



Section AA
1 : 100



Site Plan
1 : 200

IMPORTANT NOTES

CADVIS3D TAKES NO RESPONSIBILITY FOR BUILDING DESIGN, LAYOUT, SCALE OR LEVELS. ALL DATA EXTRAPOLATED FROM EXISTING APPROVED SITE PLANS BY OTHERS.

ACCESS ROAD & PAVEMENT LEVELS SHOWN ARE SUBJECT TO HIGHWAYS ENGINEERS INPUT & DETAILED DESIGN

FOR LANDSCAPING DESIGN AND ECOLOGY DETAIL SEE DRAWINGS BY PWP DESIGN

SEE BNG REPORT & CALCULATIONS BY MIDDLETON BELL ECOLOGY

SEE FLOOD RISK ASSESSMENT BY ANDREW MOSELEY ASSOCIATES

SEE PHASE 1 DESKTOP STUDY BY GEO2 REMEDIATION LTD & COAL MINING RISK ASSESSMENT BY LYONS CMC

NO UTILITY SERVICES TAKEN INTO ACCOUNT AT THIS STAGE - RECOMMENDATION OF FULL SURVEY

ALL STRUCTURAL DESIGN TBC BY APPOINTED STRUCTURAL ENGINEER.

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

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 ON 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 COMHSE 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
scale	As indicated	drawn	PSI
date	JULY 2025	path	G:\Architectural\Jobs\2405 - Kaye, Darton\Arch\Proposed\2405 - proposed site-CPT2.rvt
status			PLANNING
job no	2405	dwg no	A(90)-01

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project
Housing Development at Land located at The Stables, Barnsley Road, Darton, Barnsley, S75 5NU

client
Mr D Kaye

title
Site Levels Plan & Sections - As Proposed