

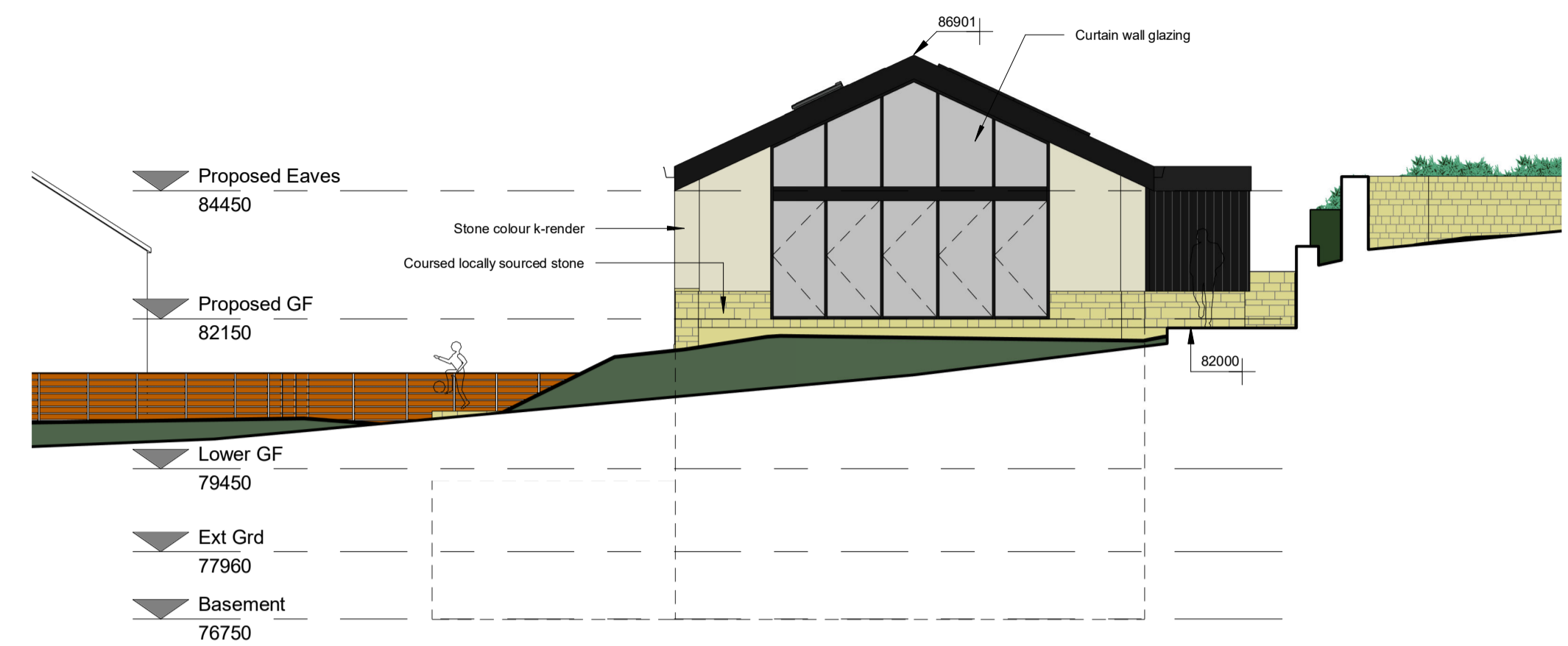
Scale 1: 50 @ A1 (1: 100 @ A3)

