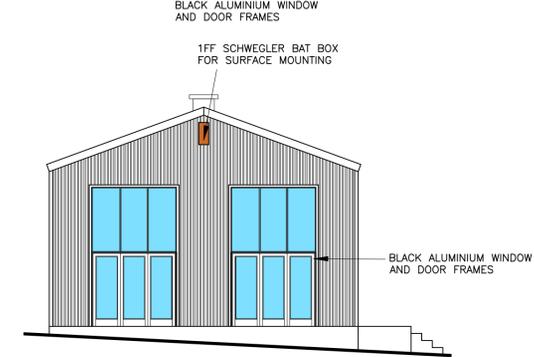


GENERAL NOTES
 ANY DEVIATION FROM APPROVED DRAWINGS MUST BE AGREED WITH THE BUILDING CONTROL OFFICER, PLANNING DEPT. AND THIS OFFICE BEFORE WORK COMMENCES.
 NO CONDITION, BUILDING DEFECT OR ASBESTOS SURVEY HAS BEEN UNDERTAKEN BY JBW
 DIMENSIONS OTHER THAN THOSE FIGURED ON THE DRAWINGS MUST BE VERIFIED 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 PRINCIPAL 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 TRANSCO 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.
FRAGILE ROOF COVERING
 NO CLIMBING OVER THE ROOF. ALL ACCESS FOR CONSTRUCTION AND MAINTENANCE TO IS TO BE PROVIDED BY SUITABLE MECHANICAL LIFTING PLANT.
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.

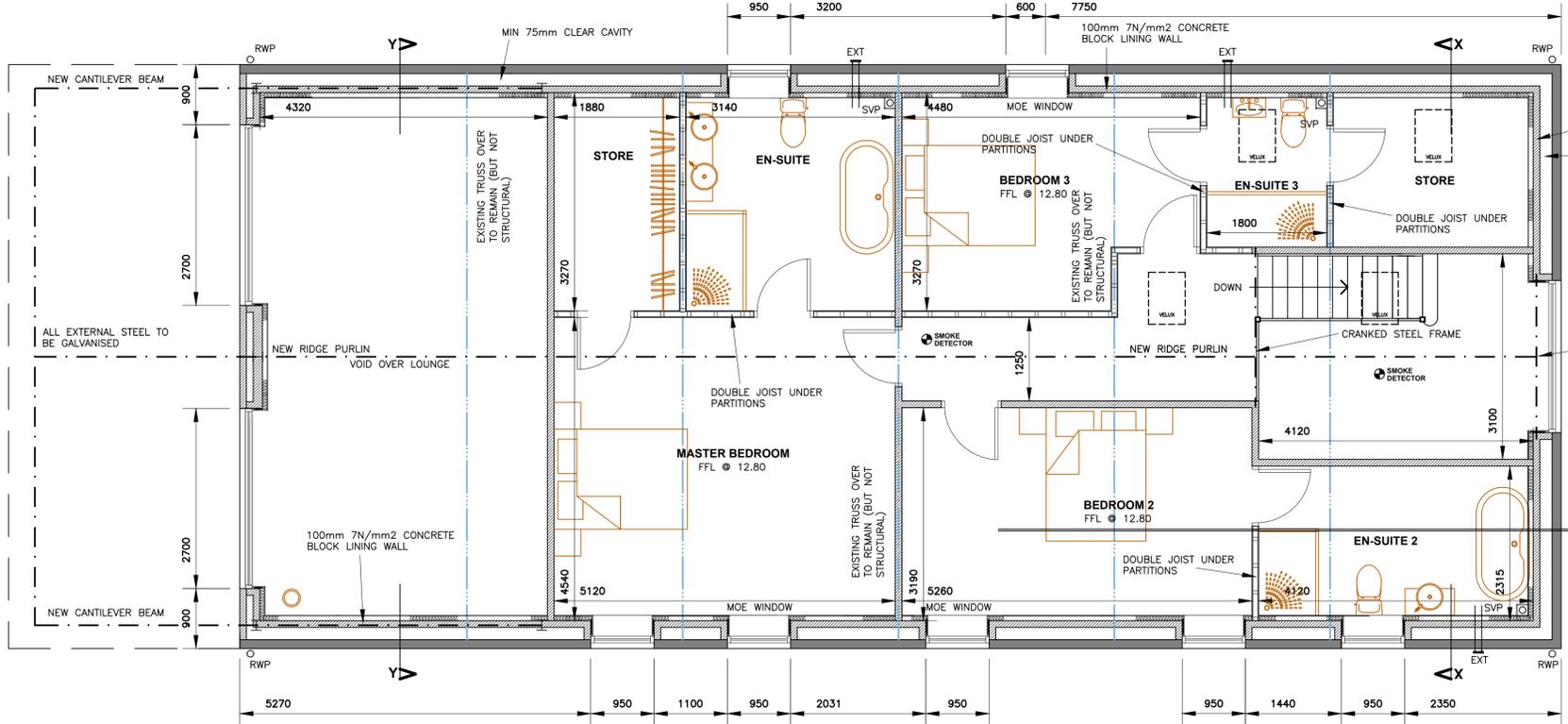
SOUTH EAST ELEVATION SCALE 1:100
 AS PROPOSED

