

Scale 1: 50 @ A1 (1: 100 @ A3)

Scale 1: 100 @ A1 (1: 200 @ A3)

Scale 1: 200 @ A1 (1: 400 @ A3)

Scale 1: 500 @ A1 (1: 1000 @ A3)

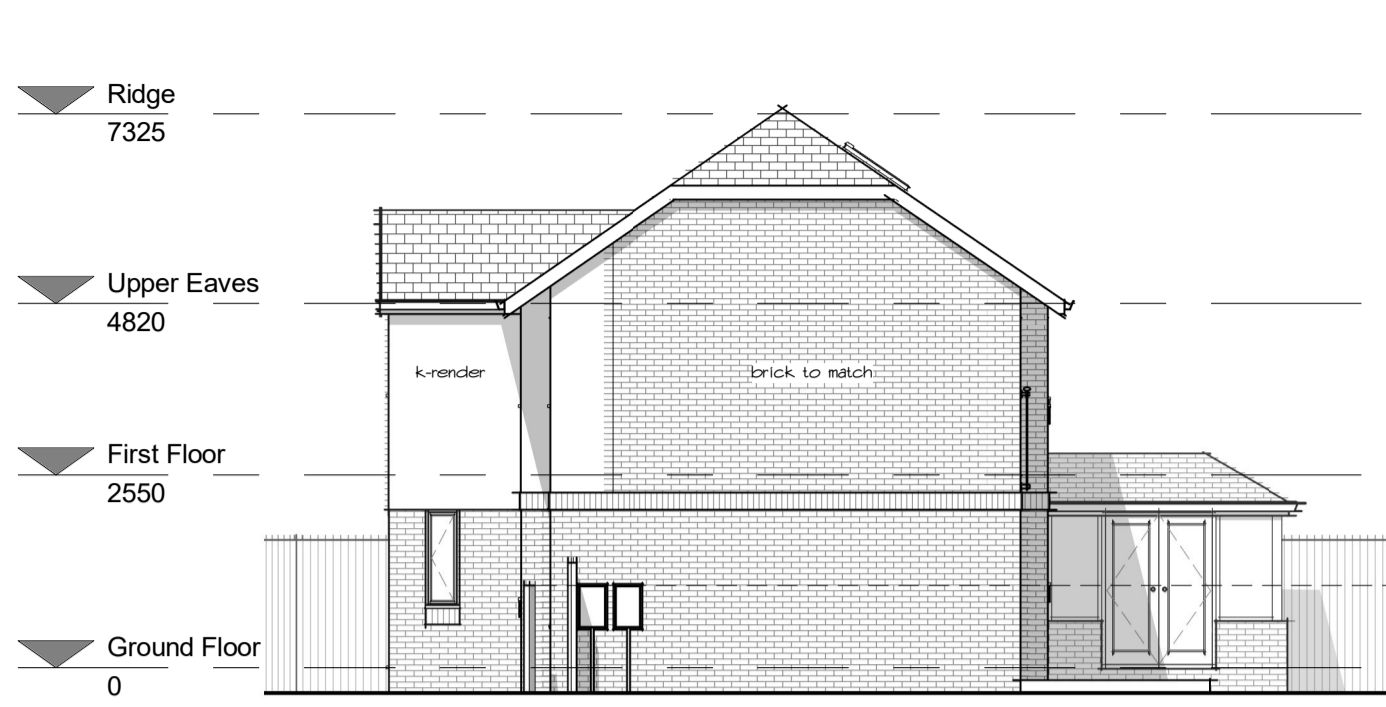
Scale 1: 1250 @ A1 (1: 2500 @ A3)



Front Elevation (SE Facing) 1: 100



Side Elevation (SW Facing) 1: 100



Side Elevation (NE Facing) 1: 100



Site Plan 1: 500

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 PERSONS WHO MAY BE AFFECTED.
 RISK ASSESSMENTS, THE 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 COMRAHE GOVERNMENT WEBSITE FOR MORE INFORMATION.

