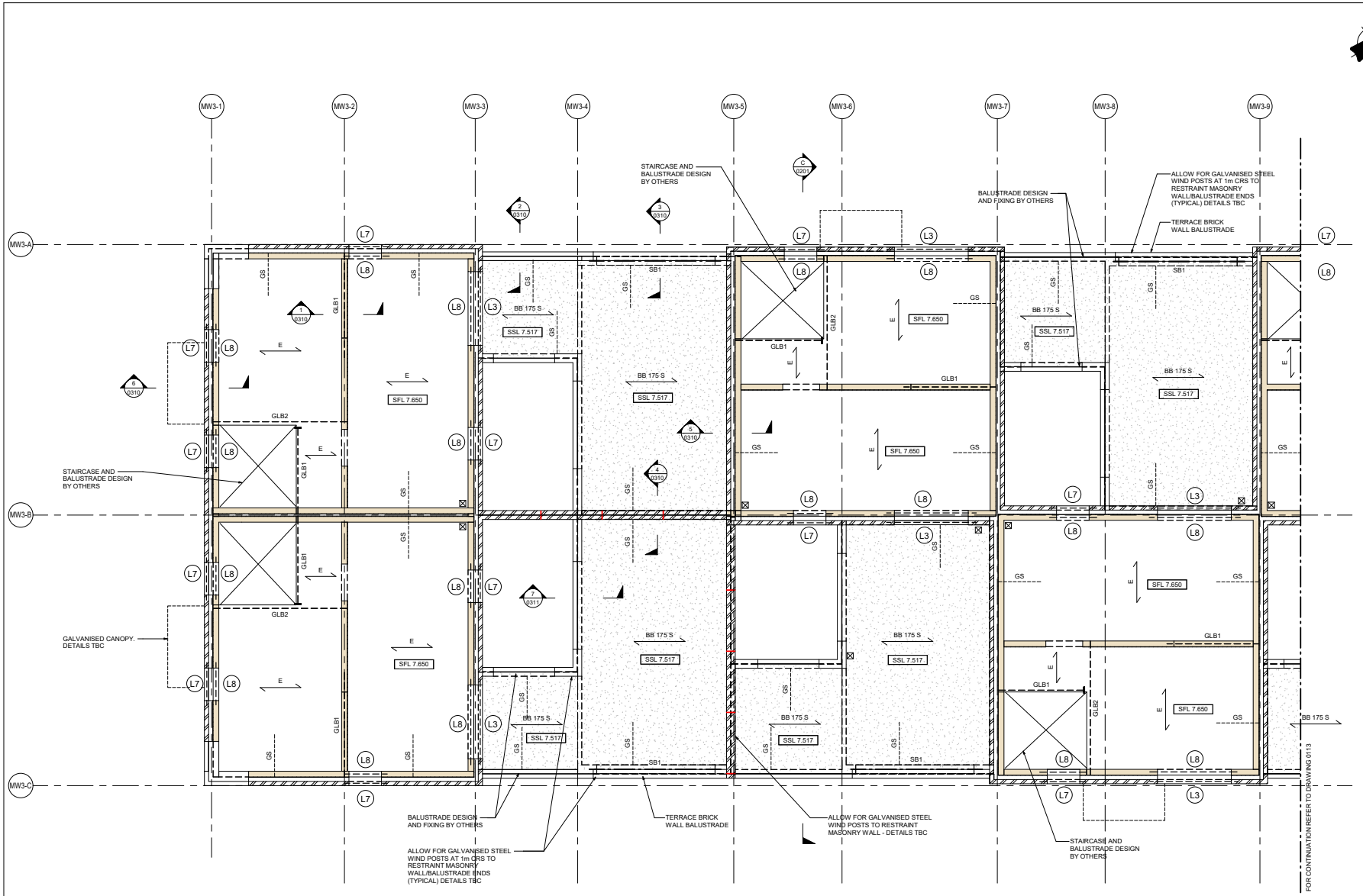
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Ground Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H3-00-DR-S-0111** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
A	375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
D	254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
E	254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
G	47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175 S	175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W S	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m³)
	103mm THK BRICKWORK WALL
	RAINSCREEN FACADE
	140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
GS	1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
	200W x 10 THK mm WINDPOST @ 1.5mm CRS
	85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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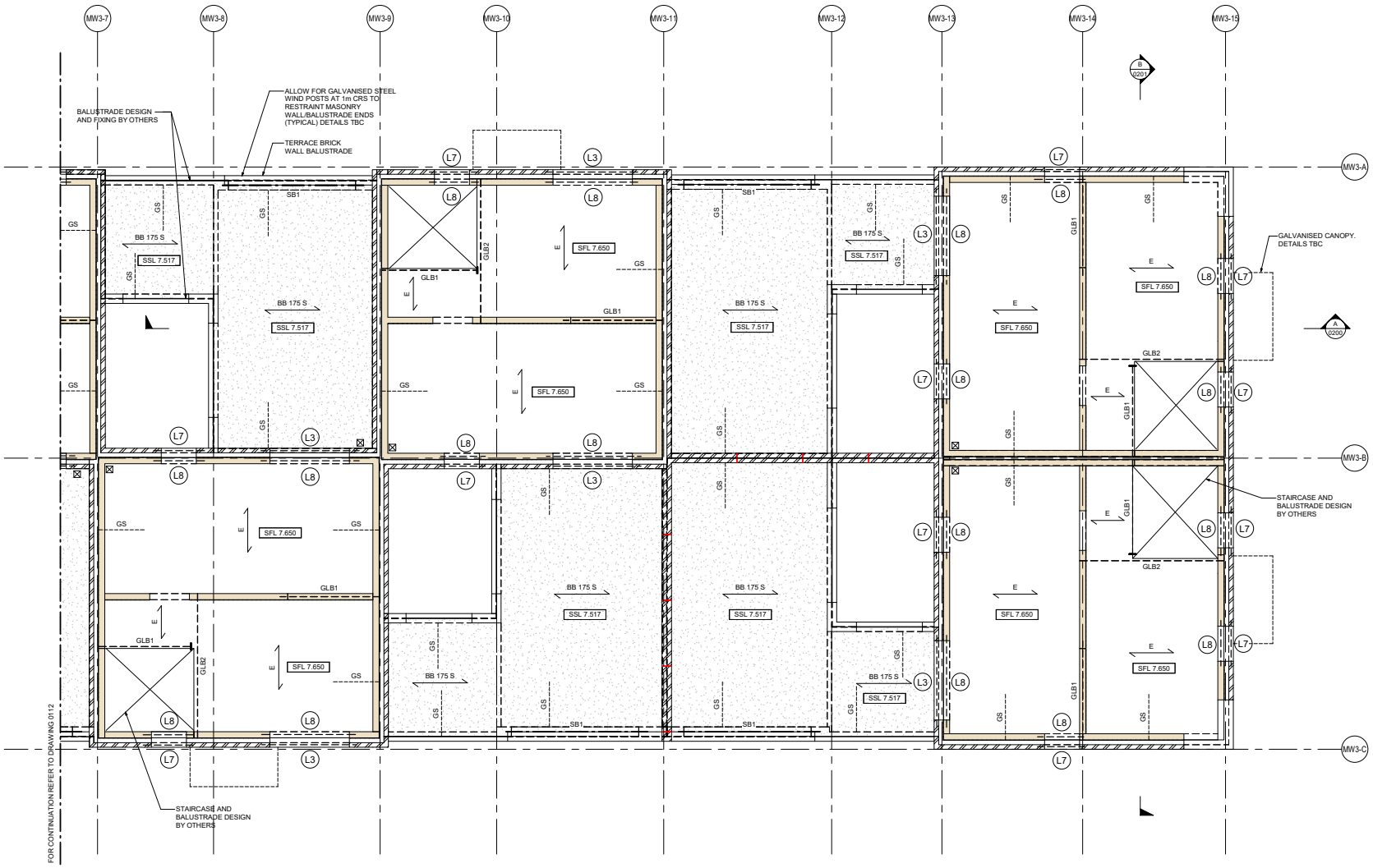
Project:
Tipner East Regeneration

Drawing title:
House Block 3
First Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 COORDINATION
Purpose For Issue:

Drawing Number: 2225-HRW-H3-01-DR-S-0112
Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

STRUCTURE UNDER	
A	375 ECO-JOISTS AT 400 mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
D	254 ECO-JOISTS AT 600 mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
E	254 ECO-JOISTS AT 600 mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
G	47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175 S	175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W S	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m³)
	103mm THK BRICKWORK WALL
	RAINSCREEN FACADE
	140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
GS	1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
	200W x 10 THK mm WINDPOST @ 1.5mm CRS
	85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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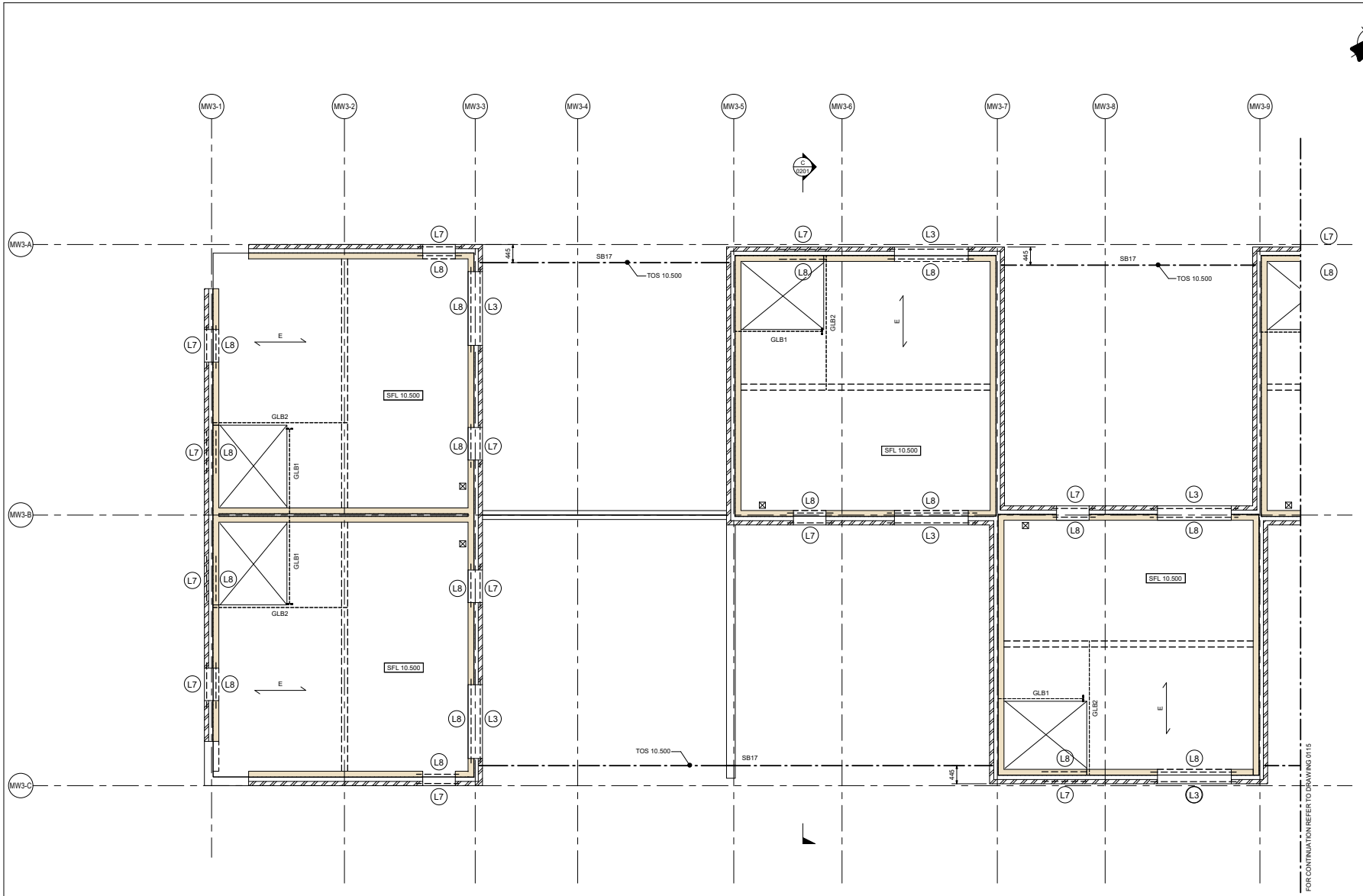
Project:
Tipner East Regeneration

Drawing title:
House Block 3
First Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H3-01-DR-S-0113** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
A	375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
D	254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
E	254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
G	47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175 S	175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W S	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m³)
	103mm THK BRICKWORK WALL
	RAINSCREEN FACADE
	140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
GS	1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
	200W x 10 THK mm WINDPOST @ 1.5mm CRS
	85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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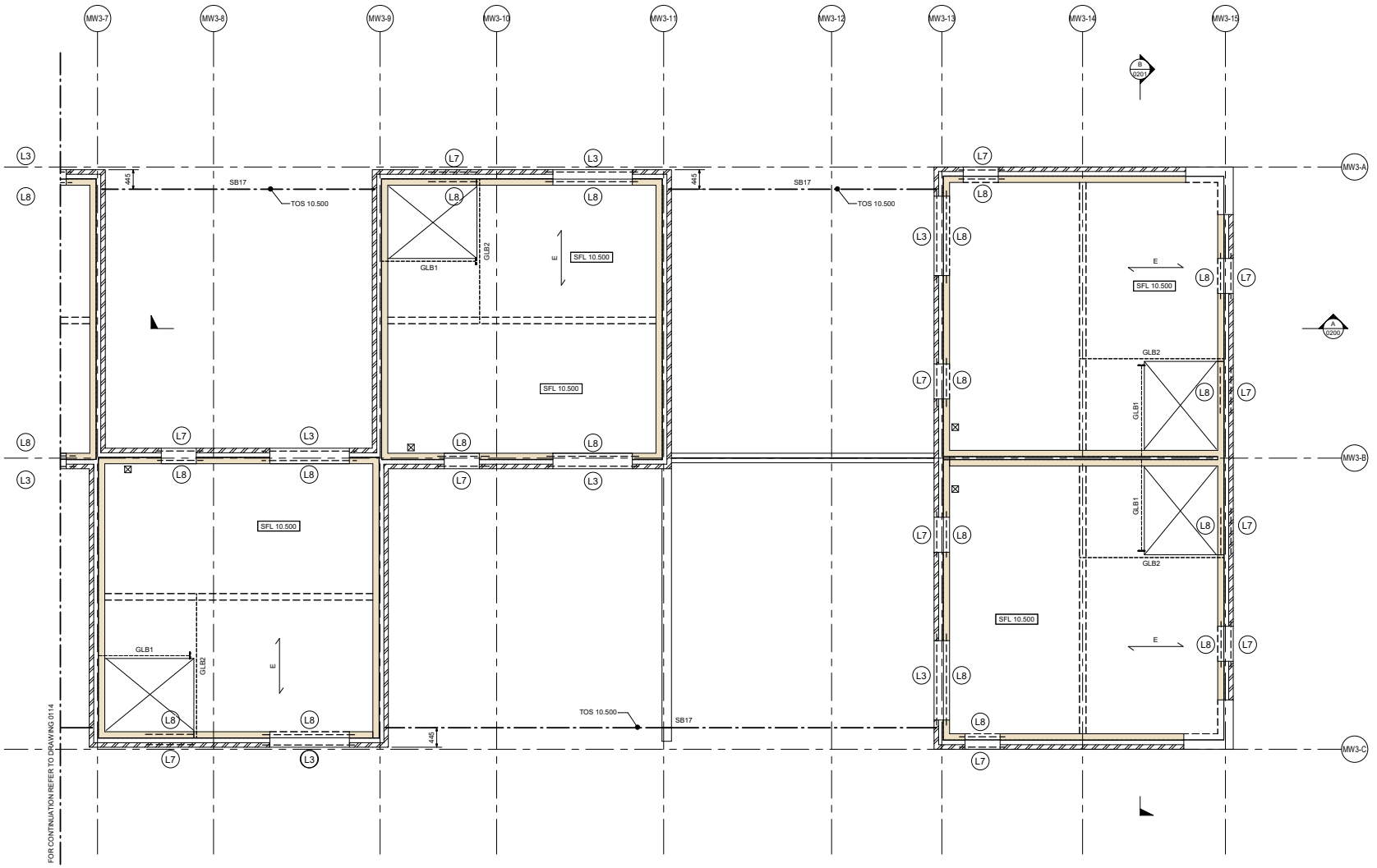
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Second Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 COORDINATION
Purpose For Issue:

Drawing Number: 2225-HRW-H3-02-DR-S-0114
Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
A	375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
D	254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
E	254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
G	47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175 S	175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W S	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m³)
	103mm THK BRICKWORK WALL
	RAINSCREEN FACADE
	140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
GS	1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
	200W x 10 THK mm WINDPOST @ 1.5mm CRS
	85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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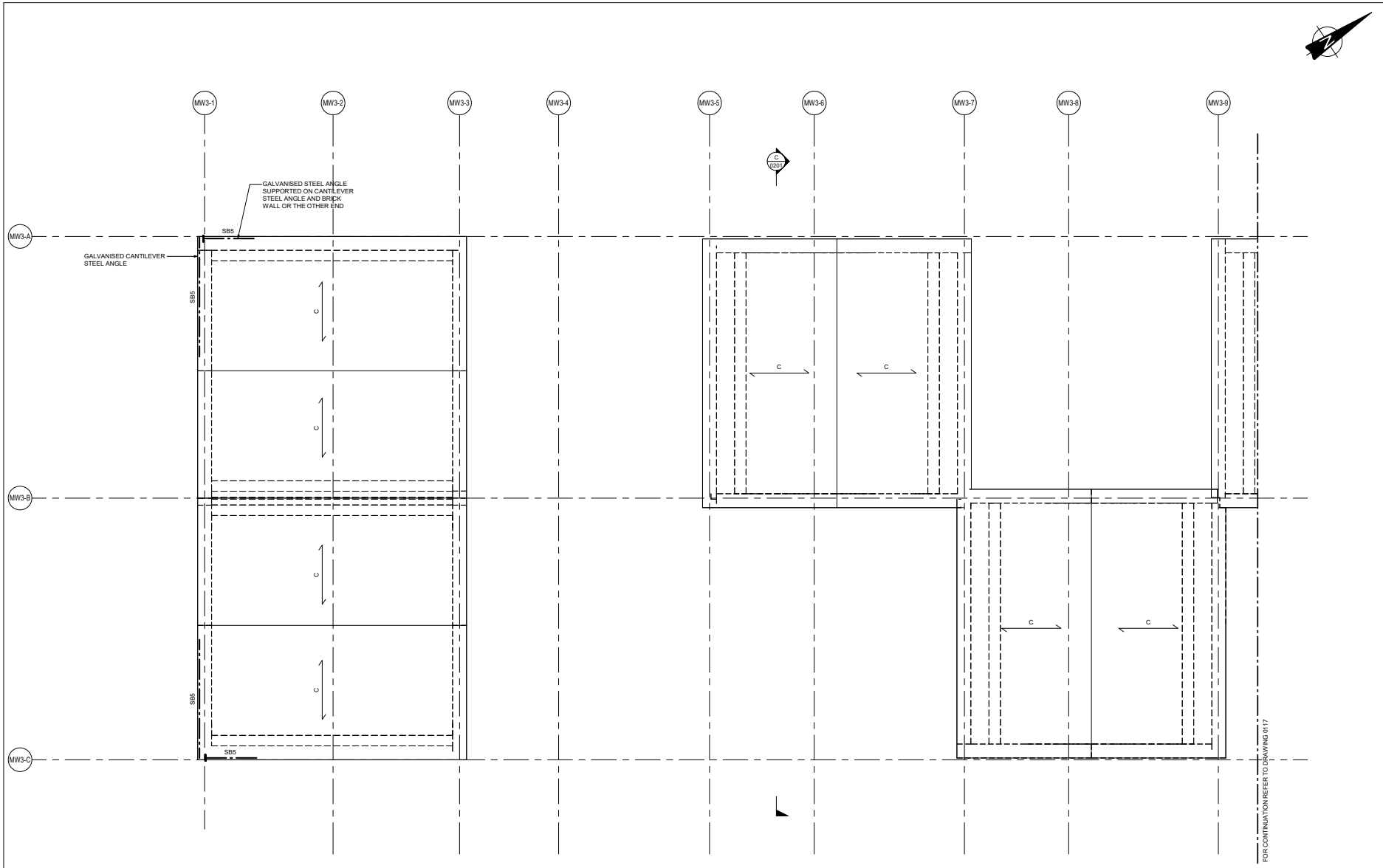
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Second Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 COORDINATION
Purpose For Issue:

Drawing Number: 2225-HRW-H3-02-DR-S-0115
Rev: P4



1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
C	TIMBER TRUSSES AT 600mm CRS + 18mm OSB (DESIGNED BY OTHERS)
F	50mm x 150mm DP C24 SOLID TIMBER JOISTS AT 400mm CRS + 18mm MARINE PLY

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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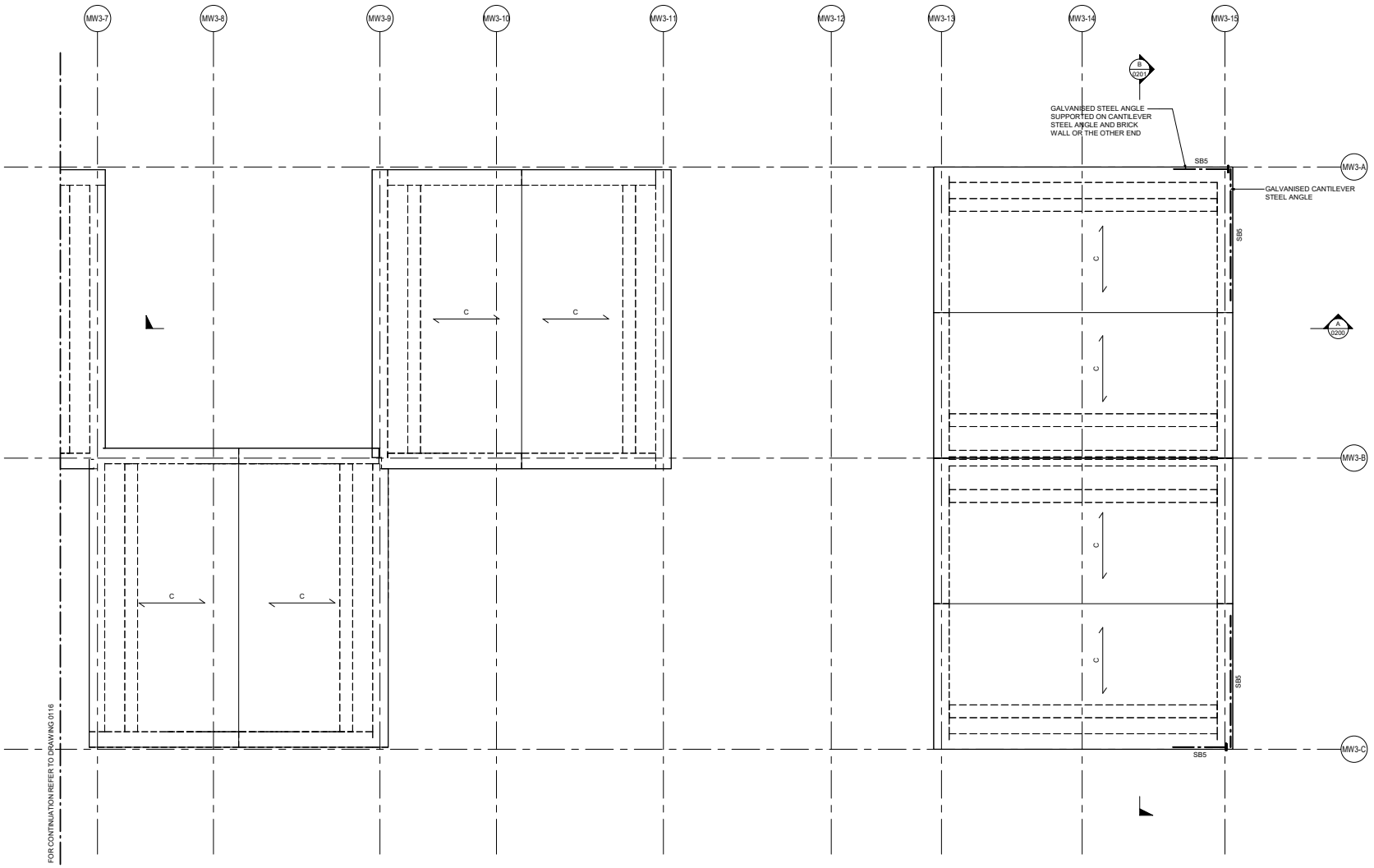
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Roof Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H3-03-DR-S-0116 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
C	TIMBER TRUSSES AT 600mm CRS + 18mm OSB (DESIGNED BY OTHERS)
F	50mm x 150mm DP C24 SOLID TIMBER JOISTS AT 400mm CRS + 18mm MARINE PLY

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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Project:
Tipner East Regeneration

Drawing title:
House Block 3
Roof Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H3-03-DR-S-0117 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P3	10.05.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	18.09.23	Coordinated Issue	HA	CK

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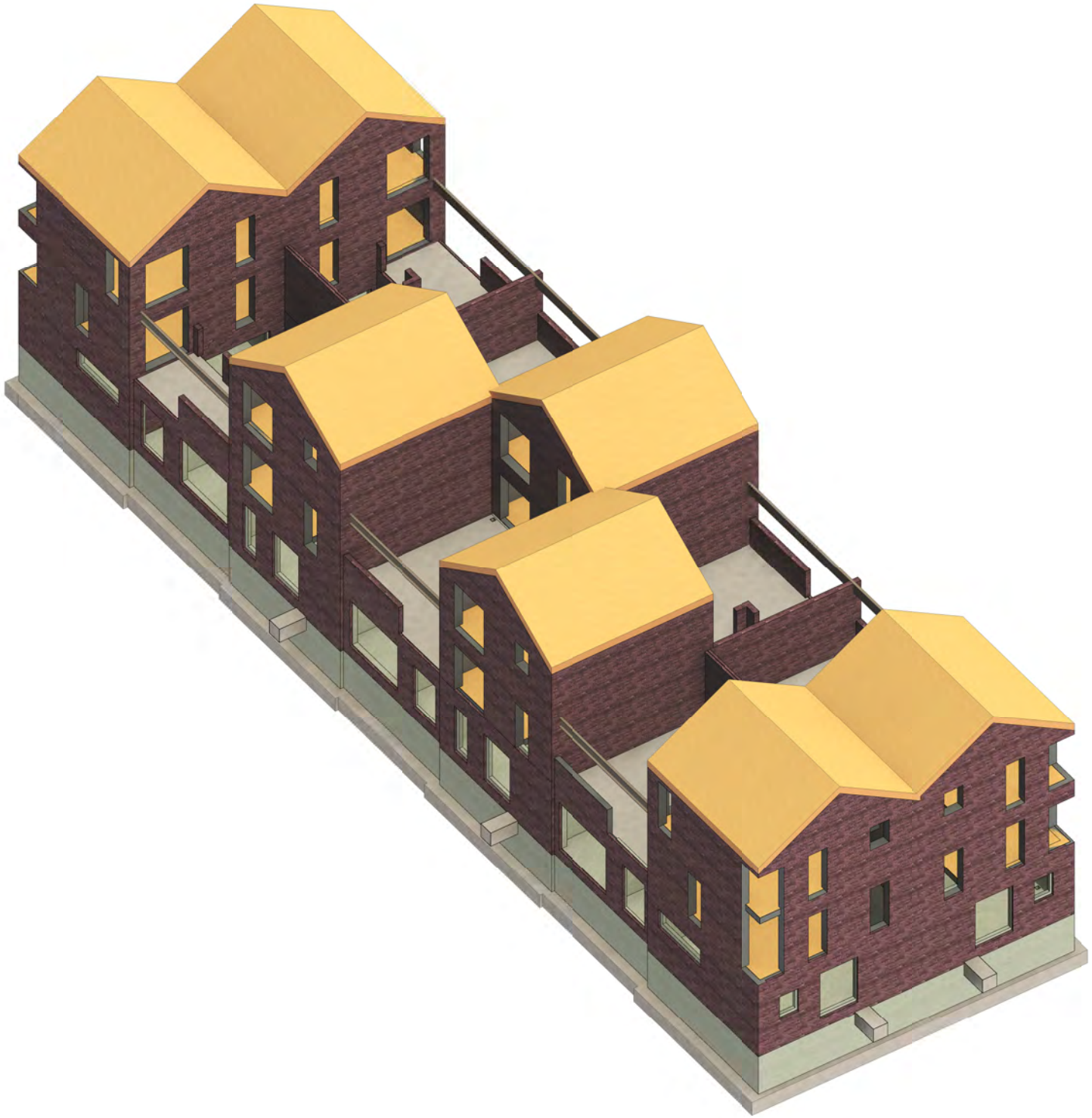
Project:
Tipner East Regeneration

Drawing title:
House Block 3
3D View
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
	NS	JAN 2024	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: Rev:
2225-HRW-H3-XX-DR-S-0001 P3





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
P2	10.05.24	ISSUED FOR COORDINATION	NS	CK
P1	12.04.24	ISSUED FOR COORDINATION	NS	CK

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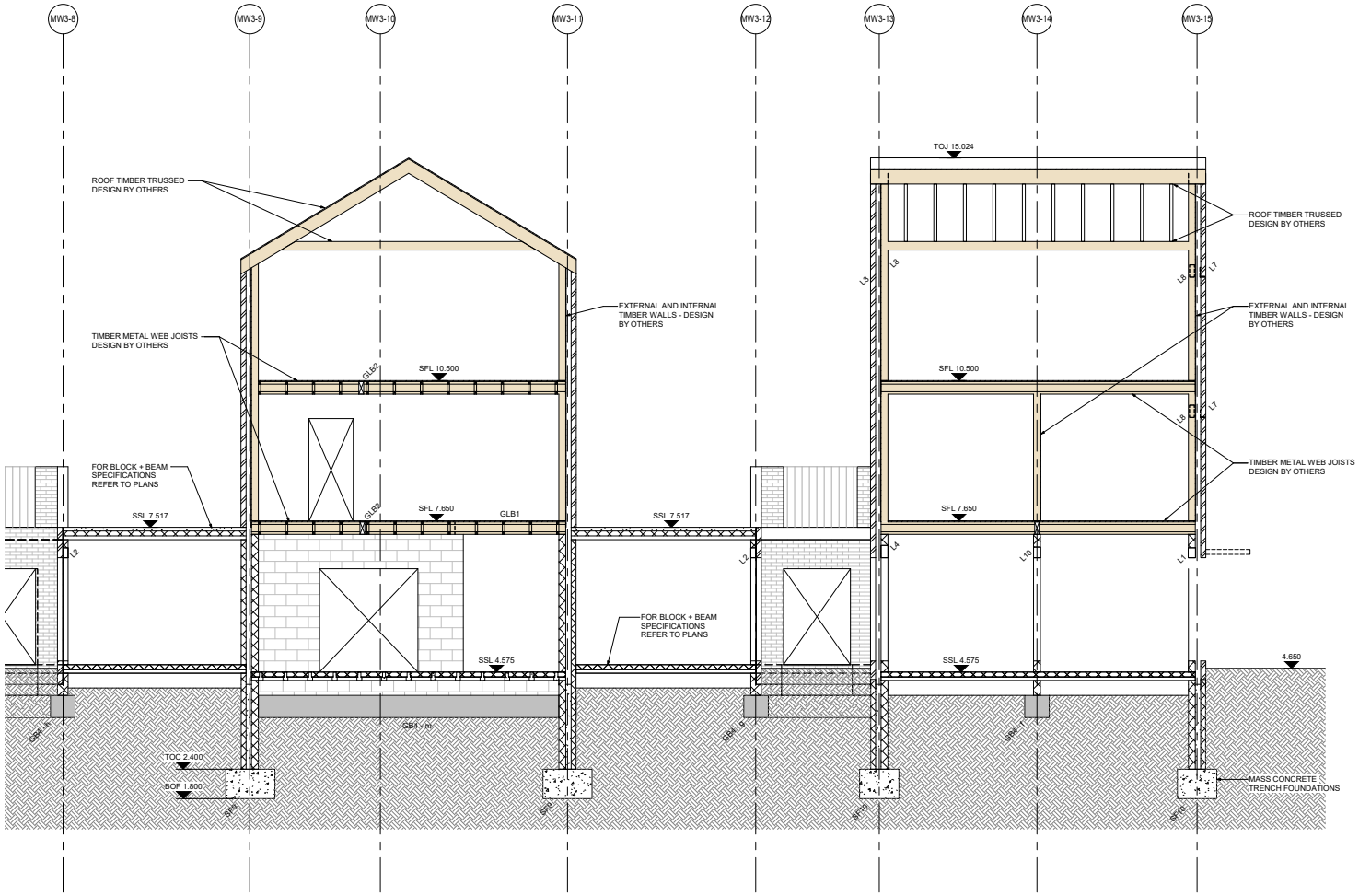
Project:
Tipner East Regeneration

Drawing title:
House Block 3
3D View
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
	NS	JAN 2024	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: Rev:
2225-HRW-H3-XX-DR-S-0002 P2



Section A - A
Scale 1 : 50

1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Glulam Beam Schedule	
REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule		
REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 290x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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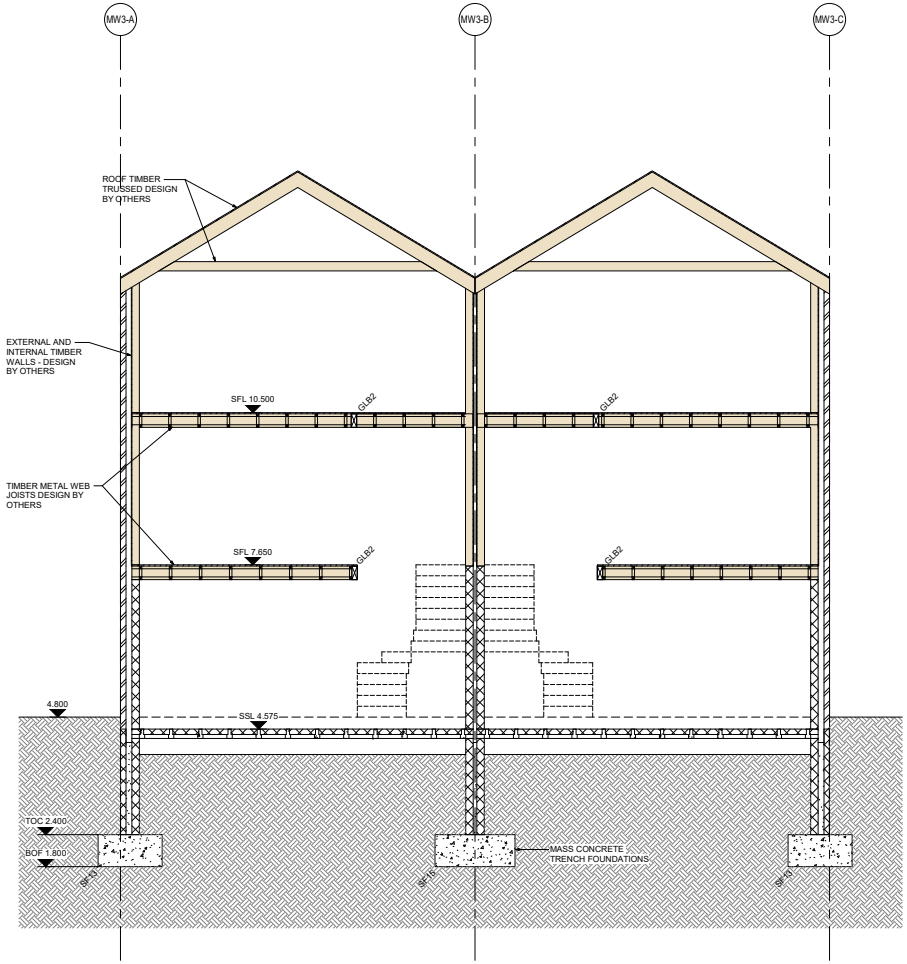
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Section A-A

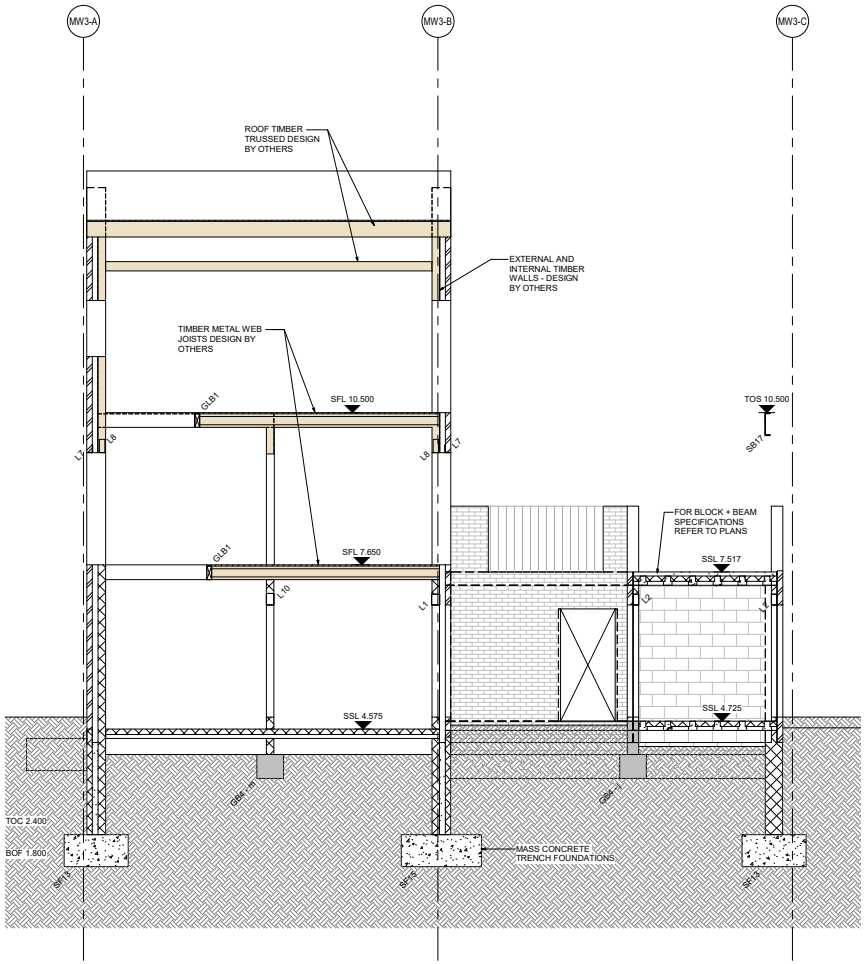
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1 : 50	HA	SEPT 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H3-XX-DR-S-0200 Rev: P4



Section B - B
Scale 1 : 50



Section C - C
Scale 1 : 50

1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Glulam Beam Schedule	
REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Beam Schedule		
REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC WITH 280x8 THK BOTTOM PLATE	S355
SB5	GALVANISED UKA200x100x10	S355
SB17	GALVANISED 430x100x64PFC	S355

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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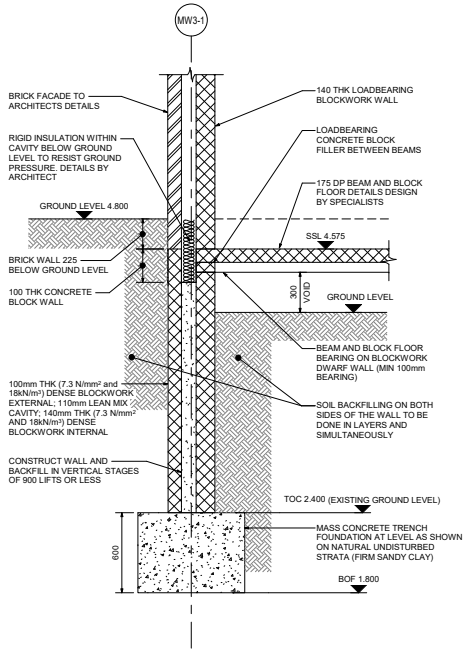
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Sections B-B & C-C

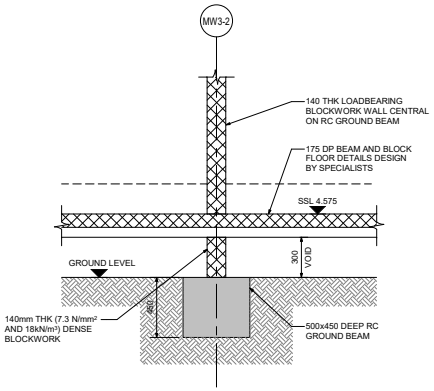
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1 : 50	HA	SEPT 2023	CK

Status: S1 Purpose For Issue: COORDINATION

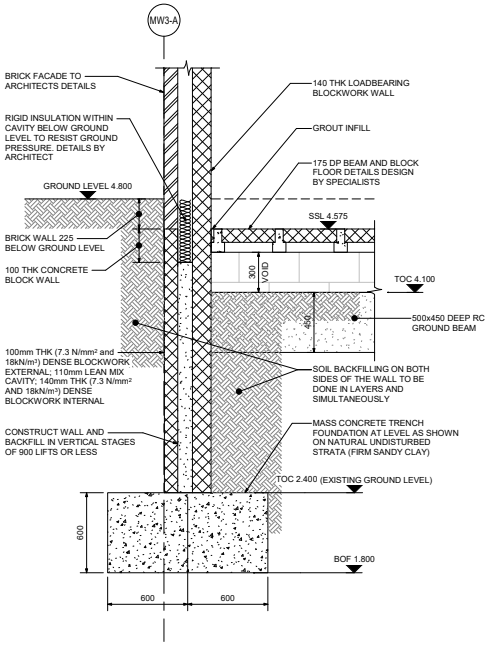
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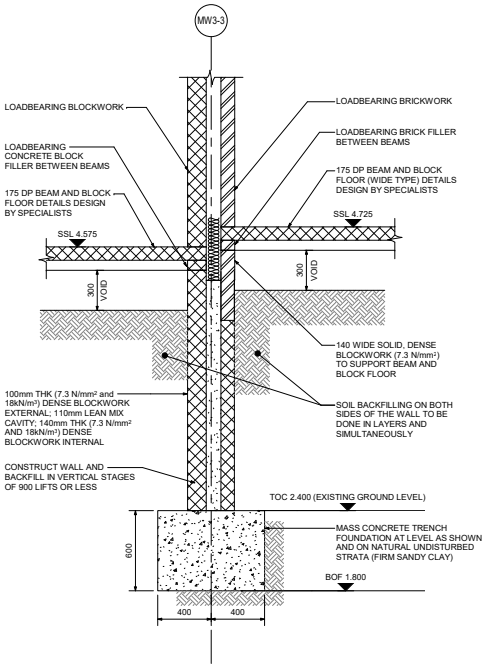
Section 1 - 1
Scale 1 : 20



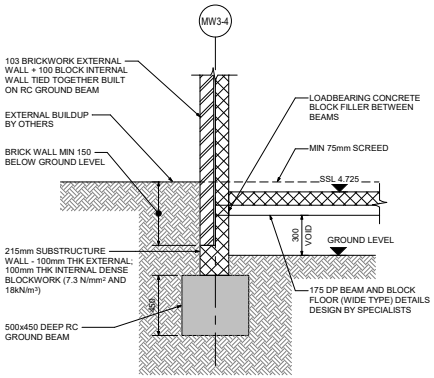
Section 2 - 2
Scale 1 : 20



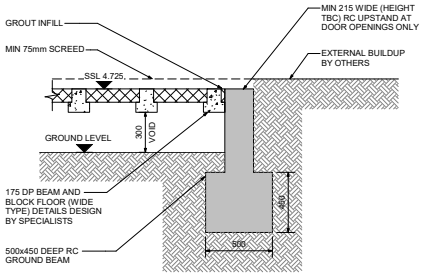
Section 3 - 3
Scale 1 : 20



Section 4 - 4
Scale 1 : 20



Section 5 - 5
Scale 1 : 20



Section 6 - 6
Scale 1 : 20

1:20 0m 0.4m 0.8m 1.2m 1.6m 2m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
P3	10.05.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	17.01.24	ISSUED FOR COORDINATION	DJP	CK

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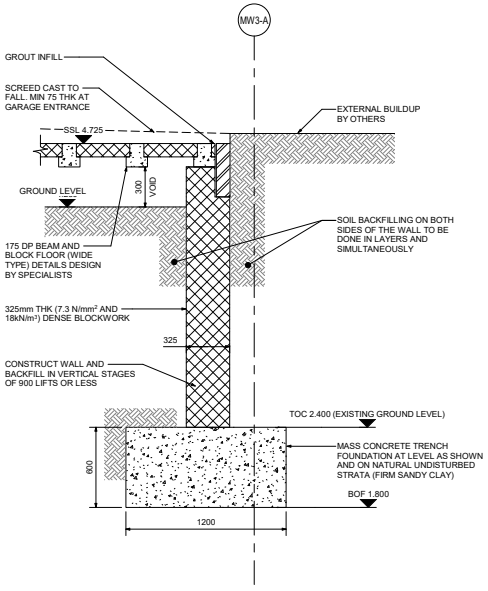
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Ground Floor
Sections & Details
Sheet 1

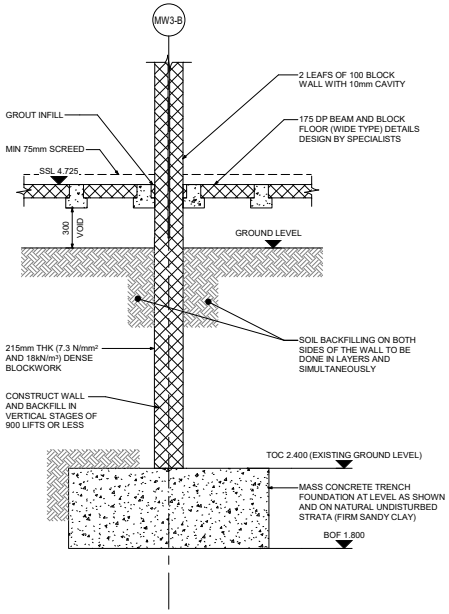
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1 : 20	DJP	12/05/23	CK

Status: S1 Purpose For Issue: COORDINATION

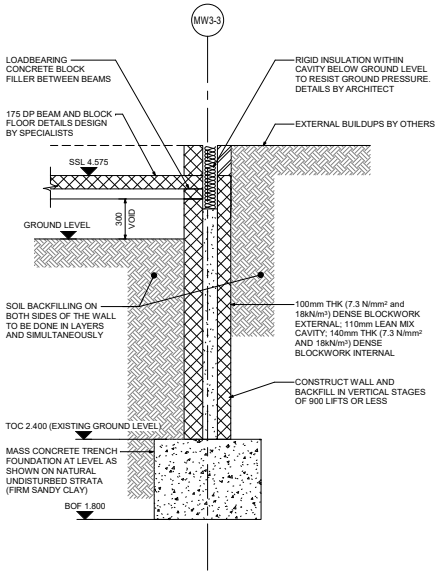
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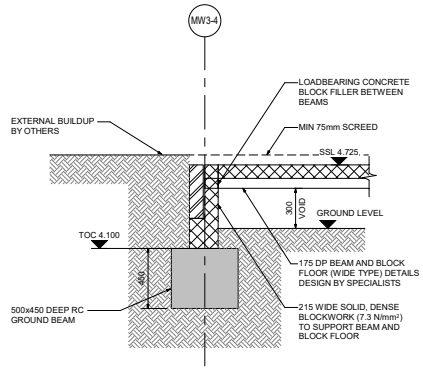
Section 7 - 7
Scale 1 : 20



Section 8 - 8
Scale 1 : 20



Section 9 - 9
Scale 1 : 20



Section 10 - 10
Scale 1 : 20

1:20 0m 0.4m 0.8m 1.2m 1.6m 2m



Key Plan

NOTES
1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P3	10.05.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	17.01.24	ISSUED FOR COORDINATION	DJP	CK

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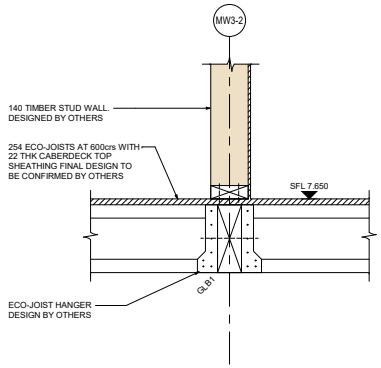
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Ground Floor
Sections & Details
Sheet 2

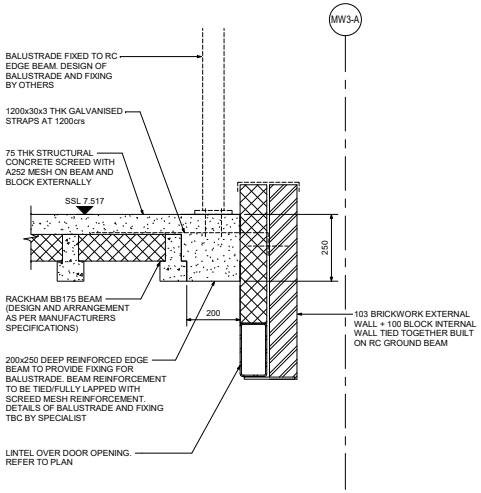
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1 : 20	DJP	12/05/23	CK

Status: S1 Purpose For Issue: COORDINATION

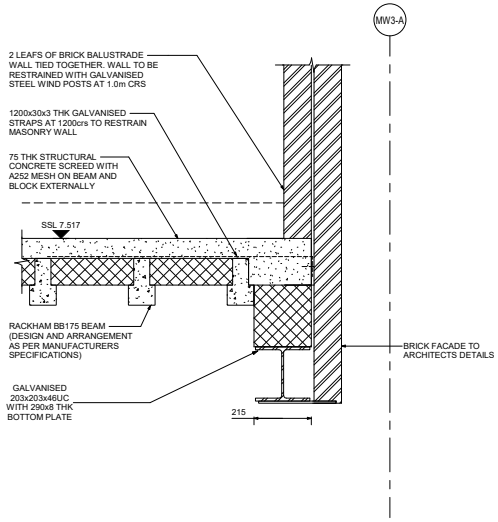
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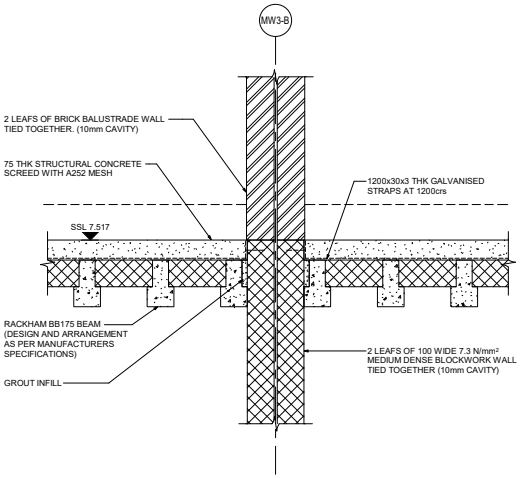
Section 1 - 1
Scale 1 : 10



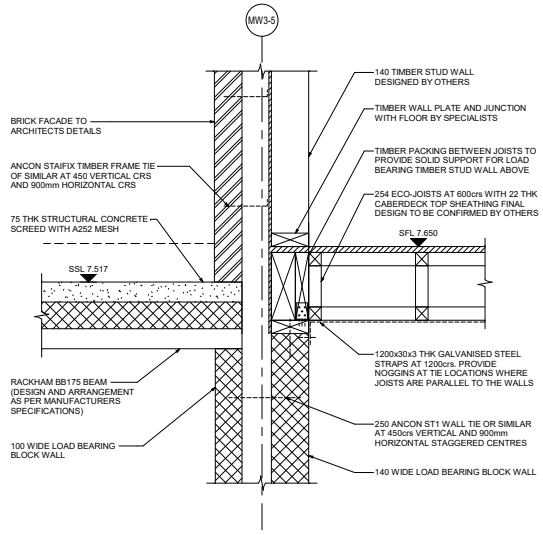
Section 2 - 2
Scale 1 : 10



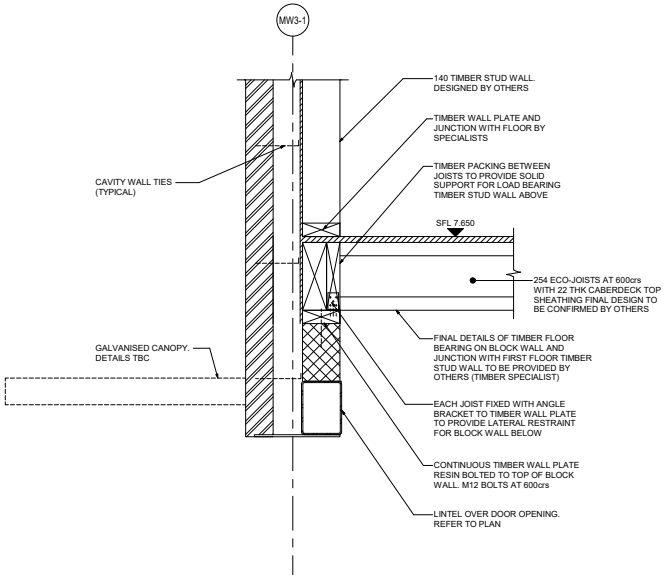
Section 3 - 3
Scale 1 : 10



Section 4 - 4
Scale 1 : 10



Section 5 - 5
Scale 1 : 10



Section 6 - 6
Scale 1 : 10

1:10 0m 0.2m 0.4m 0.6m 0.8m 1m



Key Plan

NOTES
1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
P3	10.05.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	17.01.24	ISSUED FOR COORDINATION	DJP	CK

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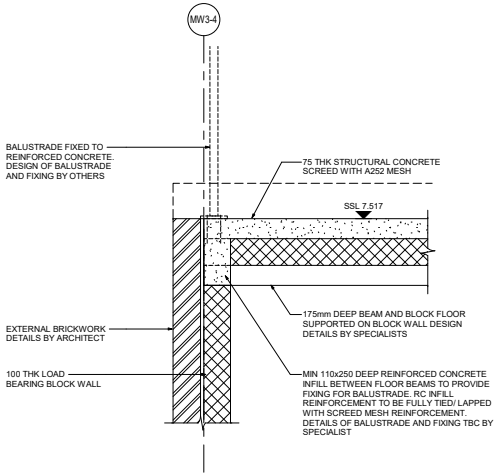
Project:
Tipner East Regeneration

Drawing title:
House Block 3
First Floor
Sections & Details
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 10	DJP	12/05/23	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H3-XX-DR-S-0310 Rev: P3



Section 7 - 7

Scale 1 : 10



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P3	10.05.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	17.01.24	ISSUED FOR COORDINATION	DJP	CK

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Project:
Tipner East Regeneration

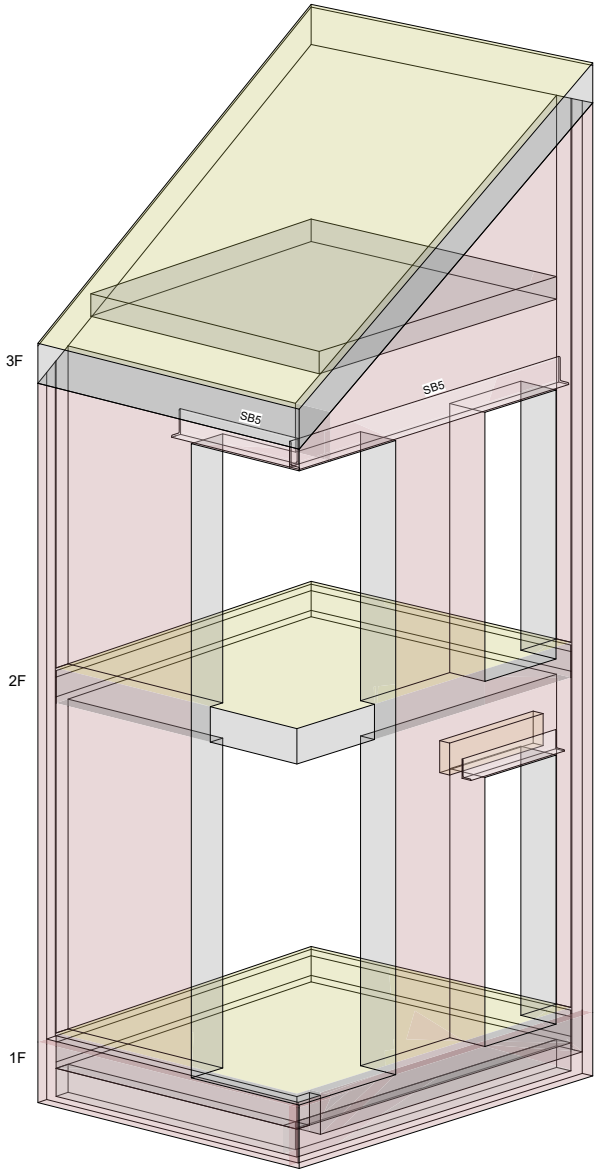
Drawing title:
House Block 3
First Floor
Sections & Details
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 10	DJP	12/05/23	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H3-XX-DR-S-0311** Rev: **P3**

1:10 0m 0.2m 0.4m 0.6m 0.8m 1m





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P2	10.05.24	ISSUED FOR COORDINATION	NS	CK
P1	12.04.24	ISSUED FOR COORDINATION	NS	CK

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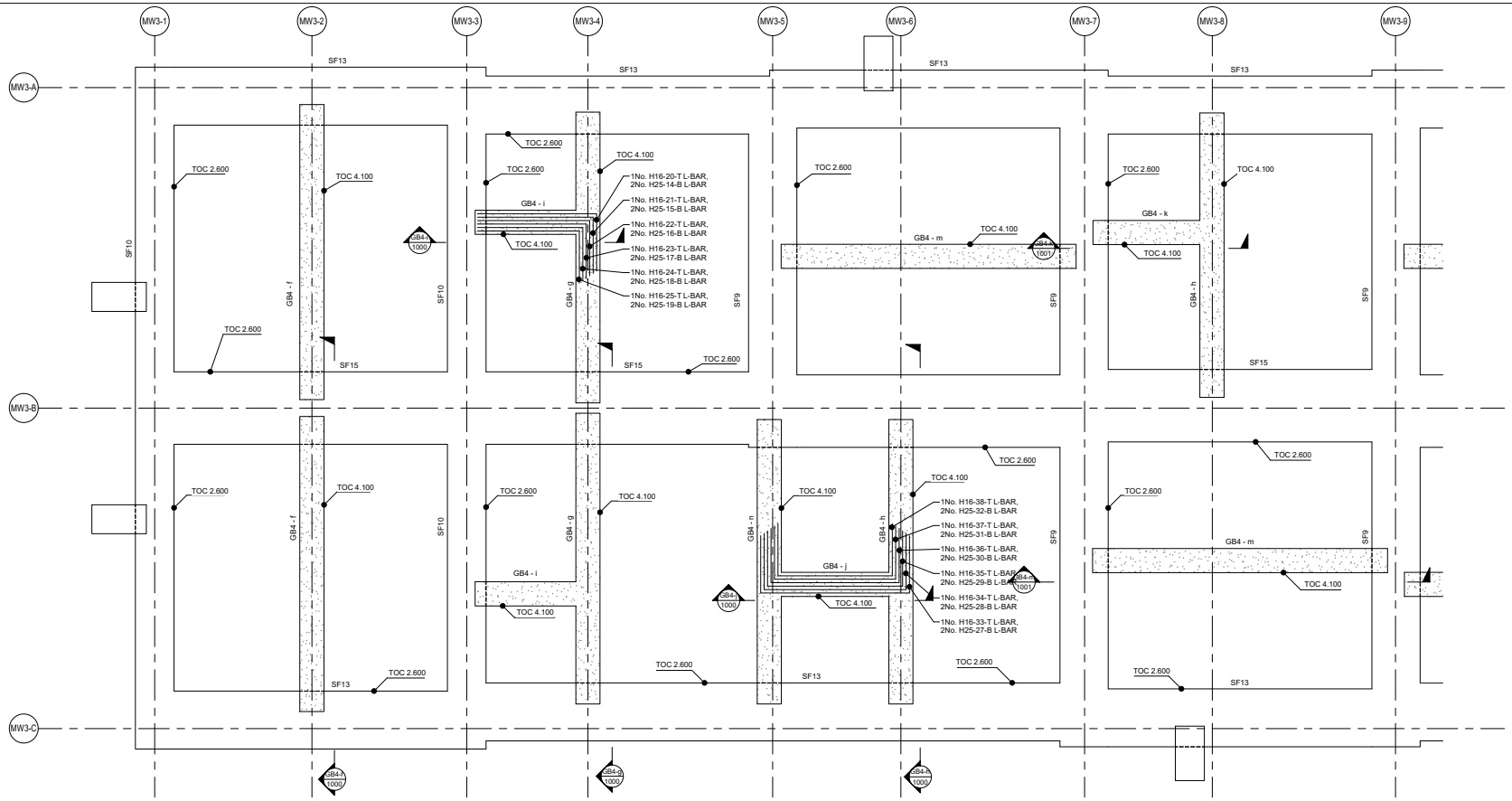
Project:
Tipner East Regeneration

