



DISCHARGE PACK

**PROJECT: PROPERTY CONVERSION AT 31-34 COMMERCIAL STREET,
NEWPORT**

DATE: 13/02/2025

REFERENCE NO.: 24/0010

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1. PROJECT DETAILS

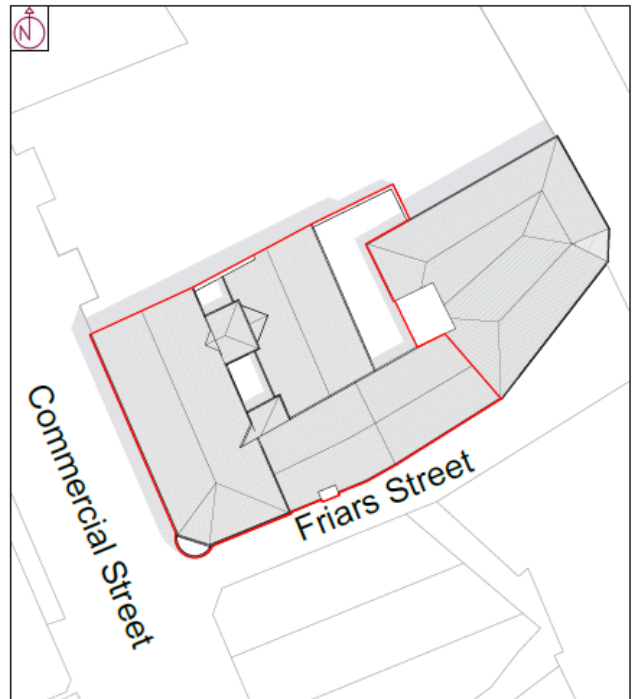
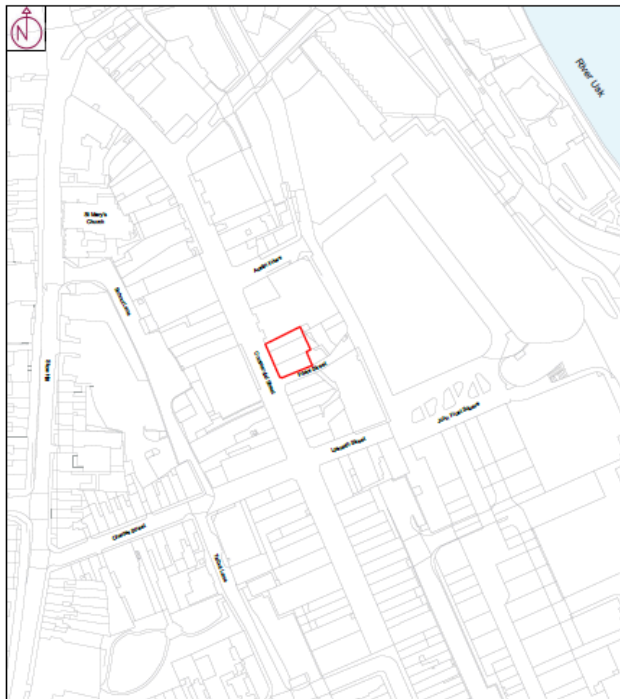
- **Site Address:** 31-34 Commercial Street, Newport, Wales, NP20 1RL
- **Project Title:** Proposed Conversion of First, Second, and Third Floors, Loft Conversion, and Roof Space Extension to Form 16 No. Flats
- **Planning Reference:** 24/0010



2. REQUIRED CONDITIONS FOR DISCHARGE

The following conditions must be satisfied for project approval and discharge:

- Construction Environmental Management Plan (CEMP)
- Scheme of Sound Insulation (SSI)
- Detailed Ventilation Plans
- Detailed Waste Management Plan
- Ecological Enhancement Plan
- Extension Material Details
- Fire Protection Compliance with Wales Approved Documents (Approved Document B, Fire Safety)
- Structural Stability and Load Bearing Compliance (as per Raisehold Drawings SD-Newport NP20 1HJ-1-050225)



3.CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

3.1. EXECUTIVE SUMMARY

The Construction Environmental Management Plan (CEMP) outlines the measures and procedures that will be implemented to mitigate environmental impacts associated with the construction activities at **31-34 Commercial Street, Newport**. The document aligns with **BS 5228: Parts 1 & 2: 2009 (Noise and Vibration Control on Construction and Open Sites)** and other relevant **UK Building Regulations, Approved Documents, and Local Authority Planning Conditions**.

The primary responsibility for ensuring compliance with these regulations, site safety, and environmental control measures lies with the **appointed contractor and sub-contractors** involved in the execution of the works.

This plan details **best-practice methodologies** to minimize **noise, vibration, dust, site lighting, and material waste**, ensuring compliance with local planning policies and health and safety regulations.

3.2. INTRODUCTION

This CEMP has been prepared in response to **Condition 02** of the Local Planning Approval for the development. The **appointed contractor** shall ensure that:

- The best available techniques are employed to mitigate noise, dust, vibration, and site lighting pollution.
- Works are carried out in a manner that prevents undue disruption to local residents and businesses.
- All legal obligations under the **Environmental Protection Act 1990, Control of Pollution Act 1974**, and **Construction (Design and Management) Regulations 2015** are adhered to.

3.3. GENERAL REQUIREMENTS AND OBJECTIVES

Noise Management

The **appointed contractor** shall ensure that noise levels during construction comply with **BS 5228: Parts 1 & 2: 2009**, minimizing disruption to nearby properties. Key mitigation measures include:

- Using low-noise machinery where possible.
- Ensuring all equipment is well-maintained and fitted with silencers.
- Scheduling noisy activities during permitted working hours only.

