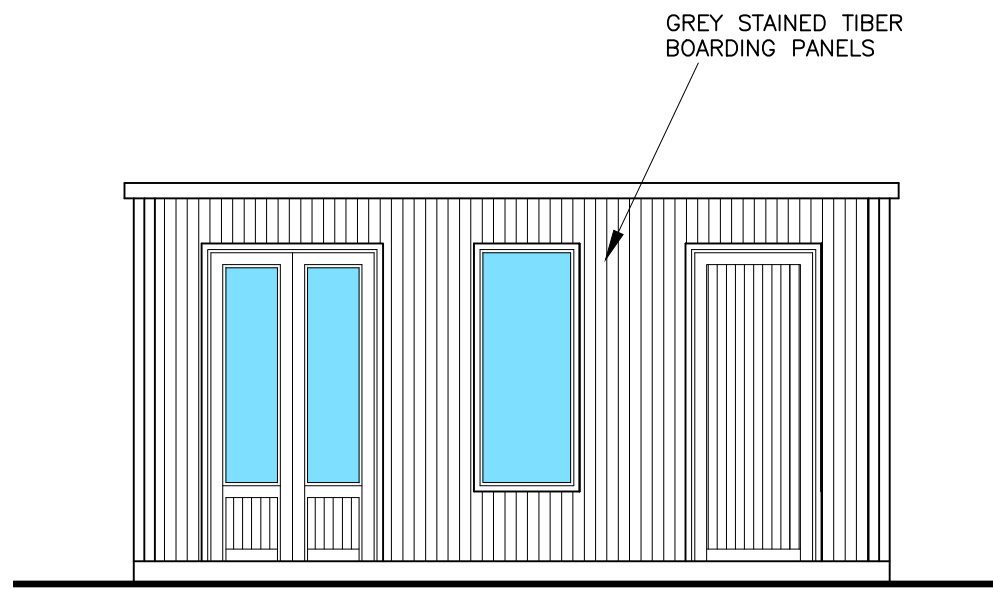
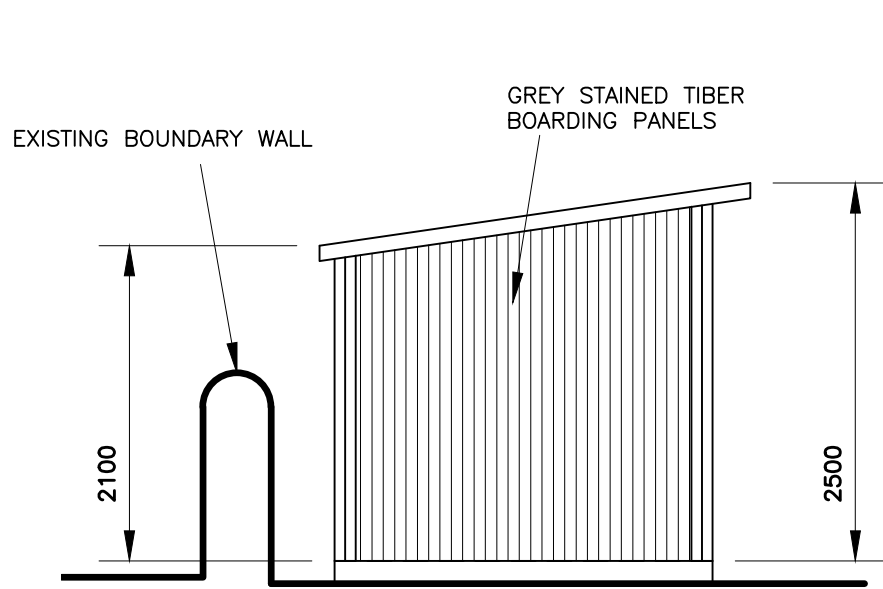
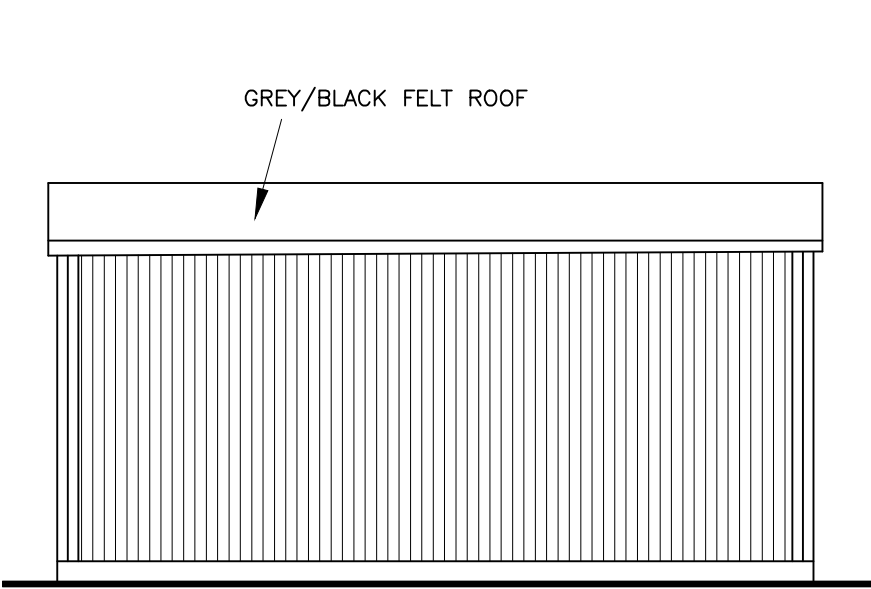




