



AVANT homes

BURBAGE LYCHGATE LANE

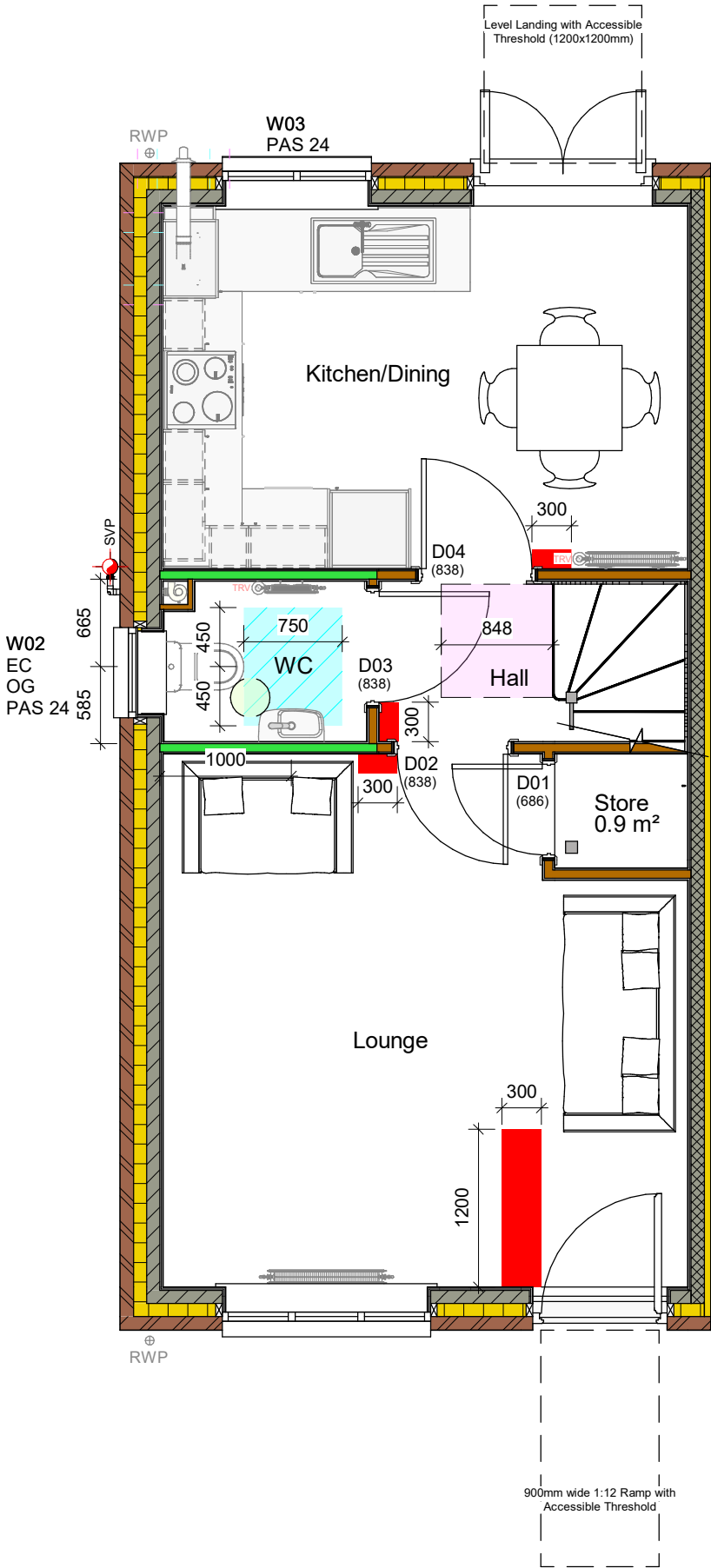
NDSS COMPLIANCE SHEETS - APRIL 2024

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



Ground Floor Compliance Plan
1 : 50

This Housetype is compliant with NDSS

This Housetype is compliant with Part M4 Category 2.

C	25/04/2024	JM	M4(2) Compliance stamp added to drawing border. M4(2) access annotations added.
B	22/09/2023	BLK	M4(1) ramp added to principal entrance. 300mm dia. max access zone shown between WC and HRB
A	17/07/2023	BLK	First Issue
REV	DATE	BY	AMENDMENTS



AV23 SPECIFICATION

CONSTRUCTION

DATE:	12/07/2023	SCALE @ A3:	1 : 50	DRAWN BY:	GROUP
-------	------------	-------------	--------	-----------	-------

DWG TITLE:
Ground Floor Compliance Plan

HOUSE TYPE:
Askham - End

COINS REFERENCE:

DRWG No:	ASK/END/6-001	REV:	C
----------	---------------	------	---

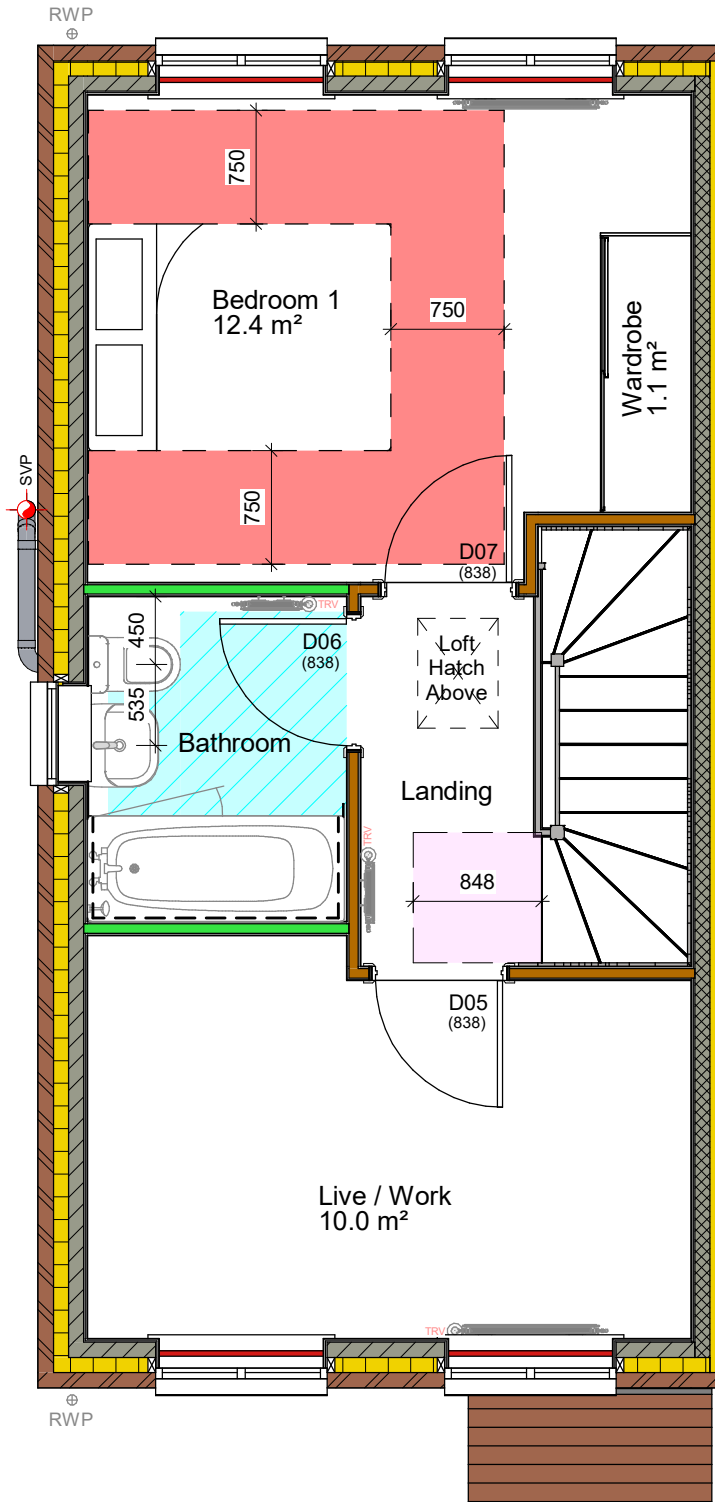
NDSS AUDIT - Askham		
1 bed 2 person (2 storey)		Min.
Gross Area	65.67 m²	58 m²
Bed 1 Area	12.4 m²	11.5 m²
Bed 1 Width	3.22m	2.75m
Storage	2.0 m²	1.5 m²

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



First Floor Compliance Plan
1 : 50

Fitted Wardrobes Required for
NDSS Storage Compliance

NDSS AUDIT - Askham		
1 bed 2 person (2 storey)		Min.
Gross Area	65.67 m²	58 m²
Bed 1 Area	12.4 m²	11.5 m²
Bed 1 Width	3.22m	2.75m
Storage	2 m²	1.5 m²

This Housetype is compliant with
NDSS

This Housetype is compliant with
Part M4 Category 2.

C

25/04/2024

JM

M4(2) Compliance stamp added to drawing border. M4(2) access annotations added.

B

22/09/2023

BLK

NDSS storage note added

A

17/07/2023

BLK

First Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:

12/07/2023

SCALE @ A3:

1 : 50

DRAWN BY:

GROUP

DWG TITLE:
First Floor Compliance Plan

HOUSE TYPE:
Askham - End

COINS REFERENCE:

DRWG No:

ASK/END/6-002

REV:

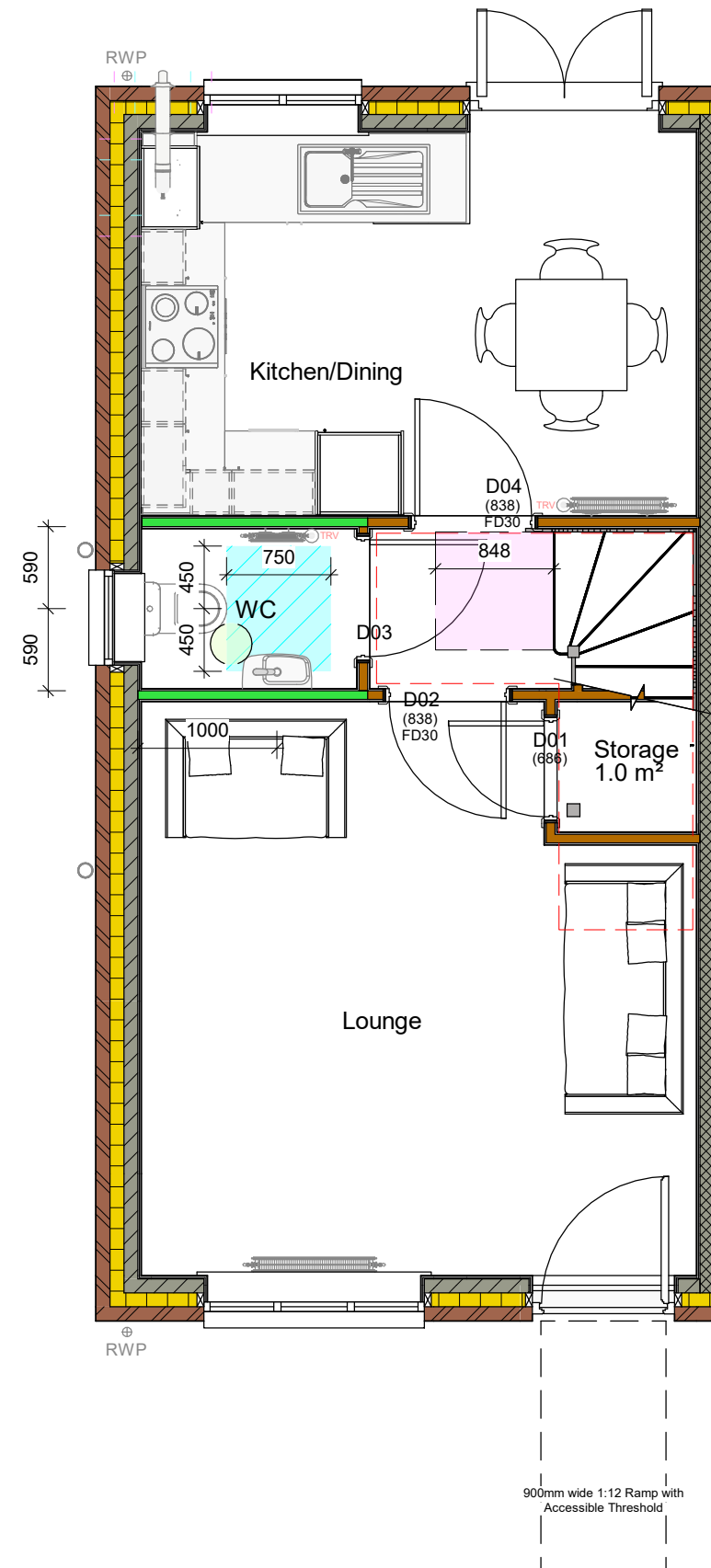
C

25/04/2024 17:12:27

- 1500 dia to Bathroom
- 650 dia to WHB
- 300 dia knee room to WHB



- 900 wide x 750 deep (Frontal Access)
- 850 wide x 750 deep (Oblique Access)



1 : 50

This Housetype is compliant with NDSS

B	22/09/2023	BLK	M4(1) ramp added to principal entrance, 300mm dia. max access zone shown between WC and HRB
A	17/07/2023	BLK	First Issue
REV	DATE	BY	AMENDMENTS

