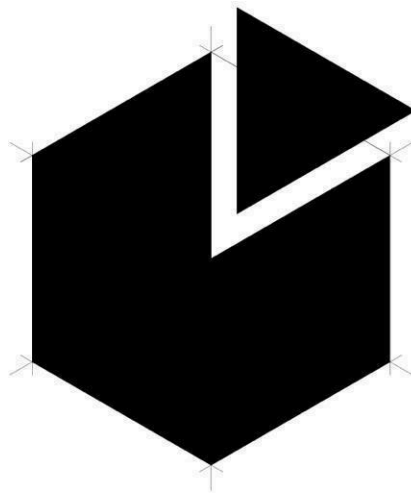




SIXthART
ARCHITECTURE

Condition 04 Discharge Report

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Condition 04 Discharge Report

Project: Newport Commercial Building to Flat Conversions

Address: 31–34 Commercial Street, Newport, NP20 1RL

Applicant: Sixth Art Architectural Design

Prepared by: Erhan Korkmazyurek, Architectural Designer

Date: October 2025

Condition 04 – Glazing and Acoustically Insulated Trickle Vents to Timber Windows

This report provides the full technical information requested under *Condition 04*, relating to the glazing specification and the acoustically insulated trickle vents proposed for the existing timber windows of the above development.

1. Existing Window Configuration

The existing building retains **original timber-framed windows** on both the **front and side elevations**. These external window frames and glazing will **remain completely unaltered externally**.

No changes will be visible from outside the building, ensuring full compliance with the approved heritage and conservation requirements.

- **Existing materials:** Painted timber frames (retained)
- **External glazing:** Single-glazed timber sashes (unchanged)
- **External appearance:** Preserved in its entirety
- **Alteration scope:** *Internal only*

2. Proposed Secondary Window Installation (Internal)

To improve acoustic and thermal performance while preserving the building's original appearance, a **secondary glazing system** will be installed **internally**, set approximately 100 mm behind the existing timber windows.

- **Frame material:** High-quality **white uPVC** (slimline secondary units)
- **Opening type:** Side-hung or top-hung (depending on room layout)
- **Visibility:** Completely concealed from the exterior – not visible from the street or surrounding properties
- **Fixing:** Mechanically fixed within the internal reveal of the existing window frames
- **Air seal:** Continuous acoustic and thermal perimeter seal to prevent flanking transmission
- **Maintenance:** All works are fully reversible, without damage to existing frames

This approach ensures compliance with both **acoustic performance targets** (Approved Document E) and **thermal efficiency standards** (Approved Document L), while protecting the external character of the building.

3. Glazing Specification (Secondary Windows)

Property	Specification
Glazing Type	28 mm Double Glazed Unit (4 / 20 / 4 mm)
Gas Fill	Argon
Coating	Low-E soft-coat (e.g. Pilkington Optitherm S1+)
Spacer	Warm-edge spacer bar
Acoustic Rating	Rw $\approx$ 35 – 40 dB (varies by pane type and cavity)
Thermal U-value	$\leq$ 1.2 W/m ² K
Compliance	BS EN 1279, BS 6375 Parts 1 & 2

This configuration will substantially reduce both external noise ingress and heat loss while maintaining full internal ventilation performance.

4. Trickle Vent Specification

Each new secondary uPVC window will incorporate an **acoustically insulated trickle vent** to provide the required background ventilation in accordance with **Approved Document F (2021 edition)** and **Approved Document E**.

Product: Titon SF Xtra Sound Attenuator 4000EA (Acoustic Trickle Vent)

Manufacturer: Titon Hardware Ltd.