NOTES

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)

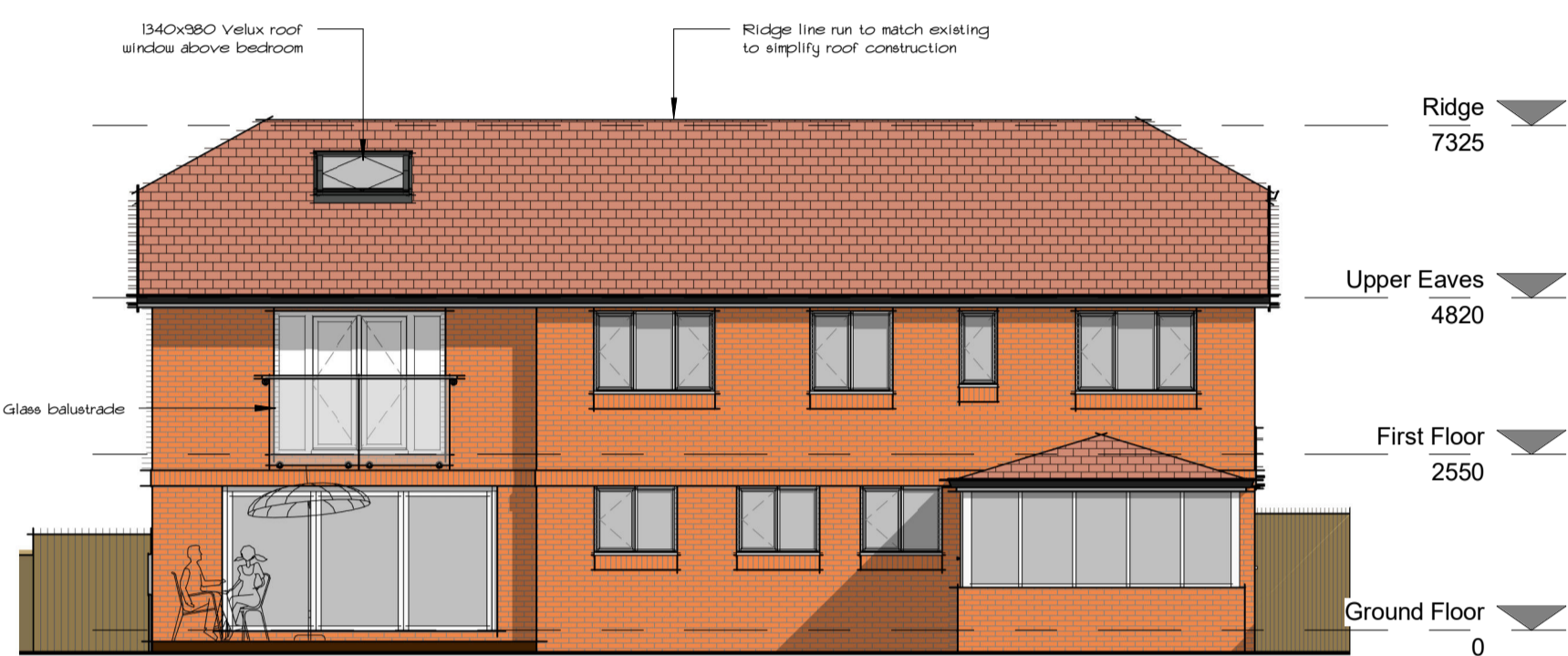
ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS

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



Rear Elevation (NW Facing) 1: 100



Rear Perspective



Front Perspective

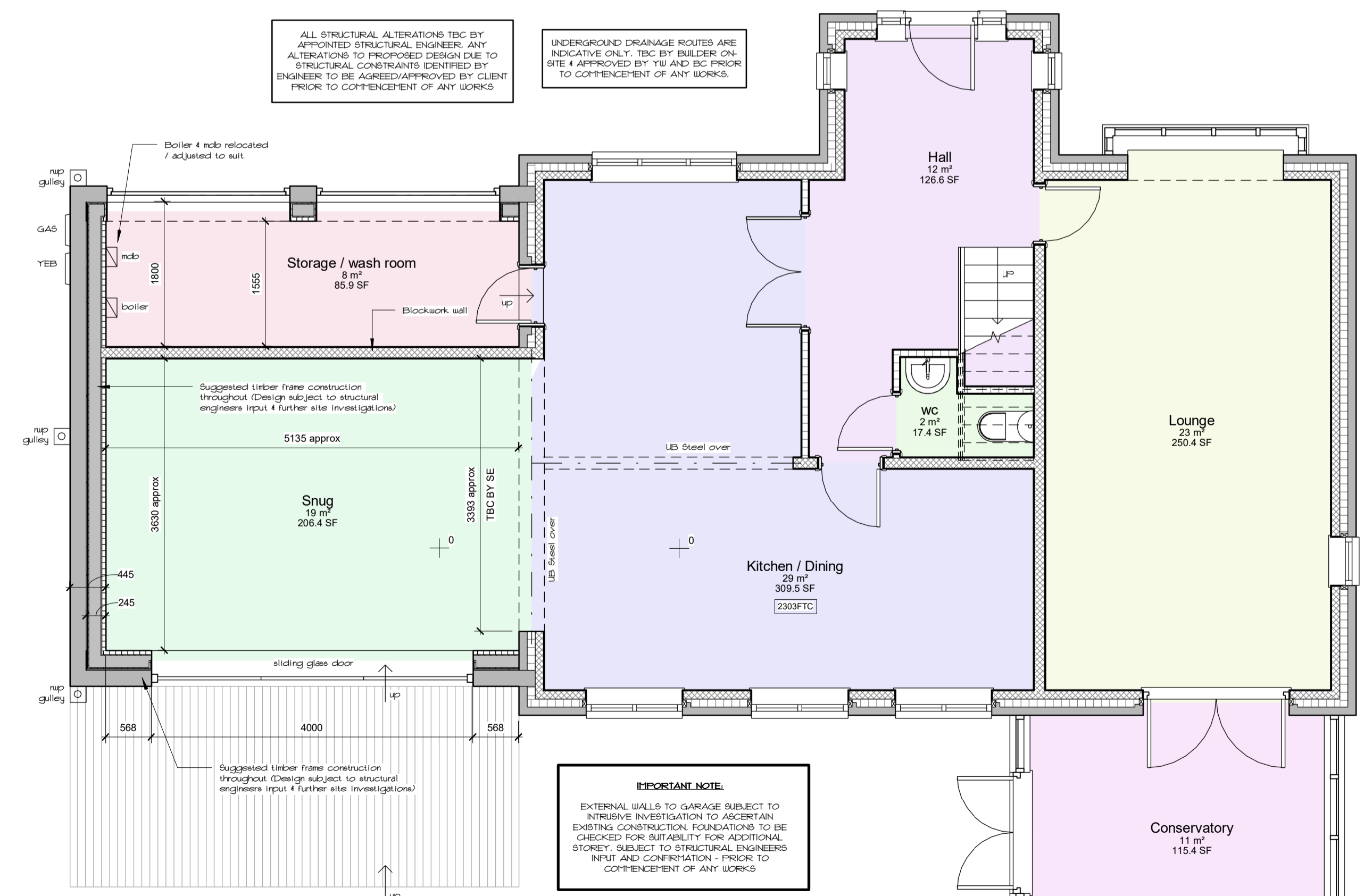


Site Location Plan 1: 1250

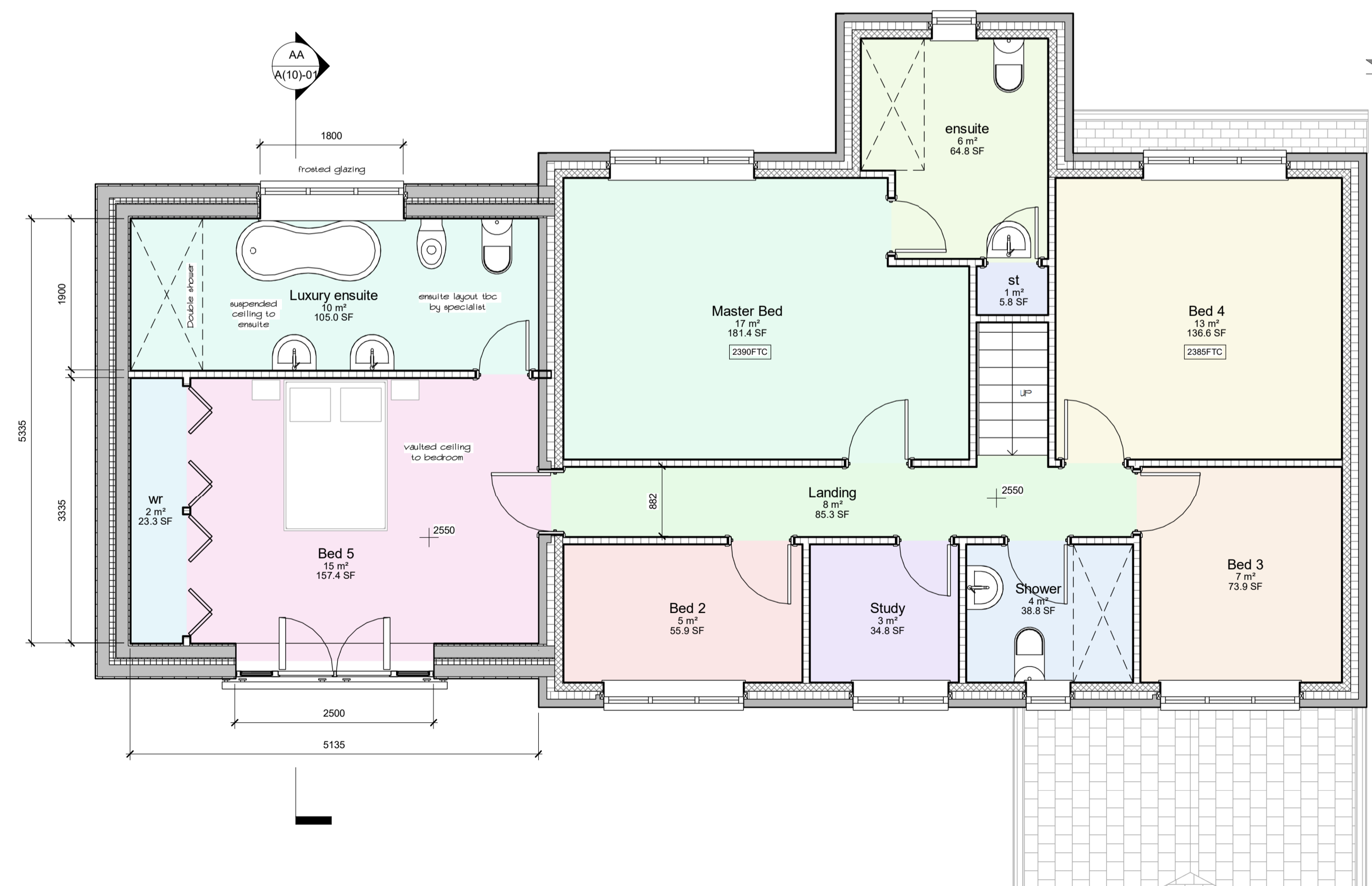
Section AA

Storage above ceiling
 vaulted ceiling to bedroom
 Ridge 7325
 Luxury ensuite 105.0 SF
 Loft 5025
 Bed 5 15 m² 167.4 SF
 First Floor 2550

Section AA 1: 100



Ground Floor 1: 50



First Floor 1: 50

No.	Date	Dr	Description
As indicated		PSI	
scale		drawn	approv
			MF
date	JUNE 2024		
path	G:\Architectural Jobs\2341 - Bradfield Close, Bradley\Arch\Proposed\2341 - proposed\PLANNING.rvt		
status	PLANNING		
job no	dwg no	rev	
2341	A(10)-01		

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multi-award winning design

project
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 Huddersfield HD2 1PL

client
 Mr M Francis

title
 Plans & Elevations - As Proposed

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