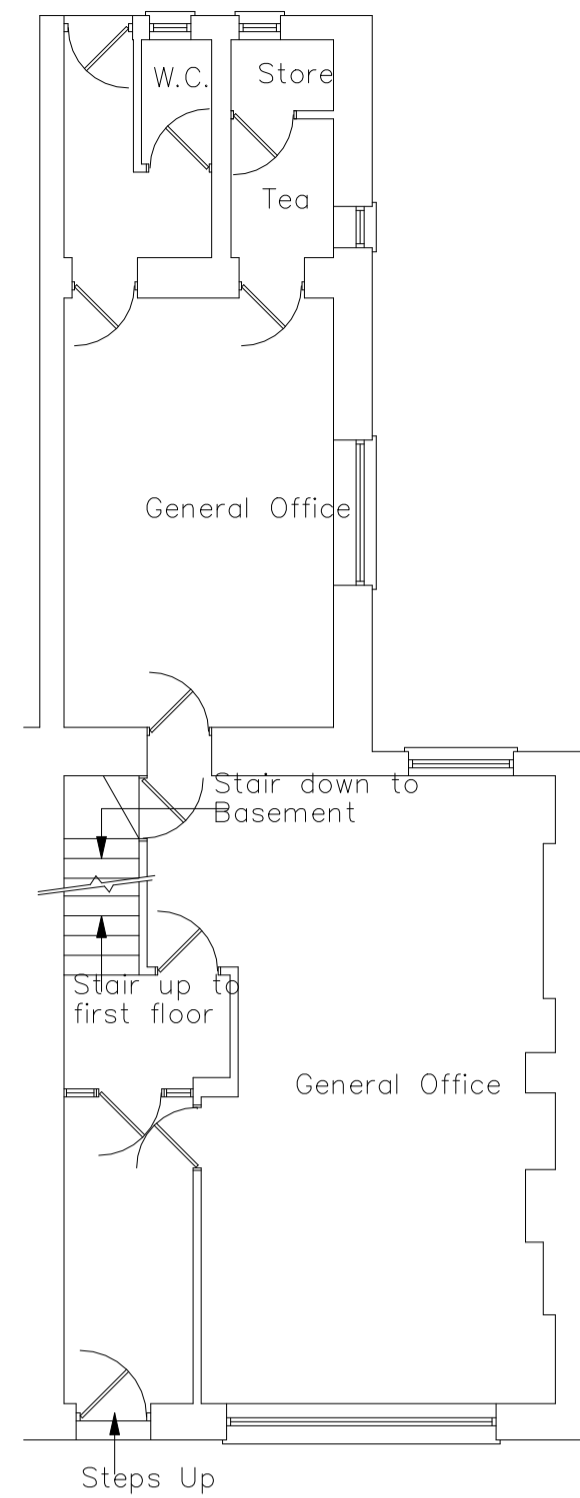
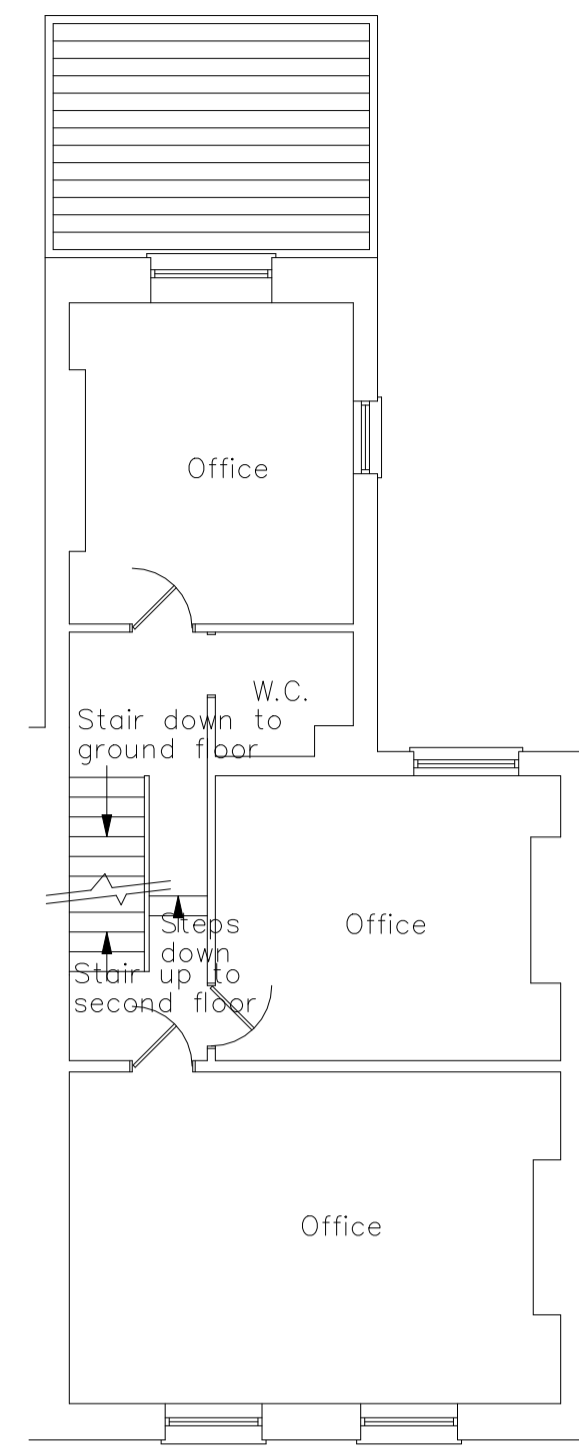


