

**NOTE**

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS

THIS DRAWING HAS BEEN PREPARED FOR IDENTIFICATION PURPOSES ONLY. VERIFICATION OF DRAWN INFORMATION TO BE CARRIED OUT BY CONTRACTOR PRIOR TO OTHER USE.

**SITE KEY**

Site boundary

Existing

Proposed

SVP New foul drainage - connected into existing below ground system

RW New below ground surface water drainage - connected into existing system

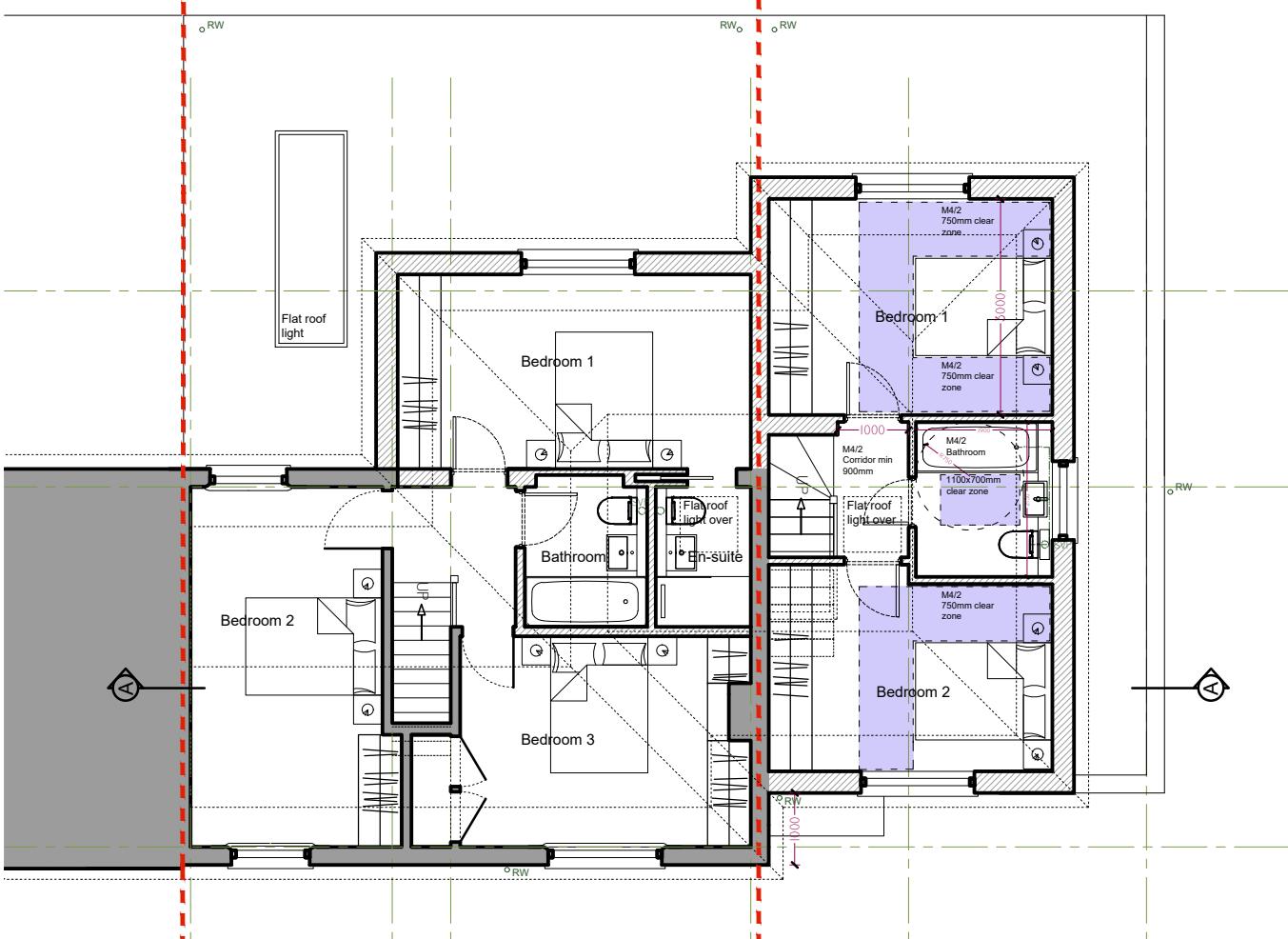
## Building Regulations Approved Document M, M4(2)

The gross internal area of the new dwelling (14a) is 83.2m<sup>2</sup> and it provides the following accommodation.

- Kitchen / family room – 26m<sup>2</sup>.
- Living room – 15m<sup>2</sup>.
- Ground floor WC with a footprint of 850mm x 1600mm (as Approved doc diagram 1.3 & 1.4)
- Master bedroom – 11.8m<sup>2</sup> with 750mm clear zone to both sides and foot of the bed.
- 2<sup>nd</sup> bedroom – 10.8m<sup>2</sup> with 750mm clear zone to one side and foot of the bed.
- M4/2 compliant bathroom with bath, basin, and WC and clear 1100mm x 700mm clear zone in front of the WC and basin and to the side of the bath (as Approved doc diagram 2.7)

The following general feature apply.

1. The ground floor is to be level access.
2. All corridors are a minimum of 900mm.
3. The stair is 850mm clear width.
4. Bathroom doors open out.
5. All doors have a clear 300mm to the pull side of the leading edge.
6. The entrance door is to have a clear opening of 850mm and an external canopy is provided.
7. The parking space is level and capable of being increased to 3.3m wide.



First floor plan

B - M4/2 compliance added 30/05/2024  
 A - PLAN ALTERATIONS 20/05/2024

REVISION DATE

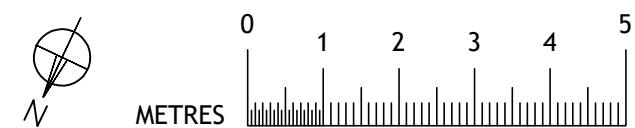
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project no  
 14 MYRTLE CLOSE, 24/08  
 WEST DRAYTON UB7 9LL

drawing no  
 PROPOSED FIRST FLOOR PLAN GA 03 /B  
 scale 1:100 @A3 date 19.03.24 drawn RE checked



**PLANNING**