

House Type Pack

Ashby Road, Markfield

August 2026

n2159_110D

Contents

1 Bedroom

Hartley

2 Bedrooms

Loxley

Ainsley

3 Bedrooms

Morley

Oatley

4 Bedrooms

Totley

1 Bed

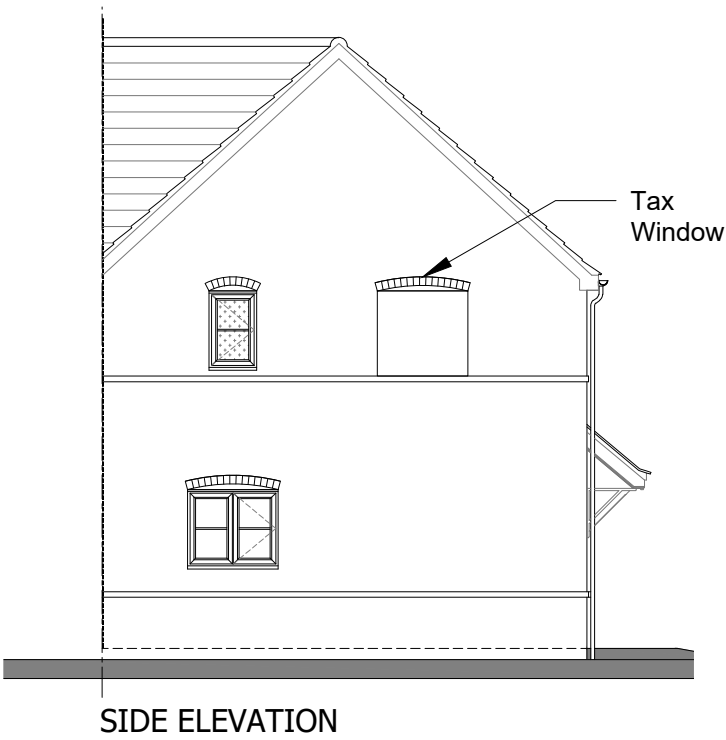
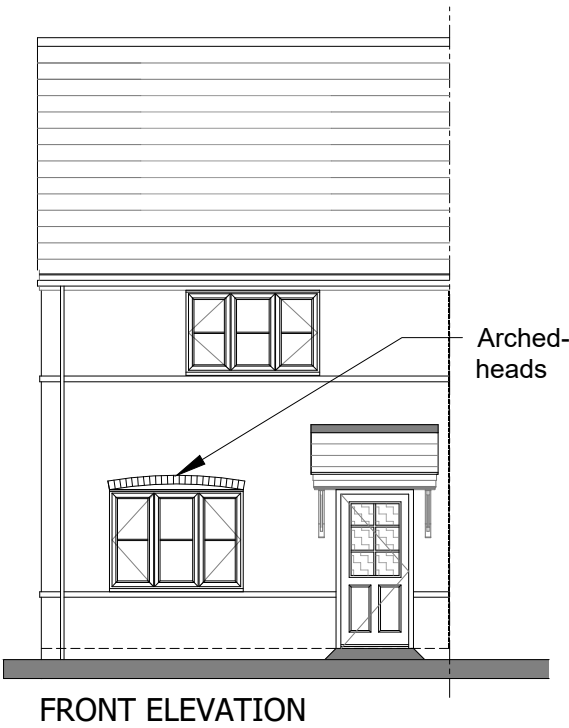
Features and Details

- Masterplanning:**
- 2 storey
 - 1 bedrooms
 - Semi-detached and Quad
 - 100% NDSS Compliant
 - M4(2) Compliant

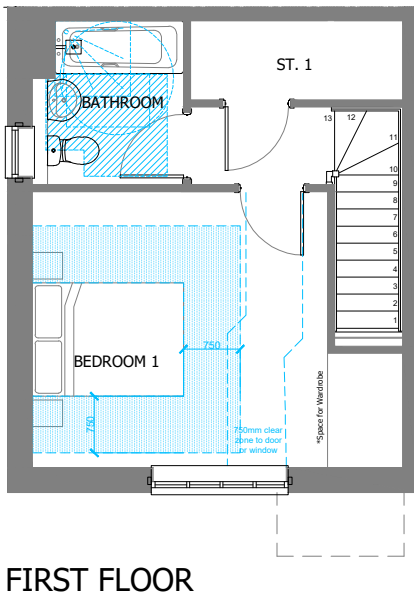
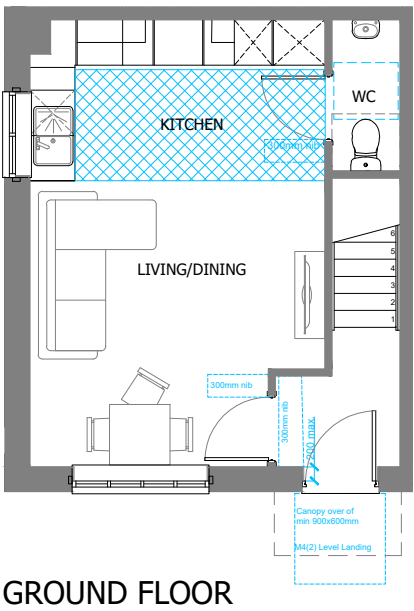
- Accommodation:**
- 1 double bedroom
 - 2 persons
 - Lounge located at front
 - Kitchen located at rear
 - 1 bathroom
 - 1 WC cloakroom
 - 1 parking spaces

1 Bed / 2 Person

	Beds	Area
Bedroom 1	Double	15.74m ²
Total Storage	-	3.23m ²
Store 1	-	3.23m ²



Elevations-1:100 @ A3

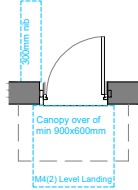


Floorplans-1:100 @ A3



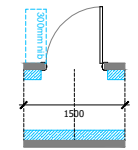
M4(2) Legend

Private entrances-refer to section 2.20



- Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:
- Level access has a minimum landing of 1200x1200mm
 - Landing has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaires, activated automatically either by dusk to dawn timer or motion detection.
 - The door has a minimum clear opening width of 850mm.
 - Where there are double doors, the main leaf provides the minimum required clear opening width.
 - A minimum 300mm rib is provided to the leading edge of the door with the extra width created by this rib is maintained for a minimum distance of 1200mm.
 - The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
 - The threshold is a accessible threshold
 - Where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings.
- All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should to comply with points d to i of the above.

Internal Doors-Refer to section 2.22



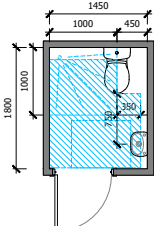
- All doors and corridors should comply with the following as outlined in Diagram 2.3:
- The minimum clear width of every hall and landing is 900mm.
 - Any localized obstruction such as a radiator does not occur, opposite, close or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point.
 - Every door has a minimum clear opening width as per table 2.1:
- | Doorway width (mm) | Corridor clear width (mm) |
|--------------------|-------------------------------------|
| 750 or wider | 900 (When approached head on) |
| 750 | 1200 (When approach is NOT head on) |
| 775 | 1050 (When approach is NOT head on) |
| 800 | 900 (When approach is NOT head on) |
- A minimum 300mm rib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)



- Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Sanitary facilities on entrance storey-Refer to section 2.27

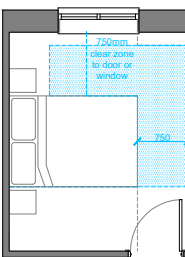


- Dwellings should comply with all the following:
- Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom.
 - In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.3.
 - 850x750 Clear access
 - In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access and/or potential for level access shower meeting provisions of diagram 2.5/2.6.
 - 700x1100 Clear access in front of basin
 - Door opens outwards.
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

* Example showing minimum dimensions-as per diagram 2.6A

Denotes minimum clear access zones

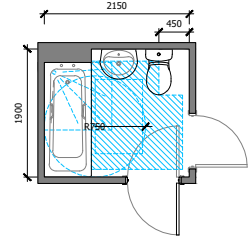
Bedrooms-refer to section 2.25



- All bedrooms should comply with the following:
- Every bedrooms provides a minimum 750mm wide clear access route from the doorway to window.
 - One double bedrooms (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed.
 - Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed.
 - All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed.
- Note: bedside furniture is permitted up to 600mm from the head of bed-refer to diagram 2.4

Denotes minimum 750mm clear access zone

Bathrooms-Refer to section 2.29



- Dwellings should comply with all the following:
- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom.
 - The following clear access zones are met:
 - 700x1100 front of basin/ to side of bath
 - 1500mm Ø turning circle for future wet room
 - Provision for potential level-access shower is made within the bathroom if not provided elsewhere.
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

* Example showing minimum dimensions-as per diagram 2.7A

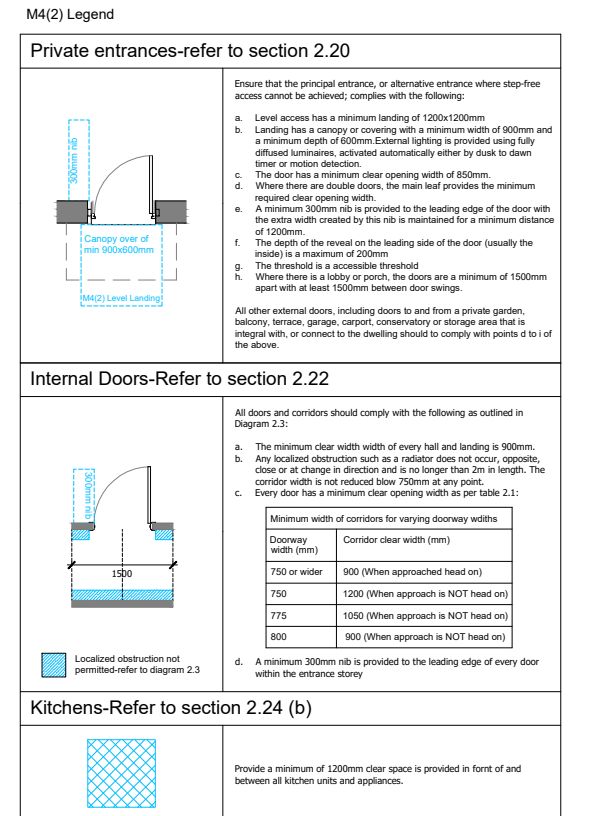
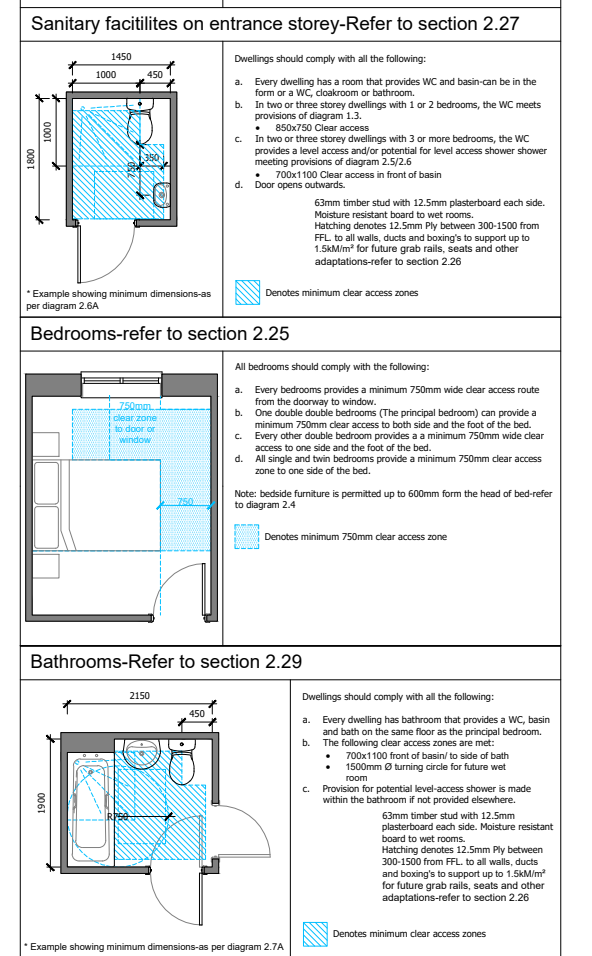
Denotes minimum clear access zones

Masterplanning:

