



## SITE ANALYSIS

1932 WEST WINDS | DECEMBER 2019

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LOYN+CO  
ARCHITECTS

## PREFACE

This document has been prepared by LOYN+CO ARCHITECTS on behalf of our clients Annabel Brodie-Smith & Andy Woolmer for the site known as West Winds, Dinas Powys, CF64 4HB. The document is intended to provide an appraisal of the existing site and determine an understanding of the context of the proposal before beginning a feasibility study and shall be updated through the course of the development of proposals.

The project requires preparation of design proposals for a context specific development of new dwellings on the land currently occupied by West Winds, a substantial existing house, set in spacious grounds.

Advice has already been sought informally from a planning consultant (LRM), which the clients are already in possession of. This recommends an initial site and character study which will be covered in this document and will assist in developing a Capacity Assessment which will be covered in part 1 of the Feasibility Study for presentation and discussion with the Vale of Glamorgan Council via a first Pre Application submission. Ongoing input from LRM throughout the planning process is strongly recommended.

## CONTENTS

LOYN + CO ARCHITECTS	2
LOCATION ANALYSIS	3
LOCATION	4
HISTORY	5
LOCAL CONSTRAINTS	6
LOCAL ANALYSIS	7 - 8
LOCAL CHARACTER	9 - 10
SITE ANALYSIS	11
OWNERSHIP	12
ACCESS	13
BOUNDARIES	14
VIEWS	15 - 16
LANDSCAPE / TOPOGRAPHY	17 - 18
SUMMARY	19
EXISTING DRAWINGS	20
E001 SITE LOCATION PLAN	21
E002 EXISTING SITE PLAN	22
E003 TOPOGRAPHICAL SURVEY [NORTHERN]	23
E004 TOPOGRAPHICAL SURVEY [SOUTHERN]	24
E300 INDICATIVE SITE SECTION	25
E400 EXISTING ELEVATION 01	26
E401 EXISTING ELEVATION 02 + 03	27
E402 EXISTING ELEVATION 04	28
E403 EXISTING ELEVATION 05 + 06	29
S001 SITE OWNERSHIP PLAN	30
APPENDIX 1	31
SERVICES INFORMATION	32-35
END	36

**STORMY CASTLE**  
RIBA MANSER MEDAL 2014 | EISTEDDFOD GOLD MEDAL 2014 | CONCRETE AWARD



## LOYN + CO ARCHITECTS

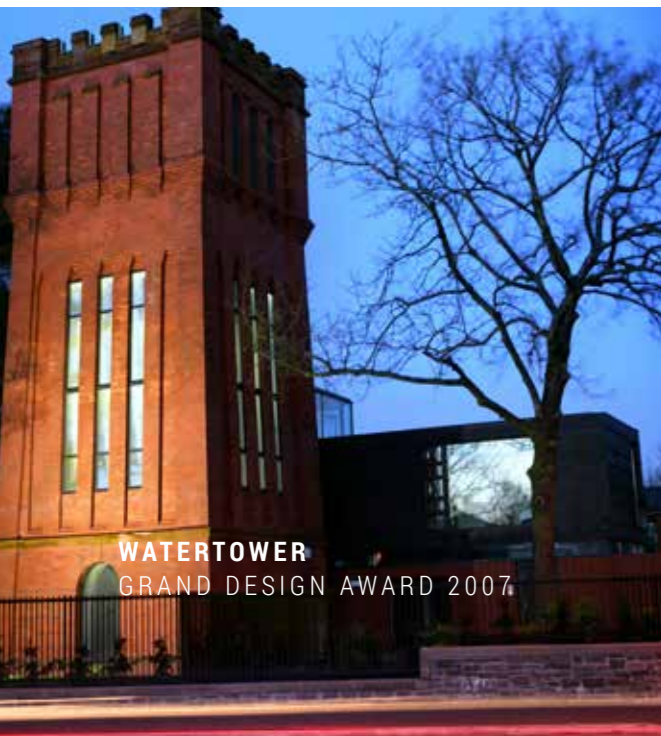
Principal Architect Chris Loyn established Loyn + Co. Architects in 1992. Based in Penarth, South Wales, Loyn + Co. Architects has gained a reputation for realising creative, imaginative and contextual architecture. During its history the practice has enjoyed recognition for its achievements in architecture through published projects and many significant awards and nominations.

Twenty five years on, with Chris at the helm, the practice philosophy places great emphasis on working as a team, in a studio environment. This approach ensures ideas are shared and collectively reviewed during the development of the design, throughout each stage of a project's evolution. It is the practice's belief that group work produces the most comprehensively successful design solutions, something that is evidenced by consistent client satisfaction and the award winning record. The unique response to each site and client brief drives the wide and varied output of the office, with projects ranging from master planning to furniture design, residential to commercial and mixed use schemes, through to one-off dwellings and sensitive refurbishment, including work with listed structures and Scheduled Ancient Monuments. There is no in-house style as such, although there is a consistency of approach and analysis which repeatedly generates a high quality design response.

The practice has established a specialism in residential schemes recognised by numerous Housing Awards granted over the years, including in 2014 the RIBA's award for the best new home in Britain, the 'Manser Medal' for Stormy Castle, situated in an Area of Outstanding Natural Beauty and 'Building of the Year' RIBA Regional Awards for both 2015 and 2016. Their most recent project to be awarded Building of the Year, 'Outhouse' has been described in the Architects Journal as 'one of the most outstanding new houses in Britain in a decade'. 'Outhouse' has gone on to receive recognition from the public, architectural press and the RIBA including most significantly being included on the shortlist for the Stirling Prize 2016 and winning the BBC's 'Peoples vote' for the RIBA Stirling Prize. In addition the practice has been awarded The Sunday Times British Homes Award for one-off house over 5,000 sq ft and for once again the prestigious 'Manser Medal' 2016 - the first time the award has been given to the same practice twice. Once again the practice are short-listed for the RIBA 'House of the Year'.

The practice has featured in the BBC Series 'Building Dream Homes' as well as 'Grand Designs' and previously BBC Wales 'Hot Houses'. The Practice is a long standing supporter of contemporary Architecture in Wales promoting, exhibiting as well as regularly teaching at the Welsh School of Architecture and other architecture schools in the UK. The practice has been awarded the respected Eisteddfod Gold Medal in 2007, 2014 and 2015 and Chris Loyn received the Dewi Prys-Thomas Award for his personal contribution to architecture in Wales.

Loyn + Co continues to be commissioned for high profile schemes of varying scales across the UK, including Porth Teigr, a residential development of over 100 homes for Igloo Regeneration. We are committed to delivering high quality schemes true to their original concept and relevant to our time and the unique site.



**WATERTOWER**  
GRAND DESIGN AWARD 2007



**MILLBROOK HOUSE**  
RSAW BUILDING OF THE YEAR 2015  
EISTEDDFOD GOLD MEDAL 2015



**OUTHOUSE**  
RIBA STIRLING PRIZE FINALIST | MANSER MEDAL 2016



**TY GAWLA**  
WELSH HOUSING AWARD 2006







## LOCATION

The existing dwelling is situated on a large plot of land which is located to the West of the village of Dinas Powys. The village is approximately 5.6 miles south-west of the centre of Cardiff and conveniently situated on the A4055 Cardiff to Barry main road. It is generally regarded as a pleasant dormitory village for Cardiff's commuters since the capital city's expansion.

Its commutable links to Cardiff and its convenient location to the nearby University of Wales Hospital at Llandough has meant Dinas Powys has undergone a period of sustained growth over the past 50 years.

The old village centre of Dinas Powys still has a mostly unspoiled and almost rural feel, retaining a large village common and a traditional village centre complete with a post office and a range of small independent shops, public houses, restaurants and community facilities. Despite this, the area has enjoyed the addition of several housing developments over the past five decades in order to meet the demands of the population increase in and around Cardiff.

The site is nestled in the 'Westra' to the west of Dinas Powys off Saint Andrews Road. The site lies outside of the Dinas Powys Conservation Area and also existing Local Development Plan [LDP] settlement boundary.



**SITE ADDRESS:**

WEST WINDS  
 WESTRA  
 DINAS POWYS  
 VALE OF GLAMORGAN  
 CF64 4HB

**ADDITIONAL SITE LOCATION INFO:**

GRID REFERENCE: ST142711  
 X (EASTING): 314290  
 Y (NORTHING) : 171146  
 LATITUDE: 51.432809  
 LONGITUDE: -3.2343552



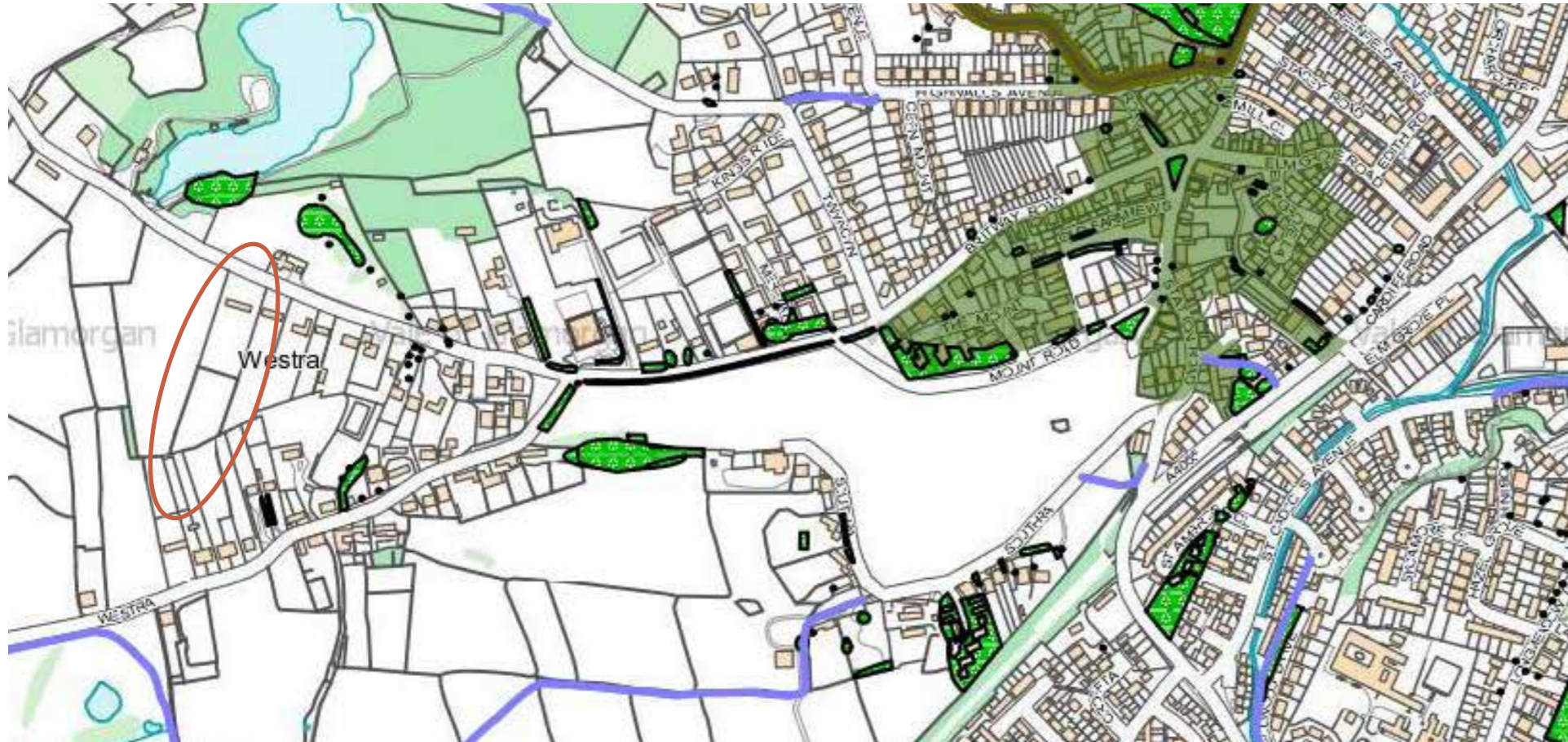
# LOCAL CONSTRAINTS

## SUMMARY OF FINDINGS INVESTIGATED IN THIS SECTION:

CONSTRAINT	AFFECTED Yes / No:
Conservation Area	No
Tree Preservation Orders	No
Public Rights of Way	No
Sites of Importance for Nature Conservation:	No
Sites of Special Scientific Interest:	No
Settlement Boundary:	Yes (outside of boundary)
Minerals:	Yes (Limestone Cat. 1)
Flooding:	No

## SUMMARY OF POSSIBLE FUTURE INVESTIGATIONS REQUIRED:

Site Investigation Report  
Ecology / environmental survey  
Access limitations  
Tree Survey  
Minerals Assessment  
Current drainage strategy  
Civil / structural engineer  
Bat survey  
Visual Impact Assessment



01 CONSERVATION AREA MAP EXTRACT AS TAKEN FROM VALE OF GLAMORGAN WEBSITE

## LOCAL ANALYSIS 01

### 01 - CONSERVATION & PUBLIC RIGHTS OF WAY

#### CONSERVATION

A desktop study via the Vale of Glamorgan's website, indicates that the site is not located within the local conservation area as highlighted in pale green on the adjacent extract.

