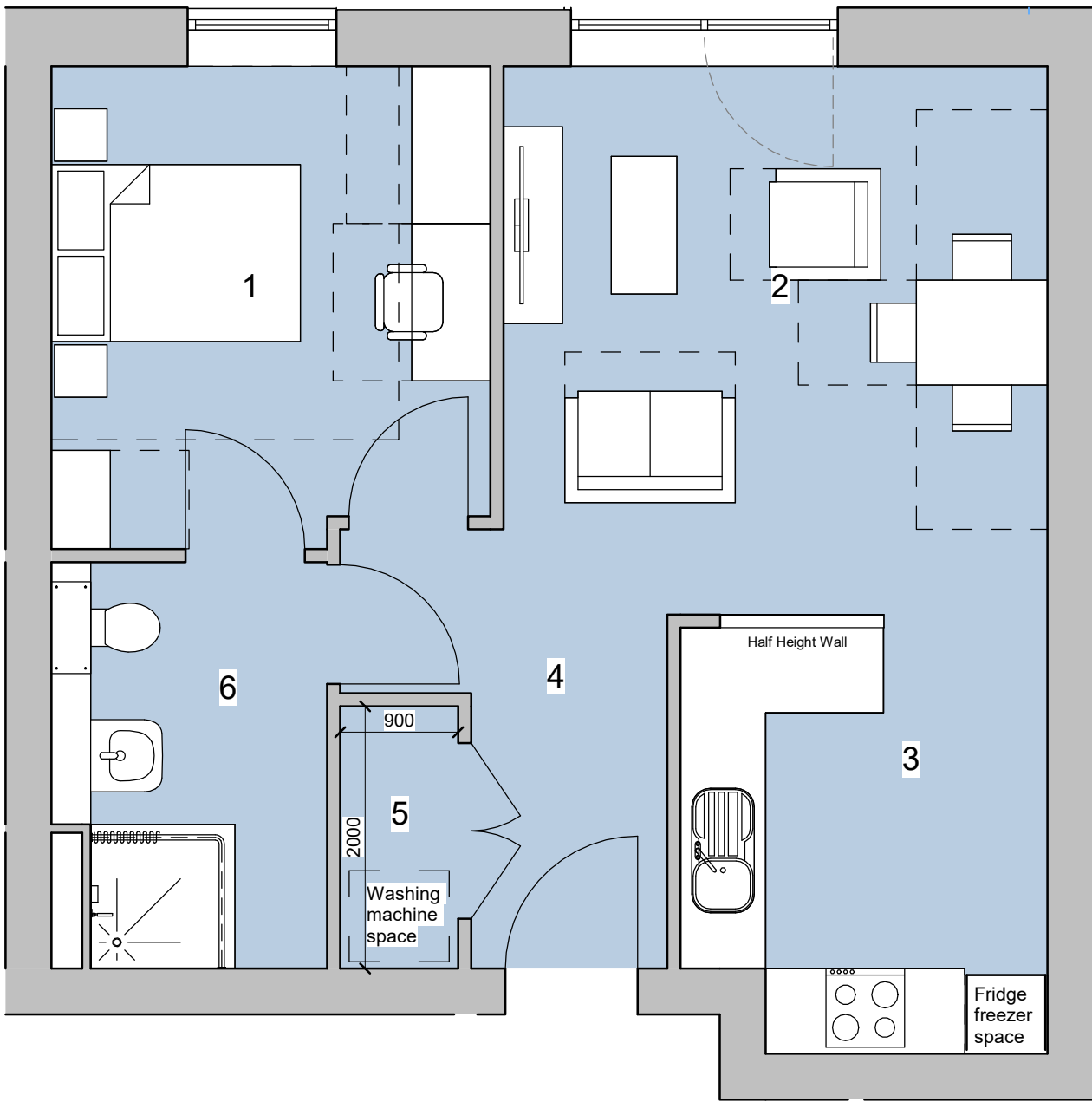
