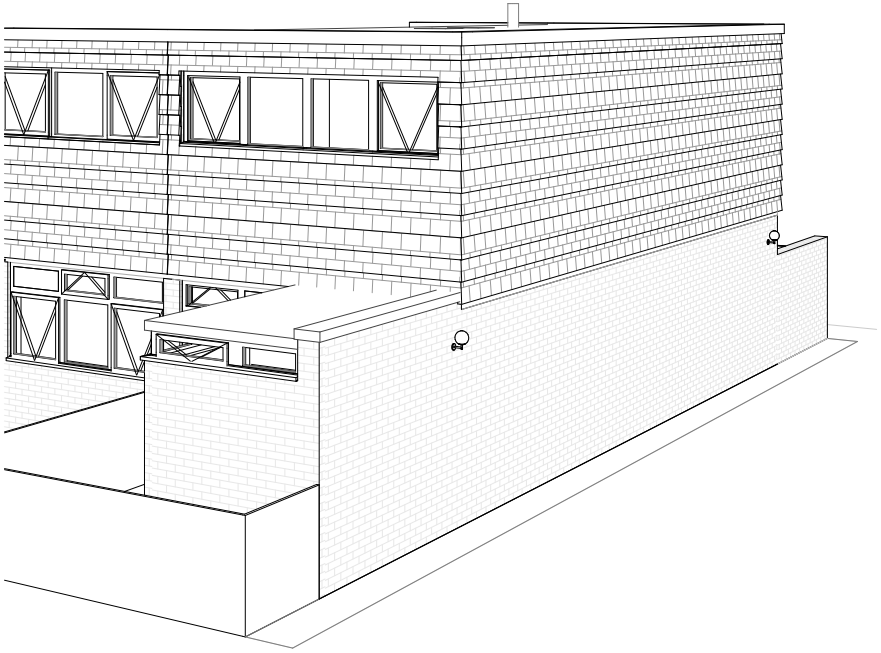


62 Blenheim Gardens

Blenheim Gardens
Project No: RCP0017

Prepared For:Lambeth

CONSTRUCTIVE THINKING

SEQUENCE

PAS Measures Install Sequencing:

1. Remedial and Defect Work
2. Ventilation & Undercuts
3. Loft Insulation Works
4. Window & Door Replacement
5. Wall Insulation
6. Post Air Pressure Test

PROPOSED MEASURES

EXTERNAL WORKS

External Fixtures
New External Doors
New Insulated Flat / Bay Window Roof
New Windows
Roof Ventilation - Flat Roof

INTERNAL WORKS

Door Undercuts
Low Energy Lighting
New dMEV to be located in kitchen and bathroom (Wet room's)
Smart Meters + Smart Controls

RETROFIT

41001

C02

DESIGN PACK STRUCTURE

Sections

1. Cover
2. How-to
3. Issue sheet
4. Design Summary
5. Existing
6. Enabling
7. Proposed
8. Planning elevations (if neccessary)
9. Window and door schedule (if neccessary)
10. Ventilation Strategy (if neccessary)
7*. Detailed list of measures, specific actions and details to be applied

Additionally - 11. Project details pack
12. Specification
13. Risk Register
14. IOE

PAS Information location: Section(s)

Specification including materials, products, processes and standards... 12

Materials appropriate..... 11, 12

Interactions in accordance with Risk Assessment..... 7, 11, 13

Construction details relevant to measure for corners, junctions and edges..... 11

Specifications..... 12

Sequence identified..... 7, 11

Complete retrofit design..... 6, 7

IOE, including risk assessment..... 14

Ventilation strategy..... 10

Overheating considered..... 7

Airtightness..... 7, 11, 12

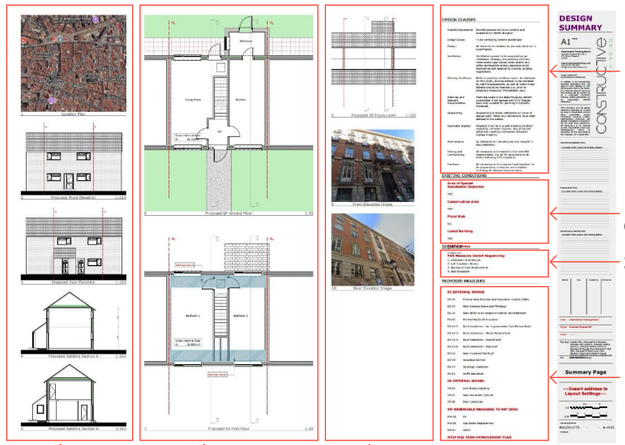
Note

Numbering for enabling and proposed measures is not sequential - on different properties different numbers could be missing- and are grouped by sets of measures. i.e.

EX-1*n* walls measures
EX-2*n* doors and windows
EX-3*n* ventilation
EX-4*n* roof
EX-5*n* soffits
EX-6*n* external fixtures

READ DESIGN PACK

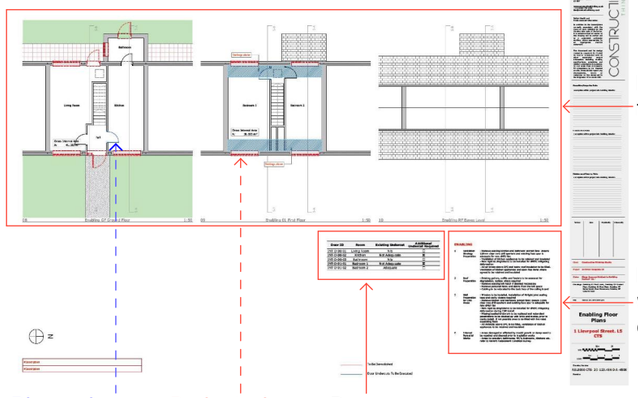
DESIGN SUMMARY



Design notes
Existing conditions
Sequence
Main proposed measures

Location, elevations and section
Main floorplans
Roofplan and existing elevations

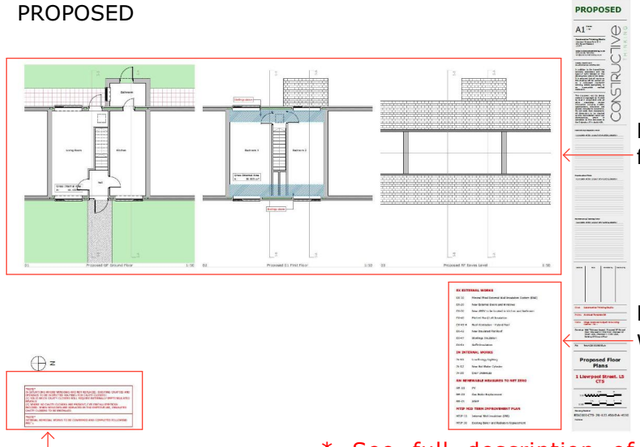
ENABLING



Main floorplans
Enabling works description

Blue - door undercut needed
Red - to be demolished
Door undercuts

PROPOSED



Main floorplans
Proposed works

Other notes

* See full description of measures, specific actions and details to be applied on last page of design pack