#### TREE PRESERVATION ORDERS

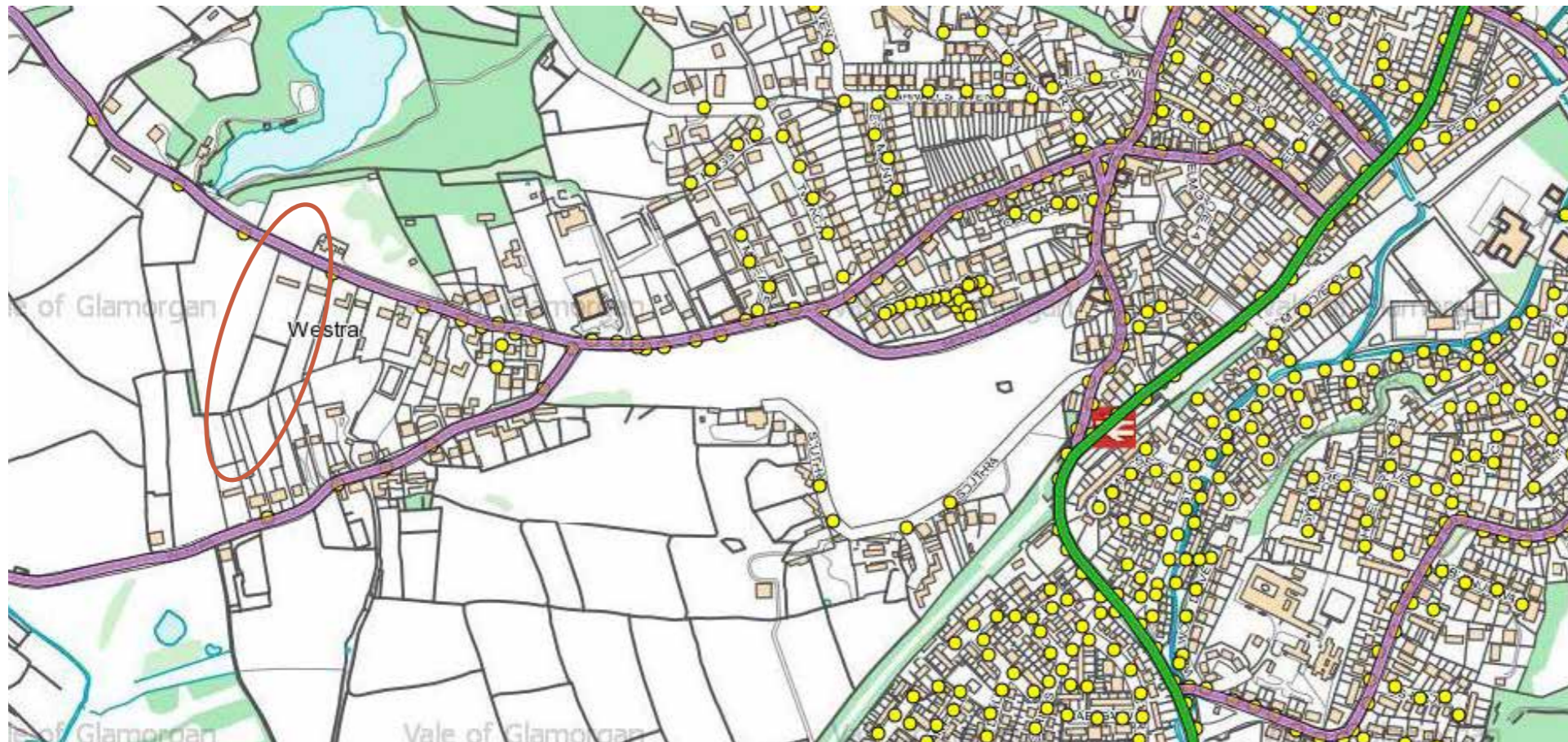
Pockets of trees which have Tree Preservation Orders are also indicated by the bright green areas, however none of these are located on the site.

#### PUBLIC RIGHTS OF WAY

Again none of these cross the site but those in the area are highlighted by the various coloured lines.

#### SITES OF IMPORTANCE FOR NATURE CONSERVATION

The site does not lie within any Sites of Special Scientific Interest or within a site of importance for nature conservation.



02 MAP EXTRACT AS TAKEN FROM VALE OF GLAMORGAN WEBSITE

### 02 - TRANSPORT & STREETS

#### HIGHWAYS

The adjacent map indicates some key aspects of the site's location. The site has good links to the local transport network. The main highway running through Dinas Powys (Cardiff Road) is highlighted in green, which is also a main strategic salting route.

St Andrew's Road off which the site is accessed is also a salting route, albeit a non-strategic route as indicated in purple.

#### RAIL

Dinas Powys main railway station is also well situated as indicated, and is approximately 1.0 mile from the site.

#### STREETS

Street lighting is also provided along St Andrew's Road beyond the site entrance though it does become less frequent once beyond the new development at Westra Cross.

# LOCAL ANALYSIS 02

## 03 - SETTLEMENT BOUNDARY & MINERALS

### SETTLEMENT BOUNDARY

As previously noted, the site sits outside the current settlement boundary as indicated by the red line of the adjacent plan.

### MINERALS

The lower section of the site falls within an area highlighted as Limestone Category 1. According to the Vale of Glamorgan Supplementary Planning Guidance (SPG) on Minerals Safeguarding, any development which falls within such an area is likely to require a Minerals Assessment to support any planning application to set out the consideration of the criteria of Policy MG 22 and national policy.

POLICY MG22 - DEVELOPMENT IN MINERALS SAFEGUARDING AREAS states that:

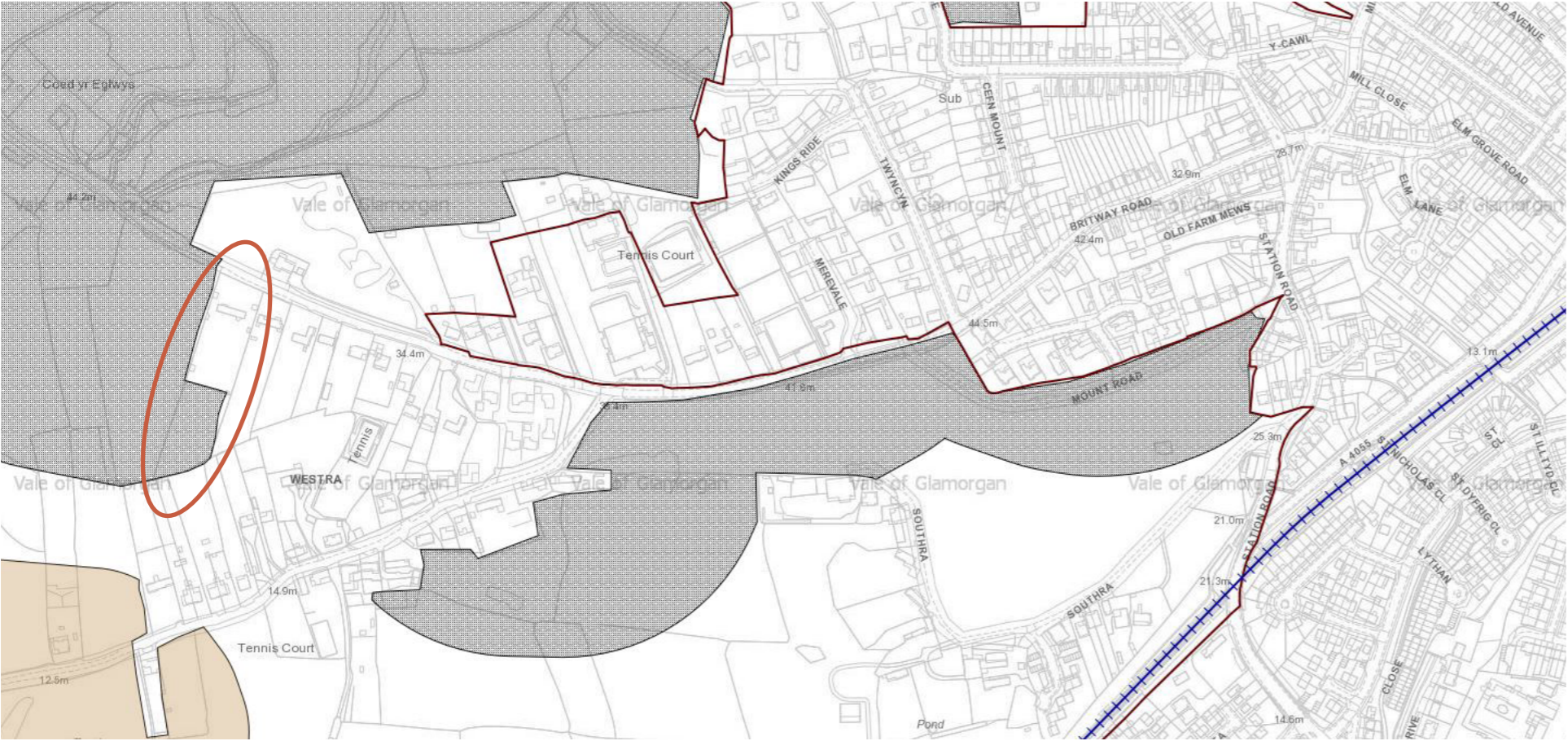
*Known mineral resources of sandstone, sand and gravel and limestone are safeguarded as shown on the proposals map. New development will only be permitted in an area of known mineral resource where it has first been demonstrated that:*

1. Any reserves of minerals can be economically extracted prior to the commencement of the development; or
2. Extraction would have an unacceptable impact on environmental or amenity considerations; or
3. The development would have no significant impact on the possible working of the resource by reason of its nature or size; or
4. The resource in question is of poor quality / quantity.