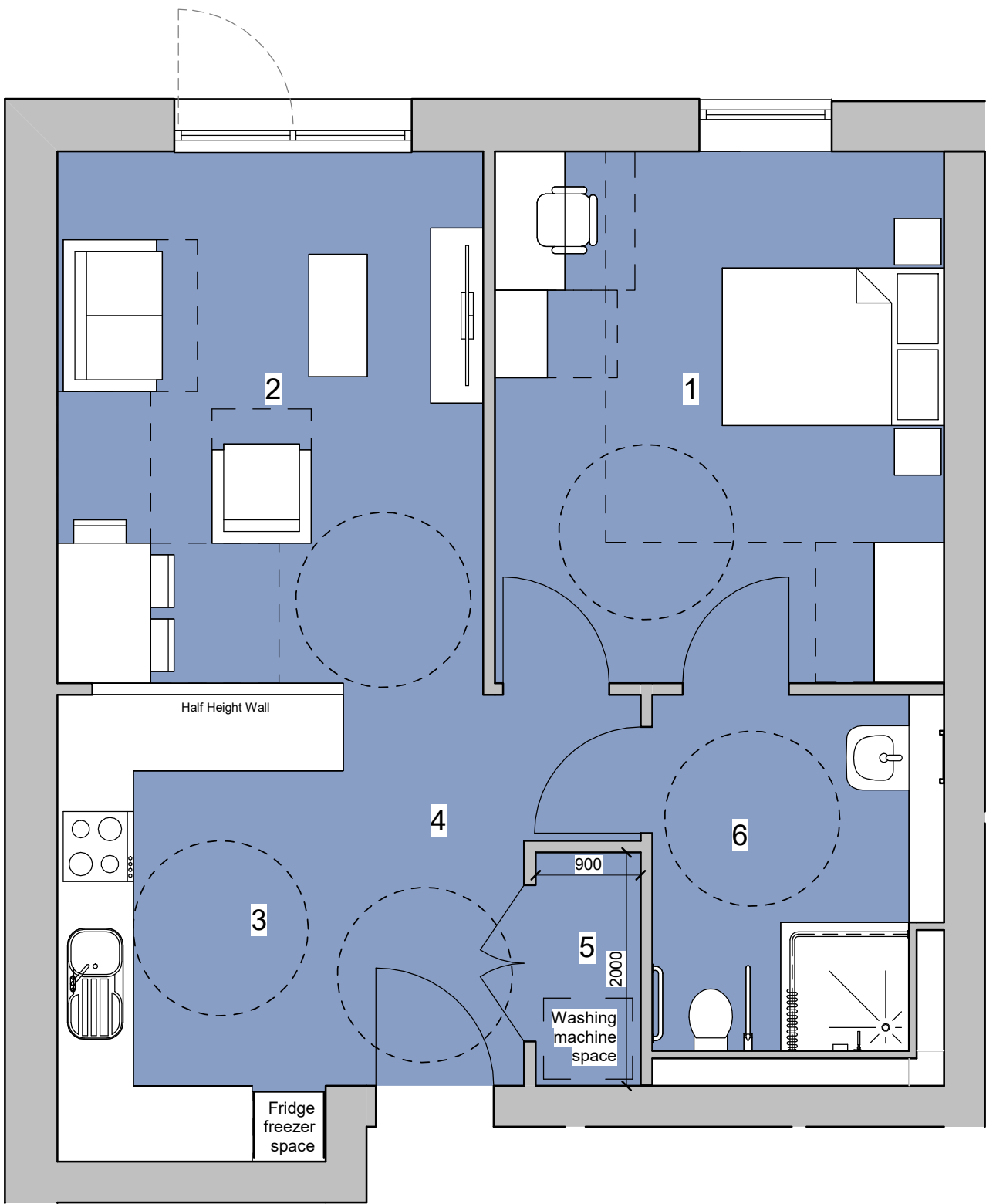