Drawing title:
House Block 3
First Floor
Sections & Details
Sheet 3

Scale at A1:	Drawn by:	Date:	Chk'd by:
	DJP	12/05/23	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: Rev:
2225-HRW-H3-XX-DR-S-0312 P2



Foundation Plan
Scale 1 : 50



Key Plan

NOTES
1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

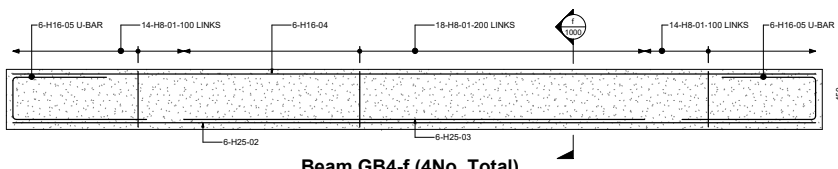
1:50 0m 1m 2m 3m 4m 5m

Ground Beam Schedule

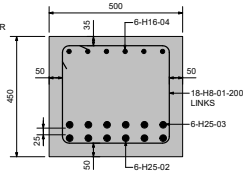
REF	SIZE (WIDTHxDEPTH)	GRADE	Length (m)	Count
GB4 - f	500 x 450mm	C35/45	6.634	4
GB4 - g	500 x 450mm	C35/45	6.500	4
GB4 - h	500 x 450mm	C35/45	6.400	3
GB4 - i	500 x 450mm	C35/45	2.438	2
GB4 - j	500 x 450mm	C35/45	2.226	1
GB4 - k	500 x 450mm	C35/45	2.564	2
GB4 - l	500 x 450mm	C35/45	2.432	2
GB4 - m	500 x 450mm	C35/45	6.810	3
GB4 - n	500 x 450mm	C35/45	6.455	2

Strip Foundation Schedule

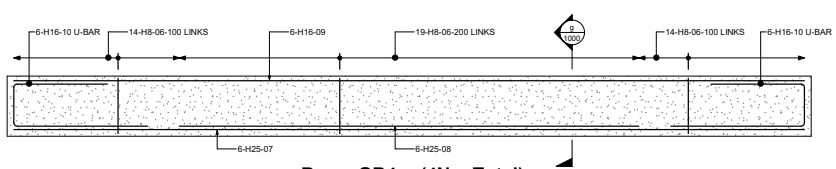
REF	SIZE (WIDTHxDEPTH)	GRADE
SF9	1000 x 600mm	C16/20
SF10	800 x 600mm	C16/20
SF13	1200 x 600mm	C16/20
SF15	1500 x 600mm	C16/20



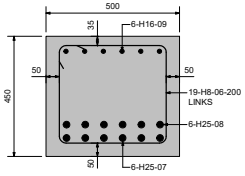
Beam GB4-f (4No. Total)
Scale 1 : 20



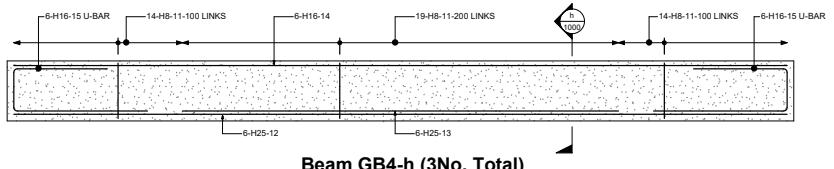
Beam GB4-f (Section)
Scale 1 : 10



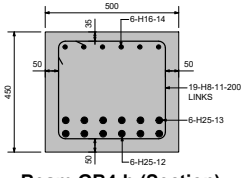
Beam GB4-g (4No. Total)
Scale 1 : 20



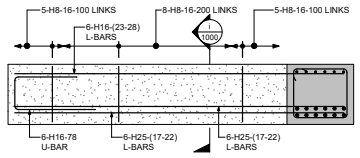
Beam GB4-g (Section)
Scale 1 : 10



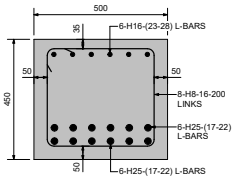
Beam GB4-h (3No. Total)
Scale 1 : 20



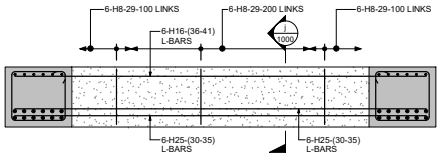
Beam GB4-h (Section)
Scale 1 : 10



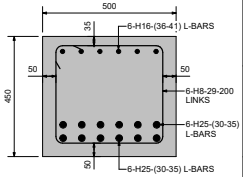
Beam GB4-i (2No. Total)
Scale 1 : 20



Beam GB4-i (Section)
Scale 1 : 10



Beam GB4-j (1No. Total)
Scale 1 : 20



Beam GB4-j (Section)
Scale 1 : 10

Rev	Date	Amendments	By	Chk'd
P1	10.05.24	ISSUED FOR COORDINATION	NS	CK

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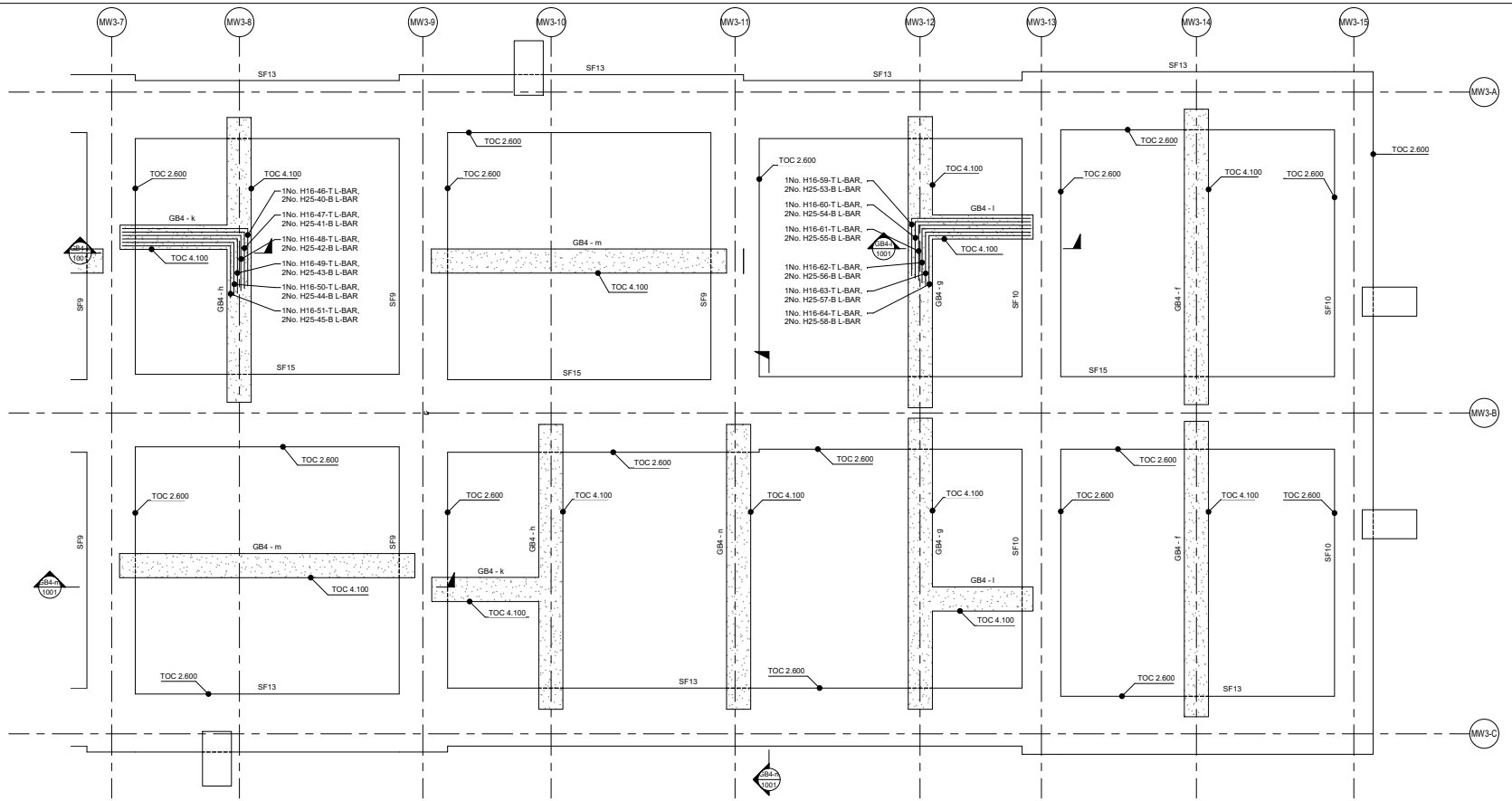
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Ground Beams
RC Details
Sheet 1

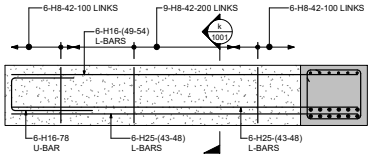
Scale at A1:	Drawn by:	Date:	Chk'd by:
As indicated	NS	MAY 2024	CK

Status: S1 COORDINATION
Purpose For Issue:

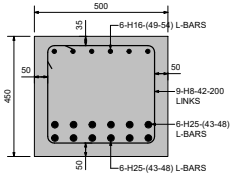
Drawing Number: 2225-HRW-H3-XX-DR-S-1000
Rev: P1



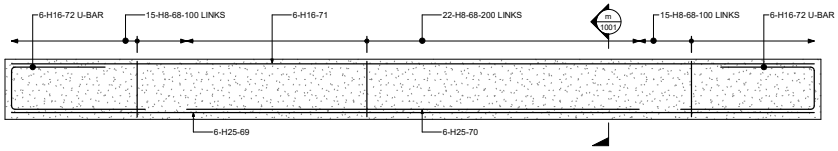
Foundation Plan
Scale 1 : 50



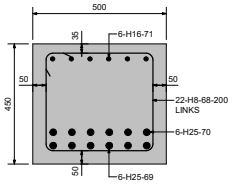
Beam GB4-k (2No. Total)
Scale 1 : 20



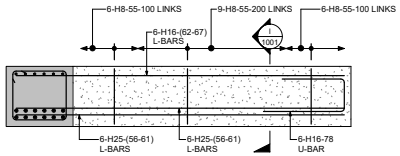
Beam GB4-k (Section)
Scale 1 : 10



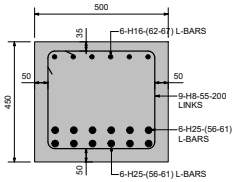
Beam GB4-m (3No. Total)
Scale 1 : 20



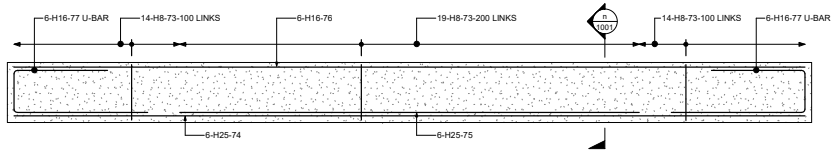
Beam GB4-m (Section)
Scale 1 : 10



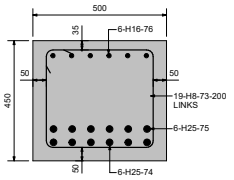
Beam GB4-l (2No. Total)
Scale 1 : 20



Beam GB4-l (Section)
Scale 1 : 10



Beam GB4-n (2No. Total)
Scale 1 : 20



Beam GB4-n (Section)
Scale 1 : 10



Key Plan

NOTES
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1:50 0m 1m 2m 3m 4m 5m

Ground Beam Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE	Length (m)	Count
GB4 - f	500 x 450mm	C35/45	6.634	4
GB4 - g	500 x 450mm	C35/45	6.500	4
GB4 - h	500 x 450mm	C35/45	6.400	3
GB4 - i	500 x 450mm	C35/45	2.438	2
GB4 - j	500 x 450mm	C35/45	2.226	1
GB4 - k	500 x 450mm	C35/45	2.564	2
GB4 - l	500 x 450mm	C35/45	2.432	2
GB4 - m	500 x 450mm	C35/45	6.810	3
GB4 - n	500 x 450mm	C35/45	6.455	2

Strip Foundation Schedule

REF	SIZE (WIDTHxDEPTH)	GRADE
SF9	1000 x 600mm	C16/20
SF10	800 x 600mm	C16/20
SF13	1200 x 600mm	C16/20
SF15	1500 x 600mm	C16/20

Rev	Date	Amendments	By	Chk'd
P1	10.05.24	ISSUED FOR COORDINATION	NS	CK

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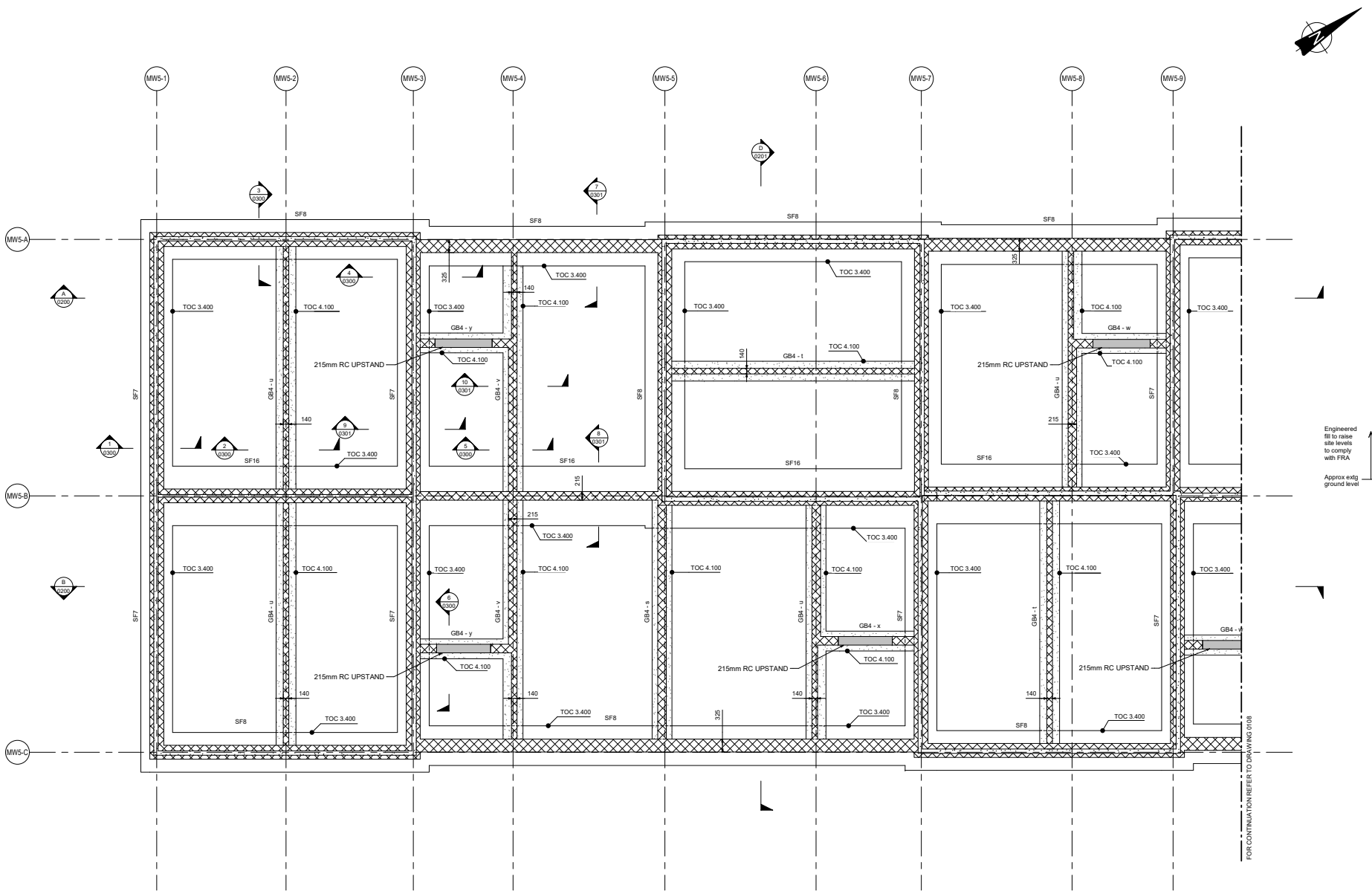
Project:
Tipner East Regeneration

Drawing title:
House Block 3
Ground Beams
RC Details
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
As indicated	NS	MAY 2024	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H3-XX-DR-S-1001** Rev: **P1**





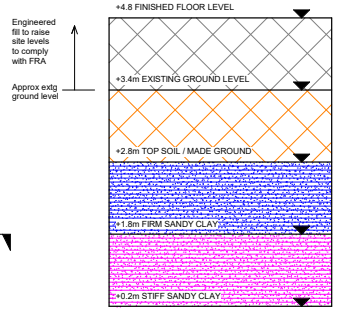
Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Strip Foundation Schedule

REF	SIZE	GRADE
SF7	800 x 900mm	C16/20
SF8	1000 x 900mm	C16/20
SF16	1500 x 900mm	C16/20



NOTE:
ALL BLOCKWORK BELOW PROPOSED GROUND FLOOR LEVEL TO BE DENSE BLOCKWORK (7.3 N/mm² and 18kN/m³)

CAVITY WALLS TO HAVE CAVITY FILLED WITH LEAN MIX CONCRETE

Ground Beam Schedule

REF	SIZE	GRADE	Length (m)	Count
GB4 - s	500 x 450mm	C35/45	6.4	3
GB4 - t	500 x 450mm	C35/45	6.8	8
GB4 - u	500 x 450mm	C35/45	6.6	9
GB4 - v	500 x 450mm	C35/45	6.5	3
GB4 - w	500 x 450mm	C35/45	2.5	5
GB4 - x	500 x 450mm	C35/45	2.6	1
GB4 - y	500 x 450mm	C35/45	2.4	2
GB4 - z	500 x 450mm	C35/45	2.2	1
GB4 - AA	500 x 450mm	C35/45	4.3	1

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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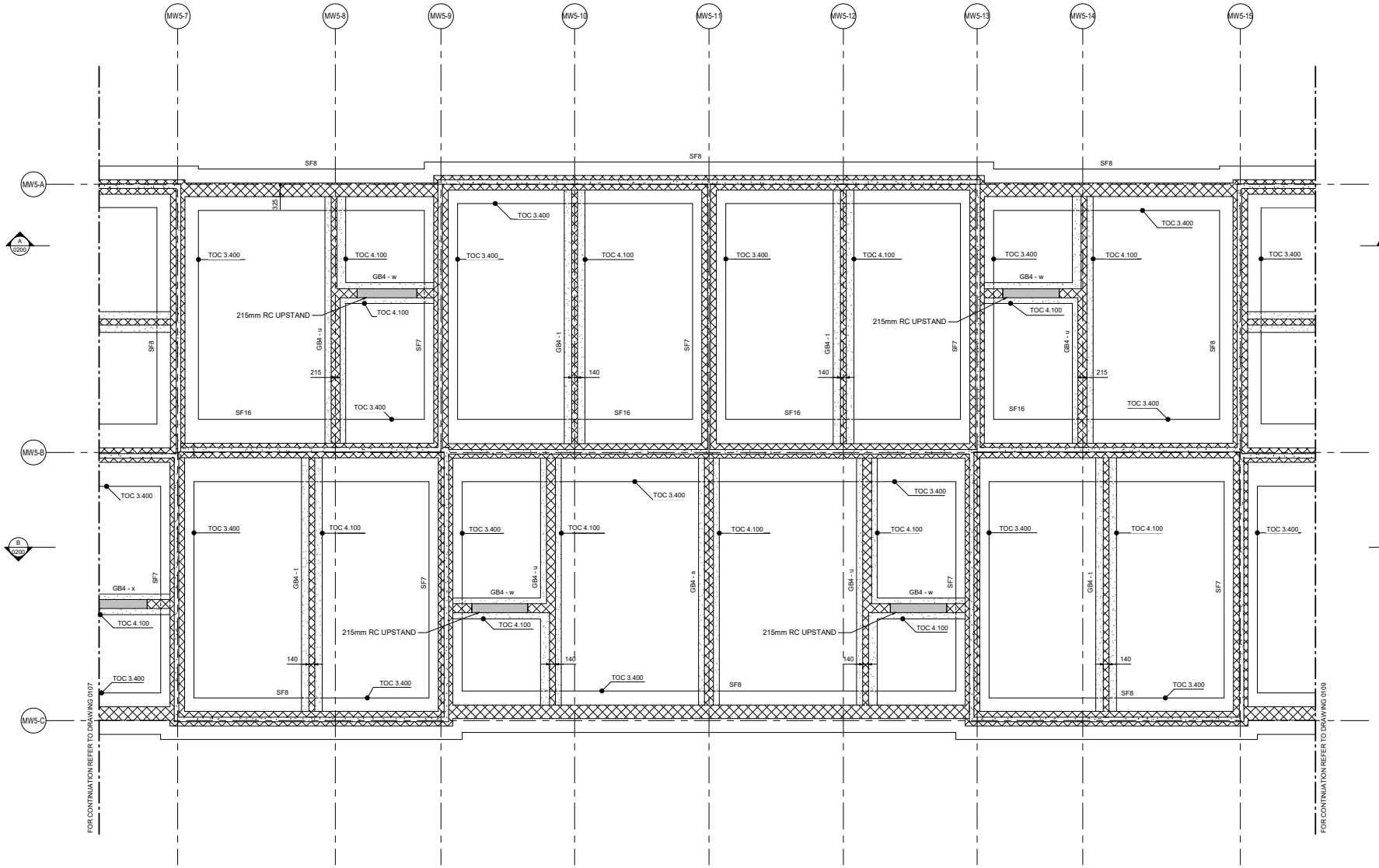
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Foundation
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	JSH	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H5-00-DR-S-0107 Rev: P4





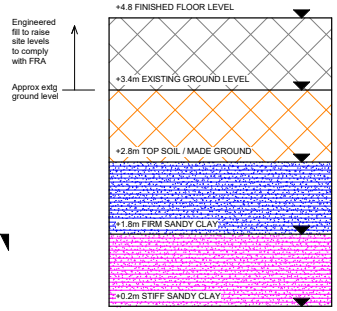
Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Strip Foundation Schedule

REF	SIZE	GRADE
SF7	800 x 900mm	C16/20
SF8	1000 x 900mm	C16/20
SF16	1500 x 900mm	C16/20



NOTE:
ALL BLOCKWORK BELOW PROPOSED GROUND FLOOR LEVEL TO BE DENSE BLOCKWORK (7.3 N/mm² and 18kN/m³)

CAVITY WALLS TO HAVE CAVITY FILLED WITH LEAN MIX CONCRETE

Ground Beam Schedule

REF	SIZE	GRADE	Length (m)	Count
GB4 - s	500 x 450mm	C35/45	6.4	3
GB4 - t	500 x 450mm	C35/45	6.8	8
GB4 - u	500 x 450mm	C35/45	6.6	9
GB4 - v	500 x 450mm	C35/45	6.5	3
GB4 - w	500 x 450mm	C35/45	2.5	5
GB4 - x	500 x 450mm	C35/45	2.6	1
GB4 - y	500 x 450mm	C35/45	2.4	2
GB4 - z	500 x 450mm	C35/45	2.2	1
GB4 - AA	500 x 450mm	C35/45	4.3	1

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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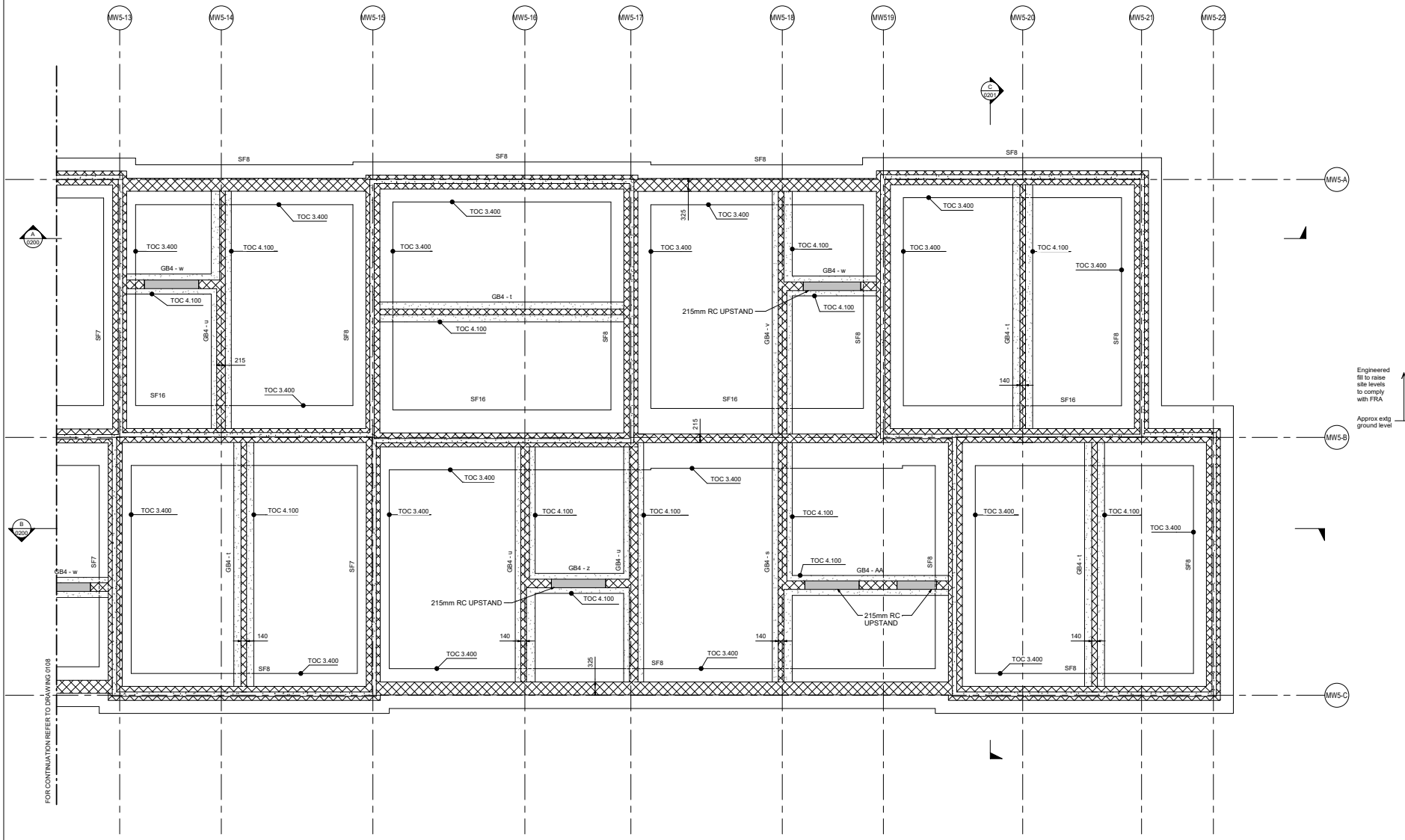
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Foundation
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	JSH	JUNE 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H5-00-DR-S-0108** Rev: **P4**





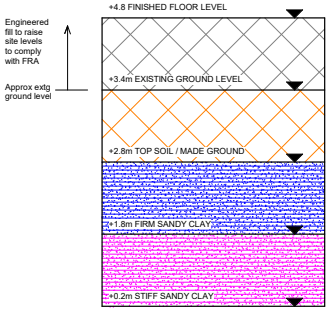
Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Strip Foundation Schedule

REF	SIZE	GRADE
SF7	800 x 900mm	C16/20
SF8	1000 x 900mm	C16/20
SF16	1500 x 900mm	C16/20



NOTE:
ALL BLOCKWORK BELOW PROPOSED GROUND FLOOR LEVEL TO BE DENSE BLOCKWORK (7.3 N/mm² and 18kN/m³)

CAVITY WALLS TO HAVE CAVITY FILLED WITH LEAN MIX CONCRETE

Ground Beam Schedule

REF	SIZE	GRADE	Length (m)	Count
GB4 - s	500 x 450mm	C35/45	6.4	3
GB4 - t	500 x 450mm	C35/45	6.8	8
GB4 - u	500 x 450mm	C35/45	6.6	9
GB4 - v	500 x 450mm	C35/45	6.5	3
GB4 - w	500 x 450mm	C35/45	2.5	5
GB4 - x	500 x 450mm	C35/45	2.6	1
GB4 - y	500 x 450mm	C35/45	2.4	2
GB4 - z	500 x 450mm	C35/45	2.2	1
GB4 - AA	500 x 450mm	C35/45	4.3	1

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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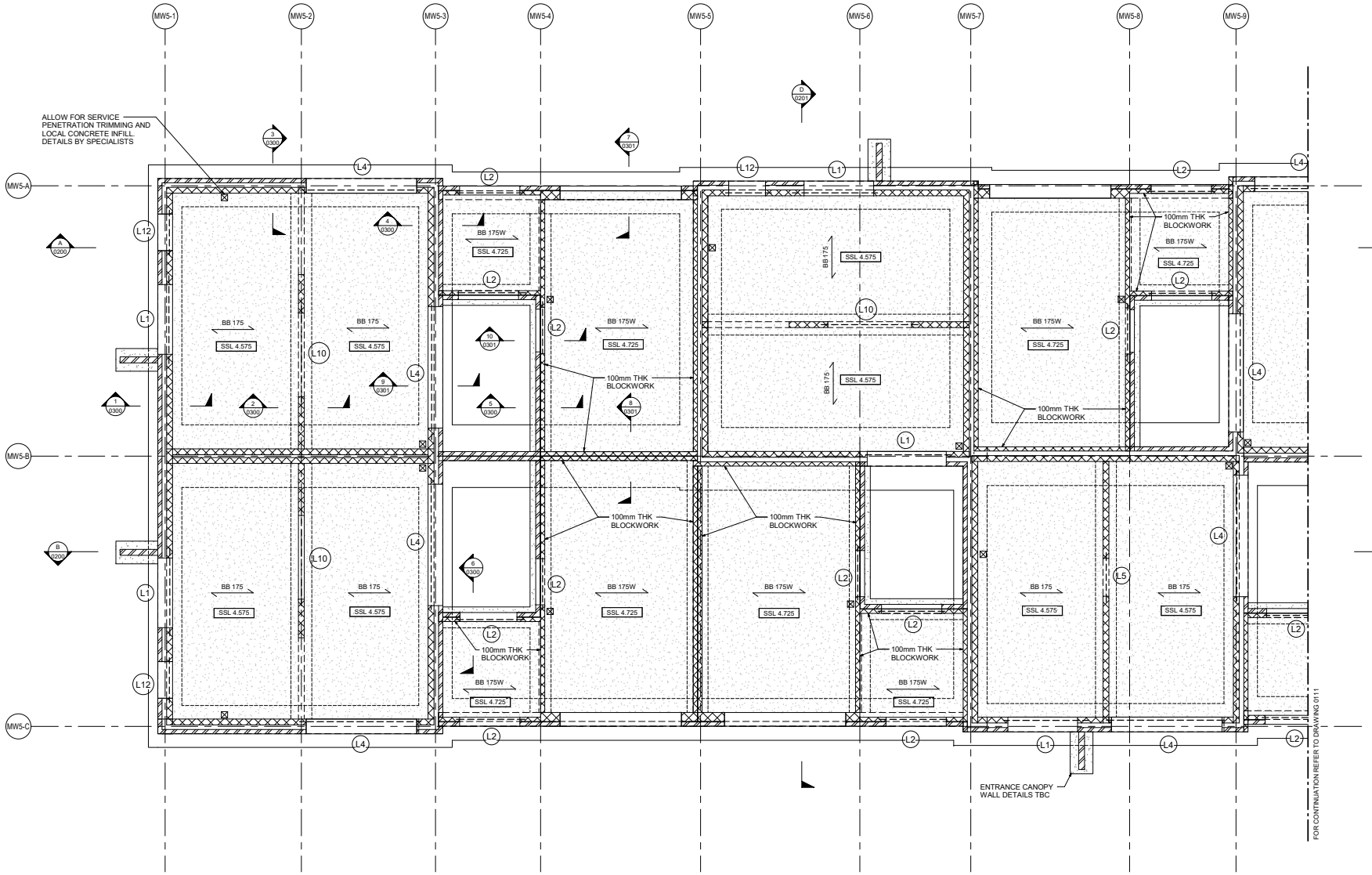
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Foundation
General Arrangement
Sheet 3

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	JSH	JUNE 2023	CK

Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-H5-00-DR-S-0109** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- STRUCTURE UNDER
- BB 175 — 175mm DP RACKHAM BEAM AND BLOCK FLOOR - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175W — 175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR MIN 75 mm TOPPING SCREED LAID TO FALL AS REQUIRED - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- 140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5/kN/m³)
- 103mm THK BRICKWORK WALL

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	10.08.23	Coordinated Issue	JSH	CK

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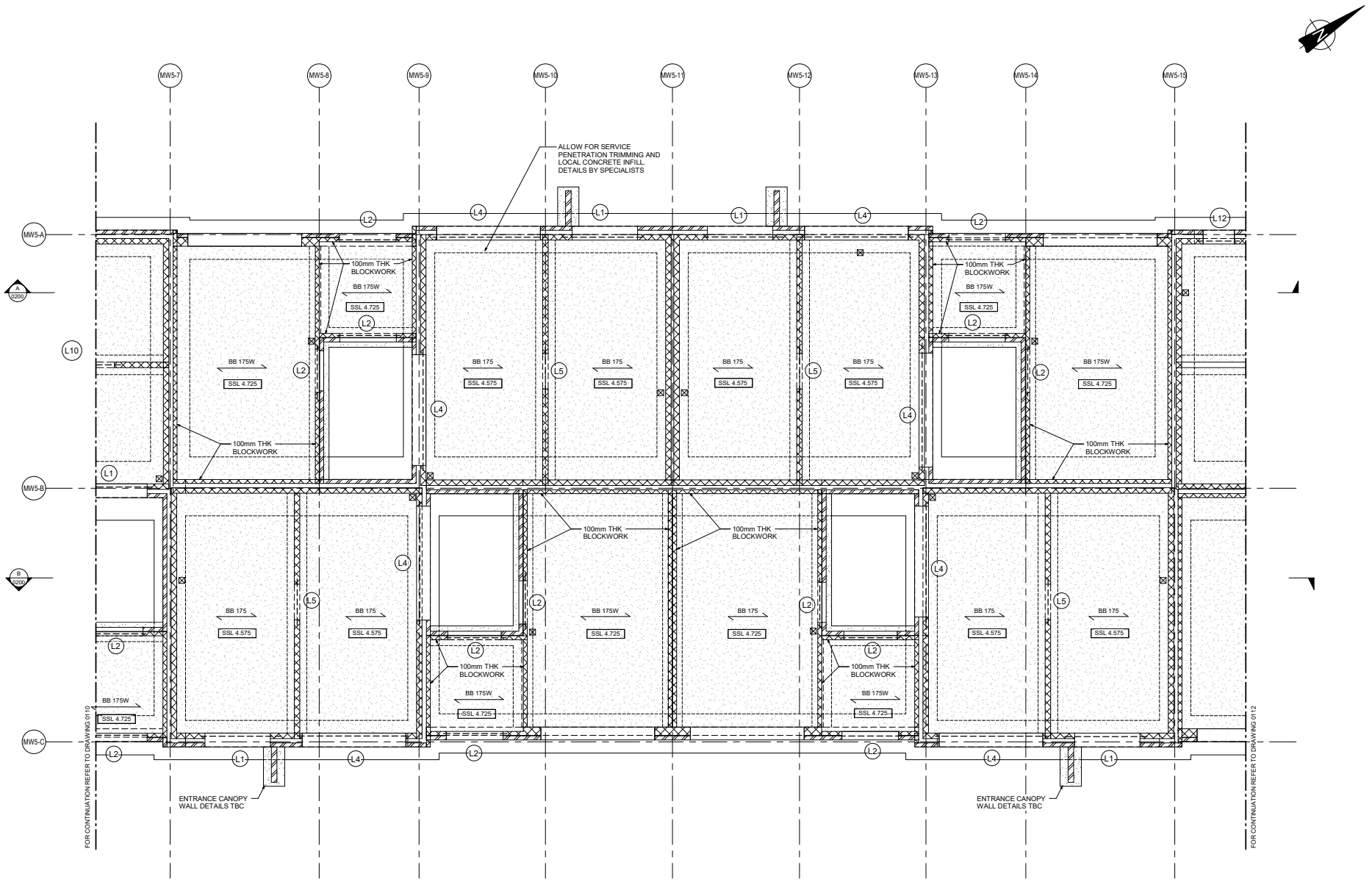
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Ground Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 COORDINATION
Purpose For Issue:

Drawing Number: 2225-HRW-H5-00-DR-S-0110
Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- STRUCTURE UNDER
- BB 175 — 175mm DP RACKHAM BEAM AND BLOCK FLOOR - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175W — 175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR MIN 75 mm TOPPING SCREED LAID TO FALL AS REQUIRED - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- 140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m³)
- 103mm THK BRICKWORK WALL

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	10.08.23	Coordinated Issue	JSH	CK

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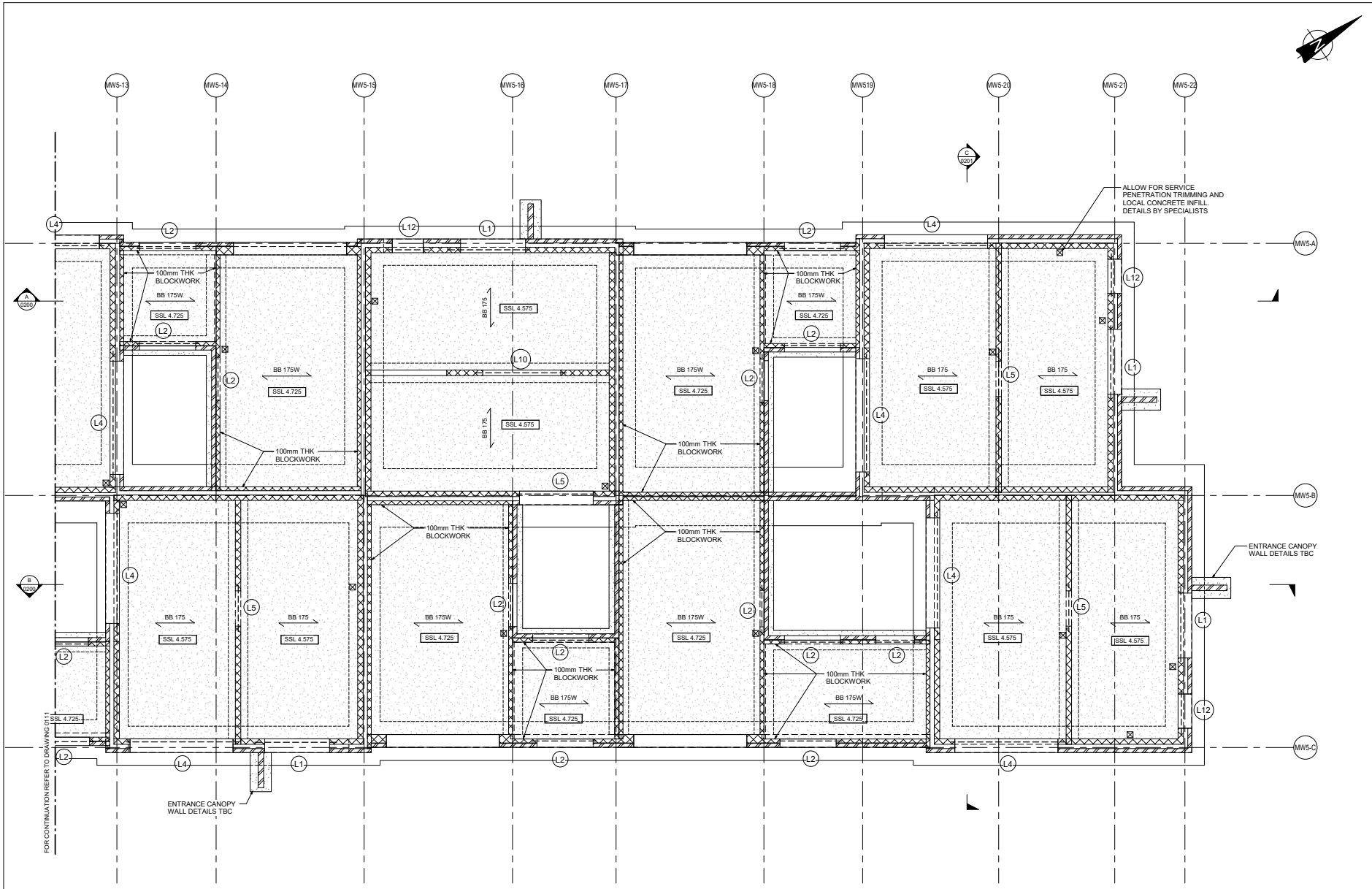
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Ground Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H5-00-DR-S-0111** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
BB 175	175mm DP RACKHAM BEAM AND BLOCK FLOOR - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR MIN 75 mm TOPPING SCREED LAID TO FALL AS REQUIRED - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m³)
	103mm THK BRICKWORK WALL

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	10.08.23	Coordinated Issue	JSH	CK

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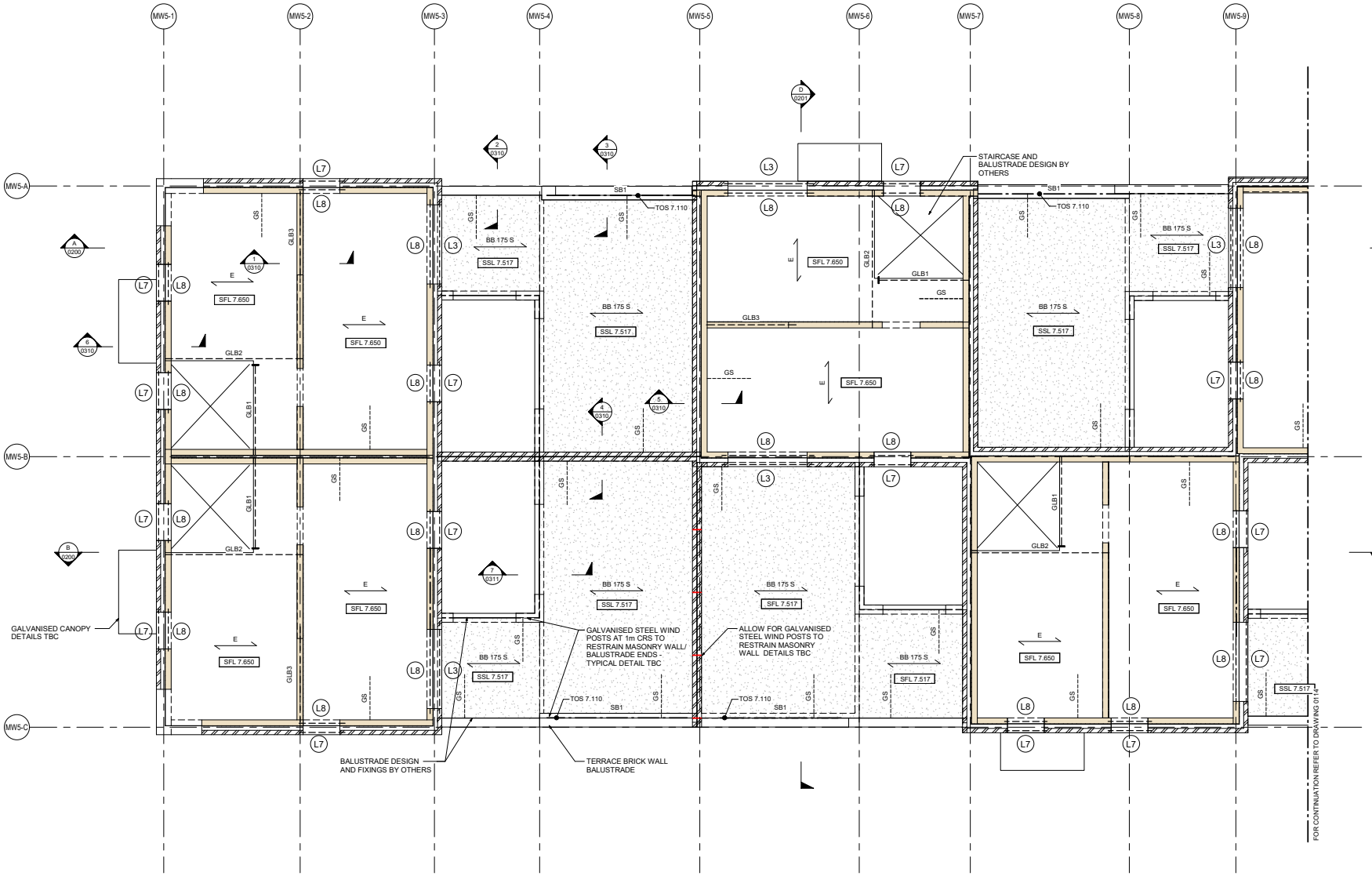
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Ground Floor
General Arrangement
Sheet 3

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 COORDINATION

Drawing Number: 2225-HRW-H5-00-DR-S-0112 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- STRUCTURE UNDER
- A — 375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- D — 254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- E — 254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- G — 47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175 S — 175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75 mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175W S — 175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- 140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
- 103mm THK BRICKWORK WALL
- RAINSCREEN FACADE
- 140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- GS — 1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
- 200W x 10 THK mm WINDPOST @ 1.5mm CRS
- 85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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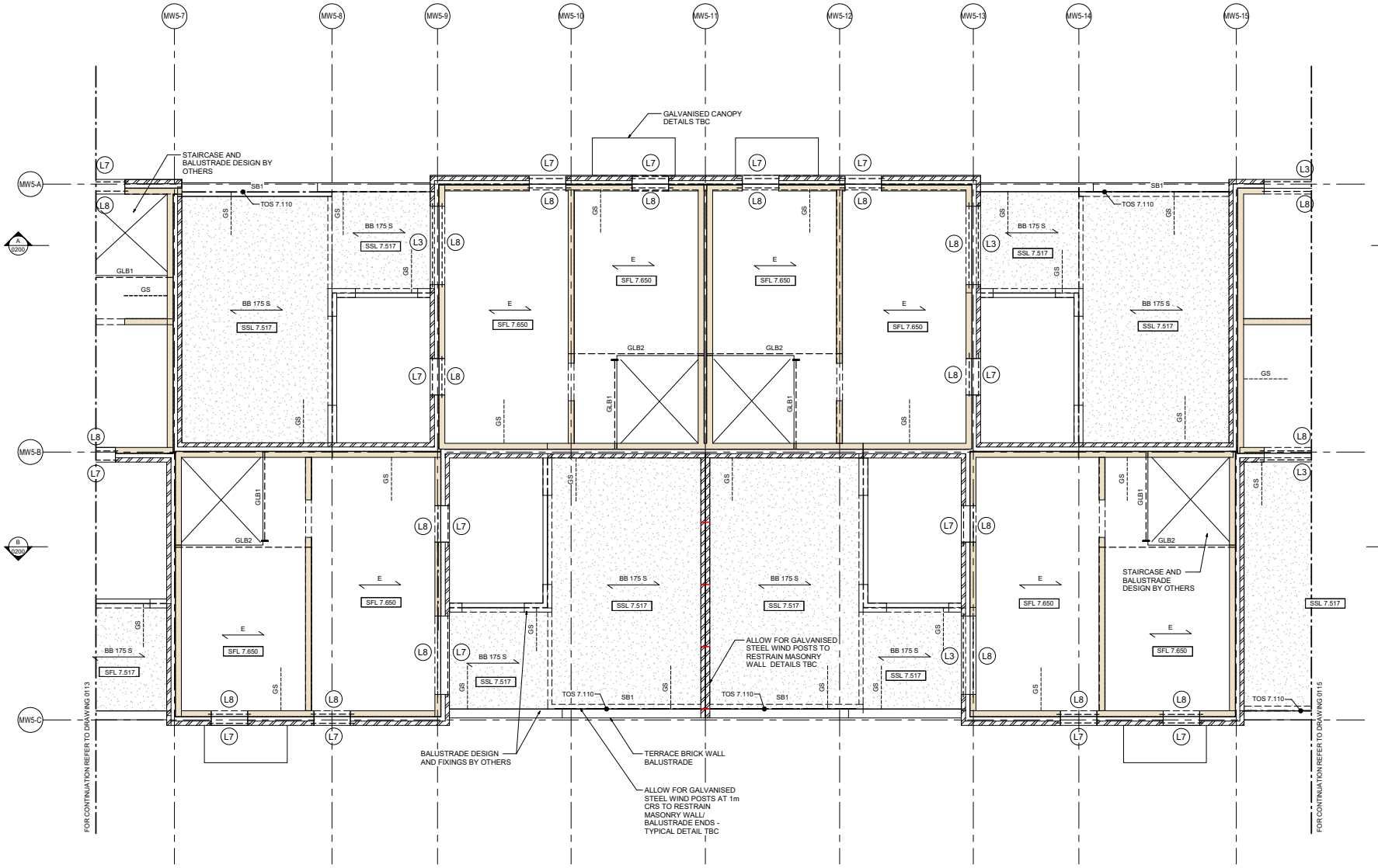
Project:
Tipner East Regeneration

Drawing title:
House Block 5
First Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	SEPT 2023	CK

Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-H5-01-DR-S-0113** Rev: **P4**



Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- STRUCTURE UNDER
- A — 375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- D — 254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- E — 254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- G — 47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175 S — 175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175W S — 175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- 140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
- 103mm THK BRICKWORK WALL
- RAINSCREEN FACADE
- 140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- GS — 1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
- 200W x 10 THK mm WINDPOST @ 1.5mm CRS
- 85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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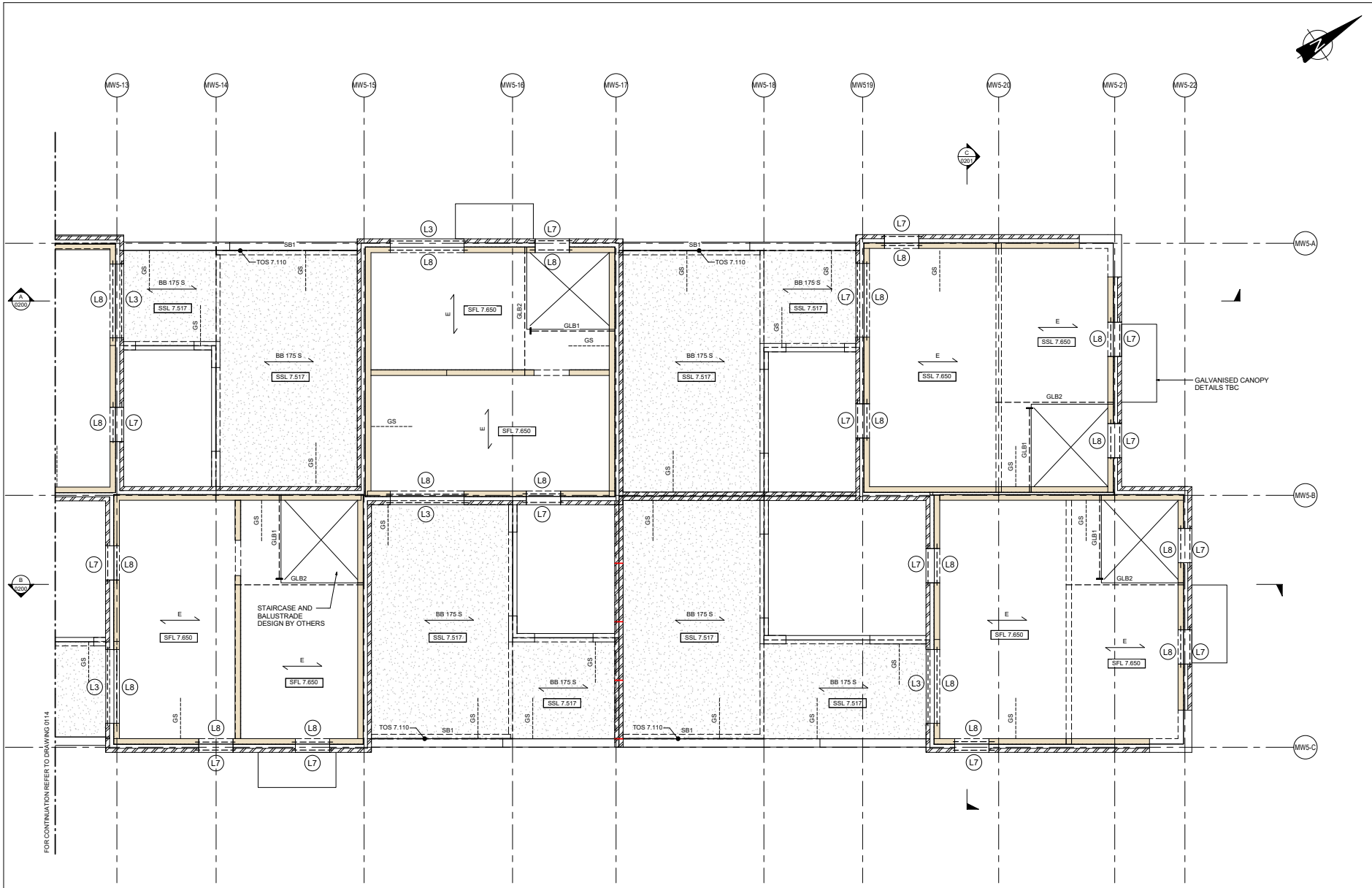
Project:
Tipner East Regeneration

Drawing title:
House Block 5
First Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	SEPT 2023	CK

Status: S1 — Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H5-01-DR-S-0114 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Legend

- STRUCTURE UNDER
- A — 375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- D — 254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- E — 254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- G — 47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175 S — 175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175W S — 175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- 140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
- 103mm THK BRICKWORK WALL
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- 140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- GS — 1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
- 200W x 10 THK mm WINDPOST @ 1.5mm CRS
- 85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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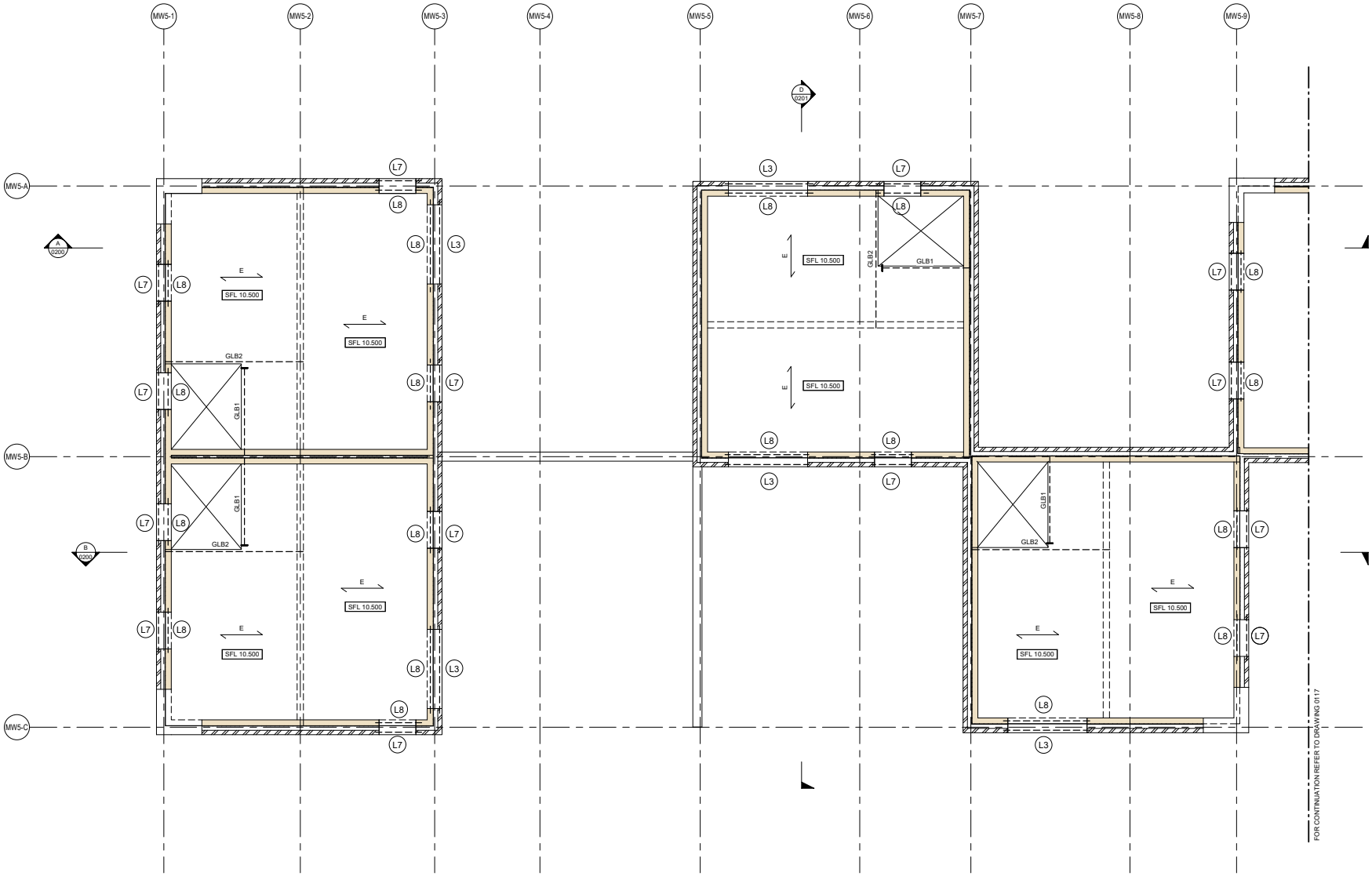
Project:
Tipner East Regeneration

Drawing title:
House Block 5
First Floor
General Arrangement
Sheet 3

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	SEPT 2023	CK

Status: S1 COORDINATION
Purpose For Issue:

Drawing Number: 2225-HRW-H5-01-DR-S-0115
Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
A	375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
D	254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
E	254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
G	47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175 S	175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W S	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
	103mm THK BRICKWORK WALL
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	140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
GS	1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
	200W x 10 THK mm WINDPOST @ 1.5mm CRS
	85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
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Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
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L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
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L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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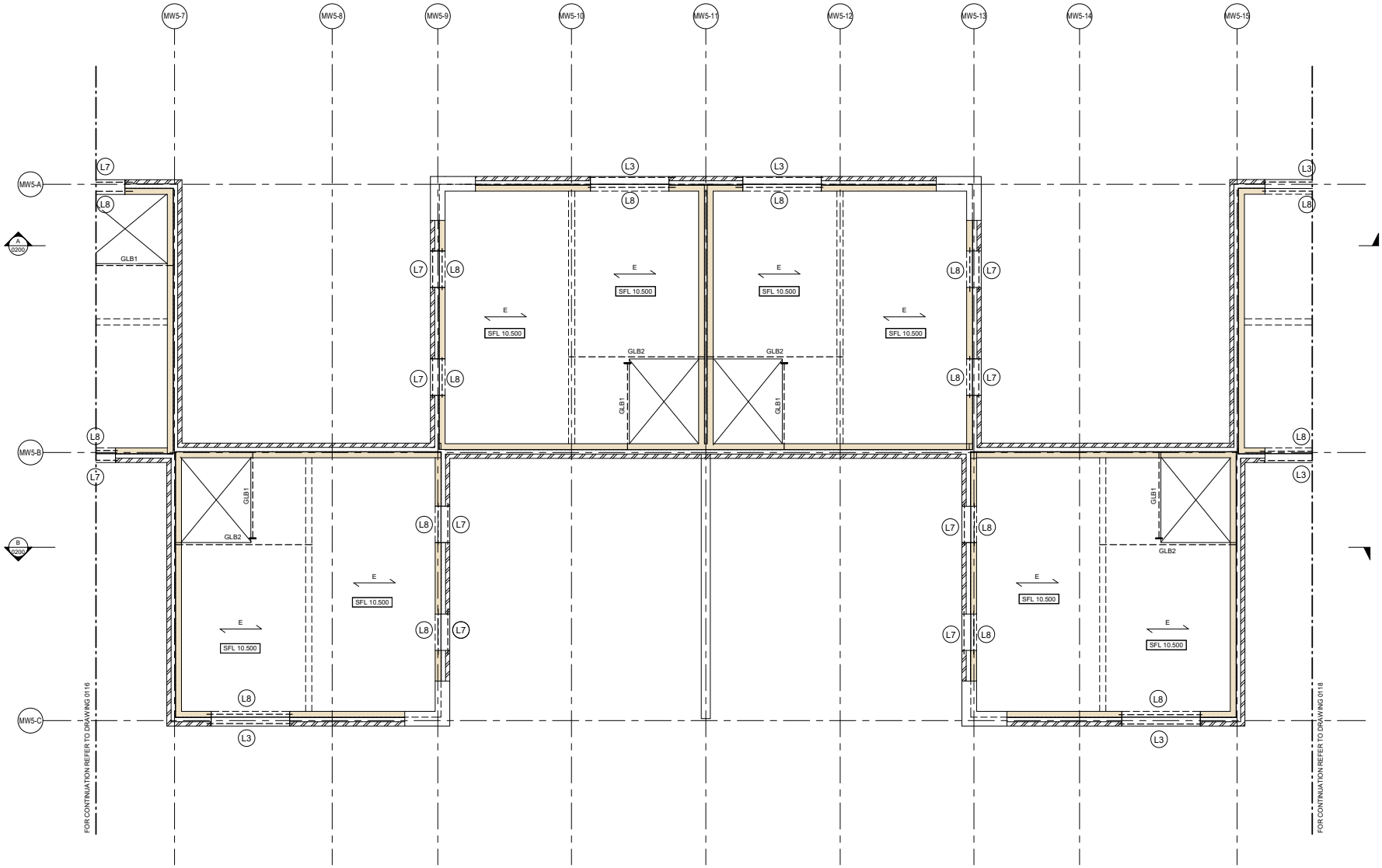
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Second Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 COORDINATION

