













Legend

-  Boiler Position
-  Electrical Meter
-  Gas Meter
-  Electrical Distribution Board
-  Master Telecom Socket
-  Water Stop Cock
-  Visible/Assumed Joist Direction
-  Gully Position
-  Rainwater Downpipe
-  Soil/ Soil & Vent Pipe
-  Waste Pipe
-  Direction of climb up
- CH-3.110 'CH' Ceiling Height
- +40 Indicates approximate floor level difference observed



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.

Visible/Assumed Joist Direction

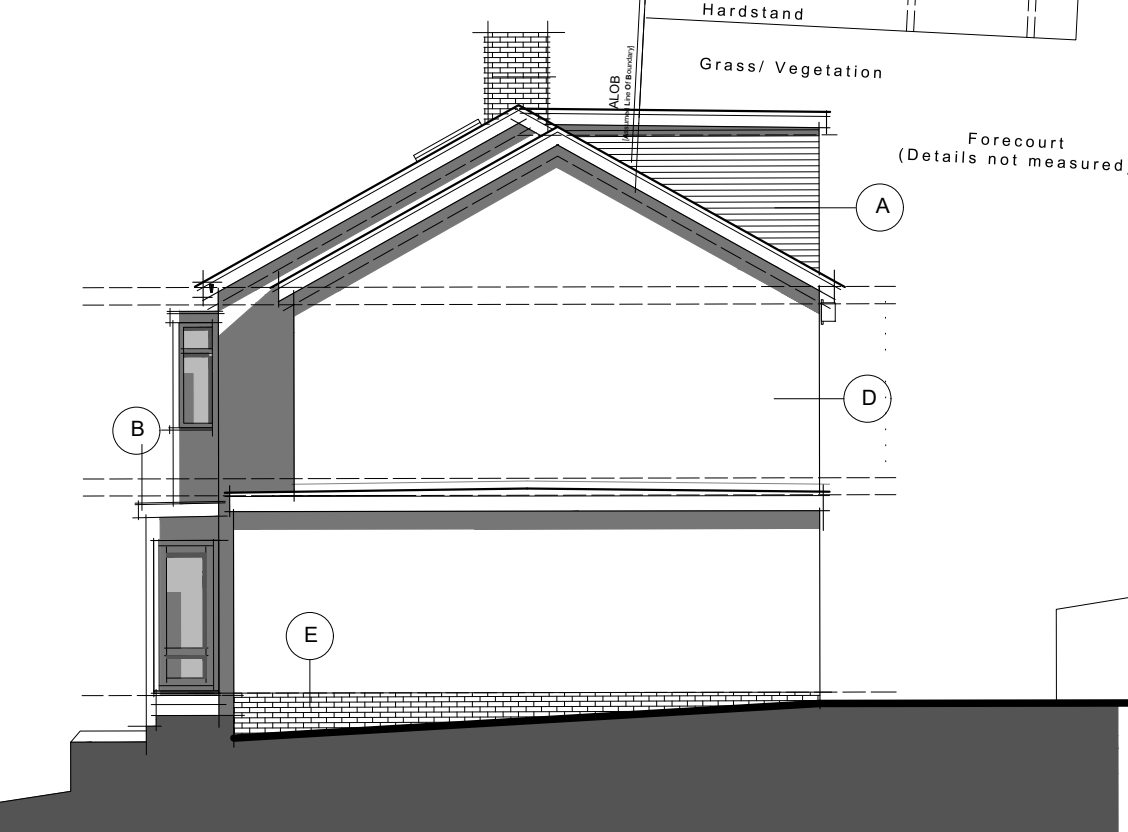
- G Gully Position
- RP Rainwater Downpipe
- SVP Soil/ Soil & Vent Pipe
- WP Waste Pipe
- Direction of climb up

CH-3.110 'CH' Ceiling Height
+40 Indicates approximate floor level difference observed

