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)

Key

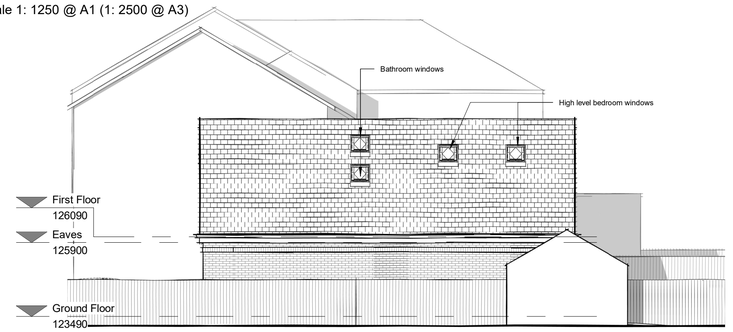
= Denotes outline of existing garage (demolished)



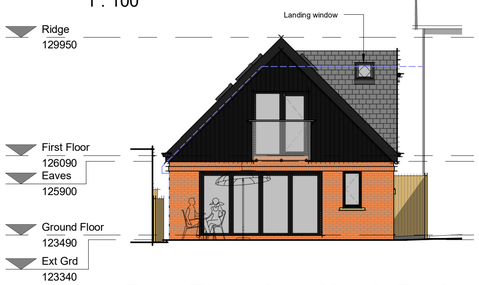
Front Elevation (South Facing)
1 : 100



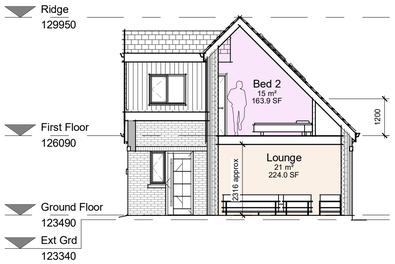
Side Elevation (West Facing)
1 : 100



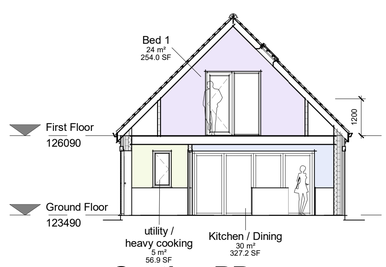
Side Elevation (East Facing)
1 : 100



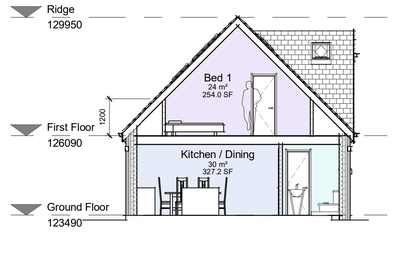
Rear Elevation (North Facing)
1 : 100



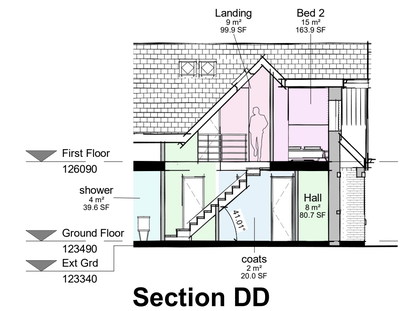
Section AA
1 : 100



Section BB
1 : 100



Section CC
1 : 100



Section DD
1 : 100

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)

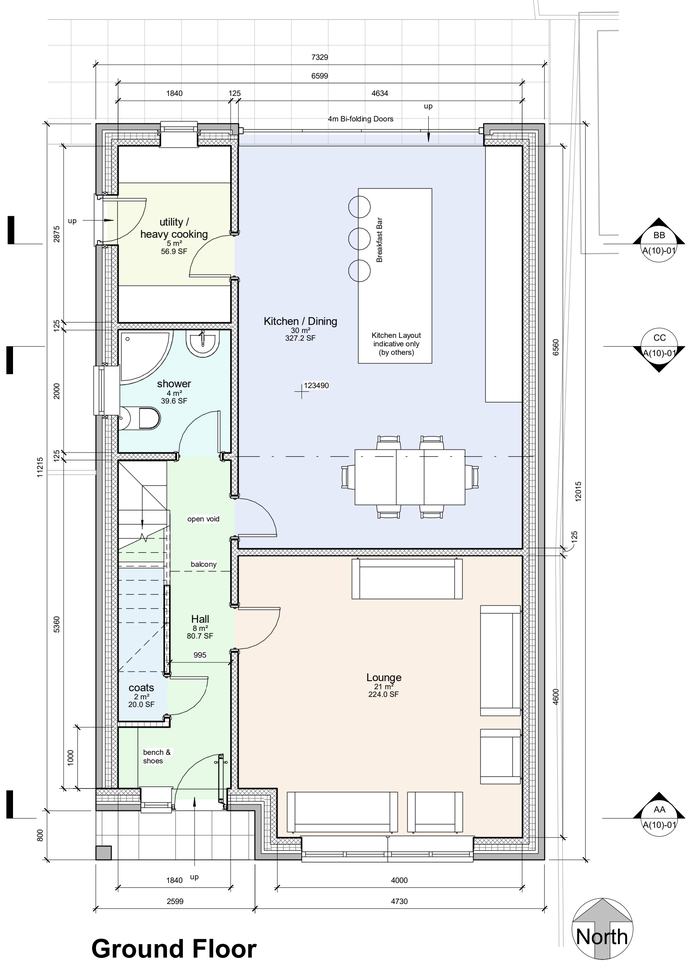
ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS

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.

