

# House Type Pack

Ashby Road, Markfield

November 2025

n2159\_110



ALLISON  
HOMES

\* Note: all materials are indicative only

# Contents

## 1 Bedroom

Hartley

## 2 Bedrooms

Loxley

Hanbury

## 3 Bedrooms

Morley

Oatly

Cranford

Corby

## 4 Bedrooms

Totley

1 Bed

## Features and Details

## Masterplanning:

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

## Accommodation:

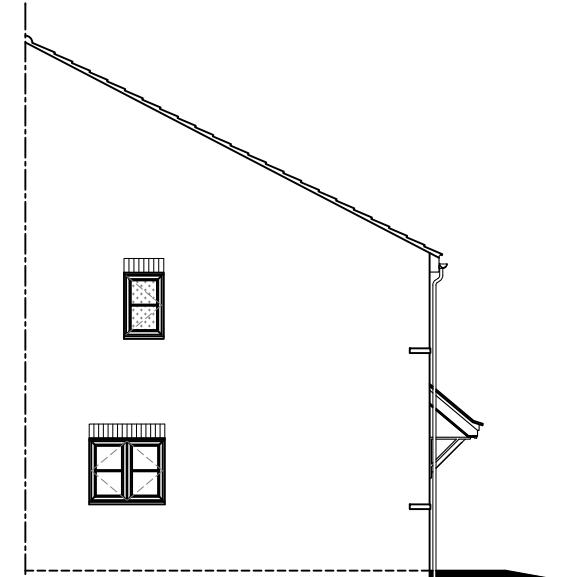
- 1 double bedroom
- 2 persons
- Lounge located at front
- Kitchen located at rear
- 1 bathroom
- 1 WC cloakroom
- 1 parking spaces

## 1 Bed / 2 Person

Beds	Area
Bedroom 1	Double 15.74m <sup>2</sup>
Total Storage	- 3.23m <sup>2</sup>
Store 1	- 3.23m <sup>2</sup>

