

Notes

Drawings in relation to approved application Ref. 44049/APP/2025/799

Designed in accordance with M4(2) as set out in Approved Document M to the Building Regulations (2015 edition)

Low-level external lighting to be provided to ensure safe use of access route during low light conditions

All components and guarding to be durable, weather-resistant and appropriate for external use

Minimum 1500mm clear of entrance. Step free access

Communal parts of the approach route (except stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions

New proposed stairs and platform lift to make dwelling compliant with Approved Document M4(2) (Accessible & Adaptable Dwellings)

Clear access required to window and no localised obstructions intruding on access zone. Bedside furniture permitted in zone a, shaded in blue

Variation to make ramp compliant with Approved Document M4(2) (Accessible & Adaptable Dwellings) reaching a maximum gradient of 1:12

Communal parts of the approach route (except stairs) have a minimum clear width of 1200mm or 1050mm w

Parking within private curtilage of the dwelling - parking bay widened to 3300mm with a 900mm clear access zone to one side

CONDITIONS

Revision notes



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client
Mr R Abdul
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35 Brookdene Drive,
Northwood HA6 3NS

drawing
STEP FREE ACCESS &
DOCUMENT M4(2) COMPLIANT

date	scale	project no
Oct. 2025	1:100 at A3	2025.034
work stage	drawing no	revision
3	C01	-

0 1 2 3 4 5 M



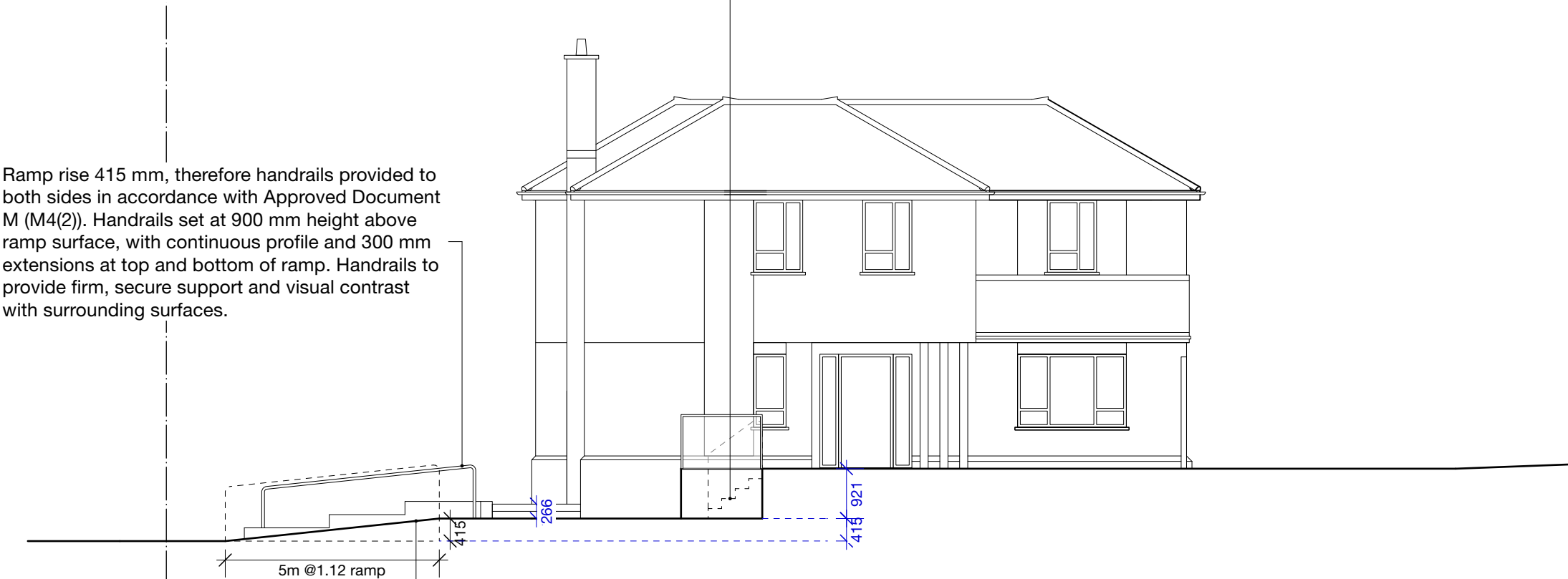
Notes

Drawings in relation to approved application Ref. 44049/APP/2025/799

Low-level external lighting to be provided to ensure safe use of access route during low light conditions

All components and guarding to be durable, weather-resistant and appropriate for external use

Proposed external wheelchair platform lift (1100 × 1500 mm clear platform) providing step-free access to the principal entrance in accordance with Approved Document M (M4(2)). Lift manufactured to BS 6440:2011 with non-climbable guarding. Upper landing protection provided via 1000 mm high compliant safety railing and level landing ≥1200 × 1200 mm. Controls mounted 900–1100 mm above finished floor level. Lift provides unobstructed access route with minimum 850 mm clear opening at entry. Unit suitable for external use with anti-slip platform surface, drainage provision and safety kerbs ≥100 mm. Overall arrangement meets M4(2) requirements for step-free approach and accessible dwelling entrance.



Ramp rise 415 mm, therefore handrails provided to both sides in accordance with Approved Document M (M4(2)). Handrails set at 900 mm height above ramp surface, with continuous profile and 300 mm extensions at top and bottom of ramp. Handrails to provide firm, secure support and visual contrast with surrounding surfaces.

NORTH - EAST
Front

Proposed external access ramp providing step-free approach in accordance with Approved Document M (M4(2)). Ramp designed at 1:12 gradient over 5.0 m horizontal run, achieving maximum permissible rise for a single flight. Ramp constructed with firm, durable, slip-resistant surface and crossfall <1:40 for drainage. Minimum clear width 900 mm maintained throughout. Level landings (min 1200 × 1200 mm) provided at top and bottom. Edge protection/guarding to exposed sides provided at 1000 mm height with 100 mm upstand/kerb. Ramp forms part of the compliant step-free access route to the principal entrance

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client	Mr R Abdul		
project	35 Brookdene Drive, Northwood HA6 3NS		
drawing	STEP FREE ACCESS ELEVATION		
date	Nov. 2025	scale	1:100 at A3
work stage	3	drawing no	C02
project no	2025.034	revision	-