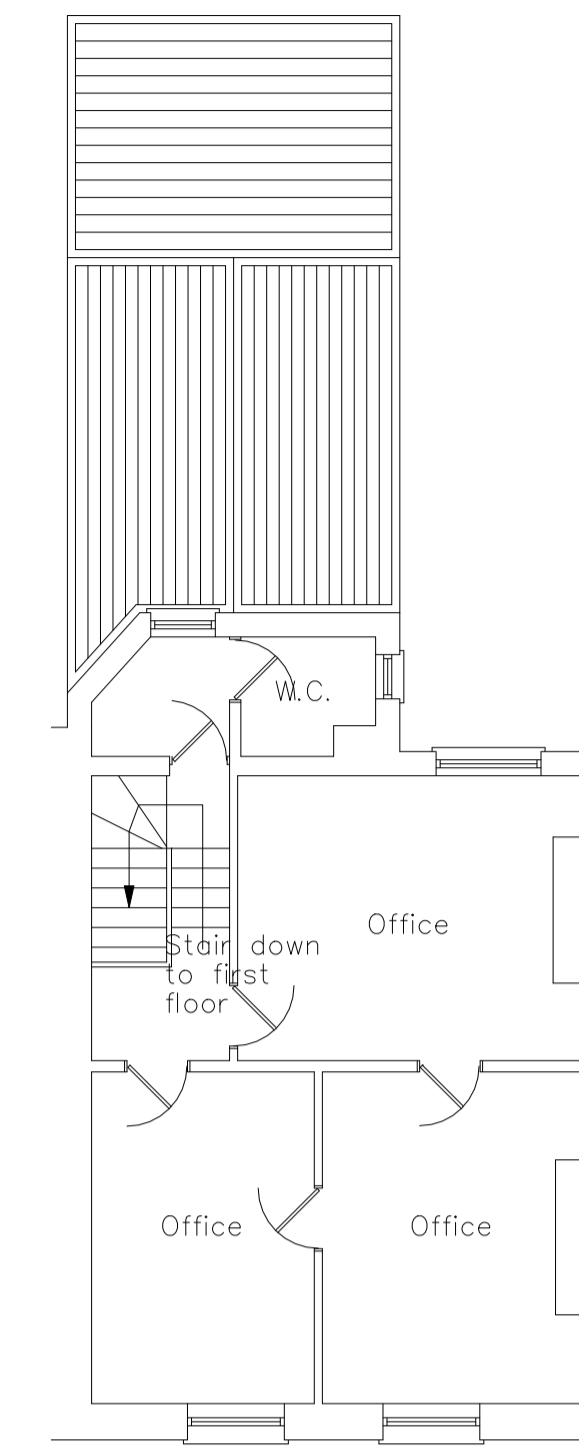
EXISTING BASEMENT PLAN



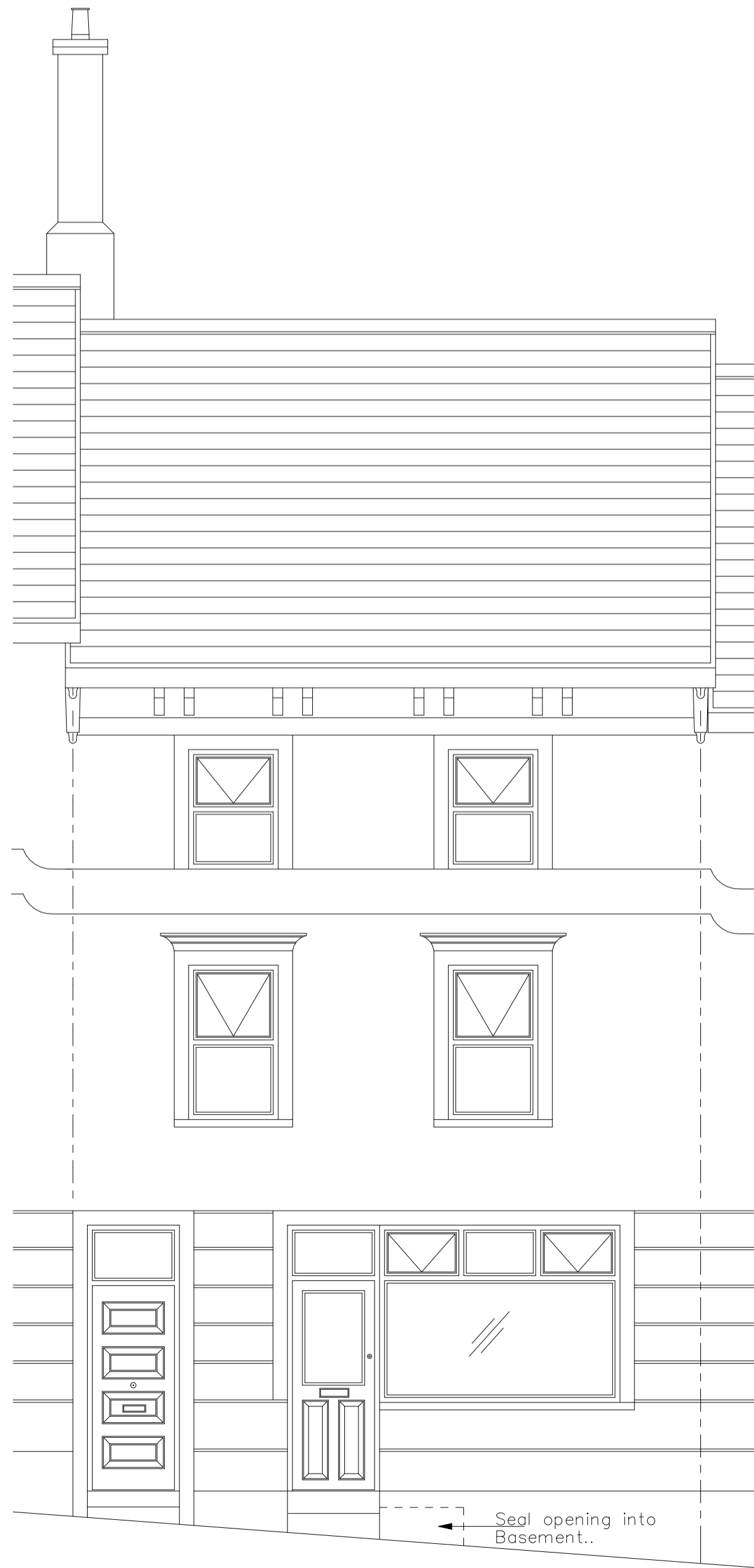