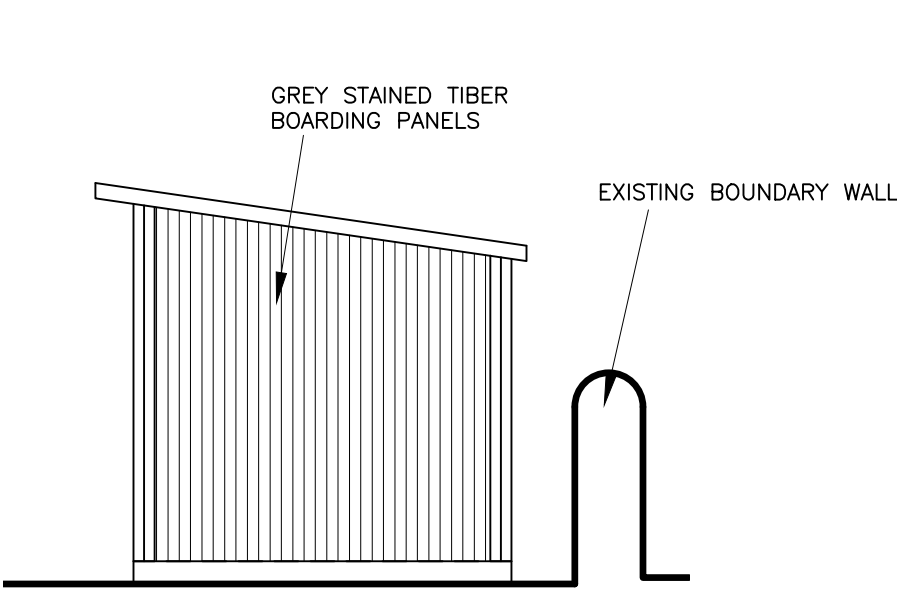
SOUTH EAST ELEVATION SCALE 1:50
AS PROPOSED



SOUTH WEST ELEVATION SCALE 1:50
AS PROPOSED



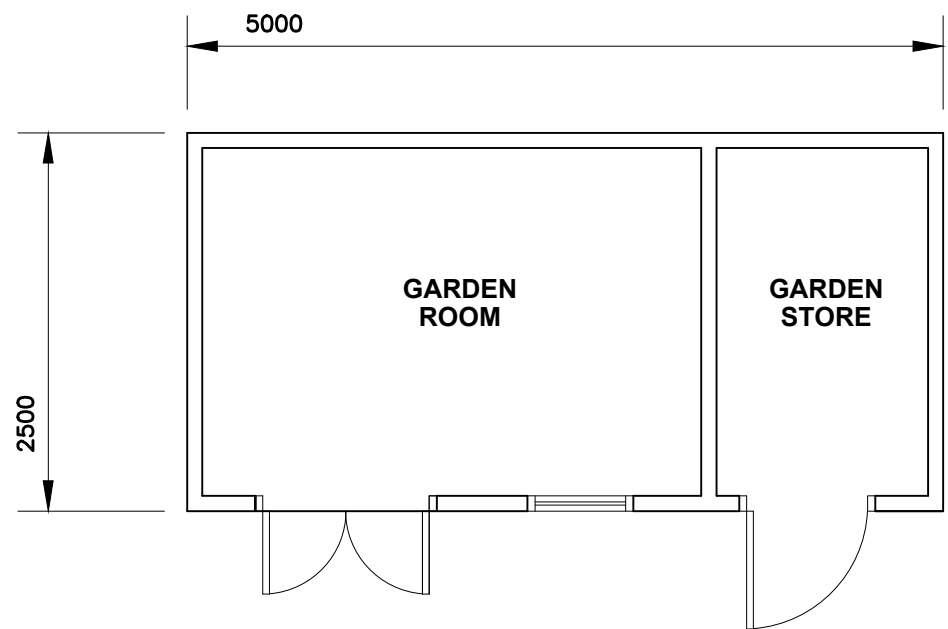
NORTH WEST ELEVATION SCALE 1:50
AS PROPOSED



