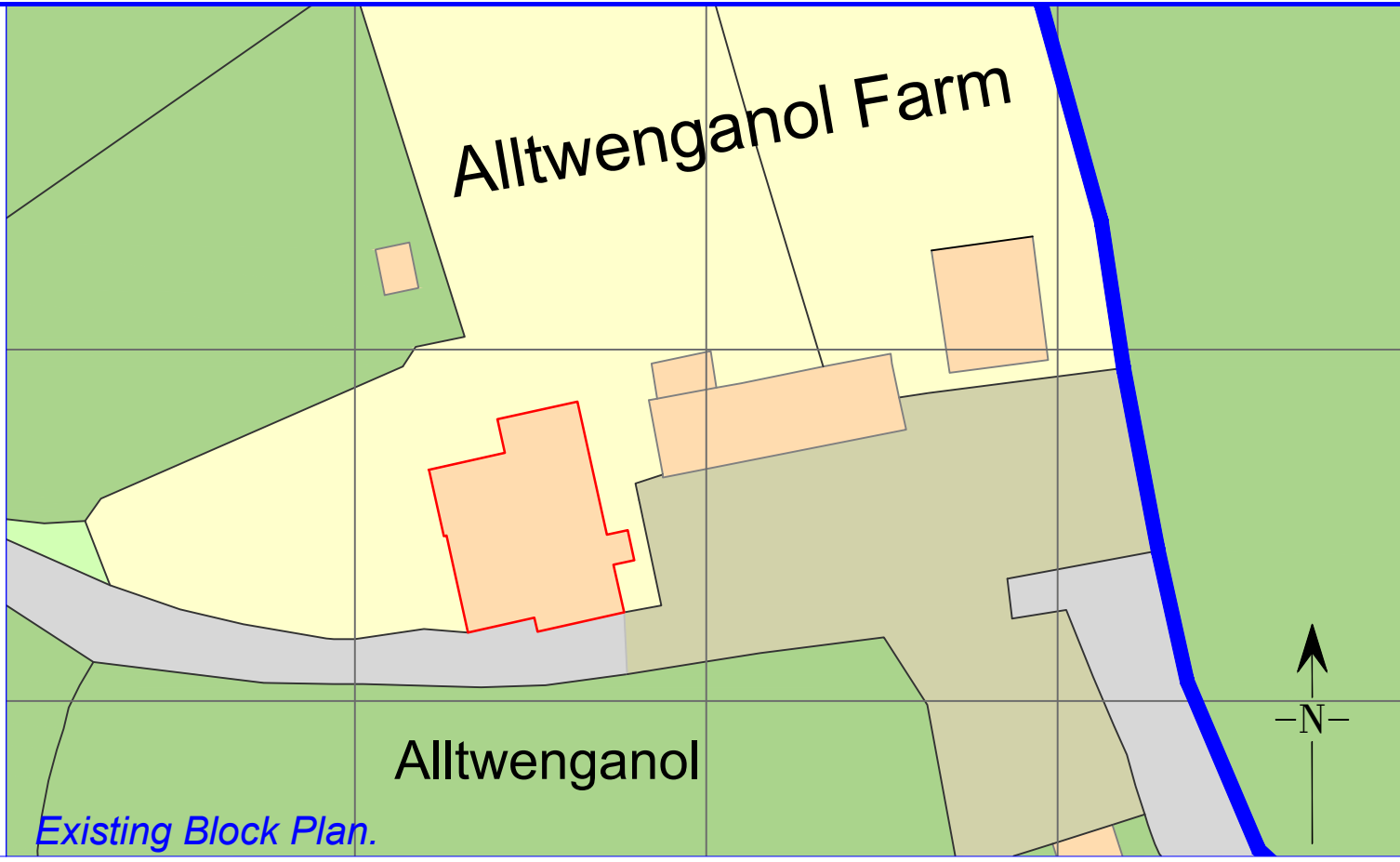
