ALLISON
HOMES

ALLISON HOMES

House Type Planning Pack

Langley Hill, Cromford Road

July 2025

OPEN MARKET

Langley Hill, Cromford Road | July 2025

1B2P The Hartley

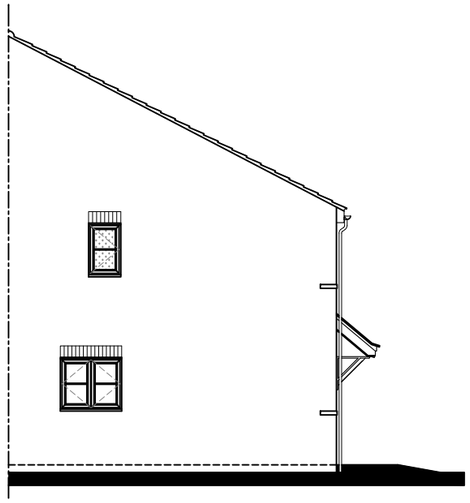
Features and Details

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

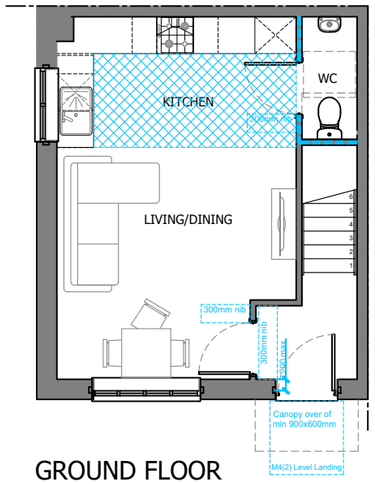


FRONT ELEVATION

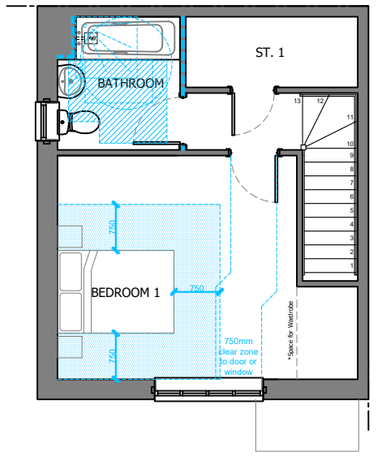


SIDE ELEVATION

Elevations-1:100 @ A3



GROUND FLOOR

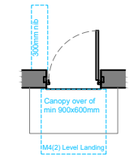


FIRST FLOOR

Floorplans-1:100 @ A3

M4(2) Legend

Private entrances-refer to section 2.20

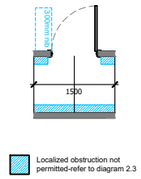


Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved; complies with the following:

a. Level access has a minimum landing of 1200x1200mm
b. 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.
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 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.
f. The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
g. The threshold is a accessible 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 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:

a. The minimum clear width 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 blow 750mm at any point.
c. 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)

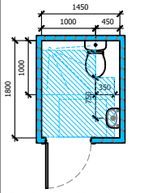
d. A minimum 300mm nib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)



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

Sanitary facitilites on entrance storey-Refer to section 2.27



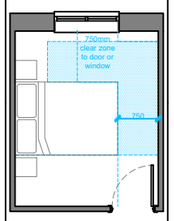
Dwellings should comply with all the following:

a. Every dwelling has a room that provides WC and basin-can be in the form or 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.
   - 850x750 Clear access
c. 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
d. 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 1.5kM/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



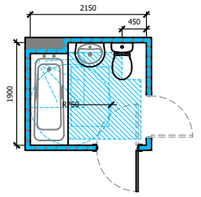
All bedrooms should comply with the following:

a. Every bedrooms provides a minimum 750mm wide clear access route from the doorway to window.
b. One double double bedrooms (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed.
c. Every other double bedroom provides a 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 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:

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:
   - 700x1100 front of basin/ to side of bath
   - 1500mm Ø turning circle for future wet room
c. 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 1.5kM/m² for future grab rails, seats and other adaptations-refer to section 2.26

Denotes minimum clear access zones

ALLISON HOMES

2B4P The Hanbury

Features and Details

Masterplanning:

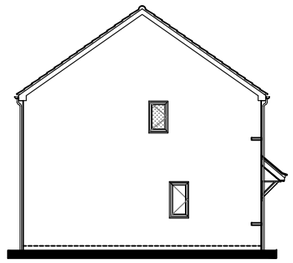
- 2 Storey
- 2 Bedrooms
- Semi-Detached and Terraced
- M4(2) Compliant

Accommodation:

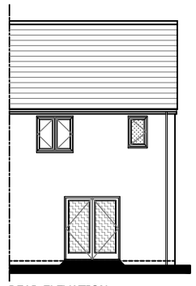
- 2 Double bedrooms
- 4 Persons
- Living located at front
- Kitchen located at rear
- 1 Bathroom
- 1 Ensuite
- 1 Utility
- 1 WC cloakroom
- 2 Parking spaces



FRONT ELEVATION

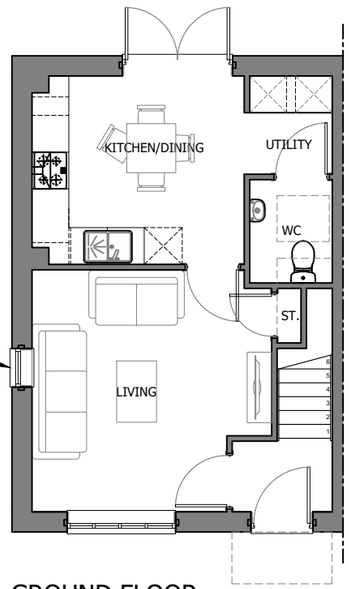


SIDE ELEVATION



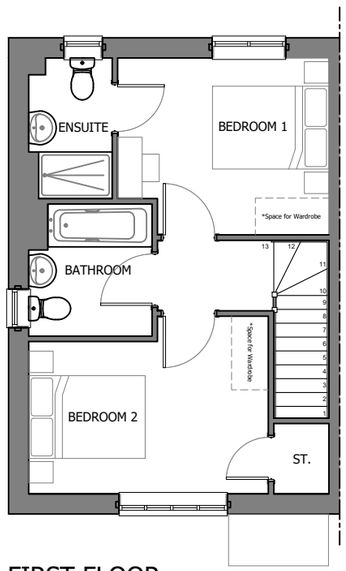
REAR ELEVATION

Elevations-1:200 @ A3



GROUND FLOOR

Side window to be added to plots 8, 23, 71, 89 & 93



FIRST FLOOR



FRONT ELEVATION

Floorplans-1:100 @ A3

1:100 @ A3

ALLISON HOMES

2B4P The Rosebury

Features and Details

Masterplanning:

