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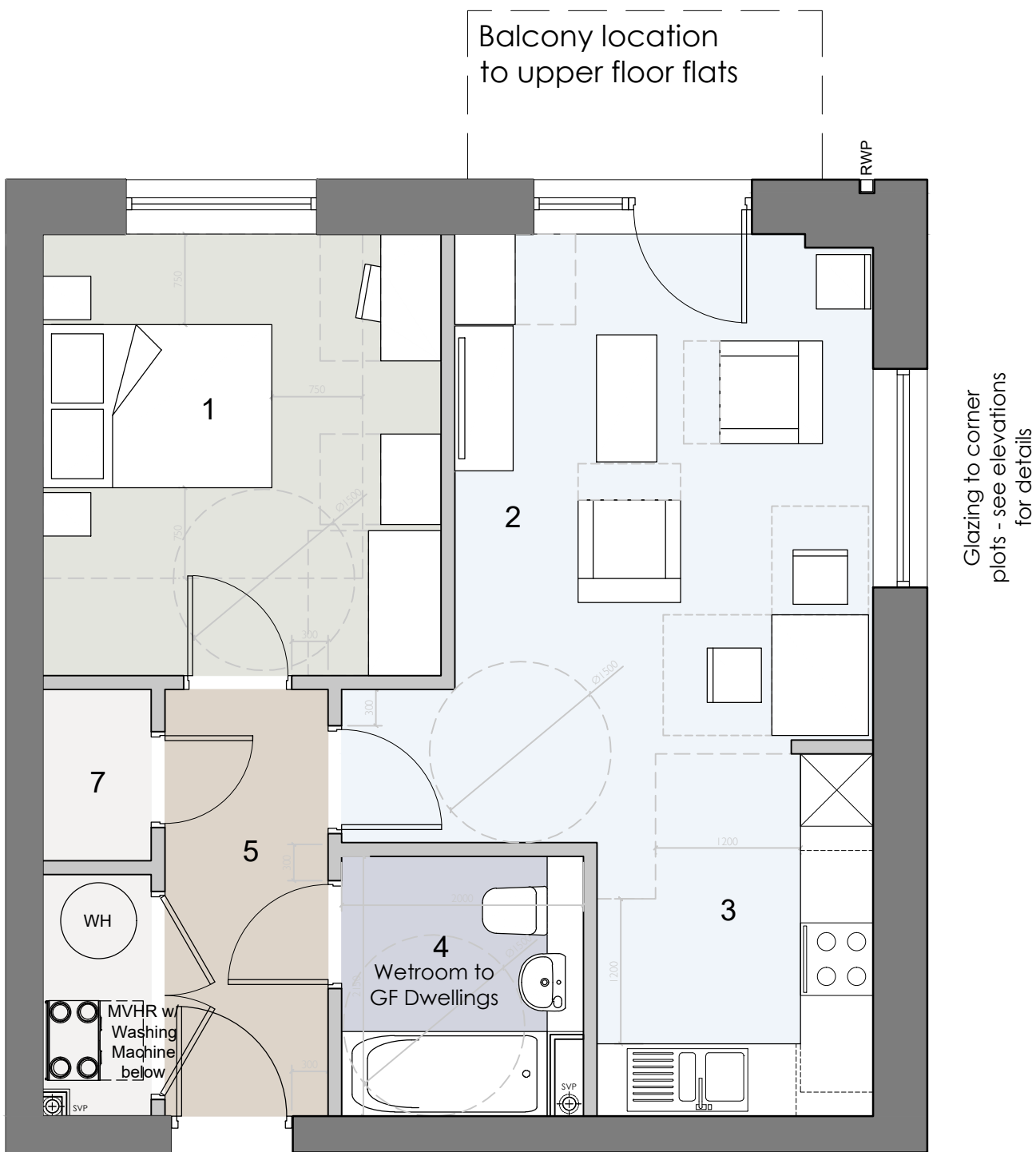
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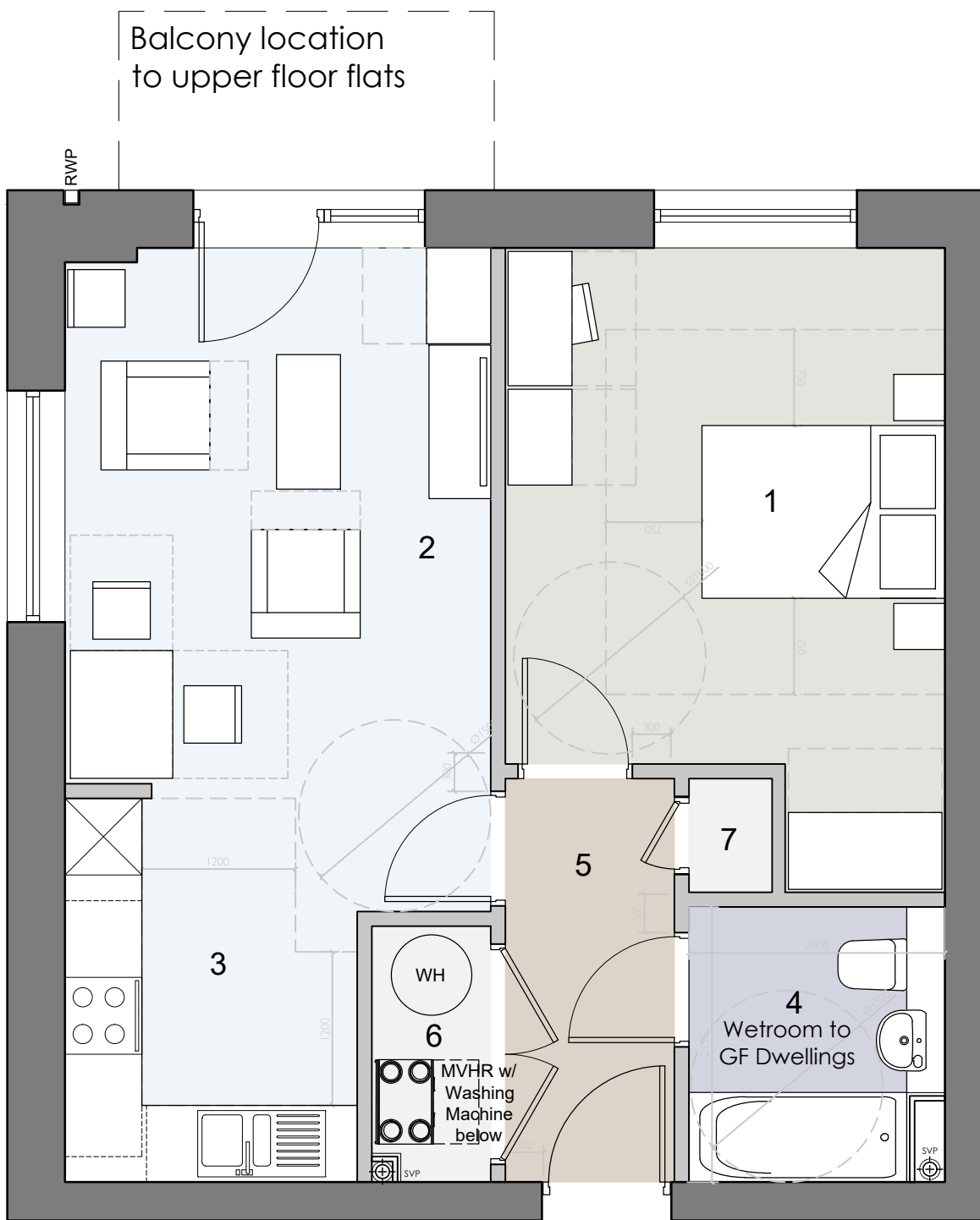
■DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN, AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:



Flat Type A1 (GIA 50.2m2)

(1 Bedroom 2 Person) AD M4(CAT 2) 'Accessible & Adaptable'

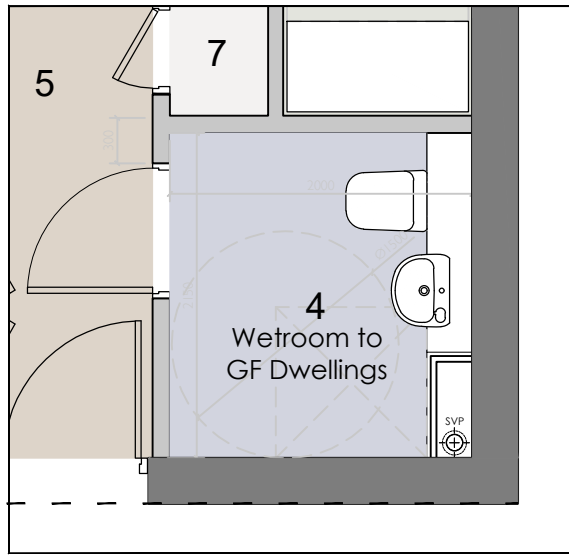
1	Bedroom	11.7m ²	
2	Living / Dining	17.3m ²	
3	Kitchen	6.5m ²	
4	Bathroom	4.3m ²	(Wetroom to GF dwellings)
5	Lobby	4.8m ²	
6	Utility	1.6m ²	
7	Store	1.5m ²	



Flat Type A2 (GIA 50.2m2)

(1 Bedroom 2 Person) AD M4(CAT 2) 'Accessible & Adaptable'

1	Bedroom	15.1m ²	
2	Living / Dining	15.6m ²	
3	Kitchen	6.5m ²	
4	Bathroom	5.0m ²	(Wetroom to GF dwellings)
5	Lobby	4.1m ²	
6	Utility	1.9m ²	
7	Store	0.6m ²	



Wetroom Layout
(to ground floor apartments only)



Flat Type Location Key

- Flat Type A1
- Flat Type A2

See dwg. no.: 22-042_10 for Flat Block Layouts

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
 - 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.
- Provision for a potential level access shower is made in the bathroom, with 1500mm clear turning circle.

Layout includes the following **additional** features:

- 1500mm clear turning circles in habitable rooms, and where possible in other spaces.

Rev	Date	By	Remarks
Client: MSV Housing Group			
Project Name: Queens Drive, Kirkholt			
Drawing Name: Proposed Flat Type Layouts			
Drawing Purpose: PLANNING			
Project Number: 22-042		Drawing Number: 09	
Revision: 01		Revised By: AJD	
Project: XX - XX - XX - XX - XX - XX			
Status: Scale @ A1: 1:50		Drawn: OP	
Checked: AJD		Date: Feb 2026	



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