



GENERAL SCOPE OF WORKS / SPECIFICATION -
 To harmonise and comply with Huddersfield Heritage Led Regeneration Scheme (HLRS) and procure as a K10C grant funded project.

- Shopfront replacement with traditional painted timber construction.
- Removal and replacement of shop signage with new design.
- Replacement of shopfront signage lighting with new external LED.
- Replacement of fascias with traditional lead.
- Stone work repairs, plinth, clean and reinstatement etc.
- External cleaning.
- External joinery works.
- Traditional style masonry works.
- Removal of shutters and replacement with internal conceal shutters.

KOBANI - SIDE RETURN ELEVATION



ground floor plan
 ALL DIMENSIONAL DETAILS STATED ARE TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. THESE MAY VARY AS WORKING ARE RELATED TO EXISTING STRUCTURE AND SUBJECT TO ACCURATE SITE SETTING OUT / OPENING UP OF THE WORKS.

NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, FIRE/RISK WATER H4 CONSULTATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.
 ALL PLANS ISSUED MARKED 'PRELIMINARY' DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS UNLESS AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ON SITE SHOULD FOLLOW THE BUILDING APPROVAL, DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVED FORMS, STRUCTURAL CALCULATIONS, REPORTS/CALCULATIONS AND ANY CONDITIONS ATTACHED.
 CLIENT TO ENSURE ALL INFORMATION, STATUTORY PERMISSIONS (APPROVAL, DOCUMENTS) ARE PROVIDED TO THE CONTRACTOR EXCLUSIVELY THE DATE WORKS ALL BEGINS TO BE PROTECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE COMPARE WITH INSPECTOR APPROVAL/SITE VISIT FOR ALL WORKS CARRIED OUT TO BE OPEN PUBLIC DRAIN OR DRAIN IN RESPECT TO VMA DESIGNATED INTEREST.
 CLIENT TO ENSURE ALL PROGRESS WORKS ARE BUILT ON AND OVER OWN LAND. ENSURE FOUNDATION SPREAD AND EASELS DRAINAGE DO NOT PRODUCE OVERSIGHT AND CONSIDERATION IF IN CONTACT NEIGHBOUR AND OBTAIN LEGAL ADVICE.
 ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS. SUBJECT TO SITE OPENING UP AND SETTING OUT CONFORM ALL SIZES AND DIMENSIONS TO DIM. ALL DIFFERENCES, UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO DIMA FOR FURTHER CLARIFICATION.
 DIM REGULATIONS - THE CLIENT & CONTRACTOR MUST ARISE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WITH REFERENCE TO ANY BUILDING WORKS WHICH LASTS LONGER THAN 30 WORKING DAYS AND THE MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT. OR (2) EXCEEDS 500 PERSON DAYS. PLEASE REFER TO https://www.gov.uk/government/consultations/for-guidance-and-compliance-for-the-cdm-regulation-the-client-will-be-employing-the-contractor-and-the-responsibility-for-the-project-will-be-for-the-design-only-and-does-not-include-any-project-management.
 THE CLIENT & THE CONTRACTOR IS REMINDER OF THE PARTY WILL ACCEPT AND TO APPROVE / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY. ALL WORKS TO BE CARRIED OUT WITH THE DIM. DIM REGULATIONS REQUIRE STAYING ON THE ADJACENT OWNER'S PRIOR TO COMMENCEMENT. OTHER NEIGHBOURS CONSENT IS OBTAINED BEFORE WORKS ARE CARRIED OUT TO PARTY WALLS, PARTY FENCE WALLS, EXCAVATIONS ETC. APPOINTED PARTY WALL SURVEYOR TO BE IN PLACE.
 INDICATIVE PLAN FOR DESIGN CONSIDERATION PURPOSE ONLY. SUBJECT TO APPROVALS DETAILED DESIGN AND STRUCTURAL CALCULATIONS. DO NOT USE FOR CONSTRUCTION.

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



DK ARCHITECTS
 1 01824 47722
 e 01718 99068
 i info@dkarchitects.net
 w dkarchitects.net
 DK Architects, Suite 4, Bailey Business Park, Technology Drive, Bailey, WF17 8ER

PROJECT: REINSTATEMENT, REFURBISHMENT AND REPAIR OF 6NO SHOPS
 ADDRESS: 17 - 33A JOHN WILLIAM STREET, HUDDERSFIELD HD1 1BR
 DRG: PROPOSED OVERALL FLOOR PLANS & ELEVATIONS
 STATUS: PLANNING APPLICATION
 SUBJECT TO APPROVAL
 DATE: 22.09.2022 DRAWN: AHD
 SCALE: 1:50 CHECKED: ANK
 SIZE: A0 DRG NO: 22.2714.05
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