Vibration Management

- Vibration impacts shall be minimized through **vibration monitoring and best-practice techniques** in accordance with **BS 5228: Part 2**.
- The **appointed contractor** shall implement damping techniques where necessary to protect adjacent structures.

Dust Management

To prevent airborne dust pollution and reduce health risks:

- Water suppression techniques shall be used during **demolition and material handling**.
- All demolition materials must be covered before transport.
- A **wheel-washing station** shall be set up at the site exit.

3.4. PUBLIC RELATIONS & COMMUNITY ENGAGEMENT

Complaint Management

The **appointed contractor** shall provide a dedicated **phone line and email contact** for complaints. A **logbook** shall be maintained documenting all complaints and corrective actions taken.

Liaison with Local Authorities

Regular communication shall be maintained with the **Newport City Council Noise & Neighbourhood Team** regarding:

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- Noise control measures.
 - Emergency deviations from working hours.
 - Vibration and environmental monitoring results.
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3.5. SITE WORKING HOURS

The **appointed contractor** shall comply with the following working hours unless prior written consent is obtained from the Local Planning Authority (LPA):

- **Monday to Friday:** 08:00 – 18:00
- **Saturday:** 08:00 – 13:00
- **No work on Sundays or public holidays.**

Any **emergency deviations** must be reported immediately to the **Newport City Council Noise & Neighbourhood Team**.

3.6. NOISE AND VIBRATION CONTROL (BS 5228: Parts 1 & 2: 2009)

Plant and Equipment

- All equipment used during construction shall comply with **BS 4142**, ensuring noise levels do not exceed **36 dB** at sensitive receptors.
- All machinery shall be **regularly serviced and fitted with silencers** to reduce operational noise levels.

Sound Insulation

- **Glazing units** for all habitable rooms shall achieve a **minimum sound insulation performance of 21 dB Rw + Ctr**, ensuring that internal noise levels remain within **35 dB LAeq (daytime) and 30 dB LAeq (night-time)**.

Operational Hours for Noise-Generating Activities

- **Monday to Friday:** 08:00 – 18:00
- **Saturday:** 08:00 – 13:00
- **No work on Sundays or public holidays.**

- **Delivery Timing Considerations:**

- Where essential, deliveries can be scheduled **outside of standard working hours** to avoid disruption to local businesses and pedestrians.
- Deliveries will be pre-arranged with suppliers and coordinated with site management to comply with noise and disturbance restrictions.
- The appointed contractor will ensure that deliveries outside of permitted hours comply with the relevant local authority guidelines and planning conditions.

By incorporating these delivery management measures, the project maintains adherence to Newport City Council's guidelines while ensuring a practical and efficient construction process.

3.7. DUST AND MATERIAL NUISANCE CONTROL

Dust Control & Suppression

- **Water sprays and dust extraction systems** shall be used during demolition and material handling.
- **All demolition materials shall be covered** to prevent airborne dust pollution.

Sheathing and Wheel Washing

- Trucks transporting demolition material must be **covered**, and a **wheel-washing station** shall be installed at the **site exit** to prevent dust from spreading onto public roads.

Regular Inspections

- A **daily inspection** shall be conducted to assess the effectiveness of dust suppression measures.

3.8. SITE LIGHTING CONTROL

Lighting Mitigation

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- All **construction lighting** shall be **shielded** and directed inward to prevent light pollution.
 - Temporary lighting will only be used during **construction hours**.
 - **Permanent security lighting** will be minimized to essential areas only.

Security Lighting

- Motion-sensor security lighting shall be installed to enhance site safety while minimizing excessive light pollution.
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3.9. LIAISON WITH THE PUBLIC AND AUTHORITIES

Public Relations

The **appointed contractor** shall provide a **contact number and email address** for public complaints.

Consultation with Newport City Council Noise & Neighbourhood Team

- Monthly updates shall be provided to the council regarding noise control measures and vibration levels.
 - Any **emergency deviations** from permitted working hours must be reported immediately.
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3.10. HIGHWAYS AND SITE ACCESS MANAGEMENT

To address bullet points 3 and 7 of Condition 02, the following measures will be implemented by the appointed contractor:

Construction Traffic Management

- All deliveries and construction vehicles will access the site via *Commercial Street* only.
- **Delivery, loading and unloading operations will be limited to between 08:00 and 09:00**, ensuring that all such activities are completed **before the ground-floor bank premises open to the public** (opening hours: 09:00–16:30).

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- A temporary **loading/unloading zone** will be established directly in front of the site with clear signage and traffic marshals during active hours.
 - All drivers will be briefed on **designated access routes, idling restrictions, and safe reversing procedures** prior to site entry.
 - No construction vehicles will be permitted to park or wait on Commercial Street outside the approved time window.

Highway and Pedestrian Protection

- A **wheel wash system** will be installed at the site exit to prevent mud and debris from being carried onto public roads.
- **Protective pedestrian barriers and safety signage** will be installed around the site boundary to maintain safe public access.
- **Daily inspections** of adjacent pavements and carriageways will be undertaken to identify and repair any damage or contamination.
- Any accidental **spillages, obstructions, or surface damage** on the highway will be immediately cleaned and reported to Newport City Council Highways Department.

Monitoring and Responsibility

- The appointed **Site Manager** will be responsible for implementing and monitoring all highway management measures.
- All **communications and coordination** with Newport City Council Highways Department will be recorded in the Site Logbook.

This document provides a **comprehensive Construction Environmental Management Plan (CEMP)**, ensuring compliance with **Newport City Council guidelines, UK Building Regulations, and industry best practices**, while clearly delegating responsibility to **contractors and site managers**.