Drawing Number: 2225-HRW-H5-02-DR-S-0116 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- STRUCTURE UNDER
- A — 375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- D — 254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- E — 254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- G — 47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175 S — 175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- BB 175W S — 175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- 140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
- 103mm THK BRICKWORK WALL
- RAINSCREEN FACADE
- 140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
- GS — 1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
- 200W x 10 THK mm WINDPOST @ 1.5mm CRS
- 85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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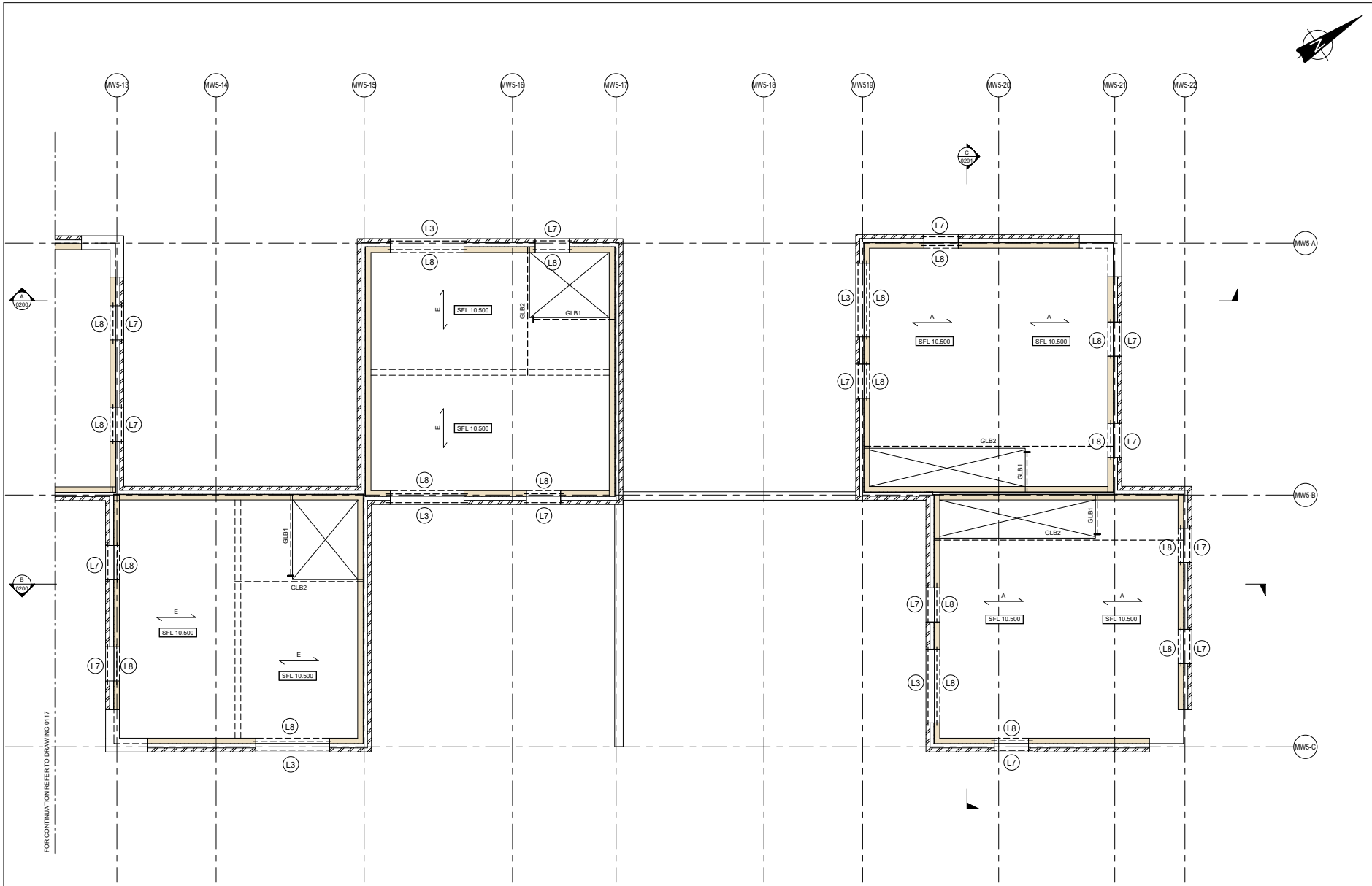
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Second Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H5-02-DR-S-0117** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
A	375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
D	254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
E	254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
G	47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175 S	175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W S	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
	103mm THK BRICKWORK WALL
	RAINSCREEN FACADE
	140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
GS	1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
	200W x 10 THK mm WINDPOST @ 1.5mm CRS
	85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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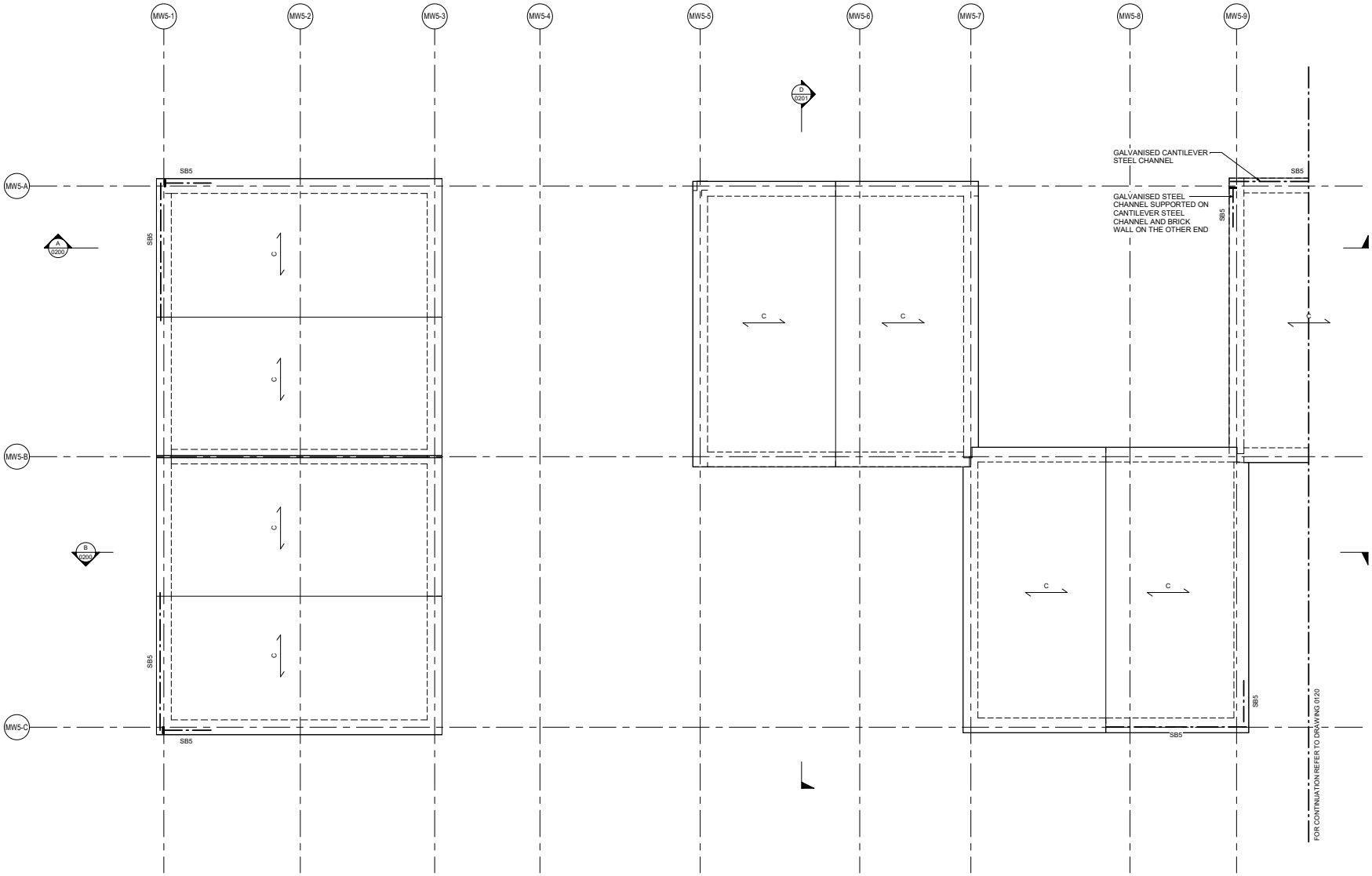
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Second Floor
General Arrangement
Sheet 3

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H5-02-DR-S-0118 Rev: P4



Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- STRUCTURE UNDER
- C — TIMBER TRUSSES AT 600mm CRS + 18mm OSB (DESIGNED BY OTHERS)
- F — 50mm x 150mm DP C24 SOLID TIMBER JOISTS AT 400mm CRS + 18mm MARINE PLY

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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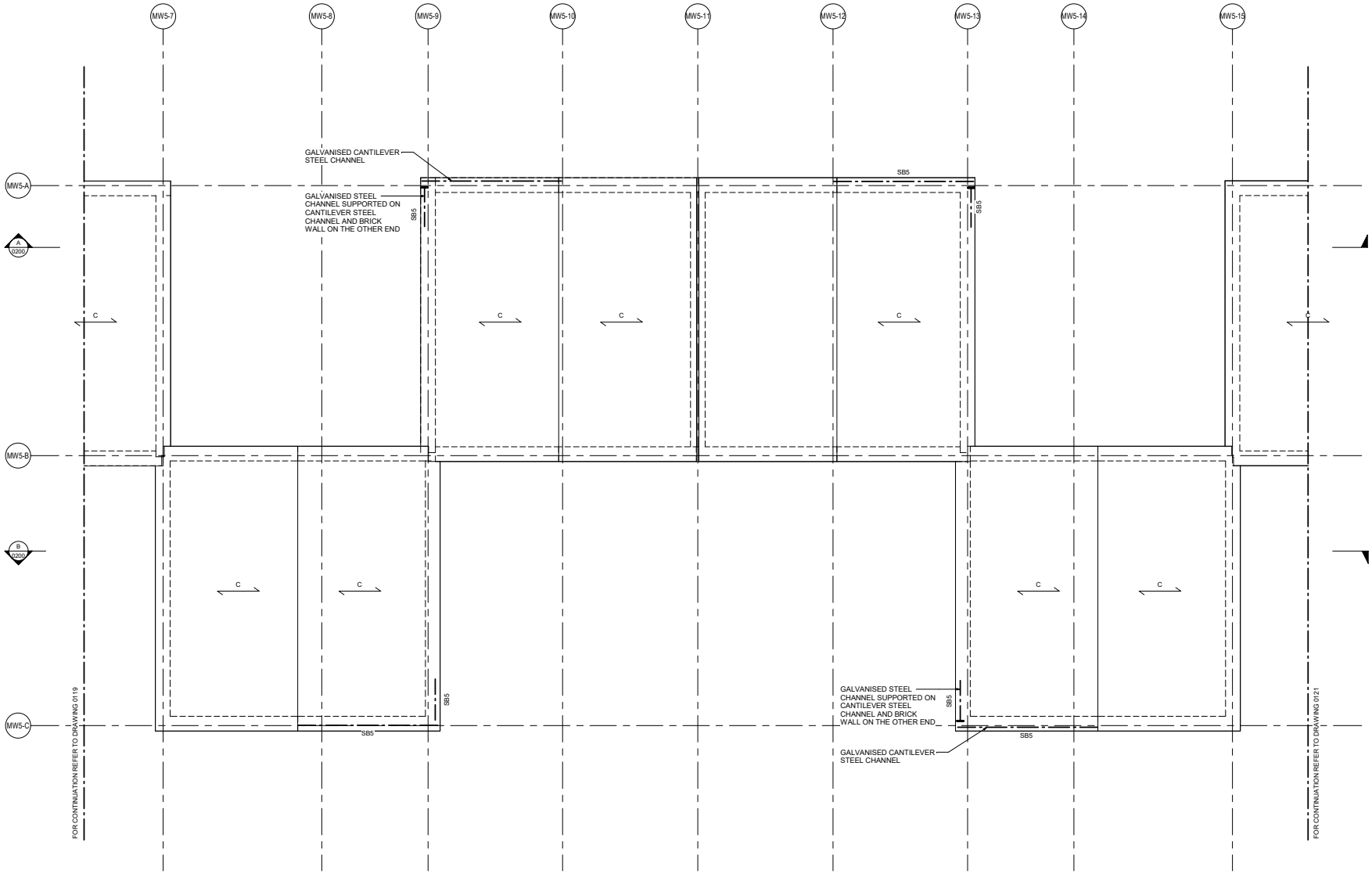
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Third Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 COORDINATION
Purpose For Issue:

Drawing Number: 2225-HRW-H5-03-DR-S-0119
Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
C	TIMBER TRUSSES AT 600mm CRS + 18mm OSB (DESIGNED BY OTHERS)
F	50mm x 150mm DP C24 SOLID TIMBER JOISTS AT 400mm CRS + 18mm MARINE PLY

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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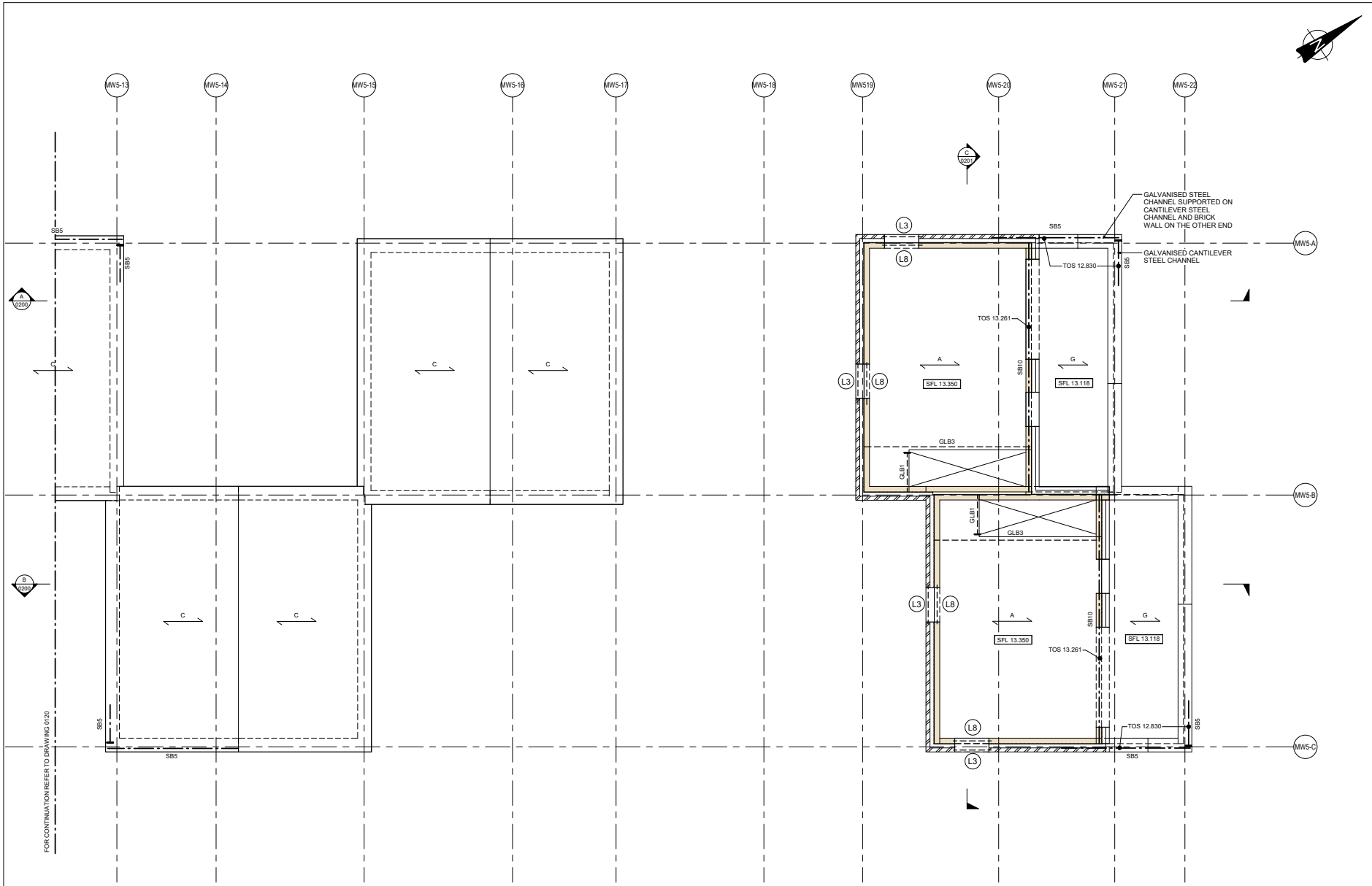
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Third Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H5-03-DR-S-0120** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	STRUCTURE UNDER
A	375 ECO-JOISTS AT 400mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
D	254 ECO-JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
E	254 ECO-JOISTS AT 600mm CRS + 22mm CABERDEK - FINAL DESIGN TO BE CONFIRMED BY OTHERS
G	47x147 C24 JOISTS AT 600mm CRS + 18mm OSB - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175 S	175mm DP RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W S	175mm DP WIDE RACKHAM BEAM AND BLOCK FLOOR + 75mm STRUCTURAL SCREED (A252 MESH) - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	140mm THK (UNO) LOAD BEARING 7.3 N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCK (MIN 13.5kN/m²)
	103mm THK BRICKWORK WALL
	RAINSCREEN FACADE
	140mm THK LOAD BEARING TIMBER STUD WALL - FINAL DESIGN TO BE CONFIRMED BY OTHERS
GS	1200x30x3 THK GALVANIZED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST (UNO)
	200W x 10 THK mm WINDPOST @ 1.5mm CRS
	85W x 60D x 5 THK mm WINDPOST @ 1.0mm CRS (ANCON WP3P)

Legend

	STRUCTURE UNDER
C	TIMBER TRUSSES AT 600mm CRS + 18mm OSB (DESIGNED BY OTHERS)
F	50mm x 150mm DP C24 SOLID TIMBER JOISTS AT 400mm CRS + 18mm MARINE PLY

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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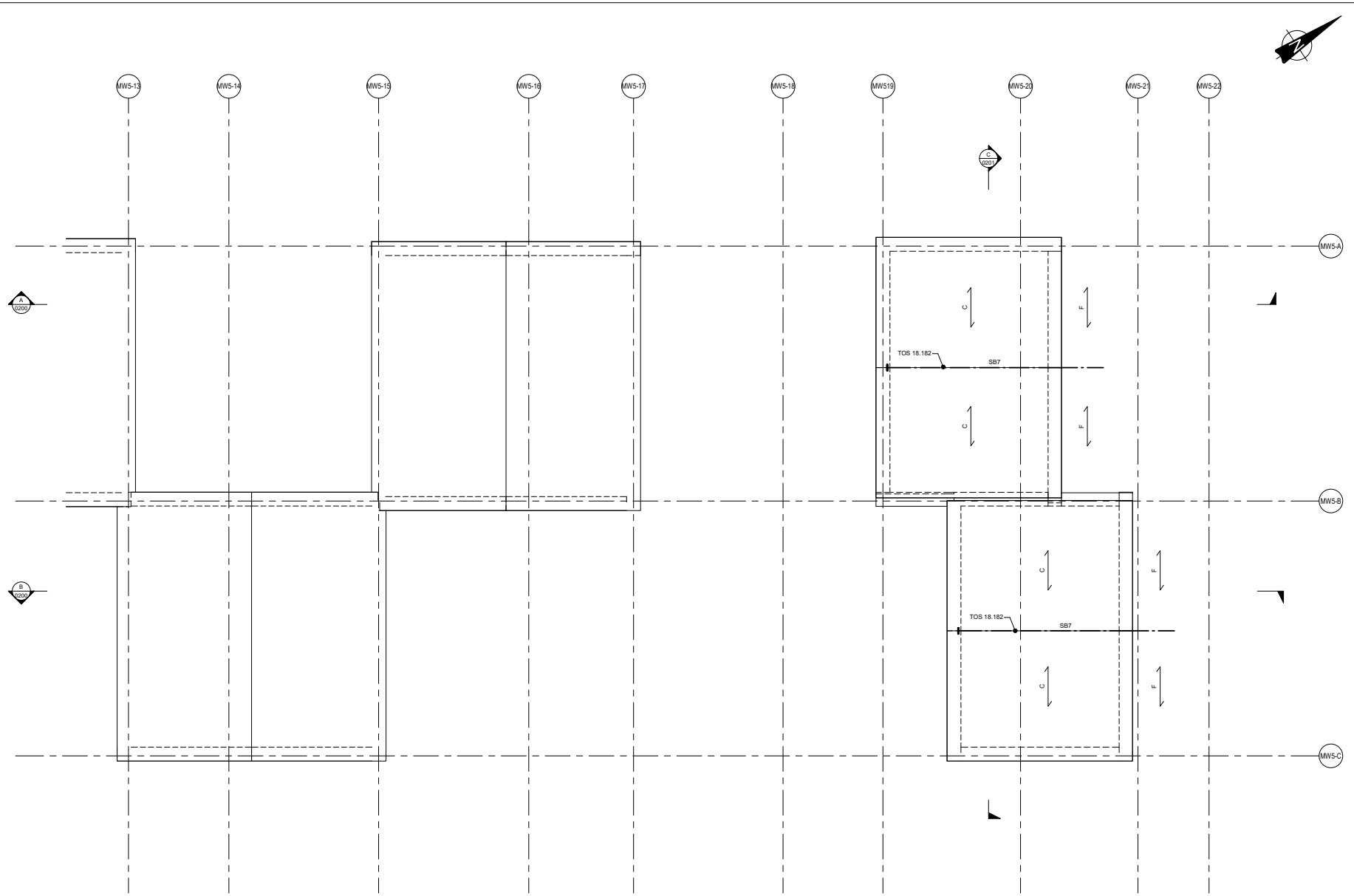
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Third Floor
General Arrangement
Sheet 3

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-H5-03-DR-S-0121** Rev: **P4**



1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- - - -	STRUCTURE UNDER
C	TIMBER TRUSSES AT 600mm CRS + 18mm OSB (DESIGNED BY OTHERS)
F	50mm x 150mm DP C24 SOLID TIMBER JOISTS AT 400mm CRS + 18mm MARINE PLY

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	10.08.23	Coordinated Issue	JSH	CK

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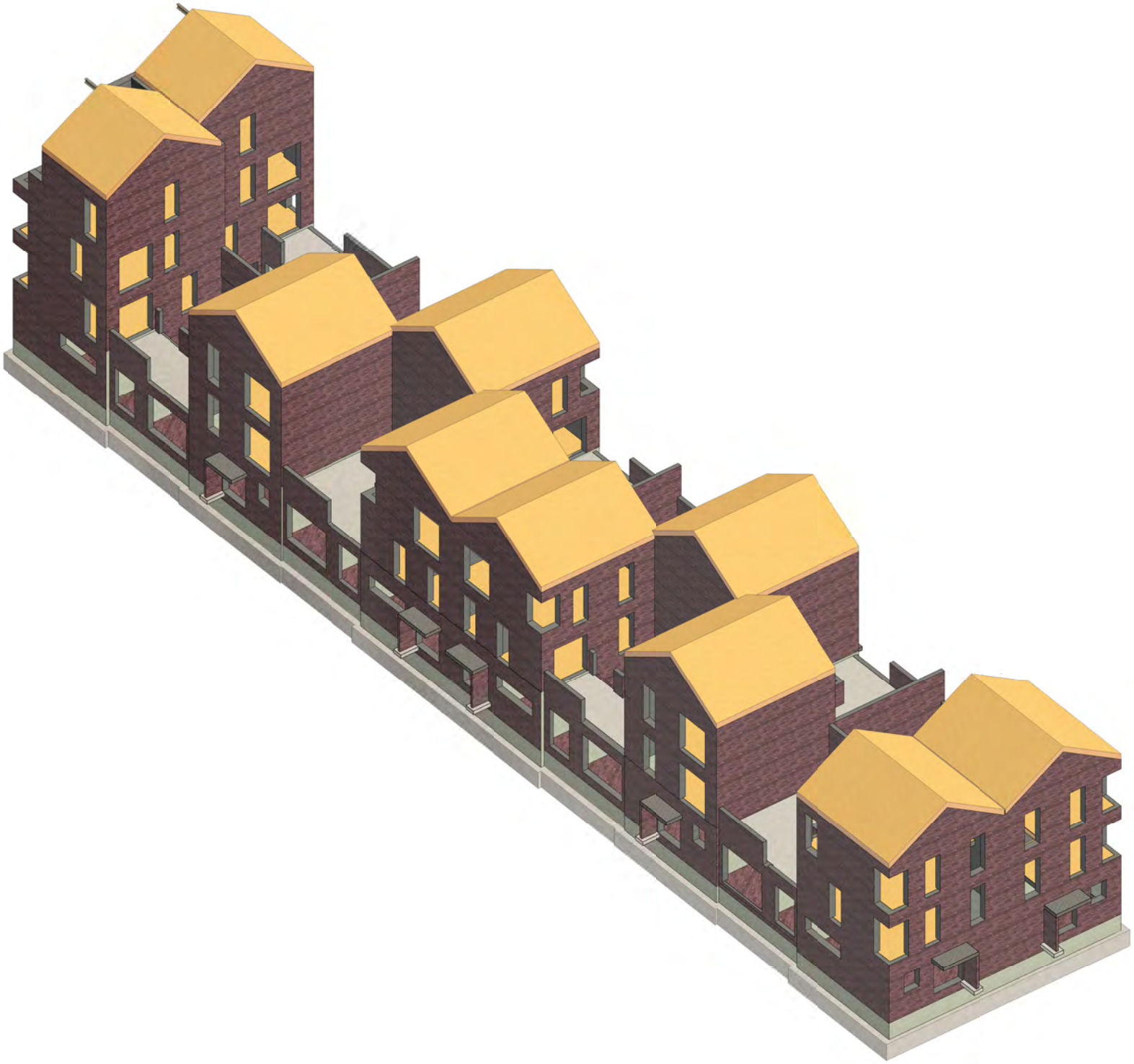
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Roof
General Arrangement

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2022	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-H5-04-DR-S-0122** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P3	10.05.24	ISSUED FOR COORDINATION	NS	CK
P2	12.04.24	ISSUED FOR COORDINATION	NS	CK
P1	18.09.23	Coordinated Issue	HA	CK

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Project:
Tipner East Regeneration

Drawing title:
House Block 5
3D View
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
	NS	JAN 2024	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: Rev:
2225-HRW-H5-XX-DR-S-0001 P3





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P2	10.05.24	ISSUED FOR COORDINATION	NS	CK
P1	12.04.24	ISSUED FOR COORDINATION	NS	CK

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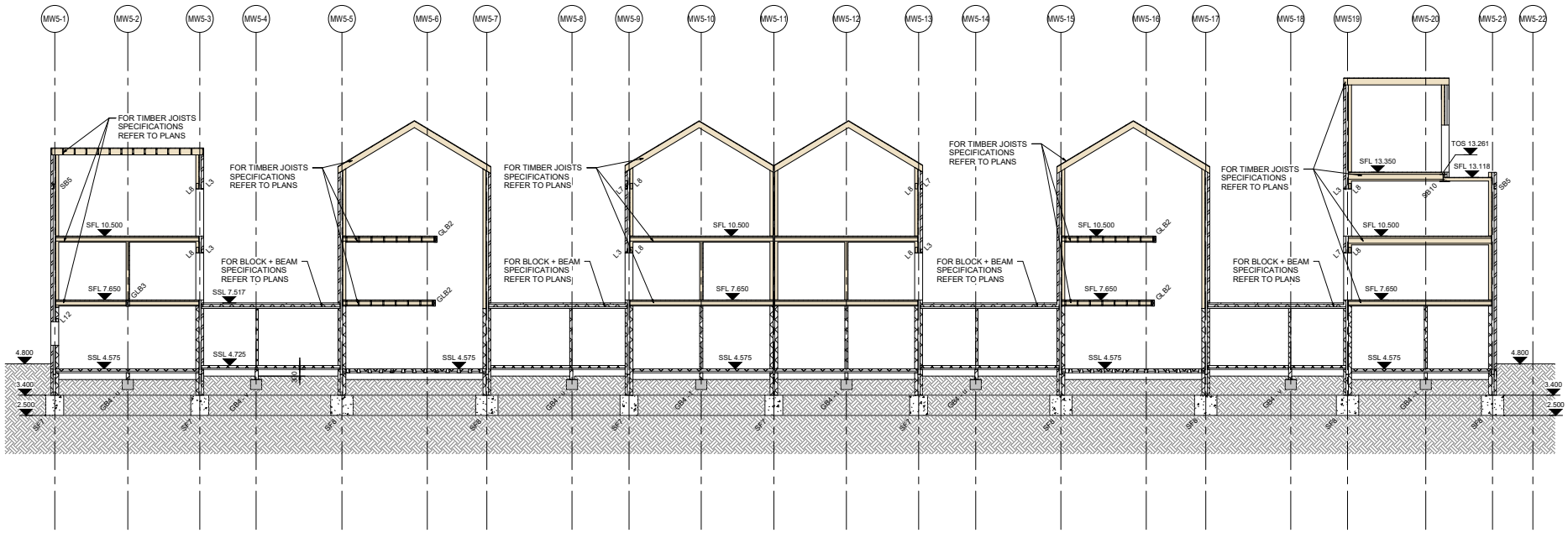
Project:
Tipner East Regeneration

Drawing title:
House Block 5
3D View
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
	NS	JAN 2024	CK

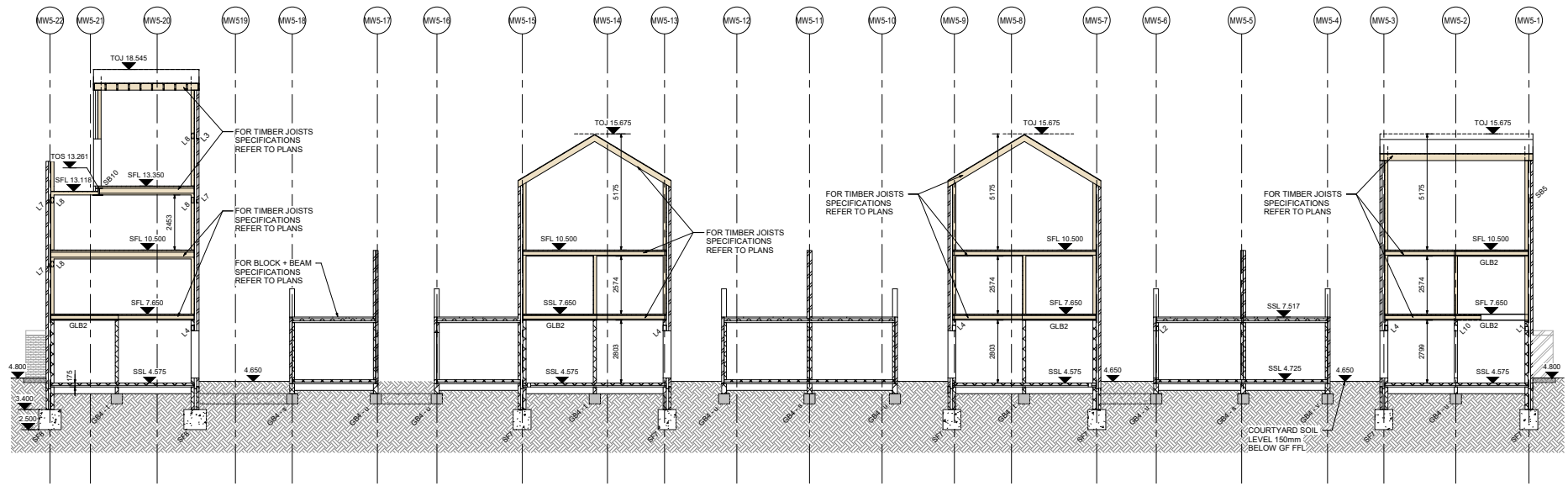
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S1 COORDINATION

Drawing Number: Rev:
2225-HRW-H5-XX-DR-S-0002 P2



Section A - A

Scale 1 : 100



Section B - B

Scale 1 : 100

1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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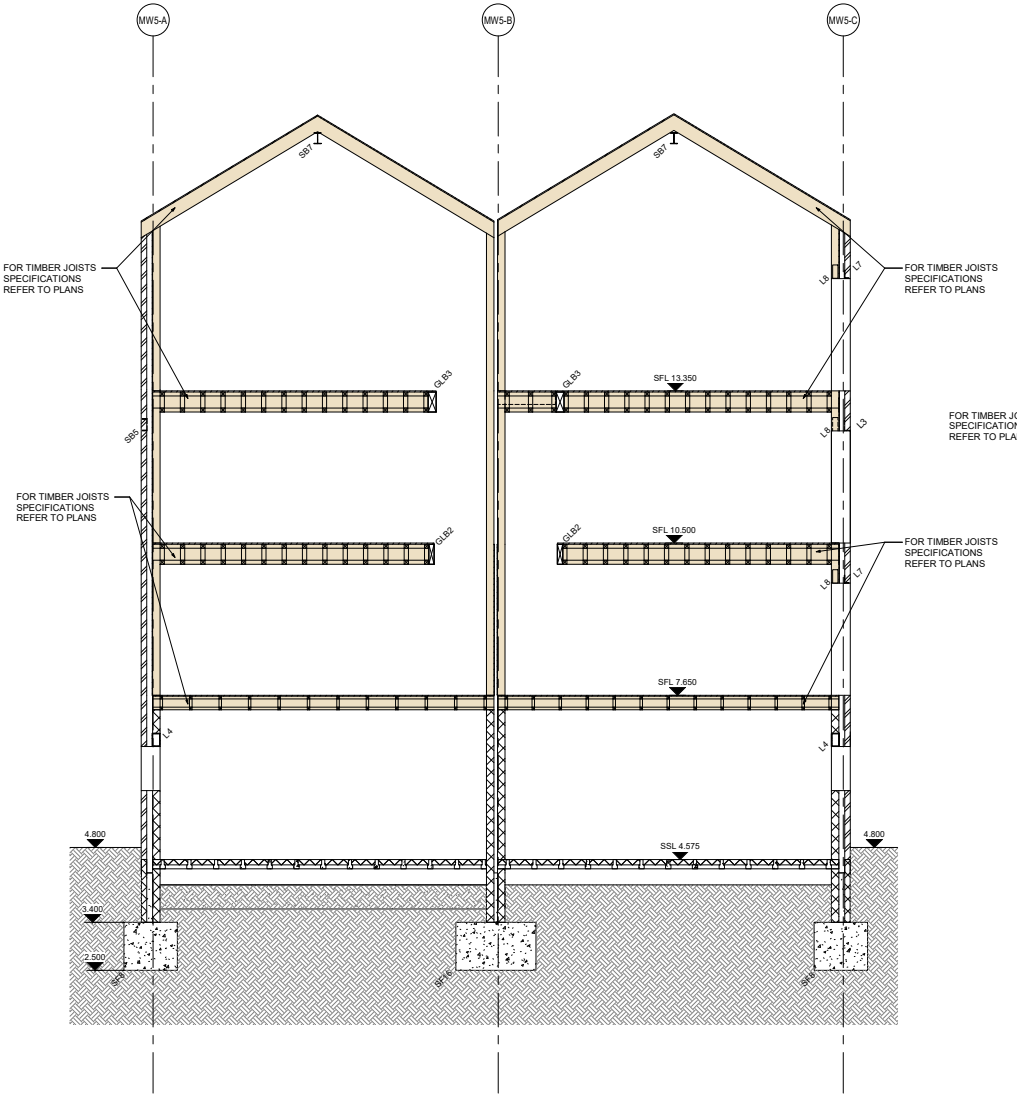
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Sections A-A & B-B

Scale at A1:	Drawn by:	Date:	Chk'd by:
As indicated	**HA**	**JUNE 2023**	**CK**

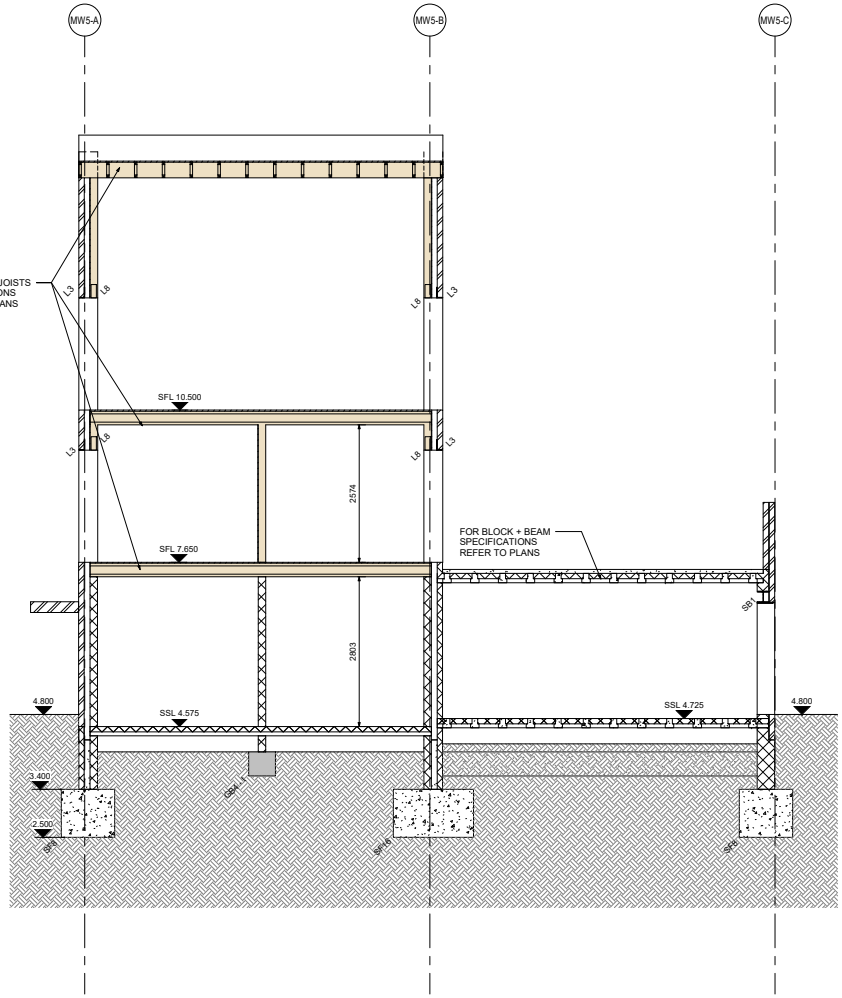
Status: **S1** Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-H5-XX-DR-S-0200** Rev: **P4**



Section C - C

Scale 1 : 50



Section D - D

Scale 1 : 50

1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

LINTEL SCHEDULE

REF	SIZE
L1	GALVANISED RHS 200x150x5 WITH 320x12 THK PLATE
L2	CN71C CATNIC LINTEL
L3	GALVANISED UKA 200x100x10
L4	GALVANISED RHS 250x150x10 WITH 320x12 THK PLATE
L5	NAYLOR S5 140X140
L6	CG110/125 CATNIC LINTEL
L7	GALVANISED UKA 150x90x10
L8	TIMBER LINTEL DESIGNED BY OTHERS
L9	NAYLOR R3 140X100
L10	NAYLOR R8 140X215
L11	NAYLOR R11 140X290
L12	CX110/125 CATNIC LINTEL
L13	CN71A CATNIC LINTEL

Beam Schedule

REF	SIZE	GRADE
SB1	GALVANISED 203x203x46UC + 290mm WIDE 8mm THK PLATE	S355
SB5	GALVANISED 230x90x32PFC	S355
SB7	203x133x30UB	S355
SB10	305x305x97UC + 15mm THK 455mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355

Glulam Beam Schedule

REF	SIZE
GLB1	DESIGNED BY OTHERS
GLB2	DESIGNED BY OTHERS
GLB3	DESIGNED BY OTHERS

Rev	Date	Amendments	By	Chk'd
P4	10.05.24	ISSUED FOR COORDINATION	NS	CK
P3	12.04.24	ISSUED FOR COORDINATION	NS	CK
P2	17.01.24	ISSUED FOR COORDINATION	DJP	CK
P1	18.09.23	Coordinated Issue	HA	CK

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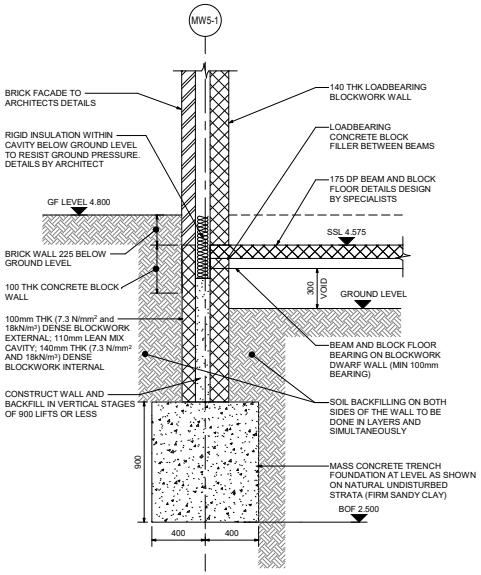
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Sections C-C & D-D

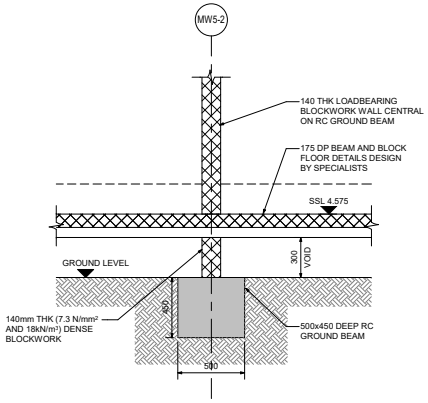
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Status: S1 Purpose For Issue: COORDINATION

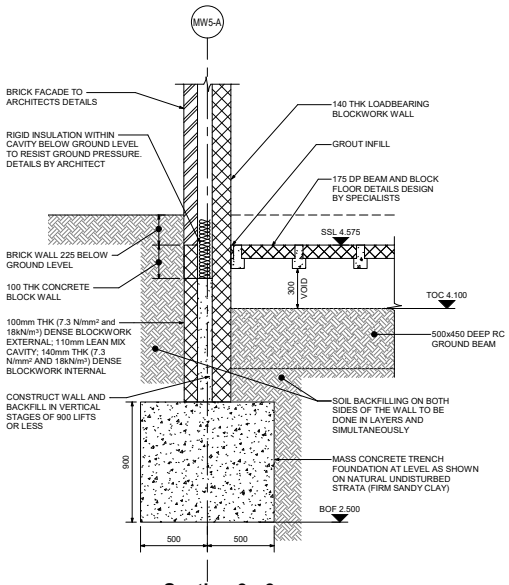
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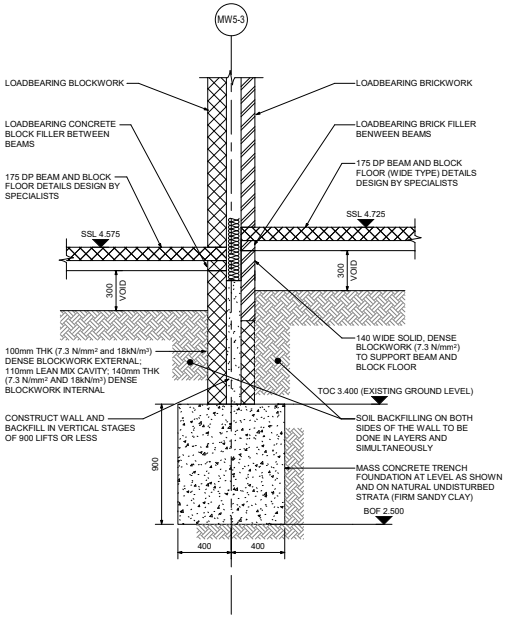
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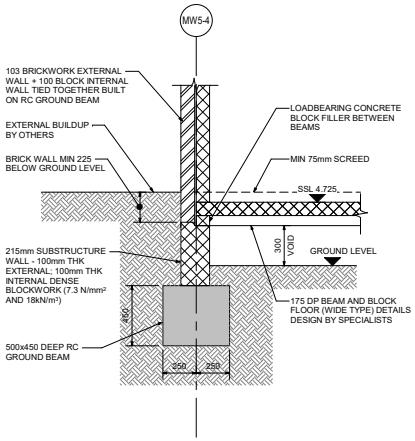
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Scale 1 : 20



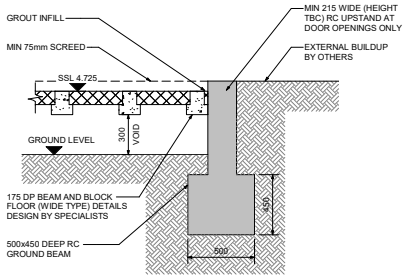
Section 3 - 3
Scale 1 : 20



Section 4 - 4
Scale 1 : 20



Section 5 - 5
Scale 1 : 20



Section 6 - 6
Scale 1 : 20

1:20 0m 0.4m 0.8m 1.2m 1.6m 2m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
P2	10.05.24	ISSUED FOR COORDINATION	NS	CK
P1	12.04.24	ISSUED FOR COORDINATION	NS	CK

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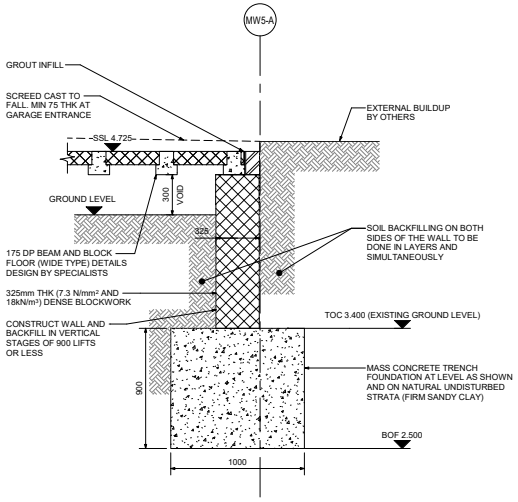
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Ground Floor
Sections & Details
Sheet 1

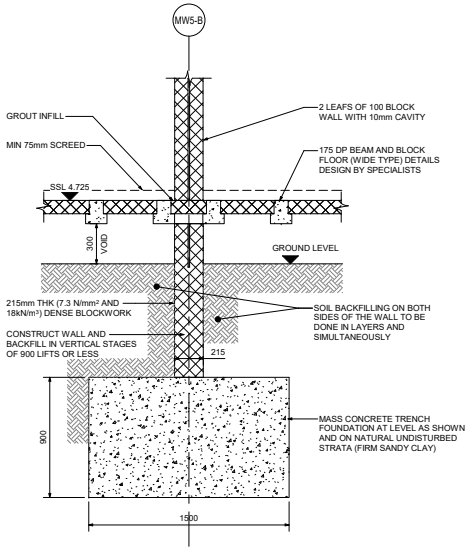
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Status: S1 Purpose For Issue: COORDINATION

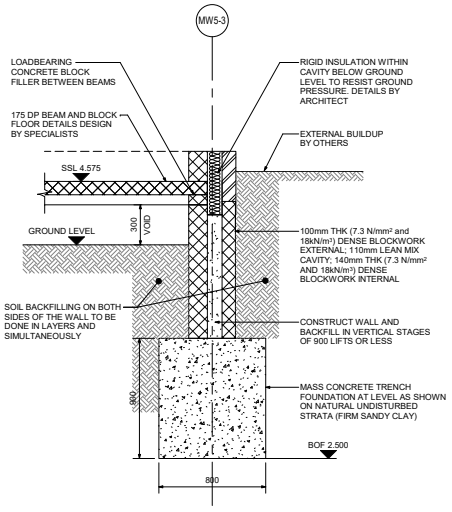
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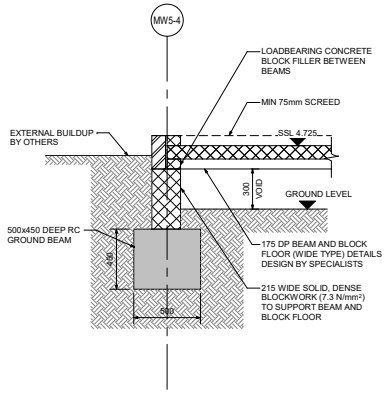
Section 7 - 7
Scale 1 : 20



Section 8 - 8
Scale 1 : 20



Section 9 - 9
Scale 1 : 20



Section 10 - 10
Scale 1 : 20

1:20 0m 0.4m 0.8m 1.2m 1.6m 2m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
P2	10.05.24	ISSUED FOR COORDINATION	NS	CK
P1	12.04.24	ISSUED FOR COORDINATION	NS	CK

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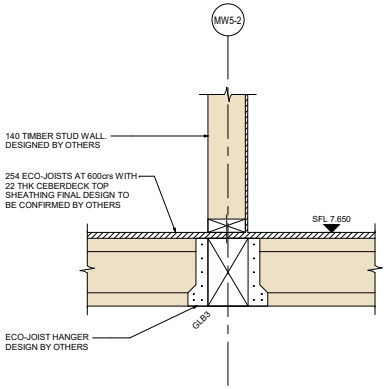
Project:
Tipner East Regeneration

Drawing title:
House Block 5
Ground Floor
Sections & Details
Sheet 2

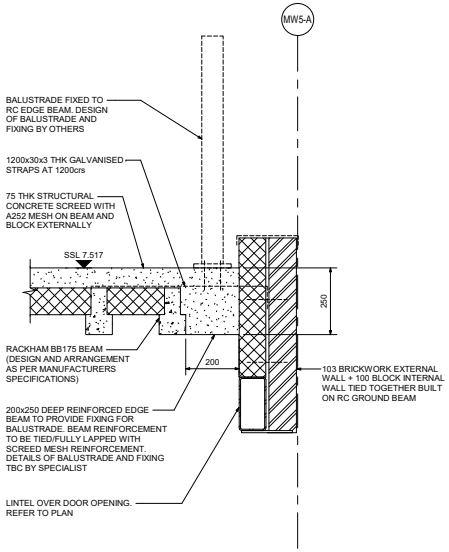
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1 : 20	DJP	JAN 2024	CK

Status: S1 COORDINATION

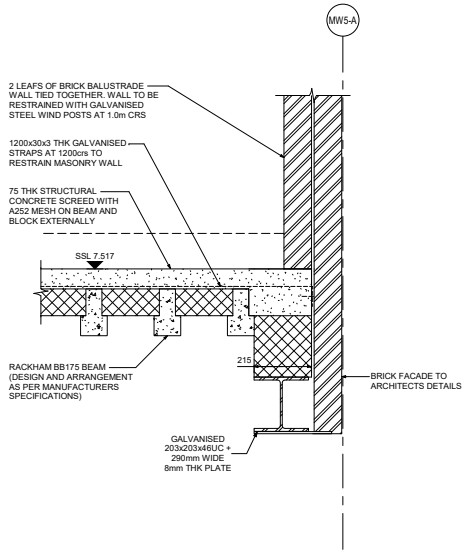
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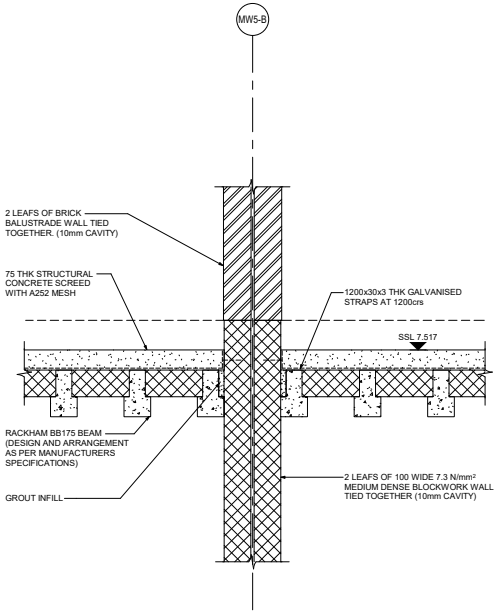
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Scale 1 : 10



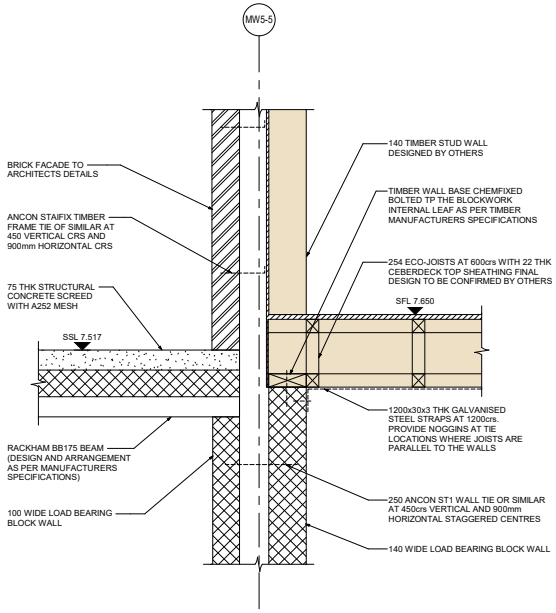
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Scale 1 : 10



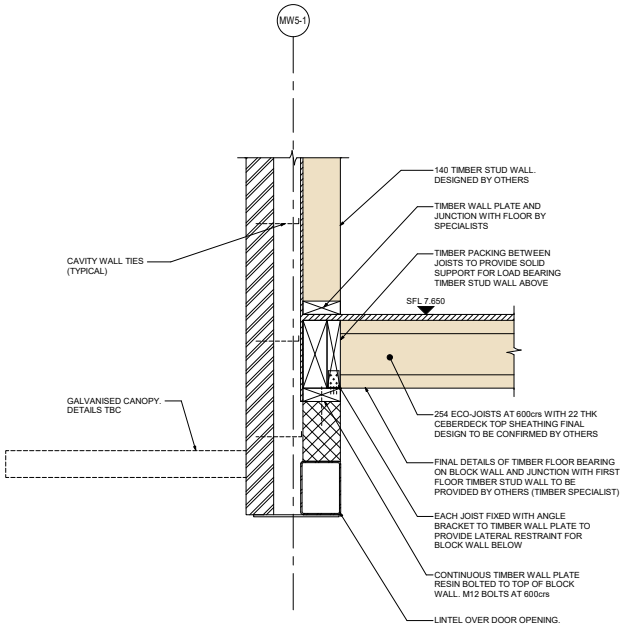
Section 3 - 3
Scale 1 : 10



Section 4 - 4
Scale 1 : 10



Section 5 - 5
Scale 1 : 10



Section 6 - 6
Scale 1 : 10

1:10 0m 0.2m 0.4m 0.6m 0.8m 1m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
P2	10.05.24	ISSUED FOR COORDINATION	NS	CK
P1	12.04.24	ISSUED FOR COORDINATION	NS	CK

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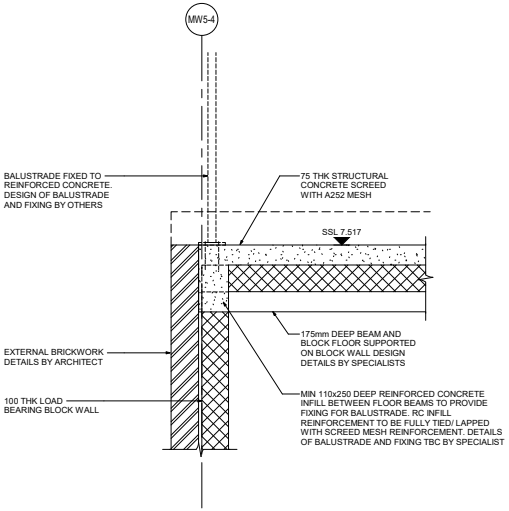
Project:
Tipner East Regeneration

Drawing title:
House Block 5
First Floor
Sections & Details
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 10	NS	JAN 2024	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H5-XX-DR-S-0310 Rev: P2



Section 7 - 7
Scale 1 : 10



Key Plan

NOTES

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Rev	Date	Amendments	By	Chk'd
P2	10.05.24	ISSUED FOR COORDINATION	NS	CK
P1	12.04.24	ISSUED FOR COORDINATION	NS	CK

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Project:
Tipner East Regeneration

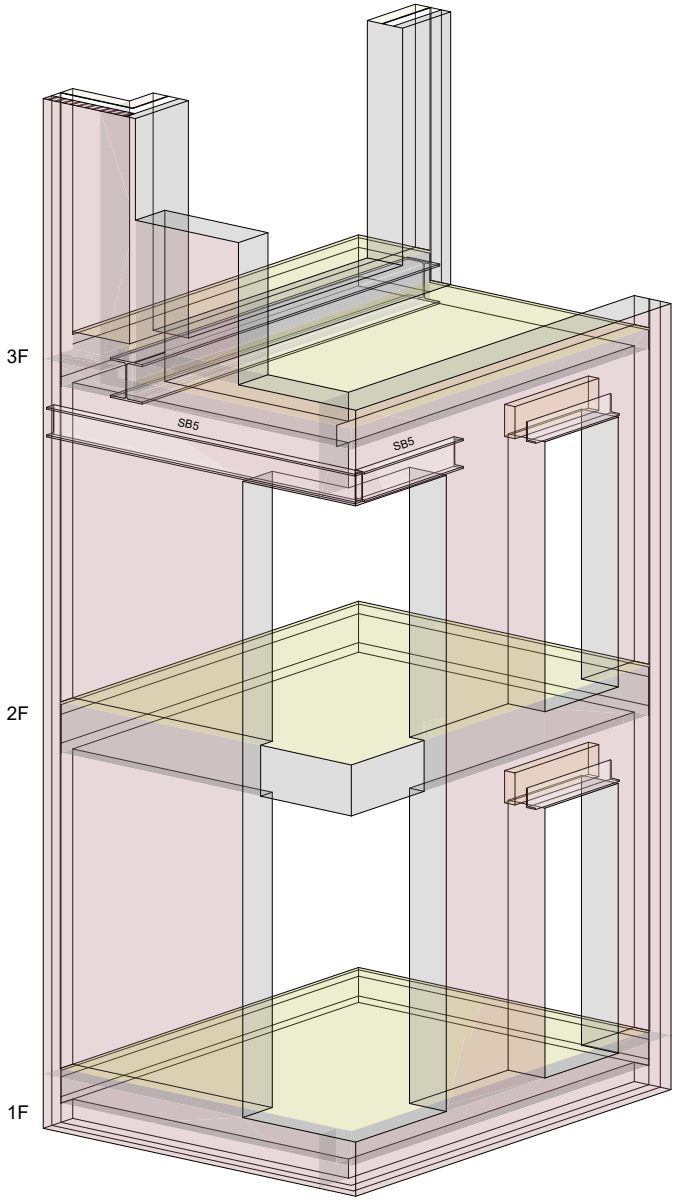
Drawing title:
House Block 5
First Floor
Sections & Details
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 10	NS	JAN 2024	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-H5-XX-DR-S-0311 Rev: P2

1:10 0m 0.2m 0.4m 0.6m 0.8m 1m





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
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P1	12.04.24	ISSUED FOR COORDINATION	NS	CK