TITLE BLOCK



HOW-TO

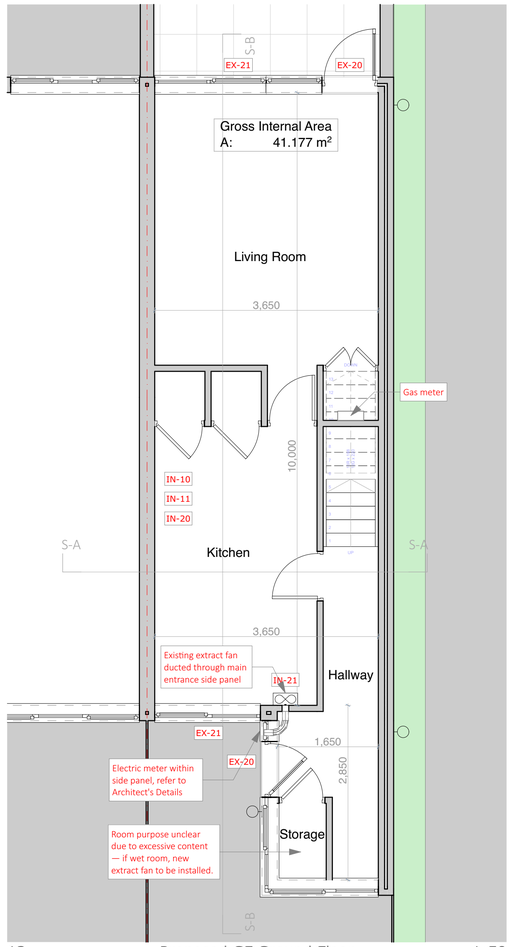
A3

ISSUE SHEET

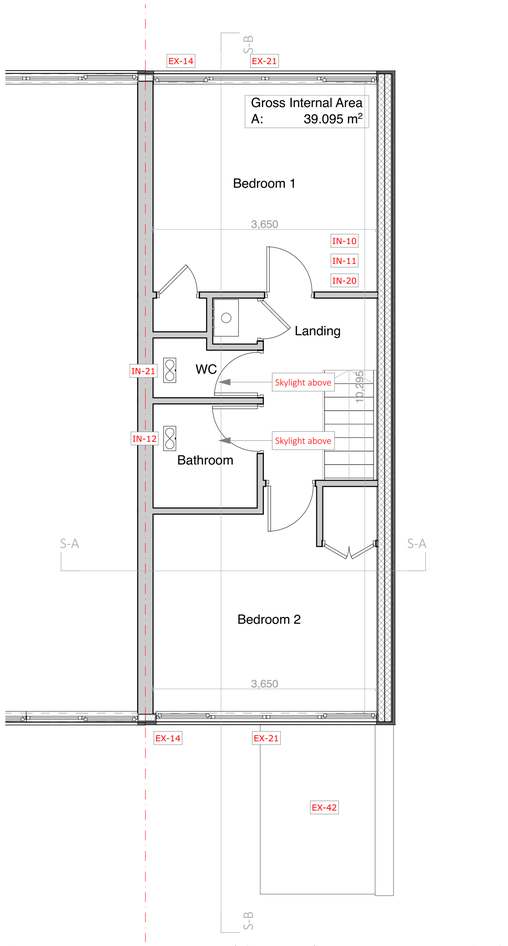
CONSTRUCTIVE THINKING

Revision ID	Drawing No	Drawing Name	Drawing Scales	Size	Draft/ Issued	Client	Planning
C02, Construction Issue, 21/07/2026, 14:10							
	41001	Cover		297.0 / 210.0	Issued	Lambeth	
	41002	How-to		420.0 / 297.0	Issued	Lambeth	
	41003	Issue Sheet		210.0 / 297.0	Issued	Lambeth	
	41005	Summary Page		841.0 / 594.0	Issued	Lambeth	
	41006	Investigations & Known Risks		841.0 / 594.0	Issued	Lambeth	
	41007	Existing Floor Plans	1:50	841.0 / 594.0	Issued	Lambeth	
	41008	Existing Elevations	1:50	841.0 / 594.0	Issued	Lambeth	
	41009	Enabling Floor Plans	1:50	841.0 / 594.0	Issued	Lambeth	
	41010	Enabling Elevations	1:50	841.0 / 594.0	Issued	Lambeth	
	41011	Proposed Floor Plans	1:50	841.0 / 594.0	Issued	Lambeth	
	41012	Proposed Elevations	1:50	841.0 / 594.0	Issued	Lambeth	
	41013	Planning Elevations		841.0 / 594.0	Issued	Lambeth	
	41014	Window and Door Schedule		594.0 / 420.0	Issued	Lambeth	
	41015	Ventilation Strategy		297.0 / 420.0	Issued	Lambeth	
	41017	Enabling Measures		420.0 / 297.0	Issued	Lambeth	
	41018	Proposed Measures		420.0 / 297.0	Issued	Lambeth	

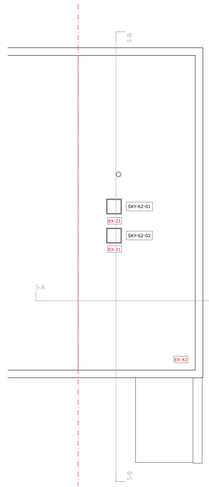
* Standard annotation numbers used for enabling and proposed drawings legends. Unused numbers do not mean measures are missing.



13 Proposed GF Ground Floor 1:50



14 Proposed 01 First Floor 1:50



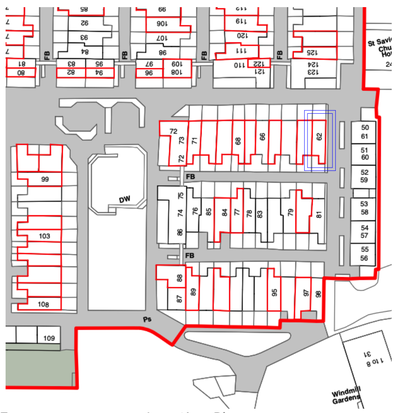
15 Proposed RF Eaves Level 1:100



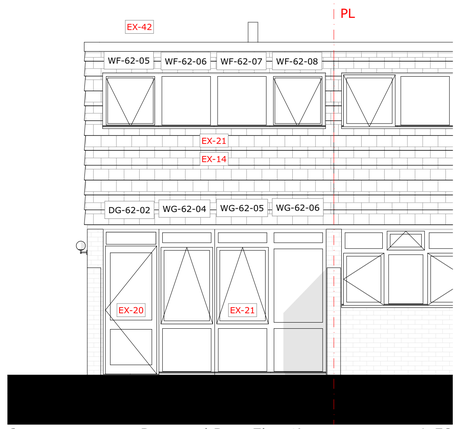
7 Front Elevation Image



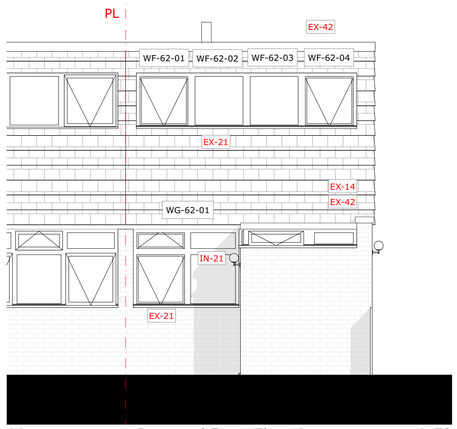
8 Rear Elevation Image



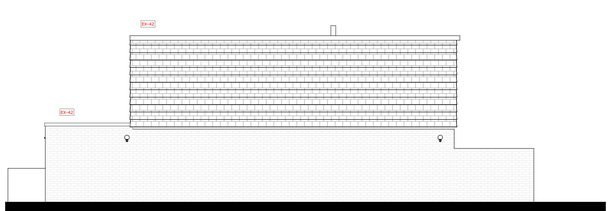
5 Location Plan



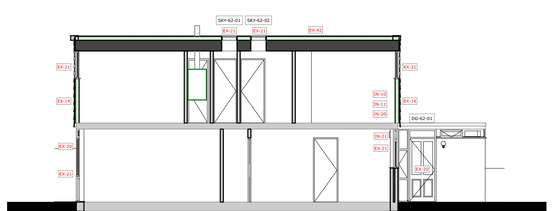
6 Proposed Rear Elevation 1:50



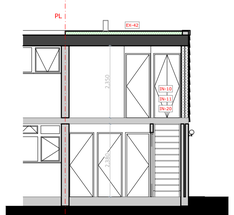
11 Proposed Front Elevation 1:50



9 Proposed Right Side Elevation 1:100



12 Proposed Building Section B 1:100



13 Proposed Building Section A 1:100

DESIGN CLAUSES

Retrofit Assessment	Retrofit assessment to be verified and accepted by retrofit designer
Design Scope	To be verified by retrofit coordinator
Design	All items to be installed as per manufacturer´s specification
Ventilation	Ventilation system to be executed as per ventilation strategy. Any existing chimney vents and/or gas cooker vents and/or any other combustible energy appliance to be maintained and adapted to existing building regulations.
Existing Conditions	Refer to existing condition report. As indicated on PAS 2035, existing defects to be indicated by retrofit assessment, as well as when these defects should be repaired (i.e. prior to proposed measures, immediately, etc.)
Planning and Statutory Requirements	Planning needs to be determined by retrofit coordinator if not agreed with CTS. Design pack only suitable for planning if explicitly indicated.
Fire Strategy	The proposed measures will not compromise the existing fire strategy of the building. Where there are adjoing properties, please refer to details regarding the neceassary fire stopping
Sequencing	Sequencing to follow indications on cover of design pack. Other key interactions have been defined in the details.
Rainwater Ingress	Property must be in a safe existing condition regarding rainwater ingress. Any proposed detail has carefully considered rainwater ingress integrity.
Maintenance	As indicated on manufacturer and installer´s documentation.
Testing and Commissioning	All measures to be tested in line with PAS requirements. I.e. all PV equipment to be tested following LCZ standards.
Handover	All measures to be inspected and handover to be prepared by contractor and installers including all relevant documentation
Airtightness	Any proposed detail has carefully considered airtightness, seals and tapes to be installed as per Architect's details.
Overheating	Where there is risk of overheating during summer months/ hot spells the occupant is advised to consider the following methods of cooling the dwelling: - Opening windows on all elevations to promote cross flow ventilation. - Shading - closing blinds/ curtains during daylight hours. - Electrical air-cooling system. Where new windows are being installed the following specifications should be considered: - Solar control coatings to all glazing. - Electro-Chromatic glass. - Low G Factor glazing (EN 410). - External shading solutions.

EXISTING CONDITIONS

Area of Special Residential Character

NO

Conservation Area

NO

Flood Risk

NO

Listed Building

NO

SEQUENCE

PAS Measures Install Sequencing:

1. Remedial and Defect Work
2. Ventilation & Undercuts
3. Loft Insulation Works
4. Window & Door Replacement
5. Wall Insulation
6. Post Air Pressure Test

PROPOSED MEASURES

EX EXTERNAL WORKS

EX-20	New External Doors
EX-21	New Windows
EX-41-5	Roof Ventilation - Flat Roof
EX-42	New Insulated Flat / Bay Window Roof
EX-62	External Fixtures

IN INTERNAL WORKS

IN-10	Low Energy Lighting
IN-11	Smart Meters + Smart Controls
IN-20	Door Undercuts
IN-21	New dMEV to be located in kitchen and bathroom (Wet room's)

DESIGN SUMMARY

A1 Scales

Constructive Thinking Studio
Liverpool Science Park IC 1
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bim@constructivethinking.co.uk

CONSTRUCTIVE THINKING

Safety Health and Environmental Information

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Demolition/Adapation Risks

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Construction Risks

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Maintenance/Cleaning Risks

Cleaning windows from height. Appropriate equipment to be used. PPE to be worn. For Further information, see Risk Register.

