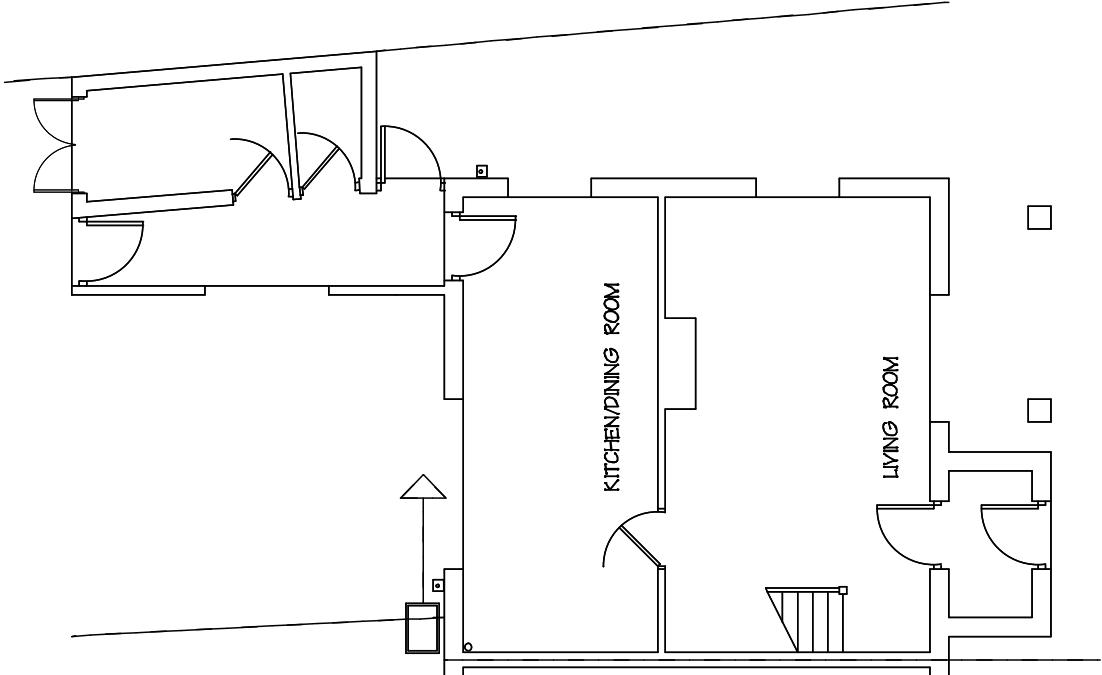


HEALTH, SAFETY & FIRE
CONSTRUCTION (DESIGN and MANAGEMENT) REGULATIONS 2015.
The Construction (Design and Management) Regulations, (CDM) now cover domestic projects, and in effect, the surveyor is the Principal Designer however many contractors are engaged, until the Principal Contractor takes over at commencement of work.
The Client should also refer to the 'Industry Guidance for Clients' (CDM 15/1).

PRE CONSTRUCTION INFORMATION.
(over and above that which a competent contractor would be expected to know).

GENERAL.
Particular care should be taken during demolition, working at height, in excavations, and with sharp, heavy, flammable and potentially toxic materials, tools and plant.
It is the duty of the client to employ competent designers and builders with proven experience in this type of work.



EXISTING
GROUND FLOOR LAYOUT

WASTE WATER SERVICE
Any pipe that has more than one property connected to it will likely be the responsibility of Dwr Cymru Welsh Water (as per Private Sewer Transfer), thus there would be a requirement to obtain a building over sewer agreement via the developer services department if the line you refer to has any other property connected to it.
Pipes that only collect wastewater from your property, and which lie inside your home or within the boundary of your property will remain your responsibility.
Pipes that drain your own home, but lie outside your boundary and pipes serving both you and your neighbours are likely to be the responsibility of Welsh Water.

proposed extension
Note.
Extension not to encroach on adjacent land.

BLOCK PLAN
Scale 1-500

Development to provide -
National Trust WoodStone Nest Box
Product Number - NTWS

These details are not intended to show you how to comply with the Building Regulations but are produced only as a guide to cover areas known to create problems on site, they show the more common means of achieving compliance with the Building Regulations but are not the only way to comply. If your proposals vary in any way from these details, or you have any queries, you should discuss these with the area Building Control Officer before work commences.

We only recommend you submit your application using a Building Notice where you/ your builder are fully conversant with the requirements of the Building Regulations. If this is not the case, we recommend you employ a consultant to draw up full plans/ specification and submit a 'Full Plans' application on your behalf.

Whilst every care has been taken in compiling this information note and the statements contained herein, the publishers and promoters cannot accept responsibility for any inaccuracies.

Contact Developer Services Department on 0800 0853568.
Developer Services
Dwr Cymru Welsh Water
PO Box 3146
Llnea
Fortran Road
Cardiff
CF30 0EH
Email: developer.services@dwrcymru.com
Website: dwrcymru.com/developer-services

PROPOSED EXTENSION AT 46 LAKE ROAD,
PORT TALBOT. SA12 6AF.
MR.C.GRIFFITHS.

DRAWING TITLE

EXISTING LAYOUT and BLOCK PLAN

SCALE 1 to 100 @ A3	DATE January 2024.	DRAWING No. 2024/02
DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DISCREPANCIES TO BE REPORTED IMMEDIATELY.		