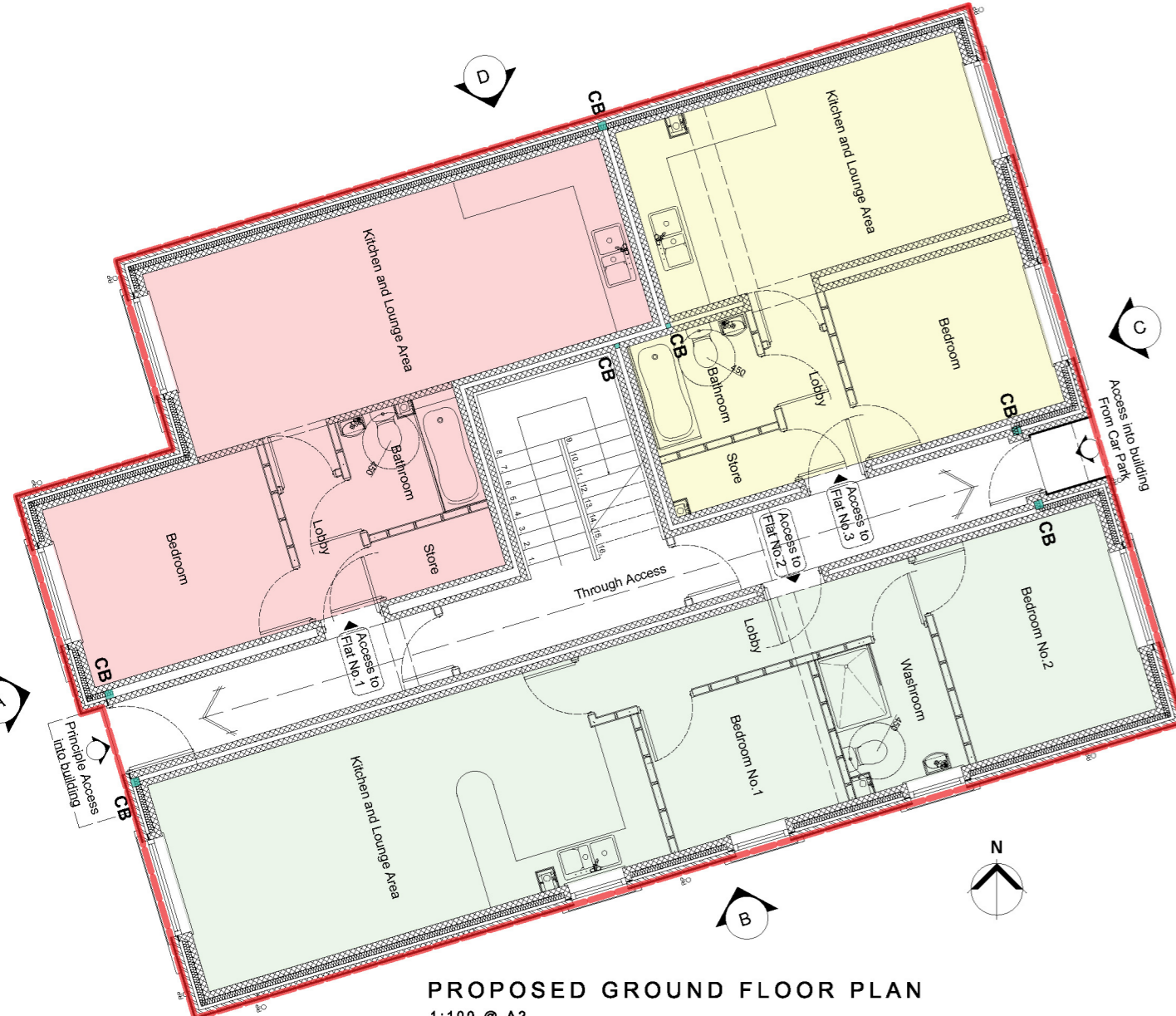


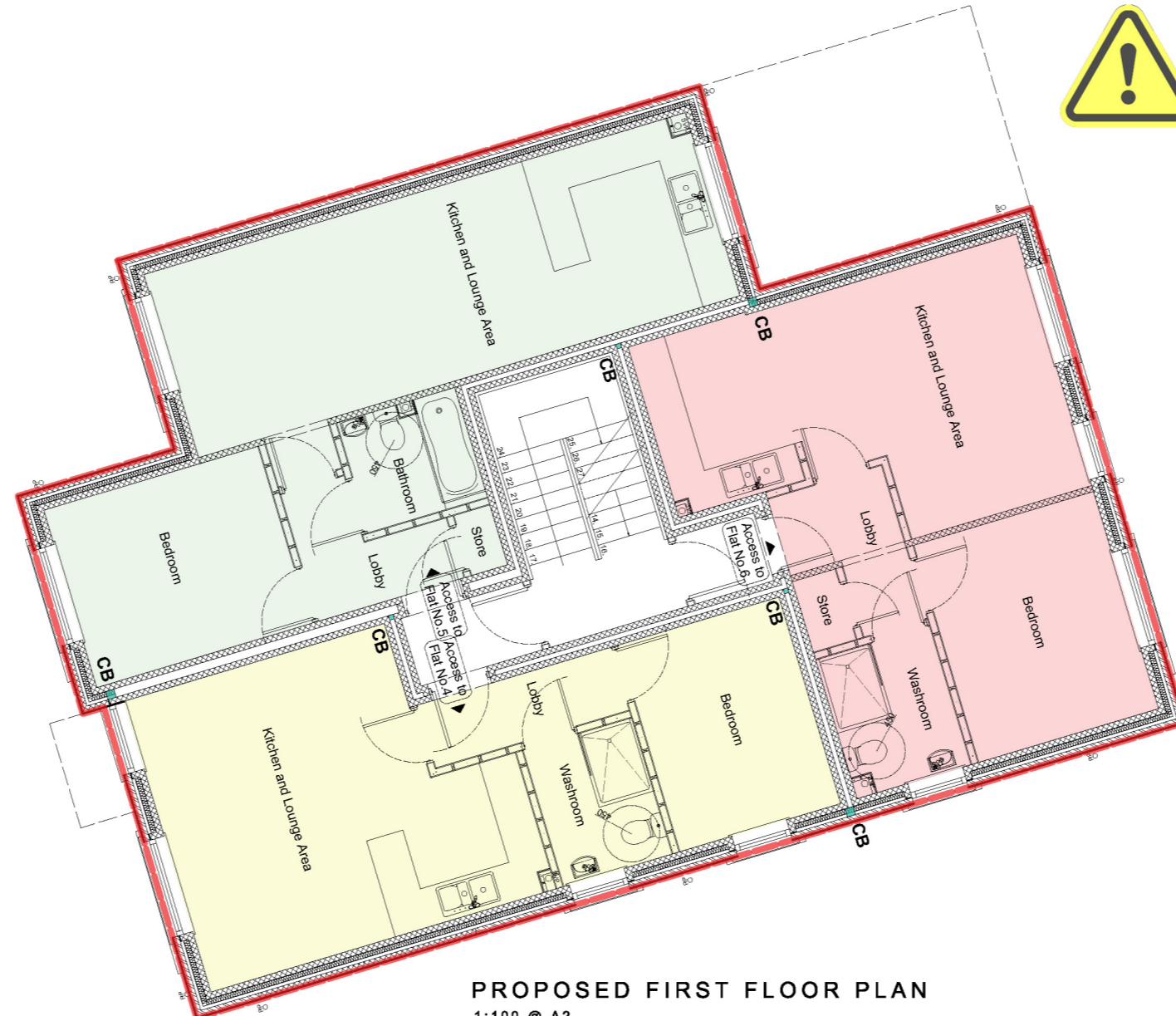


DESIGN RISK ASSESSMENT
 A Design Risk Assessment (DRA) has been undertaken for this design project, with residual risks which remain. The Contractor and Client are advised to review and familiarise themselves with the H&S assessment provided and/or contained within this drawing.



