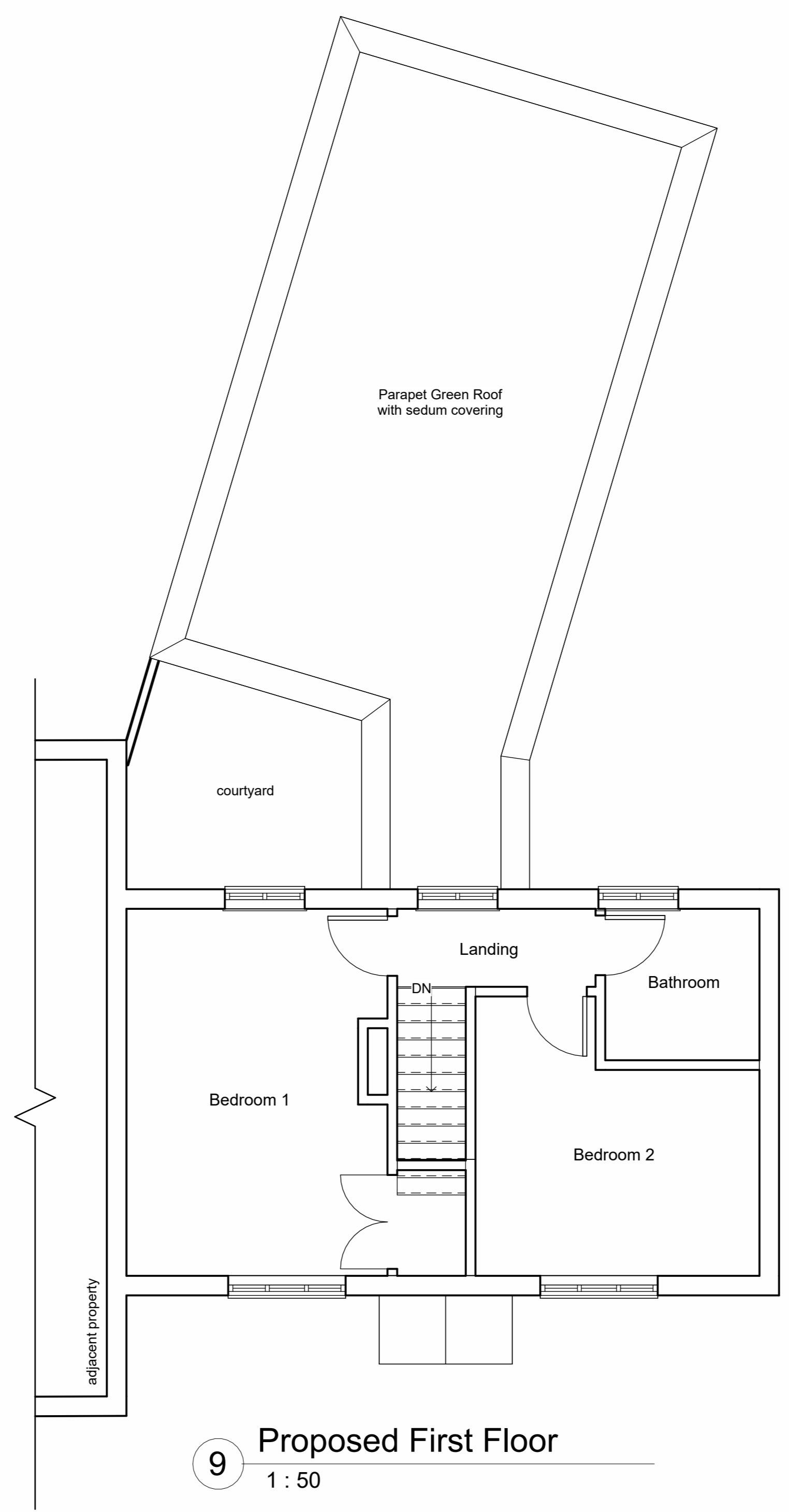


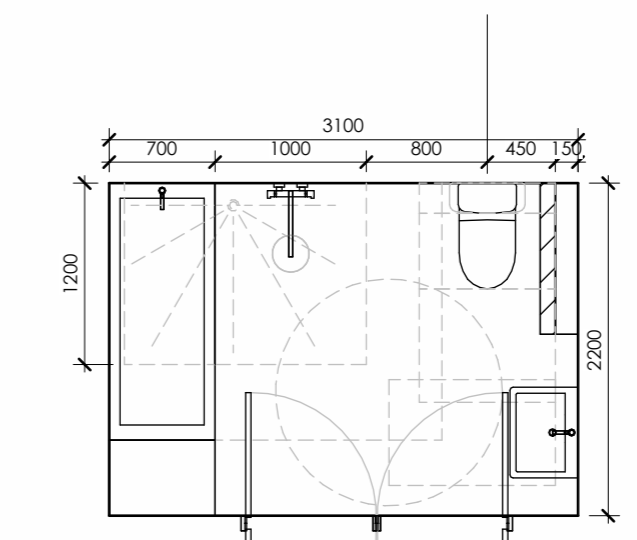
8 Proposed Ground Floor
1 : 50



9 Proposed First Floor
1 : 50



10 Proposed Site Plan
1 : 500



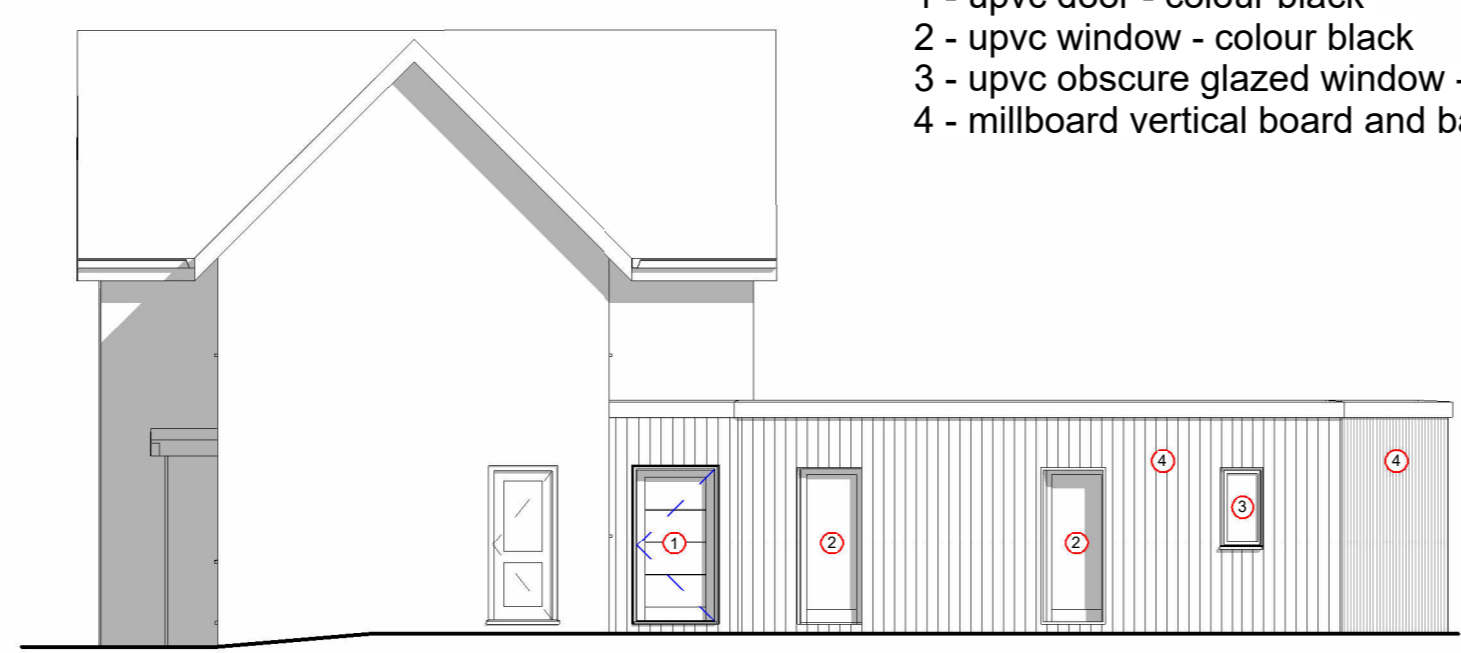
Bathroom 5 Part M4 (3) - Wheelchair User Dwellings / Wheelchair Adaptable Bathroom
Bathroom with bath and 1000 x 1200 shower with allowance for larger shower if bath removed

Detail Notes: Block shows possible Part M4(3) bathroom with bath and shower with allowance for a larger shower if bath removed - 3100mm x 2200mm for a wheelchair user dwelling / wheelchair adaptable bathroom where the bathroom is located on the entrance level of the dwelling. All dimensions are minimum unless stated otherwise. Hatched area indicates location for future fitting of grab rail. Door swing dimensions and location are indicative. Door swing can be mirrored but larger nib will be required in conjunction with Part M4(3) diagram 3.2.

