

Littleborough, Hollingworth Road
Lakeside

House Types

March 2025

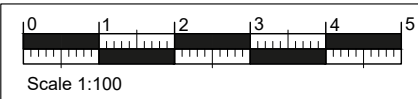


Littleborough, Hollingworth Road
Lakeside

Open Market

March 2025

BLOOR HOMES[®]



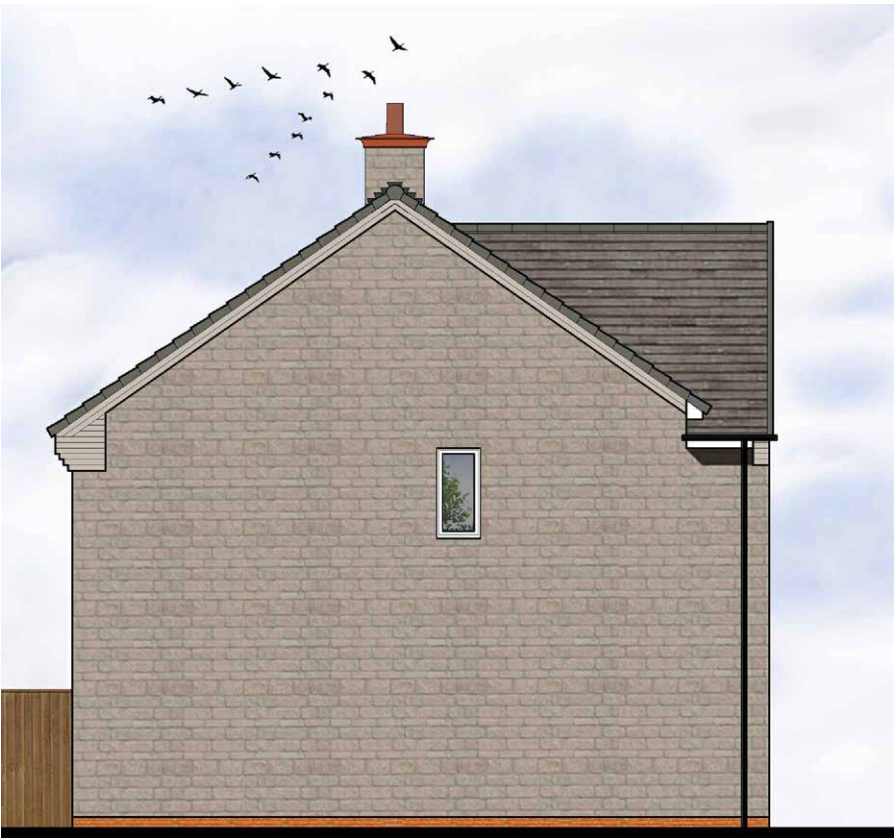
QA310
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



QA310
SIDE ELEVATION



QA310
REAR ELEVATION



QA310
SIDE ELEVATION

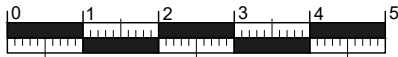
National Space Standards		
NSS.3B5P	Actual Area	NSS Requirement
Ground Floor Plan	59.37m ²	
First Floor Plan	59.37m ²	
Total floor area m ²	118.75m ²	93.00m ²
Total floor area ft ²	1278ft ²	1001ft ²
Bedroom 1	12.99m ²	11.5m ²
Bedroom 2	9.65m ²	7.5m ²
Bedroom 3	9.20m ²	7.5m ²
Store Stairs	1.49m ²	
Store Landing	0.46m ²	
Store Bedroom 1	1.22m ²	
Built in store total	3.17m ²	2.5m ²

WHALTON
QA STONE
VC0212.310.PL-02

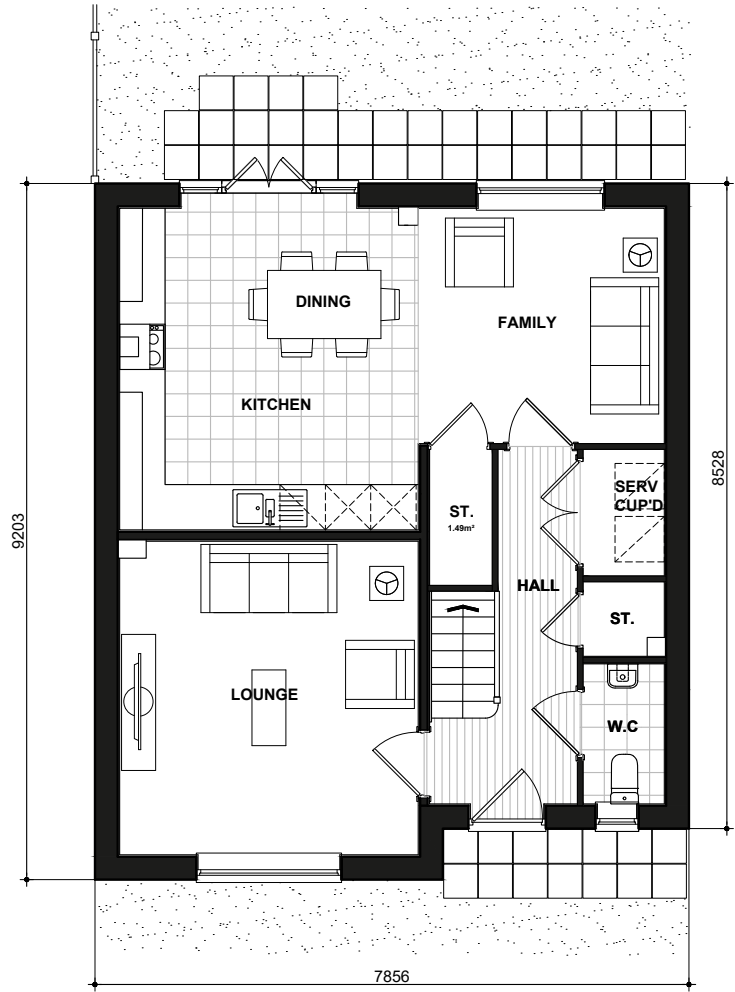
DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 120.33m²
CHECKED: GPM 1295ft²

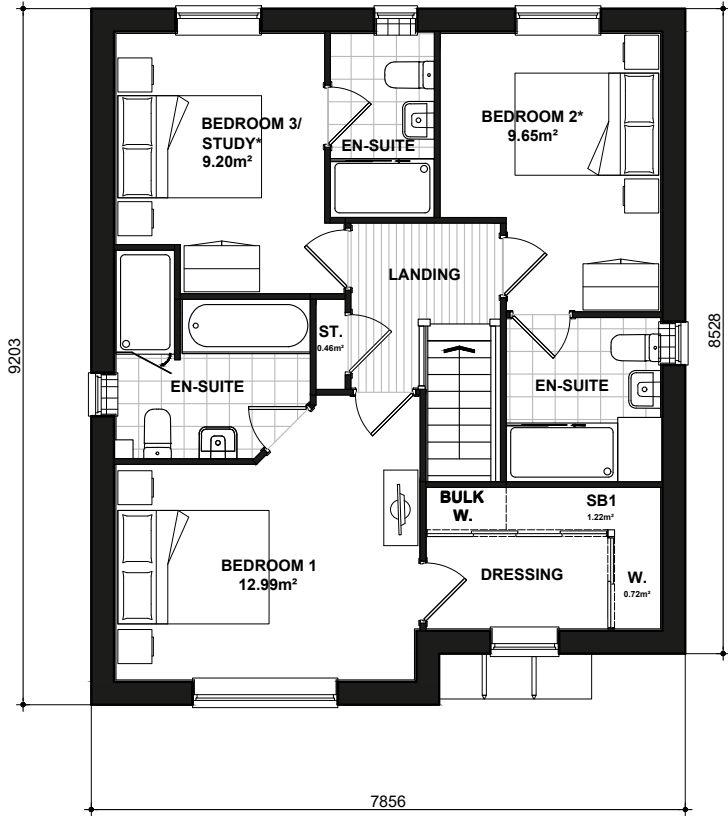




Scale 1:100



310
FIRST FLOOR PLAN



310
FIRST FLOOR PLAN

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

National Space Standards		
NSS.3B5P	Actual Area	NSS Requirement
Ground Floor Plan	59.37m ²	
First Floor Plan	59.37m ²	
Total floor area m ²	118.75m ²	93.00m ²
Total floor area ft ²	1278ft ²	1001ft ²
Bedroom 1	12.99m ²	11.5m ²
Bedroom 2	9.65m ²	7.5m ²
Bedroom 3	9.20m ²	7.5m ²
Store Stairs	1.49m ²	
Store Landing	0.46m ²	
Store Bedroom 1	1.22m ²	
Built in store total	3.17m ²	2.5m ²

WHALTON
FLOOR PLANS
VC0212.310.PL-06

DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 120.33m²
CHECKED: GPM 1295ft²





Scale 1:100



QA315SM
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation

QA315SM-1

QA315SM-1
SIDE ELEVATION



QA315SM-1
REAR ELEVATION

QA315SM

QA315SM
SIDE ELEVATION

National Space Standards		
NSS.3B4P	Actual Area	NSS Requirement
Ground Floor Plan	41.80m ²	
First Floor Plan	35.75m ²	
Second Floor Plan	24.47m ²	
Total Floor Area m ²	102.01m²	90.00m ²
Total Floor Area ft ²	1098ft ²	969ft ²
Bedroom 1	16.07m ²	11.5m ²
Bedroom 2	11.50m ²	11.5m ²
Bedroom 3	7.60m ²	7.5m ²
Store	0.93m ²	
Store Bedroom 1	1.58m ²	
Built in Store Total	2.51m ²	2.50m ²

MCQUEEN

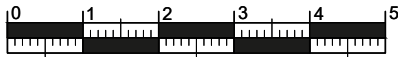
QA STONE

VC0213.315SM_315SM-1.PL-04

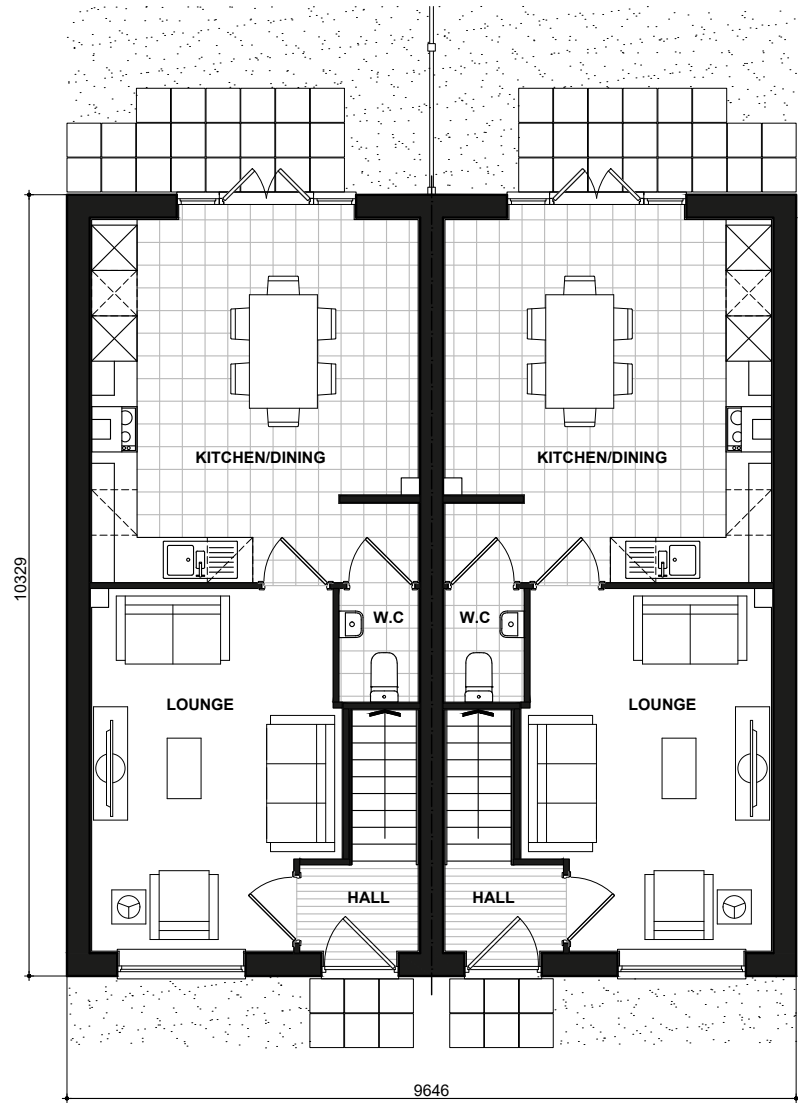
DATE: **FEB 2024** REV:
SCALE: **1:100 @ A3**

DRAWN: **SG** 103.56m²
CHECKED: **GPM** 1115ft²

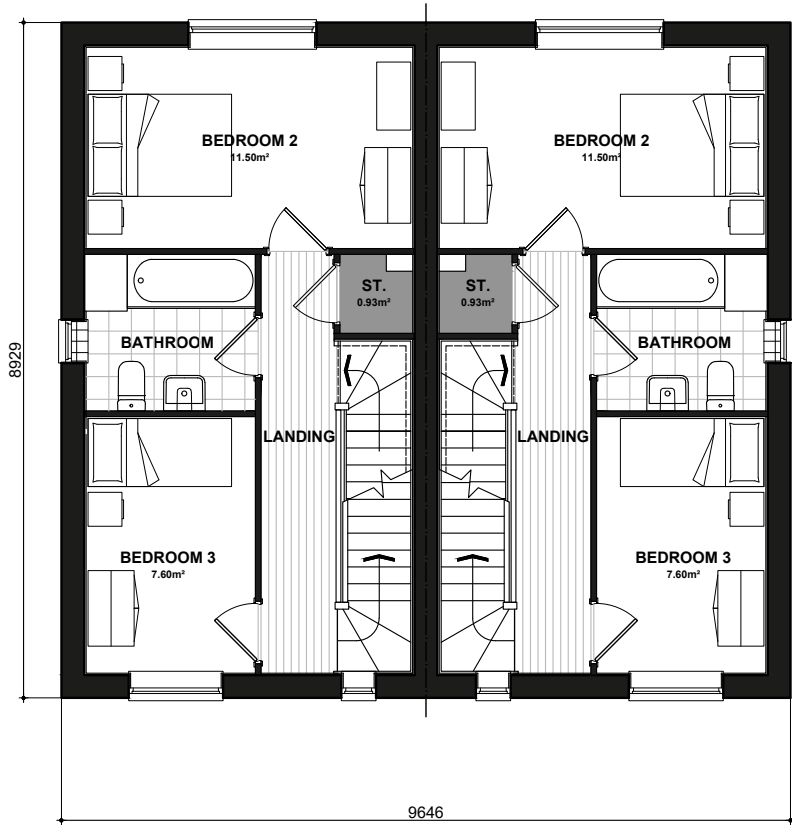
BLOOR HOMES



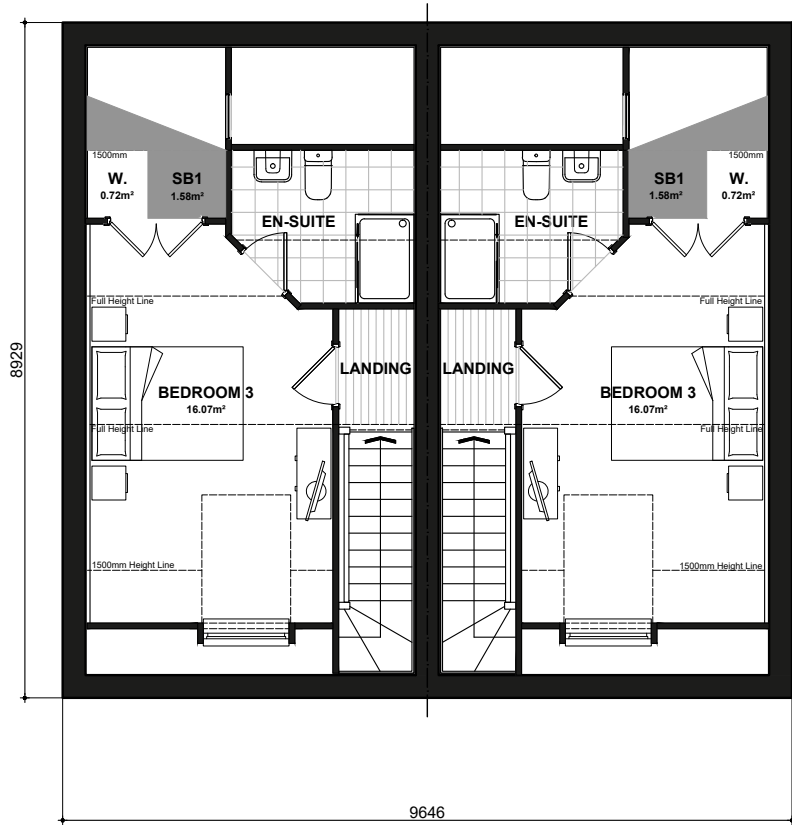
Scale 1:100



315SM
GROUND FLOOR PLAN



315SM
FIRST FLOOR PLAN



315SM
SECOND FLOOR PLAN

National Space Standards		
NSS.3B4P	Actual Area	NSS Requirement
Ground Floor Plan	41.80m²	
First Floor Plan	35.75m²	
Second Floor Plan	24.47m²	
Total Floor Area m²	102.01m²	90.00m²
Total Floor Area ft²	1098ft²	969ft²
Bedroom 1	16.07m²	11.5m²
Bedroom 2	11.50m²	11.5m²
Bedroom 3	7.60m²	7.5m²
Store	0.93m²	
Store Bedroom 1	1.58m²	
Built in Store Total	2.51m²	2.50m²

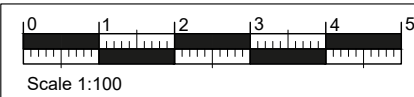
MCQUEEN FLOOR PLANS

VC0213.315SM_315SM-1.PL-04

DATE: FEB 2024 REV:
SCALE: 1:100 @ A3

DRAWN: SG 103.56m²
CHECKED: GPM 1115ft²





QA403
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



QA403
SIDE ELEVATION



QA403
REAR ELEVATION



QA403
SIDE ELEVATION

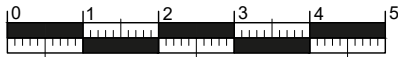
National Space Standards		
NSS.4B5P	Actual Area	NSS Requirement
Ground Floor Plan	59.37m²	
First Floor Plan	59.37m²	
Total floor area m²	118.75m²	97.00m²
Total floor area ft²	1278ft²	1044ft²
Bedroom 1	13.68m²	11.5m²
Bedroom 2	9.69m²	7.5m²
Bedroom 3	8.23m²	7.5m²
Bedroom 4	7.80m²	7.5m²
Store Bedroom 1	0.58m²	
Store Bedroom 4	1.46m²	
Stair Store	1.00m²	
Built in store total	3.04m²	3.0m²

WATERCROFT
QA STONE
VC0214.403.PL-02

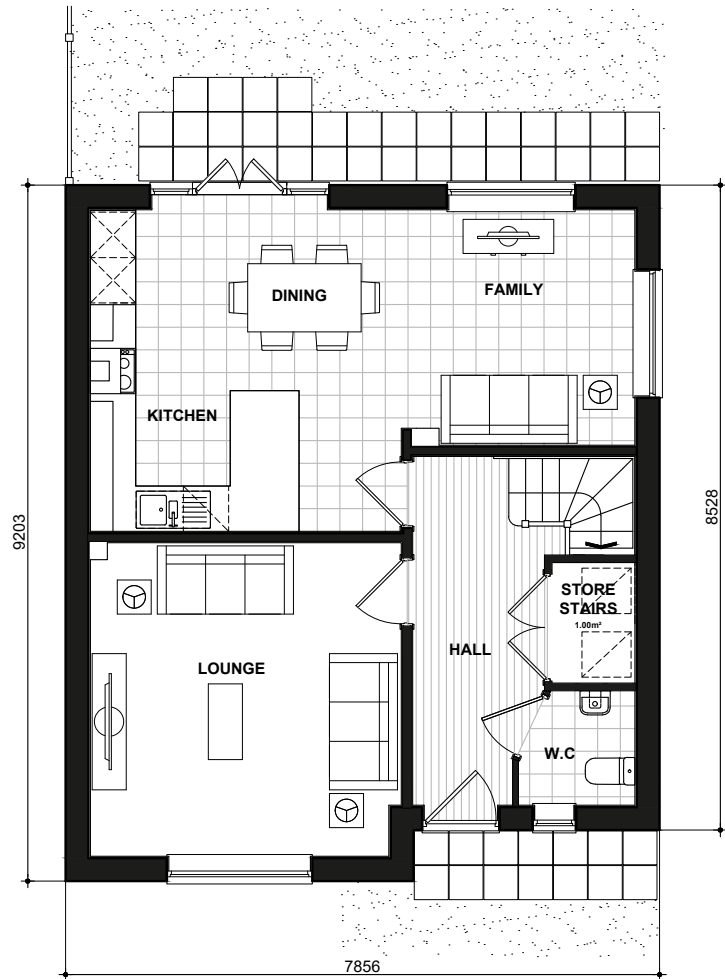
DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 120.33m²
CHECKED: GPM 1295ft²

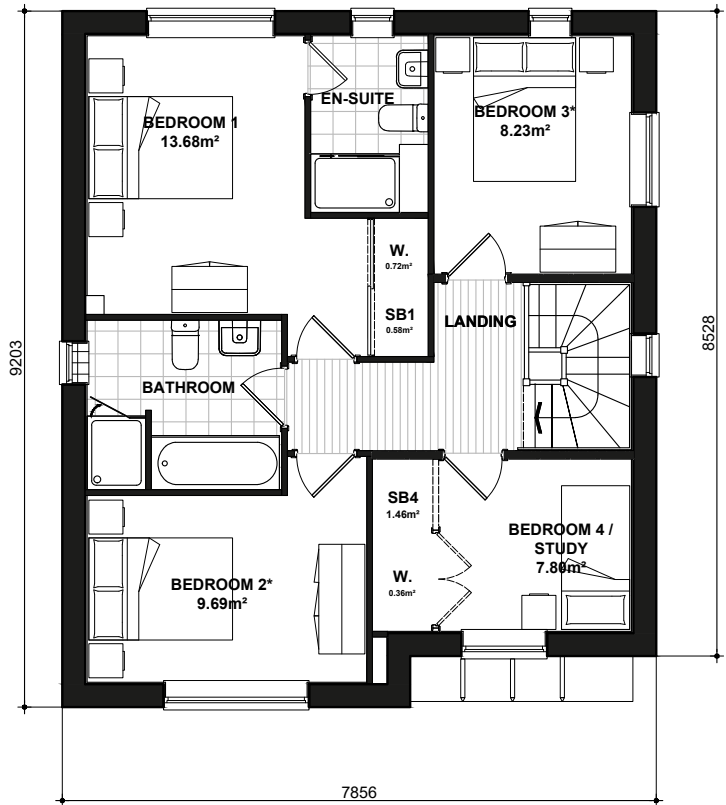




Scale 1:100



403
GROUND FLOOR PLAN



403
FIRST FLOOR PLAN

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

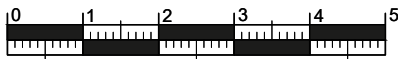
National Space Standards		
NSS.4B5P	Actual Area	NSS Requirement
Ground Floor Plan	59.37m ²	
First Floor Plan	59.37m ²	
Total floor area m ²	118.75m ²	97.00m ²
Total floor area ft ²	1278ft ²	1044ft ²
Bedroom 1	13.68m ²	11.5m ²
Bedroom 2	9.69m ²	7.5m ²
Bedroom 3	8.23m ²	7.5m ²
Bedroom 4	7.80m ²	7.5m ²
Store Bedroom 1	0.58m ²	
Store Bedroom 4	1.46m ²	
Stair Store	1.00m ²	
Built in store total	3.04m ²	3.0m ²

WATERCROFT
FLOOR PLANS
VC0214.403.PL-06

DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 120.33m²
CHECKED: GPM 1295ft²





Scale 1:100



QA404
FRONT ELEVATION
Refer to materials plan for individual plot finishes



QA404
SIDE ELEVATION



QA404
REAR ELEVATION



QA404
SIDE ELEVATION

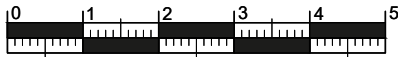
National Space Standards - CLASSICS		
	Actual Area	NSS Requirement
Ground Floor Plan	58.73m ²	
First Floor Plan	73.51m ²	
Total floor area m ²	132.24m ²	97.00m ²
Total floor area ft ²	1423ft ²	1044ft ²
Bedroom 1	15.49m ²	11.5m ²
Bedroom 2	11.89m ²	7.5m ²
Bedroom 3	11.16m ²	7.5m ²
Bedroom 4	11.30m ²	7.5m ²
Store Landing - ST1	0.34m ²	
Store Landing - ST2	0.88m ²	
Store Bedroom 1 - SB1	0.67m ²	
Store Bedroom 2 - SB2	1.13m ²	
Built in store total	3.01m ²	3.0m ²

OULTON
QA STONE
VC0215.404.PL-02

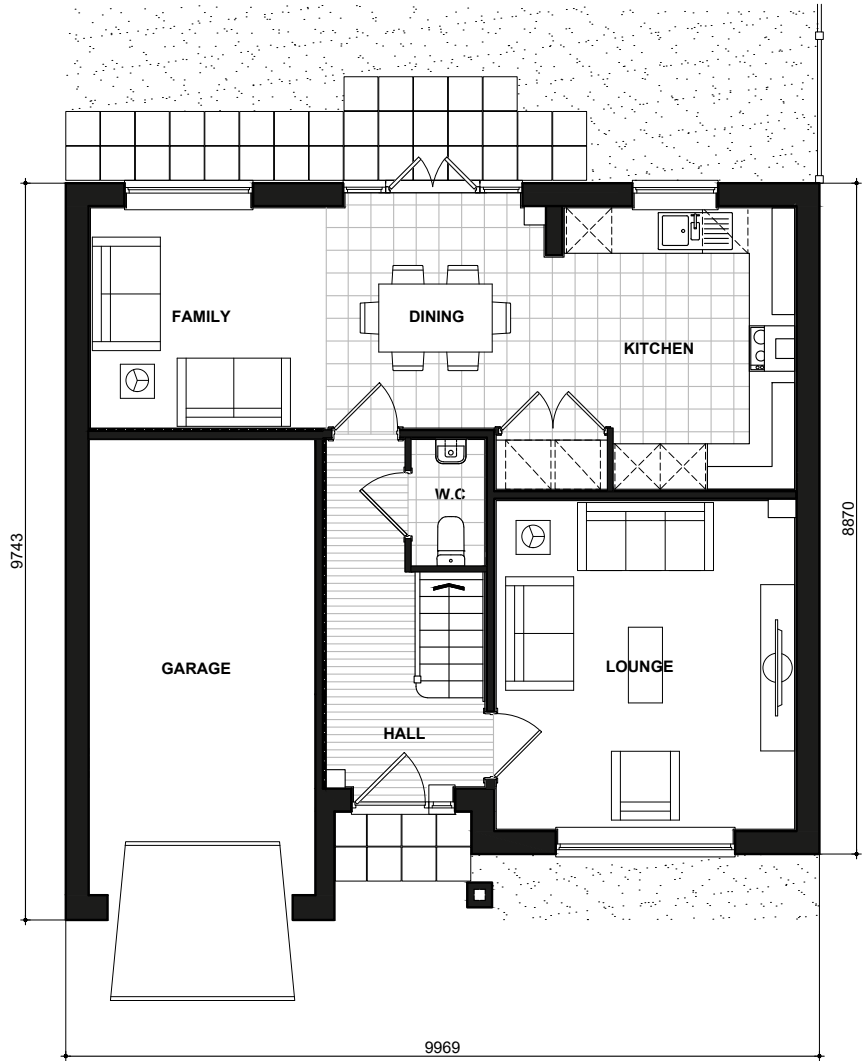
DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 134.14m²
CHECKED: GPM 1444ft²

