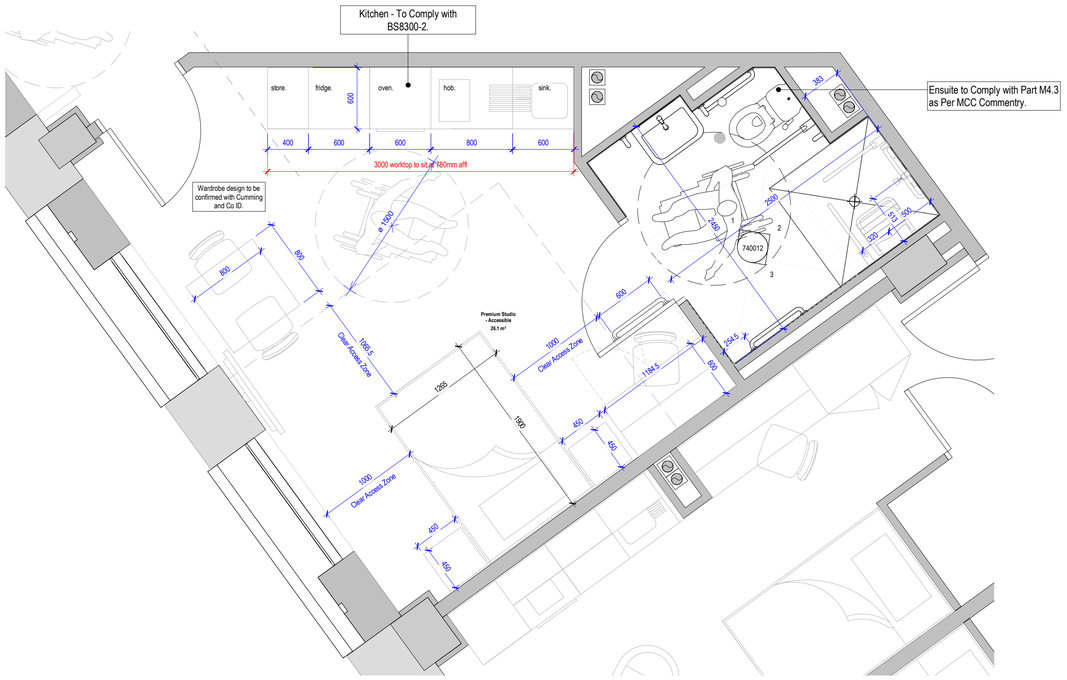


Proposed GA Plan - Fully Fitted M4(3) Studio 1 - Level 1 Only
1 : 30

Fully Fitted M4(3) Studio 1 - Level 1 Only

Kitchen - To Comply with BS8300-2
Countertop height of 760mm affl, 40mm Square Edged Worktop. To allow for 700mm clear knee recess below.
Worktop that is at least 800mm wide.
Low level Integrated Fridge on a 200mm high plinth.
Low level Integrated Micro/ Combi Oven no higher than 850mm, and controls within the height range of 700-1050mm height range.
Induction Hob - two pan at an adjustable worktop height.
Single bowl sink with single lever tap at an adjustable worktop height.
A pull out shelf underneath the oven.
Cupboards that start no higher than 1150mm affl and can be provided with pull down basket which is good practice.

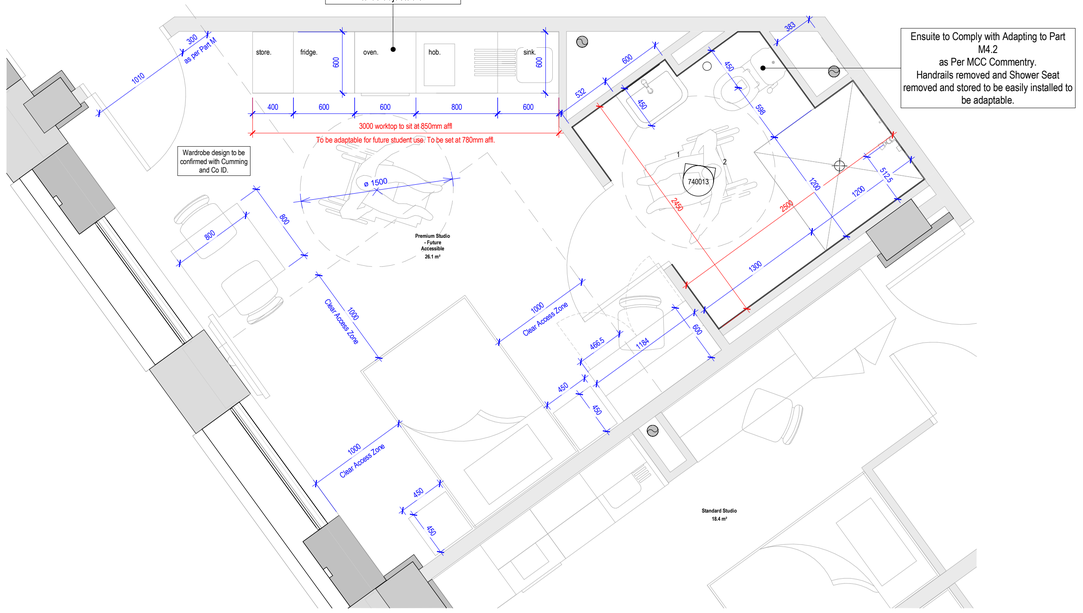
Bathroom.
Sanitary ware to include:

Doc M4.3 Pack. - To Comply with Part M4.3.
Toilet: Raised height full soft close seat and cover, close coupled cistern with spatula lever.
Hinged Support Rail / Holder: 1no. hinged support rail with concealed fixings and combined toilet roll holder.
Grab Rail: 2no. 600mm fixed grab rail with concealed fixings.
Shower Tray: Size; 1200 x 1200mm or equal and approved.
Shower Screen: 2no. Full height weighted shower curtain and 1no. L-shaped curtain rail with curtain rings. Size; 1200 x 1200mm.
Shower Seat: Padded shower seat with legs.
Shower Mixer: Concealed thermostatic sequential shower valve. Riser kit with shower head, hose and slider bracket.
Hinged Support Rail: 2no. hinged support rail with concealed fixings.
Grab Rail: 2no. 600mm fixed grab rail with concealed fixings.
Emergency Pull Cord:

Sink
Basin: 600x450 washbasin, Tap hole=centred, Overflow=visible. Finish; tbc.
Tap: Spec tbc.
Grab Rail: 600mm fixed grab rail with concealed fixings. Spec. AV4902WH Twyford Avalon handle, straight. 450mm Grab Rail.
Mirror: 1no. 450 x 900mm mirror.
Towel Rail: Spec tbc. All radiator locations are to be reviewed on site to avid any clashes.

To comply with Building Regulations Document Part M(4) all handrails/ bracketry require an LRV difference of 30 rating or more.
Refer to interior designers loose furniture specifications for further details.

Proposed Studio Location Plan
1 : 250



Proposed GA Plan - Future Accessible M4(2) Studio 1 - Levels 02-07
1 : 30

Future Accessible M4(2) Studio 1 - Levels 02-07

Kitchen
Countertop height of 850mm affl wall to be pattressed to allow for the height to be adjusted to align with BS8300-2 easily adaptable, 40mm Square Edged Worktop. To allow for 700mm clear knee recess below.
Worktop that is at least 800mm wide.
Low level Integrated Fridge on a 200mm high plinth.
Low level Integrated Micro/ Combi Oven no higher than 850mm, and controls within the height range of 700-1050mm height range.
Induction Hob - two pan at an adjustable worktop height.
Single bowl sink with single lever tap at an adjustable worktop height.
A pull out shelf underneath the oven.
Cupboards that start no higher than 1150mm affl and can be provided with pull down basket which is good practice.

Bathroom.
Sanitary ware to include:

Doc M4.2 Pack. - To Comply with Part M4.2.
Toilet: Raised height full soft close seat and cover, close coupled cistern with spatula lever.
Hinged Support Rail / Holder: 1no. hinged support rail with concealed fixings and combined toilet roll holder. **- To be stored separately.**
Grab Rail: 2no. 600mm fixed grab rail with concealed fixings.**- To be stored separately.**
Shower Tray: Size; 1200 x 1200mm or equal and approved.
Shower Screen: 2no. Full height weighted shower curtain and 1no. L-shaped curtain rail with curtain rings. Size; 1200 x 1200mm.
Shower Seat: Padded shower seat with legs. **- To be stored separately.**
Shower Mixer: Concealed thermostatic sequential shower valve. Riser kit with shower head, hose and slider bracket.
Hinged Support Rail: 2no. hinged support rail with concealed fixings.**- To be stored separately.**
Grab Rail: 2no. 600mm fixed grab rail with concealed fixings.**- To be stored separately.**
Emergency Pull Cord:

Sink
Basin: 600x450 washbasin, Tap hole=centred, Overflow=visible. Finish; tbc.
Tap: Spec tbc.
Grab Rail: 600mm fixed grab rail with concealed fixings. Spec. AV4902WH Twyford Avalon handle, straight. 450mm Grab Rail.**- To be stored separately.**
Mirror: 1no. 450 x 900mm mirror.
Towel Rail: Spec tbc. All radiator locations are to be reviewed on site to avid any clashes.

To comply with Building Regulations Document Part M(4) all handrails/ bracketry require an LRV difference of 30 rating or more.
Refer to interior designers loose furniture specifications for further details.

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PATTRESSING LOCATIONS TO ALL BATHROOM WALLS AND KITCHEN WALL LOCATIONS TO BE INSTALLED IN ACCORDANCE WITH ALL FUTURE ACCESSIBLE STUDIOS. TO INCLUDE THE RANGE OF HEIGHT ALLOWANCES TO KITCHENS . NON INSTALLED HANDRAILS AND BATHROOM SHOWER ITEMS TO BE STORED AND RESTRESPECTIVLY FITTED AS REQUIRED.

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REV	DESCRIPTION	DATE	REV BY	CHKD BY
P01	Issued for Planning	09.01.26	BH	RJH

CLIENT
Plymouth Grove Property Developments Ltd

PROJECT
The Residence at Plymouth Grove, Ardwick

DRAWING STAGE
STAGE 4

DRAWING
M4 Apartment Adaption Drawing - Sheet 1

SCALE
As indicated @ A1

FIRST ISSUED
25/09/25

CLIENT REF	DAY PROJECT	DRAWN BY	CHECKED BY
P662	P662	BH	RJH

ORIGIN	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REVISION
DAY	XX	XX	DR	A	703000	P01

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