

Notes

All new work shown shaded or hatched. Demolition generally shown dotted

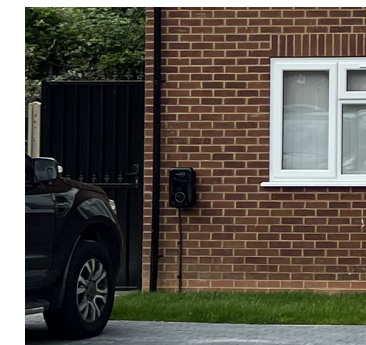
Designed in accordance with M4(2) as set out in Approved Document M to the Building Regulations (2015 edition)

MH manhole
C cupboard

Total GIFA - 108.6 m² (3 bed 6 person)

Note, parking and landscape drawings are consistent in terms of layout and arrangement. The drawing shows relocated car parking bays at least 1m away from the telecom pole as per condition 7.

A clear pedestrian route is already illustrated on the plans providing step-free access between the entrance and the dropped kerb. To ensure this route remains unobstructed, a physical demarcation such as contrasting paving strip along the edge of the pedestrian path will be provided.



Fast charge socket - Example




Low level boundary wall at No.14

B	13/03/26	MH	Further information added as per email from planning officer (Wai Hing Tse - Chris) dated 10/03/2026
A	05/11/25	MH	Further information added as per email from planning officer (Chris Brady) dated 05/11/2025

Revision notes

CONDITIONS



MASONWOOD
DESIGN

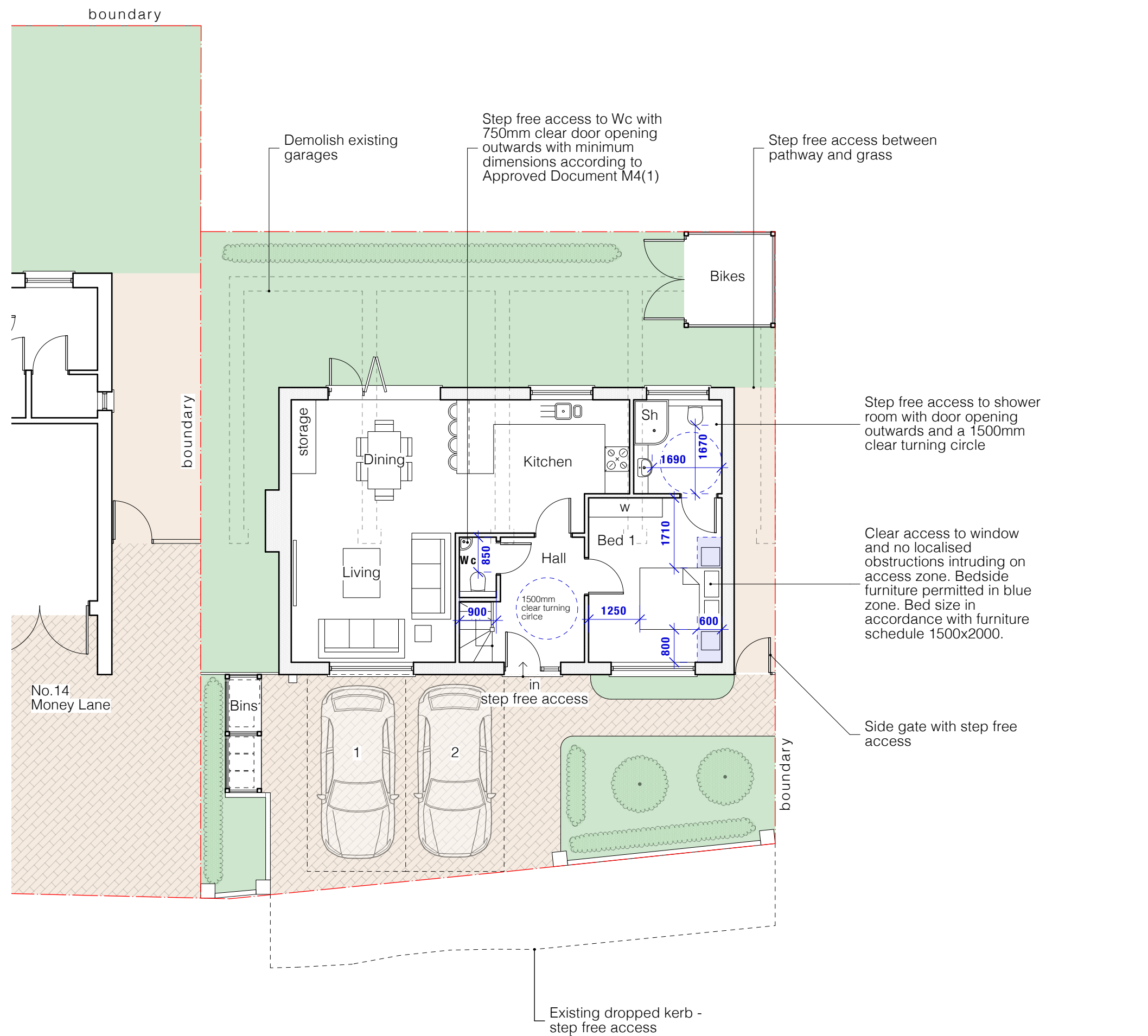
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020 7118 5040

