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Revision.	Description

You Architecture Ltd.

A 60 Pinkwell Lane, UB3 1PH
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Project:
**67 Otterfield Rd
UB7 8PE**

Drawing Title:
Proposed Plans

Dwg no: 0242-PR-01	Revision: A	Date: 20.02.2026
Scale: 1:100@a3p	Drawn by:	Checked by:

M4(2) technical specifications (as relevant), set out in Approved Document M to the Building Regulations (2015 edition)

External and internal ramps forming part of an approach route

- 2.10** To enable people to use a ramp safely, the ramp should comply with all of the following.
- a. The gradient is between 1:20 and 1:12.
 - b. The length of each flight at a given gradient meets the provisions of Diagram 2.1.
 - c. Flights within a **private approach route** have a minimum **clear width** of 900mm.
 - d. Flights within a **communal approach route** have a minimum **clear width** of 1200mm.
 - e. Every flight has a top and bottom landing.
 - f. An intermediate landing is provided between individual flights and at any change of direction.
 - g. Every landing is a minimum 1200mm long, clear of any door (or gate) swing.

Principal private entrance and alternative entrance

- 2.20** The **principal private entrance**, or the alternative **private entrance** where **step-free** access cannot be achieved to the **principal private entrance**, should comply with all of the following.
- a. There is a **level** external landing with a minimum width and depth of 1200mm.
 - b. The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.
 - c. Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.
 - d. The door has a minimum **clear opening width** of 850mm when measured in accordance with Diagram 2.2.
 - e. Where there are double doors, the main (or leading) leaf provides the required minimum **clear opening width**.
 - f. A minimum 300mm nib is provided to the **leading edge** of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.
 - g. The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
 - h. The threshold is an **accessible threshold**.
 - i. Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.
Door entry controls, where provided, are mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.

Private stairs and changes of level within the dwelling

- 2.23** To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the **entrance storey** to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 2.29), stairs should comply with all of the following.
- a. Access to all rooms and facilities within the **entrance storey** is **step-free**.
 - b. Level changes within every other storey are avoided where possible.
 - c. The stair from the **entrance storey** to the storey above (or below) has a minimum **clear width** of 850mm when measured 450mm above the **pitch line** of the treads (ignoring any newel post).
 - d. All stairs meet the provisions of Part K for **private stairs**.