Extra Care Flat Type A (1 Bedroom 2 Person)
Floor plan (Gross Internal Floor Area 52 m²)

1 Bedroom	12 m²
2 Living Room / Dining	17 m²
3 Kitchen	8.5 m²
4 Hall	6 m²
5 Store	2 m²
6 Bathroom	6.5 m²



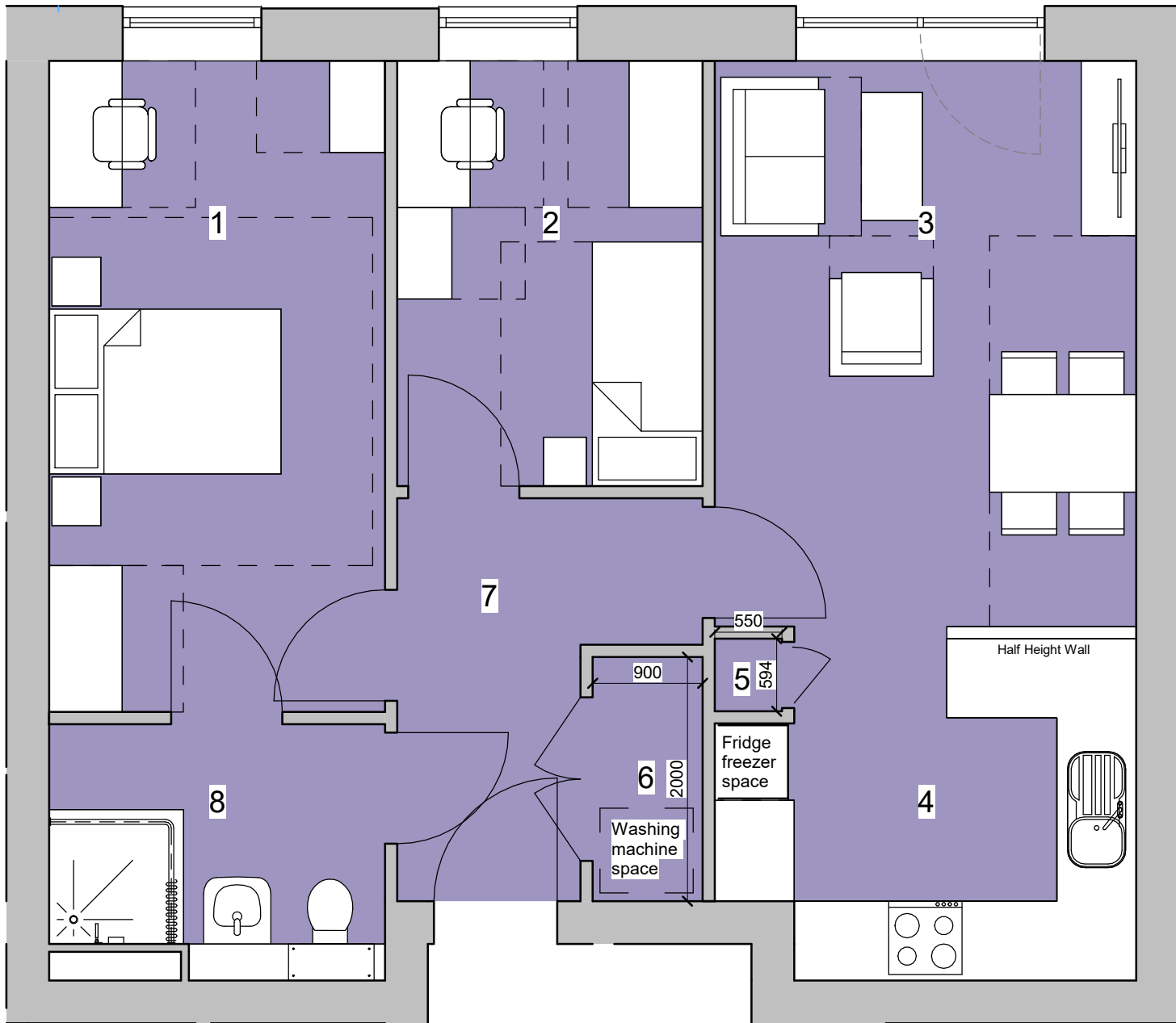
Extra Care Flat Type B Cat 3 (1 Bedroom 2 Person)
Category 3 Wheelchair Accessible
Floor plan (Gross Internal Floor Area 62 m²)

