NOTES

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.

2. All work is to comply with current Building Regulations and allied legislation.

3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.

5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety CDM Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.

6. All dimensions shown in millimetres.

7. Footprint of buildings shown at 10m above ground level.

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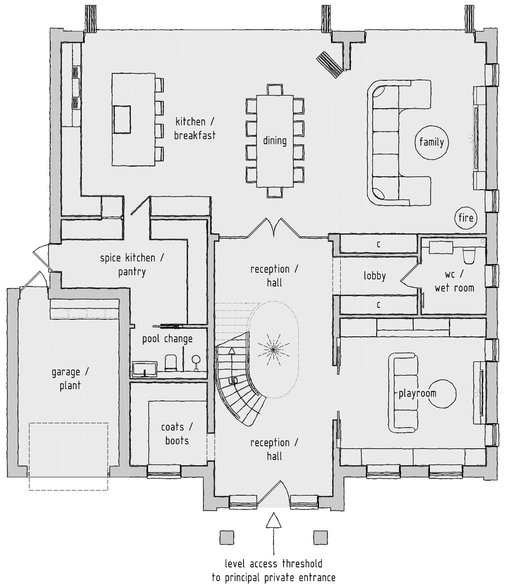
Note: all external doors on the ground floor will have level access thresholds in accordance with the requirements of M4(2) Approved Doc M.

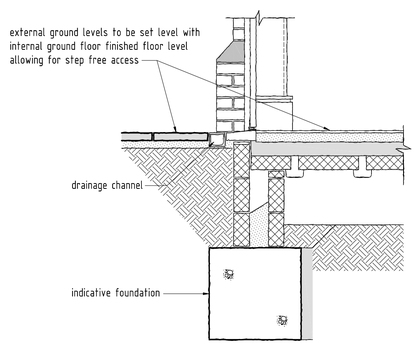


area within porch to be level with internal finished floor level and adjacent driveway, allowing for step free access

GROUND FLOOR PLAN
SCALE 1:100

CONDITION 11. DETAILS OF STEP FREE ACCESS.

Prior to works commencing, details of step free access via the principal private entrance shall be submitted to, and approved in writing by the Local Planning Authority. Such provision shall remain in place for the life of the building.



LEVEL ACCESS THRESHOLD
SCALE 1:20

due to natural topography of site, a gentle sloping (step free) approach to the dwelling is achievable from the external parking areas

level access threshold to principal private entrance

area within porch to be level with internal finished floor level and adjacent driveway, allowing for step free access

FRONT ELEVATION
SCALE 1:100

SCALE BAR (m)

0 2 4 6 8 10

rev:	date:	description:	
scale: 1 : 100 A1		date:	20 / 04 / 2026
drawing no: 1397 / P2 COND / 2			drawn: TF

drawing: CONDITION 11. DETAILS OF STEP FREE ACCESS

project: 61 COPSE WOOD WAY, NORTHWOOD, MIDDLESEX, HA6 2TZ

client: MR & MRS SHAH

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