Living, kitchen and eating areas

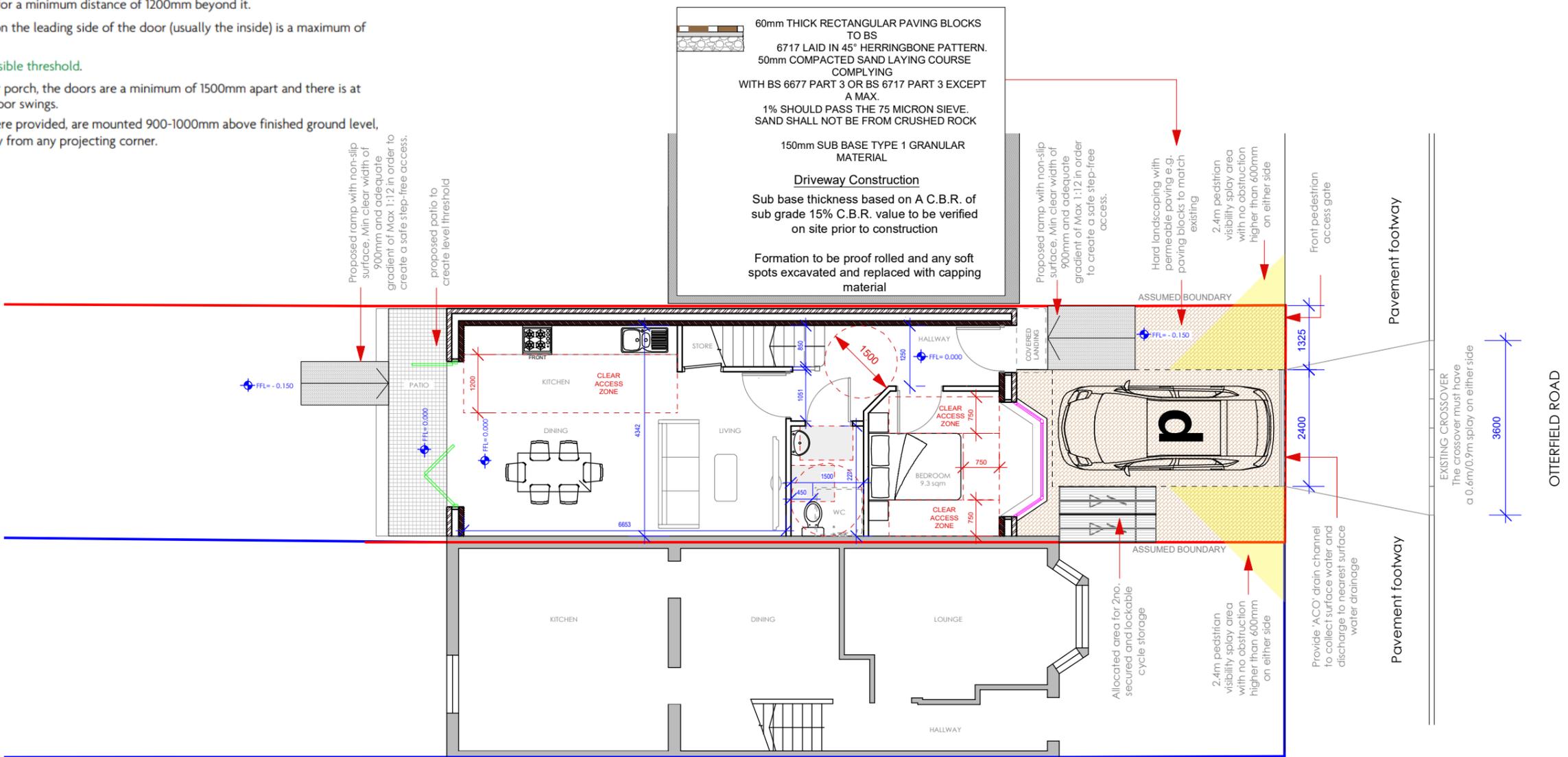
- 2.24** To provide usable living spaces and easy, **step-free** access between a living area, a WC and the **principal private entrance**, key accommodation should comply with all of the following.
- a. Within the **entrance storey** there is a living area (which may be a living room, dining room or a combined kitchen and dining room).
 - b. A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.
 - c. Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.

Bedrooms

- 2.25** To enable a wide range of people to access and use them, bedrooms should comply with all of the following.
- a. Every bedroom can provide a **clear access route** a minimum 750mm wide from the doorway to the window.
 - b. At least one double bedroom (the principal bedroom) can provide a **clear access zone** a minimum 750mm wide to both sides and the foot of the bed.
 - c. Every other double bedroom can provide a **clear access zone** a minimum 750mm wide to one side and the foot of the bed.
 - d. All single and twin bedrooms can provide a **clear access zone** a minimum 750mm wide to one side of each bed.
 - e. It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.

WC facilities on the entrance storey

- 2.27** To provide **step-free** access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings should comply with all of the following.
- a. Every **dwelling** has a room within the **entrance storey** that provides a WC and basin (which may be within a WC/cloakroom or a bathroom).
 - b. In a two or three storey **dwelling** with one or two bedrooms, the WC (together with its associated **clear access zone**) meets the provisions of Diagram 1.3 and the basin does not impede access to the WC.



1 SITE PLAN
EX-10 Scale: 1/100



Proposed ramp with non-slip surface, Min clear width of 900mm and adequate gradient of Max 1:12 in order to create a safe step-free access.

proposed patio to create level threshold

NOTE:

Site: 67- 69 Otterfield Road, West Drayton, UB7 8PE
Total Site Area: 541.45 m²

Proposed New Dwelling Building Footprint: 56.41 m²
Proposed Net Internal Area: 81.43 m²
Ground Floor: 49.03 m²
First Floor: 32.40 m²

TO BS
6717 Laid in 45° HERRINGBONE PATTERN.
50mm COMPACTED SAND LAYING COURSE
COMPLYING
WITH BS 6677 PART 3 OR BS 6717 PART 3 EXCEPT
A MAX.
1% SHOULD PASS THE 75 MICRON SIEVE.
SAND SHALL NOT BE FROM CRUSHED ROCK

150mm SUB BASE TYPE 1 GRANULAR MATERIAL

Driveway Construction

Sub base thickness based on A.C.B.R. of sub grade 15% C.B.R. value to be verified on site prior to construction

Formation to be proof rolled and any soft spots excavated and replaced with capping material

Proposed ramp with non-slip surface, Min clear width of 900mm and adequate gradient of Max 1:12 in order to create a safe step-free access.