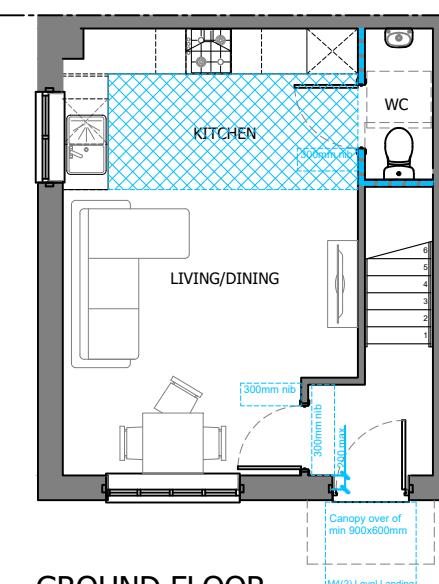


FRONT ELEVATION

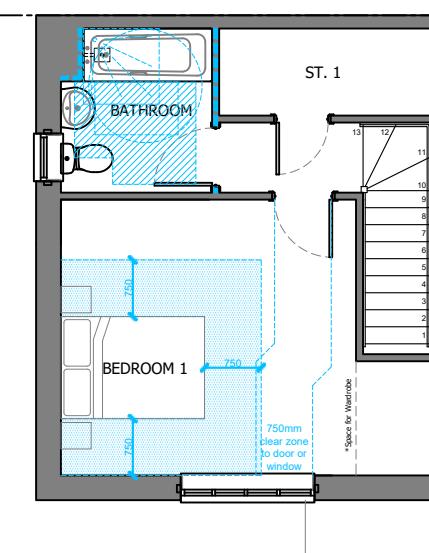


SIDE ELEVATION

## Elevations-1:100 @ A3

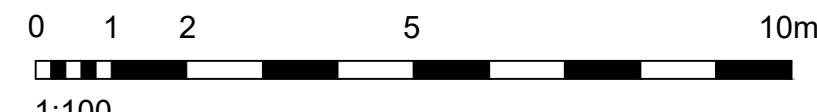


GROUND FLOOR



FIRST FLOOR

## Floorplans-1:100 @ A3



M4(2) Legend											
Private entrances-refer to section 2.20											
	<p>Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved, complies with the following:</p> <ol style="list-style-type: none"> <li>Level access has a minimum landing of 1200x1000mm</li> <li>Landings has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm. External lighting is provided using fully diffused luminaire activated automatically either by dusk to dawn timer or motion detector.</li> <li>The main minimum clear opening width of 850mm.</li> <li>Where there are double doors, the main leaf provides the minimum required clear opening width.</li> <li>A minimum 300mm nib is provided to the leading edge of the door with the depth created by this nib is maintained for a minimum distance of 1200mm.</li> <li>The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm.</li> <li>If there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings.</li> </ol> <p>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 f of the above.</p>										
Internal Doors-Refer to section 2.22											
	<p>All doors and corridors should comply with the following as outlined in Diagram 2.3:</p> <ol style="list-style-type: none"> <li>The minimum clear width of every hall and landing is 900mm.</li> <li>Any localized obstruction such as a radiator does not occur, opposite, close to or at change in direction and is no longer than 2m in length. The corridor width is not reduced below 750mm at any point.</li> <li>Every door has a minimum clear opening width as per table 2.1:</li> </ol> <table border="1"> <thead> <tr> <th>Doorway width (mm)</th> <th>Corridor clear width (mm)</th> </tr> </thead> <tbody> <tr> <td>750 or wider</td> <td>900 (When approached head on)</td> </tr> <tr> <td>750</td> <td>1200 (When approach is NOT head on)</td> </tr> <tr> <td>775</td> <td>1050 (When approach is NOT head on)</td> </tr> <tr> <td>800</td> <td>900 (When approach is NOT head on)</td> </tr> </tbody> </table> <p>Localized obstruction not permitted-refer to diagram 2.3</p>	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)
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)										
Kitchens-Refer to section 2.24 (b)											
	<p>Provide a minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.</p>										
Sanitary facilities on entrance storey-Refer to section 2.27											