1 Bedroom	17.5 m²
2 Living Room / Dining	16.5 m²
3 Kitchen	9.5 m²
4 Hall	6.5 m²
5 Store 1	2 m²
6 Bathroom	8.5 m²



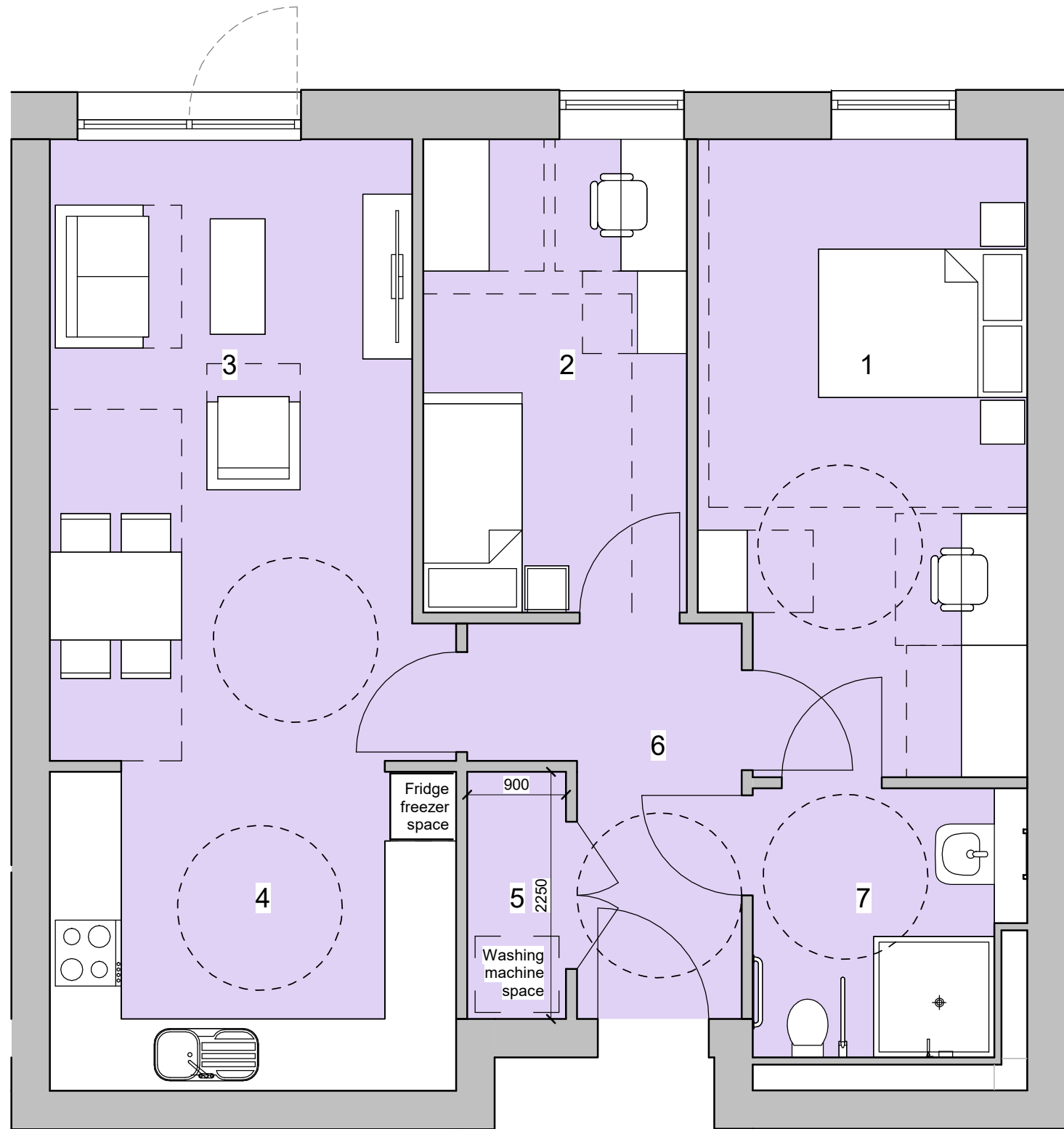
Extra Care Flat Type C (2 Bedroom 3 Person)
Floor plan (Gross Internal Floor Area 70 m²)