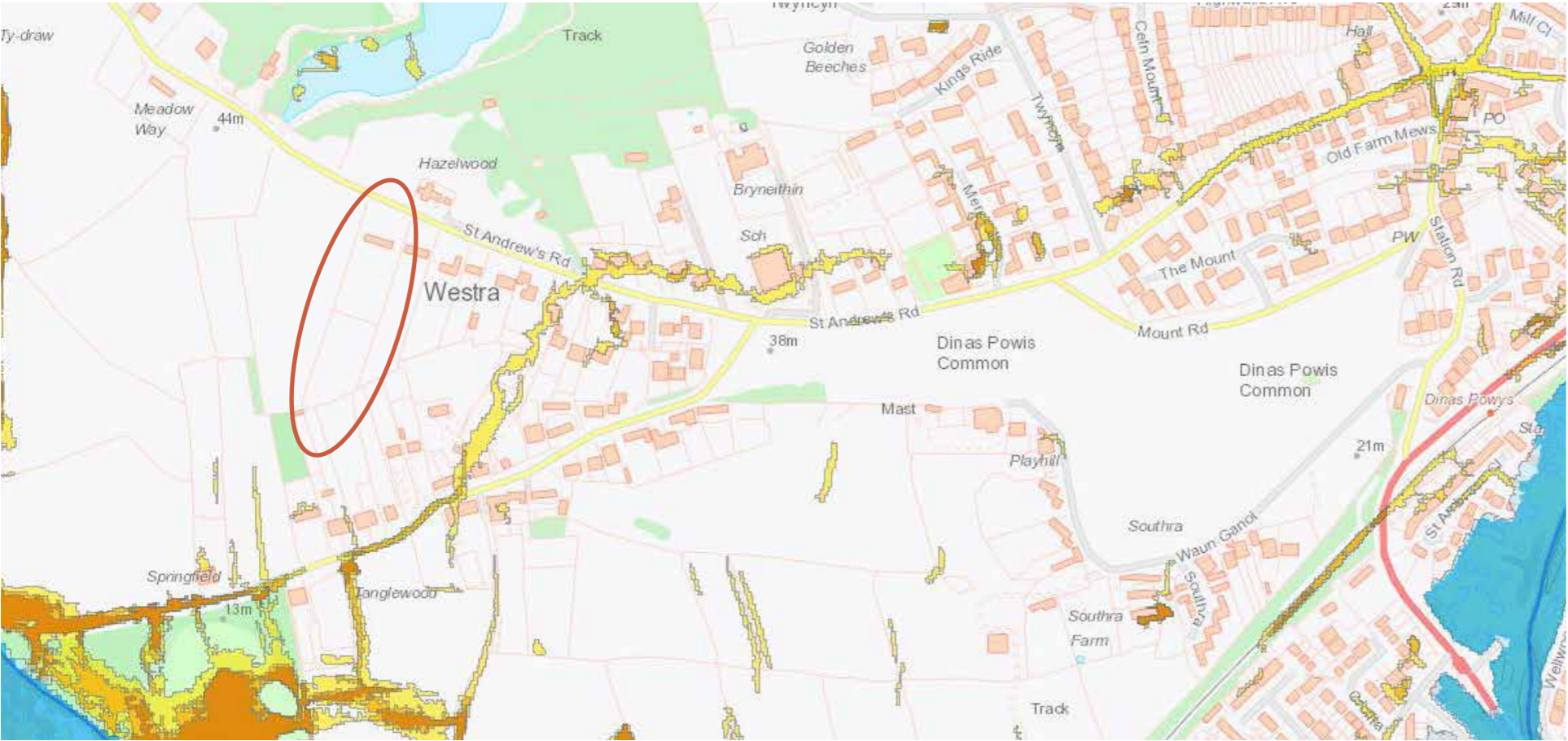
## 04 - NATURAL RESOURCES WALES [NRW]

### FLOOD MAPS

Having carried out a desktop study via the NRW website, the site is not affected by any risk of flooding from rivers, sea, reservoirs or surface water as indicated on the adjacent extract.



03 MINERALS & SETTLEMENT BOUNDARY AREA MAP EXTRACT AS TAKEN FROM VALE OF GLAMORGAN WEBSITE



04 MAP EXTRACT AS TAKEN FROM NATURAL RESOURCES WALES WEBSITE



TAI-ANN & LA GRANNERIE



HILSTON



WERNLAS



MELROSE



HAZELWOOD



REPLACEMENT DWELLING AT 'LARKFIELD' - under construction

## LOCAL CHARACTER 01

### NEIGHBOURING PROPERTIES

The neighbouring properties that are accessed off St Andrew's Road provide a variety of architectural languages. Typically these are large dwellings situated on large plots though there are examples of infill developments nearby.

When cross referenced with historical maps it appears that the plots of Tai-Ann, La Grannerie, Wernlas and Melrose were developed pre-1922 though their forms are likely to differ from that which is evident today. The latter development of the land now Hilston appears to have been sometime during the 1940's with Larkfield and West Winds being added by the 1970's.

The adjacent property, previously known as 'Larkfield' is currently under construction with the previous dwelling being demolished and replaced with a large stately styled home with double garage. A rendered image of the proposed dwelling has been indicated, as downloaded from the Vale of Glamorgan's online Planning Portal.

Each of these neighbouring properties is well set back from St. Andrew's Road providing a generous front forecourt or garden. Landscaped areas also provide a buffer between the dwellings and the highway.



01 WESTRA CROSS



WESTRA CROSS - site layout



02 ARBOR VALE



ARBOR VALE - site layout



03 MEREVALE



MEREVALE - site layout

## LOCAL CHARACTER 02

### LOCAL DEVELOPMENTS

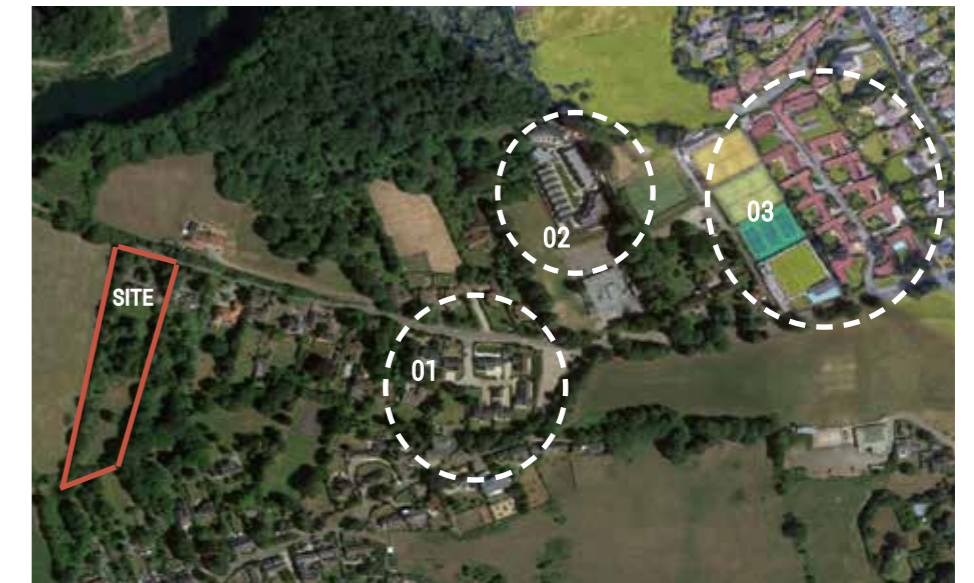
The local built environment surrounding the site provides a variety of periods and styles. From the neighbouring properties to the wider reaching developments where a number of modern interventions punctuate the local vernacular.

A number of developments have been built over the years in the vicinity ranging in typology, density and market.

Nearest the site at the junction of St. Andrew's Road and Westra Road is a recent addition, completed towards the beginning of the decade. Westra Cross is a development of seven houses within what was once the local quarry.

Most recently, this year, is the completion of Arbor Vale, a new development of two, three and four bedroom homes on a sloping site, designed exclusively for those aged 50 or over.

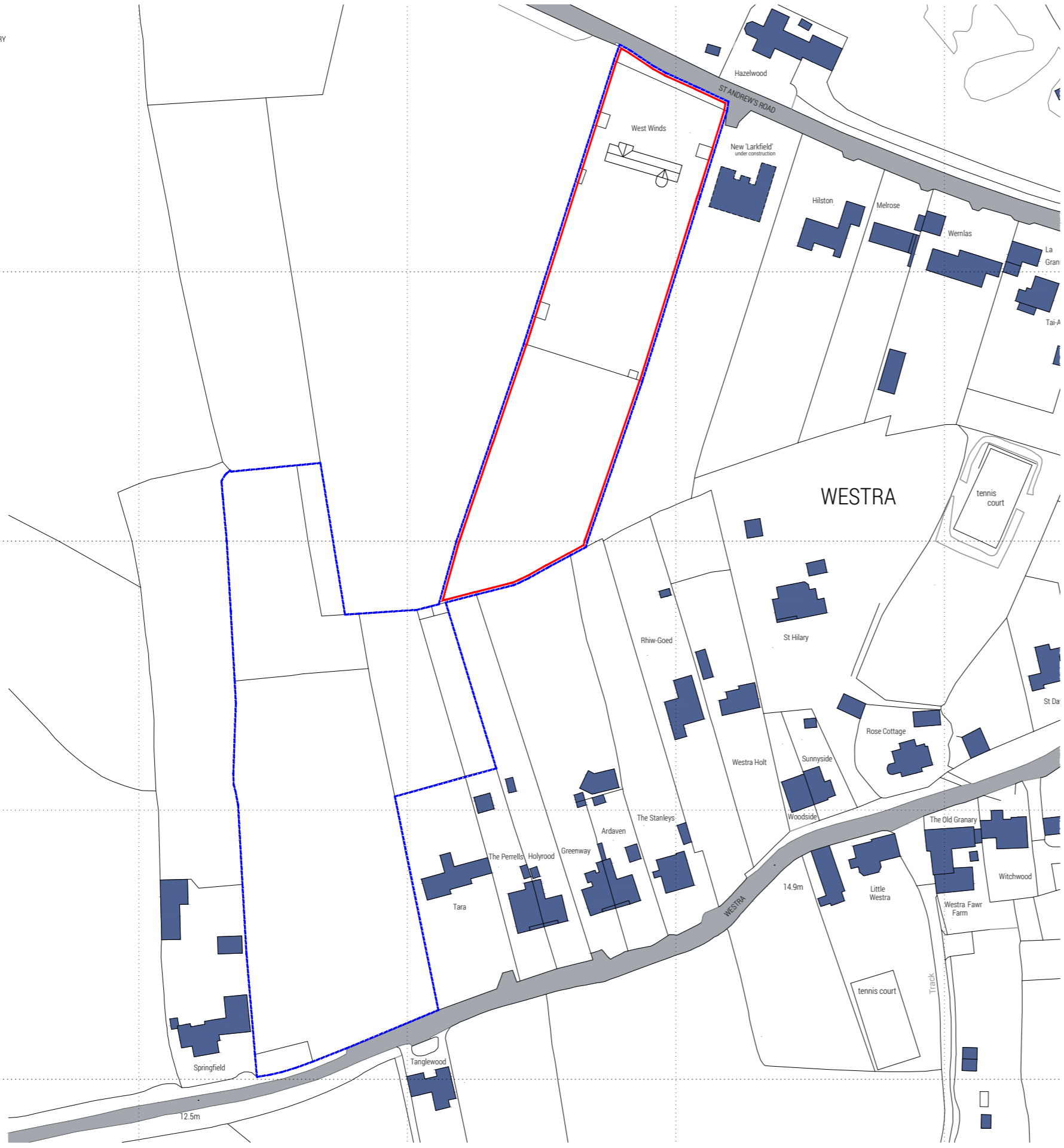
Another nearby development, completed in the mid 1970's, is Merevale. This is an exclusive development of just twelve houses. The award winning scheme was designed by Hird & Brookes, having been inspired by Scandinavian residential architecture.