- 2 storey
- 1 bedrooms
- Semi-detached and Quad
- 100% NDSS Compliant
- M4(2) Compliant

- 1 double bedroom
- 2 persons
- Lounge located at front
- Kitchen located at rear
- 1 bathroom
- 1 WC cloakroom
- 1 parking spaces

	Beds	Area
Bedroom 1	Double	15.74m ²
Total Storage	-	3.23m ²
Store 1	-	3.23m ²

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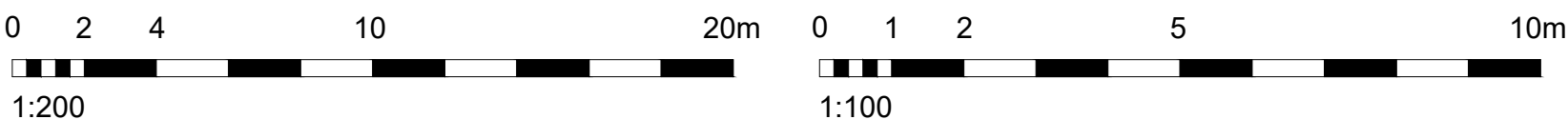
2 Bed

Masterplanning:

- 2 storey
- 2 bedrooms
- Semi-detached or terraced
- M4(2) Compliant
- 100% NDSS Compliant

- 2 double bedrooms
- 4 persons
- Living located at rear
- Kitchen located at front
- 1 bathroom
- 1 WC cloakroom
- 2 parking spaces

	Beds	Area
Bedroom 1	Double	14.21m ²
Bedroom 2	Double	11.76m ²
Total Storage	-	2.64m ²
Store 1	-	1.04m ²
Store 2	-	0.40m ²
Store 3	-	1.20m ²



Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:

- a. Level access has a minimum length of 1200x1200mm
- b. Landing has a canopy covering with a minimum width of 900mm and a minimum depth of 600mm External lighting is provided using fully diffused luminaires, activated by a photocell or other device to cause duty time or motion detection.
- c. The door has a minimum clear opening width of 850mm.
- d. Where there are double doors, the main leaf provides the minimum required clear opening width.
- e. A minimum 100mm rise is provided to the leading edge of the door with the extra width created by this rise is maintained for a minimum distance of 1200mm.
- f. The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 20mm.
- g. The threshold is accessible throughout.
- h. Where there is a lobby or corridor doors are a minimum of 1500mm apart with at least 1500mm between door swings.

All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral to, or connected to the dwelling should comply with points d to i of the above.

All doors and corridors should comply with the following as outlined in Diagram 2.3:

- The minimum clear width of every hall and landing is 900mm.
- Any localized obstruction such as a radiator should not occur, opposite, close or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point. Every door has a minimum clear opening width as per table 2.1:

Minimum width of corridors for varying doorway widths	
Doorway width (mm)	Corridor clear width (mm)
750 or wider	900 (When approached head on)
750	1200 (When approach is NOT head on)
775	1050 (When approach is NOT head on)
800	900 (When approach is NOT head on)

- A minimum 300mm rib is provided to the leading edge of every door within the entrance storey.

Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Dwellings should comply with all the following:

- Every dwelling has a room that provides WC and basin in the form of a WC, cloakroom or bathroom.
- In two of three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.3.
 - 850x500 Clear access
- In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access and/or (potential for level access show shower meeting provisions of diagram 2.5/2.6
 - 700x1100 Clear access in front of basin

Door opens outwards.

63mm timber stud with 12.5mm plasterboard each side.

Mossure resistant board to wet rooms.

Hatching denotes 12.5mm ply between 300-1500 from FFL to all walls, ducts and door/sills to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

All bedrooms should comply with the following:

- Every bedroom provides a minimum 750mm wide clear access route from the doorway to window.
- One double double bedrooms (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed.
- Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed.
- All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed.

Dwellings should comply with all the following:

- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom.
- The following clear access zones are met:
 - 700x1100 of front basin/ to side of bath
 - 1500mm Ø turning circle for future wet room
- Provision for potential level-access shower is made within the bathroom if not provided elsewhere.
 - 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms.
 - Hatching denotes 12.5mm Ply between 300-1500 from FF. to all walls, ducts and boozing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

Features and Details

- Masterplanning:**
- 2 storey
 - 2 bedrooms
 - Corner turner
 - M4(2) Complaint
 - 100% NDSS Compliant

- Accommodation:**
- 2 double bedrooms
 - 4 persons
 - Living located at front
 - Kitchen located at rear
 - 1 bathroom
 - 1 WC cloakroom
 - 1 Study
 - 2 parking spaces

2 Bed / 4 Person

	Beds	Area
Bedroom 1	Double	12.51m ²
Bedroom 2	Double	12.63m ²
Total Storge	-	2.83m ²
Store 1	-	1.50m ²
Store 2	-	1.33m ²



SIDE ELEVATION

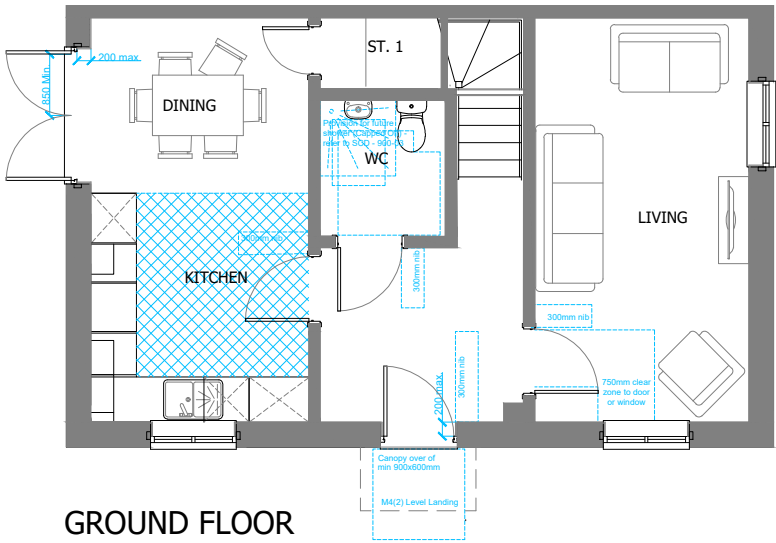


FRONT ELEVATION

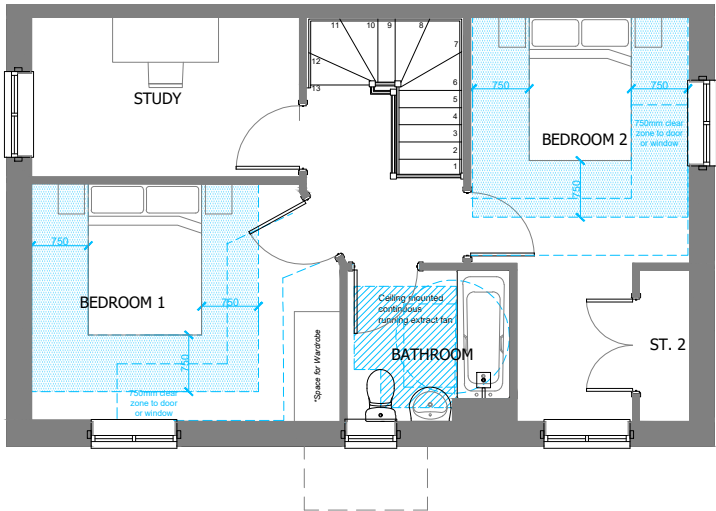


SIDE ELEVATION

Elevations-1:200 @ A3

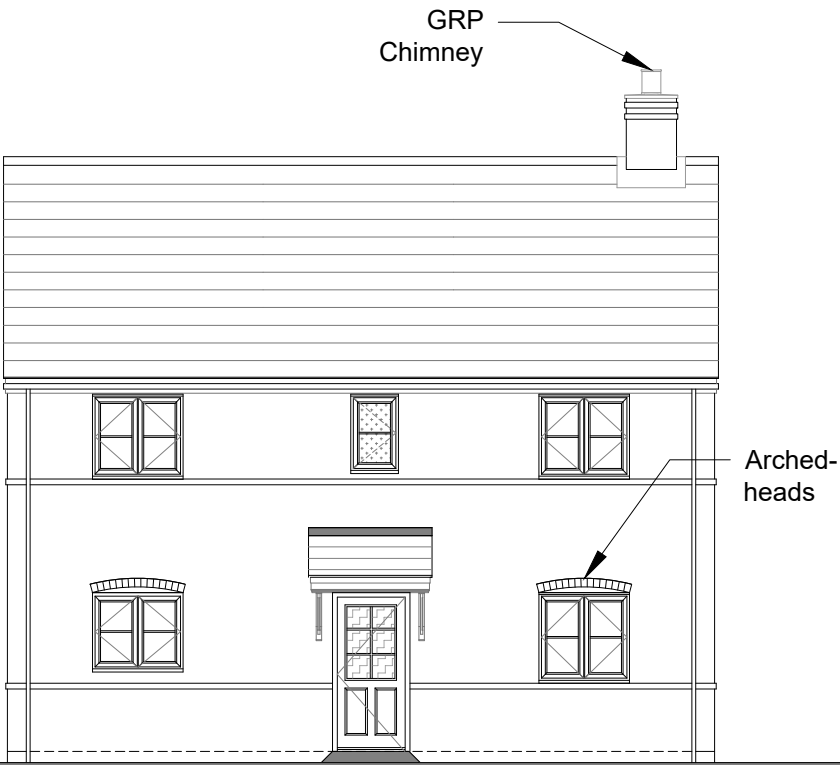
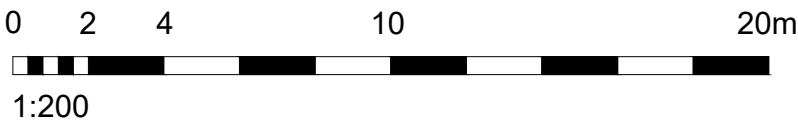


GROUND FLOOR



FIRST FLOOR

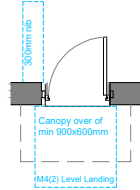
Floorplans-1:100 @ A3



FRONT ELEVATION
1:100 @ A3

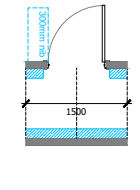
M4(2) Legend

Private entrances-refer to section 2.20



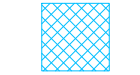
- Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:
- Level access has a minimum landing of 1200x1200mm
 - Landing has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaires, activated automatically either by dusk to dawn timer or motion detection
 - The door has a minimum clear opening width of 850mm
 - Where there are double doors, the main leaf provides the minimum required clear opening width
 - A minimum 300mm rib is provided to the leading edge of the door with the extra width created by this rib is maintained for a minimum distance of 1500mm
 - The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
 - The threshold is a accessible threshold
 - Where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings
- All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should comply with points d to i of the above.