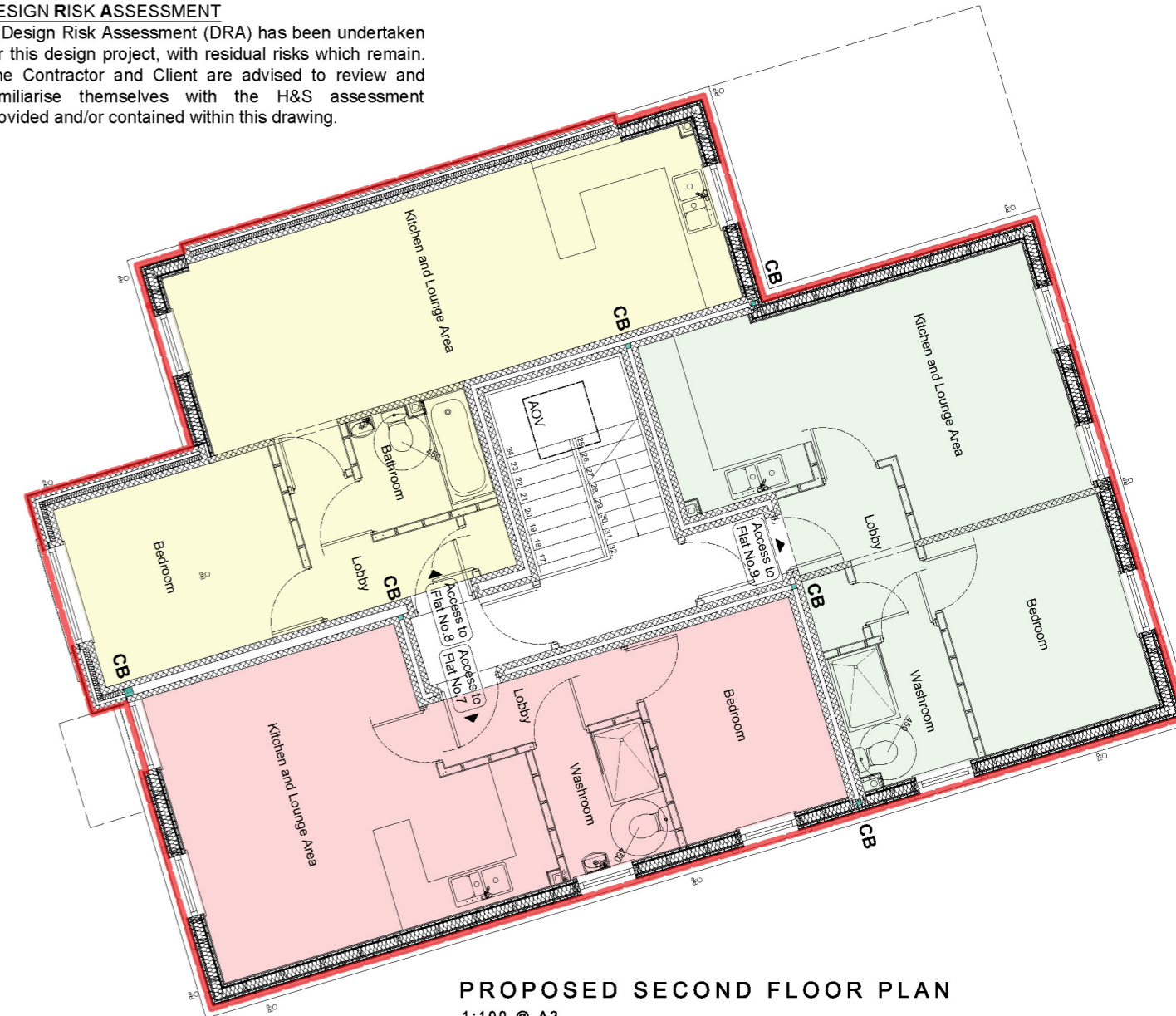
PROPOSED GROUND FLOOR PLAN
 1:100 @ A2

Red dashed line denotes outline of scheme as approved under application 20/00032/MNR, Drawing AL(01)02-REV A- Proposed Plans



PROPOSED FIRST FLOOR PLAN
 1:100 @ A2

Red dashed line denotes outline of scheme as approved under application 20/00032/MNR, Drawing AL(01)02-REV A- Proposed Plans



PROPOSED SECOND FLOOR PLAN
 1:100 @ A2

Red dashed line denotes outline of scheme as approved under application 20/00032/MNR, Drawing AL(01)02-REV A- Proposed Plans



PROPOSED FRONT ELEVATION (A)
 1:100 @ A2

Front boundary wall omitted from elevations for clarity.



