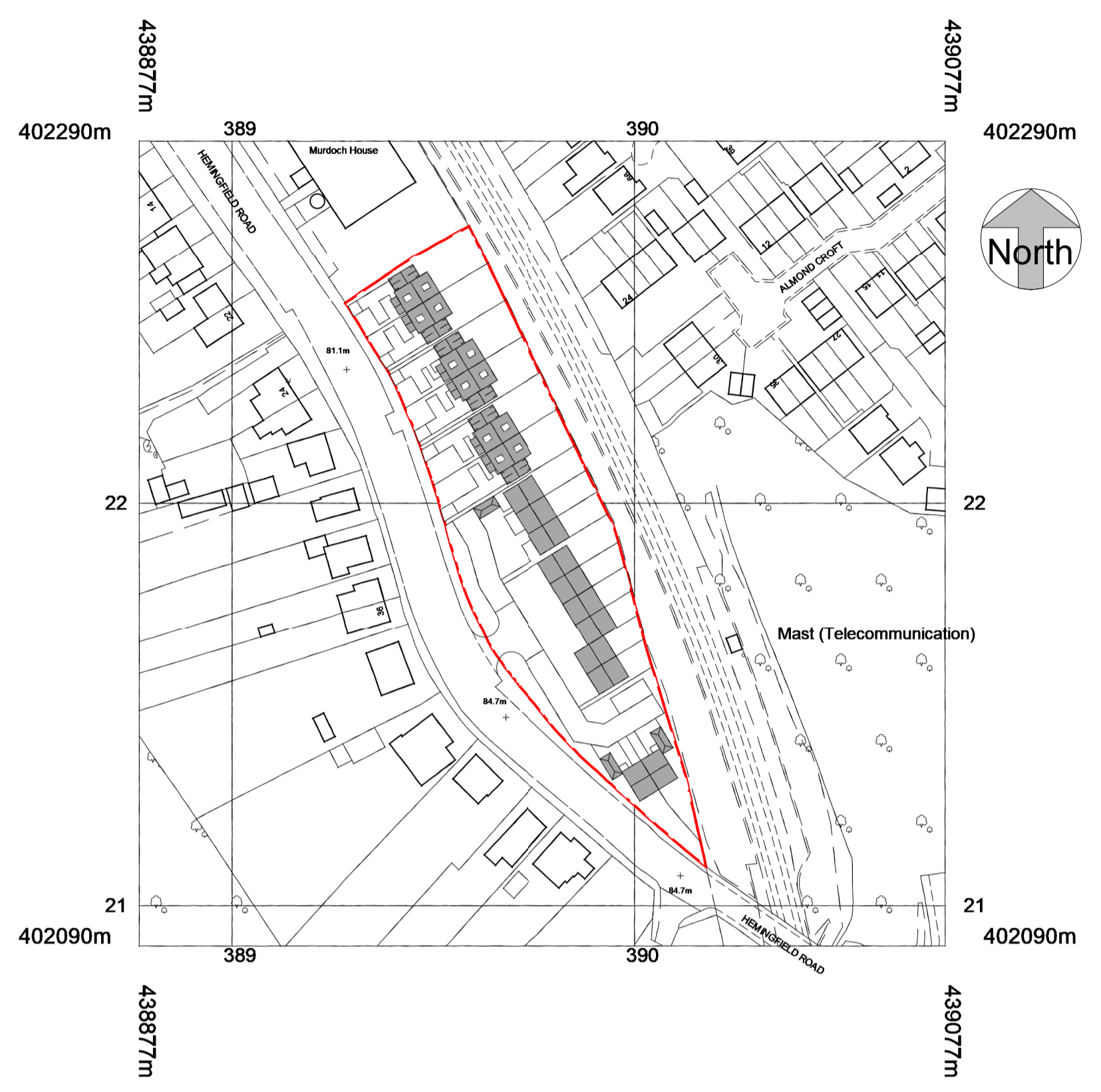


Site Plan
1 : 500



Site Location Plan
1 : 1250

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| <p>PROPOSED ACCOMMODATION SPECIFICATION</p> <p>CONSISTING OF</p> <p>MIXTURE OF 2 / 3 BED SEMI DETACHED & TERRACED TOWNHOUSE PROPERTIES OVER 3 STOREY SOME WITH GARAGES (MARKED WITH 'G') & 4 / 5 BED SEMI DETACHED 2.5 / 3 STOREY HOUSES WITH GARAGES (MARKED WITH 'G')</p> <p>BOUNDARY WITH RAILWAY LINE TO INCLUDE 2.5M HIGH ACOUSTIC FENCE & EVERGREEN PLANTING (LAUREL OR SIMILAR)</p> <p>CONTRASTING TARMAC & BLOCK SETS TO NEW ROADS & DRIVEWAYS</p> <p>LANDSCAPING TBC BY LANDSCAPE ARCHITECT</p> <p>HIGHWAYS DESIGN, LEVELS & DRAINAGE BY APPOINTED HIGHWAYS ENGINEER</p> | <p>NOTE A</p> <p>EXISTING SUB-STATION TO BE REMOVED / RELOCATED SUBJECT TO AGREEMENTS WITH NORTHERN POWER GRID & FOLLOWING SURVEY TO CONFIRM EXISTING USE (EG IF SUPPLY IS FOR DEMOLISHED FACTORY ONLY OR IF SUPPLY FEEDS OTHER SURROUNDING PROPERTIES)</p> <p>TBC BY DEVELOPER / BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS</p> <p>OVERALL SITE AREA 4800sqm / 0.48ha (approx)</p> |
|--|---|

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 COMRAHE 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

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

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)

NO UTILITY SERVICES TAKEN INTO ACCOUNT AT THIS STAGE - SUBJECT TO FULL SURVEY. GAS AND ELECTRICITY SUPPLIES ASSUMED FROM EXISTING HIGHWAY

DRAWING TO BE USED FOR OUTLINE PLANNING & FEASIBILITY PURPOSES ONLY

| No. | Date | Dr | Description |
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...making dreams happen
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client

Akrans Group

title

Site Plan - As Proposed

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OUTLINE PLANNING APPLICATION

multi-award winning design