Revision ID	Date	Modeled By	Checked By
C02	21/07/2026	AW	NW
C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

Status **- - Issued**

Drawings Proposed Right Side Elevation, Proposed Left Side Elevation, Location Plan, Proposed Rear Elevation, Front Elevation Image, Rear Elevation Image, Install Sequence, Proposed Front Elevation, Proposed Building Section B, Proposed GF Ground Floor, Proposed 01 First Floor, Proposed RF Eaves Level, Proposed Building Section A

File Wave 3- End Terrace Archetype (Type 4)

Summary Page

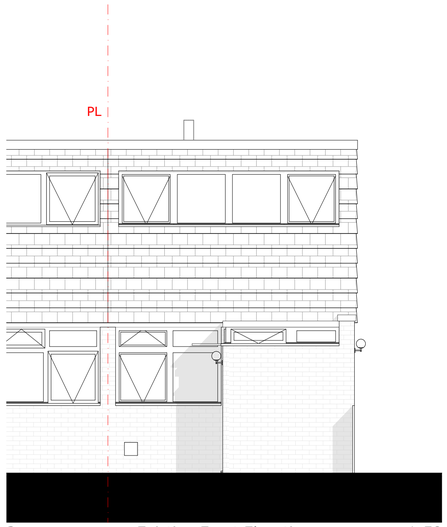
62 Blenheim Gardens

1:50 10m 20

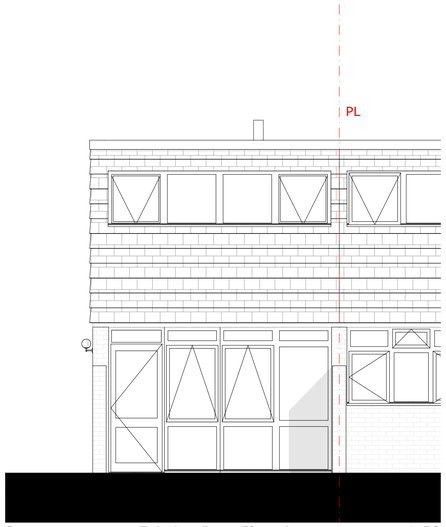
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Drawing Number
RCP0017-CTS- 20 004.0062 -A-41005

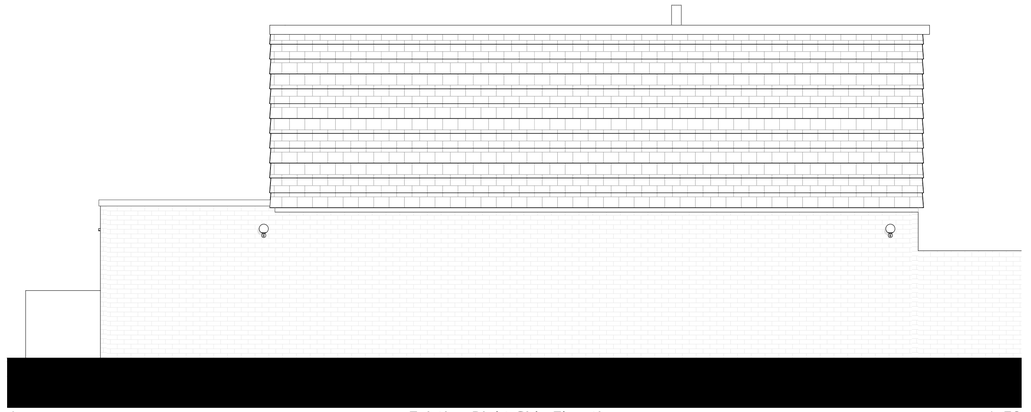
Revision
C02



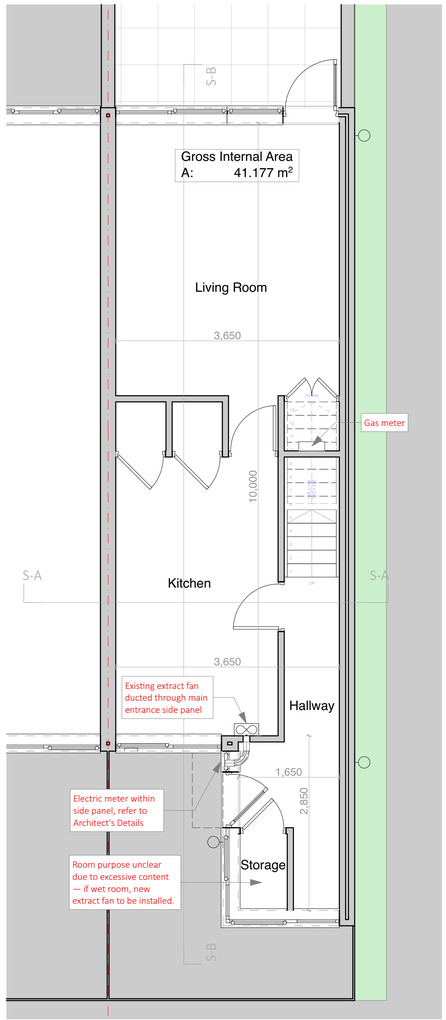
2 Existing Front Elevation 1:50



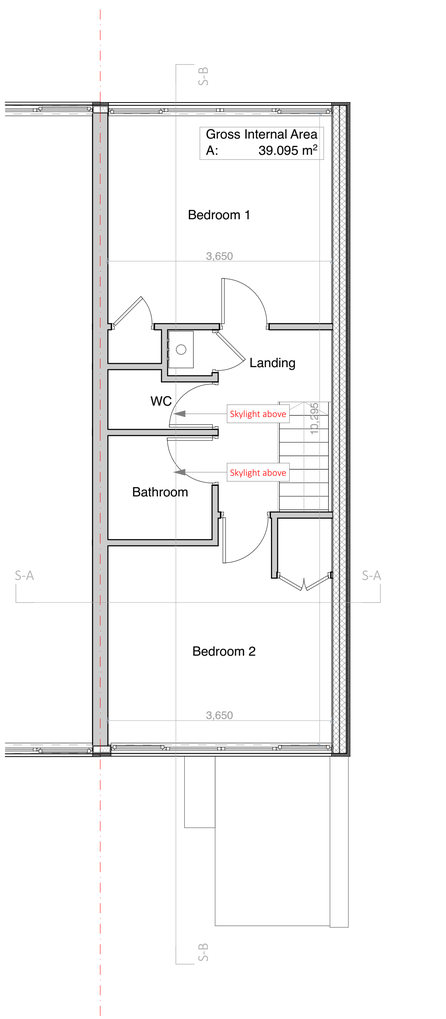
3 Existing Rear Elevation 1:50



4 Existing Right Side Elevation 1:50



6 Existing GF Ground Floor 1:50



7 Existing 01 First Floor 1:50

5 Existing Building Section B 1:50

FURTHER INVESTIGATIONS REQUIRED

1.
2.
3.

POTENTIAL RISKS - To be reviewed on site

- Asbestos Ceilings
- Structurally Unsound Chimneys
- Structurally Unsound Concrete Canopy
- Historic CWI to External Walls
- Raising / Lateral Mains Cables
- Narrow Walkways to Gables
- Varying DPC Heights

FURTHER INVESTIGATIONS

A1 Scales

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bim@constructivethinking.co.uk

CONSTRUCTIVE THINKING

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Maintenance/Cleaning Risks

Cleaning windows from height. Appropriate equipment to be used. PPE to be worn. For Further information, see Risk Register.

Revision ID	Date	Modeled By	Checked By
C02	21/07/2026	AW	NW
C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings Existing Front Elevation, Existing Rear Elevation, Existing Right Side Elevation, Existing Building Section B, Existing GF Ground Floor, Existing 01 First Floor

File Wave 3- End Terrace Archetype (Type 4)

Investigations & Known Risks

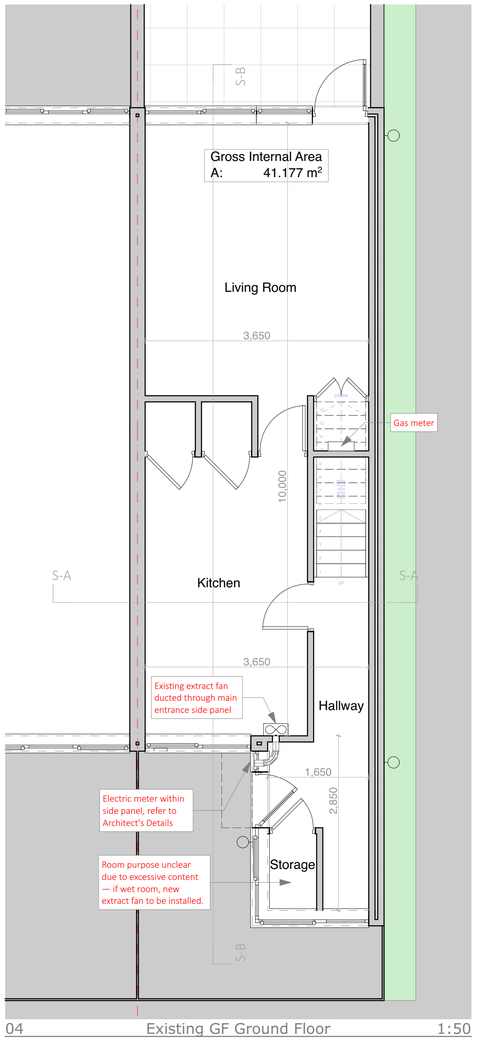
62 Blenheim Gardens

1:50 10m 20

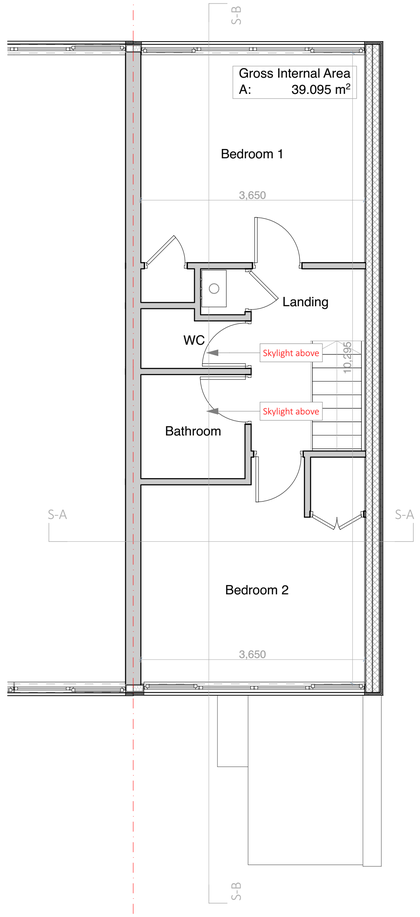
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Drawing Number
RCP0017-CTS-20-004.0062D-A-41006