Internal Doors-Refer to section 2.22



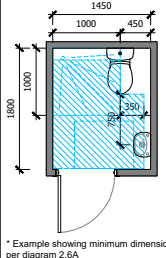
- All doors and corridors should comply with the following as outlined in Diagram 2.3:
- The minimum clear width of every hall and landing is 900mm
 - Any localized obstruction such as a radiator does not occur, opposite, closer or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point
 - Every door has a minimum clear opening width as per table 2.1:
- | Doorway width (mm) | Corridor clear width (mm) |
|--------------------|-------------------------------------|
| 750 or wider | 900 (When approached head on) |
| 750 | 1200 (When approach is NOT head on) |
| 775 | 1050 (When approach is NOT head on) |
| 800 | 900 (When approach is NOT head on) |
- A minimum 300mm rib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)



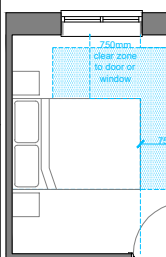
- Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Sanitary facilities on entrance storey-Refer to section 2.27



- Dwellings should comply with all the following:
- Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom
 - In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.2:
 - 850x750 Clear access
 - In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access and/or potential for level access shower meeting provisions of diagram 2.5/2.6
 - 700x1100 Clear access in front of basin
 - Door opens outwards:
 - 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms.
 - Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

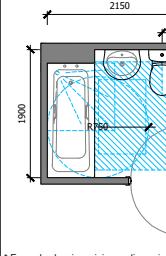
Bedrooms-refer to section 2.25



- All bedrooms should comply with the following:
- Every bedroom provides a minimum 750mm wide clear access route from the doorway to window
 - One double bedroom (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed
 - Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed
 - All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed

Note: bedside furniture is permitted up to 600mm from the head of bed-refer to diagram 2.4

Bathrooms-Refer to section 2.29



- Dwellings should comply with all the following:
- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom
 - The following clear access zones are met:
 - 700x1100 front of basin/ side of bath
 - 1500mm Ø turning circle for future wet room
 - Provision for potential level-access shower is made within the bathroom if not provided elsewhere:
 - 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms.
 - Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

* Example showing minimum dimensions-as per diagram 2.7A

Features and Details

Masterplanning:

- 2 storey
- 2 bedrooms
- Corner turner
- M4(2) Complaint
- 100% NDSS Compliant

Accommodation:

- 2 double bedrooms
- 4 persons
- Living located at front
- Kitchen located at rear
- 1 bathroom
- 1 WC cloakroom
- 1 Study
- 2 parking spaces

2 Bed / 4 Person

	Beds	Area
Bedroom 1	Double	12.51m ²
Bedroom 2	Double	12.63m ²
Total Storage	-	2.83m ²
Store 1	-	1.50m ²
Store 2	-	1.33m ²



SIDE ELEVATION

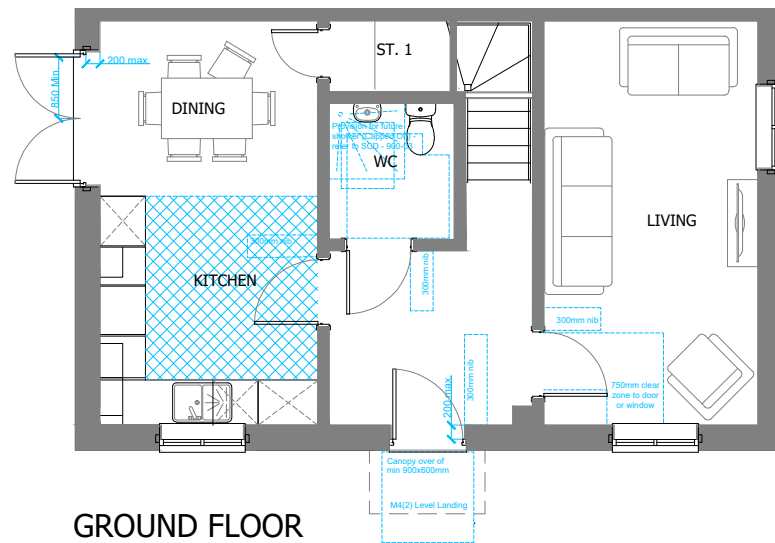


FRONT ELEVATION

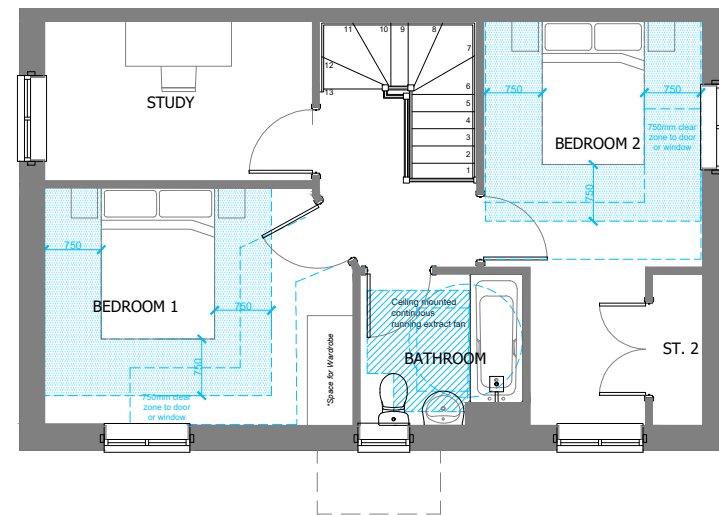


SIDE ELEVATION

Elevations-1:200 @ A3

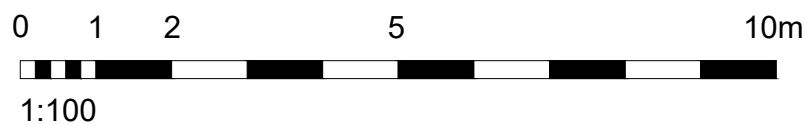
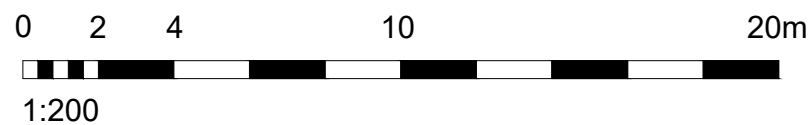


GROUND FLOOR



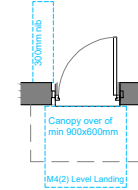
FIRST FLOOR

Floorplans-1:100 @ A3



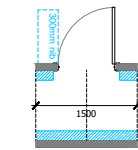
M4(2) Legend

Private entrances-refer to section 2.20



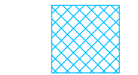
- Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:
- Level access has a minimum landing of 1200x1200mm
 - Landing has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaires, activated automatically either by dusk to dawn timer or motion detection
 - The door has a minimum clear opening width of 850mm
 - Where there are double doors, the main leaf provides the minimum required clear opening width
 - A minimum 300mm rib is provided to the leading edge of the door with the extra width created by this rib is maintained for a minimum distance of 1500mm
 - The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
 - The threshold is a accessible threshold
 - Where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings
- All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should comply with points d to i of the above.

Internal Doors-Refer to section 2.22



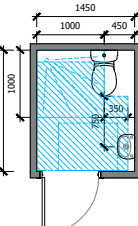
- All doors and corridors should comply with the following as outlined in Diagram 2.3:
- The minimum clear width of every hall and landing is 900mm
 - Any localized obstruction such as a radiator does not occur, opposite, close or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point
 - Every door has a minimum clear opening width as per table 2.1:
- | Doorway width (mm) | Corridor clear width (mm) |
|--------------------|-------------------------------------|
| 750 or wider | 900 (When approached head on) |
| 750 | 1200 (When approach is NOT head on) |
| 775 | 1050 (When approach is NOT head on) |
| 800 | 900 (When approach is NOT head on) |
- A minimum 300mm rib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)



- Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Sanitary facilities on entrance storey-Refer to section 2.27

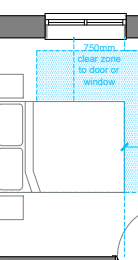


- Dwellings should comply with all the following:
- Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom
 - In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.2:
 - 850x750 Clear access
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 - 700x1100 Clear access in front of basin
 - Door opens outwards
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

* Example showing minimum dimensions-as per diagram 2.6A

Denotes minimum clear access zones

Bedrooms-refer to section 2.25

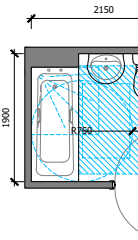


- All bedrooms should comply with the following:
- Every bedroom provides a minimum 750mm wide clear access route from the doorway to window
 - One double bedroom (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed
 - Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed
 - All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed

Note: bedside furniture is permitted up to 600mm from the head of bed-refer to diagram 2.4

Denotes minimum 750mm clear access zone

Bathrooms-Refer to section 2.29



- Dwellings should comply with all the following:
- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom
 - The following clear access zones are met:
 - 700x1100 front of basin/ side of bath
 - 1500mm Ø turning circle for future wet room
 - Provision for potential level-access shower is made within the bathroom if not provided elsewhere
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

* Example showing minimum dimensions-as per diagram 2.7A

Denotes minimum clear access zones

FRONT ELEVATION
1:100 @ A3

GRP
Chimney

Arched-
heads

Rough
white-cast
render

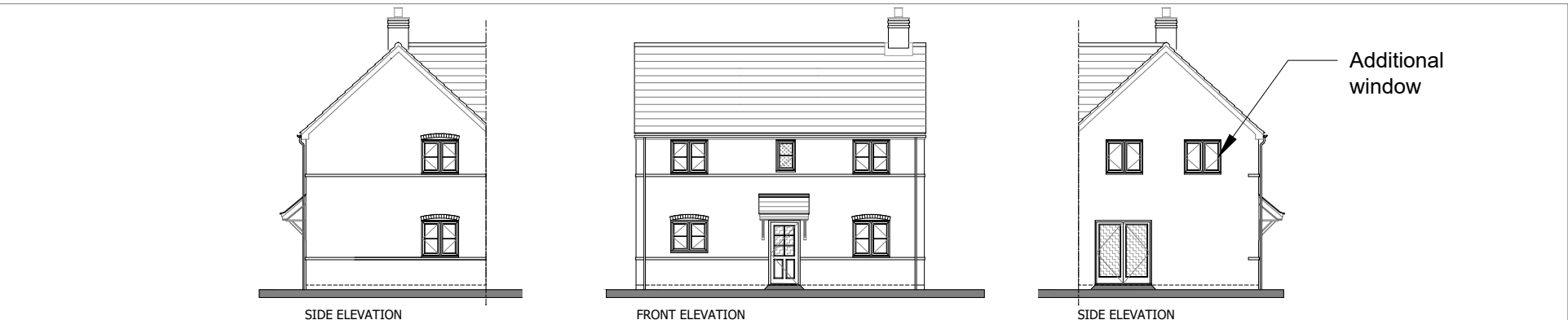


Features and Details

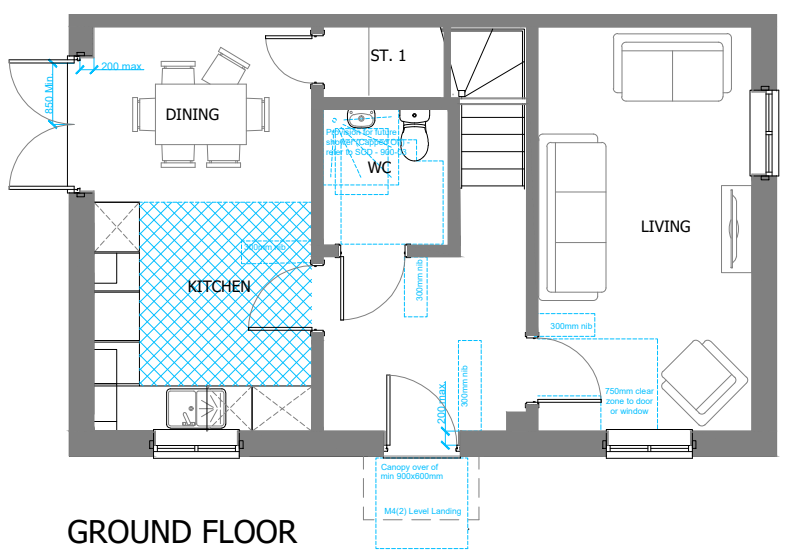
- Masterplanning:**
- 2 storey
 - 2 bedrooms
 - Corner turner
 - M4(2) Complaint
 - 100% NDSS Compliant
- Accommodation:**
- 2 double bedrooms
 - 4 persons
 - Living located at front
 - Kitchen located at rear
 - 1 bathroom
 - 1 WC cloakroom
 - 1 Study
 - 2 parking spaces

2 Bed / 4 Person

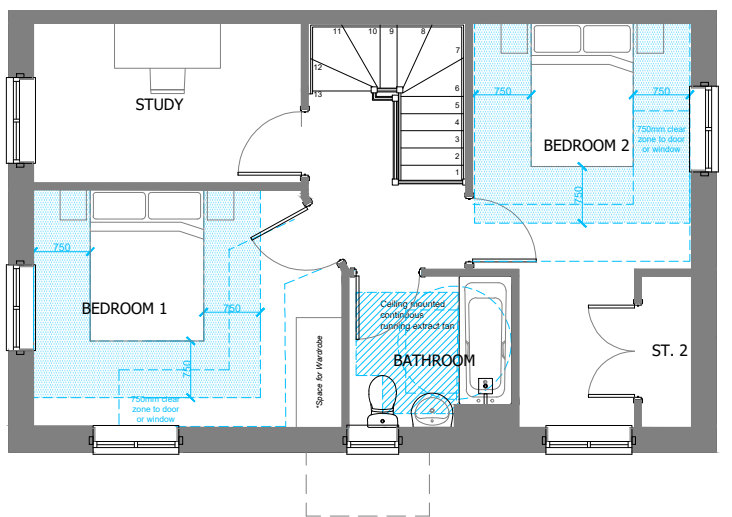
	Beds	Area
Bedroom 1	Double	12.51m ²
Bedroom 2	Double	12.63m ²
Total Storge	-	2.83m ²
Store 1	-	1.50m ²
Store 2	-	1.33m ²