AVANT
homes

AV23 SPECIFICATION

CONSTRUCTION

DATE: 12/07/2023	SCALE @ A3: 1 : 50	DRAWN BY: GROUP
---------------------	-----------------------	--------------------

DWG TITLE:
Ground Floor Compliance
Plan

HOUSE TYPE:
Baildon - End

COINS REFERENCE:

NDSS AUDIT - Baildon		
3 bed 4 person (3 storey)	Min.	
Gross Area	90.28 m ²	90 m ²
Bed 1 Area	13.7 m ²	11.5 m ²
Bed 1 Width	3.99m	2.75m
Bed 2 Area	11.8 m ²	7.5 m ²
Bed 2 Width	3.22m	2.15m
Bed 3 Area	10.1 m ²	7.5 m ²
Bed 3 Width	2.36m	2.15m
Storage	2.78 m ²	2.5 m ²

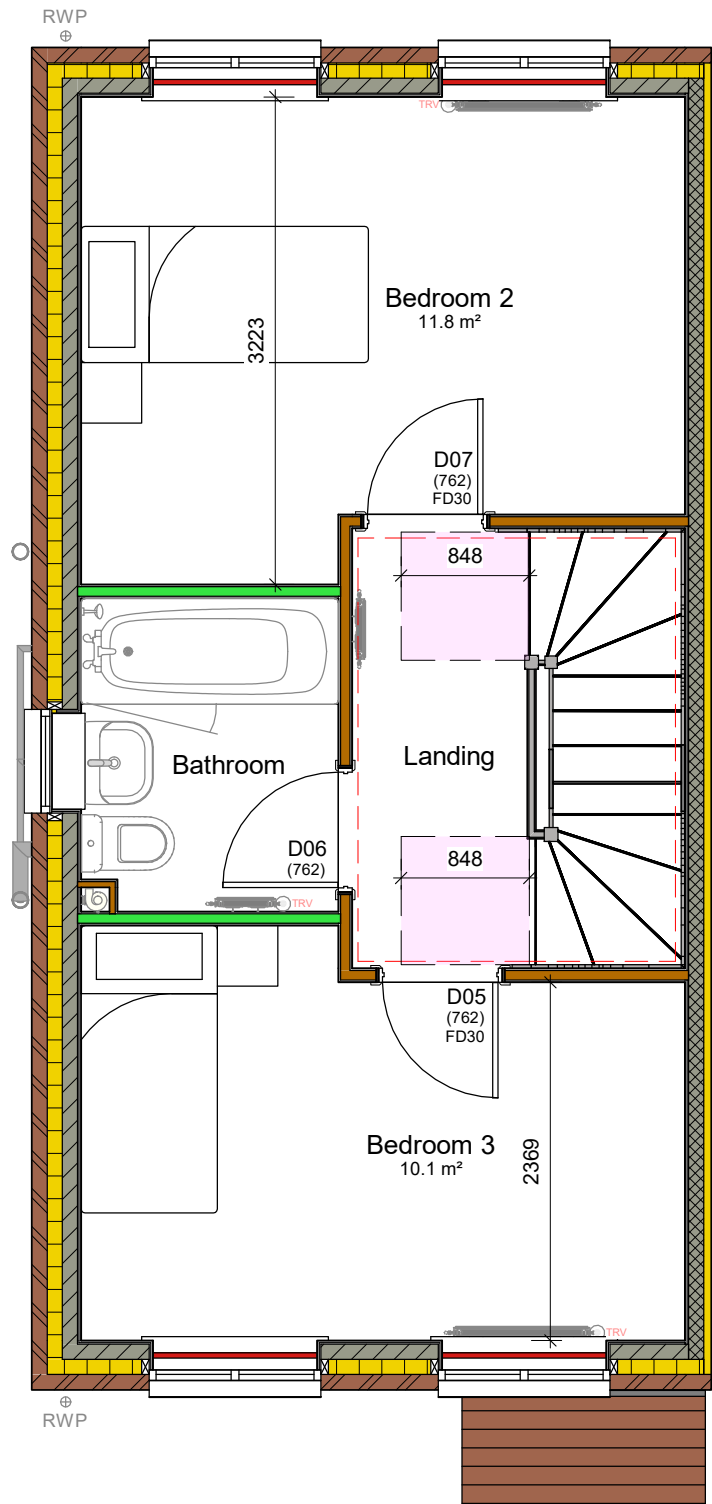
DRWG No:
BAI/6-001

EV:
3

22/09/2023 11:40:06

M4(1) Clearance Zones

- Clear Access Zone Requirements.
- 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.
- 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



First Floor Compliance Plan
1 : 50

NDSS AUDIT - Baildon		
3 bed 4 person (3 storey)		Min.
Gross Area	90.28 m²	90 m²
Bed 1 Area	13.7 m²	11.5 m²
Bed 1 Width	3.99m	2.75m
Bed 2 Area	11.8 m²	7.5 m²
Bed 2 Width	3.22m	2.15m
Bed 3 Area	10.1 m²	7.5 m²
Bed 3 Width	2.36m	2.15m
Storage	2.78 m²	2.5 m²

This Housetype is compliant with NDSS

A

17/07/2023

BLK

First Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:
12/07/2023

SCALE @ A3:
1 : 50

DRAWN BY:
GROUP

DWG TITLE:
First Floor Compliance Plan

HOUSE TYPE:
Baildon - End

COINS REFERENCE:

DRWG No:
BAI/6-002

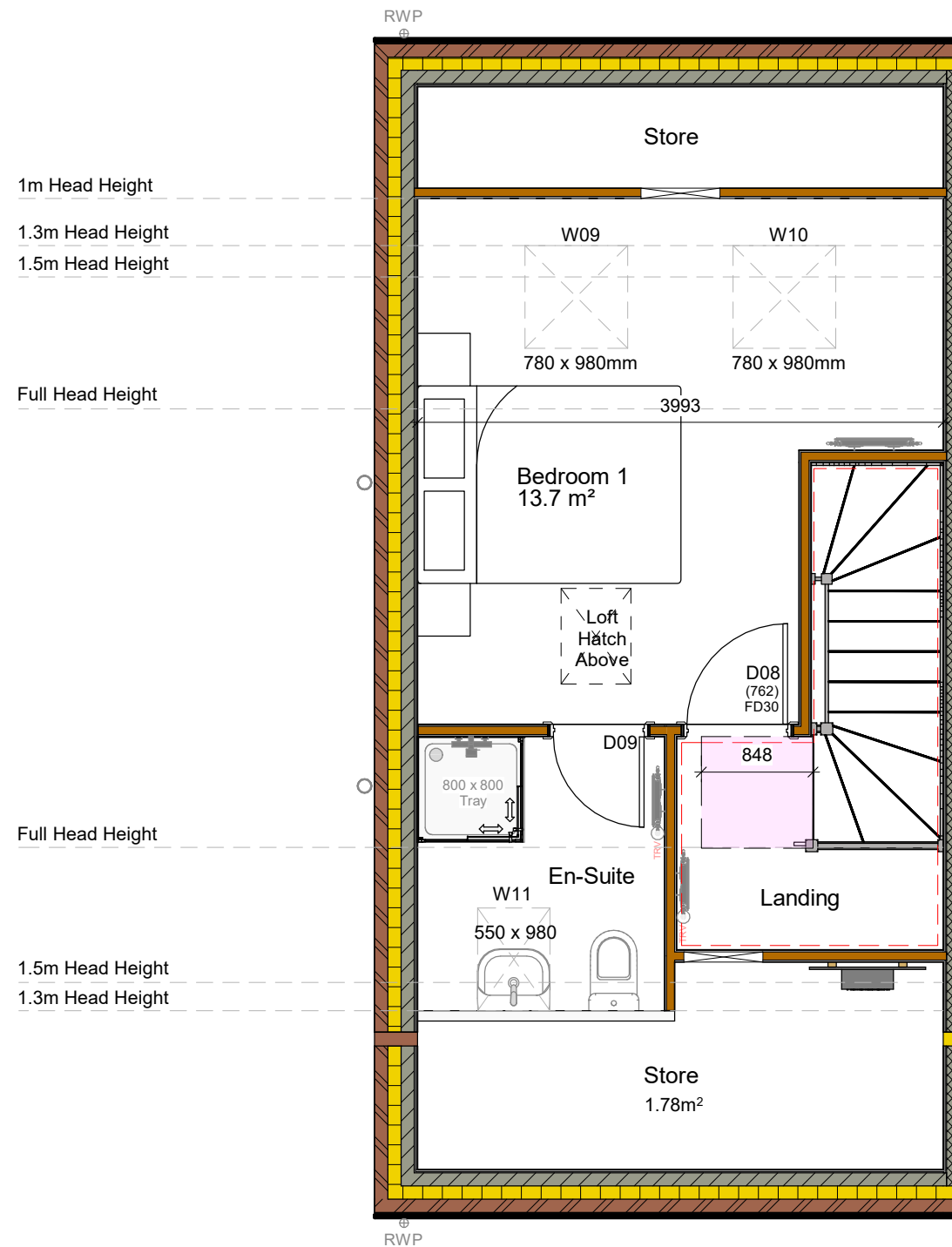
REV:
A

22/09/2023 11:40:07

- 1500 dia to Bathroom
- 650 dia to WHB
- 300 dia knee room to WHB



- 900 wide x 750 deep (Frontal Access)
- 850 wide x 750 deep (Oblique Access)



1 : 50

NDSS AUDIT - Baildon		
3 bed 4 person (3 storey)		Min.
Gross Area	90.28 m²	90 m²
Bed 1 Area	13.7 m²	11.5 m²
Bed 1 Width	3.99m	2.75m
Bed 2 Area	11.8 m²	7.5 m²
Bed 2 Width	3.22m	2.15m
Bed 3 Area	10.1 m²	7.5 m²
Bed 3 Width	2.36m	2.15m
Storage	2.78 m²	2.5 m²

This Housetype is compliant with NDSS

A	17/07/2023	BLK	First Issue
REV	DATE	BY	AMENDMENTS
			
AV23 SPECIFICATION			
CONSTRUCTION			
DATE: 12/07/2023		SCALE @ A3: 1 : 50	DRAWN BY: GROUP
DWG TITLE: Second Floor Compliance Plan			
HOUSE TYPE: Baldon - End			
COINS REFERENCE:			
DWG No: BAI/6-003			REV: A

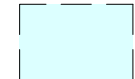
22/09/2023 11:40:08

M4(1) Clearance Zones

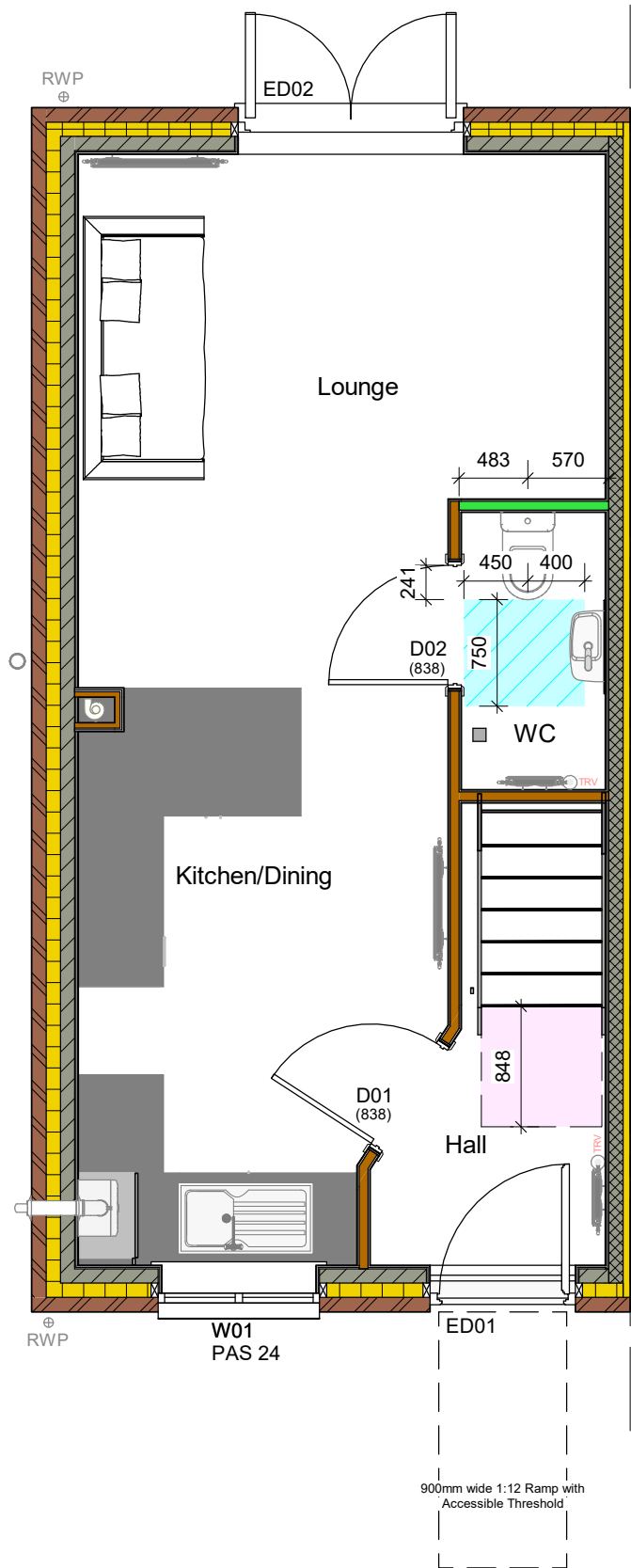
- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