EXISTING GROUND FLOOR PLAN



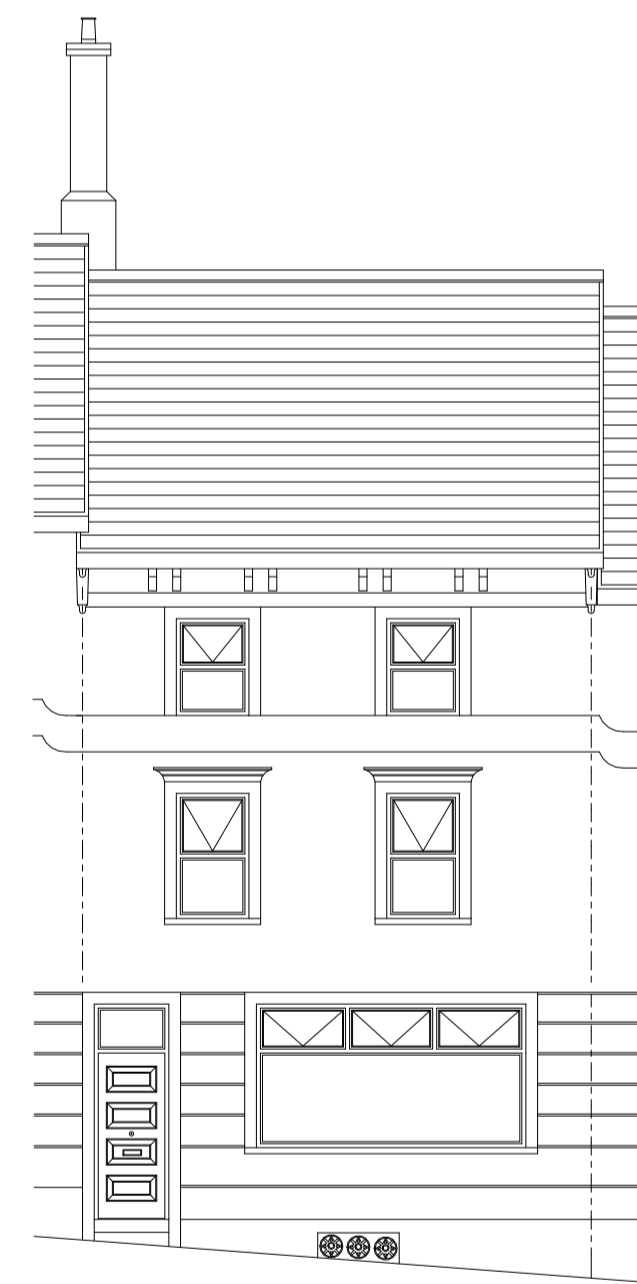
