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 offense.

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 it is felt we that you must notify all effected 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.

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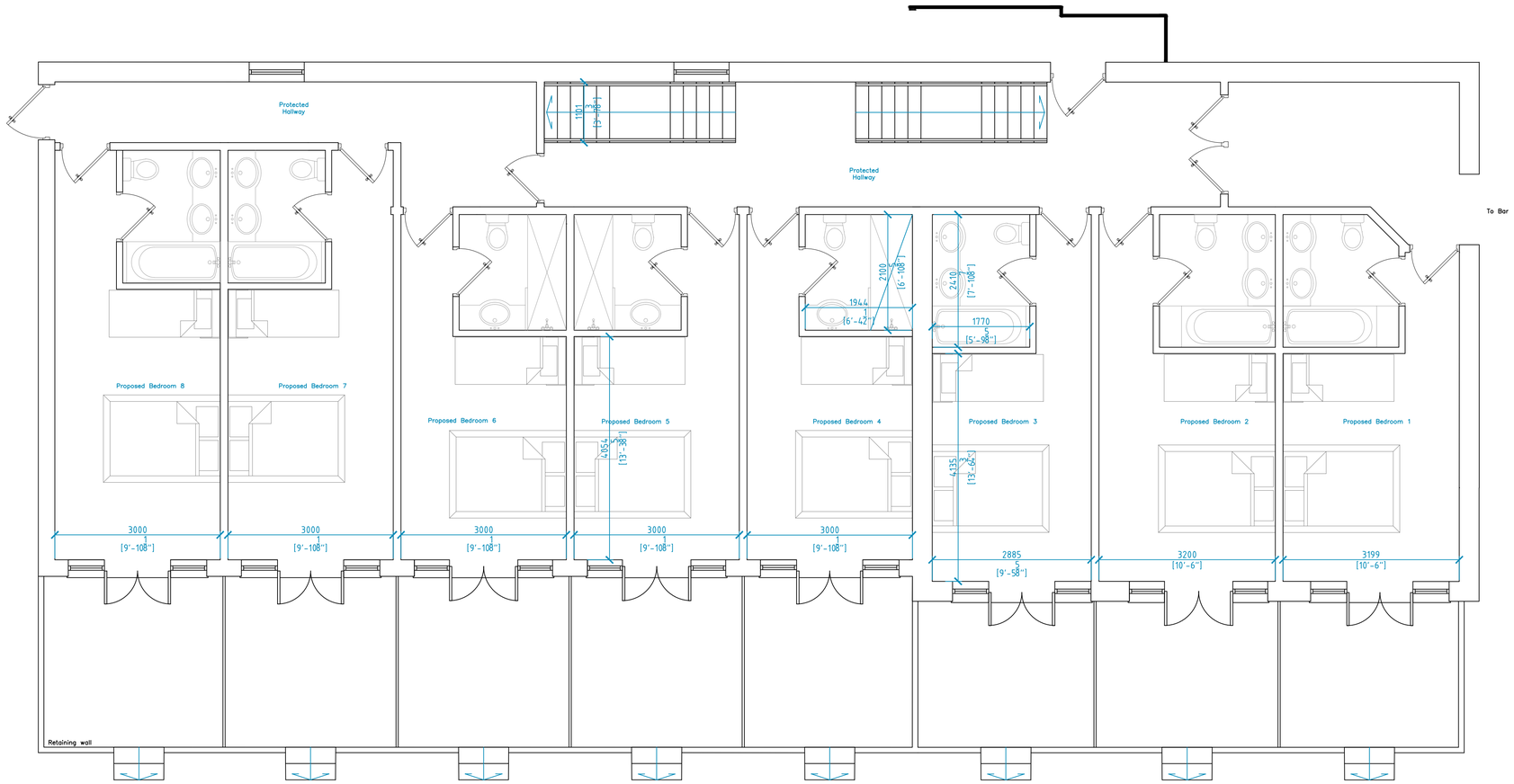

Proposed Ground Floor plan
Scale 1:50@ A1

CLIENT
Steven Wells

Drawing Title
DESIGN PROPOSAL

Drg. No.	Rev.	Date	Drawn by
NA 21 / 056 / 01	C	October 2023	Robbie North

Rev.	Description	Date	Drawn by

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
Luccombe Manor
Luccombe
ISLE OF WIGHT
Tel: 07894061505

NOVA ARCHITECTURAL