NORTH EAST ELEVATION SCALE 1:100
 AS PROPOSED

NORTH WEST ELEVATION SCALE 1:100
 AS PROPOSED

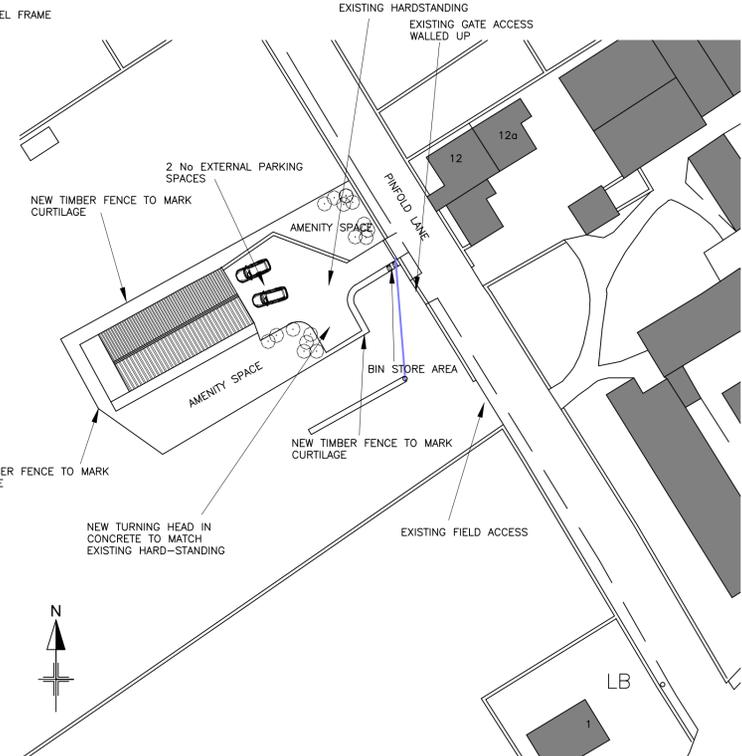


SOUTH WEST ELEVATION SCALE 1:100
 AS PROPOSED

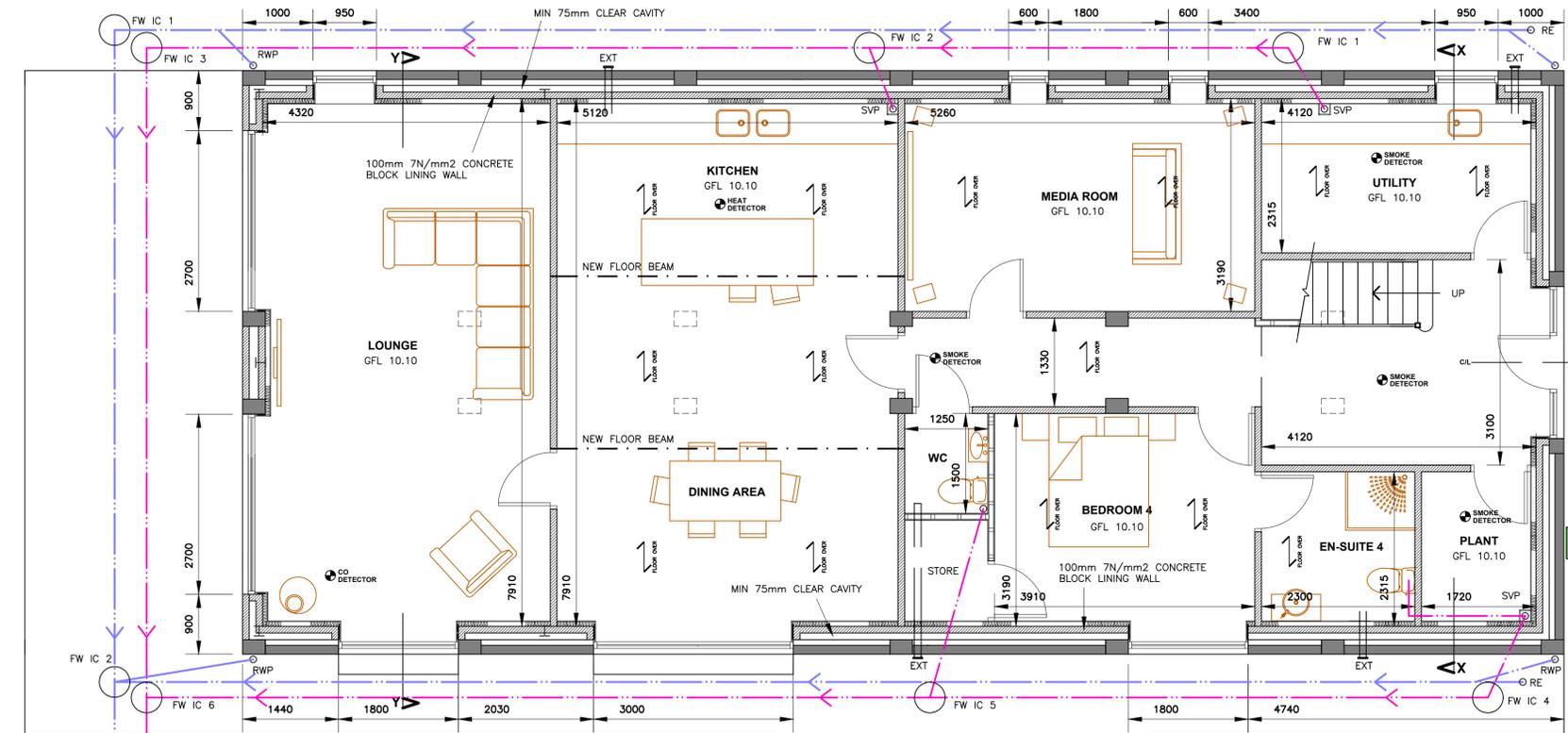


FIRST FLOOR PLAN SCALE 1:50
 AS PROPOSED

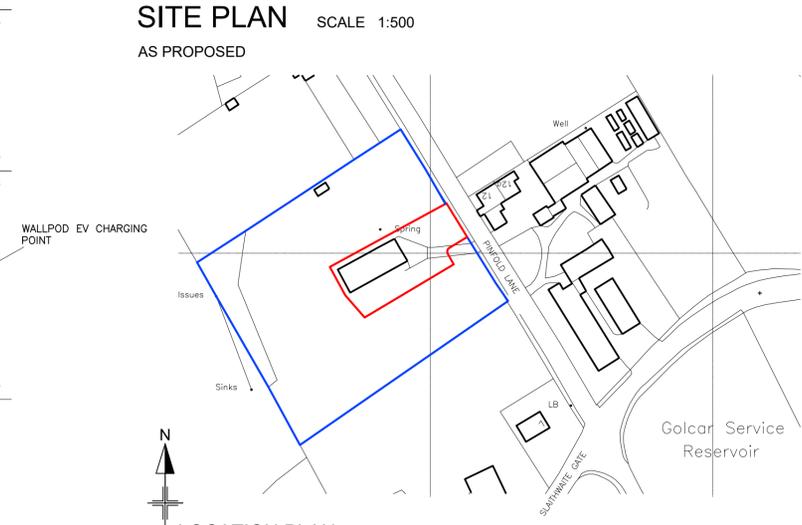
BOX IN STEEL BEAMS WITH A SINGLE LAYER OF 15mm GLASROC S CLADDING BOARD FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS TO ACHIEVE 1/2HOUR FIRE RESISTANCE.
 100mm 7N/mm2 CONCRETE BLOCK LINING WALL
 MIN 75mm CLEAR CAVITY
 DRY LINE WALLS WITH GYPROC THERMAL PLUS LAMINATE PLASTERBOARD, MIN 48mm THICK OVERALL
 DRY LINE WALLS WITH 75mm KINGSPAN K8 THEN FORM A SERVICES WITH A 25x35mm BATTEN, 12.5mm FOIL-BACKED PLASTERBOARD AND SKIM FINISH



SITE PLAN SCALE 1:500
 AS PROPOSED



GROUND FLOOR PLAN SCALE 1:50
 AS PROPOSED



LOCATION PLAN SCALE 1:1250

D	3.4.24	AMEND FOR PLANNING
B	13.11.23	ADD BUILDING REGS
A	21.10.23	AMEND FOR CLIENT

REVISIONS

jasonbwade
 Chartered Architectural Technologist

PROJECT
 SOPHIA GRACE LTD

PROPOSED CONVERSION OF AGRICULTURAL BUILDING TO ONE DWELLING AT CLOUGH HEAD FARM GOLCAR HD7 4NW

DRG TITLE
 PLANS & ELEVATIONS

DRG NO 1535/02 **REV** C

DATE AUGUST 2023

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