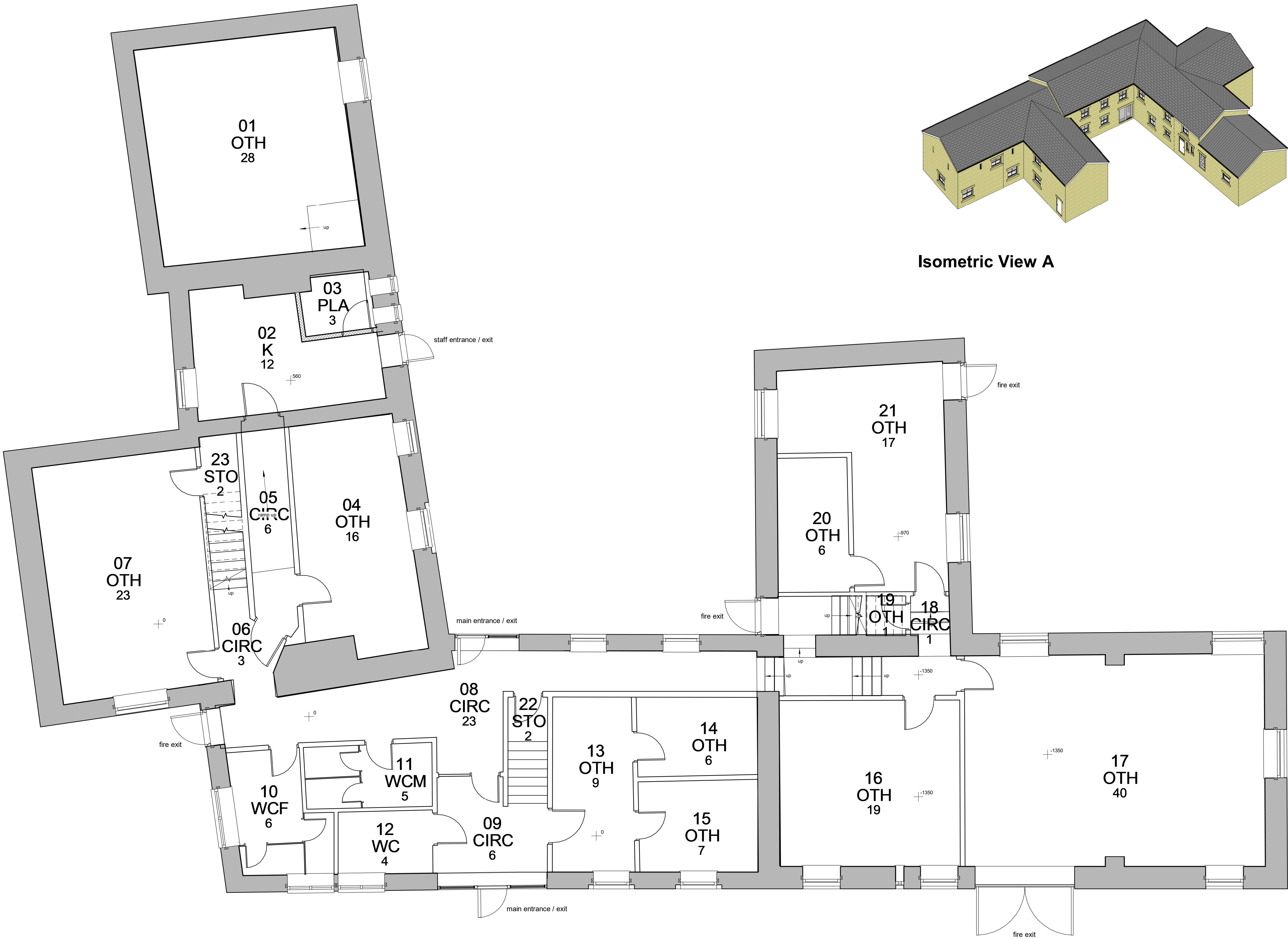




Ground Floor
1 : 50

Isometric View A

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, PRE-CONSTRUCTION INFORMATION AND 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 COMHSE 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

No.	Date	Dr	Description	
scale	1 : 50	drawn	PSI	apprv SM
date	JULY 2025	path	G:\Architectural Jobs\2379 - Cherry Nook Rd, Deighton\ArchExisting\2379 - existing.rvt	
status			PLANNING	
job no	2379	dwg no	A(00)-01	rev



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project	Residential COU Project, Ingfield Enterprise Centre, Cherry Nook Road, Deighton, Huddersfield HD2 1JD
client	Mr S Mongofa
title	Ground Floor Plan - As Existing