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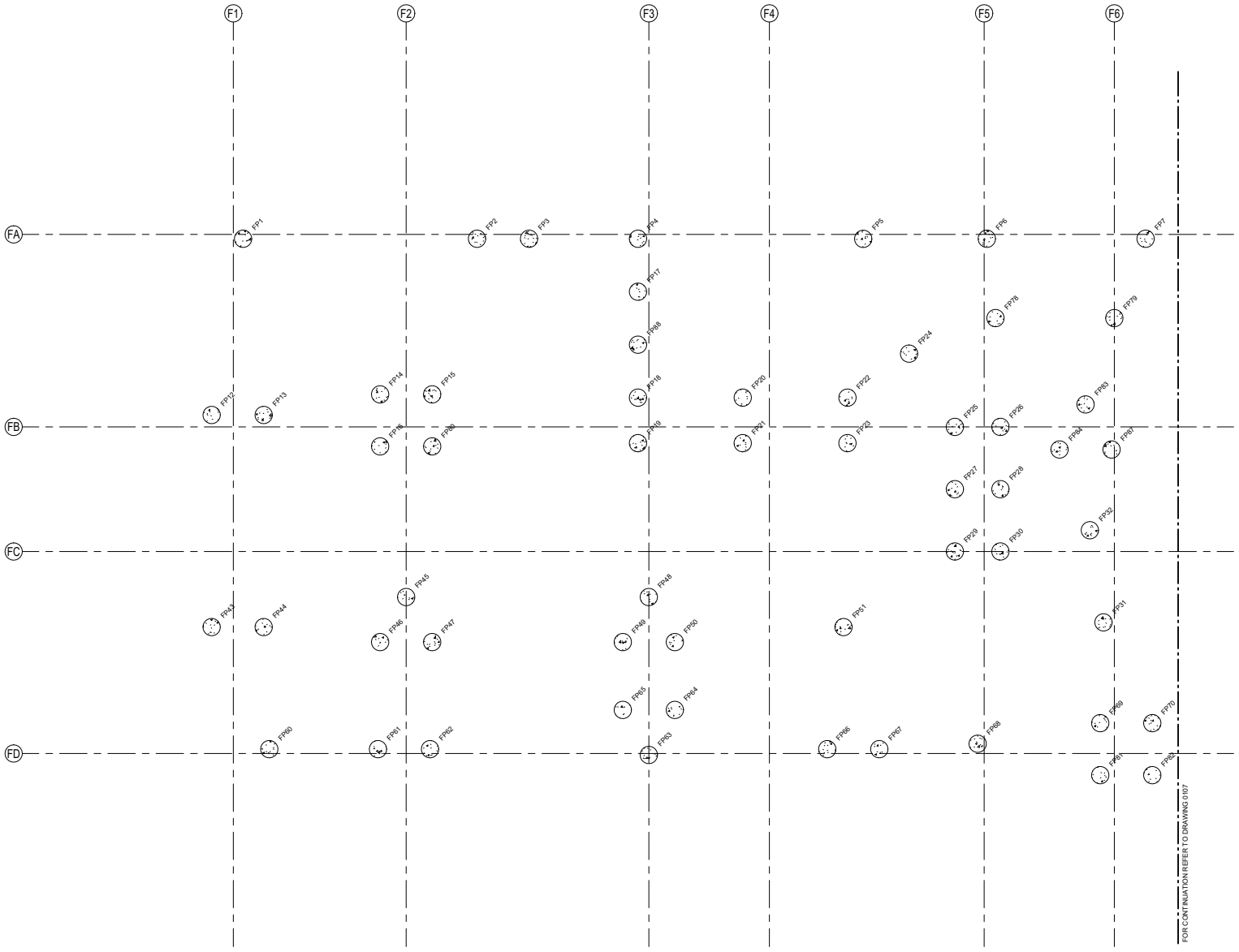
Project:
Tipner East Regeneration

Drawing title:
House Block 5
First Floor
Sections & Details
Sheet 3

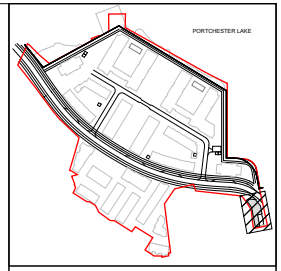
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	NS	JAN 2024	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: Rev:
2225-HRW-H5-XX-DR-S-0312 P2



1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
P3	25.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	08.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	26.06.25	ISSUED FOR INFORMATION	DJP	SH

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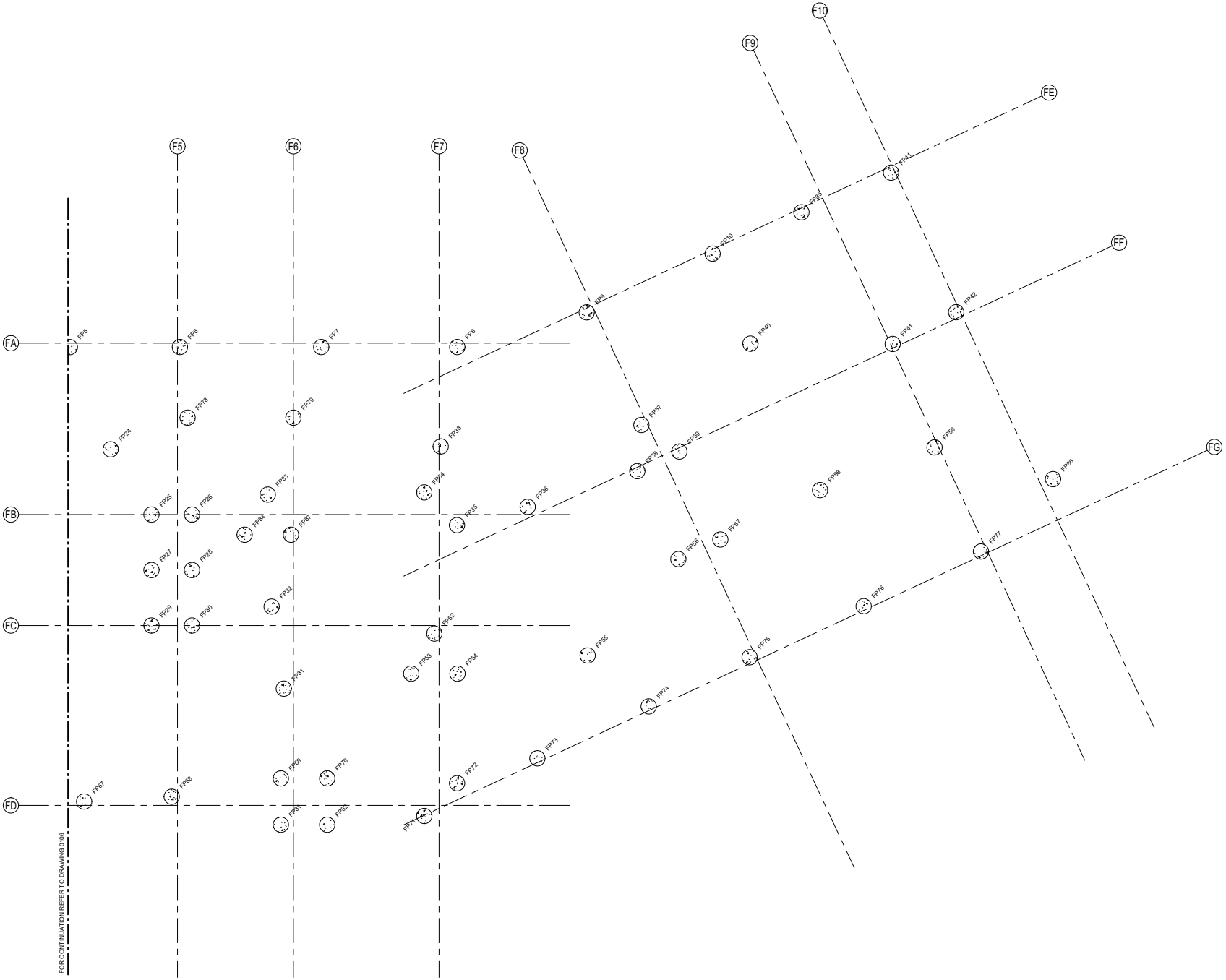
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Tipner East Regeneration

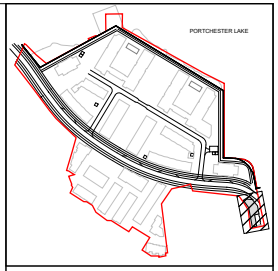
Drawing title:
Block F
Piling
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
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Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BF-00-DR-S-0106 Rev: P3





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Rev	Date	Amendments	By	Chk'd
P3	25.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	08.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	26.06.25	ISSUED FOR INFORMATION	DJP	SH

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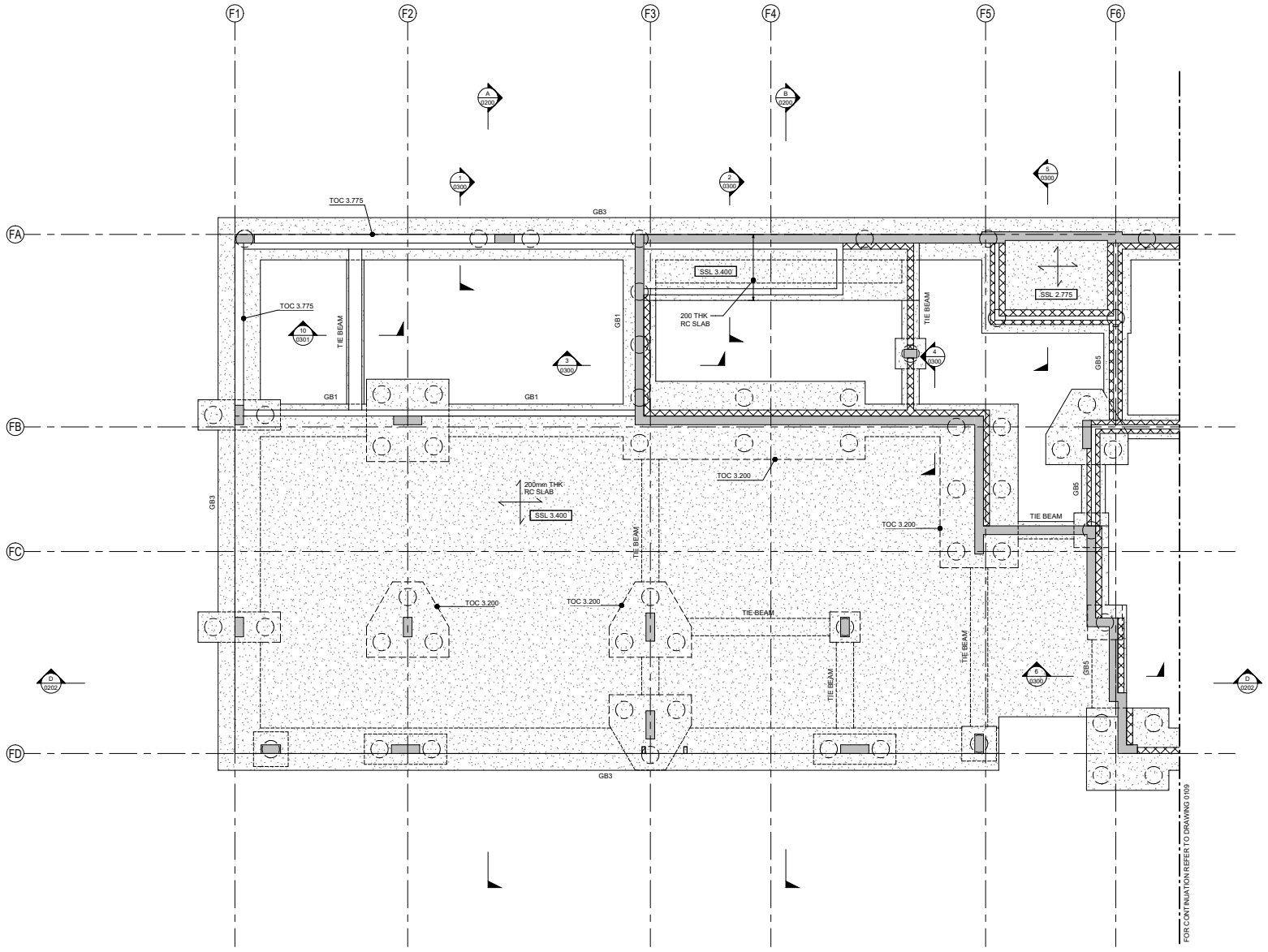
Project:
Tipner East Regeneration

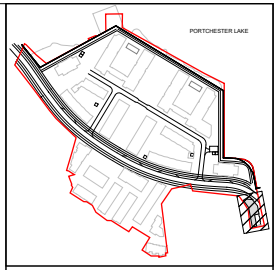
Drawing title:
Block F
Piling
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
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Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BF-00-DR-S-0107 Rev: P3





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- DENOTES RC STRUCTURE
- DENOTES STRUCTURE UNDER
- 175 B+B — DENOTES 175 RACKHAMS BEAM AND BLOCK
- 175W B+B — DENOTES 175 WIDE RACKHAMS BEAM AND BLOCK WITH MIN 75mm SCREED TOPPING
- PS-150L — DENOTES HOLLOWCORE PLANKS (PS-150L)
- DENOTES STEEL BEAM
- DENOTES 7.3N/mm² MEDIUM DENSE (13.5KN/3) BLOCKWORK. THICKNESS AS ANNOTATED
- GS — 1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Ground Beam Schedule

REF	SIZE (WxD)	GRADE
GB1	750 x 800mm	C35/45
GB2	700 x 500mm	C35/45
GB3	975 x 800mm	C35/45
GB5	550 x 500mm	C35/45
TIE BEAM	400 x 300mm	C35/45

REBAR ESTIMATES

PILECAPS - 120kg/m³
GROUND BEAMS - 100kg/m³

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P3	25.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	08.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	26.06.25	ISSUED FOR INFORMATION	DJP	SH

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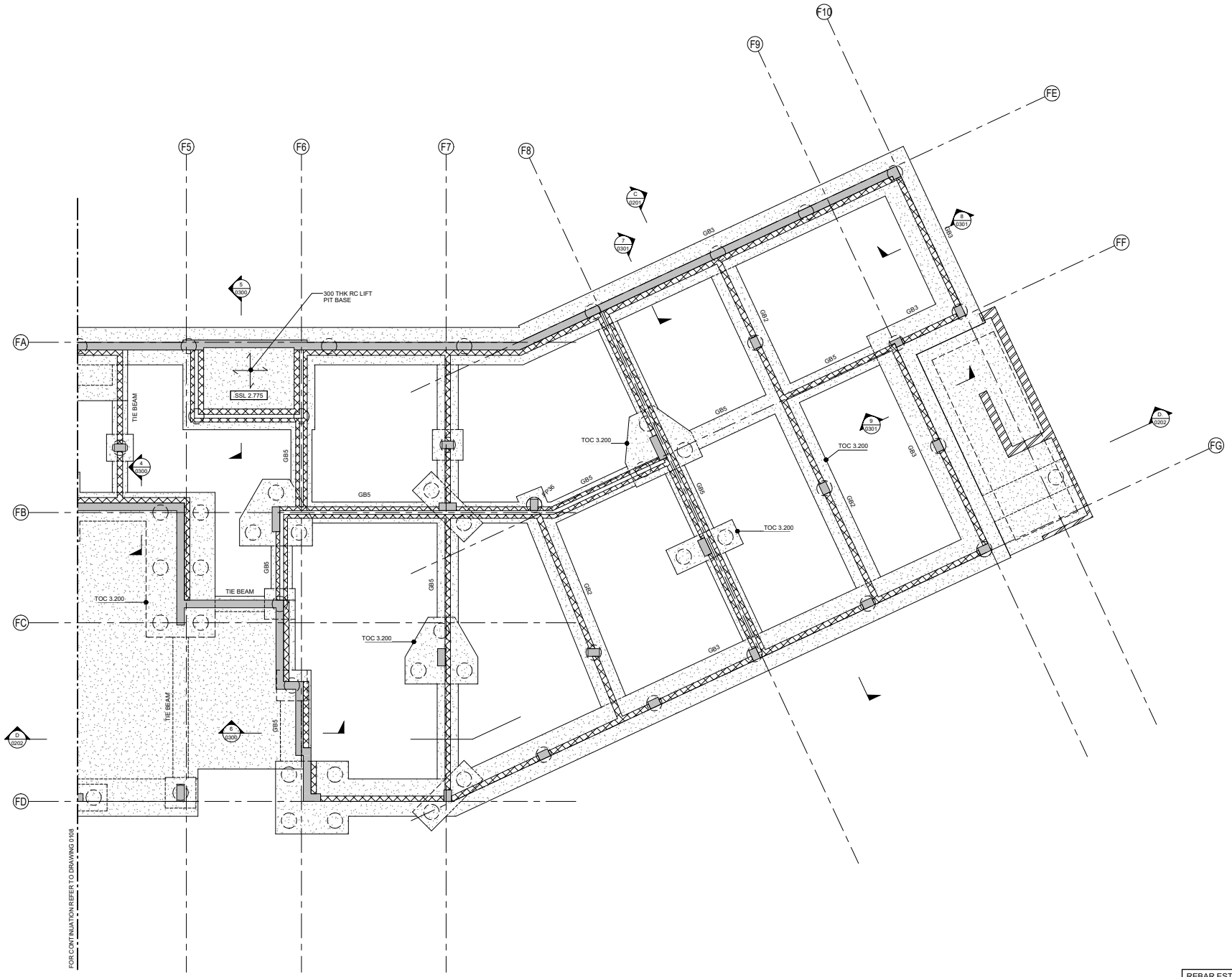
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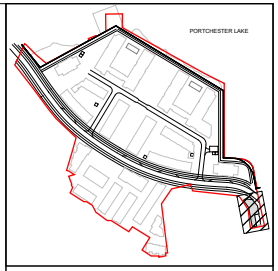
Drawing title:
Block F
Foundation
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	JSH	JUNE 2022	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BF-00-DR-S-0108 Rev: P3





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	DENOTES RC STRUCTURE
	DENOTES STRUCTURE UNDER
175 B+B	DENOTES 175 RACKHAMS BEAM AND BLOCK
175W B+B	DENOTES 175 WIDE RACKHAMS BEAM AND BLOCK WITH MIN 75mm SCREED TOPPING
PS-150L	DENOTES HOLLOWCORE PLANKS (PS-150L)
	DENOTES STEEL BEAM
	DENOTES 7.3N/mm² MEDIUM DENSE (13.5kN/3) BLOCKWORK. THICKNESS AS ANNOTATED
GS	1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Ground Beam Schedule

REF	SIZE (WxD)	GRADE
GB1	750 x 800mm	C35/45
GB2	700 x 500mm	C35/45
GB3	975 x 800mm	C35/45
GB5	550 x 500mm	C35/45
TIE BEAM	400 x 300mm	C35/45

REBAR ESTIMATES

PILECAPS - 120kg/m³
GROUND BEAMS - 100kg/m³

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P3	25.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	08.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	26.06.25	ISSUED FOR INFORMATION	DJP	SH

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Project:
Tipner East Regeneration

Drawing title:
Block F
Foundation
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
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Status: S1 Purpose For Issue: COORDINATION

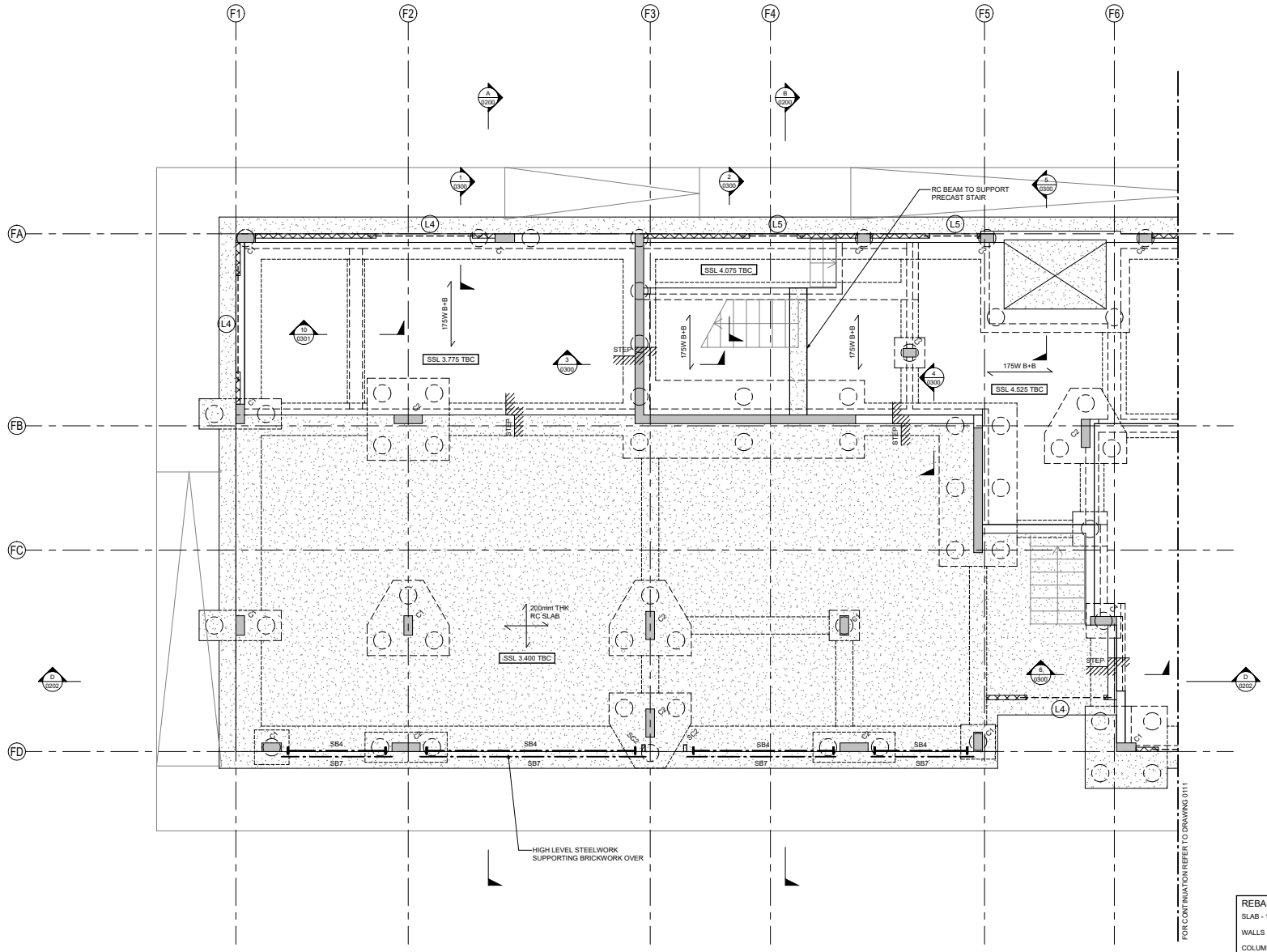
Drawing Number: 2225-HRW-BF-00-DR-S-0109 Rev: P3

Lintel Schedule

REF	SIZE
L1	TH90/100
L2	CG90/100
L3	NAYLOR - R2 - HI SPEC LINTEL
L4	NAYLOR - XFR6 LINTEL
L5	NAYLOR - XFR4 LINTEL

Padstone Schedule

REF	SIZE
PS1	225 LONG x100 WIDE x150 DEEP
PS2	225 LONG x210 WIDE x150 DEEP
PS3	225 LONG x140 WIDE x150 DEEP



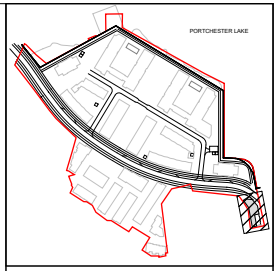
REBAR ESTIMATES

SLAB - 160kg/m³

WALLS - 60kg/m³

COLUMNS - 240kg/m³
(300x200) - 6H20 + H8 LINKS AT 200crs
(450x200) - 6H25 + H8 LINKS AT 200crs
(650x200) - 6H25 + H8 LINKS AT 200crs

1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

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Legend

- DENOTES RC STRUCTURE
- DENOTES STRUCTURE UNDER
- 175 B+B — DENOTES 175 RACKHAMS BEAM AND BLOCK
- 175W B+B — DENOTES 175 WIDE RACKHAMS BEAM AND BLOCK WITH MIN 75mm SCREED TOPPING
- PS-150L — DENOTES HOLLOWCORE PLANKS (PS-150L)
- DENOTES STEEL BEAM
- DENOTES 7.3N/mm² MEDIUM DENSE (13.5KN/3) BLOCKWORK. THICKNESS AS ANNOTATED
- GS — 1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Column Schedule

REF	SIZE	GRADE
C1	200 x 450mm	C35/45
C2	200 x 650mm	C35/45
C3	200 x 300mm	C35/45
C4	200 x 600mm	C35/45
SC1	90x90x5SHS	S355
SC2	160x80x5RHS *	S355

★ - DENOTES GALVANISED STEEL

Beam Schedule

REF	SIZE	GRADE
RCB1	200 x 375mm	C35/45
RCB2	140 x 375mm	C35/45
SB1	152x152x37UC + 12mm THK x 315mm WIDE PLATE WELDED TO BOTTOM FLANGE	S355
SB3	254x254x73UC	S355
SB4	152x152x37UC	S355
SB5	150x90x24PFC	S355
SB6	200x90x30PFC	S355
SB7	245x150x12 ANGLE	S355
SB8	100x50x10PFC	S355

Rev	Date	Amendments	By	Chk'd
P4	25.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	08.07.25	ISSUED FOR INFORMATION	DJP	CK
P2	26.06.25	ISSUED FOR INFORMATION	DJP	SH
P1	10.06.25	PRELIMINARY ISSUE	JSH	CK

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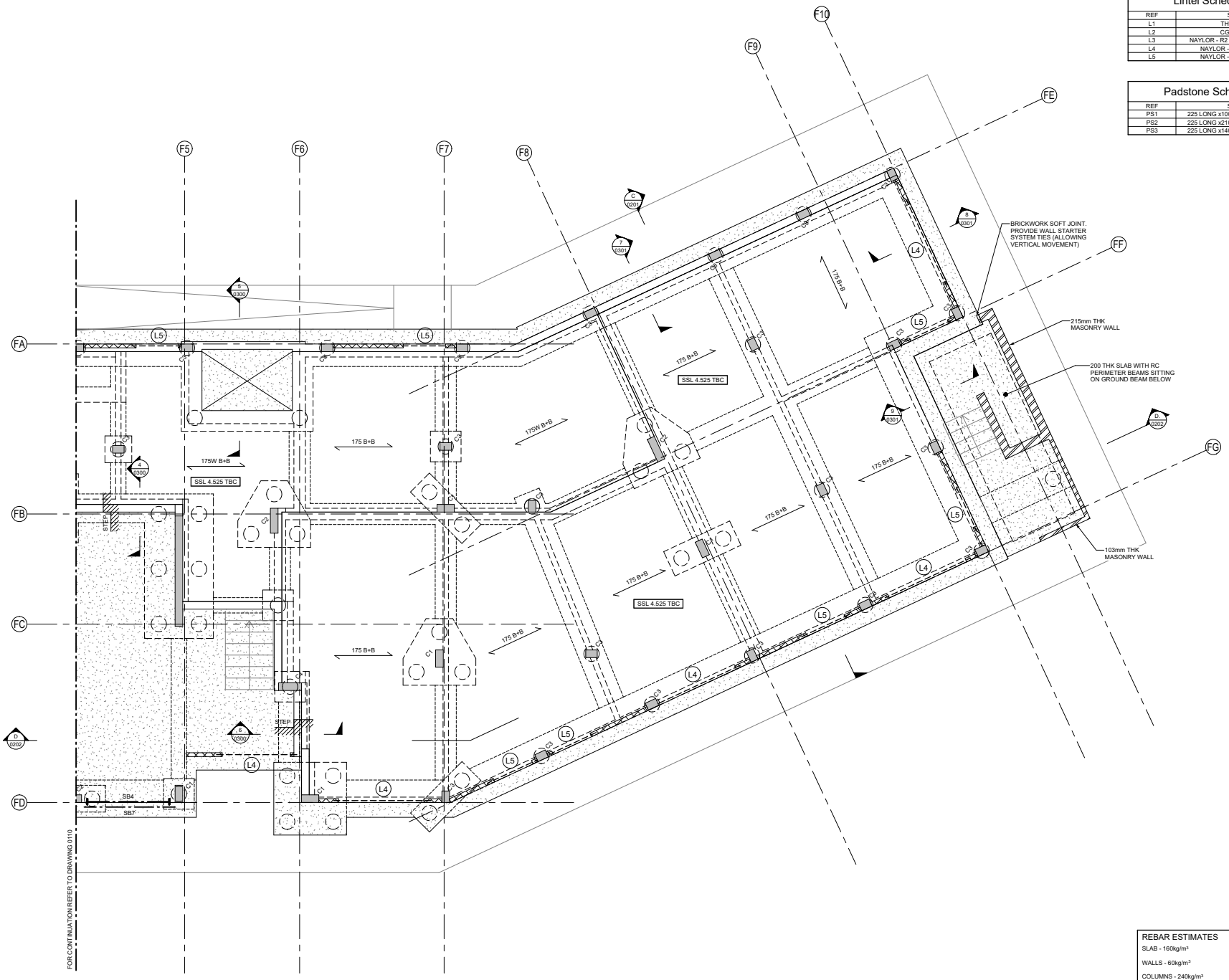
Project:
Tipner East Regeneration

Drawing title:
Block F
Ground Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	JSH	JUNE 2022	SH

Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-BF-00-DR-S-0110** Rev: **P4**



Lintel Schedule

REF	SIZE
L1	TH90/100
L2	CG90/100
L3	NAYLOR - R2 - HI SPEC LINTEL
L4	NAYLOR - XFR6 LINTEL
L5	NAYLOR - XFR4 LINTEL

Padstone Schedule

REF	SIZE
PS1	225 LONG x100 WIDE x150 DEEP
PS2	225 LONG x210 WIDE x150 DEEP
PS3	225 LONG x140 WIDE x150 DEEP

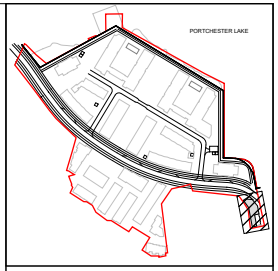
REBAR ESTIMATES

SLAB - 160kg/m³

WALLS - 60kg/m³

COLUMNS - 240kg/m³
(300x200) - 6H20 + H8 LINKS AT 200crs
(450x200) - 6H25 + H8 LINKS AT 200crs
(650x200) - 6H25 + H8 LINKS AT 200crs

1:50 0m 1m 2m 3m 4m 5m



Key Plan

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- DENOTES STEEL BEAM
- DENOTES 7.3N/mm² MEDIUM DENSE (13.5KN/3) BLOCKWORK. THICKNESS AS ANNOTATED
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Column Schedule

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SC1	90x90x5SHS	S355
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★ - DENOTES GALVANISED STEEL

Beam Schedule

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SB3	254x254x73UC	S355
SB4	152x152x37UC	S355
SB5	150x90x24PFC	S355
SB6	200x90x30PFC	S355
SB7	245x150x12 ANGLE	S355
SB8	100x50x10PFC	S355

Rev	Date	Amendments	By	Chk'd
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P2	26.06.25	ISSUED FOR INFORMATION	DJP	SH
P1	10.06.25	PRELIMINARY ISSUE	JSH	CK

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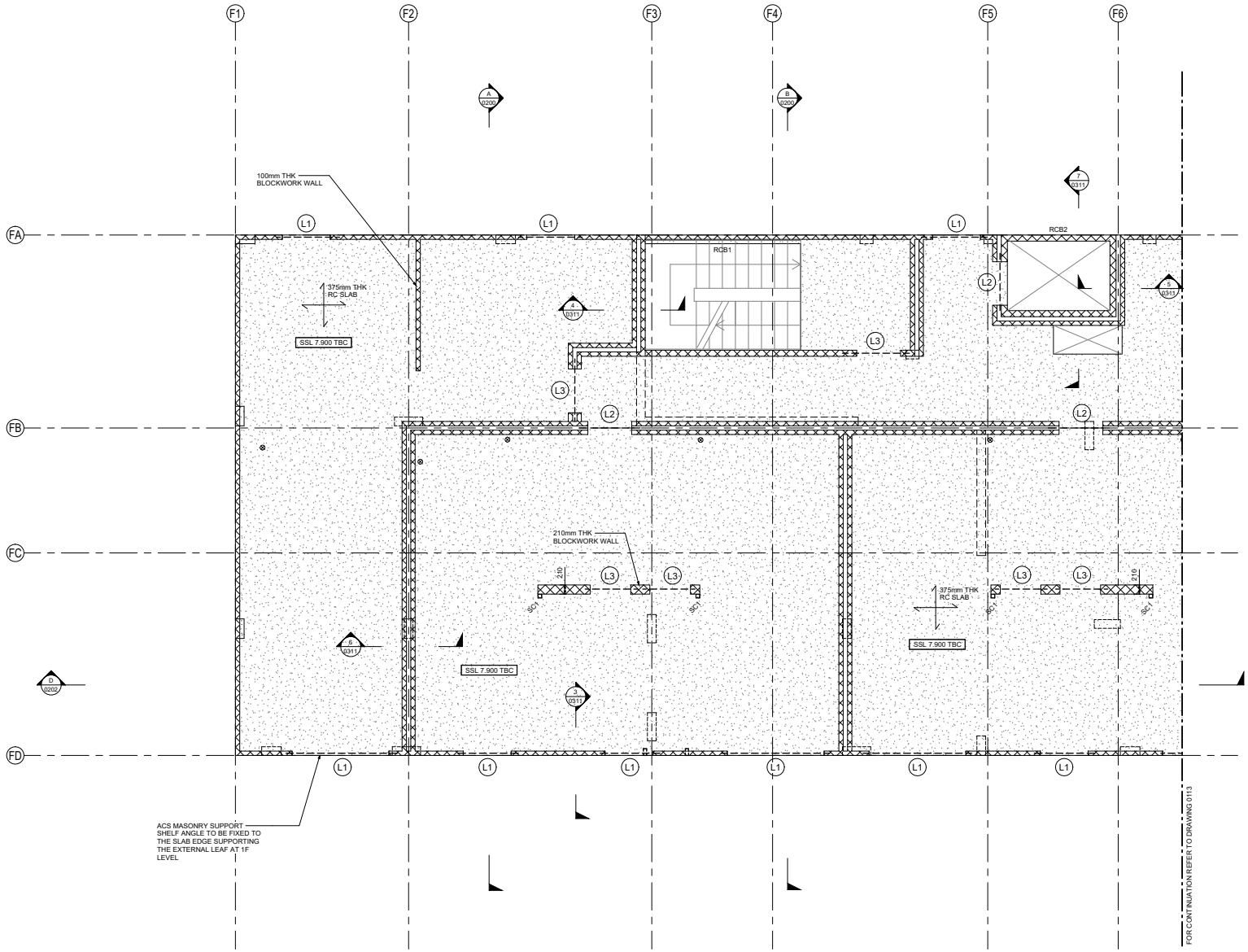
Project:
Tipner East Regeneration

Drawing title:
Block F
Ground Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	JSH	JUNE 2022	SH

Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-BF-00-DR-S-0111** Rev: **P4**



Lintel Schedule

REF	SIZE
L1	TH90/100
L2	CG90/100
L3	NAYLOR - R2 - HI SPEC LINTEL
L4	NAYLOR - XFR6 LINTEL
L5	NAYLOR - XFR4 LINTEL

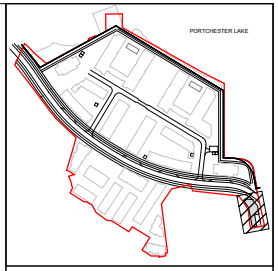
Padstone Schedule

REF	SIZE
PS1	225 LONG x100 WIDE x150 DEEP
PS2	225 LONG x210 WIDE x150 DEEP
PS3	225 LONG x140 WIDE x150 DEEP

REBAR ESTIMATES

PODIUM SLAB - 540kg/m³
(H25 TOP + BOTTOM BOTH DIRECTIONS PLUS ADDITIONAL OVER COLUMNS)

1:50 0m 1m 2m 3m 4m 5m



Key Plan

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★ - DENOTES GALVANISED STEEL

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P1	10.06.25	PRELIMINARY ISSUE	JSH	CK

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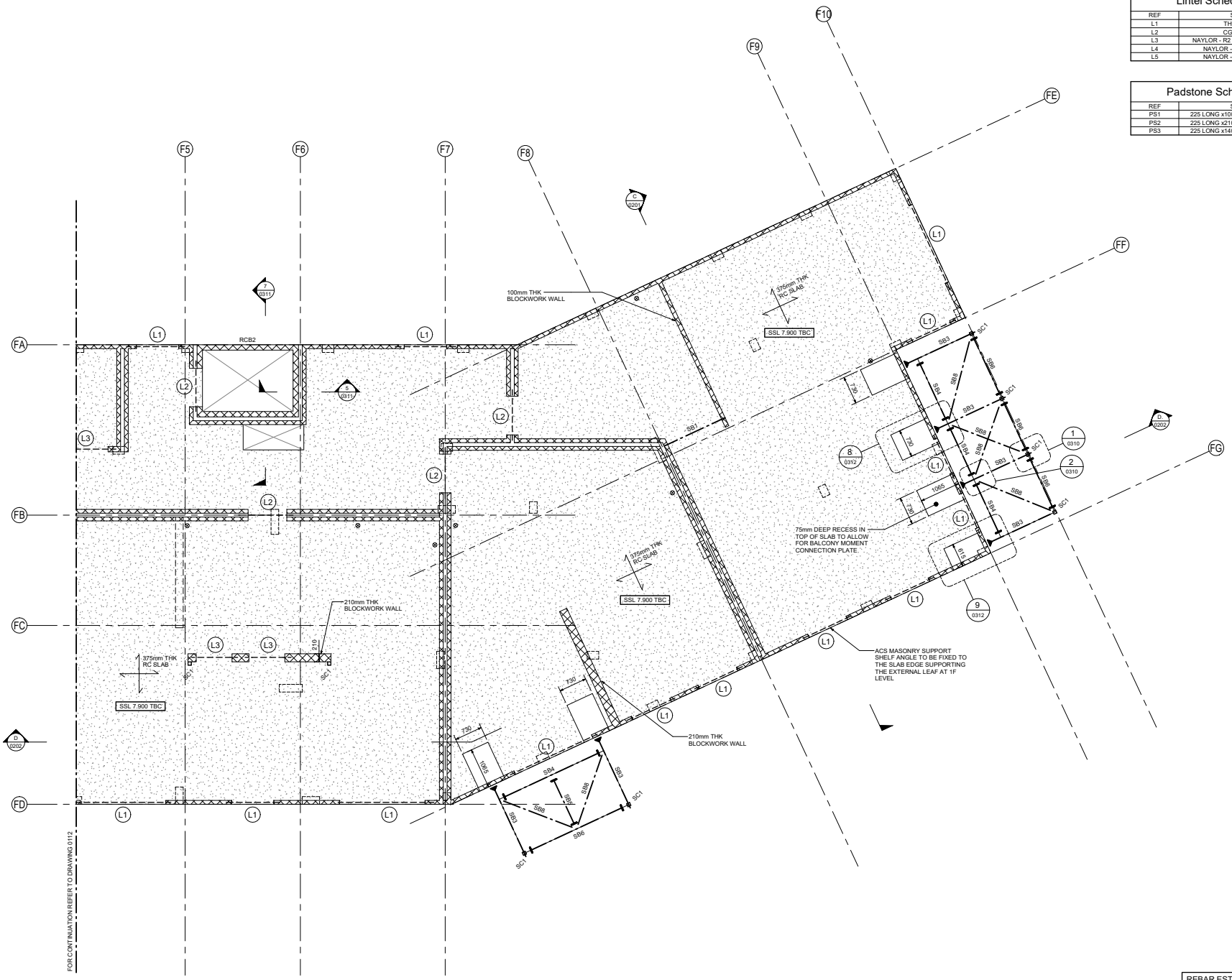
Project:
Tipner East Regeneration

Drawing title:
Block F
First Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
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Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BF-01-DR-S-0112 Rev: P4

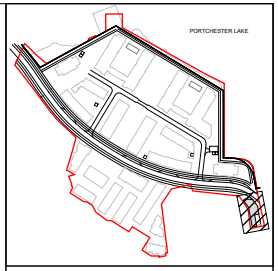


Lintel Schedule

REF	SIZE
L1	TH90/100
L2	CG90/100
L3	NAYLOR - R2 - HI SPEC LINTEL
L4	NAYLOR - XFR6 LINTEL
L5	NAYLOR - XFR4 LINTEL

Padstone Schedule

REF	SIZE
PS1	225 LONG x100 WIDE x150 DEEP
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REBAR ESTIMATES

PODIUM SLAB - 540kg/m³
(H25 TOP + BOTTOM BOTH DIRECTIONS PLUS ADDITIONAL OVER COLUMNS)

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
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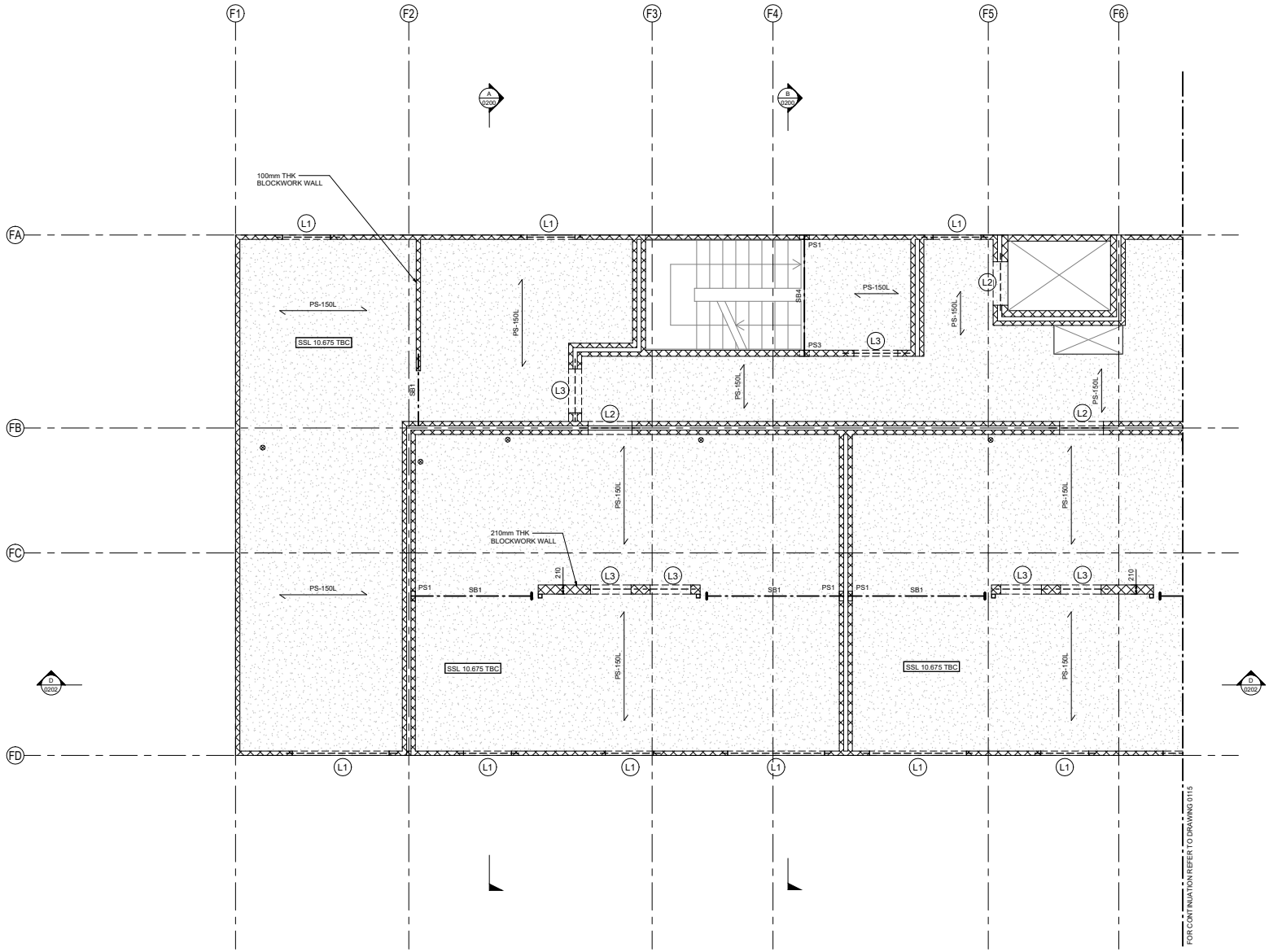
Project:
Tipner East Regeneration

Drawing title:
Block F
First Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
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Status: S1 COORDINATION
Purpose For Issue:

Drawing Number: 2225-HRW-BF-01-DR-S-0113
Rev: P4



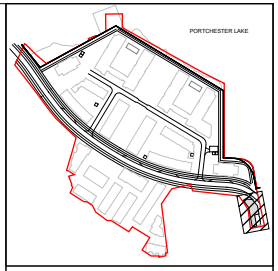
1:50 0m 1m 2m 3m 4m 5m

Lintel Schedule

REF	SIZE
L1	TH90/100
L2	CG90/100
L3	NAYLOR - R2 - HI SPEC LINTEL
L4	NAYLOR - XFR6 LINTEL
L5	NAYLOR - XFR4 LINTEL

Padstone Schedule

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Key Plan

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SC1	90x90x5SHS	S355
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Beam Schedule

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SB4	152x152x37UC	S355
SB5	150x90x24PFC	S355
SB6	200x90x30PFC	S355
SB7	245x150x12 ANGLE	S355
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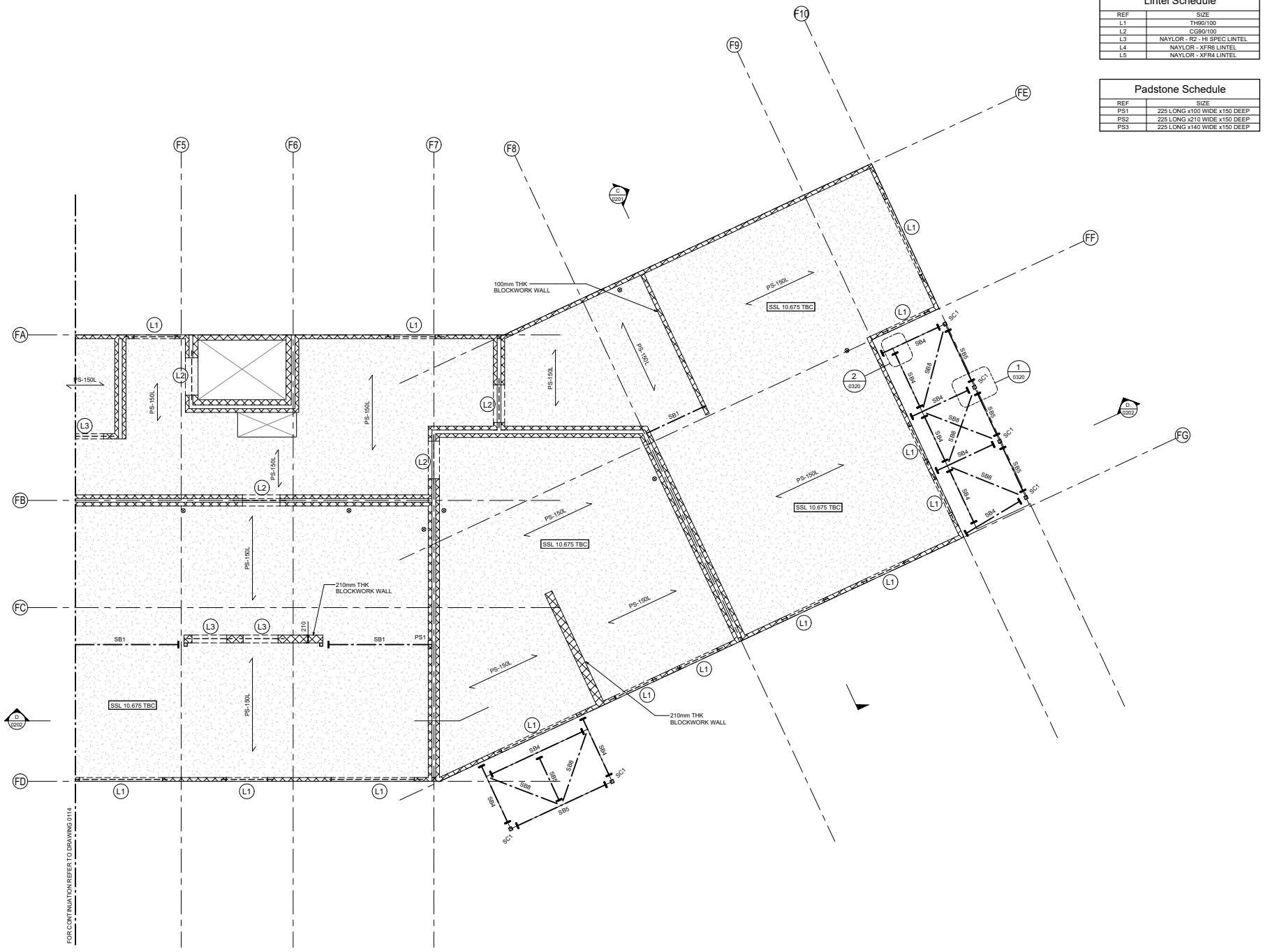
Project:
Tipner East Regeneration

Drawing title:
Block F
Second Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
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Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BF-02-DR-S-0114 Rev: P4

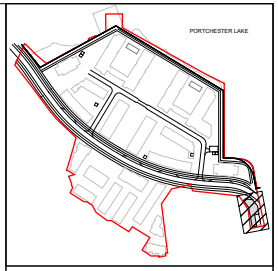


Lintel Schedule

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L5	NAYLOR - XFR4 LINTEL

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SB7	245x150x12 ANGLE	S355
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P1	10.06.25	PRELIMINARY ISSUE	JSH	CK

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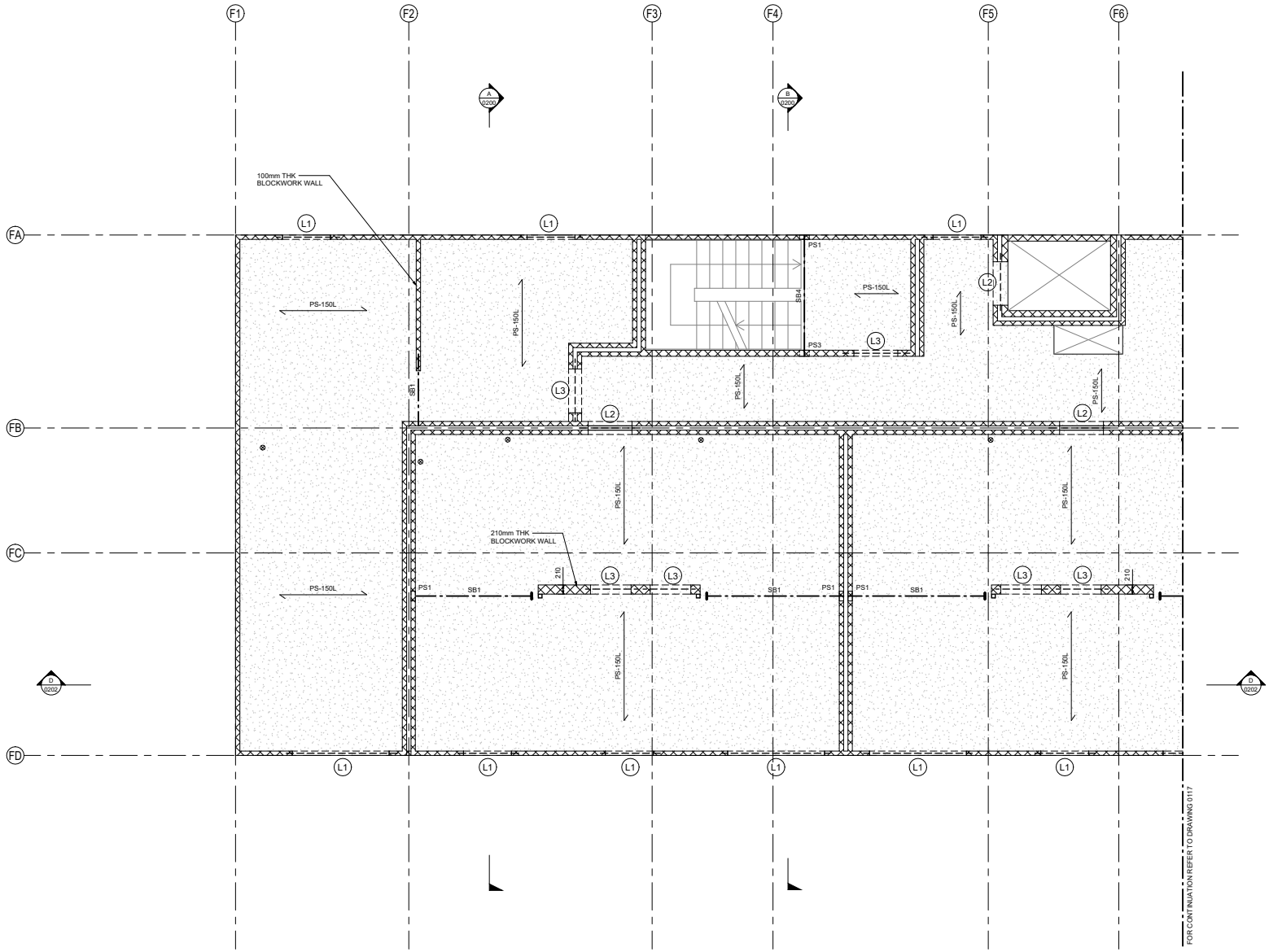
Project:
Tipner East Regeneration

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Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-BF-02-DR-S-0115** Rev: **P4**



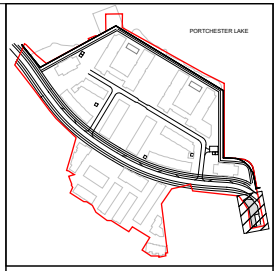
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Padstone Schedule

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1:50 0m 1m 2m 3m 4m 5m



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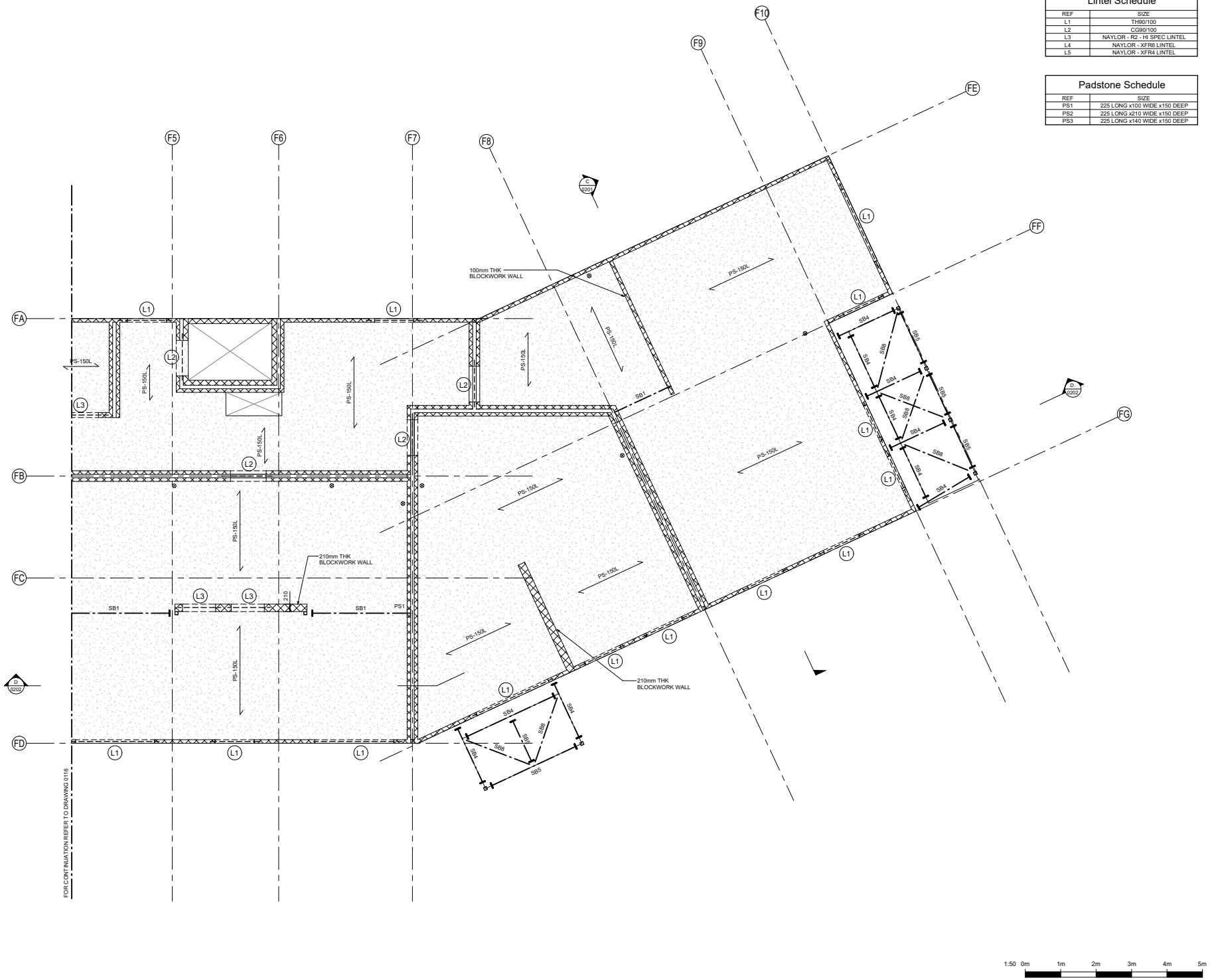
Project:
Tipner East Regeneration

Drawing title:
Block F
Third Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BF-03-DR-S-0116 Rev: P4

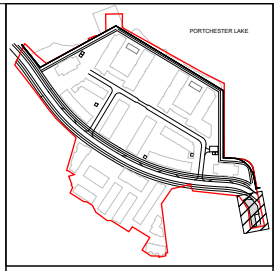


Lintel Schedule

REF	SIZE
L1	TH90/100
L2	CG90/100
L3	NAYLOR - R2 - HI SPEC LINTEL
L4	NAYLOR - XFR6 LINTEL
L5	NAYLOR - XFR4 LINTEL

Padstone Schedule

REF	SIZE
PS1	225 LONG x100 WIDE x150 DEEP
PS2	225 LONG x210 WIDE x150 DEEP
PS3	225 LONG x140 WIDE x150 DEEP



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- DENOTES RC STRUCTURE
- DENOTES STRUCTURE UNDER
- 175 B+B — DENOTES 175 RACKHAMS BEAM AND BLOCK
- 175W B+B — DENOTES 175 WIDE RACKHAMS BEAM AND BLOCK WITH MIN 75mm SCREED TOPPING
- PS-150L — DENOTES HOLLOWCORE PLANKS (PS-150L)
- DENOTES STEEL BEAM
- DENOTES 7.3N/mm² MEDIUM DENSE (13.5KN/3) BLOCKWORK. THICKNESS AS ANNOTATED
- GS — 1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Column Schedule

REF	SIZE	GRADE
C1	200 x 450mm	C35/45
C2	200 x 650mm	C35/45
C3	200 x 300mm	C35/45
C4	200 x 600mm	C35/45
SC1	90x90x5SHS	S355
SC2	160x80x5RHS *	S355

★ - DENOTES GALVANISED STEEL

Beam Schedule

REF	SIZE	GRADE
RCB1	200 x 375mm	C35/45
RCB2	140 x 375mm	C35/45
SB1	152x152x37UC + 12mm THK x 315mm WIDE PLATE WELDED TO BOTTOM FLANGE	S355
SB3	254x254x73UC	S355
SB4	152x152x37UC	S355
SB5	150x90x24PFC	S355
SB6	200x90x30PFC	S355
SB7	245x150x12 ANGLE	S355
SB8	100x50x10PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	25.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	08.07.25	ISSUED FOR INFORMATION	DJP	CK
P2	26.06.25	ISSUED FOR INFORMATION	DJP	SH
P1	10.06.25	PRELIMINARY ISSUE	JSH	CK

