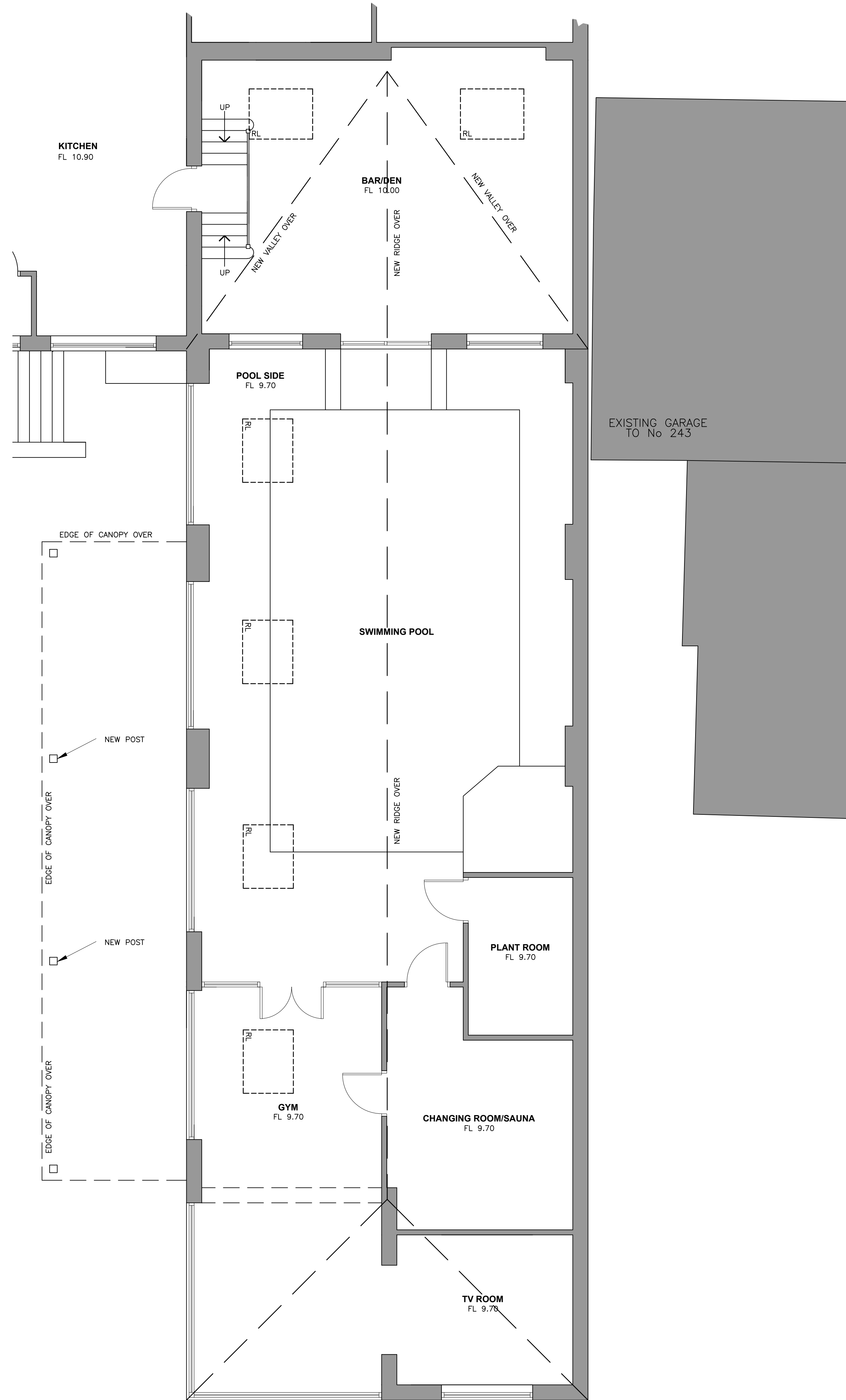
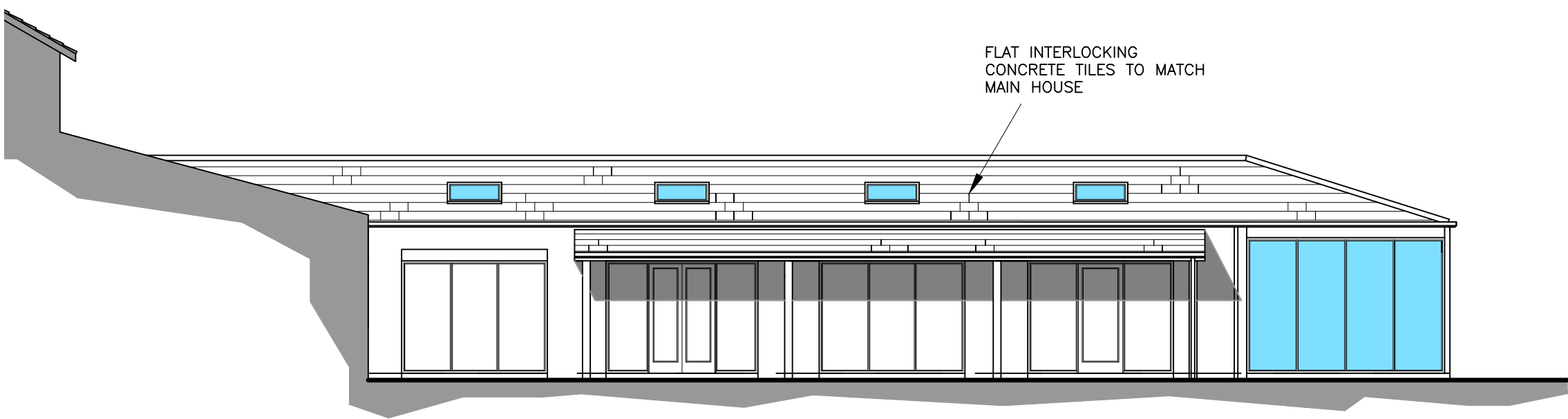
