



NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, CONSUMER PROTECTIVE ACT REGISTRATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED BY WRITING.

ALL PLANS ISSUED HEREBY PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS UNLESS AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT MUST FOLLOW THE PLANNING APPROVAL, DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVALS AND ANY CONDITIONS ATTACHED.

CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS (APPROVAL DOCUMENTS) ARE PROVIDED TO THE CONTRACTOR EXCLUDING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING REGULATION APPROVALS AND ANY CONDITIONS ATTACHED.

INSPECTOR (ENGINEER) MUST BE PROVIDED APPROVALS AND ONLY FOR ALL WORKS CARRIED OUT TO OR NEAR PUBLIC DRAINS OR GRANS IN RESPECT TO THE DESIGNATED INTEREST.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND. CLIENT TO OBTAIN GRANTS AND LAWS (INCLUDING DO NOT PROCEED OVER ADJACENT LAND OWNERSHIP, IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF DRAWING WITH EXISTING BUILDINGS. CLIENT TO SITE SURVEY UP AND SETTING OUT. CONFIRM ALL SIZES AND DIMENSIONS TO SHAL ALL DIFFERENCE, UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

LOW REGULATIONS - THE CLIENT & CONTRACTOR MUST ADOPT BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH DO LASTS LONGER THAN 30 WORKING DAYS AND ARE MORE THAN 25 WORKING HOURS SIMULTANEOUSLY AT ANY POINT IN THE PROJECT. FOR DETAILS SEE REGULATIONS FOR GUIDANCE AND COMPLIANCE FOR THE LOW REGULATIONS THE CLIENT WILL BE EMPLOYING THE CONTRACTOR AND DKA RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

THE CLIENT & THE CONTRACTOR IS REMANDED OF THE PARTY WILL ACT UPON AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WILL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. NOTICES MAY REQUIRE SURVEYOR OR THE ADJUDICATORS PRIOR TO COMMENCEMENT. ENSURE NEIGHBOUR'S CONSENT IS OBTAINED BEFORE WORKS ARE CARRIED OUT TO PARTY WALLS, PARTY TOWER WALLS, EXCAVATIONS ETC. APPROVED PARTY WALL SURVEYOR TO FULLY ADVISE.

PRELIMINARY

DO NOT USE THIS DRAWING FOR CONSTRUCTION OR TENDER, DETAILED BUILDING REGULATION DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS TO FOLLOW, USING APPROVED BUILDING INSPECTORS.



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PROJECT: REINSTATEMENT, REFURBISHMENT AND REPAIR OF 6NO SHOPS

ADDRESS: 17 - 33A JOHN WILLIAM STREET, HUDDERSFIELD HD1 1BR

DRG: JOINERY DETAILS - TYPICAL LAYOUT

STATUS: PLANNING APPLICATION subject to approval

DATE: 13.03.2022 **DRAWN:** AHD

SCALE: 1:2 & 5 **CHECKED:** ANK

SIZE: A0 **DRG NO.:** 22-2714_04B

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INDICATIVE PLAN FOR DESIGN CONSIDERATION PURPOSES ONLY. SUBJECT TO APPROVALS, DETAILED DESIGN AND STRUCTURAL CALCULATIONS. DO NOT USE FOR CONSTRUCTION