



THE
VICTORIA
COLLECTION

FLOORPLANS

Typical House Floorplan EXAMPLE SHOWN HOUSE 8



Mauleverer Road

HOUSE 8 Total Area 188.3m² 2027ft²

Dining, Kitchen (Colour palette 1)
5.2m x 11.4m (51.7m² 556ft²)

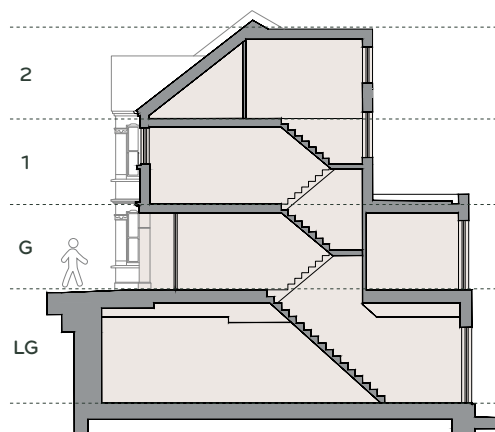
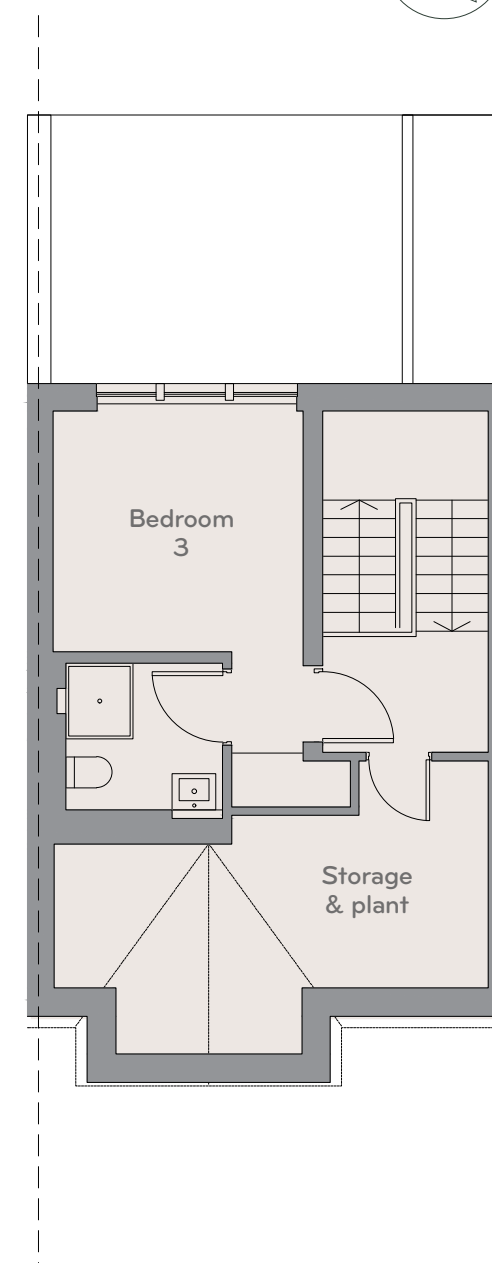
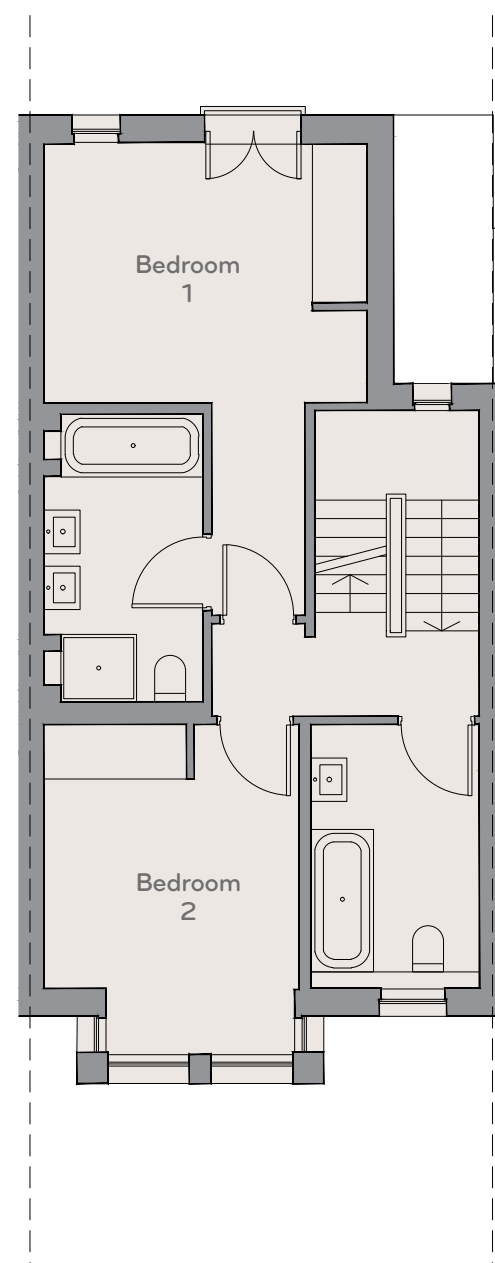
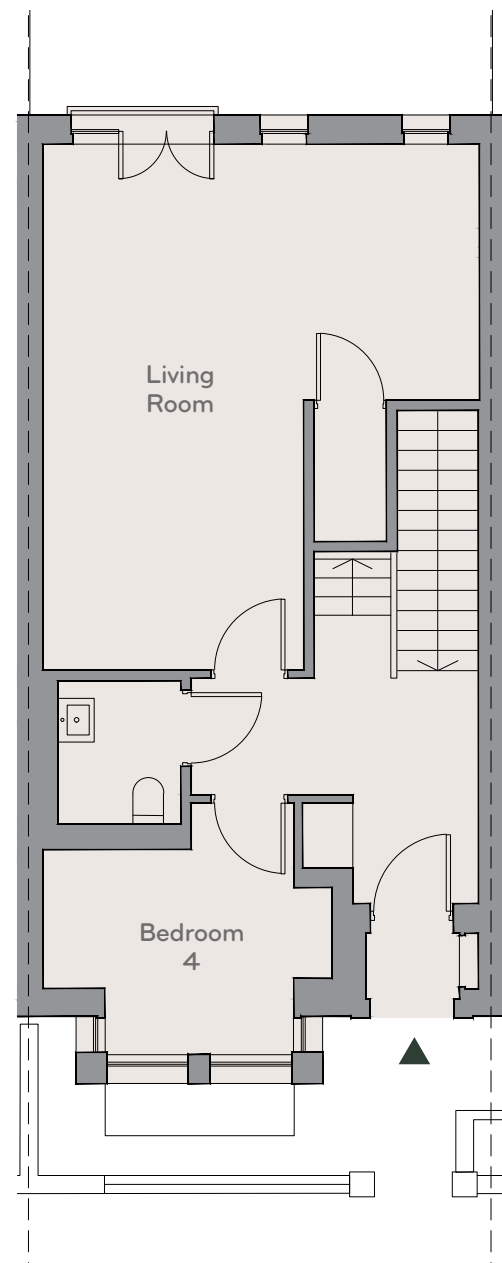
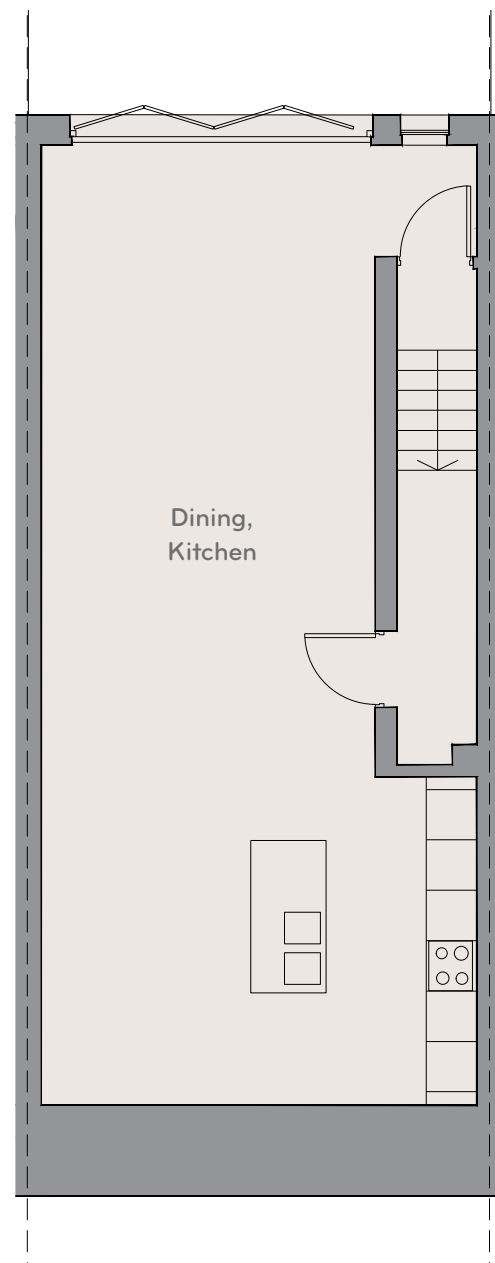
Living Room
5.2m x 6.2m (25.7m² 277ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

