

CONDITIONS

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

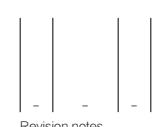
New proposed stairs and platform lift to make dwelling compliant with Approved Document M4(2) (Accessible & Adaptable Dwellings)

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

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

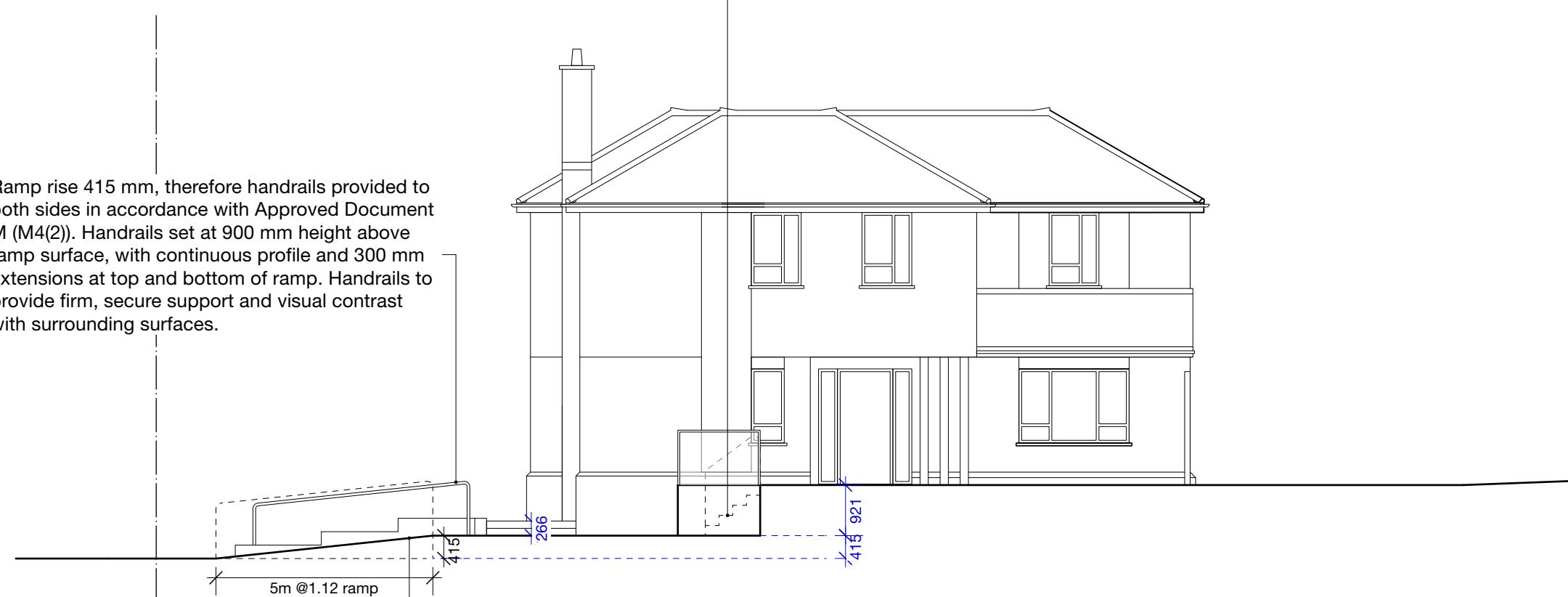


client
Mr R Abdul

project 35 Brookdene Drive,
Northwood HA6 3NS

drawing **STEP FREE ACCESS &**

CONDITIONS



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 x 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	-

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