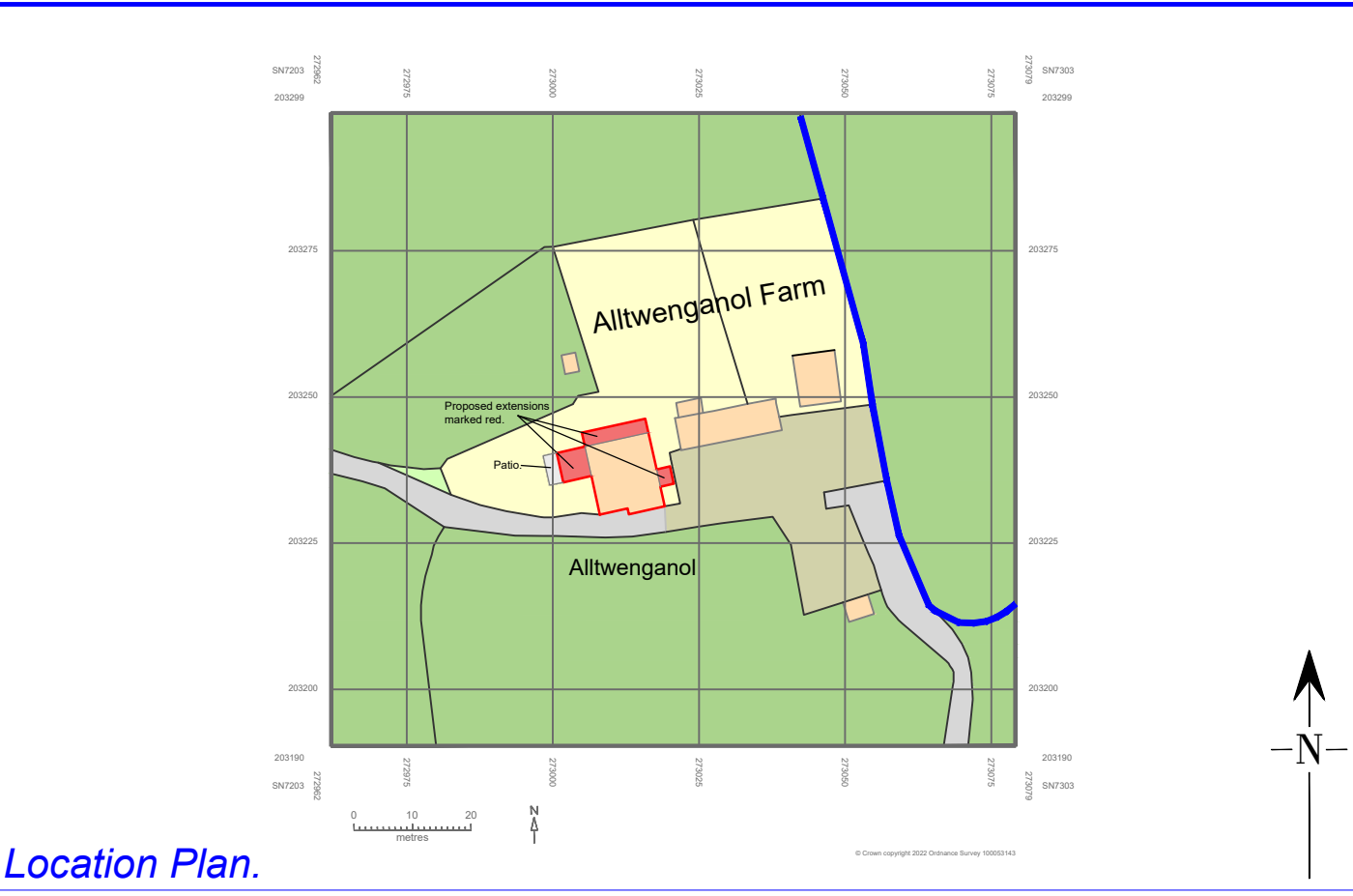