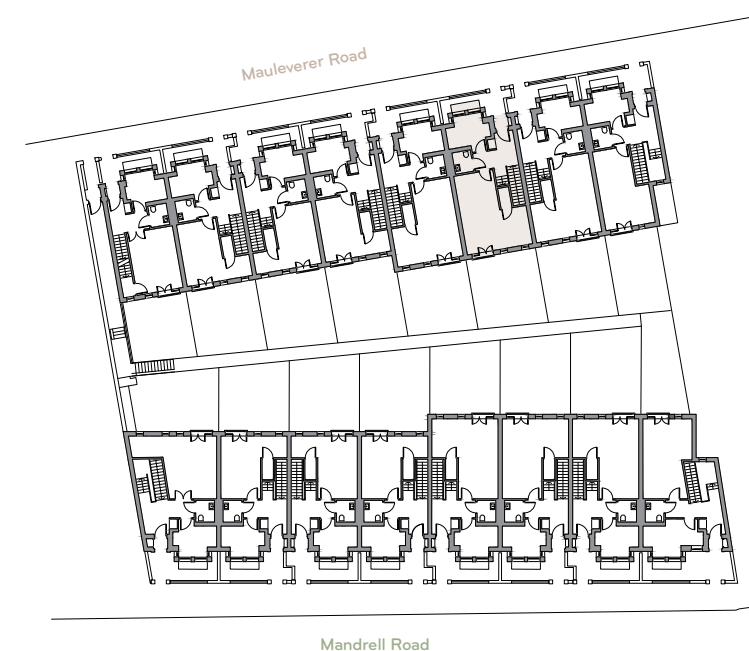
Bedroom 1 (with ensuite)
3.8m x 3.1m (14.7m² 158ft²)

Bedroom 2
3.1m x 3.9m (11.4m² 123ft²)

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)



For floor and kitchen cupboard colour palettes 1 & 2, please see the specifications pages



Predicted Energy Assessment
EER Energy Efficiency Rating: 89B
EI (CO2) Environmental Impact: 89B

Lower Ground Floor



Mauleverer Road

HOUSE 4 Total Area 176.0m² 1894ft²

Dining, Kitchen (Colour palette 1)
4.9m x 10.1m (42.3m² 455ft²)