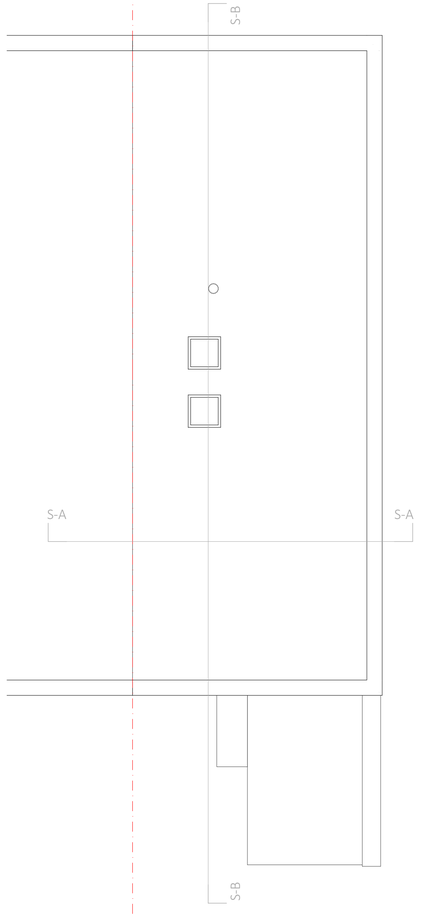
Revision
C02



04 Existing GF Ground Floor 1:50



05 Existing 01 First Floor 1:50



06 Existing RF Eaves Level 1:50

N

NOTE
RISKS OUTLINED IN RETROFIT ASSESSMENT

EXISTING

A1 Scales 1:50

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CONSTRUCTIVE THINKING

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Maintenance/Cleaning Risks

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Revision ID	Date	Modeled By	Checked By
C02	21/07/2026	AW	NW
C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings Existing GF Ground Floor, Existing R1 Roof Level, Existing 01 First Floor, Existing RF Eaves Level

File Wave 3- End Terrace Archetype (Type 4)

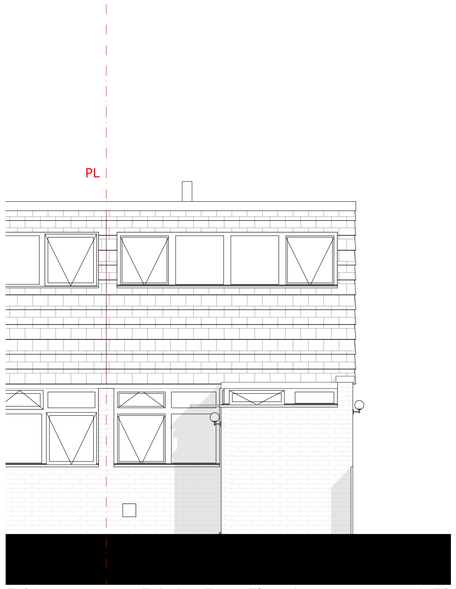
Existing Floor Plans

62 Blenheim Gardens

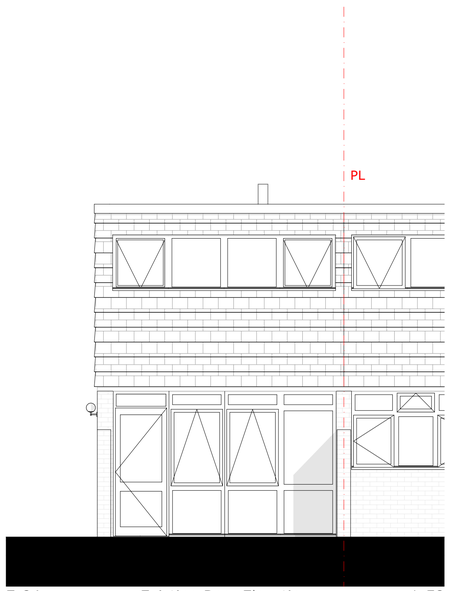
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1:100 1m 2 3 4 5

Drawing Number
RCP0017-CTS- 20 004.0062D-A-41007

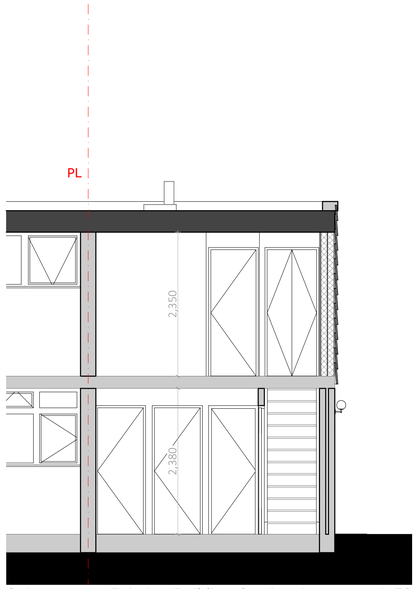
Revision
C02



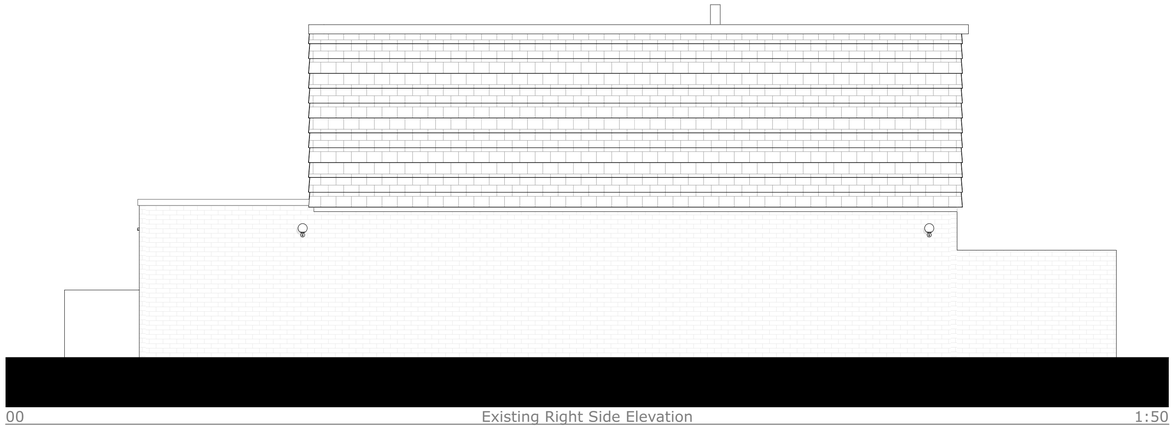
E-01 Existing Front Elevation 1:50



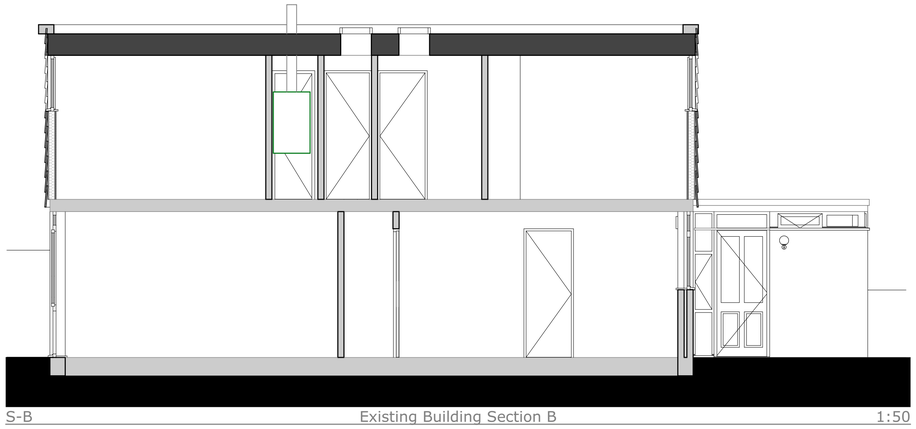
E-04 Existing Rear Elevation 1:50



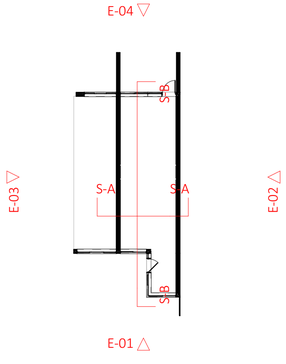
S-A Existing Building Section A 1:50



00 Existing Right Side Elevation 1:50



S-B Existing Building Section B 1:50



EXISTING

A1 Scales 1:50

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CONSTRUCTIVE THINKING

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Revision ID	Date	Modeled By	Checked By
C02	21/07/2026	AW	NW
C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings Existing Right Side Elevation, Existing Front Elevation, Existing Building Section A, Existing Rear Elevation, Existing Building Section B, Elevations Legend Alt 10

File Wave 3- End Terrace Archetype (Type 4)