LOCAL DEVELOPMENT LOCATIONS



— SITE BOUNDARY  
- - - OWNERSHIP BOUNDARY



# OWNERSHIP

## LAND OWNERSHIP

The site forms part of a larger area of land owned by our clients, with the adjacent diagram indicating both the ownership and site boundaries.



## ACCESS

### ACCESS

The site is accessed directly off St. Andrews Road, Dinas Powys.

The images presented on this page illustrate access to the site from St. Andrew's Road. Both vehicular and pedestrian access is via the same point as indicated in image 02.

There is no pavement access to the site, though the property does have a generous grass verge which separates the front boundary wall from the road.





02 EASTERN BOUNDARY



03



04

## BOUNDARIES

The site is well screened on all sides, with each boundary lined with well established trees.



01 NORTHERN BOUNDARY



05 SOUTHERN BOUNDARY



09 WESTERN BOUNDARY



08



07



06



01



02



03

## VIEWS 01

As previously mentioned, the site is significantly screened by a mature tree line on the North, East and West boundaries and to the south lies a mature hedgerow.

There are pockets of areas where this tree line is broken but these areas are few and far between.



04



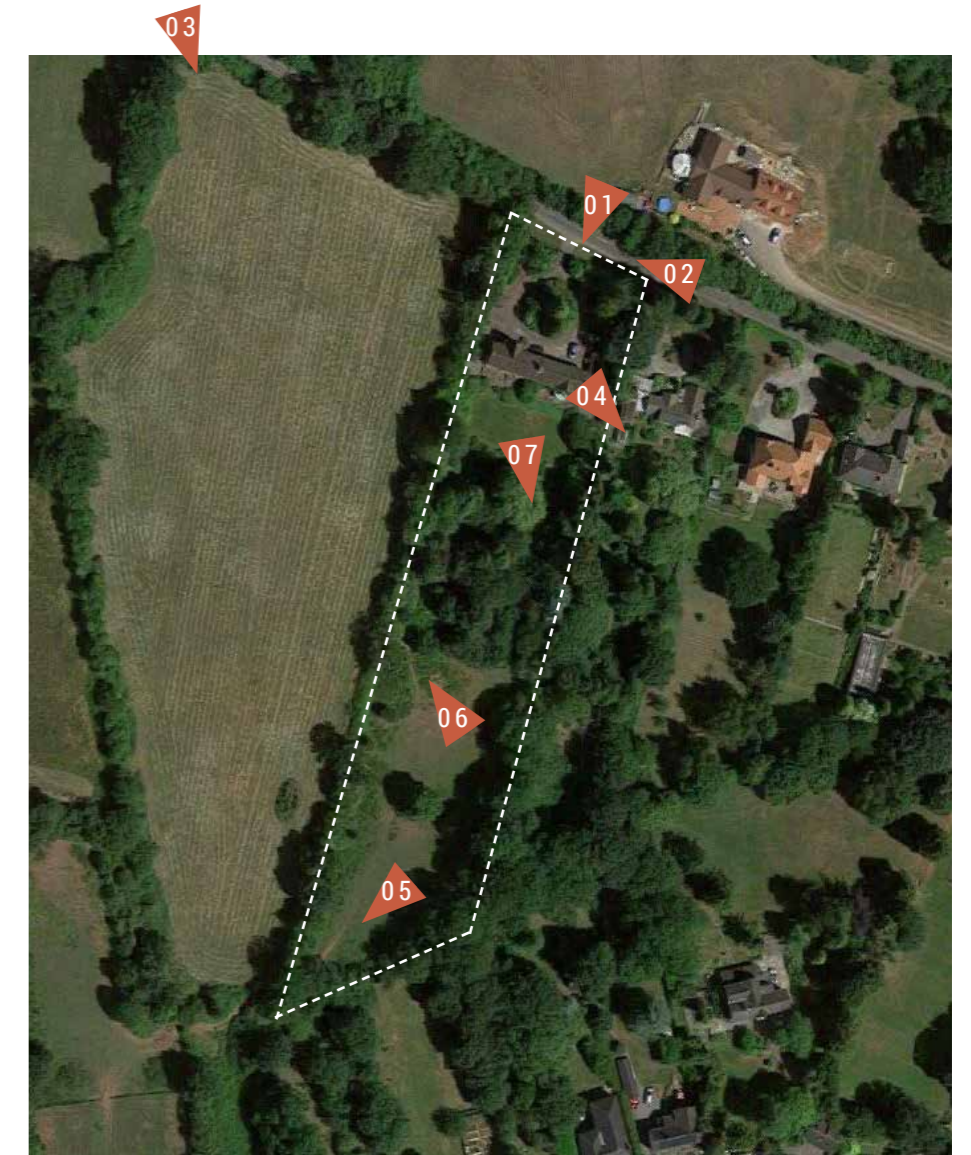
05



06



07





01



02



03

## VIEWS 02

The existing dwelling takes up a prominent position at the north end of the site. Views around it are limited with what was once undoubtedly a beautiful formal garden setting beginning to show signs of neglect.



04



05



06



07



08



09



# LANDSCAPE / TOPOGRAPHY

## AREA A - NORTHERN PORTION

The site is split into two distinct areas, though this is somewhat unclear on site due to the dense vegetation which now covers much of the site. The northern portion houses the dwelling and the once formal garden areas.

Entering the site at a level of approximately +40.0m above sea level the driveway falls approximately 3 meters around a circular planted area. This change in level and dense vegetation ensures the existing dwelling is largely hidden from view.

The existing dwelling and surrounding terraces form a relatively level plateau at around +36.7m before a further plateau has been created at the lawned area of approximately +35.4m.

Beyond this lawned area the site steps down again via landscaped steps to a lower plateau. Much of this area has dense vegetation but some features are still apparent, with an old formal water feature, informal pond, bird-box and large willow tree.

This plateau falls gently across its entirety, from around +34.0m near the landscaped steps to approximately +32.5m nearing the central pathway which runs across the site.

Either side of these plateau's is a footpath which links the southern area of the site with the northern.



<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	ENTRANCE FORECOURT	+40.0 > +36.8
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	DWELLING PLATEAU	+36.7
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span>	LAWN PLATEAU	+35.4
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	LOWER PLATEAU	+34.0 > +32.5
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black; border-radius:50%;"></span>	FOOTPATHS	
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	CENTRAL FOOTPATH	

# LANDSCAPE / TOPOGRAPHY

## AREA B - SOUTHERN PORTION

The southern portion of the site is currently used as 'equine' land, and is predominantly used to keep and manage horses. Indeed the line of this portion of the site appears to closely follow that of the Limestone minerals boundary noted on Page 9. It is unclear where the line of residential curtilage lies and therefore extending beyond the central footpath may be seen as extending into the open countryside.

The footpaths noted on the northern portion are again indicated for reference and coordination.

To the south west of the central footpath there is a fenced paddock area for the horses, with a timber fence to the northern edge and metal railing fence to the south. This area also includes a small stable for the horses and an old shed.

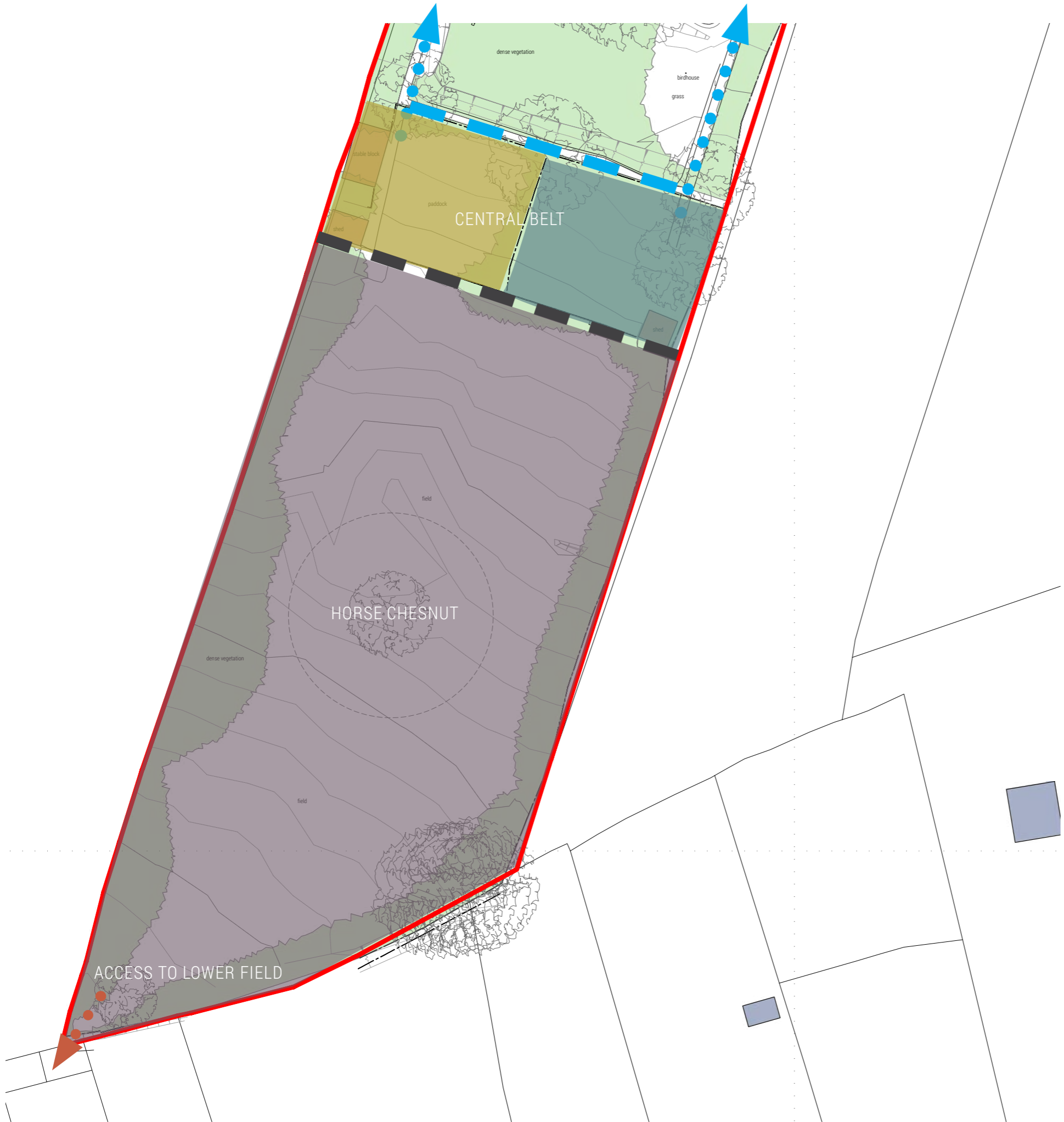
Adjacent to the paddock is an area which it appears has been left to nature and is now overgrown with dense vegetation. There is also an old derelict shed to the bottom corner which is no longer accessible.

This central 'belt' falls gently from around +31.0m towards the field beyond at approximately +29.5m.

The metal railings to the south of the paddock appear at first to coincide with the Limestone Minerals boundary noted on Page 9. Further coordination is likely to be required in order to fully ascertain whether these boundaries do coincide or if it purely incidental.

Beyond these metal railings is the field beyond which is bounded by mature hedgerows and dense vegetation. There is a large tree in the centre of the field, which appears to be a horse chestnut from the leaves on the ground which would be a shame to lose. Its root protection area is also indicated which may further limit the feasibility of retaining it due to its location and diameter.