Hard landscaping with permeable paving e.g. paving blocks to match existing

2.4m pedestrian

Issue.

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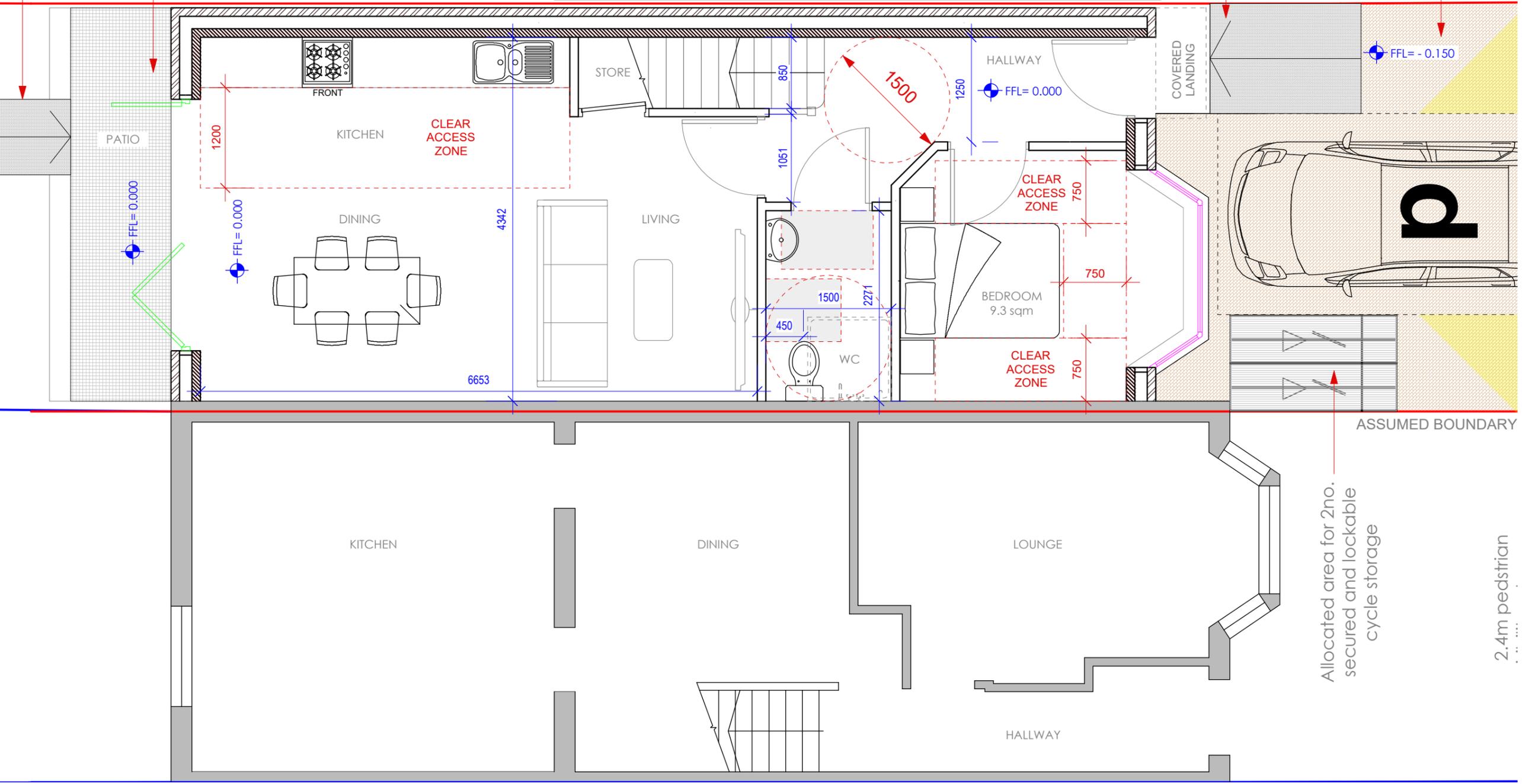
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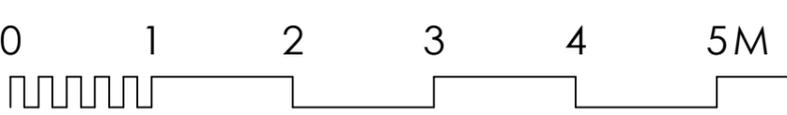
Drawing Title:

Proposed Plans

Dwg no:	Revision.	Date:
0242-PR-10	A	17.02.2026
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1:50@a3p		



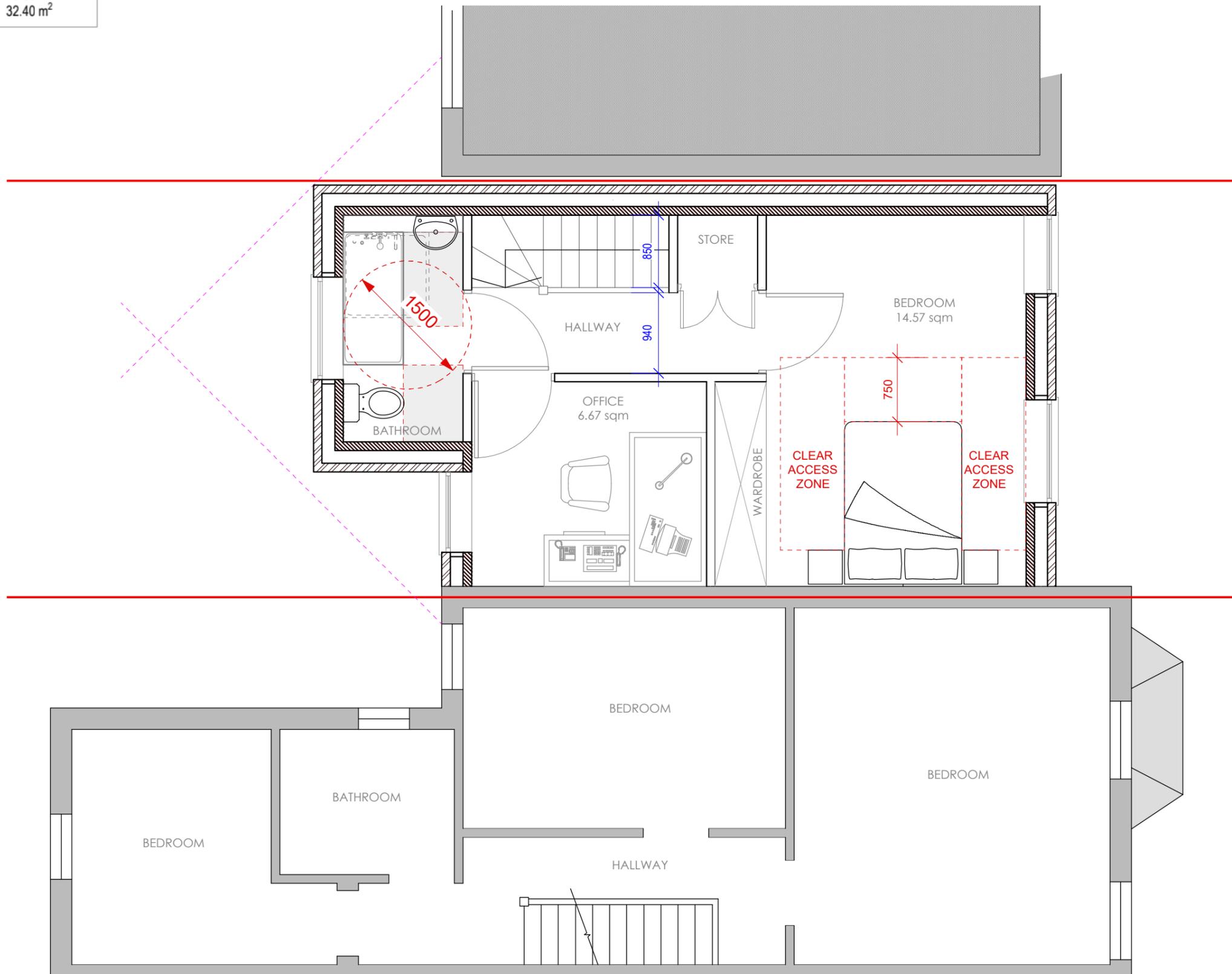
1 GROUND FLOOR PLAN
EX-10 Scale: 1/50



NOTE:

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 Total Site Area: 541.45 m²

Proposed New Dwelling Building Footprint: 56.41 m²
Proposed Net Internal Area: 81.43 m²
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 First Floor: 32.40 m²



1 FIRST FLOOR PLAN
 Scale: 1/50



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1:50@a3p		

Electric Ready Cycle Locker - For Storing up to 2 Bikes*:

The cycle locker is the perfect way to store one or two bikes securely outside your home or business. This compact cycle store is a more secure alternative to the traditional bike rack, with an integral heavy-duty door and full metal base. This entire cycle shed is made from super tough, galvanised metal, offering a stylish and weatherproof way to store your bike.

Secure bike locker/ bike bunker

To keep your bikes as secure as possible, this all-metal, secure bike locker is fitted with the same ultra-tough 3-point locking system as our larger bike sheds with 8mm steel locking bars. Our locks