OUTLINE FEASIBILITY PROPOSALS

PROPOSED ACCOMMODATION SPECIFICATION

NEW BUILD DETACHED DWELLING

APPROX FLOOR AREA ESTIMATED AT 82sqm / 882sqft

2 STOREY, 2 / 3 BED DETACHED DWELLING

CONSTRUCTED IN MATERIALS TO MATCH THE NEIGHBOURING PROPERTIES



Site Plan
1 : 200

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.

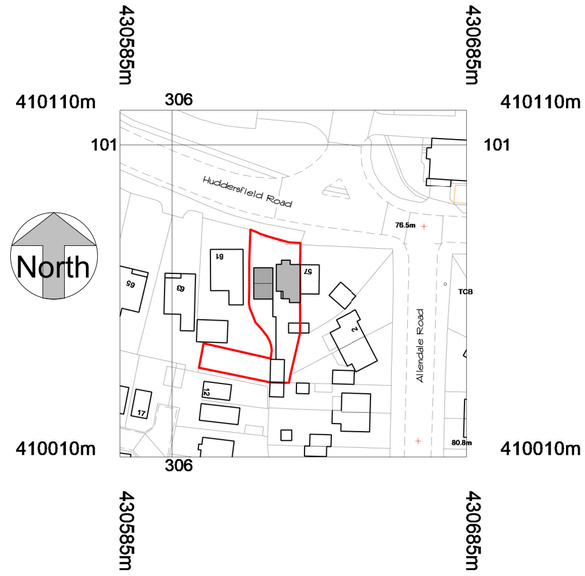
CADVIS3D HOLDS NO RESPONSIBILITY FOR UNDERGROUND DRAINAGE ON-SITE. YORKSHIRE WATER MAPPING REQUEST RECOMMENDED TO CHECK FOR EXISTING UNDERGROUND DRAINAGE RUNS (IF AVAILABLE)

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

MEASUREMENTS TO BE USED AS A GUIDE ONLY. PROPOSALS SUBJECT TO FULL TOPOGRAPHICAL SITE SURVEY TO ASCERTAIN CORRECT SITE LEVELS & EXACT BUILDING LOCATIONS, ETC.

NO UTILITY SERVICES TAKEN INTO ACCOUNT AT THIS STAGE - SUBJECT TO FULL SURVEY

DRAWING TO BE USED FOR FEASIBILITY PURPOSES / PLANNING SUBMISSION ONLY - NOT FOR CONSTRUCTION OR BUILDING REGULATIONS



Site Location Plan
1 : 1250



Block Plan
1 : 500

Cadvis3d ARCHITECTURAL DESIGN SERVICES
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project

Residential Development at land located at 59 Huddersfield road, Darton, Barnsley, S75 5NG

title

Proposed Site Plans

client

Mr & Mrs Spooner

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.

rev	date	dr	app	notes

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status: PLANNING		
job no: 2215	dwg no: A(90)-01	rev: -