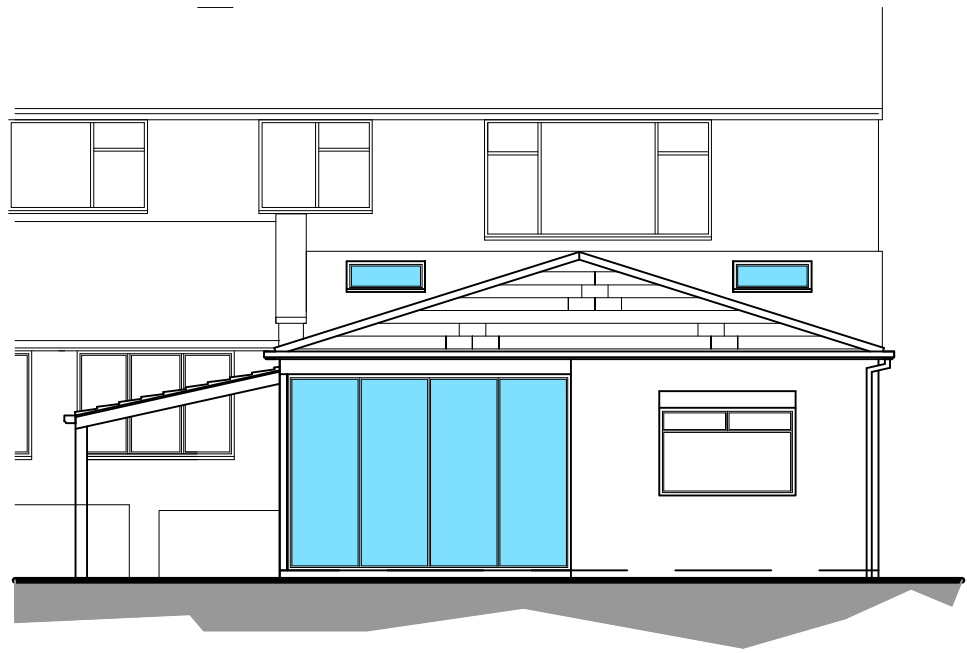