are designed to shear off during an attempted attack and are fitted with EN1303-rated, durable, corrosion, temperature, and pick-and-drill resistant locks. This cycle locker features the same full metal floor (integral) as our approved sheds, featuring a braced and reinforced roof and our usual high-quality finish and heavy-duty ground fixing kit for maximum security, strong up to two bikes*.

Wash your road bike or mountain bike - for free!!

Some of our cycle sheds have a secret... add in one of our gutter kits and collect rainwater straight from your shed, straight into a water butt and wash your bikes post-ride, with rainwater.... for free!!

[See the Asgard Shed Gutter Kit here.](#)

Weight Category Rating



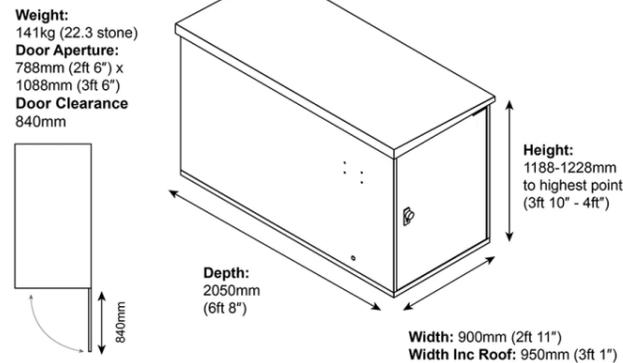
The Bike Storage X2 is classed as a [Weight Category 2](#).

Bike storage with electrics

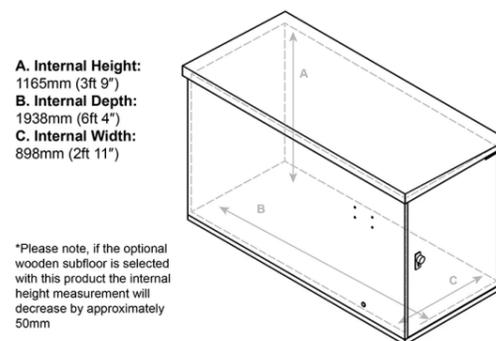
The principle difference between the Bike Locker and the larger units is our cycle locker is accessed from the end, rather than the front. Frontal access keeps the width of the unit to a minimum. This means this double bike shelter is perfect for the side of a house, near a flat, on a balcony, or tucked behind your front wall.

