0 1 2 5 10
Scale 1: 100 @ A1 (1: 200 @ A3)

0 2 4 10 20
Scale 1: 200 @ A1 (1: 400 @ A3)

0 5 10 25 50
Scale 1: 500 @ A1 (1: 1000 @ A3)

IMPORTANT NOTES

MEASUREMENTS TO BE USED AS A GUIDE ONLY.

ANY UNDERGROUND DRAINAGE ROUTES ARE INDICATIVE ONLY. TBC BY BUILDER ON-SITE & APPROVED BY YW AND BC PRIOR TO COMMENCEMENT OF ANY WORKS.

CADVIS3D HOLDS NO RESPONSIBILITY FOR UNDERGROUND DRAINAGE ON-SITE. YORKSHIRE WATER MAPPING REQUEST & CCTV TRACK & TRACE SURVEY RECOMMENDED TO CHECK FOR EXISTING UNDERGROUND DRAINAGE RUNS PRIOR TO COMMENCEMENT OF ANY WORKS

NO UTILITY SERVICES TAKEN INTO ACCOUNT AT THIS STAGE - SUBJECT TO FULL SURVEY

ALL STRUCTURAL DESIGN TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS

DRAWING TO BE USED FOR PLANNING SUBMISSION ONLY - NOT FOR CONSTRUCTION OR BUILDING REGULATIONS

PROPOSED ACCOMMODATION SPECIFICATION

2No NEW DWELLING IN TOTAL

APPROX FLOOR AREA ESTIMATED AT 148sqm / 1590sqft

2.5 STOREY, 3 BED DETACHED DWELLING CONSTRUCTED IN STONE TO MATCH THE NEIGHBOURING PROPERTIES WITH GREY SLATE ROOF

ATTACHED GARAGE WITH OFF ROAD PARKING FOR 2No. VEHICLES EACH WITH SHARED DRIVEWAY FROM EXISTING ACCESS - WIDENED TO PROVIDE BETTER VISIBILITY

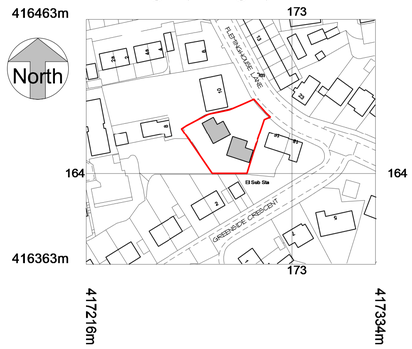


Overall Site Plan
1 : 200



Site Block Plan
1 : 500

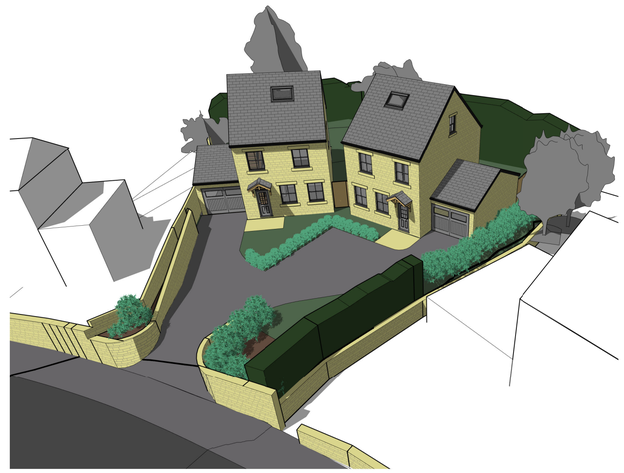
0 12.5 25 62.5 125
Scale 1: 1250 @ A1 (1: 2500 @ A3)



Site Location Plan
1 : 1250



Street Scene Elevation
1 : 100



View From Above

GENERAL

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND CONFIRMED TO AUTHOR.
ALL FEASIBILITY STUDIES ARE SUBJECT TO FULL SITE SURVEY + LOCAL AUTHORITY APPROVALS.
ANY DISCREPANCIES OR VARIATIONS SHALL BE NOTIFIED TO CADVIS3D BEFORE WORK ON THE RELEVANT SECTION COMMENCES.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS AND / OR SPECIALISTS DRAWINGS / DOCUMENTS.
THE MATERIALS AND WORKMANSHIP OF ALL RELEVANT TRADES AND BUILDING OPERATIONS SHALL COMPLY WITH THE RECOMMENDATIONS OF CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
AS FAR AS REASONABLY PRACTICABLE, THIS DESIGN HAS BEEN PREPARED IN SUCH A WAY AS TO REDUCE THE RISKS TO THE HEALTH AND SAFETY OF PERSON(S) WHO MAY BE AFFECTED.
RISK ASSESSMENTS HAVE BEEN PREPARED FOR ANY UNAVOIDABLE RISKS AND ARE REFERRED TO BELOW :-

RA ref	Date	Prepared	Item

NOTES

OUTLINE APPLICATION

rev	date	dr	app	notes

scale: As indicated
drawn: PSI
apprv: JB
date: AUG 2021
path: G:\Architectural Jobs\2039 - Bradley, Waterloo\Arch\Proposed\2039 - proposed\PLANNING.vit
status: PLANNING
job no: 2039
dwg no: A(10)-01
rev: -

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multi-award winning design

project

Potential Development Plot,
12 Fleminghouse Lane, Waterloo,
Huddersfield HD5 8QN

client

Mr & Mrs Bradley

title

Site Plans - As Proposed

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