EXISTING FIRST FLOOR PLAN



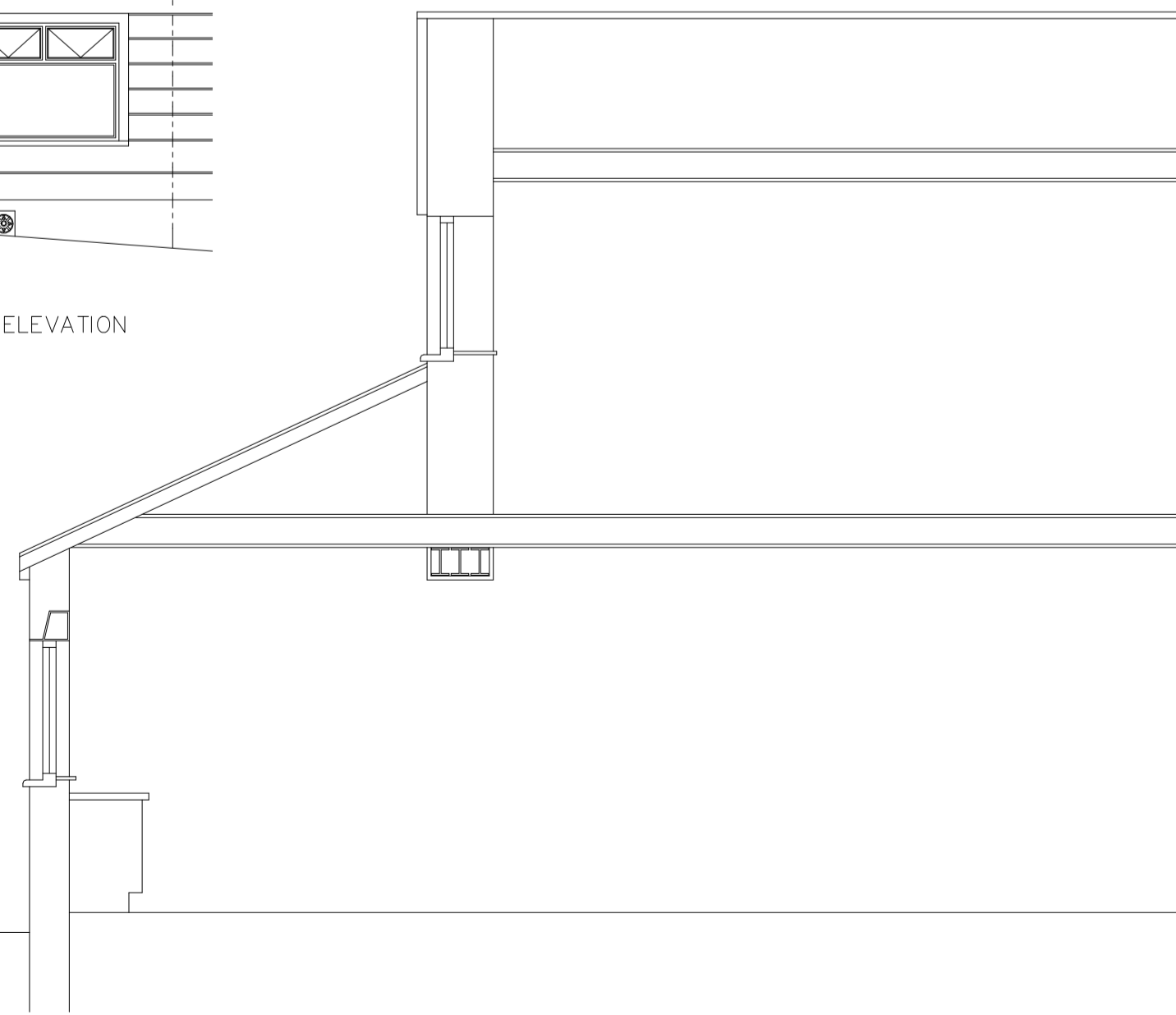
EXISTING SECOND FLOOR PLAN