Elevations-1:200 @ A3

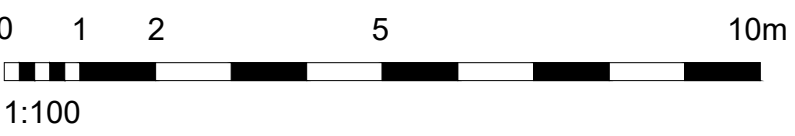
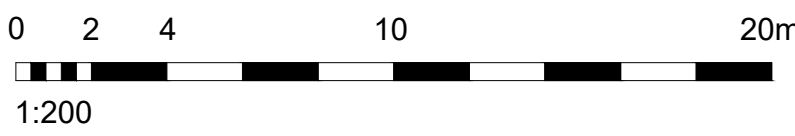


GROUND FLOOR



FIRST FLOOR

Floorplans-1:100 @ A3



M4(2) Legend

Private entrances-refer to section 2.20

Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:

- Level access has a minimum landing of 1200x1200mm
- Landing has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaires, activated automatically either by dusk to dawn timer or motion detection
- The door has a minimum clear opening width of 850mm
- Where there are double doors, the main leaf provides the minimum required clear opening width
- A minimum 300mm rib is provided to the leading edge of the door with the extra width created by this rib is maintained for a minimum distance of 1500mm
- The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
- The threshold is a accessible threshold
- Where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings

All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should comply with points d to i of the above.

Internal Doors-Refer to section 2.22

All doors and corridors should comply with the following as outlined in Diagram 2.3:

- The minimum clear width of every hall and landing is 900mm
- Any localized obstruction such as a radiator does not occur, opposite, closer or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point
- Every door has a minimum clear opening width as per table 2.1:

Minimum width of corridors for varying doorway widths	
Doorway width (mm)	Corridor clear width (mm)
750 or wider	900 (When approached head on)
750	1200 (When approach is NOT head on)
775	1050 (When approach is NOT head on)
800	900 (When approach is NOT head on)

d. A minimum 300mm rib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)

Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Sanitary facilities on entrance storey-Refer to section 2.27

Dwellings should comply with all the following:

- Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom
- In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.2:
 - 850x750 Clear access
- In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access and/or potential for level access shower meeting provisions of diagram 2.5/2.6
 - 700x1100 Clear access in front of basin
- Door opens outwards:
 - 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms.
 - Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

* Example showing minimum dimensions-as per diagram 2.6A

Bedrooms-refer to section 2.25

All bedrooms should comply with the following:

- Every bedrooms provides a minimum 750mm wide clear access route from the doorway to window
- One double bedroom (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed
- Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed
- All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed

Note: bedside furniture is permitted up to 600mm from the head of bed-refer to diagram 2.4

Bathrooms-Refer to section 2.29

Dwellings should comply with all the following:

- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom
- The following clear access zones are met:
 - 700x1100 front of basin/ to side of bath
 - 1500mm Ø turning circle for future wet room
- Provision for potential level-access shower is made within the bathroom if not provided elsewhere:
 - 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms.
 - Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

* Example showing minimum dimensions-as per diagram 2.7A

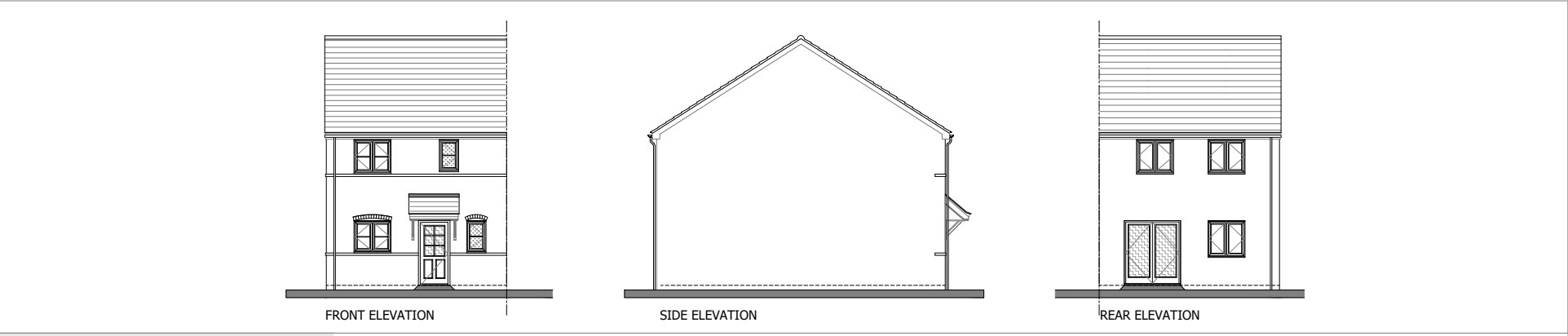
3 Bed

Features and Details

- Masterplanning:**
- 2 storey
 - 3 bedrooms
 - Semi-detached or terraced
 - M4(2) Compliant
 - 100% NDSS Compliant
- Accommodation:**
- 2 double bedrooms, 1 single bedroom
 - 5 persons
 - Living located at rear
 - Kitchen located at front
 - 1 bathroom
 - 1 WC cloakroom
 - 2 parking spaces

3 Bed / 5 Person

	Beds	Area
Bedroom 1	Double	12.36m ²
Bedroom 2	Double	11.83m ²
Bedroom 3	Single	7.68m ²
Total Storage	-	2.52m ²
Store 1	-	1.01m ²
Store 2	-	1.0m ²
Store 3	-	0.51m ²



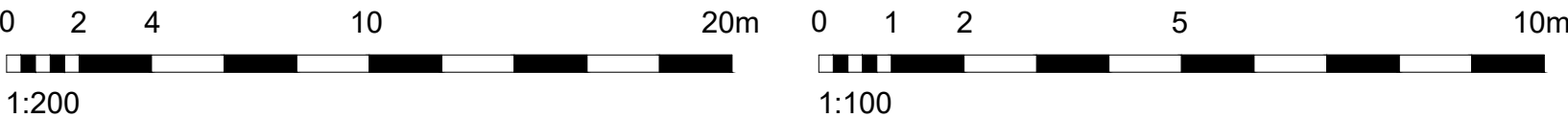
Elevations-1:200 @ A3



Floorplans-1:100 @ A3



FRONT ELEVATION
1:100 @ A3



M4(2) Legend

Private entrances-refer to section 2.20

Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:

- Level access has a minimum landing of 1200x1200mm
- Landing has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaires, activated automatically either by dusk to dawn timer or motion detection
- The door has a minimum clear opening width of 850mm
- Where there are double doors, the main leaf provides the minimum required clear opening width
- A minimum 300mm rib is provided to the leading edge of the door with the extra width created by this rib is maintained for a minimum distance of 1200mm
- The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
- The threshold is a accessible threshold
- Where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings

All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should comply with points d to i of the above.

Internal Doors-Refer to section 2.22

All doors and corridors should comply with the following as outlined in Diagram 2.3:

- The minimum clear width of every hall and landing is 900mm. Any localized obstruction such as a radiator does not occur, opposite, close or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point.
- Every door has a minimum clear opening width as per table 2.1:

Doorway width (mm)	Corridor clear width (mm)
750 or wider	900 (When approached head on)
750	1200 (When approach is NOT head on)
775	1050 (When approach is NOT head on)
800	900 (When approach is NOT head on)

- A minimum 300mm rib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)

Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Sanitary facilities on entrance storey-Refer to section 2.27

Dwellings should comply with all the following:

- Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom.
- In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.3
 - 850x750 Clear access
- In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access and/or potential for level access shower meeting provisions of diagram 2.5/2.6
 - 700x1100 Clear access in front of basin
- Door opens outwards

63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

Denotes minimum clear access zones

Bedrooms-refer to section 2.25

All bedrooms should comply with the following:

- Every bedrooms provides a minimum 750mm wide clear access route from the doorway to window.
- One double bedroom (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed.
- Every other double bedroom provides a a minimum 750mm wide clear access to one side and the foot of the bed.
- All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed.

Note: bedside furniture is permitted up to 600mm form the head of bed-refer to diagram 2.4

Denotes minimum 750mm clear access zone

Bathrooms-Refer to section 2.29

Dwellings should comply with all the following:

- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom.
- The following clear access zones are met:
 - 700x1100 front of basin to side of bath
 - 1500mm Ø turning circle for future wet room
- Provision for potential level-access shower is made within the bathroom if not provided elsewhere.

63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

Denotes minimum clear access zones

Features and Details

Masterplanning:

- 2 storey
- 3 bedrooms
- Semi-detached or terraced
- M4(2) Compliant
- 100% NDSS Compliant

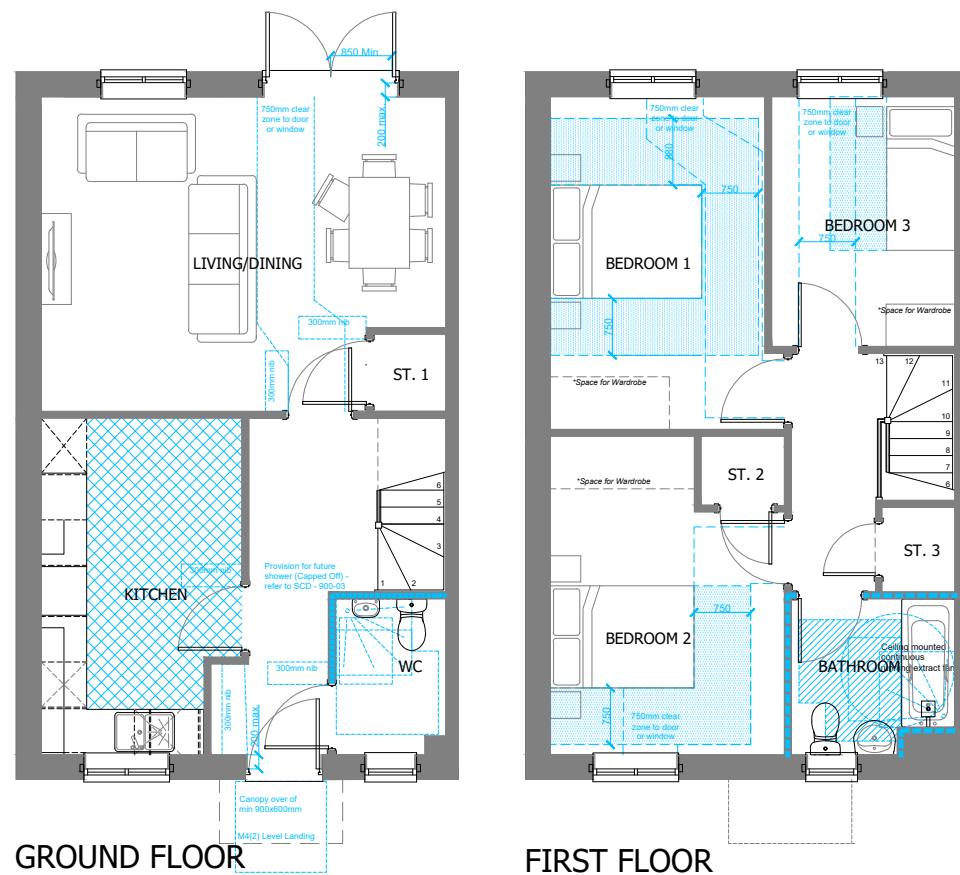
Accommodation:

- 2 double bedrooms, 1 single bedroom
- 5 persons
- Living located at rear
- Kitchen located at front
- 1 bathroom
- 1 WC cloakroom
- 2 parking spaces

