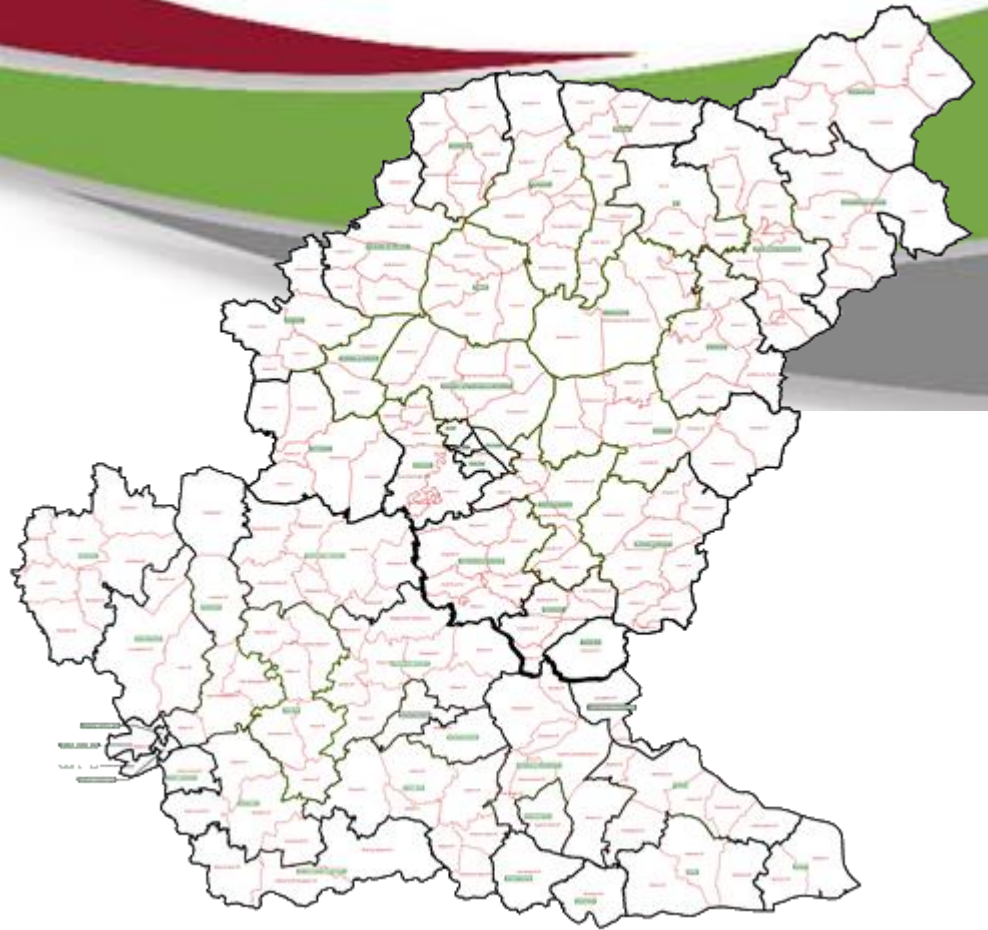


Application No:
DC/21/06966

Address:
Land To The South Of
Union Road
Onehouse



Aerial Map – wider view

Slide 2



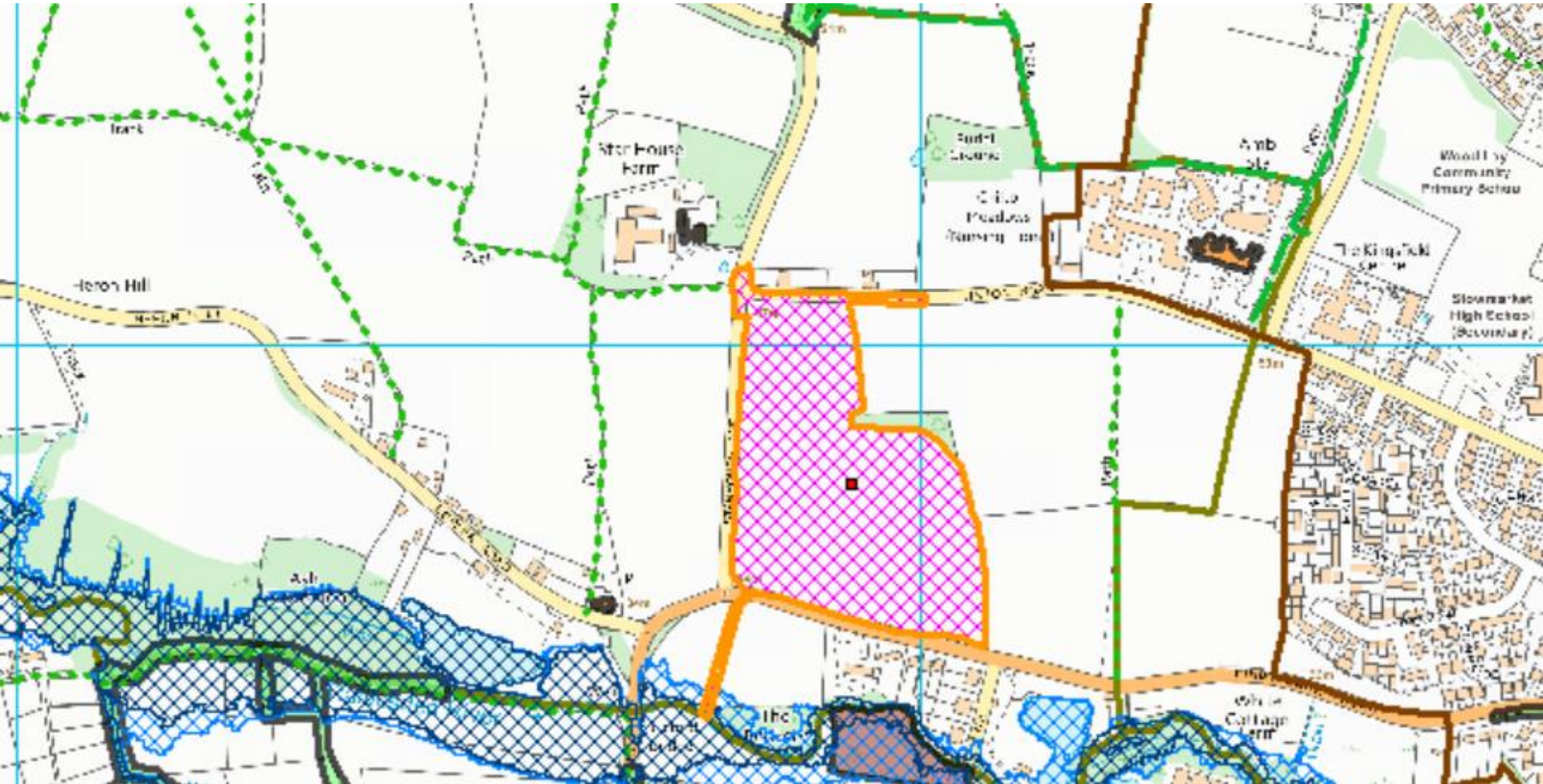




No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
Client: Bloor Homes				<p>Grafik Architecture Suite 104 100 High Street Stonehouse, Gloucestershire GL10 3JZ T: +44 (0)1292 886 333 www.grafik.co.uk</p>			
Project: Union Road, Orehouse, Stonehouse.							
Drawing: Location Plan							
Scale: 1:500 @ A3	Status: Planning						
Date: Dec 2023	Draw No: 23-018-0001						
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Constraints Map

- Footpath
- Grade II
- Flood Zone 2
- TPO - Woodland
- Built Up Area Boundaries
- Flood Zone 3
- TPO - Group of Trees