client
Ms Val Whitmore

project
14 Money Lane, West Drayton UB7 7NU

drawing
PROPOSED CAR PARKING

date Nov. 2024	scale 1:100 at A3	project no 2023.041
work stage 3	drawing no D11	revision B



Notes

All new work shown shaded or hatched. Demolition generally shown dotted

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

Note that the ground floor Shower room meets M4(2) while the Wc on same level meets M4(1) as stipulated in Approved Document M

Please refer to drawing ref. D13 for section showing gradients and step free access

CONDITIONS

A	05/11/25	MH	Further information added as per email from planning officer (Chris Brady) dated 05/11/2025
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Revision notes

client
Ms Val Whitmore

project
14 Money Lane, West Drayton UB7 7NU

drawing
COMPLIANCE WITH DOCUMENT M

date
Nov. 2024

work stage
3

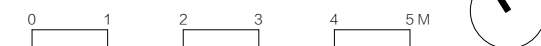
scale
1:100 at A3

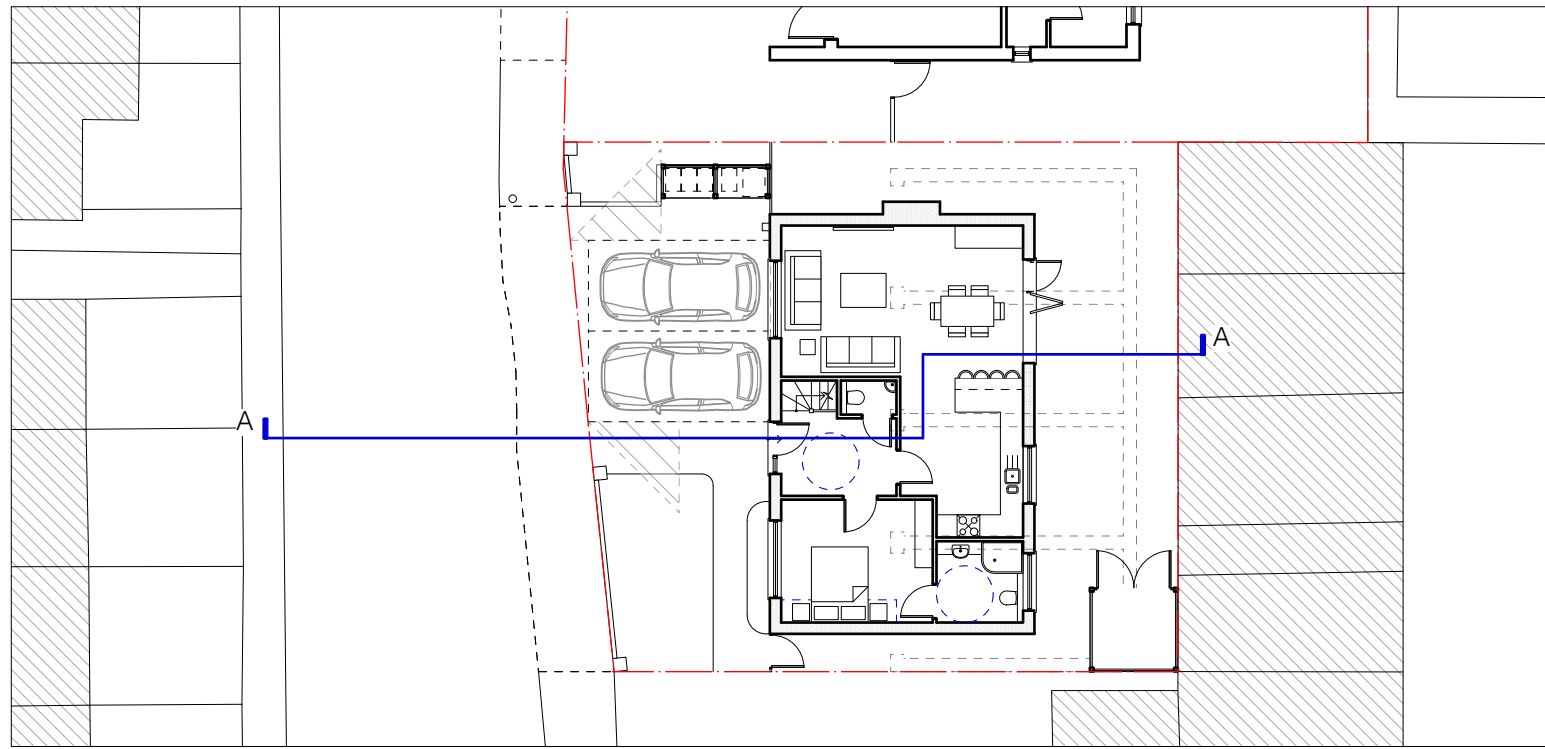
drawing no
D12

project no
2023.041

revision
A

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GROUND FLOOR PLAN
1:200

Notes

All new work shown shaded or hatched. Demolition generally shown dotted

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

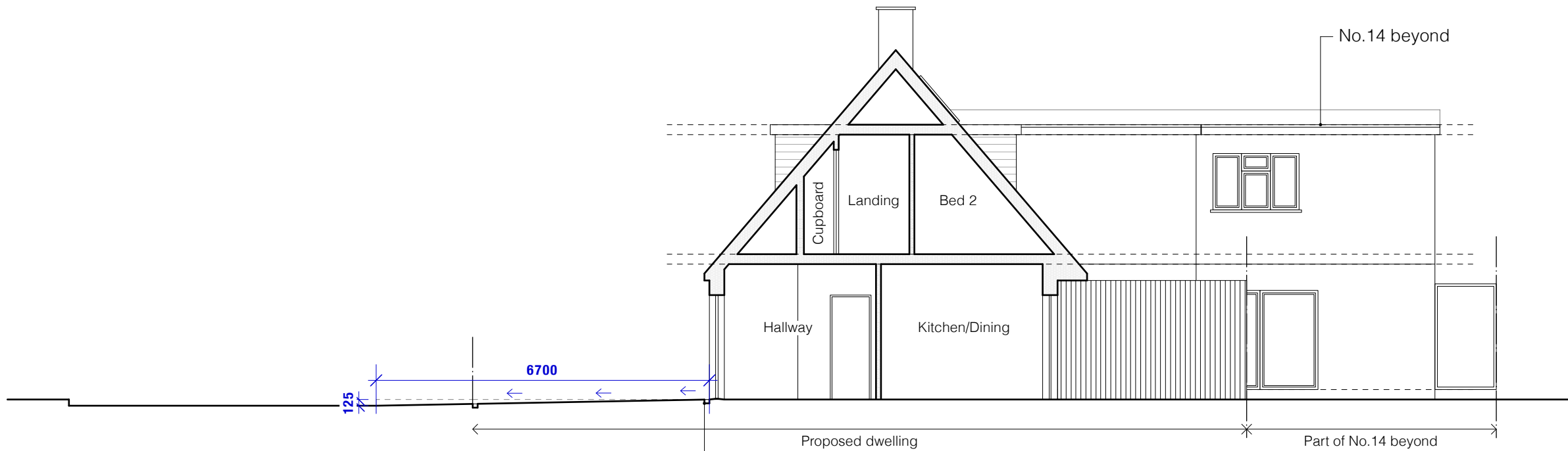
Step free access from dropped kerb:

Horizontal distance (run) = 6700mm
Vertical rise = 125mm

Gradient (slope) = rise / run
125 / 6700 = 0.0186

Convert to ratio
1: (1/ 0.0186) ≈ 1:53.6 ≈ 1:54

Maximum gradient for an accessible approach (not a ramp) = 1:60 recommended. Proposed 1:54 gradient meets the M4(2) requirements for a step-free accessible approach.