Ground Floor Compliance Floor
1 : 50



NDSS AUDIT - D1.1		
1 bed 2 person (2 storey)		Min.
Gross Area	58.04 m²	58 m²
Bed 1 Area	11.5 m²	11.5 m²
Bed 1 Width	3.76m	2.75m
Storage	1.5 m²	1.5 m²

This Housetype is compliant with NDSS

A

04/09/2023

BLK

Firat Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:
04/08/2023

SCALE @ A3:
1 : 50

DRAWN BY:
GROUP

DWG TITLE:
Ground Floor Compliance Plan

HOUSE TYPE:
D1.1 - End

COINS REFERENCE:

DRWG No:
D1.1/END/6-001

REV:
A

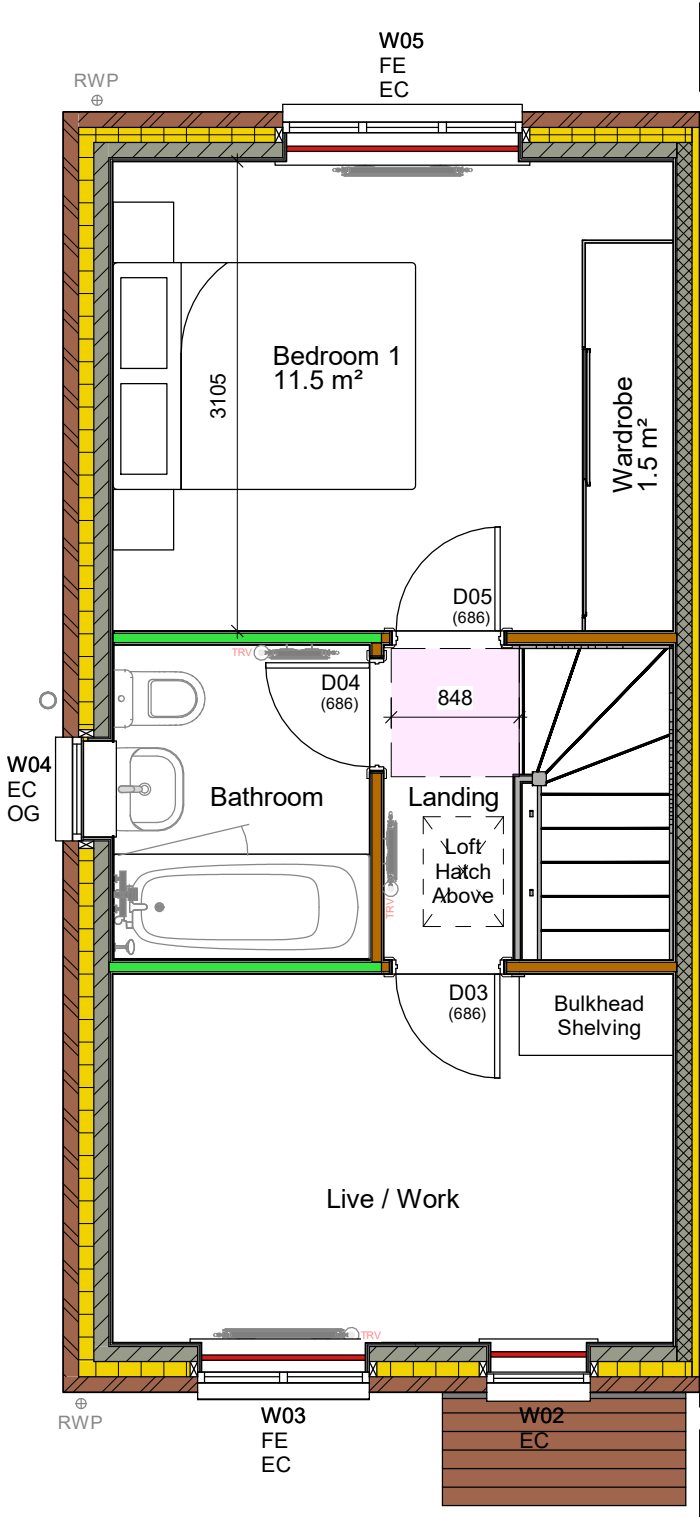
04/09/2023 20:12:18

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



First Floor Compliance Plan
1 : 50

Fitted Wardrobes Required for NDSS Storage Compliance

NDSS AUDIT - D1.1		
1 bed 2 person (2 storey)		Min.
Gross Area	58.04 m²	58 m²
Bed 1 Area	11.5 m²	11.5 m²
Bed 1 Width	3.10m	2.75m
Storage	1.5 m²	1.5 m²

This Housetype is compliant with NDSS

A

04/09/2023

BLK

Firat Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:

04/08/2023

SCALE @ A3:

1 : 50

DRAWN BY:

GROUP

DWG TITLE:

First Floor Compliance Plan

HOUSE TYPE:

D1.1 - End

COINS REFERENCE:

DRWG No:

D1.1/END/6-002

REV:

A

04/09/2023 20:12:19

M4(1) Clearance Zones



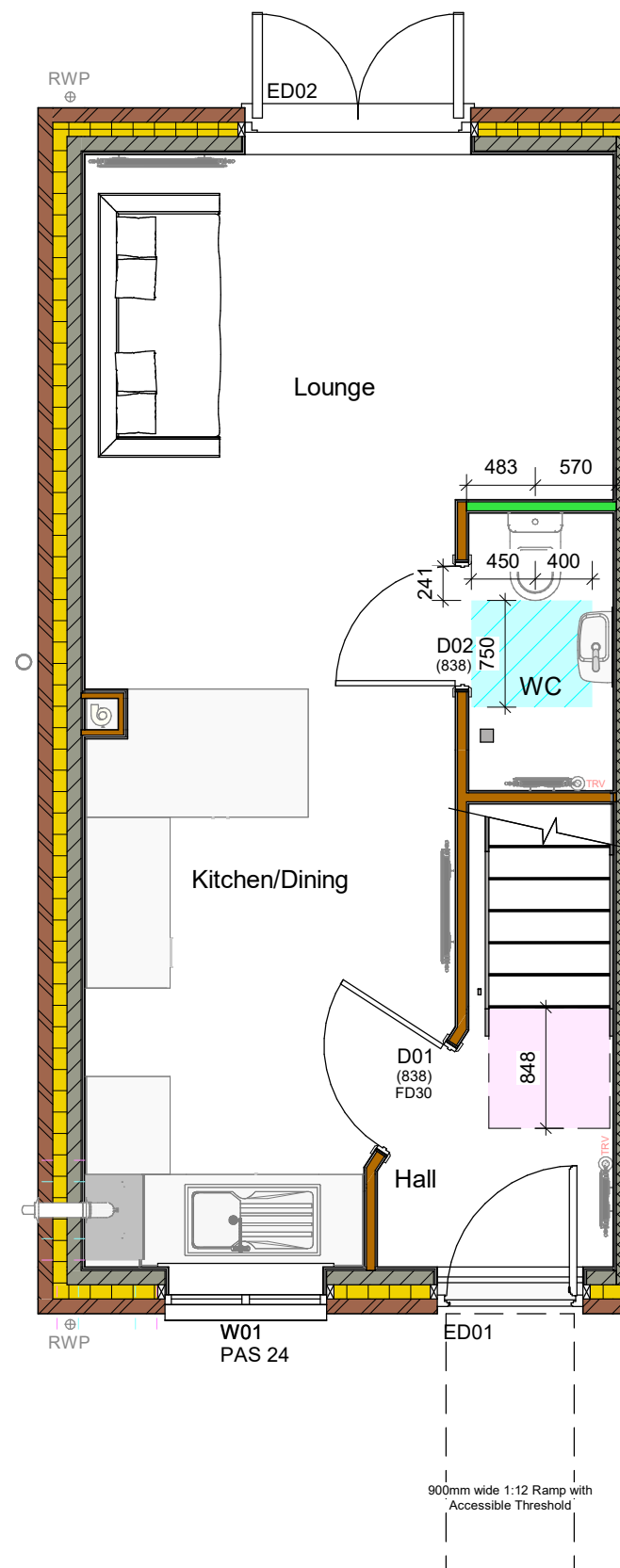
Clear Access Zone Requirements.

- 1500 dia to Bathroom
- 650 dia to WHB
- 300 dia knee room to WHB



AD Part M4(1) WC Access Zone.

- 900 wide x 750 deep (Frontal Access)
- 850 wide x 750 deep (Oblique Access)



Ground Floor Compliance Plan

1 : 50

This Housetype is compliant with NDSS

A	24/11/2023	BLK	First Issue
REV	DATE	BY	AMENDMENTS
			
AV23 SPECIFICATION			
CONSTRUCTION			
DATE: 12/07/2023		SCALE @ A3: 1 : 50	DRAWN BY: GROUP
DWG TITLE: Ground Floor Compliance Plan			
HOUSE TYPE: E2.1 - End			
COINS REFERENCE:			
DRWG No: E2.1/END/6-001			REV: A

NDSS AUDIT - E2.1		
2 bed 4 person (3 storey)		Min.
Gross Area	86.9 m ²	79 m ²
Bed 1 Area	11.5 m ²	11.5 m ²
Bed 1 Width	3.1m	2.75m
Bed 2 Area	14.1 m ²	11.5 m ²
Bed 2 Width	2.6m	2.55m
Storage	2.63 m ²	2 m ²

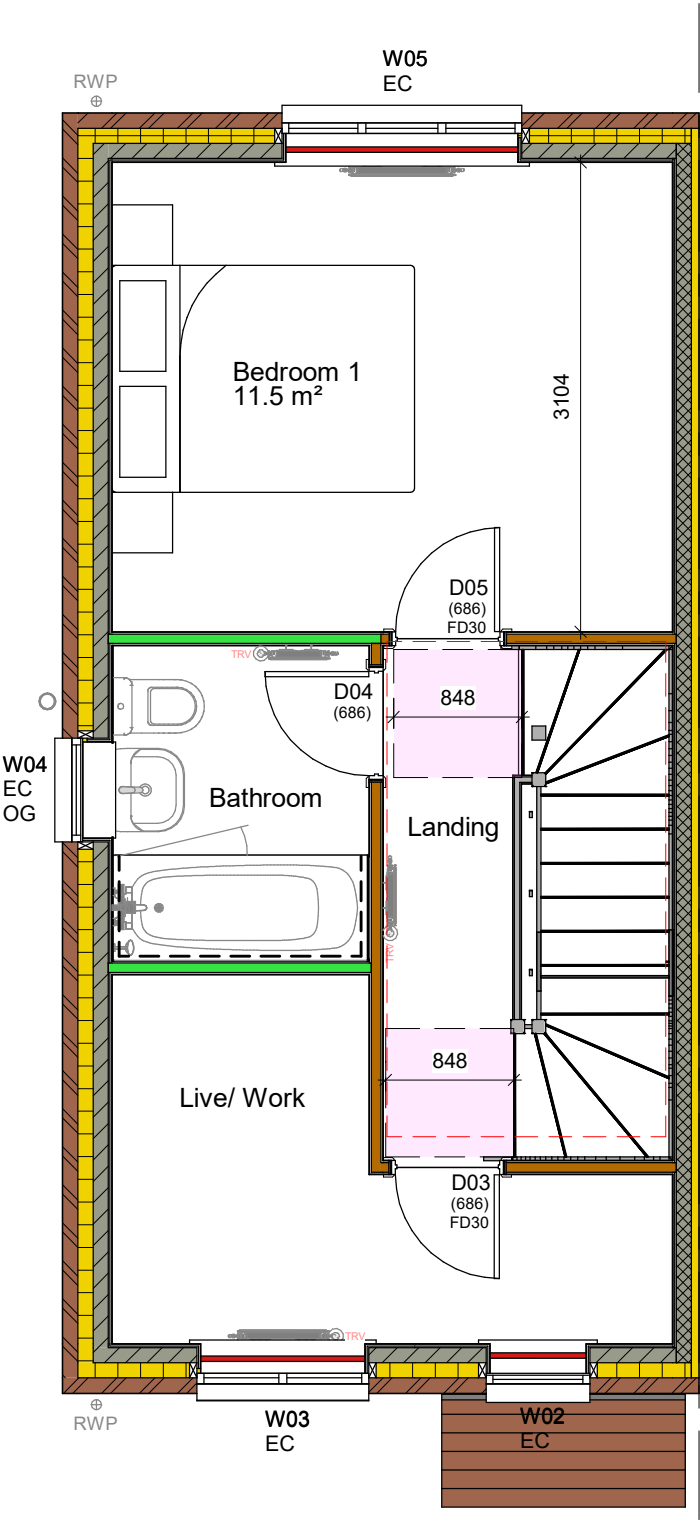
24/11/2023 10:53:44

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



First Floor Compliance Plan
1 : 50

NDSS AUDIT - E2.1		
2 bed 4 person (3 storey)		Min.
Gross Area	86.9 m²	79 m²
Bed 1 Area	11.5 m²	11.5 m²
Bed 1 Width	3.1m	2.75m
Bed 2 Area	14.1 m²	11.5 m²
Bed 2 Width	2.6m	2.55m
Storage	2.63 m²	2 m²

This Housetype is compliant with NDSS

AVANT
homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:
12/07/2023

SCALE @ A3:
1 : 50

DRAWN BY:
GROUP

DWG TITLE:
First Floor Compliance Plan

HOUSE TYPE:
E2.1 - End

COINS REFERENCE:

DRWG No:
E2.1/END/6-002

REV:
A

24/11/2023 10:53:45

M4(1) Clearance Zones

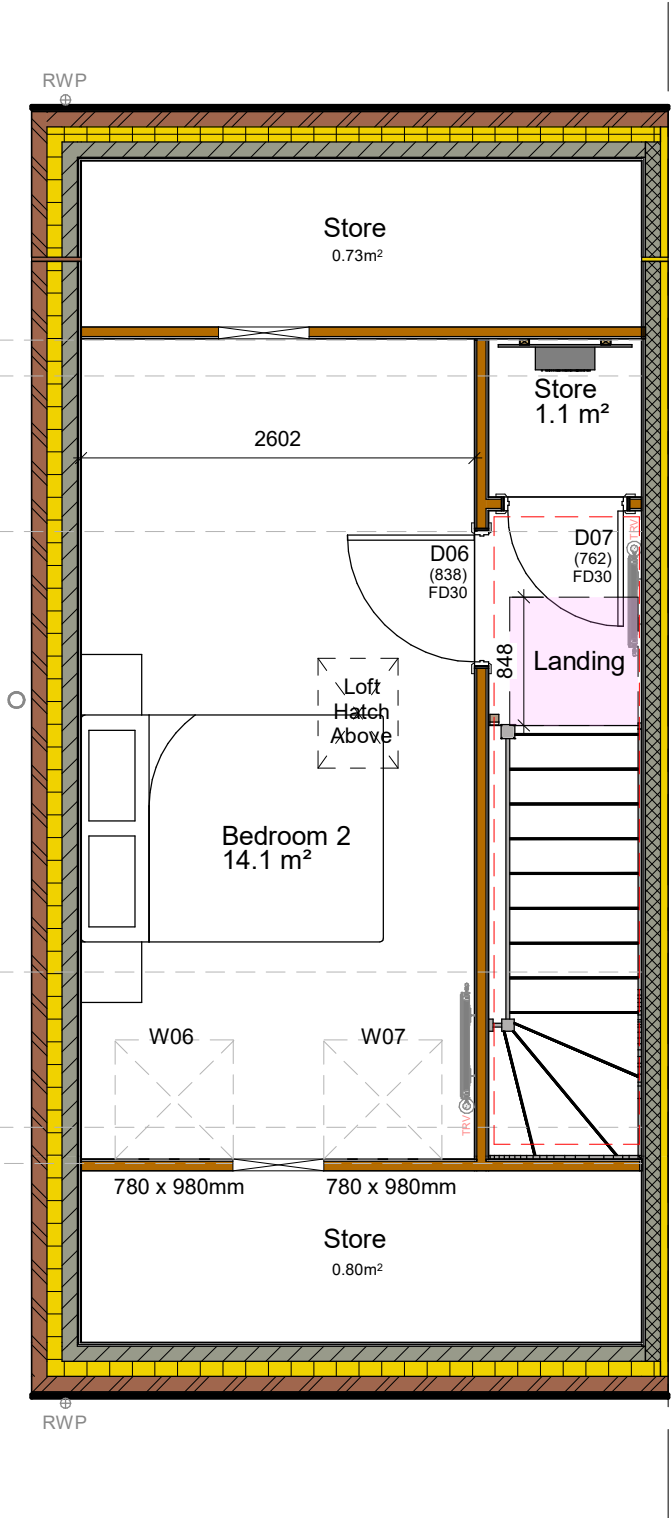
- Clear Access Zone Requirements.
 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.
 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)

1.3m Head Height
1.5m Head Height

Full Head Height

Full Head Height

1.5m Head Height
1.3m Head Height



This Housetype is compliant with NDSS

AVANT
homes

AV23 SPECIFICATION

CONSTRUCTION

DATE: 12/07/2023
SCALE @ A3: 1 : 50
DRAWN BY: GROUP

DWG TITLE:
Second Floor Compliance Plan

HOUSE TYPE:
E2.1 - End

COINS REFERENCE:

DRWG No: E2.1/END/6-003
REV: A

NDSS AUDIT - E2.1		
2 bed 4 person (3 storey)		Min.
Gross Area	86.9 m²	79 m²
Bed 1 Area	11.5 m²	11.5 m²
Bed 1 Width	3.1m	2.75m
Bed 2 Area	14.1 m²	11.5 m²
Bed 2 Width	2.6m	2.55m
Storage	2.63 m²	2 m²

Second Floor Compliance Plan
1 : 50

M4(1) Clearance Zones



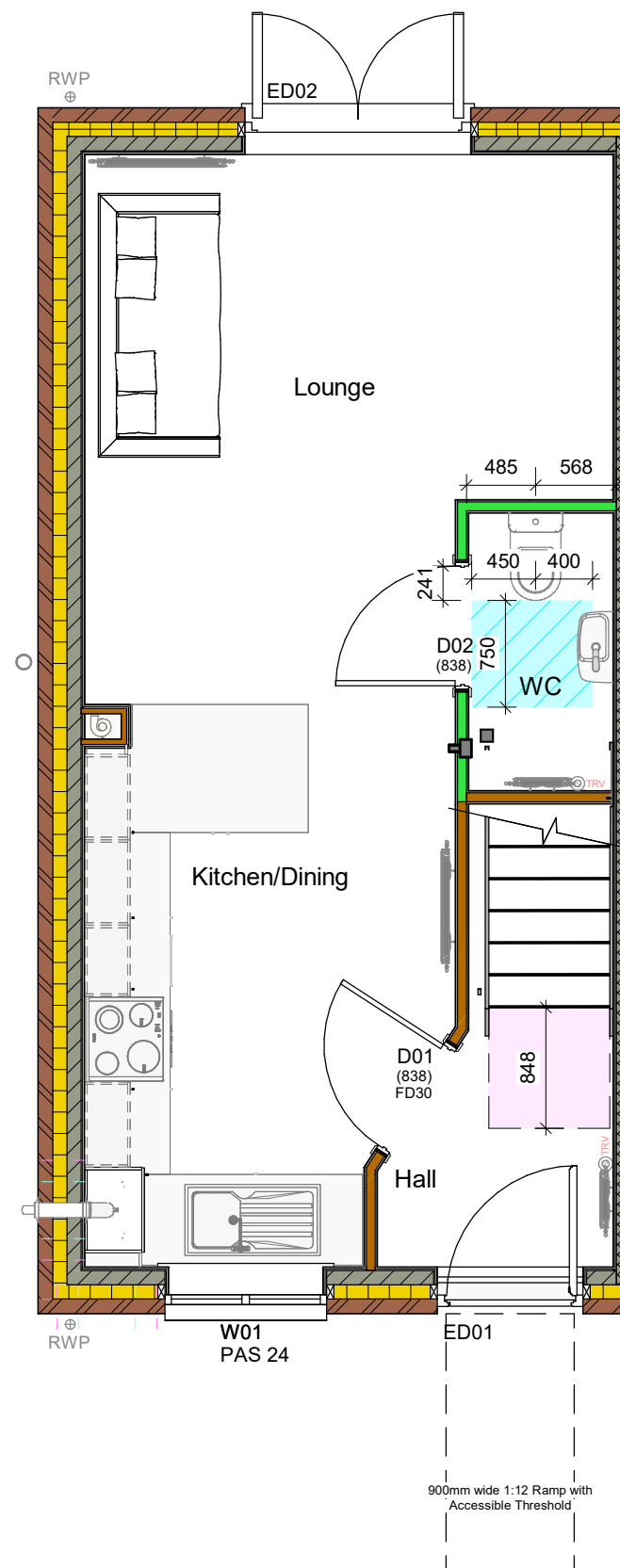
Clear Access Zone Requirements.

- 1500 dia to Bathroom
- 650 dia to WHB
- 300 dia knee room to WHB



AD Part M4(1) WC Access Zone.

- 900 wide x 750 deep (Frontal Access)
- 850 wide x 750 deep (Oblique Access)



Ground Floor Compliance Plan

1 : 50

This Housetype is compliant with NDSS

B A	22/09/2023 17/07/2023	BLK BLK	M4(1) ramp added to principal entrance First Issue
REV	DATE	BY	AMENDMENTS

AVANT
homes

AV23 SPECIFICATION

CONSTRUCTION

DATE: 12/07/2023	SCALE @ A3: 1 : 50	DRAWN BY: GROUP
---------------------	-----------------------	--------------------

DWG TITLE:
Ground Floor Compliance
Plan

HOUSE TYPE:
Eastbeck - End

COINS REFERENCE:

DRWG No: EAS/END/6-001	REV: B
---------------------------	-----------

NDSS AUDIT - Eastbeck		
2 bed 4 person (3 storey)		Min.
Gross Area	86.9 m ²	79 m ²
Bed 1 Area	11.5 m ²	11.5 m ²
Bed 1 Width	3.1m	2.75m
Bed 2 Area	14.1 m ²	7.5 m ²
Bed 2 Width	2.6m	2.55m
Storage	2.63 m ²	2 m ²

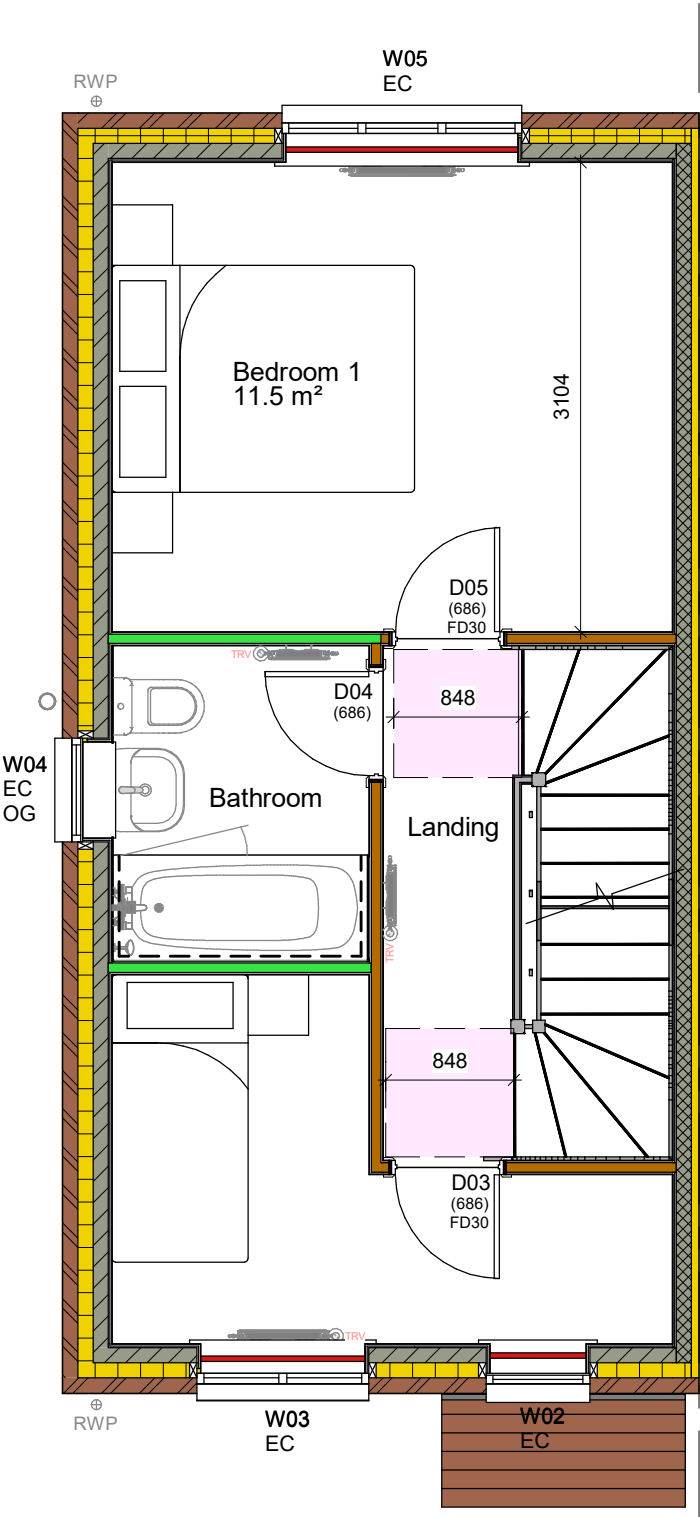
22/09/2023 14:57:20

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



First Floor Compliance Plan
1 : 50

NDSS AUDIT - Eastbeck		
2 bed 4 person (3 storey)		Min.
Gross Area	86.9 m²	79 m²
Bed 1 Area	11.5 m²	11.5 m²
Bed 1 Width	3.1m	2.75m
Bed 2 Area	14.1 m²	7.5 m²
Bed 2 Width	2.6m	2.55m
Storage	2.63 m²	2 m²

This Housetype is compliant with NDSS

A

17/07/2023

BLK

First Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:

12/07/2023

SCALE @ A3:

1 : 50

DRAWN BY:

GROUP

DWG TITLE:

First Floor Compliance Plan

HOUSE TYPE:

Eastbeck - End

COINS REFERENCE:

DRWG No:

EAS/END/6-002

REV:

A

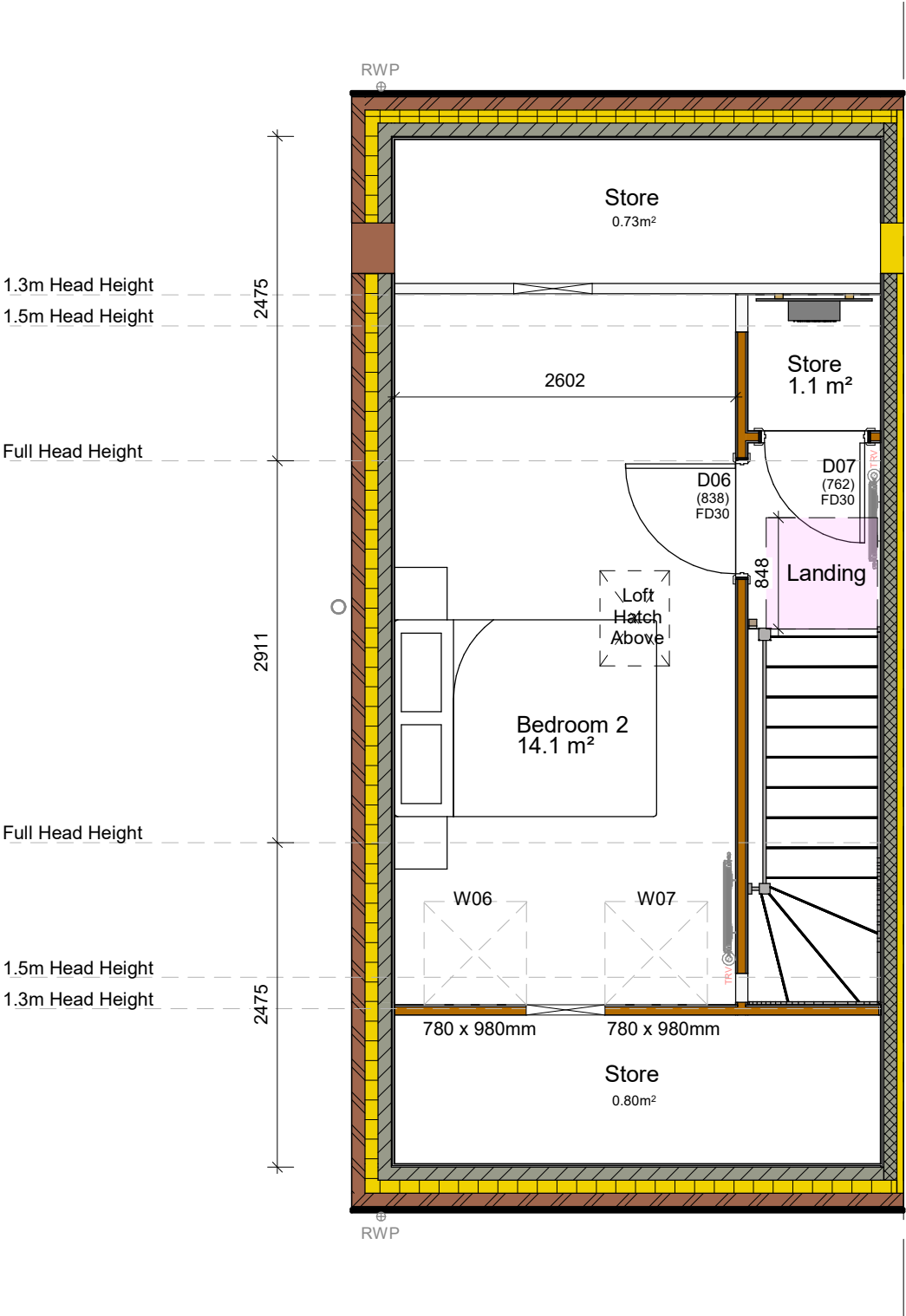
22/09/2023 14:57:21

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



Second Floor Compliance Plan
1 : 50

NDSS AUDIT - Eastbeck		
2 bed 3 person (3 storey)		Min.
Gross Area	86.9 m²	79 m²
Bed 1 Area	11.5 m²	11.5 m²
Bed 1 Width	3.1 m	2.75m
Bed 2 Area	14.1 m²	7.5 m²
Bed 2 Width	2.6m	2.15m
Storage	2.63 m²	2 m²

This Housetype is compliant with NDSS

A

17/07/2023

BLK

First Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:

12/07/2023

SCALE @ A3:

1 : 50

DRAWN BY:

GROUP

DWG TITLE:
Second Floor Compliance Plan

HOUSE TYPE:
Eastbeck - End

COINS REFERENCE:

DRWG No:

EAS/END/6-003

REV:

A

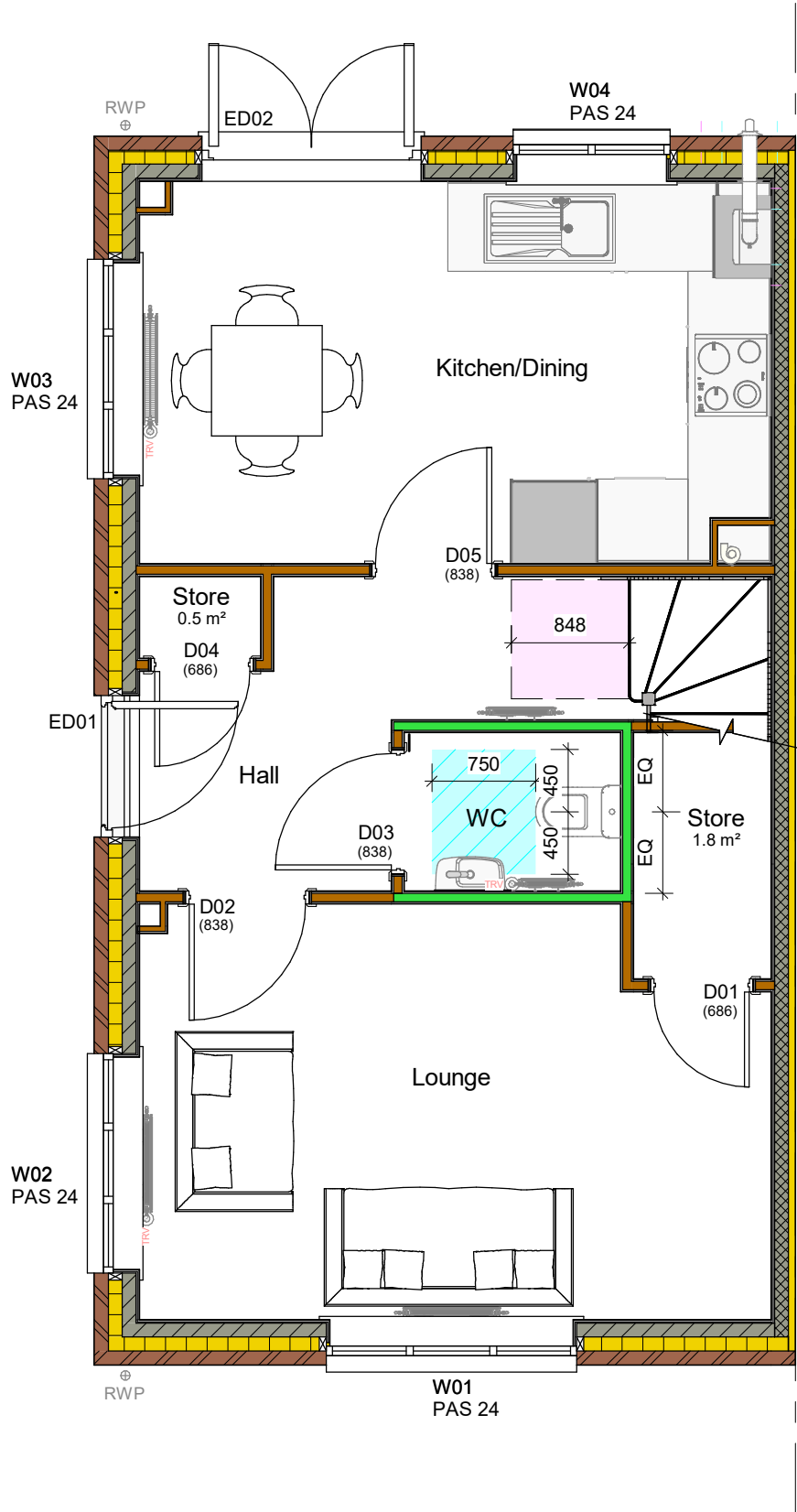
22/09/2023 14:57:21

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



Ground Floor Compliance Plan
1 : 50

NDSS AUDIT - Ferdale		
2 bed 3 person (2 storey)		Min.
Gross Area	75.08 m²	70 m²
Bed 1 Area	11.5 m²	11.5 m²
Bed 1 Width	2.76m	2.75m
Bed 2 Area	7.5 m²	7.5 m²
Bed 2 Width	2.61m	2.15m
Storage	2.3 m²	2 m²

This Housetype is compliant with NDSS

A

17/07/2023

BLK

First Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:
12/07/2023

SCALE @ A3:
1 : 50

DRAWN BY:
GROUP

DWG TITLE:
Ground Floor Compliance Plan

HOUSE TYPE:
Ferndale - End

COINS REFERENCE:

DRWG No:
FER/END/6-001

REV:
A

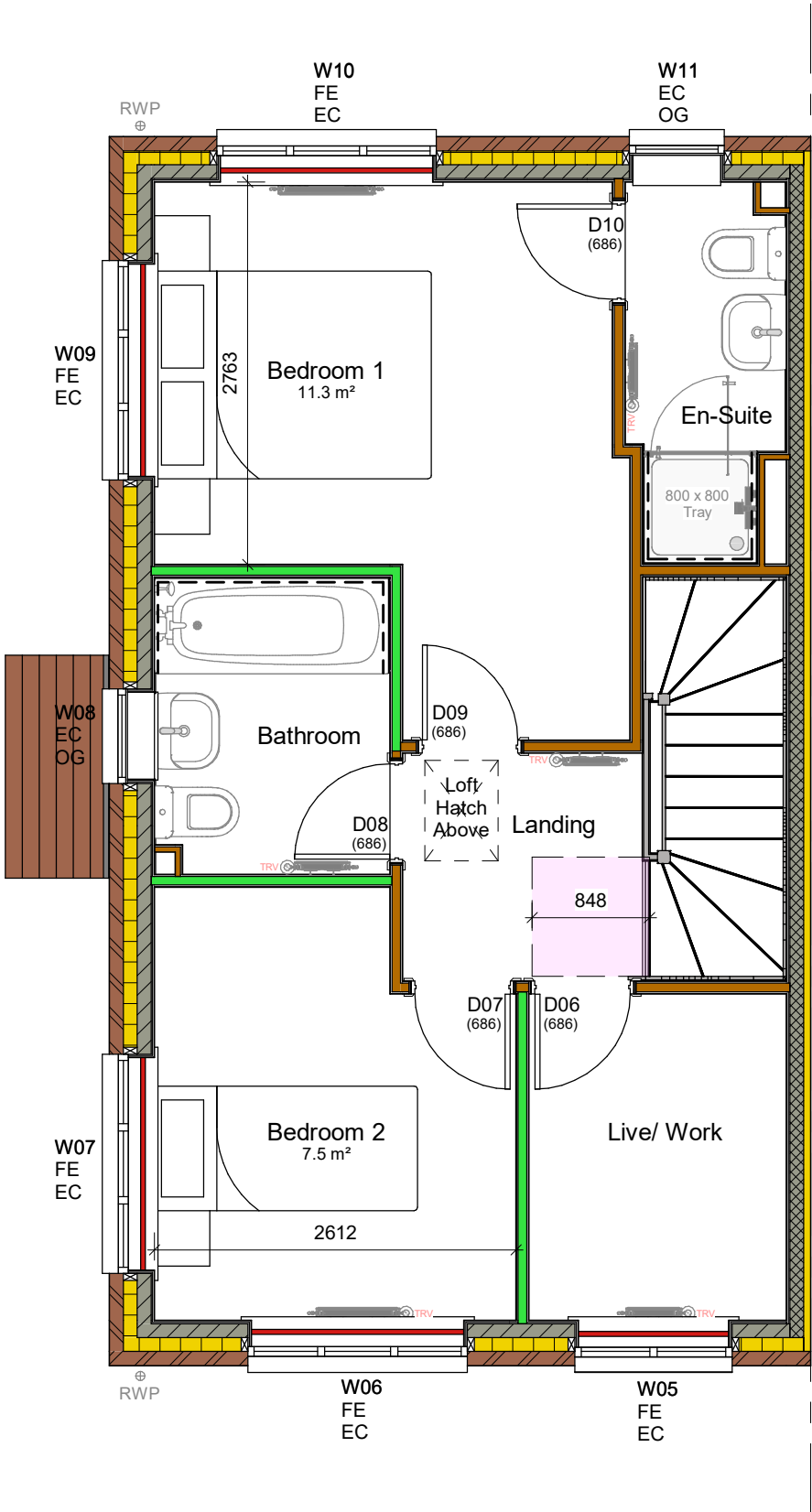
17/07/2023 20:57:24

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



First Floor Compliance Plan
1 : 50

NDSS AUDIT - Ferdale		
2 bed 3 person (2 storey)		Min.
Gross Area	75.08 m²	70 m²
Bed 1 Area	11.5 m²	11.5 m²
Bed 1 Width	2.76m	2.75m
Bed 2 Area	7.5 m²	7.5 m²
Bed 2 Width	2.61m	2.15m
Storage	2.3 m²	2 m²