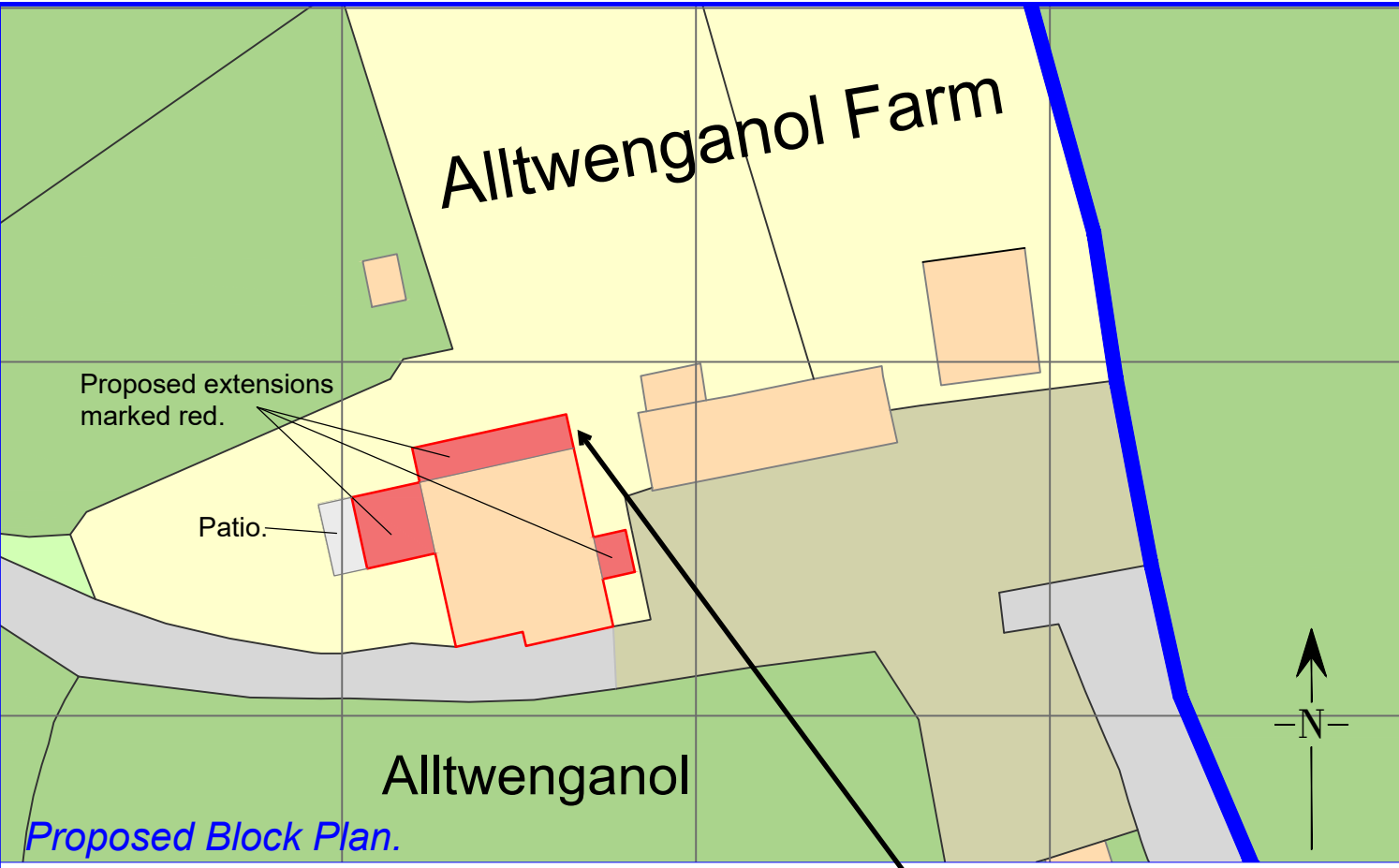