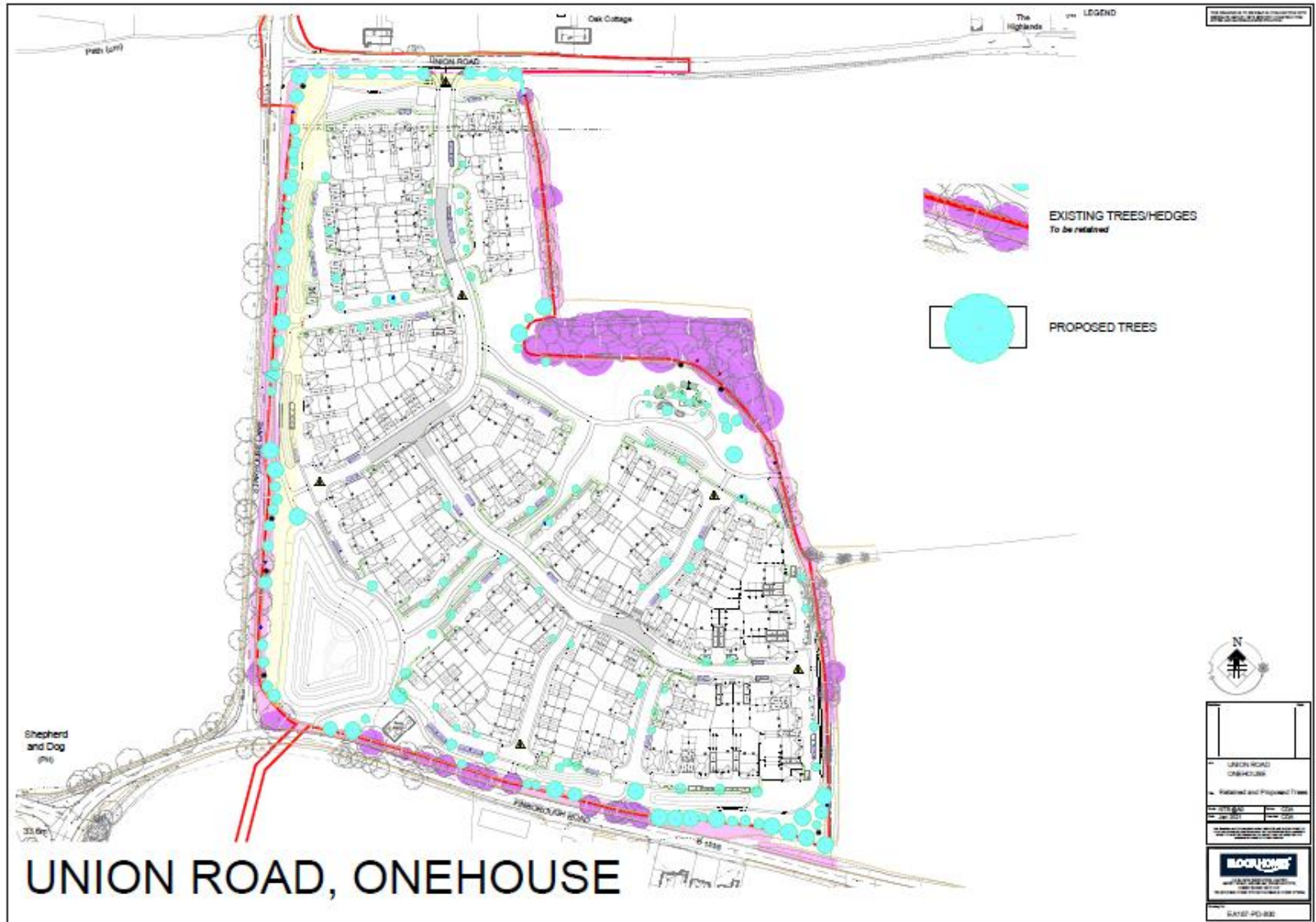


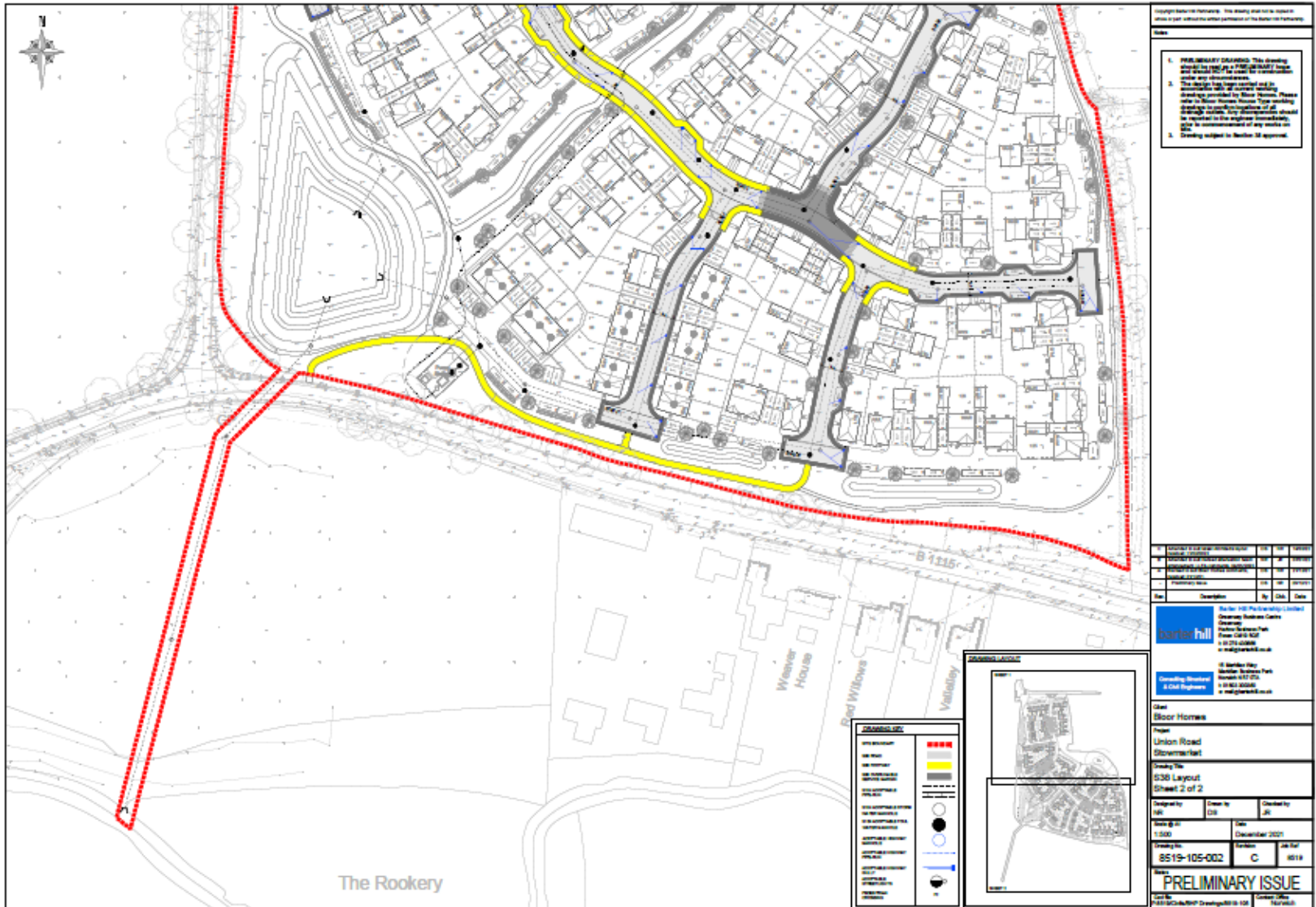
Site Layout

Slide 7









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Notes:

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2. This drawing is a preliminary drawing and should not be used for any construction work without the approval of the author. Please refer to the relevant planning application for more information. Any changes to this drawing should be approved by the author in writing.
3. Drawing subject to Section 10 approval.

Rev	Description	By	Date
1	Issue for Planning	JM	11/11/21
2	Issue for Planning	JM	11/11/21
3	Issue for Planning	JM	11/11/21
4	Issue for Planning	JM	11/11/21

barter hill
 100 Parkway Limited
 100 Parkway
 From G45 J24
 + 01753 433000
 + 01753 433000
 + 01753 433000

Client: **Stour Homes**
 Project: **Union Road S38 Layout**
 Drawing No: **S38 Layout Sheet 2 of 2**

Designed by: **JM** Drawn by: **JM** Checked by: **JM**
 Scale: **1:500** Date: **December 2021**
 Drawing No: **BS19-105-002** Version: **C** Job Ref: **BS19**
PRELIMINARY ISSUE

Symbol	Description
[Red dashed line]	Site Boundary
[Yellow line]	Proposed Path
[Blue line]	Proposed Drainage
[Black dot]	Proposed Tree
[Black circle]	Proposed Light
[Black square]	Proposed Wall
[Black rectangle]	Proposed Building
[Black line]	Proposed Road
[Black line]	Proposed Footpath
[Black line]	Proposed Cycleway
[Black line]	Proposed Boundary
[Black line]	Proposed Fencing
