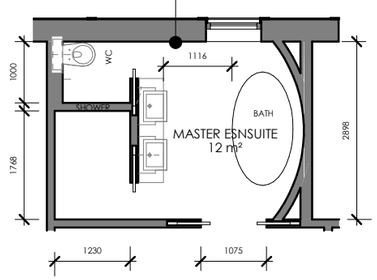
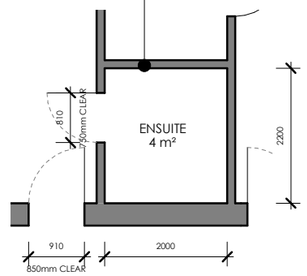
BATHROOMS

2.29 a. EACH FLOOR HAS A BATHROOM CONTAINING A WC, BATH / SHOWER, BASIN.
2.29 b. THE WCS ARE LARGER THAN TEH EXAMPLE LAYOUTS OF 2.0m x 2.2m.
2.29 c. LEVEL ACCESS SHOWER PROVIDED



53.02 PROPOSED PART FIRST

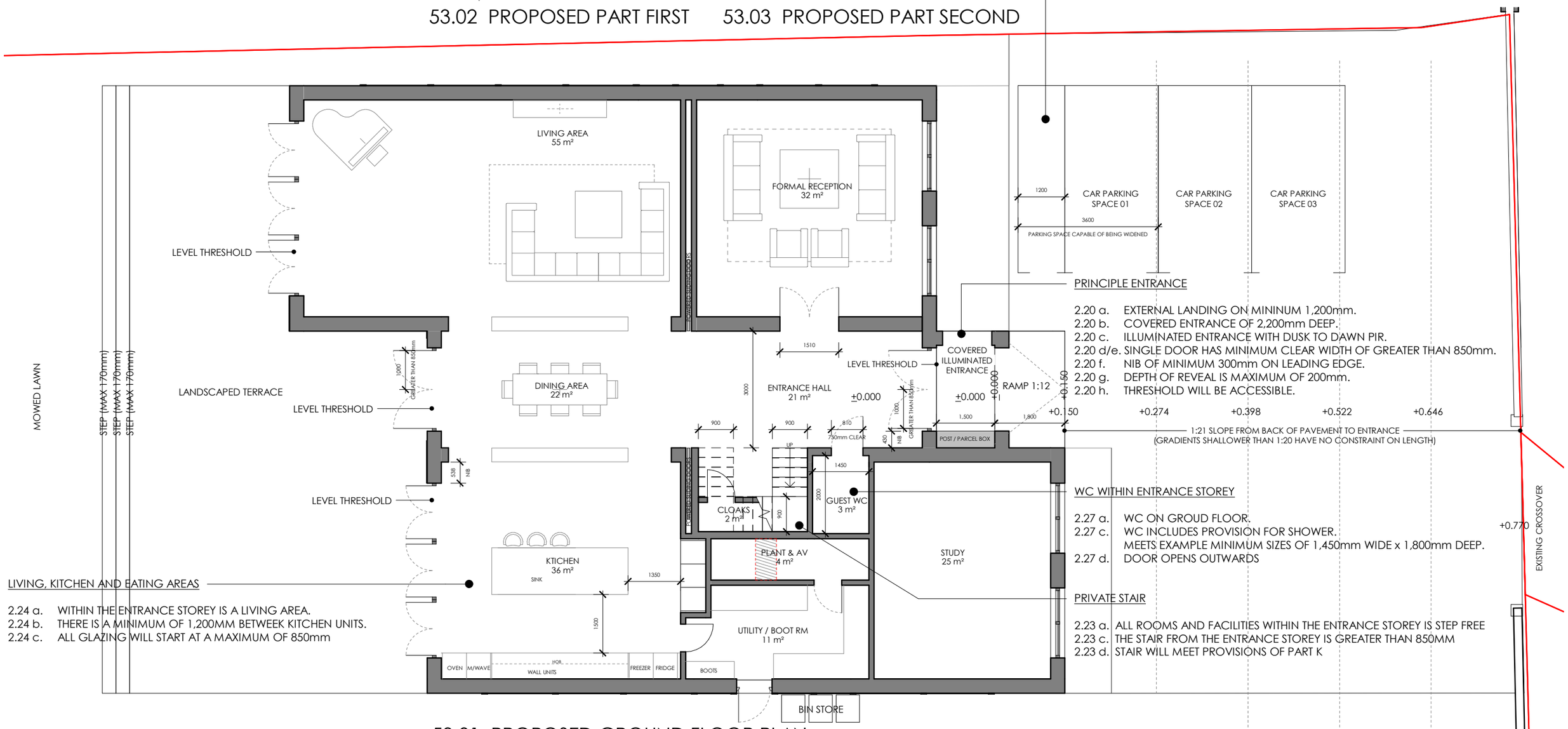


53.03 PROPOSED PART SECOND

2.9 APPROACH ROUTE

THE SITE LEVEL AT THE MIDPOINT OF PACK OF PAVEMENT (CROSSOVER) IS +58.470.
THE PROPOSED ENTRNACE LEVEL IS +57.700.
PROVIDING A 1:21 SLOPE TO THE ENTANCE MEANS A DROP OF 620mm CAN BE ACHIEVED.
A STEEPER RAMP OF 1:12 AND 1.8m LONG DROPS 150mm TO ENTRANCE LEVEL.

2.12 a. ONE PARKING BAY CAN BE WIDENED TO A MINIMUM OF 3.3m.
2.12 b. ACCESS BETWEEN PARKING SPACE AND ENTRANCE IS STEP FREE.
2.12 d/e. PARKING SPACE IS GENTLY SLOPING AND AS GENTLE AS SITE PERMITS.
2.12 f. THE PARKING AREA IS A RESIN BOUND DRIVEWAY.



PRINCIPLE ENTRANCE

2.20 a. EXTERNAL LANDING ON MININUM 1,200mm.
2.20 b. COVERED ENTRANCE OF 2,200mm DEEP.
2.20 c. ILLUMINATED ENTRANCE WITH DUSK TO DAWN PIR.
2.20 d/e. SINGLE DOOR HAS MINIMUM CLEAR WIDTH OF GREATER THAN 850mm.
2.20 f. NIB OF MINIMUM 300mm ON LEADING EDGE.
2.20 g. DEPTH OF REVEAL IS MAXIMUM OF 200mm.
2.20 h. THRESHOLD WILL BE ACCESSIBLE.

