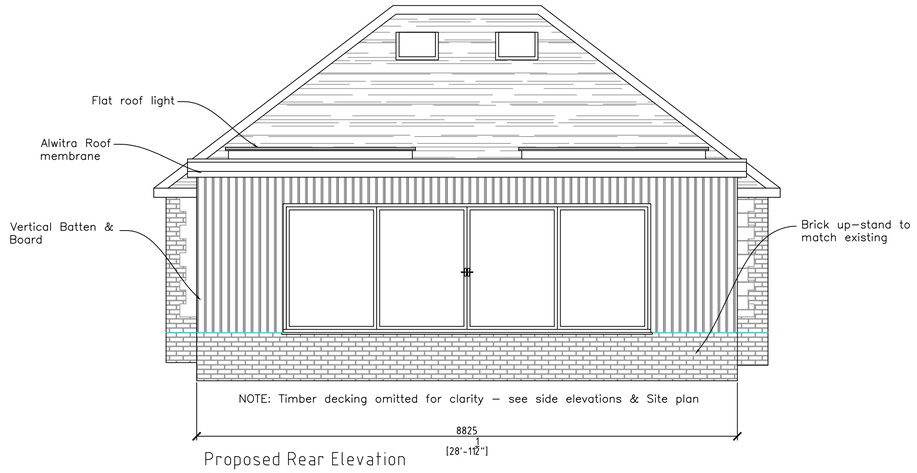
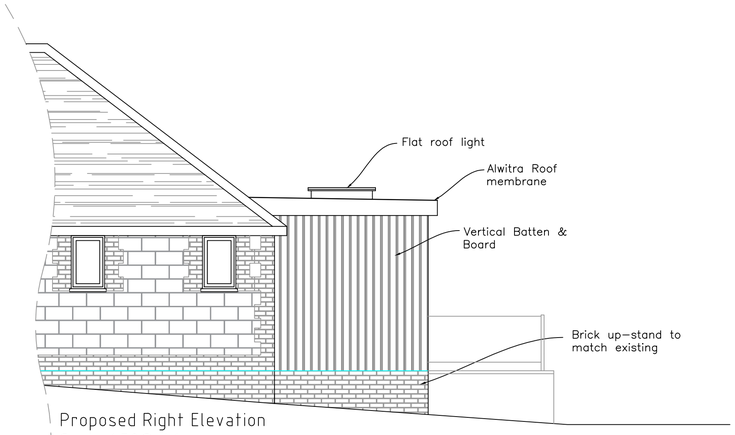
Note-
1. The Contractor is to be responsible for verifying all dimensions and levels on site before commencing work.
2. All figured dimensions are to be taken in preference to any scaled dimensions.
3. Any discrepancies are to be reported to Ben Vernon Designs before proceeding with the work.
4. All works are to comply fully with current Building Regulations, Codes of Practice, British Standards and the principals of protection and prevention inline with the requirements of the CDM Regulations.
5. All specialist details are to be checked and approved by Building Control, prior to commencement of such work.
The Construction (Design and Management) Regulations 1994-
1. In compliance with the CDM Regulations, the Designer has a statutory responsibility to inform the Client of their necessary obligations.
2. It is the client's statutory responsibility to appoint a Planning Supervisor and a Principal Contractor for the project when the regulations apply.
3. The client should contact Ben Vernon Designs to ascertain whether the regulations are applicable for the project.
4. The CDM Regulations are a statutory requirement, and failure to comply with the regulations is a criminal offence.

The Party Wall etc. Act 1996-
1. If you intend to carry out building work which involves one of the following categories:-
* work on an existing wall or structure shared with another property,
* building a free-standing wall or a wall of a building, up to or astride the boundary with a neighbouring property,
* excavating near a neighbouring building,
It is essential you seek professional advice at an early stage of the project, to identify whether the work falls within the scope of the Act. If the Act applies to it below that you must notify all affected neighbours.
2. If you start works without having first given notice in the proper way, adjoining owners may seek to stop your work through a court injunction or seek other legal redress.

Copyright-
The copyright of this drawing remains with Ben Vernon Designs. No reproduction of information in part or in whole without prior permission from Ben Vernon Designs is permitted.

