



SITE LAYOUT PLAN

CDM Regulations 2015

The precautionary / advisory notes identified on this drawing are:

- Green Hazard: Eliminated and / or low risk
- Amber Hazard: Medium risk to be resolved and / or under review
- Red Hazard: High risk / still to be resolved

- CONSTRUCTION HAZARD: Protection of the public - The site is accessed from and shares a boundary with Ashbrow Road.**
The Construction Phase Plan must detail how the site will be segregated from the public highway.
- CONSTRUCTION HAZARD: Existing underground services**
Services records to be consulted and actual positions of services identified and marked on site prior to excavation.
- CONSTRUCTION HAZARD: Works in close proximity to existing building.**
The Construction Phase Plan must detail how the existing building will be protected from damage
- CONSTRUCTION HAZARD: Concrete Beam & Block floor**
Method statement to be provided for safe handling and installation of concrete beams within site constraints.
- CONSTRUCTION HAZARD: Deep foundations - risk of collapse.**
The Construction Phase Plan must detail how appropriate retention of ground is to be achieved and of safe working practices.

KEY: Sub-soil drainage

- 100mmØ below ground foul drainage run.
- Access chamber to foul drainage.
- Foul drainage final connection chamber
- 100mmØ below ground surface water drainage run.
- Access chamber to surface water drainage.
- Surface water drainage final connection chamber
- Surface water drainage final connection chamber
- ACO or equivalent channel drain suitable for vehicular traffic

14898-SELF-XX-DR-A-4000(E)

Rev	Date	Drawn	Description
A	08.08.25	SJ	Issue for construction
B	11.08.25	SJ	Issue for construction
C	21.10.25	SJ	Issue for construction
D	16.11.25	SJ	Issue for construction
E	15.06.26	SJ	Issue for construction

Client: Campbell Homes

Project: Residential Development at Ashbrow Road, Huddersfield

Scales: 1:100

Drawn: SJ

Date: June 2025

Checked:

4 - TECHNICAL DESIGN

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Site Area (red line) approx. 2,115 sq.m

5No. 3-Bed, 5 person 2½ storey dwellings

Plot-1: GIA: 145 sq.m (1,563 sq. ft) + 18 sq.m (197 sq. ft) garage - Total: 163 sq.m (1,760 sq. ft)
Plot-2: GIA: 142 sq.m (1,531 sq. ft) + 18 sq.m (197 sq. ft) garage - Total: 160 sq.m (1,722 sq. ft)
Plot-3: GIA: 145 sq.m (1,563 sq. ft) + 18 sq.m (197 sq. ft) garage - Total: 163 sq.m (1,760 sq. ft)
Plot-4: GIA: 139 sq.m (1,496 sq. ft) + 18 sq.m (197 sq. ft) garage - Total: 157 sq.m (1,690 sq. ft)
Plot-5: GIA: 145 sq.m (1,563 sq. ft) + 18 sq.m (197 sq. ft) garage - Total: 163 sq.m (1,760 sq. ft)

Two on plot parking spaces per dwelling.

One electric vehicle charging point per dwelling.
Min. 16A/3.5kW