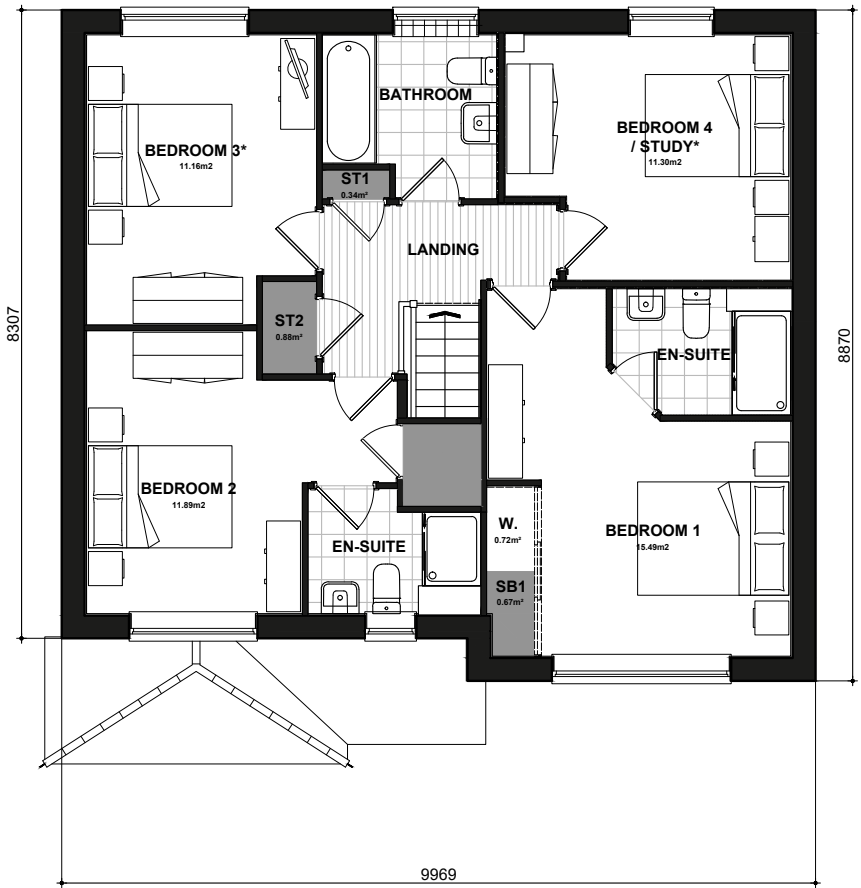
BLOOR HOMES



Scale 1:100



404
GROUND FLOOR PLAN



404
FIRST FLOOR PLAN

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

National Space Standards - CLASSICS		
	Actual Area	NSS Requirement
Ground Floor Plan	58.73m ²	
First Floor Plan	73.51m ²	
Total floor area m ²	132.24m ²	97.00m ²
Total floor area ft ²	1423ft ²	1044ft ²
Bedroom 1	15.49m ²	11.5m ²
Bedroom 2	11.89m ²	7.5m ²
Bedroom 3	11.16m ²	7.5m ²
Bedroom 4	11.30m ²	7.5m ²
Store Landing - ST1	0.34m ²	
Store Landing - ST2	0.88m ²	
Store Bedroom 1 - SB1	0.67m ²	
Store Bedroom 2 - SB2	1.13m ²	
Built in store total	3.01m ²	3.0m ²

OULTON
FLOOR PLANS
VC0215.404.PL-06

DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 134.14m²
CHECKED: GPM 1444ft²





Scale 1:100



QA405
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



QA405
SIDE ELEVATION



QA405
REAR ELEVATION



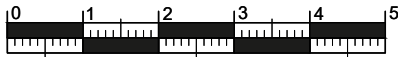
National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	67.96m ²	
First Floor Plan	67.96m ²	
Total floor area m ²	135.93m ²	97.00m ²
Total floor area ft ²	1463ft ²	1044ft ²
Bedroom 1	13.18m ²	11.5m ²
Bedroom 2	11.80m ²	11.5m ²
Bedroom 3	12.07m ²	11.5m ²
Bedroom 4	9.30m ²	7.5m ²
Under Stairs Storage	0.81m ²	
Store Bedroom 1	0.30m ²	
Landing Store 1	0.57m ²	
Landing Store 2	0.55m ²	
Store Bedroom 4	0.90m ²	
Built in store total	3.14m²	3.0m²

VERWOOD
QA STONE
VC0216.405.PL-01

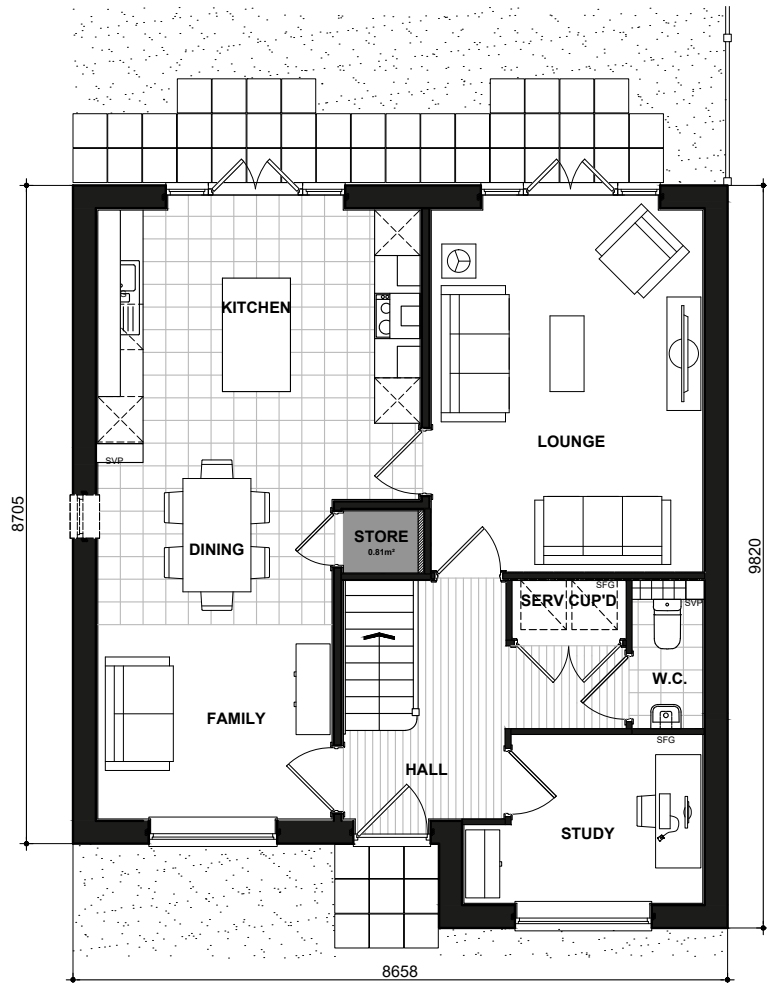
DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 137.65m²
CHECKED: GPM 1482ft²

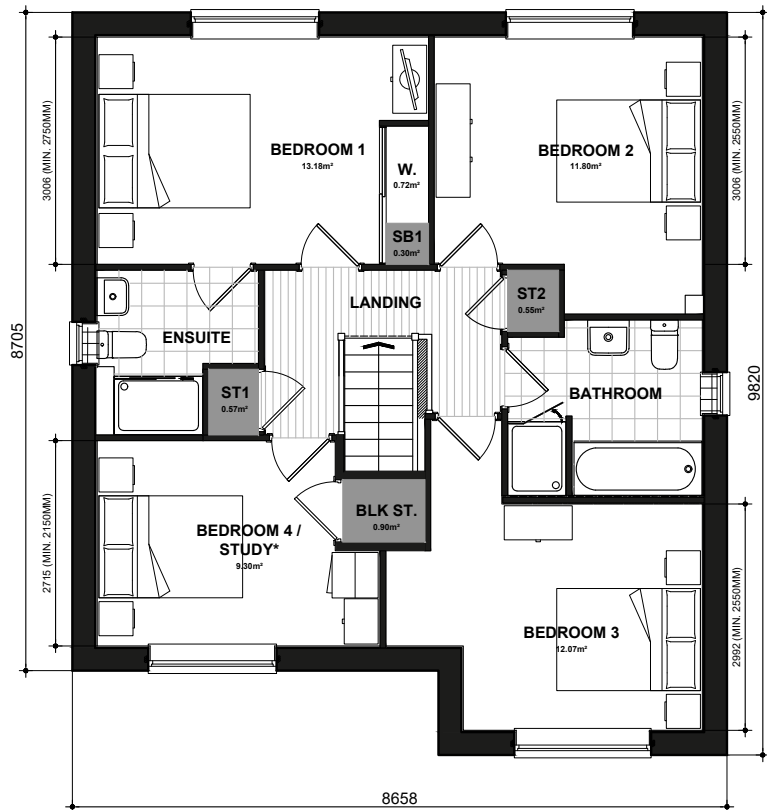
BLOOR HOMES



Scale 1:100



405
GROUND FLOOR PLAN



405
FIRST FLOOR PLAN

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	67.96m²	
First Floor Plan	67.96m²	
Total floor area m²	135.93m²	97.00m²
Total floor area ft²	1463ft²	1044ft²
Bedroom 1	13.18m²	11.5m²
Bedroom 2	11.80m²	11.5m²
Bedroom 3	12.07m²	11.5m²
Bedroom 4	9.30m²	7.5m²
Under Stairs Storage	0.81m²	
Store Bedroom 1	0.30m²	
Landing Store 1	0.57m²	
Landing Store 2	0.55m²	
Store Bedroom 4	0.90m²	
Built in store total	3.14m²	3.0m²

VERWOOD
FLOOR PLANS
VC0216.405.PL-06

DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 137.65m²
CHECKED: GPM 1482ft²





Scale 1:100



QA408
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



QA408
SIDE ELEVATION



QA408
REAR ELEVATION



QA408
SIDE ELEVATION

National Space Standards - CLASSICS		
4B6P	Actual Area	NSS Requirement
Ground Floor Plan	63.95m ²	
First Floor Plan	#####	
Total floor area m ²	63.95m ²	106.00m ²
Total floor area ft ²	688ft ²	1141ft ²
Bedroom 1	12.34m ²	11.5m ²
Bedroom 2	10.65m ²	11.5m ²
Bedroom 3	10.13m ²	7.5m ²
Bedroom 4	8.69m ²	7.5m ²
Store Under Stair	1.00m ²	
Store Landing 1	0.71m ²	
Store Bedroom 1	0.70m ²	
Store Landing 2	0.76m ²	
Built in store total	3.16m ²	3.0m ²

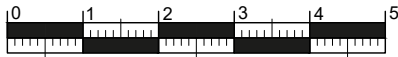
LULLINGSTONE
QA STONE
VC0217.408.PL-01

DATE: MAY 2023
SCALE: 1:100 @ A3

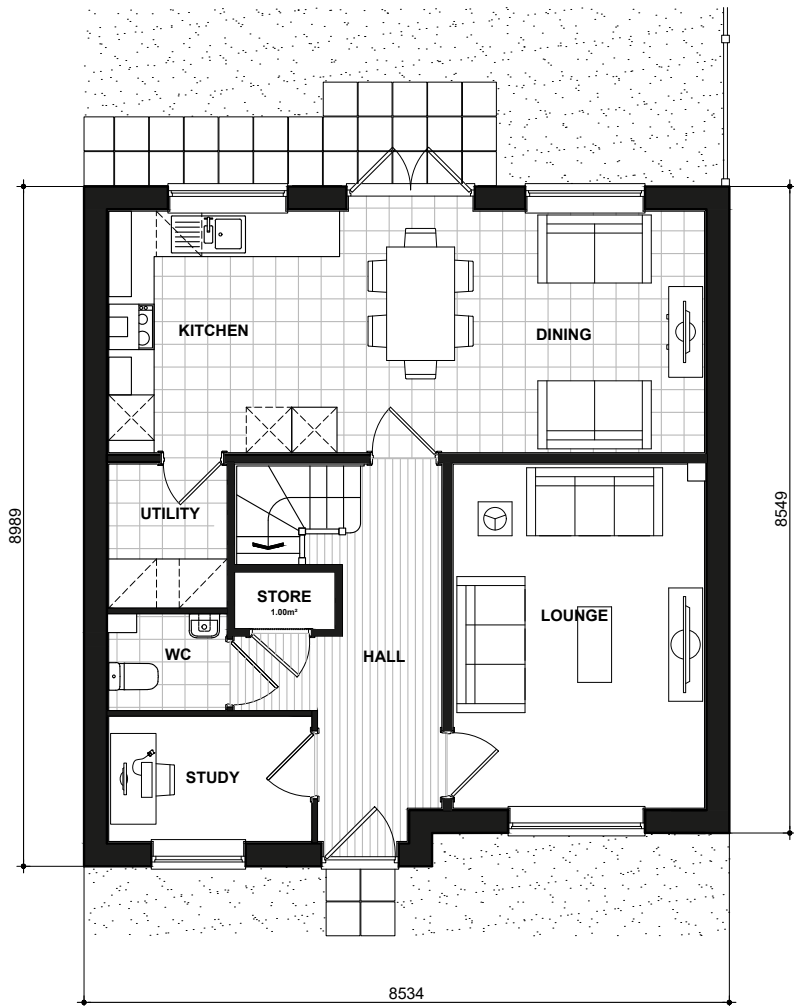
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CHECKED: GPM

129.52m²
1394ft²

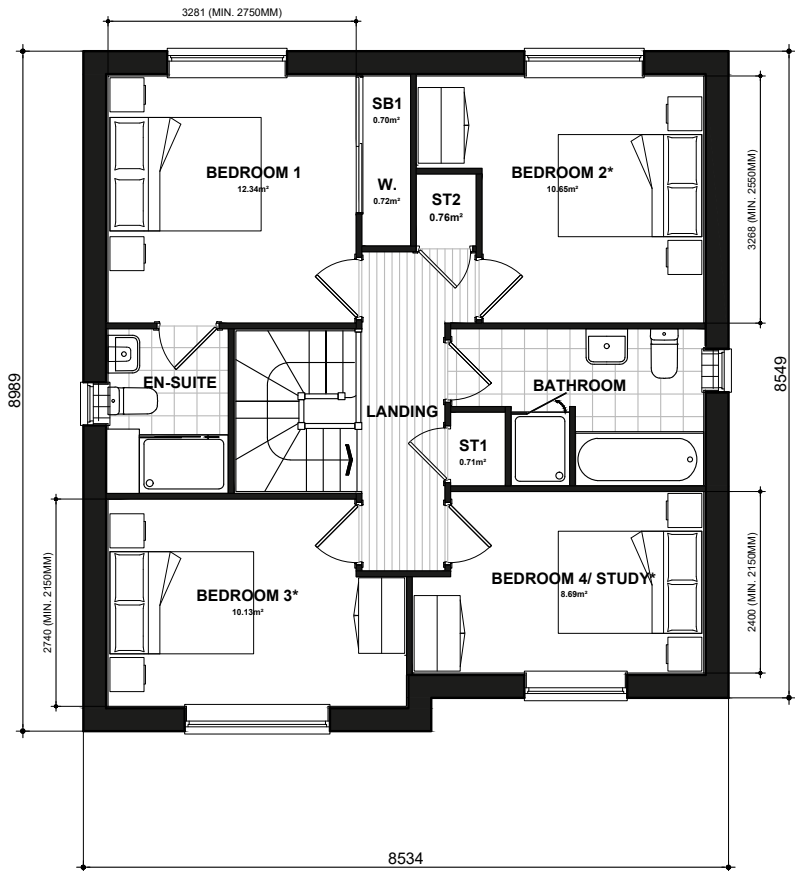
BLOOR HOMES



Scale 1:100



408
GROUND FLOOR PLAN



408
FIRST FLOOR PLAN

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

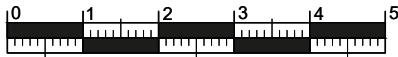
National Space Standards - CLASSICS		
4B6P	Actual Area	NSS Requirement
Ground Floor Plan	63.95m ²	
First Floor Plan	#####	
Total floor area m ²	63.95m ²	106.00m ²
Total floor area ft ²	688ft ²	1141ft ²
Bedroom 1	12.34m ²	11.5m ²
Bedroom 2	10.65m ²	11.5m ²
Bedroom 3	10.13m ²	7.5m ²
Bedroom 4	8.69m ²	7.5m ²
Store Under Stair	1.00m ²	
Store Landing 1	0.71m ²	
Store Bedroom 1	0.70m ²	
Store Landing 2	0.76m ²	
Built in store total	3.16m ²	3.0m ²

LULLINGSTONE
FLOOR PLANS
VC0217.408.PL-06

DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 129.52m²
CHECKED: GPM 1394ft²





Scale 1:100



QA410
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation

QA410
SIDE ELEVATION



QA410
REAR ELEVATION



QA410
SIDE ELEVATION

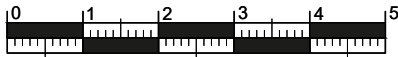
National Space Standards - 4B7P		
	Actual Area	NSS Requirement
Ground Floor Plan	74.52m ²	
First Floor Plan	74.52m ²	
Total floor area m ²	149.04m ²	115.00m ²
Total floor area ft ²	1604ft ²	1238ft ²
Bedroom 1	15.22m ²	11.5m ²
Bedroom 2	11.51m ²	11.5m ²
Bedroom 3	11.61m ²	11.5m ²
Bedroom 4 / Study	10.48m ²	7.5m ²
Store Under Stair (ST1)	1.64m ²	
Store Landing (ST2)	0.94m ²	
Store Bedroom 1 (SB1)	0.54m ²	
Built in store total	3.12m ²	3.0m ²

DALGETY
QA STONE
VC0218.410.PL-02

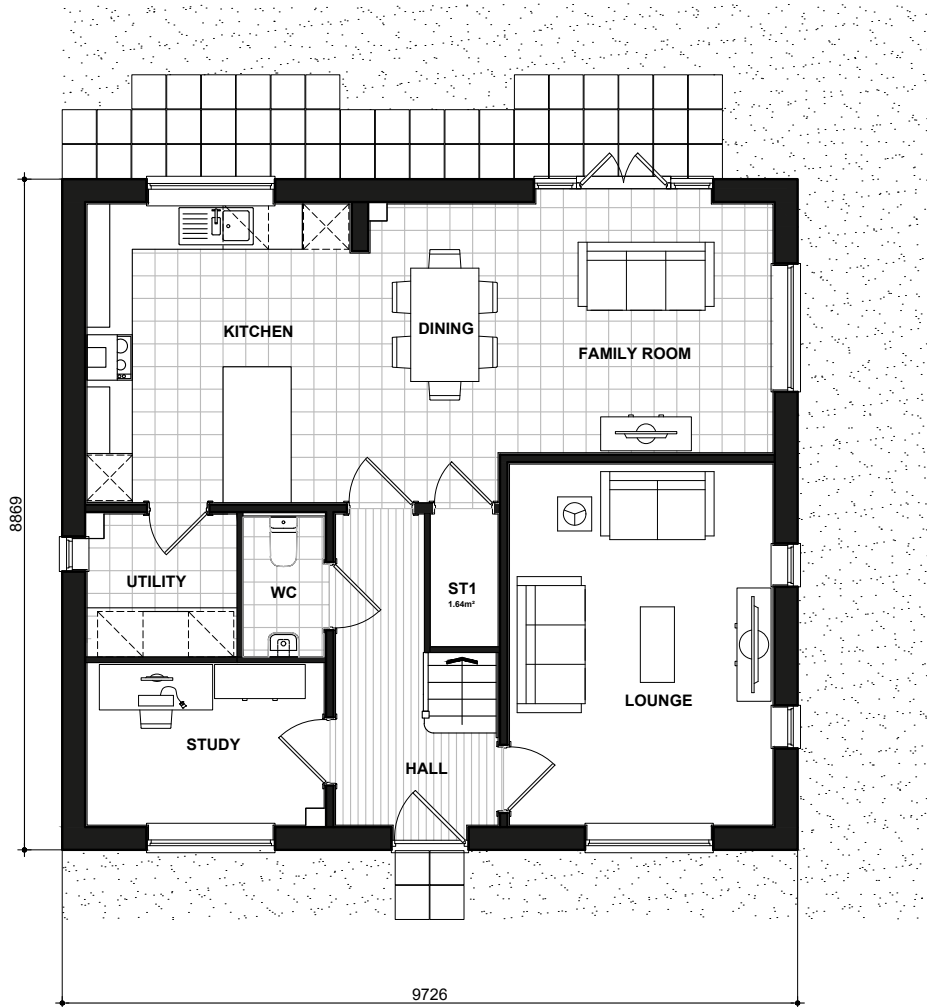
DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 150.78m²
CHECKED: GPM 1623ft²

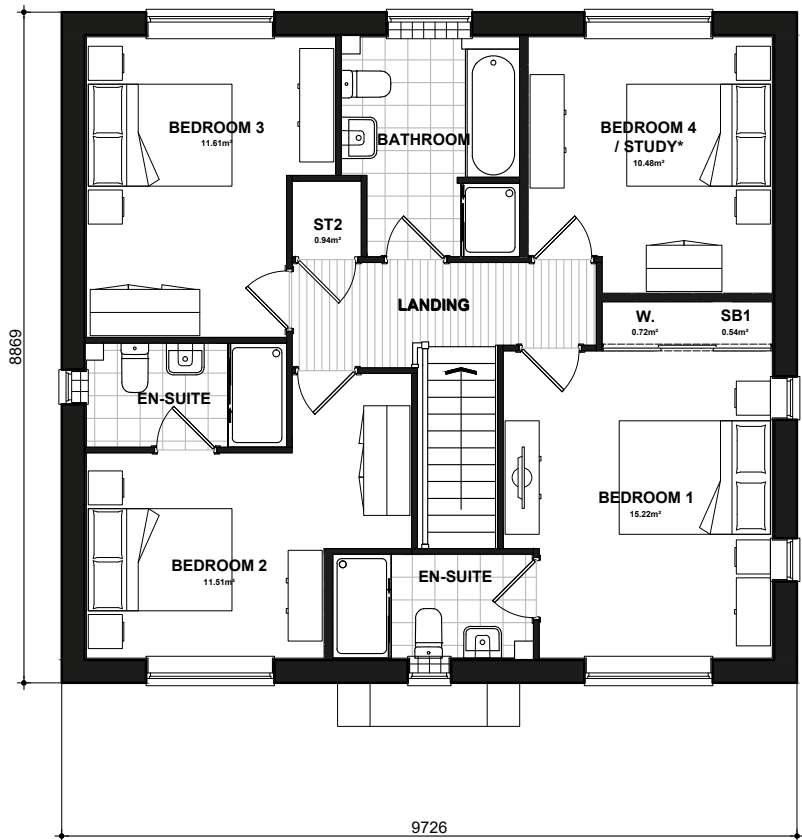
BLOOR HOMES



Scale 1:100



410
GROUND FLOOR PLAN



410
FIRST FLOOR PLAN
* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

National Space Standards - 4B7P		
	Actual Area	NSS Requirement
Ground Floor Plan	74.52m ²	
First Floor Plan	74.52m ²	
Total floor area m ²	149.04m ²	115.00m ²
Total floor area ft ²	1604ft ²	1238ft ²
Bedroom 1	15.22m ²	11.5m ²
Bedroom 2	11.51m ²	11.5m ²
Bedroom 3	11.61m ²	11.5m ²
Bedroom 4 / Study	10.48m ²	7.5m ²
Store Under Stair (ST1)	1.64m ²	
Store Landing (ST2)	0.94m ²	
Store Bedroom 1 (SB1)	0.54m ²	
Built in store total	3.12m ²	3.0m ²

DALGETY
FLOOR PLANS
VC0218.410.PL-06

DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 150.78m²
CHECKED: GPM 1623ft²

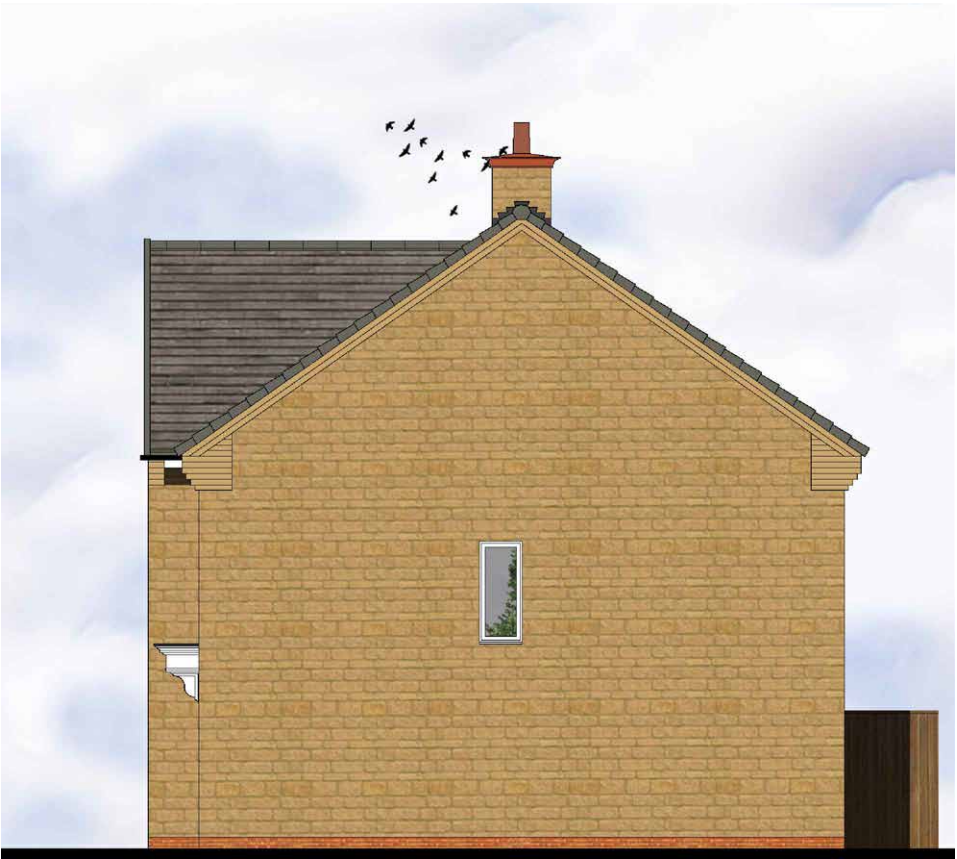




Scale 1:100



QA411
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



QA411
SIDE ELEVATION



QA411
REAR ELEVATION



QA411
SIDE ELEVATION

National Space Standards - CLASSICS		
	Actual Area	NSS Requirement
Ground Floor Plan	59.37m ²	
First Floor Plan	59.38m ²	
Total floor area m ²	118.75m ²	97.00m ²
Total floor area ft ²	1278ft ²	1044ft ²
Bedroom 1	13.68m ²	11.5m ²
Bedroom 2	9.69m ²	7.5m ²
Bedroom 3	8.23m ²	7.5m ²
Bedroom 4	7.80m ²	7.5m ²
Store Bedroom 1	0.58m ²	
Store Bedroom 4	1.46m ²	
Store Stairs	0.98m ²	
Built in store total	3.02m ²	3.0m ²