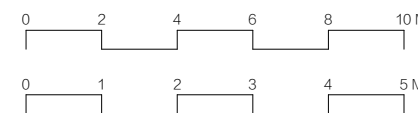


SOUTH - EAST
Section A-A

(No.14 dwelling elevation shown beyond)

Threshold: recessed linear channel with stainless steel grate for step-free approach. Arrows showing drainage fall

A	04/02/26	MH	Further information added as per planning officer (Wai Hing Tse) email dated 03/02/26
Revision notes			



CONDITIONS

client
Ms Val Whitmore

project
14 Money Lane, West Drayton UB7 7NU

drawing
COMPLIANCE WITH DOCUMENT M - SECTION

date
Nov. 2024

work stage
3

scale
1:100 at A3
1:200 at A3
D13

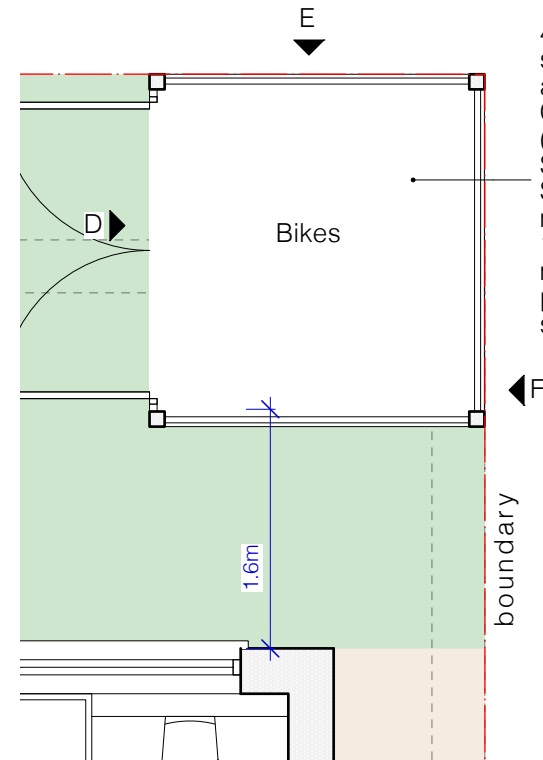
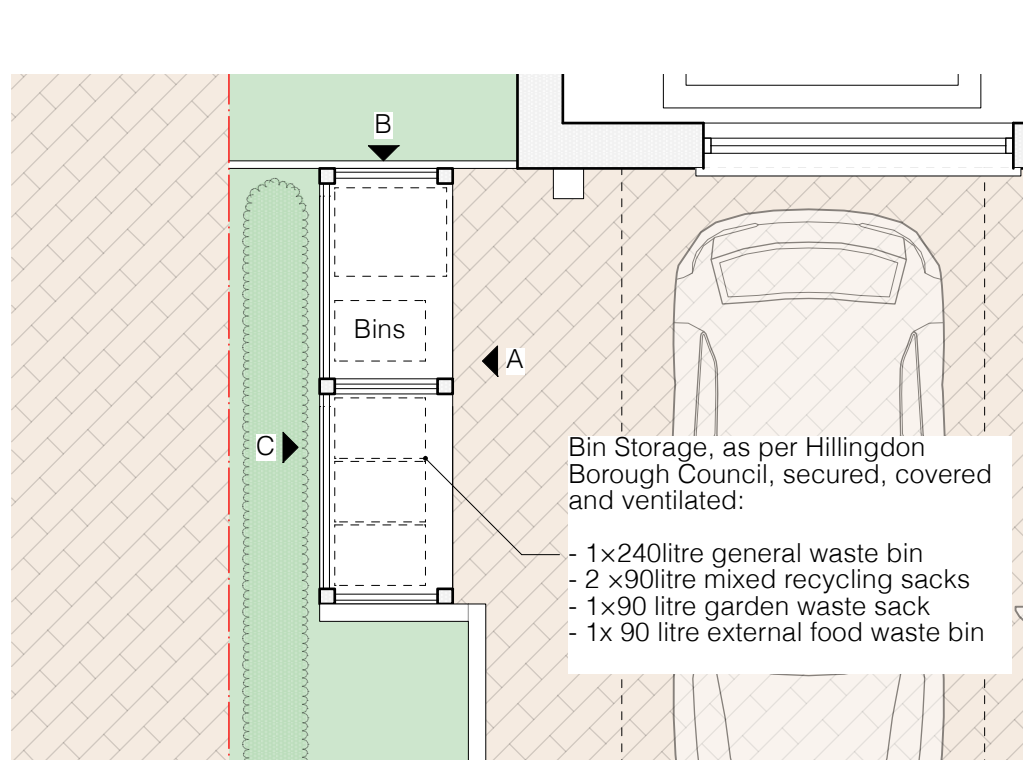
project no
2023.041