Plans have not received Building Regulations consent & should not be used for construction purposes.

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.

ALL PLANS TO BE READ IN CONJUNCTION WITH ALL THE INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE THE NECESSARY SAB APPLICATION PROCESS & PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE TO DEVELOPMENT AREAS (OVER 100M2). THESE PLANS HAVE NOT RECEIVED SAB APPROVAL.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR THE PROPOSED WORKS.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE THE NECESSARY PARTY WALL ACT PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE.

CONSTRUCTION CLIENTS HAVE LEGAL DUTIES UNDER THE COM REGULATIONS 2015. PLEASE CHECK YOUR DUTIES ON THE HSE WEBSITE OR CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.

TIMBER FRAMES POSE AN ADDITIONAL FIRE RISK UNTIL THE PANELS ARE COMPLETE & PROTECTED BY INTERNAL FIRE RESISTANT PLASTERBOARD & EXTERNAL CLADDING. CONTRACTORS / PRINCIPAL CONTRACTORS SHOULD ENSURE THEIR CONSTRUCTION PHASE PLAN INCLUDES MEASURES TO CONTROL THE ADDITIONAL FIRE RISKS TO THEIR WORKERS & TO OTHERS, INCLUDING NEIGHBOURING PROPERTIES, DURING THE CONSTRUCTION PHASE.

EXACT BOUNDARY POSITIONS & DETAILS TO BE DETERMINED ON SITE FROM DEED PLANS/LAND REGISTRY DATA & NOT SCALED FROM THESE PLANS. THIS IS NOT A CONVEYANCING DRAWING.

Regulation 14, Section 42 of the Flood & Water Management Act 2010 - Transfer of private sewer and lateral drainage to Welsh Water - Scheme proposals may be subject to Welsh Water agreements / legislation. It is the responsibility of the client/contractor to ensure Welsh Water are consulted prior to commencement of works.
Further information is available at www.dwr.cymru.com or rlb5af@dwr.cymru.com

New dwelling - Automatic fire suppression system to be designed and installed in accordance with BS 9251: 2014 or equivalent technical standard.

The components of the automatic fire suppression system should be in accordance with BS 9252: 2011 or an equivalent technical standard.

Where an automatic fire suppression system is installed, a 3rd Party installation and commissioning certification will be provided.