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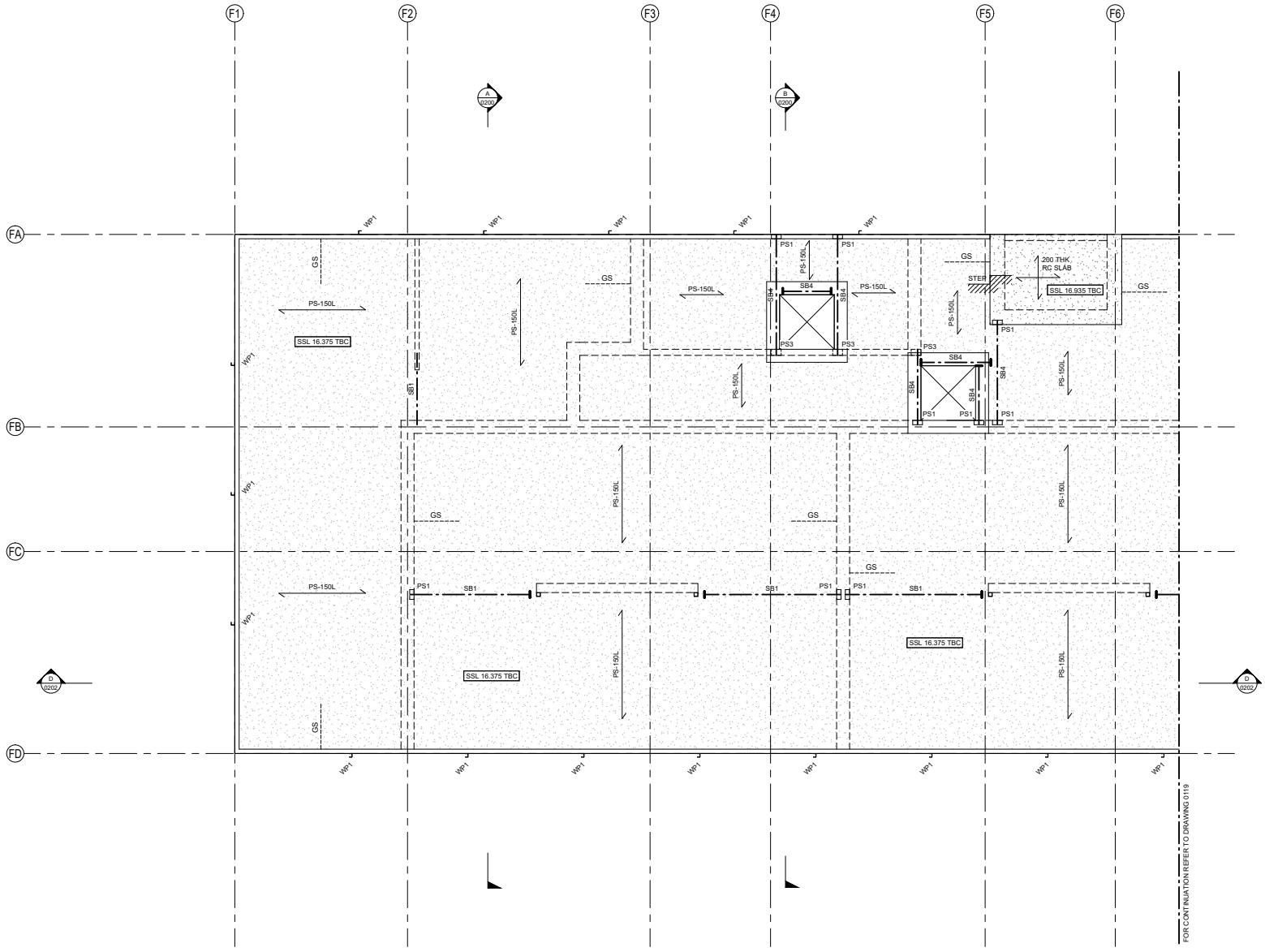
Project:
Tipner East Regeneration

Drawing title:
Block F
Third Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BF-03-DR-S-0117 Rev: P4



WP1 - 85x60x5 WP3P ANCON WINDPOSTS OR SIMILAR TO BE PROVIDED TO THE BLOCKWORK LEAF AT 3m CRS

WP2 - 75x60x4 WP3P ANCON WINDPOSTS OR SIMILAR TO BE PROVIDED TO THE BLOCKWORK LEAF AT 3m CRS

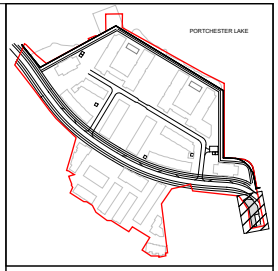
Lintel Schedule

REF	SIZE
L1	TH90/100
L2	CG90/100
L3	NAYLOR - R2 - HI SPEC LINTEL
L4	NAYLOR - XFR6 LINTEL
L5	NAYLOR - XFR4 LINTEL

Padstone Schedule

REF	SIZE
PS1	225 LONG x100 WIDE x150 DEEP
PS2	225 LONG x210 WIDE x150 DEEP
PS3	225 LONG x140 WIDE x150 DEEP

1:50 0m 1m 2m 3m 4m 5m



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Legend

- DENOTES RC STRUCTURE
- DENOTES STRUCTURE UNDER
- 175 B+B — DENOTES 175 RACKHAMS BEAM AND BLOCK
- 175W B+B — DENOTES 175 WIDE RACKHAMS BEAM AND BLOCK WITH MIN 75mm SCREED TOPPING
- PS-150L — DENOTES HOLLOWCORE PLANKS (PS-150L)
- DENOTES STEEL BEAM
- DENOTES 7.3N/mm² MEDIUM DENSE (13.5KN/3) BLOCKWORK. THICKNESS AS ANNOTATED
- GS — 1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Column Schedule

REF	SIZE	GRADE
C1	200 x 450mm	C35/45
C2	200 x 650mm	C35/45
C3	200 x 300mm	C35/45
C4	200 x 600mm	C35/45
SC1	90x90x5SHS	S355
SC2	160x80x5RHS *	S355

★ - DENOTES GALVANISED STEEL

Beam Schedule

REF	SIZE	GRADE
RCB1	200 x 375mm	C35/45
RCB2	140 x 375mm	C35/45
SB1	152x152x37UC + 12mm THK x 315mm WIDE PLATE WELDED TO BOTTOM FLANGE	S355
SB3	254x254x73UC	S355
SB4	152x152x37UC	S355
SB5	150x90x24PFC	S355
SB6	200x90x30PFC	S355
SB7	245x150x12 ANGLE	S355
SB8	100x50x10PFC	S355

Rev	Date	Amendments	By	Chk'd
P4	25.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	08.07.25	ISSUED FOR INFORMATION	DJP	CK
P2	26.06.25	ISSUED FOR INFORMATION	DJP	SH
P1	10.06.25	PRELIMINARY ISSUE	JSH	CK

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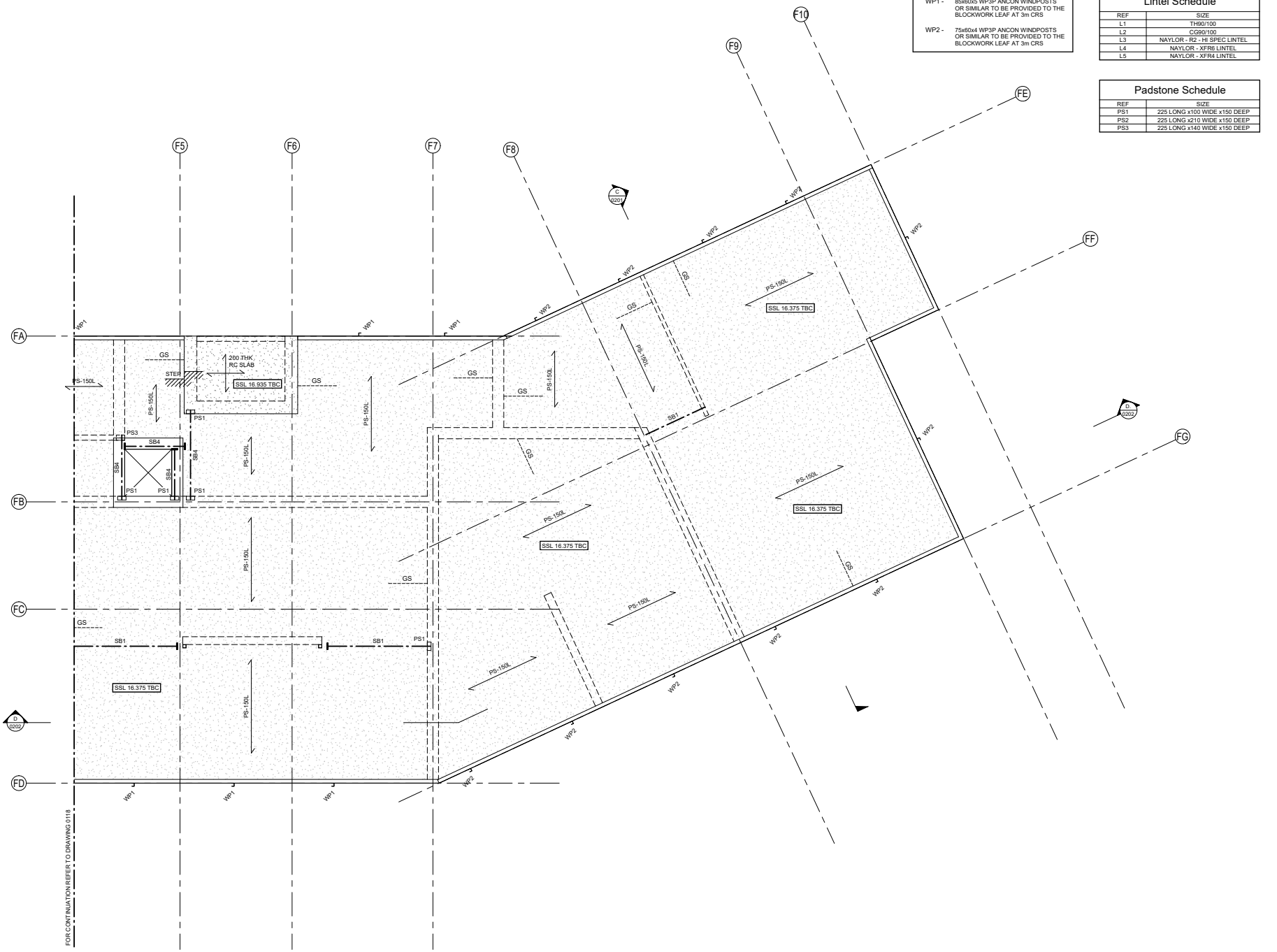
Project:
Tipner East Regeneration

Drawing title:
Block F
Roof
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BF-04-DR-S-0118 Rev: P4

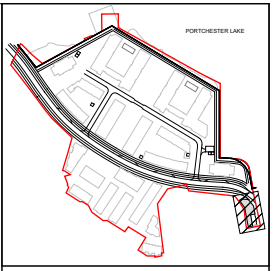


Lintel Schedule

REF	SIZE
L1	TH90/100
L2	CG90/100
L3	NAYLOR - R2 - HI SPEC LINTEL
L4	NAYLOR - XFR6 LINTEL
L5	NAYLOR - XFR4 LINTEL

Padstone Schedule

REF	SIZE
PS1	225 LONG x100 WIDE x150 DEEP
PS2	225 LONG x210 WIDE x150 DEEP
PS3	225 LONG x140 WIDE x150 DEEP



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Legend

- DENOTES RC STRUCTURE
- DENOTES STRUCTURE UNDER
- 175 B+B — DENOTES 175 RACKHAMS BEAM AND BLOCK
- 175W B+B — DENOTES 175 WIDE RACKHAMS BEAM AND BLOCK WITH MIN 75mm SCREED TOPPING
- PS-150L — DENOTES HOLLOWCORE PLANKS (PS-150L)
- DENOTES STEEL BEAM
- DENOTES 7.3N/mm² MEDIUM DENSE (13.5kN/3) BLOCKWORK. THICKNESS AS ANNOTATED
- GS — 1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Column Schedule

REF	SIZE	GRADE
C1	200 x 450mm	C35/45
C2	200 x 650mm	C35/45
C3	200 x 300mm	C35/45
C4	200 x 600mm	C35/45
SC1	90x90x5SHS	S355
SC2	160x80x5RHS *	S355

★ - DENOTES GALVANISED STEEL

Beam Schedule

REF	SIZE	GRADE
RCB1	200 x 375mm	C35/45
RCB2	140 x 375mm	C35/45
SB1	152x152x37UC + 12mm THK x 315mm WIDE PLATE WELDED TO BOTTOM FLANGE	S355
SB3	254x254x73UC	S355
SB4	152x152x37UC	S355
SB5	150x90x24PFC	S355
SB6	200x90x30PFC	S355
SB7	245x150x12 ANGLE	S355
SB8	100x50x10PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	25.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	08.07.25	ISSUED FOR INFORMATION	DJP	CK
P2	26.06.25	ISSUED FOR INFORMATION	DJP	SH
P1	10.06.25	PRELIMINARY ISSUE	JSH	CK

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Project:
Tipner East Regeneration

Drawing title:
Block F
Roof
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 — Purpose For Issue: COORDINATION

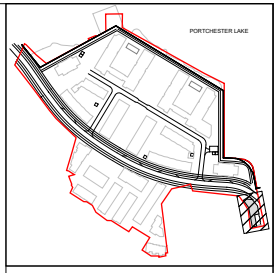
Drawing Number: 2225-HRW-BF-04-DR-S-0119 Rev: P4

Lintel Schedule

REF	SIZE
L1	TH90/100
L2	CG90/100
L3	NAYLOR - R2 - HI SPEC LINTEL
L4	NAYLOR - XFR6 LINTEL
L5	NAYLOR - XFR4 LINTEL

Padstone Schedule

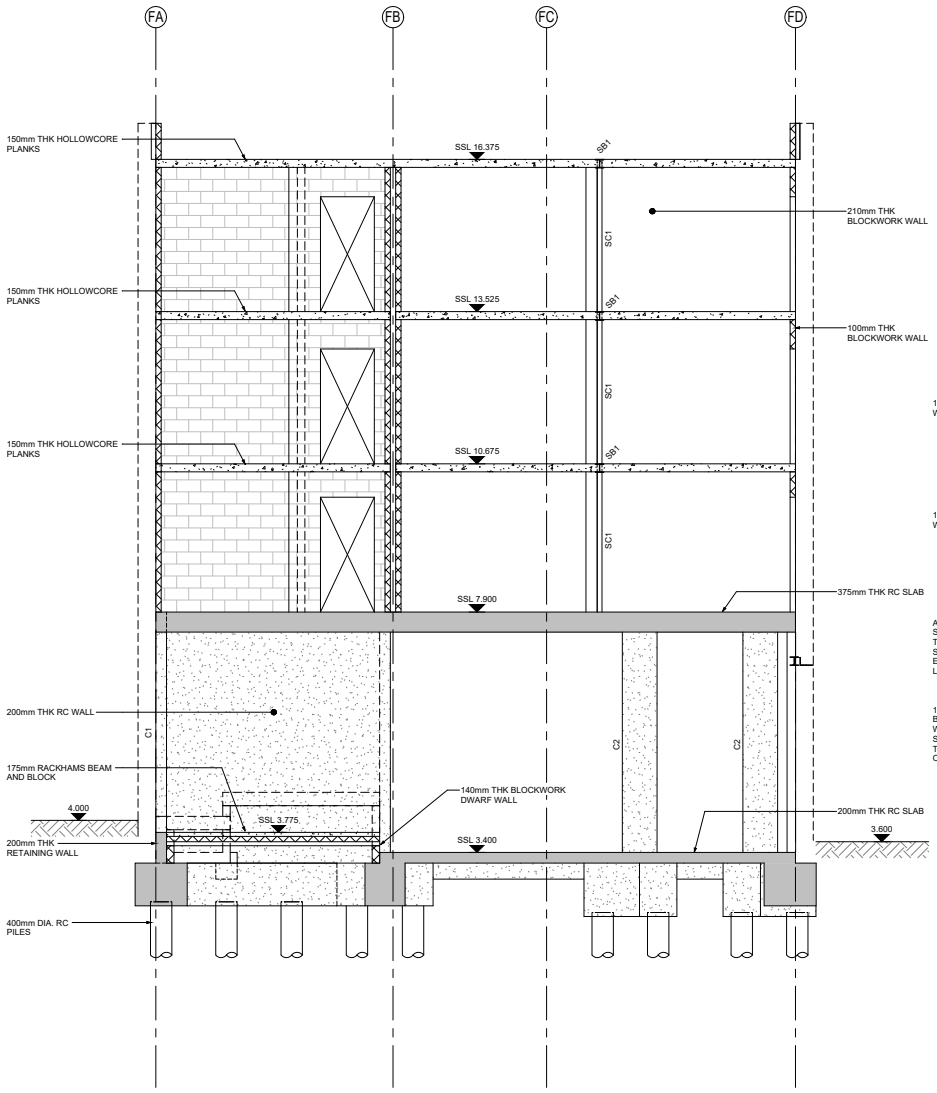
REF	SIZE
PS1	225 LONG x100 WIDE x150 DEEP
PS2	225 LONG x210 WIDE x150 DEEP
PS3	225 LONG x140 WIDE x150 DEEP



Key Plan

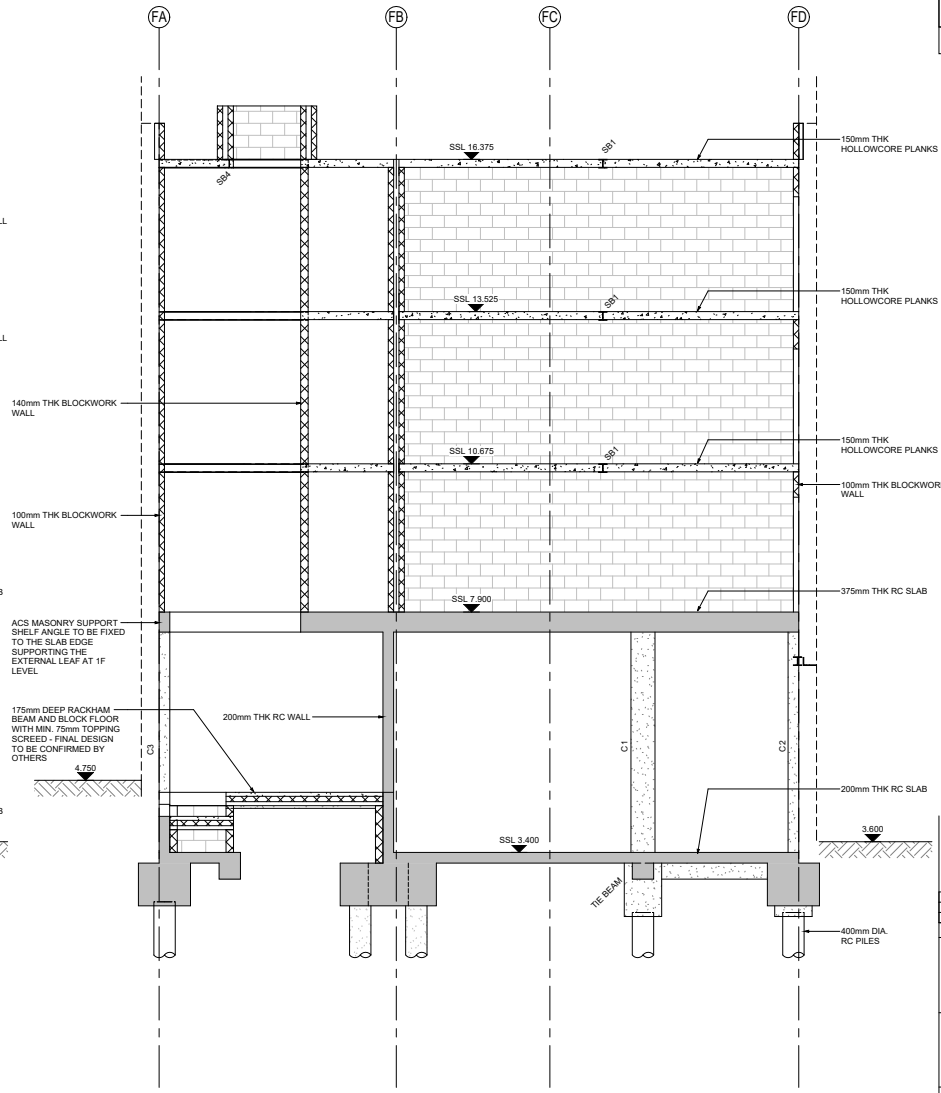
NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION



Section A - A

Scale 1 : 50



Section B - B

Scale 1 : 50

Column Schedule

REF	SIZE	GRADE
C1	200 x 450mm	C35/45
C2	200 x 650mm	C35/45
C3	200 x 300mm	C35/45
C4	200 x 600mm	C35/45
SC1	90x90x5SHS	S355
SC2	160x80x5RHS *	S355

★ - DENOTES GALVANISED STEEL

Beam Schedule

REF	SIZE	GRADE
RCB1	200 x 375mm	C35/45
RCB2	140 x 375mm	C35/45
SB1	152x152x37UC + 12mm THK x 315mm WIDE PLATE WELDED TO BOTTOM FLANGE	S355
SB3	254x254x73UC	S355
SB4	152x152x37UC	S355
SB5	150x90x24PFC	S355
SB6	200x90x30PFC	S355
SB7	245x150x12 ANGLE	S355
SB8	100x50x10PFC	S355

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P3	25.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	08.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	26.06.25	ISSUED FOR INFORMATION	DJP	SH

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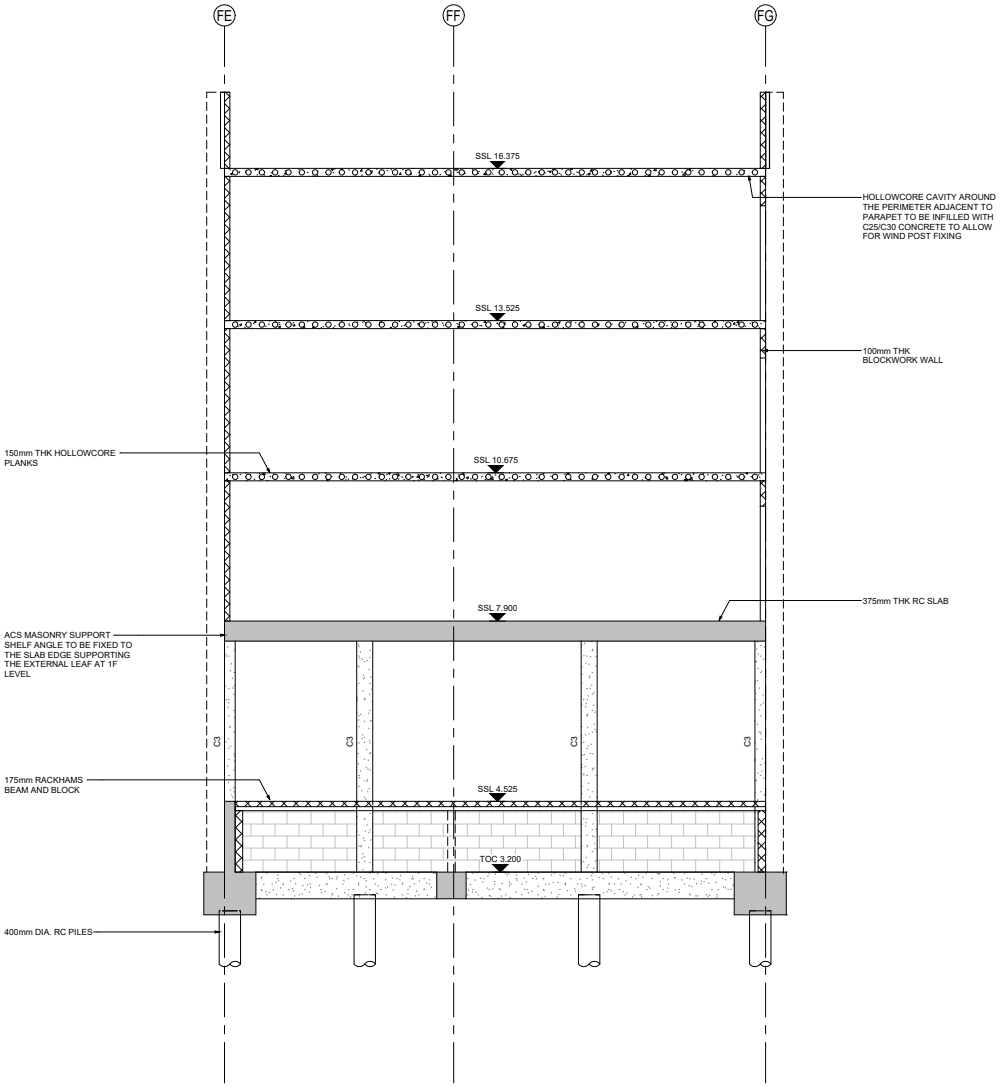
Project:
Tipner East Regeneration

Drawing title:
Block F
Sections A-A + B-B

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	JSH	JUN 2025	CK

Status: S1 Purpose For Issue: COORDINATION

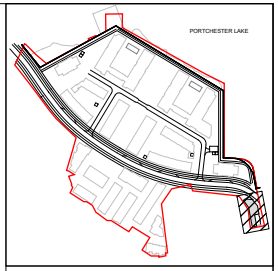
Drawing Number: 2225-HRW-BF-XX-DR-S-0200 Rev: P3



Section C - C
Scale 1 : 50

Lintel Schedule	
REF	SIZE
L1	TH90/100
L2	CG90/100
L3	NAYLOR - R2 - HI SPEC LINTEL
L4	NAYLOR - XFR6 LINTEL
L5	NAYLOR - XFR4 LINTEL

Padstone Schedule	
REF	SIZE
PS1	225 LONG x100 WIDE x150 DEEP
PS2	225 LONG x210 WIDE x150 DEEP
PS3	225 LONG x140 WIDE x150 DEEP



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Column Schedule		
REF	SIZE	GRADE
C1	200 x 450mm	C35/45
C2	200 x 650mm	C35/45
C3	200 x 300mm	C35/45
C4	200 x 600mm	C35/45
SC1	90x90x5SHS	S355
SC2	160x80x5RHS *	S355
★ - DENOTES GALVANISED STEEL		

Beam Schedule		
REF	SIZE	GRADE
RCB1	200 x 375mm	C35/45
RCB2	140 x 375mm	C35/45
SB1	152x152x37UC + 12mm THK x 315mm WIDE PLATE WELDED TO BOTTOM FLANGE	S355
SB3	254x254x73UC	S355
SB4	152x152x37UC	S355
SB5	150x90x24PFC	S355
SB6	200x90x30PFC	S355
SB7	245x150x12 ANGLE	S355
SB8	100x50x10PFC	S355

Rev	Date	Amendments	By	Chk'd
P3	25.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	08.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	26.06.25	ISSUED FOR INFORMATION	DJP	SH

1:50 0m 1m 2m 3m 4m 5m

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Project:
Tipner East Regeneration

Drawing title:
Block F
Section C-C

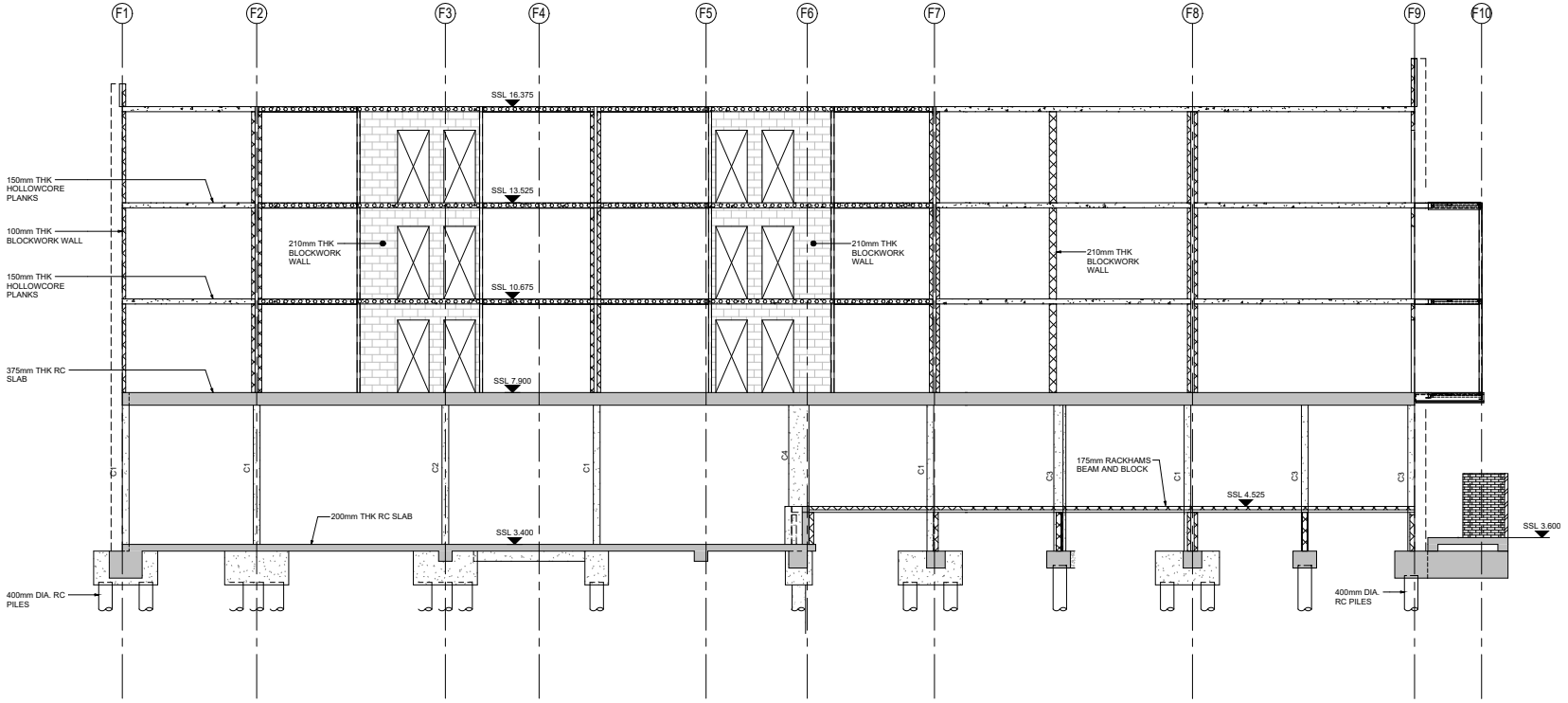
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1 : 50	JSH	JUN 2025	CK

Status: S1 Purpose For Issue: **COORDINATION**

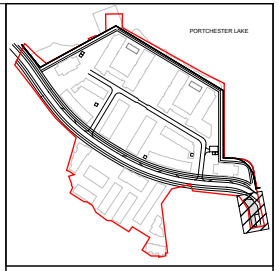
Drawing Number: **2225-HRW-BF-XX-DR-S-0201** Rev: **P3**

Lintel Schedule	
REF	SIZE
L1	TH90/100
L2	CG90/100
L3	NAYLOR - R2 - HI SPEC LINTEL
L4	NAYLOR - XFR6 LINTEL
L5	NAYLOR - XFR4 LINTEL

Padstone Schedule	
REF	SIZE
PS1	225 LONG x100 WIDE x150 DEEP
PS2	225 LONG x210 WIDE x150 DEEP
PS3	225 LONG x140 WIDE x150 DEEP



Section D - D
Scale1 : 75



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Column Schedule		
REF	SIZE	GRADE
C1	200 x 450mm	C35/45
C2	200 x 650mm	C35/45
C3	200 x 300mm	C35/45
C4	200 x 600mm	C35/45
SC1	90x90x5SHS	S355
SC2	160x80x5RHS *	S355
★ - DENOTES GALVANISED STEEL		

Beam Schedule		
REF	SIZE	GRADE
RCB1	200 x 375mm	C35/45
RCB2	140 x 375mm	C35/45
SB1	152x152x37UC + 12mm THK x 315mm WIDE PLATE WELDED TO BOTTOM FLANGE	S355
SB3	254x254x73UC	S355
SB4	152x152x37UC	S355
SB5	150x90x24PFC	S355
SB6	200x90x30PFC	S355
SB7	245x150x12 ANGLE	S355
SB8	100x50x10PFC	S355

Rev	Date	Amendments	By	Chk'd
P3	25.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	08.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	26.06.25	ISSUED FOR INFORMATION	DJP	SH

1:75 0m 1.5m 3m 4.5m 6m 7.5m

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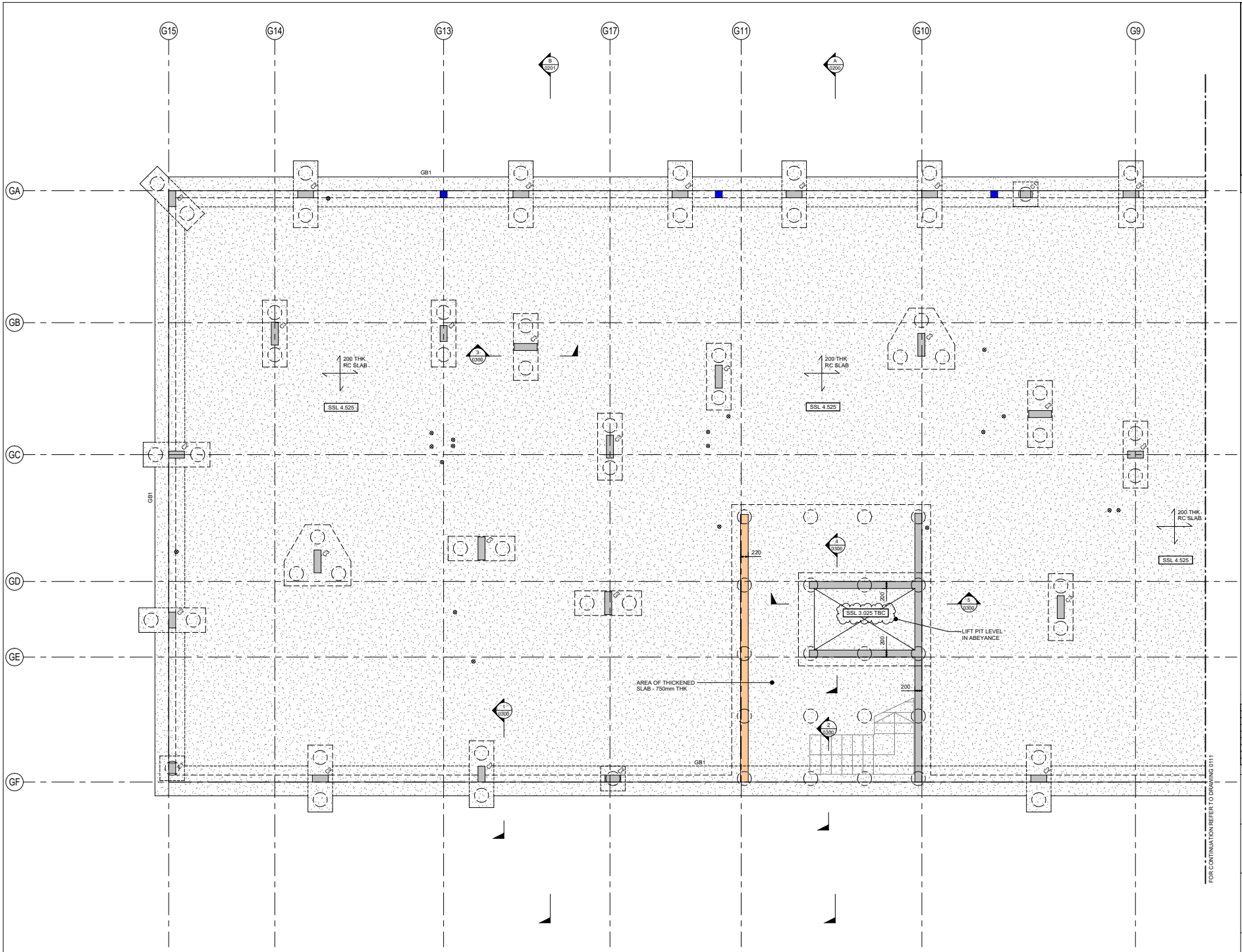
Project:
Tipner East Regeneration

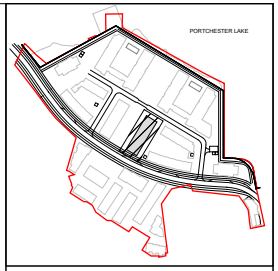
Drawing title:
Block F
Section D-D

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 75	JSH	JUN 2025	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BF-XX-DR-S-0202 Rev: P3





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

Ground Beam Schedule

REF	SIZE	GRADE
GB1	850 x 600mm	C40

Rev	Date	Amendments	By	Chk'd
P8	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P7	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P6	22.07.25	ISSUED FOR COMMENT	NS	CK
P5	21.07.25	ISSUED FOR COMMENT	NS	CK
P4	18.07.25	ISSUED FOR COMMENT	NS	CK
P3	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P2	06.06.25	PRELIMINARY ISSUE	JSH	CK
P1	06.04.23	Site Investigation Issue	JSH	CK

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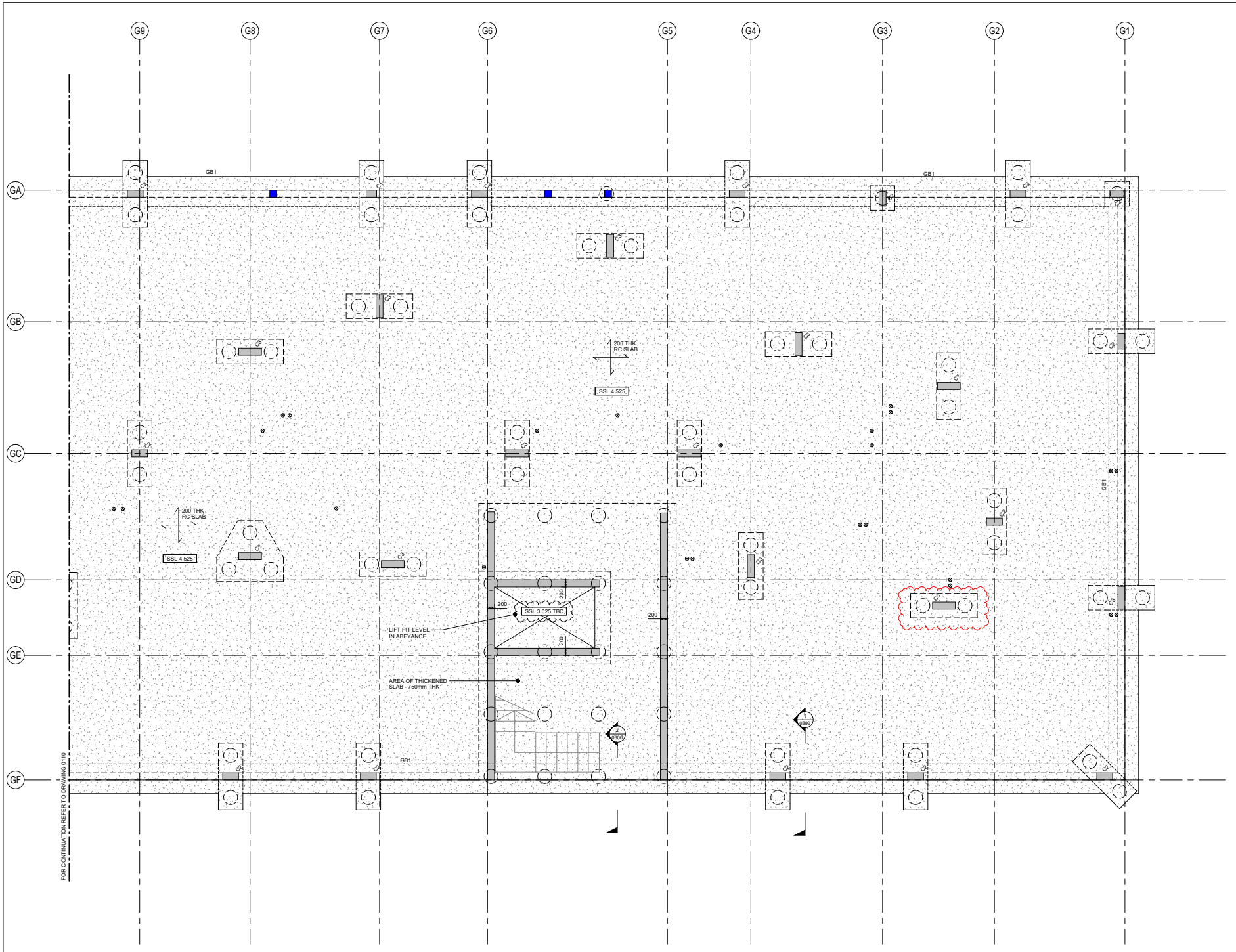
Project:
Tipner East Regeneration

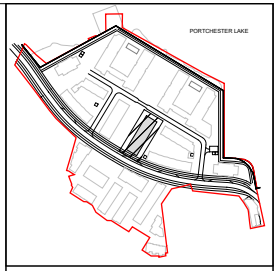
Drawing title:
Block G
Ground Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	APRIL 2023	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BG-00-DR-S-0110 Rev: P8





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

Ground Beam Schedule

REF	SIZE	GRADE
GB1	850 x 600mm	C40

Rev	Date	Amendments	By	Chk'd
P8	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P7	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P6	22.07.25	ISSUED FOR COMMENT	NS	CK
P5	21.07.25	ISSUED FOR COMMENT	NS	CK
P4	18.07.25	ISSUED FOR COMMENT	NS	CK
P3	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P2	06.06.25	PRELIMINARY ISSUE	JSH	CK
P1	06.04.23	Site Investigation Issue	JSH	CK

1:50 0m 1m 2m 3m 4m 5m

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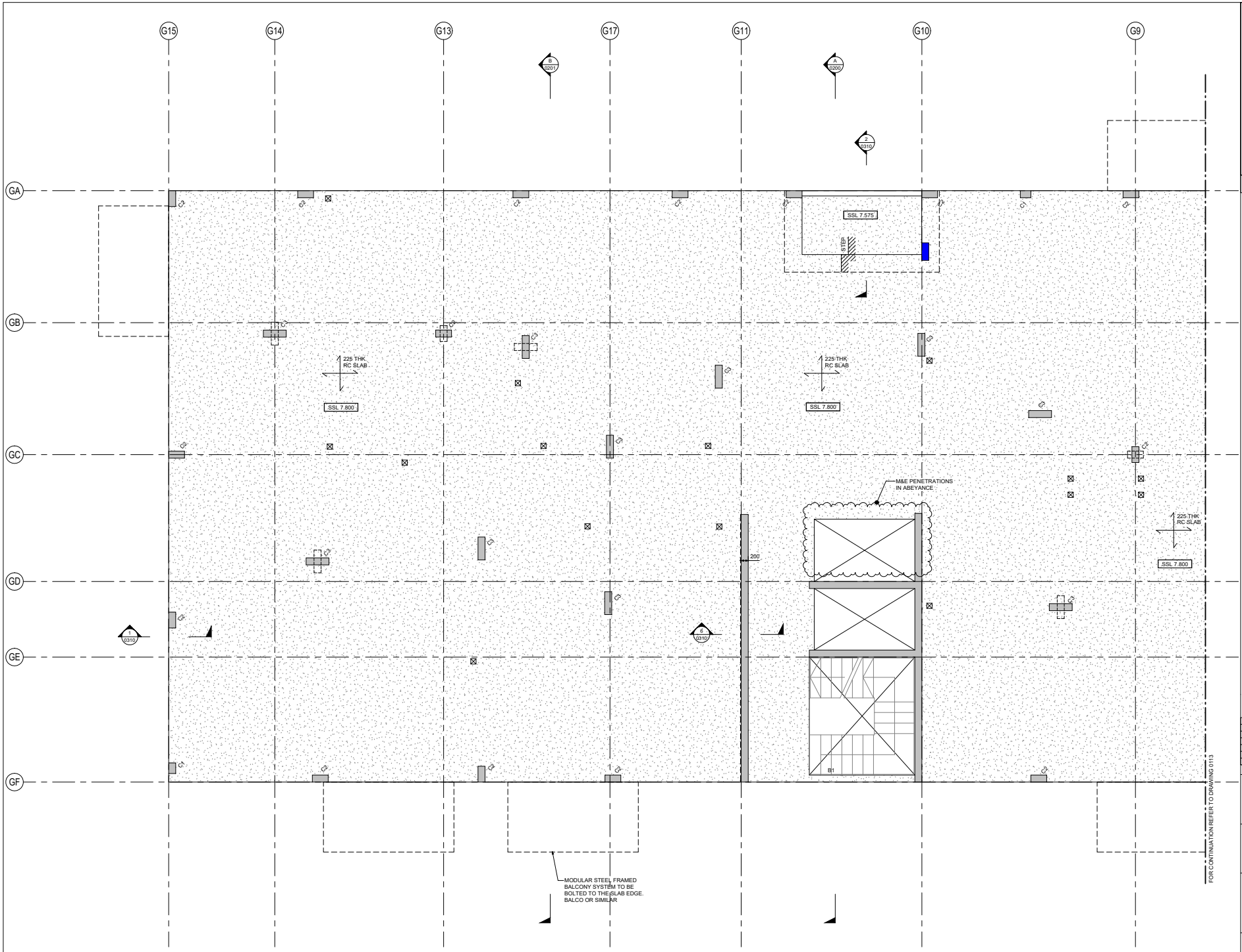
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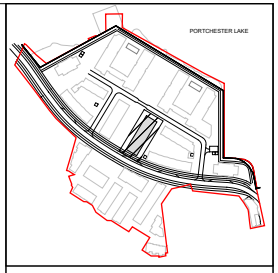
Drawing title:
Block G
Ground Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	APRIL 2023	SH

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-BG-00-DR-S-0111** Rev: **P8**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

Rev	Date	Amendments	By	Chk'd
P6	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P5	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P4	21.07.25	ISSUED FOR COMMENT	NS	CK
P3	18.07.25	ISSUED FOR COMMENT	NS	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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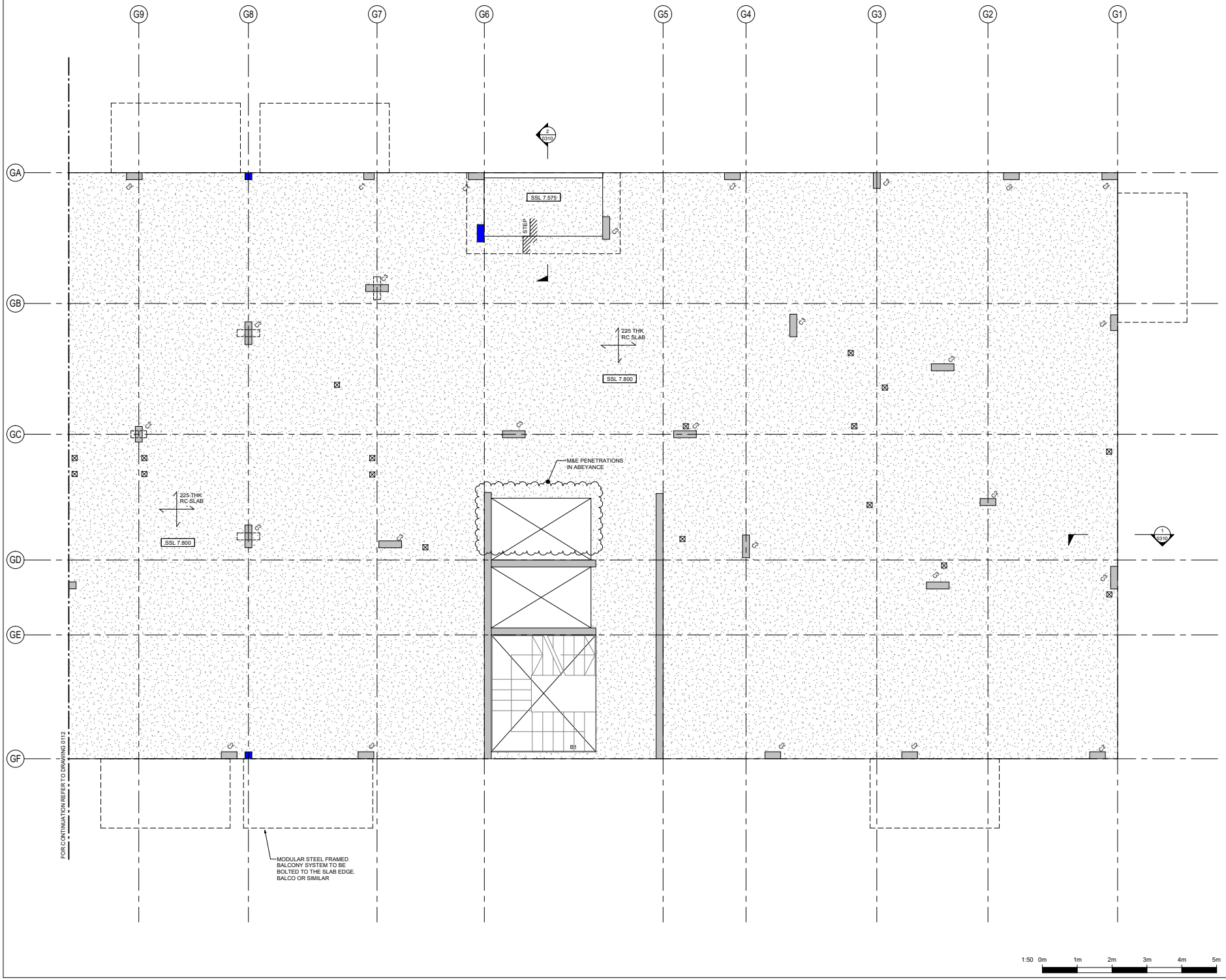
Project:
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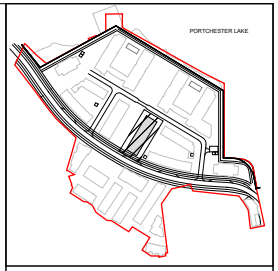
Drawing title:
Block G
First Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	APRIL 2023	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BG-01-DR-S-0112 Rev: P6





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

Rev	Date	Amendments	By	Chk'd
P6	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P5	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P4	21.07.25	ISSUED FOR COMMENT	NS	CK
P3	18.07.25	ISSUED FOR COMMENT	NS	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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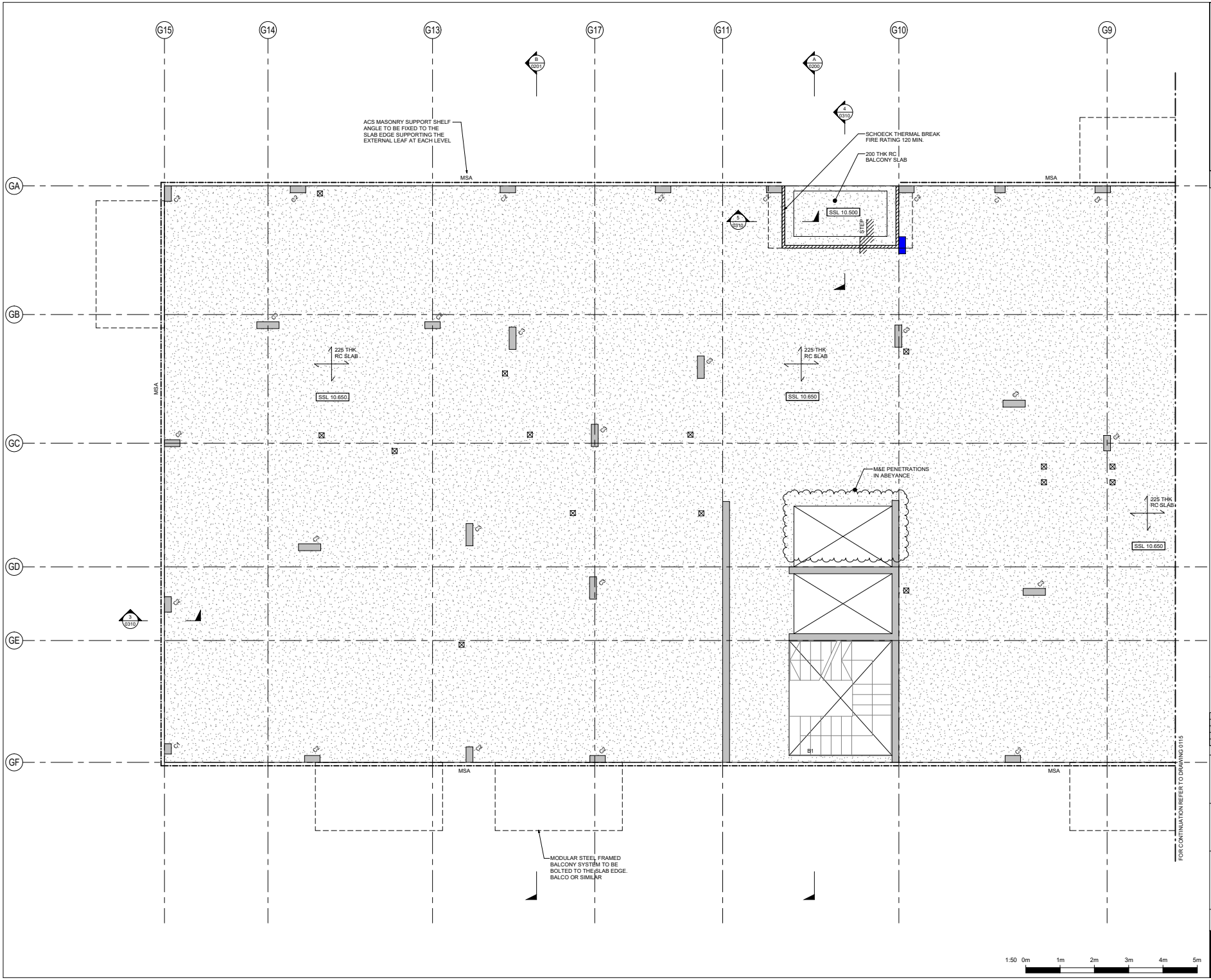
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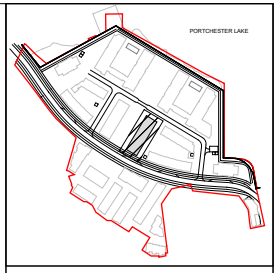
Drawing title:
Block G
First Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	APRIL 2023	SH

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-BG-01-DR-S-0113** Rev: **P6**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

Rev	Date	Amendments	By	Chk'd
P4	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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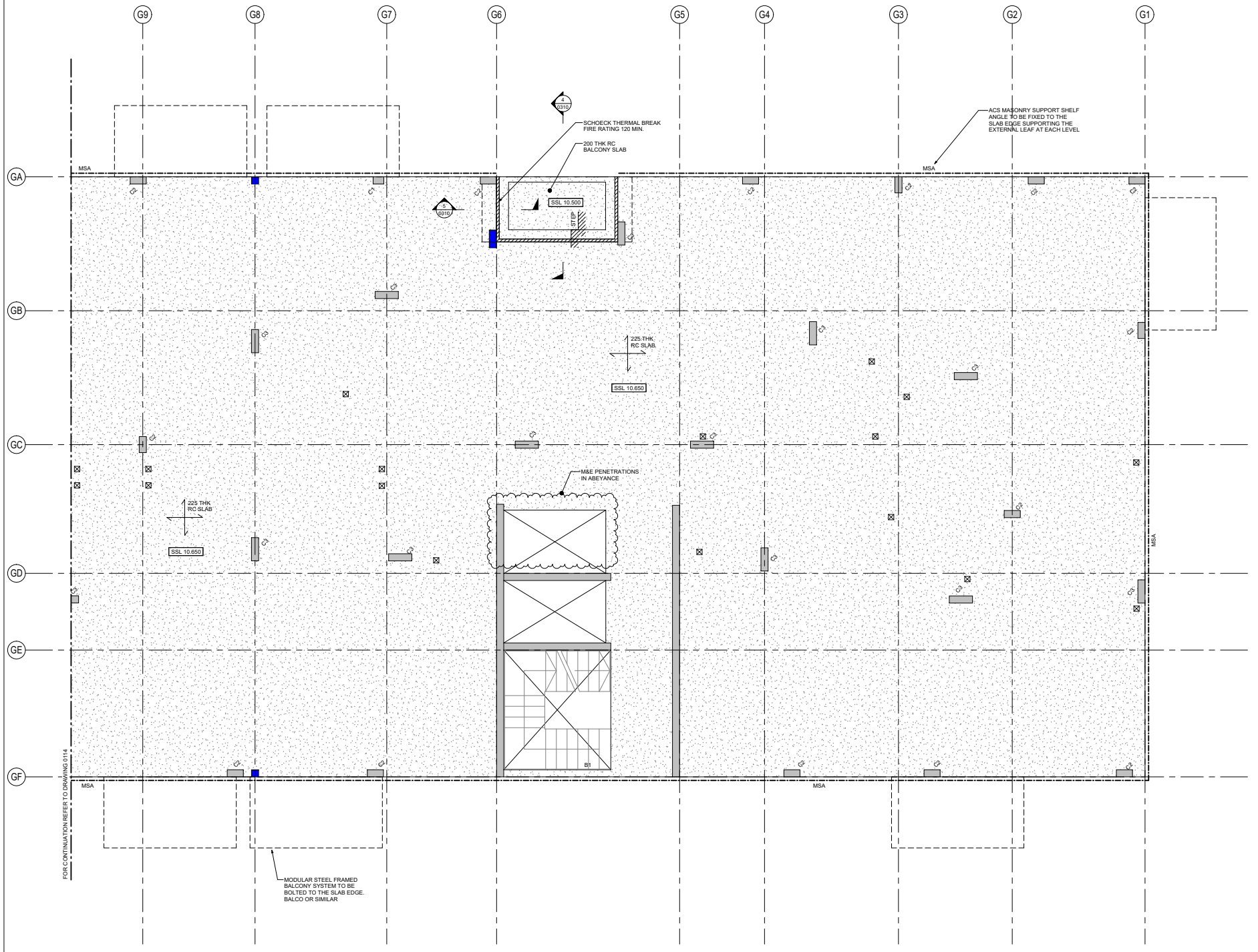
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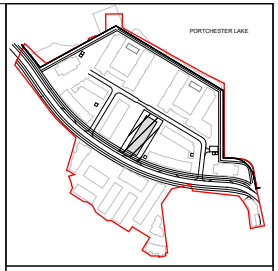
Drawing title:
Block G
Second Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BG-02-DR-S-0114 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

Rev	Date	Amendments	By	Chk'd
P4	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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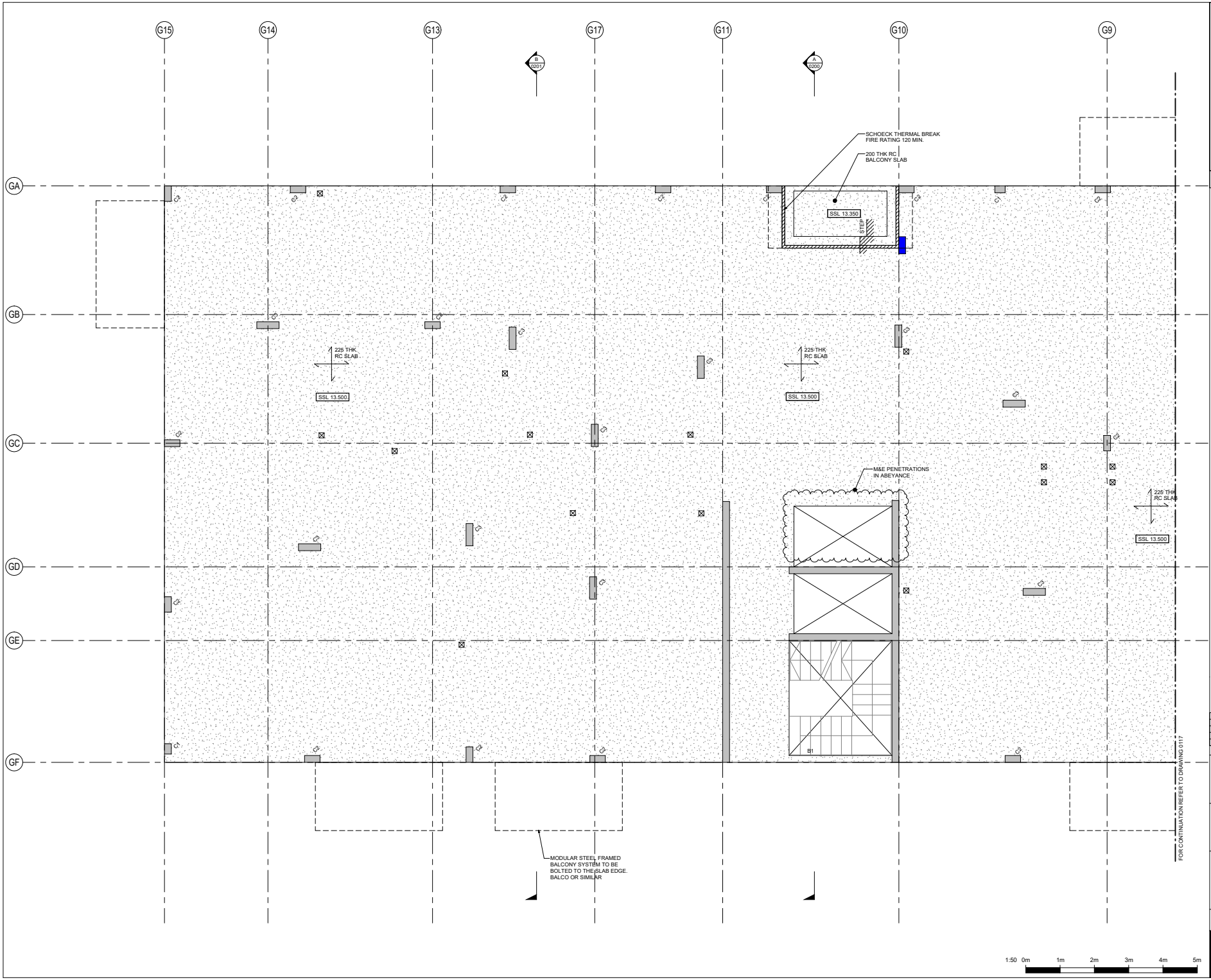
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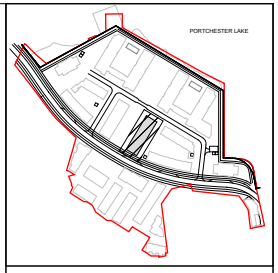
Drawing title:
Block G
Second Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
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Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-BG-02-DR-S-0115** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