HOUSE 4A Total Area 169.0m² 1819ft²

Dining, Kitchen (Colour palette 2)
5.2m x 10.1m (44.8m² 482ft²)

HOUSE 6 Total Area 169.0m² 1819ft²

Dining, Kitchen (Colour palette 1)
5.2m x 10.1m (44.8m² 482ft²)

HOUSE 6A Total Area 169.0m² 1819ft²

Dining, Kitchen (Colour palette 2)
5.2m x 10.1m (44.8m² 482ft²)

HOUSE 6B Total Area 188.3m² 2027ft²

Dining, Kitchen (Colour palette 1)
5.2m x 11.4m (51.7m² 556ft²)

HOUSE 8 Total Area 188.3m² 2027ft²

Dining, Kitchen (Colour palette 2)
5.2m x 11.4m (51.7m² 556ft²)

HOUSE 8A Total Area 188.3m² 2027ft²

Dining, Kitchen (Colour palette 1)
5.2m x 11.4m (51.7m² 556ft²)

HOUSE 8B Total Area 173.1m² 1863ft²

Dining, Kitchen (Colour palette 2)
4.0m x 11.4m (39.2m² 422ft²)



Mandrell Road

HOUSE 2A Total Area 192.3m² 2070ft²

Dining, Kitchen (Colour palette 1)
5.4m x 11.4m (45.8m² 493ft²)

HOUSE 2B Total Area 188.3m² 2027ft²

Dining, Kitchen (Colour palette 2)
5.2m x 11.4m (51.7m² 556ft²)

HOUSE 2C Total Area 188.3m² 2027ft²

Dining, Kitchen (Colour palette 1)
5.2m x 11.4m (51.7m² 556ft²)

HOUSE 2D Total Area 188.3m² 2027ft²

Dining, Kitchen (Colour palette 2)
5.2m x 11.4m (51.7m² 556ft²)

HOUSE 2E Total Area 169.0m² 1819ft²

Dining, Kitchen (Colour palette 1)
5.2m x 10.1m (44.8m² 482ft²)

HOUSE 2F Total Area 169.0m² 1819ft²

Dining, Kitchen (Colour palette 2)
5.2m x 10.1m (44.8m² 482ft²)

HOUSE 2G Total Area 169.0m² 1819ft²

Dining, Kitchen (Colour palette 1)
5.2m x 10.1m (44.8m² 482ft²)

HOUSE 2H Total Area 185.6m² 1998ft²

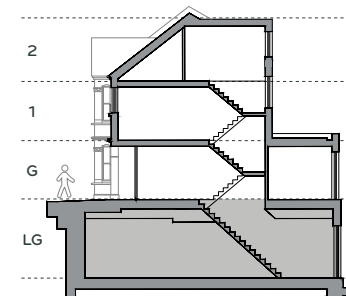
Dining, Kitchen (Colour palette 2)
4.7m x 10.1m (41.8m² 450ft²)



Predicted Energy Assessment
EER Energy Efficiency Rating: 89B
EI (CO2) Environmental Impact: 89B

For floor and kitchen cupboard colour palettes 1 & 2, please see the specifications pages

GARDEN DECKING



Ground Floor



Mauleverer Road

HOUSE 4 Total Area 176.0m² 1894ft²

Living Room
3.6m x 4.9m (17.8m² 192ft²)

Bedroom 4
3.1m x 3.0m (7.3m² 79ft²)

HOUSE 4A Total Area 169.0m² 1819ft²

Living Room
5.2m x 4.9m (18.7m² 201ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 6 Total Area 169.0m² 1819ft²

Living Room
5.2m x 4.9m (18.7m² 201ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 6A Total Area 169.0m² 1819ft²

Living Room
5.2m x 4.9m (18.7m² 201ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 6B Total Area 188.3m² 2027ft²

Living Room
5.2m x 6.2m (25.7m² 277ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 8 Total Area 188.3m² 2027ft²

Living Room
5.2m x 6.2m (25.7m² 277ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 8A Total Area 188.3m² 2027ft²

