

Deck Access Apartment + Duplex

Typical layout: Category 2 (Lifetime Homes) [4 bedspaces]
or Category 3a (Wheelchair adaptable) [3 bedspaces]
GIFA: 80.6 sq. m

Duplex layout: Category 2 [6 bedspaces]
GIFA: 130.3 sq. m

Notes

Drawings should be read in conjunction with the DWELL outline specification (Low-rise Housing Typologies), April 2016.

Category 2 (Lifetime Homes) Dwellings

Car parking spaces to be level (or gently sloping if unavoidable), and capable of being widened to 3300mm.

External approach to dwelling must be step-free (i.e. level or 'gently sloping').

Support for grab rails and fixings on all bathroom walls, ducts, and boxings hoist.

Living room window controls between 450-1200mm above finish floor level (all other window controls between 450-1400mm)

Switches and sockets 450-1200mm above floor level and 300mm from any corner.

Category 3 (Wheelchair adaptable) Dwellings

Car parking spaces to be level, with 1200mm clear zone to rear and one side (overall dimensions 6000 x 3600mm).

External approach to dwelling must be step-free (i.e. level or 'gently sloping').

Wheelchair storage and charging space (1100 x 1700mm) is identified on layouts but may be used for alternative purposes (eg. unfixed furniture or storage).

Ceiling structure of bathroom and every bedroom capable for the fitting of a hoist.

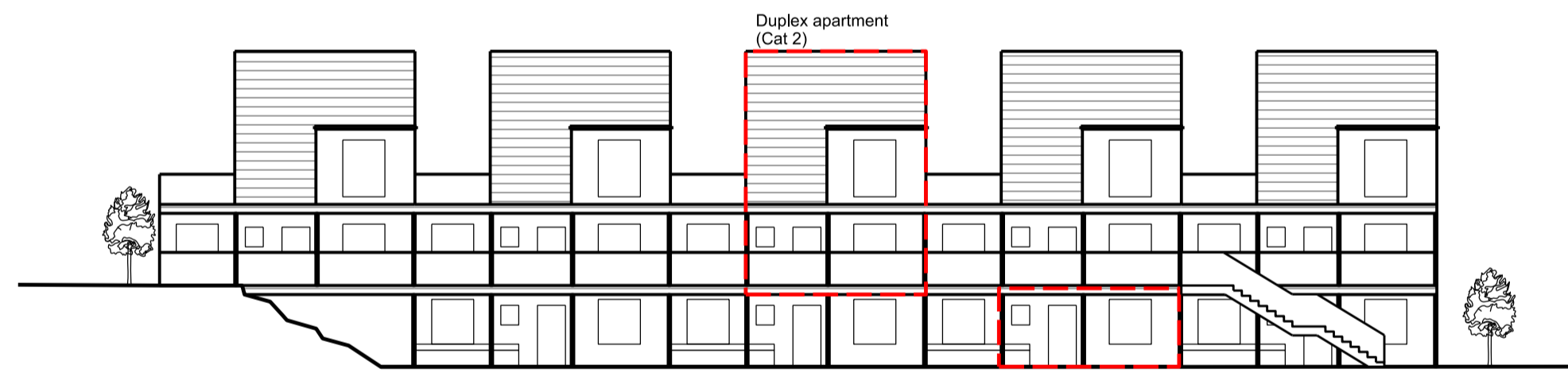
Intercom/ door entry system with door release facility in main bedroom and living space.

Radiator controls 450-1000 above floor level.