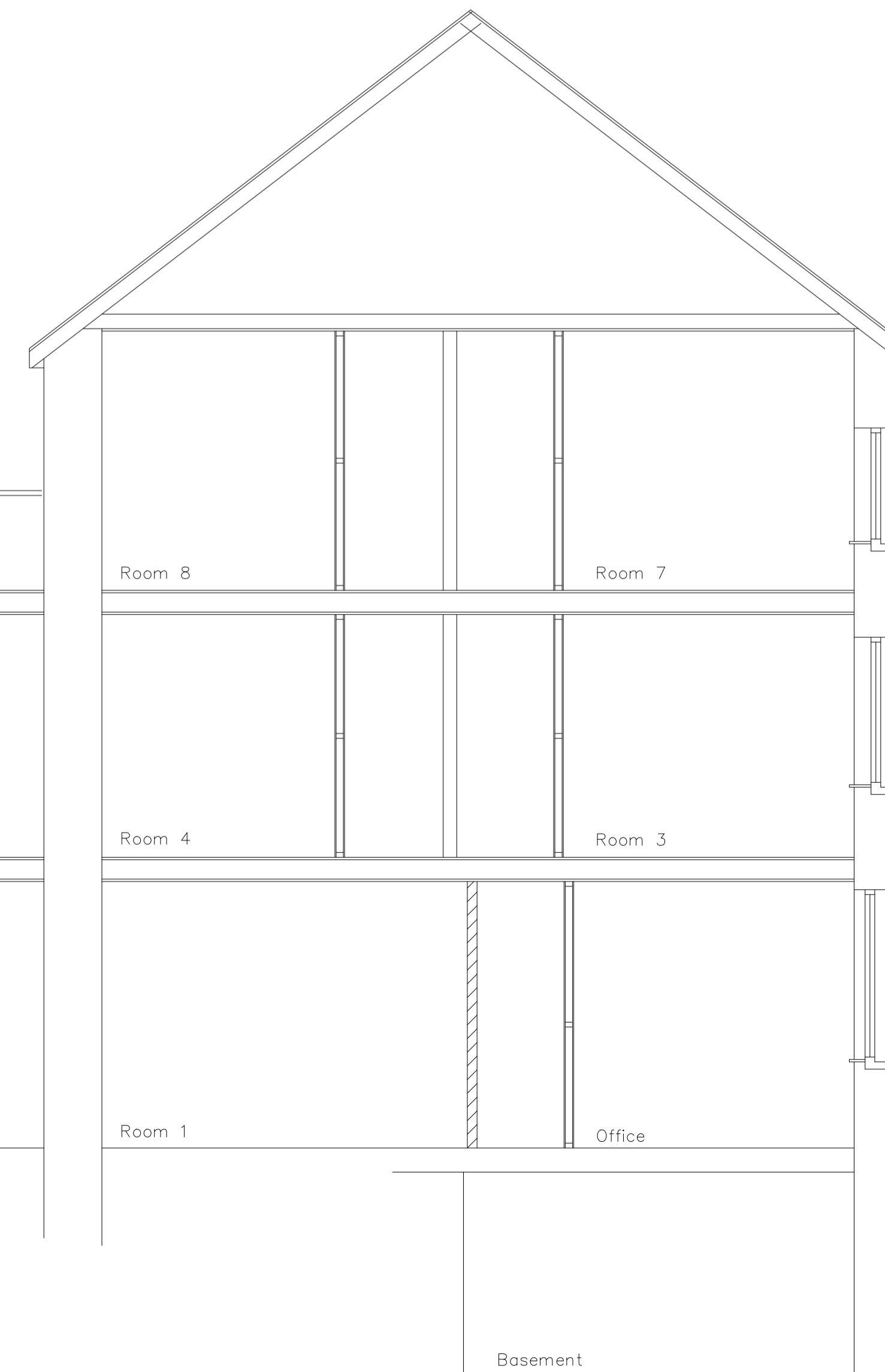
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