	<p>Dwellings should comply with all the following:</p> <ol style="list-style-type: none"> <li>Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom.</li> <li>In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.3 <ul style="list-style-type: none"> <li>• 850x750 Clear access</li> </ul> </li> <li>In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access shower potential for level access shower shower meets provisions of diagram 2.5/2.6 <ul style="list-style-type: none"> <li>• 700x1100 Clear access in front of basin</li> </ul> </li> <li>Door opens outwards.</li> </ol> <p>63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet areas. Hatch denotes 12.5mm Ply between 300-1500mm from floor to wall and height's to support up to 1.5kNm<sup>2</sup> for future grab rails, seats and other adaptations-refer to section 2.26</p> <p>* Example showing minimum dimensions-as per diagram 2.6a</p> <p>Denotes minimum clear access zones</p>										
Bedrooms-refer to section 2.25											
	<p>All bedrooms should comply with the following:</p> <ol style="list-style-type: none"> <li>Every bedroom provides a minimum 750mm wide clear access route from the doorway to window.</li> <li>One double bedroom (The principal bedroom) can provide a minimum 750mm wide clear access route to the foot of the bed.</li> <li>Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed.</li> <li>All single and twin bedrooms provide a minimum 750mm wide clear access zone to one side of the bed.</li> </ol> <p>Note: bedside furniture is permitted up to 600mm from the head of bed-refer to diagram 2.4</p> <p>Denotes minimum 750mm clear access zone</p>										
Bathrooms-Refer to section 2.29											
	<p>Dwellings should comply with all the following:</p> <ol style="list-style-type: none"> <li>Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom.</li> <li>The following clear access zones are met: <ul style="list-style-type: none"> <li>• 1500x100 front of basin to side of bath</li> <li>• 1500x100 turning circle for future wet room</li> </ul> </li> <li>Provision for potential level-access shower is made within the basin area</li> </ol> <p>63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatch denotes 12.5mm Ply between 300-1500mm from floor to wall and height's to support up to 1.5kNm<sup>2</sup> for future grab rails, seats and other adaptations-refer to section 2.26</p> <p>* Example showing minimum dimensions-as per diagram 2.7a</p> <p>Denotes minimum clear access zones</p>										

2 Bed

## Features and Details

## Masterplanning:

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

## Accommodation:

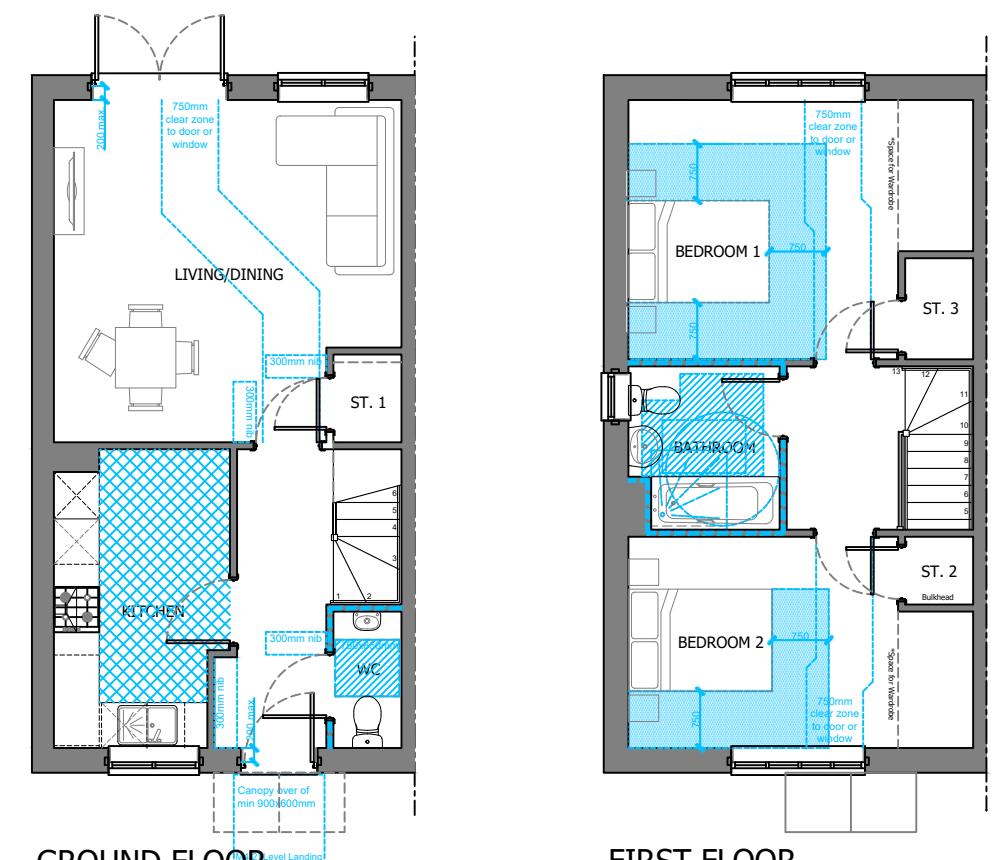
- 2 double bedrooms
- 4 persons
- Living located at rear
- Kitchen located at front
- 1 bathroom
- 1 WC cloakroom
- 2 parking spaces

