



SITE KEY

- Site boundary
- Existing
- Proposed
- New foul drainage - connected into existing below ground system
- New below ground surface water drainage - connected into existing system
- Limestone effect paving slabs laid with permeable sand joints
- Buildbase - Alpha Unique brindled permeable block paving
- Lawn - Turf laid on prepared sub base
- Shrubs and ground cover
- Travis Perkins - Boundary fencing to be 6ft high timber feather-board with concrete posts and kicker boards

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.

Building Regulations Approved Document M, M4(2)

The gross internal area of the new dwelling (14a) is 83.2m² and it provides the following accommodation.

- Kitchen / family room – 26m².
- Living room – 15m².
- Ground floor WC with a footprint of 850mm x 1600mm (as Approved doc diagram 1.3 & 1.4)
- Master bedroom – 11.8m² with 750mm clear zone to both sides and foot of the bed.
- 2nd bedroom – 10.8m² 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.

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

C - M4/2 compliance added	30/05/2024
B - Garden wall altered	23/05/2024
A - PLAN ALTERATIONS	20/05/2024
REVISION	DATE

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project 14 MYRTLE CLOSE. no 24/08

WEST DRAYTON UB7 9LL

drawing PROPOSED GROUND no GA 02 /C

FLOOR PLAN

scale 1:100 @A3 date 19.03.24 drawn RE checked

PLANNING