



NORTH ELEVATION
AS EXISTING

SCALE 1:100



EAST ELEVATION
AS EXISTING

SCALE 1:100



SOUTH ELEVATION
AS EXISTING

SCALE 1:100

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.

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.

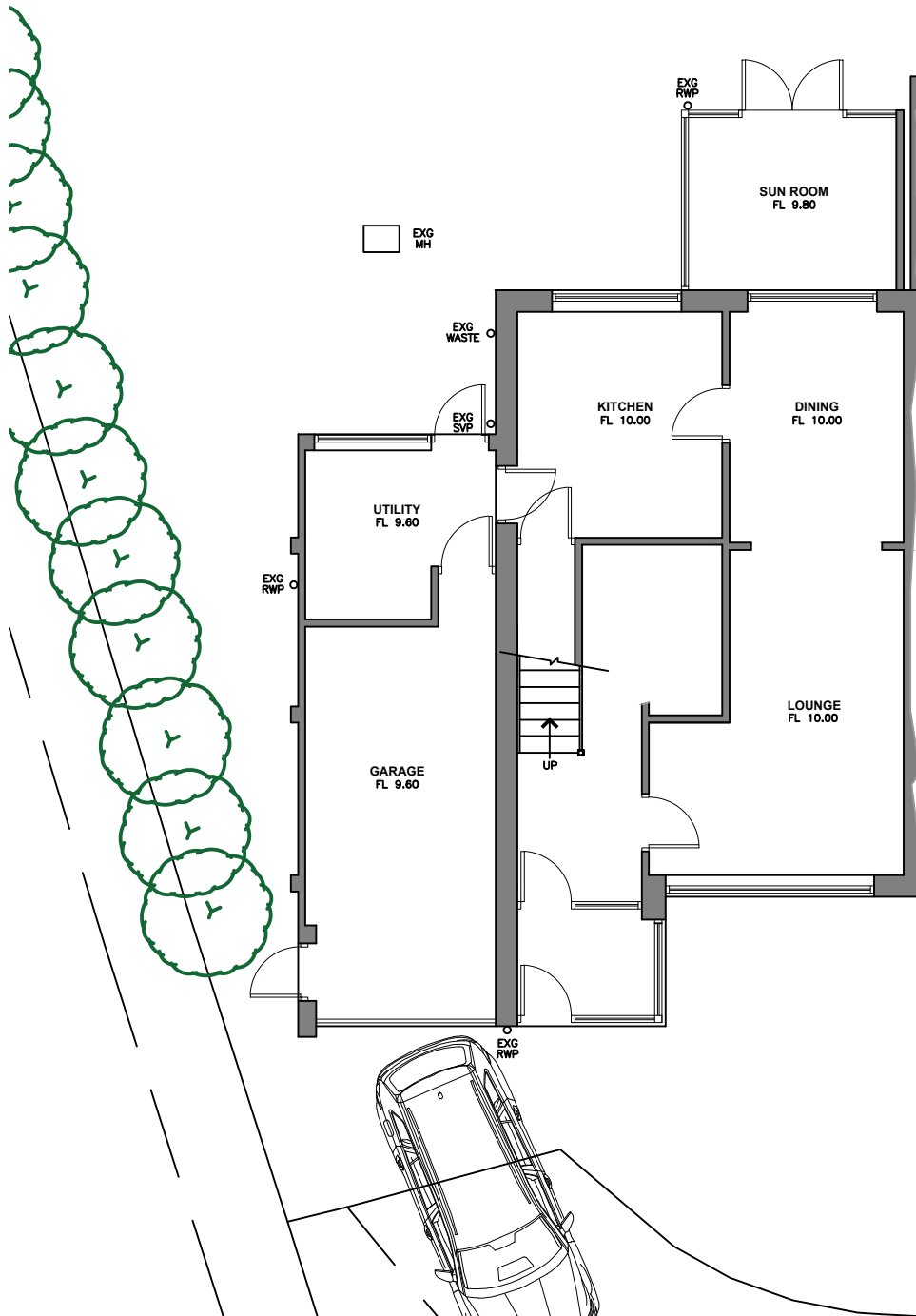
FURTHER CLIENT DUTIES FOR DOMESTIC PROJECTS CAN BE TRANSFERRED TO THE PRINCIPAL DESIGNER AND/OR PRINCIPAL CONTRACTOR

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.

