NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, YORKSHIRE WATER H4 CONSULTATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORK BUT ARE ISSUED FOR PLANNING OR OTHER CONSIDERATION. ALL WORKS CARRIED OUT ONSITE SHOULD FOLLOW THE PLANNING APPROVAL DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL ENGINEERS REPORT/CALCULATIONS AND ANY CONDITIONS ATTACHED.

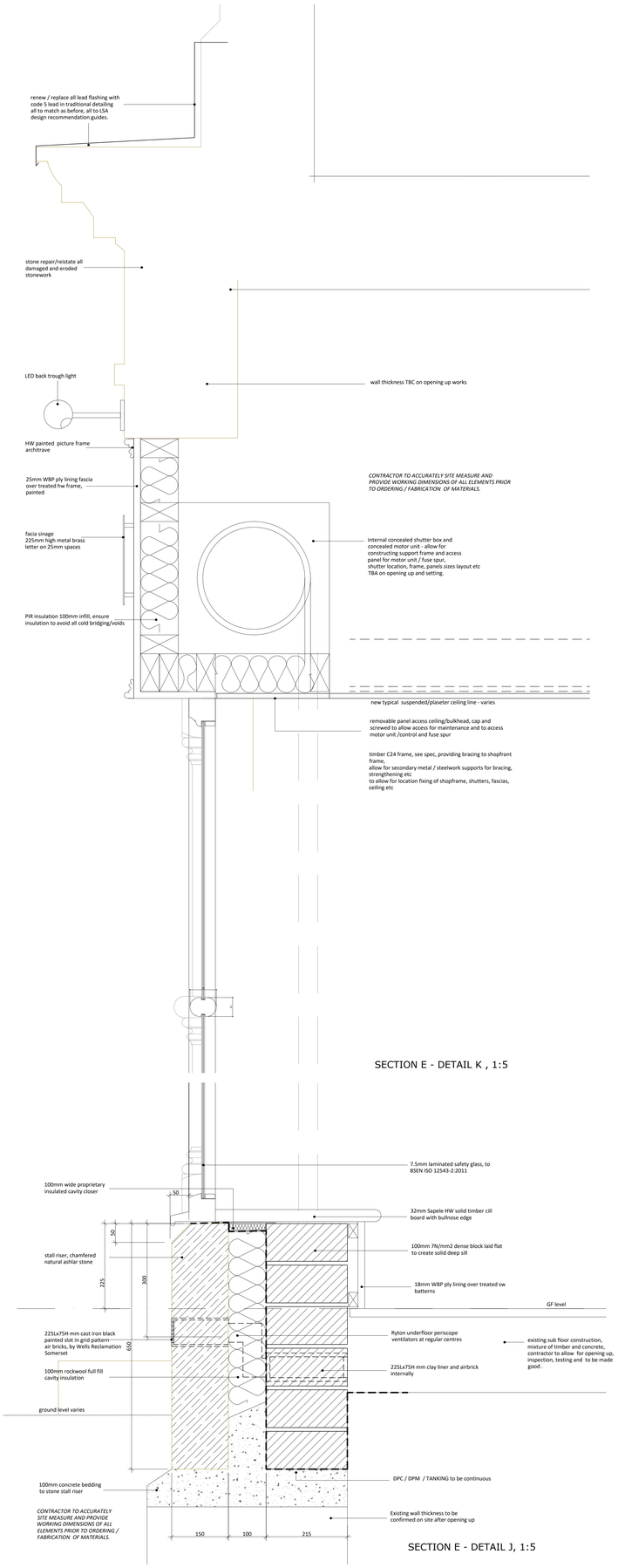
CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS /APPROVAL DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE YORKSHIRE WATER INSPECTOR APPROVAL/SITE VISIT FOR ANY WORKS CARRIED OUT OVER PUBLIC DRAINS OR DRAINS IN RESPECT TO YWA DESIGNATED INTEREST.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND. ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