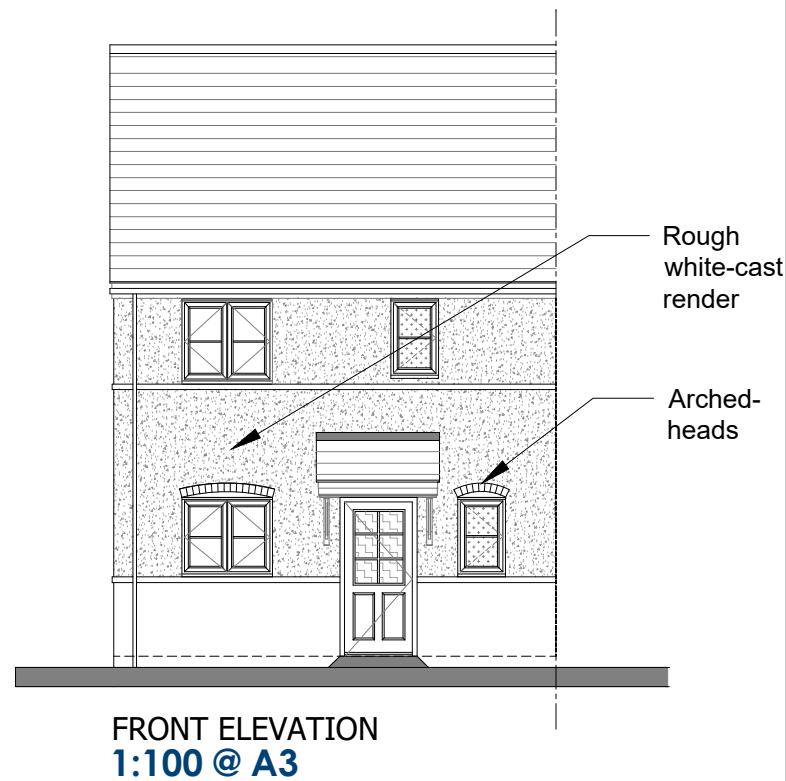
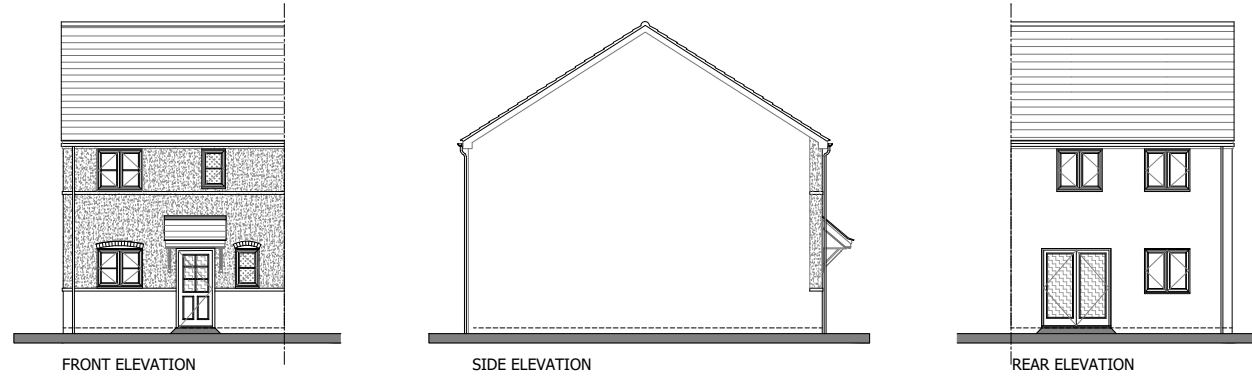
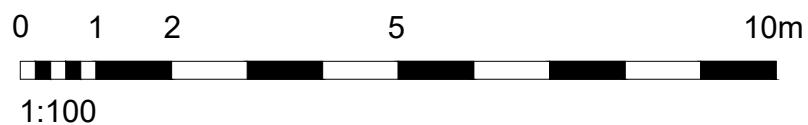
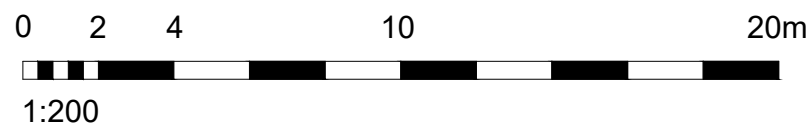
3 Bed / 5 Person

	Beds	Area
Bedroom 1	Double	12.36m ²
Bedroom 2	Double	11.83m ²
Bedroom 3	Single	7.68m ²
Total Storage	-	2.52m ²
Store 1	-	1.01m ²
Store 2	-	1.0m ²
Store 3	-	0.51m ²

Elevations-1:200 @ A3

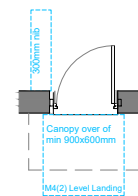


Floorplans-1:100 @ A3



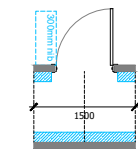
M4(2) Legend

Private entrances-refer to section 2.20



- Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:
- Level access has a minimum landing of 1200x1200mm
 - Landing has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaires, activated automatically either by dusk to dawn timer or motion detection
 - The door has a minimum clear opening width of 850mm
 - Where there are double doors, the main leaf provides the minimum required clear opening width
 - A minimum 300mm rib is provided to the leading edge of the door with the extra width created by this rib is maintained for a minimum distance of 1200mm
 - The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
 - The threshold is a accessible threshold
 - Where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings
- All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should comply with points d to i of the above.

Internal Doors-Refer to section 2.22



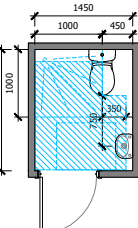
- All doors and corridors should comply with the following as outlined in Diagram 2.3:
- The minimum clear width of every hall and landing is 900mm. Any localized obstruction such as a radiator does not occur, opposite, close or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point.
 - Every door has a minimum clear opening width as per table 2.1:
- | Doorway width (mm) | Corridor clear width (mm) |
|--------------------|-------------------------------------|
| 750 or wider | 900 (When approached head on) |
| 750 | 1200 (When approach is NOT head on) |
| 775 | 1050 (When approach is NOT head on) |
| 800 | 900 (When approach is NOT head on) |
- A minimum 300mm rib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)



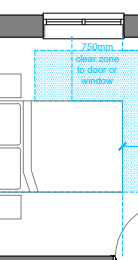
- Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Sanitary facilities on entrance storey-Refer to section 2.27



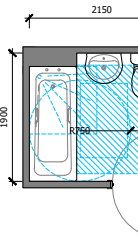
- Dwellings should comply with all the following:
- Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom.
 - In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.3
 - 850x750 Clear access
 - In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access and/or potential for level access shower meeting provisions of diagram 2.5/2.6
 - 700x1100 Clear access in front of basin
 - Door opens outwards
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

Bedrooms-refer to section 2.25



- All bedrooms should comply with the following:
- Every bedroom provides a minimum 750mm wide clear access route from the doorway to window.
 - One double bedroom (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed.
 - Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed.
 - All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed.
- Note: bedside furniture is permitted up to 600mm from the head of bed-refer to diagram 2.4
- Denotes minimum 750mm clear access zone

Bathrooms-Refer to section 2.29



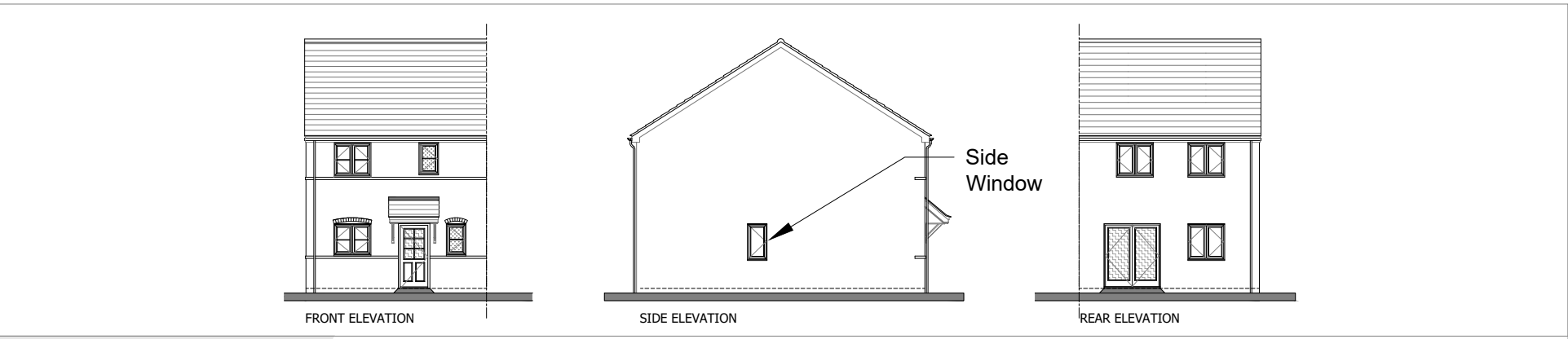
- Dwellings should comply with all the following:
- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom.
 - The following clear access zones are met:
 - 700x1100 front of basin to side of bath
 - 1500mm Ø turning circle for future wet room
 - Provision for potential level-access shower is made within the bathroom if not provided elsewhere.
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26
- Denotes minimum clear access zones

Features and Details

- Masterplanning:**
- 2 storey
 - 3 bedrooms
 - Semi-detached or terraced
 - M4(2) Compliant
 - 100% NDSS Compliant
- Accommodation:**
- 2 double bedrooms, 1 single bedroom
 - 5 persons
 - Living located at rear
 - Kitchen located at front
 - 1 bathroom
 - 1 WC cloakroom
 - 2 parking spaces

3 Bed / 5 Person

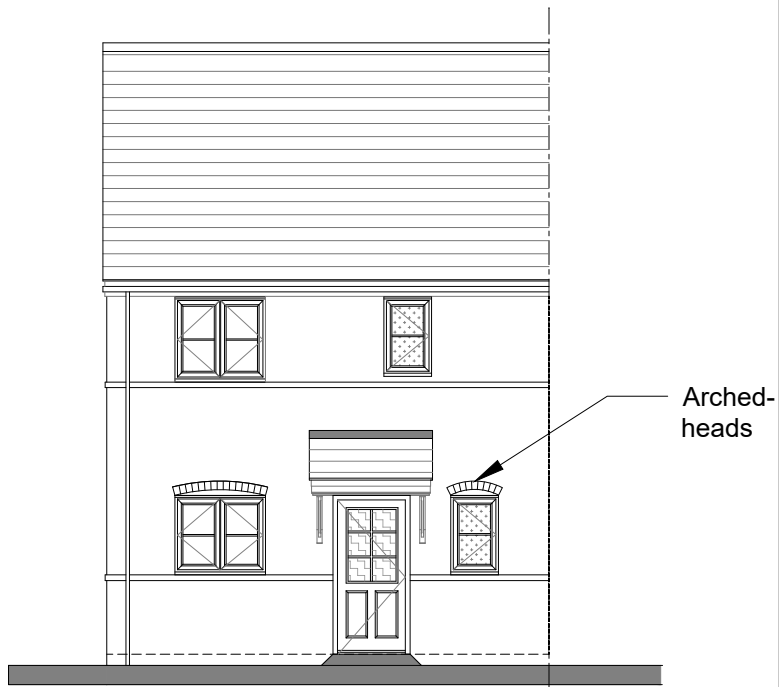
	Beds	Area
Bedroom 1	Double	12.36m ²
Bedroom 2	Double	11.83m ²
Bedroom 3	Single	7.68m ²
Total Storage	-	2.52m ²
Store 1	-	1.01m ²
Store 2	-	1.0m ²
Store 3	-	0.51m ²



Elevations-1:200 @ A3



Floorplans-1:100 @ A3



FRONT ELEVATION
1:100 @ A3

M4(2) Legend

Private entrances-refer to section 2.20

Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:

- Level access has a minimum landing of 1200x1200mm
- Landing has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaires, activated automatically either by dusk to dawn timer or motion detection
- The door has a minimum clear opening width of 850mm
- Where there are double doors, the main leaf provides the minimum required clear opening width
- A minimum 300mm rib is provided to the leading edge of the door with the extra width created by this rib is maintained for a minimum distance of 1200mm
- The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
- The threshold is a accessible threshold
- Where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings

All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should comply with points d to i of the above.