Existing Elevations

62 Blenheim Gardens

1:50 10m 20

1:100 1m 2 3 4 5

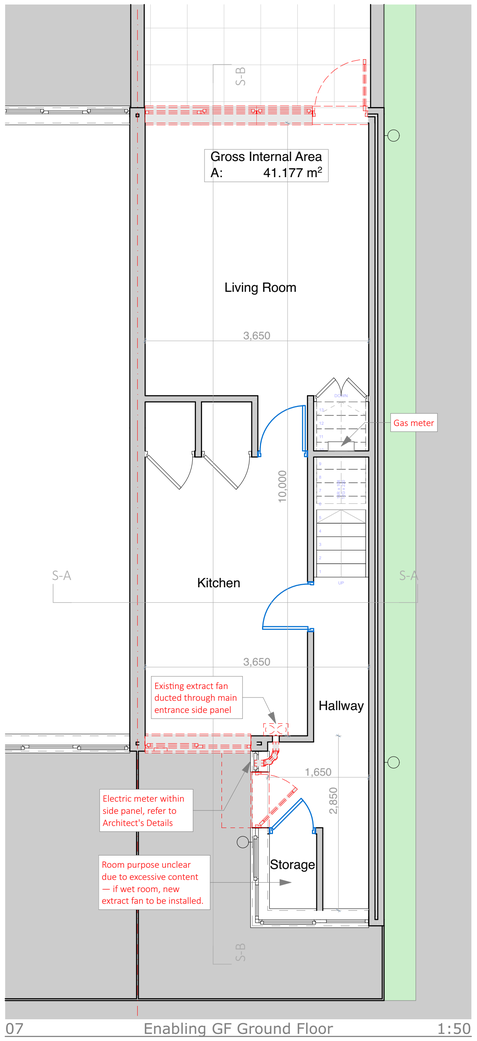
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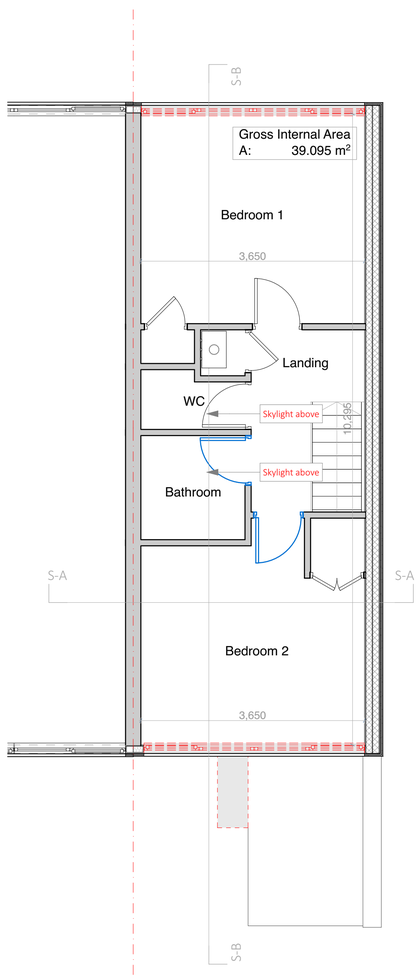
Revision

C02

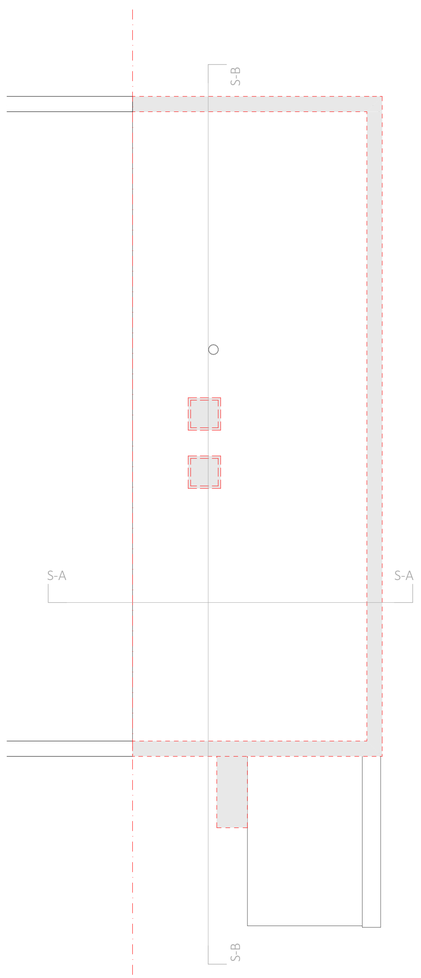
To Be Demolished



07 Enabling GF Ground Floor 1:50



08 Enabling 01 First Floor 1:50



09 Enabling RF Eaves Level 1:50

Door Undercuts To Be Executed

Door ID	Room	Existing Undercut	Undercut Required
INT-00-02	Kitchen	Not Adequate	☒
INT-00-03	Living Room	Not Adequate	☒
INT-00-011	Storage	Not Adequate	☒
INT-01-01	Bedroom 1	Adequate	☒
INT-01-02	Bathroom	Not Adequate	☒
INT-01-02	WC	Adequate	☒
INT-01-03	Bedroom 2	Not Adequate	☒

ENABLING

1	Ventilation Strategy Preparation
2	Roof Preparation
6	Internal Remedial Works
7	External Access for Works

N

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

NOTE
RISKS OUTLINED IN RETROFIT ASSESSMENT

ENABLING

A1 Scales 1:50

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bim@constructivethinking.co.uk

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Revision ID	Date	Modeled By	Checked By
C02	21/07/2026	AW	NW
C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings Existing GF Ground Floor, Enabling R1 Roof Level, Door Undercuts, Enabling GF Ground Floor, Enabling 01 First Floor, Enabling RF Eaves Level

File Wave 3- End Terrace Archetype (Type 4)

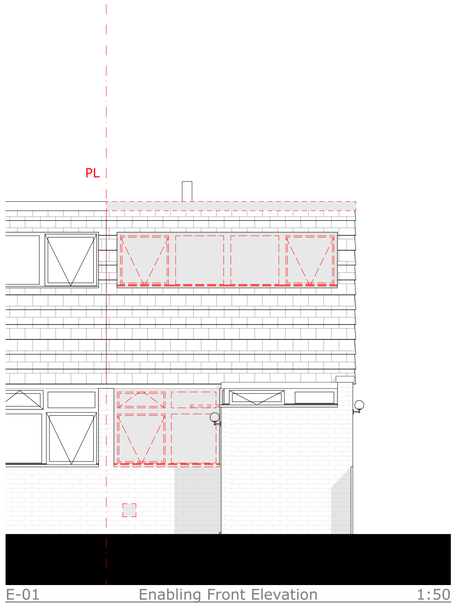
Enabling Floor Plans

62 Blenheim Gardens

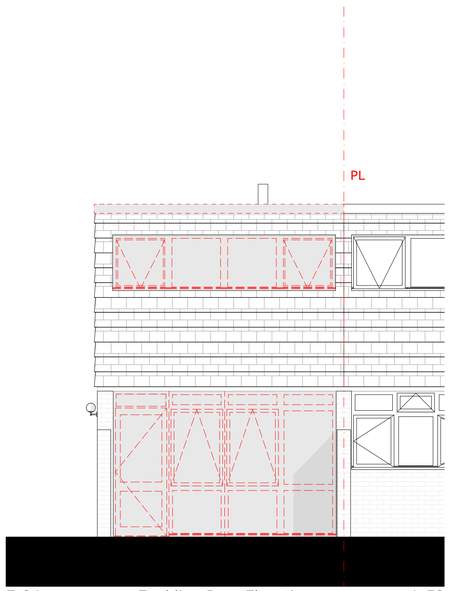
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Drawing Number
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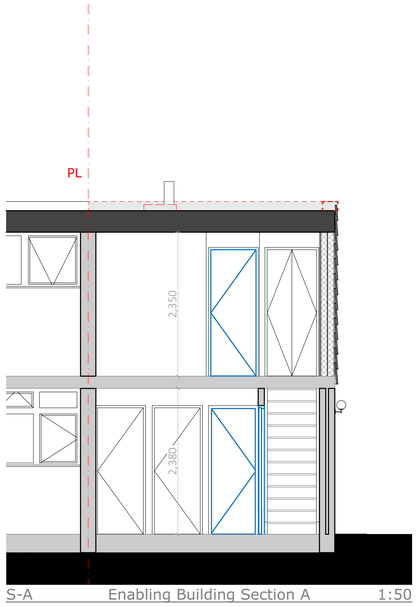
Revision
C02



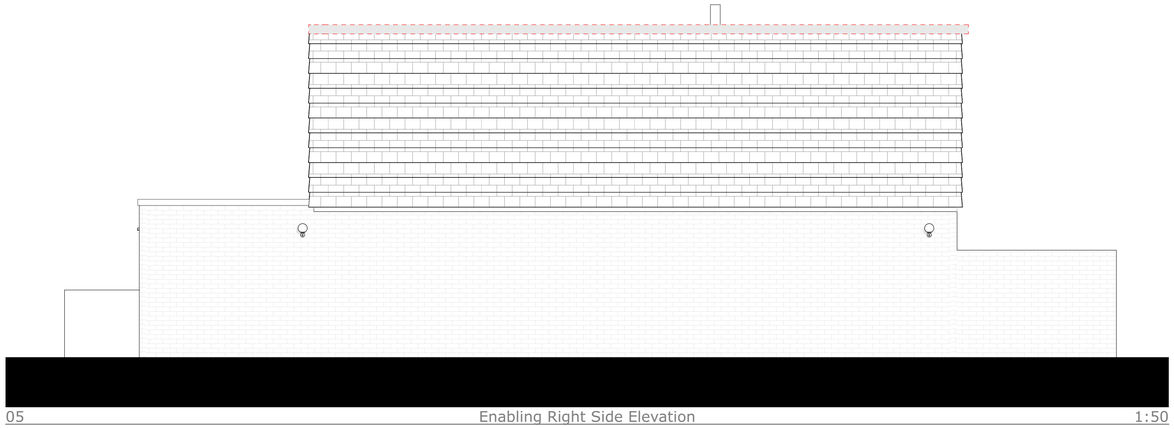
E-01 Enabling Front Elevation 1:50



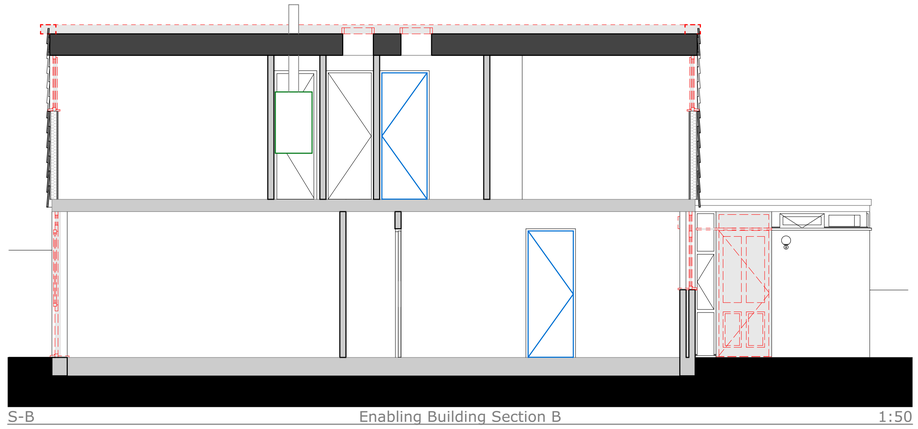
E-04 Enabling Rear Elevation 1:50



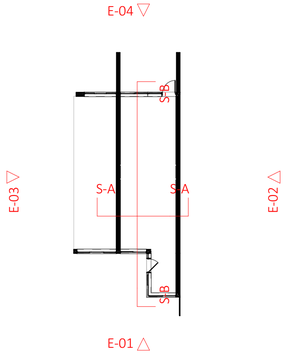
S-A Enabling Building Section A 1:50



05 Enabling Right Side Elevation 1:50



S-B Enabling Building Section B 1:50



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

NOTE
RISKS OUTLINED IN RETROFIT ASSESSMENT

ENABLING

1	Ventilation Strategy Preparation
2	Roof Preparation
6	Internal Remedial Works
7	External Access for Works

To Be Demolished

ENABLING

A1 Scales 1:50

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CONSTRUCTIVE THINKING

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Maintenance/Cleaning Risks

Cleaning windows from height. Appropriate equipment to be used. PPE to be worn. For Further information, see Risk Register.