Rev	Date	Amendments	By	Chk'd
P4	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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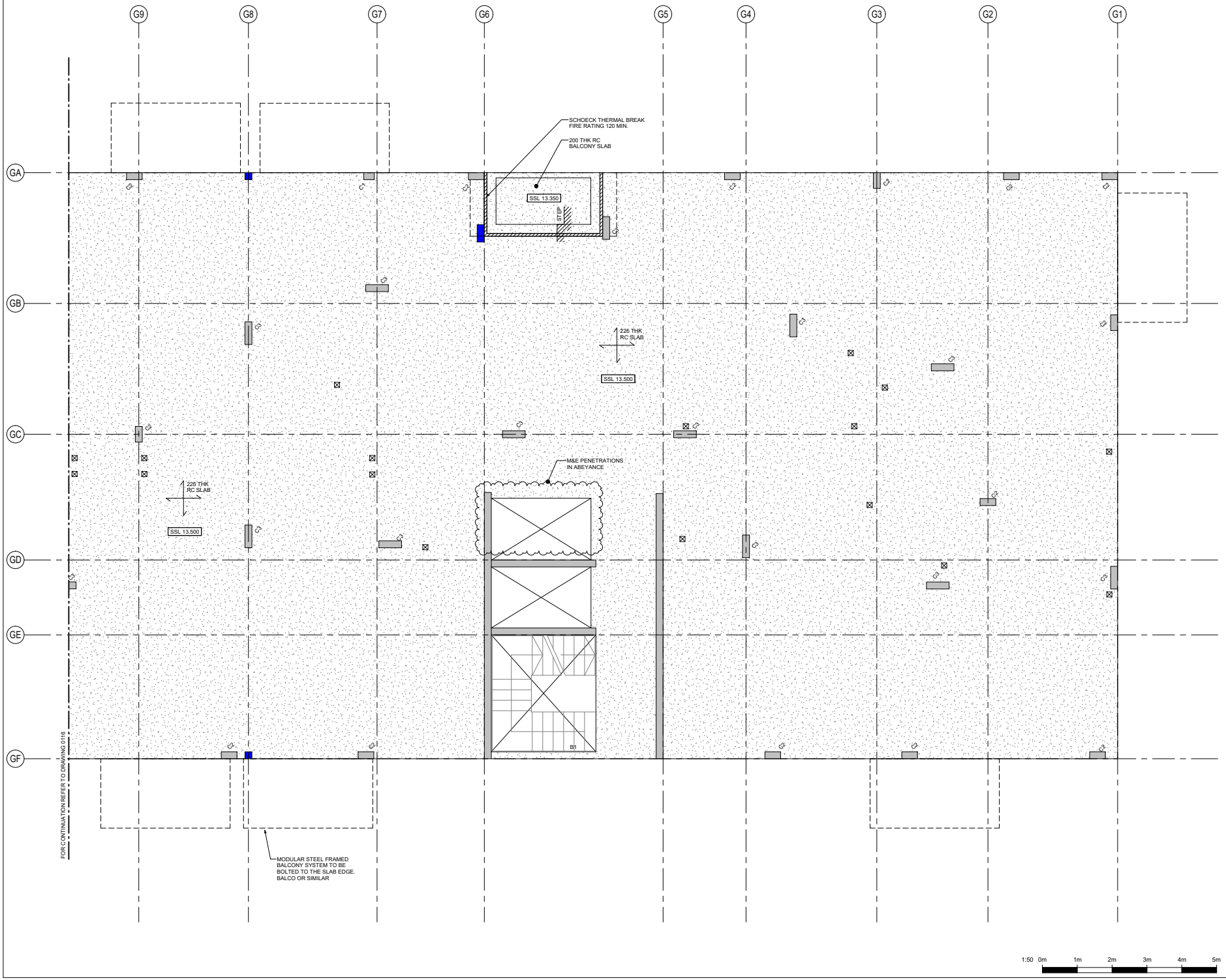
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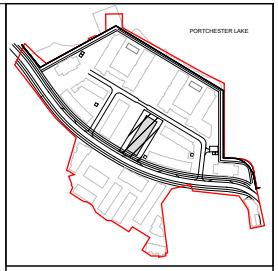
Drawing title:
Block G
Third Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BG-03-DR-S-0116 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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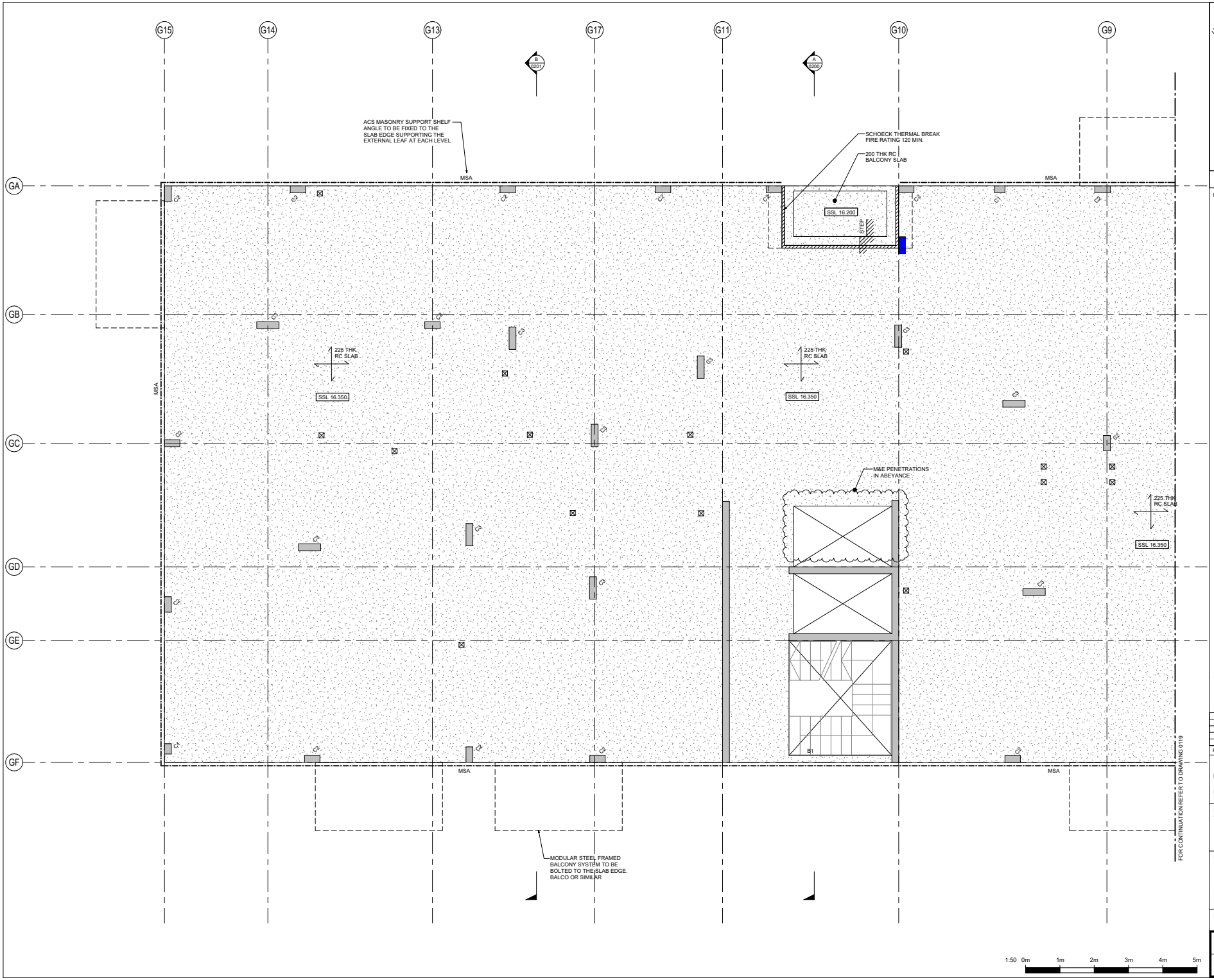
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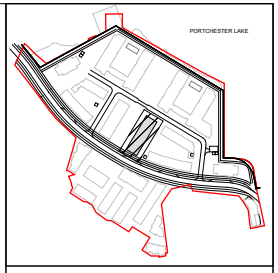
Drawing title:
Block G
Third Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
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Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BG-03-DR-S-0117 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

Rev	Date	Amendments	By	Chk'd
P4	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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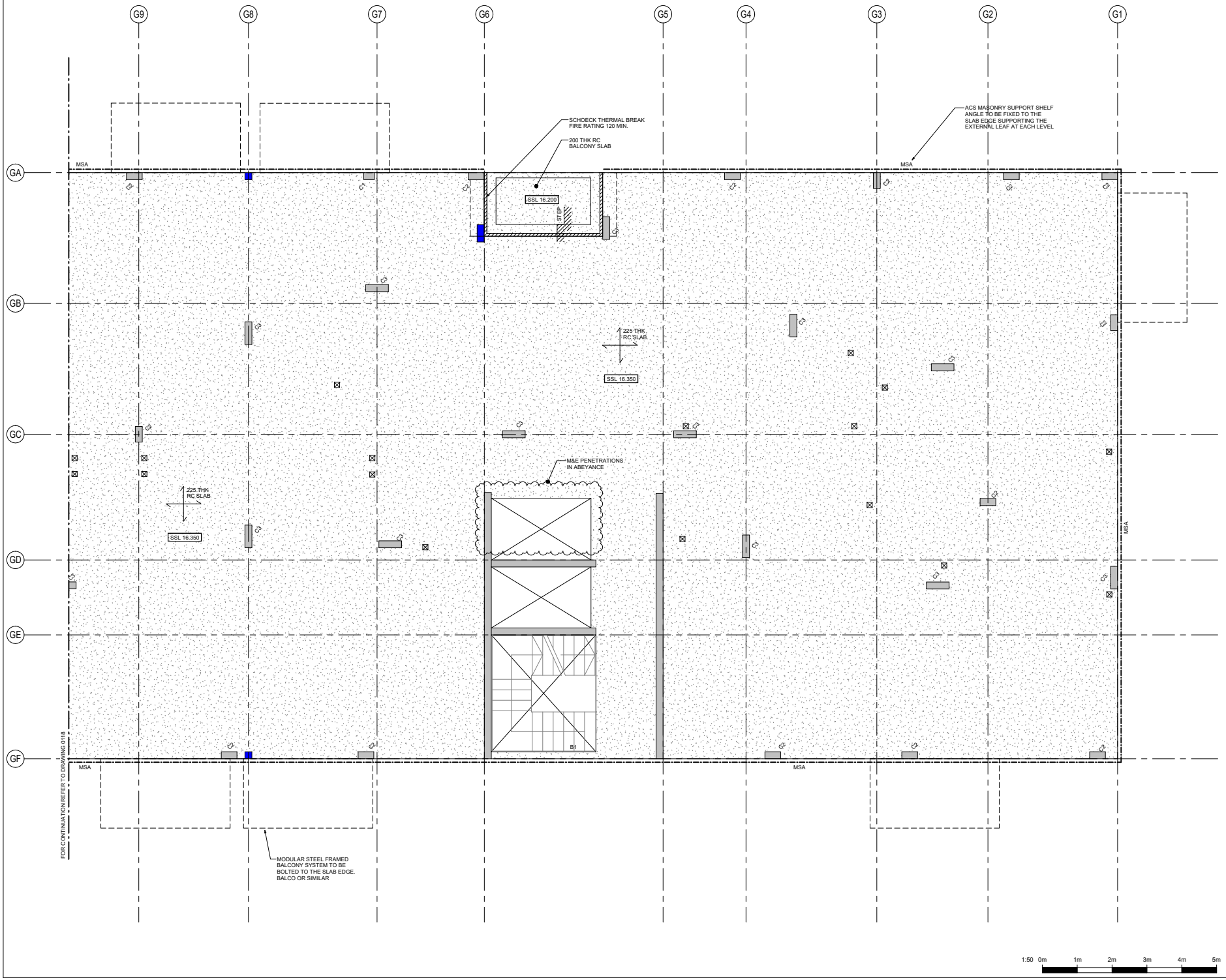
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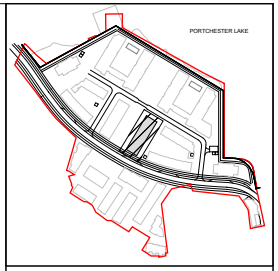
Drawing title:
Block G
Fourth Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BG-04-DR-S-0118 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

Rev	Date	Amendments	By	Chk'd
P4	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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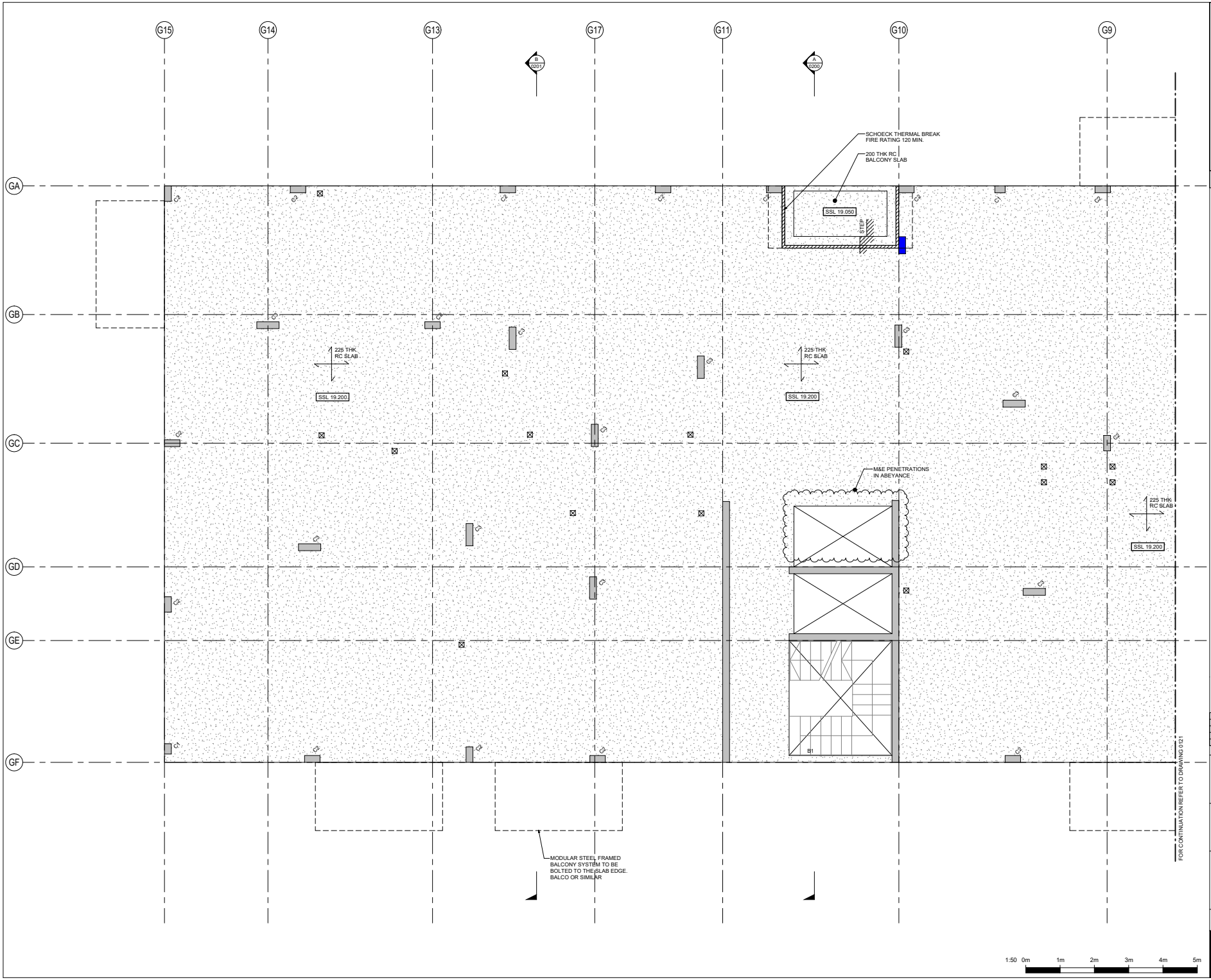
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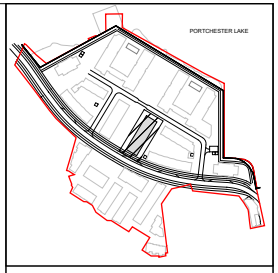
Drawing title:
Block G
Fourth Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BG-04-DR-S-0119 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

Rev	Date	Amendments	By	Chk'd
P4	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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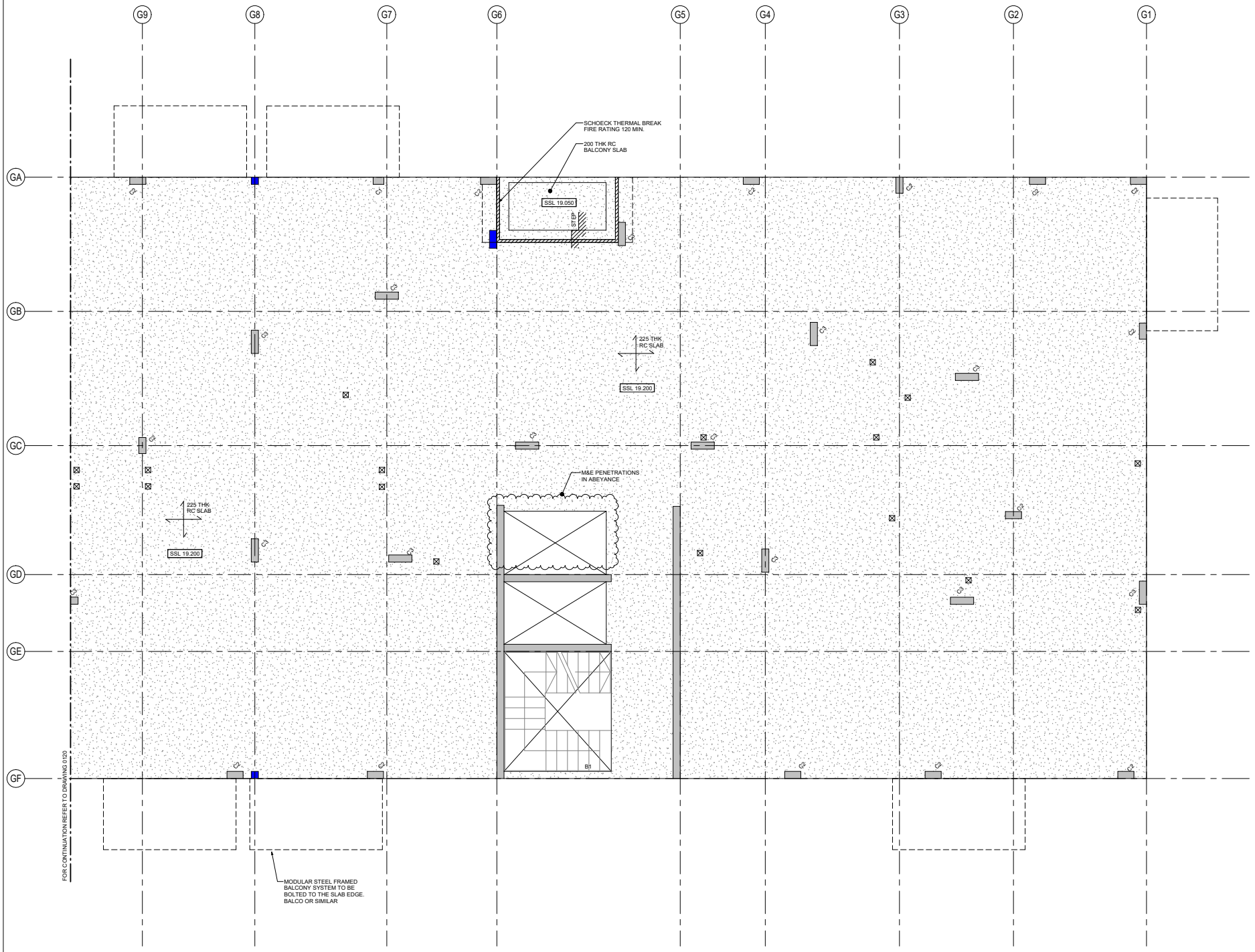
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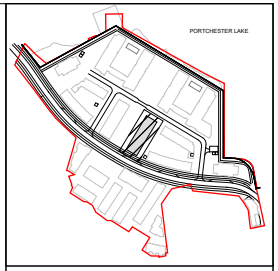
Drawing title:
Block G
Fifth Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BG-05-DR-S-0120 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Column Schedule

REF	SIZE	GRADE
C1	200 x 300mm	C35/C45
C2	200 x 450mm	C35/C45
C3	200 x 650mm	C35/C45

Beam Schedule

REF	SIZE	GRADE
B1	200 x 225mm	C40

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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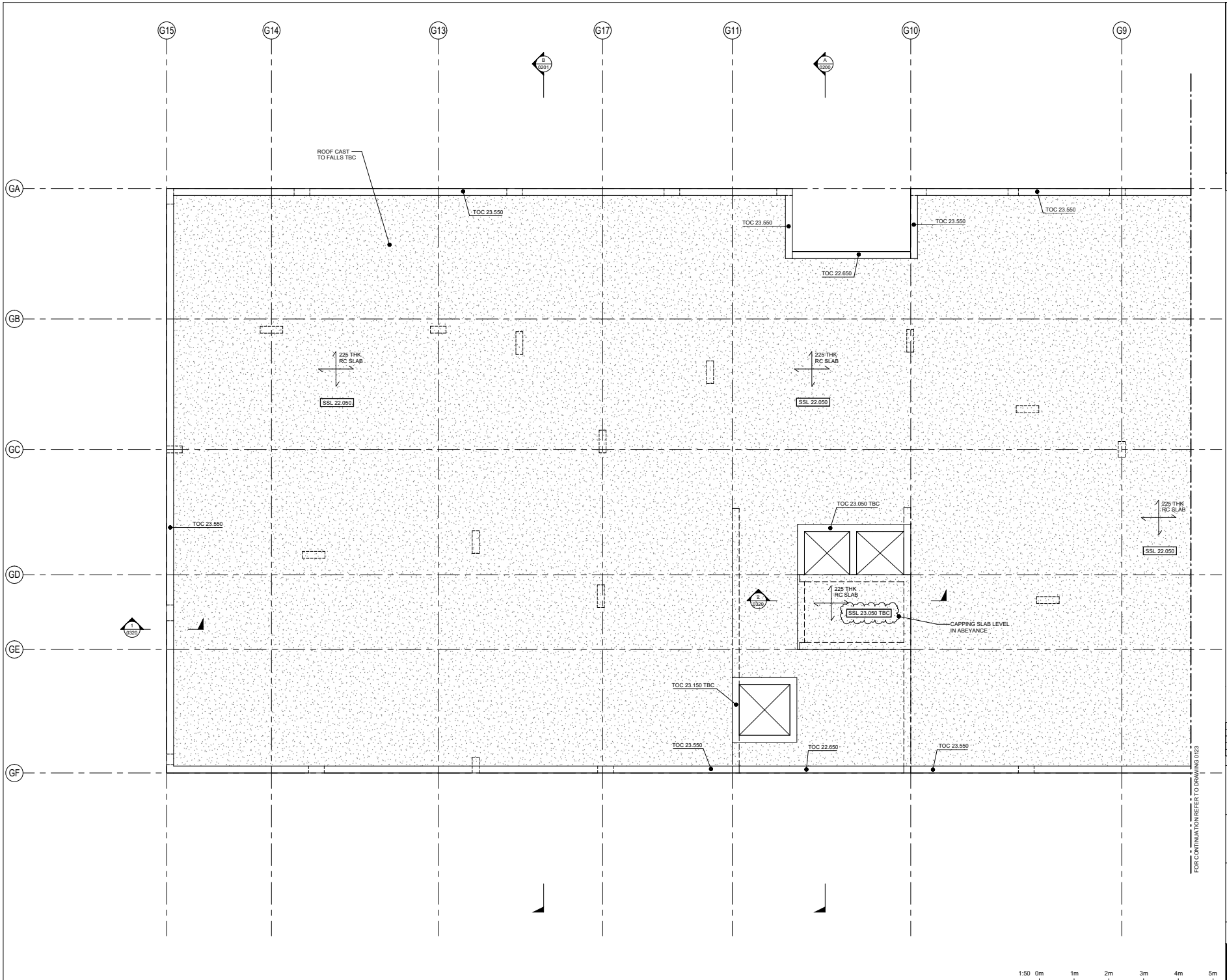
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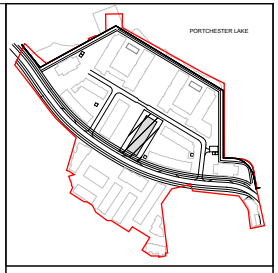
Drawing title:
Block G
Fifth Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BG-05-DR-S-0121 Rev: P4





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Rev	Date	Amendments	By	Chk'd
P4	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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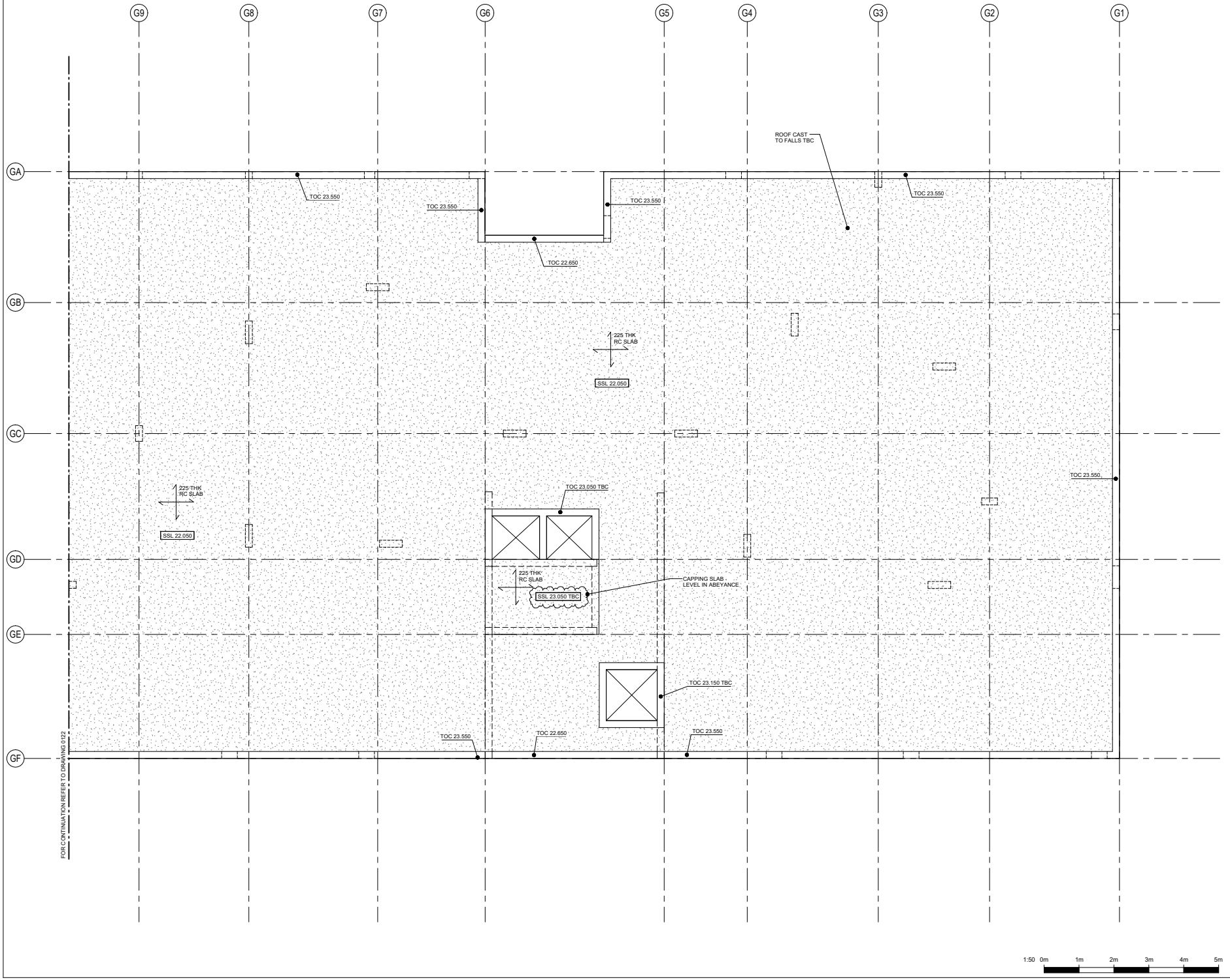
Project:
Tipner East Regeneration

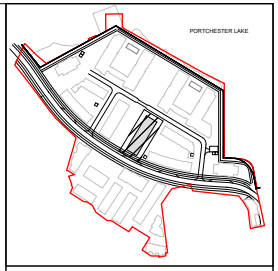
Drawing title:
Block G
Roof
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-BG-06-DR-S-0122** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- 200 THK RC WALL
- 220 THK RC WALL
- STRUCTURE UNDER
- DENOTES DUMMY COLUMN

Rev	Date	Amendments	By	Chk'd
P4	31.07.25	ISSUED FOR COORDINATION	DJP	CK
P3	24.07.25	ISSUED FOR COORDINATION	DJP	CK
P2	04.07.25	ISSUED FOR INFORMATION	DJP	CK
P1	06.06.25	PRELIMINARY ISSUE	JSH	CK

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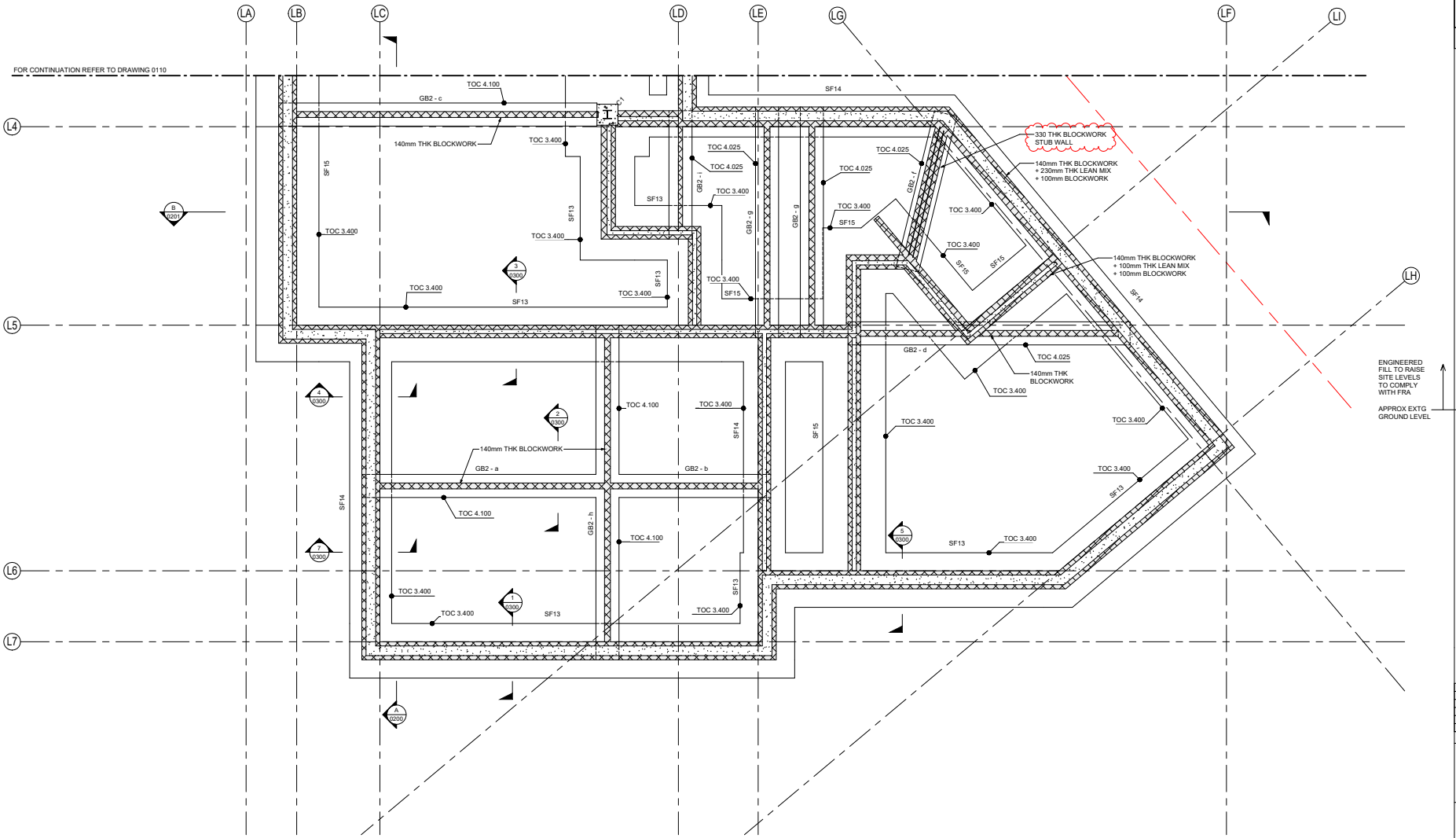
Project:
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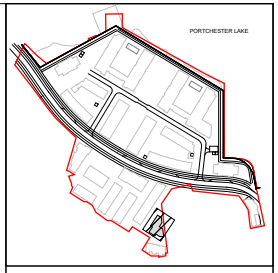
Drawing title:
Block G
Roof
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	DJP	JUNE 2022	SH

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BG-06-DR-S-0123 Rev: P4





Key Plan

NOTES

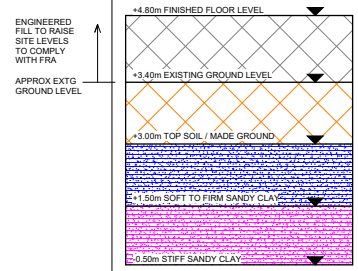
1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Strip Foundation Schedule

REF	SIZE	GRADE
SF13	1300 x 700mm	C16/20
SF14	1000 x 700mm	C16/20
SF15	1500 x 700mm	C16/20

Structural Footing Schedule

REF	SIZE	GRADE
F6	2000 x 2000 x 700mm	C16/20
F7	1200 x 1200 x 700mm	C16/20



NOTE:
ALL BLOCKWORK BELOW PROPOSED FLOOR LEVEL TO BE DENSE BLOCKWORK (7.3/mm² and 18kN/m²)

CAVITY WALLS TO HAVE CAVITY FILLED WITH LEAN MIX CONCRETE

Ground Beam Schedule

REF	SIZE	GRADE	Length (m)	Count
GB2 - a	550 x 500mm	C35/45	5.577	1
GB2 - b	550 x 500mm	C35/45	3.615	1
GB2 - c	550 x 500mm	C35/45	7.584	1
GB2 - d	550 x 500mm	C35/45	6.720	1
GB2 - f	550 x 500mm	C35/45	3.814	1
GB2 - g	550 x 500mm	C35/45	5.498	2
GB2 - h	550 x 500mm	C35/45	7.969	1
GB2 - i	550 x 500mm	C35/45	3.057	1
GB2 - J	550 x 500mm	C35/45	7.723	1

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P5	12.08.25	COORDINATION ISSUE	DJP	CK
P4	24.06.25	COORDINATION ISSUE	DJP	CK
P3	10.05.24	COORDINATION ISSUE	NS	CK
P2	30.04.24	COORDINATION ISSUE	NS	CK
P1	23.04.24	COORDINATION ISSUE	NS	CK

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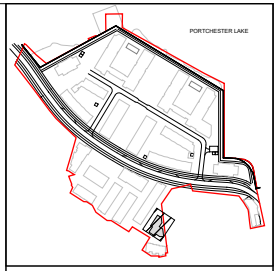
Project:
Tipner East Regeneration

Drawing title:
Foundation Floor Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
As indicated	HA	SEPT 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-BL-00-DR-S-0109** Rev: **P5**



Key Plan

NOTES

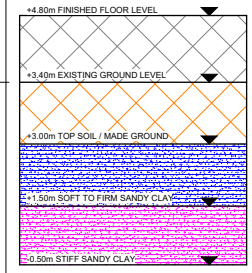
1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Strip Foundation Schedule

REF	SIZE	GRADE
SF13	1300 x 700mm	C16/20
SF14	1000 x 700mm	C16/20
SF15	1500 x 700mm	C16/20

Structural Footing Schedule

REF	SIZE	GRADE
F6	2000 x 2000 x 700mm	C16/20
F7	1200 x 1200 x 700mm	C16/20

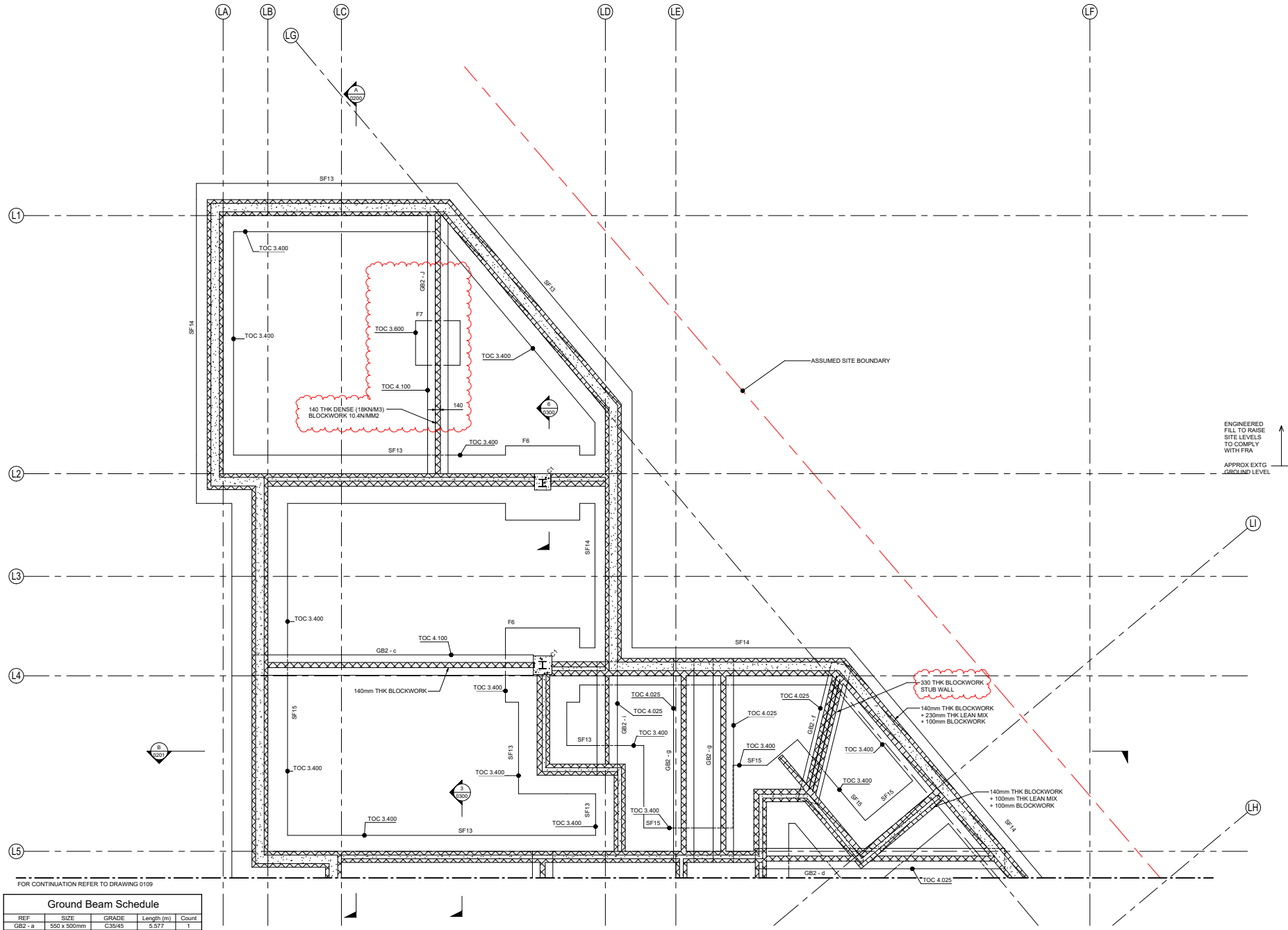


ENGINEERED FILL TO RAISE SITE LEVELS TO COMPLY WITH FRA

APPROX EXTG GROUND LEVEL

NOTE:
ALL BLOCKWORK BELOW PROPOSED FLOOR LEVEL TO BE DENSE BLOCKWORK (7.3/m² and 18kN/m³)

CAVITY WALLS TO HAVE CAVITY FILLED WITH LEAN MIX CONCRETE



FOR CONTINUATION REFER TO DRAWING 0109

Ground Beam Schedule

REF	SIZE	GRADE	Length (m)	Count
GB2 - a	550 x 500mm	C35/45	5.577	1
GB2 - b	550 x 500mm	C35/45	3.615	1
GB2 - c	550 x 500mm	C35/45	7.584	1
GB2 - d	550 x 500mm	C35/45	6.720	1
GB2 - f	550 x 500mm	C35/45	3.814	1
GB2 - g	550 x 500mm	C35/45	5.498	2
GB2 - h	550 x 500mm	C35/45	7.969	1
GB2 - i	550 x 500mm	C35/45	3.057	1
GB2 - J	550 x 500mm	C35/45	7.723	1

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P5	12.08.25	COORDINATION ISSUE	DJP	CK
P4	24.06.25	COORDINATION ISSUE	DJP	CK
P3	10.05.24	COORDINATION ISSUE	NS	CK
P2	30.04.24	COORDINATION ISSUE	NS	CK
P1	23.04.24	COORDINATION ISSUE	NS	CK

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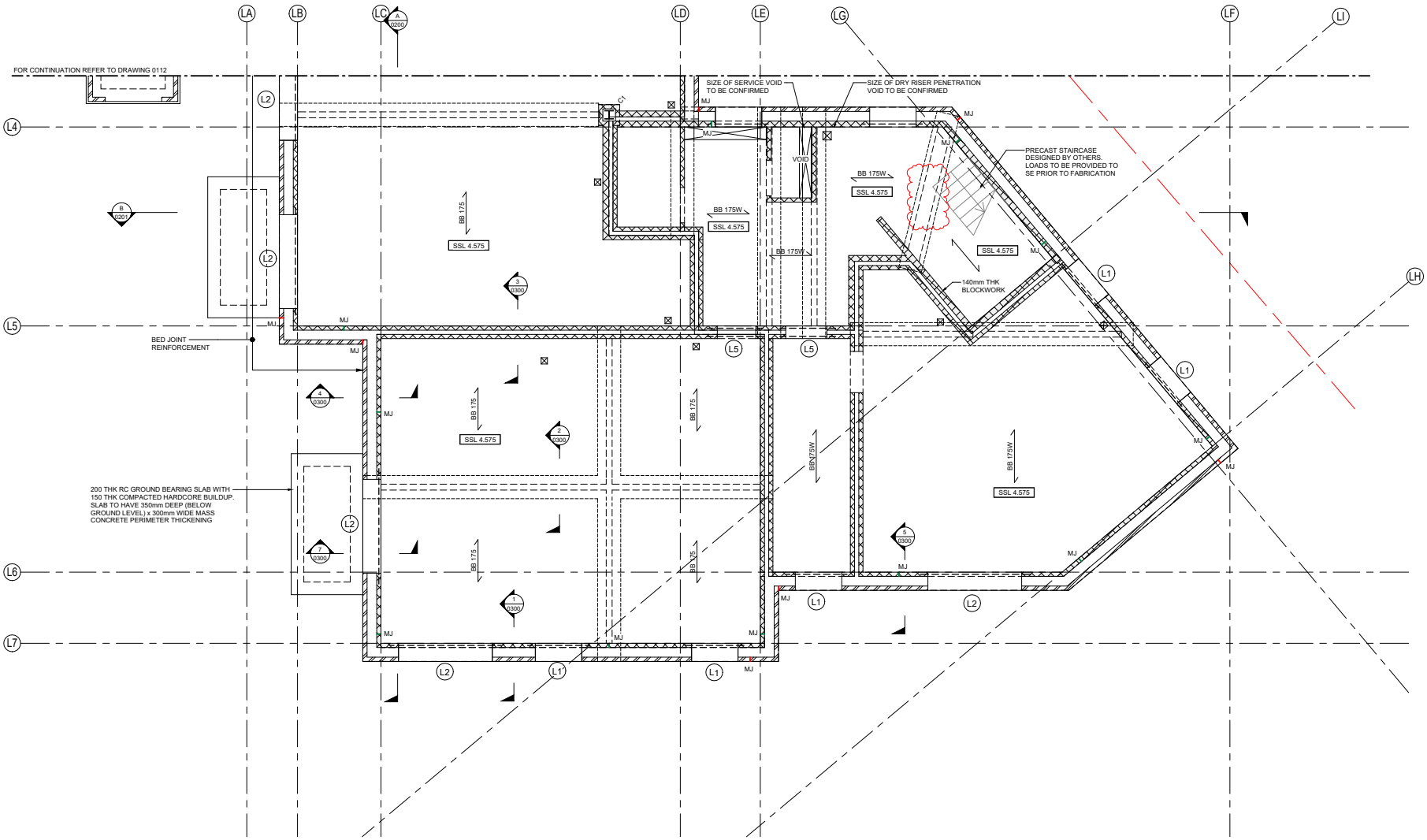
Project:
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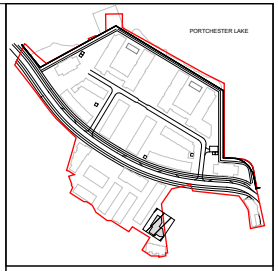
Drawing title:
Foundation Floor Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
As indicated	HA	SEPT 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-BL-00-DR-S-0110** Rev: **P5**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	LOAD BEARING WALL UNDER
BB 175	175MM DP RACKHAM BEAM AND BLOCK FLOOR - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W	175MM DP RACKHAM BEAM AND BLOCK FLOOR MIN 75mm TOPPING SCREED - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	100mm THK (UNO) 7.4N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCKWORK (MIN 13kN/m²)

Column Schedule

REF	SIZE	GRADE
C1	203x203x46UC	S355

Lintel Schedule

REF	SIZE
L1	GALVANISED RHS 150x100x4 WITH 330x8mm PLATE
L2	GALVANISED RHS 250x150x5 WITH 330x8mm PLATE
L3	GALVANISED RHS 100x100x4 WITH 330x8mm PLATE
L4	GALVANISED RHS 180x100x5 WITH 330x8mm PLATE
L5	TX90/100

MJ - STRUCTURAL MOVEMENT JOINT IN INTERNAL LEAF BLOCKWORK WALL.

MJ - ARCHITECTURAL MOVEMENT IN OUTERLEAF BRICKWORK. SETTING OUR TO ARCH SPECIFICATIONS

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P5	12.08.25	COORDINATION ISSUE	DJP	CK
P4	24.06.25	COORDINATION ISSUE	DJP	CK
P3	10.05.24	COORDINATION ISSUE	NS	CK
P2	30.04.24	COORDINATION ISSUE	NS	CK
P1	23.04.24	COORDINATION ISSUE	NS	CK

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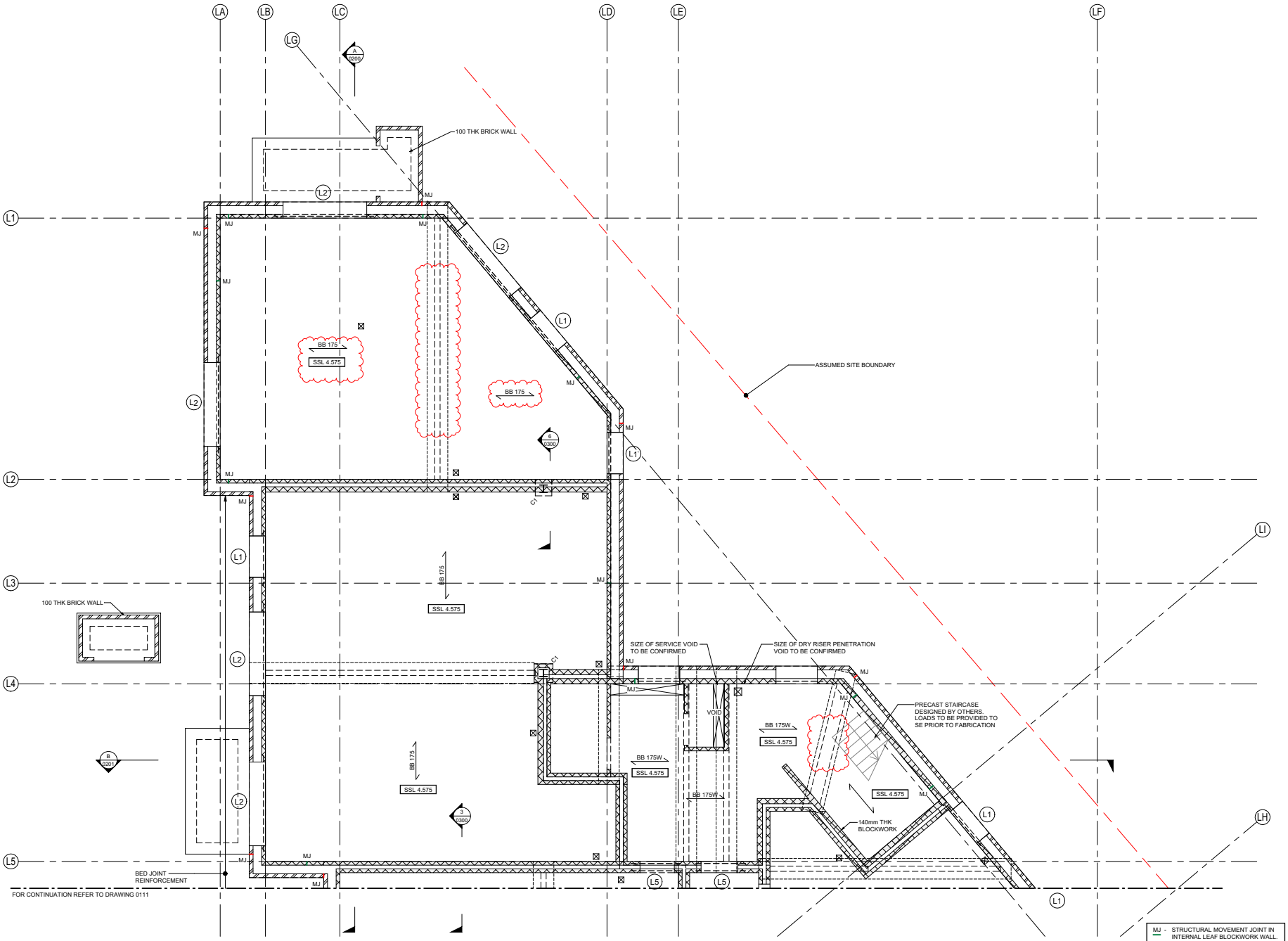
Project:
Tipner East Regeneration

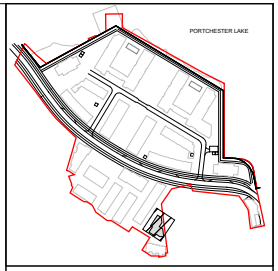
Drawing title:
Block L
Ground Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
As indicated	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BL-00-DR-S-0111 Rev: P5





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	LOAD BEARING WALL UNDER
BB 175	175MM DP RACKHAM BEAM AND BLOCK FLOOR - FINAL DESIGN TO BE CONFIRMED BY OTHERS
BB 175W	175MM DP RACKHAM BEAM AND BLOCK FLOOR MIN 75mm TOPPING SCREED - FINAL DESIGN TO BE CONFIRMED BY OTHERS
	100mm THK (UNO) 7.4N/mm² BLOCKWORK WALL - MEDIUM DENSE BLOCKWORK (MIN 13kN/m²)

Column Schedule

REF	SIZE	GRADE
C1	203x203x46UC	S355

Lintel Schedule

REF	SIZE
L1	GALVANISED RHS 150x100x4 WITH 330x8mm PLATE
L2	GALVANISED RHS 250x150x5 WITH 330x8mm PLATE
L3	GALVANISED RHS 100x100x4 WITH 330x8mm PLATE
L4	GALVANISED RHS 180x100x5 WITH 330x8mm PLATE
L5	TX90/100

MJ - STRUCTURAL MOVEMENT JOINT IN INTERNAL LEAF BLOCKWORK WALL.

MJ - ARCHITECTURAL MOVEMENT IN OUTERLEAF BRICKWORK. SETTING OUR TO ARCH SPECIFICATIONS

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P5	12.08.25	COORDINATION ISSUE	DJP	CK
P4	24.06.25	COORDINATION ISSUE	DJP	CK
P3	10.05.24	COORDINATION ISSUE	NS	CK
P2	30.04.24	COORDINATION ISSUE	NS	CK
P1	23.04.24	COORDINATION ISSUE	NS	CK

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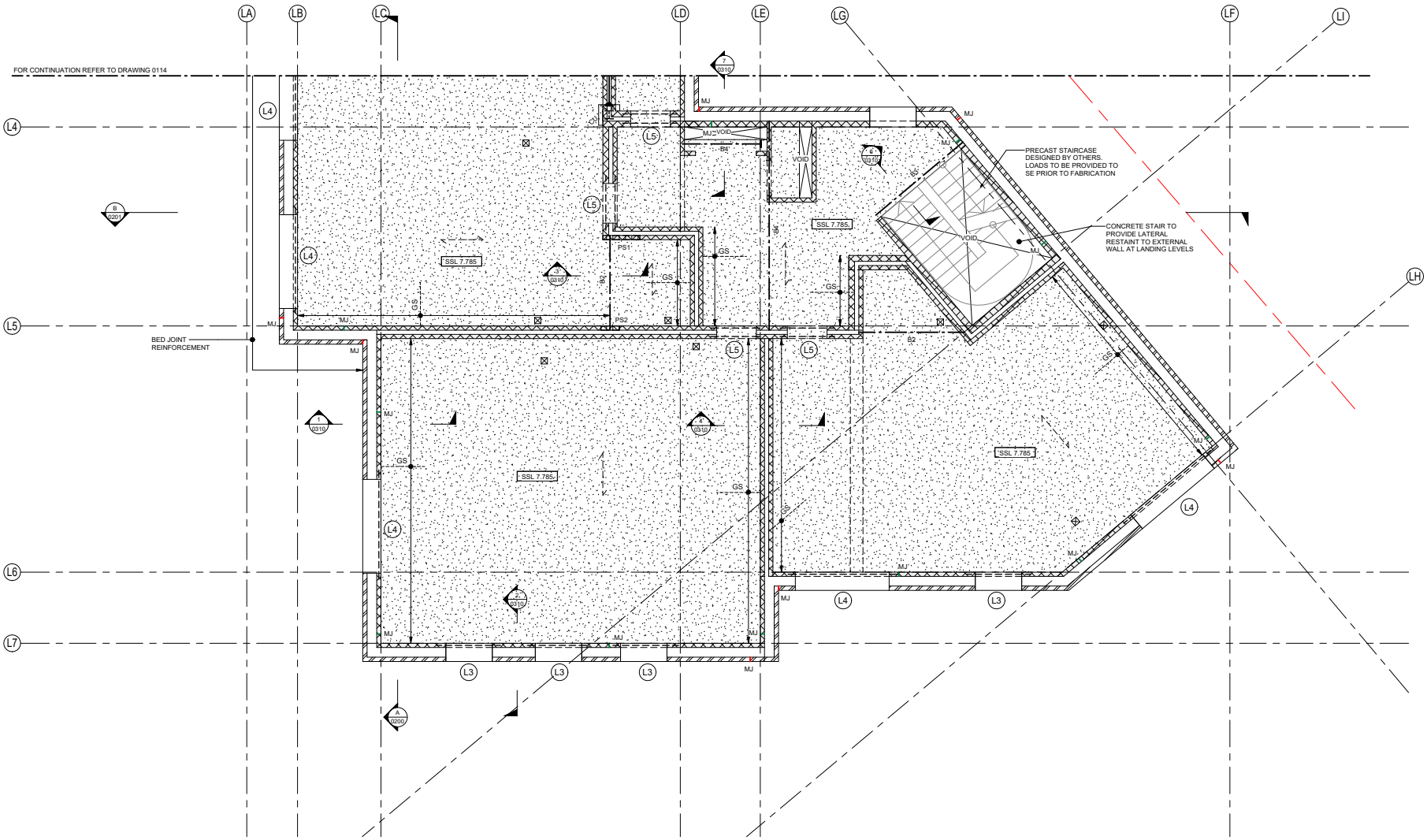
Project:
Tipner East Regeneration

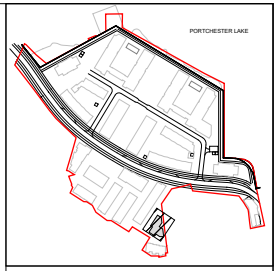
Drawing title:
Block L
Ground Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
As indicated	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BL-00-DR-S-0112 Rev: P5





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

LOAD BEARING WALL UNDER	
200mm HOLLOWCORE PLANKS	
GS	1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Beam Schedule

REF	SIZE	GRADE
	12X235	S355
B1	254x254x167UC	S355
B2	203x203x46UC + 12mm THK 235mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355
B3	203x203x86UC	S355
B4	203x203x60UC	S355

Column Schedule

REF	SIZE	GRADE
C1	203x203x46UC	S355

Lintel Schedule

REF	SIZE
L1	GALVANISED RHS 150x100x4 WITH 330x8mm PLATE
L2	GALVANISED RHS 250x150x5 WITH 330x8mm PLATE
L3	GALVANISED RHS 100x100x4 WITH 330x8mm PLATE
L4	GALVANISED RHS 180x100x5 WITH 330x8mm PLATE
L5	TX90/100

Padstone Schedule

REF	SIZE (LxWxD)
PS1	880x100x215
PS2	440x100x215

MJ - STRUCTURAL MOVEMENT JOINT IN INTERNAL LEAF BLOCKWORK WALL.