revision
A

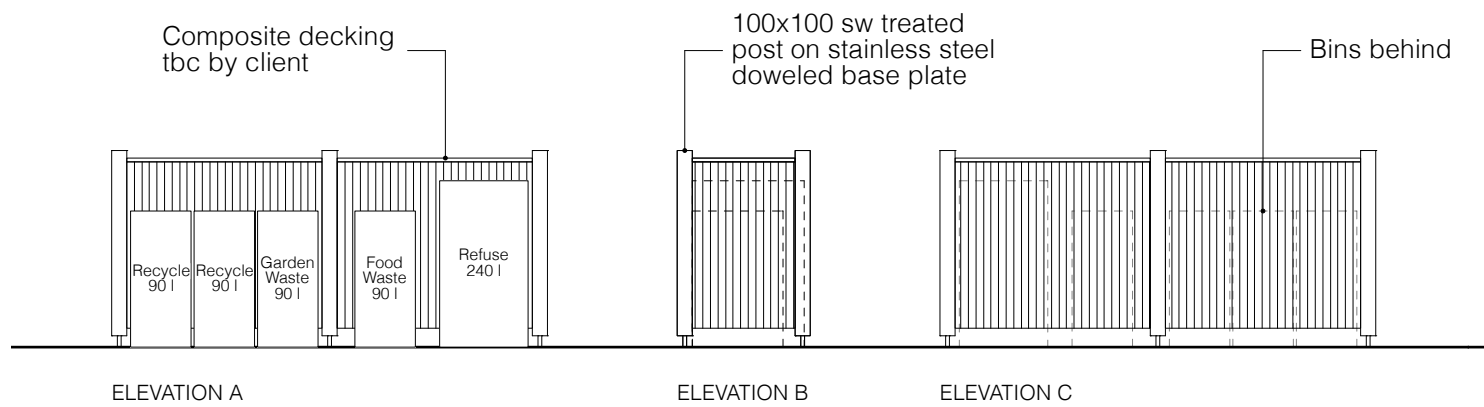
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Notes

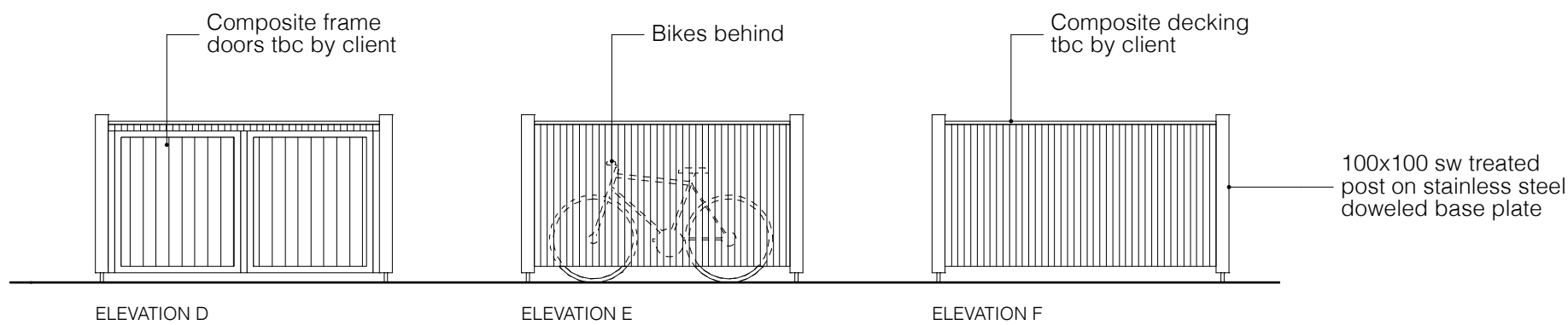
All new work shown shaded or hatched. Demolition generally shown dotted



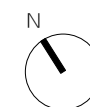
EXAMPLE BIN STORE



EXAMPLE BIKE STORE



A	17/04/26	MH	Further information added as per email from planning officer (Wai Hing Tse - Chris) dated 10/03/2026
Revision notes			