PART TYPICAL CROSS SECTION AS PROPOSED



ELECTRICAL WORKS
 All electrical work required to meet Part 'P' (Electrical Safety), must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part 'P' has been complied with.
 This may require an appropriate BS7671 Electrical Test Certificate to be issued on completion of the works by a person competent to do so.
 Provide Energy Efficient lighting to be provided to the extension with 1 light for every 25m² of floor area of the dwelling or 1 light per four fixed lights whichever is the greater.
 Provide final test certificate for new electrical works.

WINDOWS AND GLAZING
 All new windows to have an openable area of 1/20th floor area of room served and fitted with 8000mm² square trickle vents.
 New windows to be u.P.V.C. double glazed with 20mm air gap with 'K' glass.
 Close cavity at sill level with insulation block to prevent thermal bridging. Provide Cotnic or similar insulated steel lintels over window and door openings with 150mm end bearing and cavity tray over. Provide leadcore or similar Insulated D.P.C. around all external openings. New windows to meet 1.6w/m²k U value

First and second floor windows to be fire escape windows with an Openable and unobstructed area of at least 0.33m² and at least 450mm wide and 750mm high and the bottom of the openable area should be a minimum of 800mm above and no more than 1100mm above floor level.

All new glazing to comply with Section 2, paragraph 2-11a of Document 'B' and Approved Document 'N'.
 Windows to meet 1.6w/m²K U value

DRAINAGE AND WASTES
 Drains passing under building to have 150mm concrete surround and 2 No. reinforced concrete lintels over where they pass through walls. Hole between pipe and wall to have granular fill and masked with rigid sheet material and sealed to prevent vermin ingress.
 Build inspection chamber over line of main drain, on 150mm concrete base, with 225mm class 'B' brickwork walls, with cast iron cover and frame. New drain lines to enter chamber on a soffit to soffit basis and turned in the direction of the flow.
 New drain lines to be 110mm underground quality pipe laid on compacted granular base to support and graded to 1:40 fall or fall to suit site conditions.
 All external and internal drainage services to comply with BS 5572
 Provide 75mm wastes to Shower and 50mm to Hand Basin, both to be fitted with rodding eye's and 75mm deep seal traps and to discharge separately into new 110mm soil and vent pipe. Provide Anti-Syphon traps to all Wash hand basins.

- GENERAL NOTES**
1. Upon completion all works to comply fully with current Building Regulations and Allied Legislation.
 2. If plan is dimensioned then DO NOT SCALE. All dimensions to be checked on site. IF IN DOUBT ASK. ANY ERROR FOUND TO BE REPORTED IMMEDIATELY.
 3. The plans are intended for Planning and/or Building regulation purposes only and are not to be used as working drawings.
 4. All works to be carried out to good Building practice and to acceptable standards.
 5. The Building Works you intend to carry out at your property could evoke proceedings under the terms of the Party Wall Act 1996, etc., therefore you should inform your neighbours of the intended works prior to commencement on site.
 6. The specifications, contained in this plan, could change due to the variety of materials and methods available but which on completion perform to the same standard. The specification could also be varied by the Area Building Control Officer.

Proposed Conversion to Eight Bed H.M.O.
 at 56 Bridge Street, Newport,
 Scale 1:50 & 1:100 @ A1,
 Drawn Jan 2025, Sheet 2 of 2