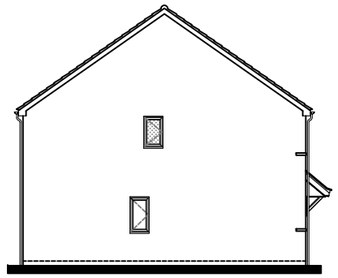
- 2 Storey
- 2 Bedrooms
- Semi-Detached and Terraced
- M4(2) Compliant
- 100% NDSS Compliant

Accommodation:

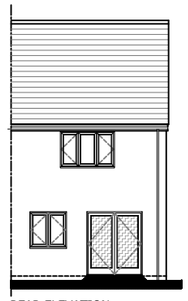
- 2 Double bedrooms
- 4 Persons
- Living located at rear
- Kitchen located at front
- 1 Bathroom
- 1 WC cloakroom
- 2 Parking spaces



FRONT ELEVATION

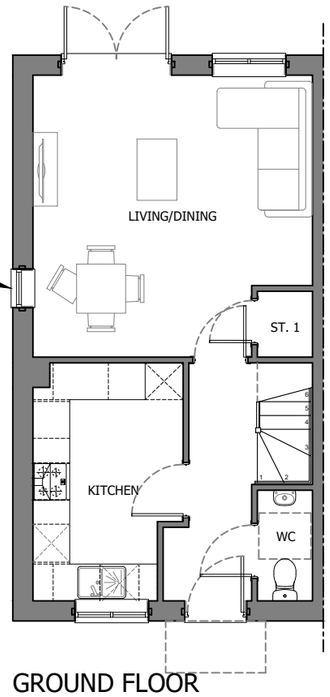


SIDE ELEVATION



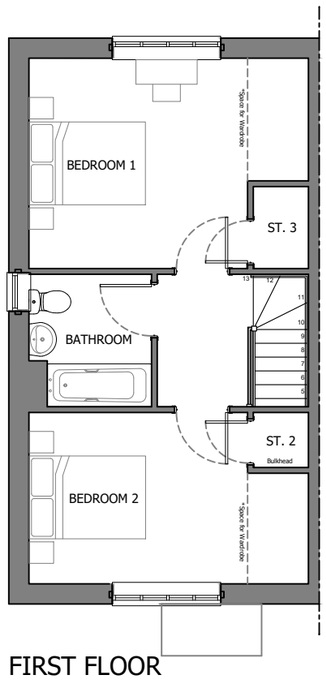
REAR ELEVATION

Elevations-1:200 @ A3



Side window to be added to plot 4.

GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

Floorplans-1:100 @ A3

1:100 @ A3

ALLISON HOMES

3B5P The Ashford

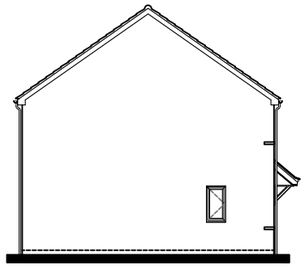
Features and Details

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

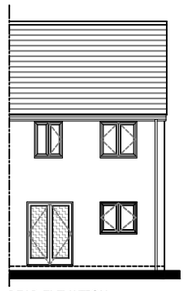
Accommodation:
- 2 Double bedrooms, 1 single bedroom
- 5 Persons
- Living located at front
- Kitchen located at rear
- 1 Bathroom
- 1 WC cloakroom
- 2 Parking spaces



FRONT ELEVATION

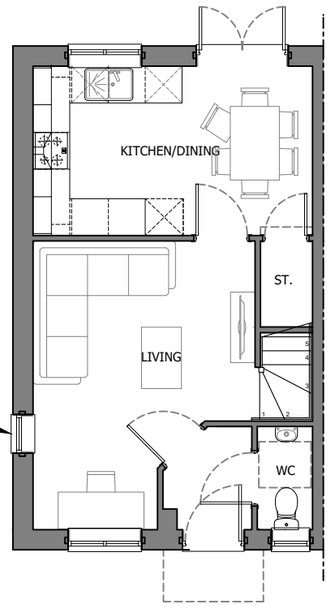


SIDE ELEVATION



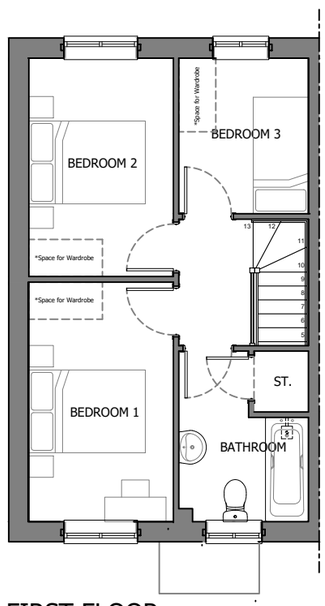
REAR ELEVATION

Elevations-1:200 @ A3



Side window to be added to plot 11.

GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION
1:100 @ A3

Floorplans-1:100 @ A3

3B4P The Milford

Features and Details

Masterplanning:

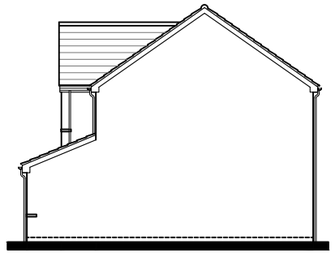
- 2 Storey
- 3 Bedrooms
- Detached
- Integral garage
- M4(2) Compliant
- 100% NDSS Compliant

Accommodation:

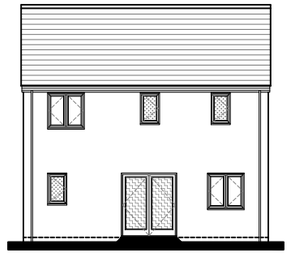
- 1 Double bedroom, 2 single bedrooms
- 4 persons
- Living located at front
- Kitchen located at rear
- 1 Bathroom
- 1 Ensuite
- 1 Utility
- 1 WC cloakroom
- 2 parking spaces, 1 Single garage