11 bathroom
1 : 50



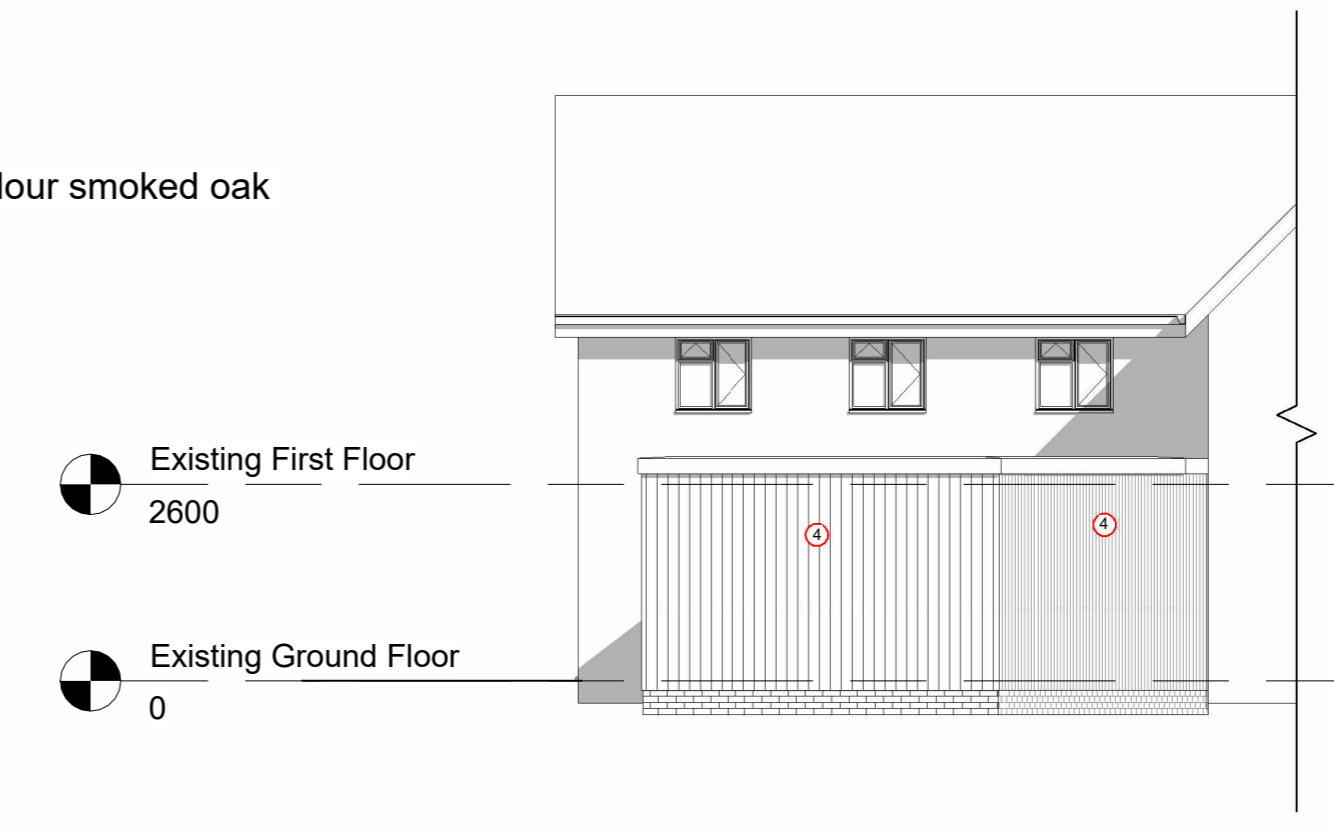
12 Proposed East
1 : 100



13 Proposed North
1 : 100

Materials Proposed

- 1 - upvc door - colour black
- 2 - upvc window - colour black
- 3 - upvc obscure glazed window - colour black
- 4 - millboard vertical board and battern cladding - colour smoked oak



14 Proposed West
1 : 100

General Notes

1. The Contractor is to be responsible for verifying all dimensions, levels, roof pitches and existing structures on site prior to commencing work
2. All figured dimensions must be taken in preference to scaled dimensions
3. Any discrepancies are to be reported to Woods Architecture 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 in line with the requirements of 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 2007:-

1. In compliance with the CDM regulations, the designer has a statutory responsibility to inform their client of their necessary obligations.
2. It is the client's responsibility to appoint a CDM co-ordinator and a principle contractor for the project when the regulations apply
3. The client should contact Woods Architecture to ascertain whether the regulations are applicable for this project
4. The CDM regulations are a statutory requirement, and failure to comply with the regulations is a criminal offence.

The Party Wall 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 the law that you must notify all affected neighbours.

2. If you start work 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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Revision	Reason	Date	By

STATUS: Planning Issue

Shanklin, Isle of Wight.
t: 0773776631 e: info@woodsarchitecture.co.uk

CLIENT:
Zak James

PROJECT DESCRIPTION:
House Extension for Disabled Person. Forming a Bedroom and Bathroom on the ground floor. Improved disabled wheelchair access to a sensory garden

SITE ADDRESS:
27 Jellicoe Road, Ryde. Isle of Wight. PO33 3NY

TITLE:
Proposed Plans Grouped

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
As indicated	04/23/23	DW	DW
PROJECT NO:	DRAWING NO:	REVISION:	
1064	A102		