This Housetype is compliant with NDSS

AVANT
homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:
12/07/2023

SCALE @ A3:
1 : 50

DRAWN BY:
GROUP

DWG TITLE:
First Floor Compliance Plan

HOUSE TYPE:
Ferndale - End

COINS REFERENCE:

DRWG No:
FER/END/6-002

REV:
A

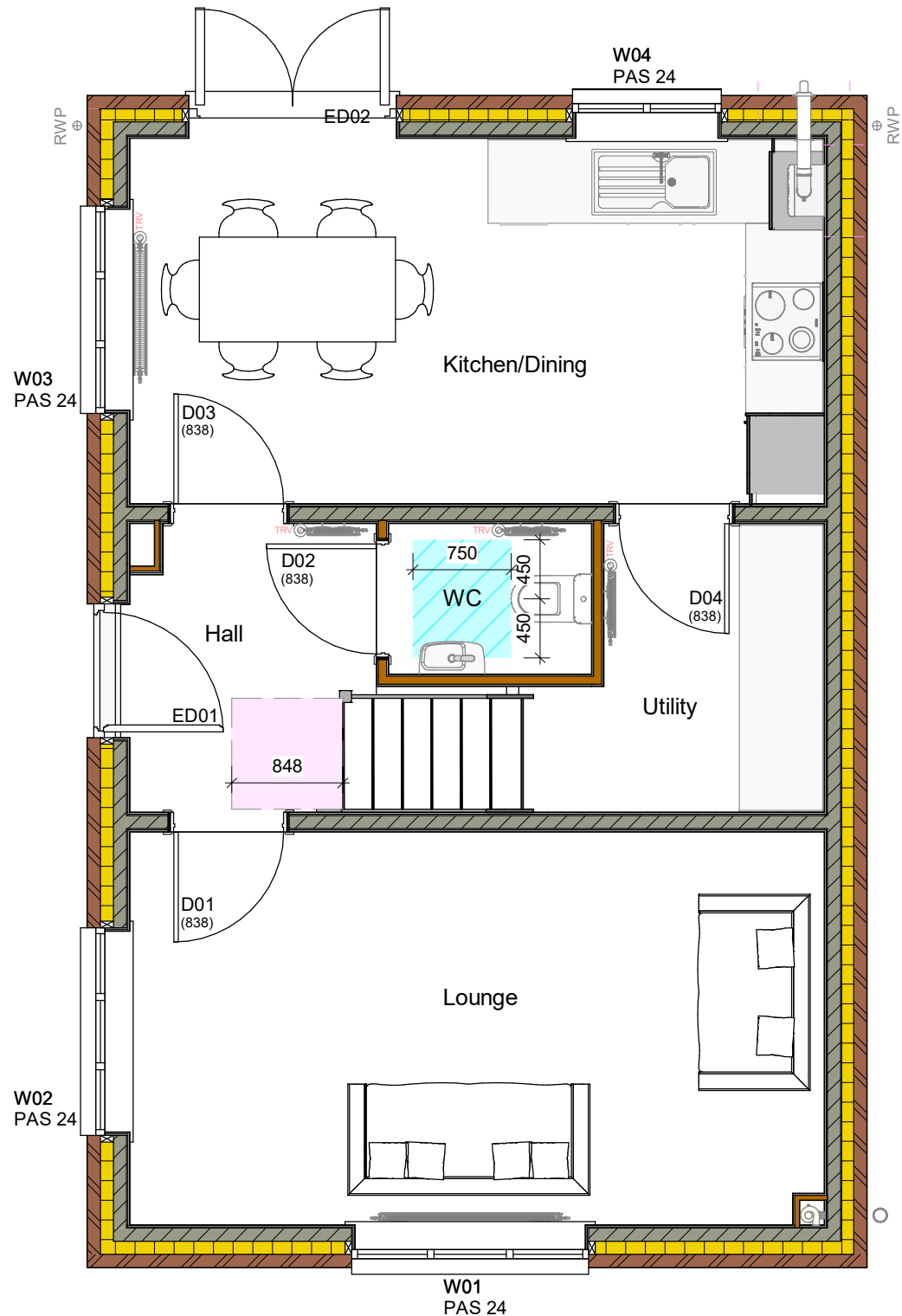
17/07/2023 20:57:25

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



Ground Floor Compliance Plan
1 : 50

Fitted Wardrobes Required for
NDSS Storage Compliance

NDSS AUDIT - Leyburn		
3 bed 4 person (2 storey)		Min.
Gross Area	88 m²	84 m²
Bed 1 Area	13.00 m²	11.5 m²
Bed 1 Width	3.06m	2.75m
Bed 2 Area	8.1 m²	7.5 m²
Bed 2 Width	2.72m	2.15m
Bed 3 Area	7.5 m²	7.5 m²
Bed 3 Width	2.5m	2.15m
Storage	2.5 m²	2.5 m²

This Housetype is compliant with
NDSS

A

17/07/2023

BLK

First Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:

18/05/2023

SCALE @ A3:

1 : 50

DRAWN BY:

EA

DWG TITLE:

Ground Floor Compliance Plan

HOUSE TYPE:

Leyburn - Det

COINS REFERENCE:

DRWG No:

LEY/DET/6-001

REV:

A

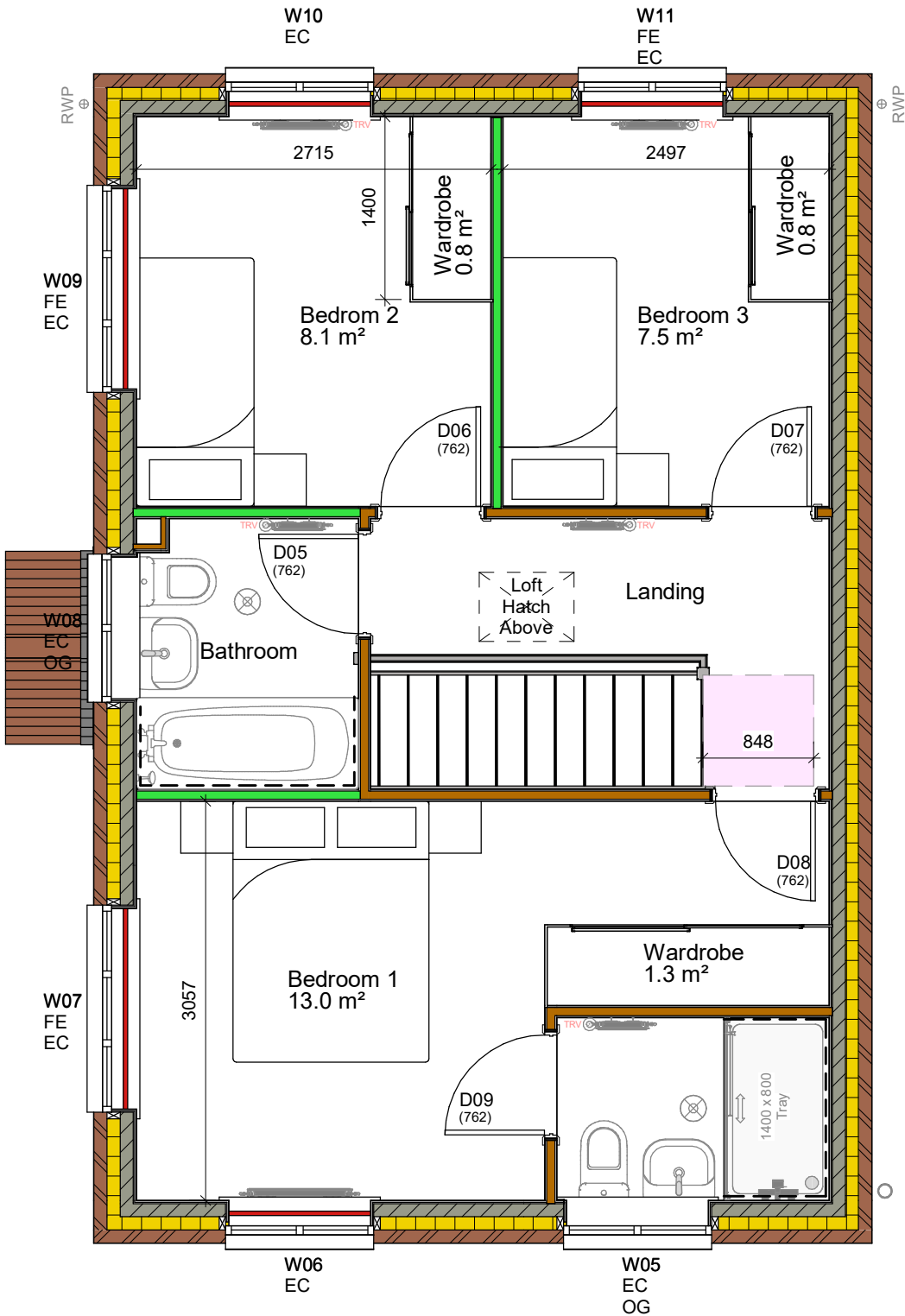
17/07/2023 21:41:29

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



First Floor Compliance Plan
1 : 50

Fitted Wardrobes Required for
NDSS Storage Compliance

NDSS AUDIT - Leyburn		
3 bed 4 person (2 storey)		Min.
Gross Area	88 m²	84 m²
Bed 1 Area	13.00 m²	11.5 m²
Bed 1 Width	3.06m	2.75m
Bed 2 Area	8.1 m²	7.5 m²
Bed 2 Width	2.72m	2.15m
Bed 3 Area	7.5 m²	7.5 m²
Bed 3 Width	2.5m	2.15m
Storage	2.5 m²	2.5 m²

This Housetype is compliant with
NDSS

AVANT
homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:
18/05/2023

SCALE @ A3:
1 : 50

DRAWN BY:
EA

DWG TITLE:
First Floor Compliance Plan

HOUSE TYPE:
Leyburn - Det

COINS REFERENCE:

DRWG No:
LEY/DET/6-002

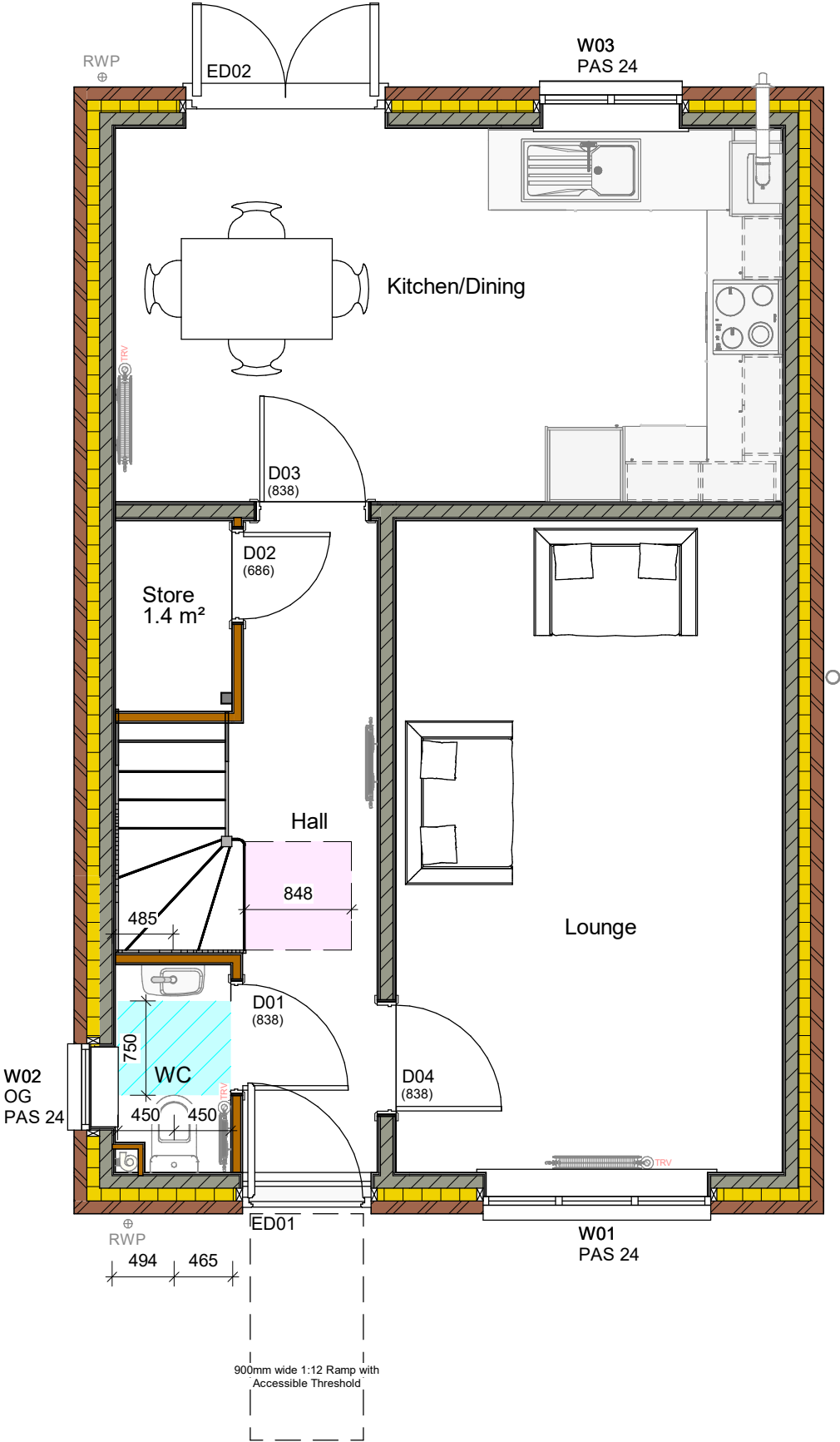
REV:
A

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



Ground Floor Compliance Plan
1 : 50

NDSS AUDIT - Maltby			
3 bed 4 person (2 storey)		Min.	
Gross Area	88.04 m²	84 m²	
Bed 1 Area	11.5 m²	11.5 m²	
Bed 1 Width	3.25m	2.75m	
Bed 2 Area	8.4 m²	7.5 m²	
Bed 2 Width	2.52m	2.15m	
Bed 3 Area	8.3 m²	7.5 m²	
Bed 3 Width	2.33m	2.15m	
Storage	3.2 m²	2.5 m²	

