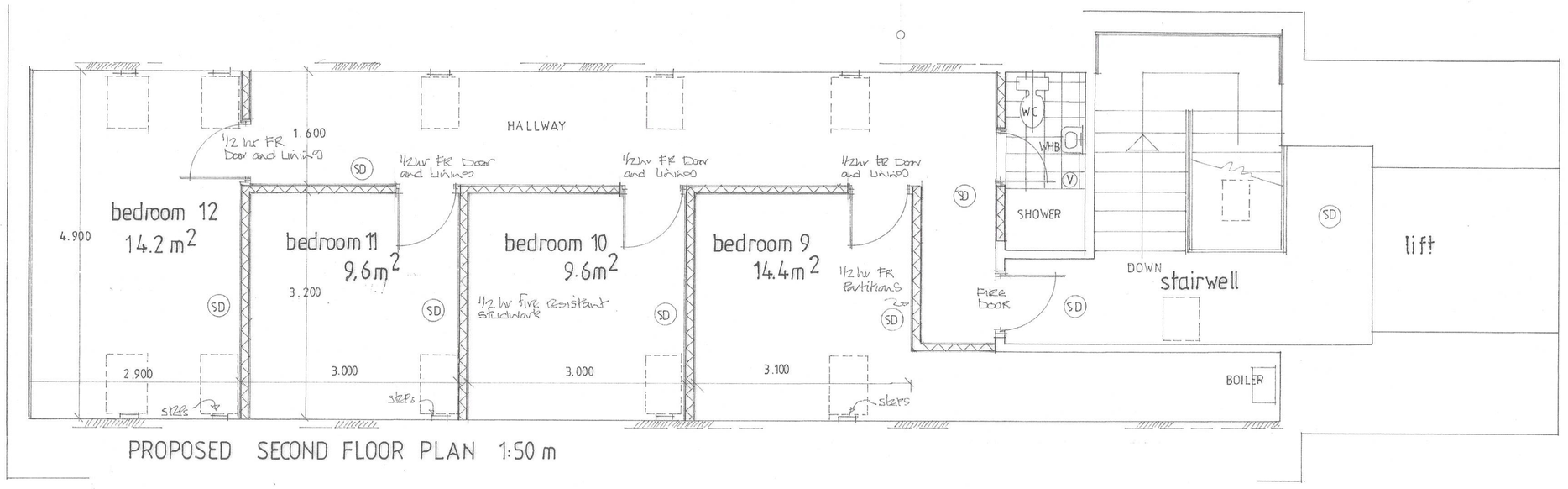
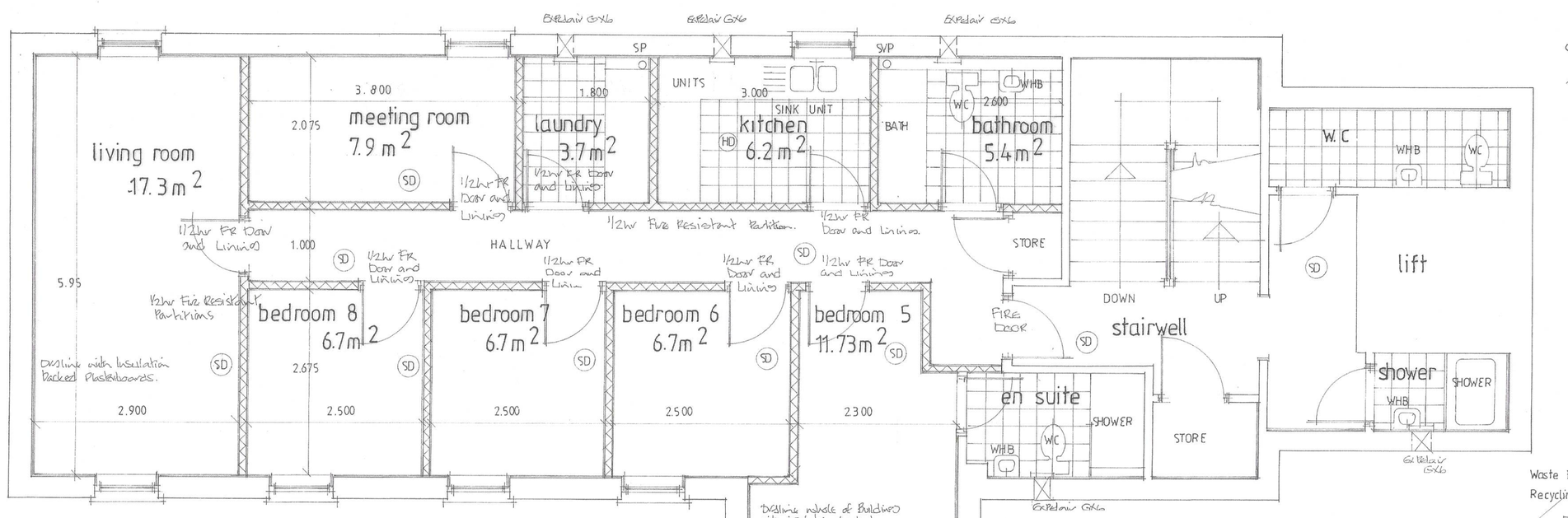