WETTON
QA STONE
VC0219.411.PL-01

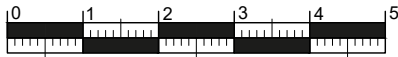
DATE: MAY 2023
SCALE: 1:100 @ A3

DRAWN: RW
CHECKED: GPM

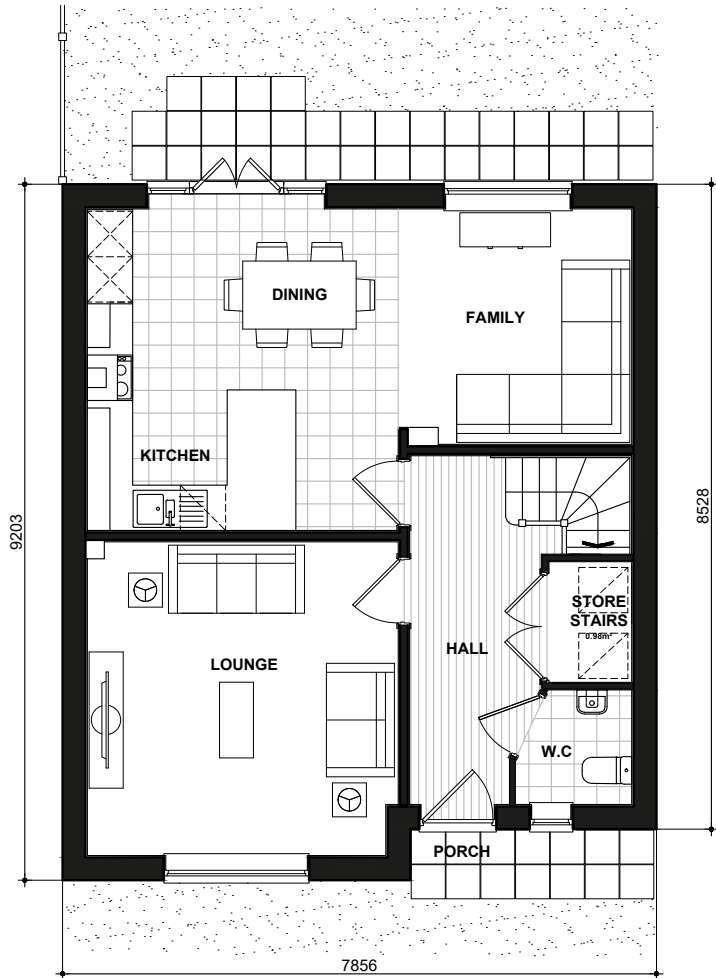
REV:

120.33m²
1295ft²

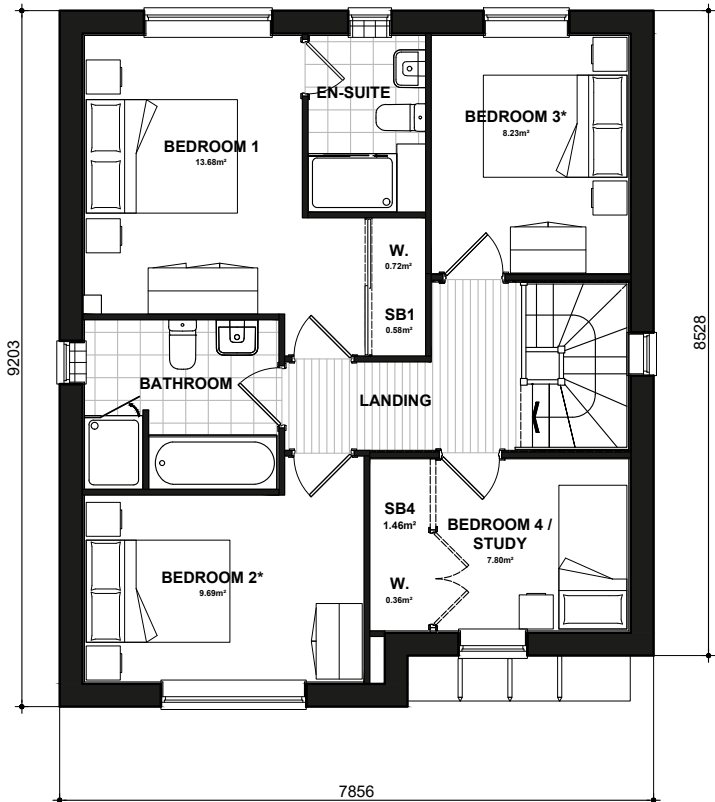
BLOOR HOMES



Scale 1:100



411
GROUND FLOOR PLAN



411
FIRST FLOOR PLAN

★ Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

National Space Standards - CLASSICS		
	Actual Area	NSS Requirement
Ground Floor Plan	59.37m ²	
First Floor Plan	59.38m ²	
Total floor area m ²	118.75m ²	97.00m ²
Total floor area ft ²	1278ft ²	1044ft ²
Bedroom 1	13.68m ²	11.5m ²
Bedroom 2	9.69m ²	7.5m ²
Bedroom 3	8.23m ²	7.5m ²
Bedroom 4	7.80m ²	7.5m ²
Store Bedroom 1	0.58m ²	
Store Bedroom 4	1.46m ²	
Store Stairs	0.98m ²	
Built in store total	3.02m ²	3.0m ²

WETTON
FLOOR PLANS
VC0219.411.PL-06

DATE: MAY 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 120.33m²
CHECKED: GPM 1295ft²





QA412
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



QA412
SIDE ELEVATION



QA412
REAR ELEVATION



QA412
SIDE ELEVATION

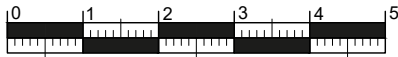
National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	60.37m ²	
First Floor Plan	58.92m ²	
Total floor area m ²	119.29m ²	97.00m ²
Total floor area ft ²	1284ft ²	1044ft ²
Bedroom 1	11.51m ²	11.5m ²
Bedroom 2	11.25m ²	7.5m ²
Bedroom 3	9.29m ²	7.5m ²
Bedroom 4	7.60m ²	7.5m ²
Store Utility	0.75m ²	
Store Below Stairs	1.20m ²	
Store Landing	0.57m ²	
Store Bedroom 1	0.54m ²	
Built in store total	3.06m ²	3.0m ²

BEWDLEY
QA STONE
VC0220.412.PL-05

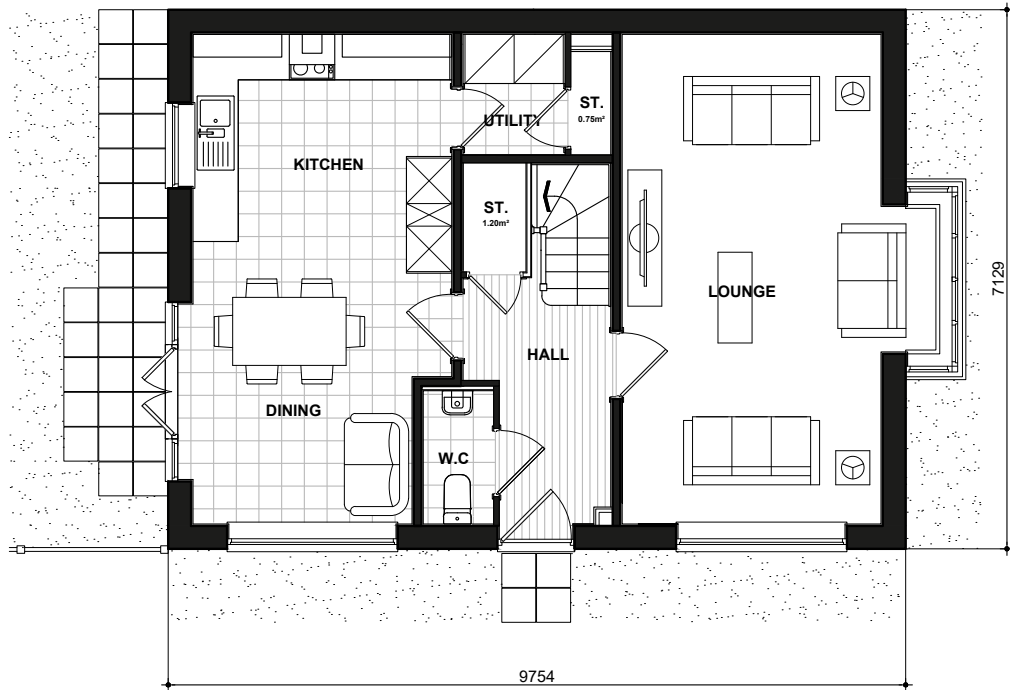
DATE: JAN 2024 REV:
SCALE: 1:100 @ A3

DRAWN: RW 120.89m²
CHECKED: GPM 1301ft²

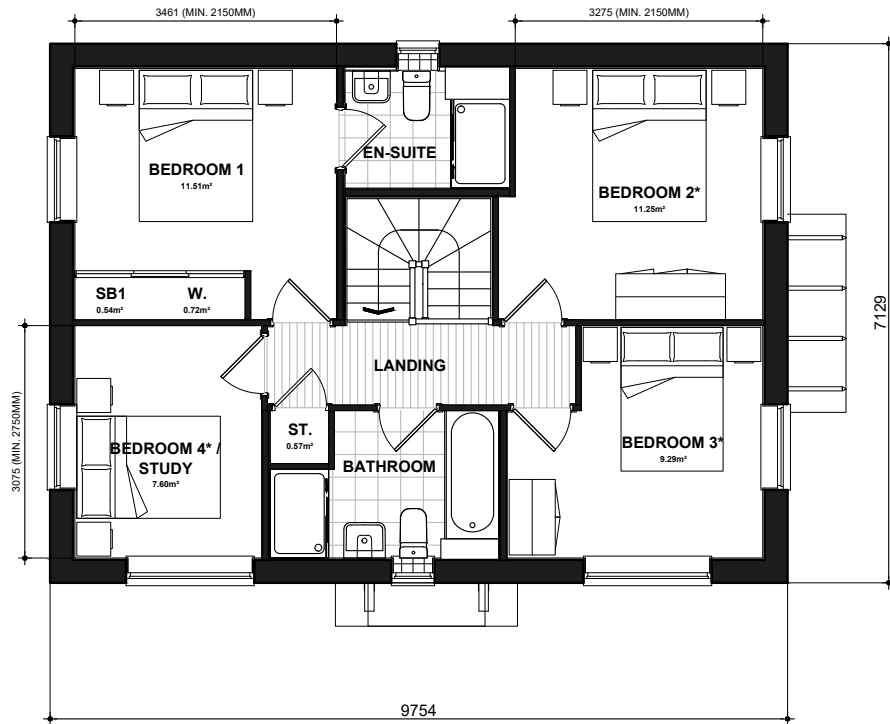
BLOOR HOMES



Scale 1:100



412
GROUND FLOOR PLAN



412
FIRST FLOOR PLAN

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

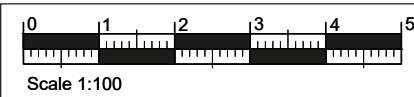
National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	60.37m ²	
First Floor Plan	58.92m ²	
Total floor area m ²	119.29m ²	97.00m ²
Total floor area ft ²	1284ft ²	1044ft ²
Bedroom 1	11.51m ²	11.5m ²
Bedroom 2	11.25m ²	7.5m ²
Bedroom 3	9.29m ²	7.5m ²
Bedroom 4	7.60m ²	7.5m ²
Store Utility	0.75m ²	
Store Below Stairs	1.20m ²	
Store Landing	0.57m ²	
Store Bedroom 1	0.54m ²	
Built in store total	3.06m ²	3.0m ²

BEWDLEY
FLOOR PLANS
VC0220.412.PL-09

DATE: JAN 2024 REV:
SCALE: 1:100 @ A3

DRAWN: RW 120.89m²
CHECKED: GPM 1301ft²





QA482
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



QA482
SIDE ELEVATION



QA482
REAR ELEVATION



QA482
SIDE ELEVATION

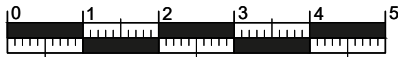
National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	71.27m²	
First Floor Plan	71.27m²	
Total floor area m²	142.54m²	106.00m²
Total floor area ft²	1534ft²	1141ft²
Bedroom 1	12.93m²	11.5m²
Bedroom 2	12.97m²	11.5m²
Bedroom 3	8.48m²	7.5m²
Bedroom 4	9.41m²	7.5m²
Kitchen Store	0.64m²	
Store Landing	1.13m²	
Store Bedroom 1	0.75m²	
Store Bedroom 3	0.76m²	
Built in store total	3.29m²	3.0m²

PEELE
QA STONE
VC0221.482.PL-05

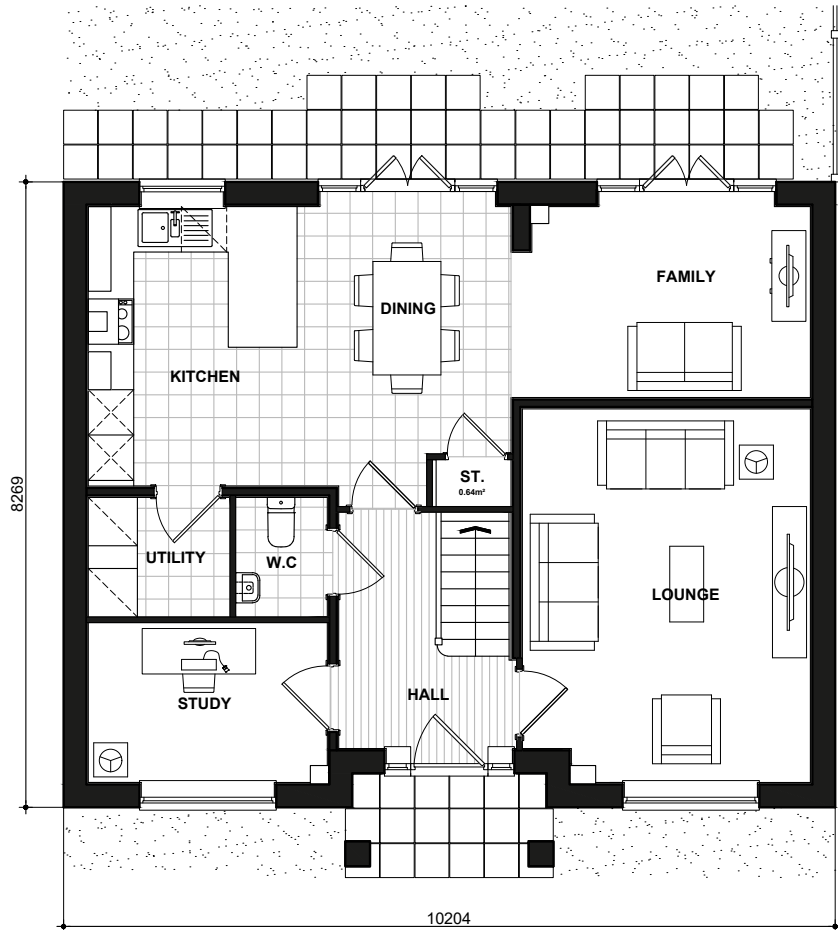
DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: MW 144.31m²
CHECKED: GPM 1553ft²

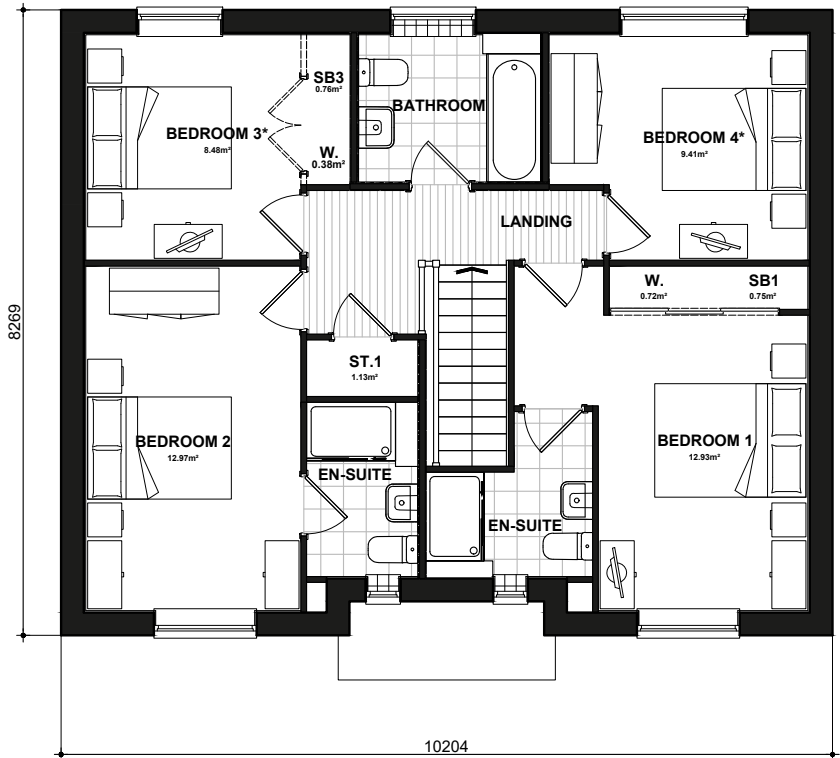




Scale 1:100



482
GROUND FLOOR PLAN



482
FIRST FLOOR PLAN

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

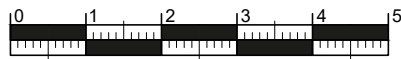
National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	71.27m ²	
First Floor Plan	71.27m ²	
Total floor area m ²	142.54m ²	106.00m ²
Total floor area ft ²	1534ft ²	1141ft ²
Bedroom 1	12.93m ²	11.5m ²
Bedroom 2	12.97m ²	11.5m ²
Bedroom 3	8.48m ²	7.5m ²
Bedroom 4	9.41m ²	7.5m ²
Kitchen Store	0.64m ²	
Store Landing	1.13m ²	
Store Bedroom 1	0.75m ²	
Store Bedroom 3	0.76m ²	
Built in store total	3.29m ²	3.0m ²

PEELE
FLOOR PLANS
VC0221.482.PL-09

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: MW 144.31m²
CHECKED: GPM 1553ft²





Scale 1:100



QA486
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



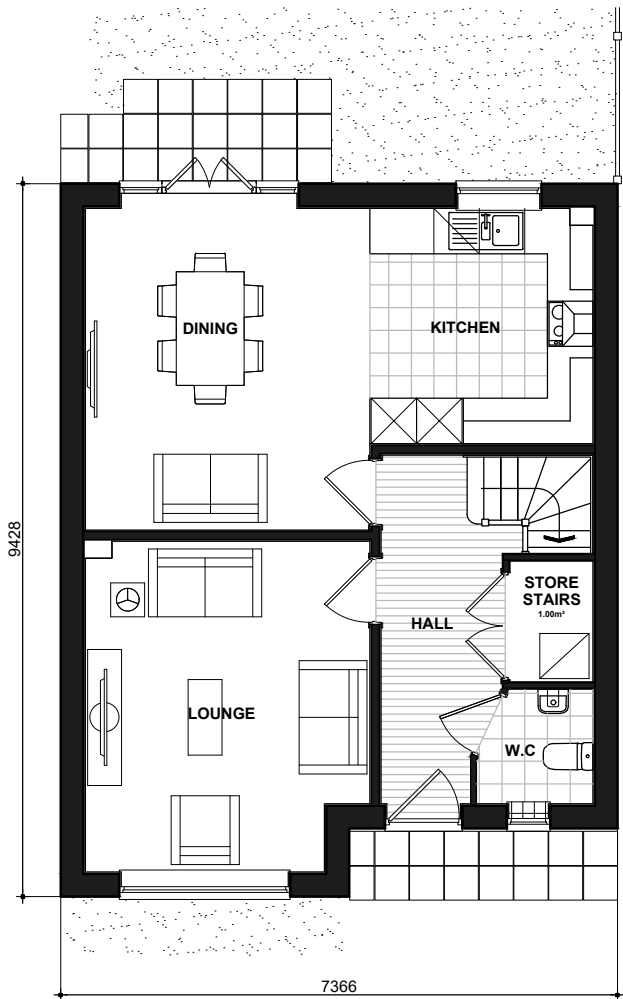
QA486
SIDE ELEVATION



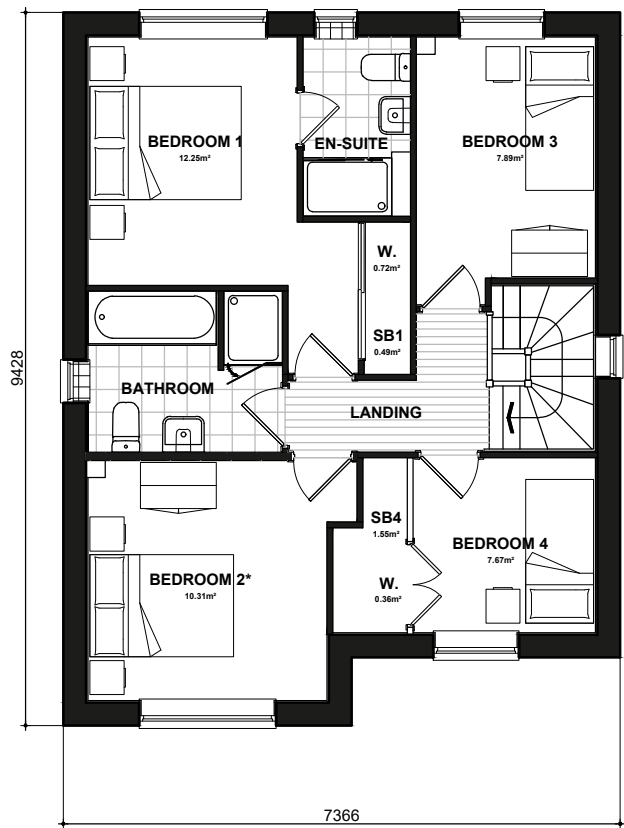
QA486
REAR ELEVATION



QA486
SIDE ELEVATION



486
GROUND FLOOR PLAN



486
FIRST FLOOR PLAN

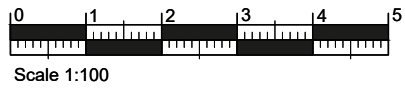
National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	55.70m ²	
First Floor Plan	55.70m ²	
Total floor area m ²	111.39m ²	97.00m ²
Total floor area ft ²	1199ft ²	1044ft ²
Bedroom 1	12.25m ²	11.5m ²
Bedroom 2	10.31m ²	7.5m ²
Bedroom 3	7.89m ²	7.5m ²
Bedroom 4	7.67m ²	7.5m ²
Store Bedroom 1	0.49m ²	
Store Stairs	1.00m ²	
Store Bedroom 4	1.55m ²	
Built in store total	3.04m ²	3.0m ²

LOCKE
QA STONE
VC0222.486.PL-06

DATE: JUN 2023
SCALE: 1:100 @ A3
REV:

DRAWN: RW
CHECKED: GPM
112.94m²
1216ft²

BLOOR HOMES



QA573
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



QA573
SIDE ELEVATION



QA573
REAR ELEVATION

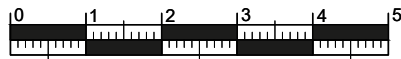


QA573
SIDE ELEVATION

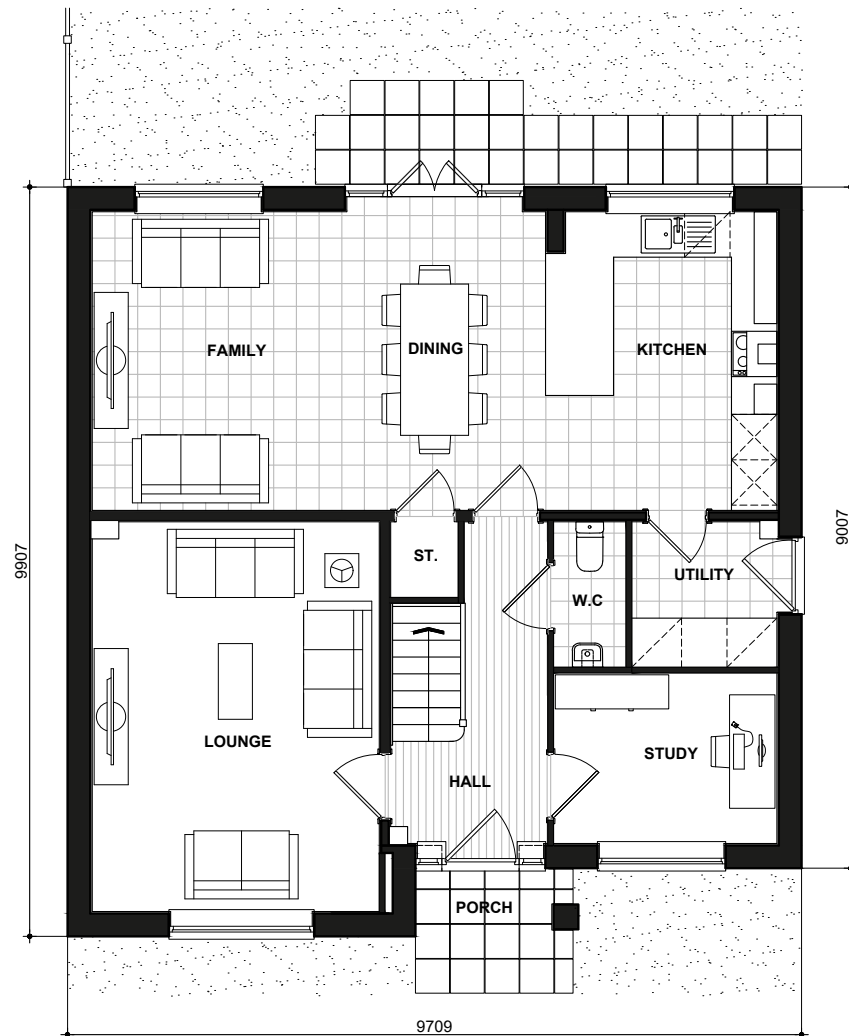
RUABON
QA STONE
VC0223.573.PL-02

DATE: MAY 2023 REV:
SCALE: 1:100 @ A3
DRAWN: RW 160.08m²
CHECKED: GPM 1723ft²

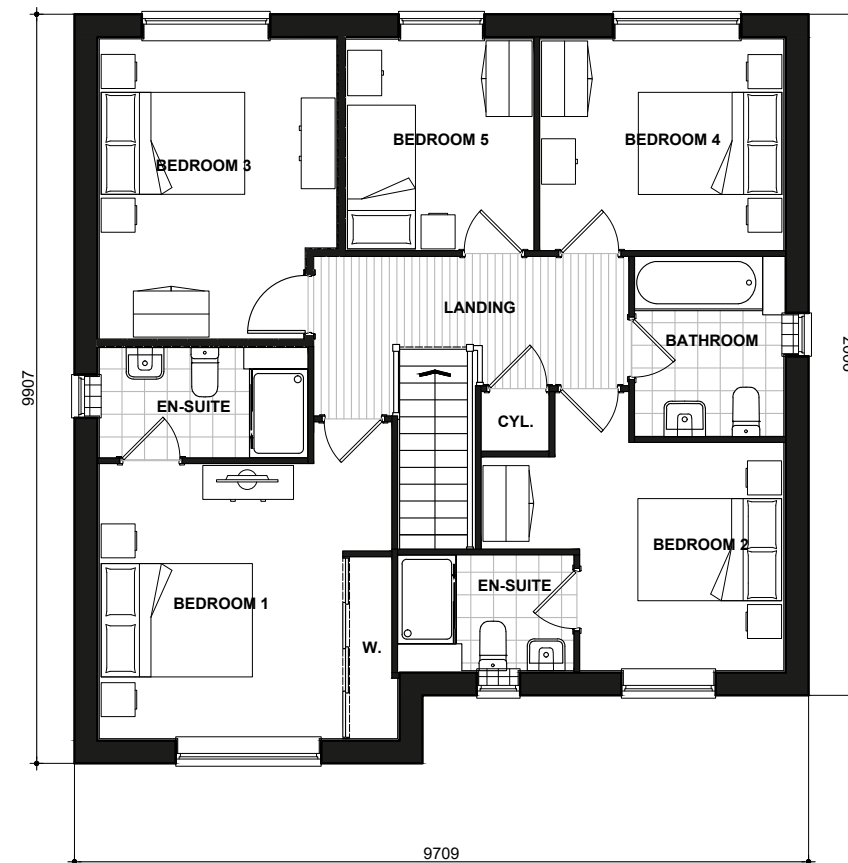




Scale 1:100



573
GROUND FLOOR PLAN



573
FIRST FLOOR PLAN

RUABON

FLOOR PLANS

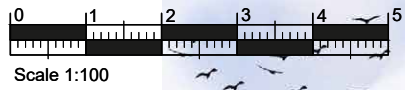
VC0223.573.PL-06

DATE: MAY 2023
SCALE: 1:100 @ A3

DRAWN: RW
CHECKED: GPM

REV:
160.08m²
1723ft²

BLOOR HOMES



QA581
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation

QA581
SIDE ELEVATION

National Space Standards		
5B7P	Actual Area	NSS Requirement
Ground Floor Plan	58.83m ²	
First Floor Plan	58.83m ²	
Second Floor Plan	39.05m ²	
Total floor area m ²	156.70m ²	125.00m ²
Total floor area ft ²	1687ft ²	1345ft ²
Bedroom 1	18.99m ²	11.5m ²
Bedroom 2	16.20m ²	11.5m ²
Bedroom 3	9.32m ²	7.5m ²
Bedroom 4	8.60m ²	7.5m ²
Bedroom 5	7.50m ²	7.5m ²
Store Cyl. (ST1)	0.42m ²	
Store Bedroom 1 (SB1)	0.60m ²	
Store Bedroom 2 (SB2)	0.87m ²	
Store Landing (ST2)	1.68m ²	
Built in store total	3.57m ²	3.5m ²



