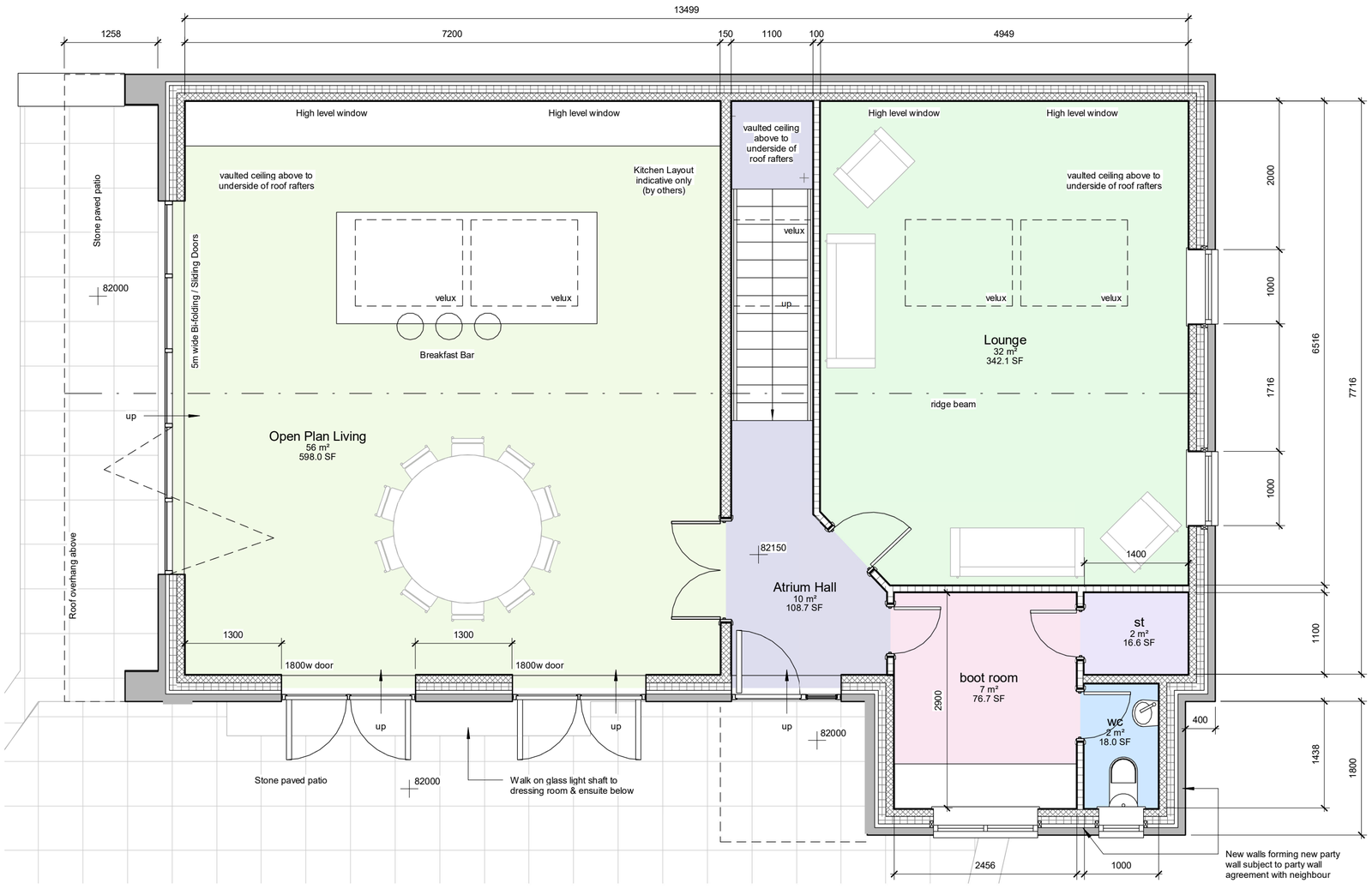
0 0.5 1 2.5 5
Scale 1: 50 @ A1 (1: 100 @ A3)