## NDSS Compliance Checklist

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



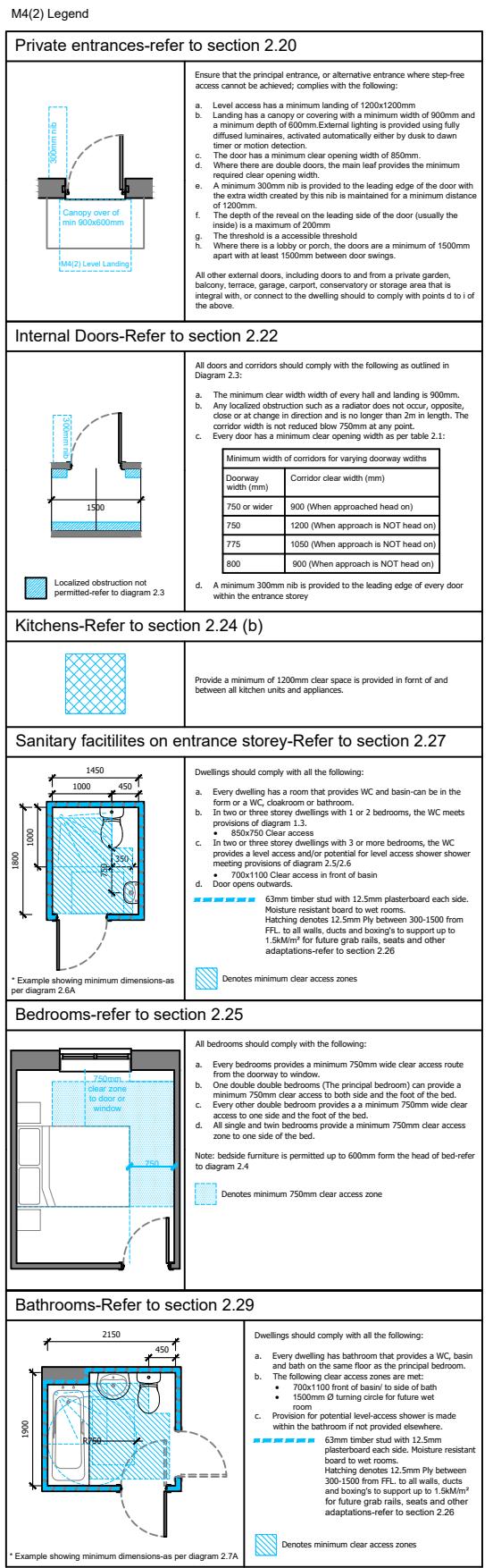
Elevations-1:200 @ A3



Floorplans-1:100 @ A3

0 2 4 10 20m  
1:200

0 1 2 5 10m  
1:100

FRONT ELEVATION  
1:100 @ A3

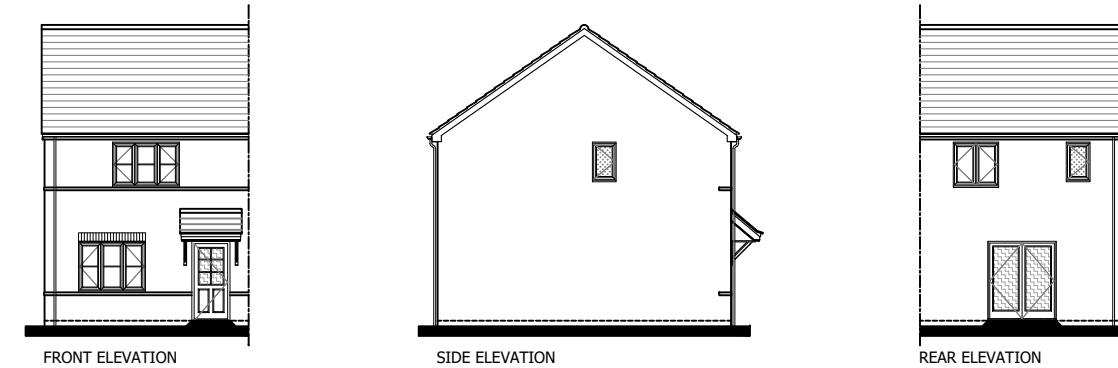
## Features and Details

## Masterplanning:

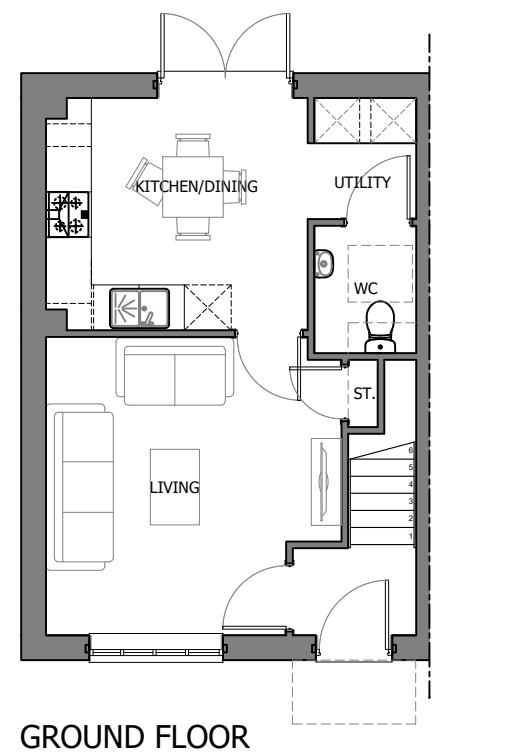
- 2 Storey
- 2 Bedrooms
- Semi-Detached and Terraced
- M4(2) Compliant

## Accommodation:

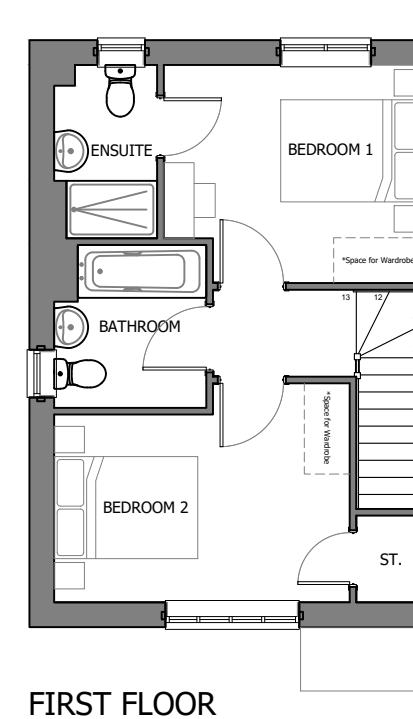
- 2 Double bedrooms
- 4 Persons
- Living located at front
- Kitchen located at rear
- 1 Bathroom
- 1 Ensuite
- 1 Utility
- 1 WC cloakroom
- 2 Parking spaces



Elevations-1:200 @ A3



GROUND FLOOR



FIRST FLOOR

FRONT ELEVATION  
1:100 @ A3

Floorplans-1:100 @ A3



3 Bed

## Features and Details

## Masterplanning:

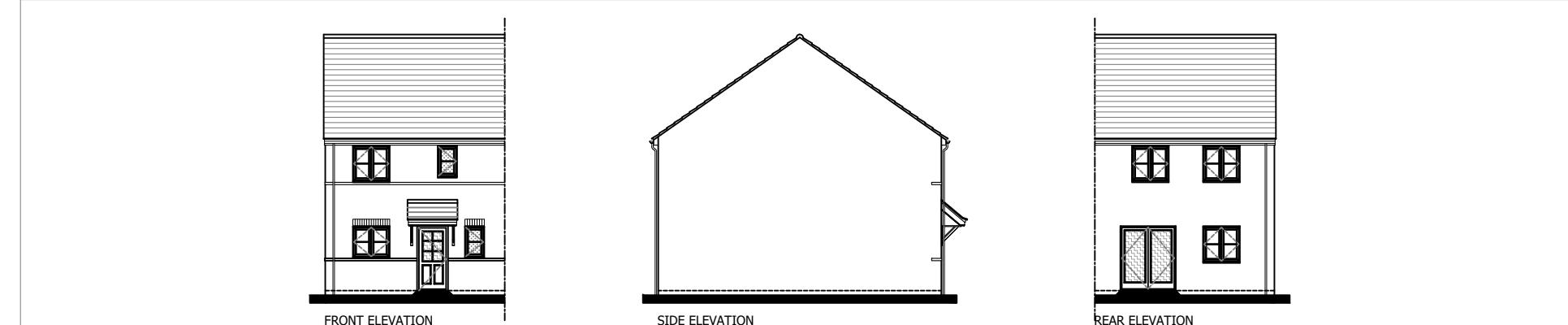
- 2 storey
- 3 bedrooms
- Semi-detached or terraced
- 100% NDSS Compliant
- M4(2) Compliant