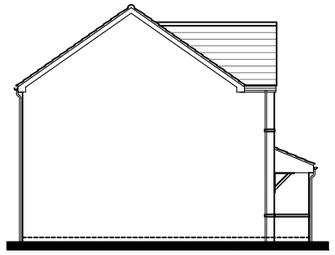
FRONT ELEVATION



SIDE ELEVATION

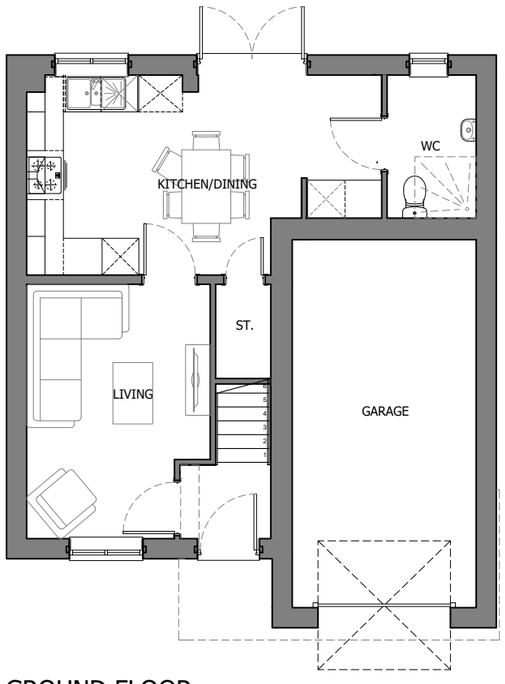


REAR ELEVATION

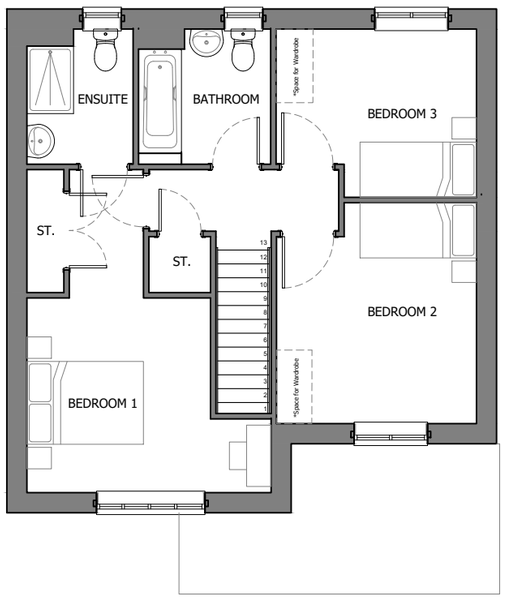


SIDE ELEVATION

Elevations-1:200 @ A3



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION
1:100 @ A3

Floorplans-1:100 @ A3

3B5P The Oxford

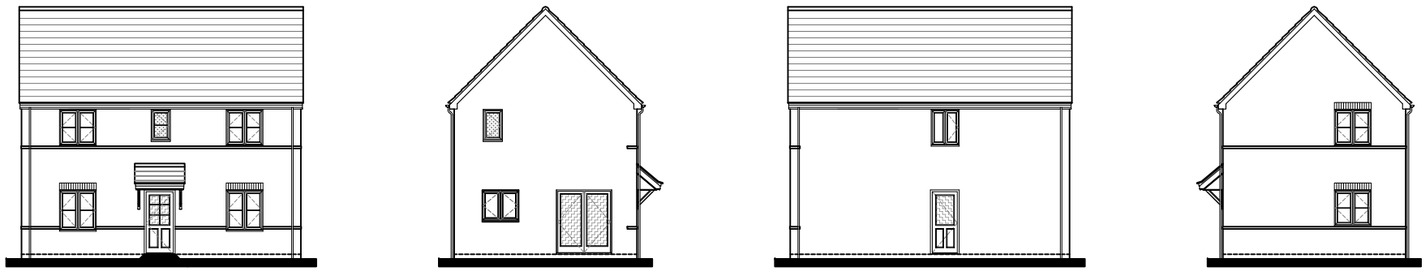
Features and Details

Masterplanning:

- 2 Storey
- 3 Bedrooms
- Semi-Detached and Detached
- Corner Turner

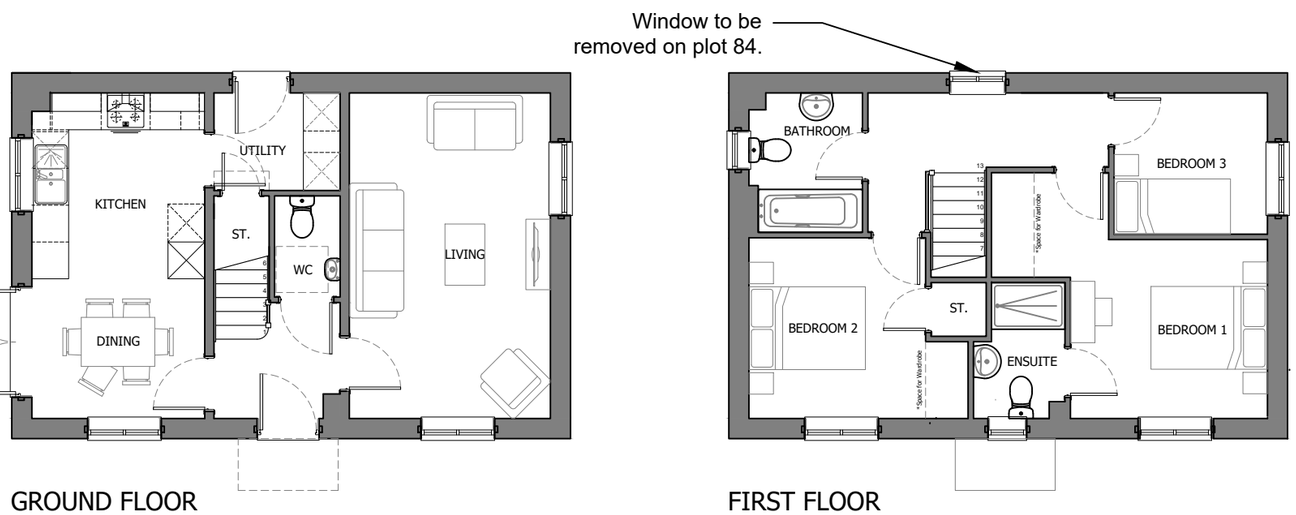
Accommodation:

- 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



FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION

Elevations-1:200 @ A3



GROUND FLOOR | FIRST FLOOR

Floorplans-1:100 @ A3



FRONT ELEVATION

1:100 @ A3

3B6P The Stratford

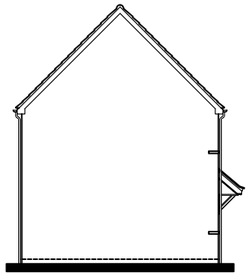
Features and Details

Masterplanning:
- 2 Storey
- 3 Bedrooms
- Detached

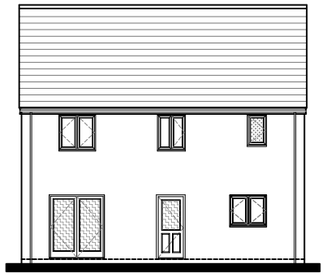
Accommodation:
- 3 Double bedrooms
- 6 persons
- Living located at front
- Kitchen located at rear
- 1 Bathroom
- 1 Ensuite
- 1 Utility
- 1 WC cloakroom
- 2 Parking spaces