QA581
REAR ELEVATION

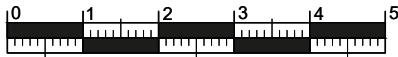
QA581
SIDE ELEVATION

MERE
QA BRICK
VC0224.581.PL-04

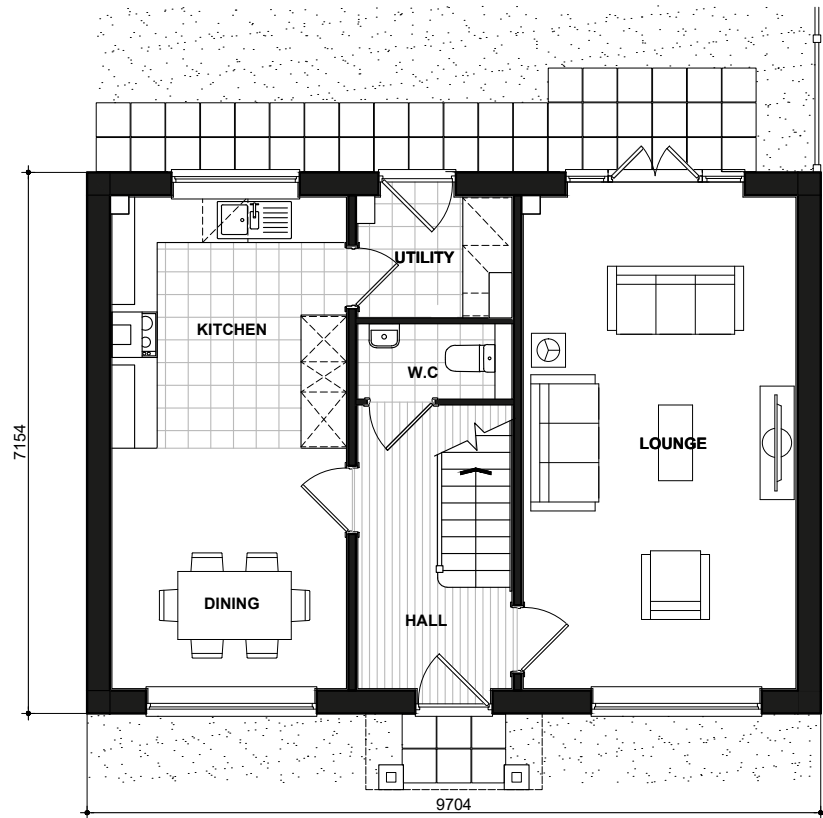
DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: JC 158.58m²
CHECKED: GPM 1707ft²

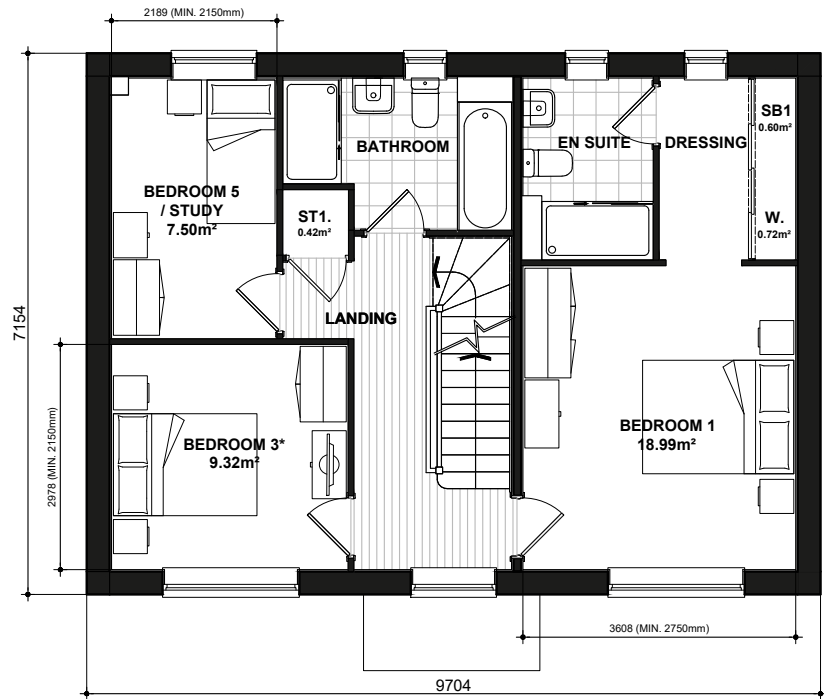




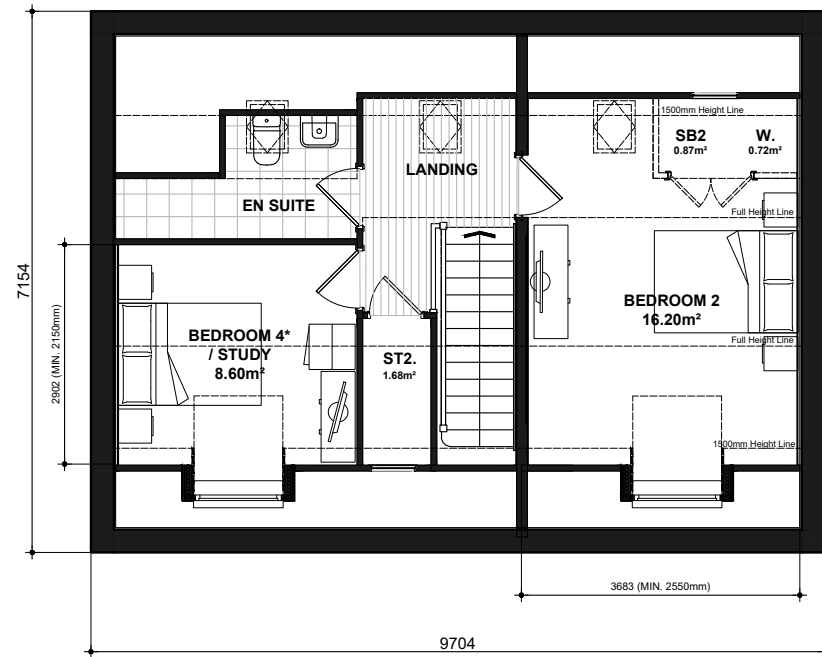
Scale 1:100



581
GROUND FLOOR PLAN



581
FIRST FLOOR PLAN
* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.



581
SECOND FLOOR PLAN
* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

National Space Standards		
5B7P	Actual Area	NSS Requirement
Ground Floor Plan	58.83m²	
First Floor Plan	58.83m²	
Second Floor Plan	39.05m²	
Total floor area m²	156.70m²	125.00m²
Total floor area ft²	1687ft²	1345ft²
Bedroom 1	18.99m²	11.5m²
Bedroom 2	16.20m²	11.5m²
Bedroom 3	9.32m²	7.5m²
Bedroom 4	8.60m²	7.5m²
Bedroom 5	7.50m²	7.5m²
Store Cyl. (ST1)	0.42m²	
Store Bedroom 1 (SB1)	0.60m²	
Store Bedroom 2 (SB2)	0.87m²	
Store Landing (ST2)	1.68m²	
Built in store total	3.57m²	3.5m²

MERE
FLOOR PLANS
VC0224.581.PL-09

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: JC 158.58m²
CHECKED: GPM 1707ft²

BLOOR HOMES

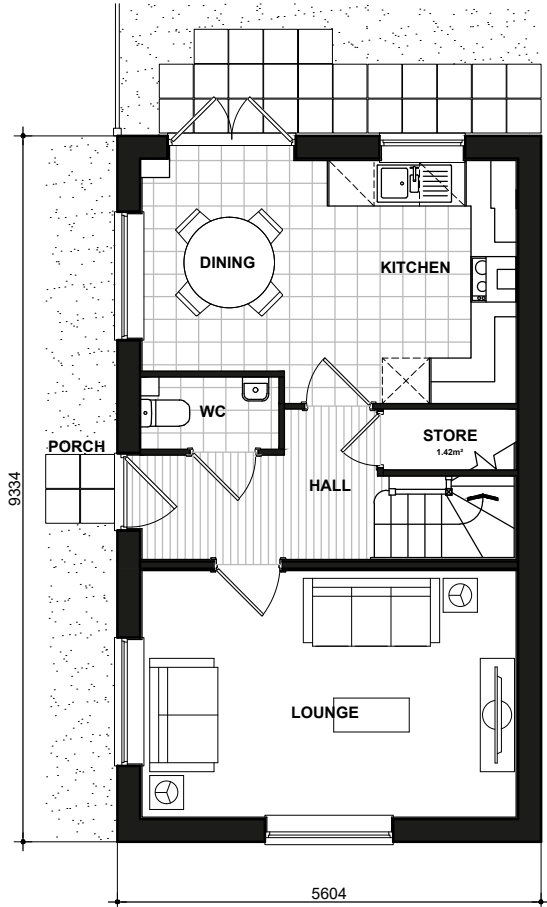


QANSS.301
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation

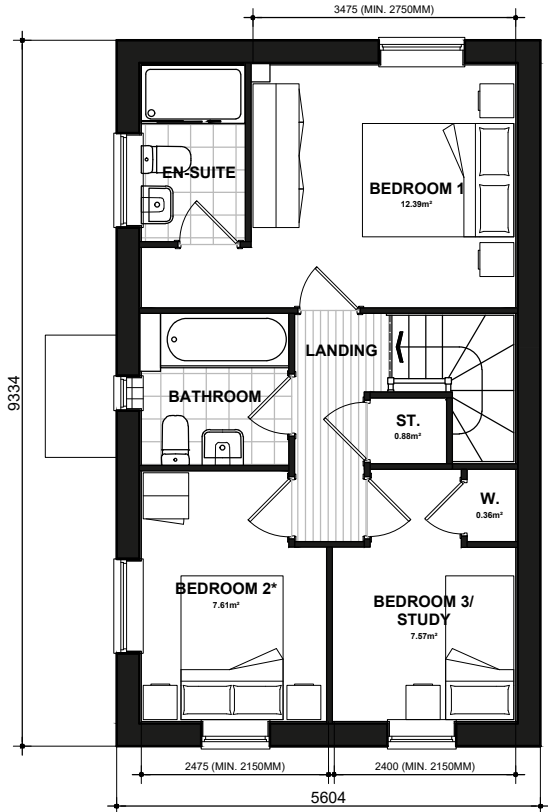
QANSS.301
SIDE ELEVATION

QANSS.301
REAR ELEVATION

National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	42.97m ²	
First Floor Plan	42.97m ²	
Total floor area m ²	85.93m ²	84.00m ²
Total floor area ft ²	925ft ²	904ft ²
Bedroom 1	12.39m ²	11.5m ²
Bedroom 2	7.61m ²	7.5m ²
Bedroom 3	7.57m ²	7.5m ²
Store Under Stair	1.42m ²	
Store Landing	0.88m ²	
Store Bedroom 3	0.25m ²	
Built in store total	2.56m ²	2.5m ²



NSS.301
GROUND FLOOR PLAN



NSS.301
FIRST FLOOR PLAN

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

LYFORD

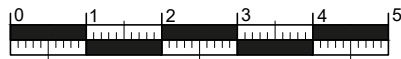
QA STONE

VC0225.NSS.301.PL-04

DATE: JUN 2023 **REV:**
SCALE: 1:100 @ A3

DRAWN: JC **87.30.m²**
CHECKED: MJE **940ft²**

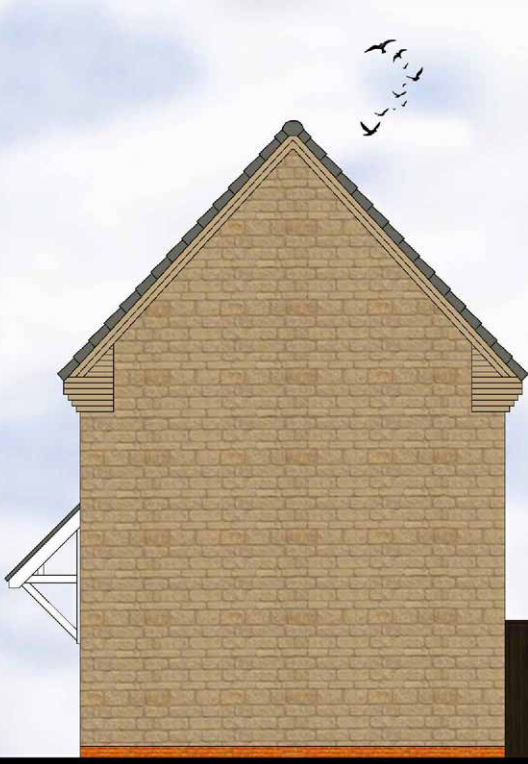
BLOOR HOMES



Scale 1:100



QANSS.374
FRONT ELEVATION
Refer to materials plan for individual plot finishes



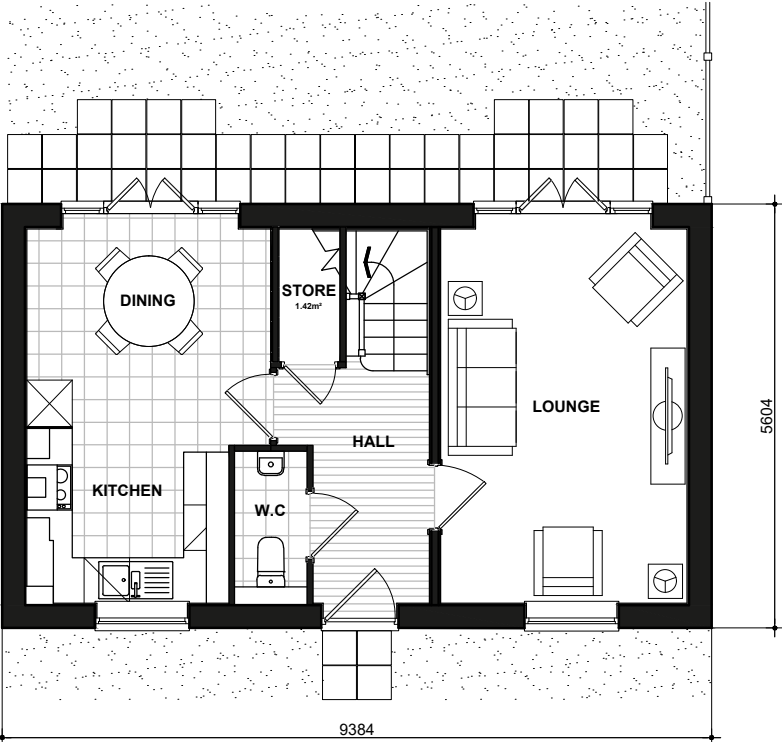
QANSS.374
SIDE ELEVATION



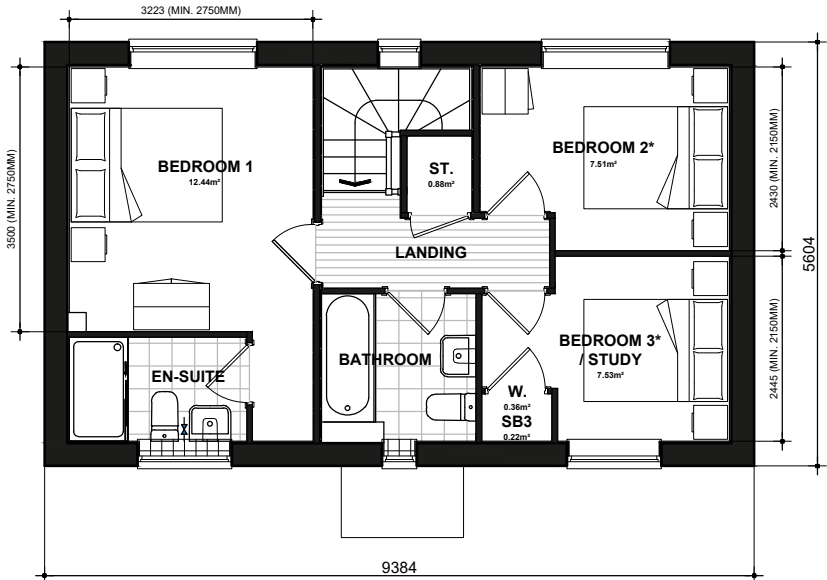
QANSS.374
REAR ELEVATION



QANSS.374
SIDE ELEVATION



NSS.374
GROUND FLOOR PLAN



NSS.374
FIRST FLOOR PLAN
* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	43.21m ²	
First Floor Plan	43.21m ²	
Total floor area m ²	86.43m ²	84.00m ²
Total floor area ft ²	930ft ²	904ft ²
Bedroom 1	12.44m ²	11.5m ²
Bedroom 2	7.51m ²	7.5m ²
Bedroom 3 / Study	7.53m ²	7.5m ²
Store Under Stair	1.42m ²	
Store Landing	0.88m ²	
Store Bedroom 3	0.22m ²	
Built in store total	2.52m ²	2.5m ²

REYNOLDS

QA STONE

VC0225.NSS.374.PL-05

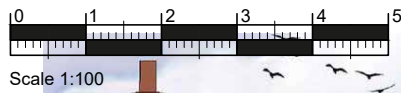
DATE: JUN 2023
SCALE: 1:100 @ A3

DRAWN: MW
CHECKED: GPM

REV:

87.80.m²
945ft²

BLOOR HOMES



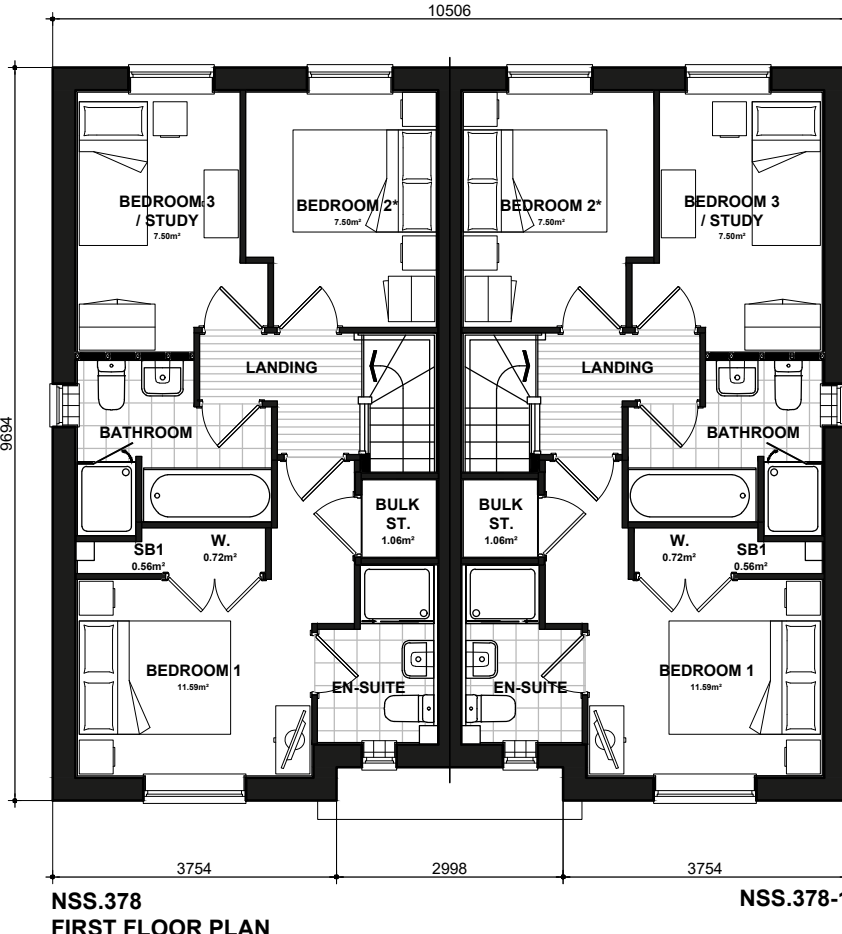
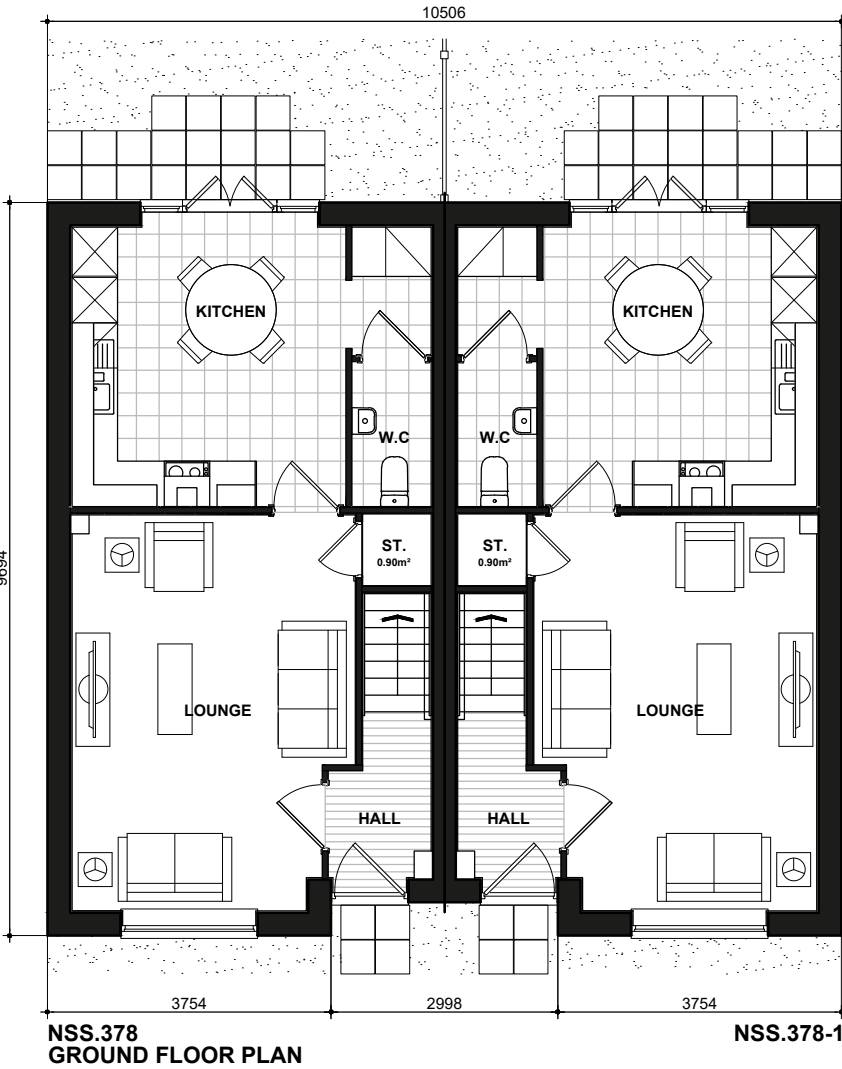
QANSS.378
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocations

QANSS.378-1

QANSS.378-1
SIDE ELEVATION

QANSS.378-1
REAR ELEVATION

QANSS.378



KANE - National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	42.21m ²	
First Floor Plan	42.21m ²	
Total floor area m ²	84.42m ²	84.00m ²
Total floor area ft ²	909ft ²	904ft ²
Bedroom 1	11.59m ²	11.5m ²
Bedroom 2	7.50m ²	7.5m ²
Bedroom 3	7.50m ²	7.5m ²
Store Under Stair	0.90m ²	
Store (Bulk)	1.06m ²	
Store Bedroom 1	0.56m ²	
Built in store total	2.51m ²	2.5m ²

KANE
QA STONE

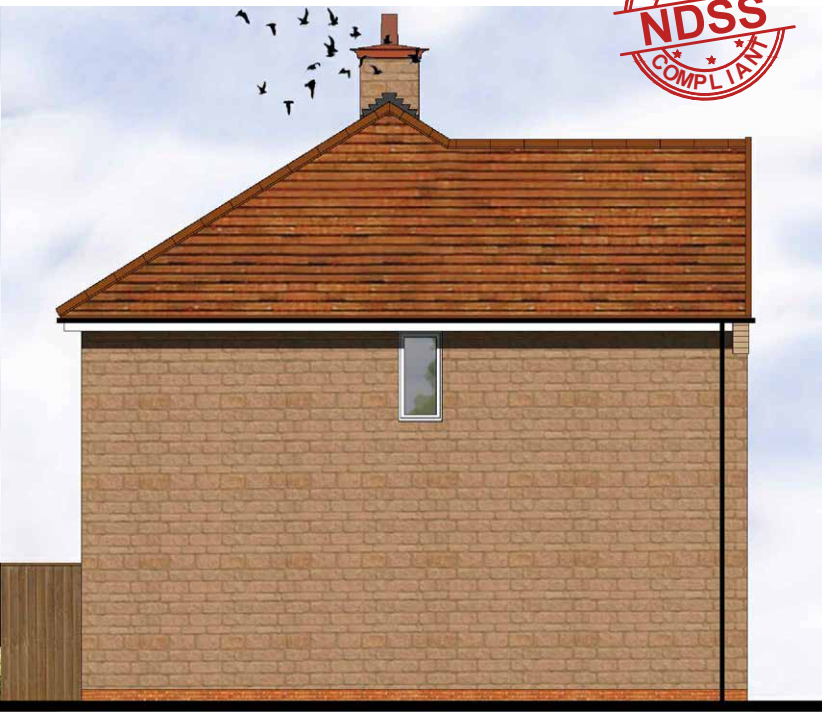
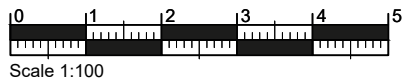
VC0227.NSS.378_378-1.PL-05