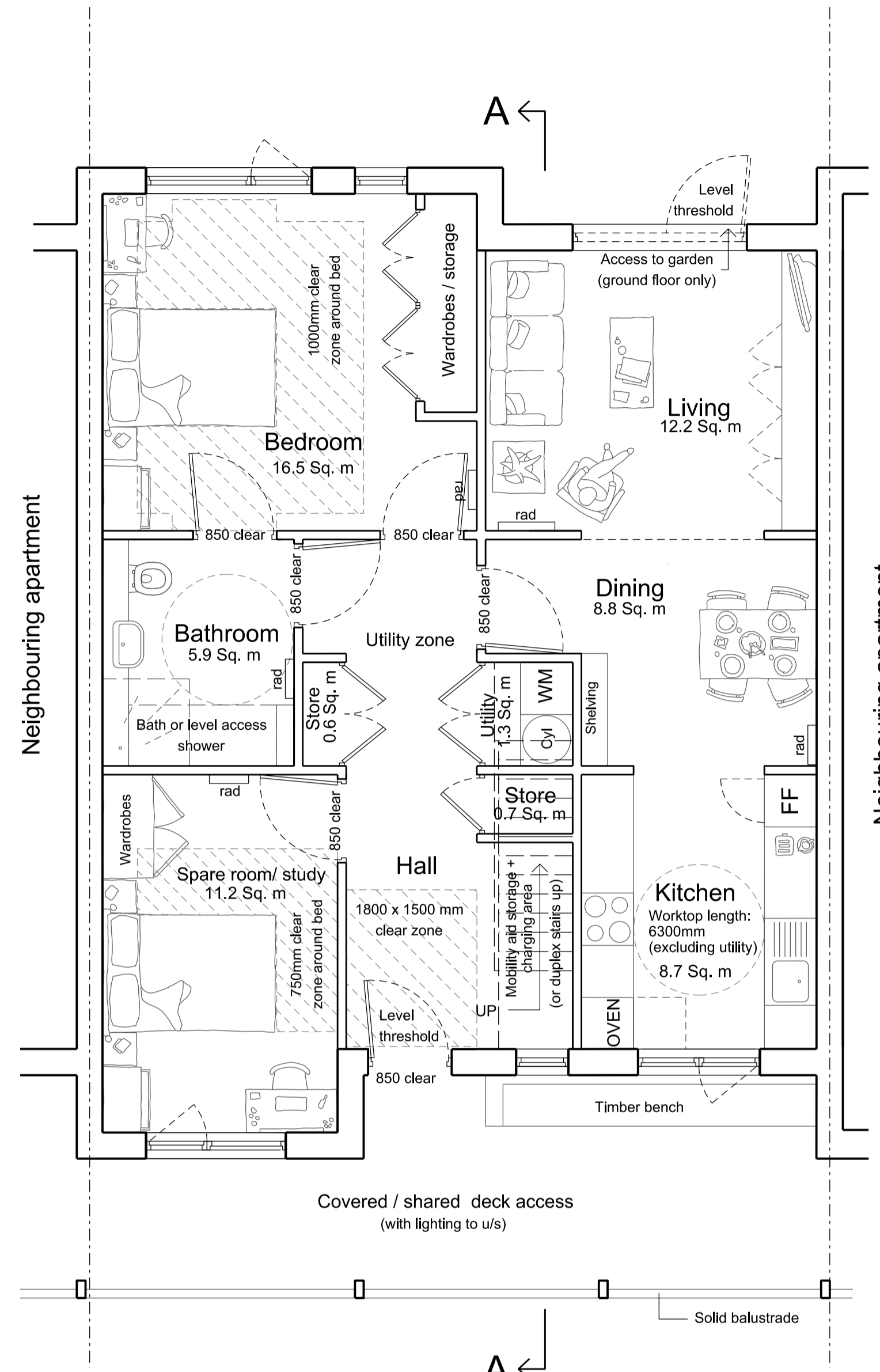
Support for grab rails and fixings on all bathroom walls, ducts, and boxings hoist.

Living room window controls between 700-1000mm above finish floor level (all other window controls between 450-1200mm)