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

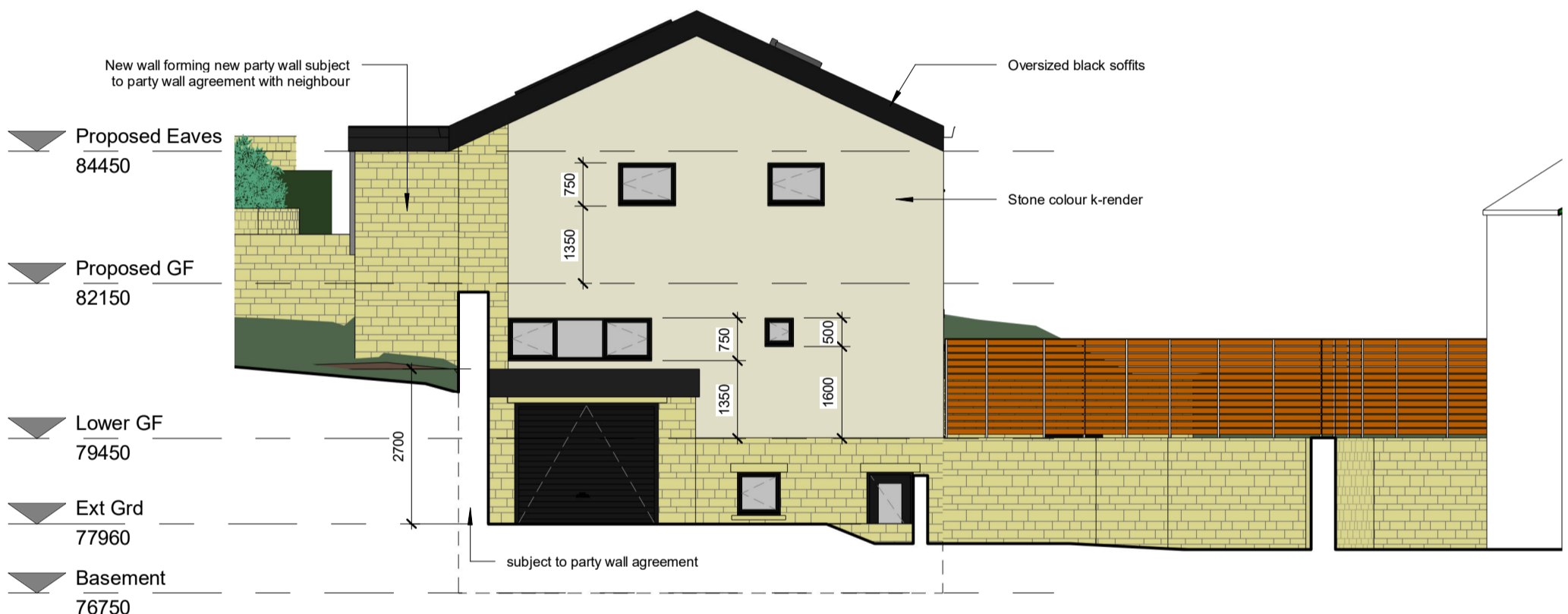
Scale 1: 200 @ A1 (1: 400 @ A3)