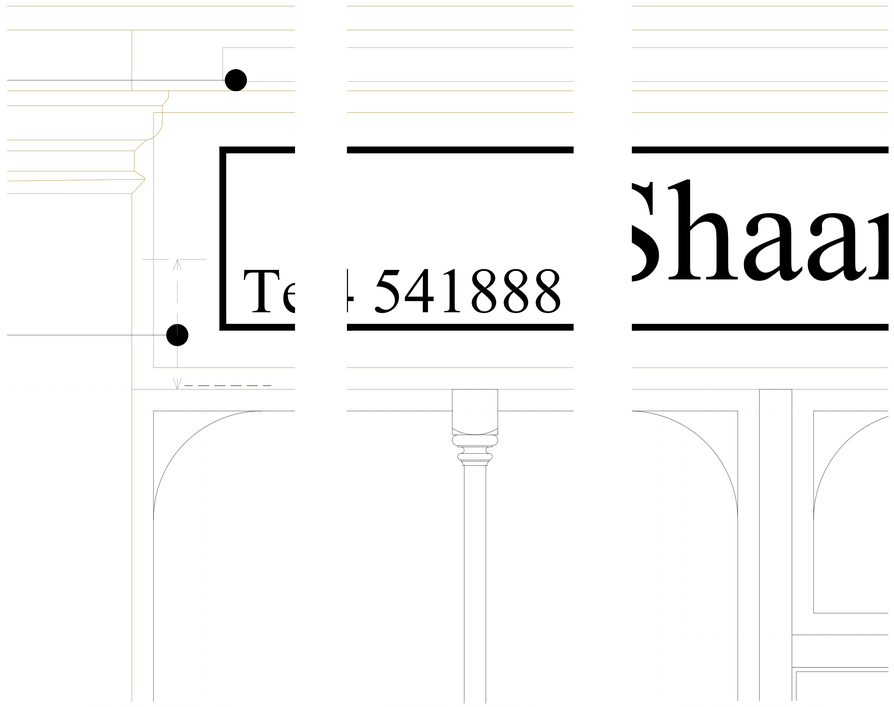
ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS, SUBJECT TO SITE OPENING UP AND SETTING OUT. CONFIRM ALL SIZES AND DIMENSION TO DKA. ALL DIFFERENCE, UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

CDM REGULATIONS – THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH: (A) LASTS LONGER THAN 30 WORKING DAYS (B) EXCEEDS 500 PERSON HOURS (C) INVOLVES MORE THAN 20 SIMULTANEOUS ANY POINT IN THE PROJECT. OR(D) EXCEEDS 500 PERSON DAYS. PLEASE REFER TO HTTP://WWW.HSE.GOV.UK/PUBNS/INDG411.HTM FOR GUIDANCE AND COMPLIANCE. FOR THE CDM REGULATION THE CLIENT WILL BE EMPLOYING ONE 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 REMINDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO FULLY ADVISE. THE PARTY WALL ACT 1996 MAY REQUIRE SERVING ON THE ADJACENT OWNER/S PRIOR TO COMMENCEMENT. ENSURE NEIGHBOURS CONSENT IS OBTAINED WHERE WORKS ARE CARRIED OUT TO PARTY WALLS, PARTY FENCE WALLS, EXCAVATIONS ETC. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.