Revision ID	Date	Modeled By	Checked By
C02	21/07/2026	AW	NW
C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings Enabling Legend, Inspection / General Caveats, Elevations Legend Alt 10, Enabling Right Side Elevation, Enabling Front Elevation, Enabling Building Section A, Enabling Rear Elevation, Enabling Building Section B

File Wave 3- End Terrace Archetype (Type 4)

Enabling Elevations

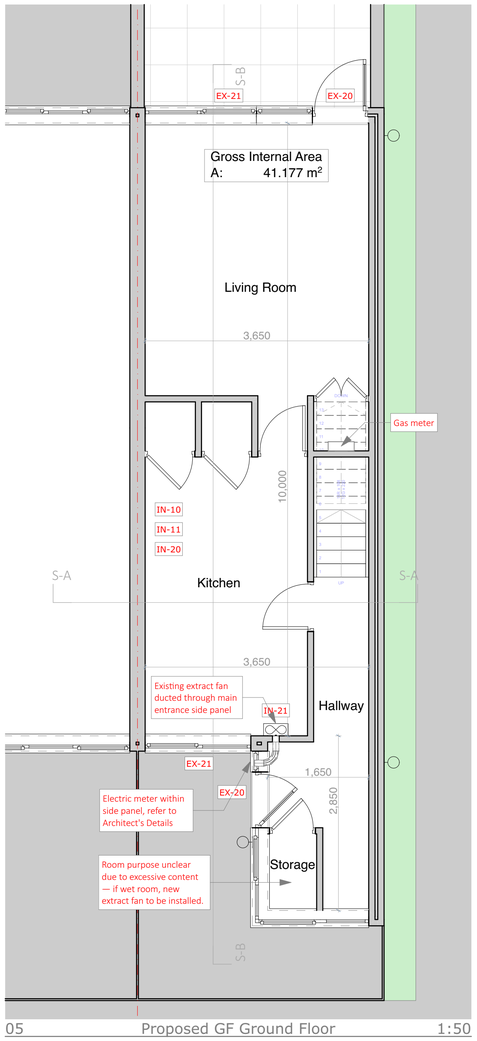
62 Blenheim Gardens

1:50 10m 20

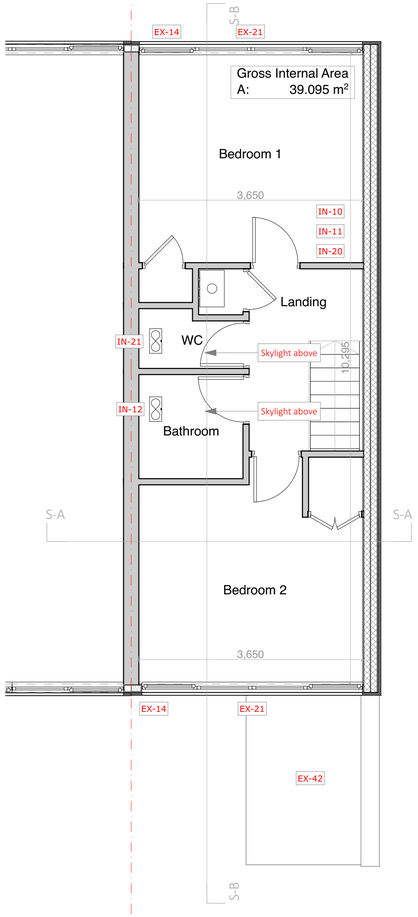
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Drawing Number
RCP0017-CTS- 20 004.0062D-A-41010

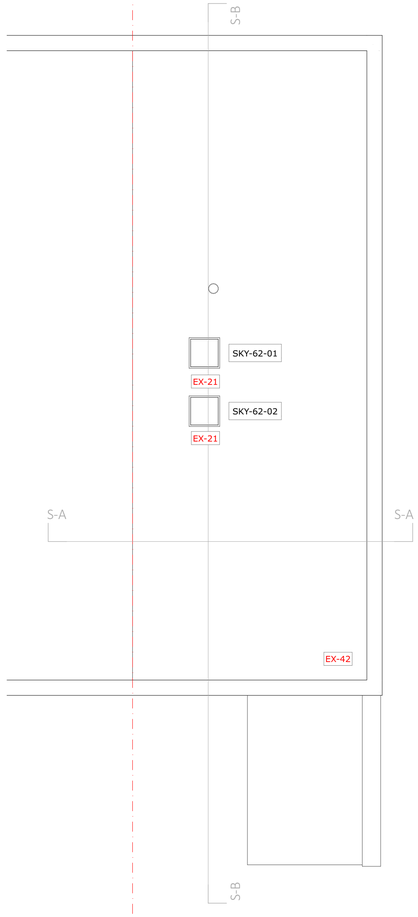
Revision
C02



05 Proposed GF Ground Floor 1:50



06 Proposed 01 First Floor 1:50



07 Proposed RF Eaves Level 1:50

N

NOTE
IN SITUATIONS WHERE WINDOWS ARE NOT REPLACED, EXISTING CAVITIES AND OPENINGS TO BE INSPECTED VIA PIBI's FOR CAVITY CLOSERS:
(1) SOLID BRICK CAVITY CLOSERS TO BE IDENTIFIED, CONTACT Architect
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NOTE
INTERNAL REMEDIAL WORKS TO BE CONFIRMED AND COMPLETED FOLLOWING PIBI´s

EX EXTERNAL WORKS

EX-20	New External Doors
EX-21	New Windows
EX-41-5	Roof Ventilation - Flat Roof
EX-42	New Insulated Flat / Bay Window Roof
EX-62	External Fixtures

IN INTERNAL WORKS

IN-10	Low Energy Lighting
IN-11	Smart Meters + Smart Controls
IN-20	Door Undercuts
IN-21	New dMEV to be located in kitchen and bathroom (Wet room's)

PROPOSED

A1 Scales 1:50

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CONSTRUCTIVE THINKING

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Revision ID	Date	Modeled By	Checked By
C02	21/07/2026	AW	NW
C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings Existing GF Ground Floor, Proposed R1 Roof Level, Wall Thickness Legend, Proposed GF Ground Floor, Proposed 01 First Floor, Proposed RF Eaves Level

File Wave 3- End Terrace Archetype (Type 4)

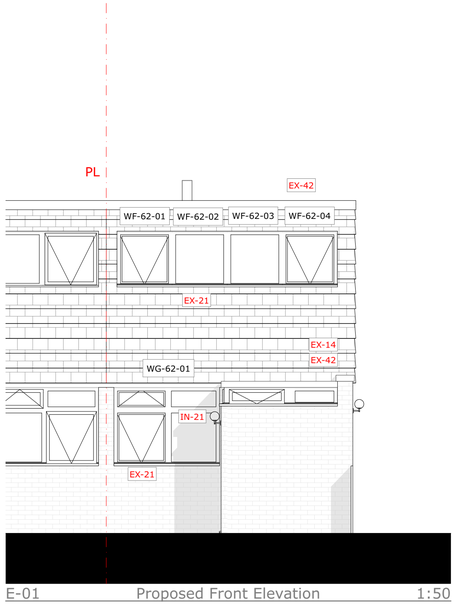
Proposed Floor Plans

62 Blenheim Gardens

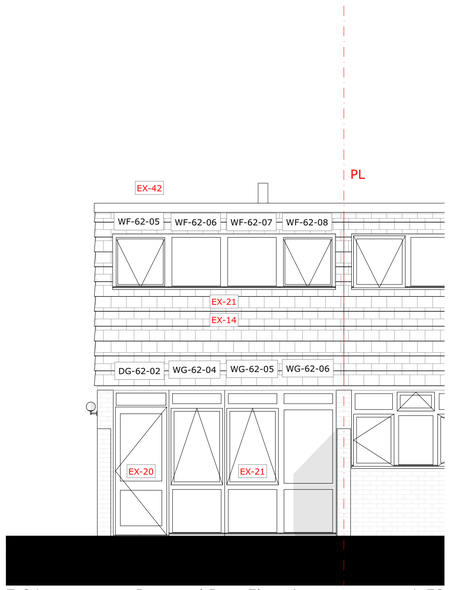
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1:100 1m 2 3 4 5

Drawing Number
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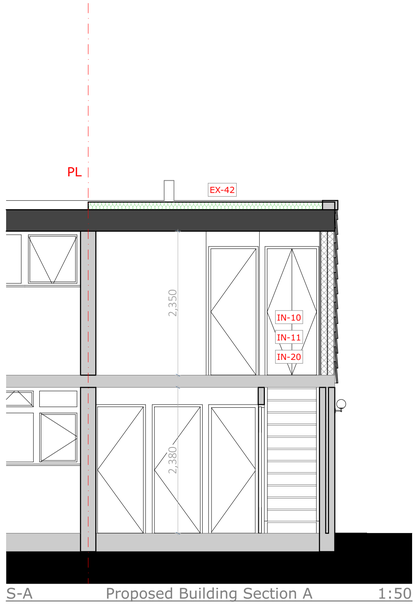
Revision
C02