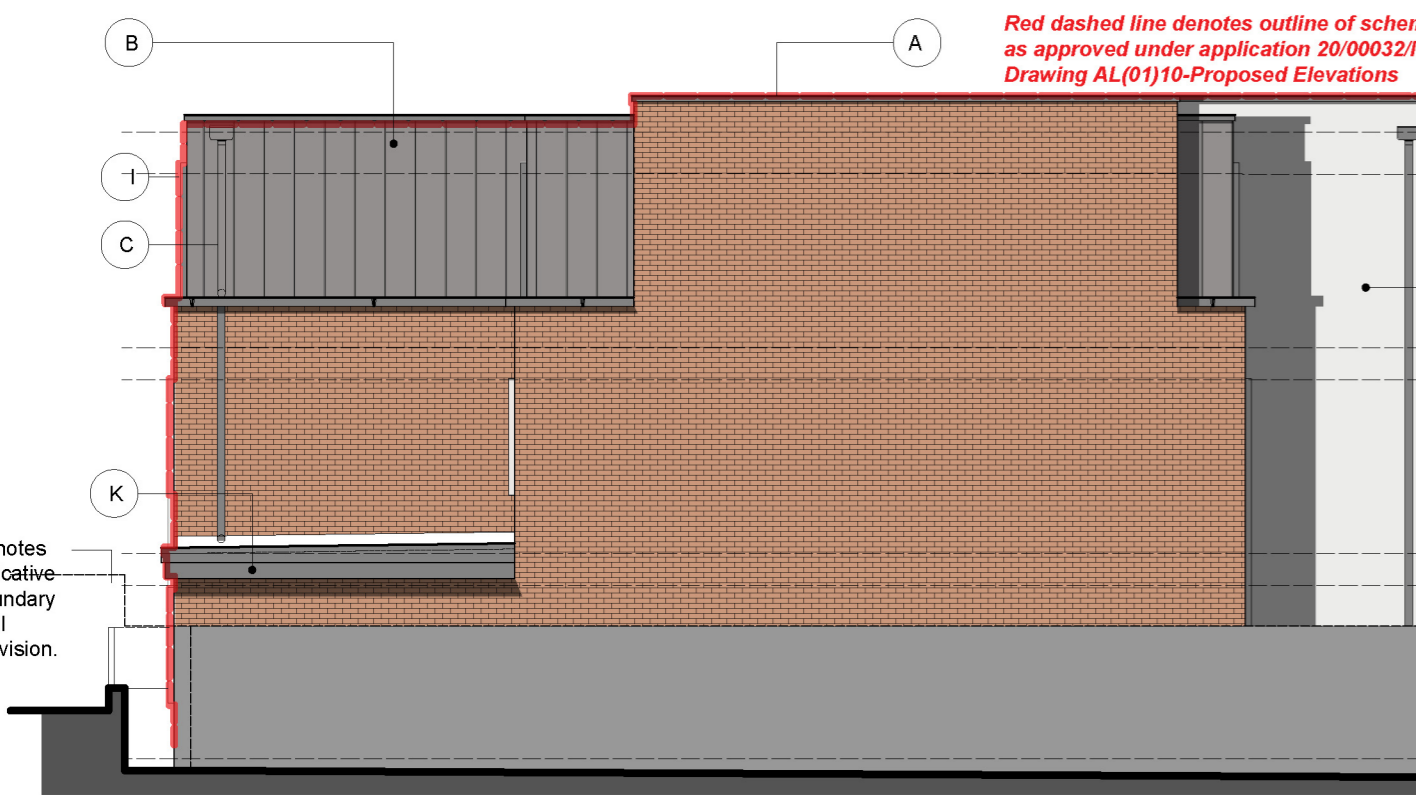
PROPOSED SIDE ELEVATION (B)
 1:100 @ A2

Denotes ground levels set behind retaining wall.



PROPOSED REAR ELEVATION (C)
 1:100 @ A2

Rear retaining structure and driveway level omitted for clarity.



PROPOSED SIDE ELEVATION (D)
 1:100 @ A2

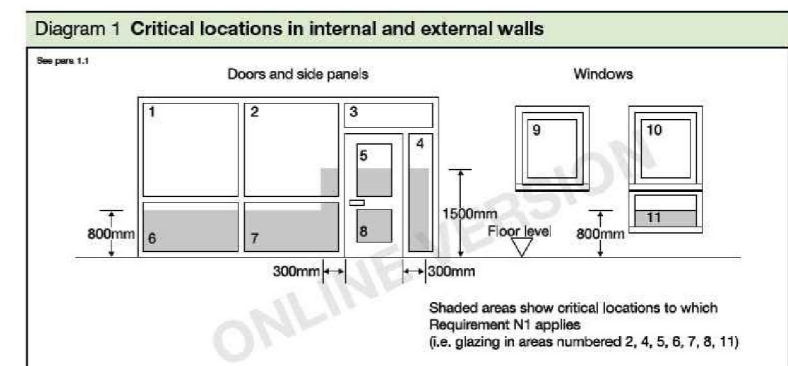
Red dashed line denotes outline of scheme as approved under application 20/00032/MNR, Drawing AL(01)10-Proposed Elevations

