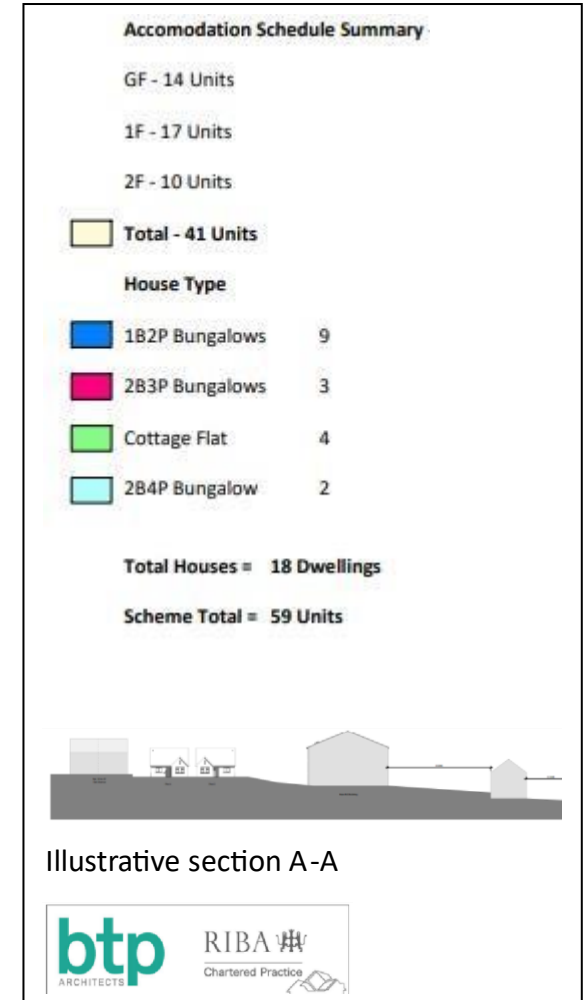


APPENDIX 3: DRAFT LAYOUT PLANS.

[Prepared by BTP architects for the Council]

Subject to planning permission. Please do not scale from these plans.



**DRAFT PROPOSED INTERNAL PLANS: NEW SYCAMORE GRANGE RETIREMENT LIVING SCHEME**

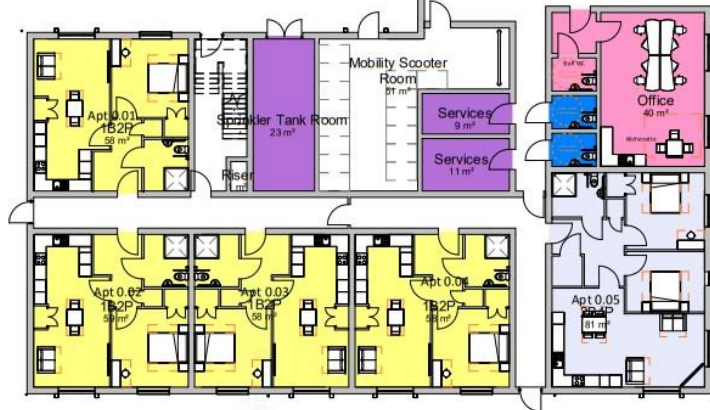
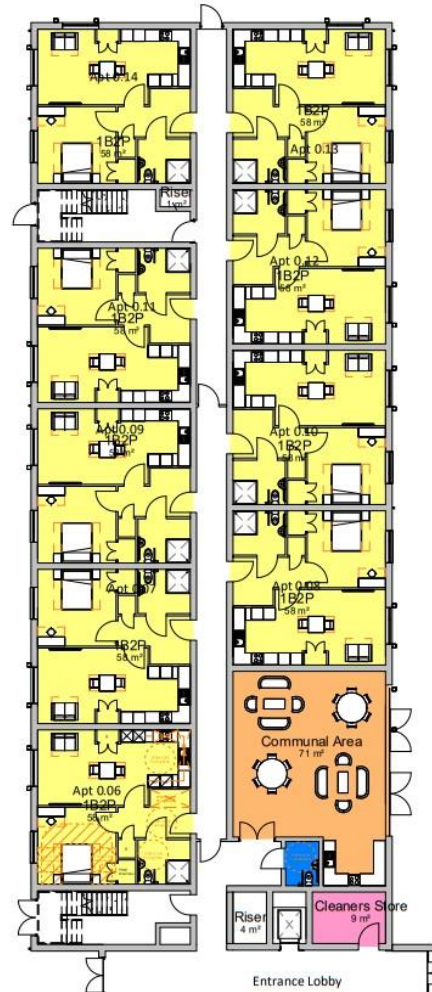
This drawing shows the proposed general ground floor arrangement.

