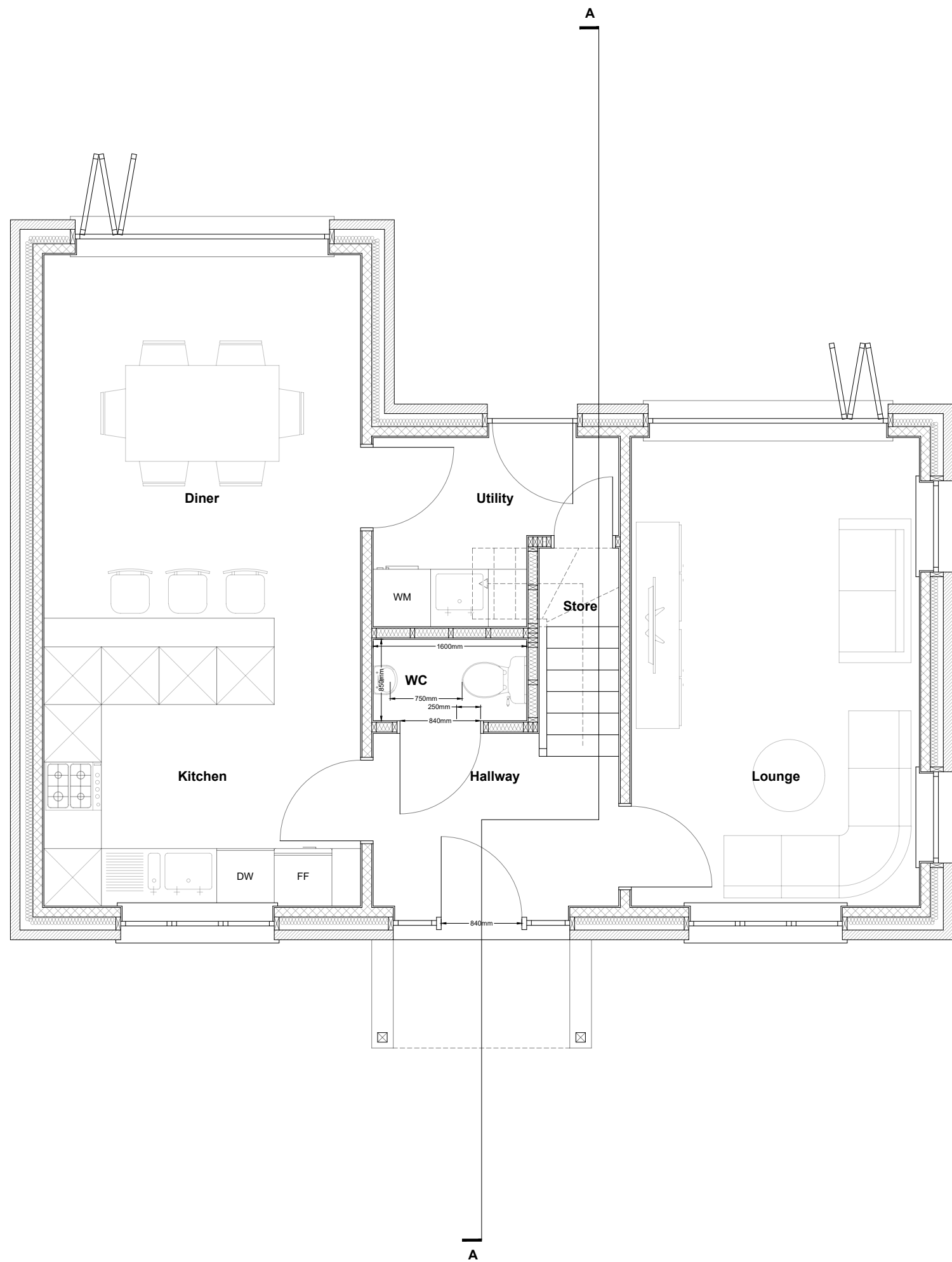
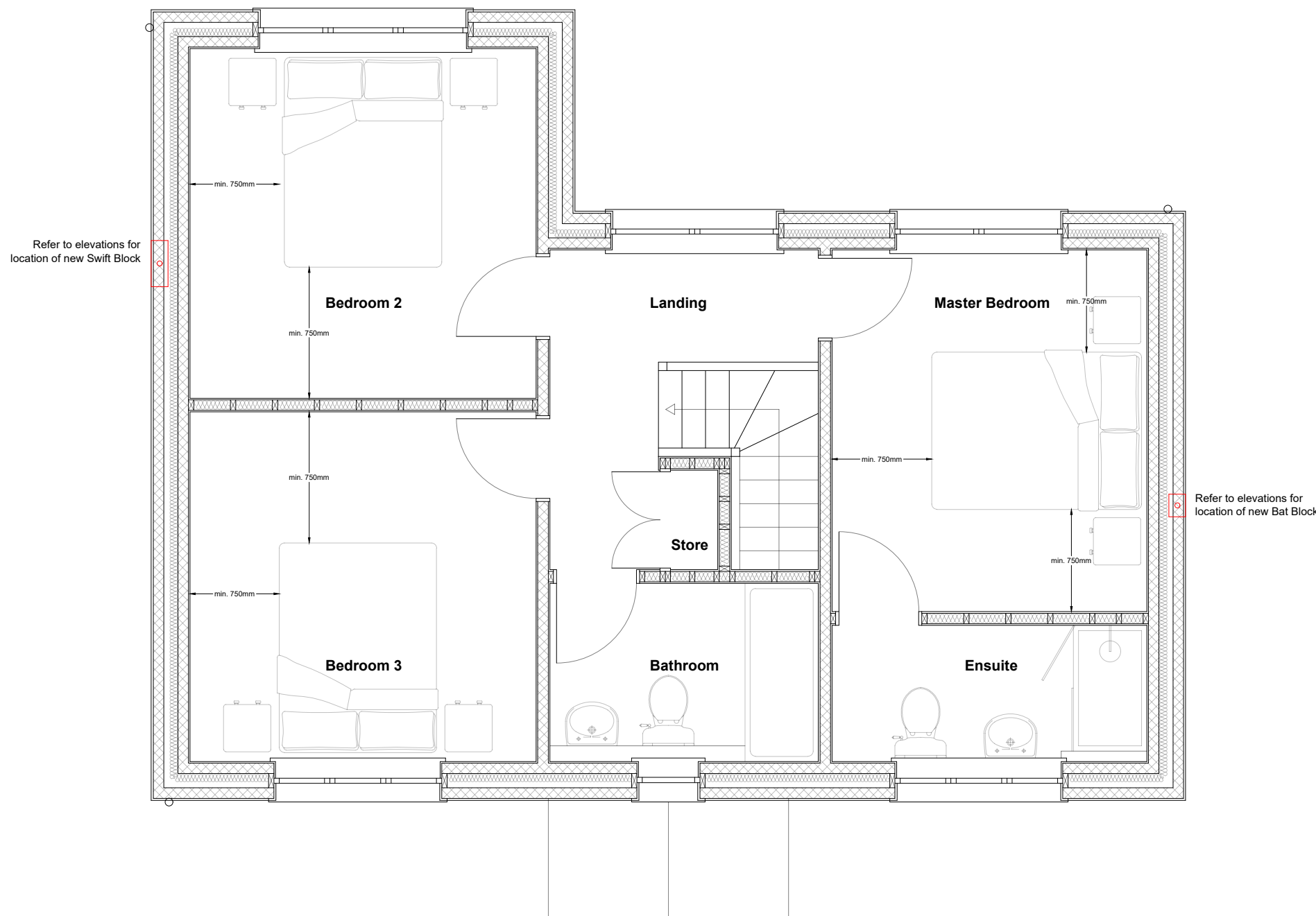




Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

SUBJECT TO
BUILDING
REGULATIONS
APPROVAL

REVISION	DESCRIPTION	DATE
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PROJECT
WEST END COTTAGE,
SWAYTHLING ROAD,
SOUTHAMPTON
S018 3HT

CLIENT
ALAN PHILLIPS

DRAWING
JOIST LAYOUT
PROPOSED GROUND & FIRST FLOOR

NO.
1776/B/51 B

DATE
OCTOBER 2024

SCALE
1:50 AT A1

DRAWN BY: MHU CHECKED BY: LW

V&L

ARCHITECTS

t : 01794 524200

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Part M4(2) compliance notes:

Approach routes:

To be level, gently sloping or ramped as necessary.

To have a minimum width of 900mm. Communal approach will not apply in this instance as this is a single dwelling and not shared.

No localised obstructions to occur opposite or close to a doorway or at a change of direction. Suitable ground surface to be applied to approach routes that are firm, even and smooth enough for wheelchair use.

There are no gates proposed along this approach route.

Any ramps is to be at a gradient between 1:20 and 1:12 and a minimum clear width of 900mm.

Ramp lengths to accord with Diagram 2.1 of Part M4(2).

Ramp flights to have a top and bottom landing or change in direction. Landings to minimum of 1200mm long and clear of any door/gate swing.

Associated car parking must be a standard parking bay width (2.4m x 4.8m) with the ability to be widened to 3.3m.

Parking space surface must be of a suitable ground surface, as described above.

Part M4(2) compliance notes continued:

Private Entrances:

A level landing of 1200 mm x 1200mm is to be provided at entrance door.

Landing is to be covered for a minimum width of 900mm and depth of 600mm.

Automatic lighting is to be provided for landing activated by motion sensor.

The entrance door is to have a clear opening width of 850mm with a minimum 300mm nib on its leading edge and this width including the 300mm nib maintained for 1200mm into the building.

An accessible threshold is to be fitted to the external door.

Circulation areas:

Hall ways are to have a minimum clear width of 900mm.

No localised obstructions, such as radiators, opposite doors or at a change of direction and the corridor is not reduced below a minimum of 750mm.

Internal doors to have a clear opening width of 800mm.

A minimum 300mm nib to be provided on the leading edge of every door within the entrance storey.

Stairs within the dwelling shall be of a minimum width of 850mm and meet the requirements of Part K for private stairs.

Part M4(2) compliance notes continued:

Living space accommodation should include living room dining room, WC.

A minimum 1200mm in front of all kitchen units.

Glazing to the principal window of the living room to have a sill level a maximum of 850mm above finished floor level or to meet Part K for guarding to windows.

Bedrooms to provide a minimum clear access route of 750mm from the internal door to the window.

At least one bedroom to provide clear access zones either side of a bed at a minimum of 750mm. Other bedrooms to provide clear access zones one side of a bed.

Sanitary facilities:

All walls, ducts and boxings to be suitable of supporting grab rails to a load of up to 1.5kN/m2.

A WC is provided at ground level with a wash hand basin and must comply with Diagram 2.5 of Part M. Internal doors to open outwards.

Service Controls:

Consumer units are mounted between 1350mm & 1450mm above finished floor level.

Switches, sockets, stopcocks and controls have a centre line between 450mm & 1200mm from finished floor level.