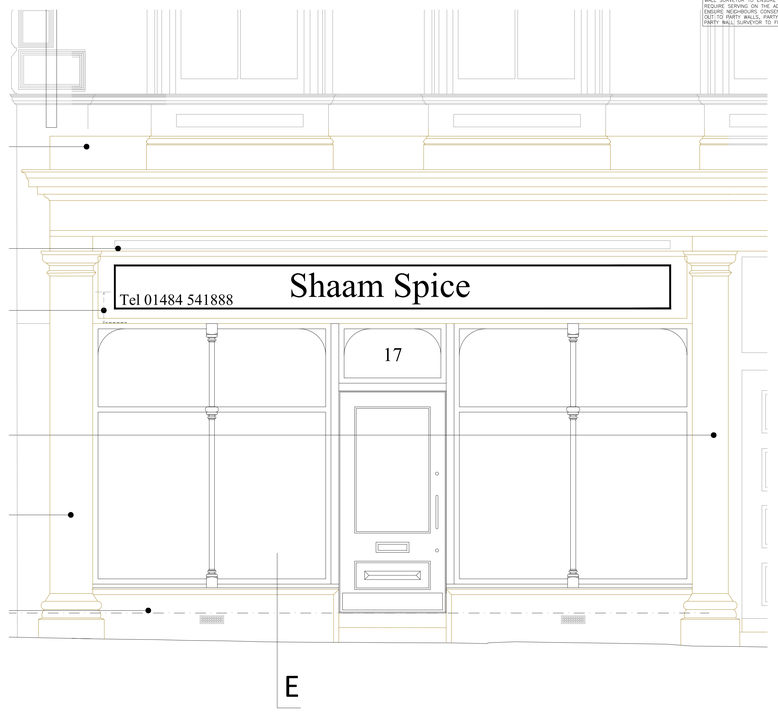
SECTION E - DETAIL K , 1:5

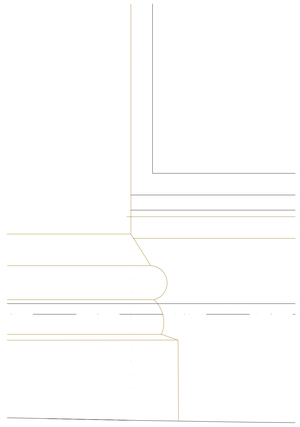


ELEVATION DETAIL L, 1:5

ELEVATION DETAIL M, 1:5

ELEVATION DETAIL N, 1:5





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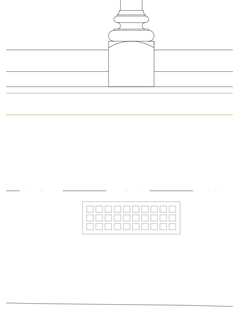

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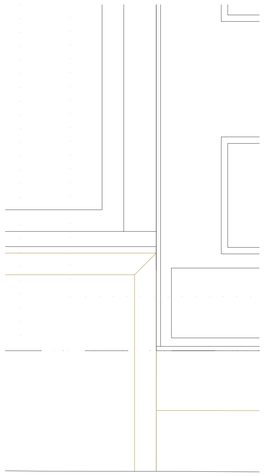
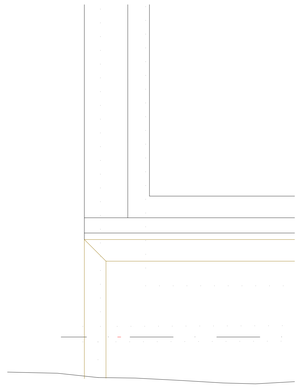
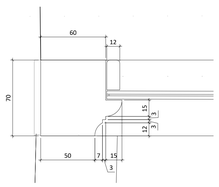


ELEVATION DETAIL G , 1:5

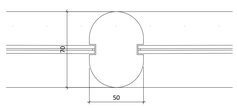


ELEVATION DETAIL H, 1:5

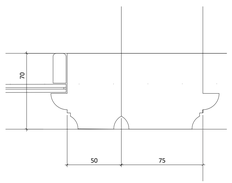
SECTION E - DETAIL J, 1:5



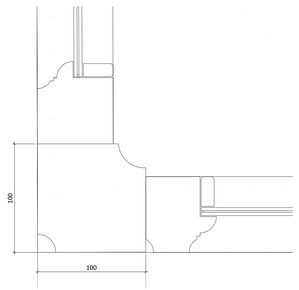
PLAN DETAIL A, 1:2



PLAN DETAIL B, 1:2



PLAN DETAIL C, 1:2



PLAN DETAIL D, 1:2

PRELIMINARY

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

RIBA Royal Institute of British Architects
Chartered Architects

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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: 22.09.2022 DRAWN: AHD
SCALE: 1:2 & 5 CHECKED: ANK
SIZE: A0 DRG NO: 22.2714.04

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