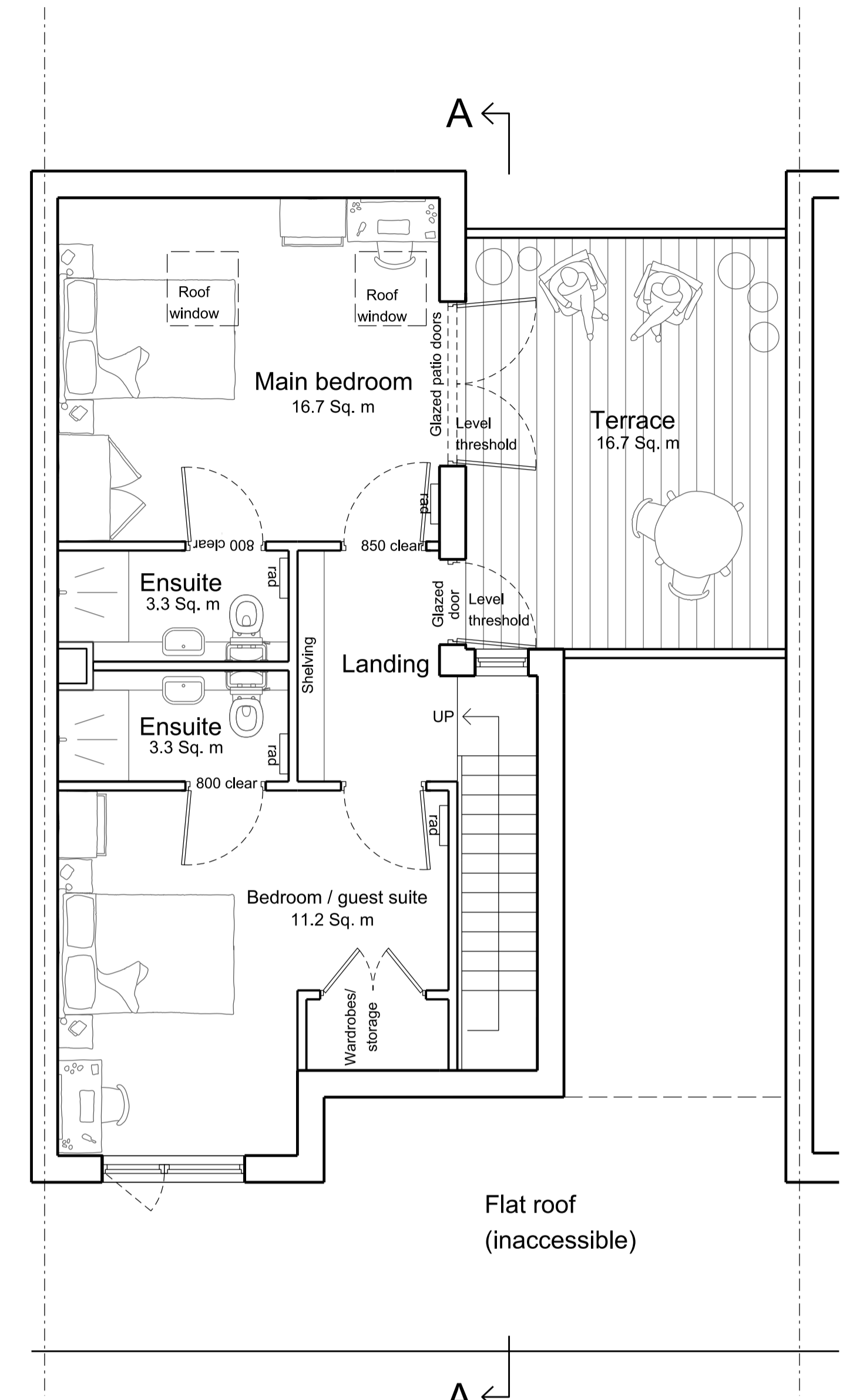
Switches and sockets 700-1000mm above floor finish level and 700 away from any corner.