[Black line]	Proposed Drainage
[Black line]	Proposed Sewer
[Black line]	Proposed Water
[Black line]	Proposed Gas
[Black line]	Proposed Electricity
[Black line]	Proposed Telecommunications
[Black line]	Proposed Other



DRAINING GUT

400mm GUT: ----
 300mm GUT: ----
 200mm GUT: ----
 100mm GUT: ----

ROADWAY

6m ROADWAY: ---
 4m ROADWAY: ---
 2m ROADWAY: ---

CONCRETE CURB

100mm CURB:
 200mm CURB:
 300mm CURB:

PAVING

ASPHALT: █
 GRASS: █
 GRAVEL: █
 CONCRETE: █
 SAND: █

DRAINING LAYOUT

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Date: 18/10/2021

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2. **CONSTRUCTION:** This drawing should be used as a guide only. All works should be carried out in accordance with the relevant specifications and standards.
3. **DRAINING SUBJECT TO SECTION 102 APPROVAL.**

No.	Description	By	Ck'd	Date
1	Issue for Publicity - Limited			18/10/2021
2	Issue for Publicity - Limited			18/10/2021
3	Issue for Publicity - Limited			18/10/2021

Site: 105 Publicity - Limited

General: Babergh Planning

Project: S38 Layout

Location: Starhouse Lane, Starhouse, South Suffolk

Contact: 01793 82000

Client: Babergh Planning

Project: S38 Layout

Location: Starhouse Lane, Starhouse, South Suffolk

Contact: 01793 82000

From: Union Road, Stowmarket

To: Starhouse Lane

Drawing No: S38 Layout

Sheet: 1 of 2

Designed by: AV	Drawn by: CH	Checked by: JL
Date: 1/10/21	Date: December 2021	Date:
Drawing No: 8519-105-001	Revision: B	Job Ref: 8519