Mounting Type: Surface-mounted through-frame ventilator (installed to secondary uPVC frame head)

Material: Aluminium body with acoustic insulation core

Finish: White (to match uPVC frame)

Equivalent Area (EA): 4 000 mm² (tested to BS EN 13141-1)

Acoustic Performance: Dn,e,w = 42 – 44 dB (tested to BS EN 20140-10 / BS EN ISO 717-1)

Weather Rating: Complies with BS 6375 Part 1

Thermal Resistance: Minimum 0.18 m²K/W

Warranty: 10 years manufacturer's guarantee

Ventilation Strategy:

- **Ventilation Strategy:**
- ● *Acoustic trickle vents (Titon SF Xtra Sound Attenuator 4000EA) will be installed within the existing timber window frames, positioned at the head of each habitable room window.*
- ● *Each internal secondary glazing unit will include a discreet, aligned air slot or grille to maintain continuous airflow from external to internal air.*
- ● *No new openings will be formed externally; the visual appearance of the existing timber windows remains unchanged.*

FIRST FLOOR — EA Schedule (TV-01 Titon SF Xtra 4000EA)

Room	Required EA (mm ²)	Vent Model	Qty	Provided EA (mm ²)	Note
Bedroom 1	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA
Bedroom 2	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA
Bedroom 3	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA
Bedroom 4	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA
Living Area 1	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA
Living Area 2	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA
Living Area 3	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA
Living Area 4	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA
First Floor Sub-Total: Rooms: 8	Vents: 16	EA: 64,000 mm ²			

SECOND FLOOR — EA Schedule (TV-01 Titon SF Xtra 4000EA)

Room	Required EA (mm ²)	Vent Model	Qty	Provided EA (mm ²)	Note	
Bedroom 1	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Bedroom 2	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Bedroom 3	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Bedroom 4	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Living Area 1	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Living Area 2	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Living Area 3	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Living Area 4	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Second Floor Sub-Total: Rooms: 8	Vents: 16	EA: 64,000 mm ²				

THIRD FLOOR — EA Schedule (TV-01 Titon SF Xtra 4000EA)

Room	Required EA (mm ²)	Vent Model	Qty	Provided EA (mm ²)	Note	
Bedroom 1	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Bedroom 2	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Living Area 1	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Living Area 2	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Living Area 3	8,000	TV-01 (Titon 4000EA)	2	8,000	2 vents @ 4,000 EA	
Third Floor Sub-Total: Rooms: 5	Vents: 10	EA: 40,000 mm ²				

PROJECT TOTAL (Bedrooms + Living Areas only)

- Total Rooms: 21
- Total Vents (TV-01 @ 4,000 mm²): 42
- Total EA Provided: 168,000 mm²

5. Acoustic and Visual Impact

The acoustic trickle vents and secondary windows are designed to deliver:

- **Significant noise reduction** (targeting up to 40 dB improvement overall)
- **No external visual alteration** – all new components are internal
- **Improved occupant comfort** through regulated background ventilation
- **Compliance** with Building Regulations 2010 (Parts B, E, F, and L)

6. Summary Statement

Element	Description
External Windows	Existing timber frames and glazing retained (no external alteration)
Internal Secondary Windows	New uPVC double-glazed units, fitted internally
Acoustic Vents	Titon SF Xtra Sound Attenuator 4000EA, installed within existing timber window frames; secondary glazing includes aligned internal air slot
Visibility	Completely concealed from exterior
Compliance	Part E, F & L of Building Regulations; BS EN 1279; BS EN 13141-1
Objective	Enhanced acoustic and thermal performance while maintaining the original external appearance

7. Conclusion

The proposed solution fully satisfies **Condition 04**, providing comprehensive glazing and ventilation details for the development at **31–34 Commercial Street, Newport, NP20 1RL**.

The approach ensures:

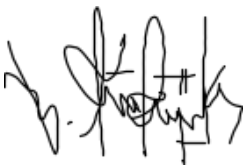
- Preservation of the existing building's external character.
- Internal improvements to meet modern acoustic, ventilation, and energy performance standards.
- Use of tested, compliant products (Titon SF Xtra Sound Attenuator 4000EA and low-U-value double glazing).

We therefore respectfully request the **discharge of Condition 04** relating to glazing and acoustically insulated trickle vents.