Internal Doors-Refer to section 2.22

All doors and corridors should comply with the following as outlined in Diagram 2.3:

- The minimum clear width of every hall and landing is 900mm. Any localized obstruction such as a radiator does not occur, opposite, close or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point.
- Every door has a minimum clear opening width as per table 2.1:

Doorway width (mm)	Corridor clear width (mm)
750 or wider	900 (When approached head on)
750	1200 (When approach is NOT head on)
775	1050 (When approach is NOT head on)
800	900 (When approach is NOT head on)

- A minimum 300mm rib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)

Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Sanitary facilities on entrance storey-Refer to section 2.27

Dwellings should comply with all the following:

- Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom.
- In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.3
 - 850x750 Clear access
- In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access and/or potential for level access shower meeting provisions of diagram 2.5/2.6
 - 700x1100 Clear access in front of basin
- Door opens outwards

63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

Denotes minimum clear access zones

Bedrooms-refer to section 2.25

All bedrooms should comply with the following:

- Every bedroom provides a minimum 750mm wide clear access route from the doorway to window.
- One double bedroom (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed.
- Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed.
- All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed.

Note: bedside furniture is permitted up to 600mm from the head of bed-refer to diagram 2.4

Denotes minimum 750mm clear access zone

Bathrooms-Refer to section 2.29

Dwellings should comply with all the following:

- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom.
- The following clear access zones are met:
 - 700x1100 front of basin to side of bath
 - 1500mm Ø turning circle for future wet room
- Provision for potential level-access shower is made within the bathroom if not provided elsewhere.

63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

Denotes minimum clear access zones

Features and Details

- Masterplanning:**
- 2 storey
 - 3 bedrooms
 - Corner turner
 - M4(2) Complaint
 - 100% NDSS Compliant

- Accommodation:**
- 2 double bedrooms, 1 single bedroom
 - 5 persons
 - Living located at front
 - Kitchen located at rear
 - 1 bathroom
 - 1 WC cloakroom
 - 2 parking spaces

3 Bed / 5 Person

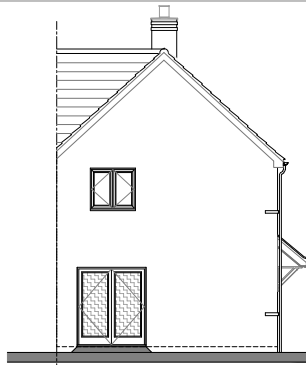
	Beds	Area
Bedroom 1	Double	12.51m ²
Bedroom 2	Double	12.63m ²
Bedroom 3	Single	7.50m ²
Total Storage	-	2.83m ²
Store 1	-	1.50m ²
Store 2	-	1.33m ²



SIDE ELEVATION

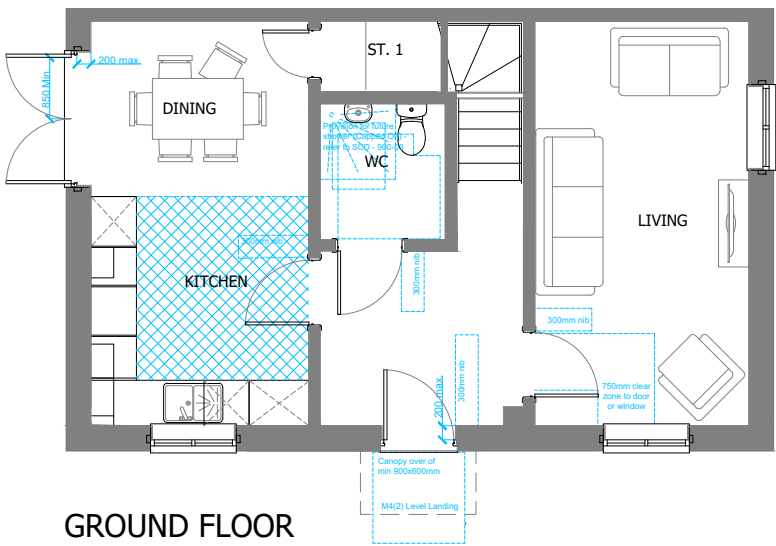


FRONT ELEVATION

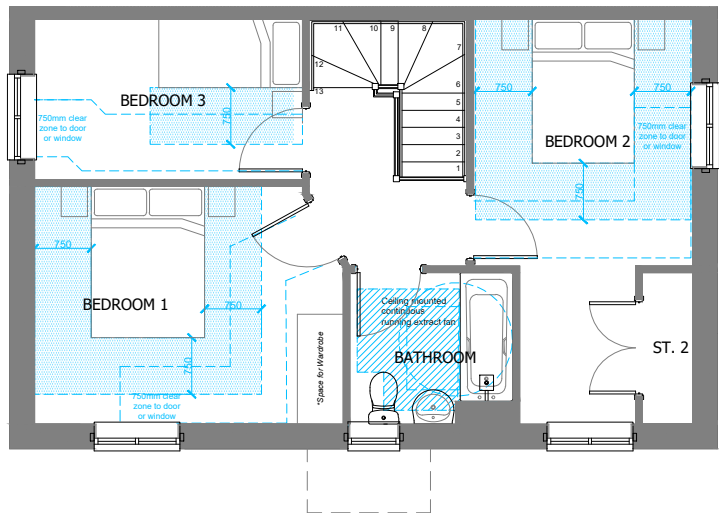


SIDE ELEVATION

Elevations-1:200 @ A3

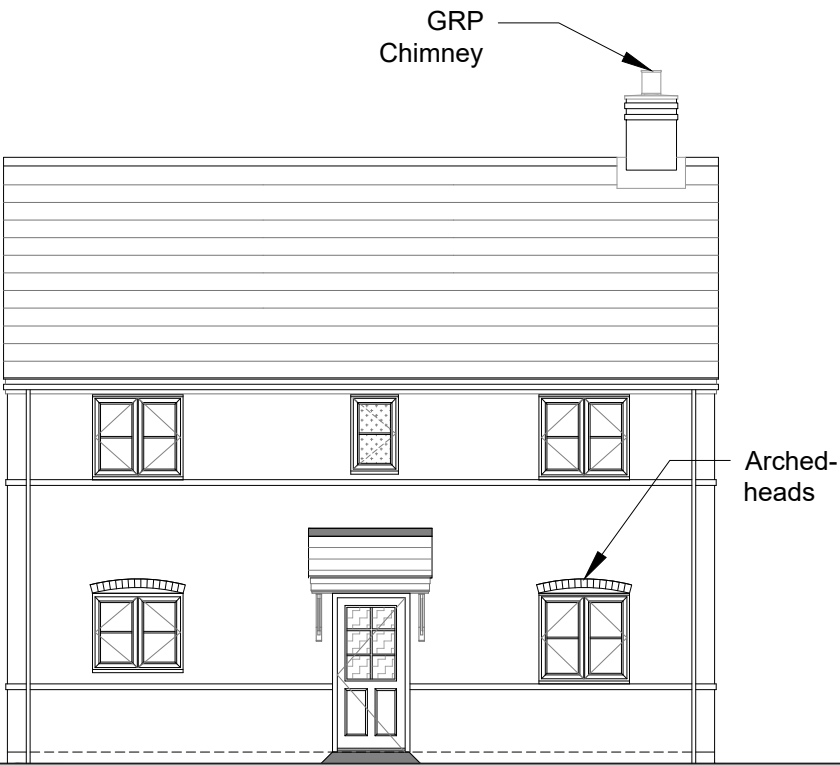
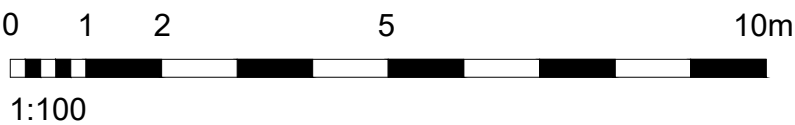
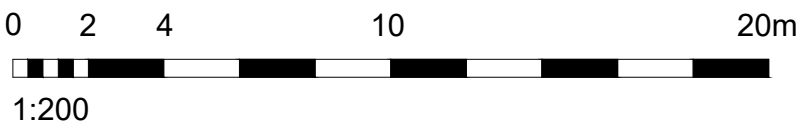


GROUND FLOOR



FIRST FLOOR

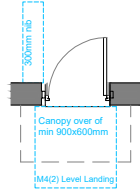
Floorplans-1:100 @ A3



FRONT ELEVATION
1:100 @ A3

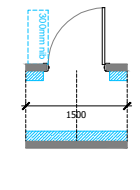
M4(2) Legend

Private entrances-refer to section 2.20



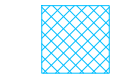
- Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:
- Level access has a minimum landing of 1200x1200mm
 - Landing has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaires, activated automatically either by dusk to dawn timer or motion detection
 - The door has a minimum clear opening width of 850mm
 - Where there are double doors, the main leaf provides the minimum required clear opening width
 - A minimum 300mm nib is provided to the leading edge of the door with the extra width created by this nib is maintained for a minimum distance of 1200mm
 - The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
 - The threshold is a accessible threshold
 - Where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings
- All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should comply with points d to i of the above.

Internal Doors-Refer to section 2.22



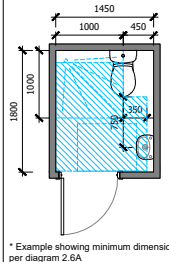
- All doors and corridors should comply with the following as outlined in Diagram 2.3:
- The minimum clear width width of every hall and landing is 900mm
 - Any localized obstruction such as a radiator does not occur, opposite, closer or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point
 - Every door has a minimum clear opening width as per table 2.1:
- | Doorway width (mm) | Corridor clear width (mm) |
|--------------------|-------------------------------------|
| 750 or wider | 900 (When approached head on) |
| 750 | 1200 (When approach is NOT head on) |
| 775 | 1050 (When approach is NOT head on) |
| 800 | 900 (When approach is NOT head on) |
- A minimum 300mm nib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)



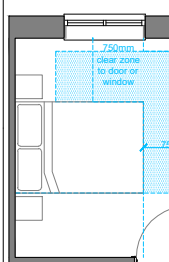
- Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Sanitary facilities on entrance storey-Refer to section 2.27



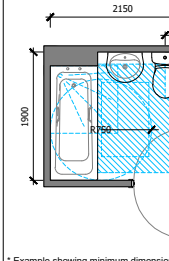
- Dwellings should comply with all the following:
- Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom
 - In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.3:
 - 850x750 Clear access
 - In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access and/or potential for level access shower meeting provisions of diagram 2.5/2.6:
 - 700x1100 Clear access in front of basin
 - Door opens outwards
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

Bedrooms-refer to section 2.25



- All bedrooms should comply with the following:
- Every bedrooms provides a minimum 750mm wide clear access route from the doorway to window
 - One double bedroom (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed
 - Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed
 - All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed
- Note: bedside furniture is permitted up to 600mm from the head of bed-refer to diagram 2.4

Bathrooms-Refer to section 2.29



- Dwellings should comply with all the following:
- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom
 - The following clear access zones are met:
 - 700x1100 front of basin/ to side of bath
 - 1500mm Ø turning circle for future wet room
 - Provision for potential level-access shower is made within the bathroom if not provided elsewhere
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

3B5P

The Oatley (Render)

Features and Details

- Masterplanning:**
- 2 storey
 - 3 bedrooms
 - Corner turner
 - M4(2) Complaint
 - 100% NDSS Compliant

- Accommodation:**
- 2 double bedrooms, 1 single bedroom
 - 5 persons
 - Living located at front
 - Kitchen located at rear
 - 1 bathroom
 - 1 WC cloakroom
 - 2 parking spaces

3 Bed / 5 Person

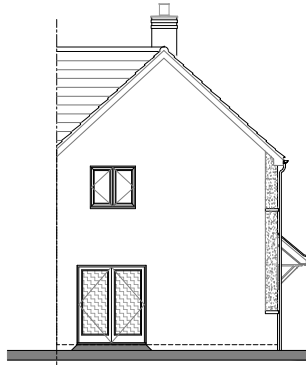
	Beds	Area
Bedroom 1	Double	12.51m ²
Bedroom 2	Double	12.63m ²
Bedroom 3	Single	7.50m ²
Total Storage	-	2.83m ²
Store 1	-	1.50m ²
Store 2	-	1.33m ²