The field again falls gently towards its southern boundary from around +29.5m at the metal railings to approximately +21.5m at the south western corner. The south western corner also provides a track / link to the lower field which is as we understand it also owned by the client.



	PADDOCK	+31.0 > +29.5
	DENSE VEGETATION	+31.0 > +29.5
	FIELD	+29.5 > +21.5
	METAL RAILING LINE	
	FOOTPATHS	
	CENTRAL FOOTPATH	

# SUMMARY

## CONCLUSION

At initial inspection, the site appears to be of a good size with space for multiple dwellings. Nearby plots have also been recently developed, including the adjoining plot at 'Larkfield', though this is a large replacement dwelling as opposed to a multiple housing development.

There are also some notable threats to any large development proposals, namely the fact that the site sits outside of the current settlement boundary. This may be down to the fact that a portion of the site is classed as having important mineral reserves. This aspect is likely to require further analysis and/or research, with a Minerals Assessment required to support any future planning application.

Having carried out the initial site analysis and come to the above conclusions we would once again suggest that the advice of a planning consultant is sought in order to ascertain the most successful way to progress this scheme. Their guidance and insight on the settlement boundary issue and minerals assessment will also assist in clarifying the brief and targeting the most advantageous development path.

## MOVING FORWARD - FEASIBILITY (PART 1)

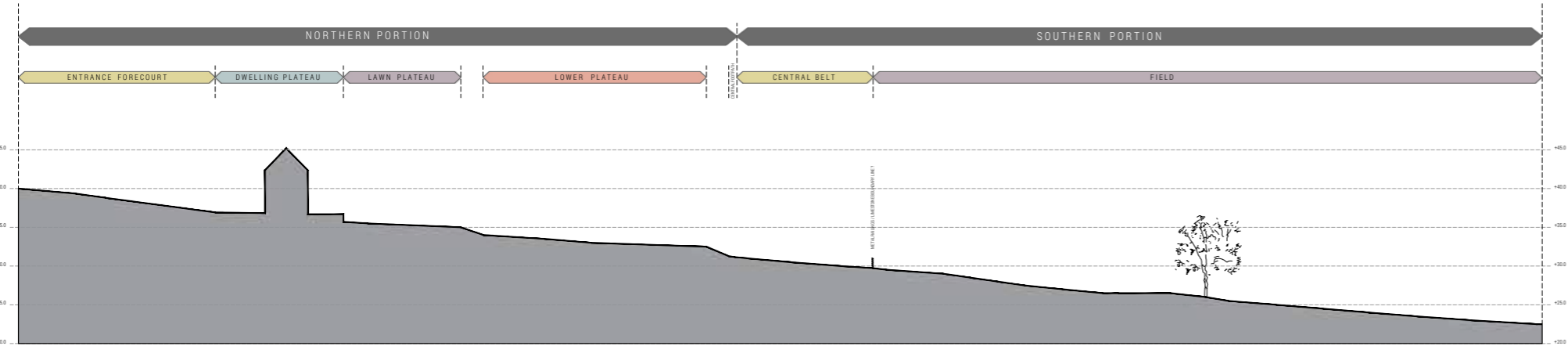
Having concluded the initial site analysis and carried out the existing drawings exercise the next phase of the project would be to prepare Strategic Proposals to test the broad parameters of the project, including strategic plans and site layouts to convey the adopted design approach.

This would be done in coordination with the Design Team members as appropriate and discussed with the client to agree the preferred design strategy. Once a preferred strategy was agreed upon the feasibility proposals would be finalised with the preparation of drawings and documentation in readiness for a submission for Pre-Application Advice. These would be diagrammatic proposals, seeking in the first instance to obtain support from the Local Planning Authority for the design / development principles proposed.

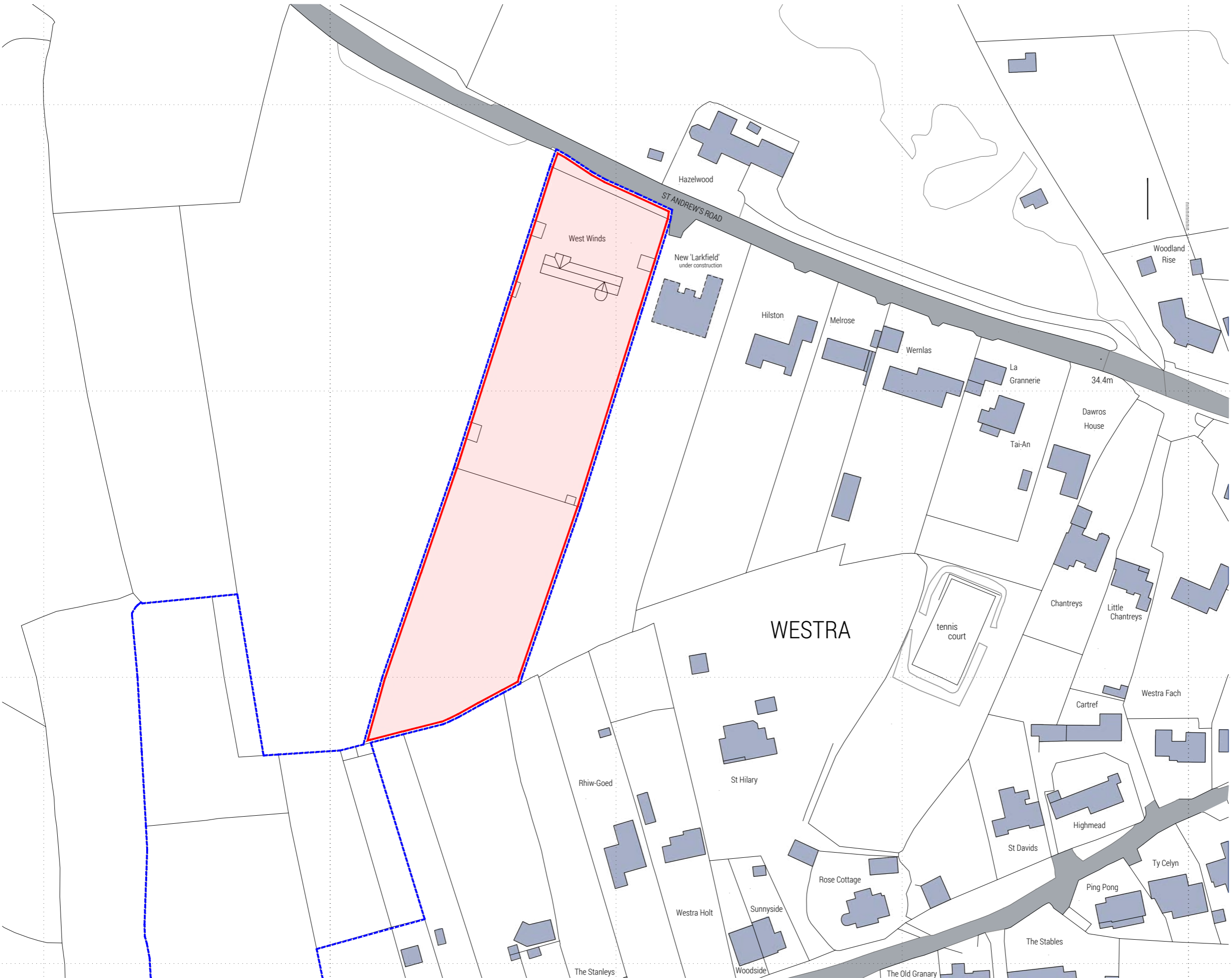
## LIKELY FUTURE INPUT.....

Further to this initial analysis and consultation with a planning consultant we would note that the following input may be required at feasibility stage but certainly to form part of the planning submission itself:

- + Tree / Ecology / Environmental survey
- + Minerals Assessment
- + Drainage survey (or at least an understanding of the current drainage arrangement)
- + Civil / structural engineer / Site Investigation Report
- + Bat survey
- + Visual Impact Assessment
- + Access strategy







# 1932/E001

WEST WINDS  
DINAS POWYS, CF64 4HB

SITE LOCATION PLAN  
OS MAP  
1:1250@A3      dec 19

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ARCHITECTS

- WEST WINDS
- OUTBUILDINGS
- DENSE VEGETATION



# 1932/E002

WEST WINDS  
 DINAS POWYS, CF64 4HB  
 EXISTING SITE PLAN

1:1250@A3      dec 19

**LOYN + CO**  
 ARCHITECTS

- WEST WINDS
- OUTBUILDINGS
- DENSE VEGETATION



# 1932/E003

WEST WINDS  
DINAS POWYS, CF64 4HB

EXISTING SITE PLAN  
AREA A - NORTHERN

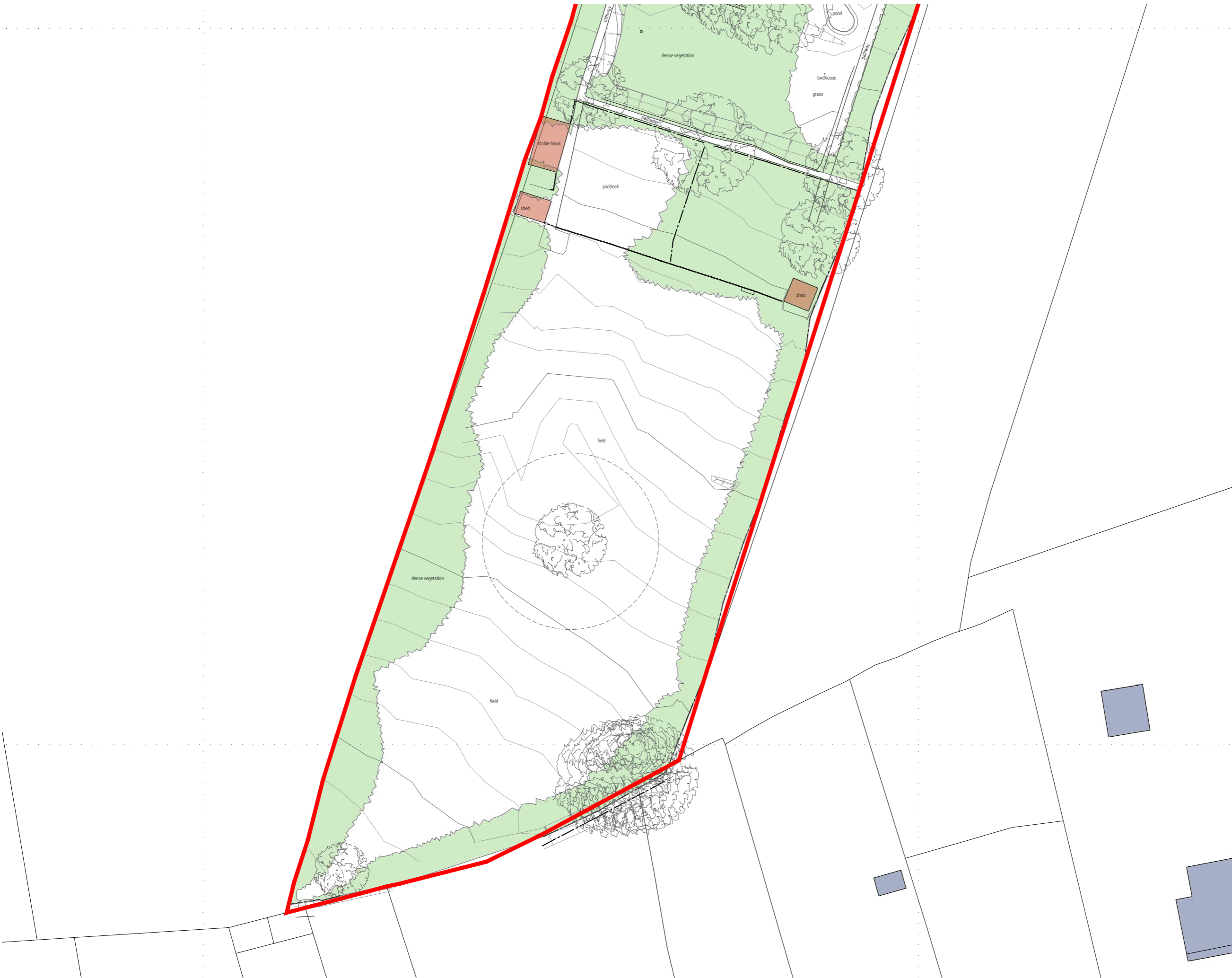
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- WEST WINDS
- OUTBUILDINGS
- DENSE VEGETATION