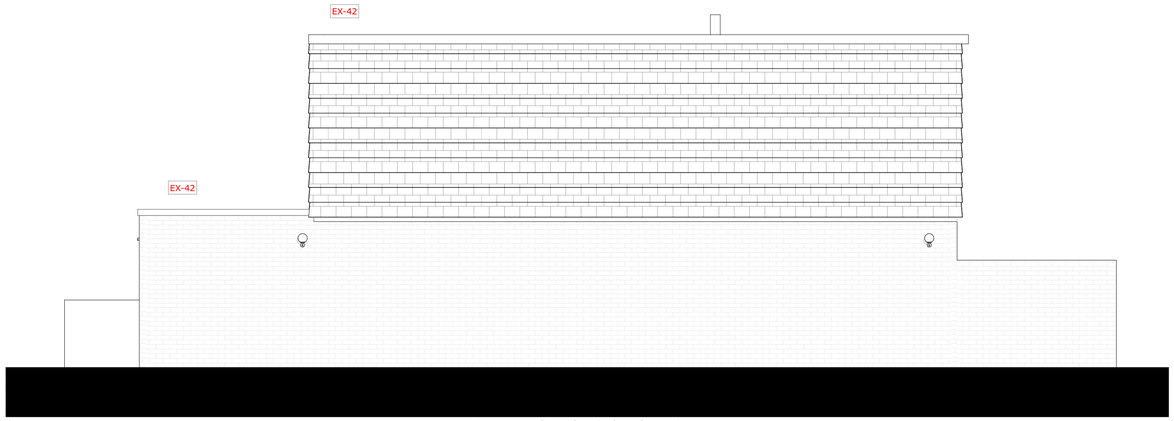
E-01 Proposed Front Elevation 1:50



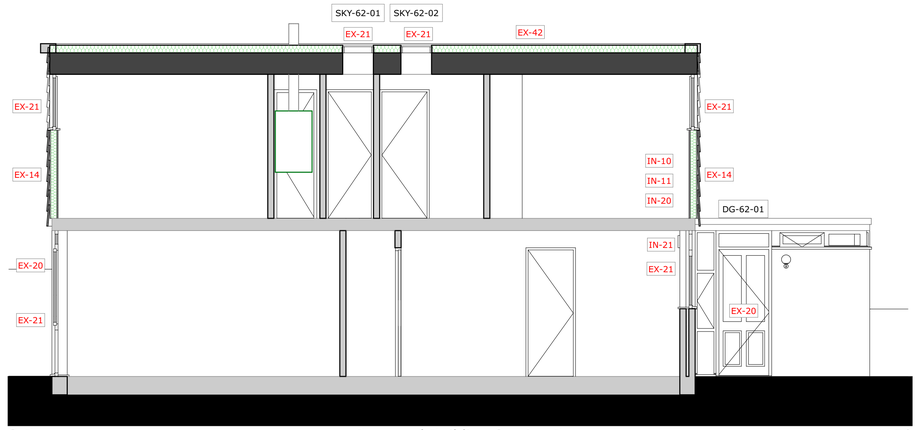
E-04 Proposed Rear Elevation 1:50



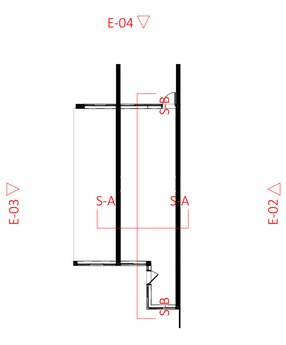
S-A Proposed Building Section A 1:50



05 Proposed Right Side Elevation 1:50



S-B Proposed Building Section B 1:50



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A1 Scales 1:50

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Revision ID	Date	Modeled By	Checked By
C02	21/07/2026	AW	NW
C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings Wall Thickness Legend, Elevations Legend Alt 10, Proposed GF Ground Floor, Proposed Right Side Elevation, Proposed Front Elevation, Proposed Building Section A, Proposed Rear Elevation, Proposed Building Section B

File Wave 3- End Terrace Archetype (Type 4)

Proposed Elevations

62 Blenheim Gardens

1:50 10m 20

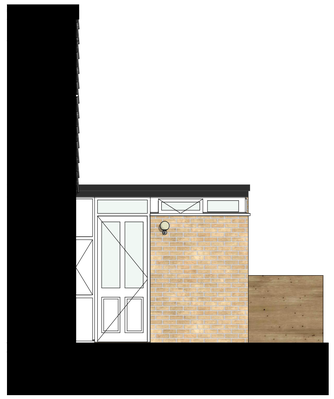
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Drawing Number
RCP0017-CTS-20 004.0062D-A-41012

Revision
C02



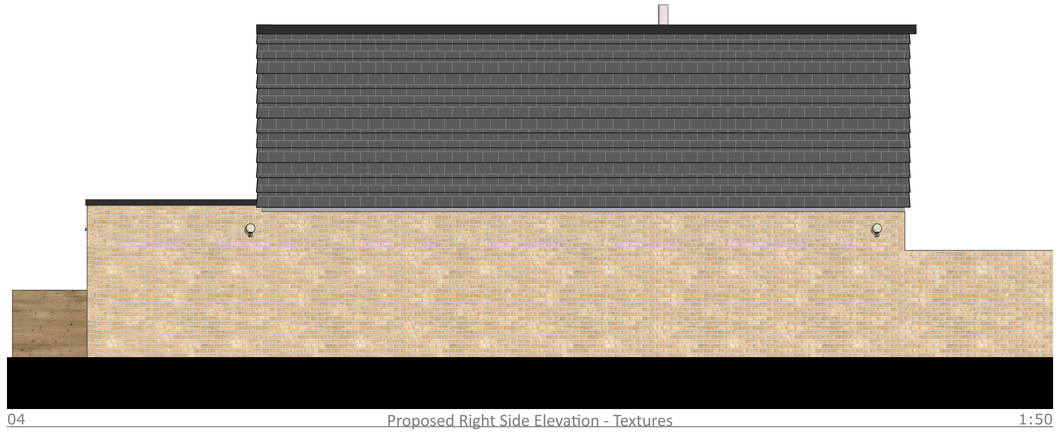
01 Proposed Front Elevation - Textures 1:50



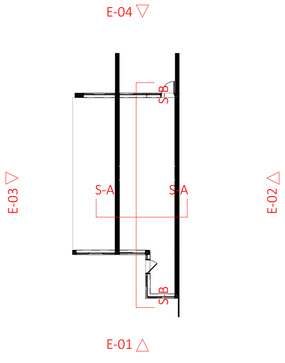
03 Proposed Left Side Elevation - Textures 1:50



02 Proposed Rear Elevation - Textures 1:50



04 Proposed Right Side Elevation - Textures 1:50



PLANNING

A1 Scales

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Revision ID	Date	Modeled By	Checked By
C02	21/07/2026	AW	NW
C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings Elevations Legend Alt 10, Proposed Front Elevation - Textures, Proposed Rear Elevation - Textures, Proposed Left Side Elevation - Textures, Proposed Right Side Elevation - Textures, External Finishes

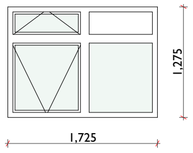
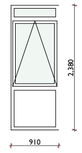
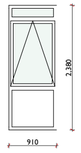
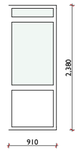
File Wave 3- End Terrace Archetype (Type 4)

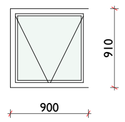
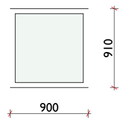
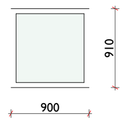
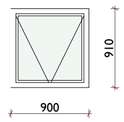
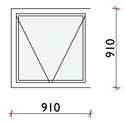
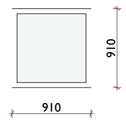
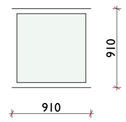
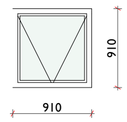
Planning Elevations

62 Blenheim Gardens

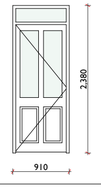
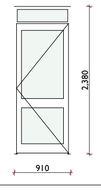
Drawing Number
RCP0017-CTS- 20 004.0062-D-A-41013

Revision
C02

WINDOW SCHEDULE				
Home Story Name	GF Ground Floor			
Element ID	WG-62-01	WG-62-04	WG-62-05	WG-62-06
External Elevation				
Width	1,725	910	910	910
Height	1,275	2,380	2,380	2,380
Thermal Performance	U-value of 1.2 or better	U-value of 1.2 or better	U-value of 1.2 or better	U-value of 1.2 or better
Window Description	Extract fan through spandrel panel	Refer to Client Specification	Refer to Client Specification	Refer to Client Specification
Window Area	2.20	2.17	2.17	2.17

WINDOW SCHEDULE								
Home Story Name	01 First Floor							
Element ID	WF-62-01	WF-62-02	WF-62-03	WF-62-04	WF-62-05	WF-62-06	WF-62-07	WF-62-08
External Elevation								
Width	900	900	900	900	910	910	910	910
Height	910	910	910	910	910	910	910	910
Thermal Performance	U-value of 1.2 or better	U-value of 1.2 or better	U-value of 1.2 or better	U-value of 1.2 or better	U-value of 1.2 or better	U-value of 1.2 or better	U-value of 1.2 or better	U-value of 1.2 or better
Window Description	Refer to Client Specification	Refer to Client Specification	Refer to Client Specification	Refer to Client Specification	Refer to Client Specification	Refer to Client Specification	Refer to Client Specification	Refer to Client Specification
Window Area	0.82	0.82	0.82	0.82	0.83	0.83	0.83	0.83

WINDOW SCHEDULE		
Home Story Name	RF Eaves Level	
Element ID	SKY-62-01	SKY-62-02
External Elevation		
Width	500	500
Height	500	500
Thermal Performance	U-value of 1.2 or better	U-value of 1.2 or better
Window Description	Refer to Client Specification	Refer to Client Specification
Window Area	---	---

DOOR SCHEDULE		
Home Story Name		GF Ground Floor
Element ID	DG-62-01	DG-62-02
External Elevation		
Width	910	910
Height	2,380	2,380
Thermal Performance	U-value of 1.2 or better	U-value of 1.2 or better
Door Description	Refer to Client Specification	Refer to Client Specification
Door Area	2.17	2.17

All windows and doors require a sill or threshold.