Living Room
5.2m x 6.2m (25.7m² 277ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 8B Total Area 173.1m² 1863ft²

Living Room
3.9m x 6.2m (21.1m² 227ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

Predicted Energy Assessment

EER Energy Efficiency Rating: 89B

EI (CO2) Environmental Impact: 89B



Mandrell Road

HOUSE 2A Total Area 192.3m² 2070ft²

Living Room
3.9m x 6.2m (22.3m² 240ft²)

Bedroom 4
4.7m x 3.0m (10.5m² 113ft²)

HOUSE 2B Total Area 188.3m² 2027ft²

Living Room
5.2m x 6.2m (25.7m² 277ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 2C Total Area 188.3m² 2027ft²

Living Room
5.2m x 6.2m (25.7m² 277ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 2D Total Area 188.3m² 2027ft²

Living Room
5.2m x 6.2m (25.7m² 277ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 2E Total Area 169.0m² 1819ft²

Living Room
5.2m x 4.9m (18.7m² 201ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 2F Total Area 169.0m² 1819ft²

Living Room
5.2m x 4.9m (18.7m² 201ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 2G Total Area 169.0m² 1819ft²

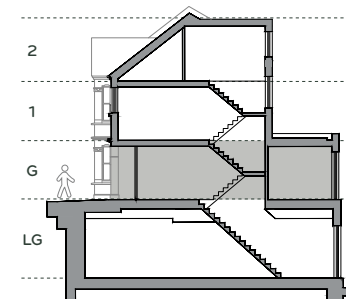
Living Room
5.2m x 4.9m (18.7m² 201ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)

HOUSE 2H Total Area 185.6m² 1998ft²

Living Room
6.9m x 4.9m (24.0m² 258ft²)

Bedroom 4
3.4m x 3.0m (7.8m² 84ft²)



First Floor



Mauleverer Road

HOUSE 4 Total Area 176.0m² 1894ft²

Bedroom 1 (with ensuite)
4.7m x 3.1m (16.3m² 175ft²)

Bedroom 2
3.6m x 3.4m (11.1m² 119ft²)

HOUSE 4A Total Area 169.0m² 1819ft²

Bedroom 1 (with ensuite)
3.8m x 3.1m (12.8m² 138ft²)

Bedroom 2
3.4m x 3.4m (10.1m² 109ft²)

HOUSE 6 Total Area 169.0m² 1819ft²

Bedroom 1 (with ensuite)
3.8m x 3.1m (12.8m² 138ft²)

Bedroom 2
3.4m x 3.4m (10.1m² 109ft²)

HOUSE 6A Total Area 169.0m² 1819ft²

Bedroom 1 (with ensuite)
3.8m x 3.1m (12.8m² 138ft²)

Bedroom 2
3.4m x 3.4m (10.1m² 109ft²)

HOUSE 6B Total Area 188.3m² 2027ft²

Bedroom 1 (with ensuite)
3.8m x 3.1m (14.7m² 158ft²)

Bedroom 2
3.1m x 3.9m (11.4m² 123ft²)

HOUSE 8 Total Area 188.3m² 2027ft²

Bedroom 1 (with ensuite)
3.8m x 3.1m (14.7m² 158ft²)

Bedroom 2
3.1m x 3.9m (11.4m² 123ft²)

HOUSE 8A Total Area 188.3m² 2027ft²

Bedroom 1 (with ensuite)
3.8m x 3.1m (14.7m² 158ft²)

Bedroom 2
3.1m x 3.9m (11.4m² 123ft²)

HOUSE 8B Total Area 173.1m² 1863ft²

Bedroom 1 (with ensuite)
3.9m x 3.1m (15.3m² 165ft²)

Bedroom 2
3.1m x 3.9m (11.5m² 124ft²)