The overall footprint of this metal shed is small, but, you'll be surprised how much can fit into its internal space. Inside there is room for not only your bike but also many of your cycling accessories. The cycle kit hooks supplied with the bike shelter are perfect for hanging bike helmets and clothing, together with your bikes, hang on the side or on the door, as the panels and doors are pre-drilled for ease. On each side of the locker, you will find a mounting plate and grommeted access points for adding power to the bike shed... Perfect for the overnight charging of lights and bike GPS systems.

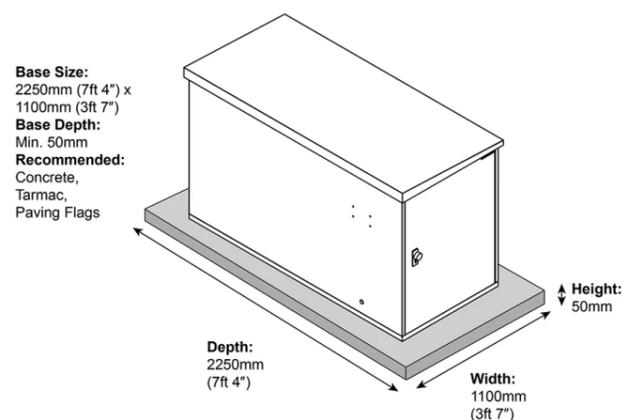
CYCLE LOCKER EXTERNAL MEASUREMENTS



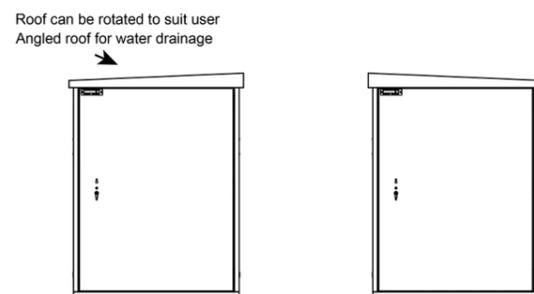
CYCLE LOCKER INTERNAL MEASUREMENTS



CYCLE LOCKER RECOMMENDED BASE SIZE



CYCLE LOCKER ROOF HANDLING



*ALL MEASUREMENTS ARE APPROXIMATE

Metal Cycle Locker - Features

Metal Cycle Locker - Storage for 2 bikes**

- **Small footprint ideal for the side of a house or flat** - compact, bike locker.
- **Made from strong, thick, galvanised steel** - weather-resistant storage.
- **99kg in weight (over 15 stone)** - suitable for public and private use.
- **Made in Britain - 10 Year Warranty** - our units are built to last.
- **Tough 3-point locking system** - secure cycle storage locker.
- **Stainless Steel Hinges** - for strength and security.
- **EN1303-rated pick & drill-resistant lock** - beat the thieves!
- **All steel locking bars** - secure bike storage door.

- **Large single-door access** - effortless loading and unloading of your bikes.
- **An open floor area means there is no restriction on how you store your bike.**
- **Integral metal base** - includes free fixings to **secure to a concrete base.**
- **Wooden subfloor available** - to protect the integral metal base from scratches.
- **Angled (reversible roof)** - allows the rain to run off.
- **Compatible with our Shed Guttering Kit** - harvest water from the roof.
- **Includes 2 kit hooks** - hang helmets and bags with your bikes.
- **Can be bolted down to the ground** - using the supplied securing bolts.
- **Integral metal base** - includes free fixings to **secure to a concrete base.**
- **Braced roof design** - for extra strength.
- **Hang your backpacks and helmets on our hook packs** - additional storage.
- **Door drilled for extra hooks** - even more storage.
- **Electric mounting plates included** - fix electrics inside the unit for charging.

- **Self-assembly using the easy-to-follow illustrated instructions.**
- **A full assembly service is available** - professional installation from Asgard.
- **A choice of colours** - looks great in all locations.
- **Fire Resistant material** - reduce the chance of fire.
- **Maintenance-free** - no repainting - 10 Year Warranty.
- **Supplied with two keys** - additional keys can be purchased on request.
- **Free UK Mainland Delivery***
- **Made from Welsh Steel** - with 30% recycled content.
- **99% Recyclable Shed** - environmentally friendly shed design.

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Drawing Title:

Bike Storage

Dwg no:	Revision.	Date:
0242-PR-12	A	17.02.2026
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