4. DETAILS OF GLAZING AND VENTILATION

4.1. GLAZING

The glazing system for the development at 31-34 Commercial Street, Newport, NP20 1RL will be designed in compliance with the following regulations and standards:

- BS 6262: Glazing for Buildings – ensuring compliance with safety, durability, and energy efficiency standards.
- Approved Document L (Conservation of Fuel and Power) – all window units will be double-glazed, Low-E coated, and provide a U-value of $\leq 1.4 \text{ W/m}^2\text{K}$ to meet thermal insulation requirements.
- Approved Document E (Resistance to Sound) – acoustic glazing will be installed to minimize external noise impact and improve internal sound insulation.
- Conservation Area Compliance – window frames and profiles will be carefully selected to match the existing façade, in line with Newport City Council's Conservation Guidelines.
- Safety & Security – all glazing will comply with Approved Document Q (Security – Dwellings), ensuring adequate impact resistance and secure locking mechanisms.

4.2. VENTILATION

The ventilation strategy has been designed to meet the requirements of Approved Document F (Ventilation) while preserving the building's architectural integrity. The system includes:

4.2.1 Natural Ventilation

- Trickle vents will be integrated into window frames, allowing a background ventilation rate of at least 5000 mm^2 per habitable room.
- Windows will be designed to provide rapid ventilation with an openable area equivalent to at least 1/20th of the room's floor area, as per Approved Document F requirements.

4.2.2 Mechanical Ventilation

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- Extract ventilation will be provided for kitchens, bathrooms, and utility rooms to control moisture and air pollutants.
 - Minimum extract rates:
 - Bathrooms/WCs: 15 l/s intermittent or 8 l/s continuous
 - Kitchens: 30 l/s (adjacent to hob) or 60 l/s elsewhere
 - Utility Rooms: 30 l/s intermittent
 - The system will operate in compliance with Part F – System 3 (Continuous Mechanical Extract Ventilation) to ensure an effective airflow rate while minimizing energy loss.

4.2.3 Air Quality & Energy Efficiency

- Mechanical ventilation systems will be fitted with heat recovery (MVHR) units where feasible, improving energy efficiency by recovering up to 85% of the heat from extracted air.
- CO₂ sensors and humidity sensors will be integrated to adjust ventilation rates based on real-time indoor air quality conditions.
- Compliance with CIBSE TM59 (Overheating Risk Assessment) ensures that air exchange rates meet the comfort and health standards required for modern residential buildings.

4.3. COMPLIANCE & REGULATORY REFERENCES

This glazing and ventilation strategy is fully compliant with:

1. Building Regulations Approved Document L (Energy Efficiency & Insulation)
2. Building Regulations Approved Document F (Ventilation)
3. Building Regulations Approved Document E (Noise & Sound Insulation)
4. BS 6262: Glazing for Buildings
5. CIBSE TM59 (Overheating Risk Assessment)
6. Newport City Council Conservation Area Guidelines
7. Approved Document Q (Security in Dwellings)



PITCHED ROOF VENTILATION

Maintain a 50mm air gap above insulation in the roof pitch to ventilate the roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

BACKGROUND VENTILATION

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 8,000mm², and to bathrooms at a rate of min 4000mm².

Total number of ventilators installed in a dwelling's habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom.

Background ventilators to be tested to BS EN 13141-1.

Background ventilator equivalent area and operation to be measured and recorded.

Noise attenuating background ventilators should be fitted to facades with sustained loud noise.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 l/s extraction. Vent to be connected to the light switch and to have a 15 minute over run if there is no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

SOUND PROTECTION AND TESTING

Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control.

If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.

Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E.

5. ENVIRONMENTAL MANAGEMENT & MITIGATION MEASURES

5.1. INTRODUCTION

This Environmental Management and Mitigation Plan (EMMP) has been developed to ensure that the construction and operation of the 31-34 Commercial Street, Newport, NP20 1RL project adhere to best environmental practices and regulatory standards. The plan is designed to:

- Minimize pollution risks and ecological impacts.
- Ensure compliance with Wales Building Regulations, Newport City Council's Sustainability and Climate Resilience Policies, and Environmental Protection Legislation.
- Establish mitigation strategies for noise, air quality, waste, and energy efficiency.

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- Align with BS EN ISO 14001: Environmental Management Systems and BS 5228: Noise and Vibration Control on Construction and Open Sites.
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5.2. NOISE & VIBRATION CONTROL MEASURES

To comply with BS 5228-1:2009 (Noise Control on Construction Sites) and Approved Document E (Resistance to Sound):

- Construction Working Hours: Restricted to 08:00 – 18:00 Monday-Friday and 08:00 – 13:00 on Saturdays to minimize disturbance.
 - Noise Suppression:
 - Use of low-noise machinery and electric-powered equipment where feasible.
 - Installation of temporary acoustic barriers where necessary.
 - Compliance with World Health Organization (WHO) guidelines on construction site noise emissions.
 - Vibration Monitoring:
 - Seismic and structural impact assessments to prevent damage to adjacent buildings.
 - Real-time monitoring of vibration levels, ensuring compliance with BS 6472-1:2008 (Evaluation of Human Exposure to Vibration in Buildings).
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5.3. AIR QUALITY MANAGEMENT & DUST CONTROL

In compliance with IAQM (Institute of Air Quality Management) Guidelines and Air Quality (Wales) Regulations 2010, the following measures will be implemented:

- Dust Suppression:
 - Regular water spraying and dust suppressants on-site.
 - Enclosure of high-dust activities where possible.
 - Vehicle Emissions:
 - Strict no-idling policies for site vehicles.
 - Use of Euro VI-compliant construction vehicles and equipment.
 - Air Quality Monitoring:
 - Installation of real-time air pollution sensors where required.
 - Compliance with DEFRA's UK Air Quality Standards for particulate matter (PM2.5 & PM10).
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5.4. WASTE MANAGEMENT & RECYCLING STRATEGY

This plan aligns with Wales Waste Strategy (Towards Zero Waste) and Approved Document H (Drainage & Waste Disposal):

- Segregation & Recycling:
 - On-site segregation of construction waste (e.g., metals, concrete, timber, plastics).
 - Construction waste will be managed in accordance with best practice principles, prioritizing minimization, reuse, and recycling to reduce environmental impact, in line with UK Building Regulations and Newport City Council's Waste Management Guidelines
- Hazardous Waste Handling:
 - Licensed contractors will manage asbestos, lead-based paints, and other hazardous materials.
 - Waste transfer documentation will be maintained in compliance with Environmental Protection Act 1990.
- On-Site Storage & Collection:
 - Designated waste collection areas to prevent contamination.
 - Daily waste collection schedules in line with Newport City Council's waste disposal policies.