CONDITIONS

client
Ms Val Whitmore

project
14 Money Lane, West Drayton UB7 7NU

drawing
PROPOSED BIN & BIKE STORAGE

date
Nov. 2024

scale
1.50 at A3

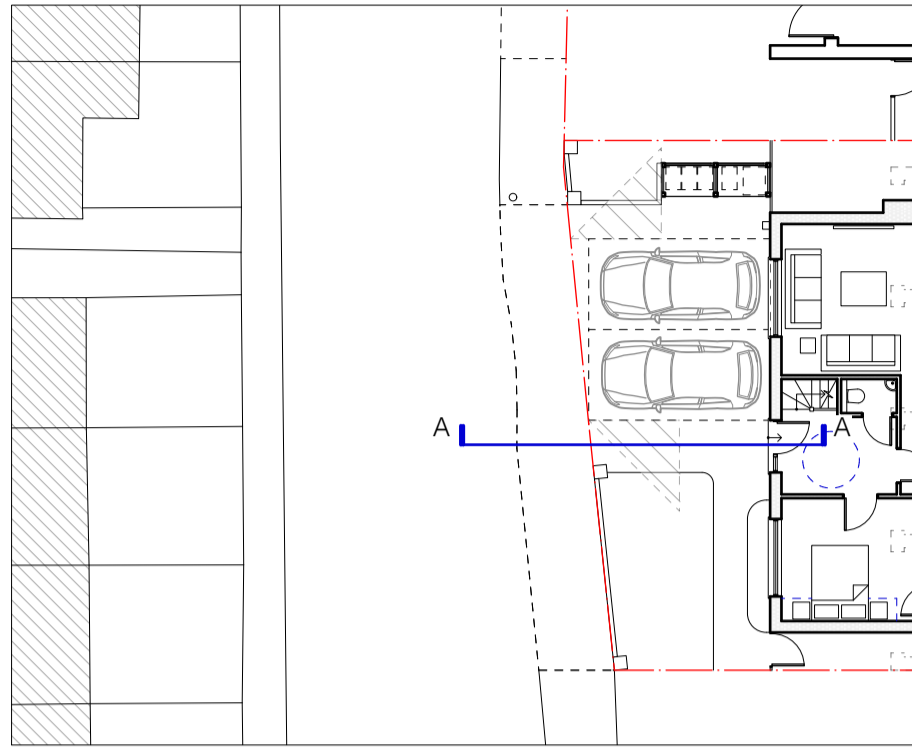
project no
2023.041

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work stage
3

drawing no
D14

revision
A



GROUND FLOOR PLAN
1:200

Notes

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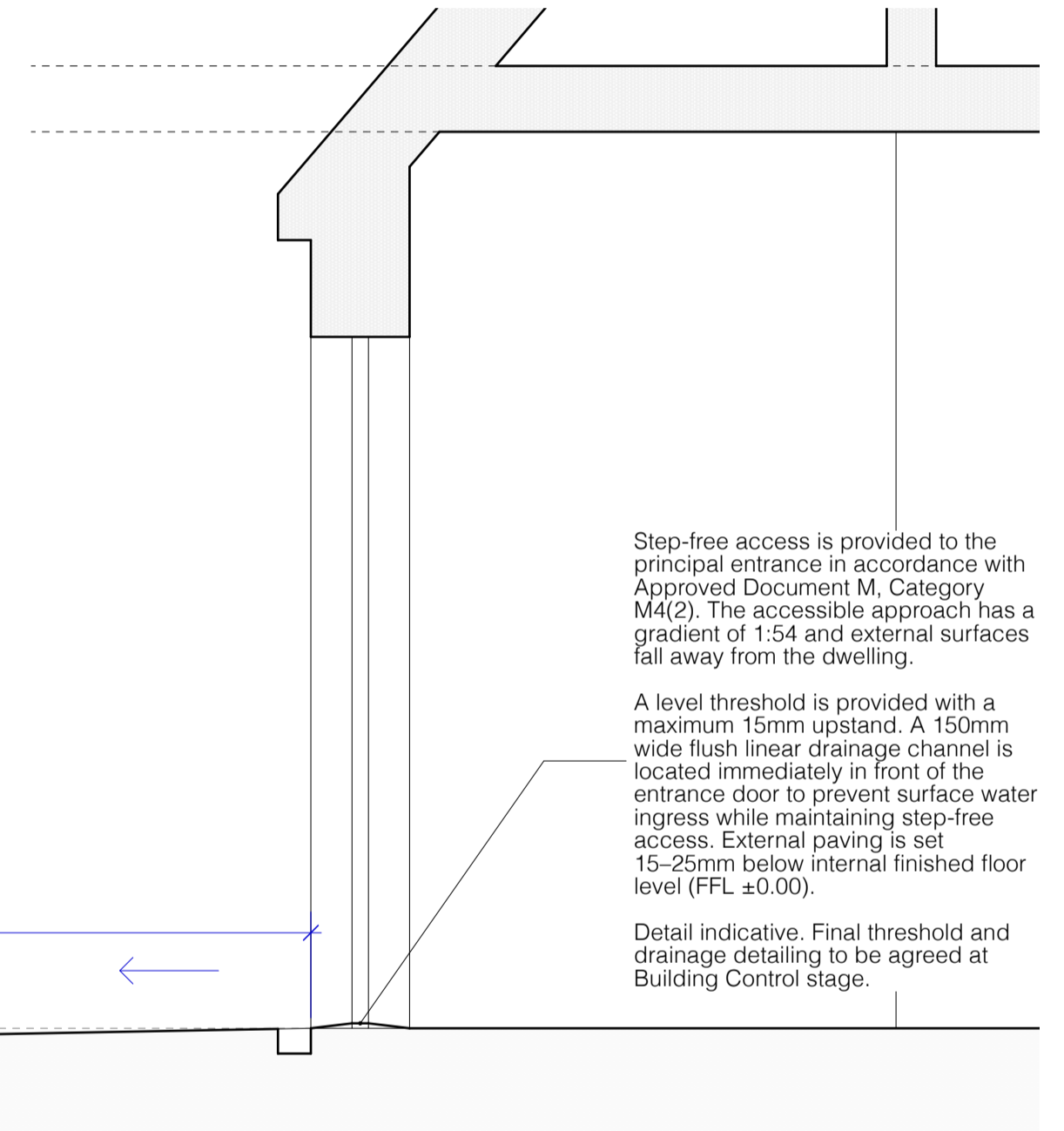
Step free access from dropped kerb:

Horizontal distance (run) = 6700mm
Vertical rise = 125mm

Gradient (slope) = rise / run
 $125 / 6700 = 0.0186$

Convert to ratio
1: (1/0.0186) $\approx 1:53.6 \approx 1:54$

Maximum gradient for an accessible approach (not a ramp) = 1:60 recommended. Proposed 1:54 gradient meets the M4(2) requirements for a step-free accessible approach.



Step-free access is provided to the principal entrance in accordance with Approved Document M, Category M4(2). The accessible approach has a gradient of 1:54 and external surfaces fall away from the dwelling.

A level threshold is provided with a maximum 15mm upstand. A 150mm wide flush linear drainage channel is located immediately in front of the entrance door to prevent surface water ingress while maintaining step-free access. External paving is set 15-25mm below internal finished floor level (FFL ± 0.00).