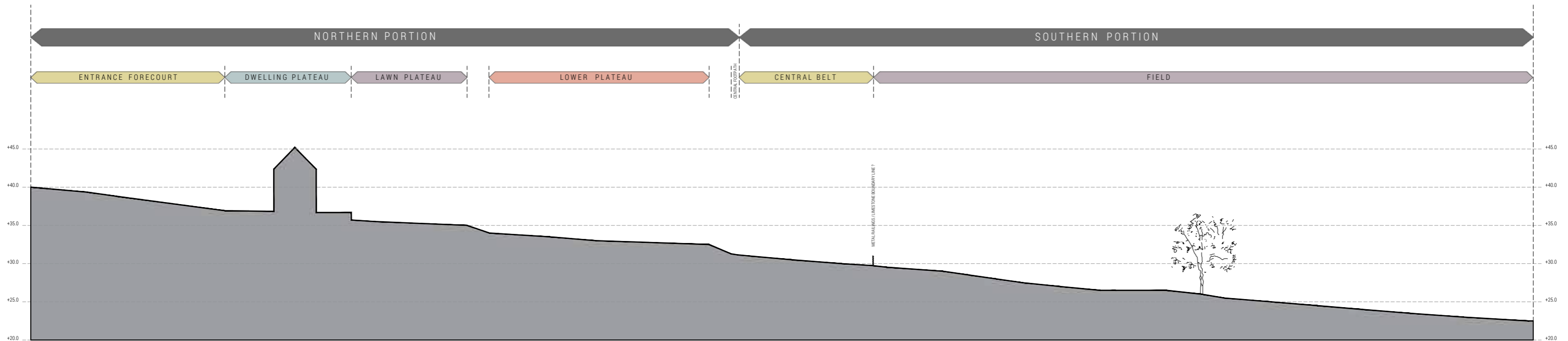
# 1932/E004

WEST WINDS  
 DINAS POWYS, CF64 4HB  
 EXISTING SITE PLAN  
 AREA B - SOUTHERN

1:500@A3      dec 19  
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# 1932/E300

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EXISTING

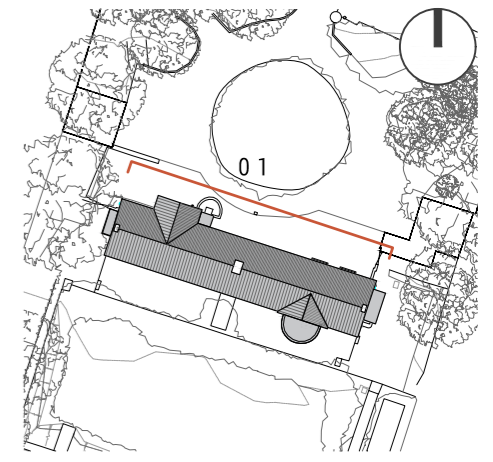
INDICATIVE SITE SECTION

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ELEVATION 01

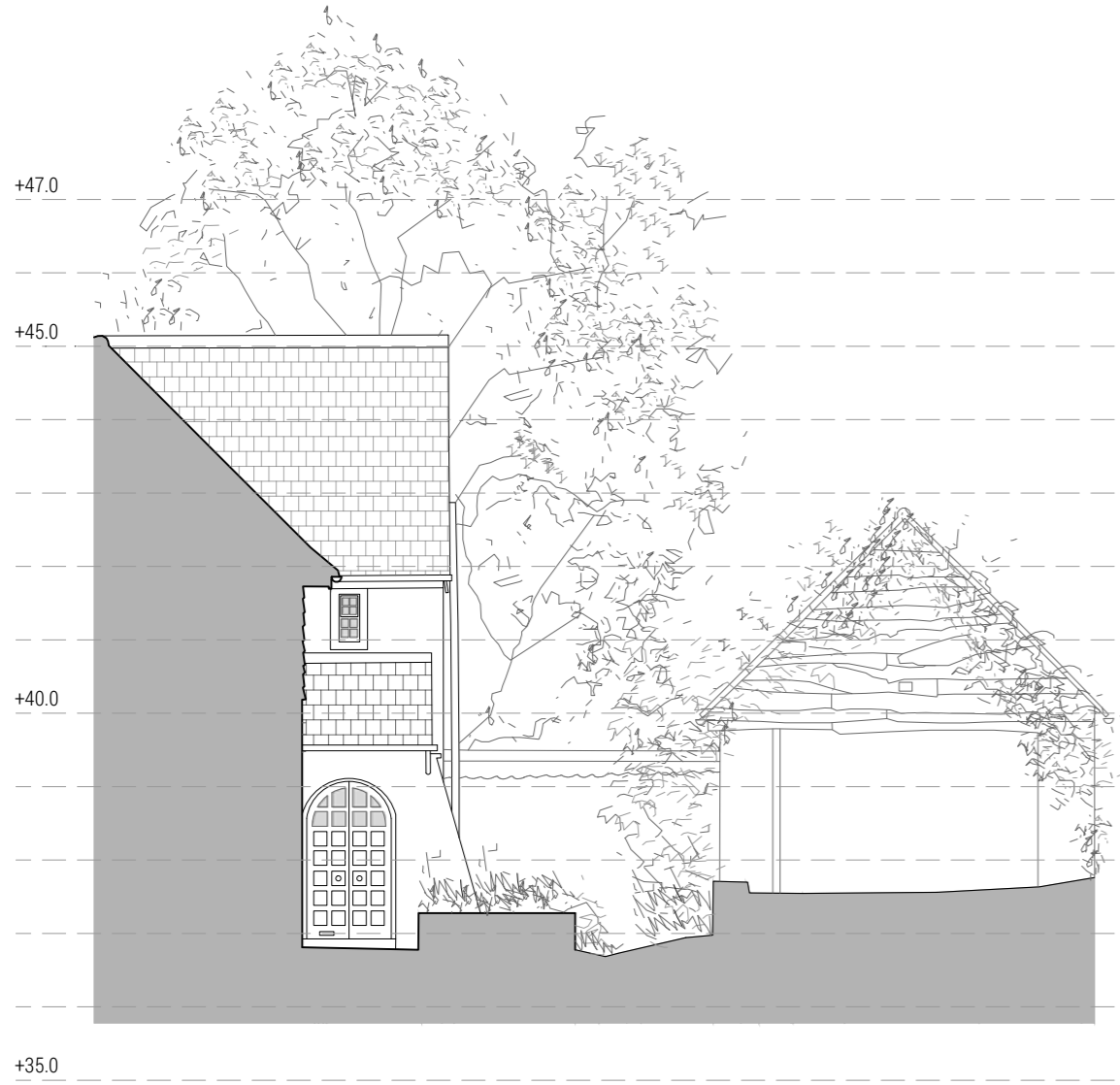
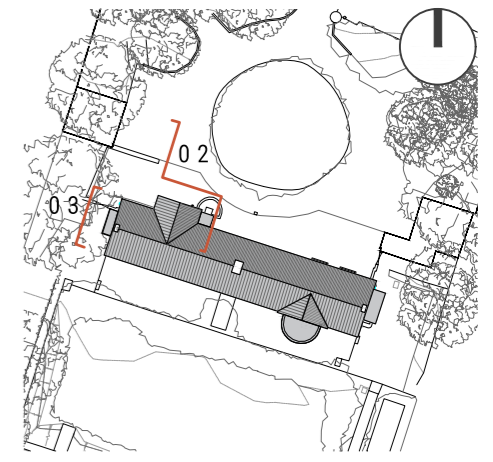
# 1932/E400

WEST WINDS  
DINAS POWYS, CF64 4HB  
EXISTING HOUSE  
ELEVATION 01

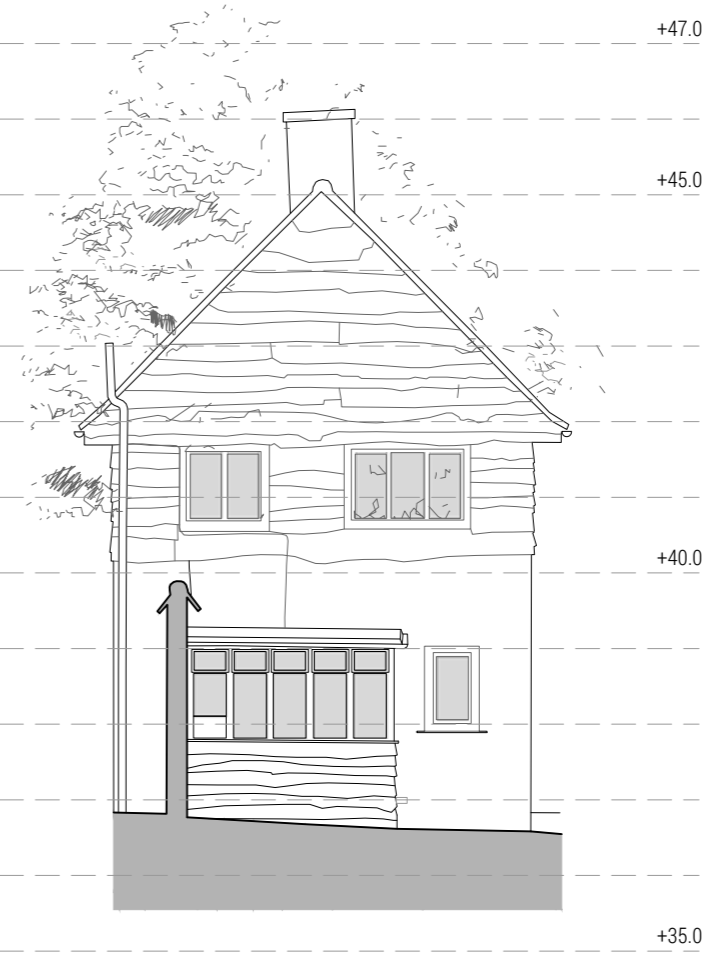
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ELEVATION 02



