0 0.5 1 2.5 5
Scale 1: 50 @ A1 (1: 100 @ A3)

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

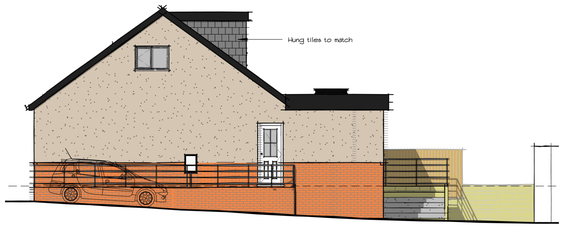
0 2 4 10 20
Scale 1: 200 @ A1 (1: 400 @ A3)

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

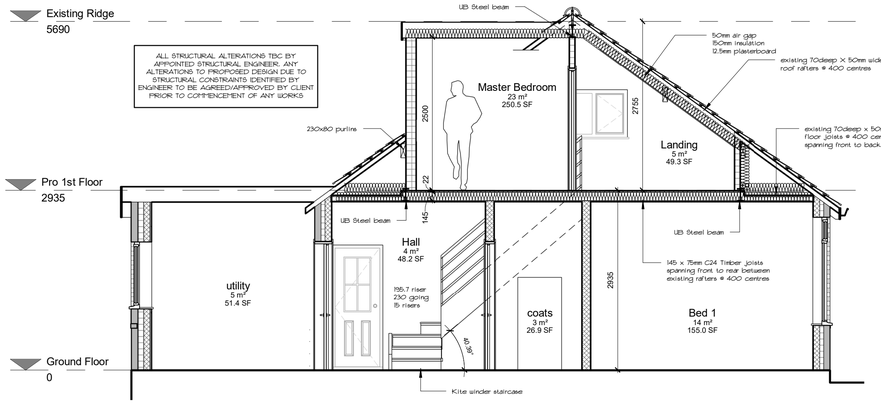
0 12.5 25 62.5 125
Scale 1: 1250 @ A1 (1: 2500 @ A3)