DATE: JUN 2023
SCALE: 1:100 @ A3

DRAWN: MJE
CHECKED: GPM

85.81m²
924ft²

BLOOR HOMES

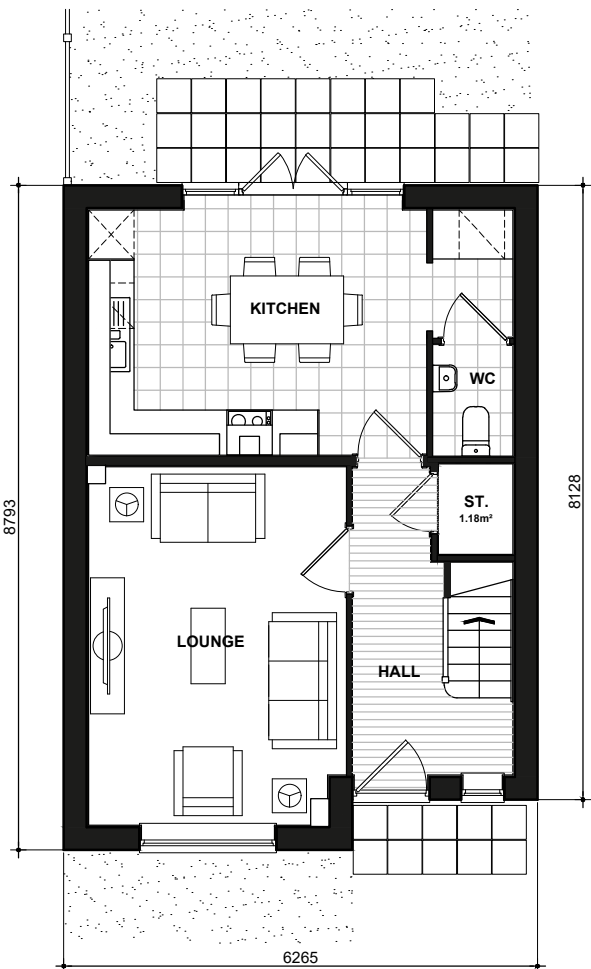


QANSS.382
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation

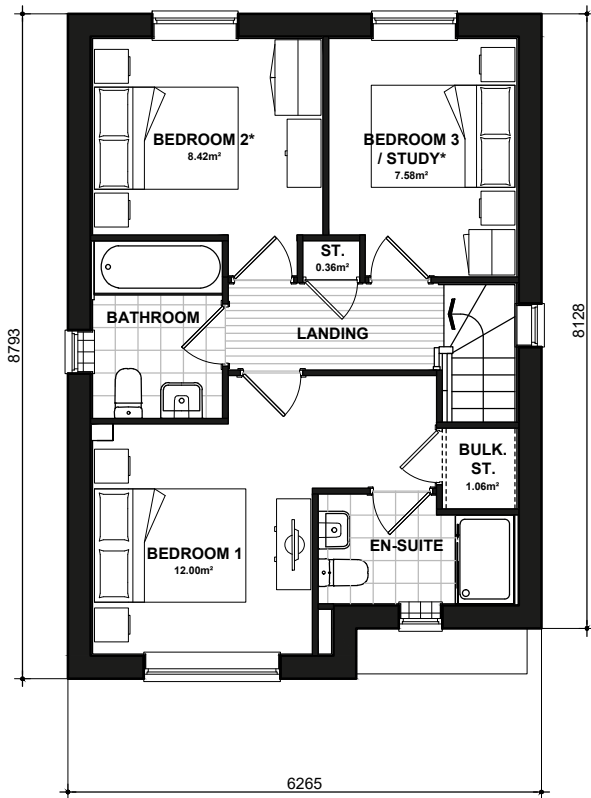
QANSS.382
SIDE ELEVATION

QANSS.382
REAR ELEVATION

QANSS.382
SIDE ELEVATION



NSS.382
GROUND FLOOR PLAN



NSS.382
FIRST FLOOR PLAN
* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

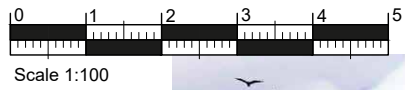
National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	44.04m ²	
First Floor Plan	44.04m ²	
Total Floor Area m ²	88.07m ²	84.00m ²
Total Floor Area ft ²	948ft ²	904ft ²
Bedroom 1	12.00m ²	11.5m ²
Bedroom 2	8.42m ²	7.5m ²
Bedroom 3 / Study	7.58m ²	7.5m ²
Store Under Stair	1.18m ²	
Store Landing	0.36m ²	
Bulkhead Store	1.06m ²	
Built in Store Total	2.60m²	2.5m²

HUXLEY
QA STONE
VC0228.NSS.382.PL-06

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: MW 89.45m²
CHECKED: GPM 963ft²





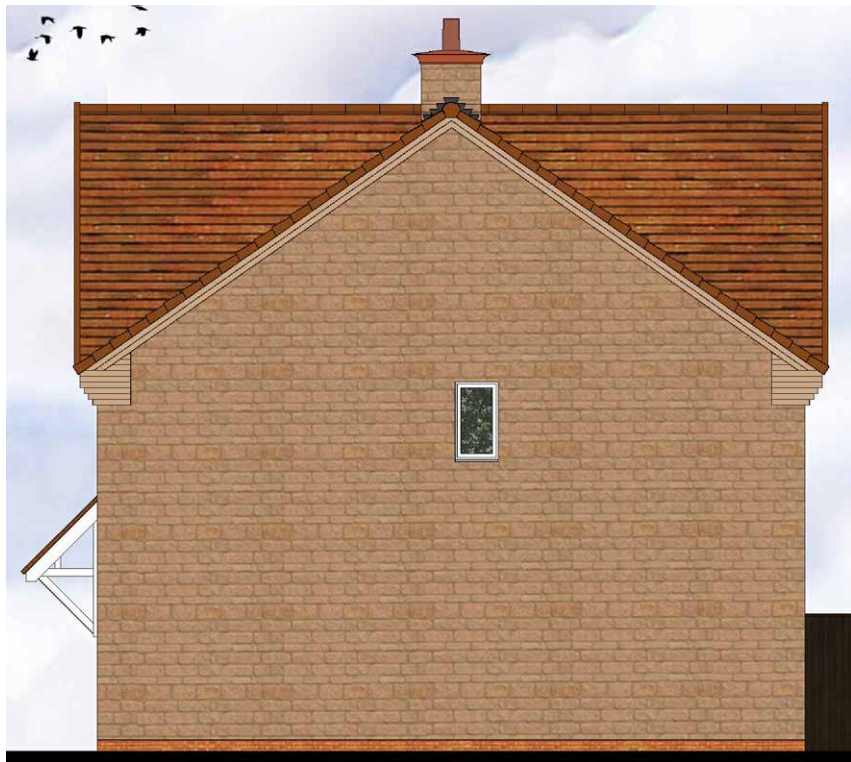
QAVC0229.NSS.302
SIDE ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



QAVC0229.NSS.302
FRONT ELEVATION

QAVC0230.NSS.372-1

LYFORD - National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	42.97m ²	
First Floor Plan	42.97m ²	
Total floor area m ²	85.93m ²	84.00m ²
Total floor area ft ²	925ft ²	904ft ²
Bedroom 1	12.33m ²	11.5m ²
Bedroom 2	7.67m ²	7.5m ²
Bedroom 3	7.51m ²	7.5m ²
Store Under Stair	1.42m ²	
Store Bulk	0.88m ²	
Store Bedroom 3	0.25m ²	
Built in store total	2.56m ²	2.5m ²



QAVC0230.NSS.372-1
SIDE ELEVATION



QAVC0230.NSS.372-1
REAR ELEVATION

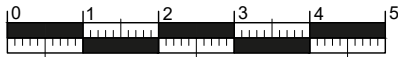
QAVC0229.NSS.302

BUXTON - National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	42.00m ²	
First Floor Plan	42.00m ²	
Total floor area m ²	84.01m ²	84.00m ²
Total floor area ft ²	904ft ²	904ft ²
Bedroom 1	11.61m ²	11.5m ²
Bedroom 2	9.69m ²	7.5m ²
Bedroom 3	7.75m ²	7.5m ²
Store Under Stair	1.32m ²	
Store SB1 (Bulk)	1.02m ²	
Store SB2 (Wardrobe)	0.23m ²	
Built in store total	2.57m ²	2.5m ²

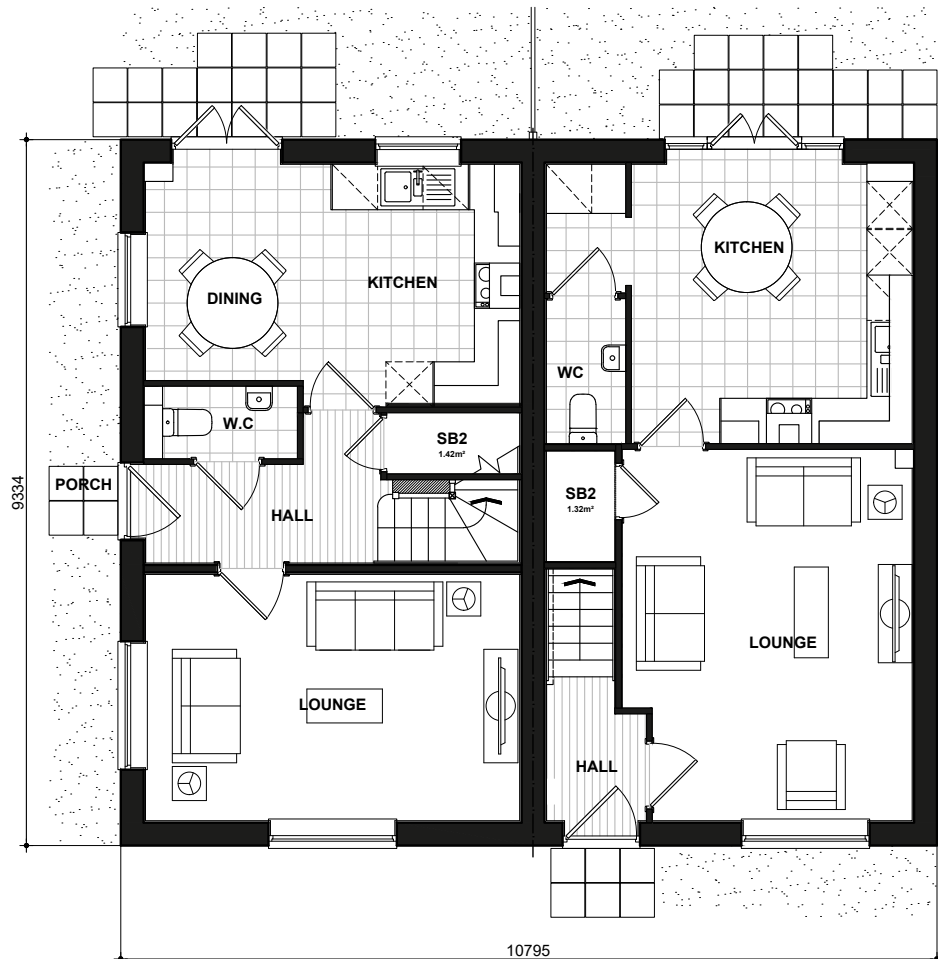
LYFORD BUXTON

QA STONE
LC0042.PL-04
DATE: JUN 2023 REV:
SCALE: 1:100 @ A3
DRAWN: RW 87.29/85.36.m²
CHECKED: GPM 940/919ft²



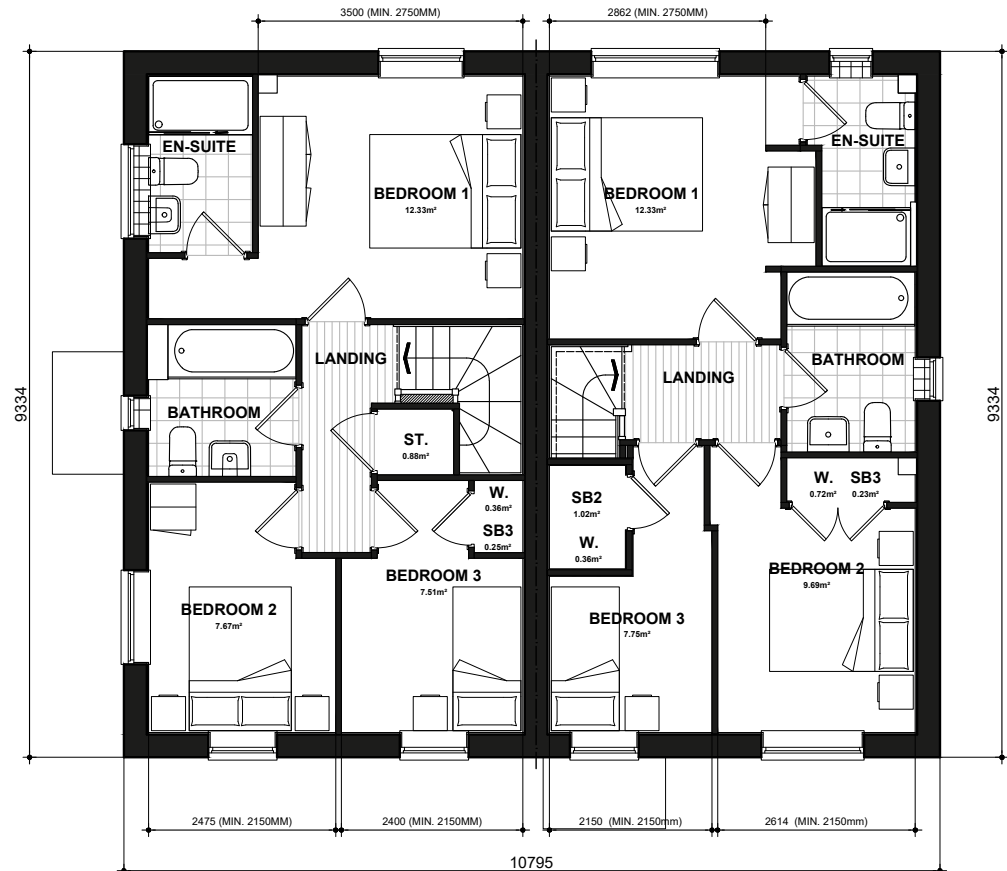


Scale 1:100



VC0229.NSS.302 LYFORD
GROUND FLOOR PLAN

VC0230.NSS.372-1 BUXTON



VC0229.NSS.302 LYFORD
FIRST FLOOR PLAN

VC0230.NSS.372-1 BUXTON

LYFORD - National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	42.97m ²	
First Floor Plan	42.97m ²	
Total floor area m ²	85.93m ²	84.00m ²
Total floor area ft ²	925ft ²	904ft ²
Bedroom 1	12.33m ²	11.5m ²
Bedroom 2	7.67m ²	7.5m ²
Bedroom 3	7.51m ²	7.5m ²
Store Under Stair	1.42m ²	
Store Bulk	0.88m ²	
Store Bedroom 3	0.25m ²	
Built in store total	2.56m ²	2.5m ²

BUXTON - National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	42.00m ²	
First Floor Plan	42.00m ²	
Total floor area m ²	84.01m ²	84.00m ²
Total floor area ft ²	904ft ²	904ft ²
Bedroom 1	11.61m ²	11.5m ²
Bedroom 2	9.69m ²	7.5m ²
Bedroom 3	7.75m ²	7.5m ²
Store Under Stair	1.32m ²	
Store SB1 (Bulk)	1.02m ²	
Store SB2 (Wardrobe)	0.23m ²	
Built in store total	2.57m ²	2.5m ²

LYFORD BUXTON

FLOOR PLANS
LC0042.PL-09

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

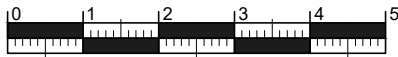
DRAWN: RW 87.29/85.36.m²
CHECKED: GPM 940/919ft²



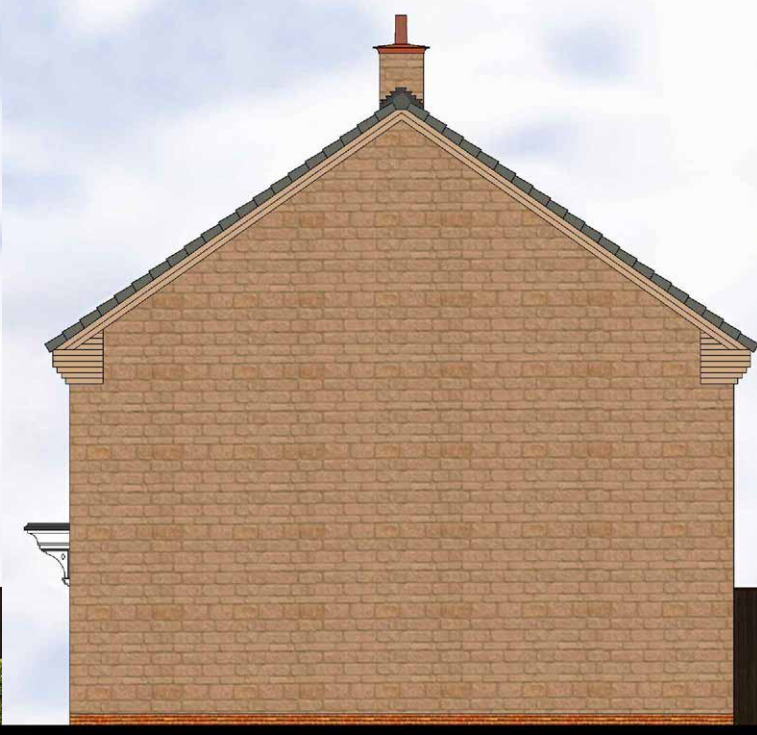
Littleborough, Hollingworth Road
Lakeside
Affordable Housing

March 2025





Scale 1:100



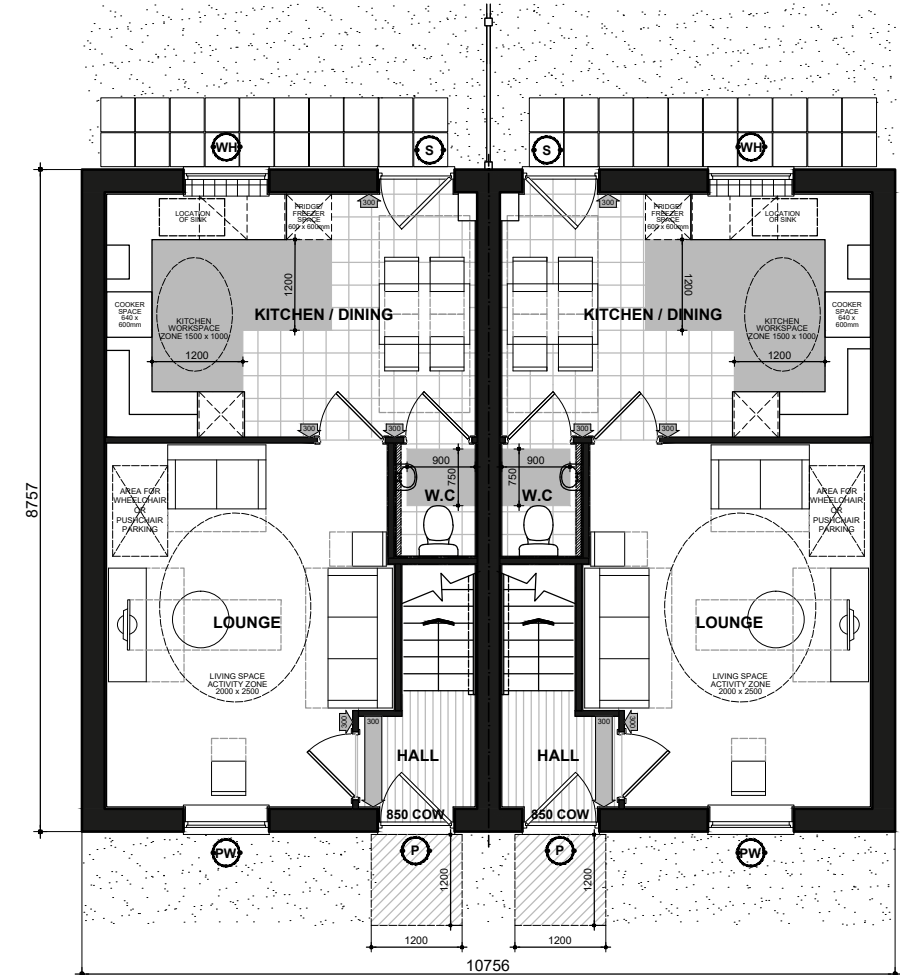
QANSS.M2B4P
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation

QANSS.M2B4P-1

QANSS.M2B4P-1
SIDE ELEVATION

QANSS.M2B4P-1
REAR ELEVATION

QANSS.M2B4P



NSS.M2B4P
GROUND FLOOR PLAN

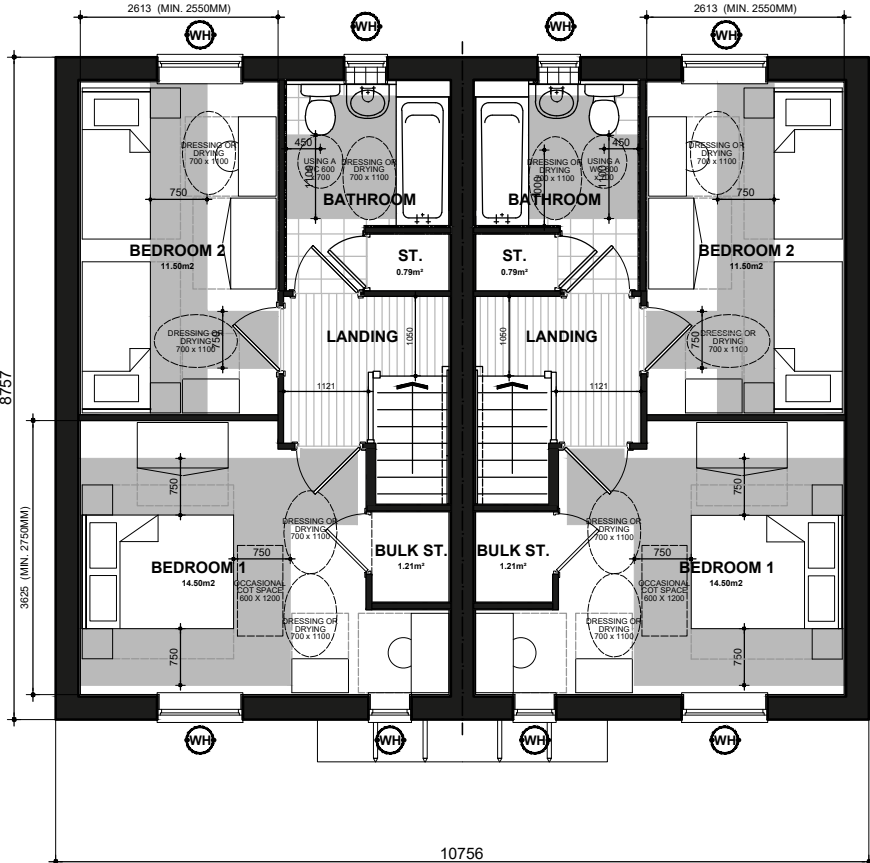
NSS.M2B4P-1

- P** DENOTES: PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES:
- LEVEL EXTERNAL LANDING WITH A MIN WIDTH/DEPTH OF 1200MM.
 - THE LANDING IS COVERED FOR A MIN WIDTH OF 900MM AND A MIN DEPTH OF 600MM.
 - FULLY DIFFUSED AUTOMATED LIGHTING.
 - DOOR HAS A MINIMUM CLEAR OPENING WIDTH OF 850MM. IF A DOUBLE DOOR THE MAIN LEAF TO PROVIDE THE REQUIRED OPENING WIDTH.
 - A MINIMUM 300 NIB IS PROVIDED TO THE LEADING EDGE OF THE DOOR AND MAINTAINED FOR A MIN 1200MM BEYOND IT.
 - DOOR REVEAL DEPTH IS MAX 200MM.
 - THE THRESHOLD IS AN ACCESSIBLE THRESHOLD.
- S** DENOTES: ALL OTHER EXTERNAL DOORS. DOOR TO COMPLY WITH PROVISIONS D - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES:
- DOOR HAS A MINIMUM CLEAR OPENING WIDTH OF 850MM. IF A DOUBLE DOOR THE MAIN LEAF TO PROVIDE THE REQUIRED OPENING WIDTH.
 - A MINIMUM 300 NIB IS PROVIDED TO THE LEADING EDGE OF THE DOOR AND MAINTAINED FOR A MIN 1200MM BEYOND IT.
 - DOOR REVEAL DEPTH IS MAX 200MM.
 - THE THRESHOLD IS AN ACCESSIBLE THRESHOLD.
- 850 COW** DENOTES: ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.

- NOTE**: PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.
- 250** DENOTES: 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.
- 300** DENOTES: PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.
- 1200** MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.
- PW** DENOTES: PRINCIPLE LIVING SPACE, GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 1100. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.
- WH** DENOTES: ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.
- BOILER/TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER: MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or
 - HAVE SEPARATE CONTROLLERS (WIRED OR WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE.

- BATHROOM AND WC WALLS DIRECTLY BEHIND THE TOILET SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m² AS PER DETAIL **IW400.3**
- ALL OTHER BATHROOM AND WC WALLS SHOULD BE STRONG ENOUGH TO SUPPORT ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 0.85kN/m² AS PER DETAIL **IW400.5**
- ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

- BED REFERENCES:**
KSB - KING SIZE BED 1500 X 2000
DB - DOUBLE BED 1900 X 1350
SB - SINGLE BED 900 X 1900
- DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.
- SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.
- REFER TO DETAILS **IS906.1** & **IS906.2** FOR FURTHER INFORMATION.