WC WITHIN ENTRANCE STOREY

2.27 a. WC ON GROUD FLOOR.
2.27 c. WC INCLUDES PROVISION FOR SHOWER.
MEETS EXAMPLE MINIMUM SIZES OF 1,450mm WIDE x 1,800mm DEEP.
2.27 d. DOOR OPENS OUTWARDS

PRIVATE STAIR

2.23 a. ALL ROOMS AND FACILITIES WITHIN THE ENTRANCE STOREY IS STEP FREE
2.23 c. THE STAIR FROM THE ENTRANCE STOREY IS GREATER THAN 850MM
2.23 d. STAIR WILL MEET PROVISIONS OF PART K

LIVING, KITCHEN AND EATING AREAS

2.24 a. WITHIN THE ENTRANCE STOREY IS A LIVING AREA.
2.24 b. THERE IS A MINIMUM OF 1,200MM BETWEEK KITCHEN UNITS.
2.24 c. ALL GLAZING WILL START AT A MAXIMUM OF 850mm

53.01 PROPOSED GROUND FLOOR PLAN

C314-53 Proposed Dwelling Category 2 M4(2) (Rev B)

THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING (EXCEPT FOR PLANNING PURPOSES).
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REV	DATE	NOTE
Rev A	16 OCT 19	NOT ISSUED
Rev B	08 JAN 20	FORMAL PLANNING APPLICATION SUBMISSION

FORMAL APPLICATION

scale 1:100 @ A3

0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

TEN POINT FIVE

Project 21 The Drive, Ickenham, UB10 8AF
C314-53 Proposed Dwelling Category 2 M4(2) (Rev B)
Client: Mr & Mrs Pankhania
Scale @ A3: 1 : 100 Date: September 2019

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