5.5. ENERGY EFFICIENCY & SUSTAINABILITY MEASURES

The project follows Part L (Energy Efficiency), CIBSE TM59 (Overheating Risk), and CIBSE TM52 (Thermal Comfort Standards):

- Building Fabric & Insulation:
 - Use of high-performance insulation materials achieving U-values below 0.15 W/m²K.

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- Air tightness testing in compliance with ATTMA Technical Standards (TSSL).
 - Sustainable Energy Solutions:
 - Installation of solar PV panels where feasible.
 - MVHR (Mechanical Ventilation with Heat Recovery) systems to improve energy efficiency.
 - Use of LED lighting & smart energy management systems.
 - Green Building Materials:
 - Use of low-carbon cement alternatives.
 - FSC-certified sustainable timber for construction.

5.6. WATER CONSERVATION & DRAINAGE STRATEGY

To comply with Approved Document H (Drainage & Waste Disposal) and SuDS (Sustainable Drainage Systems) Guidance:

- Rainwater Harvesting:
 - On-site rainwater collection for non-potable use (e.g., flushing toilets, irrigation).
- Water-Efficient Fixtures:
 - Installation of low-flow taps, dual-flush WCs, and water-saving showerheads.
- Flood Mitigation Measures:
 - Permeable paving and attenuation tanks to reduce surface water runoff.
 - Compliance with Newport City Council's SuDS Strategy.

5.7. ECOLOGICAL IMPACT MITIGATION

- Protection of Existing Trees & Vegetation:
 - Tree Protection Plans in place for any mature trees on-site.
 - Compliance with BS 5837:2012 (Trees in Relation to Design, Demolition, and Construction).
- Wildlife & Biodiversity Protection:

- Ecological surveys conducted in compliance with Wildlife and Countryside Act 1981.
- Bat/bird nesting boxes installed where required.

5.8. HEALTH & SAFETY REGULATORY COMPLIANCE

This project will adhere to:

- CDM Regulations 2015 (Construction Design & Management Regulations).
- HSE (Health and Safety Executive) Guidelines on Site Safety & Public Protection.
- BS 6187: Code of Practice for Demolition (where applicable).





6.WASTE MANAGEMENT PLAN

EXECUTIVE SUMMARY

This Waste Management Plan (WMP) has been prepared to ensure that the proposed development at 31-34 Commercial Street, Newport, NP20 1RL adheres to Welsh Government Planning Policy Wales (Edition 11, February 2021) and Approved Document H of the Building Regulations (Drainage and Waste Disposal). The strategy focuses on the principles of waste minimisation, reuse, and recycling, in accordance with Newport City Council's Local Development Plan (LDP) 2011-2026, particularly Policy W3 (Waste Management) and Objective 10 (Sustainable Waste Strategies).

This plan provides a framework to manage waste efficiently and sustainably during the operation of the development. It ensures compliance with The Waste (England and Wales) Regulations 2011 and The Environmental Protection Act 1990, supporting the LDP's goals for sustainable waste disposal and pollution control.

OBJECTIVES

The key objectives of this Waste Management Plan are:

- To comply with Newport City Council's waste management standards and ensure best practices in waste segregation, recycling, and disposal.

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- To implement waste minimisation strategies, ensuring efficient use of resources while reducing environmental impact.
 - To provide clear waste storage, collection, and disposal guidelines in line with Approved Document H1: Waste Storage and Segregation Requirements.
 - To align with Schedule 3 of the Flood and Water Management Act 2010, preventing contamination of water resources and reducing flood risks from waste-related runoff.

WASTE STORAGE ARRANGEMENTS

To ensure efficient waste management for the 16 flats, the following waste storage arrangements will be implemented in accordance with local council guidance and national regulations:

Waste Storage Facilities

- Each flat will be provided with an enclosed waste storage unit within the kitchen to accommodate both recyclable and non-recyclable waste.
- Dedicated communal refuse storage areas will be located at ground level, ensuring ease of access for collection services.

Materials

- Waste materials will be segregated into general waste, recyclable materials, and organic waste in line with Newport City Council's recycling policies.
- Recycling bins will be clearly marked to ensure proper separation and collection.

Capacity

- The waste storage capacity will be calculated based on BS 5906:2005 Waste Management in Buildings – Code of Practice, ensuring compliance with Newport City Council's requirements for residential developments.
- Storage areas will provide adequate space for weekly collections as per the council's waste collection schedule.

WASTE COLLECTION STRATEGY

The development will implement a waste collection strategy that aligns with local authority requirements and sustainability principles.

Presentation of Waste

- Residents will place waste in designated segregated bins located within the development's communal waste area.
- Waste will be collected and presented for disposal in compliance with Newport City Council's collection regulations.

Collection and Disposal

- General waste will be collected by an authorised waste management provider and transported to an approved waste treatment facility.
- Recyclable materials will be directed to facilities supporting the LDP's hierarchy of reduce, reuse, and recovery.
- Hazardous waste, if applicable, will be disposed of in accordance with The Hazardous Waste (England and Wales) Regulations 2005.