## 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

## NDSS Compliance Checklist

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



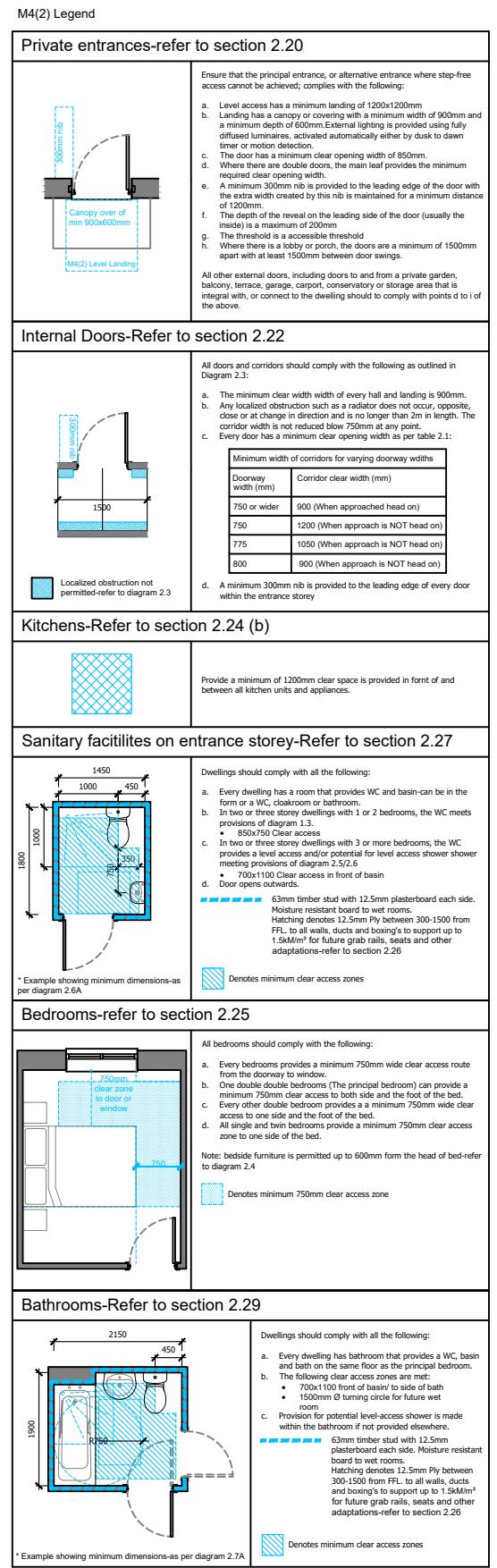
Elevations-1:200 @ A3



Floorplans-1:100 @ A3

0 2 4 10 20m  
1:200

0 1 2 5 10m  
1:100



## Features and Details

## Masterplanning: Scales

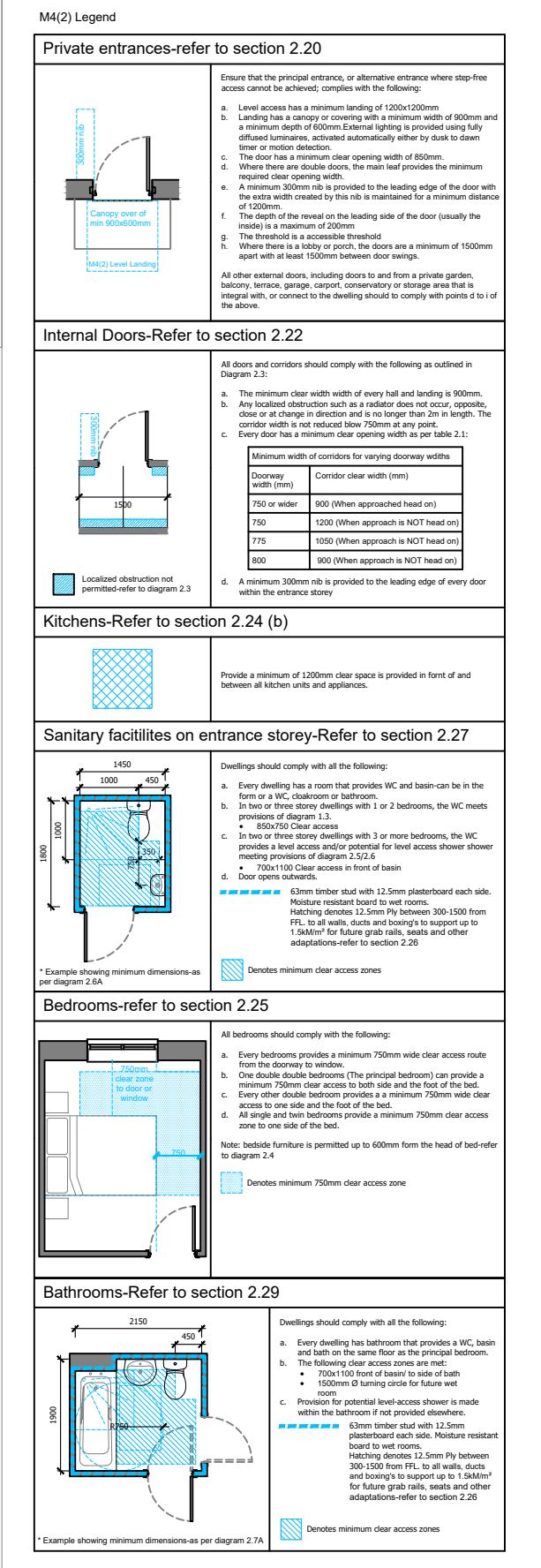
- 2 storey
- 3 bedrooms
- Corner turner
- 100% NDSS Compliant
- M4(2) Complaint