SIDE ELEVATION

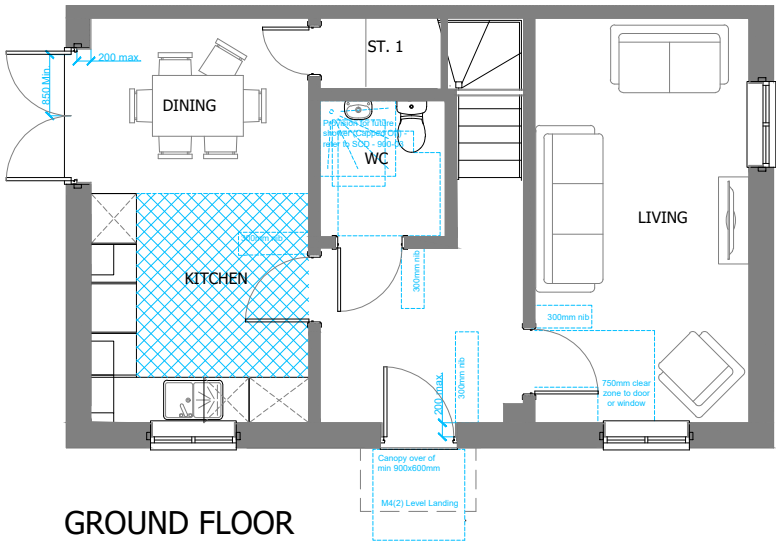


FRONT ELEVATION

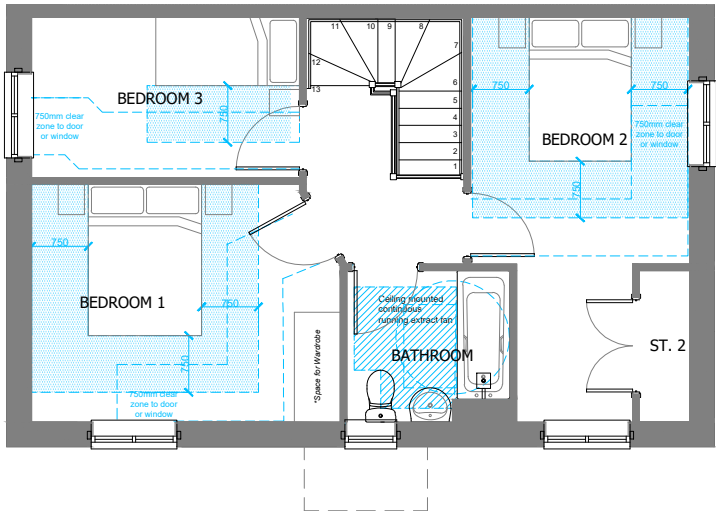


SIDE ELEVATION

Elevations-1:200 @ A3



GROUND FLOOR



FIRST FLOOR

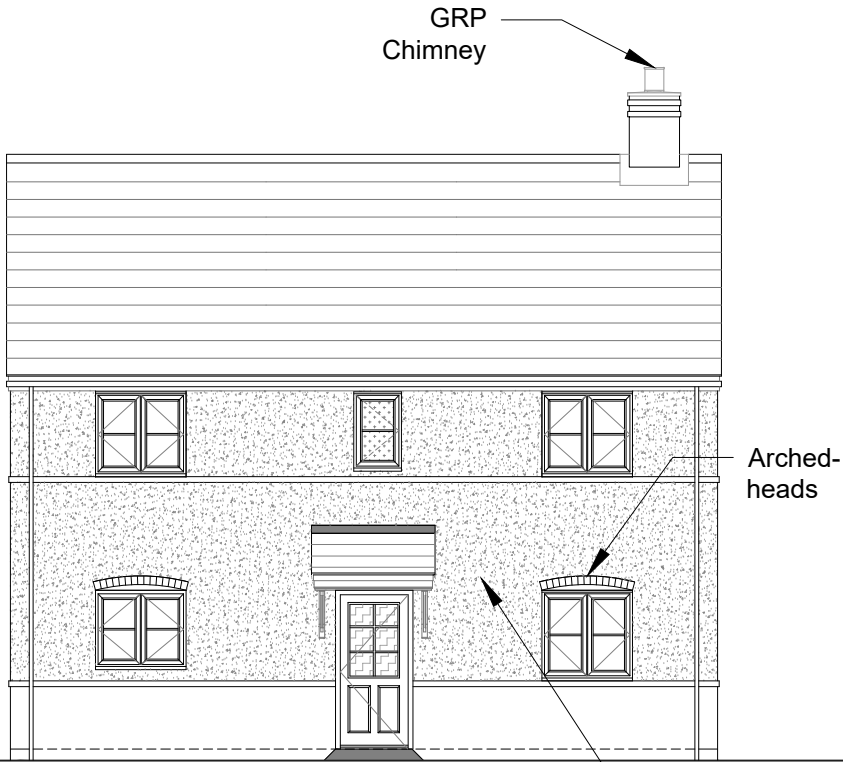
Floorplans-1:100 @ A3



1:200



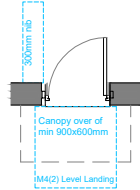
1:100



FRONT ELEVATION
1:100 @ A3

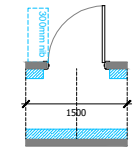
M4(2) Legend

Private entrances-refer to section 2.20



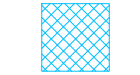
- Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:
- Level access has a minimum landing of 1200x1200mm
 - Landing has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaires, activated automatically either by dusk to dawn timer or motion detection
 - The door has a minimum clear opening width of 850mm
 - Where there are double doors, the main leaf provides the minimum required clear opening width
 - A minimum 300mm nib is provided to the leading edge of the door with the extra width created by this nib is maintained for a minimum distance of 1200mm
 - The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
 - The threshold is a accessible threshold
 - Where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings
- All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should comply with points d to i of the above.

Internal Doors-Refer to section 2.22



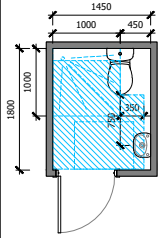
- All doors and corridors should comply with the following as outlined in Diagram 2.3:
- The minimum clear width of every hall and landing is 900mm
 - Any localized obstruction such as a radiator does not occur, opposite, close or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point
 - Every door has a minimum clear opening width as per table 2.1:
- | Doorway width (mm) | Corridor clear width (mm) |
|--------------------|-------------------------------------|
| 750 or wider | 900 (When approached head on) |
| 750 | 1200 (When approach is NOT head on) |
| 775 | 1050 (When approach is NOT head on) |
| 800 | 900 (When approach is NOT head on) |
- A minimum 300mm nib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)



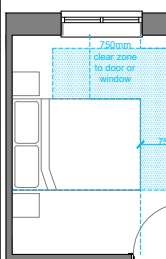
- Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Sanitary facilities on entrance storey-Refer to section 2.27



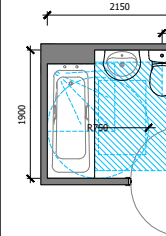
- Dwellings should comply with all the following:
- Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom
 - In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.3:
 - 850x750 Clear access
 - In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access and/or potential for level access shower meeting provisions of diagram 2.5/2.6
 - 700x1100 Clear access in front of basin
 - Door opens outwards
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

Bedrooms-refer to section 2.25



- All bedrooms should comply with the following:
- Every bedroom provides a minimum 750mm wide clear access route from the doorway to window
 - One double bedroom (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed
 - Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed
 - All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed
- Note: bedside furniture is permitted up to 600mm from the head of bed-refer to diagram 2.4

Bathrooms-Refer to section 2.29



- Dwellings should comply with all the following:
- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom
 - The following clear access zones are met:
 - 700x1100 front of basin/ side of bath
 - 1500mm Ø turning circle for future wet room
 - Provision for potential level-access shower is made within the bathroom if not provided elsewhere
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

* Example showing minimum dimensions-as per diagram 2.7A

Denotes minimum clear access zones

3B5P

The Oatley (Plot 76)

Features and Details

Masterplanning:

- 2 storey
- 3 bedrooms
- Corner turner
- M4(2) Complaint
- 100% NDSS Compliant

Accommodation:

- 2 double bedrooms, 1 single bedroom
- 5 persons
- Living located at front
- Kitchen located at rear
- 1 bathroom
- 1 WC cloakroom
- 2 parking spaces

3 Bed / 5 Person

	Beds	Area
Bedroom 1	Double	12.51m ²
Bedroom 2	Double	12.63m ²
Bedroom 3	Single	7.50m ²
Total Storage	-	2.83m ²
Store 1	-	1.50m ²
Store 2	-	1.33m ²



SIDE ELEVATION

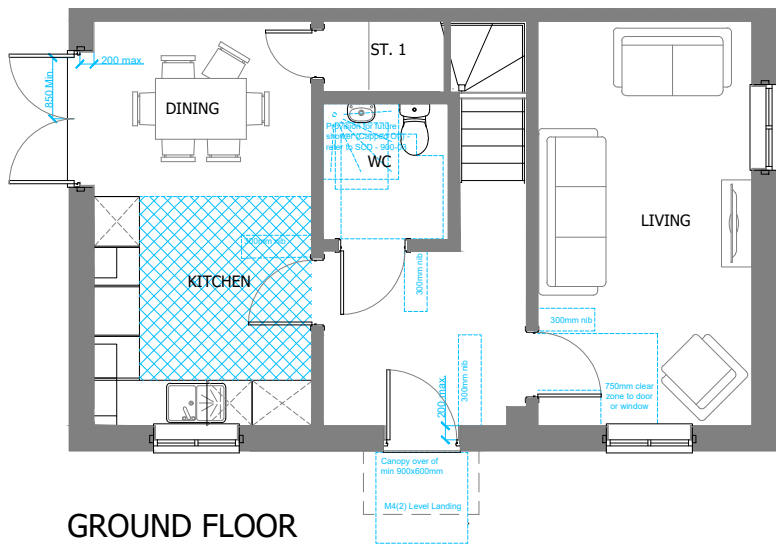


FRONT ELEVATION

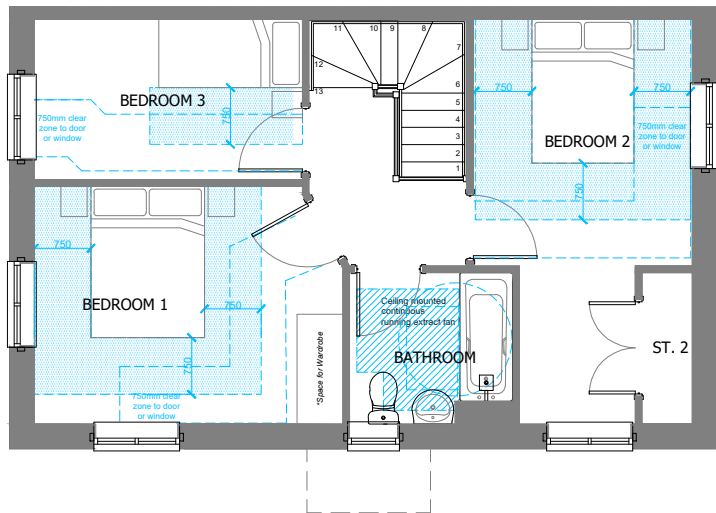


SIDE ELEVATION

Elevations-1:200 @ A3

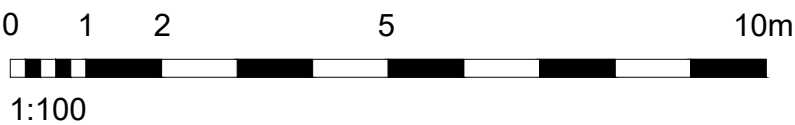
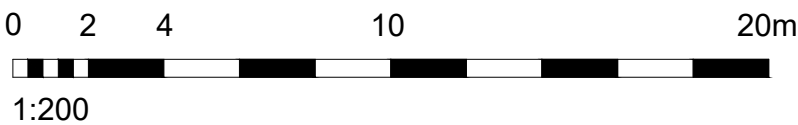


GROUND FLOOR



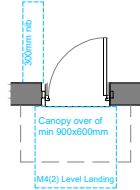
FIRST FLOOR

Floorplans-1:100 @ A3



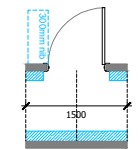
M4(2) Legend

Private entrances-refer to section 2.20



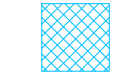
- Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:
- Level access has a minimum landing of 1200x1200mm
 - Landing has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaires, activated automatically either by dusk to dawn timer or motion detection
 - The door has a minimum clear opening width of 850mm
 - Where there are double doors, the main leaf provides the minimum required clear opening width
 - A minimum 300mm nib is provided to the leading edge of the door with the extra width created by this nib is maintained for a minimum distance of 1200mm
 - The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
 - The threshold is a accessible threshold
 - Where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings
- All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should comply with points d to i of the above.