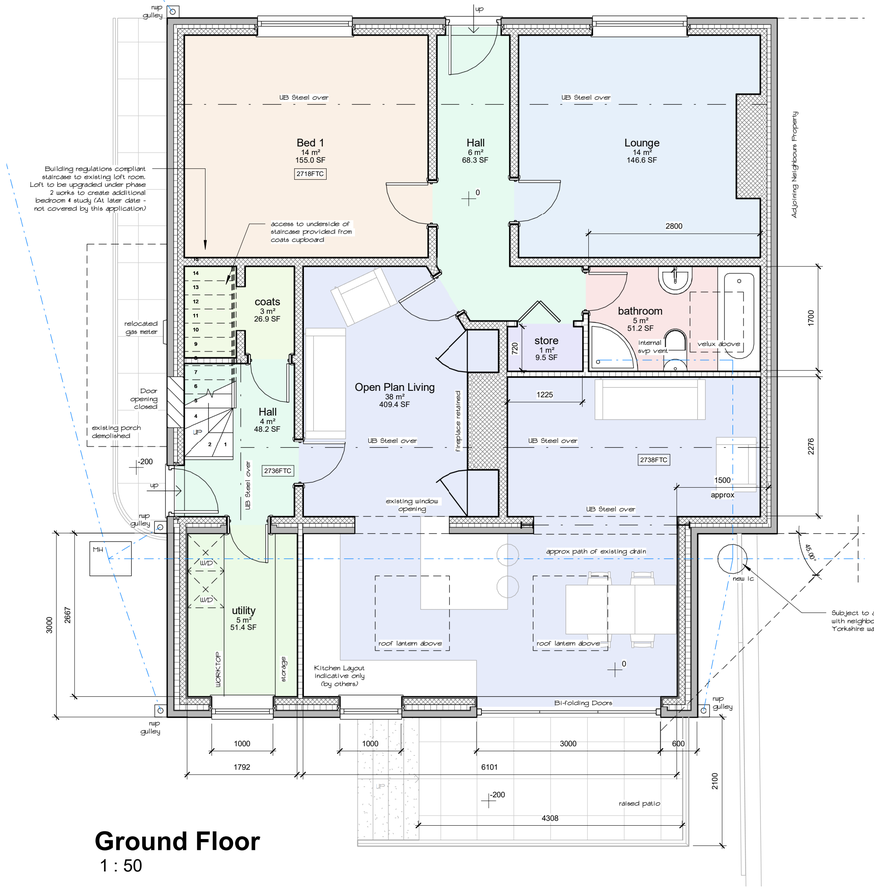

## Rear Elevation (SE Facing)
1 : 100




## Side Elevation (SW Facing)
1 : 100




## Section AA
1 : 50




## Side Elevation (NE Facing)
1 : 100



## Rear Perspective

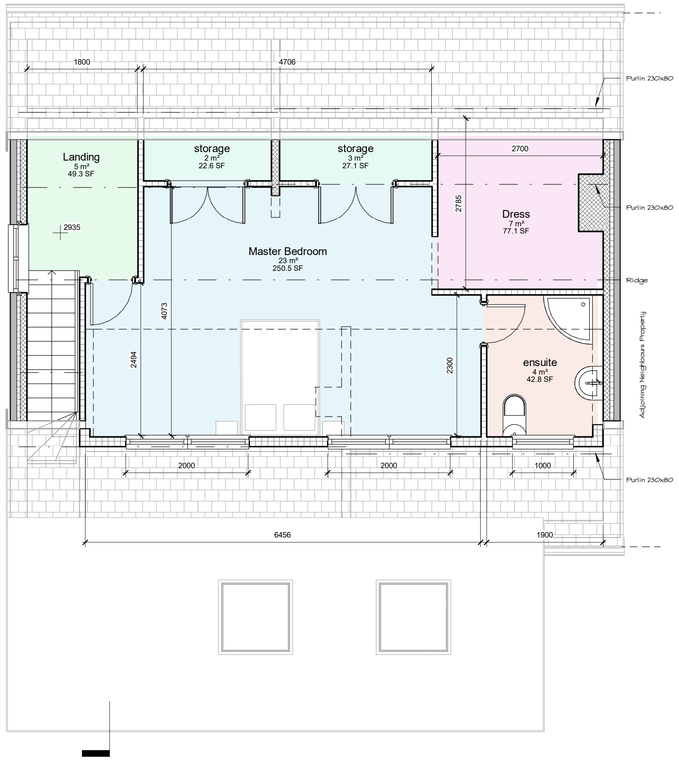



## Ground Floor
1 : 50

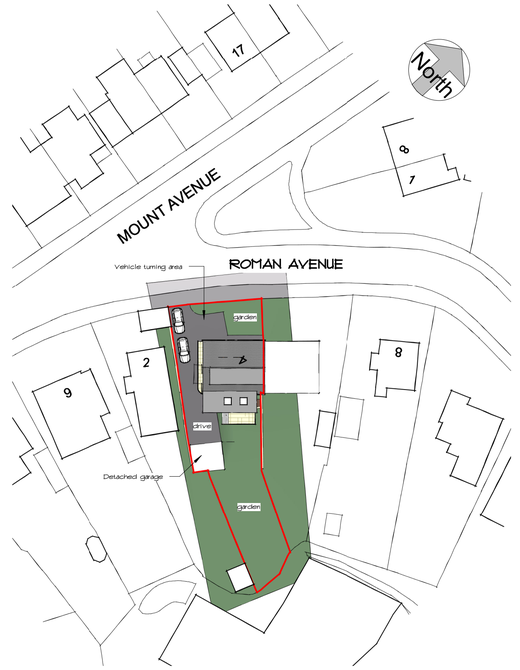
AA
A(10)-02

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

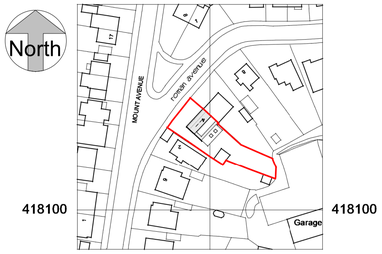
UNDERGROUND DRAINAGE ROUTES ARE INDICATIVE ONLY. TBC BY BUILDER ON-SITE & APPROVED BY YW AND BC PRIOR TO COMMENCEMENT OF ANY WORKS.




## First Floor
1 : 50




## Site Plan
1 : 500




## Site Location Plan
1 : 1250

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, PRE-CONSTRUCTION INFORMATION & HEALTH & SAFETY FILES 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 CDM/HSE 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***

**PERMITTED DEVELOPMENT VOLUME CALCULATION**

**TOTAL OF PROPOSED REAR DORMER CONVERSION = 22 CUBIC METRES (APPROX)**

**THEREFORE WORKS ARE IN ACCORDANCE WITH SCHEDULE 2, PART 1, CLASS B OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)(ENGLAND) ORDER 2015**

***IMPORTANT NOTE***
*Due to access restrictions in loft during survey, all dimensions must be checked by builder prior to commencement of any works to ascertain correct head heights can be achieved. Design also subject to structural engineers input, specification & drawings. Chimney stack locations & sizes indicative only & load bearing walls TBC on-site*

| No. | Date | Dr | Description |
|---|---|---|---|

| | | |
|---|---|---|
| scale: As indicated | drawn: PSI | apprv: LG |
| date: DEC 2024 | path: G:\Architectural Jobs\2307 - Gec, Marsh\Arch\Proposed\2307 - proposed.DRT-PLANNING.vwx | |
| status: PLANNING | | |
| job no: 2307 | dwg no: A(10)-02 | rev |


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multi-award winning design


project
Loft Conversion,
4 Roman Avenue, Mount,
Huddersfield HD3 3XP

client
Mr & Mrs Gec

title
Plans & Elevations - As Proposed

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