## 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

## NDSS Compliance Checklist

	Beds	Area
Bedroom 1	Double	12.75m <sup>2</sup>
Bedroom 2	Double	11.54m <sup>2</sup>
Bedroom 3	Single	7.51m <sup>2</sup>
Total Storage	-	2.53m <sup>2</sup>
Store 1	-	1.36m <sup>2</sup>
Store 2	-	1.17m <sup>2</sup>



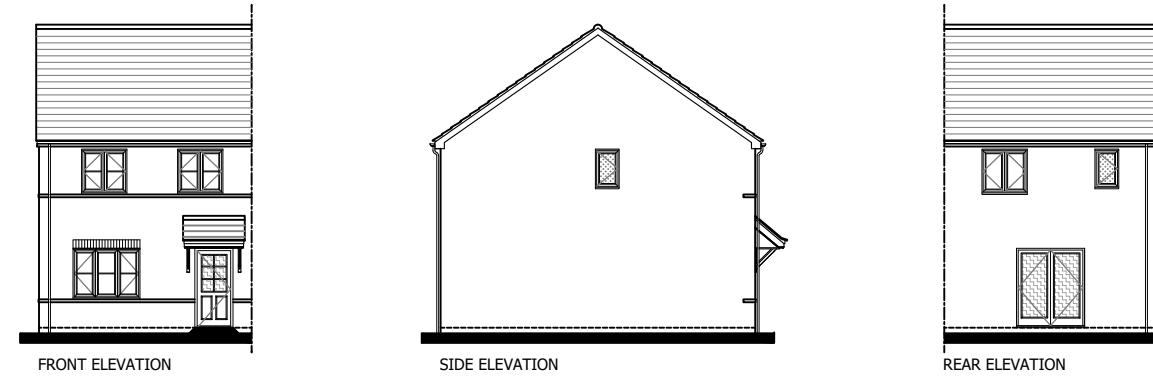
## Features and Details

## Masterplanning:

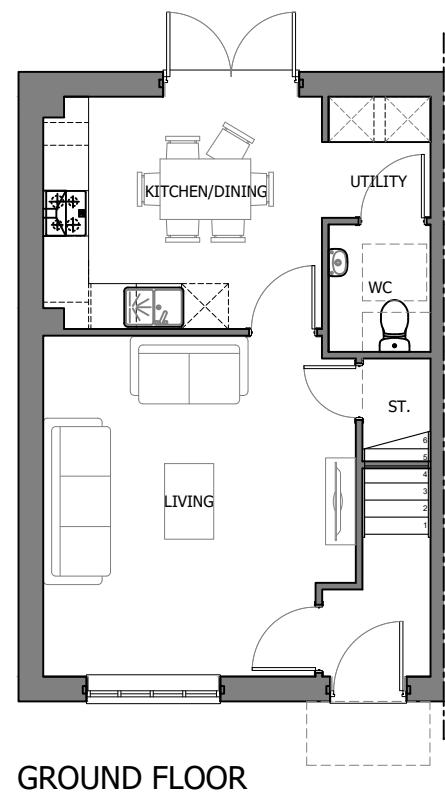
- 2 Storey
- 3 Bedrooms
- Semi-Detached and Terraced

## Accommodation:

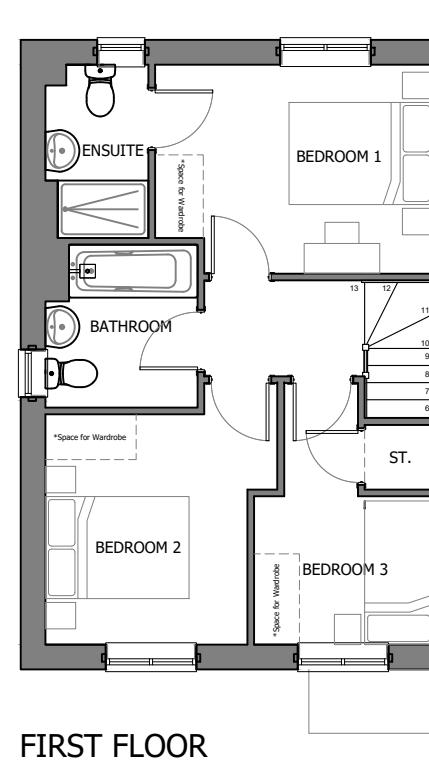
- 2 Double bedrooms, 1 single bedroom
- 5 persons
- Living located at front
- Kitchen located at rear
- 1 Bathroom
- 1 Ensuite
- 1 Utility
- 1 WC cloakroom
- 2 Parking spaces