PROPOSED SECOND FLOOR PLAN 1:50 m

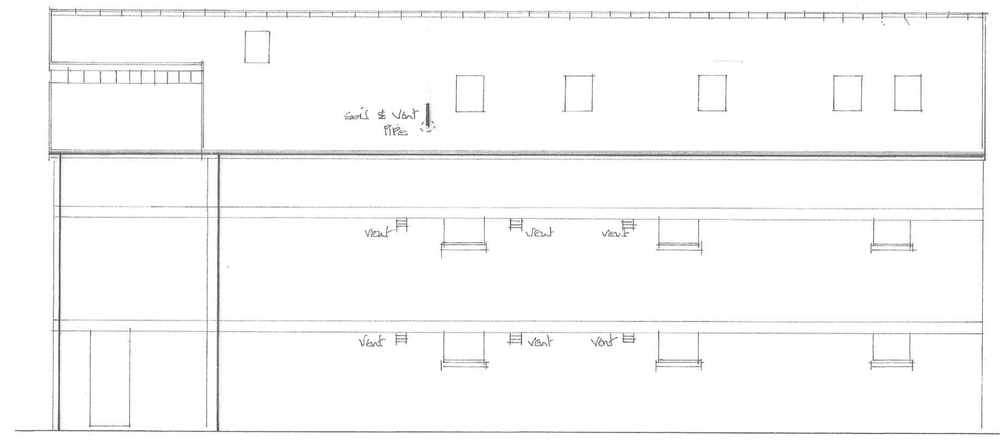


PROPOSED FIRST FLOOR PLAN 1:50 m

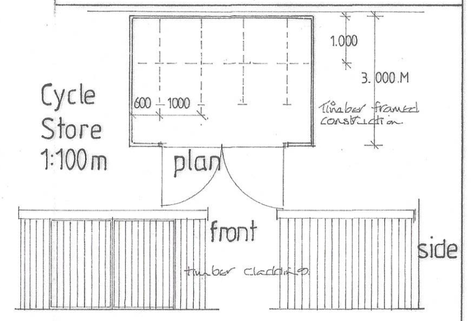
SPACE HEATING AND WATER
Overhaul existing Boilers replace if found necessary.