Prepared by:

Director – Sixthart Architectural Design

Erhan KORKMAZYUREK



Sponsor:	Granada Glazing Limited
Product Name/Desc.	See Variations
Product Type	Primary and Secondary Glazing
Material Type	Aluminium
Variations:	
Secondary glazing	BVS 6.8mm Standard Laminate

For detailed technical specification, please refer to Section 2 of the report

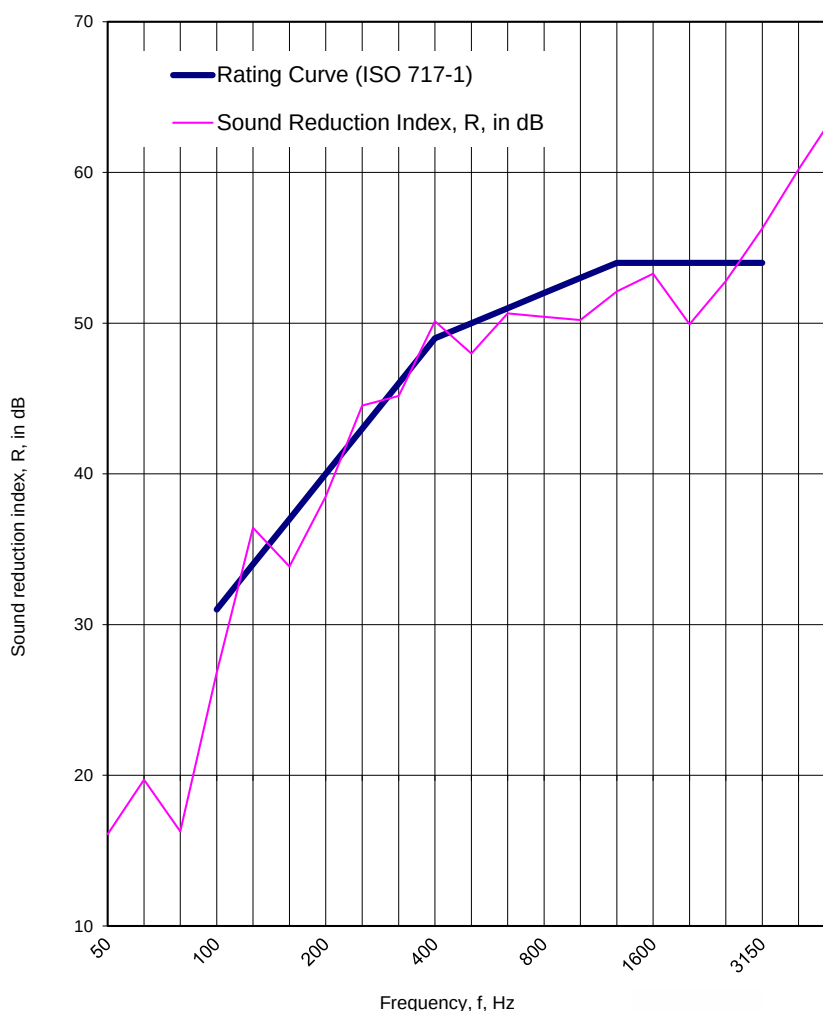
Data sheet Ref. WYC504733/P015

Date of Test: 23/06/2021

Source Room Volume:	82.40 m ³
Receive Room Volume:	69.60 m ³
Specimen Installed By:	Client
Area of Specimen (S):	1.44 m ²
	<u>Sour.</u> <u>Rec.</u>
Temp. in Test Rooms:	17.9 18.1 °C
Static Pressure:	99850.0 99850.0 Pa
Humidity in Test Rooms:	52.1 49.6 %

f, Hz	R, dB
50*	16.1
63*	19.7
80*	16.3
100	26.8
125	36.4
160	33.9
200	38.5
250	44.5
315	45.2
400	50.1
500	48.0
630	50.6
800	50.4
1000	50.2
1250	52.1
1600	53.3
2000	49.9
2500	52.8
3150	56.3
4000	60.2
5000	63.9
AAD	-24.3