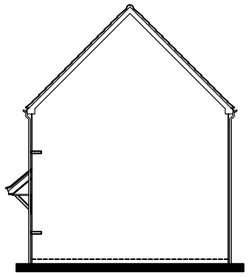
FRONT ELEVATION



SIDE ELEVATION

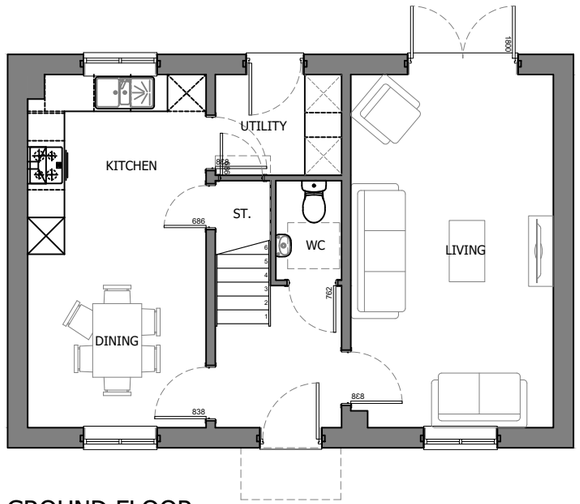


REAR ELEVATION

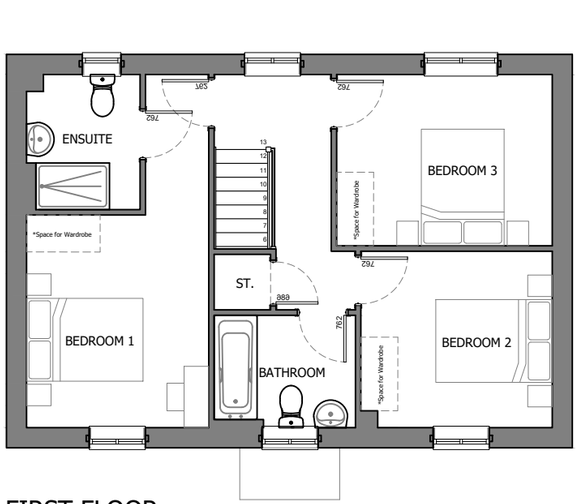


SIDE ELEVATION

Elevations-1:200 @ A3



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

1:100 @ A3

Floorplans-1:100 @ A3

ALLISON HOMES

4B7P The Eltham

Features and Details

Masterplanning:

- 2 Storey
- 4 Bedrooms
- Detached
- Corner Turner
- M4(2) Compliant

Accommodation:

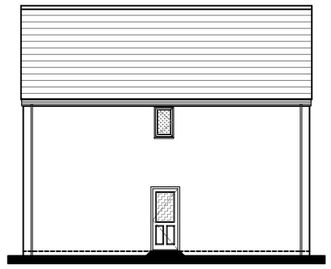
- 3 Double bedrooms, 1 single bedroom
- 7 persons
- Living located at front
- Kitchen located at rear
- 1 Bathroom
- 1 Ensuite
- 1 Utility
- 1 WC cloakroom
- 2 Parking spaces, 1 single garage



FRONT ELEVATION



SIDE ELEVATION

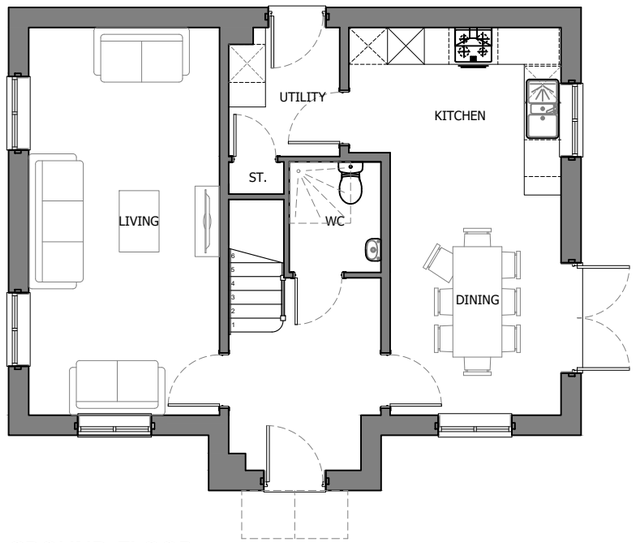


REAR ELEVATION

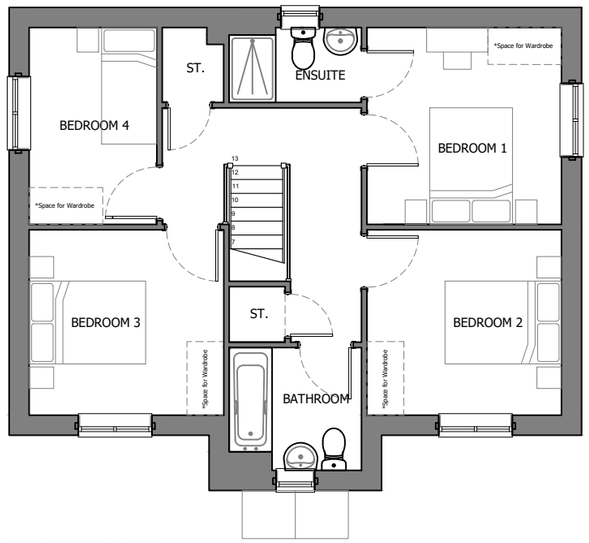


SIDE ELEVATION

Elevations-1:200 @ A3



GROUND FLOOR



FIRST FLOOR

Floorplans-1:100 @ A3



FRONT ELEVATION

1:100 @ A3

ALLISON HOMES

4B7P The Lytham

Features and Details

Masterplanning:

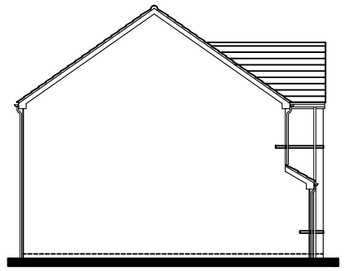
- 2 Storey
- 4 Bedrooms
- Detached
- Integral garage
- M4(2) Compliant
- 100% NDSS Compliant

Accommodation:

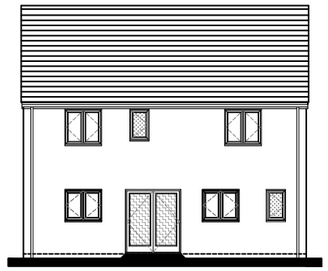
- 3 Double bedrooms, 1 single person
- 7 persons
- Living located at front
- Kitchen located at rear
- 1 Bathroom
- 1 Ensuite
- 1 Utility
- 1 WC cloakroom
- 2 Parking spaces, 1 single garage



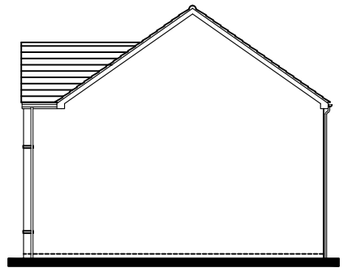
FRONT ELEVATION



SIDE ELEVATION

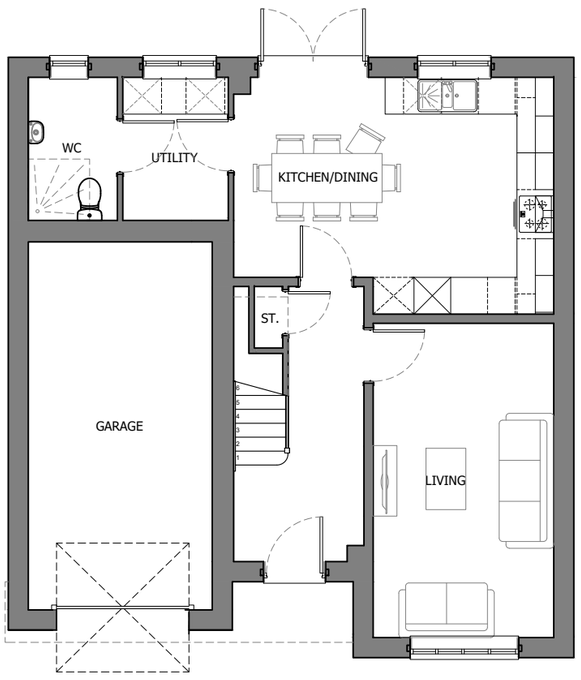


REAR ELEVATION

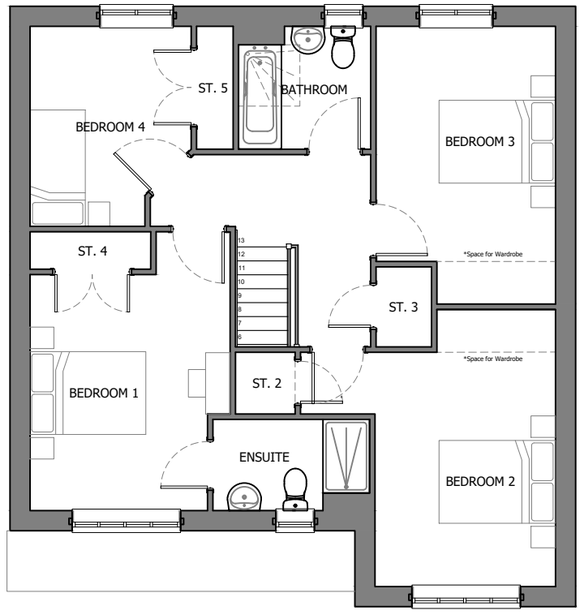


SIDE ELEVATION

Elevations-1:200 @ A3



GROUND FLOOR



FIRST FLOOR

Floorplans-1:100 @ A3



FRONT ELEVATION

1:100 @ A3

ALLISON HOMES

4B6P The Oakham

Features and Details

Masterplanning:

- 2 Storey
- 4 Bedrooms
- Detached
- M4(2) Complaint
- 100% NDSS Compliant

Accommodation:

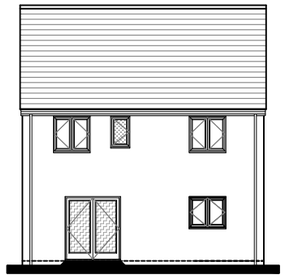
- 2 Double bedrooms, 2 single bedrooms
- 6 persons
- Living located at front
- Kitchen located at rear
- 1 Bathroom
- 2 Ensuites
- 1 Utility
- 1 WC cloakroom
- 1 Study
- 2 Parking spaces, 1 single garage



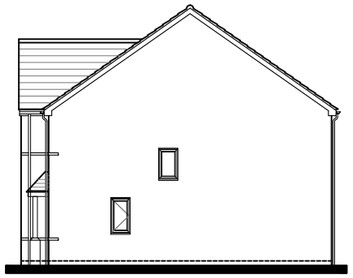
FRONT ELEVATION



SIDE ELEVATION

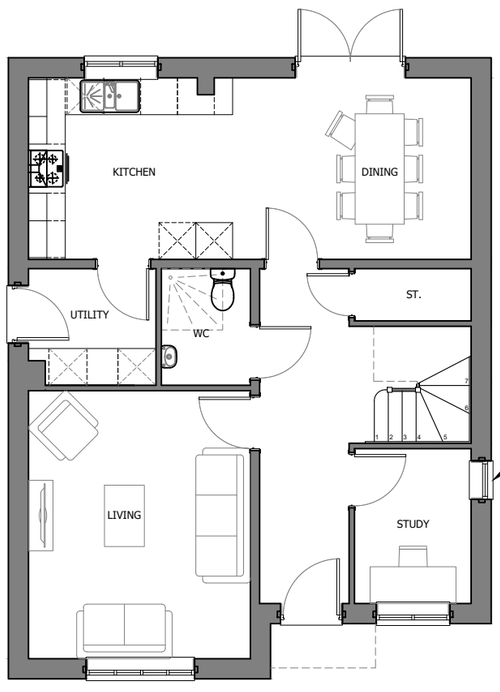


REAR ELEVATION



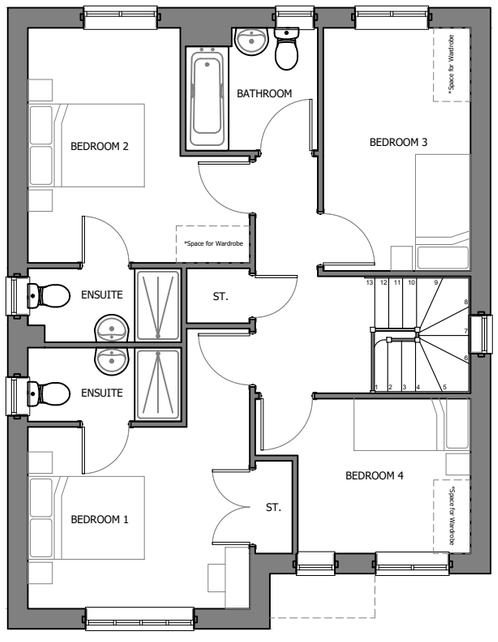
SIDE ELEVATION

Elevations-1:200 @ A3



GROUND FLOOR

Side window to be added to plot 68.