This Housetype is compliant with NDSS

AVANT
homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:
18/05/2023

SCALE @ A3:
1 : 50

DRAWN BY:
GROUP

DWG TITLE:
Ground Floor Compliance Plan

HOUSE TYPE:
Maltby - Det

COINS REFERENCE:

DRWG No:
MAL/6-001

REV:
B

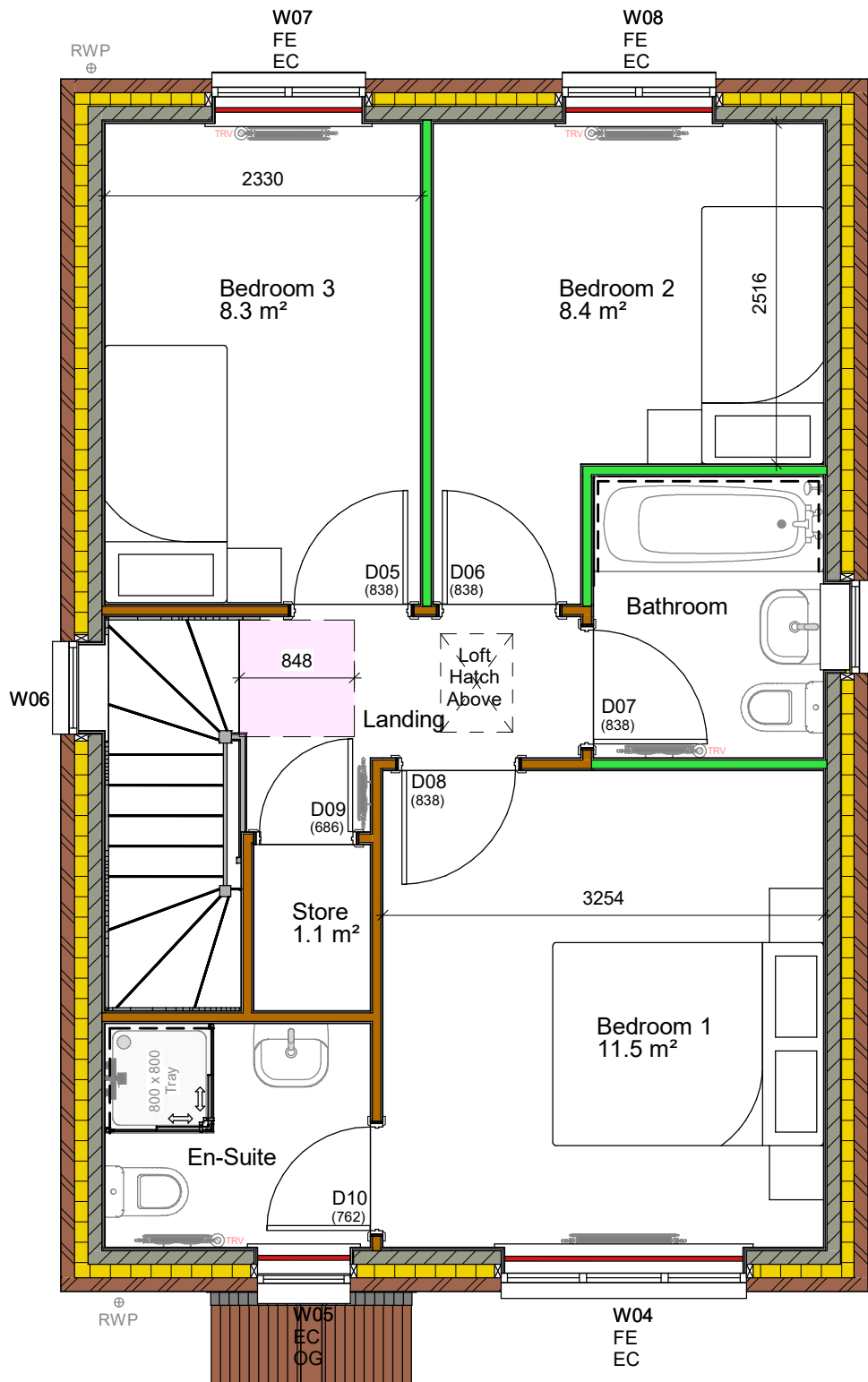
22/09/2023 16:21:27

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



First Floor Compliance Plan
1 : 50

NDSS AUDIT - Maltby			
3 bed 4 person (2 storey)		Min.	
Gross Area	88.04 m²	84 m²	
Bed 1 Area	11.5 m²	11.5 m²	
Bed 1 Width	3.25m	2.75m	
Bed 2 Area	8.4 m²	7.5 m²	
Bed 2 Width	2.52m	2.15m	
Bed 3 Area	8.3 m²	7.5 m²	
Bed 3 Width	2.33m	2.15m	
Storage	2.5 m²	2.5 m²	

This Housetype is compliant with NDSS

A

17/07/2023

BLK

First Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:

18/05/2023

SCALE @ A3:

1 : 50

DRAWN BY:

GROUP

DWG TITLE:

First Floor Compliance Plan

HOUSE TYPE:

Maltby - Det

COINS REFERENCE:

DRWG No:

MAL/6-002

REV:

A

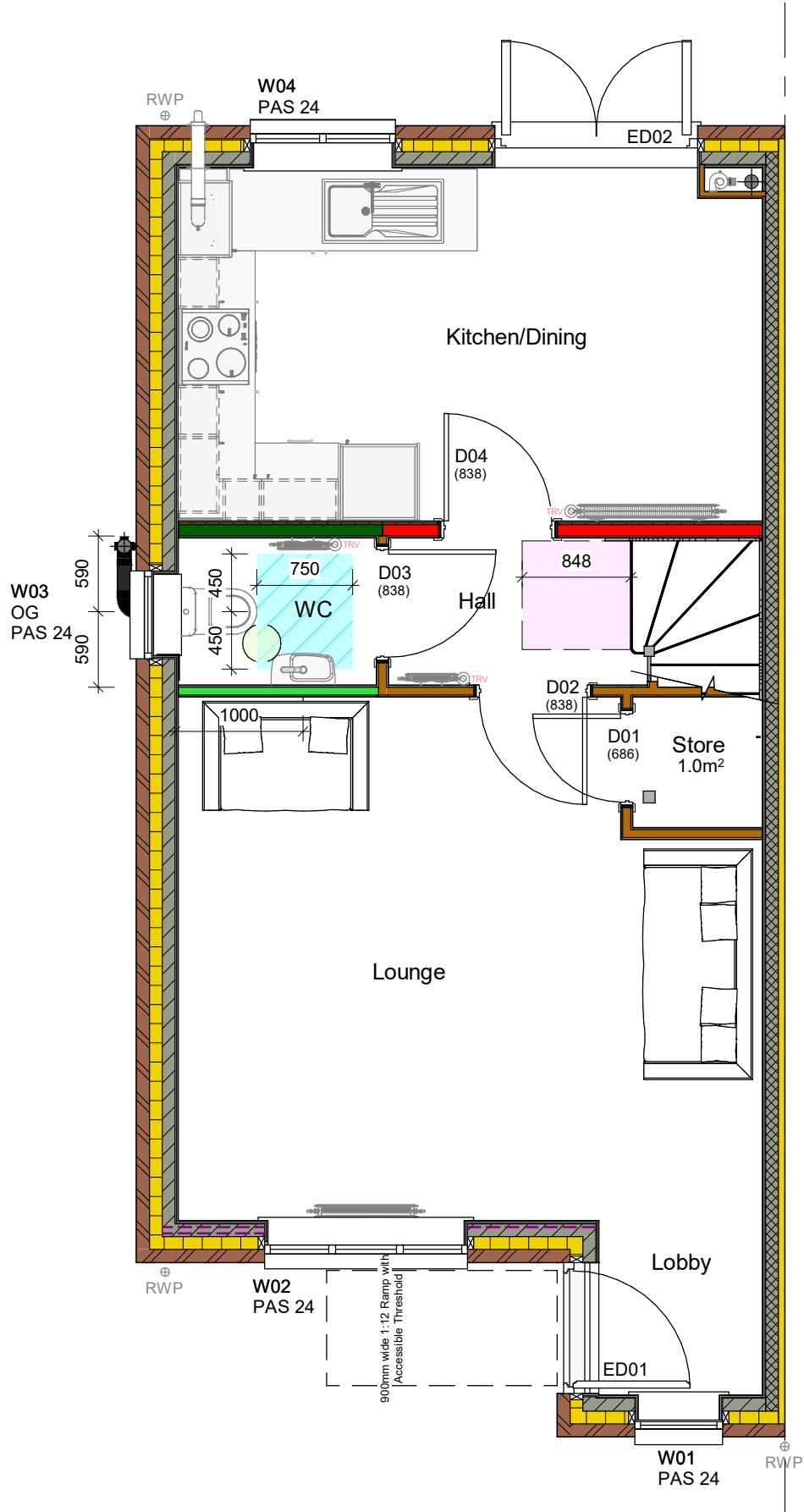
22/09/2023 16:21:28

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



Ground Floor Compliance Plan
1 : 50

This Housetype is compliant with NDSS

B

22/09/2023

BLK

300mm dia. max clearance zone as measured from pan to WHB now shown to WC; Bathroom external SVP relocated North and Ensuite SVP relocated to top right corner, WC door handed

A

17/07/2023

BLK

First Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:
23/06/2023

SCALE @ A3:
1 : 50

DRAWN BY:
GROUP

DWG TITLE:
Ground Floor Compliance Plan

HOUSE TYPE:
Ripley - End

COINS REFERENCE:

DRWG No:
RIP/END/6-001

REV:
B

NDSS AUDIT - Ripley		
2 bed 3 person (2 storey)		Min.
Gross Area	75.08 m ²	70 m ²
Bed 1 Area	11.5 m ²	11.5 m ²
Bed 1 Width	2.92m	2.75m
Bed 2 Area	7.5 m ²	7.5 m ²
Bed 2 Width	2.65m	2.15m
Storage	2 m ²	2 m ²

- 1500 dia to Bathroom
- 650 dia to WHB
- 300 dia knee room to WHB



- 900 wide x 750 deep (Frontal Access)
- 850 wide x 750 deep (Oblique Access)



1 : 50

B	22/09/2023	BLK	Bathroom external SVP relocated North and Ensuite SVP relocated to top right corner, Shower increased from 800x800 to 800 x1000.
A	17/07/2023	BLK	First Issue
REV	DATE	BY	AMENDMENTS