MJ - ARCHITECTURAL MOVEMENT IN OUTERLEAF BRICKWORK. SETTING OUR TO ARCH SPECIFICATIONS

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P5	24.06.25	COORDINATION ISSUE	DJP	CK
P4	10.05.24	COORDINATION ISSUE	NS	CK
P3	30.04.24	COORDINATION ISSUE	NS	CK
P2	23.04.24	COORDINATION ISSUE	NS	CK
P1	15.06.23	Coordinated Issue	HA	CK

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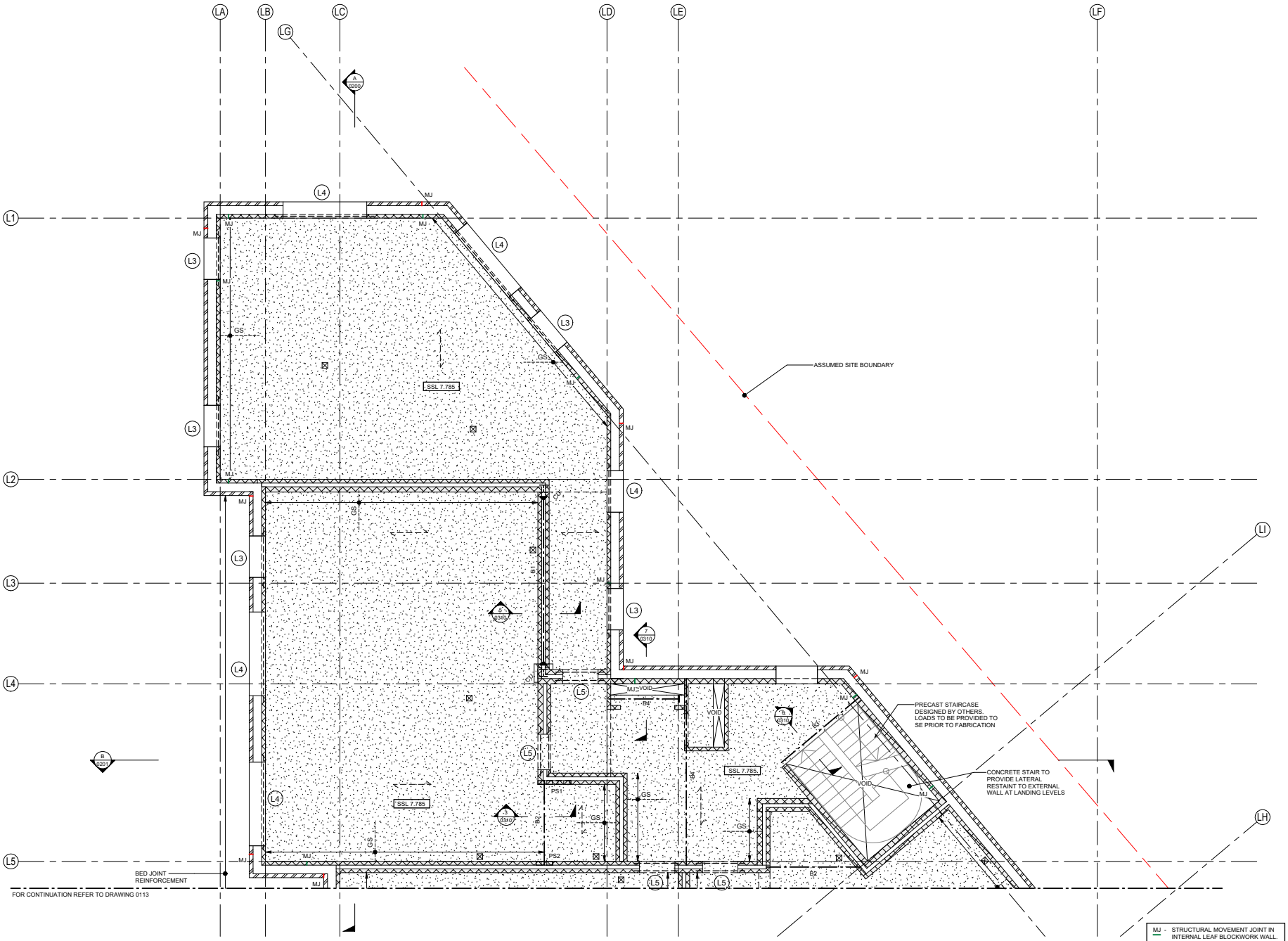
Project:
Tipner East Regeneration

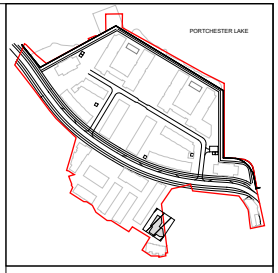
Drawing title:
Block L
First Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-BL-01-DR-S-0113** Rev: **P5**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	LOAD BEARING WALL UNDER
	200mm HOLLOWCORE PLANKS
GS	1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Beam Schedule

REF	SIZE	GRADE
	12X235	S355
B1	254x254x167UC	S355
B2	203x203x46UC + 12mm THK 235mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355
B3	203x203x86UC	S355
B4	203x203x60UC	S355

Column Schedule

REF	SIZE	GRADE
C1	203x203x46UC	S355

Lintel Schedule

REF	SIZE
L1	GALVANISED RHS 150x100x4 WITH 330x8mm PLATE
L2	GALVANISED RHS 250x150x5 WITH 330x8mm PLATE
L3	GALVANISED RHS 100x100x4 WITH 330x8mm PLATE
L4	GALVANISED RHS 180x100x5 WITH 330x8mm PLATE
L5	TX90/100

Padstone Schedule

REF	SIZE (LxWxD)
PS1	880x100x215
PS2	440x100x215

Rev	Date	Amendments	By	Chk'd
P4	24.06.25	COORDINATION ISSUE	DJP	CK
P3	10.05.24	COORDINATION ISSUE	NS	CK
P2	30.04.24	COORDINATION ISSUE	NS	CK
P1	23.04.24	COORDINATION ISSUE	NS	CK

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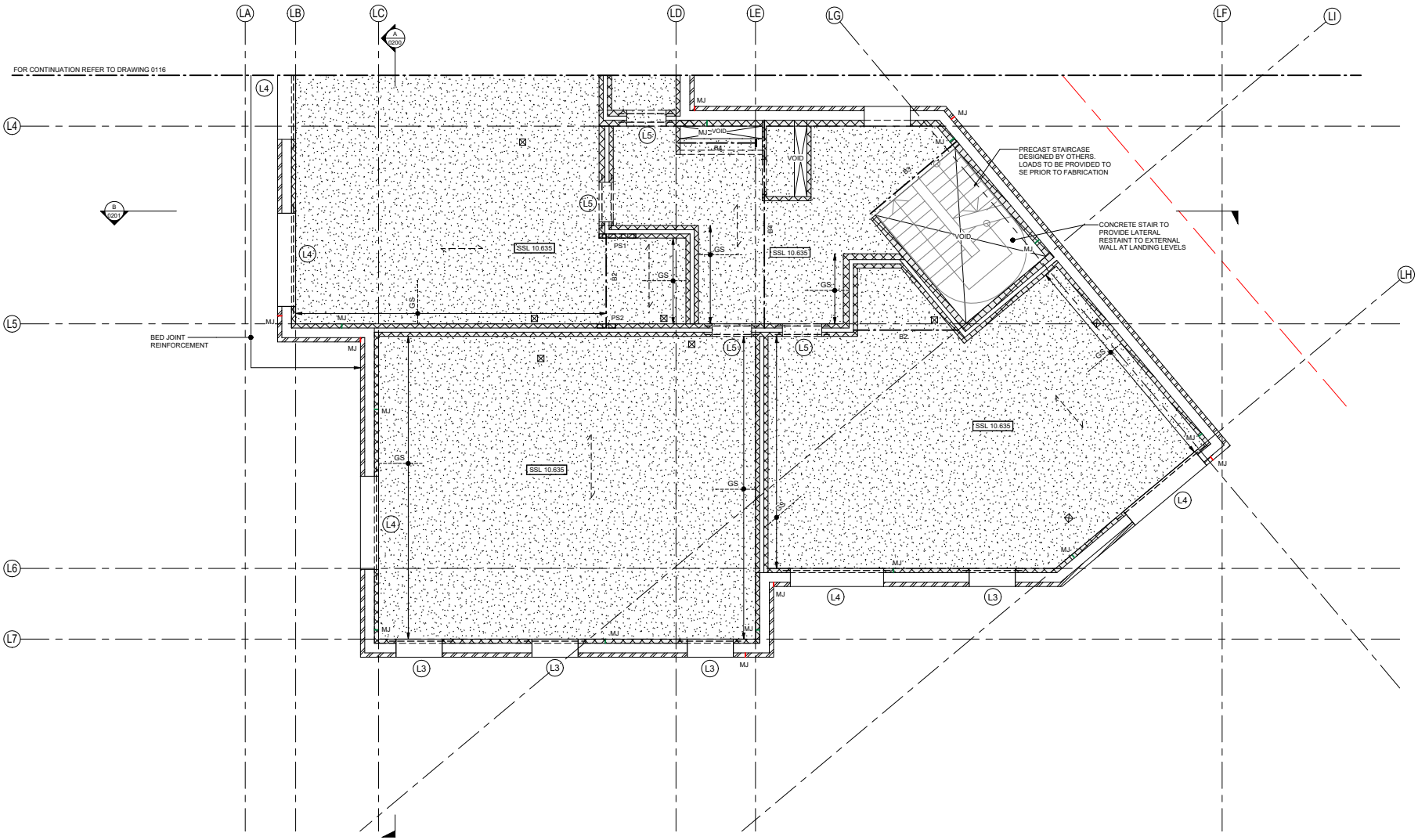
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Tipner East Regeneration

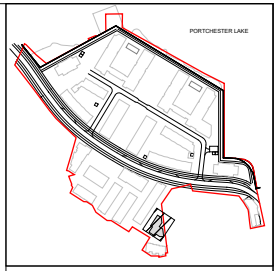
Drawing title:
Block L
First Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-BL-01-DR-S-0114** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

LOAD BEARING WALL UNDER	
200mm HOLLOWCORE PLANKS	
GS	1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Beam Schedule

REF	SIZE	GRADE
	12X235	S355
B1	254x254x167UC	S355
B2	203x203x46UC + 12mm THK 235mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355
B3	203x203x86UC	S355
B4	203x203x60UC	S355

Column Schedule

REF	SIZE	GRADE
C1	203x203x46UC	S355

Lintel Schedule

REF	SIZE
L1	GALVANISED RHS 150x100x4 WITH 330x8mm PLATE
L2	GALVANISED RHS 250x150x5 WITH 330x8mm PLATE
L3	GALVANISED RHS 100x100x4 WITH 330x8mm PLATE
L4	GALVANISED RHS 180x100x5 WITH 330x8mm PLATE
L5	TX90/100

Padstone Schedule

REF	SIZE (LxWxD)
PS1	880x100x215
PS2	440x100x215

MJ - STRUCTURAL MOVEMENT JOINT IN INTERNAL LEAF BLOCKWORK WALL.

MJ - ARCHITECTURAL MOVEMENT IN OUTERLEAF BRICKWORK. SETTING OUR TO ARCH SPECIFICATIONS

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P5	24.06.25	COORDINATION ISSUE	DJP	CK
P4	10.05.24	COORDINATION ISSUE	NS	CK
P3	30.04.24	COORDINATION ISSUE	NS	CK
P2	23.04.24	COORDINATION ISSUE	NS	CK
P1	15.06.23	Coordinated Issue	HA	CK

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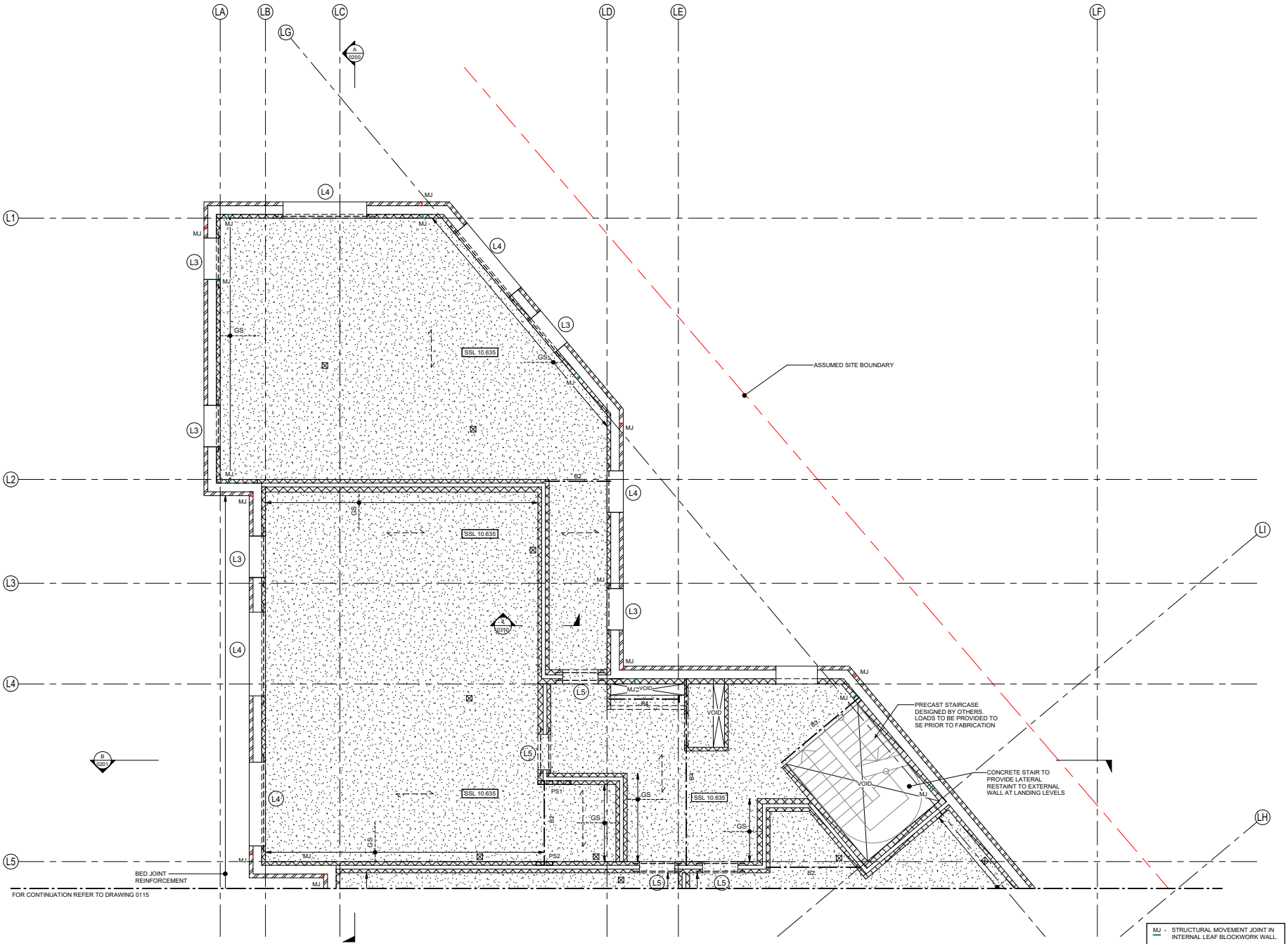
Project:
Tipner East Regeneration

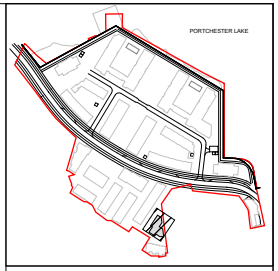
Drawing title:
Block L
Second Floor
General Arrangement
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BL-02-DR-S-0115 Rev: P5





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

	LOAD BEARING WALL UNDER
	200mm HOLLOWCORE PLANKS
GS	1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Beam Schedule

REF	SIZE	GRADE
	12X235	S355
B1	254x254x167UC	S355
B2	203x203x46UC + 12mm THK 235mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355
B3	203x203x86UC	S355
B4	203x203x60UC	S355

Column Schedule

REF	SIZE	GRADE
C1	203x203x46UC	S355

Lintel Schedule

REF	SIZE
L1	GALVANISED RHS 150x100x4 WITH 330x8mm PLATE
L2	GALVANISED RHS 250x150x5 WITH 330x8mm PLATE
L3	GALVANISED RHS 100x100x4 WITH 330x8mm PLATE
L4	GALVANISED RHS 180x100x5 WITH 330x8mm PLATE
L5	TX90/100

Padstone Schedule

REF	SIZE (LxWxD)
PS1	880x100x215
PS2	440x100x215

MJ - STRUCTURAL MOVEMENT JOINT IN INTERNAL LEAF BLOCKWORK WALL.

MJ - ARCHITECTURAL MOVEMENT IN OUTERLEAF BRICKWORK. SETTING OUR TO ARCH SPECIFICATIONS

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	24.06.25	COORDINATION ISSUE	DJP	CK
P3	10.05.24	COORDINATION ISSUE	NS	CK
P2	30.04.24	COORDINATION ISSUE	NS	CK
P1	23.04.24	COORDINATION ISSUE	NS	CK

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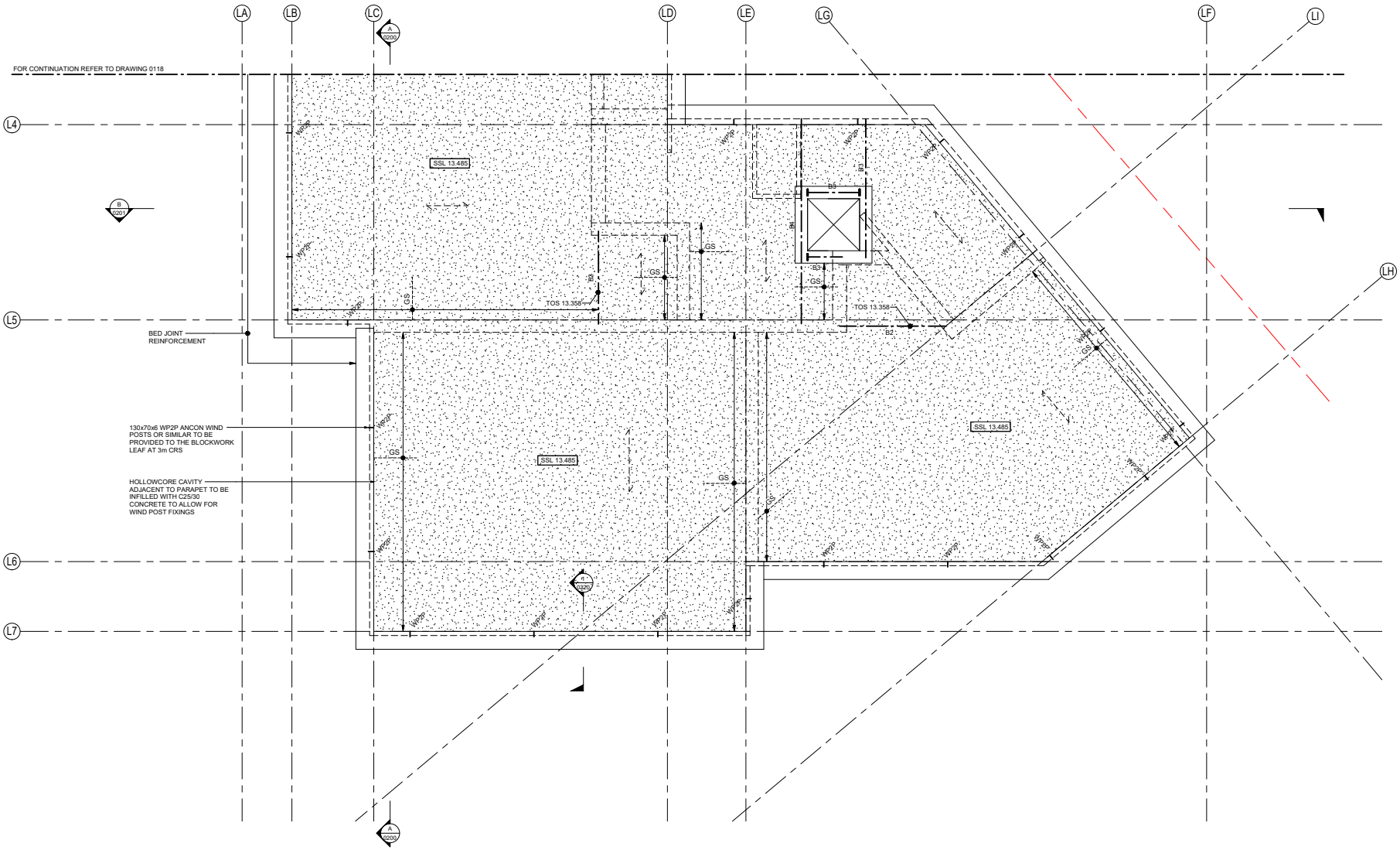
Project:
Tipner East Regeneration

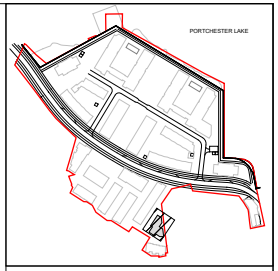
Drawing title:
Block L
Second Floor
General Arrangement
Sheet 2

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	HA	JUNE 2023	CK

Status: S1 Purpose For Issue: **COORDINATION**

Drawing Number: **2225-HRW-BL-02-DR-S-0116** Rev: **P4**





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- LOAD BEARING WALL UNDER
- 200mm HOLLOWCORE PLANKS + 65mm CONCRETE TOPPING
- STEEL FRAME BALCONY DESIGNED BY OTHERS
- GS — 1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST
- 130x70x6 WP2P ANCON WIND POSTS OR SIMILAR TO BE PROVIDED TO THE BLOCKWORK LEAF AT 3m CRS

Beam Schedule

REF	SIZE	GRADE
	12X235	S355
B1	254x254x167UC	S355
B2	203x203x46UC + 12mm THK 235mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355
B3	203x203x86UC	S355
B4	203x203x60UC	S355

Column Schedule

REF	SIZE	GRADE
C1	203x203x46UC	S355

Lintel Schedule

REF	SIZE
L1	GALVANISED RHS 150x100x4 WITH 330x8mm PLATE
L2	GALVANISED RHS 250x150x5 WITH 330x8mm PLATE
L3	GALVANISED RHS 100x100x4 WITH 330x8mm PLATE
L4	GALVANISED RHS 180x100x5 WITH 330x8mm PLATE
L5	TX90/100

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P5	24.06.25	COORDINATION ISSUE	DJP	CK
P4	10.05.24	COORDINATION ISSUE	NS	CK
P3	30.04.24	COORDINATION ISSUE	NS	CK
P2	23.04.24	COORDINATION ISSUE	NS	CK
P1	15.06.23	Coordinated Issue	HA	CK

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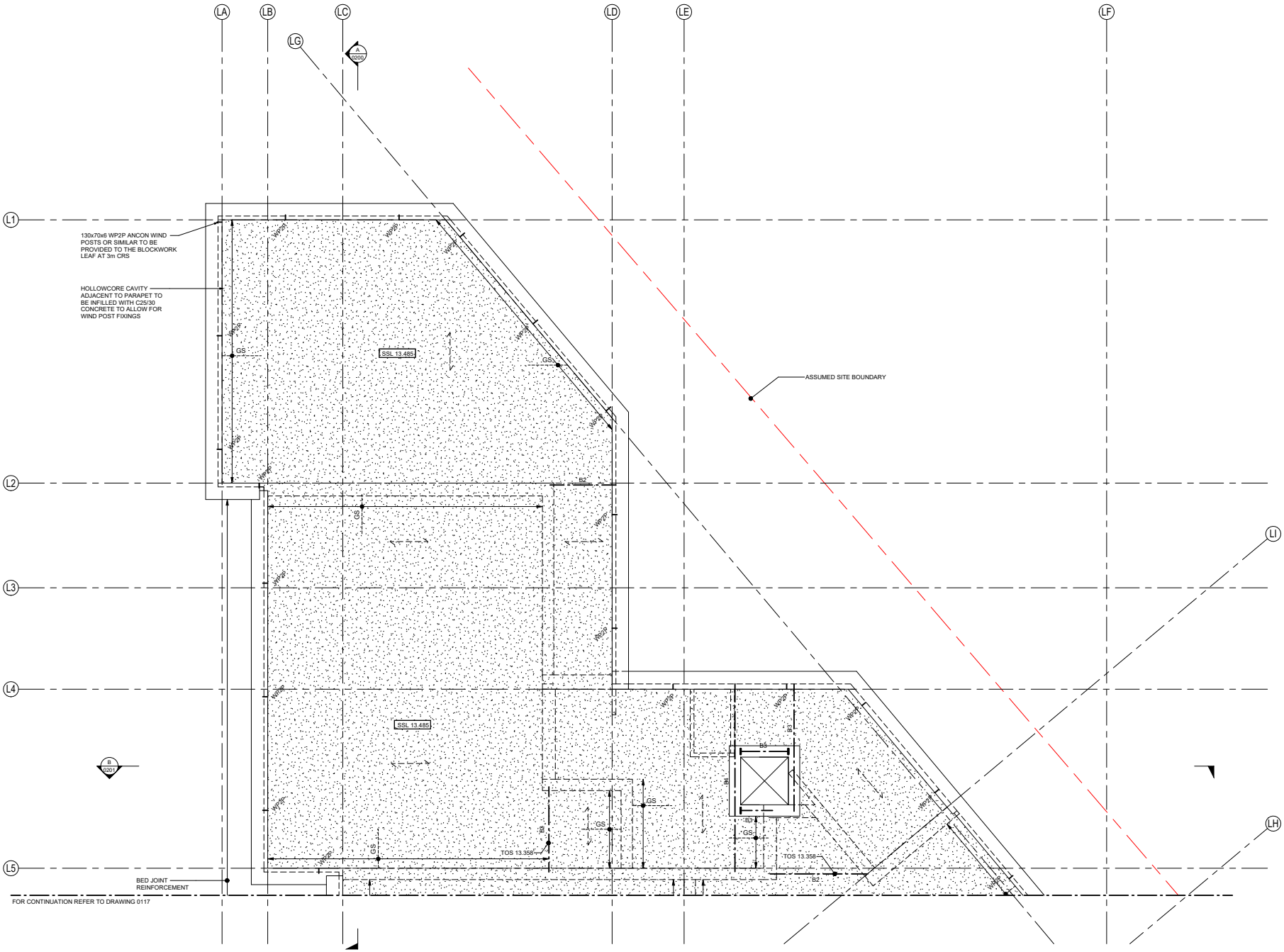
Project:
Tipner East Regeneration

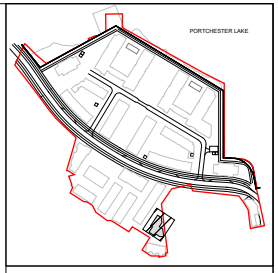
Drawing title:
Block L
Roof
General Arrangement

Scale at A1:	Drawn by:	Date:	Chk'd by:
As indicated	HA	JUNE 2023	CK

Status: S1 — Purpose For Issue: COORDINATION

Drawing Number: 2225-HRW-BL-03-DR-S-0117 Rev: P5





Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

- LOAD BEARING WALL UNDER
- 200mm HOLLOWCORE PLANKS + 65mm CONCRETE TOPPING
- STEEL FRAME BALCONY DESIGNED BY OTHERS
- GS — 1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST
- 130x70x6 WP2P ANCON WIND POSTS OR SIMILAR TO BE PROVIDED TO THE BLOCKWORK LEAF AT 3m CRS

Beam Schedule

REF	SIZE	GRADE
	12X235	S355
B1	254x254x167UC	S355
B2	203x203x46UC + 12mm THK 235mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355
B3	203x203x86UC	S355
B4	203x203x60UC	S355

Column Schedule

REF	SIZE	GRADE
C1	203x203x46UC	S355

Lintel Schedule

REF	SIZE
L1	GALVANISED RHS 150x100x4 WITH 330x8mm PLATE
L2	GALVANISED RHS 250x150x5 WITH 330x8mm PLATE
L3	GALVANISED RHS 100x100x4 WITH 330x8mm PLATE
L4	GALVANISED RHS 180x100x5 WITH 330x8mm PLATE
L5	TX90/100

1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P4	24.06.25	COORDINATION ISSUE	DJP	CK
P3	10.05.24	COORDINATION ISSUE	NS	CK
P2	30.04.24	COORDINATION ISSUE	NS	CK
P1	23.04.24	COORDINATION ISSUE	NS	CK

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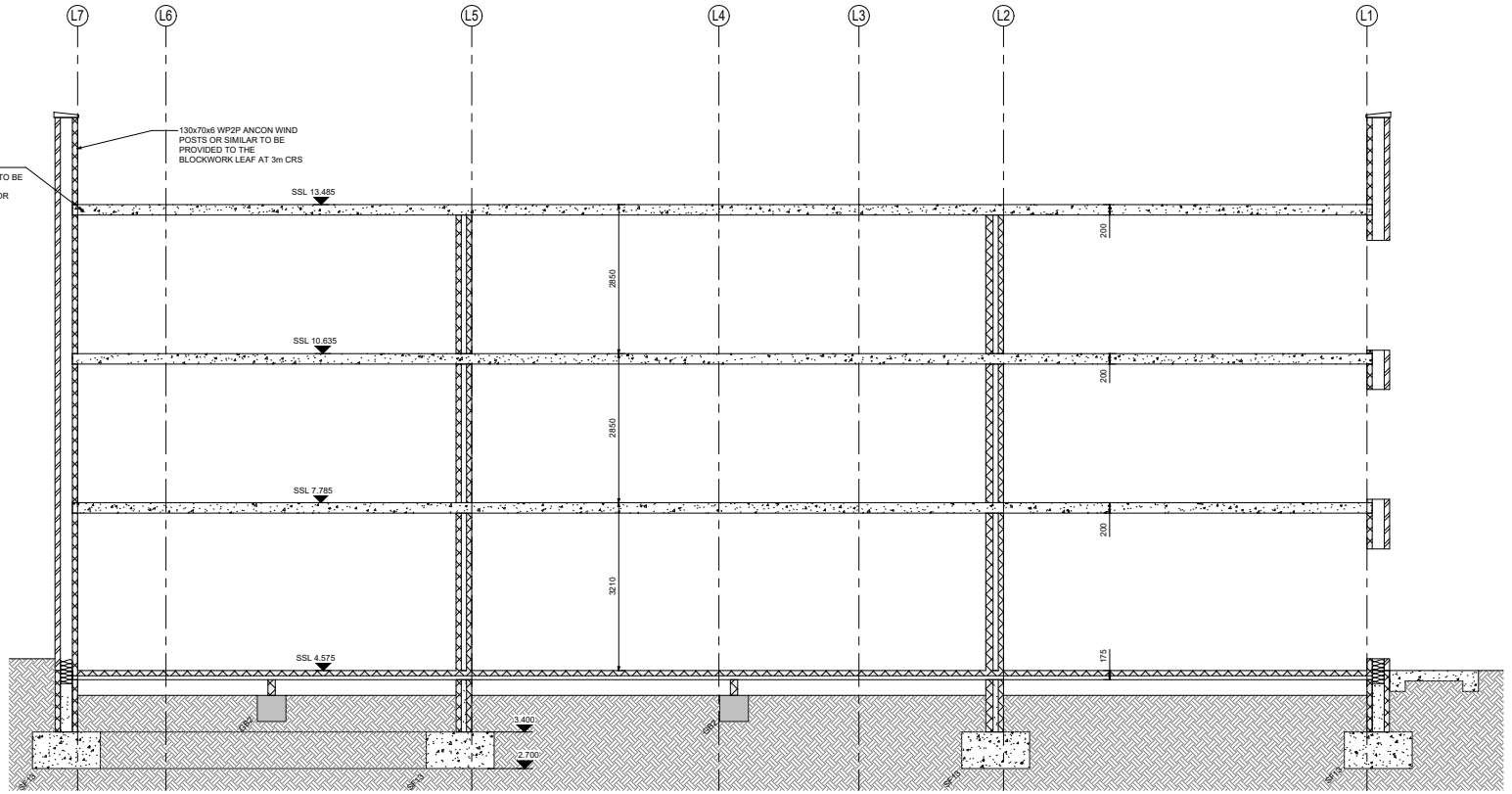
Project:
Tipner East Regeneration

Drawing title:
Block L
Roof
General Arrangement

Scale at A1:	Drawn by:	Date:	Chk'd by:
As indicated	**HA**	**JUNE 2023**	**CK**

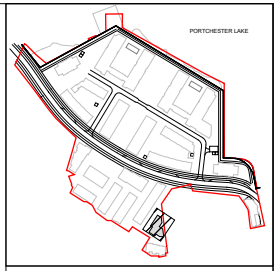
Status: Purpose For Issue:
S1 COORDINATION

Drawing Number: **2225-HRW-BL-03-DR-S-0118** Rev: **P4**



Section A - A

Scale 1 : 50



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend

– – – –	LOAD BEARING WALL UNDER
– – – –	
– – – –	200mm HOLLOWCORE PLANKS
GS	1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Beam Schedule

REF	SIZE	GRADE
	12X235	S355
B1	254x254x167UC	S355
B2	203x203x46UC + 12mm THK 235mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355
B3	203x203x86UC	S355
B4	203x203x60UC	S355

Column Schedule

REF	SIZE	GRADE
C1	203x203x46UC	S355

Lintel Schedule

REF	SIZE
L1	GALVANISED RHS 150x100x4 WITH 330x8mm PLATE
L2	GALVANISED RHS 250x150x5 WITH 330x8mm PLATE
L3	GALVANISED RHS 100x100x4 WITH 330x8mm PLATE
L4	GALVANISED RHS 180x100x5 WITH 330x8mm PLATE
L5	TX90/100

Ground Beam Schedule

REF	SIZE	GRADE	Length (m)	Count
GB2 - a	550 x 500mm	C35/45	5.577	1
GB2 - b	550 x 500mm	C35/45	3.615	1
GB2 - c	550 x 500mm	C35/45	7.584	1
GB2 - d	550 x 500mm	C35/45	6.720	1
GB2 - f	550 x 500mm	C35/45	3.814	1
GB2 - g	550 x 500mm	C35/45	5.498	2
GB2 - h	550 x 500mm	C35/45	7.969	1
GB2 - i	550 x 500mm	C35/45	3.057	1

Strip Foundation Schedule

REF	SIZE	GRADE
SF13	1300 x 700mm	C16/20
SF14	1000 x 700mm	C16/20
SF15	1500 x 700mm	C16/20

Rev	Date	Amendments	By	Chk'd
P4	24.06.25	COORDINATION ISSUE	DJP	CK
P3	10.05.24	COORDINATION ISSUE	NS	CK
P2	30.04.24	COORDINATION ISSUE	NS	CK
P1	23.04.24	COORDINATION ISSUE	NS	CK

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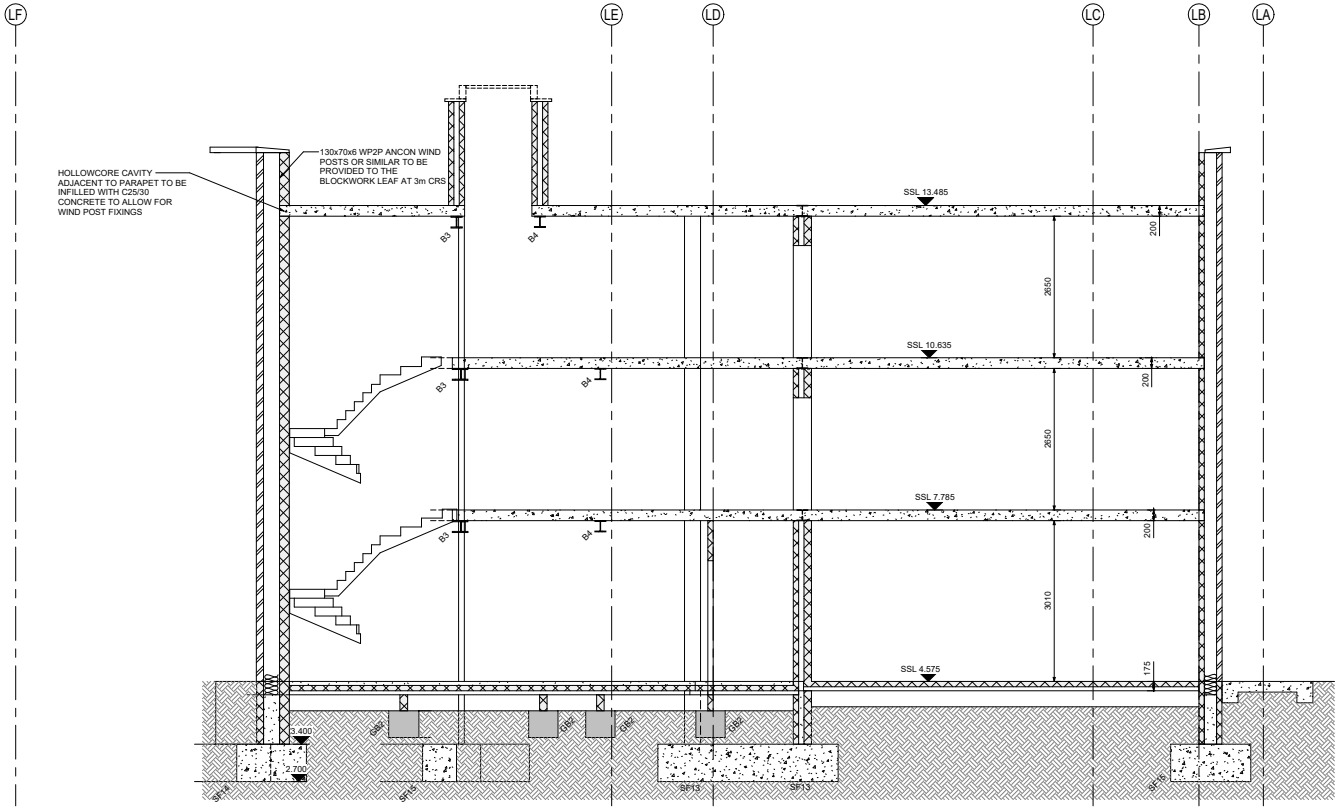
Project:
Tipner East Regeneration

Drawing title:
Section A

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	**HA**	**JULY 2023**	**CK**

Status: Purpose For Issue:

Drawing Number: **2225-HRW-BL-XX-DR-S-0200** Rev: **P4**



Section B - B

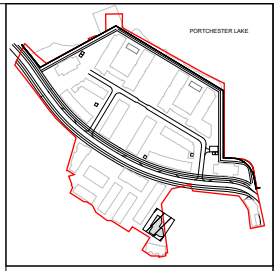
Scale 1 : 50

Ground Beam Schedule

REF	SIZE	GRADE	Length (m)	Count
GB2 - a	550 x 500mm	C35/45	5.577	1
GB2 - b	550 x 500mm	C35/45	3.615	1
GB2 - c	550 x 500mm	C35/45	7.584	1
GB2 - d	550 x 500mm	C35/45	6.720	1
GB2 - f	550 x 500mm	C35/45	3.814	1
GB2 - g	550 x 500mm	C35/45	5.498	2
GB2 - h	550 x 500mm	C35/45	7.969	1
GB2 - i	550 x 500mm	C35/45	3.057	1

Strip Foundation Schedule

REF	SIZE	GRADE
SF13	1300 x 700mm	C16/20
SF14	1000 x 700mm	C16/20
SF15	1500 x 700mm	C16/20



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
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Legend

	LOAD BEARING WALL UNDER
	200mm HOLLOWCORE PLANKS
GS	1200x30x3 THK GALVANISED RESTRAINT STRAPS AT 1200 CRS INSTALLED AROUND PERIMETER PERPENDICULAR TO BEAM/JOIST

Beam Schedule

REF	SIZE	GRADE
	12X235	S355
B1	254x254x167UC	S355
B2	203x203x46UC + 12mm THK 235mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355
B3	203x203x86UC	S355
B4	203x203x60UC	S355

Column Schedule

REF	SIZE	GRADE
C1	203x203x46UC	S355

Lintel Schedule

REF	SIZE
L1	GALVANISED RHS 150x100x4 WITH 330x8mm PLATE
L2	GALVANISED RHS 250x150x5 WITH 330x8mm PLATE
L3	GALVANISED RHS 100x100x4 WITH 330x8mm PLATE
L4	GALVANISED RHS 180x100x5 WITH 330x8mm PLATE
L5	TX90/100

Rev	Date	Amendments	By	Chk'd
P4	24.06.25	COORDINATION ISSUE	DJP	CK
P3	10.05.24	COORDINATION ISSUE	NS	CK
P2	30.04.24	COORDINATION ISSUE	NS	CK
P1	23.04.24	COORDINATION ISSUE	NS	CK

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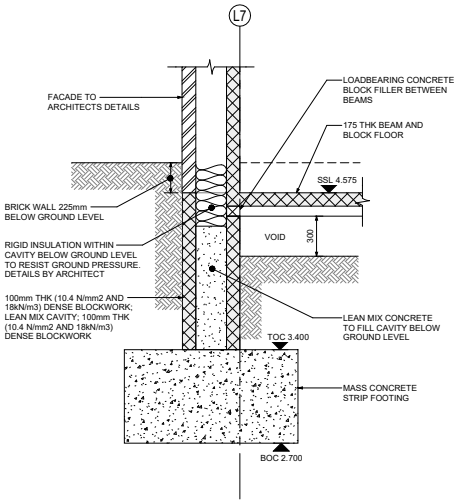
Project:
Tipner East Regeneration

Drawing title:
Section B

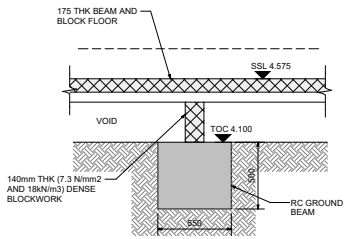
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1 : 50	HA	JULY 2023	CK

Status: Purpose For Issue:

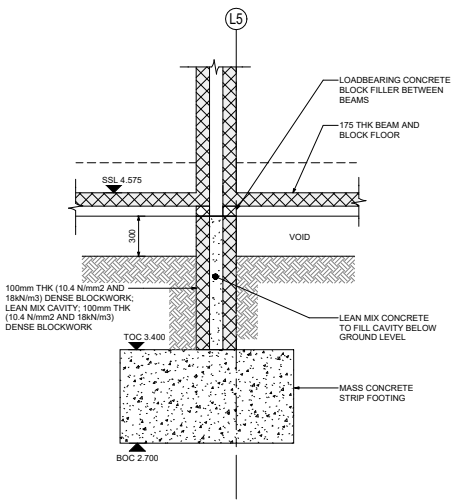
Drawing Number: **2225-HRW-BL-XX-DR-S-0201** Rev: **P4**



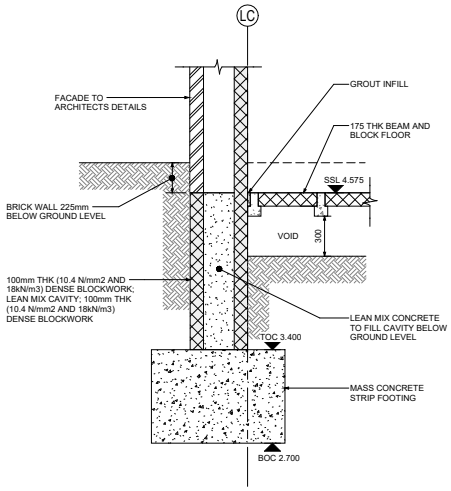
Section 1 - 1
Scale 1 : 20



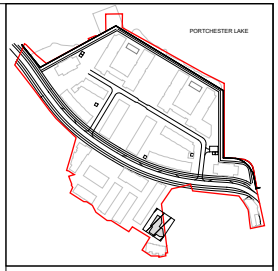
Section 2 - 2
Scale 1 : 20



Section 3 - 3
Scale 1 : 20



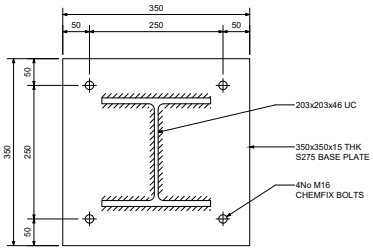
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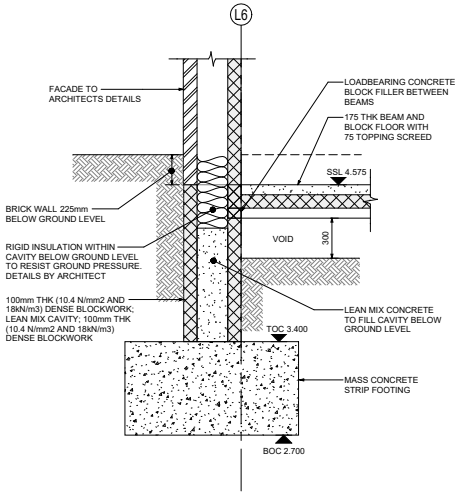
Key Plan

NOTES

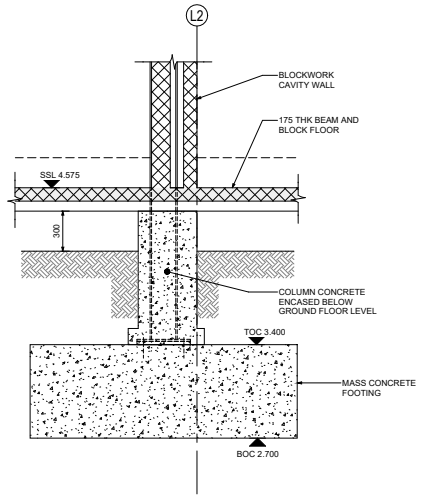
1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION



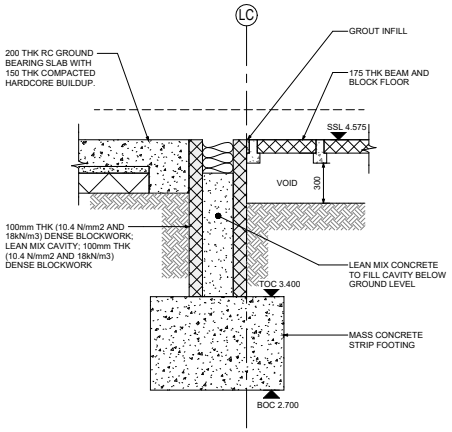
Typical Baseplate Detail
Scale 1 : 5



Section 5 - 5
Scale 1 : 20



Section 6 - 6
Scale 1 : 20



Section 7 - 7
Scale 1 : 20

Rev	Date	Amendments	By	Chk'd
P1	24.06.25	COORDINATION ISSUE	DJP	CK

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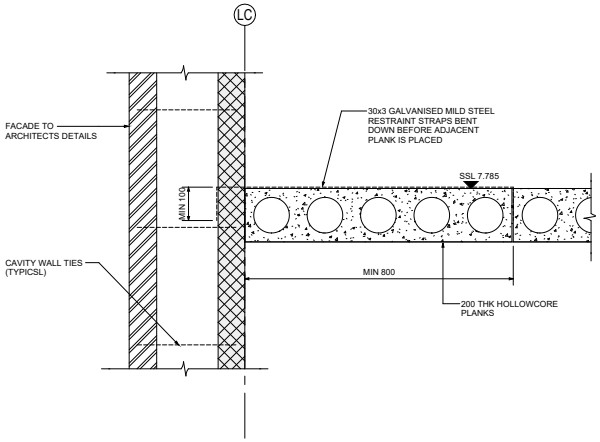
Project:
Tipner East Regeneration

Drawing title:
Ground Floor Sections & Details Sheet 1

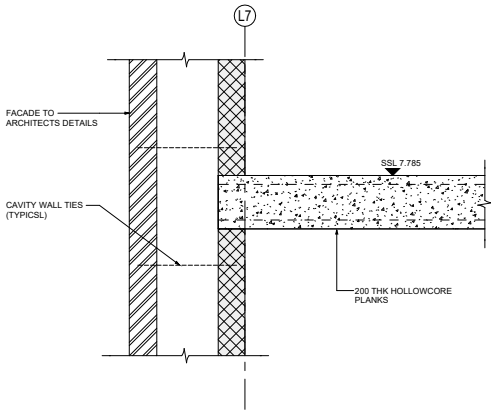
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As indicated	DJP	JUNE 2025	CK

Status: S2 Purpose For Issue: INFORMATION

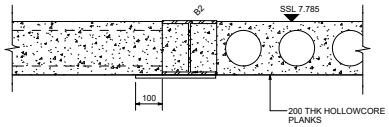
Drawing Number: 2225-HRW-BL-XX-DR-S-0300 Rev: P1



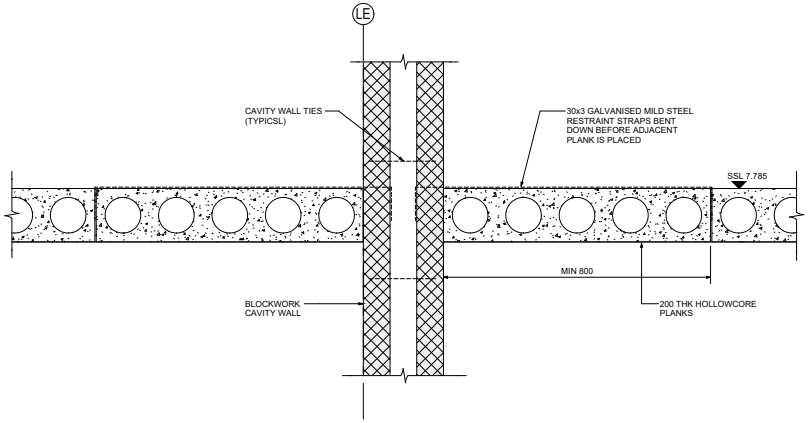
Section 1 - 1
Scale 1 : 10



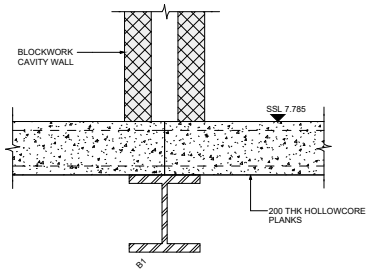
Section 2 - 2
Scale 1 : 10



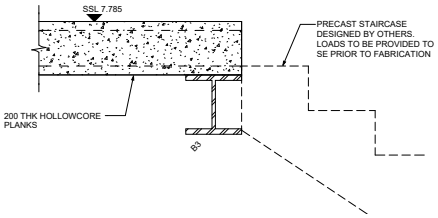
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Scale 1 : 10



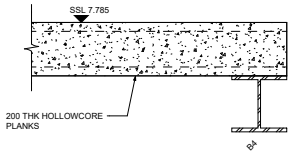
Section 4 - 4
Scale 1 : 10

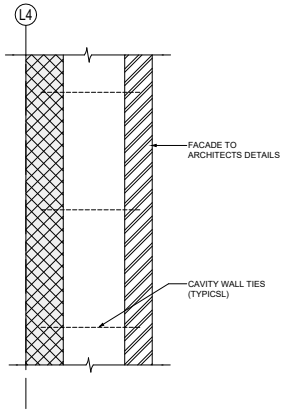


Section 5 - 5
Scale 1 : 10

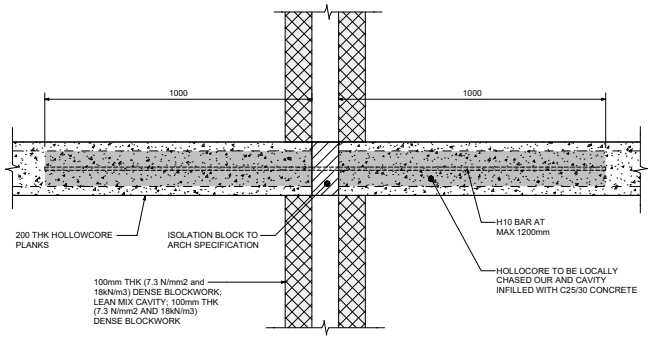


Section 6 - 6
Scale 1 : 10

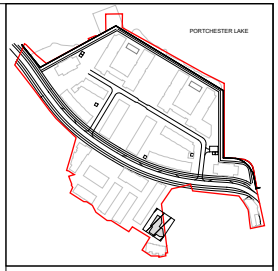




Section 7 - 7
Scale 1 : 10



Section 8 - 8
Scale 1 : 10



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Beam Schedule

REF	SIZE	GRADE
	12X235	S355
B1	254x254x167UC	S355
B2	203x203x46UC + 12mm THK 235mm WIDE PLATE WELDED TO THE BOTTOM FLANGE	S355
B3	203x203x86UC	S355
B4	203x203x60UC	S355

Column Schedule

REF	SIZE	GRADE
C1	203x203x46UC	S355

Rev	Date	Amendments	By	Chk'd
P1	24.06.25	COORDINATION ISSUE	DJP	CK

engineersHRW
London 0207 407 9575 Oxford 01865 957360 www.ehrw.co.uk

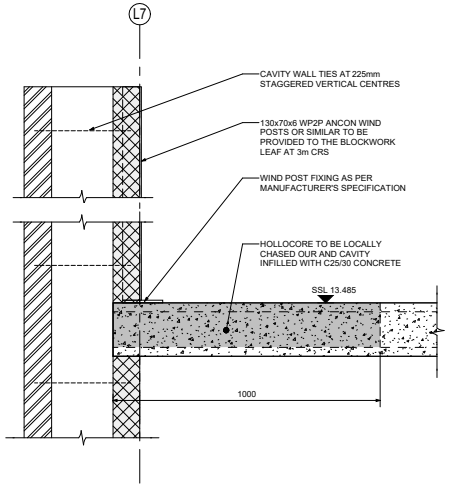
Project:
Tipner East Regeneration

Drawing title:
First & Second Floor Sections & Details Sheet 1

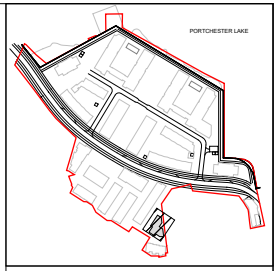
Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 10	DJP	JUNE 2025	CK

Status: S2 INFORMATION

Drawing Number: 2225-HRW-BL-XX-DR-S-0310 Rev: P1



Section 1 - 1
Scale 1 : 10



Key Plan

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Rev	Date	Amendments	By	Chk'd
P1	24.06.25	COORDINATION ISSUE	DJP	CK

engineersHRW
London 0207 407 9575 Oxford 01865 957360 www.ehrw.co.uk

Project:
Tipner East Regeneration

Drawing title:
Roof
Sections & Details
Sheet 1

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 10	DJP	JUNE 2025	CK

Status: Purpose For Issue:
S2 INFORMATION

Drawing Number: Rev:
2225-HRW-BL-XX-DR-S-0320 P1

Project: Tipner East, Portsmouth (Phase 1)
Date: 13-Aug-25
Rev: A

Schedule of Information

Note:
PMC Construction and Development Services Ltd, confirm that our CSA Rev A, issued on the 16th July 2025, was based on the following information.