FIRST FLOOR

Floorplans-1:100 @ A3



FRONT ELEVATION
1:100 @ A3

ALLISON HOMES

4B8P The Trentham

Features and Details

Masterplanning:

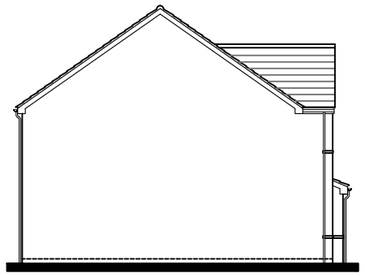
- 2 Storey
- 4 Bedrooms
- Detached
- Integral garage
- M4(2) Compliant

Accommodation:

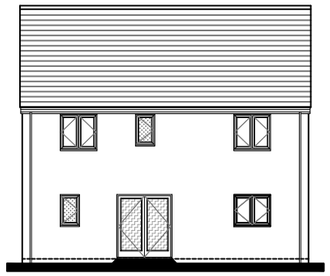
- 4 Double bedrooms
- 8 persons
- Living located at front
- Kitchen located at rear
- 1 Bathroom
- 1 Ensuite
- 1 Utility
- 1 WC cloakroom
- 2 Parking spaces, 1 single garage



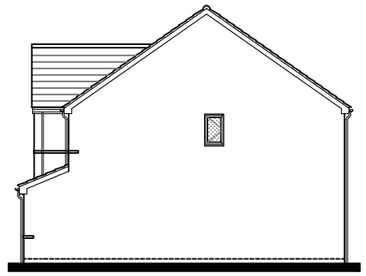
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

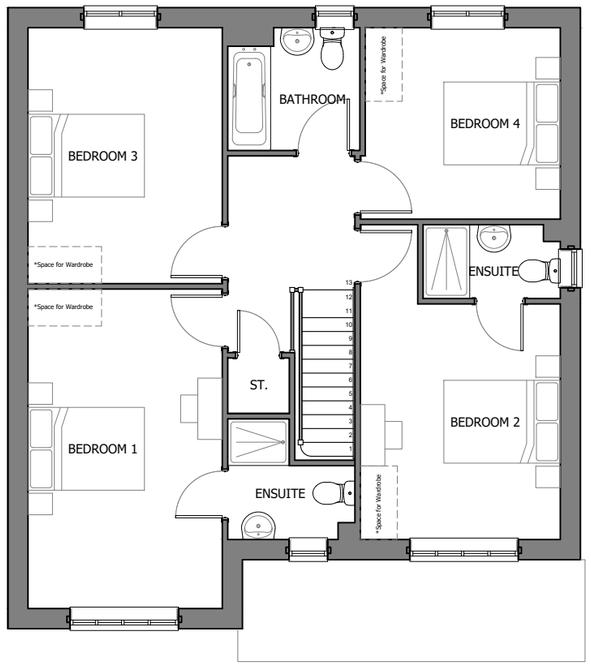


SIDE ELEVATION

Elevations-1:200 @ A3



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION
1:100 @ A3

Floorplans-1:100 @ A3

ALLISON HOMES

AFFORDABLE

Langley Hill, Cromford Road | July 2025

2B4P The Atlow

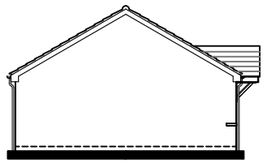
Features and Details

Masterplanning:
- 1 Storey
- 2 Bedrooms
- Semi-Detached
- M4(2) Compliant

Accommodation:
- 2 Double bedrooms
- 4 Persons
- Living located at front
- Kitchen located at rear
- 1 Bathroom
- 2 Parking spaces



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Elevations-1:200 @ A3



GROUND FLOOR



FRONT ELEVATION
1:100 @ A3

Floorplans-1:100 @ A3

ALLISON HOMES

2B4P The Loxley

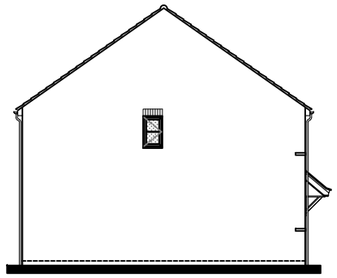
Features and Details

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

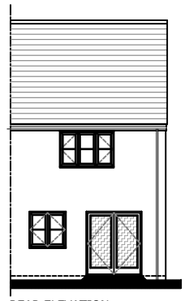
Accommodation:
- 2 double bedrooms
- 4 persons
- Living located at rear
- Kitchen located at front
- 1 bathroom
- 1 WC cloakroom
- 2 parking spaces



FRONT ELEVATION

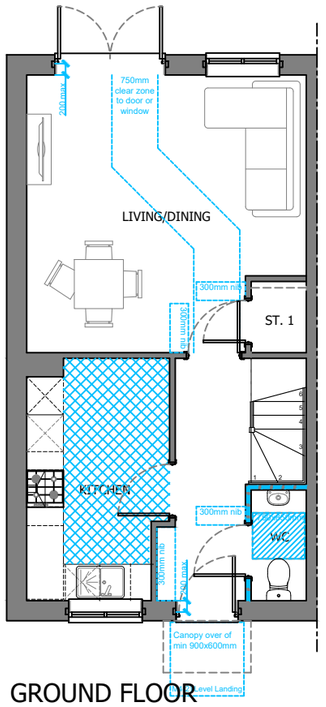


SIDE ELEVATION

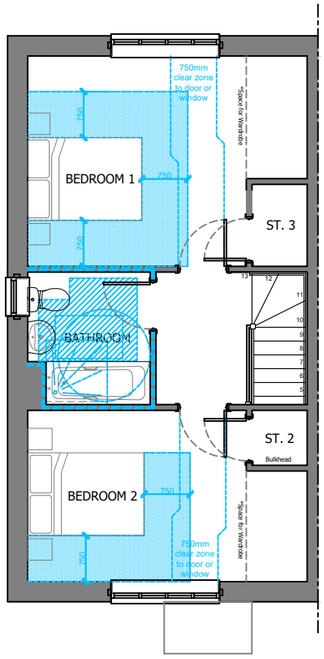


REAR ELEVATION

Elevations-1:200 @ A3



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION
1:100 @ A3

Floorplans-1:100 @ A3

M4(2) Legend

Private entrances-refer to section 2.20

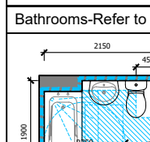


Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved; complies with the following:

a. Level access has a minimum landing of 1200x1200mm
b. 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.
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 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.
f. The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
g. The threshold is a accessible 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 to comply with points d to i of the above.