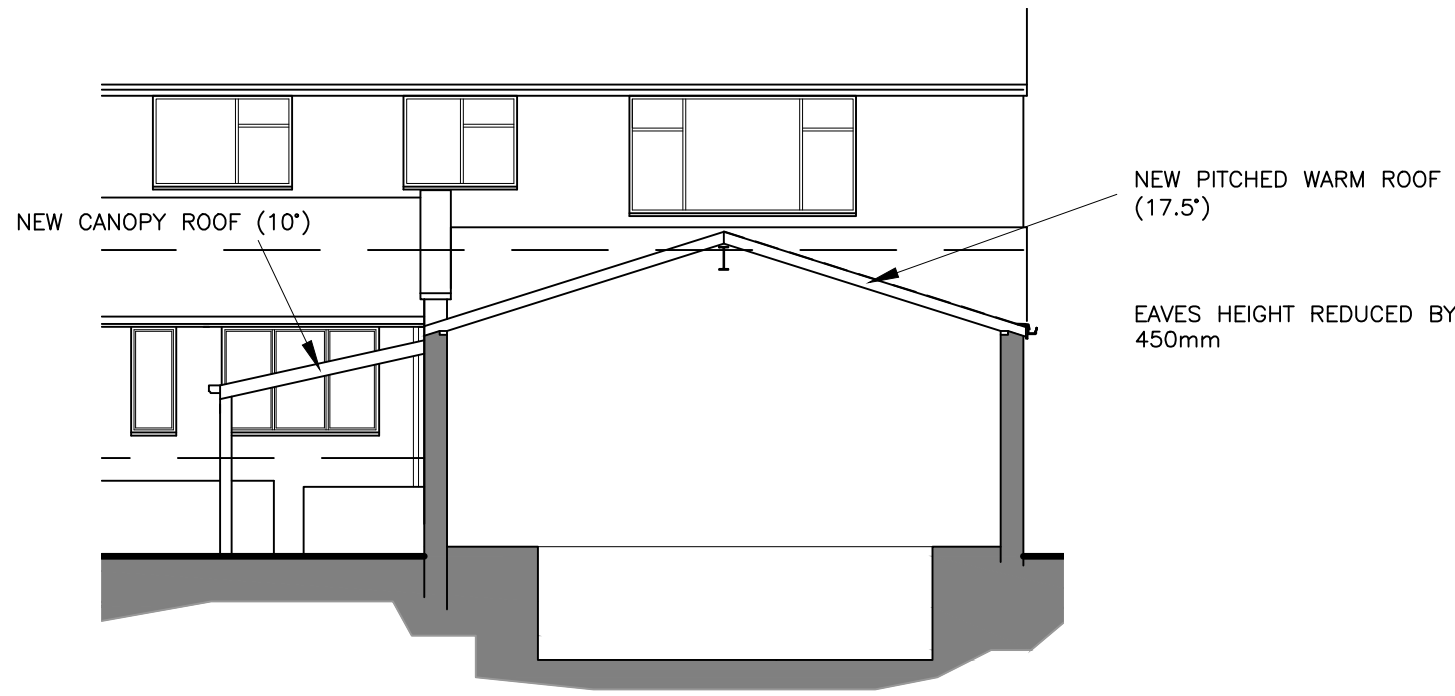
GROUND FLOOR PLAN SCALE 1:50
AS PROPOSED