RECYCLING AND WASTE REDUCTION

The development will follow a hierarchical approach to waste management, ensuring compliance with LDP Policy W3 and promoting sustainable waste reduction strategies.

Waste Reduction

- The development will include initiatives to educate residents on waste segregation and promote a zero-waste policy.
- Residents will be encouraged to minimise waste generation through reusable packaging, composting, and community waste reduction programs.

Recycling

- Recycling facilities will be available for the collection of paper, cardboard, glass, plastics, and metal waste.

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- Separate organic waste collection will be provided for composting, reducing **landfill dependency**.

Reuse

- Where possible, construction and operational waste materials will be repurposed or reused in compliance with Welsh Government's Circular Economy Strategy.

SUSTAINABILITY CONSIDERATIONS

This Waste Management Plan aligns with sustainability objectives outlined in Planning Policy Wales and Approved Document H, supporting Newport City Council's environmental policies.

Efficient Use of Resources

- Waste minimisation, reuse, and responsible disposal are prioritised, ensuring compliance with Approved Document H1: Waste Storage and Segregation.
- The waste strategy ensures optimal handling and disposal, reducing environmental impact.

Sustainable Waste Collection

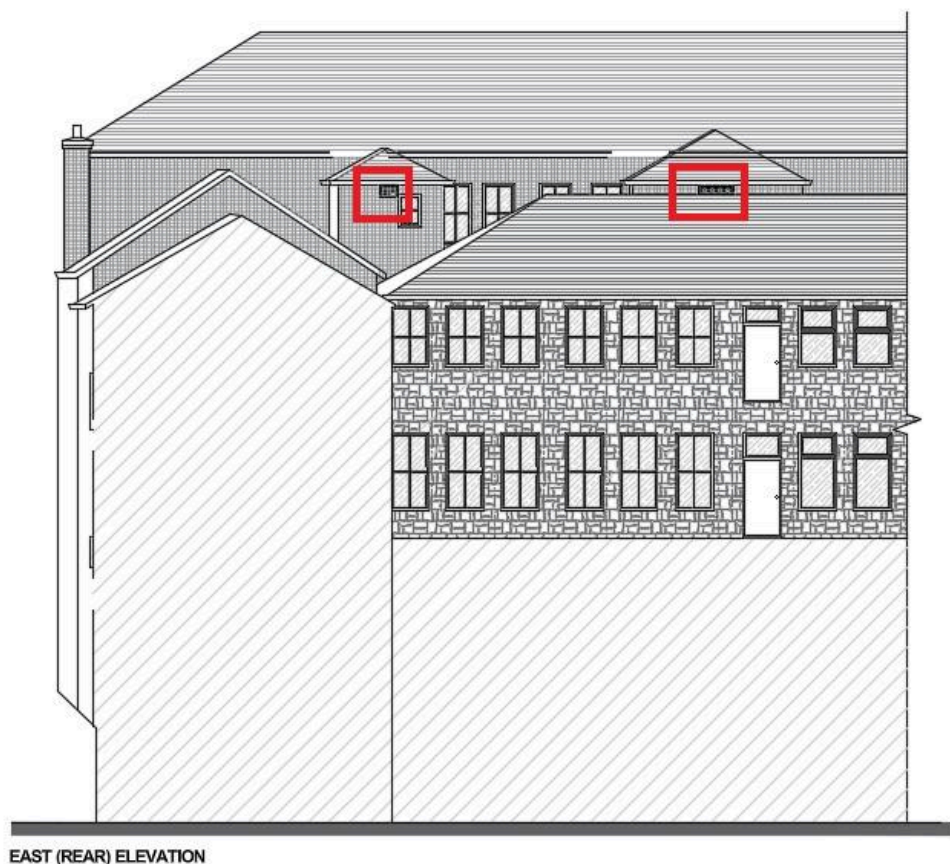
- Waste will be collected using low-emission vehicles where possible, reducing the carbon footprint of disposal activities.
- Collection and disposal will comply with The Environmental Protection Act 1990 and The Waste (England and Wales) Regulations 2011.

Minimising Environmental Impact

- Sustainable drainage solutions (SuDS) will be integrated to prevent waste-related water contamination.
- The appointed building management team will conduct regular audits and inspections, ensuring compliance with environmental standards.

Habitat Enhancement Measures

To support local biodiversity and minimize the ecological impact of the development, two timber bird nesting boxes will be installed at appropriate locations on the northern side of the building. These provisions align with the **Wildlife and Countryside Act 1981**, ensuring the protection of wild birds and contributing to urban wildlife conservation efforts. The nesting boxes are designed to encourage avian habitation and provide a safe breeding space, in line with best environmental practices.
Reference: <https://www.nhbs.com/timber-nest-box>



OPERATIONAL REQUIREMENTS

To maintain efficient waste management, the following operational protocols will be implemented:

Ongoing Waste Management

- A designated waste management team will oversee the implementation, monitoring, and compliance of the WMP.

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- Regular waste audits will be conducted to ensure best practices in waste reduction and recycling.

Regular Inspections

- Waste storage areas will be inspected routinely to maintain cleanliness and avoid accumulation of waste.
- Any non-compliance issues will be addressed immediately to prevent environmental hazards.