Frequency range for rating in accordance with ISO 717-1



$R_w = 50$ dB	$C_{(50-3150)} = -5$ dB	$C_{tr(50-3150)} = -16$ dB
$R_w + C = 49$ dB	$C_{(50-5000)} = -4$ dB	$C_{tr(50-5000)} = -16$ dB
$R_w + C_{tr} = 44$ dB	$C_{(100-5000)} = 0$ dB	$C_{tr(100-5000)} = -6$ dB

[Signature]

Jamie Nelson
Technical Officer

* indicates that the frequency is outside of our UKAS accreditation and is for information only

The legal validity of this report can only be claimed on presentation of the complete report

Report for: Granada Glazing Limited

Report Ref: WYC504733

31-34

31-34 COMMERCIAL STREET
Newport, NP20 1RL

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LEGEND

SW-01 SECONDARY WINDOWS

TV01-TITON Trickle Vents

GENERAL NOTES – WINDOWS & VENTILATION

All existing timber-framed windows to front and side elevations are to be retained and repaired as necessary.

Acoustic trickle vents (Titon SF Xtra Sound Attenuator 4000EA) to be installed within the existing timber window frames, positioned at the head of each habitable room window.

Each trickle vent to remain fully functional after installation of internal secondary glazing.

New secondary glazing units to be installed internally, approximately 100 mm behind existing timber frames – uPVC slimline frames with double-glazed laminated units (Granada Glazing BVS system, Rw 50 dB).

Each secondary glazing unit to include a discreet, aligned air slot or grille corresponding to the external timber trickle vent, ensuring continuous airflow from external to internal air.

No new openings are to be formed externally; the visual appearance of the original timber windows remains unchanged.

The air path through both window layers must comply with Approved Document F (Ventilation, 2021) and maintain acoustic integrity in accordance with Approved Document E.

All installations to be non-invasive and reversible, preserving the existing joinery and finishes.

Works to comply with Building Regulations Parts E, F, and L (2021 edition).

CALL-OUT NOTES (ELEVATION LABELS)

Trickle Vent (existing timber frame):

Acoustic trickle vent – Titon SF Xtra Sound Attenuator 4000EA (4 000 mm² EA). Installed within existing timber frame head. Continuous airflow via aligned slot in secondary glazing.

Short version:

Acoustic trickle vent (Titon SF Xtra 4000EA) to timber head– airflow aligned through secondary glazing.

Secondary Glazing:

Internal secondary uPVC glazing (Granada Glazing BVS System- 28 mm double glazed, Rw 50 dB) installed behind existing timber frame. Includes aligned internal air slot to maintain background ventilation.

Short version:

Internal uPVC secondary glazing (Rw 50 dB) with aligned air slot behind existing timber frame.

Combined Note (for typical window assembly):

Existing timber window with acoustic trickle vent (Titon SF Xtra 4000EA) at head. Internal secondary glazing (Granada Glazing BVS System, Rw 50 dB) installed behind with aligned air slot for continuous ventilation- no visible external alteration.



0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ A1

NP20 1RL

Proposed Conversion of First, Second, and Third Floor
Loft Conversion, and Roof Space Extension to Form 16
Flats

TITLE		
First Floor Plan, FRONT AND SIDE WINDOWS		
DATE	SCALE	PROJECT NUMBER
Issue Date	1 : 50	Project Number
STAGE	REVISION	DRAWING NO
BC-S4	RV-4	A101 B
		19-05-2025

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31-34

31-34 COMMERCIAL STREET
Newport, NP20 1RL

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LEGEND

- SW-01 SECONDARY WINDOWS
- TV01-TITON Trickle Vents

NP20 1RL

Proposed Conversion of First, Second, and Third Floor Loft Conversion, and Roof Space Extension to Form 16 Flats

TITLE		
Second Floor Plan-Secondary windows and trickle vents		
DATE	SCALE	PROJECT NUMBER
Issue Date	1 : 50	Project Number
STAGE	REVISION	DRAWING NO
BC-S4	RV-4	A102 B
		19-05-2025

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GENERAL NOTES – WINDOWS & VENTILATION

All existing timber-framed windows to front and side elevations are to be retained and repaired as necessary.

