

Site Section AA
1: 200



Overall Site Plan
1: 200

IMPORTANT NOTES

MEASUREMENTS TO BE USED AS A GUIDE ONLY. PROPOSALS SUBJECT TO FULL TOPOGRAPHICAL SITE SURVEY TO ASCERTAIN CORRECT SITE LEVELS & EXACT BUILDING LOCATIONS, ETC.

PROPOSALS SUBJECT TO PHASE 1 / CMRA DESKTOP STUDIES & FRA (IF REQUIRED) & PHASE 2 INVESTIGATIONS BY OTHERS

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

PROPOSED ACCOMMODATION SPECIFICATION

2No DWELLINGS IN TOTAL

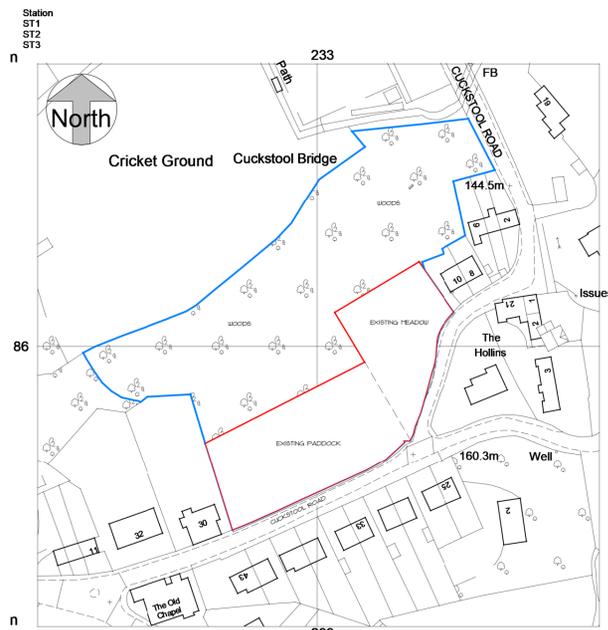
APPROX FLOOR AREA SHOW ON PLAN

4 / 5No. BED DETACHED BESPOKE PROPERTIES CONSTRUCTED IN A MIXTURE OF STONE & BRICK TO MATCH THE NEIGHBOURING PROPERTIES WITH GREEN LIVING ROOFS, SUSTAINABLE DRAINAGE SYSTEMS (WITH RAINWATER STORAGE & SOAKAWAYS), PERMEABLE DRIVEWAY SURFACES & SOFT LANDSCAPING.

LARGE FAMILY GARDENS TO REAR

AMPLE OFF-STREET PARKING INCLUDING INTEGRATED SINGLE GARAGE. ALL PROPERTIES TO INCLUDE ELECTRIC VEHICLE CHARGING POINTS

(ALL DIMENSIONS & LAYOUT INDICATIVE ONLY)



Site Location Plan
1: 1250

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 PERSONS WHO MAY BE AFFECTED. RISK ASSESSMENTS, PRE-CONSTRUCTION INFORMATION ON HEALTH & SAFETY RULES CAN BE PROVIDED IF CADVIS3D IS INSTRUCTED IN WRITING BY CLIENT TO TAKE ON ROLE OF PRINCIPLE DESIGNER. FOR FULL GUIDELINES ON CLIENTS DUTIES DESIGNER/CONTRACTORS CDM ROLES, PLEASE VISIT RELEVANT COMHSE GOVERNMENT WEBSITE FOR MORE INFORMATION.

IMPORTANT NOTES

ALL MEASUREMENTS MUST BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS.

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 RECOMMENDED TO CHECK FOR EXISTING UNDERGROUND DRAINAGE RUNS (IF AVAILABLE)

ALL STRUCTURAL ALTERATIONS 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

CDM DUTIES TO BE CARRIED OUT BY PRINCIPLE CONTRACTOR. PRE CONSTRUCTION INFORMATION & HEALTH AND SAFETY FILE TO BE PROVIDED BY PRINCIPLE DESIGNER PRIOR TO COMMENCEMENT OF ANY WORKS.

CLIENT TO BE MADE AWARE OF DUTIES UNDER CDM AND ENSURE HEALTH AND SAFETY MEASURES ARE IN PLACE. ALL CONTRACTORS AND DESIGNERS TO BE COMPETENT TO CARRY OUT THEIR DUTIES UNDER CDM. SEE RELEVANT GOVERNMENT WEBSITE FOR MORE INFORMATION

WORK MUST NOT COMMENCE UNTIL ALL RELEVANT BUILDING REGULATIONS APPROVALS ARE IN PLACE & CDM / HSE DOCUMENTATION IS COMPLETE AND ISSUED TO ALL RELEVANT PARTIES

DRAWING TO BE USED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

No.	Date	Dr	Description	scale	drawn	PS1	approved	AF
As indicated								
date	JUNE 2023	Dr	Architectural Job#2280 - Biology, Dentistry, Data/Arch/Program#2280 - proposed PLANNING					
status			PLANNING					
job no	2280	dwg no	A(90)-01					

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project
Housing Development,
@ Land located on Cuckstool Road,
Denby Dale, HD8 8RF

client
Britology Limited

title
Proposed Site Plan