Predicted Energy Assessment

EER Energy Efficiency Rating: 89B

EI (CO2) Environmental Impact: 89B



Mandrell Road

HOUSE 2A Total Area 192.3m² 2070ft²

Bedroom 1 (with ensuite)
3.9m x 3.3m (17.2m² 185ft²)

Bedroom 2
3.6m x 3.7m (12.3m² 132ft²)

HOUSE 2B Total Area 188.3m² 2027ft²

Bedroom 1 (with ensuite)
3.8m x 3.1m (14.7m² 158ft²)

Bedroom 2
3.1m x 3.9m (11.4m² 123ft²)

HOUSE 2C Total Area 188.3m² 2027ft²

Bedroom 1 (with ensuite)
3.8m x 3.1m (14.7m² 158ft²)

Bedroom 2
3.1m x 3.9m (11.4m² 123ft²)

HOUSE 2D Total Area 188.3m² 2027ft²

Bedroom 1 (with ensuite)
3.8m x 3.1m (14.7m² 158ft²)

Bedroom 2
3.1m x 3.9m (11.4m² 123ft²)

HOUSE 2E Total Area 169.0m² 1819ft²

Bedroom 1 (with ensuite)
3.8m x 3.1m (12.8m² 138ft²)

Bedroom 2
3.4m x 3.4m (10.1m² 109ft²)

HOUSE 2F Total Area 169.0m² 1819ft²

Bedroom 1 (with ensuite)
3.8m x 3.1m (12.8m² 138ft²)

Bedroom 2
3.4m x 3.4m (10.1m² 109ft²)

HOUSE 2G Total Area 169.0m² 1819ft²

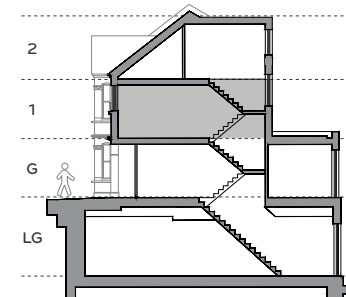
Bedroom 1 (with ensuite)
3.8m x 3.1m (12.8m² 138ft²)

Bedroom 2
3.4m x 3.4m (10.1m² 109ft²)

HOUSE 2H Total Area 185.6m² 1998ft²

Bedroom 1 (with ensuite)
4.8m x 3.1m (18.0m² 194ft²)

Bedroom 2
3.6m x 3.4m (10.6m² 114ft²)



Second Floor



Mauleverer Road

HOUSE 4 Total Area 176.0m² 1894ft²

Bedroom 3 (with ensuite)
4.0m x 3.0m (15.7m² 169ft²)

HOUSE 4A Total Area 169.0m² 1819ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 6 Total Area 169.0m² 1819ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 6A Total Area 169.0m² 1819ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 6B Total Area 188.3m² 2027ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 8 Total Area 188.3m² 2027ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 8A Total Area 188.3m² 2027ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 8B Total Area 173.1m² 1863ft²

Bedroom 3 (with ensuite)
3.2m x 3.0m (11.7m² 126ft²)



Mandrell Road

HOUSE 2A Total Area 192.3m² 2070ft²

Bedroom 3 (with ensuite)
3.8m x 3.0m (14.3m² 154ft²)

HOUSE 2B Total Area 188.3m² 2027ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 2C Total Area 188.3m² 2027ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 2D Total Area 188.3m² 2027ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 2E Total Area 169.0m² 1819ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 2F Total Area 169.0m² 1819ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 2G Total Area 169.0m² 1819ft²

Bedroom 3 (with ensuite)
3.0m x 3.0m (10.8m² 116ft²)

HOUSE 2H Total Area 185.6m² 1998ft²

Bedroom 3 (with ensuite)
4.4m x 3.0m (15.6m² 168ft²)

HOUSE 2H HOUSE 2G HOUSES 2F HOUSE 2E HOUSE 2D HOUSE 2C HOUSE 2B HOUSE 2A

Mandrell Road

Predicted Energy Assessment
EER Energy Efficiency Rating: 89B
EI (CO2) Environmental Impact: 89B