Elevations-1:200 @ A3



GROUND FLOOR



FIRST FLOOR

FRONT ELEVATION  
1:100 @ A3

Floorplans-1:100 @ A3



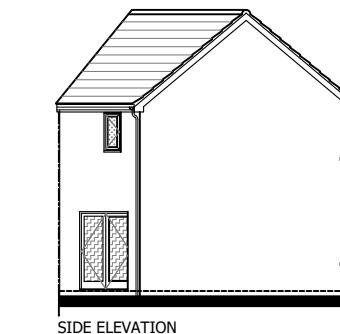
## Features and Details

## Masterplanning:

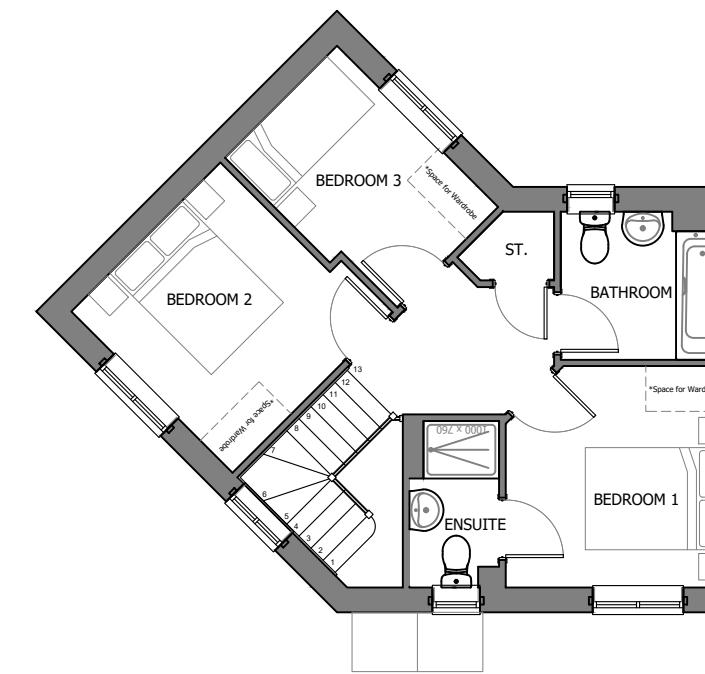
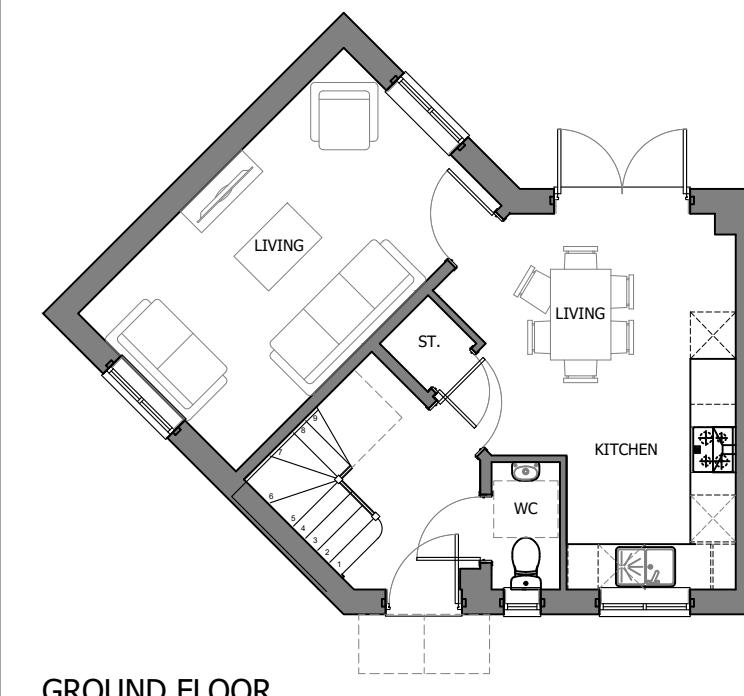
- 2 Storey
- 3 Bedrooms
- Semi-Detached and detached

## Accommodation:

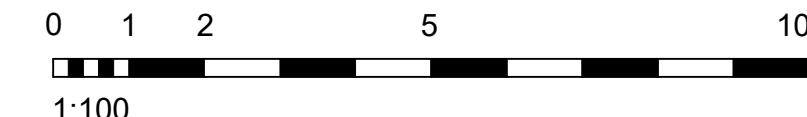
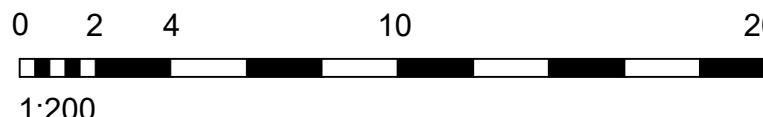
- 2 Double bedrooms, 1 single bedroom
- 5 Persons
- Living located at front
- Kitchen located at front
- 1 Bathroom
- 1 Ensuite
- 1 WC cloakroom
- 2 Parking spaces