COMPLIANCE & REGULATORY REFERENCES

This Waste Management Plan has been prepared in compliance with the following regulations and policies:

1. Building Regulations Approved Document H (Drainage and Waste Disposal)
2. Planning Policy Wales (Edition 11, 2021)
3. Newport City Council Local Development Plan 2011-2026 (Policy W3 – Waste Management)
4. The Waste (England and Wales) Regulations 2011
5. The Environmental Protection Act 1990
6. BS 5906:2005 Waste Management in Buildings – Code of Practice
7. The Hazardous Waste (England and Wales) Regulations 2005
8. The Flood and Water Management Act 2010 (Schedule 3 – Sustainable Drainage)



7. FIRE PROTECTION & MATERIALS PER FLOOR

In accordance with Wales Approved Document B, the following fire protection measures and materials will be implemented for each floor:

Ground Floor

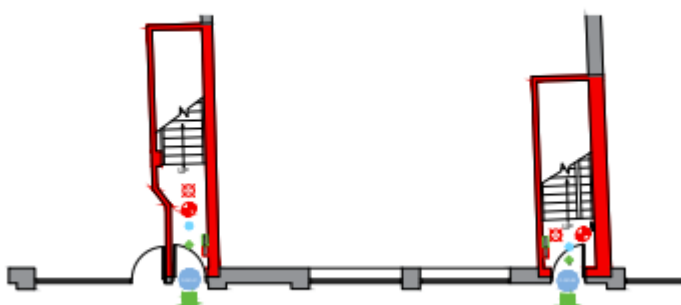
- Fire-rated partition walls (120 min resistance)
- Intumescent fire sealants around openings
- Fire-resistant doors (FD60 rated)
- Smoke and heat detection systems

First & Second Floors

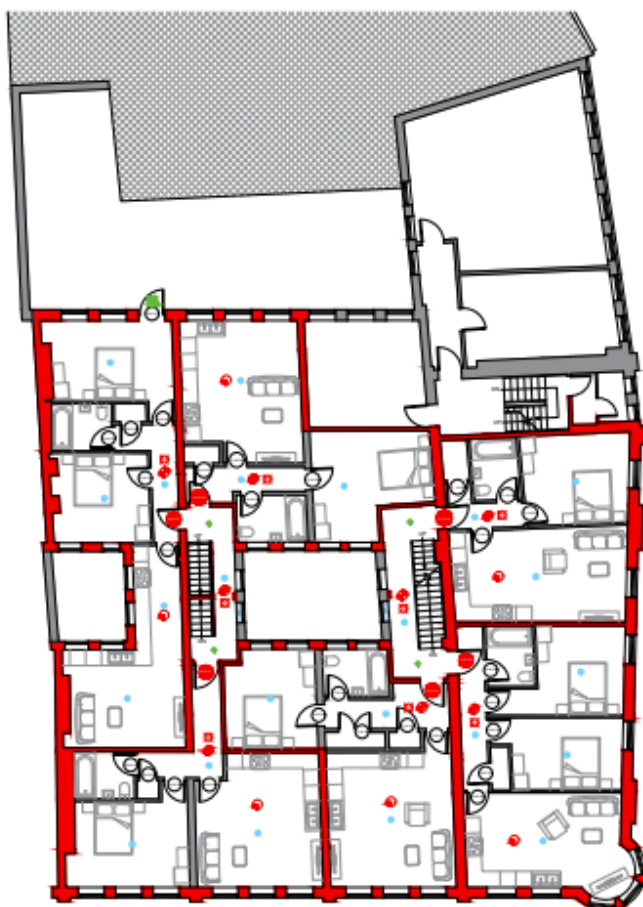
- Fire-rated insulation (Rockwool or equivalent)
- Compartmentalization with fire barriers
- Automatic sprinkler system in common areas
- Fire retardant paint on structural elements

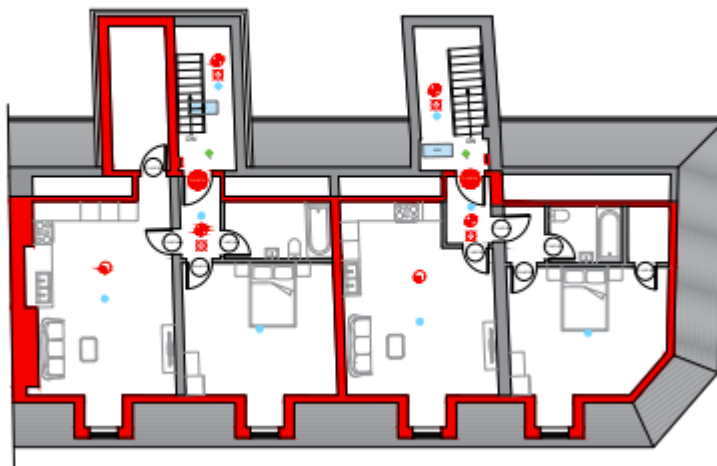
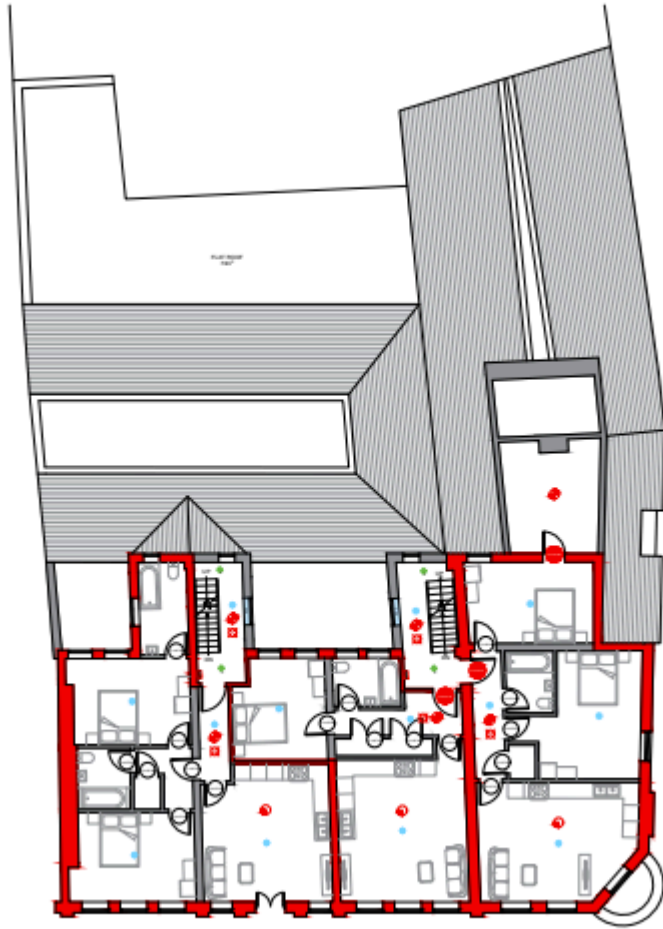
Loft & Roof Space

