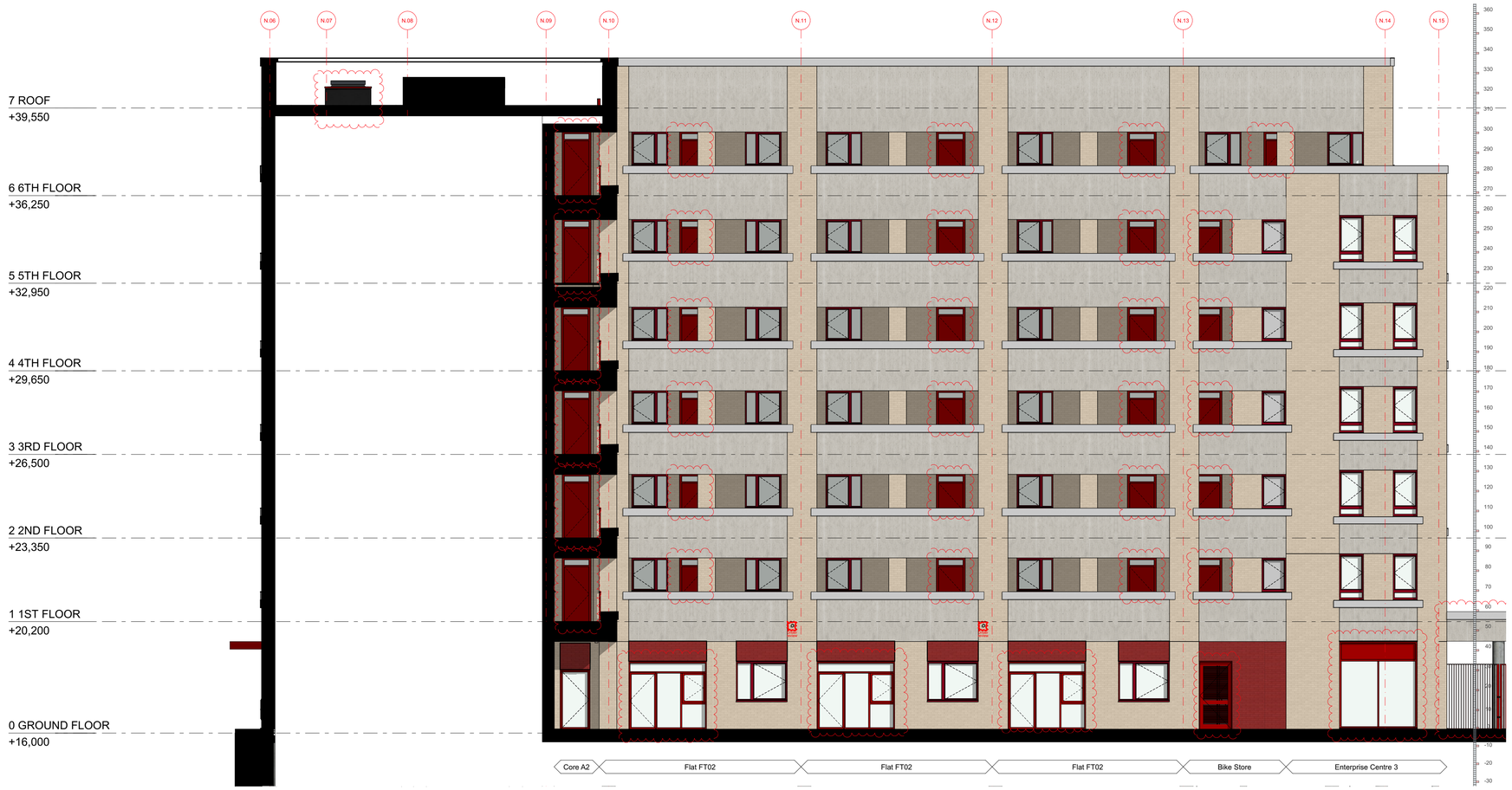


South Facing Elevation - Courtyard

1:100

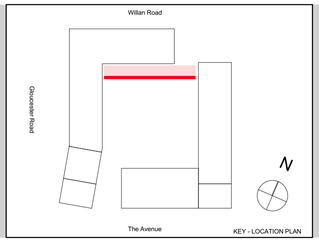
PRELIMINARY

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.© This drawing is Copyright

0 1m 5m 10m



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

NOTES
CONTRACTORS(S), SUB-CONTRACTORS AND MANUFACTURERS TO ENSURE THAT ALL WORKS, SERVICES, MATERIALS AND EQUIPMENT FOR THE PROJECT ARE FIT FOR THE LOCATION, DESIGNED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT CURRENT BRITISH STANDARDS, CODES OF PRACTICE, AND MANUFACTURERS 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 & RISK ASSESSMENT & MAINTENANCE 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 STATEMENT/RISK MAINTENANCE STRATEGY, WHO ARE TO FOLLOW ACCESS/MAINTENANCE SPECIALIST'S STRATEGY.