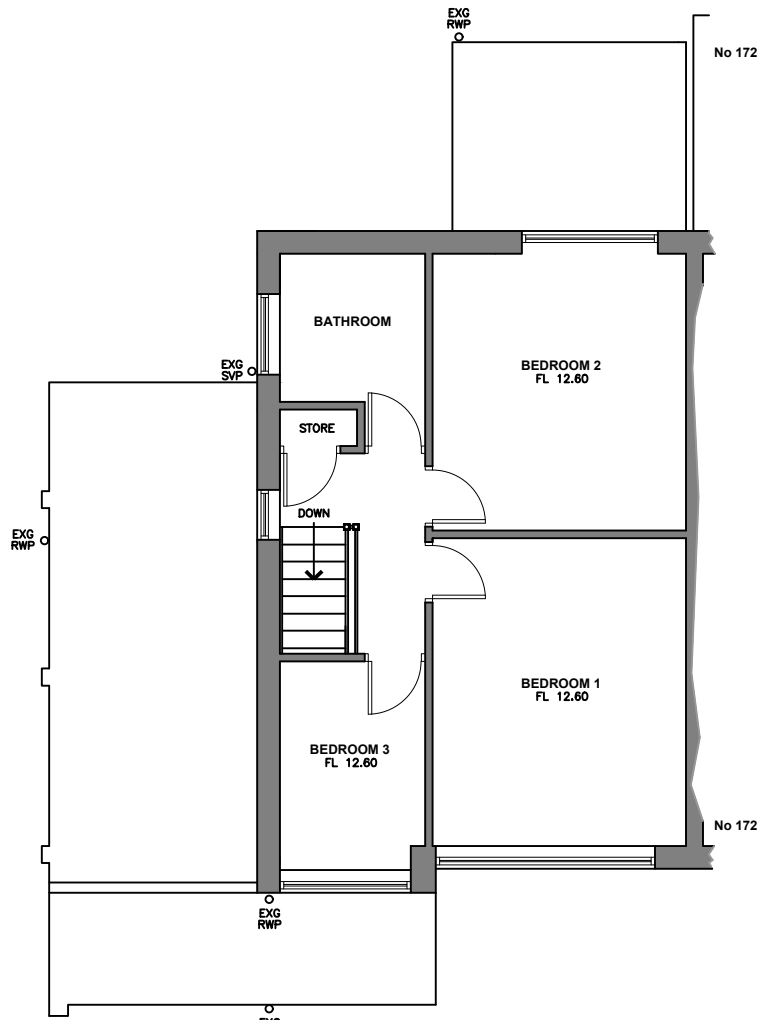
HEAVY COMPONENTS
THERE IS A RISK OF INJURY TO OPERATIVES LIFTING HEAVY COMPONENTS. ARRANGE APPROPRIATE HANDLING AND LIFTING EQUIPMENT.

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.



GROUND FLOOR PLAN
AS EXISTING

SCALE 1:100



FIRST FLOOR PLAN
AS EXISTING

SCALE 1:100

REVS	C		
	B		
	A		
jasonbwade Chartered Architectural Technologist			
PROJECT Mr O BATES PROPOSED EXTENSION AT 174 ST PAUL'S PARADE ARDSLEY BARNSELEY S71 5BU			
DRG TITLE AS EXISTING			
DRG NO 1433/1			REV
DATE JUNE 2022			
22 Fairbanks Wharf Street Sowerby Bridge West Yorkshire HX6 2AB t 01422 831114 e jbw@jasonbwade.co.uk			
 CIAT REGISTERED PRACTICE			