

DO NOT SCALE THIS DRAWING

IMPORTANT
DRAWING TO BE READ IN
CONJUNCTION WITH STRUCTURAL
ENGINEERS DRAWINGS &
INFORMATION

PLEASE NOTE

Due to the age, materials, construction & layout of existing buildings dimensions and levels may vary from those shown on drawings. While these details are noted, wall thicknesses sometimes differ according to height & width which are not straight & may 'bow' mid-run. Also due to slightly sloping walls, clear heights may differ dependent on where existing measurements are taken.

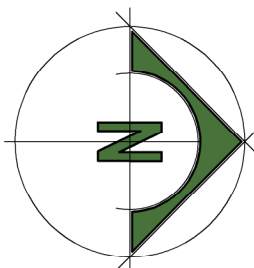
The drawings and the works depicted are the copyright of Designer and Planning Associates Ltd (DPA) and may only be reproduced with written permission. No attention to the design or specification in part or whole to be made without the written approval of DPA.

All dimensions and levels depicted are subject to checking and verified on site prior to construction. Dimensions to be used only.

The information embodied in this drawing must only be used as the stated purpose. The location of any services indicated on this drawing are approximate only and must be checked on site by the main contractor before commencing works.

Client/Contractor is to be responsible for locating any underground services. **Local Regulations:** When applicable the designers based on local legislation should be consulted in relation to any proposed works. It is considered that a competent contractor will be able to identify hazards associated with the project from a risk management document and take the necessary precautions. **CDM:** For the avoidance of doubt the Principal Contractor is reminded that he is fully and solely responsible for the day-to-day management of site safety. Compliance with the construction design and management regulations (CDM) is the sole responsibility of the client unless we are otherwise instructed in writing.

CONSTRUCTION NOTES - GENERALLY: Notwithstanding anything contained in this document or any other document forming part of the contract, the contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant regulations, standards, codes of practice, building regulations, DPA Laws, and all recommendations of all relevant Associations, Manufacturers, Authorities, Water Authorities, Gas Authority, Electricity Authority, Institute of Heating and Ventilating Engineers and BE Regulations.