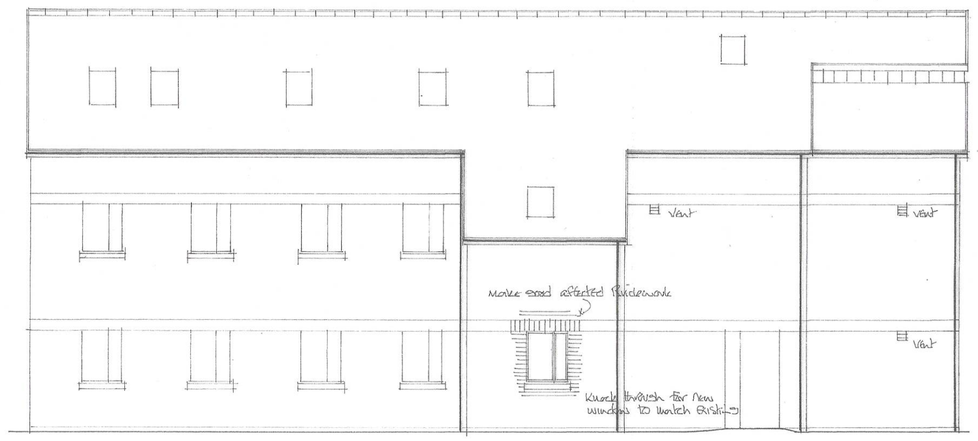
BRIEF ELECTRICS
All new electrical works are to be carried out under this Competent Persons Scheme.
Supply and fix mains operated interconnected smoke detector alarms each with battery backup.
Mains operated mechanical extract fans to kitchens extract air to lift/fresh air.
Mains operated low voltage mechanical extract fans to bathrooms extract to lift/fresh air.
Locate new light switches and power points in an area between 750mm above and 1.200m above adjacent finished floor levels.
New lighting points are to be capable of running low energy lighting only.

INTERNAL DRAINAGE
50mm stainless steel waste clean wastes to showers
40mm PVC wastes to sink units baths and w.h basins
70mm deep seal traps to showers bath basins and s.units
100mm PVC soil pipes and soil and vent pipes fire stopped branch compartment floors.
Box in SVP and S.Pipes in plasterboard ducts backfill ducts with insulation use screwed joints.
Terminate soil pipes with DPCO values.