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

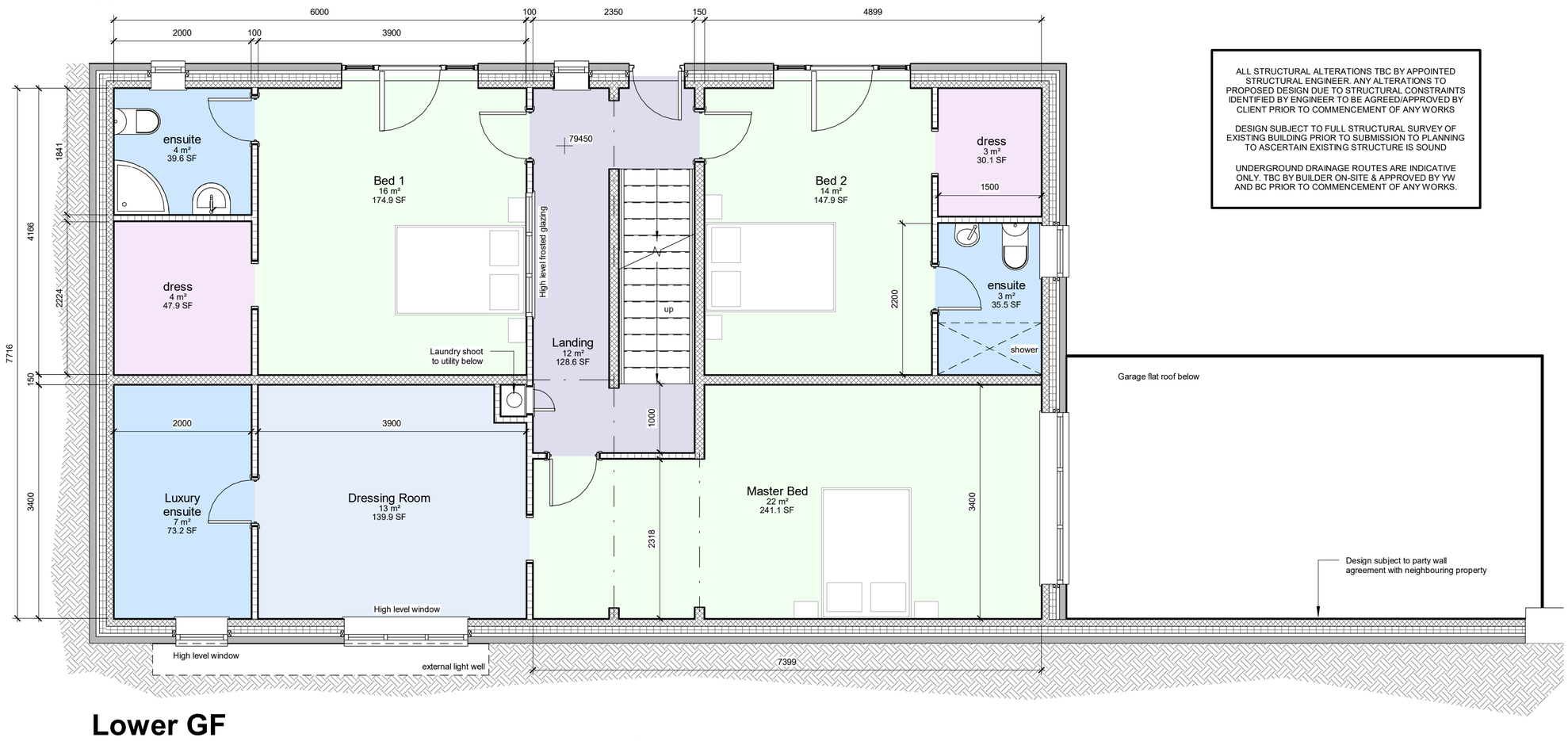
0 2 4 10 20
Scale 1: 200 @ A1 (1: 400 @ A3)

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)