PRELIMINARY ISSUE

Scale: As shown

Author: AV

Drawn: CH

Checked: JL

Parking Plan



Tenure Plan





Street Scene D



Street Scene E



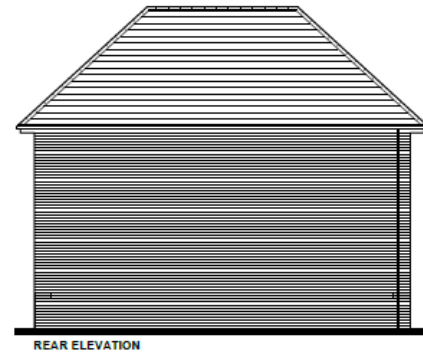
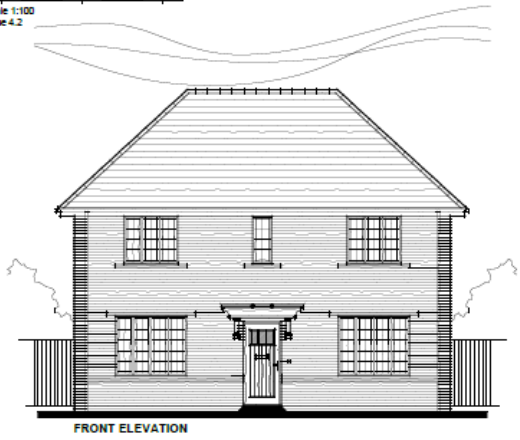
Street Scene F

No.	Date	Amendment	Issue No.	Date	Amendment	Issue
Client: Blair Homes						
Project: Union Road, Chelmsford						
Drawn by: Stavros D-F						
Scale: 1:200 @ A1						
Date: Dec 2021						
						
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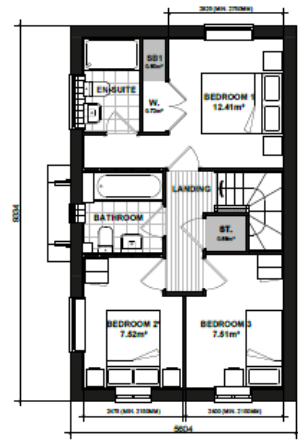
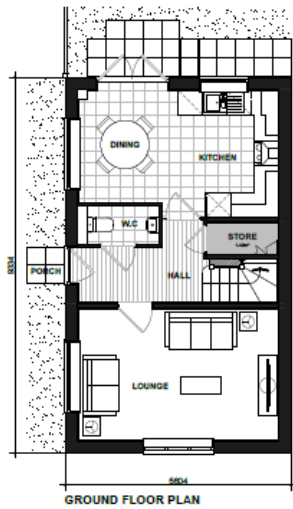
Street Scenes



0 1 2 3 4 5
Scale 1:100
Issue 4.2



Plots 13 Black fascia



* 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		
SB4P	Actual Area	NSS Requirement
Ground Floor Plan	42.97m ²	
First Floor Plan	42.97m ²	
Total floor area m ²	85.93m²	84.00m ²
Total floor area ft ²	925ft ²	904ft ²
Bedroom 1	12.41m ²	11.5m ²
Bedroom 2	7.52m ²	7.5m ²
Bedroom 3	7.51m ²	7.5m ²
Store Under Stair	1.42m ²	
Store Landing	0.88m ²	
Store Bedroom 1	0.60m ²	
Built in store total	2.91m ²	2.5m ²

Lyford
BRICK
NSS.301.PL-01

DATE: JAN 2021 REV:
SCALE: 1:100 @ A3

DRAWN: MJE 87.30m²
CHECKED: GPM 940ft²

Scale 1:100
Issue 4.2

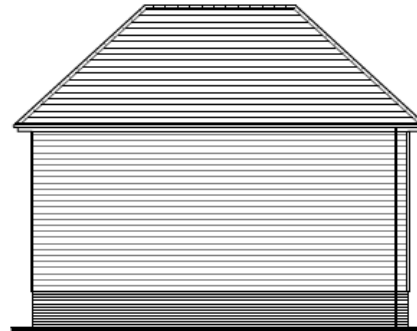
Plot 20, 120



FRONT ELEVATION



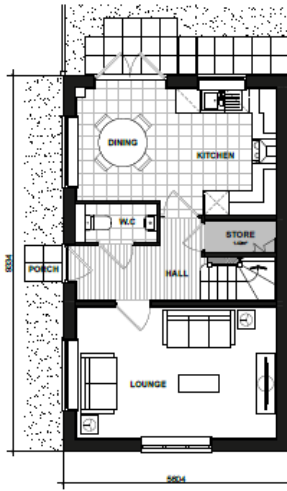
SIDE ELEVATION



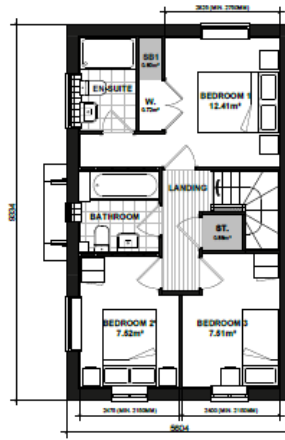
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