Acoustic trickle vents (Titon SF Xtra Sound Attenuator 4000EA) to be installed within the existing timber window frames, positioned at the head of each habitable room window.

Each trickle vent to remain fully functional after installation of internal secondary glazing.

New secondary glazing units to be installed internally, approximately 100 mm behind existing timber frames– uPVC slimline frames with double-glazed laminated units (Granada Glazing BVS system, Rw 50 dB).

Each secondary glazing unit to include a discreet, aligned air slot or grille corresponding to the external timber trickle vent, ensuring continuous airflow from external to internal air.

No new openings are to be formed externally; the visual appearance of the original timber windows remains unchanged.

The air path through both window layers must comply with Approved Document F (Ventilation, 2021) and maintain acoustic integrity in accordance with Approved Document E.

All installations to be non-invasive and reversible, preserving the existing joinery and finishes.

Works to comply with Building Regulations Parts E, F, and L (2021 edition).

CALL-OUT NOTES (ELEVATION LABELS)

Trickle Vent (existing timber frame):

Acoustic trickle vent – Titon SF Xtra Sound Attenuator 4000EA (4 000 mm² EA). Installed within existing timber frame head. Continuous airflow via aligned slot in secondary glazing.

Short version:

Acoustic trickle vent (Titon SF Xtra 4000EA) to timber head– airflow aligned through secondary glazing.

Secondary Glazing:

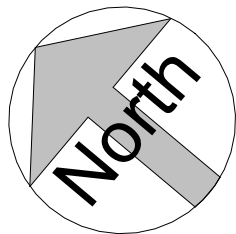
Internal secondary uPVC glazing (Granada Glazing BVS System – 28 mm double glazed, Rw 50 dB) installed behind existing timber frame. Includes aligned internal air slot to maintain background ventilation.

Short version:

Internal uPVC secondary glazing (Rw 50 dB) with aligned air slot – behind existing timber frame.

Combined Note (for typical window assembly):

Existing timber window with acoustic trickle vent (Titon SF Xtra 4000EA) at head. Internal secondary glazing (Granada Glazing BVS System, Rw 50 dB) installed behind with aligned air slot for continuous ventilation– no visible external alteration.



VISUAL SCALE 1:50 @ A1

Second Floor Level Copy 1

1 : 50

TV-01: Trickle Vent Type 01 (Titon SF Xtra Sound Attenuator 4000EA)

SW-01: Secondary Window Type 01 (Internal uPVC)

23/10/2025 11:19:47

31-34

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LEGEND

- SW-01 SECONDARY WINDOWS
- TV01-TITON Trickle Vents

NP20 1RL

Proposed Conversion of First, Second, and Third Floor Loft Conversion, and Roof Space Extension to Form 16 Flats

TITLE		
Third Floor Plan -Secondary windows and Trickle vents		
DATE	SCALE	PROJECT NUMBER
Issue Date	1 : 50	Project Number
STAGE	REVISION	DRAWING NO
BC-S4	RV-4	A103 B
19-05-2025		

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GENERAL NOTES – WINDOWS & VENTILATION

All existing timber-framed windows to front and side elevations are to be retained and repaired as necessary.

Acoustic trickle vents (Titon SF Xtra Sound Attenuator 4000EA) to be installed within the existing timber window frames, positioned at the head of each habitable room window.

Each trickle vent to remain fully functional after installation of internal secondary glazing.

New secondary glazing units to be installed internally, approximately 100 mm behind existing timber frames– uPVC slimline frames with double-glazed laminated units (Granada Glazing BVS system, Rw 50 dB).

Each secondary glazing unit to include a discreet, aligned air slot or grille corresponding to the external timber trickle vent, ensuring continuous airflow from external to internal air.

No new openings are to be formed externally; the visual appearance of the original timber windows remains unchanged.

The air path through both window layers must comply with Approved Document F (Ventilation, 2021) and maintain acoustic integrity in accordance with Approved Document E.

All installations to be non-invasive and reversible, preserving the existing joinery and finishes.

Works to comply with Building Regulations Parts E, F, and L (2021 edition).

