

Block Plan
1 : 50



Site Location Plan
1 : 1250

NOTES
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 (IF DOCUMENTED).
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 GUIDANCE ON CLIENTS DUTIES.
DESIGNER/CONTRACTORS CDM ROLES. PLEASE VISIT RELEVANT COMRAHE 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

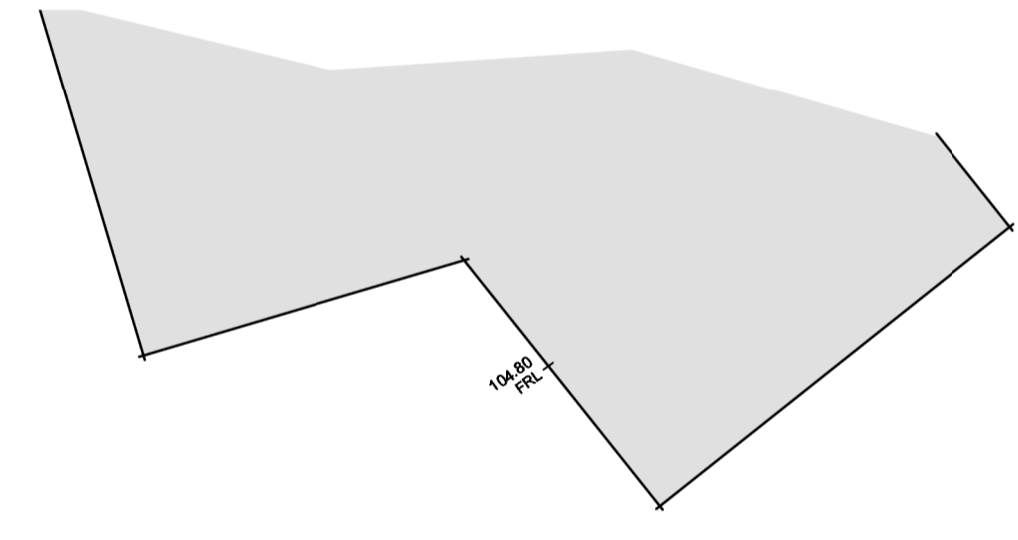
WORK MUST NOT COMMENCE UNTIL ALL RELEVANT BUILDING REGULATIONS APPROVALS ARE IN PLACE & CDM / HSE DOCUMENTATION IS COMPLETE AND ISSUED TO ALL RELEVANT PARTIES

DRAWING TO BE USED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

EXISTING SITE USE
PREVIOUSLY USED AS STAFF / VISITOR CAR PARK FOR BEN SHAW'S FACTORY SITE (NOW VACANT)
GATED ACCESS ON ASH STREET, AN UN-ADOPTED, TARMAC ROAD FROM THE JUNCTION ON MILN ROAD
EXISTING SINGLE STOREY, BRICK BUILT PUMP HOUSE BUILDING LOCATED ON THE SOUTH SIDE OF THE SITE (PREVIOUSLY USED FOR PUMPING WATER FROM UNDERGROUND WELL)
GATED PEDESTRIAN ACCESS FROM CAR PARK LEADING TO VACANT BEN SHAW'S FACTORY TO THE SOUTH
PERIMETER BOUNDARY DEFINED BY EXISTING METAL PALING SECURITY FENCING
SITE IS OVERGROWN AND FALLEN INTO DISREPAIR SINCE CLOSURE OF FACTORY

PROPOSED SPECIFICATION
LIGHT INDUSTRIAL UNITS (CLASS B1 / B2)
3 No UNITS IN TOTAL
FLOOR AREA (GIA) OF EACH UNIT **ESTIMATED AT 100sqm / 970sqft OVER 2 FLOORS**
CONSTRUCTED IN STONE TO MATCH THE NEIGHBOURING PROPERTIES & METAL PROFILE CLADDING
UTILISES EXISTING ACCESS
EACH UNIT HAS 2 No. PARKING SPACES EACH (BASED ON 1 SPACE PER 50sqm)
EXISTING PUMP HOUSE BUILDING TO BE DEMOLISHED

IMPORTANT NOTES
NO UTILITY SERVICES TAKEN INTO ACCOUNT AT THIS STAGE - SUBJECT TO FULL SURVEY. HOWEVER INITIAL FINDINGS SUGGEST SURFACE WATER & LAND DRAINAGE TO SOAKAWAY & NEARBY WATER COURSE & FOUL DRAINS CONNECTED TO EXISTING MANHOLE LOCATED ON ASH STREET (TBC BY DRAINAGE ENGINEER)
ALL STRUCTURAL DESIGN TBC BY APPOINTED STRUCTURAL ENGINEER.
ANY FLOOR PLANS INDICATIVE ONLY
DRAWING TO BE USED FOR OUTLINE PLANNING SUBMISSION & FEASIBILITY PURPOSES ONLY - NOT FOR CONSTRUCTION OR BUILDING REGULATIONS



OUTLINE APPLICATION DRAWINGS

A 07/10/24 PSI Access road amended following discussions with highways officer

No.	Date	Dr	Description	drawn	check	approve
As indicated						
				PSI		RB
date	MAR 2024		G:\Architectural Jobs\2324 - Baines, Birkby\Arch\Proposed\2324 - proposed PLANNING.dwg			
status			PLANNING			
job no	2324	dwg no	A(10)-01	rev		A

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ARCHITECTURAL DESIGN SERVICES
Head Office:
The Towers, 237 Wakefield Rd, Lepton, Huddersfield, West Yorkshire, HD8 0DH
Tel: 01484 937123 / 07955 898269
Email: info@cadvis3d.co.uk
www.cadvis3d.co.uk

Proposed Industrial Units on Land located off Ash Street, Birkby, Huddersfield HD1 6HN
client: Mr R Baines
title: Site Plan - As Proposed

Site Plan
1 : 200