Internal Doors-Refer to section 2.22



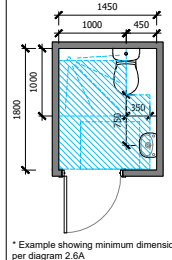
- All doors and corridors should comply with the following as outlined in Diagram 2.3:
- The minimum clear width of every hall and landing is 900mm
 - Any localized obstruction such as a radiator does not occur, opposite, close or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point
 - Every door has a minimum clear opening width as per table 2.1:
- | Doorway width (mm) | Corridor clear width (mm) |
|--------------------|-------------------------------------|
| 750 or wider | 900 (When approached head on) |
| 750 | 1200 (When approach is NOT head on) |
| 775 | 1050 (When approach is NOT head on) |
| 800 | 900 (When approach is NOT head on) |
- A minimum 300mm nib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)



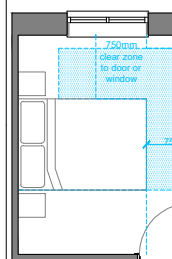
- Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Sanitary facilities on entrance storey-Refer to section 2.27



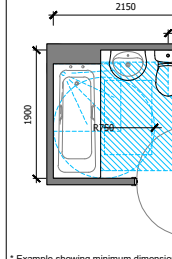
- Dwellings should comply with all the following:
- Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom
 - In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.3:
 - 850x750 Clear access
 - In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access and/or potential for level access shower shower meeting provisions of diagram 2.5/2.6
 - 700x1100 Clear access in front of basin
 - Door opens outwards
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

Bedrooms-refer to section 2.25



- All bedrooms should comply with the following:
- Every bedrooms provides a minimum 750mm wide clear access route from the doorway to window
 - One double bedroom (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed
 - Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed
 - All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed
- Note: bedside furniture is permitted up to 600mm from the head of bed-refer to diagram 2.4

Bathrooms-Refer to section 2.29



- Dwellings should comply with all the following:
- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom
 - The following clear access zones are met:
 - 700x1100 front of basin/ to side of bath
 - 1500mm Ø turning circle for future wet room
 - Provision for potential level-access shower is made within the bathroom if not provided elsewhere
- 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kN/m² for future grab rails, seats and other adaptations-refer to section 2.26

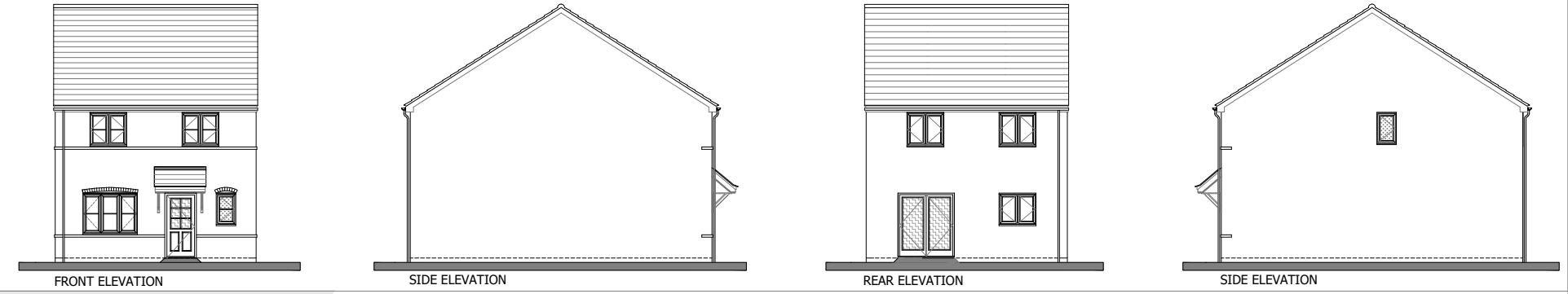
4 Bed

Features and Details

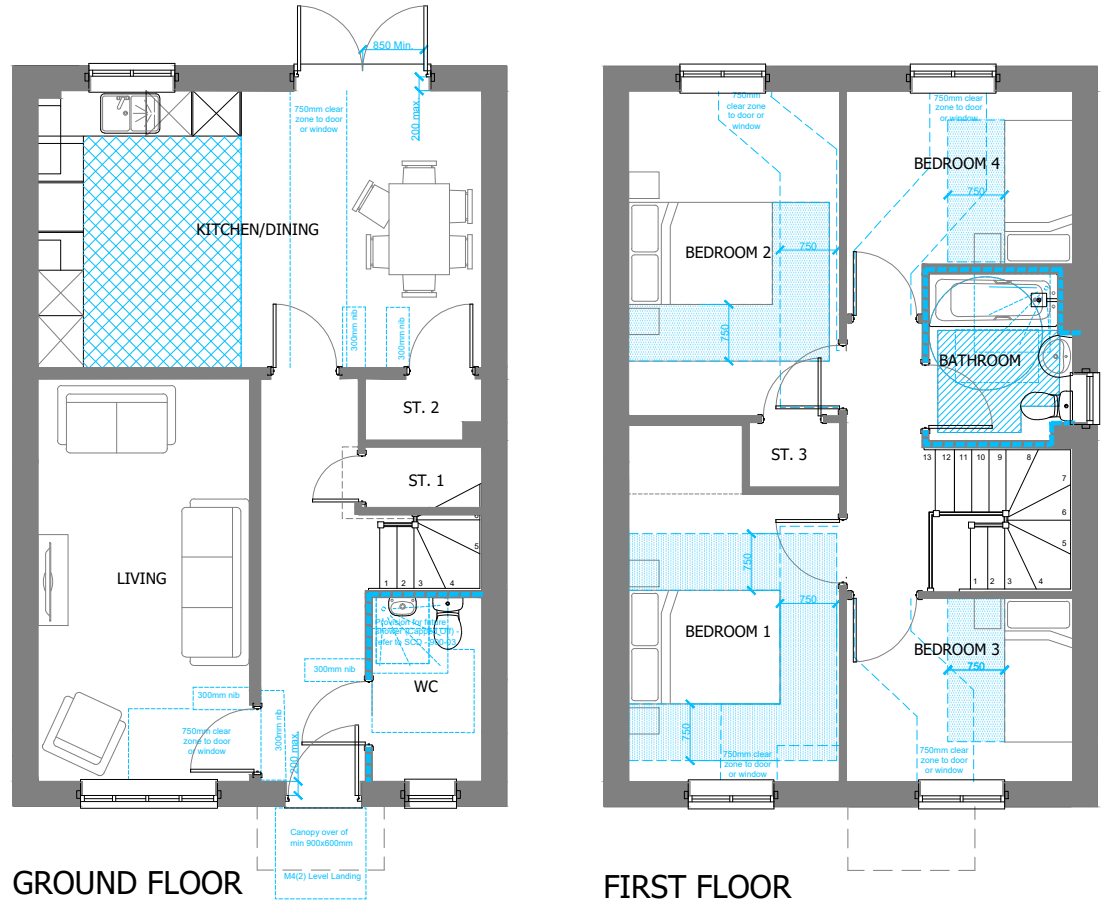
- Masterplanning:**
- 2 storey
 - 4 bedrooms
 - Semi-detached, terraced or detached
 - 100% NDSS Compliant
 - M4(2) Compliant
- Accommodation:**
- 2 double bedrooms, 2 single bedrooms
 - 6 persons
 - Living located at front
 - Kitchen located at rear
 - 1 bathroom
 - 1 WC cloakroom
 - 2 parking spaces

4 Bed / 6 Person

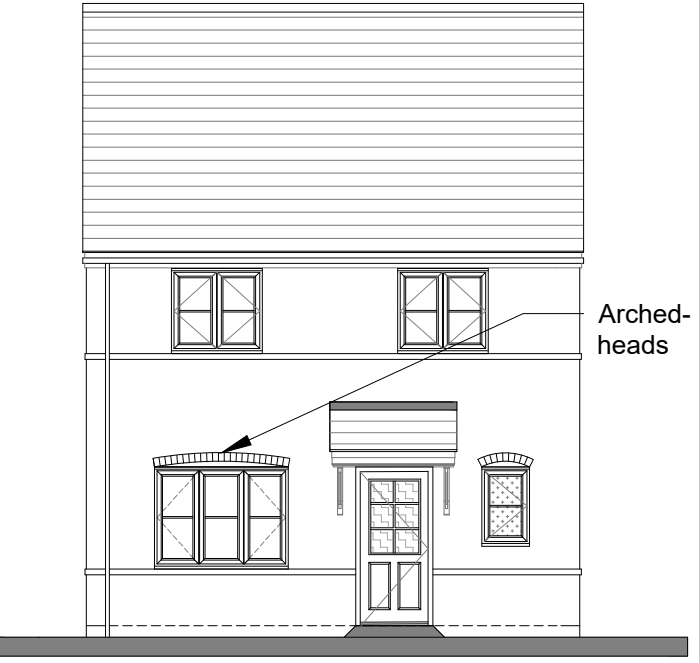
	Beds	Area
Bedroom 1	Double	11.63m ²
Bedroom 2	Double	11.51m ²
Bedroom 3	Single	7.52m ²
Bedroom 4	Single	7.82m ²
Total Storage	-	3.06m ²
Store 1	-	0.91m ²
Store 2	-	1.22m ²
Store 3	-	0.93m ²



Elevations-1:200 @ A3



Floorplans-1:100 @ A3



FRONT ELEVATION
1:100 @ A3



M4(2) Legend

Private entrances-refer to section 2.20

Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:

- Level access has a minimum landing of 1200x1200mm
- Landing has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaires, activated automatically either by dusk to dawn timer or motion detection.
- The door has a minimum clear opening width of 850mm.
- Where there are double doors, the main leaf provides the minimum required clear opening width.
- A minimum 300mm rib is provided to the leading edge of the door with the extra width created by this rib is maintained for a minimum distance of 1200mm.
- The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
- The threshold is a accessible threshold
- Where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings.

All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should to comply with points d to i of the above.

Internal Doors-Refer to section 2.22

All doors and corridors should comply with the following as outlined in Diagram 2.3:

- The minimum clear width of every hall and landing is 900mm.
- Any localized obstruction such as a radiator does not occur, opposite, close or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point.
- Every door has a minimum clear opening width as per table 2.1:

Minimum width of corridors for varying doorway widths	
Doorway width (mm)	Corridor clear width (mm)
750 or wider	900 (When approached head on)
750	1200 (When approach is NOT head on)
775	1050 (When approach is NOT head on)
800	900 (When approach is NOT head on)

- A minimum 300mm rib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)

Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

Sanitary facilities on entrance storey-Refer to section 2.27

Dwellings should comply with all the following:

- Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom.
- In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.3.
 - 850x750 Clear access
- In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access and/or potential for level access shower shower meeting provisions of diagram 2.5/2.6.
 - 700x1100 Clear access in front of basin
- Door opens outwards.

63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kNm² for future grab rails, seats and other adaptations-refer to section 2.26

Denotes minimum clear access zones

Bedrooms-refer to section 2.25

All bedrooms should comply with the following:

- Every bedrooms provides a minimum 750mm wide clear access route from the doorway to window.
- One double double bedrooms (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed.
- Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed.
- All single and twin bedrooms provide a minimum 750mm clear access zone to one side of the bed.

Note: bedside furniture is permitted up to 600mm from the head of bed-refer to diagram 2.4

Denotes minimum 750mm clear access zone

Bathrooms-Refer to section 2.29

Dwellings should comply with all the following:

- Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom.
- The following clear access zones are met:
 - 700x1100 front of basin/ to side of bath
 - 1500mm Ø turning circle for future wet room
- Provision for potential level-access shower is made within the bathroom if not provided elsewhere.
 - 63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatching denotes 12.5mm Ply between 300-1500 from FFL to all walls, ducts and boxing's to support up to 1.5kNm² for future grab rails, seats and other adaptations-refer to section 2.26

Denotes minimum clear access zones