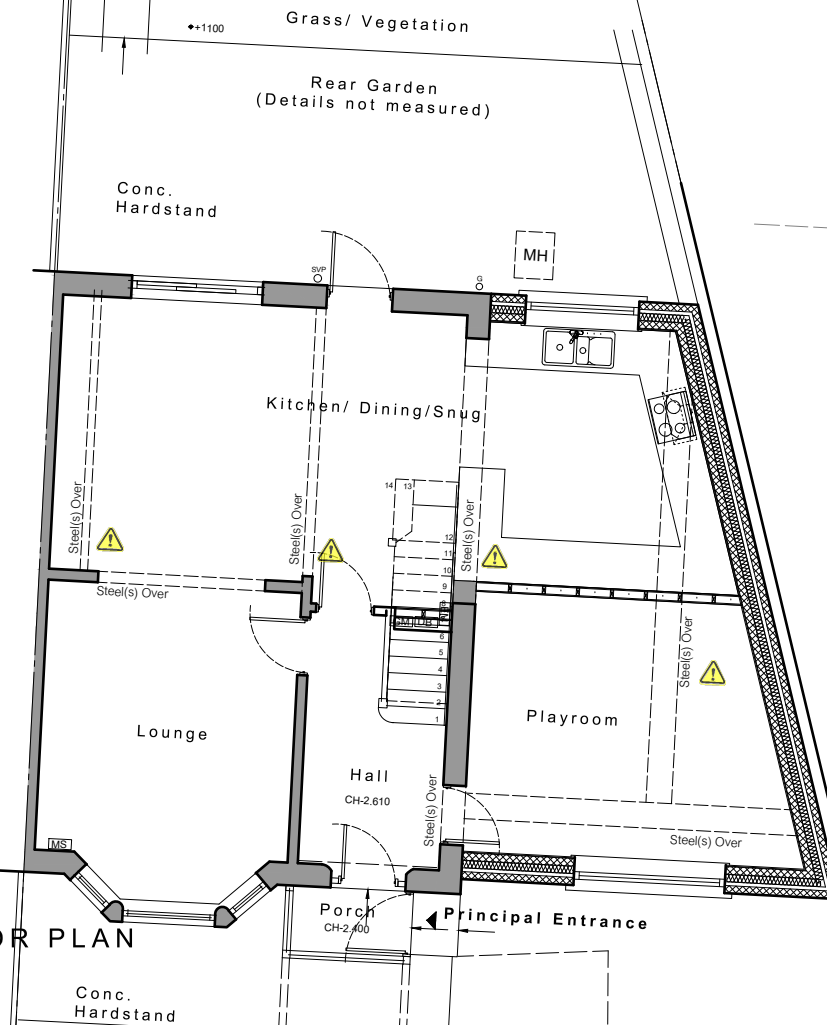
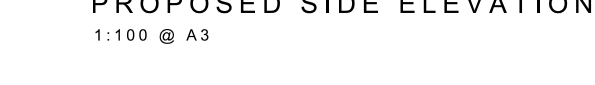
Proposed Material Specification

- (a) Interlocking concrete tiles to match extg- plain tiles to dormer.
- (b) UPVC structure with new flat roof
- (c) UPVC fenestration & Doors
- (d) Through-colour Render
- (e) Grey Engineering brick up to DPC
- (f) PVC drainage with RWG's containing leaf-gaurd provisions.
- (g) Rooflight- centre pivot with self-cleaning glass.