All windows to have trickle vents, except wetrooms e.g. Kitchen, WC and Bathroom

All windows to meet FENSA and PAS24 compliance standards.

An opening light is to be provided to each first floor habitable room to allow for emergency egress. Minimum of 450x450mm, and have a minimum area of 0.33sqm.

Any glazing which is obscured as existing, must be reinstalled as obscured, satin privacy glass.

Door and window design is generic and for illustration and costing purpose only. To be confirmed by client.

Handing of doors to match existing

Windows and doors dimensions are indicative, to be confirmed on site by PIBIs

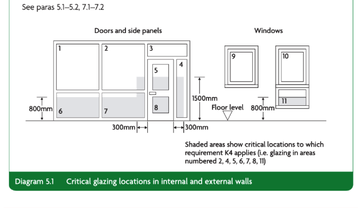


Diagram 5.1 Critical glazing locations in internal and external walls

K4: All windows and external dooes to meet AD K Section 5: Protection against impact with glazing requirements. Refer to Diagram 5.1 for critical glazing locations in internal and external walls.

PROPOSED

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Maintenance/Cleaning Risks

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Revision ID	Date	By	Check
C02	21/07/2026	AW	NW
C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings Window Schedule, Door Schedule, Windows / Doors Caveats

File Wave 3- End Terrace Archetype (Type 4)

Window and Door Schedule

62 Blenheim Gardens

Drawing Number
RCP0017CTS- 20 004.0062L-A-41014

Revision
C02

Number of Bedrooms	3	**Min. whole dwelling ventilation rate**	31 l/s
Number of Habitable Rooms	4	**Min. number of background ventilators**	5
Ventilation Strategy	**Continuous Mechanical Extract Ventilation**		

Notes:

Ventilation rates

The total combined (trickle speed) rate of continuous mechanical extract ventilation in the dwelling should be at least the whole dwelling ventilation rate for each house type Part F Clause 1.62 (Table 1.3):

1 bed	19 l/s
2 bed	25 l/s
3 bed	31 l/s
4 bed	37 l/s
Each additional bedroom	+6 l/s

Each wet room should have a minimum continuous mechanical extract ventilation high-rate Part F Clause 1.63 (Table 1.2):

Kitchen	13 l/s
Bathroom	8 l/s
Utility Room	8 l/s
Sanitary Accommodation	6 l/s

Background ventilators

Trickle vents are to be installed to all windows in line with the following conditions:

a) Not to be installed to windows in wet rooms (kitchen and bathrooms etc.).
b) Provide a minimum equivalent area of 4000mm² for each habitable room in the dwelling.
c) Provide a minimum total number of ventilators that is the same as the number of bedrooms plus two ventilators (i.e. a one-bedroom dwelling should have three background ventilators, a two-bedroom dwelling should have four background ventilators, etc.).

Where windows are not to be replaced, existing trickle vents to wet rooms (kitchen and bathrooms etc.) are to be sealed.

Purge ventilation

A system for purge ventilation is to be provided in each habitable room via openable windows in line with the purge ventilation guidance Part F Clause 1.26 to 1.31.

Door undercuts

Internal doors should allow air to flow through the dwelling by providing a minimum free area of 7600mm² Part F Clause 1.25:

a) If the floor finish is fitted: 10mm above the floor finish
b) If the floor finish is not fitted: 20mm above the floor surface

Requirements

All properties to have an anemometer certification following works.

Room Specific Strategy

Notes:

Refer to Retrofit Assessment and Condition report for specific damp and mould identification.
Property to be re-inspected prior to works commencing, all areas of damp and mould are to be rectified prior to works commencing.

New/Replaced Extract Fan Specification:	Nuaire Faith Plus

Type of Room	Zone Name	Existing Damp or Mould Present (RA)	Door Undercuts	Mechanical Extract	Background Ventilators	Additional Requirements
Habitable	Bedroom 1	Yes	Adequate	N/A	Minimum 4000mm²	
Habitable	Bedroom 2	Yes	Not adequate	N/A	Minimum 4000mm²	
Habitable	Living Room	No	Adequate	N/A	Minimum 2x4000mm²	
Non-habitable	Hallway	Yes	N/A	N/A	N/A	Trickle vents to existing windows to be blocked
Non-habitable	Landing	Yes	N/A	N/A	N/A	
Non-habitable	Storage	No	Adequate	N/A	N/A	Trickle vents to existing windows to be blocked
Wet Room	Bathroom	Yes	Adequate	dMEV continuous extract: trickle rate 8 l/s with humidity boost	N/A	
Wet Room	Kitchen	No	Adequate	dMEV continuous extract: trickle rate 13 l/s with humidity boost	N/A	
Wet Room	WC	No	Adequate	dMEV continuous extract: trickle rate 6 l/s with humidity boost	N/A	

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Revision ID	Date	By	Check
C02	21/07/2026	AW	NW
C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings Room Specific Ventilation

File Wave 3- End Terrace Archetype (Type 4)

Ventilation Strategy

62 Blenheim Gardens

Drawing Number
RCP0017CTS- 20 004.0062L-A-41015

Revision
C02

ENABLING

1	Ventilation Strategy Preparation	- Remove existing kitchen and bathroom extract fans: ensure 110mm clear core drill aperture and existing fuse spur is adequate for new dMEV fan - Where not present, new 110mm clear core drill aperture and fuse spur required - New rigid ducting/sleeve to be installed prior to external wall improvements for dMEV, mitigating deformation and system damage - All Airbricks above DPC to be bricked externally with a blank plate internally - Ventilation of kitchen appliances and open flue items where agreed to be retained and insulated - Trickle vents to be removed from existing kitchen/ bathroom window, where windows are not replaced
2	Roof Preparation	- Existing gutters, soffits and fascia's to be assessed for degradation, replace where required - Remove personal items and debris from the loft space - Condition of any existing loft insulation to be assessed - Any loose Low Amperage cabling to be secured underneath the loft insulation/ to the back face of the ceiling board - High Amperage cabling to be routed and secured above the loft insulation - Remove existing loft hatch - PIBI to confirm existing ventilation condition
6	Internal Remedial Works	- Areas damaged or affected by mould growth or damp need to be repaired and cleaned prior to insulation works - Areas to consider; bathrooms, WC's, bedrooms, kitchens etc. refer to Retrofit Assessment Condition Survey
7	External Access for Works	- Ensure access to rear of properties is considered, especially to mid-terrace dwellings - End gable properties will require bushes and shrubs to be removed for scaffolding"

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Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings

File Wave 3- End Terrace Archetype (Type 4)

Enabling Measures

62 Blenheim Gardens

Drawing Number
RCP0017CTS- 20 004.0062L-A-41017

Revision
C02

EX EXTERNAL WORKS

EX-20	New External Doors	-Composite Front Doors to achieve U-value of 1.20 W/m2K - Installed as per manufacturer's technical spec, sealed with expanding foam tape - Internal reveals to be made good, cavity closers to be inspected - Part L doors to be in accordance with manufacturers spec and employers requirements	D-02-XX
EX-21	New Windows	- New uPVC Windows to achieve U-value of 1.2 W/m2K, A rated or better - New Composite Front Doors to achieve U-value of 1.20 W/m2K, A rated or better - To be Installed as per manufacturer's technical specification - Internal reveals to be made good - All windows to meet FENSA and PAS24 compliance standards - Window layouts to include top hung windows to the following areas as standard: Kitchen and Bathroom - Windows to have trickle vents installed except in wet rooms where dMEV is present - Where windows are not to be replaced, existing trickle vents to wet rooms (kitchen and bathrooms etc.) are to be sealed.	D-03-XX
EX-41-5	Roof Ventilation - Flat Roof	Flat Roof - If insulation is placed on the outside of the structure, ventilation is not required - Cold flat roofs to be converted to warm flat roofs (to be confirmed on a property by property basis)	D-09-XX
EX-42	New Insulated Flat / Bay Window Roof	- New insulated flat roof system - Insulation to achieve U-Value = 0.16W/m²k - Installed as per manufacturer's technical spec. and Architect's details - Roof to be insulated, membrane installed and flashed into external wall / main roofscape	D-09-XX
EX-62	External Fixtures	- Existing / New External Lights (upon client confirmation) to be installed, for any additional fixtures refer to client prior to install	D-01-XX

IN INTERNAL WORKS

IN-10	Low Energy Lighting	- New Low Energy Light bulbs to be installed in all existing light fittings	
IN-11	Smart Meters + Smart Controls	- Provides detailed information about the health and safety of the property; monitoring temperature, humidity, and carbon dioxide - Provides actionable insights into damp and mould risks and indoor air quality of a property - To be installed where required only	
IN-20	Door Undercuts	- Minimum 7600mm2 undercuts beneath all internal doors to allow through ventilation - Typically, 10mm gap required between the finished floor level and the bottom of the door - Remove door leaf, trim from the bottom and making good where required	
IN-21	New dMEV to be located in kitchen and bathroom (Wet room's)	- Where existing extract fans are already present, remove and replace with new dMEV fans; New dMEV fans to be routed through external walls, where not possible refer to client - Where no extract fan is present in any bathroom or kitchen, form/ core drill new opening to external air - Refer to ventilation strategy for minimum extract rates - Install to manufacturers specification, install with switched spur to employers requirements - Where extracting through the ceiling, condensation trap required - All properties to be provided with an anemometer certificate upon completion of the works	D-01-XX / D-01-XX

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C01	24/04/2026	AW	NW

Client **Lambeth**

Project **Blenheim Gardens**

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

Drawings

File Wave 3- End Terrace Archetype (Type 4)

Proposed Measures

62 Blenheim Gardens

Drawing Number
RCP0017CTS- 20 004.0062L-A-41018

Revision
C02