Item	Description
1.0	**Architect Drawings**
	House Block 1
1.1	25048-HGP-H1-00-D-A-2001-P01-House Block 1 - Ground Floor
1.2	25048-HGP-H1-01-D-A-2011-P01-House Block 1 - First Floor
1.3	25048-HGP-H1-02-D-A-2021-P01-House Block 1 - Second Floor
1.4	25048-HGP-H1-XX-D-A-3050-P2-House Type 1 Courtyard Elevations
	House Block 2
1.5	25048-HGP-H2-00-D-A-2001-P03-House Block 2 - Ground Floor 1_2
1.6	25048-HGP-H2-00-D-A-2002-P03-House Block 2 - Ground Floor 2_2
1.7	25048-HGP-H2-01-D-A-2011-P03-House Block 2 - First Floor 1_2
1.8	25048-HGP-H2-01-D-A-2012-P02-House Block 2 - First Floor 2_2
1.9	25048-HGP-H2-02-D-A-2021-P03-House Block 2 - Second Floor 1_2
1.10	25048-HGP-H2-02-D-A-2022-P02-House Block 2 - Second Floor 2_2
1.11	25048-HGP-H2-B1-D-A-1501-P03-House Block 2 - Substructure 1_2
1.12	25048-HGP-H2-B1-D-A-1502-P02-House Block 2 - Substructure 2_2
1.13	25048-HGP-H2-XX-D-A-3001-P03-House Block 2 Elevations
1.14	25048-HGP-H2-XX-D-A-3501-P02-House Block 2 Sections
	House Block 3
1.15	25048-HGP-H3-00-D-A-2001-P03-House Block 3 - Ground Floor 1_2
1.16	25048-HGP-H3-00-D-A-2002-P03-House Block 3 - Ground Floor 2_2
1.17	25048-HGP-H3-01-D-A-2011-P03-House Block 3 - First Floor 1_2
1.18	25048-HGP-H3-01-D-A-2012-P02-House Block 3 - First Floor 2_2
1.19	25048-HGP-H3-02-D-A-2021-P03-House Block 3 - Second Floor 1_2
1.20	25048-HGP-H3-02-D-A-2022-P02-House Block 3 - Second Floor 2_2
1.21	25048-HGP-H3-B1-D-A-1501-P03-House Block 3 - Substructure 1_2
1.22	25048-HGP-H3-B1-D-A-1502-P02-House Block 3 - Substructure 2_2
1.23	25048-HGP-H3-XX-D-A-3001-P03-House Block 3 Elevations
1.24	25048-HGP-H3-XX-D-A-3050-P02-House Type 3 Courtyard Elevations
1.25	25048-HGP-H3-XX-D-A-3501-P02-House Block 3 Sections
	House Block 5
1.26	25048-HGP-H5-00-D-A-2001-P03-House Block 5 - Ground Floor 1_3
1.27	25048-HGP-H5-00-D-A-2002-P03-House Block 5 - Ground Floor 2_3
1.28	25048-HGP-H5-00-D-A-2003-P03-House Block 5 - Ground Floor 3_3
1.29	25048-HGP-H5-01-D-A-2011-P02-House Block 5 - First Floor 1_3
1.30	25048-HGP-H5-01-D-A-2012-P02-House Block 5 - First Floor 2_3
1.31	25048-HGP-H5-01-D-A-2013-P03-House Block 5 - First Floor 3_3
1.32	25048-HGP-H5-02-D-A-2021-P02-House Block 5 - Second Floor 1_3
1.33	25048-HGP-H5-02-D-A-2022-P02-House Block 5 - Second Floor 2_3
1.34	25048-HGP-H5-02-D-A-2023-P03-House Block 5 - Second Floor 3_3
1.35	25048-HGP-H5-B1-D-A-1501-P02-House Block 5 - Substructure 1_3
1.36	25048-HGP-H5-B1-D-A-1502-P02-House Block 5 - Substructure 2_3
1.37	25048-HGP-H5-B1-D-A-1503-P03-House Block 5 - Substructure 3_3
1.38	25048-HGP-H5-XX-D-A-3001-P03-House Block 5 Elevations (1 of 2)
1.39	25048-HGP-H5-XX-D-A-3002-P03-House Block 5 Elevations (2 of 2)
1.40	25048-HGP-H5-XX-D-A-3501-P02-House Block 5 Sections
	Block F
1.41	25.048-HGP-FX-00-D-A-2000-P3- Ground Floor GA Plan sheet 1
1.42	25.048-HGP-FX-00-D-A-2001-P3- Ground Floor GA Plan sheet 2
1.43	25.048-HGP-FX-00-D-A-2002-P3- Ground Floor Plan
1.44	25.048-HGP-FX-00-D-A-2500-P1- Ground Floor Structural Co-ord sheet 1
1.45	25.048-HGP-FX-00-D-A-2501-P1- Ground Floor Structural Co-ord sheet 2

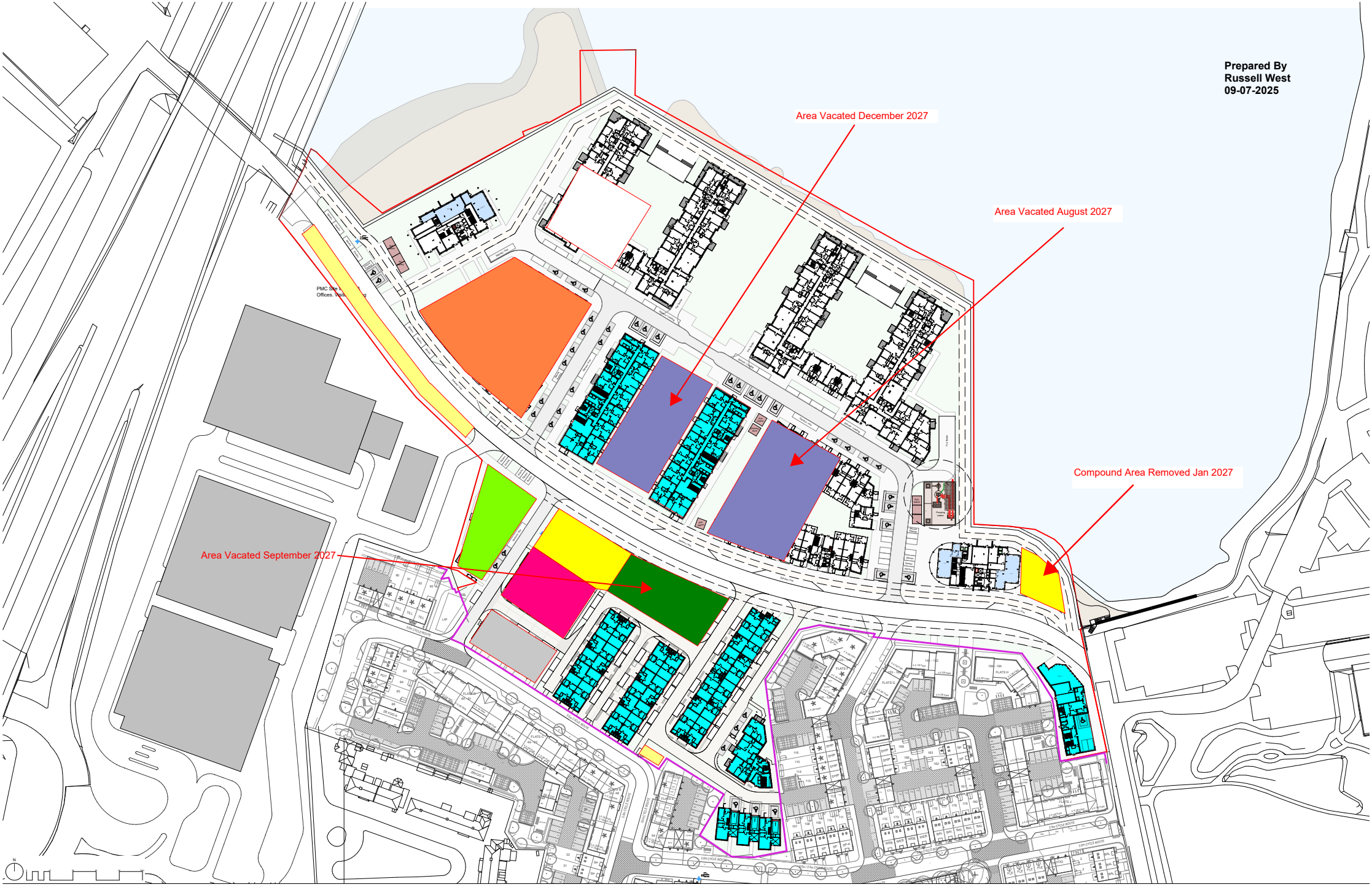
1.46	25.048-HGP-FX-00-D-A-2502-P1- Ground Floor Structural Co-ord
1.47	25.048-HGP-FX-00-D-A-2512-P1- First Floor Structural Co-ord
1.48	25.048-HGP-FX-00-D-A-2010-P3- First Floor GA Plan sheet 1
1.49	25.048-HGP-FX-00-D-A-2011-P3- First Floor GA Plan sheet 2
1.50	25.048-HGP-FX-00-D-A-2012-P3- First Floor Plan
1.51	25.048-HGP-FX-00-D-A-2022-P2- Second Floor Plan
1.52	25.048-HGP-FX-00-D-A-2032-P2- Third Floor Plan
1.53	25.048-HGP-FX-00-D-A-2020-P3- Second Floor GA Plan sheet 1
1.54	25.048-HGP-FX-00-D-A-2021-P3- Second Floor GA Plan sheet 2
1.55	25.048-HGP-FX-00-D-A-2030-P3- Third Floor GA Plan sheet 1
1.56	25.048-HGP-FX-00-D-A-2031-P3- Third Floor GA Plan sheet 2
1.57	25.048-HGP-FX-00-D-A-2200-P1- Roof Plan sheet 1
1.58	25.048-HGP-FX-00-D-A-2201-P1- Roof Plan sheet 2
1.59	25.048-HGP-FX-ZZ-D-A-3000-P2- North West GA Elevations
1.60	25.048-HGP-FX-ZZ-D-A-3001-P2- East GA Elevation
1.61	25.048-HGP-FX-ZZ-D-A-3002-P2- South GA Elevation
1.62	25.048-HGP-FX-ZZ-D-A-3003-P2- West GA Elevation
1.63	25.048-HGP-FX-ZZ-D-A-3004-P2- South West GA Elevation
1.64	25.048-HGP-FX-ZZ-D-A-3005-P2- North East GA Elevation
1.65	25.048-HGP-FX-ZZ-D-A-3200-P1- GA Section F1-F1
1.66	25.048-HGP-FX-ZZ-D-A-3201-P1- GA Section F2-F2
1.67	25.048-HGP-FX-ZZ-D-A-3202-P1- GA Section F3-F3
1.68	25.048-HGP-FX-ZZ-D-A-3203-P1- GA Section F4-F4
1.69	25.048-HGP-FX-ZZ-D-A-3204-P1- GA Section F5-F5
1.70	25.048-HGP-FX-ZZ-D-A-4000-P02-Block F - Flat Type F1
1.71	25.048-HGP-FX-ZZ-D-A-4001-P02-Block F - Flat Type F2
1.72	25.048-HGP-FX-ZZ-D-A-4002-P02-Block F - Flat Type F3
1.73	25.048-HGP-FX-ZZ-D-A-4003-P02-Block F - Flat Type F4
1.74	25.048-HGP-FX-ZZ-D-A-4004-P02-Block F - Flat Type F5
1.75	25.048-HGP-FX-ZZ-D-A-4005-P02-Block F - Flat Type F6
	Block G *(Drawings used for Block H also)*
1.76	25.048-HGP-GX-00-D-A-2000-P3-Block G - Ground Floor GA Plan sheet 1
1.77	25.048-HGP-GX-00-D-A-2001-P3-Block G - Ground Floor GA Plan sheet 2
1.78	25.048-HGP-GX-01-D-A-2010-P3-Block G - First Floor GA Plan sheet 1
1.79	25.048-HGP-GX-01-D-A-2011-P3-Block G - First Floor GA Plan sheet 2
1.8	25.048-HGP-GX-02-D-A-2020-P1-Block G - Second Floor GA Plan sheet 1
1.81	25.048-HGP-GX-02-D-A-2021-P1-Block G - Second Floor GA Plan sheet 2
1.82	25.048-HGP-GX-03-D-A-2030-P1-Block G - Third Floor GA Plan sheet 1
1.83	25.048-HGP-GX-03-D-A-2031-P1-Block G - Third Floor GA Plan sheet 2
1.84	25.048-HGP-GX-04-D-A-2040-P1-Block G - Fourth Floor GA Plan sheet 1
1.85	25.048-HGP-GX-04-D-A-2041-P1-Block G - Fourth Floor GA Plan sheet 2
1.86	25.048-HGP-GX-05-D-A-2050-P1-Block G - Fifth Floor GA Plan sheet 1
1.87	25.048-HGP-GX-05-D-A-2051-P1-Block G - Fifth Floor GA Plan sheet 2
1.88	25.048-HGP-BGH-ZZ-D-A-3000-P1-Block G - East GA Elevation
1.89	25.048-HGP-BGH-ZZ-D-A-3001-P2-Block G - South & North GA Elevation
1.90	25.048-HGP-BGH-ZZ-D-A-3002-P1-Block G - West GA Elevation
1.91	25.048-HGP-GX-ZZ-D-A-4000-P02-Block G - Flat Type G9
1.92	25.048-HGP-GX-ZZ-D-A-4001-P02-Block G - Flat Type G10
1.93	25.048-HGP-GX-ZZ-D-A-4002-P02-Block G - Flat Type G1
1.94	25.048-HGP-GX-ZZ-D-A-4003-P02-Block G - Flat Type G2
1.95	25.048-HGP-GX-ZZ-D-A-4004-P02-Block G - Flat Type G3
1.96	25.048-HGP-GX-ZZ-D-A-4005-P02-Block G - Flat Type G4
1.97	25.048-HGP-GX-ZZ-D-A-4006-P02-Block G - Flat Type G5
1.98	25.048-HGP-GX-ZZ-D-A-4007-P02-Block G - Flat Type G6
1.99	25.048-HGP-GX-ZZ-D-A-4008-P02-Block G - Flat Type G7
1.100	25.048-HGP-GX-ZZ-D-A-4009-P02-Block G - Flat Type G8
	Block L
1.101	25.048-HGP-BL-B1-D-A-1900-T1-Block L - Substructure sheet 1
1.102	25.048-HGP-BL-B1-D-A-1901-T1-Block L - Substructure sheet 2
1.103	25.048-HGP-BL-RF-D-A-2200-T1-Block L - Roof Plan sheet 1
1.104	25.048-HGP-BL-RF-D-A-2201-T1-Block L - Roof Plan sheet 2
1.105	25.048-HGP-LX-00-D-A-2000-T1-Block L - Ground Floor GA Plan sheet 1
1.106	25.048-HGP-LX-00-D-A-2001-T1-Block L - Ground Floor GA Plan sheet 2

1.107	25.048-HGP-LX-01-D-A-2010-T1-Block L - First Floor GA Plan sheet 1
1.108	25.048-HGP-LX-01-D-A-2011-T1-Block L - First Floor GA Plan sheet 2
1.109	25.048-HGP-LX-02-D-A-2020-T1-Block L - Second Floor GA Plan sheet 1
1.110	25.048-HGP-LX-02-D-A-2021-T1-Block L - Second Floor GA Plan sheet 2
1.111	25.048-HGP-BL-ZZ-D-A-3000-T1-Block L - North East GA Elevation
1.112	25.048-HGP-BL-ZZ-D-A-3001-T1-Block L - East GA Elevation
1.113	25.048-HGP-BL-ZZ-D-A-3002-T1-Block L- South GA Elevation
1.114	25.048-HGP-BL-ZZ-D-A-3003-T1-Block L - West GA Elevation
1.115	25.048-HGP-BL-ZZ-D-A-3200-T1-Block L - GA Section L1-L1
1.116	25.048-HGP-BL-ZZ-D-A-3201-T1-Block L - GA Section L2-L2
1.117	25.048-HGP-BL-ZZ-D-A-4000-T02-Block L - Flat Type L1
1.118	25.048-HGP-BL-ZZ-D-A-4001-T02-Block L - Flat Type L2
1.119	25.048-HGP-BL-ZZ-D-A-4002-T02-Block L - Flat Type L3
1.12	25.048-HGP-BL-ZZ-D-A-4003-T02-Block L - Flat Type L4
1.121	25.048-HGP-BL-ZZ-D-A-4004-T02-Block L - Flat Type L5
1.122	25.048-HGP-BL-ZZ-D-A-4005-T02-Block L - Flat Type L6
	Site Wide
1.123	22.152-HGP-XX-00-D-A-1073-P3-Site plan - Phase 1 residental extent
2.0	**Structural Engineer Drawings**
	House Block 1 *(Note, only used for foundation information, superstructure was HGP)*
2.1	2225-HRW-H1-00-DR-S-0109-P7- Foundation Plan
2.2	2225-HRW-H1-00-DR-S-0110-P7- Ground Floor General Arrangement
2.3	2225-HRW-H1-01-DR-S-0111-P7- First Floor General Arrangement
2.4	2225-HRW-H1-02-DR-S-0112-P7- Second Floor General Arrangement
2.5	2225-HRW-H1-03-DR-S-0113-P7- Roof General Arrangement
2.6	2225-HRW-H1-XX-DR-S-0001-P7- 3D View
2.7	2225-HRW-H1-XX-DR-S-0002-P4- 3D View
2.8	2225-HRW-H1-XX-DR-S-0200-P7- Section A-A
2.9	2225-HRW-H1-XX-DR-S-0201-P7- Section B-B & C-C
2.10	2225-HRW-H1-XX-DR-S-0300-P6- Ground Floor, Sections & Details, Sheet 1
2.11	2225-HRW-H1-XX-DR-S-0310-P6- First Floor, Sections & Details, Sheet 1
2.12	2225-HRW-H1-XX-DR-S-0311-P6- First Floor, Sections & Details, Sheet 2
	House Block 2 *(Note, only used for foundation information, superstructure was HGP)*
2.13	2225-HRW-H2-00-DR-S-0108-P4- Foundation Plan
2.14	2225-HRW-H2-00-DR-S-0109-P4- Foundation Plan
2.15	2225-HRW-H2-00-DR-S-0110-P4- Ground Floor General Arrangement
2.16	2225-HRW-H2-00-DR-S-0111-P4- Ground Floor General Arrangement
2.17	2225-HRW-H2-01-DR-S-0112-P4- First Floor General Arrangement
2.18	2225-HRW-H2-01-DR-S-0113-P4- First Floor General Arrangement
2.19	2225-HRW-H2-02-DR-S-0114-P4- Second Floor General Arrangement
2.200	2225-HRW-H2-02-DR-S-0115-P4- Second Floor General Arrangement
2.21	2225-HRW-H2-03-DR-S-0116-P4- Roof General Arrangement
2.22	2225-HRW-H2-03-DR-S-0117-P4- Roof General Arrangement
2.23	2225-HRW-H2-XX-DR-S-0001-P3- 3D View
2.24	2225-HRW-H2-XX-DR-S-0002-P2- 3D View
2.25	2225-HRW-H2-XX-DR-S-0200-P4- Section A-A
2.26	2225-HRW-H2-XX-DR-S-0201-P4- Section B-B & C-C
2.27	2225-HRW-H2-XX-DR-S-0300-P3- Ground Floor, Sections & Details, Sheet 1
2.28	2225-HRW-H2-XX-DR-S-0301-P3- Ground Floor, Sections & Details, Sheet 2
2.29	2225-HRW-H2-XX-DR-S-0310-P3- First Floor, Sections & Details, Sheet 1
2.300	2225-HRW-H2-XX-DR-S-0311-P3- First Floor, Sections & Details, Sheet 2
2.31	2225-HRW-H2-XX-DR-S-0312-P2- First Floor, Sections & Details, Sheet 3
2.32	2225-HRW-H2-XX-DR-S-1000-P1- Ground Beams RC Details - Sheet 1
2.33	2225-HRW-H2-XX-DR-S-1001-P1- Ground Beams RC Details - Sheet 2
	House Block 3 *(Note, only used for foundation information, superstructure was HGP)*
2.34	2225-HRW-H3-00-DR-S-0108-P4- Foundation Plan
2.35	2225-HRW-H3-00-DR-S-0109-P4- Foundation Plan
2.36	2225-HRW-H3-00-DR-S-0110-P4- Ground Floor General Arrangement
2.37	2225-HRW-H3-00-DR-S-0111-P4- Ground Floor General Arrangement
2.38	2225-HRW-H3-01-DR-S-0112-P4- First Floor General Arrangement

2.39	2225-HRW-H3-01-DR-S-0113-P4- First Floor General Arrangement
2.400	2225-HRW-H3-02-DR-S-0114-P4- Second Floor general Arrangement
2.41	2225-HRW-H3-02-DR-S-0115-P4- Second Floor General Arrangement
2.42	2225-HRW-H3-03-DR-S-0116-P4- Roof General Arrangement
2.43	2225-HRW-H3-03-DR-S-0117-P4- Roof General Arrangement
2.44	2225-HRW-H3-XX-DR-S-0001-P3- 3D View
2.45	2225-HRW-H3-XX-DR-S-0002-P2- 3D View
2.46	2225-HRW-H3-XX-DR-S-0200-P4- Section A-A
2.47	2225-HRW-H3-XX-DR-S-0201-P4- Section B-B & C-C
2.48	2225-HRW-H3-XX-DR-S-0300-P3- Ground Floor, Sections & Details, Sheet 1
2.49	2225-HRW-H3-XX-DR-S-0301-P3- Ground Floor, Sections & Details, Sheet 2
2.500	2225-HRW-H3-XX-DR-S-0310-P3- First Floor, Sections & Details, Sheet 1
2.51	2225-HRW-H3-XX-DR-S-0311-P3- First Floor, Sections & Details, Sheet 2
2.52	2225-HRW-H3-XX-DR-S-0312-P2- First Floor, Sections & Details, Sheet 3
2.53	2225-HRW-H3-XX-DR-S-1000-P1- Ground Beams RC Details - Sheet 1
2.54	2225-HRW-H3-XX-DR-S-1001-P1- Ground Beams RC Details - Sheet 2
	House Block 5
2.55	2225-HRW-H5-00-DR-S-0107-P4- Foundation Plan
2.56	2225-HRW-H5-00-DR-S-0108-P4- Foundation Plan
2.57	2225-HRW-H5-00-DR-S-0109-P4- Foundation Plan
2.58	2225-HRW-H5-00-DR-S-0110-P4- Ground Floor General Arrangement
2.59	2225-HRW-H5-00-DR-S-0111-P4- Ground Floor General Arrangement
2.600	2225-HRW-H5-00-DR-S-0112-P4- Ground Floor General Arrangement
2.61	2225-HRW-H5-01-DR-S-0113-P4- First Floor General Arrangement
2.62	2225-HRW-H5-01-DR-S-0114-P4- First Floor General Arrangement
2.63	2225-HRW-H5-01-DR-S-0115-P4- First Floor General Arrangement
2.64	2225-HRW-H5-02-DR-S-0116-P4- Second Floor General Arrangement
2.65	2225-HRW-H5-02-DR-S-0117-P4- Second Floor General Arrangement
2.66	2225-HRW-H5-02-DR-S-0118-P4- Second Floor General Arrangement
2.67	2225-HRW-H5-03-DR-S-0119-P4- Roof General Arrangement
2.68	2225-HRW-H5-03-DR-S-0120-P4- Roof General Arrangement
2.69	2225-HRW-H5-03-DR-S-0121-P4- Third Floor General Arrangement
2.70	2225-HRW-H5-RF-DR-S-0122-P4- Roof General Arrangement
2.71	2225-HRW-H5-XX-DR-S-0001-P3- 3D View
2.72	2225-HRW-H5-XX-DR-S-0002-P2- 3D View
2.73	2225-HRW-H5-XX-DR-S-0200-P4- Section A-A & B-B
2.74	2225-HRW-H5-XX-DR-S-0201-P4- Section C-C & D-D
2.75	2225-HRW-H5-XX-DR-S-0300-P2- Ground Floor, Sections & Details, Sheet 1
2.76	2225-HRW-H5-XX-DR-S-0301-P2- Ground Floor, Sections & Details, Sheet 2
2.77	2225-HRW-H5-XX-DR-S-0310-P2- First Floor, Sections & Details, Sheet 1
2.78	2225-HRW-H5-XX-DR-S-0311-P2- First Floor, Sections & Details, Sheet 2
2.79	2225-HRW-H5-XX-DR-S-0312-P2- First Floor, Sections & Details, Sheet 3
	Block F
2.80	2225-HRW-BF-00-DR-S-0106-P1- Block F Piling GA Sheet 1 south
2.81	2225-HRW-BF-00-DR-S-0107-P1- Block F Piling GA Sheet 1 south
2.82	2225-HRW-BF-00-DR-S-0108-P1- Block F Foundations GA Sheet 1 south
2.83	2225-HRW-BF-00-DR-S-0109-P1- Block F Foundations GA Sheet 2 north
2.84	2225-HRW-BF-00-DR-S-0110-P2- Block F Ground Floor GA Sheet 1 south
2.85	2225-HRW-BF-00-DR-S-0111-P2- Block F Ground Floor GA Sheet 2 north
2.86	2225-HRW-BF-01-DR-S-0112-P2- Block F First Floor GA Sheet 1 south
2.87	2225-HRW-BF-01-DR-S-0113-P2- Block F First Floor GA Sheet 2 north
2.88	2225-HRW-BF-02-DR-S-0114-P2- Block F Second Floor GA Sheet 1 south
2.89	2225-HRW-BF-02-DR-S-0115-P2- Block F Second Floor GA Sheet 2 north
2.90	2225-HRW-BF-03-DR-S-0116-P2- Block F Third Floor GA Sheet 1 south
2.91	2225-HRW-BF-03-DR-S-0117-P2- Block F Third Floor GA Sheet 2 north
2.92	2225-HRW-BF-04-DR-S-0118-P2- Block F Roof GA Sheet 1 south
2.93	2225-HRW-BF-04-DR-S-0119-P2- Block F Roof GA Sheet 2 north
2.94	2225-HRW-BF-XX-DR-S-0200-P1- Sections
2.95	2225-HRW-BF-XX-DR-S-0201-P1- Sections
2.96	2225-HRW-BF-XX-DR-S-0202-P1- Sections
	Block G
2.97	2225-HRW-BG-00-DR-S-110G-P2- Ground Floor General Arrangement Sheet 1

2.98	2225-HRW-BG-01-DR-S-111G-P1- Ground Floor General Arrangement Sheet 2
2.99	2225-HRW-BG-02-DR-S-112G-P1- First FloorGeneral Arrangement Sheet 1
2.100	2225-HRW-BG-03-DR-S-113G-P1- First FloorGeneral Arrangement Sheet 2
2.101	2225-HRW-BG-04-DR-S-114G-P1- Second Floor General Arrangement Sheet 1
2.102	2225-HRW-BG-05-DR-S-115G-P1- Second Floor General Arrangement Sheet 2
2.103	2225-HRW-BG-06-DR-S-116G-P1- Third Floor General Arrangement Sheet 1
2.104	2225-HRW-BG-XX-DR-S-108G-P1- Pile Layout Sheet 1
2.105	2225-HRW-BG-XX-SH-S-107G-P1- Pile Schedule
2.106	2225-HRW-BG-XX-SH-S-109G-P1- Pile Layout Sheet 2
2.107	2225-HRW-BG-XX-SH-S-117G-P1- Third Floor General Arrangement Sheet 2
2.108	2225-HRW-BG-XX-SH-S-118G-P1- Fourth Floor General Arrangement Sheet 1
2.109	2225-HRW-BG-XX-SH-S-119G-P1- Fourth Floor General Arrangement Sheet 2
2.110	2225-HRW-BG-XX-SH-S-120G-P1- Fifth Floor General Arrangement Sheet 1
2.111	2225-HRW-BG-XX-SH-S-121G-P1- Fifth Floor General Arrangement Sheet 2
2.112	2225-HRW-BG-XX-SH-S-122G-P1- Roof General Arrangement Sheet 1
2.113	2225-HRW-BG-XX-SH-S-123G-P1- Roof General Arrangement Sheet 2
	Block L
2.114	2225-HRW-BL-00-DR-S-0109-P4- Foundation Floor - Sheet 1
2.115	2225-HRW-BL-00-DR-S-0110-P4- Foundation Floor - Sheet 2
2.116	2225-HRW-BL-00-DR-S-0111-P4- Ground Floor General Arrangement - Sheet 1
2.117	2225-HRW-BL-00-DR-S-0112-P4- Ground Floor General Arrangement - Sheet 2
2.118	2225-HRW-BL-01-DR-S-0113-P5- First Floor General Arrangement - Sheet 2
2.119	2225-HRW-BL-01-DR-S-0114-P4- First Floor General Arrangement - Sheet 2
2.120	2225-HRW-BL-02-DR-S-0115-P5- Second Floor General Arrangement - Sheet 1
2.121	2225-HRW-BL-02-DR-S-0116-P4- Second Floor General Arrangement - Sheet 2
2.122	2225-HRW-BL-03-DR-S-0117-P5- Roof General Arrangement - Sheet 1
2.123	2225-HRW-BL-03-DR-S-0118-P4- Roof General Arrangement - Sheet 2
2.124	2225-HRW-BL-XX-DR-S-0200-P4- Section A
2.125	2225-HRW-BL-XX-DR-S-0201-P4- Section B
2.126	2225-HRW-BL-XX-DR-S-0300-P1- Ground Floor Sections & Details, sheet 1
2.127	2225-HRW-BL-XX-DR-S-0310-P1- First & Second Floor Sections & Details, sheet 1
2.128	2225-HRW-BL-XX-DR-S-0320-P1- Roof Sections & Details, sheet 1
3.0	**Civil Engineer Drawings**
	Civil Engineers Drawings *(Note that the drainage/civil allowance is only to the extent of Phase 1, including the sea wall drainage and pumping station, ref to PMC Mark-up Item 3.53)*
3.1	146.0003.0001.P2- Tracking Fire Appliance
3.2	146.0003.0002.P1- Tracking Refuse Vehicle
3.3	146.0003.0004.P1- Tracking Delivery
3.4	146.0003.0009.P2- Tracking Refuse Van
3.5	146.0003.0010.P1- P.STN. Tracking
3.6	146.5005.0001-P1- Car Tracking
3.7	146.5005.0102.P1- Section 278 Works- Long Section
3.8	146.5005.0500.P1- S104 Location Plan
3.9	146.5005.0500-P1- S104 Location Plan-Layout1
3.10	146.5005.0501.P4- Phase 1A Drainage Layout
3.11	146.5005.0502.P4- Phase 1A Drainage Layout
3.12	146.5005.0502.P4- Phase 1A Drainage Layout
3.13	146.5005.0504.P2- Phase 1A Drainage Layout
3.14	146.5005.0505.P2- Phase 1A Drainage Layout
3.15	146.5005.0506.P1- Phase 1A Drainage Layout
3.16	146.5005.0506.P1- Phase 1A Drainage Layout
3.17	146.5005.0506.P1- Phase 1A Drainage Layout
3.18	146.5005.0506.P1- Phase 1A Drainage Layout
3.19	146.5005.0509.P1- Phase 1A Drainage Layout
3.20	146.5005.0510.P1- Phase 1A Drainage Layout- A0
3.21	146.5005.0510.P1- Phase 1A Drainage Layout- A0
3.22	146.5005.0520-P1-S104-FW Rising Main Layouts Sheet 1
3.23	146.5005.0521.P1-S104-FW Rising Main Layouts Sheet 2
3.24	146.5005.0551.P1-Sitewise Drainage Layout
3.25	146.5005.0552.P1-Sitewise Drainage Layout
3.26	146.5005.0553.P1-Sitewise Drainage Layout
3.27	146.5005.0554.P1-Sitewise Drainage Layout

3.28	146.5005.0555.P1-Sitewise Drainage Layout
3.29	146.5005.0556.P1-Sitewise Drainage Layout
3.30	146.5005.0557.P1-Sitewise Drainage Layout
3.31	146.5005.0558.P1-Sitewise Drainage Layout
3.32	146.5005.0559.P1-Sitewise Drainage Layout
3.33	146.5005.0560.P1-S104-FW Rising Main long Section
3.34	146.5005.0565.P1-Phase 1A Manhole Schedules
3.35	146.5005.0701.P1- Phase 1A Levels Layout
3.36	146.5005.0702.P1- Phase 1A Levels Layout
3.37	146.5005.0703.P1- Phase 1A Levels Layout
3.38	146.5005.0704.P1- Phase 1A Levels Layout
3.39	146.5005.0705.P1- Phase 1A Levels Layout
3.40	146.5005.0706.P1- Phase 1A Levels Layout
3.41	146.5005.0707.P1- Phase 1A Levels Layout
3.42	146.5005.0708.P1- Phase 1A Levels Layout
3.43	146.5005.0721.P1- Phase 1A Levels Layout
3.44	146.5005.0722.P 1-Phase 1A Levels Layout
3.45	146.5005.0723.P1- Phase 1A Levels Layout
3.46	146.5005.0724.P1- Phase 1A Levels Layout
3.47	146.5005.0725.P1-Phase 1A Long Sections
3.48	146.5005.0726.P1-Phase 1A Long Sections
3.49	146.5005.0727.P1-Phase 1A Long Sections
3.50	146.5005.1700.P1-Sea Wall Cross Section
3.51	146.5005.SK.104.P1-Section A-A
3.52	S278 146.5005.0100.P1 Updated 20-3-2024
3.53	146.5005.0510.P01_Phase 1A Drainage Layout_A0 - PMC Mark-up Extent of Works (13.08.25)
4.0	**BCA Platform Designs**
4.1	PC3679_RHD-ZZ-RR-RP-0017-S3-P01_TipnerEastDevelopment_DRA
4.2	PC3679-RHD-XX-XX-RP-X-0031-Tipner BCA - Detailed Design Report - P01
4.3	PC3679-RHD-XX-ZZ-DR-C-2000-S3-P01 - Plan-Layout1
4.4	PC3679-RHD-XX-ZZ-DR-C-2001-S3-P01 - Plan and Sections
4.5	PC3679-RHD-XX-ZZ-DR-C-2010-S3-P01 - Typical Sections
4.6	PC3679-RHD-XX-ZZ-DR-C-2011-S3-P01 - Sections - Sheet 1 of 3
4.7	PC3679-RHD-XX-ZZ-DR-C-2012-S3-P01 - Sections - Sheet 2 of 3
4.8	PC3679-RHD-XX-ZZ-DR-C-2013-S3-P01 - Sections - Sheet 3 of 3
4.9	PC3679-RHD-XX-ZZ-DR-C-2015-S3-P01 - Long Section
4.10	PC3679-RHD-XX-ZZ-DR-C-2020 - Ground Improvement Sequencing
4.11	PC3679-RHD-ZZ-ZZ-SP-C-0035-Tipner BCA - Technical specification_P01



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VIVID boundary line

New collaboration boundary

ITEMS IN ABEYANCE

Landscaping
Site changes' Levels
Street lighting
Substations/ PV batteries
General Tracking
Connection between neighbouring sites/ steps/ roads
Boundary pending collaboration agreement

VIVID

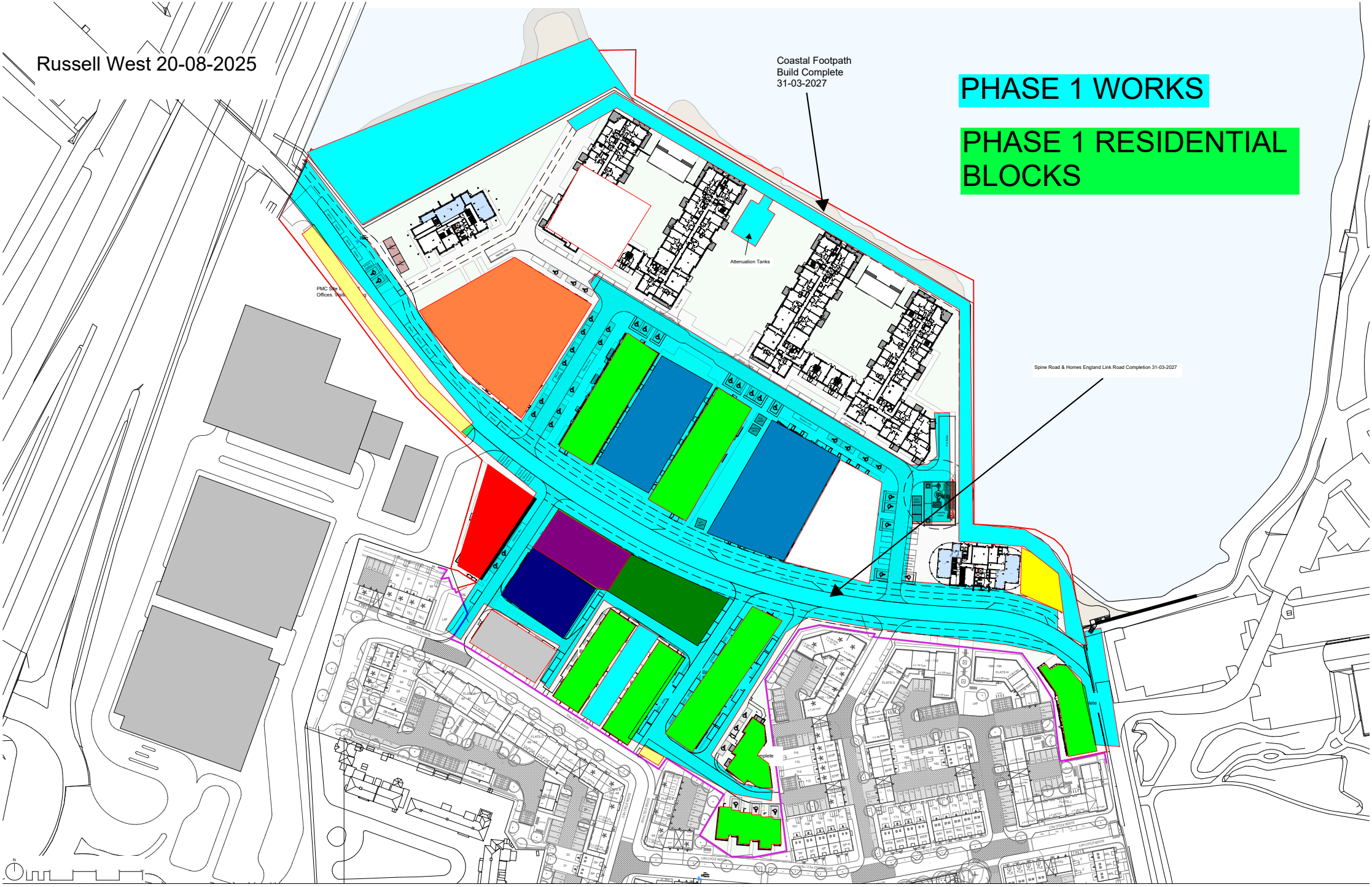
Rev	Description	Date	DB	CB
P2	Site update	10.10.23	HC	MLE
P1	Initial issue	15.08.23	JKR	MLE

Site plan - Ground

PROJECT	**JOB NO**
TIPNER EAST REGENERATION	22.152
SCALE	**DATE**
1:500@A0	Aug 23
DRAWN BY/CHECKED BY	**REVISION**
JCR / MLE	P2
DWG#	**STATUS**
22.152-HGP-XX-00-D-A-1000	PRELIMINARY

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VIVID

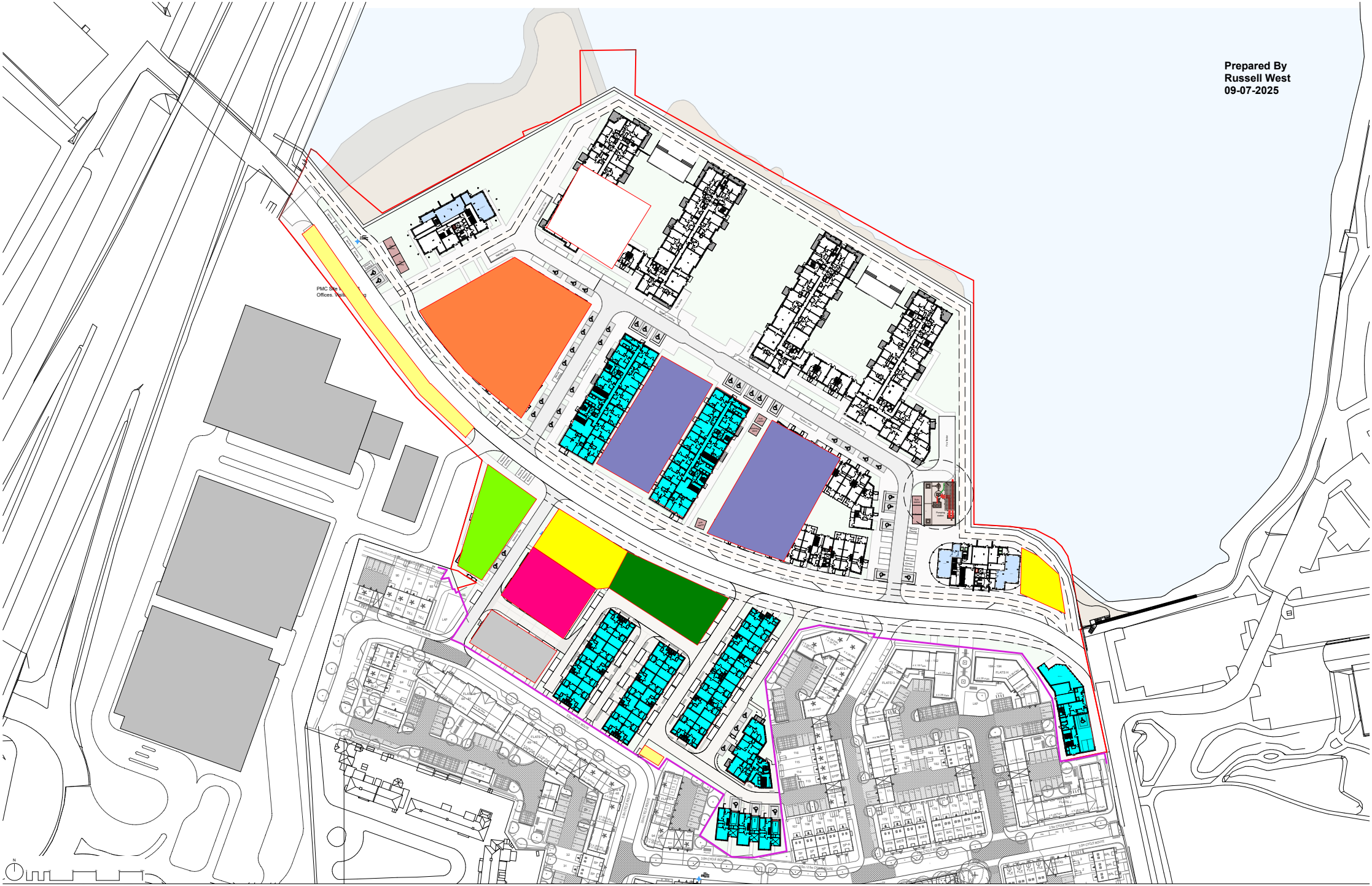
P2	Site update	10.10.23	HC	MLE
P1	Initial issue	15.08.23	JKR	MLE
Rev	Description	Date	DB	CB

Site plan - Ground

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New collaboration boundary

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VIVID

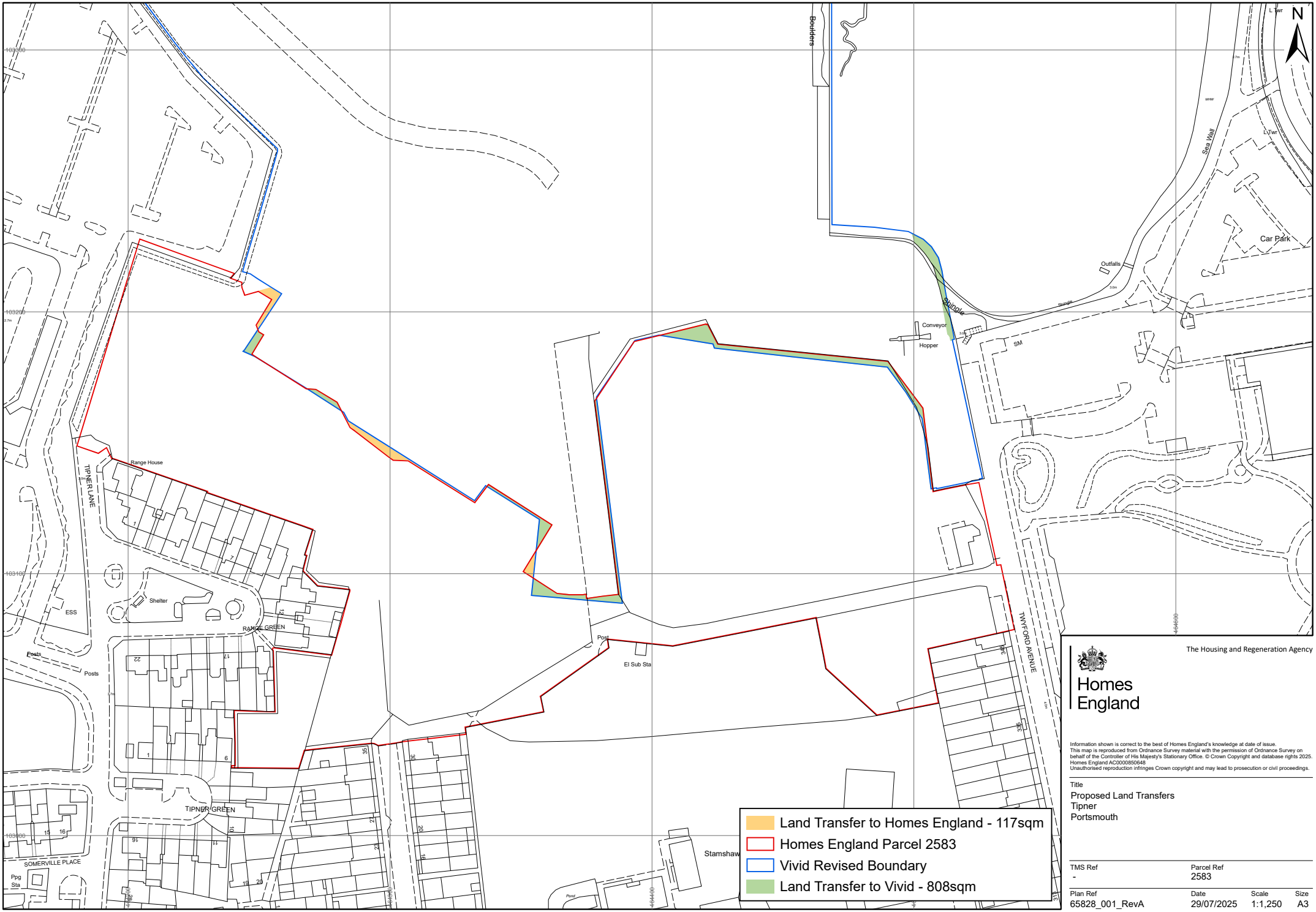
Rev	Description	Date	DB	CB
P2	Site update	10.10.23	HC	MLE
P1	Initial issue	15.08.23	JKR	MLE

Site plan - Ground

PROJECT	**JOB NO**
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The Housing and Regeneration Agency

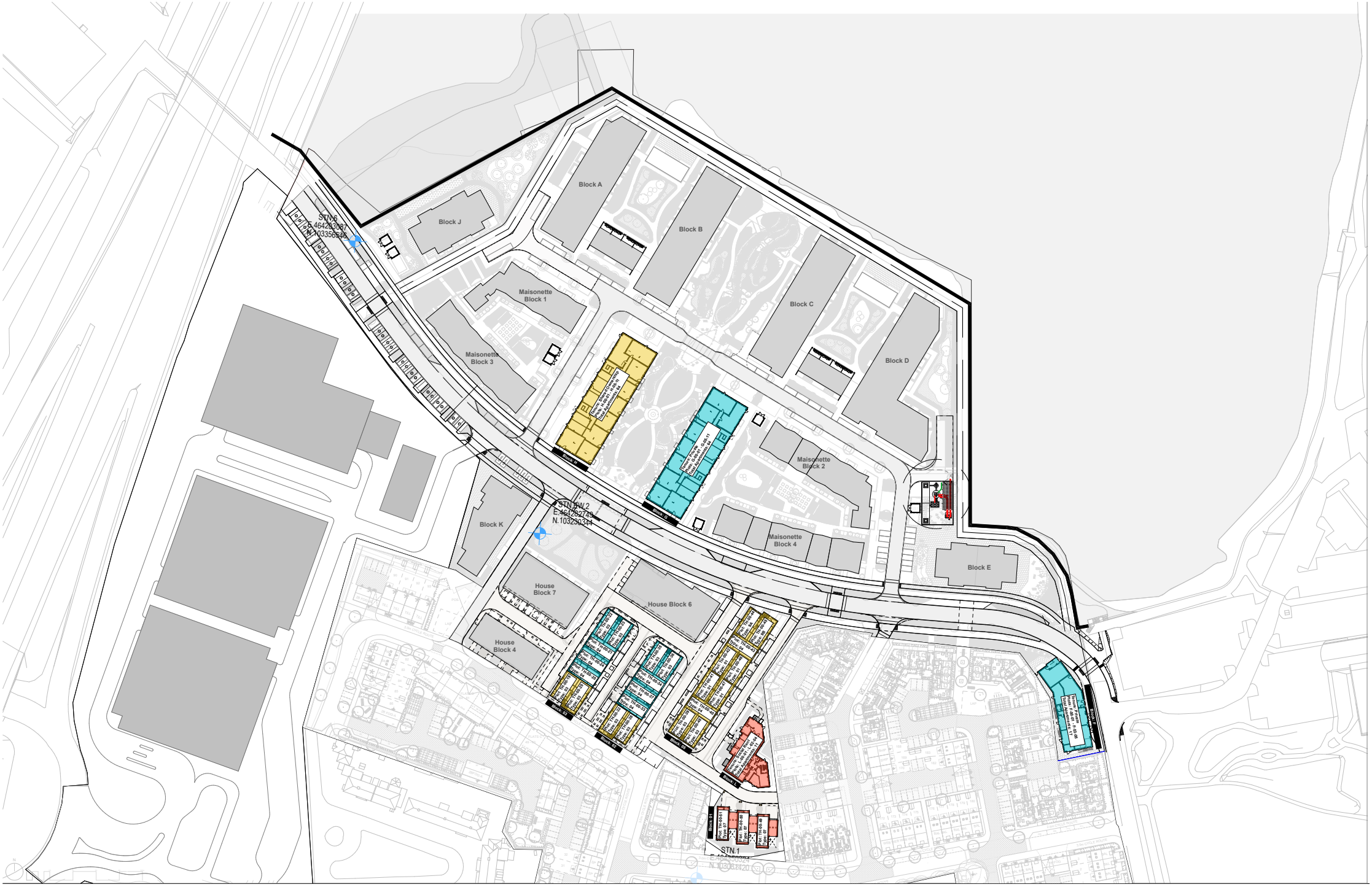
Homes England

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Title

Proposed Land Transfers
Tipner
Portsmouth

TMS Ref	Parcel Ref		
-	2583		
Plan Ref	**Date**	**Scale**	**Size**
65828_001_RevA	29/07/2025	1:1,250	A3



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- Private Tenure
- Shared Ownership
- Social Rent

VIVID

Rev	Description	Date	By	Chk
P02	Updates to Tenure	20.08.25	LW	MLE
P01	Initial Issue	26.03.25	IC	MLE

Site Tenure Plan

PROJECT	**JOB NO**
TIPNER EAST REGENERATION	25.048
SCALE	**DATE**
1:500@A1	15.07.22
DRAWN BY/CHECKED BY	**REVISION**
IC / MLE	P02
DWG#	**STATUS**
25048-HGP-XX-XX-D-A-1018	PRELIMINARY

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Proposed site hoarding for phase 1

VIVID

P3	Construction information updated	16.12.24	JKR	MJW
P2	Preliminary issue	05.12.24	JKR	MJW
P1	Preliminary issue	04.12.24	JKR	MJW
Rev	Description	Date	DB	CB

Site plan - Phase 1 residental extent

PROJECT	**JOB NO**
TIPNER EAST REGENERATION	22.152
SCALE	**DATE**
1:500, 1:1@A0	Dec 24
DRAWN BY/CHECKED BY	**REVISION**
JCR / MJW	P3
DWG#	**STATUS**
22.152-HGP-XX-00-D-A-1073	PRELIMINARY

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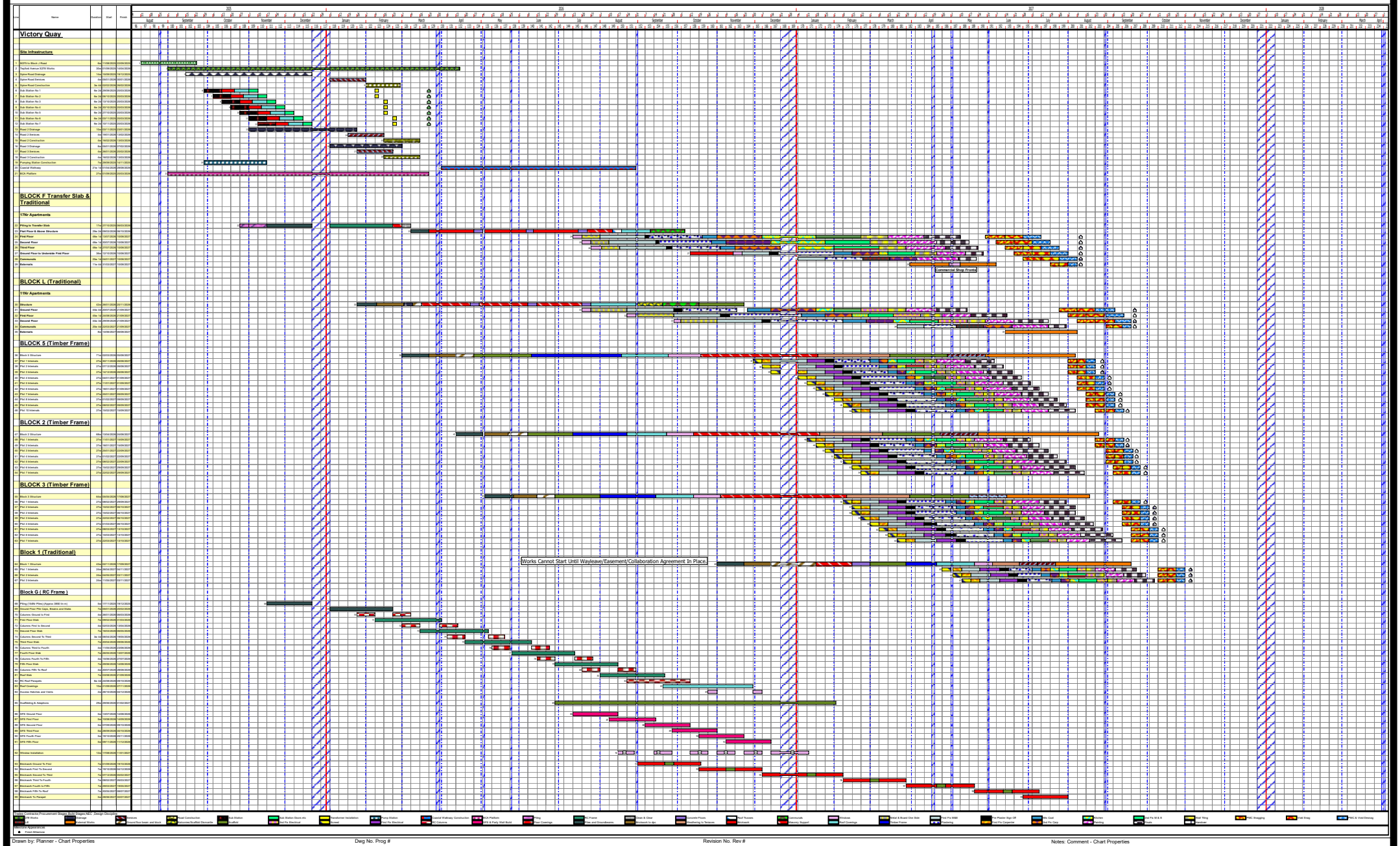
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Victory Quay Phase 1 Contract Programme Portsmouth

17/07/2025

Vestal Developments Limited

Russell West



Drawn by: Planner - Chart Properties

Dwg No. Prog #

Revision No. Rev #

Notes: Comment - Chart Properties

Project Ref. C:\Users\RussellWest\OneDrive - PMC Construction\Documents\Powerproject\Projects\Russell West Programmes\Tipner Master Programmes\Contract Programmes\Contract Programme Phase 1 07-07-2025.pp

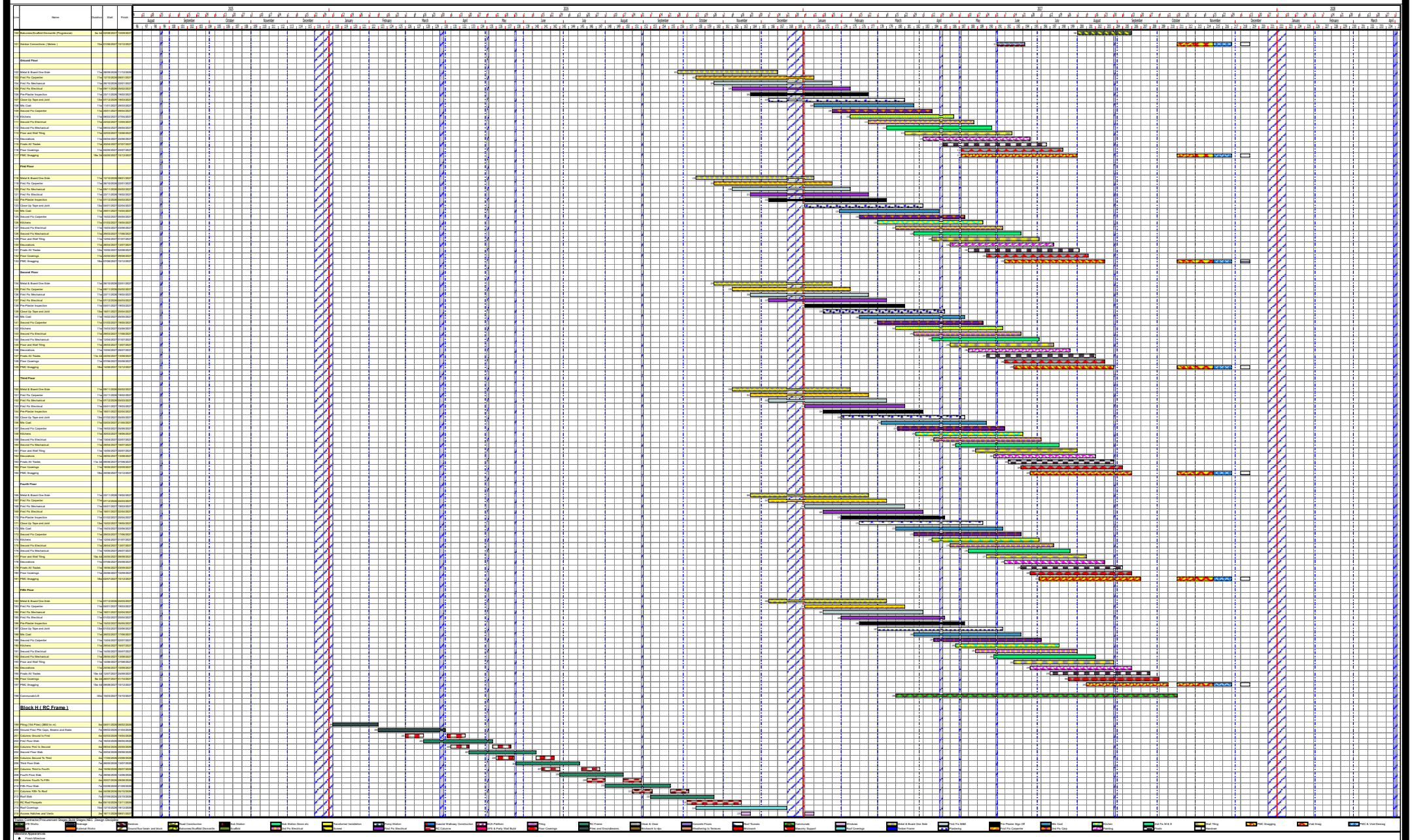
Planned by Powerproject

Victory Quay Phase 1 Contract Programme Portsmouth

17/07/2025

Vestal Developments Limited

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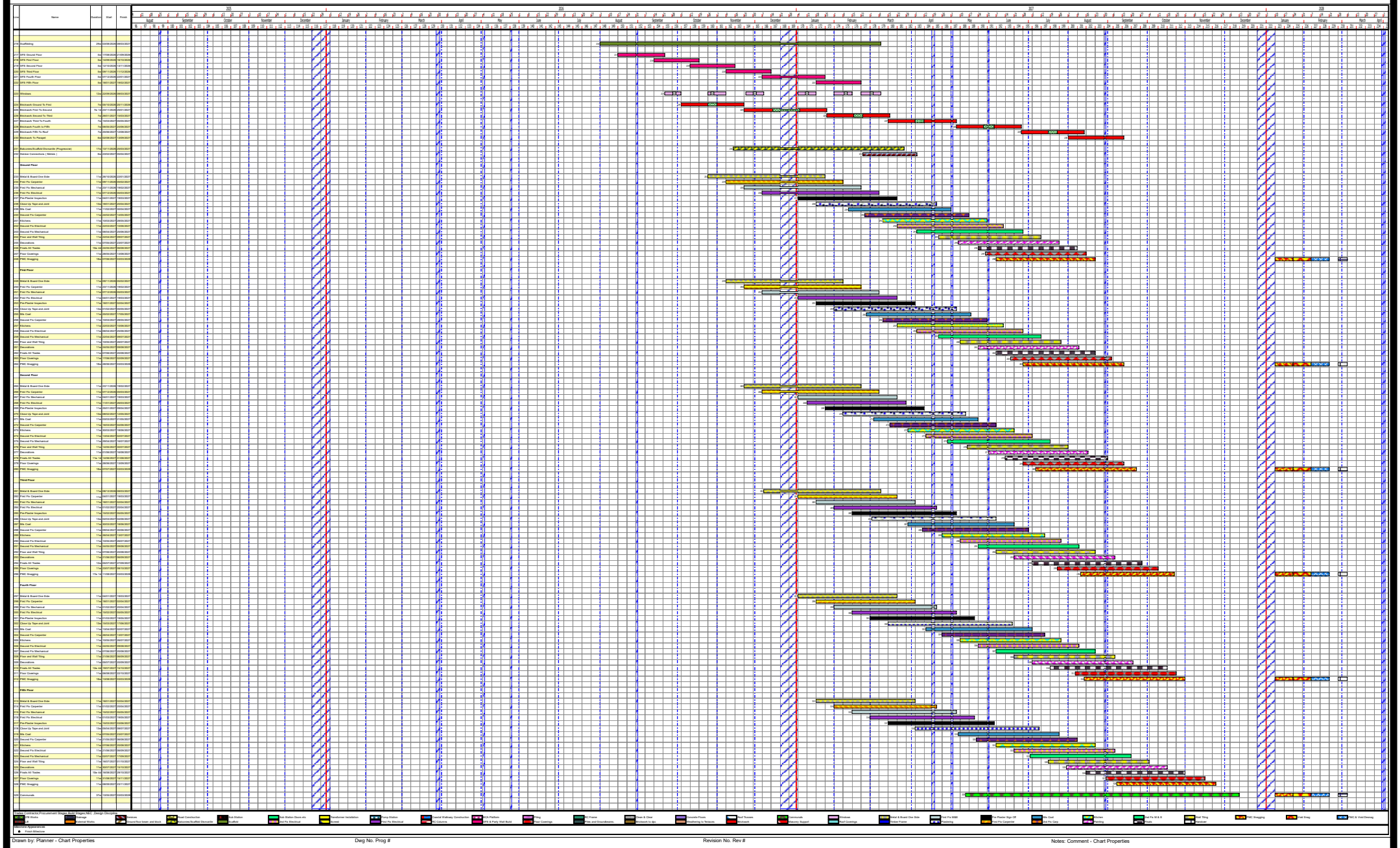
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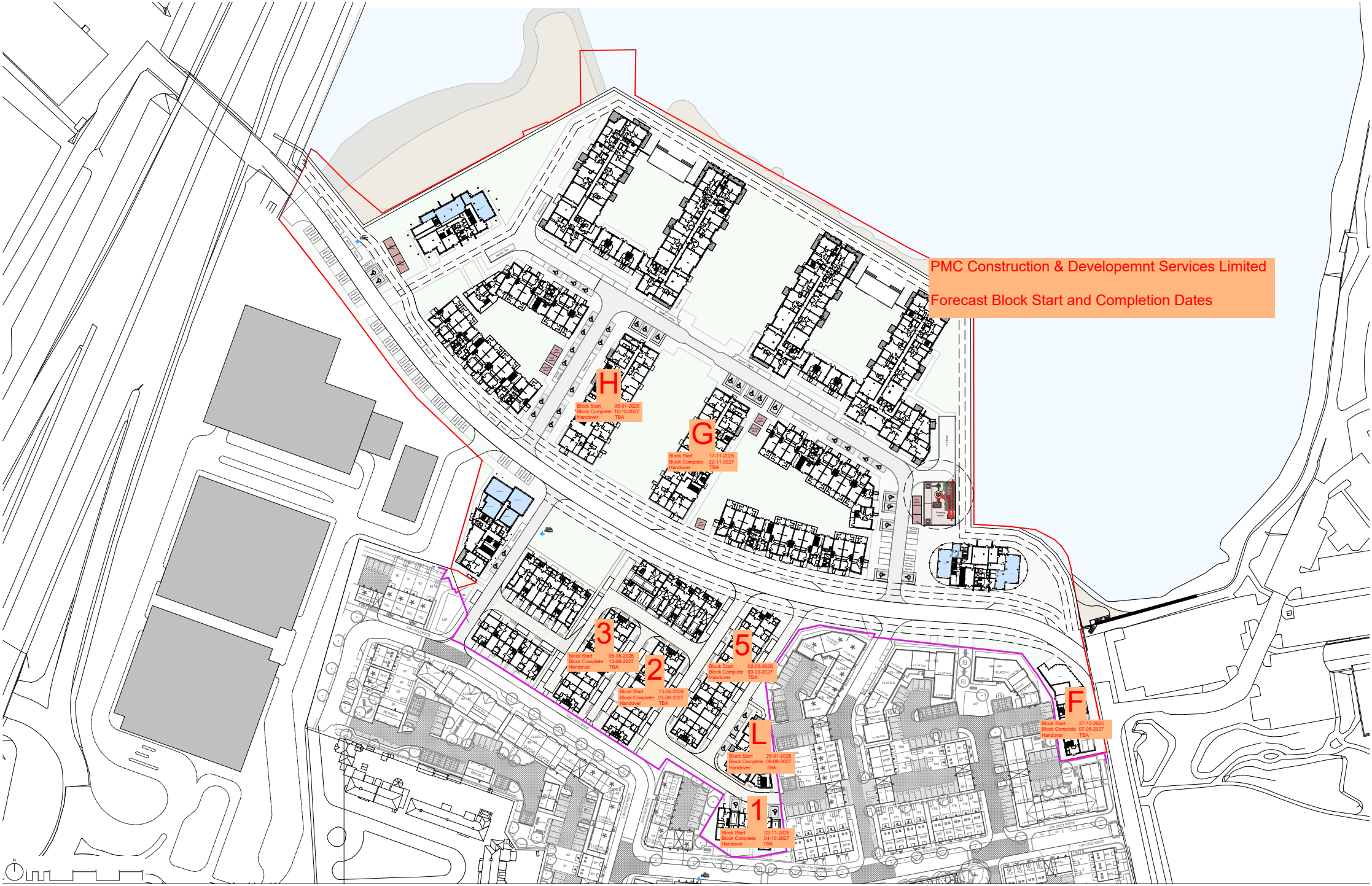


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VIVID boundary line

New collaboration boundary

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Landscaping
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VIVID

Rev	Description	Date	DB	CB
P2	Site update	10.10.23	HC	MLE
P1	Initial issue	15.08.23	JKR	MLE

Site plan - Ground

PROJECT	**JOB NO**
TIPNER EAST REGENERATION	22.152
SCALE	**DATE**
1:500@A0	Aug 23
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JCR / MLE	P2
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22.152-HGP-XX-00-D-A-1000	PRELIMINARY

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