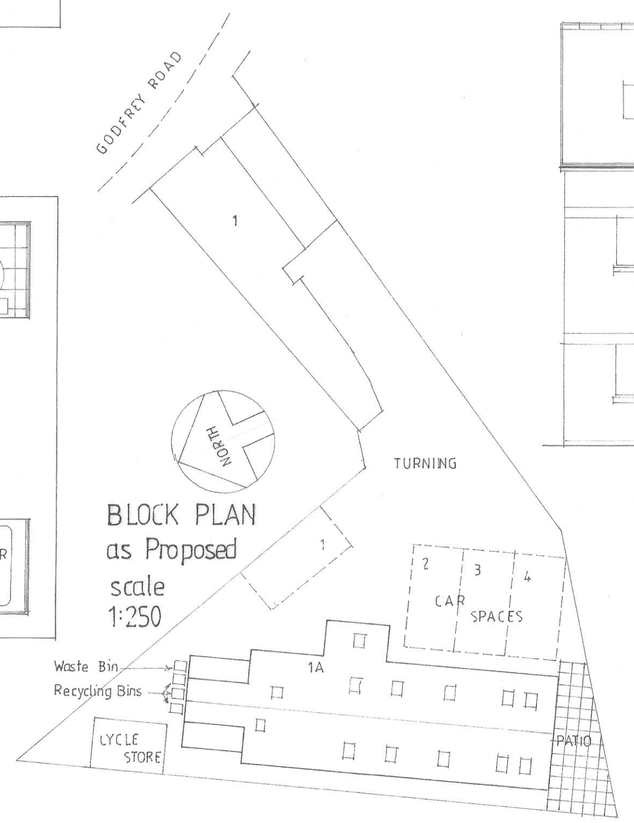


proposed north west elevation

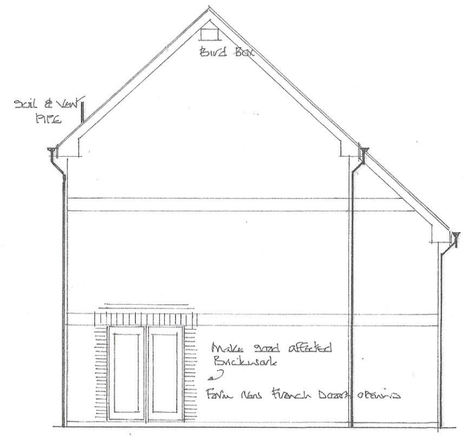




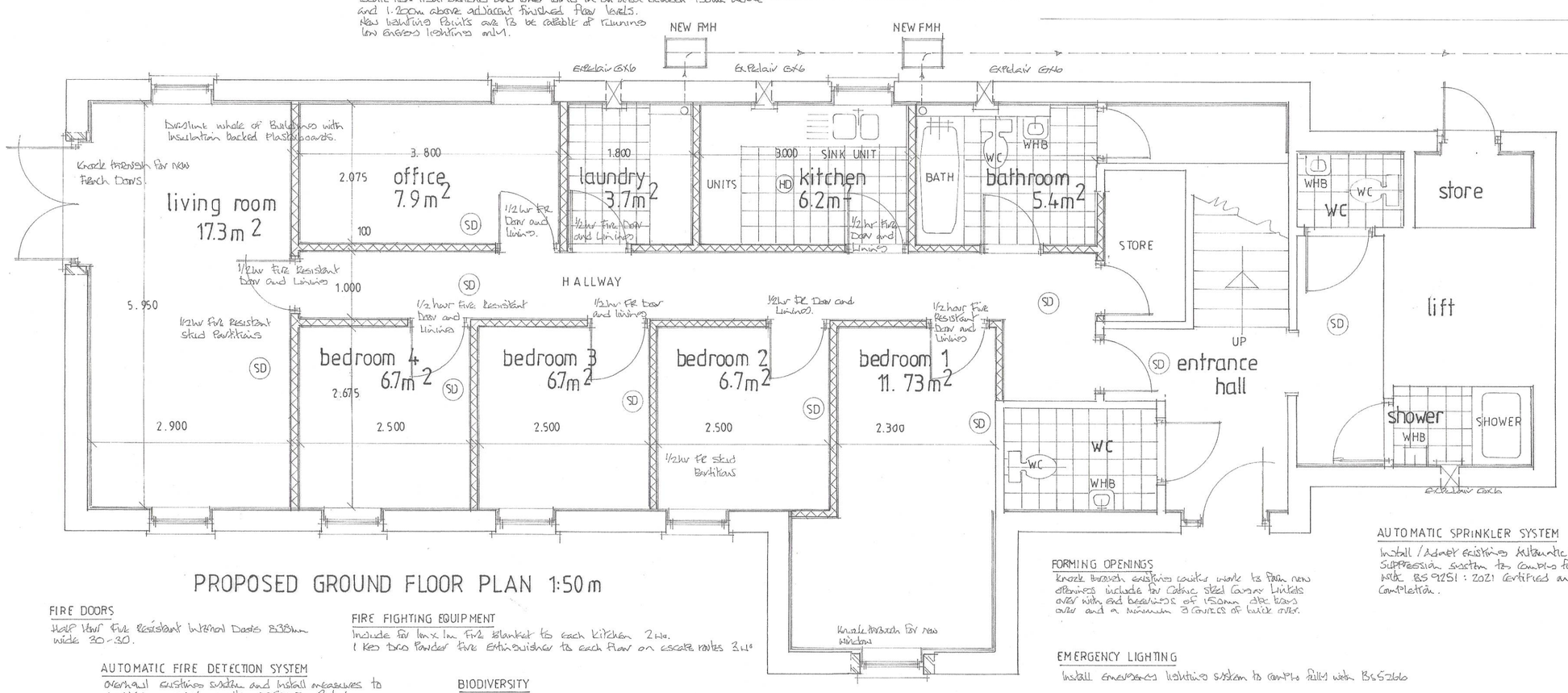
proposed south east elevation



BLOCK PLAN
as Proposed
scale
1:250



proposed south west elevation



PROPOSED GROUND FLOOR PLAN 1:50 m

FIRE DOORS
Install Vent Fire Resistant Internal Doors 838mm wide 30-30.

FIRE FIGHTING EQUIPMENT
Include for 1nr. fire blanket to each kitchen 2nr.
1 Kg Dry Powder fire extinguisher to each floor on escape routes 3nr.

AUTOMATIC FIRE DETECTION SYSTEM
Overhaul existing system and install measures to maintain in accordance with BS5839 Part 6.