ELEVATION 03



# 1932/E401

WEST WINDS  
DINAS POWYS, CF64 4HB

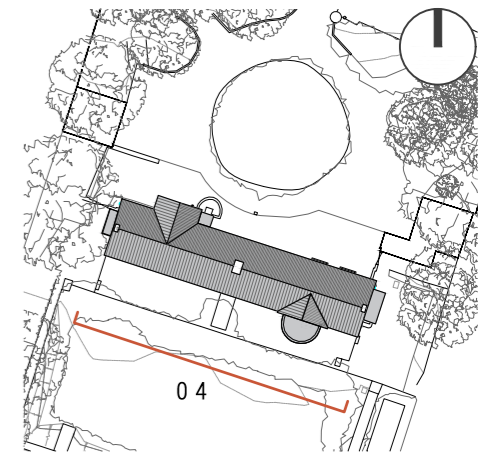
EXISTING HOUSE

ELEVATION 02 + 03

1:100@A3      dec 19

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ELEVATION 04

# 1932/E402

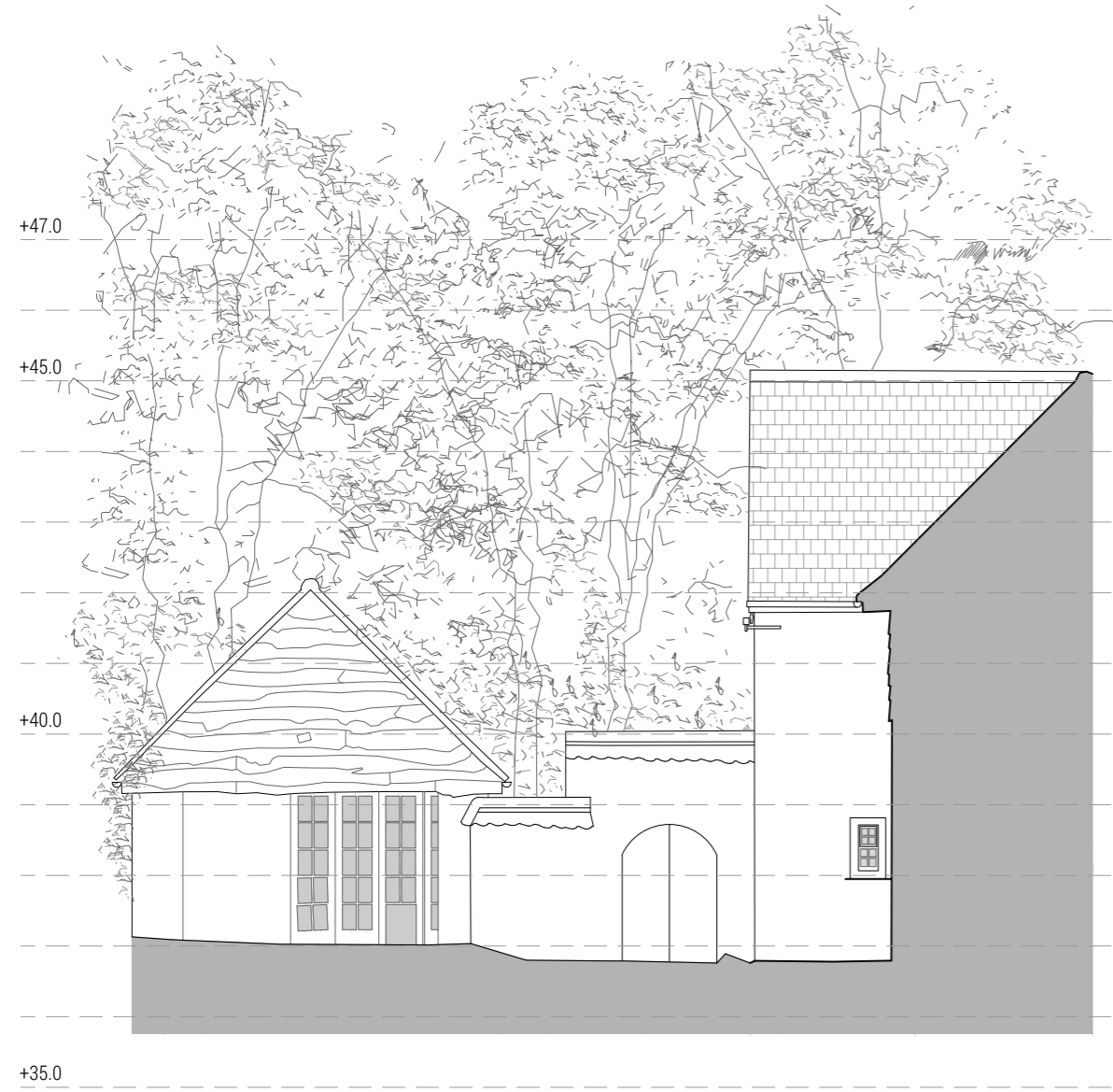
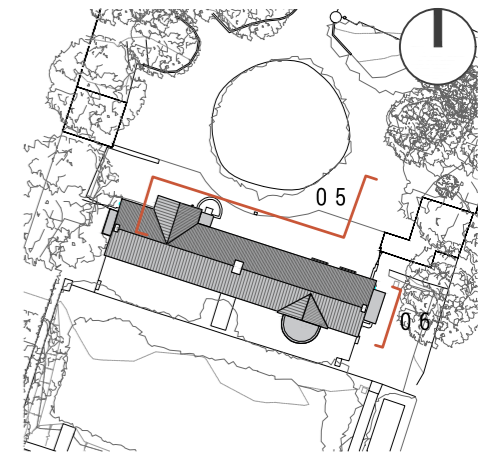
WEST WINDS  
DINAS POWYS, CF64 4HB

EXISTING HOUSE  
ELEVATION 04

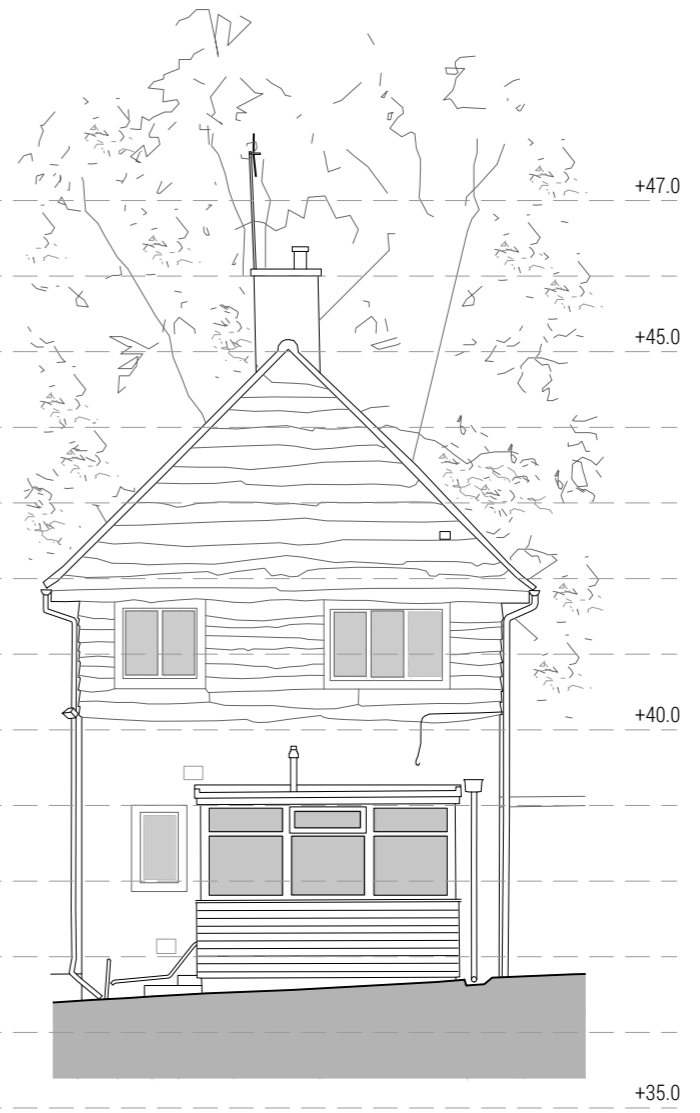
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**LOYN + CO**  
ARCHITECTS





ELEVATION 05



ELEVATION 06



# 1932/E403

WEST WINDS  
DINAS POWYS, CF64 4HB

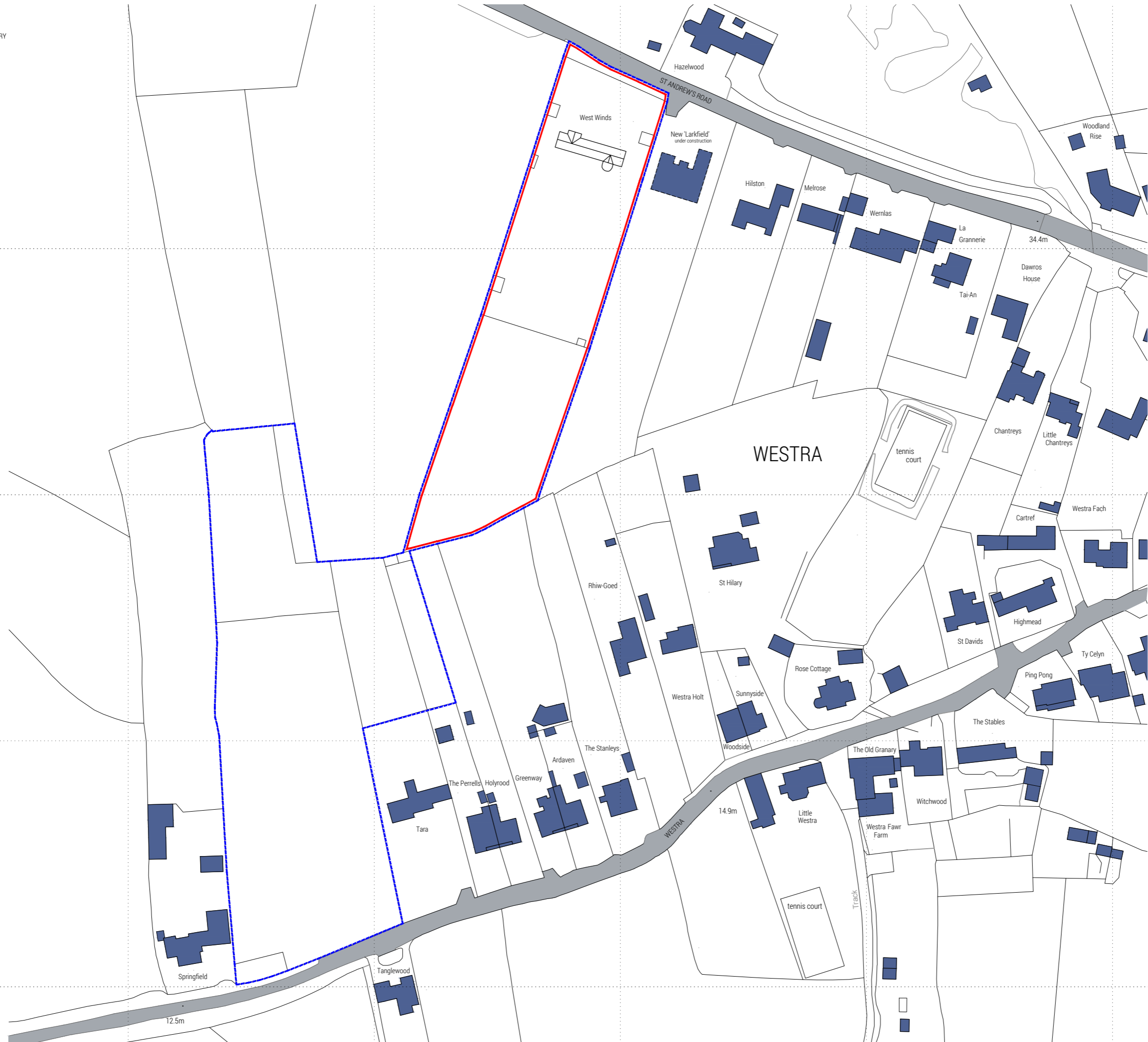
EXISTING HOUSE  
ELEVATION 05 + 06

1:100@A3      dec 19

**LOYN + CO**  
ARCHITECTS

02920 711432 | architecture@loyn.co.uk  
88 Glebe Street Penarth CF64 1EF | loyn.co.uk  
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— SITE BOUNDARY  
- - - OWNERSHIP BOUNDARY