CALL-OUT NOTES (ELEVATION LABELS)

Trickle Vent (existing timber frame):

Acoustic trickle vent – Titon SF Xtra Sound Attenuator 4000EA (4 000 mm² EA). Installed within existing timber frame head. Continuous airflow via aligned slot in secondary glazing.

Short version:

Acoustic trickle vent (Titon SF Xtra 4000EA) to timber head–airflow aligned through secondary glazing.

Secondary Glazing:

Internal secondary uPVC glazing (Granada Glazing BVS System – 28 mm double glazed, Rw 50 dB) installed behind existing timber frame. Includes aligned internal air slot to maintain background ventilation.

Short version:

Internal uPVC secondary glazing (Rw 50 dB) with aligned air slot – behind existing timber frame.

Combined Note (for typical window assembly):

Existing timber window with acoustic trickle vent (Titon SF Xtra 4000EA) at head. Internal secondary glazing (Granada Glazing BVS System, Rw 50 dB) installed behind with aligned air slot for continuous ventilation– no visible external alteration.



SW-01: Secondary Window Type 01 (Internal uPVC)

TV-01: Trickle Vent Type 01 (Titon SF Xtra Sound Attenuator 4000EA)

1 Third Floor Level Copy 1
1 : 50

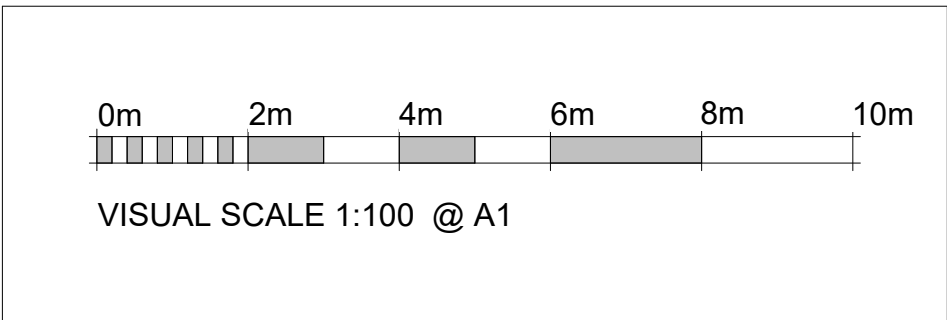
31-34

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Note:
All fire protection systems must be installed by a certified contractor in accordance with manufacturer's specifications and test evidence.



NP20 1RL

Proposed Conversion of First, Second, and Third Floor
Loft Conversion, and Roof Space Extension to Form 16
Flats

TITLE		
Elevations		
DATE	SCALE	PROJECT NUMBER
Issue Date	1: 100	Project Number
STAGE	REVISION	DRAWING NO
BC-S4	RV-4	A210
19-05-2025		

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23/10/2025 11:19:47



Existing Front Elevation

1 : 100

GENERAL NOTES – WINDOWS & VENTILATION

All existing timber-framed windows to front and side elevations are to be retained and repaired as necessary.

Acoustic trickle vents (Titon SF Xtra Sound Attenuator 4000EA) to be installed within the existing timber window frames, positioned at the head of each habitable room window.

Each trickle vent to remain fully functional after installation of internal secondary glazing.

New secondary glazing units to be installed internally, approximately 100 mm behind existing timber frames uPVC slimline frames with double-glazed laminated units (Granada Glazing BVS system, Rw 50 dB).

Each secondary glazing unit to include a discreet, aligned air slot or grille corresponding to the external timber trickle vent, ensuring continuous airflow from external to internal air.

No new openings are to be formed externally; the visual appearance of the original timber windows remains unchanged.

The air path through both window layers must comply with Approved Document F (Ventilation, 2021) and maintain acoustic integrity in accordance with Approved Document E.

All installations to be non-invasive and reversible, preserving the existing joinery and finishes.

Works to comply with Building Regulations Parts E, F, and L (2021 edition).

CALL-OUT NOTES (ELEVATION LABELS)

Trickle Vent (existing timber frame):

Acoustic trickle vent – Titon SF Xtra Sound Attenuator 4000EA (4 000 mm² EA). Installed within existing timber frame head. Continuous airflow via aligned slot in secondary glazing.

