

**Ground & first floor rear extension and creation of a new self-contained residence.**

**14 Myrtle Close West Drayton, UB7 9LL**

16<sup>th</sup> May 2024

Building Regulations Approved Document M, M4(2)

The gross internal area of the new dwelling (14a) is 82.2m<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.
- Master bedroom – 11.5m<sup>2</sup> with 750mm clear zone to both sides and foot of the bed.
- 2<sup>nd</sup> bedroom – 10.9m<sup>2</sup> with 750mm clear zone to one side and foot of the bed.
- 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.

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.