## Elevations-1:200 @ A3



## Floorplans-1:100 @ A3



4 Bed

## Features and Details

## Masterplanning:

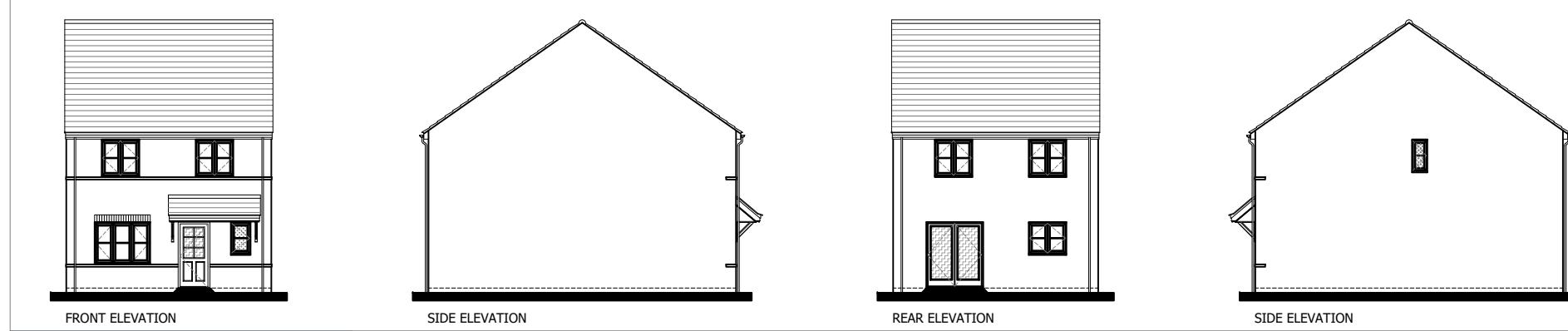
- 2 storey
- 4 bedrooms
- Semi-detached, terraced or detached
- 100% NDSS Compliant
- M4(2) Compliant

## 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 <sup>2</sup>
Bedroom 2	Double	11.51m <sup>2</sup>
Bedroom 3	Single	7.52m <sup>2</sup>
Bedroom 4	Single	7.82m <sup>2</sup>
Total Storage	-	3.06m <sup>2</sup>
Store 1	-	0.91m <sup>2</sup>
Store 2	-	1.22m <sup>2</sup>
Store 3	-	0.93m <sup>2</sup>



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:
a.	Level access has a minimum landing of 1200x1200mm
b.	Landings has a canopy or covering with a minimum width of 900mm and a minimum depth of 600mm External lighting is provided using fully diffused luminaire activated automatically either by dusk to dawn timer or motion detector
c.	The 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 300mm nib is provided to the leading edge of the door with the depth of the recess created by this nib is maintained for a minimum width of 1200mm
f.	The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
g.	The height of the door above the threshold
h.	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:
a.	The minimum clear width of every hall and landing is 900mm
b.	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
c.	Every door has a minimum clear opening width as per table 2.1:
d. 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:
a.	Every dwelling has a room that provides WC and basin-can be in the form of a WC, cloakroom or bathroom.
b.	In two or three storey dwellings with 1 or 2 bedrooms, the WC meets provisions of diagram 1.3
c.	In two or three storey dwellings with 3 or more bedrooms, the WC provides a level access shower potential for level access shower shower installation as per diagram 2.5/2.6
d.	Door opens outwards.
	63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet areas. Hatch denotes 12.5mm Ply between 300-1500mm from floor to top of walls, doors and herring's to support up to 1.5kNm <sup>2</sup> for future grab rails, seats and other adaptations-refer to section 2.26
Denotes minimum clear access zones	
Bedrooms-refer to section 2.25	
	Dwellings should comply with the following:
a.	Every bedroom provides a minimum 750mm wide clear access route from the doorway to window.
b.	One double bedroom (The principal bedroom) can provide a minimum 750mm wide clear access route to the foot of the bed.
c.	Every other double bedroom provides a minimum 750mm wide clear access to one side and the foot of the bed.
d.	All single and twin bedrooms provide a minimum 750mm wide clear access zone to one side of the bed.
Denotes minimum 750mm clear access zone	
Bathrooms-Refer to section 2.29	
	Dwellings should comply with all the following:
a.	Every dwelling has bathroom that provides a WC, basin and bath on the same floor as the principal bedroom.
b.	The following clear access zones are met:
c.	Provision for potential level-access shower is made within the bathroom
	63mm timber stud with 12.5mm plasterboard each side. Moisture resistant board to wet rooms. Hatch denotes 12.5mm Ply between 300-1500mm from floor to top of walls, doors and herring's to support up to 1.5kNm <sup>2</sup> for future grab rails, seats and other adaptations-refer to section 2.26
Denotes minimum clear access zones	





nineteen47  
CHARTERED TOWN PLANNERS  
& URBAN DESIGNERS