

S.O.P 001

53,955.000

179,955.000

Coordinate point

Slab hole/Cast-in element

RWP offset route

SVP offset route

Service penetration from above

SVP below

Gully / Sump

Incoming services

FFL 15.565

ESL 15.565

Indicates Top of Scream

Indicates Top of Slab (no build-up in these areas)

RWP

SVP

Rain Water Pipe

Soil Vent Pipe (SVP)

Stub Stack (SS)

914 x 1.981

L1-4-CD-45

Door showing Leaf Size and Door ID

±1.000

±914

±2.030

±1.000

±914

±2.030

±1.000

±914

±2.030

±1.000

±914

±2.030

External/Internal, Core to core Dims

Internal Opening Dimensions (Nominal Structural Opening)

Dims to Grid

Internal partition setting out (Flat setting out plans)

Setting out of brick panel/brick recess

Air Brick Dimensions

EXTERNAL WALL DETAIL

Day No. TAN-AQP-ZZ-ZZ-DR-AR-014

INTERNAL WALL DETAIL

Day No. TAN-AQP-ZZ-ZZ-DR-AR-020a

WINDOW / DOOR DETAIL

Day No. TAN-AQP-ZZ-ZZ-DR-AR-014a

PARTY WALL DETAIL

Day No. TAN-AQP-ZZ-ZZ-DR-AR-020a

EXTERNAL OPENINGS

-W- Window

-ED- External Door

-LV- Louvered Opening

INTERNAL WALL DETAIL

Day No. TAN-AQP-ZZ-ZZ-DR-AR-020a

GENERAL DETAIL

Day No. TAN-AQP-ZZ-ZZ-DR-AR-020a

BALCONY DETAIL

Day No. TAN-AQP-ZZ-ZZ-DR-AR-020a

INTERNAL DOORS

-CD- Communal Area Door

-RD- Residential Door

SECTION

Day No. TAN-AQP-ZZ-ZZ-DR-AR-014a

ELEVATION

Day No. TAN-AQP-ZZ-ZZ-DR-AR-014a

PLAN BREAK

Day No. TAN-AQP-ZZ-ZZ-DR-AR-014a

WINDOW/DOOR NUMBERING

(Single) - (Communal Window No. within Floor)

(Floor Ref) - (Opening Type ED/CD/RD/WLV)

INTERNAL OPENINGS REFERENCE KEY

Sequential door number

Type reference

Core reference

Level Reference (e.g. Level 01)

L1-D-RD-01

EXTERNAL OPENINGS REFERENCE KEY

Sequential opening number (per floor)

Opening type (Window/W/Door/ED)

Location reference (e.g. Block N)

Level Reference (e.g. Level 01)

L1-N-ED-01

NOTES & SPECIFIC DRAWING LOCATIONS ALL FOUNDATIONS ARE SHOWN INDICATIVELY ONLY REFER TO STRUCTURAL ENGINEER'S DRAWINGS

* Refer to S.E drawings for horizontal transfer routes through structure.

* Refer to Flat setting out drawings EAS-AQP-ZZ-ZZ-DR-AR-0345 series for internal partition setting out.

* Setting out of SVPs, RWP's, AV's and Incoming Services holes are shown indicatively only. Refer to MWP and NLY drawings for setting out coordinates, builders work holes / etc.

* Setting out of lighting is indicative and is subject to coordination with services and structural elements.

* Refer to Detail drawing EAS-AQP-ZZ-ZZ-DR-AR-2255 for typical SVP boxing out details.

* Refer to Flat setting out drawings EAS-AQP-ZZ-ZZ-DR-AR-0345 series for internal partition setting out.

* Setting out dimensions (widths & heights) of internal doors are shown indicatively only & are subject to revision following detailed design with suppliers.

Internal finished Floor Levels (FFL) are shown to top of final floor finish. Allow nominal 15 mm for final finishes.

All Riser Walls to be internally lined with 18 mm WBP Plywood for fixing of services.

CYCLE STORE CALCULATION - LONDON PLAN 2021 REQUIREMENTS
No. of 3Bed units = 17 units
Total No. of bike spaces required = 34 No. long-stay spaces,
of which 2 No. are large spaces. Additional 2 No. short-stay spaces

Cycle Store Strategy: Communal Cycle Store

- A communal Cycle store is provided on the ground floor to host a **total of 34. spaces, of which 2 are large spaces.**
- Additionally 2no short stay spaces** are provided within the communal cycle store.

DoubleDek Rax
*Mild Steel
*Galvanised
*Single Sided
*375mm Centres Top
*750mm Centres Bottom
*Surface Mounted
*3No. Locking Points for Top Slots (Back Wheel & Frame Locking Loop and Front Wheel)
*Min Height Required: 2,400mm
*Recommended Clear Height: 2,600mm

1No. (28 Slot) Double Decker Classic (14 Top/ 7 Citihoops) (28 Cycle Spaces)

Citihoop Classic Surface Mounted
*750H x 800W x 48mm
*Galvanised
*Surface mounted with base plates

3No. (6 Cycle Spaces) Citihoops Classic SM (6 Cycle Spaces)

Citihoop Cargo Surface Mounted
*300H x 1500W x 48mm
*Galvanised
*Surface mounted with base plates

1No. (2 Cycle Spaces) Citihoops Cargo SM (2 Large Cycle Spaces)

TOTAL (36 Cycle Spaces)