NSS.M2B4P
FIRST FLOOR PLAN

NSS.M2B4P-1

National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	39.50m²	
First Floor Plan	39.50m²	
Total floor area m²	79.00m²	79.00m²
Total floor area ft²	850ft²	850ft²
Bedroom 1	14.50m²	11.5m²
Bedroom 2	11.50m²	11.5m²
Store Bathroom	0.79m²	
Store Bedroom 3	1.21m²	
Built in store total	2.00m²	2.0m²

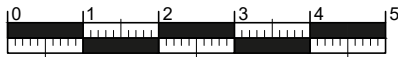
SANSOM
QA STONE

VC0231.NSS.M2B4P.PL-03

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 79.00 m²
CHECKED: GPM 850 ft²

BLOOR HOMES

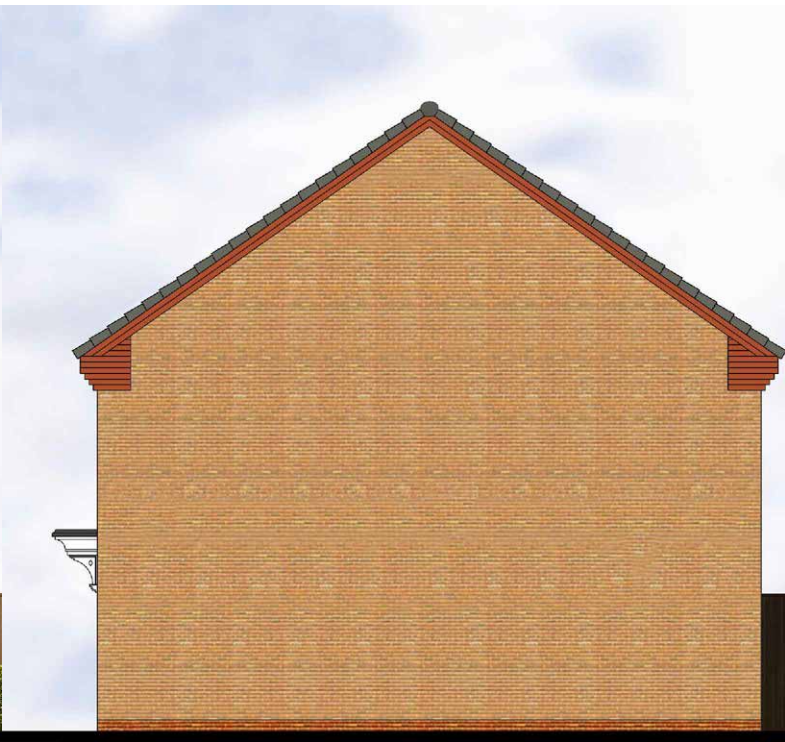


Scale 1:100



**QANSS.M2B4P
FRONT ELEVATION**
Refer to materials plan for individual plot finishes and chimney allocation

QANSS.M2B4P-1

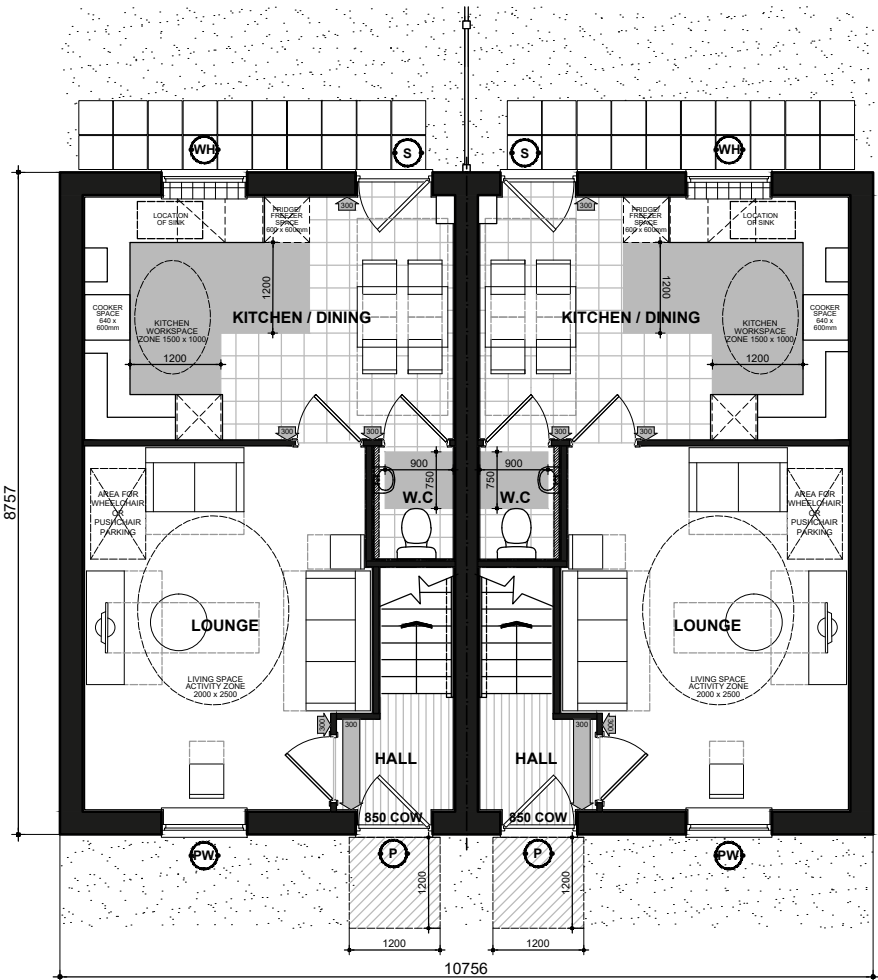


**QANSS.M2B4P-1
SIDE ELEVATION**



**QANSS.M2B4P-1
REAR ELEVATION**

QANSS.M2B4P



**NSS.M2B4P
GROUND FLOOR PLAN**

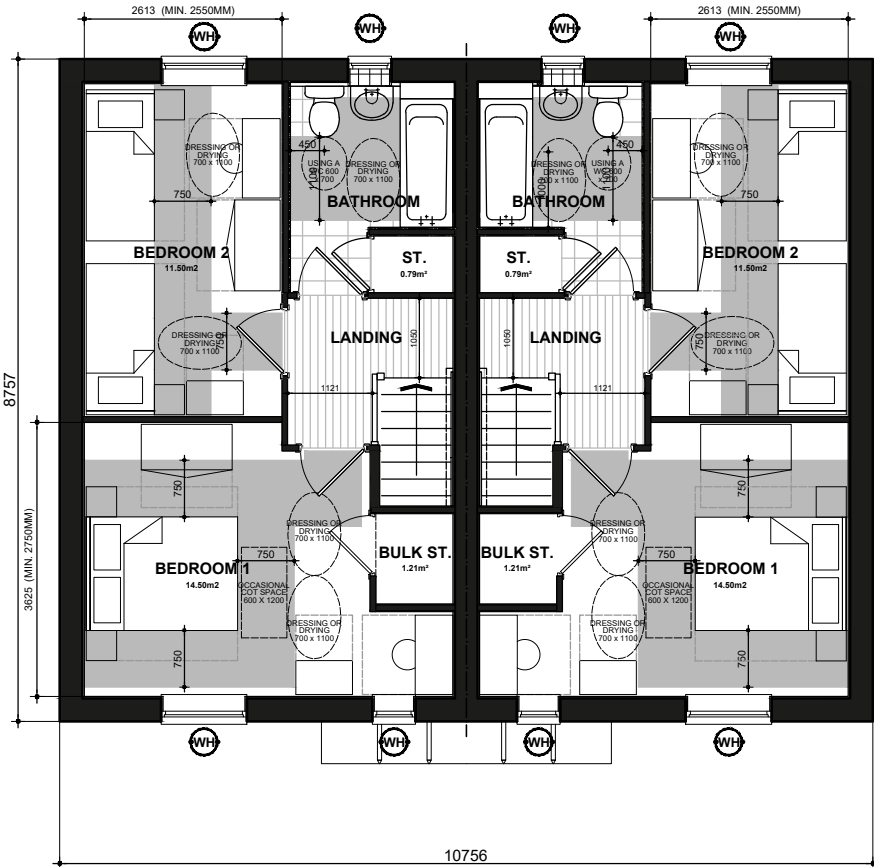
NSS.M2B4P-1

- P** DENOTES : PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES:
- LEVEL EXTERNAL LANDING WITH A MIN WIDTH/DEPTH OF 1200MM.
 - THE LANDING IS COVERED FOR A MIN WIDTH OF 900MM AND A MIN DEPTH OF 600MM.
 - FULLY DIFFUSED AUTOMATED LIGHTING.
 - DOOR HAS A MINIMUM CLEAR OPENING WIDTH OF 850MM. IF A DOUBLE DOOR THE MAIN LEAF TO PROVIDE THE REQUIRED OPENING WIDTH.
 - A MINIMUM 300 NIB IS PROVIDED TO THE LEADING EDGE OF THE DOOR AND MAINTAINED FOR A MIN 1200MM BEYOND IT.
 - DOOR REVEAL DEPTH IS MAX 200MM.
 - THE THRESHOLD IS AN ACCESSIBLE THRESHOLD.
- S** DENOTES : ALL OTHER EXTERNAL DOORS. DOOR TO COMPLY WITH PROVISIONS D - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES:
- DOOR HAS A MINIMUM CLEAR OPENING WIDTH OF 850MM. IF A DOUBLE DOOR THE MAIN LEAF TO PROVIDE THE REQUIRED OPENING WIDTH.
 - A MINIMUM 300 NIB IS PROVIDED TO THE LEADING EDGE OF THE DOOR AND MAINTAINED FOR A MIN 1200MM BEYOND IT.
 - DOOR REVEAL DEPTH IS MAX 200MM.
 - THE THRESHOLD IS AN ACCESSIBLE THRESHOLD.
- 850 COW** DENOTES : ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.

- NOTE** : PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.
- 850** DENOTES : PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.
- 1200** MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.
- PW** DENOTES : PRINCIPLE LIVING SPACE, GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 1100 MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.
- WH** DENOTES : ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.
- BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER:
MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or
HAVE SEPARATE CONTROLLERS (WIRED or WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE.

- BATHROOM AND WC WALLS DIRECTLY BEHIND THE TOILET SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m² AS PER DETAIL **IW400.3**
- ALL OTHER BATHROOM AND WC WALLS SHOULD BE STRONG ENOUGH TO SUPPORT ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 0.85kN/m² AS PER DETAIL **IW400.5**
- ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

- BED REFERENCES:**
KSB - KING SIZE BED 1500 X 2000
DB - DOUBLE BED 1900 X 1350
SB - SINGLE BED 900 X 1900
- DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.
- SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.
- REFER TO DETAILS **IS906.1** & **IS906.2** FOR FURTHER INFORMATION.



**NSS.M2B4P
FIRST FLOOR PLAN**

NSS.M2B4P-1

National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	39.50m²	
First Floor Plan	39.50m²	
Total floor area m²	79.00m²	79.00m²
Total floor area ft²	850ft²	850ft²
Bedroom 1	14.50m²	11.5m²
Bedroom 2	11.50m²	11.5m²
Store Bathroom	0.79m²	
Store Bedroom 3	1.21m²	
Built in store total	2.00m²	2.0m²

SANSOM

QA BRICK

VC0231.NSS.M2B4P.PL-04

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 79.00 m²
CHECKED: GPM 850 ft²

BLOOR HOMES



VC0231.NSS.M2B4PSD
FRONT ELEVATION

Refer to materials plan for individual plot finishes and chimney allocation

VC0232.NSS.M2B4PMT-1

VC0233.NSS.M2B4PSD-1

VC0233.NSS.M2B4PSD-1
SIDE ELEVATION



VC0233.NSS.M2B4PSD-1
REAR ELEVATION

VC0232.NSS.M2B4PMT-1

VC0231.NSS.M2B4PSD

VC0231.NSS.M2B4PSD
SIDE ELEVATION

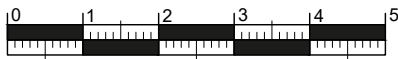
National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	39.50m ²	
First Floor Plan	39.50m ²	
Total floor area m ²	79.00m ²	79.00m ²
Total floor area ft ²	850ft ²	850ft ²
Bedroom 1	14.50m ²	11.5m ²
Bedroom 2	11.50m ²	11.5m ²
Store Bathroom	0.79m ²	
Store Bedroom 3	1.21m ²	
Built in store total	2.00m²	2.0m²

SANSOM
QA STONE
LC0043.PL-01

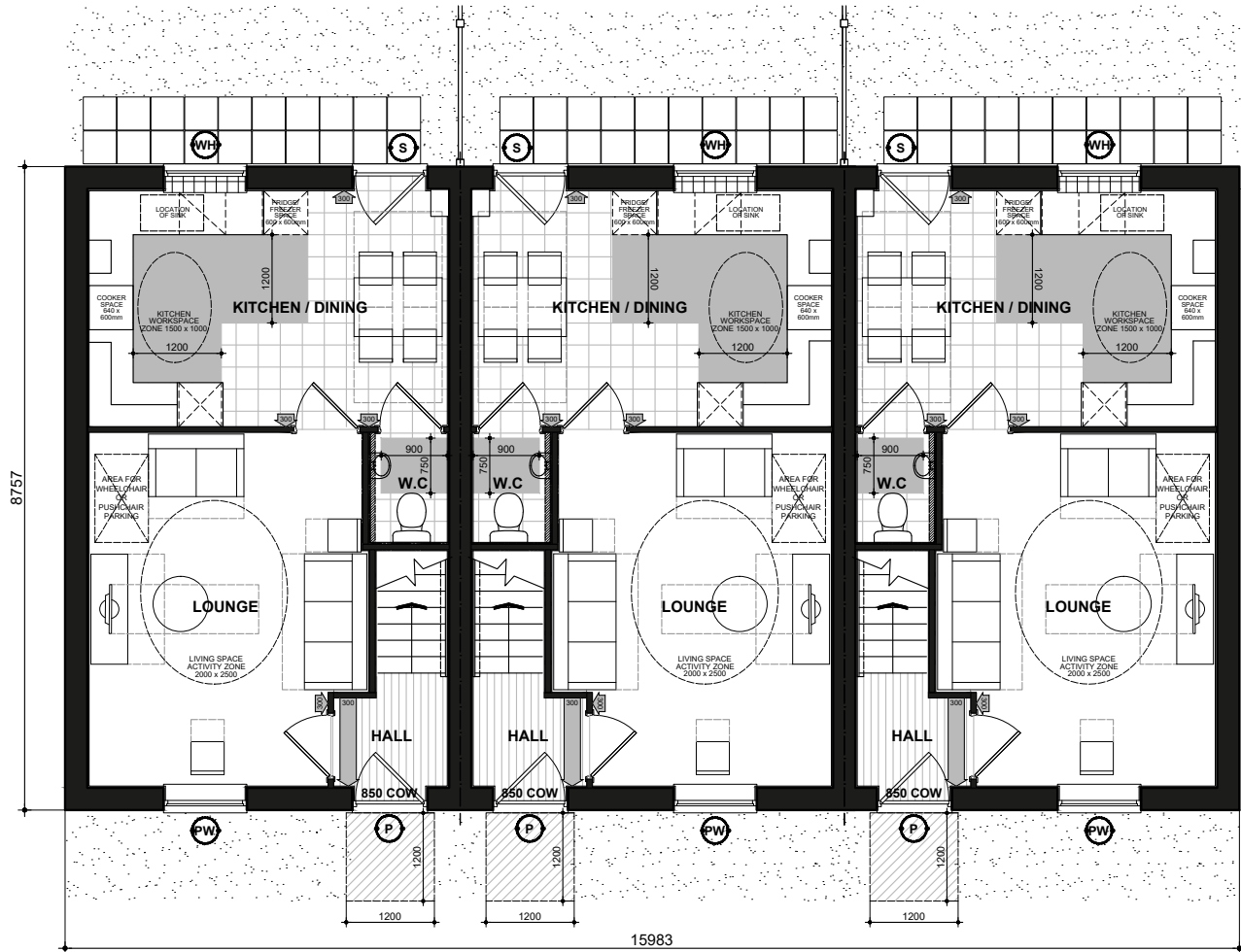
DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: JE 79.00m²
CHECKED: VO 850 ft²

BLOOR HOMES



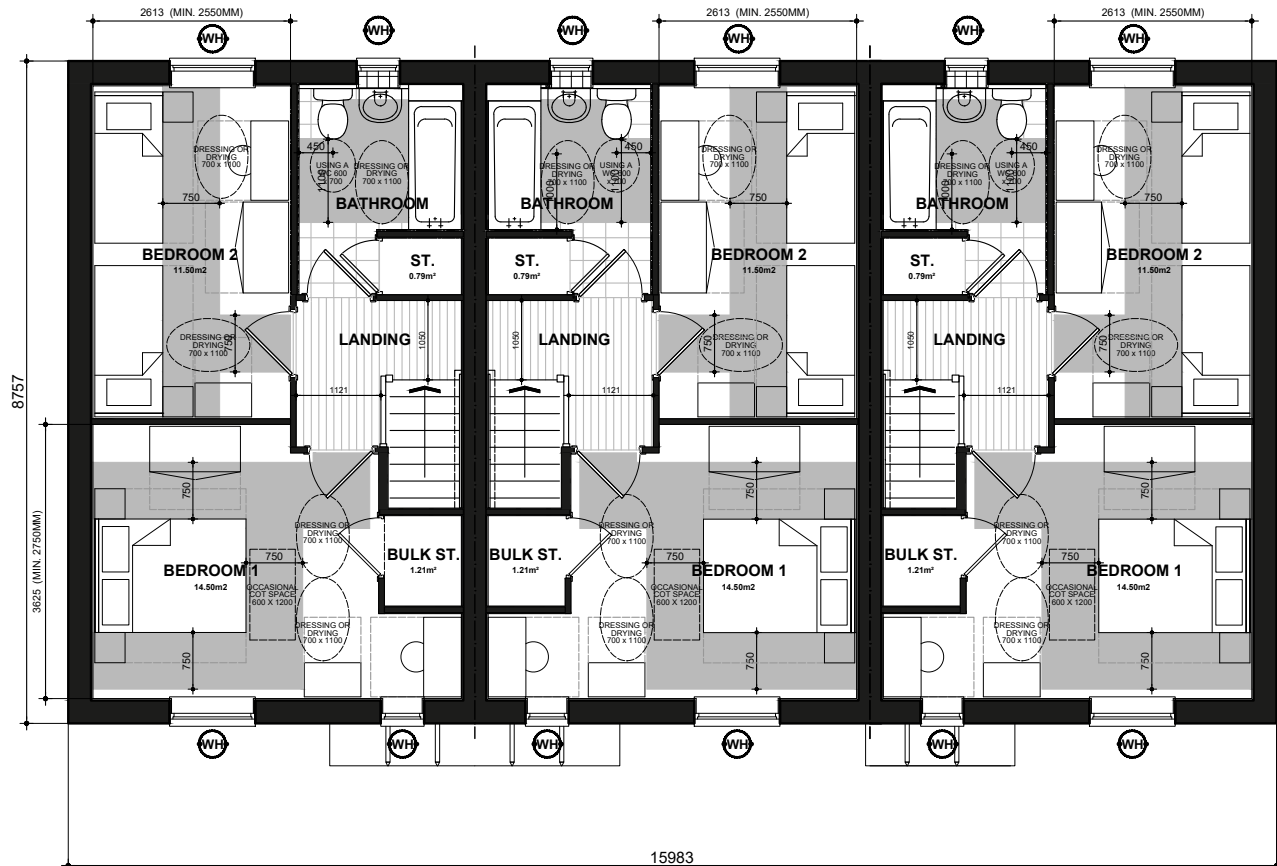
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VC0231.NSS.M2B4P
GROUND FLOOR PLAN

VC0232.NSS.M2B4P-1

VC0233.NSS.M2B4P-1



VC0231.NSS.M2B4P
FIRST FLOOR PLAN

VC0232.NSS.M2B4P-1

VC0233.NSS.M2B4P-1

- P** DENOTES: PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES:
- LEVEL EXTERNAL LANDING WITH A MIN WIDTH/DEPTH OF 1200MM.
 - THE LANDING IS COVERED FOR A MIN WIDTH OF 900MM AND A MIN DEPTH OF 600MM.
 - FULLY DIFFUSED AUTOMATED LIGHTING.
 - DOOR HAS A MINIMUM CLEAR OPENING WIDTH OF 850MM. IF A DOUBLE DOOR THE MAIN LEAF TO PROVIDE THE REQUIRED OPENING WIDTH.
 - A MINIMUM 300 NIB IS PROVIDED TO THE LEADING EDGE OF THE DOOR AND MAINTAINED FOR A MIN 1200MM BEYOND IT.
 - DOOR REVEAL DEPTH IS MAX 200MM.
 - THE THRESHOLD IS AN ACCESSIBLE THRESHOLD.
- S** DENOTES: ALL OTHER EXTERNAL DOORS. DOOR TO COMPLY WITH PROVISIONS D - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES:
- DOOR HAS A MINIMUM CLEAR OPENING WIDTH OF 850MM. IF A DOUBLE DOOR THE MAIN LEAF TO PROVIDE THE REQUIRED OPENING WIDTH.
 - A MINIMUM 300 NIB IS PROVIDED TO THE LEADING EDGE OF THE DOOR AND MAINTAINED FOR A MIN 1200MM BEYOND IT.
 - DOOR REVEAL DEPTH IS MAX 200MM.
 - THE THRESHOLD IS AN ACCESSIBLE THRESHOLD.
- 850 COW** DENOTES: ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.
- NOTE**: PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.

P DENOTES: 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.

P DENOTES: PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.

PW DENOTES: PRINCIPLE LIVING SPACE. GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.

WH DENOTES: ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.

BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER:

- MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or
- HAVE SEPARATE CONTROLLERS (WIRED OR WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE

BATHROOM AND WC WALLS DIRECTLY BEHIND THE TOILET SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS AND OTHER ADAPTIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m² AS PER DETAIL [IW400.3](#)

ALL OTHER BATHROOM AND WC WALLS SHOULD BE STRONG ENOUGH TO SUPPORT ADAPTIONS THAT COULD IMPOSE A LOAD OF UP TO 0.85kN/m² AS PER DETAIL [IW400.5](#)

ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

BED REFERENCES:
KSB - KING SIZE BED 1500 X 2000
DB - DOUBLE BED 1900 X 1350
SB - SINGLE BED 900 X 1900

DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.

SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.

REFER TO DETAILS [IS906.1](#) & [IS906.2](#) FOR FURTHER INFORMATION.

National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	39.50m ²	
First Floor Plan	39.50m ²	
Total floor area m ²	79.00m ²	79.00m ²
Total floor area ft ²	850ft ²	850ft ²
Bedroom 1	14.50m ²	11.5m ²
Bedroom 2	11.50m ²	11.5m ²
Store Bathroom	0.79m ²	
Store Bedroom 3	1.21m ²	
Built in store total	2.00m ²	2.0m ²

SANSOM

FLOOR PLAN

LC0043.PL-02

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 79.00m²
CHECKED: GPM 850 ft²

BLOOR HOMES



VC0231.NSS.M2B4PSD
FRONT ELEVATION

Refer to materials plan for individual plot finishes and chimney allocation

VC0232.NSS.M2B4PMT-1

VC0233.NSS.M2B4PSD-1

VC0233.NSS.M2B4PSD-1
SIDE ELEVATION



VC0233.NSS.M2B4PSD-1
REAR ELEVATION

VC0232.NSS.M2B4PMT-1

VC0231.NSS.M2B4PSD

VC0231.NSS.M2B4PSD
SIDE ELEVATION

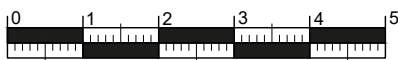
National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	39.50m ²	
First Floor Plan	39.50m ²	
Total floor area m ²	79.00m ²	79.00m ²
Total floor area ft ²	850ft ²	850ft ²
Bedroom 1	14.50m ²	11.5m ²
Bedroom 2	11.50m ²	11.5m ²
Store Bathroom	0.79m ²	
Store Bedroom 3	1.21m ²	
Built in store total	2.00m ²	2.0m ²

SANSOM
QA BRICK
LC0043.PL-03

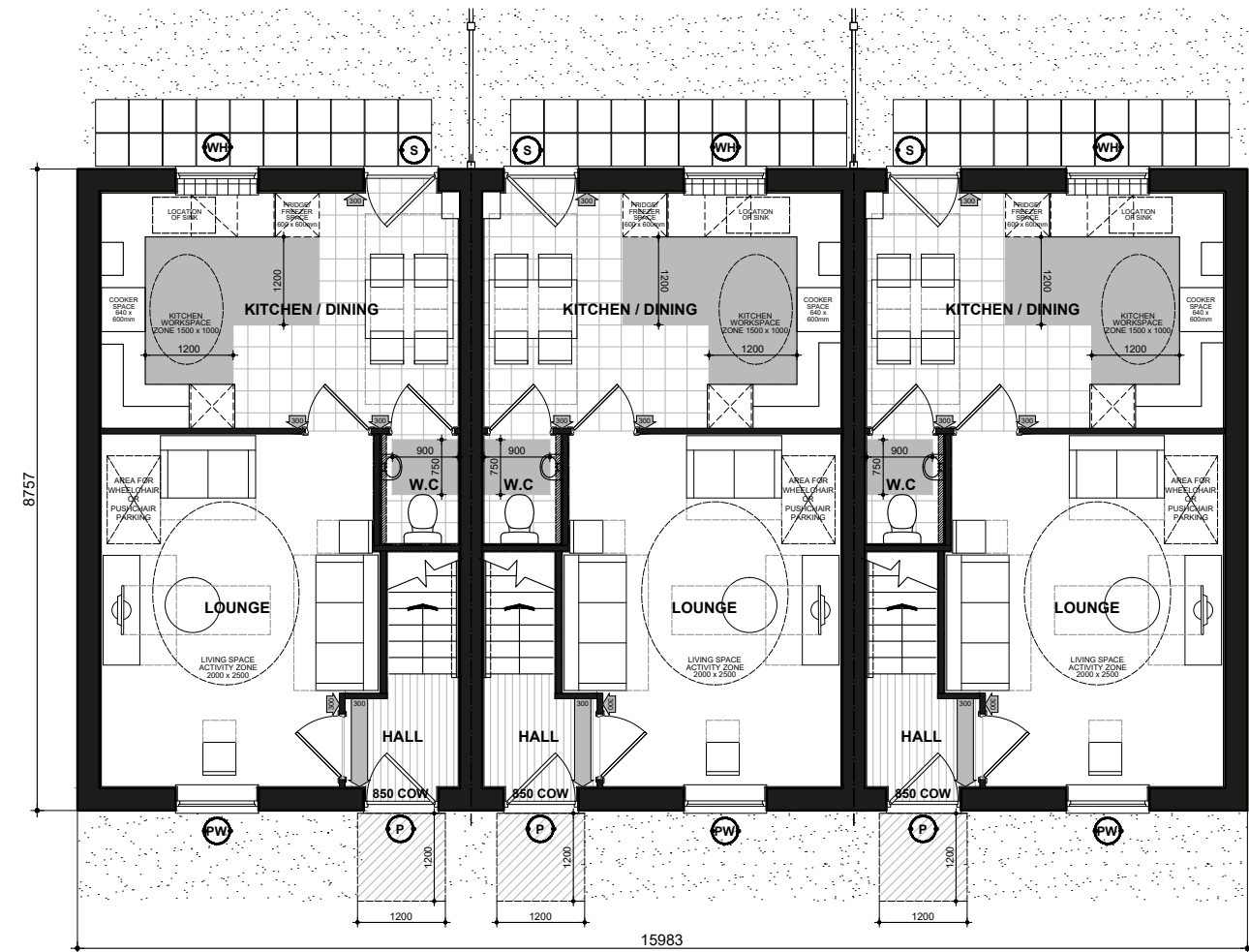
DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: JE 79.00m²
CHECKED: VO 850 ft²

BLOOR HOMES



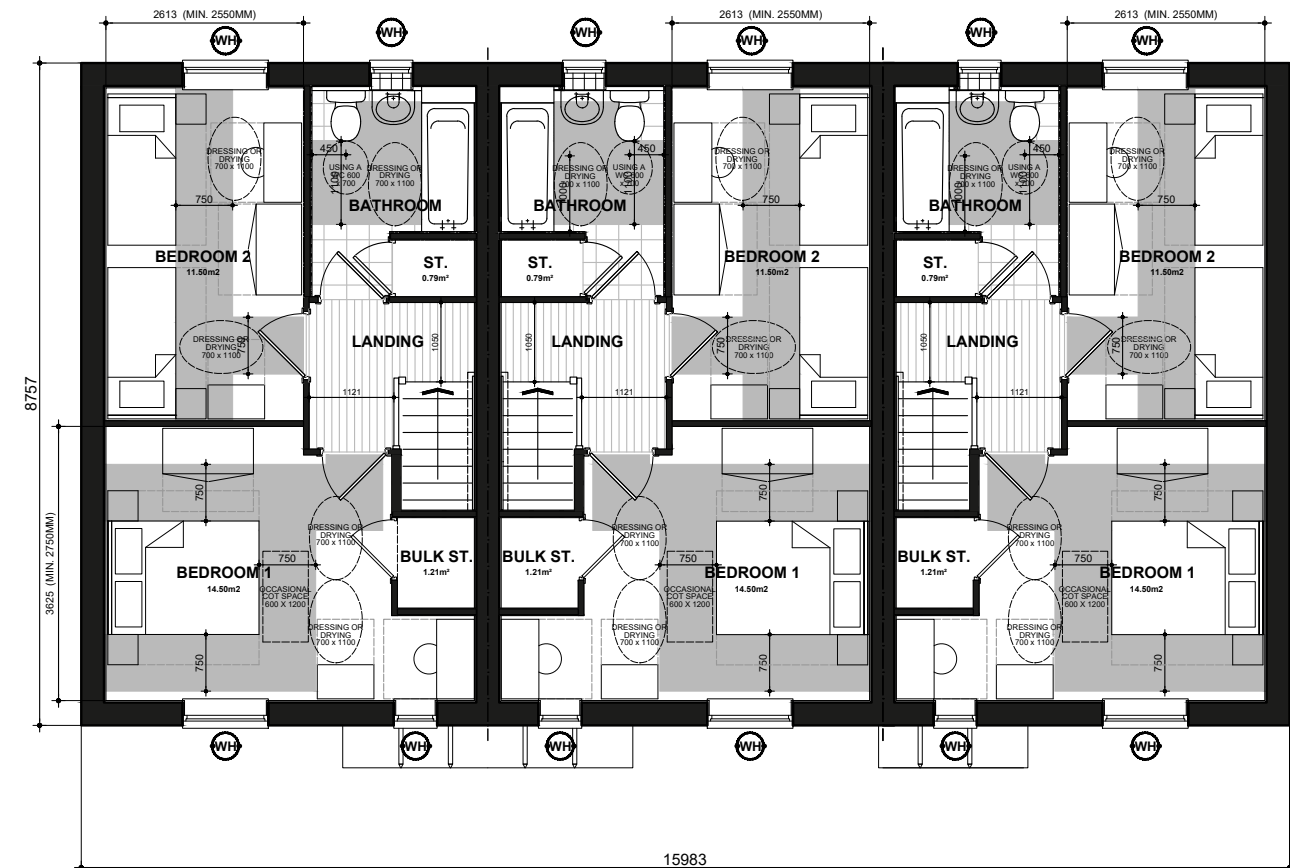
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VC0231.NSS.M2B4P
GROUND FLOOR PLAN

VC0232.NSS.M2B4P-1

VC0233.NSS.M2B4P-1



VC0231.NSS.M2B4P
FIRST FLOOR PLAN

VC0232.NSS.M2B4P-1

VC0233.NSS.M2B4P-1



P DENOTES: PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES:

- LEVEL EXTERNAL LANDING WITH A MIN WIDTH/DEPTH OF 1200MM.
- THE LANDING IS COVERED FOR A MIN WIDTH OF 900MM AND A MIN DEPTH OF 600MM.
- FULLY DIFFUSED AUTOMATED LIGHTING.
- DOOR HAS A MINIMUM CLEAR OPENING WIDTH OF 850MM. IF A DOUBLE DOOR THE MAIN LEAF TO PROVIDE THE REQUIRED OPENING WIDTH.
- A MINIMUM 300 NIB IS PROVIDED TO THE LEADING EDGE OF THE DOOR AND MAINTAINED FOR A MIN 1200MM BEYOND IT.
- DOOR REVEAL DEPTH IS MAX 200MM.
- THE THRESHOLD IS AN ACCESSIBLE THRESHOLD.