1932/S001

WEST WINDS  
DINAS POWYS, CF64 4HB

SITE OWNERSHIP PLAN

1:1500@A3      dec 19

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**LEGEND(Representative of most common features)**

Waste network:	
	Foul chamber
	Surface water chamber
	Combined chamber
	Combined sewer overflow
	Special purpose chamber
	Treatment works
	Pumping station
	Outfall
	Lamphole
	Storm Overflow
	Rising main
	Gravity sewer
	Private sewer
	Private sewer subject to Sect. 104 adoption agreement
	Private Sewer Transfer
	Lateral Drain
	Inspection Chamber

NB: Sewer symbol colour indicates the type.  
 RED - Combined  
 GREEN - Surface Water  
 BROWN - Foul  
 Purple - Former S24 sewers (for indicative purposes only)

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cylfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.**














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Map Ref: 314286,171138  
 Map scale: 1:1500  
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 Printed on: 14 Nov 2019





**LEGEND**

Clean network:	
	Sluice valve
	Pressure reducing valve
	Meter
	Bulk meter
	Hydrant
	Cap end
	Air valve
	Stop tap
	Water Treatment Works
	Water Pumping Station
	Existing main
	Non-operational main
	Raw Water

NB: Water main symbol colour indicates the type.  
 LIGHT BLUE - Trunk  
 DARK BLUE - Distribution  
 YELLOW - Raw Water

**Notes:**

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**Contact Us**

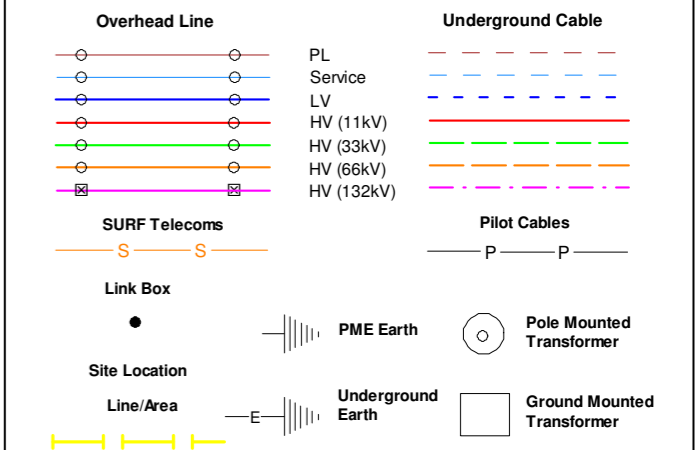
**Mapping Enquiries:** All areas 0121 623 9780  
**General Enquiries:** All areas 0800 096 3080

**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA  
 0800 6783 105**

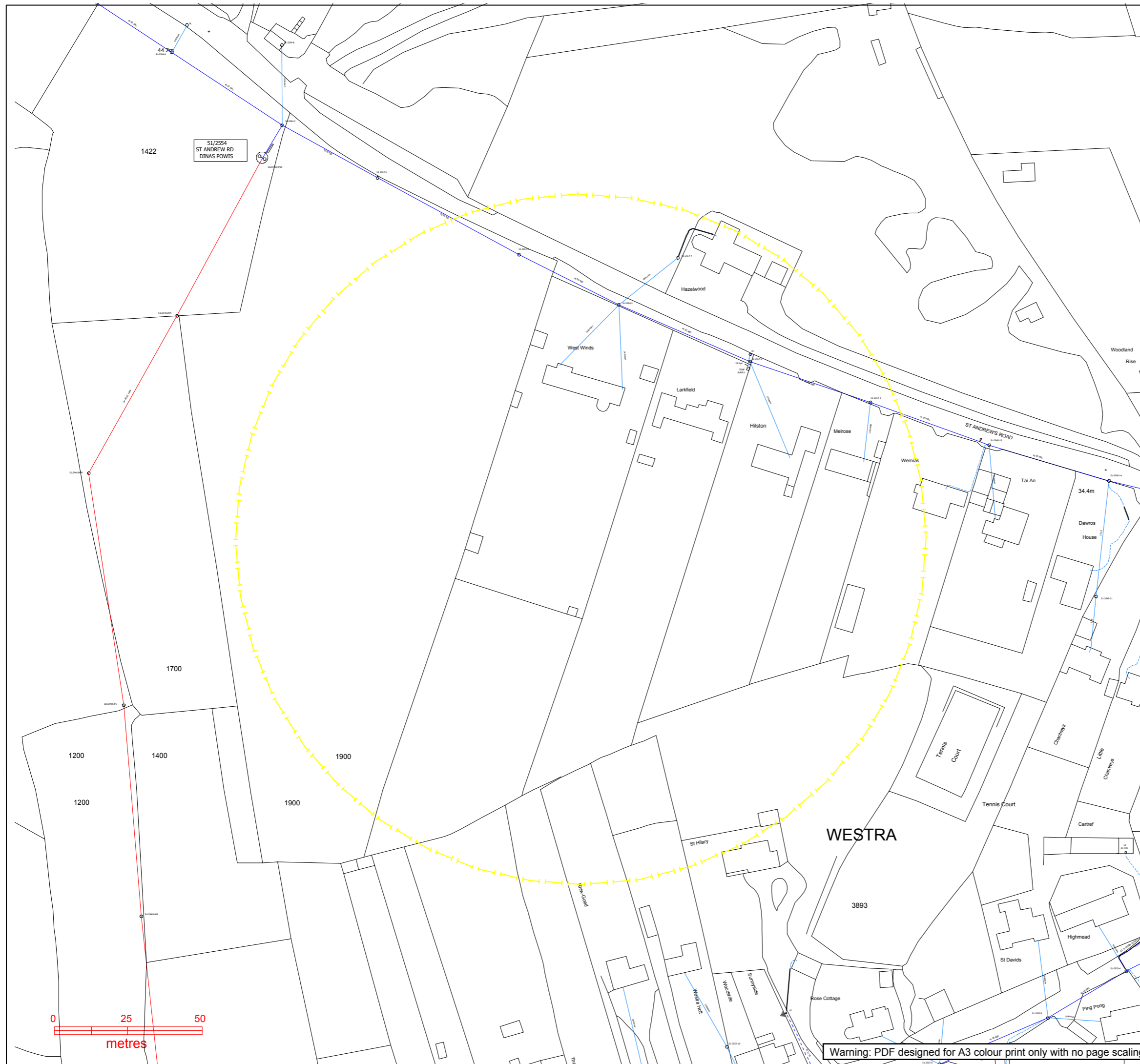
Date Requested: 06/11/2019  
 Job Reference: 16913613  
 Site Location: 314287 171087  
 Requested by: Mr Gari Evans  
 Your Scheme/Reference: 1932 West Winds  
 Exact Scales:  
 1:1250 Area or Circle dig site  
 1:500 Line dig site

**IMPORTANT NOTICES**

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080

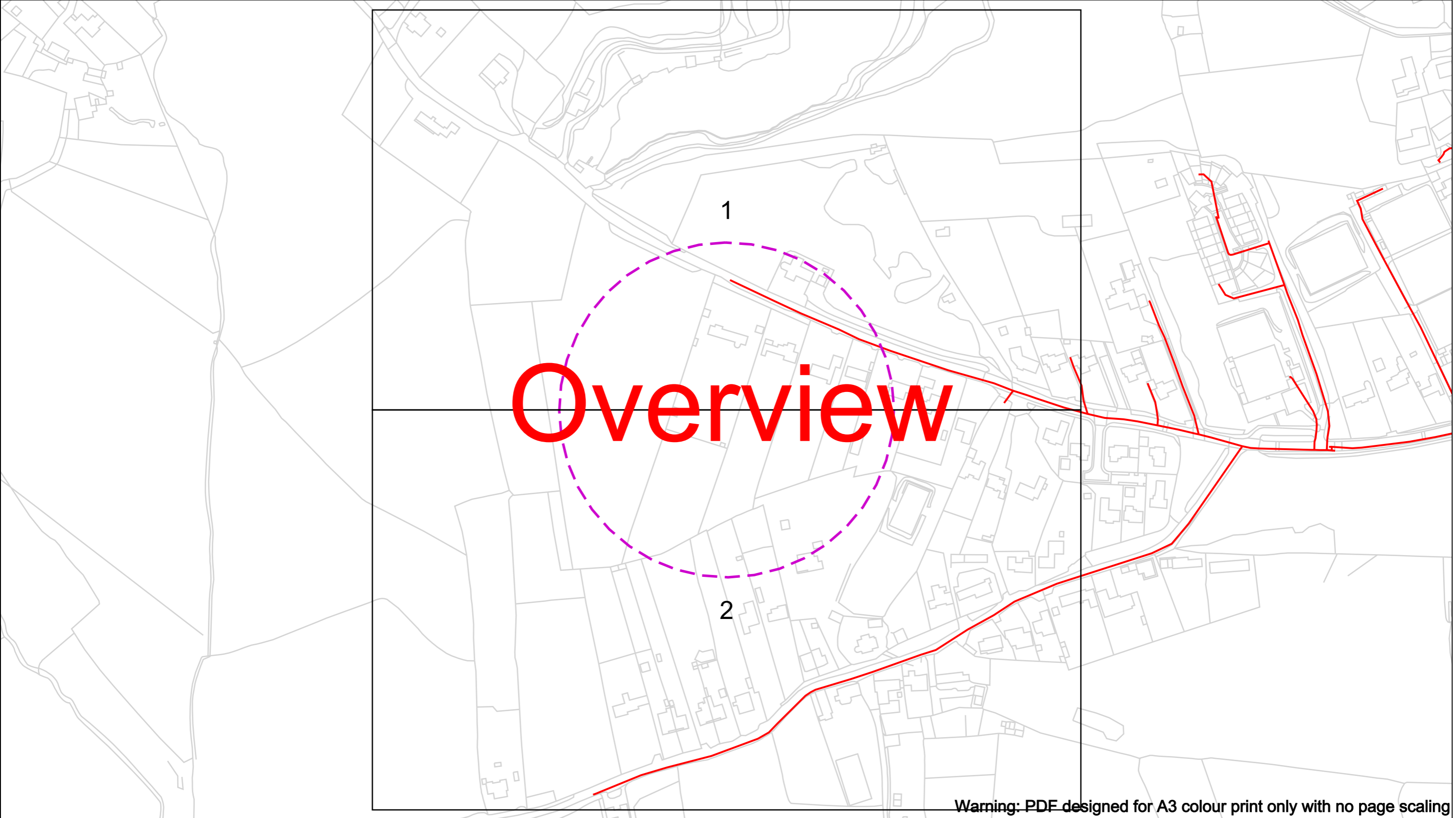


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Contact Us  
 Mapping Enquiries: 02920 278 912  
 General Enquiries: 0800 912 2999

Date Requested: 06/11/2019  
 Job Reference: 16913613  
 Site Location: cf64 4hb

Requested by:  
 Mr Gari Evans  
 Your Scheme/Reference: 1932  
 West Winds

Scale: 1:2563 (When plotted at A3)

**IMPORTANT NOTICES**

- This information is given as a guide only and its accuracy cannot be guaranteed
- The plan only shows those pipes owned by Wales & West Utilities (WU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WU dig team on 02920 278912

**In case of an emergency call 0800 111 999**

<b>Dig Sites</b>	Area:	Line:		Line/Fire Valve
	Low Pressure (LP) 21mbar – 75mbar			Governor Station
	Medium Pressure (MP) 350mbar – 2bar			Change of Diameter
	Intermediate Pressure (IP) 2bar – 7bar			End Cap
	High Pressure (HP) >7bar			Depth of cover