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		
SB4P	Actual Area	NSG Requirement
Ground Floor Plan	42.97m ²	
First Floor Plan	42.97m ²	
Total floor area m ²	86.88m ²	84.00m ²
Total floor area ft ²	929ft ²	904ft ²
Bedroom 1	12.41m ²	11.5m ²
Bedroom 2	7.52m ²	7.5m ²
Bedroom 3	7.51m ²	7.5m ²
Store Under Stair	1.42m ²	
Store Landing	0.88m ²	
Store Bedroom 1	0.60m ²	
Built in store total	2.91m ²	2.5m ²

Lyford
BOARDING
NSS.301.PL-02

DATE: JAN 2021
SCALE: 1:100 @ A3

REV:

DRAWN: MJE
CHECKED: GPM

87.30m²
940ft²

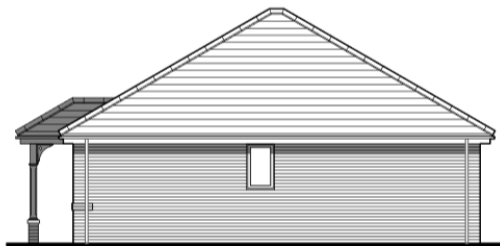


FRONT ELEVATION

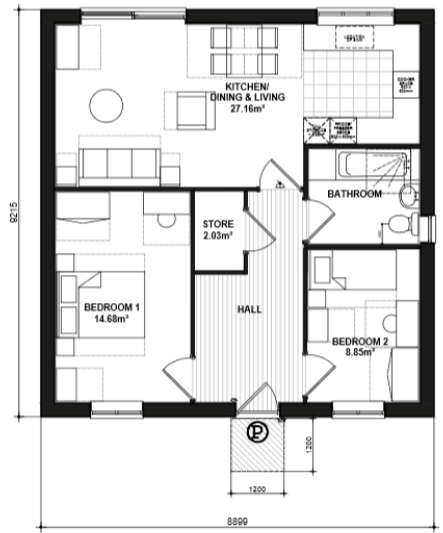
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

Plot 31

Turner

2B3P-1.PL01

DATE: JUNE 2018 REV:

SCALE: 1:100 @ A3

DRAWN: CN ##### m²

CHECKED: GPM ### ft²

2B3P HQI* Unit Type: 57-67sqm.

HQI 5: 68% HQI 6: 65% HQI 7: 54%

Scale 1:100
Issue 4.3

Plots 116, 117, 129, 130

**NSS.378 KANE
FRONT ELEVATION**

**NSS.378-1 KANE
SIDE ELEVATION**

**NSS.378-1 KANE
REAR ELEVATION**

National Space Standards		
3BAP	Actual Area	NSS Requirement
Ground Floor Plan	42.21m ²	42.21m ²
First Floor Plan	42.21m ²	42.21m ²
Total Floor Area m ²	84.42m ²	84.00m ²
Total Floor Area m ²	904m ²	904m ²
Bedroom 1	11.50m ²	11.5m ²
Bedroom 2	7.50m ²	7.5m ²
Bedroom 3	7.50m ²	7.5m ²
Stair Under Stair	0.91m ²	
Store (Bulk)	1.05m ²	
Store (Wardrobe)	0.95m ²	
Built in Store Total	2.91m²	2.9m²

Kane

BRICK

NSS.378_378-1.PL-01

DATE: JUNE 2019 REV:

SCALE: 1:100 @ A3

DRAWN: VO 85.81m²

CHECKED: TP 924m²

BLOOR HOMES[®]



Scale 1:100
Issue 4.2

Plots 37, 70



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

National Space Standards		
NSS SB6P	Actual Area	NSS Requirement
Ground Floor Plan	60.62m ²	
First Floor Plan	59.37m ²	
Total floor area m ²	120.19m ²	93.00m ²
Total floor area ft ²	1294ft ²	1001ft ²
Bedroom 1	16.25m ²	11.5m ²
Bedroom 2	12.20m ²	11.5m ²
Bedroom 3	7.60m ²	7.5m ²
Store Stairs	1.01m ²	
Store Landing	0.75m ²	
Store Bedroom 1	1.21m ²	
Built in store total	2.98m²	2.9m²

Welford

BRICK

NSS.394.PL-01

DATE: OCT 2020 REV:

SCALE: 1:100 @ A3

DRAWN: MJE 121.81m²

CHECKED: GPM 1311ft²

BLOOR HOMES

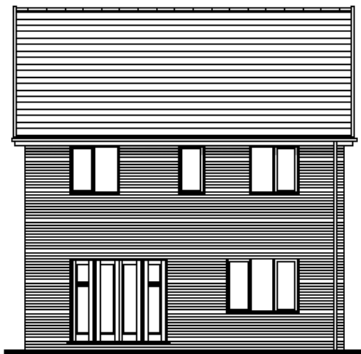
Scale 1:100
Issue 4.2



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Plot 141

National Space Standards		
NBS 386P	Actual Area	NBS Requirement
Ground Floor Plan	59.82m ²	
First Floor Plan	59.37m ²	
Total floor area m ²	120.19m ²	93.00m ²
Total floor area ft ²	1294ft ²	1001ft ²
Bedroom 1	16.25m ²	11.5m ²
Bedroom 2	12.20m ²	11.5m ²
Bedroom 3	7.50m ²	7.5m ²
Store Stairs	1.01m ²	
Store Landing	0.75m ²	
Store Bedroom 1	1.21m ²	
Built in store total	2.98m ²	2.5m ²

Welford
RENDER
NSS.394-1.PL-02

DATE: OCT 2020 REV:
SCALE: 1:100 @ A3

DRAWN: MJE 121.81m²
CHECKED: GPM 1311ft²

Plots 66, 69, 78, 87

400-1 FRONT ELEVATION

400-1 SIDE ELEVATION

400-1 REAR ELEVATION

400-1 SIDE ELEVATION

GROUND FLOOR PLAN

FIRST FLOOR PLAN

National Space Standards		
SBSP	Actual Area	NSG Requirement
Ground Floor Plan	57.14m ²	
First Floor Plan	55.70m ²	
Total floor area m ²	112.84m ²	97.00m ²
Total floor area ft ²	1215ft ²	1044ft ²
Bedroom 1	12.41m ²	11.5m ²
Bedroom 2	10.31m ²	7.5m ²
Bedroom 3	7.84m ²	7.5m ²
Study	7.56m ²	7.5m ²
Store Bedroom 1	0.49m ²	
Store Stairs	1.00m ²	
Store Bedroom 2	1.53m ²	
Built in store total	3.02m ²	3.0m ²


Higham
BRICK
NSS.400-1.PL-01

DATE: JAN 2021 REV:
SCALE: 1:100 @ A3

DRAWN: MF 114.43m²
CHECKED: GPM 1232ft²

BLOOR HOMES

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




Plots 10, 90, 131
 Black fascia and bargeboard to plot 10 ONLY

National Space Standards		
NSS 4B&P	Actual Area	NSS Requirement
Ground Floor Plan	60.91m ²	
First Floor Plan	59.37m ²	
Total floor area m ²	120.28m ²	97.00m ²
Total floor area m ²	1255m ²	1044m ²
Bedroom 1	12.04m ²	11.5m ²
Bedroom 2	10.05m ²	7.5m ²
Bedroom 3	8.23m ²	7.5m ²
Bedroom 4	7.52m ²	7.5m ²
Store Bedroom 1	0.53m ²	
Store Landing	1.50m ²	
Stair Store	0.98m ²	
Built in store total	3.00m²	3.0m²

Warton
 BRICK
 NSS.476-1.PL-01

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

DRAWN: JE 121.61m²
 CHECKED: GPM 1311m²



0 1 2 3 4 5
Scale 1:100
Issue 4.1

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

Plots 24-27

NSS.2B4PH-1 FRONT ELEVATION NSS.2B4PMT NSS.2B4PMT-1 NSS.2B4PH

NSS.2B4PH SIDE ELEVATION

NSS.2B4PH REAR ELEVATION NSS.2B4PMT-1 NSS.2B4PMT NSS.2B4PH-1

NSS.2B4PH-1 SIDE ELEVATION

National Space Standards		
2B4P	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	13.52m ²	11.5m ²
Bedroom 2	13.04m ²	7.5m ²
Bulkhead Store	1.21m ²	
Bathroom Store	0.79m ²	
Built in Store Total	2.01m ²	2.0m ²

Savage
BRICK
NSS.861.PL-01

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

DRAWN: GW 79.00m²
CHECKED: GPM 850ft²

BLOOR HOMES

NSS.2B4P
HQI* Unit Type: 67-75sqm.
HQI 5: 60% HQI 6: 56% HQI 7: 59%



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

Plots 93-95

National Space Standards		
2B4P	Actual Area	NSG 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	13.52m ²	11.5m ²
Bedroom 2	13.04m ²	7.5m ²
Bulkhead Store	1.21m ²	
Bathroom Store	0.00m ²	
Built In Store Total	1.21m ²	2.0m ²