S DENOTES: ALL OTHER EXTERNAL DOORS. DOOR TO COMPLY WITH PROVISIONS D - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES:

- DOOR HAS A MINIMUM CLEAR OPENING WIDTH OF 850MM. IF A DOUBLE DOOR THE MAIN LEAF TO PROVIDE THE REQUIRED OPENING WIDTH.
- A MINIMUM 300 NIB IS PROVIDED TO THE LEADING EDGE OF THE DOOR AND MAINTAINED FOR A MIN 1200MM BEYOND IT.
- DOOR REVEAL DEPTH IS MAX 200MM.
- THE THRESHOLD IS AN ACCESSIBLE THRESHOLD.

850 COW DENOTES: ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.

NOTE: PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.

850 DENOTES: 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.

1200 DENOTES: PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT. 1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.

1200 DENOTES: PRINCIPLE LIVING SPACE. GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.

1200 DENOTES: ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.

1200 BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER:

- MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or
- HAVE SEPARATE CONTROLLERS (WIRED OR WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE

1200 BATHROOM AND WC WALLS DIRECTLY BEHIND THE TOILET SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS AND OTHER ADAPTIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m² AS PER DETAIL [IW400.3](#)

1200 ALL OTHER BATHROOM AND WC WALLS SHOULD BE STRONG ENOUGH TO SUPPORT ADAPTIONS THAT COULD IMPOSE A LOAD OF UP TO 0.85kN/m² AS PER DETAIL [IW400.5](#)

ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

BED REFERENCES:
KSB - KING SIZE BED 1500 X 2000
DB - DOUBLE BED 1900 X 1350
SB - SINGLE BED 900 X 1900

DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.
SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.

REFER TO DETAILS [IS906.1](#) & [IS906.2](#) FOR FURTHER INFORMATION.

National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	39.50m ²	
First Floor Plan	39.50m ²	
Total floor area m ²	79.00m ²	79.00m ²
Total floor area ft ²	850ft ²	850ft ²
Bedroom 1	14.50m ²	11.5m ²
Bedroom 2	11.50m ²	11.5m ²
Store Bathroom	0.79m ²	
Store Bedroom 3	1.21m ²	
Built in store total	2.00m ²	2.0m ²

SANSOM

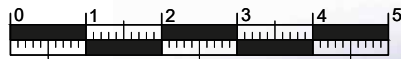
FLOOR PLAN

LC0043.PL-02

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 79.00m²
CHECKED: GPM 850 ft²

BLOOR HOMES



Scale 1:100



VC0234.M3B5PCT
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



VC0235.M3B5P-1
SIDE ELEVATION



VC0234.M3B5PCT
FRONT ELEVATION
VC0235.M3B5P-1



VC0235.M3B5P-1
REAR ELEVATION
VC0234.M3B5PCT

*HQI scores are based on minimum requirements:-
Unit Size - 41, Unit Layout - 32, Unit Services - 22



National Space Standards		
B80059.3B5P_SAP	Actual Area	NSS Requirement
Ground Floor Plan	47.91m²	
First Floor Plan	47.91m²	
Total floor area m²	95.82m²	93.00m²
Total floor area ft²	1031ft²	1001ft²
Bedroom 1	14.01m²	11.5m²
Bedroom 2	11.61m²	11.5m²
Bedroom 3	9.40m²	7.5m²
Store Under Stair	1.47m²	
Kitchen Tall	0.36m²	
Landing Store	0.77m²	
Built in store total	2.60m²	2.5m²

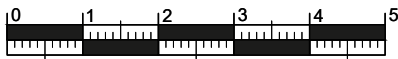
National Space Standards		
3B5P_Sutherland	Actual Area	NSS Requirement
Ground Floor Plan	46.51m²	
First Floor Plan	46.51m²	
Total floor area m²	93.02m²	93.00m²
Total floor area ft²	1001ft²	1001ft²
Bedroom 1	12.92m²	11.5m²
Bedroom 2	11.91m²	11.5m²
Bedroom 3	7.73m²	7.5m²
Store Under Stair	1.92m²	
Store Bathroom	0.56m²	
Store Bedroom 3	0.77m²	
Built in store total	3.26m²	2.5m²

Sapsford
Sutherland
QA BRICK
LC0044.PL-04
DATE: NOV 2022
SCALE: 1:100 @ A3

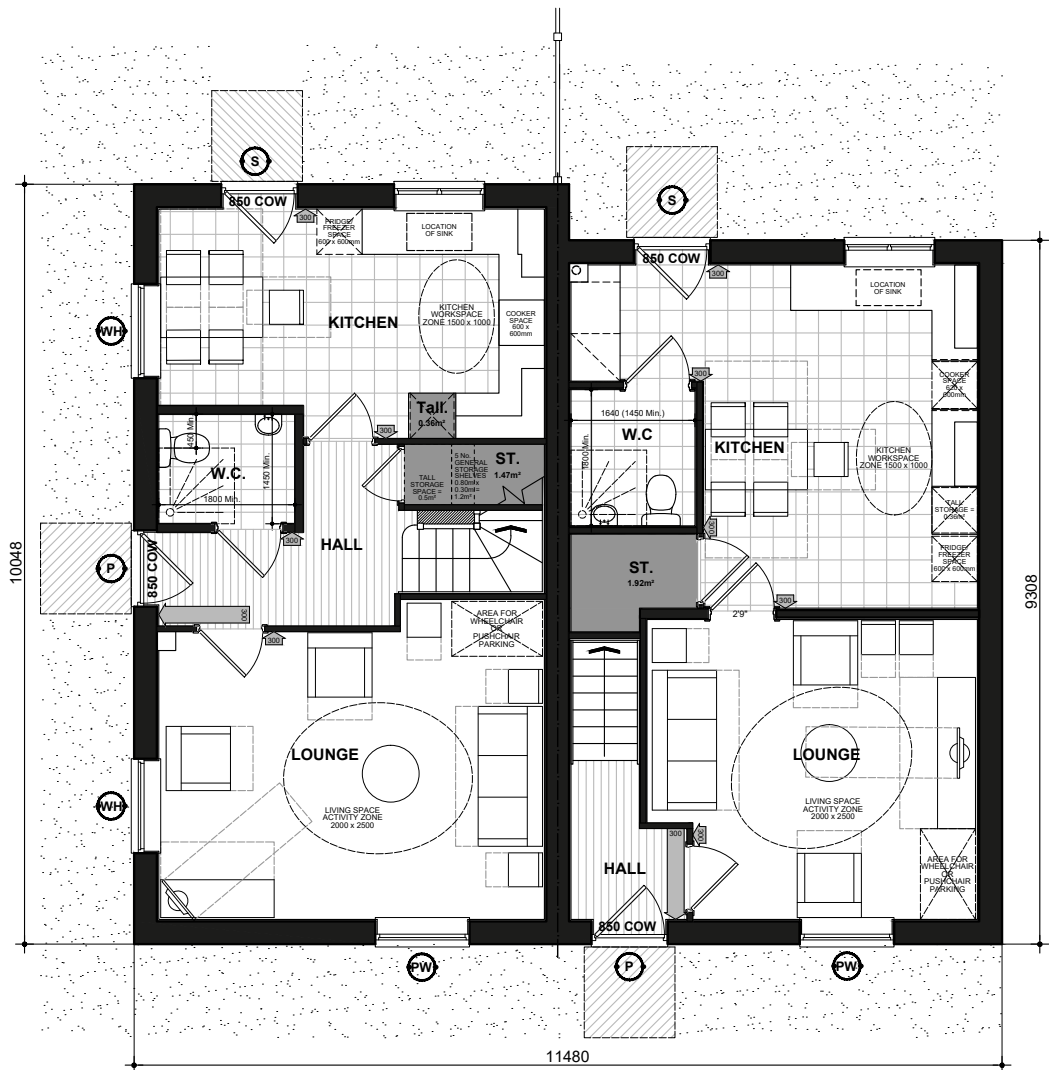
DRAWN: VO
CHECKED: ----
93.00/95.82m²
1001/1031ft²

BLOOR HOMES

M3B5P HQI* Unit Type: 75-85sqm. HQI 5: 41% HQI 6: 56% HQI 7: 59%

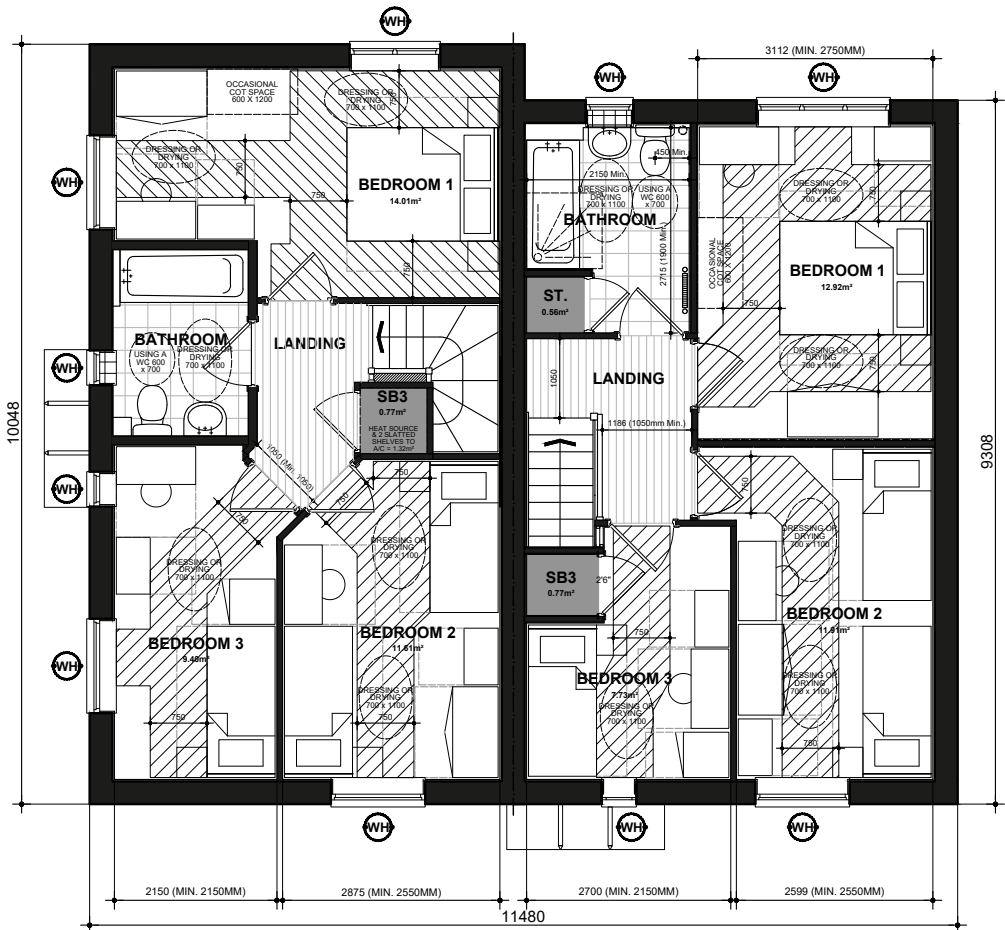


Scale 1:100



VC0234.NSS.M3B5PCT
GROUND FLOOR PLAN

VC0235.NSS.M3B5P-1



VC0234.NSS.M3B5PCT
FIRST FLOOR PLAN

VC0235.NSS.M3B5P-1

National Space Standards		
B80059.3B5P_SAP	Actual Area	NSS Requirement
Ground Floor Plan	47.91m ²	
First Floor Plan	47.91m ²	
Total floor area m ²	95.82m ²	93.00m ²
Total floor area ft ²	1031ft ²	1001ft ²
Bedroom 1	14.01m ²	11.5m ²
Bedroom 2	11.61m ²	11.5m ²
Bedroom 3	9.40m ²	7.5m ²
Store Under Stair	1.47m ²	
Kitchen Tall	0.36m ²	
Landing Store	0.77m ²	
Built in store total	2.60m ²	2.5m ²

National Space Standards		
3B5P_Sutherland	Actual Area	NSS Requirement
Ground Floor Plan	46.51m ²	
First Floor Plan	46.51m ²	
Total floor area m ²	93.02m ²	93.00m ²
Total floor area ft ²	1001ft ²	1001ft ²
Bedroom 1	12.92m ²	11.5m ²
Bedroom 2	11.91m ²	11.5m ²
Bedroom 3	7.73m ²	7.5m ²
Store Under Stair	1.92m ²	
Store Bathroom	0.56m ²	
Store Bedroom 3	0.77m ²	
Built in store total	3.26m ²	2.5m ²

- (P) (DENOTES : PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - 1 OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES. WITH A LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1200MM. FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.)
- (S) (DENOTES : ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.)
- (D) (DOUBLE DOORS NOT CLASSED AS PRINCIPLE OR ALTERNATIVE ENTRANCE TO HAVE ONE OR BOTH LEAVES WITH 750MM CLEAR OPENING WIDTH OR BE ABLE TO BE OPERATED WITH SINGLE ACTION REASONABLY ACCESSIBLE TO WHEELCHAIR USER.)
- (NOTE : PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.)
- (LEVEL EXTERNAL LANDING IS COVERED BY PORCH. MIN. WIDTH OF 900mm AND DEPTH OF 600mm FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE)
- (DENOTES : 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.)
- (DENOTES : PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.
- (1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.)
- (PW) (DENOTES : PRINCIPLE LIVING SPACE, GLAZED DOOR OR WINDOW CILL TO START MAX. 850mm AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.)
- (WH) (DENOTES : ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.)
- (BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER:
• MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or
• HAVE SEPARATE CONTROLLERS (WIRED or WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE)
- (ALL WALLS, DUCTS AND BOXINGS TO THE WC/CLOAKROOM, BATHROOM AND SHOWER ROOM SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS, SEATS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m²)
- (ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.)
- (BED REFERENCES:
KSB - KING SIZE BED 1500 X 2000
DB - DOUBLE BED 1900 X 1350
SB - SINGLE BED 900 X 1900)
- (DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.
- (SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.
- (REFER TO DETAILS IS906.1 & IS906.2 FOR FURTHER INFORMATION.)

Sapsford Sutherland

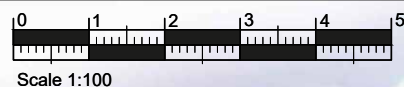
FLOOR PLANS

LC0044.PL-03

DATE: NOV 2022 REV:
SCALE: 1:100 @ A3

DRAWN: vo 93.00/95.82m²
CHECKED: ---- 1001/1031ft²

BLOOR HOMES



*HQI scores are based on minimum requirements:-
Unit Size - 41, Unit Layout - 32, Unit Services - 22



National Space Standards		
B80059.3B5P_SAP	Actual Area	NSS Requirement
Ground Floor Plan	47.91m ²	
First Floor Plan	47.91m ²	
Total floor area m ²	95.82m²	93.00m ²
Total floor area ft ²	1031ft ²	1001ft ²
Bedroom 1	14.01m ²	11.5m ²
Bedroom 2	11.61m ²	11.5m ²
Bedroom 3	9.40m ²	7.5m ²
Store Under Stair	1.47m ²	
Kitchen Tall	0.36m ²	
Landing Store	0.77m ²	
Built in store total	2.60m ²	2.5m ²

National Space Standards		
3B5P_Sutherland	Actual Area	NSS Requirement
Ground Floor Plan	46.51m ²	
First Floor Plan	46.51m ²	
Total floor area m ²	93.02m²	93.00m ²
Total floor area ft ²	1001ft ²	1001ft ²
Bedroom 1	12.92m ²	11.5m ²
Bedroom 2	11.91m ²	11.5m ²
Bedroom 3	7.73m ²	7.5m ²
Store Under Stair	1.92m ²	
Store Bathroom	0.56m ²	
Store Bedroom 3	0.77m ²	
Built in store total	3.26m²	2.5m²

Sapsford Sutherland

QA STONE

LC0045.PL-02

DATE: NOV 2022 REV:

SCALE: 1:100 @ A3

DRAWN: vo 93.00/95.82m²
CHECKED: --- 1001/1031ft²

BLOOR HOMES



VC0234.M3B5PCT
FRONT ELEVATION
Refer to materials plan for individual plot finishes and
chimney allocation

VC0234.M3B5PCT
FRONT ELEVATION

VC0236.M3B5P-1

VC0235.M3B5P-1



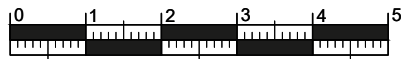
VC0235.M3B5P-1
SIDE ELEVATION

VC0235.M3B5P-1
REAR ELEVATION

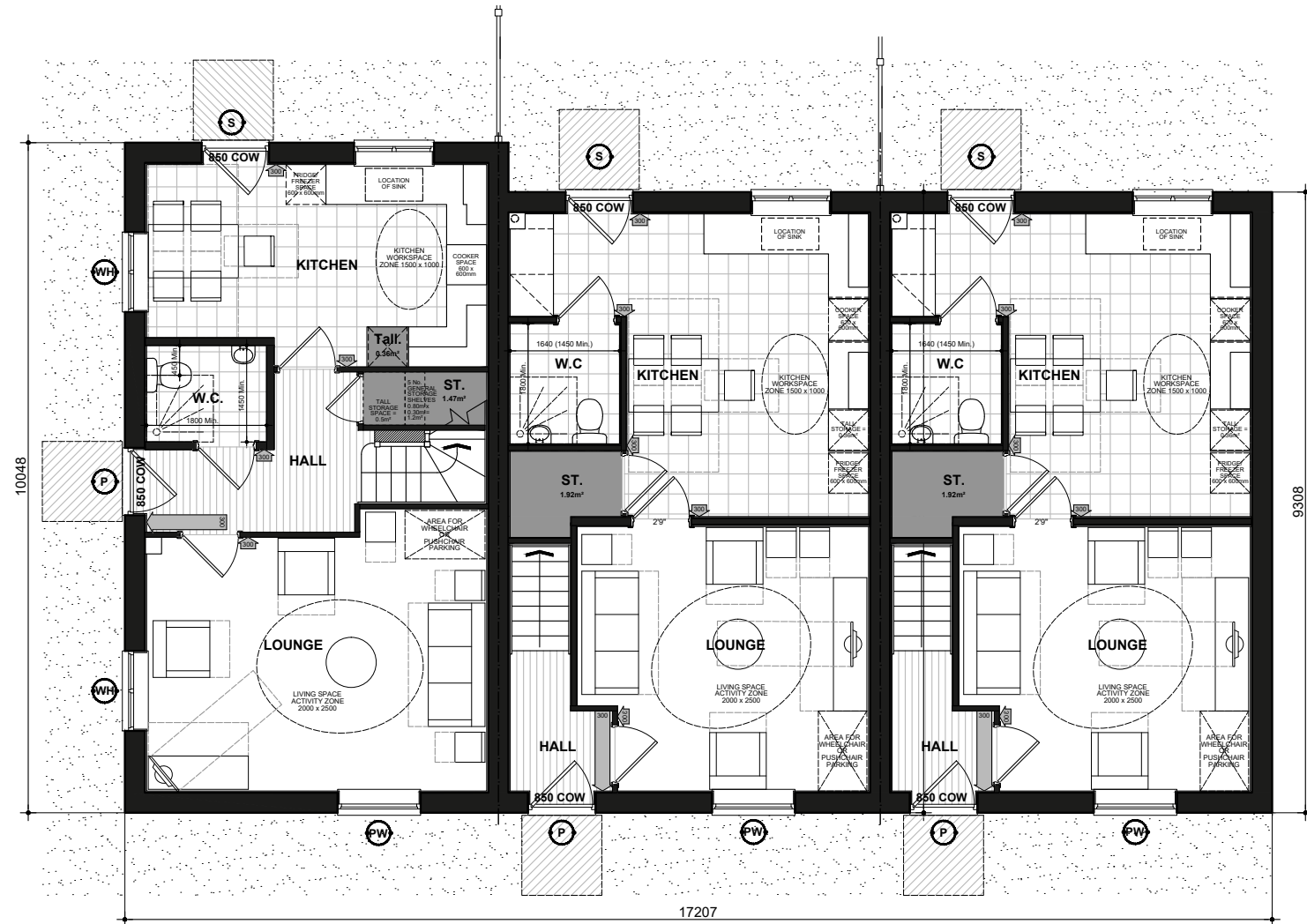
VC0236.M3B5P-1

VC0234.M3B5PCT

M3B5P HQI* Unit Type: 75-85sqm. HQI 5: 41% HQI 6: 56% HQI 7: 59%



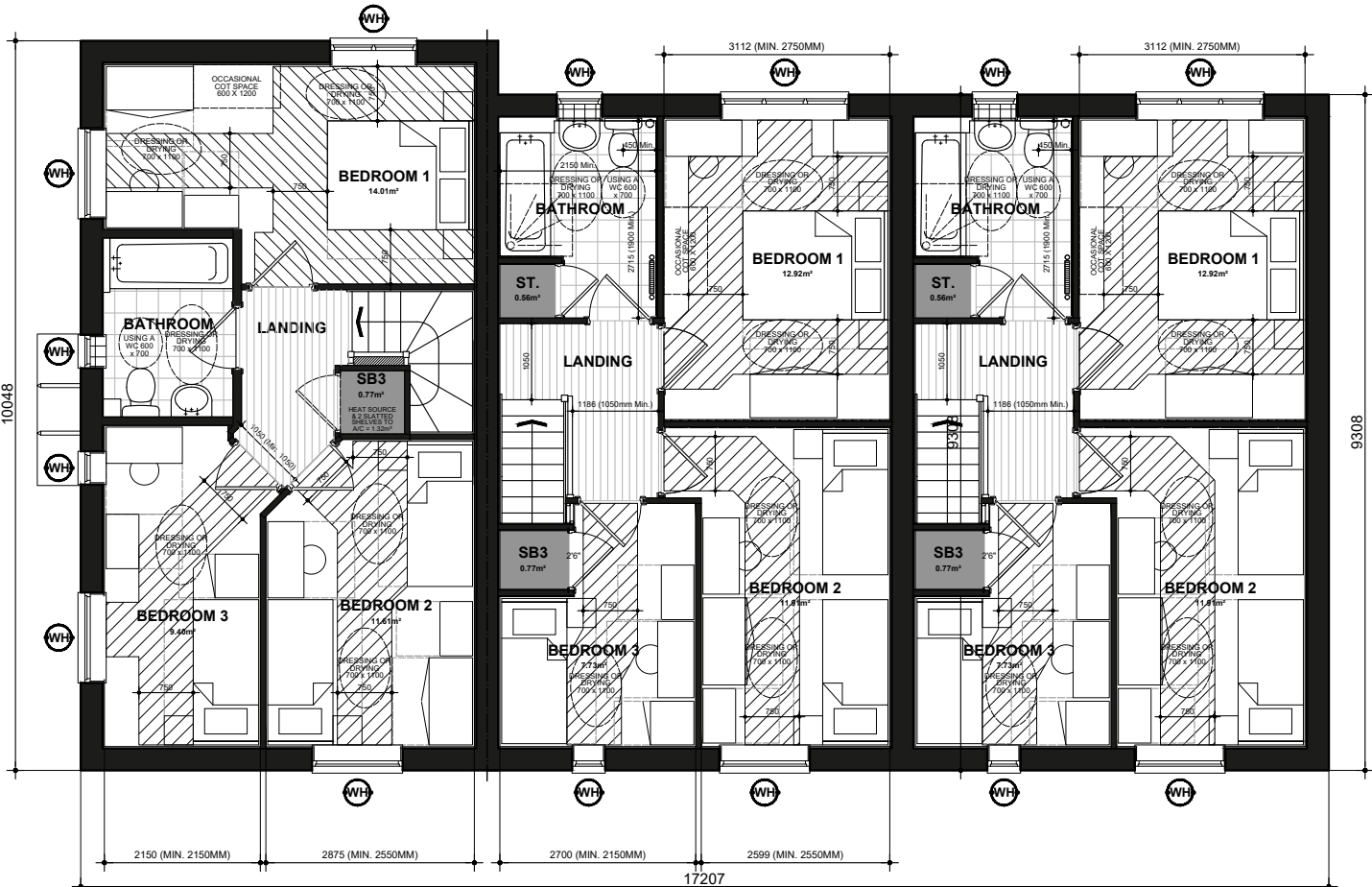
Scale 1:100



VC0234.NSS.M3B5PCT
GROUND FLOOR PLAN

VC0236.NSS.M3B5P-1

VC0235.NSS.M3B5P-1



VC0234.NSS.M3B5PCT
FIRST FLOOR PLAN

VC0236.NSS.M3B5P-1

VC0235.NSS.M3B5P-1

(P) (DENOTES : PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES. WITH A LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1200MM. FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.)

DENOTES : ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.

DOUBLE DOORS NOT CLASSED AS PRINCIPLE OR ALTERNATIVE ENTRANCE TO HAVE ONE OR BOTH LEAVES WITH 750MM CLEAR OPENING WIDTH OR BE ABLE TO BE OPERATED WITH SINGLE ACTION REASONABLY ACCESSIBLE TO WHEELCHAIR USER.

NOTE : PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.

LEVEL EXTERNAL LANDING IS COVERED BY PORCH. MIN. WIDTH OF 900mm AND DEPTH OF 600mm FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE

DENOTES : 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.

DENOTES : PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.

1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.

(PW) (DENOTES : PRINCIPLE LIVING SPACE, GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.)

(WH) (DENOTES: ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.)

BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER:

- MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or
- HAVE SEPARATE CONTROLLERS (WIRED or WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE

ALL WALLS, DUCTS AND BOXINGS TO THE WC/CLOAKROOM, BATHROOM AND SHOWER ROOM SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS, SEATS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m²

ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

BED REFERENCES:

KSB - KING SIZE BED 1500 X 2000
DB - DOUBLE BED 1900 X 1350
SB - SINGLE BED 900 X 1900

DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.

SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.

REFER TO DETAILS IS906.1 & IS906.2 FOR FURTHER INFORMATION.

