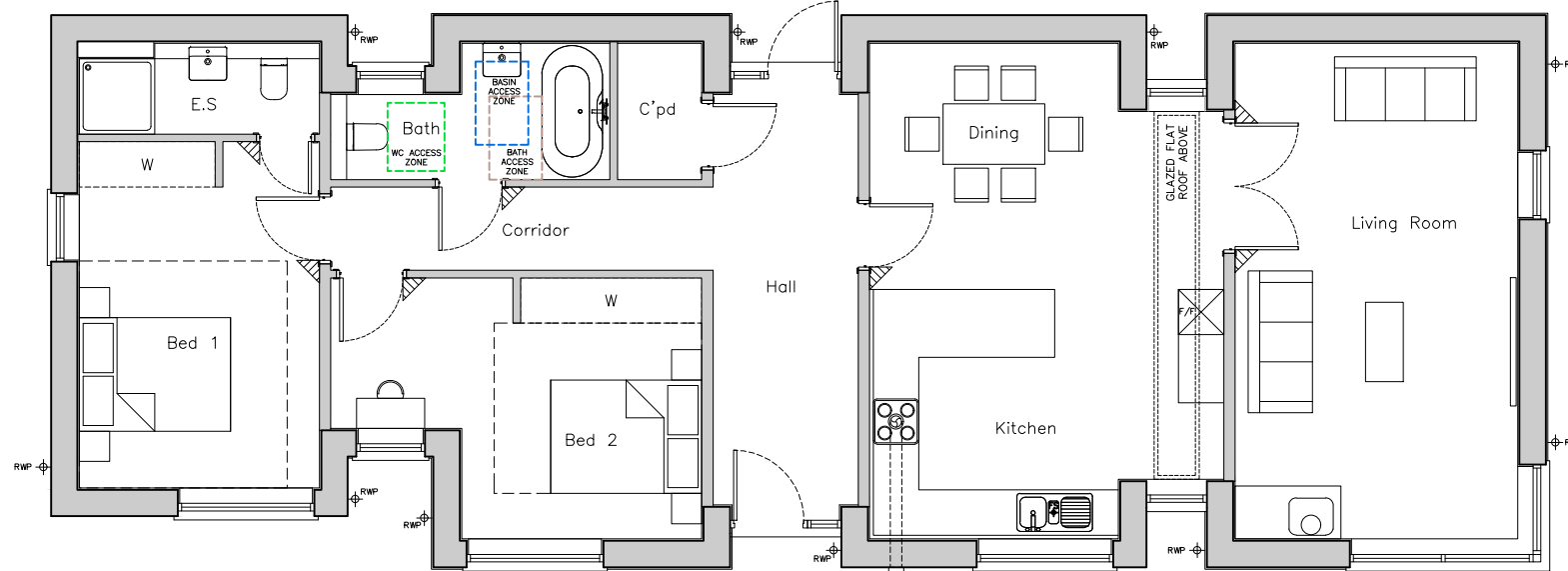
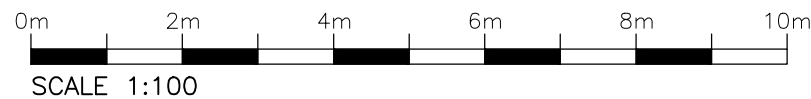


Roof Plan



Ground Floor Plan



Part M4(2)	Compliance (Y/N)
2.20 Private Entrances	
a) There is a level external landing with a minimum width and depth of 1200mm.	Yes
b) The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.	Yes
c) Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.	Yes
d) The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2.	Yes
e) Where there are double doors, the main lead provides the required minimum clear opening width.	N/A
f) 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.	Yes
g) The depth of the reveal on the leading side of the door (usually inside) is a maximum of 200mm.	Yes
h) The threshold is an accessible threshold.	Yes
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.	N/A
2.21 All other doors - including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to, the dwelling - should comply with provisions d. to i. of paragraph 2.20.	Yes
2.22 Door and Hall Widths	
a) The minimum clear width of every hall or landing is 900mm.	Yes
b) Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is not longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.	Yes
c) Every door has a minimum clear opening width as set out in Table 2.1.	Yes
d) A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.	Yes
2.23 Private Stairs and Change of Level Within The Dwelling	
a) Access to all rooms and facilities within the entrance storey is step-free.	Yes
b) Level changes within every other storey are avoided where possible.	Yes
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).	N/A
d) All stairs meet the provisions of Part K for private stairs.	N/A
2.24 Living, Kitchen and Eating Areas	
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)	Yes
b) A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.	Yes
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.	Yes
2.25 Bedrooms	
a) Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.	Yes
b) At least one double bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and foot of the bed.	Yes
c) Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.	Yes
d) All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.	N/A
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.	Yes
<i>NOTE: Beds should be of the size set out in the furniture schedule in Part M - Appendix D.</i>	

Proposed Ground Floor & Roof Plans



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Project
26 Copthorne Avenue,
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Title
Proposed Ground Floor & Roof Plans
Scale
1:100 @ A1
Date
October '23

Drawn
CP
Checked
LS

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Revision

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