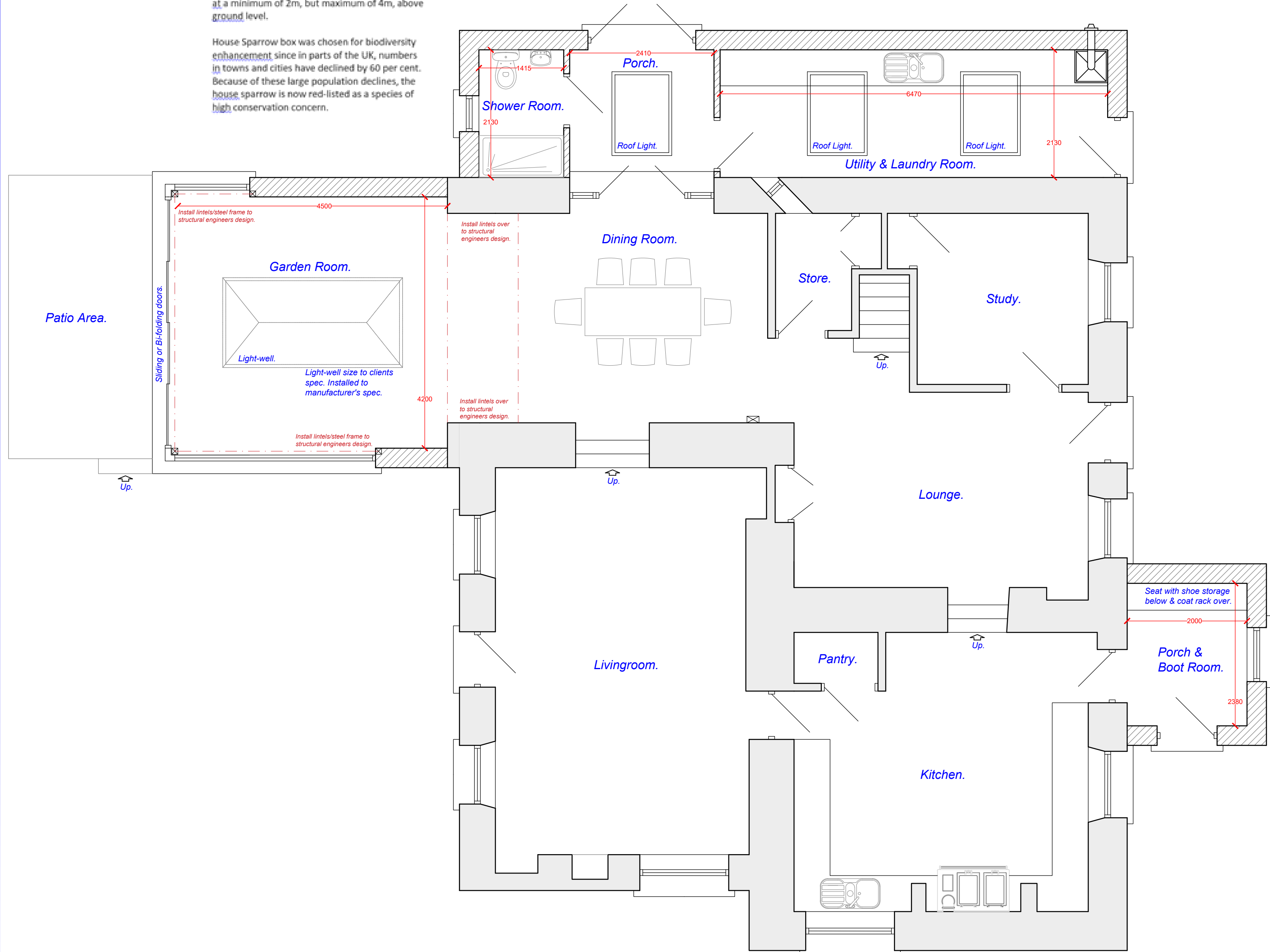
Confirmation of consultation with Dwr Cymru/Welsh Water to be provided confirming:

- Where town mains are to be used, the designer must consult with the Water Undertaker to establish the typical operating water pressure range and flow capacities available.
- Where town mains are to be used restrictions such as water meters shall not reduce the pressure and flow available below the performance specification detailed in the relevant technical standard.
- Ancillary areas (such as car port, car park, garage etc...) which are normally unoccupied do not require an automatic fire suppression system if they are suitably fire separated from the residential areas (see Appendix A, Tables A1 & A2). The minimum acceptable separation is 30 minutes integrity, insulation and stability.