National Space Standards		
B80059.3B5P_SAP	Actual Area	NSS Requirement
Ground Floor Plan	47.91m²	
First Floor Plan	47.91m²	
Total floor area m²	95.82m²	93.00m²
Total floor area ft²	1031ft²	1001ft²
Bedroom 1	14.01m²	11.5m²
Bedroom 2	11.61m²	11.5m²
Bedroom 3	9.40m²	7.5m²
Store Under Stair	1.47m²	
Kitchen Tall	0.36m²	
Landing Store	0.77m²	
Built in store total	2.60m²	2.5m²

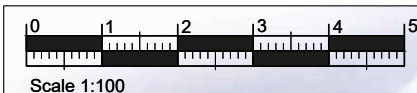
National Space Standards		
3B5P_Sutherland	Actual Area	NSS Requirement
Ground Floor Plan	46.51m²	
First Floor Plan	46.51m²	
Total floor area m²	93.02m²	93.00m²
Total floor area ft²	1001ft²	1001ft²
Bedroom 1	12.92m²	11.5m²
Bedroom 2	11.91m²	11.5m²
Bedroom 3	7.73m²	7.5m²
Store Under Stair	1.92m²	
Store Bathroom	0.56m²	
Store Bedroom 3	0.77m²	
Built in store total	3.26m²	2.5m²

Sapsford Sutherland FLOOR PLANS LC0045.PL-03

DATE: NOV 2022 REV:
SCALE: 1:100 @ A3

DRAWN: vo 93.00/95.82m²
CHECKED: ---- 1001/1031ft²

BLOOR HOMES



*HQI scores are based on minimum requirements:-
Unit Size - 41, Unit Layout - 32, Unit Services - 22



National Space Standards		
B80059.3B5P_SAP	Actual Area	NSS Requirement
Ground Floor Plan	47.91m²	
First Floor Plan	47.91m²	
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Bedroom 3	9.40m²	7.5m²
Store Under Stair	1.47m²	
Kitchen Tall	0.36m²	
Landing Store	0.77m²	
Built in store total	2.60m²	2.5m²

National Space Standards		
3B5P_Sutherland	Actual Area	NSS Requirement
Ground Floor Plan	46.51m ²	
First Floor Plan	46.51m ²	
Total floor area m ²	93.02m²	93.00m ²
Total floor area ft ²	1001ft ²	1001ft ²
Bedroom 1	12.92m ²	11.5m ²
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Store Under Stair	1.92m ²	
Store Bathroom	0.56m ²	
Store Bedroom 3	0.77m ²	
Built in store total	3.26m²	2.5m²

Sapsford Sutherland

QA BRICK

LC0045.PL-04

DATE: NOV 2022

REV:

SCALE: 1:100 @ A3

DRAWN: VO

93.00/95.82m²

CHECKED: ---

1001/1031ft²

BLOOR HOMES



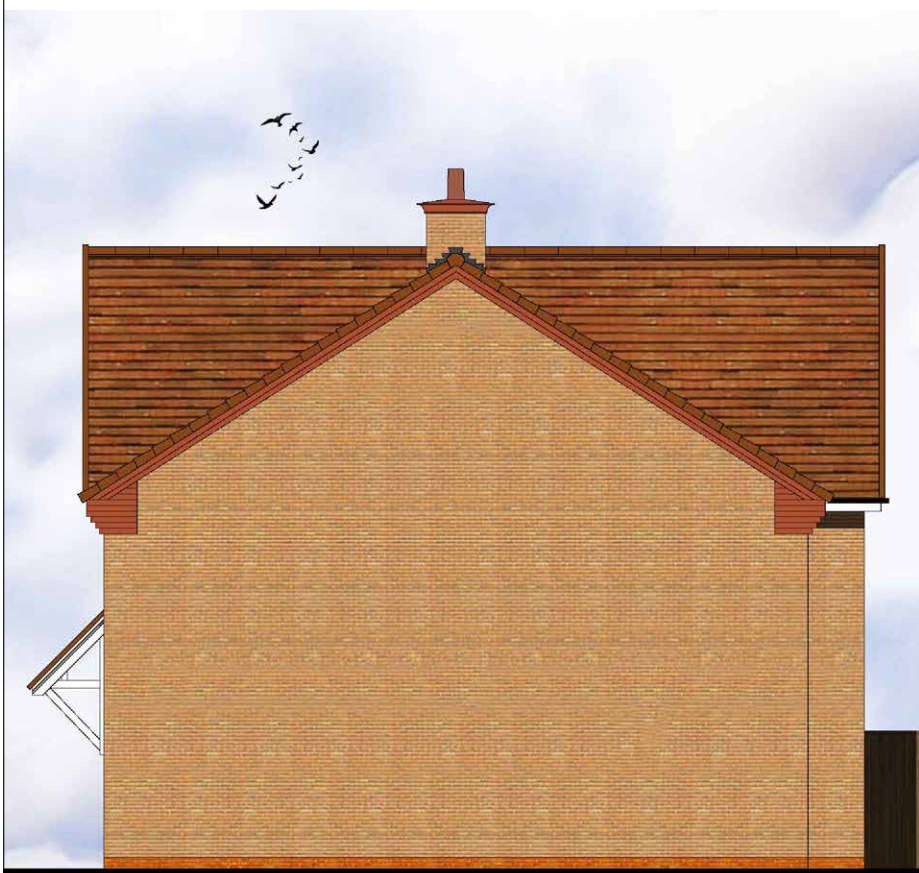
VC0234.M3B5PCT
FRONT ELEVATION
Refer to materials plan for individual plot finishes and chimney allocation



VC0234.M3B5PCT
FRONT ELEVATION

VC0236.M3B5P-1

VC0235.M3B5P-1



VC0235.M3B5P-1
SIDE ELEVATION



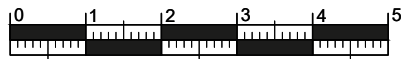
VC0235.M3B5P-1
REAR ELEVATION

VC0236.M3B5P-1

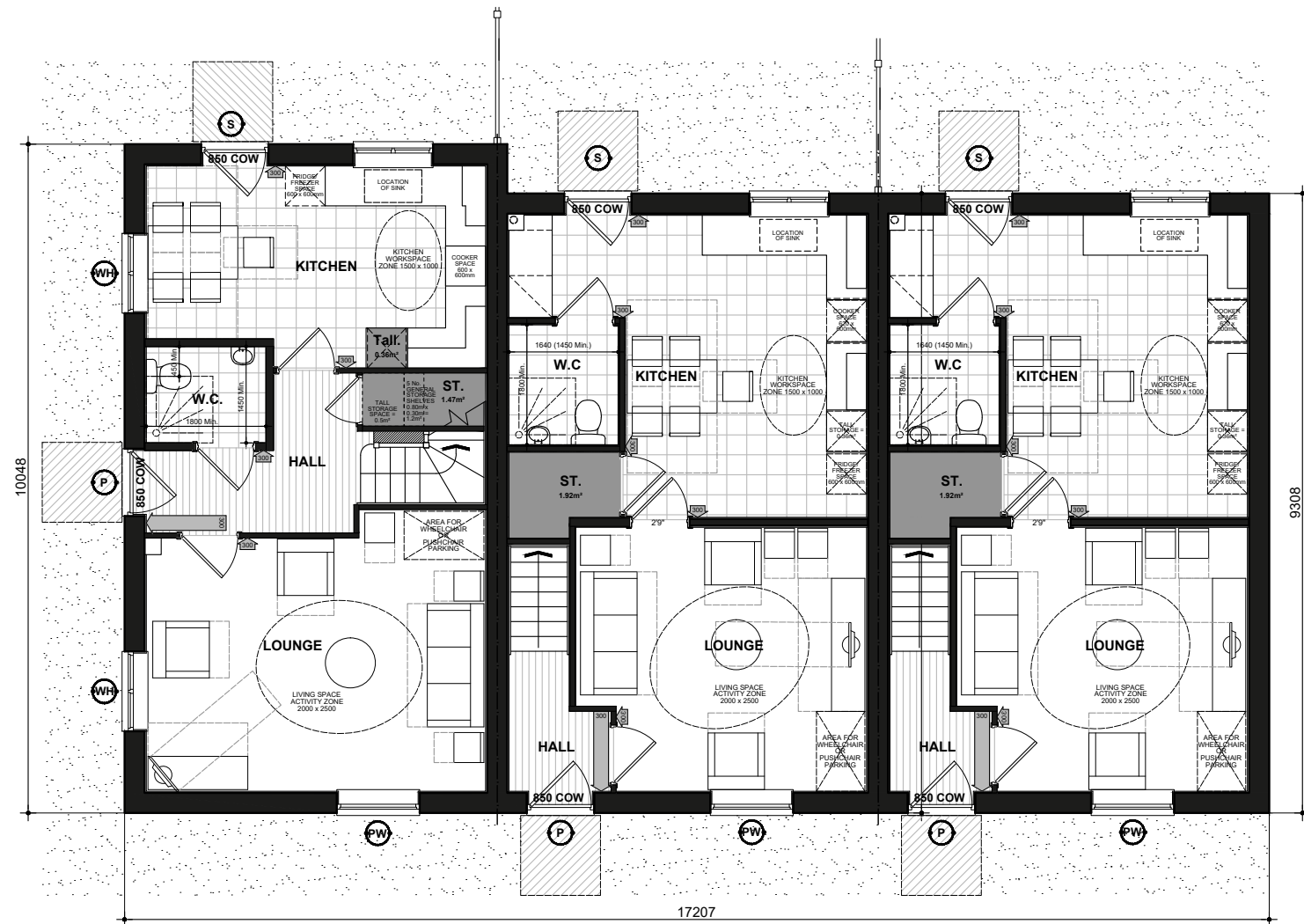
VC0234.M3B5PCT

M3B5P HQI* Unit Type: 75-85sgm. HQI 5: 41% HQI 6: 56% HQI 7: 59%

BLOOR HOMES



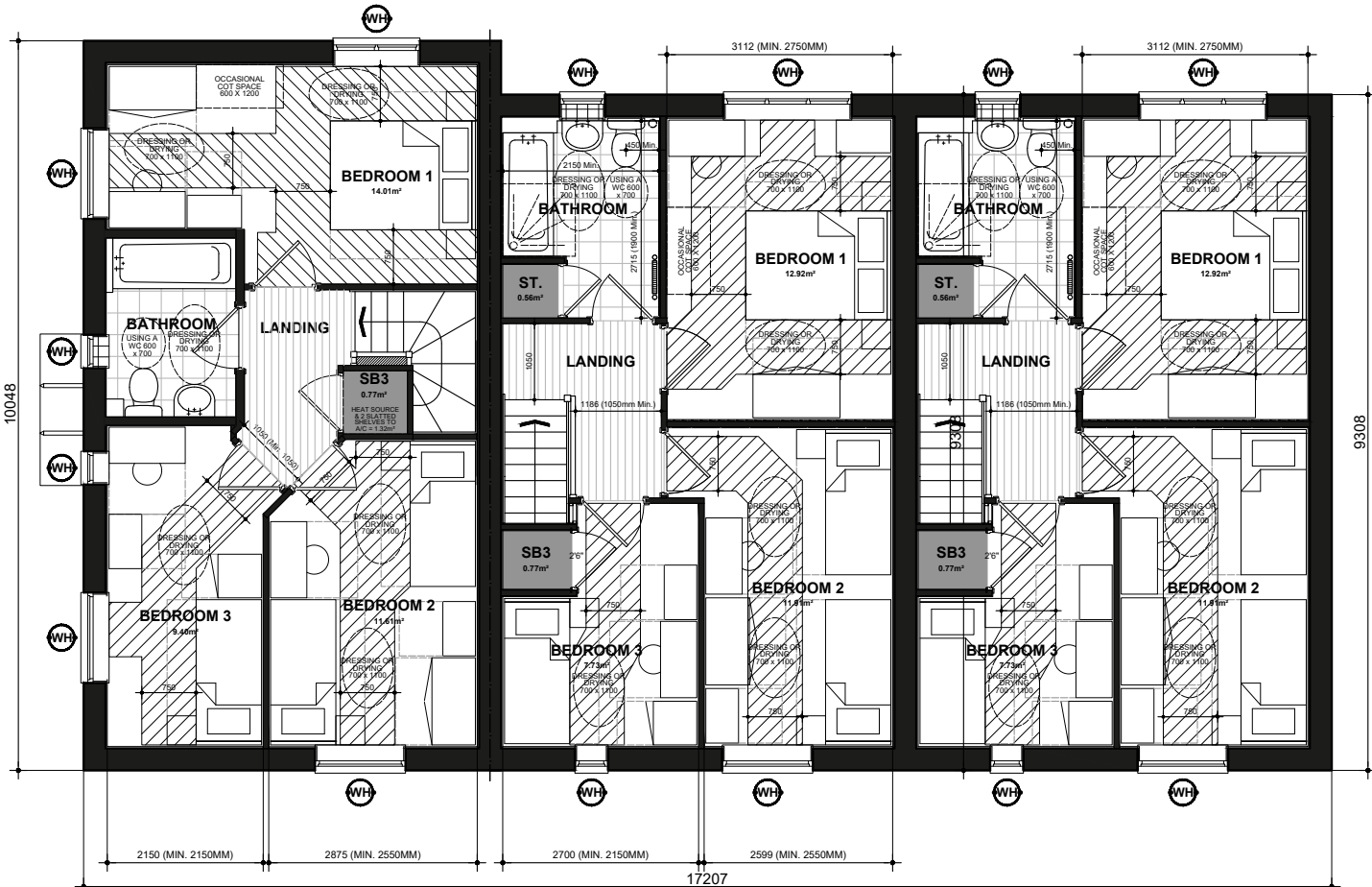
Scale 1:100



VC0234.NSS.M3B5PCT
GROUND FLOOR PLAN

VC0236.NSS.M3B5P-1

VC0235.NSS.M3B5P-1



VC0234.NSS.M3B5PCT
FIRST FLOOR PLAN

VC0236.NSS.M3B5P-1

VC0235.NSS.M3B5P-1

(P) (DENOTES : PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES. WITH A LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1200MM. FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.)

DENOTES : ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.

DOUBLE DOORS NOT CLASSED AS PRINCIPLE OR ALTERNATIVE ENTRANCE TO HAVE ONE OR BOTH LEAVES WITH 750MM CLEAR OPENING WIDTH OR BE ABLE TO BE OPERATED WITH SINGLE ACTION REASONABLY ACCESSIBLE TO WHEELCHAIR USER.

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DENOTES : PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.

1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.

(PW) (DENOTES : PRINCIPLE LIVING SPACE, GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.)

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ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

BED REFERENCES:
KSB - KING SIZE BED 1500 X 2000
DB - DOUBLE BED 1900 X 1350
SB - SINGLE BED 900 X 1900

DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.

SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.

REFER TO DETAILS IS906.1 & IS906.2 FOR FURTHER INFORMATION.

National Space Standards		
B80059.3B5P_SAP	Actual Area	NSS Requirement
Ground Floor Plan	47.91m ²	
First Floor Plan	47.91m ²	
Total floor area m ²	95.82m ²	93.00m ²
Total floor area ft ²	1031ft ²	1001ft ²
Bedroom 1	14.01m ²	11.5m ²
Bedroom 2	11.61m ²	11.5m ²
Bedroom 3	9.40m ²	7.5m ²
Store Under Stair	1.47m ²	
Kitchen Tall	0.36m ²	
Landing Store	0.77m ²	
Built in store total	2.60m ²	2.5m ²

National Space Standards		
3B5P_Sutherland	Actual Area	NSS Requirement
Ground Floor Plan	46.51m ²	
First Floor Plan	46.51m ²	
Total floor area m ²	93.02m ²	93.00m ²
Total floor area ft ²	1001ft ²	1001ft ²
Bedroom 1	12.92m ²	11.5m ²
Bedroom 2	11.91m ²	11.5m ²
Bedroom 3	7.73m ²	7.5m ²
Store Under Stair	1.92m ²	
Store Bathroom	0.56m ²	
Store Bedroom 3	0.77m ²	
Built in store total	3.26m ²	2.5m ²

Sapsford
Sutherland
FLOOR PLANS

LC0045.PL-03

DATE: NOV 2022 REV:
SCALE: 1:100 @ A3

DRAWN: vo 93.00/95.82m²
CHECKED: ---- 1001/1031ft²

BLOOR HOMES



NSS.QA4B5P
FRONT ELEVATION

NSS.QA4B5P-1

NSS.QA4B5P-1
SIDE ELEVATION



NSS.QA4B5P-1
REAR ELEVATION

NSS.QA4B5P

NSS.QA4B5P
SIDE ELEVATION

National Space Standards		
4B5P	Actual Area	NSS Requirement
Ground Floor Plan	48.50m²	
First Floor Plan	48.50m²	
Total Floor Area m²	97.00m²	97.00m²
Total Floor Area ft²	1044ft²	1044ft²
Bedroom 1	11.72m²	11.5m²
Bedroom 2	9.18m²	7.5m²
Bedroom 3	7.52m²	7.5m²
Bedroom 4	7.76m²	7.5m²
Bedroom 2	0.91m²	
Store Under Stair	1.51m²	
A.C. Bulkhead	0.80m²	
Built in Store Total	3.22m²	3.0m²

Somerville

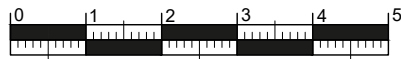
QA STONE
LC0049.PL-01

DATE: JAN 2022 REV:
SCALE: 1:100 @ A3

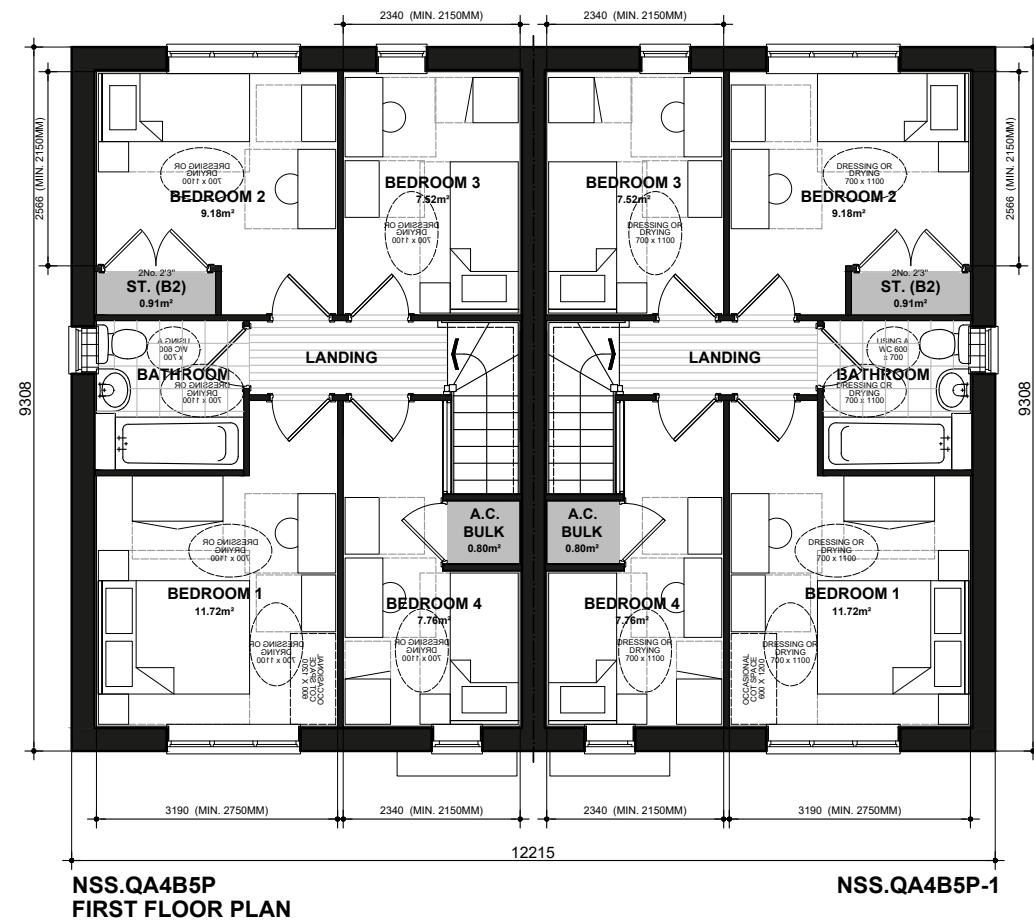
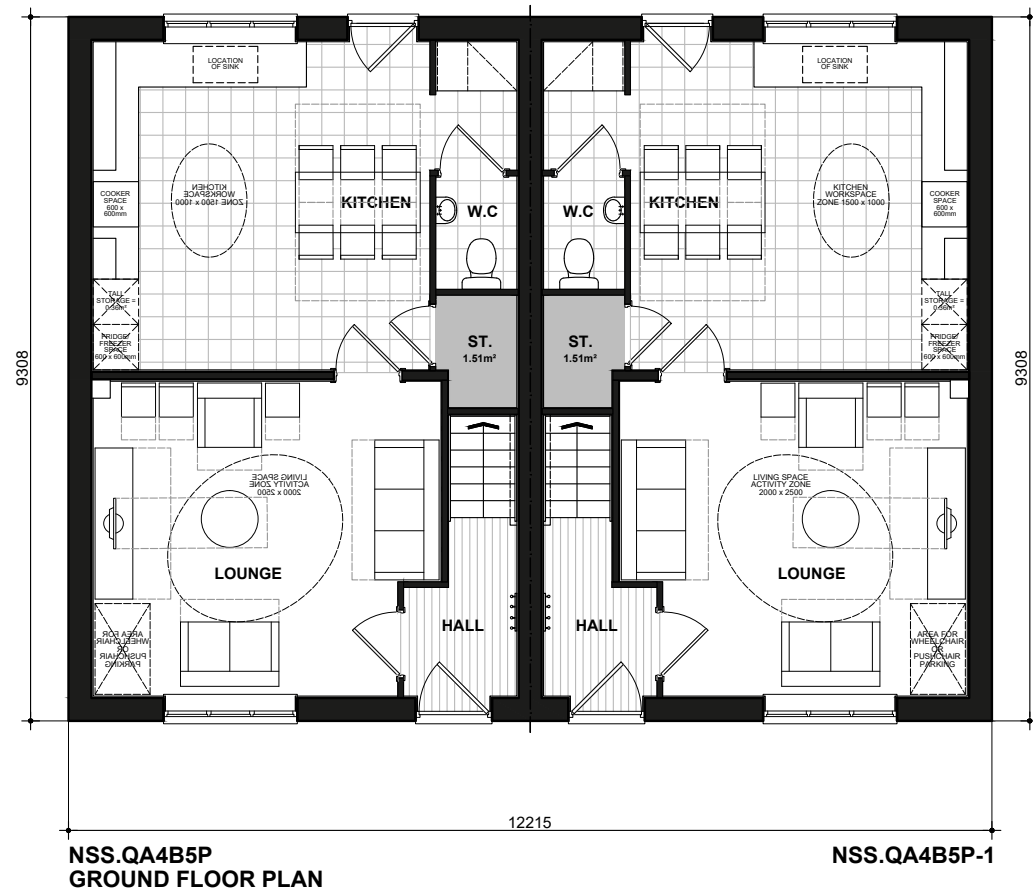
DRAWN: JG 84.00/97.00 m²
CHECKED: MJE 904/1044 ft²

BLOOR HOMES

NSS.QA4B5P-1 - HQI Unit Type: 95-100sqm.



Scale 1:100
Issue 4.2



Somerville

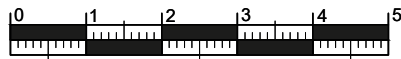
FLOOR PLANS LC0049.PL-03

DATE: JAN 2022 REV:
SCALE: 1:100 @ A3

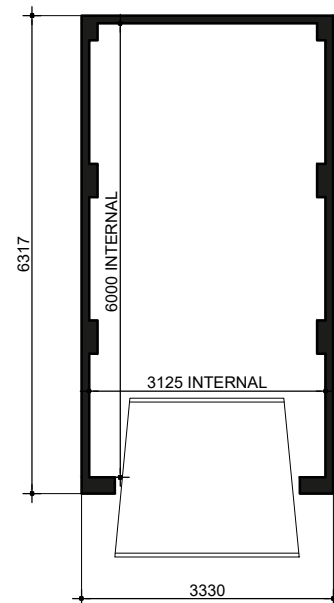
DRAWN: JG 84.00/97.00 m²
CHECKED: MJE 904/1044 ft²



NSS.QA4B5P-1 - HQI Unit Type: 95-100sqm.



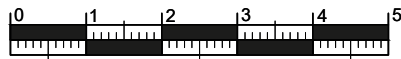
Scale 1:100



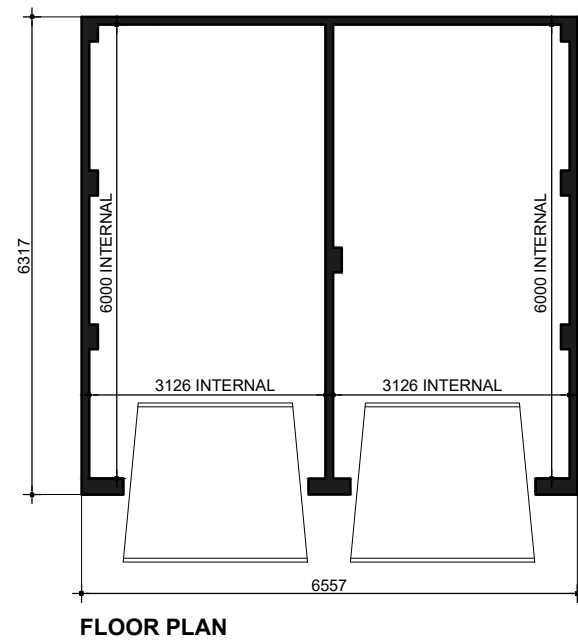
SINGLE STONE GL01.PL-01

DATE: SEP 2023 REV:
SCALE: 1:100 @ A3
DRAWN: RW
CHECKED: MF

BLOOR HOMES



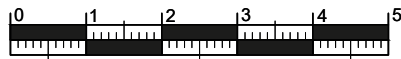
Scale 1:100



PAIRED STONE GL02.PL-01

DATE: SEP 2023 REV:
SCALE: 1:100 @ A3
DRAWN: RW
CHECKED: MF

BLOOR HOMES



Scale 1:100



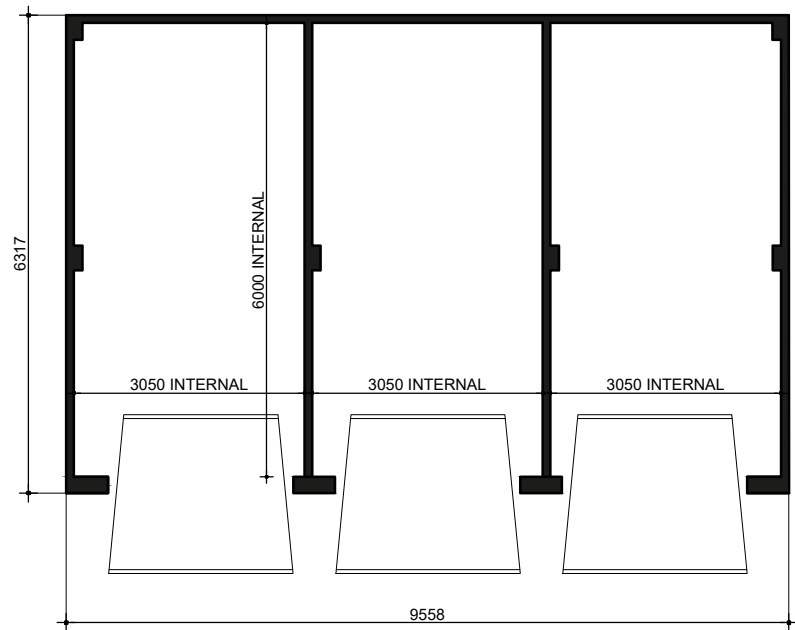
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



FLOOR PLAN

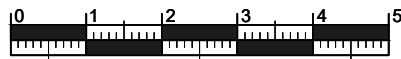
Single (3)

STONE
GL03.PL-01

DATE: APRIL 2019 REV:
SCALE: 1:100 @ A3

DRAWN: KS
CHECKED: GPM





Scale 1:100

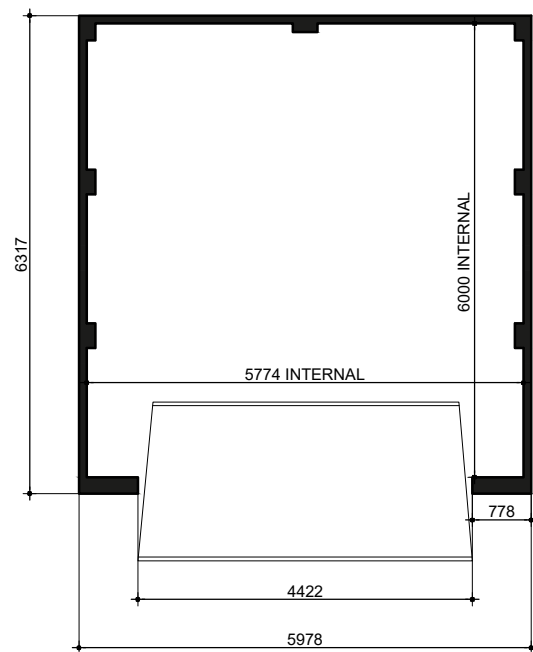


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



FLOOR PLAN

DOUBLE STONE GL04

DATE: MAR 2025 REV:
SCALE: 1:100 @ A3
DRAWN: MI
CHECKED: vo

BLOOR HOMES