North Facing Elevation - Courtyard 1:100

PRELIMINARY

CLIENT

formation Design & Build Ltd

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.

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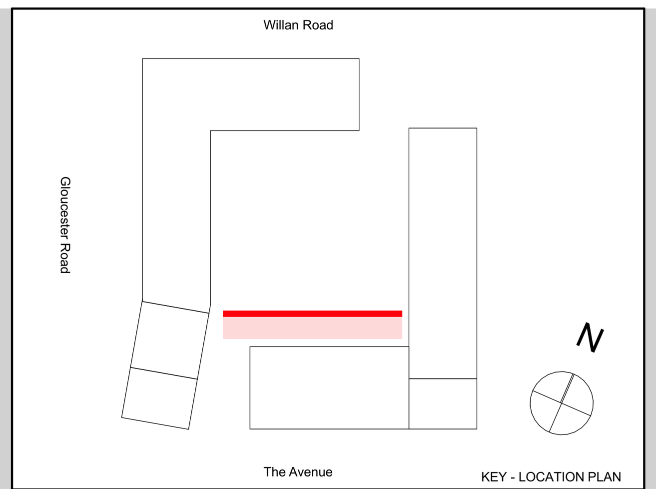
0 1m 5m 10m



KEY - LOCATION PLAN

	REVISION	DR'N	CH'KD	DATE
P01	Initial Issue	EC	CH	12.12.2025
P02	RWP pipes added,Opening directions revised,Door changed (solid to louvred),External Apartment Door revised,Entrance Colonnade added,Metal Gate added,Window type changed	EC	CH	18.02.2026

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
DRAWING/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 HGJ FIRE ENGINEERS APPROVED FIRE STRATEGY.

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

MATERIALS KEY

- FACING BRICKWORK - STRETCHER BOND
- BED JOINT REINFORCEMENT
- RB RECESSED BRICKWORK
- MC METAL CANOPY WITH SIGNAGE
- FC FIXED CLEAR GLASS WINDOW
- FT FIXED TRANSLUCENT GLASS WINDOW
- OC OPENING CLEAR GLASS WINDOW
- ODW OPENING CLEAR GLASS WINDOW/DOOR
- GD GLAZED ENTRANCE DOOR
- PD PAINTED WOODEN DOOR
- LM LOUVRED METAL DOOR/WINDOW
- MP METAL PANEL
- RW RAINWATER PIPEWORK
- MC METAL PARAPET COPING
- BD BRICKWORK DECORATION
- OPAQUE GLAZING
- AIRBRICK - EXHAUST VENT
- AIRBRICK - INLET VENT
- MJ MOVEMENT JOINT
- FIRE CAVITY BARRIER
- SHELF ANGLE
- LINTELS
- Type 3 BALCONY REFERENCE
- MD METAL DOOR

DRAWING INDEX Note: All A&Q drawings start with TAN-AQP- prefix

DR - AR - 01xx - Site and Location Plans
DR - AR - 02xx - General Arrangement Plans
DR - AR - 03xx - Setting Out Plans
DR - AR - 04xx - General Arrangement & Setting Out Elevations
DR - AR - 05xx - General Arrangement & Setting Out Sections
DR - AR - 06xx - Architectural Cores
DR - AR - 07xx - Flat Layouts
DR - AR - 08xx - Fire Strategy
DR - AR - 09xx - Access and Maintenance Strategy
DR - AR - 18xx - 3D Views
DR - AR - 19xx - Internal Doors
DR - AR - 21xx - External Walls
DR - AR - 22xx - Internal Walls/ Partitions/ Dry-lining
DR - AR - 23xx - Floor types, Lift Threshold Details
DR - AR - 24xx - Staircase/Balustrade Details
DR - AR - 25xx - Internal Walls Brickwork / Blockwork
DR - AR - 27xx - Roofs
DR - AR - 275x - Podium Details
DR - AR - 29xx - Balconies, terraces, loggias
DR - AR - 34xx - BWIC, Beam, upstands and downstands Setting Out
DR - AR - 40xx - Floor Finishes Plans
DR - AR - 41xx - Curtain Wallin
DR - AR - 48xx - Metalwork
DR - AR - 62xx - Reflected Ceiling Plans
DR - AR - 70xx - Fixtures & Furniture (Postbox, Cycle Store & Bin Store Layouts)
DR - AR - 73xx - Strategy Plans - Wayfinding
DR - AR - 76xx - Sanitary Fittings / Bathroom Drawings
SH - AR - 35xx - Areas / Accommodation Schedule
SH - AR - 36xx - External Door & Window, External Window, Communal/Louvre, Apartment Door, Brick Specials, Privacy Screen, Materials, Canopy, Balconies

REFERENCING

- EW01 / 2100 — **E**XTERNAL **W**ALL DETAIL — Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-210x
- WD01 / 2160 — **W**INDOW / **D**OOR DETAIL — Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-216x
- PW01 / 2200 — **P**ARTY **W**ALL DETAIL — Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-220x
- IW01 / 2250 — **I**NTERNAL **W**ALL DETAIL — Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-225x
- D01 / 2xxx — GENERAL **D**ETAIL — Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-2xxx
- BD01 / 3675 — **B**ALCONY **D**ETAIL — Dwg no. TAN-AQP-ZZ-ZZ-SH-AR-367x

FOR SETTING OUT DIMENSIONS PLEASE REFER TO DRAWINGS NO.
TAN-AQP-ZZ-ZZ-DR-AR-03XX SERIES

COORDINATION - Refer to M&E consultants drawings for specification, location and number of services. To be read in conjunction with Structural Engineer's. Main contractor to seek installation advice from supplier before construction starts.
Refer to Structural Engineer's setting out for columns and shear walls.

NOTE:
Brickwork textures shown on elevations are **indicative only**.

Refer to Brickwork Setting Out Plans for further information (03XX series). Please also refer to brick specials schedule SH-AR-365X and floor plan details series 2125 / 2150

BRICK AND MORTAR COLOURS (ALL TBC)

- LIGHT BRICKWORK Heygate Blend or the Webster multi cream (TBC)
- GLAZED RED BRICK (TBC)
- GRC PANEL (TBC)
- RED BRICK - TOWN HOUSES Old Saxon Blend and Flemish Antique Brick (TBC)

REFER TO MATERIAL SPECIFICATION DOCUMENT FOR BRICK / MORTAR TYPE

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ARCHITECTURE DESIGN MASTERPLANNING INTERIORS

PROJECT
Tangmere

PROJECT No.25.055

DRAWING
E08 North Elevation - Courtyard

SCALE 1:100 @ A1
DATE 18.02.2026

DRAWING No.
TAN-AQP-ZZ-ZZ-DR-AR-0407

REVISION
P02

DRAWN BY EC

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