DRWG No: RIP/END/6-002	REV: B
----------------------------------	------------------

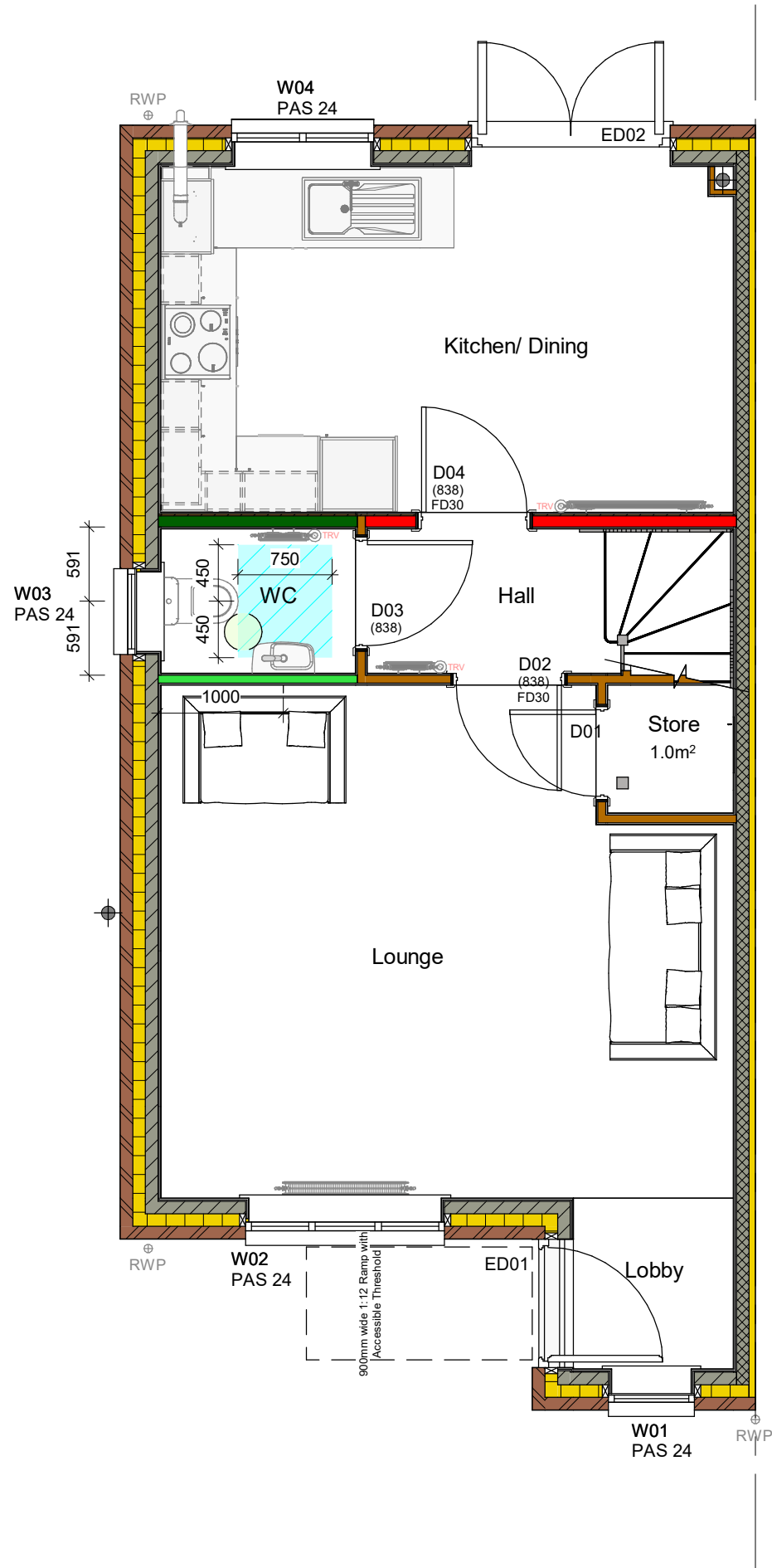
NDSS AUDIT - Ripley		
2 bed 3 person (2 storey)		Min.
Gross Area	75.08 m ²	70 m ²
Bed 1 Area	11.5 m ²	11.5 m ²
Bed 1 Width	2.92m	2.75m
Bed 2 Area	7.5 m ²	7.5 m ²
Bed 2 Width	2.65m	2.15m
Storage	2 m ²	2 m ²

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



Ground Floor Compliance Plan
1 : 50

This Housetype is compliant with NDSS

NDSS AUDIT - Saltbury		
3 bed 4 person (3 storey)		Min.
Gross Area	103.37 m²	90 m²
Bed 1 Area	13.9 m²	11.5 m²
Bed 1 Width	3.47m	2.75m
Bed 2 Area	9.3 m²	7.5 m²
Bed 2 Width	2.79m	2.15m
Bed 3 Area	7.5 m²	7.5 m²
Bed 3 Width	2.65m	2.15m
Storage	4.58 m²	2.5 m²

B

29/09/2023

BLK

M4(1) ramp added to principal entrance, 300mm dia, max access zone shown between WC and HRB, NDSS storage area amended

A

17/07/2023

BLK

First Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:

23/06/2023

SCALE @ A3:

1 : 50

DRAWN BY:

GROUP

DWG TITLE:
Ground Floor Compliance Plan

HOUSE TYPE:
Saltbury - End

COINS REFERENCE:

DRWG No:

SAL/END/6-001

REV:

B

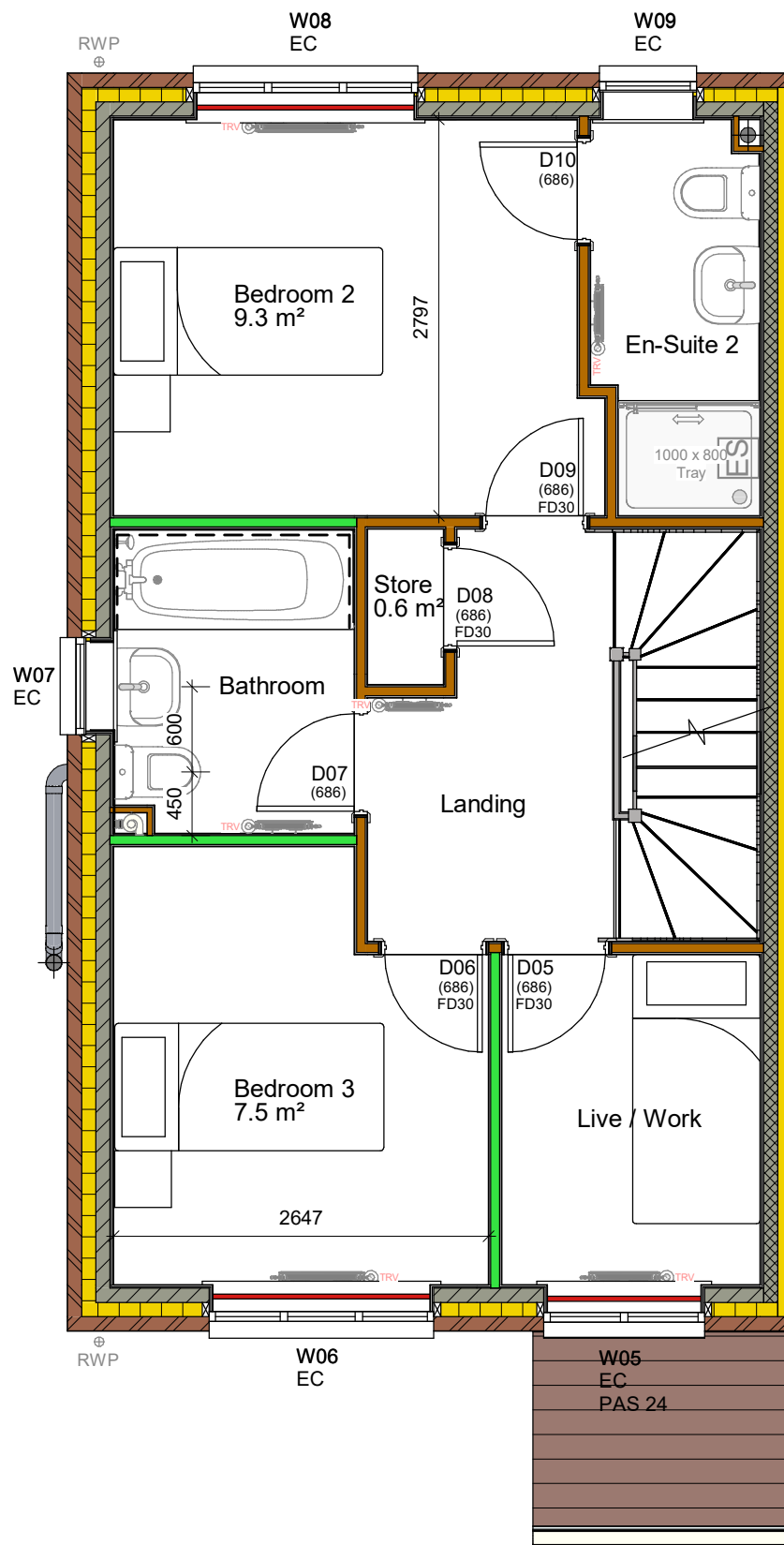
29/09/2023 17:04:03

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)



First Floor Compliance Plan
1 : 50

NDSS AUDIT - Saltbury			
3 bed 4 person (3 storey)		Min.	
Gross Area	103.37 m²	90 m²	
Bed 1 Area	13.9 m²	11.5 m²	
Bed 1 Width	3.47m	2.75m	
Bed 2 Area	9.3 m²	7.5 m²	
Bed 2 Width	2.79m	2.15m	
Bed 3 Area	7.5 m²	7.5 m²	
Bed 3 Width	2.65m	2.15m	
Storage	4.58 m²	2.5 m²	

This Housetype is compliant with NDSS

AVANT
homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:
23/06/2023

SCALE @ A3:
1 : 50

DRAWN BY:
GROUP

DWG TITLE:
First Floor Compliance Plan

HOUSE TYPE:
Saltbury - End

COINS REFERENCE:

DRWG No:
SAL/END/6-002

REV:
B

B
A

29/09/2023
17/07/2023

BLK
BLK

NDSS storage area amended
First Issue

REV

DATE

BY

AMENDMENTS

29/09/2023 17:04:04

M4(1) Clearance Zones

- Clear Access Zone Requirements.

 - 1500 dia to Bathroom
 - 650 dia to WHB
 - 300 dia knee room to WHB
- AD Part M4(1) WC Access Zone.

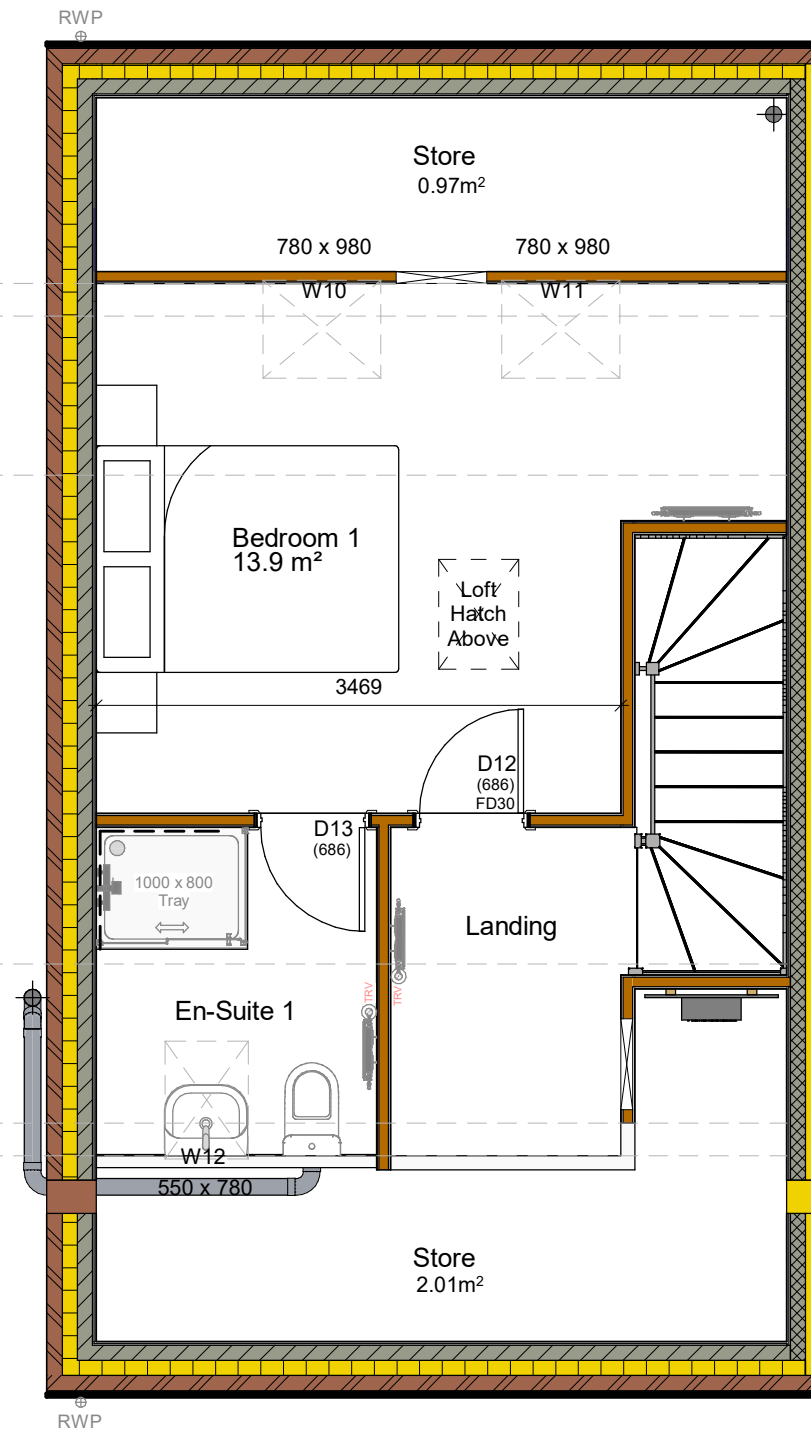
 - 900 wide x 750 deep (Frontal Access)
 - 850 wide x 750 deep (Oblique Access)

1.3m Head Height
1.5m Head Height

Full Head Height

Full Head Height

1.5m Head Height
1.3m Head Height



Second Floor Compliance Plan
1 : 50

NDSS AUDIT - Saltbury		
3 bed 4 person (3 storey)		Min.
Gross Area	103.37 m²	90 m²
Bed 1 Area	13.9 m²	11.5 m²
Bed 1 Width	3.47m	2.75m
Bed 2 Area	9.3 m²	7.5 m²
Bed 2 Width	2.79m	2.15m
Bed 3 Area	7.5 m²	7.5 m²
Bed 3 Width	2.65m	2.15m
Storage	4.58 m²	2.5 m²

This Housetype is compliant with NDSS

B

29/09/2023

BLK

NDSS storage area amended

A

17/07/2023

BLK

First Issue

REV

DATE

BY

AMENDMENTS

AVANT

homes

AV23 SPECIFICATION

CONSTRUCTION

DATE:

23/06/2023

SCALE @ A3:

1 : 50

DRAWN BY:

GROUP

DWG TITLE:
Second Floor Compliance Plan

HOUSE TYPE:
Saltbury - End

COINS REFERENCE:

DRWG No:

SAL/END/6-003

REV:

B

29/09/2023 17:04:05