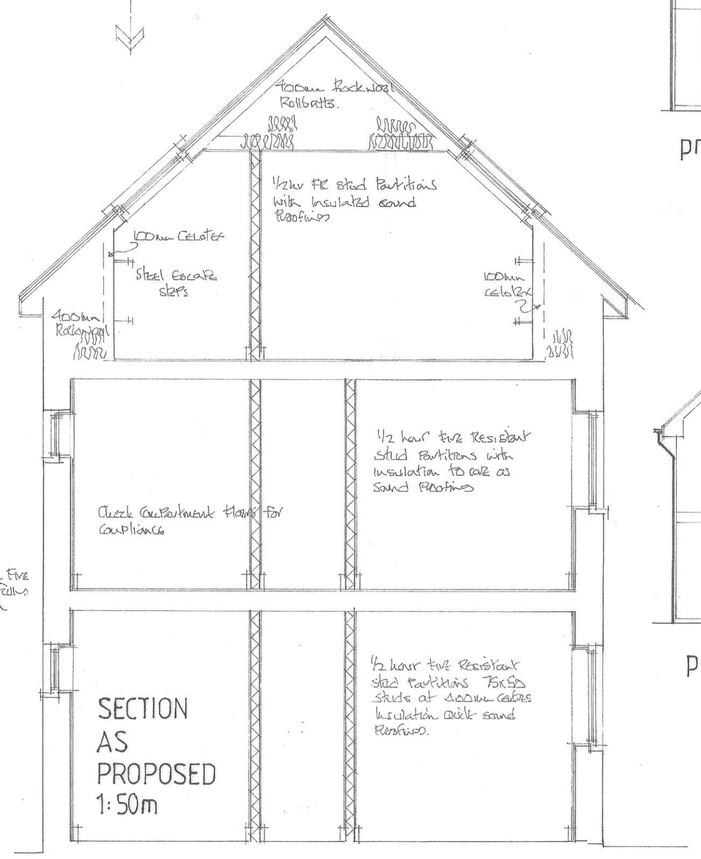
BIODIVERSITY
Provide and fix under ridge of south west elevation
VIVARA PRO WOODSTONE HOUSE SPARROW NEST.
290mm high 210mm wide 160mm deep
7.5 kg weight
Provide and fix under ridge of north east elevation
Tom Cranse Bat Box woodcrete Model
Self cleaning 400mm high 170mm wide 150mm deep
Locate tile number Bee Bricks in suitable locations in boundary walls.

FORMING OPENINGS
Knock through existing cavity wall to form new openings include for lintels steel corner lintels over with end bearings of 150mm min bearing over and a minimum 3 courses of brick over.

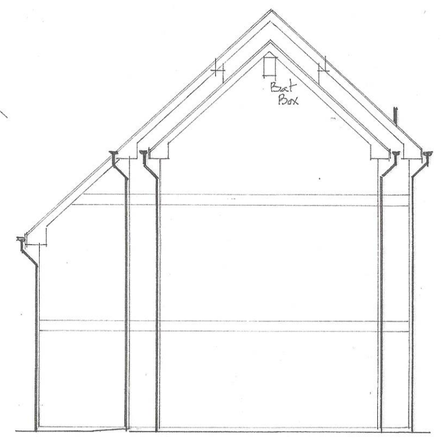
EMERGENCY LIGHTING
Install emergency lighting system to comply fully with BS5266

EMERGENCY SIGNAGE
Install emergency directional signage to comply with BS5499.

AUTOMATIC SPRINKLER SYSTEM
Install / Adapt existing Automatic Fire Suppression system to comply fully with BS 9251 : 2021 certified on Completion.



SECTION
AS
PROPOSED
1:50m



proposed north east elevation

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

This plan has been prepared for Planning and /or Building Regulation purposes only.

Some forms of building works may require action by the owners under The Party Wall Act 1996. The adjoining owners are to be informed of the proposals at least one month before commencement of works and their written approvals obtained.

	Date	Revisions
A		

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RICS

Client
D2 Propco Limited

Job Title
Change of Use to provide 12 Units of Temporary Residential Accommodation together with Communal Facilities.

Drawing Title
1A Godfrey Road
NEWPORT
NP 20 4NX

Scale 1:50 1:100 1:250

Date 20.06.2025 **Drawn by**

Drg. No. 3033 C 02 **Rev.**

DS 342

594 x 841mm A1