PROPOSED MATERIAL SPECIFICATION

- A) SKYLINE COPING SYSTEM (DARK GREY), WITH INSET SINGLE PLY MEMBRANE FLAT ROOF STRUCTURE.
- B) EUROCLAD VIEO CLADDING SYSTEM- COLOURCOAT PRISMA IN ANTHRACITE- SAMPLE CAN BE PROVIDED TO LPA UPON REQUEST.
- C) ALUMINIUM GUTTER COMPONENTS WITH LEAF GUARDS (DARK GREY)
- D) FACING BRICKWORK- IBSTOCK BRISTOL RED (REF# A0630A)- SAMPLE CAN BE PROVIDED TO LPA UPON REQUEST.
- E) UPVC/ POWDER COATED ALUMINIUM WINDOW AND DOOR UNITS (DARK GREY).
- F) CEDRAL LAP CLADDING IN SAND YELLOW (REF# C71)- SAMPLE CAN BE PROVIDED TO LPA UPON REQUEST.
- G) FORTCRETE LINEAR POLISHED FLORENTINE BRICKWORK IN PEWTER. SAMPLE CAN BE PROVIDED TO LPA UPON REQUEST.
- H) POWDER COATED ALUMINIUM SORROUND (LIGHT GREY, TO MATCH RENDER).
- I) POWDER COATED ALUMINIUM SORROUND AND INSET (DARK GREY).
- J) THROUGH COLOUR RENDER- PAREX REVLANE IN PG30. SAMPLE CAN BE PROVIDED TO LPA UPON REQUEST.
- K) ALUMINIUM FASCIA (DARK GREY).
- L) SKYLINE ALUMINIUM PORCH OR APPROVED SIMILAR (DARK GREY).
- M) GLAZED BALUSTRADE, DESIGN AND FIXING AS PER THIRD PARTY INSTALLERS RECOMMENDATIONS.

Critical locations

- 1.1 The following locations may be considered 'critical' in terms of safety;
- a. between finished floor level and 800mm above that level in internal and external walls and partitions (see Diagram 1);
 - b. between finished floor level and 1500mm above that level in a door or in a side panel, close to either edge of the door (see Diagram 1).
- Reducing the risks
- 1.2 Glazing in critical locations should either,
- a. break safely, if it breaks (see paragraph 1.3); or
 - b. be robust or in small panes (see paragraphs 1.4, 1.5 and 1.6 and Diagrams 2 and 3); or
 - c. be permanently protected (see paragraphs 1.7 and 1.8 and Diagram 4).



PLEASE SEE DRAWING D102 FOR PROPOSED GROUND LEVELS AND BOUNDARY TREATMENTS.
 PLEASE SEE DRAWING D103 FOR DETAILS ON MATERIAL SPECIFICATION.

Safe breakage

- 1.3 Safe breakage is defined in BS 6206:1981 Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings; clause 5.3, and is based on an impact test which requires the result of the impact to be limited to creating:
- a. a small clear opening only, with a limit to the size of the detached particles; or
 - b. disintegration, with small detached particles; or
 - c. breakage resulting in separate pieces that are not sharp or pointed.



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CLIENT: OAKLEIGH HOUSE DEVELOPMENTS LTD
 PROJECT: 12 CLIVE ROAD, CANTON, CARDIFF, CF5 1HJ
 DRAWING TITLE: PROPOSED FLOOR PLANS AND ELEVATIONS
 PROJECT NO: VAR- 1712
 DRAWING STATUS: CLIENT APPROVAL (checked) PLANNING (checked) BUILDING CONTROL (checked) TENDER (checked) CONSTRUCTION (checked)
 DRAWN/CHECKED: 9487 SCALE: 1:100 @ A2 DATE: APR'24
 DRAWING NO: D101 REVISION: N/A

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