1:200 Indicative site section



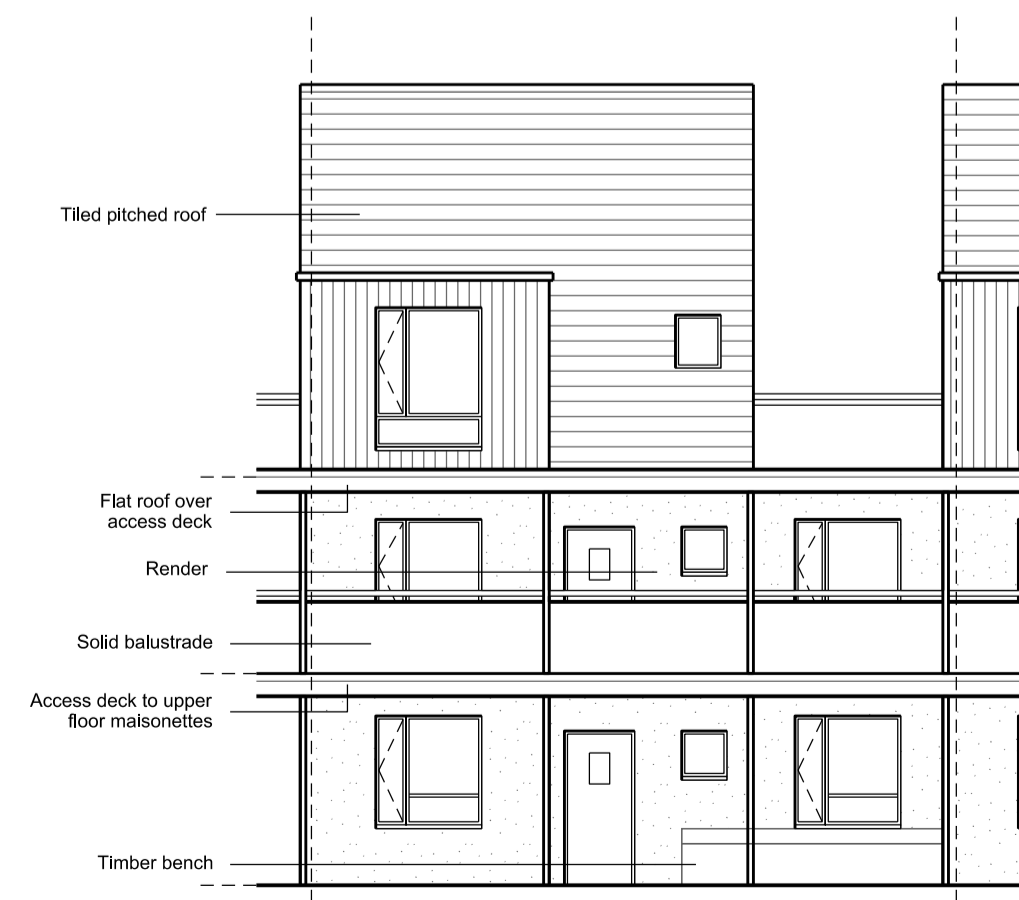
1:50 Ground/ First Floor Plan



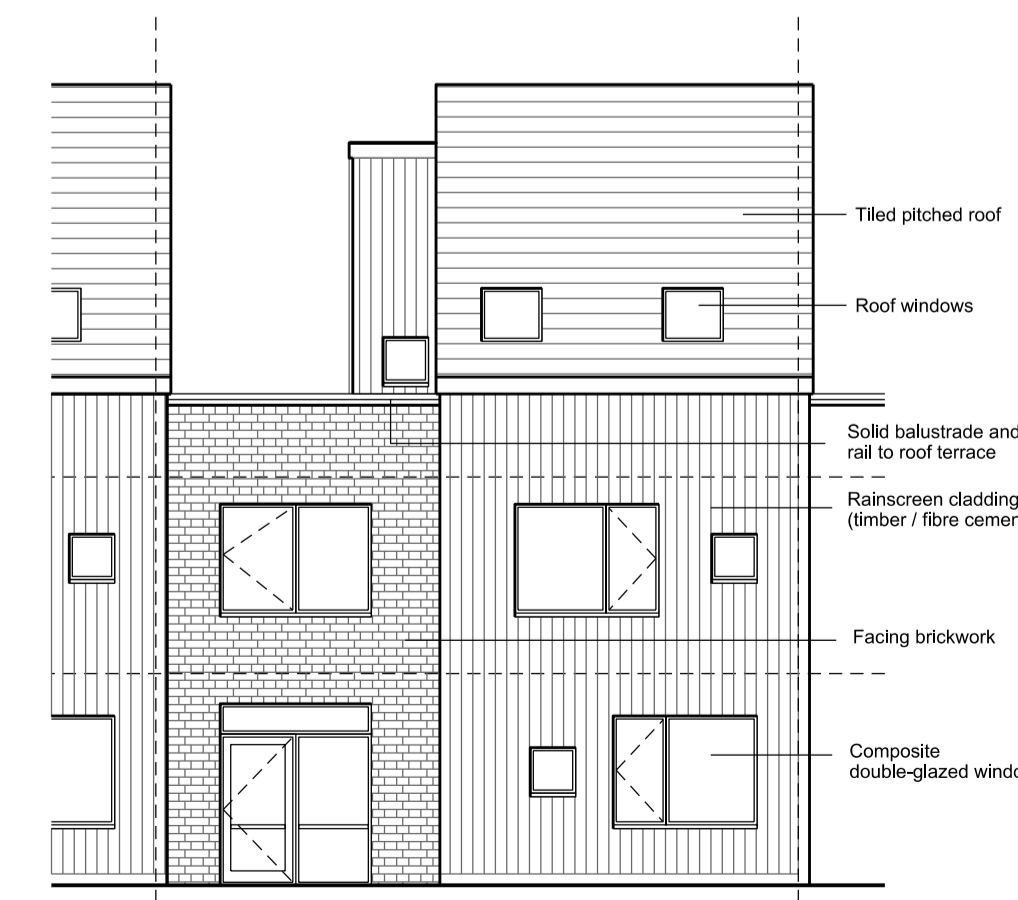
1:50 Second Floor Plan (duplex only)