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

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



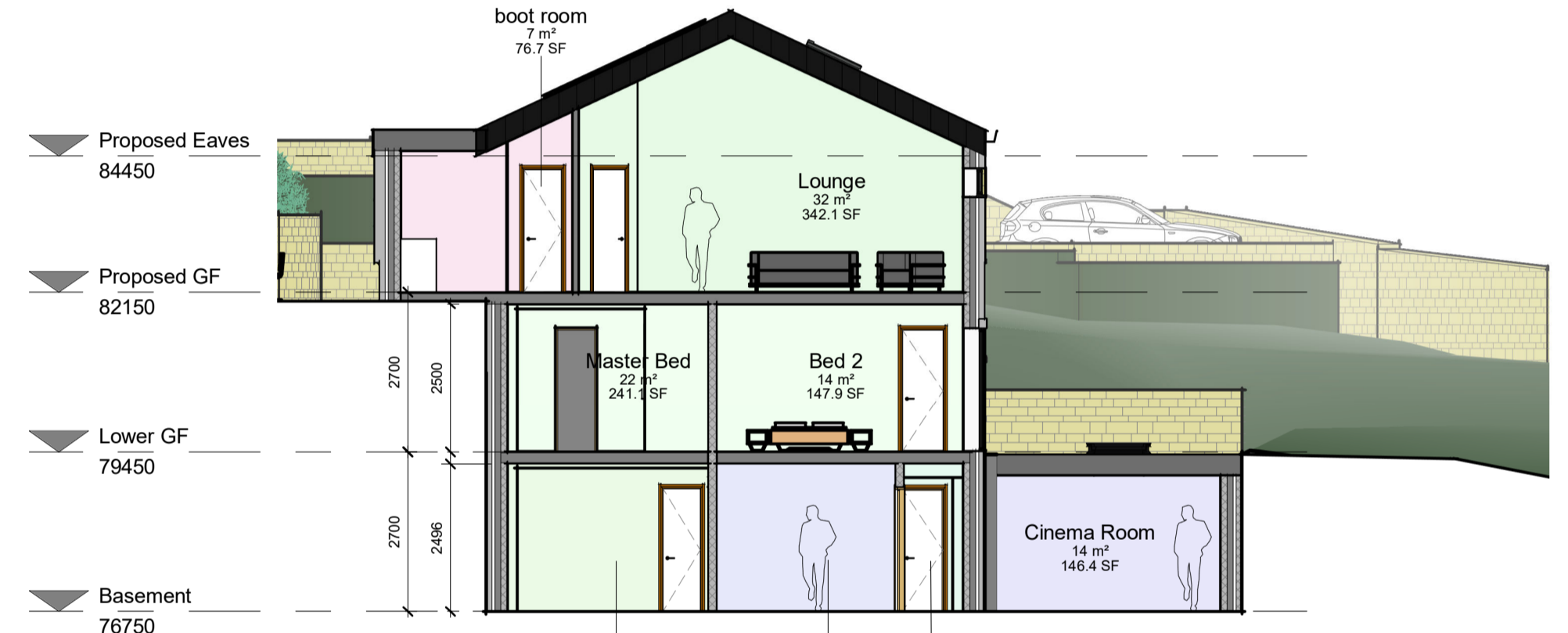
Side Elevation (West Facing)
1 : 100



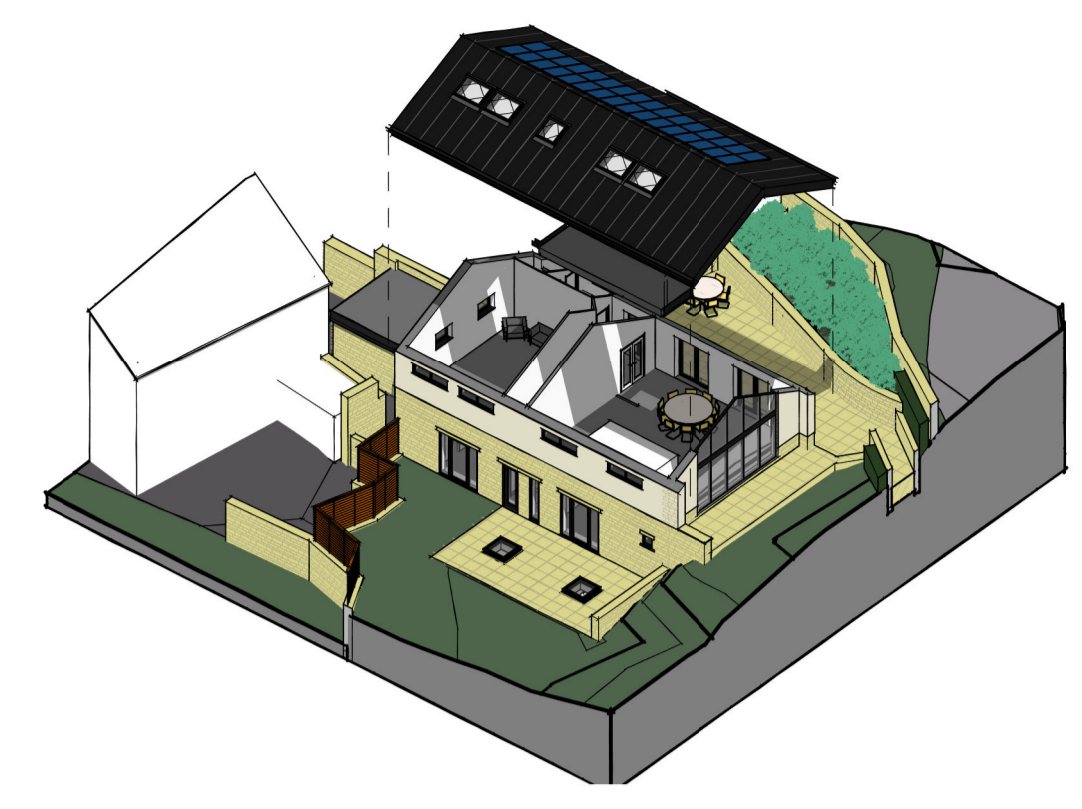
Side Elevation (East Facing)
1 : 100



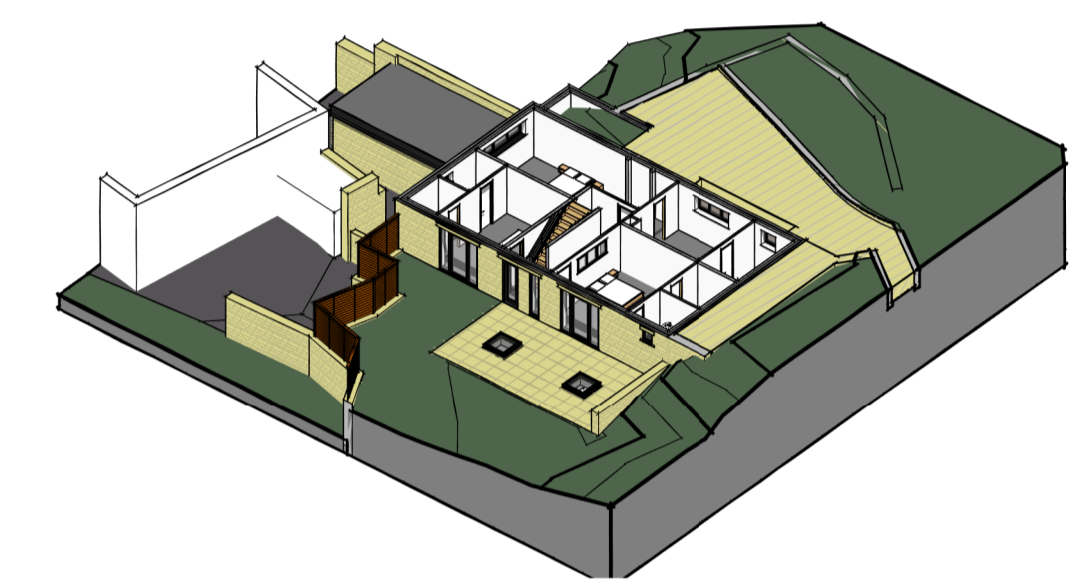
Front Elevation (South Facing)
1 : 100



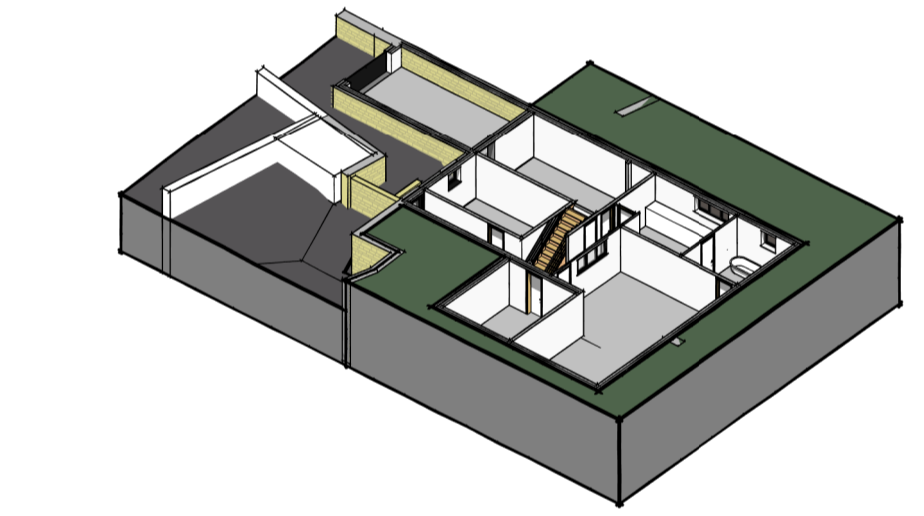
Section AA