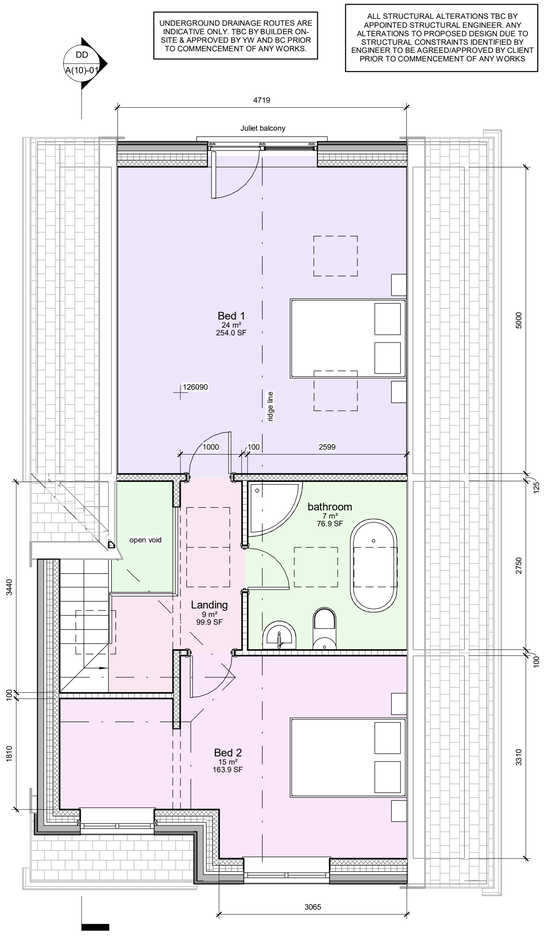
CLIENT TO BE MADE AWARE OF DUTIES UNDER CDM AND ENSURE HEALTH AND SAFETY MEASURES ARE IN PLACE. ALL CONTRACTORS AND DESIGNERS TO BE COMPETENT TO CARRY OUT THEIR DUTIES UNDER CDM. SEE RELEVANT GOVERNMENT WEBSITE FOR MORE INFORMATION

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



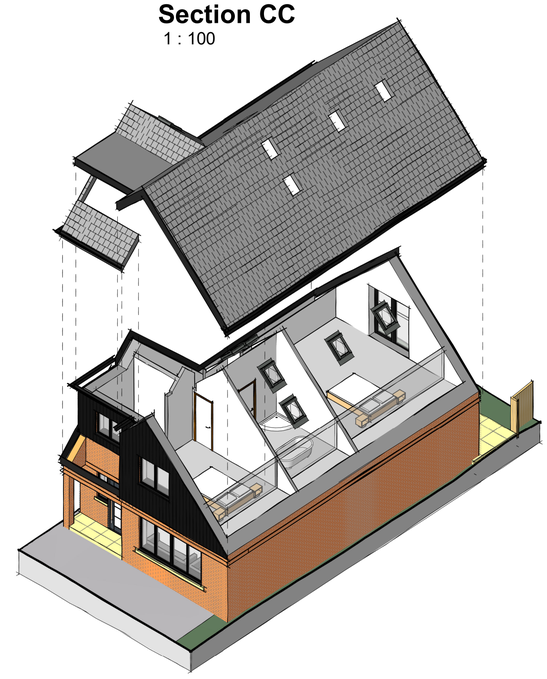
Ground Floor
1 : 50



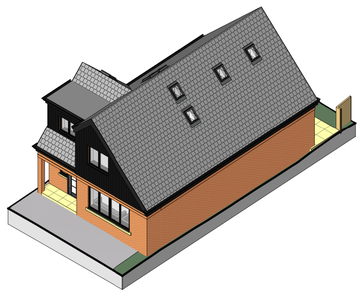
First Floor
1 : 50

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

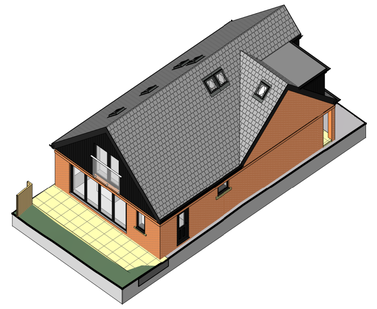
ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS



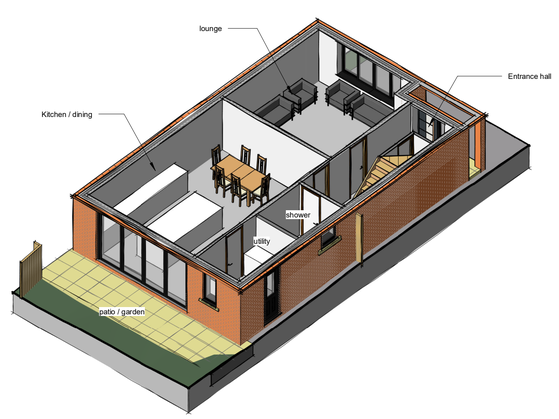
First Floor - Exploded View



Isometric View A



Isometric View B



Ground Floor - Exploded View

No.	Date	Dr	Description

scale: As indicated	drawn: PSI	apprv: RD
date: OCT 2026	path: G:\Architectural Jobs\2464 - Thorncliffe Rd, Batley\Acd\Proposed\2464 - proposed house-E.rvt	
status: PLANNING		
job no: 2464	dwg no: A(10)-01	rev

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

project

New Build Dwelling Located on land adjacent to 57 Thorncliffe Rd, Batley, WF17 7AS

client

Mrs R Daji

title

House Plans & Elevations - As Proposed

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