



**Site Location Plan**  
1 : 1250



**Block Plan**  
1 : 500



**Site Plan**  
1 : 200

**PROPOSED ACCOMMODATION SPECIFICATION**

**NEW BUILD DETACHED DWELLING**

APPROX FLOOR AREA ESTIMATED AT 175sqm / 1884sqft

1.5 STOREY, 3 BED DETACHED DWELLING WITH OFF-ROAD PARKING, ATTACHED GARAGE & PRIVATE HIGHWAYS ACCESS

**EXISTING DWELLING**

RETAINED AS EXISTING

**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)

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

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

FULLY PERMEABLE SURFACES PROPOSED FOR DRIVEWAY WHERE SHOWN. SOAKAWAY PROPOSED FOR SURFACE WATER WITH MAINS SEWER CONNECTION FOR FOUL

ALL STRUCTURAL DESIGN TBC BY APPOINTED STRUCTURAL ENGINEER.

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

**Cadvis3d** ARCHITECTURAL DESIGN SERVICES  
....making dreams happen  
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project  
Proposed New Build located at  
rear of Strathglen, Halifax Road,  
Shelf, Halifax HX3 7JT

title  
Site Plans - As Proposed

client  
Mr & Mrs Maughan

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
As indicated				
scale	As indicated	drawn	PSI	apprv
date	MAR 2022	path	G:\Architectural Jobs\2172 - Strathglen	RM
status		Halifax\Arch\Proposed\2172 - Proposed	PLANNING.rvt	
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