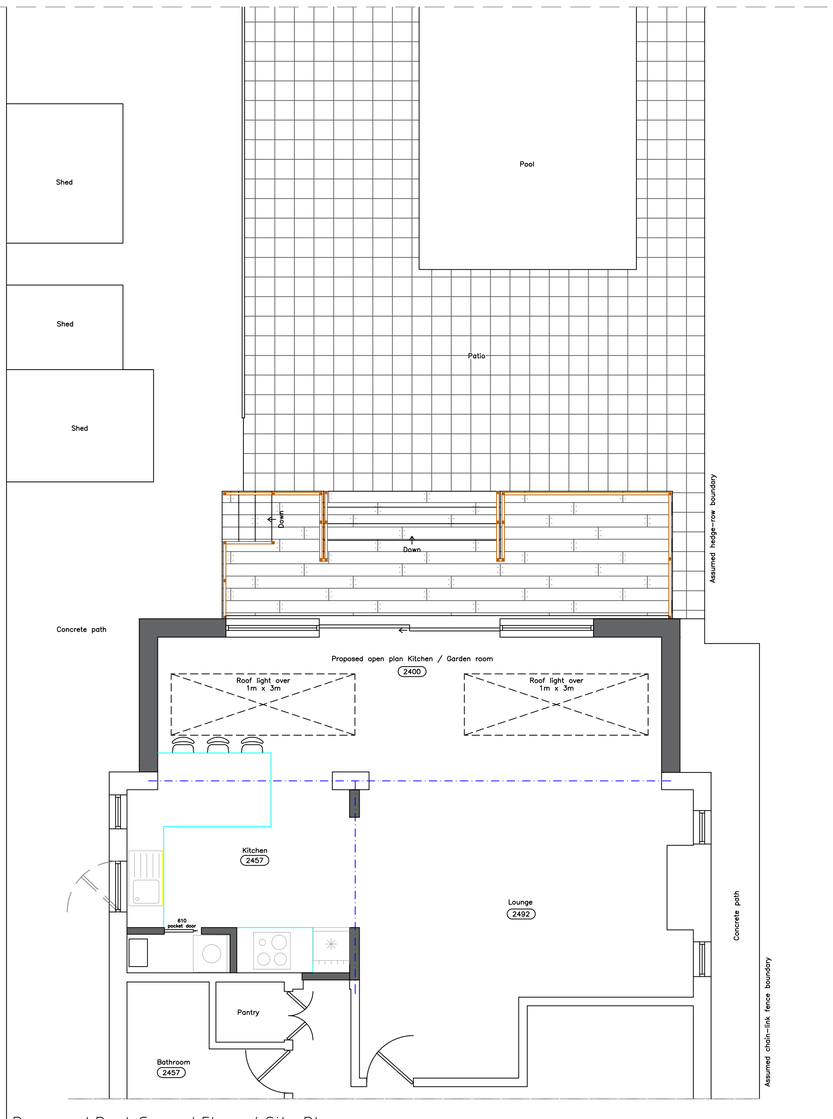


Proposed Rear Elevation
Scale 1:50@ A1

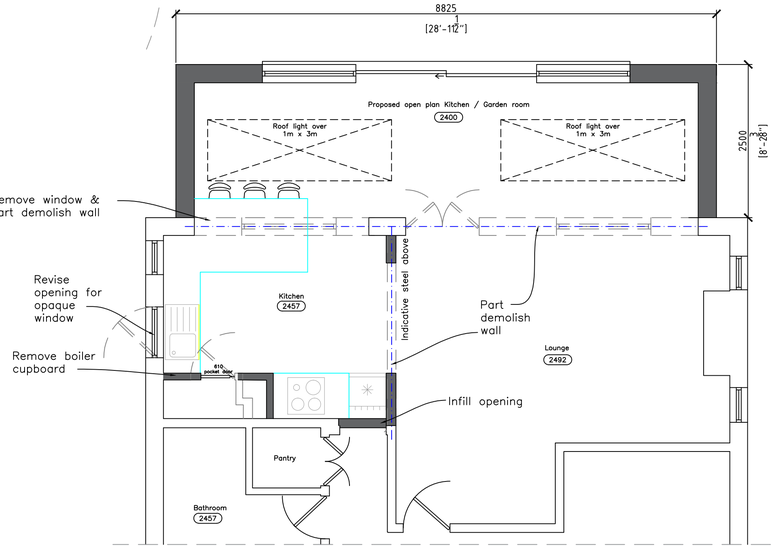


Proposed Right Elevation
Scale 1:50@ A1

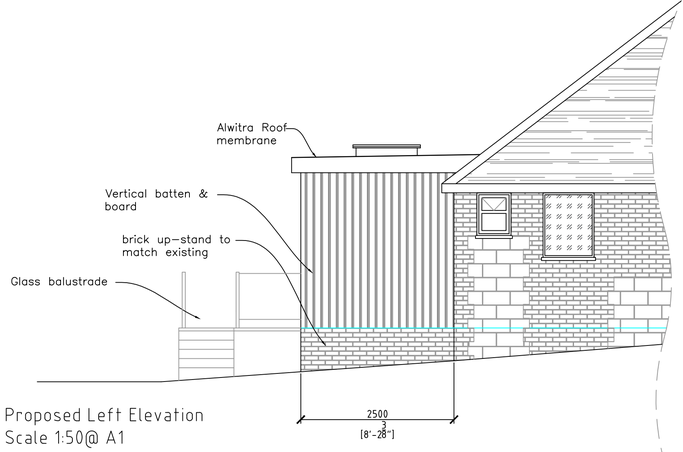
Block Plan
Scale 1:500@ A1



Proposed Part Ground Floor / Site Plan
Scale 1:50@ A1



Proposed Part Ground Floor Plan
Scale 1:50@ A1



Proposed Left Elevation
Scale 1:50@ A1

CLIENT
Andrew Partridge

Drawing Title
DESIGN PROPOSAL

Drg. No.	Rev.	Date	Drawn by
NA 21 / 039 / 02	E	May 2021	Robbie North

Rev.	Description	Date	Drawn by
E	Amended drawing to client's comments	June 2021	Robbie North

1:50	1	2	3	4	5					
1:100	1	2	3	4	5	6	7	8	9	10
1:200	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1:1250	10	20	30	40	50	60	70	80	90	100										

Initial Design Proposal

14 Alverstone Rd
Whippingham
ISLE OF WIGHT
Tel: 07894061505

NOVA ARCHITECTURAL