PROPOSED GROUND FLOOR PLAN
1:100 @ A3



PROPOSED SIDE ELEVATION
1:100 @ A3



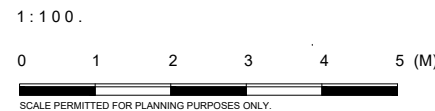
PROPOSED FIRST FLOOR PLAN
1:100 @ A3

Bird Box

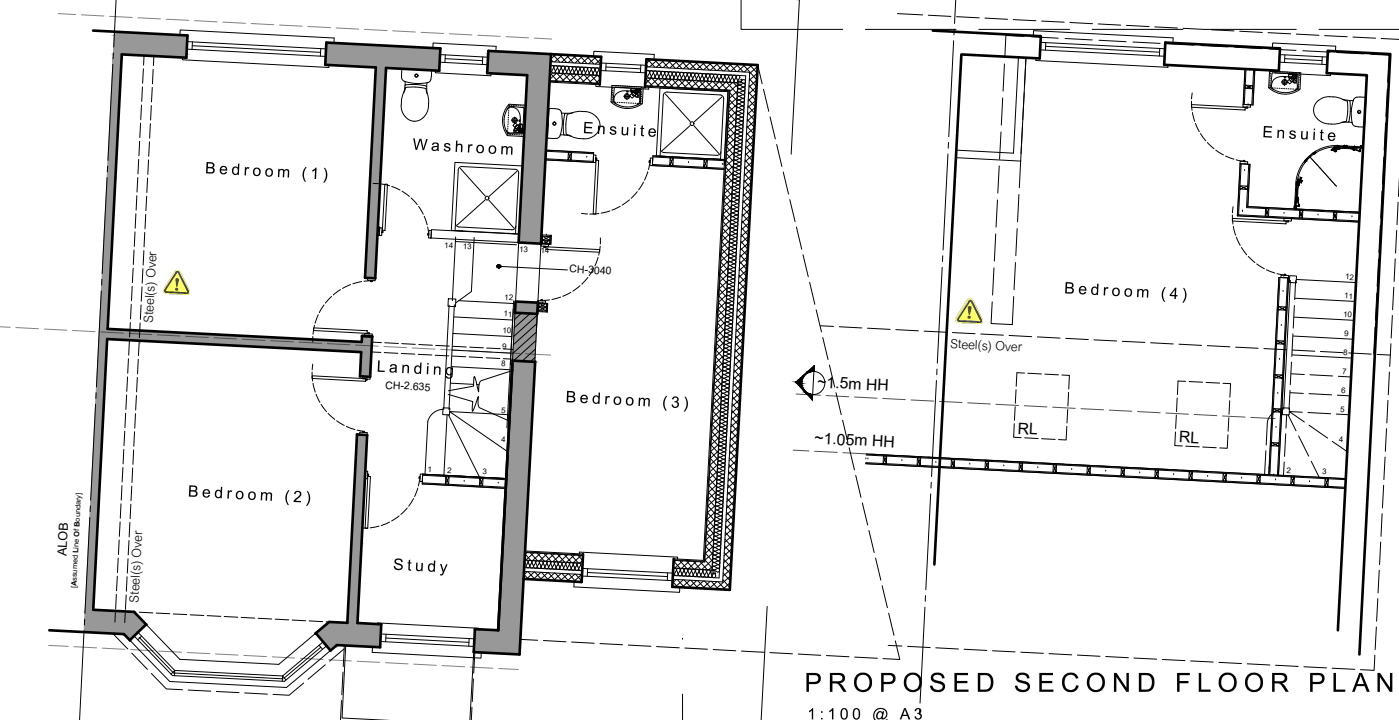
NHBS Wooden Bird Nest box or approved similar, installed to face of external wall as per manufacturers recommendations



PROPOSED REAR ELEVATION
1:100 @ A3



N.B. Plan to be read in conjunction with Green Infrastructure statement and biodiversity enhancement measures. Such measures should be adopted as part of the approved scheme.



PROPOSED SECOND FLOOR PLAN
1:100 @ A3



PROPOSED FRONT ELEVATION
1:100 @ A3

REVISION DATE COMMENTS

CLIENT	MR BAH
PROJECT	51 TENNYSON ROAD, NEWPORT, NP19 8HX
DRAWING TITLE	PROPOSED FLOOR PLANS AND ELEVATIONS
PROJECT NO.	2355
DRAWING STATUS	<input checked="" type="radio"/> CLIENT APPROVAL <input checked="" type="radio"/> PLANNING <input type="radio"/> BUILDING CONTROL <input type="radio"/> TENDER <input type="radio"/> CONSTRUCTION
DRAWN/CHECKED	BILAL VARMA / AV
SCALE	1:100 @ A3
DATE	FEBRUARY 2026

Varco

Varco Consultants Ltd
113 Park Crescent
Barry, Vale of Glamorgan CF62 6HE
t. +44(0)1446 735 315
e. info@varcoconsultants.com
w. www.varcoconsultants.com

Regulated by RICS

DRAWING NO.	REVISION
M101	N/A.

DO NOT SCALE FROM THIS DRAWING - ALL DIMENSIONS TO BE CHECKED ON SITE - USE FIGURED DIMENSIONS ONLY - THIS DRAWING IS COPYRIGHT © - NOTIFY VARCO OF ALL DISCREPANCIES

VAR-2355-51 Tennyson Road, Newport, NP19 8HX
DESIGN STAGE - PLANNING