NSS.2B4P
 HQI* Unit Type: 67-75sqm.
 HQI 5: 60% HQI 6: 56% HQI 7: 59%

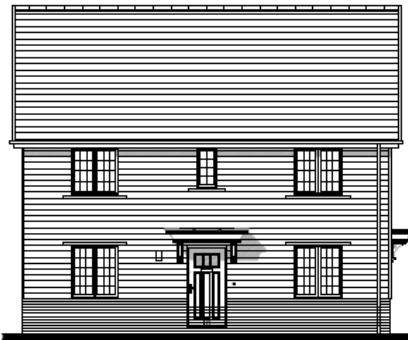
Savage
 BRICK
 NSS.862.PL-01

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

DRAWN: GW 79.00m²
 CHECKED: GPM 850ft²

BLOOR HOMES

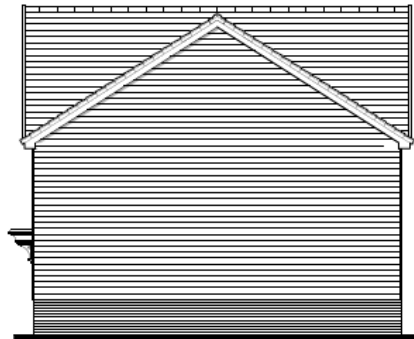
0 1 2 3 4 5
Scale 1:100
Issue 5



NSS.3B5PCT
FRONT ELEVATION



NSS.3B5PCT
FRONT ELEVATION
NSS.3B5P-1



NSS.3B5P-1
SIDE ELEVATION



NSS.3B5P-1
REAR ELEVATION
NSS.3B5PCT

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

Plots 91, 92



National Space Standards (Sohl)		
3B5P	Actual Area	NSG Requirement
Ground Floor Plan	46.52m ²	
First Floor Plan	46.52m ²	
Total Floor Area m ²	93.05m ²	93.00m ²
Total Floor Area ft ²	1001ft ²	1001ft ²
Bedroom 1	14.54m ²	11.5m ²
Bedroom 2	11.55m ²	11.5m ²
Bedroom 3	8.14m ²	7.5m ²
Store Under Stair	1.53m ²	
A.C. Bulkhead	0.96m ²	
Built in Store Total	2.50m²	2.5m²

National Space Standards (Sassoon)		
3B6P	Actual Area	NSG 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	12.55m ²	11.5m ²
Bedroom 2	12.82m ²	11.5m ²
Bedroom 3	8.19m ²	7.5m ²
Store Under Stair	1.49m ²	
A.C. Bulkhead	0.80m ²	
Bathroom Store	0.82m ²	
Built in Store Total	3.11m²	2.5m²

Sohl Sassoon
BRICK
NSS.869.PL-01

DATE: AUG 2021 REV:
SCALE: 1:100 @ A3

DRAWN: 9G 93.02m²
CHECKED: GPM 1001ft²



NSS.3B5PCT - NSS.3B5P HQL* Unit Type: 82-85sqm. HQL 5: 63% HQL 6: 57% HQL 7: 59%

Garage Type examples

0 1 2 3 4 5 6
Scale 1:100

FRONT ELEVATION **SIDE ELEVATION** **REAR ELEVATION** **SIDE ELEVATION**

FLOOR PLAN

6117
3126 INTERNAL
4904 INTERNAL
2350

Single (1)
BRICK
GL01.PL-01

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

DRAWN: KS
CHECKED: GPM

BLOOR HOMES

Garage Type examples

0 1 2 3 4 5
Scale 1:100

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

FLOOR PLAN

4817

3126 INTERNAL

3126 INTERNAL

4857

Single (2)
BRICK
GL02.PL-01

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

DRAWN: KS
CHECKED: GPM

BLOOR HOMES



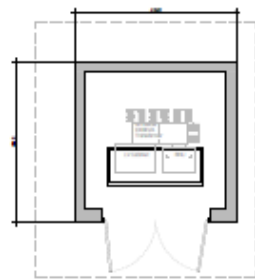
Front Elevation



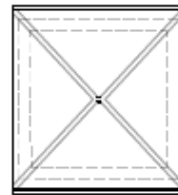
Side Elevation



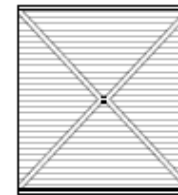
Rear Elevation



Floor Plan



Roof Plan



No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
Client : Bloor Homes				<p>Grifik Architecture Station Court Radford Way Blickley Epsom CM13 2QZ T +44 (0)1277 658 233 F +44 (0)1277 658 234 www.grifik.com</p>			
Project : Union Road, Onehouse, Stowmarket.							
Drawing : Sub-station							
Scale :	1:100@ A3	Status :	Planning	Rev :			
Date :	Dec 2021	Dwg No :	21-3159-021				

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