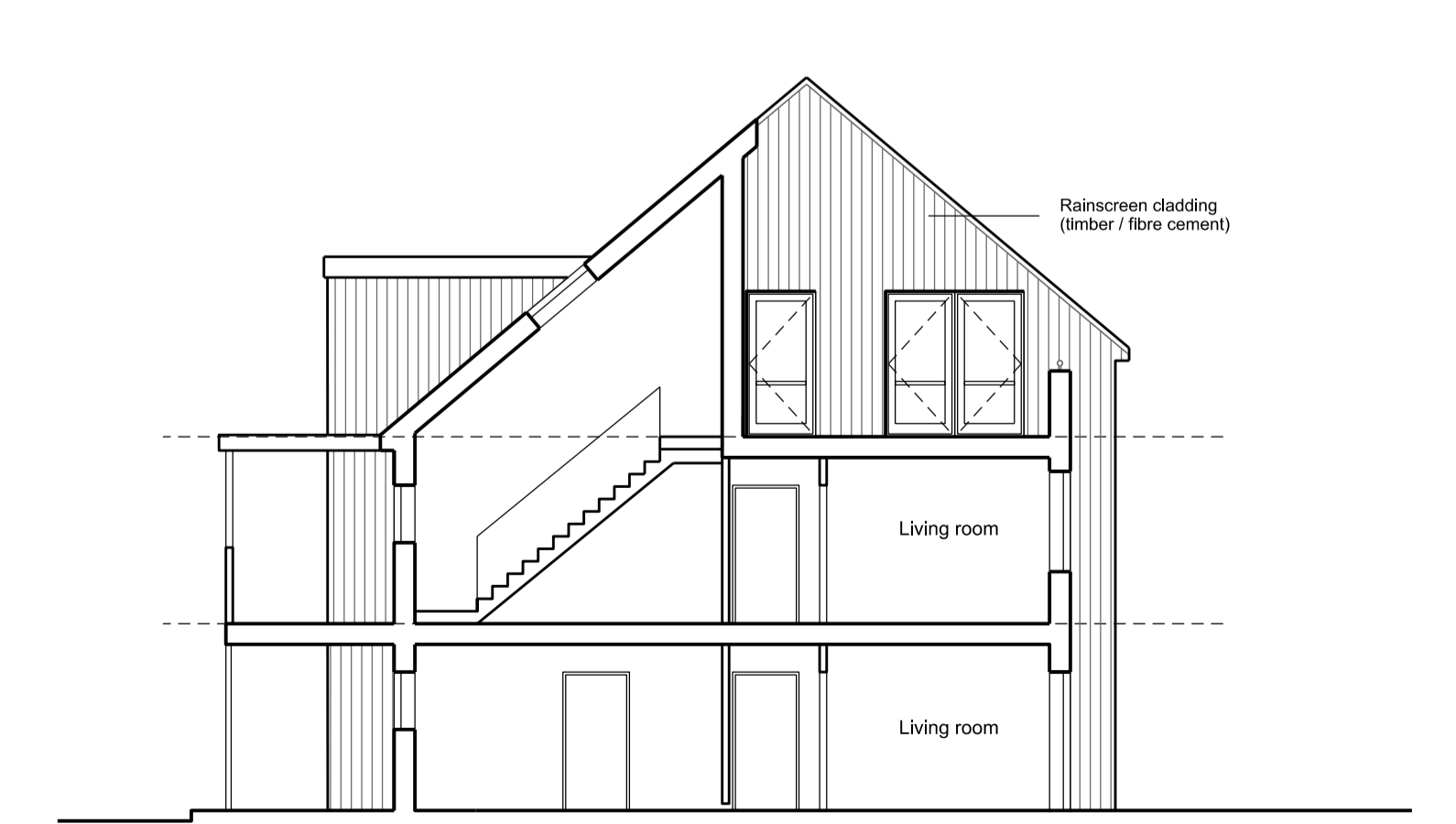
1:400 Typical development pattern
Site area shown: 0.35 ha
Indicative density: 57 dwellings/ha



1:100 Front elevation



Rear elevation



1:100 Section AA