Short version:

Acoustic trickle vent (Titon SF Xtra 4000EA) to timber head– airflow aligned through secondary glazing.

Secondary Glazing:

Internal secondary uPVC glazing (Granada Glazing BVS System– 28 mm double glazed, Rw 50 dB) installed behind existing timber frame. Includes aligned internal air slot to maintain background ventilation.

Short version:

Internal uPVC secondary glazing (Rw 50 dB) with aligned air slot- behind existing timber frame.

Combined Note (for typical window assembly):

Existing timber window with acoustic trickle vent (Titon SF Xtra 4000EA) at head. Internal secondary glazing (Granada Glazing BVS System, Rw 50 dB) installed behind with aligned air slot for continuous ventilation–no visible external alteration.

Proposed Front Elevation 2

1 : 100



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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements documents, Agreements to Lease, Structural Engineer's drawings and specifications, Civil Engineer's drawings and specifications, Survey Drawings, Party Wall/Boundary Awards. Other specialist design consultant's requirements as appointed by the Main Contractor. Other specialist design sub-contractor's requirements as appointed by the Main Contractor.

Note:
All fire protection systems must be installed by a certified contractor in accordance with manufacturer's specifications and test evidence.



SOUTH (SIDE) ELEVATION

Existing South Side
Elevation
1 : 100



SOUTH (SIDE) ELEVATION

Proposed South Side
Elevation
1 : 100

GENERAL NOTES – WINDOWS & VENTILATION

All existing timber-framed windows to front and side elevations are to be retained and repaired as necessary.

Acoustic trickle vents (Titon SF Xtra Sound Attenuator 4000EA) to be installed within the existing timber window frames, positioned at the head of each habitable room window.

Each trickle vent to remain fully functional after installation of internal secondary glazing.

New secondary glazing units to be installed internally, approximately 100 mm behind existing timber frames uPVC slimline frames with double-glazed laminated units (Granada Glazing BVS system, Rw 50 dB).

Each secondary glazing unit to include a discreet, aligned air slot or grille corresponding to the external timber trickle vent, ensuring continuous airflow from external to internal air.

No new openings are to be formed externally; the visual appearance of the original timber windows remains unchanged.

The air path through both window layers must comply with Approved Document F (Ventilation, 2021) and maintain acoustic integrity in accordance with Approved Document E.

All installations to be non-invasive and reversible, preserving the existing joinery and finishes.

Works to comply with Building Regulations Parts E, F, and L (2021 edition).

CALL-OUT NOTES (ELEVATION LABELS)

Trickle Vent (existing timber frame):

Acoustic trickle vent – Titon SF Xtra Sound Attenuator 4000EA (4 000 mm² EA). Installed within existing timber frame head. Continuous airflow via aligned slot in secondary glazing.

Short version:

Acoustic trickle vent (Titon SF Xtra 4000EA) to timber head– airflow aligned through secondary glazing.

Secondary Glazing:

Internal secondary uPVC glazing (Granada Glazing BVS System- 28 mm double glazed, Rw 50 dB) installed behind existing timber frame. Includes aligned internal air slot to maintain background ventilation.

Short version:

Internal uPVC secondary glazing (Rw 50 dB) with aligned air slot- behind existing timber frame.

Combined Note (for typical window assembly):

Existing timber window with acoustic trickle vent (Titon SF Xtra 4000EA) at head. Internal secondary glazing (Granada Glazing BVS System, Rw 50 dB) installed behind with aligned air slot for continuous ventilation– no visible external alteration.



VISUAL SCALE 1:100 @ A1

NP20 1RL

Proposed Conversion of First, Second, and Third Floor
Loft Conversion, and Roof Space Extension to Form 16
Flats

TITLE		
Elevations 4		
DATE	SCALE	PROJECT NUMBER
Issue Date	1: 100	Project Number
STAGE	REVISION	DRAWING NO
BC-S4	RV-4	A214
19-05-2025		

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