Waste Allocation for 17no Tangmere Townhouses

Refuse: Minimum 3 Bins (D985mm x W1260mm x H1370)

Recycling: Minimum 2 Bins (D985mm x W1260mm x H1370)

Food Waste: Minimum 3 Bins (140 litre wheeled bin)

Waste Management Guidance Note for Residential and Mixed-Use Developments published on the Haringey Council website

Refuse allocation	Capacity	Approximate bin dimensions
per 6 dwellings	1100 litres	985mm D x 1260mm W x 1370mm H
Dry mixed recycling allocation		
per 10 dwellings	1100 litres	985mm D x 1260mm W x 1370mm H
Food waste allocation		
per dwelling	20 litres	140 litre wheeled bins
Any proposal to incorporate rubbish chutes must submit an 'Innovation and residential waste management plan', see section 2.4		

LEGEND

COMMUNAL CYCLE STORE

COMMUNAL REFUSE STORE

0 200mm 2.5m 5m

DIMENSION AT ORIGINAL SHEET SIZE

Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect before proceeding. © This drawing is Copyright

Willan Road

Gloucester Road

N

NOTES:

CONTRACTOR(S), SUB-CONTRACTORS AND MANUFACTURERS TO ENSURE THAT ALL MATERIALS AND COMPONENTS ARE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION, DESIGNED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT CURRENT BRITISH STANDARDS, CODES OF PRACTICE, AND MANUFACTURER'S SPECIFICATIONS

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES THE LARGER SCALE DRAWING IS TO BE WORKED TO.

DO NOT SCALE DRAWING.

ALL DETAILS SUBJECT TO FIRE ENGINEER'S ADVICE & NHBC AGREEMENT

CDM REGULATIONS

DRAWINGS/SPECIFICATION TO BE READ IN CONJUNCTION WITH DESIGNER'S HAZARD & ENVIRONMENTAL ASSESSMENT RECORD.

DESIGN RISK ASSESSMENT

WINDOW INSTALLATION/CLEANING / MAINTENANCE STRATEGY: DESIGN AND INSTALLATION TO BE TO THE COMPLETE SATISFACTION OF THE CDM CO-ORDINATOR.

WORKING AT HEIGHT - OBTAIN METHOD STATEMENTS FROM MAINTENANCE CONTRACTORS, WHO ARE TO FOLLOW ACCESS/MAINTENANCE SPECIALIST'S STRATEGY.

WORKING AT HEIGHT OVER PROJECTING BAYS AND VARIOUS DESIGN FEATURES - OBTAIN DETAILED METHOD STATEMENTS FROM MAINTENANCE CONTRACTORS, SCAFFOLD SOLUTION SOUGHT.

DANGER OF FALLING DURING THE CLEANING & MAINTENANCE OF ROOF LIGHTS / ROOFTOP EQUIPMENT etc - OBTAIN DETAILED METHOD STATEMENT FROM MAINTENANCE/CLEANING CONTRACTORS AND DETAILED CONFIRMATION FROM WINDOW SUPPLIER.

DANGER WHILST MANOEUVRING LARGE OBJECTS - OBTAIN DETAILED METHOD STATEMENT FOR THE DELIVERY & INSTALLATION OF LARGE FABRICATIONS.

DANGER TO PUBLIC AND SITE OPERATIVES DURING ACCESS AND EGRESS, WHEN LOADING AND UNLOADING MATERIALS FROM WORKS CARRIED OUT ADJACENT TO OR FROM PUBLIC HIGHWAYS - CONTRACTOR TO CAREFULLY PROGRAMME THE WORKS, SEPARATING WORK AREAS FROM PUBLIC AREAS, PROVIDING CLEAR NOTICES, HOARDING, PROTECTION, AND SEGREGATION AS REQUIRED, LIAISE WITH LOCAL HIGHWAYS AUTHORITY WITH REGARD TO LICENCES ETC.

RISK OF INJURY TO PERSONS HAVING GAINED UNAUTHORISED ACCESS TO MAINTENANCE WORKS - ENSURE HOARDING FULLY PROTECTS WORKS, CONTROL ACCESS TO WORKS AND PROVIDE CLEAR NOTICES, STORE ALL MATERIALS AND PLANT WITHIN DESIGNATED SECURE AREAS.

EXTERNAL FIRE ESCAPE ROUTE - PROVIDE & MAINTAIN ADEQUATE ESCAPE ROUTES FOR RESIDENTS & OPERATIVES, WHICH DOES NOT COMPROMISE H/H FIRE'S APPROVED FIRE STRATEGY.

RISK OF INJURY TO VISUALLY/AUDIBLY IMPAIRED PERSONS - THE PROVISION OF AUDIBLE WARNING SIGNALS & PROMINENT/TACTILE SIGNAGE TO BE CONSIDERED.

CONSTRUCTION

REVISION	DRN	CHKD	DATE
P01 First Issue	LU	CH	03/03/2026
C01 Door Size Amended, Bike layout and parking spaces amended, Issue for Construction	LU	CH	25/03/2026
C02 Legend and Bike/Refuse Store Provision Added	LU	CH	26/03/2026

A&Q
PARTNERSHIP

CLIENT
formation
Design & Build Ltd

PROJECT
Tangmere
PROJECT No 25.055
DRAWING
Townhouses Bike and Bin Stores

SCALE 1:50, 1:500 @ A1
DATE 26/03/2026
DRAWING No.
TAN-AQP-ZZ-GF-DR-AR-7020
DRAWN BY LU
C02
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