1 : 100



Ground Floor



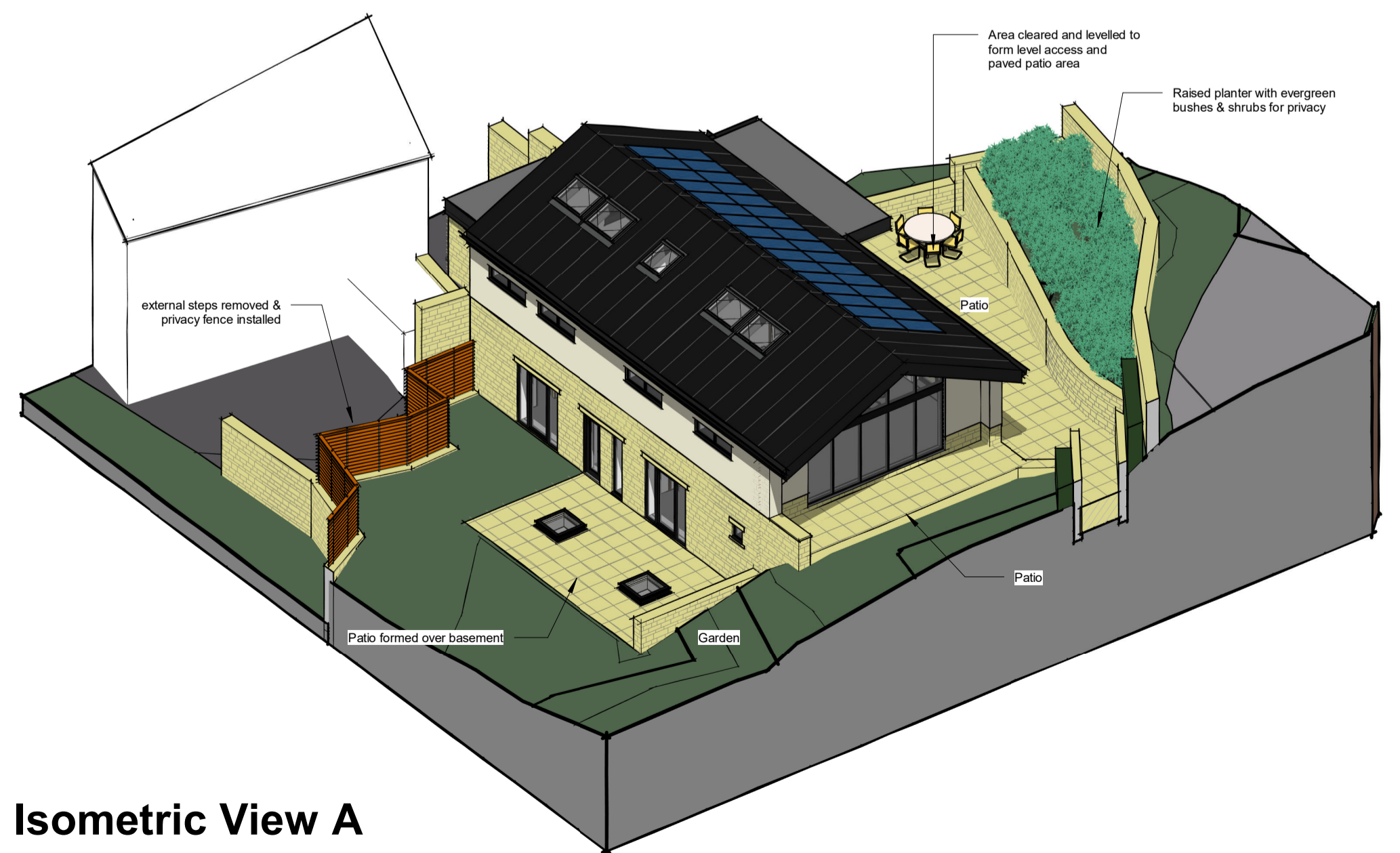
Lower Ground Floor



Basement Floor



Rear Elevation (North Facing)
1 : 100



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 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 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 VW 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	apprv
scale	1 : 100	drawn	PSI	MB
date	NOV 2025	path	C:\Architectural Jobs\2373 - Braithwaite, Fenay Bridge\Arch\Proposed\2373 - proposed\PLANNING.rvt	
status			PLANNING	
job no	2373	dwg no	A(10)-02	rev



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project

Replacement Dwelling @
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 Huddersfield, HD8 0AR

client
 Mr & Mrs Braithwaite

title
 Elevations & Sections
 As Proposed

multi-award winning design