Internal Doors-Refer to section 2.22



Localized obstruction not permitted-refer to diagram 2.3

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

a. The minimum clear width 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 blow 750mm at any point.
c. 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)

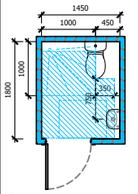
d. A minimum 300mm nib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)



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

Sanitary facitilites on entrance storey-Refer to section 2.27



* Example showing minimum dimensions-as per diagram 2.6A

Dwellings should comply with all the following:

a. Every dwelling has a room that provides WC and basin-can be in the form or 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.
   - 850x750 Clear access
c. 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
d. 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 1.5kM/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:

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

* Example showing minimum dimensions-as per diagram 2.7A

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:
   - 700x1100 front of basin/ side of bath
   - 1500mm Ø turning circle for future wet room
c. 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 1.5kM/m² for future grab rails, seats and other adaptations-refer to section 2.26

Denotes minimum clear access zones

ALLISON HOMES

3B5P The Morley

Features and Details

Masterplanning:

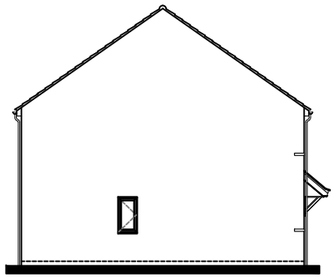
- 2 storey
- 3 bedrooms
- Semi-detached or terraced
- 100% NDSS Compliant
- M4(2) Compliant

Accommodation:

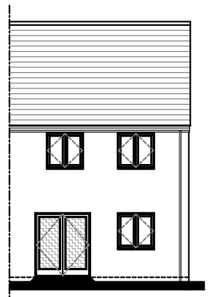
- 2 double bedrooms, 1 single bedroom
- 5 persons
- Living located at rear
- Kitchen located at front
- 1 bathroom
- 1 WC cloakroom
- 2 parking spaces



FRONT ELEVATION

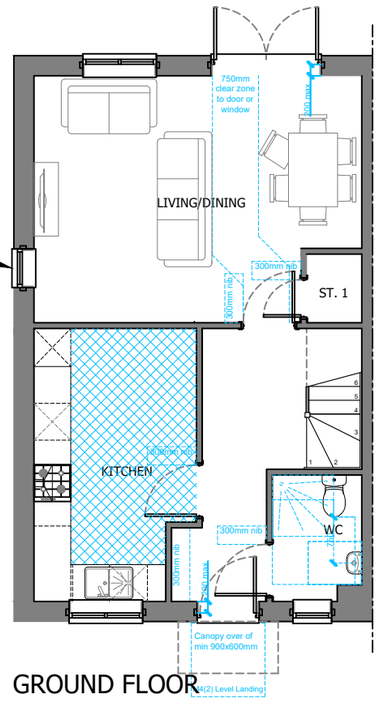


SIDE ELEVATION



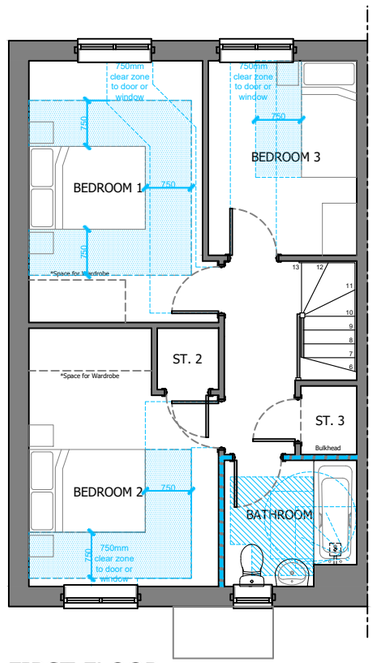
REAR ELEVATION

Elevations-1:200 @ A3



Side window to be added to plots 15 & 16,

GROUND FLOOR



FIRST FLOOR

Floorplans-1:100 @ A3

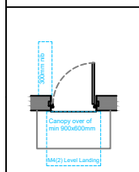


FRONT ELEVATION

1:100 @ A3

M4(2) Legend

Private entrances-refer to section 2.20

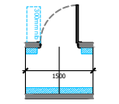


Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved; complies with the following:

a. Level access has a minimum landing of 1200x1200mm
b. 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.
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 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.
f. The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
g. The threshold is a accessible 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 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:

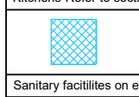
a. The minimum clear width width of every hall and landing is 900mm.
b. Any localized obstruction such as a radiator does not occur, opposite, close or at change in direction and is no longer than 2m in length. The corridor width is not reduced blow 750mm at any point.
c. Every door has a minimum clear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

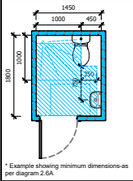
d. A minimum 300mm nib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)



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

Sanitary facitilites on entrance storey-Refer to section 2.27



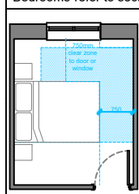
Dwellings should comply with all the following:

a. Every dwelling has a room that provides WC and basin-can be in the form or 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.
   - 850x750 Clear access
c. 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
d. 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 1.5kM/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



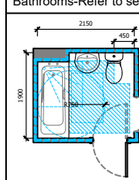
All bedrooms should comply with the following:

a. Every bedrooms provides a minimum 750mm wide clear access route from the doorway to window.
b. One double double bedrooms (The principal bedroom) can provide a minimum 750mm clear access to both side and the foot of the bed.
c. Every other double bedroom provides a 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 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:

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:
   - 700x1100 front of basin/ to side of bath
   - 1500mm Ø turning circle for future wet room
c. 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 1.5kM/m² for future grab rails, seats and other adaptations-refer to section 2.26

Denotes minimum clear access zones

ALLISON HOMES

3B5P The Oatley

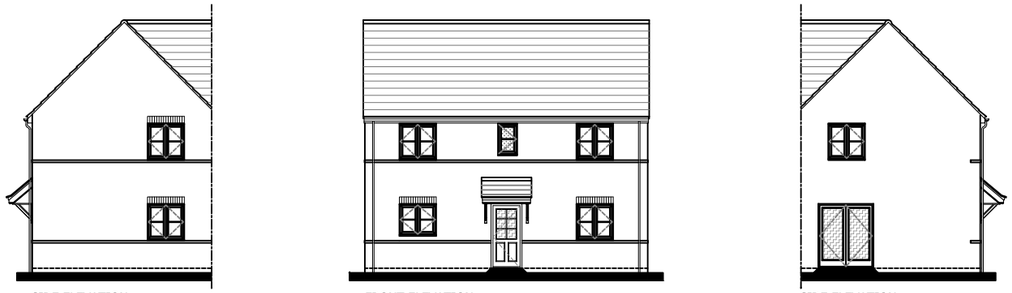
Features and Details

Masterplanning:

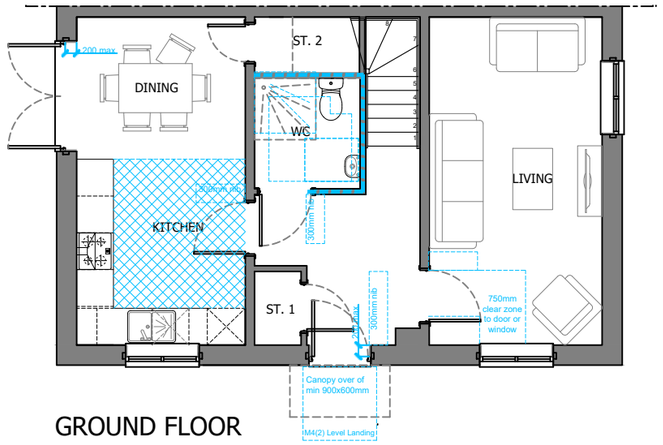
- 2 storey
- 3 bedrooms
- Corner turner
- 100% NDSS Compliant
- M4(2) Complaint

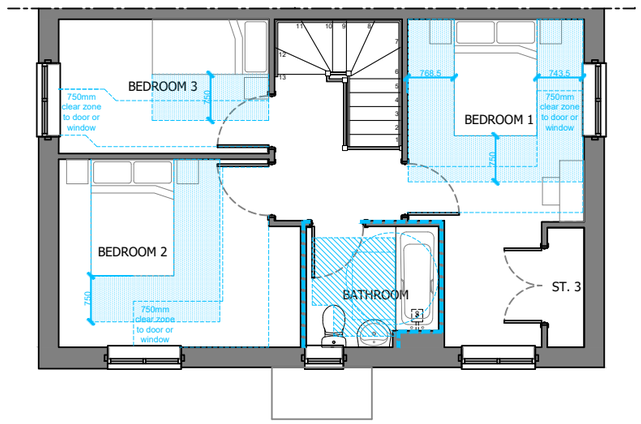
Accommodation:

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



Elevations-1:200 @ A3





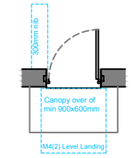
Floorplans-1:100 @ A3



FRONT ELEVATION 1:100 @ A3

M4(2) Legend

Private entrances-refer to section 2.20

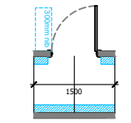


Ensure that the principal entrance, or alternative entrance where step-free access cannot be achieved; complies with the following:

a. Level access has a minimum landing of 1200x1200mm
b. 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.
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 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.
f. The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
g. The threshold is a accessible 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 to comply with points d to i of the above.

Internal Doors-Refer to section 2.22



Localized obstruction not permitted-refer to diagram 2.3

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

a. The minimum clear width 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 blow 750mm at any point.
c. 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)

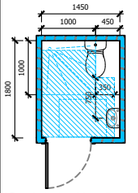
d. A minimum 300mm nib is provided to the leading edge of every door within the entrance storey

Kitchens-Refer to section 2.24 (b)



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

Sanitary facitilites on entrance storey-Refer to section 2.27



* Example showing minimum dimensions-as per diagram 2.6A

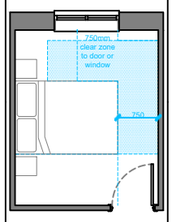
Dwellings should comply with all the following:

a. Every dwelling has a room that provides WC and basin-can be in the form or 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.
   - 850x750 Clear access
c. 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
d. 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 1.5kM/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



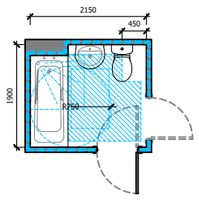
All bedrooms should comply with the following:

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



* Example showing minimum dimensions-as per diagram 2.7A

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:
   - 700x1100 front of basin/ to side of bath
   - 1500mm Ø turning circle for future wet room
c. 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 1.5kM/m² for future grab rails, seats and other adaptations-refer to section 2.26

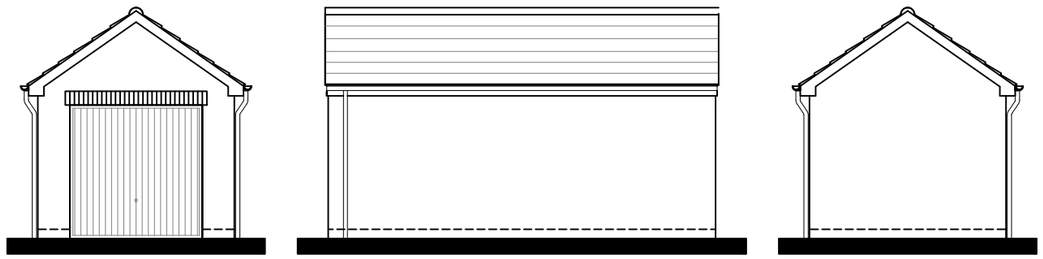
Denotes minimum clear access zones

ALLISON HOMES

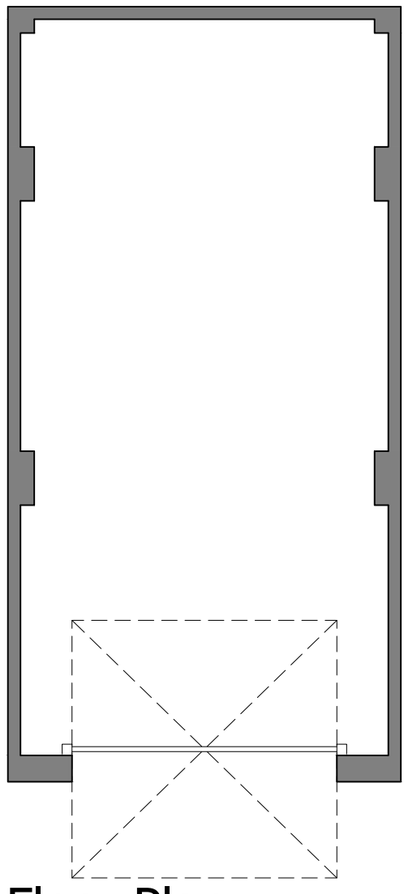
GARAGES

Langley Hill, Cromford Road | July 2025

SG Single Garage



Elevations-1:100 @ A3



Floorplans-1:50 @ A3