

Conversion of 16 & 18 Cambrian Road, Newport, NP 20 AB
1st & 2nd Floors for Stuart Nicholson, to residential accommodation.

Building Work (Exterior) - Drawing Ref in Brackets.

Front Elevation. To be refurbished, brickwork repointed and rendered columns and sills to be repaired, refurbished, and refinished - the external stone work is to be repaired and made good, with all joints repointed in a lime mortar, not cement. Coping stones at top of wall on front elevation replaced. 8 new sash-style double glazed windows on front elevation to be replaced, in grey graphite Aluminium. No change to shopfront. (PROPFRTLEV)

Side/North Elevation. Reconfigure and rebuild the upper part of adjoining party wall drainage and hopper to external drainpipe, to correct the current drainage issues. Galvanised guttering currently in place, will need to be removed and replaced with a new galvanised system, to suit new design. On the lower region of the same external party wall on the 2nd floor, this will need to be hacked off and re-rendered and made waterproof. (Drwg No P10)

Rear Elevations. Exterior wall on the rear elevation of building to be tanked with a heavy-duty waterproof substance or re-pointed, whichever is most appropriate (access from rear courtyard from retail unit on High St). (P9) On 1st floor, existing historical apertures in courtyard to be reopened to new required dimensions ready for new windows – reuse existing bricks. Access via outside roof/courtyard on 1st floor. 4 new white uPVC double glazed windows to be fitted to reconfigured apertures on 1st and 2nd floor at courtyard elevations, and new double glazing units in 2No existing white Upvc windows on second floor. Provide 2No Swift Bird boxes as shown on Green Infrastructure doc.(PROPSECA + B)

Roof. Roof, hidden valley and flashing need to be thoroughly inspected and any repairs or alterations carried out to ensure its integrity and future longevity. Supply and Install 8 No Solar Panels (PROPROOF)

Internal Works

Access door from ground floor retail unit to the stairwell to be retained and up graded, and studding provided to form new cycle store and meter room separating the ground floor (16 Cambrian Road) from the 1st and 2nd floors (18 Cambrian Road).

Provide 4 No cycle racks in cycle/meter room - **MOTTEZ4** Bike 45° Angled Steel Cycle Rack for manoeuvrable storage without lifting.

2 x new electrical supplies to be added by National Grid for the 1st and 2nd floors and separated from the ground floor retail unit's supply. Dig two trenches 1m long x 10cm wide x 400cm deep to accommodate the 2 new supplies. Plus 2 new water supplies and meters from Welsh Water. No change to shopfront

Underside of stairwell in basement to be lined with protected fireproof board.

New TV Door entry provided and 2 No letter boxes in existing front door. (EXSTFRTELEV)

Internal stud walls installed as per the proposed drawings to provide the new layout, remove any existing, unneeded stud-work.

N.B. New partitions to follow the line of the ceramic tiles on the 1st floor and the existing timber boards on the 2nd floor.

Provide doors for the new layout, mid spec./price to meet approved fire standards. 8No. per floor – 16 total.

Floor surfaces. Protect 1st floor ceramic tiling to mostly remaining, replaced where needed. Protect 2nd floor wooden floor to remain, again new flooring added where needed.

1st floor area 71m².& 2nd floor area 81m².

Ceilings on 1st and 2nd floor to remain, modified to suit new layout.

Walls to be plastered and painted and bare brickwork remaining, made good and finished on 2nd floor. Supply and fit a new kitchen

and new bathroom/shower room for both the 1st and 2nd floor to a mid specification. (Kitchen units on 2nd floor to be re-used.)

A bath, shower, toilet and handbasin is required for DQR. Price for 2 bathrooms (1 on each floor) to include:- bath, shower cubicle, toilet and wash-handbasin (PROP1ST & PROP2ND)

Remove 4 No steel grills covering rear windows on 2nd floor.(EXST2ND)

Remove existing loft access and provide 1No insulated access point. Insulate loft space above 2nd floor. (PROP2ND)

New Electrical and plumbing services to be provided and installed to accommodate the new proposed layout. New Consumer units are already in place. (See first item – Internal Works.)

Old plumbing and unwanted electrics to be removed or modified. Re-position drainage and waste services for relocated bathrooms and kitchens. (EXST1ST & EXST2ND)

NB. All main floors in the building are of concrete construction. Fire safe stairwell, landing and doorways to be reconfigured and modified to suit fire and building regulations - Determined by Building and Fire Regs. N.B. Timber floor and roof in existing courtyard area u/side to be fire-proofed.

Emergency lighting and fire alarm systems to be inspected and serviced.