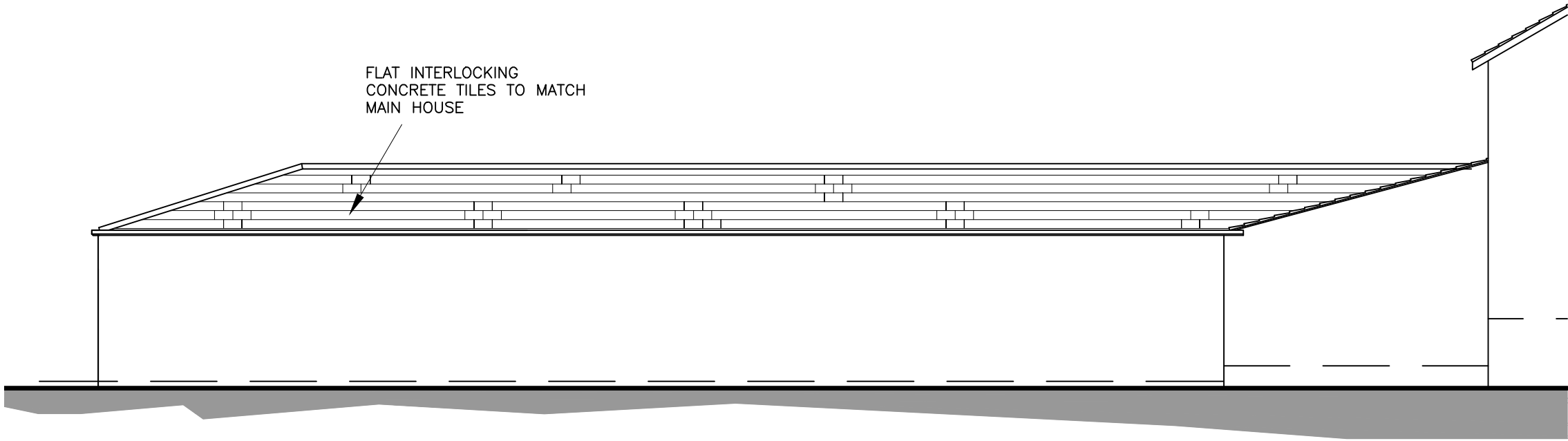
WEST ELEVATION SCALE 1:100
AS PROPOSED



SOUTH ELEVATION SCALE 1:100
AS PROPOSED



SOUTH ELEVATION/TYPICAL SECTION SCALE 1:100
AS PROPOSED



EAST ELEVATION SCALE 1:100
AS PROPOSED



GENERAL NOTES
ANY DEVIATION FROM APPROVED DRAWINGS MUST BE AGREED WITH THE BUILDING CONTROL OFFICER, PLANNING DEPT. AND THIS OFFICE BEFORE WORK COMMENCES.

NO CONDITION, BUILDING DEFECT OR ASBESTOS SURVEY HAS BEEN UNDERTAKEN BY JBW

DIMENSIONS OTHER THAN THOSE FIGURED ON THE DRAWINGS MUST BE VERIFIED BY THIS OFFICE. ALL SETTING OUT ON SITE MUST BE VERIFIED BEFORE MANUFACTURE OF COMPONENTS. ALL DISCREPANCIES MUST BE REPORTED TO THE OFFICE BEFORE WORKS COMMENCE. BOUNDARIES AND RIGHTS OF WAY MUST BE ASCERTAINED BEFORE WORKS COMMENCE.

WRITTEN APPROVAL SHOULD BE OBTAINED FROM ADJOINING OWNERS BEFORE WORK COMMENCES ON THE PARTY WALL OR OVER BOUNDARIES OR WITHIN 3m OF EITHER, UNDER THE PARTY WALL ETC. ACT 1996 A STATUTORY NOTICE MUST BE SERVED AS REQUIRED.

ALL WORK AND MATERIALS TO COMPLY WITH RELEVANT B.S. AND C.E. STANDARDS AND CODES OF PRACTICE AND TO BE IN ACCORDANCE WITH BUILDING REGULATIONS.

DOOR AND WINDOW SIZES SHOWN ARE NOMINAL. ACTUAL SIZE OF DOOR AND WINDOW FRAMES SHOULD BE CHECKED BEFORE CONSTRUCTING OPENINGS.