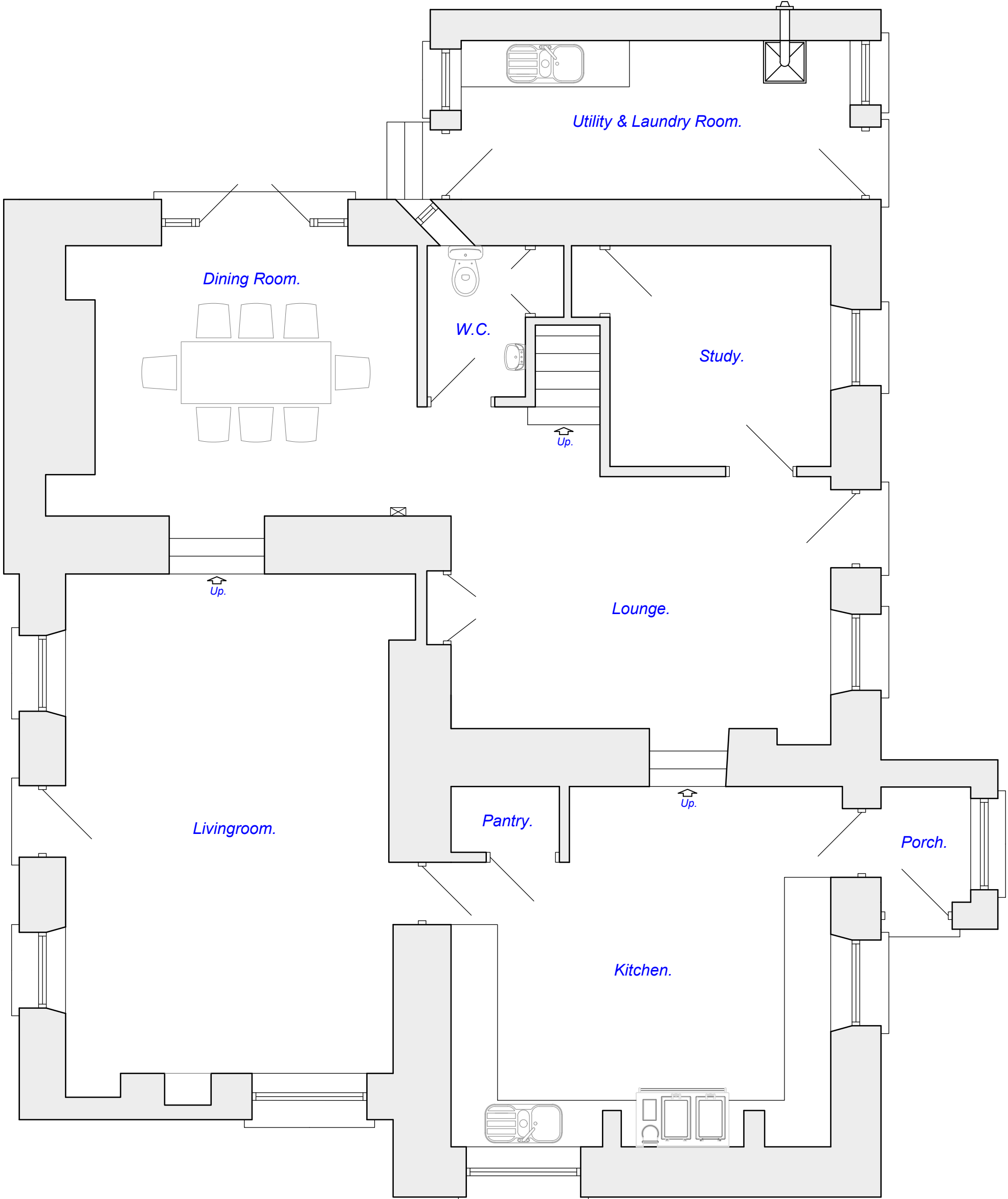
Biodiversity enhancement measures:

An external bird nesting box will be attached to the north east facing elevation (in order to avoid strong sunlight and the wettest wind) of the proposed side extension. The bird box will be of a size and design suitable for use by House Sparrow. It will be sited prior to first occupation of the development and at a minimum of 2m, but maximum of 4m, above ground level.

House Sparrow box was chosen for biodiversity enhancement since in parts of the UK, numbers in towns and cities have declined by 60 per cent. Because of these large population declines, the house sparrow is now red-listed as a species of high conservation concern.



Proposed Ground Floor Plan.



Existing Ground Floor Plan.



D		
C		
B		
A	Planning.	20.9.22
REV	DESCRIPTION	DATE

**DR
Design**

Architectural Services

Davies Richards Design Ltd.
Llandeilo - 01558 823351
Mumbles - 01792 347692

E-MAIL - info@daviesrichardsdesign.com
WEB - www.daviesrichardsdesign.com

CLIENT :
Mr. & Mrs. Hutchings.

JOB TITLE :
**Proposed extension & alterations at;
Alltwen Ganol Farm,
Pontardawe,
SA8 3BP.**

DRAWING TITLE :
Existing & Proposed Plans.

DRAWING STATUS :
Planning.

Original paper size - A1

SCALE :
1:50, 1:500 & 1:1250.

DRAWN BY : **G.R.R.** DATE : **June '22.**

PLAN No	REVISION
1792-01	B

DO NOT USE FOR CONVEYANCING PURPOSES