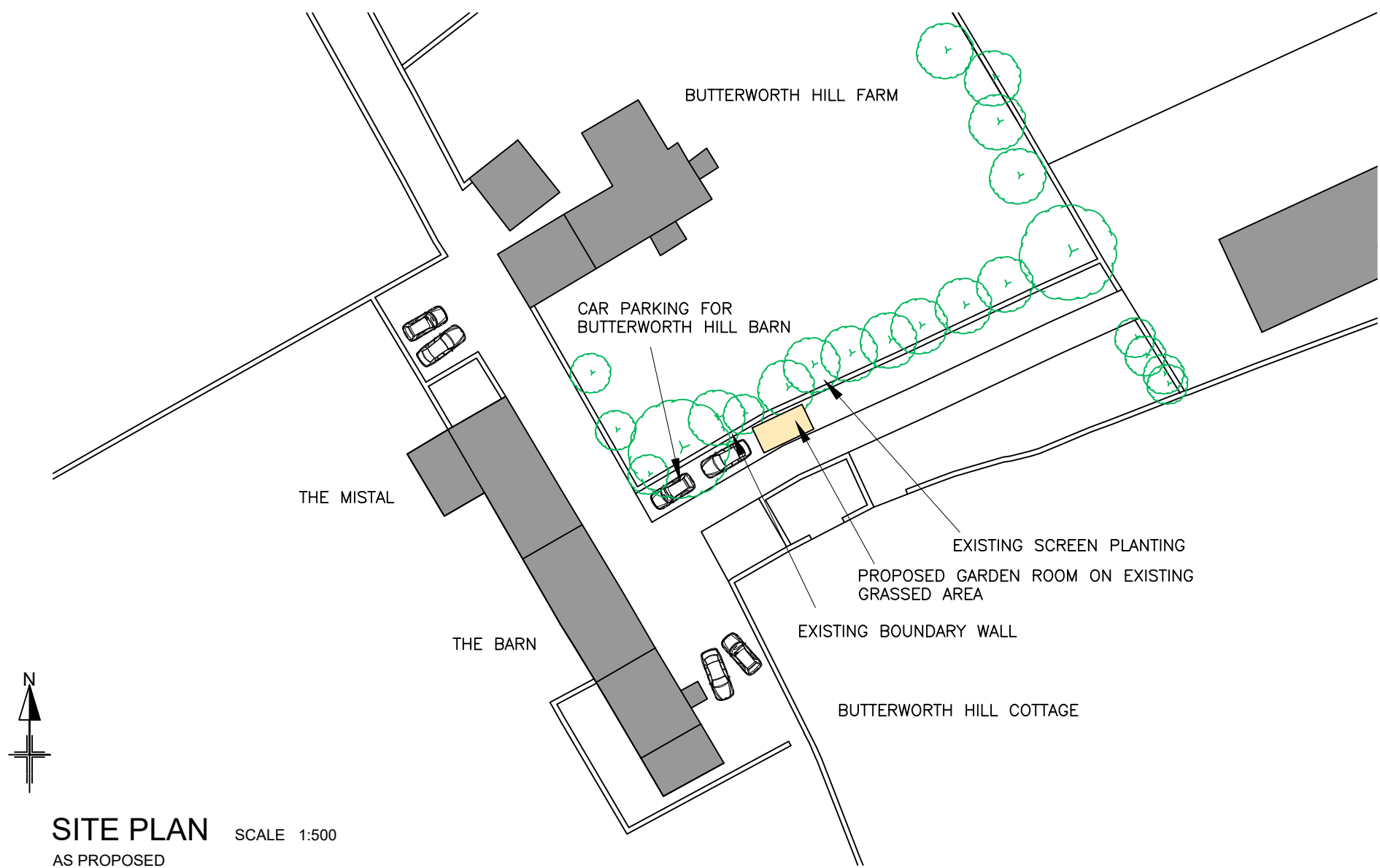
NORTH EAST ELEVATION SCALE 1:50
AS PROPOSED