- Fire-resistant plasterboard (Gyproc Fireline or equivalent)
- Smoke ventilation system (AOVs)
- Fireproof cavity barriers
- Sand-cement fire stops









8. STRUCTURAL REQUIREMENTS & MODIFICATIONS

The project will adhere to the structural design specifications outlined in Raisehold Structural Drawings (SD-Newport NP20 1HJ-1-050225). The following key structural elements will be implemented:

First Floor Modifications

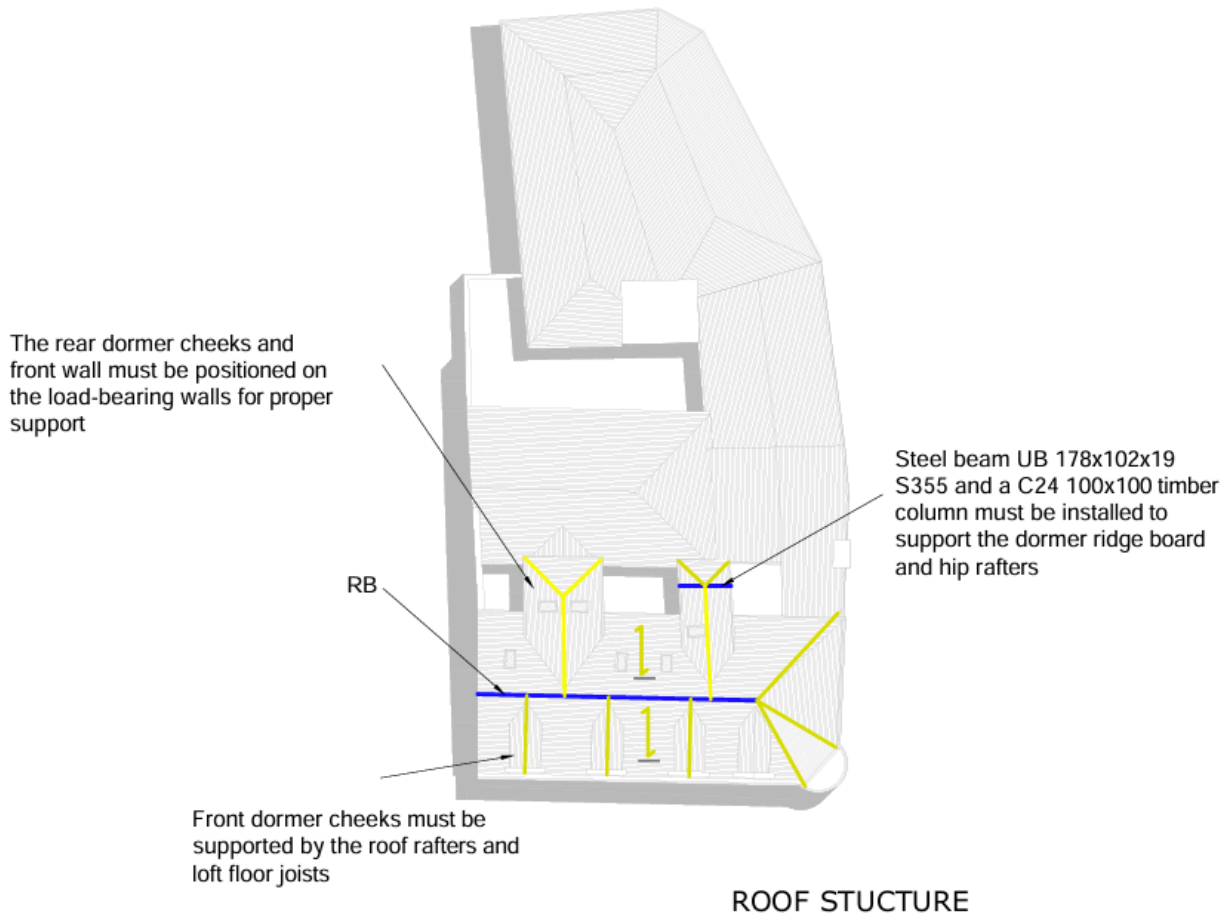
- Demolition of existing non-load-bearing walls
- Installation of new steel beams (UB 305X165X40 S355)
- Reinforcement of existing load-bearing walls

Second & Third Floor Modifications

- Replacement of existing timber joists with C24 47x275mm at 300mm spacing
- Installation of additional floor support beams UB 254x146x31 S355
- Enhancement of load transfer with additional steel plates and M20 bolts

Loft & Roof Structural Integrity

- Reinforcement of ridge beam UB 305X165X40 S355
- Installation of dormer support columns and hip rafters
- Compliance with BS structural stability requirements



9. DETAILS OF ALL MATERIALS TO BE USED ON THE EXTERNAL SURFACES OF THE EXTENSIONS

EXECUTIVE SUMMARY

The external materials selected for the proposed development at 31-34 Commercial Street, Newport have been carefully chosen to align with the architectural integrity of the existing structure while complying with the relevant provisions of the Newport Local Development Plan (LDP). The primary goal of this submission is to demonstrate that the proposed materials maintain continuity in design quality, visual aesthetics, and historical

character while adhering to Planning Condition 08 and associated policies, including GP6 (Quality of Design) and CE7 (Conservation Areas).