Detail indicative. Final threshold and drainage detailing to be agreed at Building Control stage.

Step-free access provided from dropped kerb to principal entrance in accordance with Approved Document M4(2)

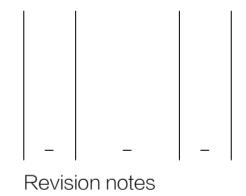
Step-free access provided from dropped kerb to principal entrance. Maximum gradient for an accessible approach (not a ramp) = 1:60 recommended. Proposed 1:54 gradient meets the M4(2) requirements for a step-free accessible approach.

boundary

6700

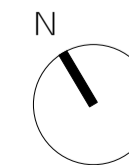
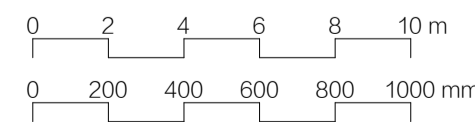
125

Surface water management provided via falls away from the dwelling and a linear drainage channel at the entrance threshold to prevent water ingress, in accordance with Approved Document M4(2)



SOUTH - EAST
Section A-A

1:20



client
Ms Val Whitmore

project
14 Money Lane, West Drayton UB7 7NU

drawing
**STEP FREE ACCESS -
DETAIL SECTION**

date
Feb 2026

work stage
3

scale
1:20 at A2
1:200 at A3

drawing no
D15

project no
2023.041

revision
-

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