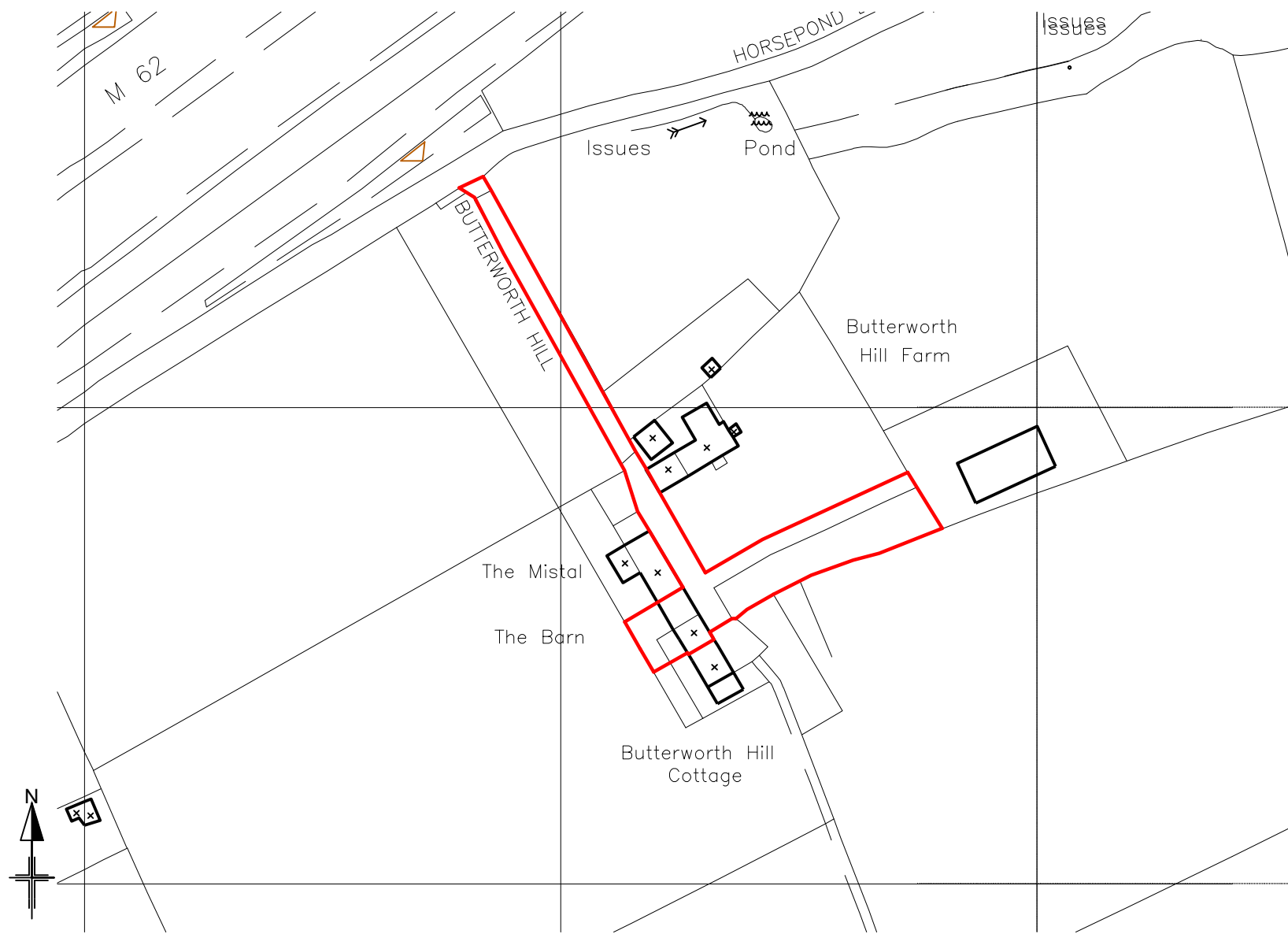
EXAMPLE BUILDING RENDERING



LAYOUT PLAN SCALE 1:50
AS PROPOSED



SITE PLAN SCALE 1:500
AS PROPOSED



LOCATION PLAN SCALE 1:1250

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.

DESIGN RISK ASSESSMENT
UNDER THE CDM REGULATIONS 2015 CLIENTS HAVE A RESPONSIBILITY TO APPOINT A PRINCIPLE 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

SITE SPECIFIC ELEMENTS
THE ADJACENT SITES WILL CONTINUE TO BE USED BY EXISTING OCCUPANTS. THE SITE SPACE IS RESTRICTED FOR DELIVERIES AND PLANT MOVEMENTS. A TRAFFIC MANAGEMENT PLAN MUST BE PUT IN PLACE TO SAFEGUARD THE SITE USERS AND ADJACENT SITE USERS.

C		
B		
REVS	A	22.1.26 AMEND FOR PLANNING
jasonbwade		
Chartered Architectural Technologist		
PROJECT		
Mr & Mrs S ICKRINGILL		
PROPOSED GARDEN ROOM AT BUTTERWORTH HILL BARN SLACK LANE OUTLANE, HUDDERSFIELD HD3 3YZ		
DRG TITLE		
PLANS & ELEVATIONS		
DRG NO	1785/1	REV A
DATE JANUARY 2026		
22 Fairbanks Wharf Street Sowerby Bridge West Yorkshire HX5 2AS		
t 01422 831114 e jbw@jasonbwade.co.uk		