This report provides detailed specifications, compliance measures, and visual representations to support the planning submission, ensuring a sensitive approach to material selection that integrates harmoniously with the existing built environment.

INTRODUCTION

This document has been prepared to provide evidence of compliance with Planning Condition 08 for the external materials of the development at 31-34 Commercial Street, Newport. The condition requires prior approval of all external materials to be used on the building extensions before the commencement of development. The submission outlines the proposed materials and demonstrates their suitability in maintaining architectural cohesion and historical preservation.

The selection of materials follows the requirements of the Newport Local Development Plan (LDP), ensuring the development enhances the visual character and sustainability of the surrounding environment.

COMPLIANCE WITH LOCAL DEVELOPMENT PLAN POLICIES

The proposed materials have been carefully selected to meet the following key principles of the Newport Local Development Plan (LDP):

- Alignment with Policy GP6 (Quality of Design): Ensuring materials contribute positively to the aesthetic quality and architectural consistency of the site.
- Compliance with Policy CE7 (Conservation Areas): Respecting and preserving the architectural heritage of the building and its surroundings.
- Sustainability and Longevity: Selecting materials that minimize environmental impact and adhere to modern construction standards, particularly in relation to thermal performance and durability.

DESCRIPTION OF EXISTING MATERIALS

The existing external materials of the 31-34 Commercial Street building include a combination of buff (yellow/brown) and red brickwork, Welsh slate roofing, timber frame windows, and variable materials for external doors. The proposed material selections

aim to complement and match these existing elements to ensure cohesion and integration with the surrounding urban fabric.

Below is an overview of the key existing materials:

- External Walls: Buff (yellow/brown) and red brickwork.
- Roofing: Traditional Welsh slate (blue/grey).
- Windows & Doors: A combination of timber frame, aluminium, and glass elements.

Visual representations of these materials can be found in the attached photographs.

PROPOSED EXTERNAL MATERIALS

The following materials have been selected to match or complement the existing structure, ensuring continuity in design, character, and sustainability. The materials meet relevant British Standards (BS) and UK Building Regulations regarding durability, fire resistance, and energy efficiency.

1. Walls

- Material: Brickwork
- Colour/Finish: Buff (yellow/brown)
- Manufacturer: In Touch With Bricks (Selco)
 - Material Type: Clay
 - Finish: Creased & Sanded
- Compliance: Matches existing brickwork for visual consistency and compliance with LDP Policy GP6.

2. Roof

- Material: Welsh Slate
- Colour/Finish: Blue/Grey
- Manufacturer: Greys Reproduction Welsh Blue/Grey Slate
- Compliance: Ensures compatibility with existing roofing materials, in line with conservation requirements (Policy CE7).

3. Windows and Doors

- Material: Timber (white) / Aluminium & Glass
- Colour/Finish: To match existing
- Compliance:
 - Windows: No replacements required. Existing windows will be retained to maintain architectural consistency.
 - Doors: Upgraded for enhanced security and compliance with BS 6375 (Performance of Windows and Doors).



COMPARISON WITH EXISTING MATERIALS

To maintain architectural harmony and continuity, the selected materials have been carefully compared with the existing ones.

Element	Existing Material	Proposed Material	Reason for Match
Walls	Buff Brickwork (yellow/brown)	Buff Brickwork	Exact match to ensure continuity in design
Roof	Welsh Slate (blue/grey)	Manufactured Welsh Slate	Ensures sustainability and durability
Windows/Doors	Timber (white) / Aluminium & Glass	Retained / Upgraded	Windows preserved, doors upgraded for security & compliance with BS 6375

VISUAL REPRESENTATION OF PROPOSED MATERIALS

To provide a clear reference, photographic evidence of the proposed materials has been included in this submission. These images depict how the materials will integrate with the existing architectural elements, ensuring seamless visual and functional adaptation.

Supporting material samples and manufacturer data sheets are available upon request.

REFERENCES & COMPLIANCE DOCUMENTS

The selection of materials aligns with UK Building Regulations and best practices, including:

- Newport Local Development Plan (LDP) Policies GP6 & CE7
- British Standards (BS 6375) for Windows & Doors Performance
- UK Building Regulations (Part L) for Energy Efficiency & Thermal Performance
- National Planning Policy Framework (NPPF) Section 12 - Achieving Well-Designed Places

This document serves as a compliance submission for Planning Condition 08 and is prepared in accordance with local authority guidance and UK construction standards.

10. SITE CONTACT & REPORTING

- Site Manager (Primary Contact)
- Monthly Updates: Sent to Newport City Council Noise & Neighbourhood Team.
- Emergency Deviations: Immediate reporting to the local authorities.
- Inspections & Reporting: Compliance with Wales Approved Document C, requiring photographic evidence and bi-weekly site audits.

11. DECLARATION & COMPLIANCE STATEMENT

This development shall be implemented in accordance with the approved plans and documents as required by the Local Planning Authority (LPA). The responsibility for ensuring compliance with the applicable UK Building Regulations, Newport City Council Planning Conditions, and relevant legislative requirements lies with the appointed contractors, suppliers, and consultants.

This document is submitted for review and approval purposes only. Any further revisions required by the LPA or additional conditions imposed shall be addressed in subsequent submissions.

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11.DISCLAIMER

This document has been prepared for informational purposes only and does not constitute a legally binding agreement.

Sixth Art Ltd assumes no liability for any errors, omissions, or inaccuracies contained herein.

All responsibilities regarding compliance with planning and regulatory requirements remain with the relevant parties and contractors.

The information provided is based on available data at the time of preparation and is subject to change without notice.