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

DANGER OF FALLING DURING THE CLEANING & MAINTENANCE OF ROOF LIGHTS / ROOF VENTILATORS - OBTAIN RISK ASSESSMENT/ STATEMENTS FROM MAINTENANCE/CLEANING CONTRACTORS AND DETAILED CONFIRMATION FROM WINDOW SUPPLIER.

DANGER OF FALLING FROM/DELIVERING 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 OPEN PUBLIC HIGHWAYS - CONTRACTOR TO CARRY OUT A PROGRAMME OF WORKS AND MEASURES TO BE ADOPTED TO ENSURE PUBLIC SAFETY AND LOCAL HIGHWAYS PROTECTION AND MODIFICATIONS REQUIRED. LIAISE WITH LOCAL HIGHWAYS AUTHORITY AND POLICE AS REQUIRED.

RISK OF INJURY TO PERSONS HAVING GAINED UNAUTHORISED ACCESS TO MAINTENANCE WORKS - ENSURE HOARDING FULLY PROTECTS WORKS, CONTROL PLACES TO WORKS AND PROVIDE CLEAR NOTICES. STORE ALL MATERIALS AND EQUIPMENT SECURELY OVERNIGHT.

EXTERNAL FIRE ESCAPE ROUTE - PROVIDE & MAINTAIN ADEQUATE ESCAPE ROUTES FOR RESIDENTS & OPERATIVES, WHICH DOES NOT COMPROMISE HGV FIRE APPLIANCE ACCESS TO THE SITE.

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	GD	GLAZED ENTRANCE DOOR		AIRBRICK - EXHAUST VENT
	BED JOINT REINFORCEMENT	PD	PAINTED WOODEN DOOR		AIRBRICK - INLET VENT
	RECESSED BRICKWORK	LM	LOUVRED METAL DOOR/WINDOW	MJ	MOVEMENT JOINT
MC	METAL CANOPY WITH SIGNAGE	MP	METAL PANEL		FIRE CAVITY BARRIER
FC	FIXED CLEAR GLASS WINDOW	RW	RAINWATER PIPEWORK		SHELF ANGLE
FT	FIXED TRANSLUCENT GLASS WINDOW	MC	METAL PARAPET COPING		LINTELS
OC	OPENING CLEAR GLASS WINDOW	BD	BRICKWORK DECORATION	Type 3	BALCONY REFERENCE
ODW	OPENING CLEAR GLASS WINDOW/DOOR		OPAQUE GLAZING	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 - Typical Apartment Cores
DR - AR - 07xx - Flat Layouts
DR - AR - 08xx - Fire Strategy
DR - AR - 09xx - Access and Maintenance Strategy
DR - AR - 10xx - 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 - Staircases/Balustrade Details
DR - AR - 25xx - Internal Walls Brickwork / Blockwork
DR - AR - 27xx - Roofs
DR - AR - 279x - Podium Details
DR - AR - 29xx - Balconies, terraces, loggias
DR - AR - 34xx - BWIC, Beam, upstands and downstands Setting Out
DR - AR - 40xx - Comfort Cooling Plans
DR - AR - 41xx - Comfort Heating
DR - AR - 48xx - Metalwork
DR - AR - 62xx - Reflected Ceiling Plans
DR - AR - 78xx - 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

2025 EW 01	EXTERNAL WALL DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-210x	2025 IW 01	INTERNAL WALL DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-220x
2025 W 01	WINDOW / DOOR DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-216x	2025 GD 01	GENERAL DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-24xx
2025 PW 01	PARTY WALL DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-223x	2025 BD 01 / 2025 BD 02	BALCONY DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-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

A&Q PARTNERSHIP

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2-4 Hoxton Square, The Lux Building, London, N1 6NU
Tel: 0207 613 2244 Email:london@aqp.co.uk

ARCHITECTURE DESIGN MASTERPLANNING INTERIORS

PROJECT
Tangmere

PROJECT No.25.055

DRAWING
E06 South Elevation - Courtyard

SCALE 1:100 @ A1

DATE 18.02.2026

DRAWING No.
TAN-AQP-ZZ-ZZ-DR-AR-0405

REVISION
P02

DRAWN BY EC

File location:BIM360cloud - aqp - BIM360cloud Software as a Service(25.00)\ Tangmere\20250903 Tangmere