TOUGHENED OR LAMINATED GLASS MUST BE USED IN THE FOLLOWING AREAS (TO BS 6262; PART 4; 1994 CODE OF PRACTICE FOR GLAZING FOR BUILDINGS)

ANY GLAZING BETWEEN FLOOR LEVEL AND 800mm ABOVE FLOOR LEVEL IN WINDOWS.

ANY GLAZING BETWEEN FLOOR LEVEL AND 1500mm ABOVE FLOOR LEVEL IN A DOOR.

ANY GLAZING IN SIDE FRAMES TO DOORS WITHIN 300mm OF THE DOOR UP TO A HEIGHT OF 1500mm AND ABOVE FLOOR LEVEL.

DETAILS AND CALCULATIONS FOR STRUCTURAL STEELWORK AND TIMBER MEMBERS TO BE APPROVED BY BUILDING CONTROL BEFORE WORK COMMENCES. ALL STRUCTURAL ROOF TIMBERS TO BE PRESSURE IMPREGNATED OR SIMILARLY TREATED.

DESIGN RISK ASSESSMENT
UNDER THE CDM REGULATIONS 2015 CLIENTS HAVE A RESPONSIBILITY TO APPOINT A PRINCIPLE CONTRACTOR FOR BUILDING PROJECTS WHEN TWO OR MORE CONTRACTORS ARE ON SITE.

FURTHER CLIENT DUTIES FOR DOMESTIC PROJECTS CAN BE TRANSFERRED TO THE PRINCIPAL DESIGNER AND/OR PRINCIPAL CONTRACTOR

UNDERGROUND SERVICES
THERE ARE UNDERGROUND GAS AND ELECTRICITY SERVICES ON THE SITE. ACCURATELY POSITION ALL UNDERGROUND SERVICES WITHIN THE SITE. BEFORE COMMENCEMENT OF ANY EXCAVATIONS FOR FOUNDATIONS, DRAINAGE, ETC. SEE HSE GUIDANCE NOTES HS (G) 47 AVOIDING DANGER FROM UNDERGROUND SERVICES, BT GUIDANCE NOTES APPENDIX 1, NW CABLE PRECAUTIONS TO PROTECT COMMUNICATIONS APPARATUS, NW WATER PROTECTION OF MAINS AND SERVICES, BRITISH GAS TRANSOCO MEASURES TO PROTECT APPARATUS

OVERHEAD CABLES
THERE ARE OVERHEAD CABLES ADJACENT TO THE SITE. THERE IS A RISK OF ELECTROCUTION. SEE BT GUIDANCE NOTES APPENDIX 1 AND HSE GUIDANCE NOTES 6.

HEAVY COMPONENTS
THERE IS A RISK OF INJURY TO OPERATIVES LIFTING HEAVY COMPONENTS. ARRANGE APPROPRIATE HANDLING AND LIFTING EQUIPMENT

ASBESTOS
CHECK FOR EXISTING ASBESTOS SHEETING TO SOFFITS/LININGS/ETC. ANY ASBESTOS FOUND TO BE REMOVED BY AN APPROVED CONTRACTOR AND DISPOSED OF IN A SAFE MANNER.

B		A	
jasonbwade Ltd Chartered Architectural Technologist			
PROJECT Mr & Mrs W H MARSHALL			
PROPOSED PITCHED ROOF TO REPLACE EXISTING FLAT ROOF AT 245 WHITECHAPEL ROAD SCHOLES CLECKHEATON BD19 6HN			
DRG TITLE PLANS & ELEVATIONS			
DRG NO	1308/02	REV	-
DATE FEBRUARY 2021			
22 Fairbanks Wharf Street Sowerby Bridge West Yorkshire HX6 2AB t 01422 831114 e jbw@jasonbwade.co.uk			
CIAT Construction Industry Architectural Technologists			