Proposed GF
1 : 50

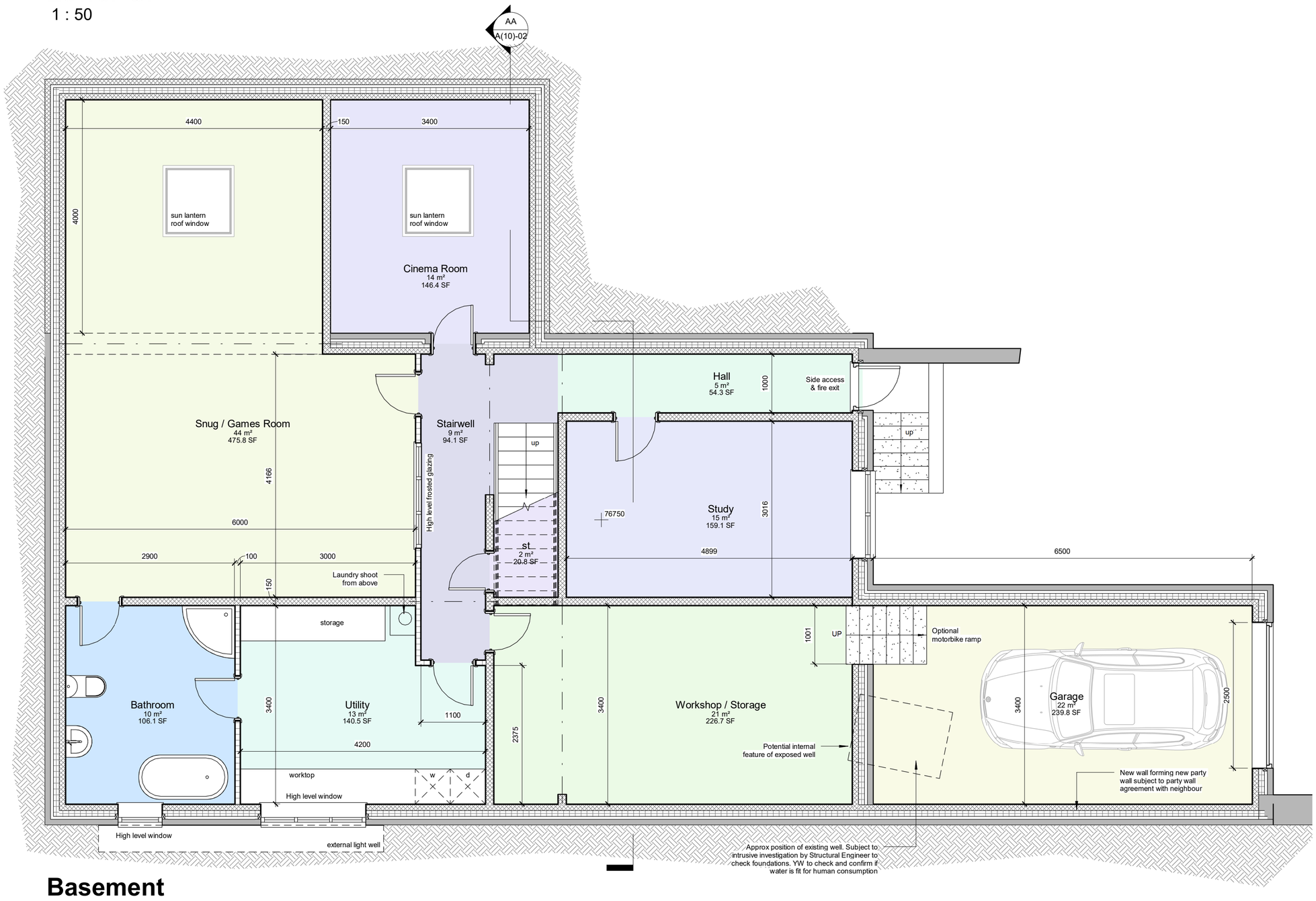


ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS

DESIGN SUBJECT TO FULL STRUCTURAL SURVEY OF EXISTING BUILDING PRIOR TO SUBMISSION TO PLANNING TO ASCERTAIN EXISTING STRUCTURE IS SOUND

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

Lower GF
1 : 50



Basement
1 : 50

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

No.	Date	Dr	Description
A	29/06/26	PSI	External wall & roofing material amended, Rear elevation GF windows removed, Side elevation windows amended, Solar panels & velux windows amended to flush fitting. Following discussions with conservation officier & planner

scale	drawn	apprv
1 : 50	PSI	MB
date	path	
NOV 2025	G\Architectural Jobs\2373 - Braithwaite, Fenay Bridge\Arch\Proposed\2373 - proposedPLANNINGrevA.rvt	
status	PLANNING	
job no	dwg no	rev
2373	A(10)-01	A

Cadvis3d
ARCHITECTURAL DESIGN
multi-award winning design

Head Office:
The Towers, 237 Wakefield Rd, Lepton,
Huddersfield, West Yorkshire, HD8 0DH

Tel: 01484 937123
Email: info@cadvis3d.co.uk
w w w . c a d v i s 3 d . c o . u k

project

Replacement Dwelling @
2 Brewery Yard, Fenay Bridge,
Huddersfield, HD8 0AR

client

Mr & Mrs Braithwaite

title

Floor Plans - As Proposed

This drawing may not be copied or distributed without prior written permission ©