



Existing internal doors indicated as grey dashed to be removed as part of internal strip out works.

Existing fixtures indicated as grey dashed to be removed as part of internal strip out works.

Existing internal partitions indicated as grey dashed to be removed as part of internal strip out works.

Existing boarding to window opening to be removed. Opening size requirements for new door subject to Structural Engineer's survey and detailed design.

Existing shopfront to be retained.

Existing access ramp and stepped access to be retained.

Existing entrance door to be retained.

Existing shopfront to be retained.

Existing shopfront to be removed.

**NOTES** AEWTP039

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing may be scaled for planning purposes only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

**CDM 2015**

Client notified of duties: **At Annual Design Review**  
Principal Designer: **Bernard Sims Associates**

Unless noted below, all known hazards have been highlighted on the drawing:

- This drawing is based on Green Hatch Survey Solutions drawing 19803-254\_01-02\_PES (dated 07/05/2024).
- Asbestos survey report required prior to fit out works.
- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Refer to Purified Air report reference EH30824 Huddersfield, Linthwaite for oven extract system odour abatement details and specification
- Proposed removal of internal walls and alterations to load bearing structure subject to structural survey. Where walls are found to be load bearing, removal subject to structural engineer's design and detail.

- Existing walls to be removed. Any structural walls identified to be removed subject to Structural Engineers design & details.
- Existing overhead structural beams / bulkheads. Any structural work to existing beams TBC by Structural Engineers.

Existing GIA		
Ground Floor	134.6m <sup>2</sup>	1448.4ft <sup>2</sup>

-	18/07/2024	GH	AL
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REV	Date	Drawn by -	Checked by -
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Status	Purpose of Issue
<b>S2</b>	<b>For Approval</b>

drawing stage	<b>Stage 2a - Change of Use</b>
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client  
**Private Client**

project	store
<b>1000-1004 Manchester Rd Linthwaite, Huddersfield HD7 5QQ</b>	<b>PJ005986</b>

drawing title  
**Existing GA Plan**

date	15/07/2024	drawn	GH
scale@A1	1:50	checked	AL

Existing GA Plan