1 Bedroom 2	9 m²
2 Kitchen	7.5 m²
3 Living Room / Dining	21 m²
4 Bedroom 1	13 m²
5 Bathroom	6 m²
6 Hall	8 m²
7 Store	3 m²



Extra Care Flat Type D (2 Bedroom 3 Person)
Floor plan (Gross Internal Floor Area 65 m²)

1 Bedroom 1	14.5 m²
2 Bedroom 2	8.5 m²
3 Living Room / Dining	16 m²
4 Kitchen	9 m²
5 Store 1	0.5 m²
6 Store 2	1.5 m²
7 Hall	6 m²
8 Bathroom	6 m²



Extra Care Flat Type E (2 Bedroom 3 Person)
Category 3 Wheelchair Accessible
Floor plan (Gross Internal Floor Area 75 m²)

1 Bedroom 1	16.5 m²
2 Bedroom 2	10.5 m²
3 Living Room / Dining	19 m²
4 Kitchen	10.5 m²
5 Store	2 m²
6 Hall	6.5 m²
7 Bathroom	7 m²

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■ DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN, AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:

NOTE:
To be read in conjunction with GA plan drawings. Typical window positions shown for all flats. Refer to GA plans for window positions per flat.
Kitchen layouts indicative only.

AD M4(2) Category 2: 'Accessible & Adaptable Dwellings' Compliant Design

- Reasonable provision has been made for people to:
 - gain access to; and
 - use, the dwelling and its facilities
- The provision made is sufficient to:
 - meet the needs of occupants with differing needs, including some older or disabled people; and
 - to allow adaption of the dwelling to meet the changing needs of occupants over time.

Layouts include the following compliant features:

Entrance door has min. 850mm clear opening width, with accessible threshold and 300mm leading edge.
Wider corridors (min. 1050mm by room entries) and corresponding wider internal doors with min. 775mm clear opening width. All doors have 300mm leading edges. 1200mm clear space provided in front of kitchen units.
Every bedroom provides a clear access route of 750mm min. from the door to the window. Main bedroom provides a clear access zone of 750mm to both sides and the foot of the bed.
Single bedroom provides a clear access zone of 750mm to one side of the bed.
Bathroom dimensions comply with Diagram 2.7.
Level access shower is provided in the bathroom, with 1500mm clear turning circle. Kitchen worktop length meets provisions of Table 3.3.

AD M4(3) Category 3: 'Accessible Dwellings' Compliant Design

- Reasonable provision has been made for people to:
 - gain access to; and
 - use, the dwelling and its facilities
- The provision made is sufficient to:
 - allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or
 - meet the needs of occupant who use wheelchairs.

Layouts include compliant features in line with AD M4(3)

P01 15.07.24 MM Issued for planning							
Rev	Date	By	Remarks				
Client: Great Places Housing Group							
Project No. / Project Name: 22-036 / Russell Road Extra Care Housing							
Drawing Name: ECH Flat Type Plans							
Drawing Purpose: PLANNING							
Project:	Origin:	Val/Sys:	Level:	Type:	Role:	Dwg No.:	Revision
RUS - TRI - Z2 - XX - DR - A - 2130							P01
Status	Scale @ A1		Drawn	Check	Date		
1 : 50		JM		MM	MAR 2024		
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