



Construction (Design and Management) Regulations
Design risk assessments are carried out throughout the design stage of this project in accordance with company procedures and manuals. Where reasonably possible all areas of risk applicable to design and end use of the construction have been identified and then eliminated, mitigated or recorded as a residual risk. Note that general risks of which a competent designer or contractor should be aware are not included. This drawing is to be read in conjunction with the Pre-construction Information and all related documents prepared in accordance with the current Construction (Design and Management) Regulations 2015 and all applicable Health and Safety legislation as currently amended.

- ▲ GROUND FLOOR ENTRANCE
△ FIRST FLOOR ENTRANCE

EXTERNAL LEVELS
REFER TO CIVIL ENGINEER'S EXTERNAL LEVELS DRAWING 70079262-WSP-CV-700 FOR FURTHER INFORMATION

EXTERNAL HARD SURFACING LAYOUT
REFER TO CIVIL ENGINEER'S KERBS AND PAVEMENT COMPOSITION DRAWING 70079262-WSP-CV-701 FOR EXTERNAL SURFACING LAYOUT.

REFER TO CIVIL ENGINEER'S STANDARD DETAILS FOR FURTHER INFORMATION ON COMPOSITION OF EXTERNAL SURFACES.

EXTERNAL DRAINAGE
EXTERNAL DRAINAGE TO BE TO CIVIL ENGINEER'S DESIGN AND SPEC. REFER TO PROPOSED DRAINAGE AND FOUL SEWER PLAN DRAWINGS FOR FURTHER INFORMATION

Proposed native species hedge

3no. Rotary Washing Line

Fence Line

Fences to incorporate a 130mm gap beneath them for hedgehog access

Existing trees to be retained

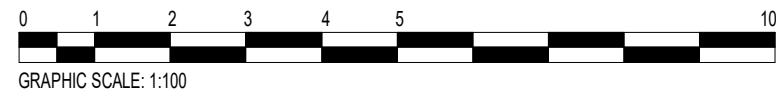
6m Easement to Drain (location as per WSP drawings)

Existing hedge to be retained

Low Maintenance Shrubby

HEOL OFFA

PROPOSED SITE LAYOUT
1:100



T01 INITIAL TENDER ISSUE TB TB KOH	07/07/2021
REV DESCRIPTION DRAWN BY CHECKED BY APPROVED BY	DATE
RIBA PLAN OF WORK 2013 WORKSTAGE	LEVEL OF MODEL DEFINITION (LoD)
Stage 4 - Technical Design	LoD 4a - Precise Model
PURPOSE OF ISSUE - SUITABLE FOR ...	BS1192 STATUS
Information	Status S0 - Initial Status or WIP

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PROJECT TITLE
HEOL OFFA JOHNSTOWN

DRAWING TITLE
PROPOSED SITE LAYOUT

PROJECT No 19427	SCALE @ A1 As indicated
DRAWING No 19427/01	PROJECT ORIGINATOR HOJ-LAW-X-X-DR- A-069001 T01
DATE 18/01/2024	REVISION
DO NOT SCALE	Any discrepancy or query concerning this drawing should be referred to the Architect Copyright © LAWRA Y LIMITED Registered Office: Greenmeadow Springs, 1 Cae Gwynn, Trefyniaw, CARDIFF CF15 7AB Reg. Co. No. 2724178 VAT Reg. No. 134 2148 06