Garth Y Poeth

MAES MEREDYDD

31

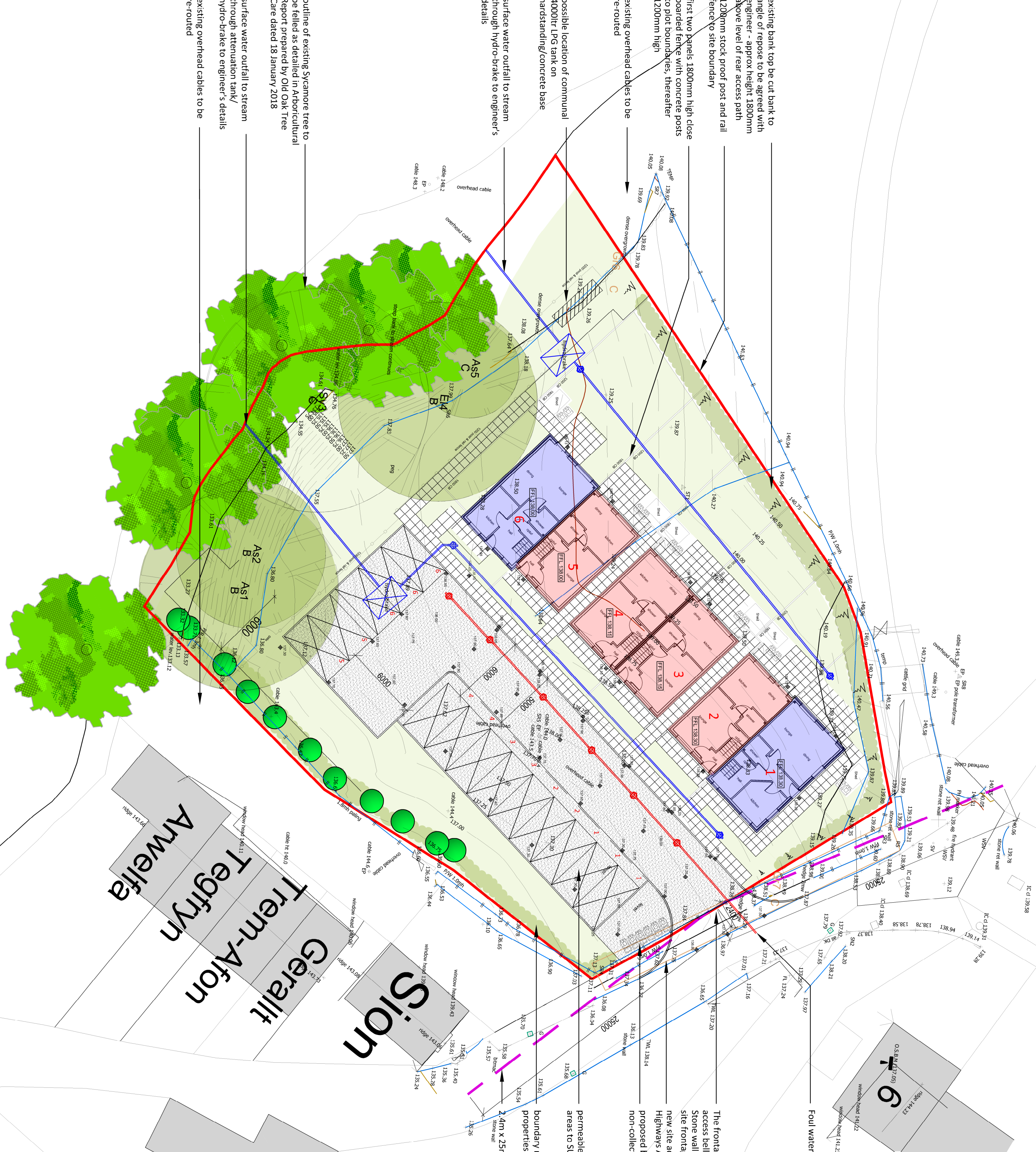
Hafod Newydd

Hafod

Sion

Gerrallt
Tren-Afon
Tegfryn
Arweifa

Garage



The frontage stone wall will be taken down and re-laid along the access boundary and play as a fence, with hedge planting behind site frontage
new site access road with 2.4mtr x 25.0mtr visibility splay, all to Highways Authority approval
proposed bin collection zone: bins to be stored in rear gardens on non-collection days
permeable surfacing to access road and parking areas to SUDS design
boundary native species hedge screening to rear of properties to South
2.4m x 25m visibility splay to centreline

existing bank top to be cut bank to angle of repose to be agreed with Engineer - approx height 1800mm above level of rear access path
1200mm stock-proof post and rail fence to site boundary
first two panels 1800mm high close boarded fence with concrete posts to plot boundaries, thereafter 1200mm high
existing overhead cables to be re-routed
possible location of communal 4000ltr LPG tank on handstanding/concrete base
surface water outfall to stream through hydro-brake to engineer's details
outline of existing sycamore tree to be felled as detailed in Arboricultural Report prepared by Old Oak Tree Care dated 18 January 2018
surface water outfall to stream through attenuation tank/hydro-brake to engineer's details
existing overhead cables to be re-routed

SITE LAYOUT PLAN
1/200@A1

SITE LAYOUT AS PROPOSED

Scale bars for information only and not for construction

NOT APPROVED FOR CONSTRUCTION

REV	DESCRIPTION	DATE	DESIGNED	CHECKED
1	For the purpose of providing out of standing spaces	17.07.18	BB	CE
2	Units 1 & 4 removed (replaced with 'bays')	04.07.18	BB	CE
3	Fronting to top of south compound	27.05.18	BB	CE
4	Ground level reduced to level of existing	02.03.18	BB	CE
5	Ground level reduced to level of existing	02.03.18	BB	CE
6	Fronting to top of north compound	07.02.18	BB	CE

client
GARETH MORRIS CONSTRUCTION
Project
Residential Development on land behind SEION CHAPEL Pontfarcyog
drawing no.
SITE LAYOUT PLAN
Project No.
17/01



Design Planning Associates Ltd
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P-02

F

drawing no.

17/01

scale

1/200 @A1

revision

BB

CE