The lobby is accessed from the car park or Sycamore Avenue. This provides access to the lift, communal area, office, toilets, and stores.

Yellow shaded apartments are one bed; the two-bed apartment type is light blue shaded.

Floors above have a similar layout.

Enlarged plans to the right show typical apartment types within the building, and circulation space in the apartments for residents who may use a wheelchair.



**TYPICAL RETIREMENT LIVING SCHEME**

**APARTMENT TYPE**

Typical one-bedroom apartment [ 37 units ]



Typical Apartment Layout - 1B2P M4(3) 58sqm

Typical two-bedroom apartment plan [ 4 units ]



Typical Apartment Layout - 2B4P M4(3) 81sqm

# ELEVATIONS AND MASSING: DRAFT PROPOSALS FOR THE NEW RETIREMENT LIVING SCHEME BUILDING.

Please do not scale.



**Elevation 1**  
1 : 200



**Elevation 2**  
1 : 200



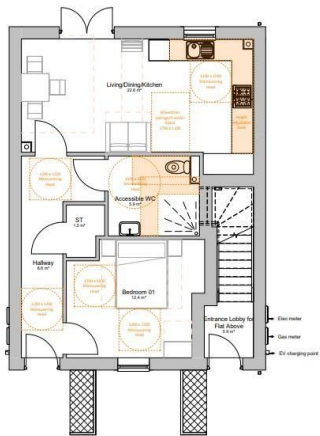
**Elevation 3**  
1 : 200



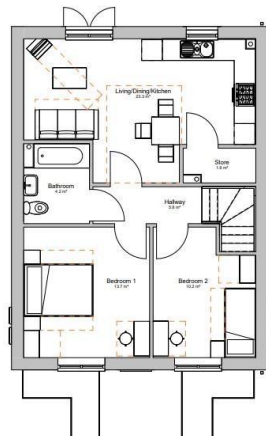
**Elevation 4**  
1 : 200

# DRAFT LAYOUTS AND ELEVATIONS OF COTTAGE FLATS – 4 UNITS.

Please do not scale.



1B2P Ground Floor - 51m<sup>2</sup> - M4(3)



2B3P First Floor - 62m<sup>2</sup>



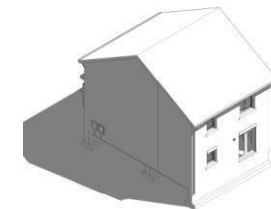
Front Elevation



Rear Elevation



Indicative Visual



Indicative Visual 2

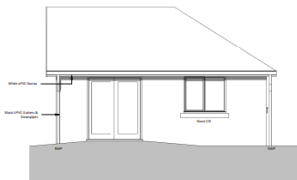
Below: One bedroom bungalow-  
9 units



1B2P Bungalow Plan - 51m²- M4(3)



Front Elevation  
1:50



Rear Elevation  
1:50

Below: Two-bedroom bungalow  
3 units



2B3P Bungalow 61m² Plan



Front Elevation  
1:50



Rear Elevation

Below: two-bedroom bungalow and roofspace room  
2 units



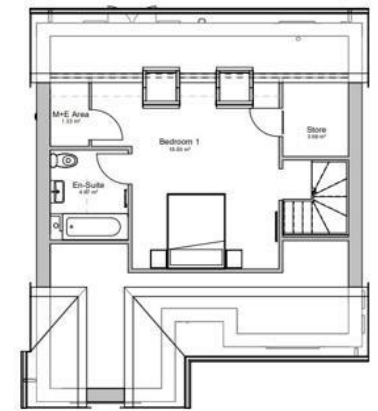
Ground Floor Plan - M4(3)



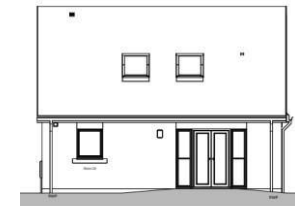
Front Elevation



Indicative Visual



First Floor Plan



Rear Elevation

One-bedroom bungalow- 9 units


Two-bedroom bungalow – 3 units

Two-bedroom bungalow - roof-space accommodation 2 units

## SCHEMATIC ILLUSTRATIONS: NEW SYCAMORE GRANGE



(Subject to Consultation and Planning Approval)



(Subject to Consultation and Planning Approval)



(Subject to Consultation)

### Schematic illustrations- subject to planning permission

[Note that external materials are not shown at this stage]

**Top right:** The main entrance lobby and communal room viewed from the Sycamore Avenue pedestrian access.

**Top left:** View of the scheme from the main vehicular access from Oak Avenue.

**Left:** View of the scheme from the junction of Oak Avenue and Beech Avenue, looking north-west.