

LINDEN HOMES – LINDEN COLLECTION GROUP FINISHING SPECIFICATION 2023

FOR PRIVATE SALE



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User Guide

This document is the **Linden Homes Linden Collection Group Finishing Specification** and provides information in respect of selectable level of fixtures and fittings, sales and marketing default choices and basic regulatory compliance.

THIS SPECIFICATION, WHICH VISTRY GROUP LTD RESERVES THE RIGHT TO VARY, SHALL NOT FORM PART OF ANY CONTRACT.

This specification has been prepared with regard to current availability of fittings, materials, and present design proposals. Since these may be required to be altered for reasons of availability beyond the Company's control, the Company reserves the right to alter and/or substitute without notice, alternatives which the Company considers equally suitable.

The document is not intended to be highly technical and must be read in conjunction with all group technical drawing issues, group specification, standard details, trade specifications.

This document should be used in conjunction with the Group Trading Agreement Schedule, outlining all group wide recognised suppliers.

This specification document also refers to apartment build where applicable.

1.0 EXTERNAL JOINERY

1.1 Window Type

PVCu white windows with energy efficient sealed units. Obscure glazing, where indicated on working drawings will be **Cotswold** design. For style of windows please refer to the external materials schedule and working drawings.



Roof Windows



All roof windows to be in timber and achieve a minimum G-value of 0.55. Colour as per external material schedule.

Altaterra code KAV B900 (pine), KAVB910 (White finish)

Roof windows to wet rooms to be white PVC finish (Code: KPV B900)

Glazing is not to be obscured. Flashing kit required to suit profile of specified roof tile.

1.2 Window Ironmongery

Casement 2-point locking system. Ground floor lockable. Escape windows on upper floors, please refer to working drawings. Finish to be white.

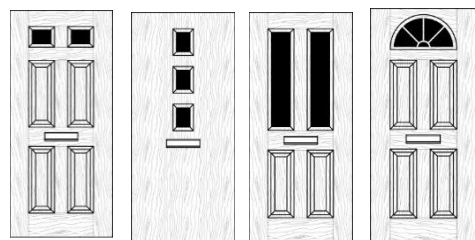
1.3 Main Entrance Door

Restricted range of Door Styles as below

Doors - GRP external door insulated with polyurethane foam CFC free insulation. All doors pre-finished in white internally.

Frames - White UPVC frame with mobility threshold. Cill to be two part if manufacturer system allows.

Ironmongery - Door to be fitted with 3-point locking system and satin chrome finish



lever handle. 2no keys to be provided for each door. Satin Chrome letterplate, door viewer and door chain mobility threshold. Glazing (where applicable) to be Cotswold obscure. Letterplate between 700mm and 1700mm from bottom edge of door.

Internal lock snib to be provided to facilitate door locking/unlocking without the need for key operation to front door only.

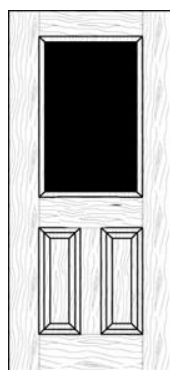
Pre-finished either Black or White external subject to planning. Refer to working drawing /Plot schedule.

1.4 Front Door Numerals (Houses & Apartments)

Door Numerals not included as standard.

1.5 Rear Entrance Door

Door Style shown below



Doors - GRP external door insulated with polyurethane foam CFC free insulation. All doors pre-finished in white internally.

Frames - White UPVC frame with mobility threshold. Cill to be two part if manufacturer system allows.

Lock - Door to be fitted with 3-point locking system and satin chrome finish lever handle. 2no keys to be provided for each door.

Glazing to be Cotswold obscure.

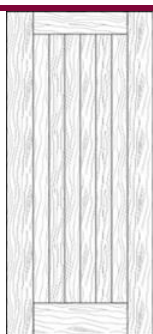
White external finish only.

1.6 Garage Personnel Door

Door Style Cottage

Doors - GRP external door insulated with polyurethane foam CFC free insulation. All doors pre-finished in white internally.

Frames - White UPVC frame with mobility threshold. Cill to be two part if manufacturer system allows.



Lock - Door to be fitted with 3-point locking system and satin chrome finish lever handle. 2no keys to be provided for each door.

Pre-finished white only.

Note: Garage Personnel doors are only applicable where noted on the site layout / external works layout and are not included as standard.

1.7 PCVu French and Patio Doors



PVC-u door set construction to consist of a pre-finished PVCu frame.

Ironmongery to be white finish (Refer to external materials schedule).

Espagnolette 3-point locking system installed as standard.

2no keys to be provided for each.

1.8 Garage Up & Over Doors



Pre-finished steel retractable or framed door fixed to steel frame or canopy operation.

White or Black to match front external door.

Secured by design Part Q (Only if applicable). Refer to external materials schedule.

3-point solid bar locking system across width of door.

SBD door type only required to be installed in integral garage with internal door. Standard door to be installed to isolated internal garage and separate garage.

1.9 Fascia & Soffit



PVCu square edged profile roof trims white.

Boxed or open un-vented eaves and verge, subject to regional variation. Refer to standard details.

Default colour white – please refer to plot schedule for confirmation of colour.

2.0 INTERNAL JOINERY

All timber elements used to be full chain of custody certified.

2.1 Staircase Construction – Houses

Refer to stair graphs for configurations.

FITTING	MATERIAL/SIZE	Finish
Wall Strings	MDF Medite / Braspine	Primed and de-nibbed
Outer Strings	MDF Medite / Braspine	Primed and de-nibbed
Tread	22mm MDF Medite	Tread protection
Bullnoses	22mm MDF Medite	
Risers	9mm MDF Medite or Ply	
Newels	82mm Hemlock S/C or Radiata pine	Primed and de-nibbed
Newel Caps	MDF Cap	Primed and de-nibbed
Newel Drops	Part of Newel	Primed and de-nibbed
Baluster	38mm MDF or 32mm Radiata Pine S/C) (preassembled)	Primed and de-nibbed
Handrail	57 x 57 Softwood Handrail	Primed and de-nibbed
Nosing	MDF Medite	Primed and de-nibbed

NOTE: Slip resistant flight protection included



2.2 Windowboard



Window Boards to be 25mm moisture resistant MDF with 'Bullnose' leading edge, primed for painting in all rooms, refer to section 8 for paint finish.

unless otherwise below:

Cloakrooms: MDF
En-suites: Ceramic tiling
Bathrooms: Ceramic tiling
Kitchens: MDF

2.3 Door Kits – House & Apartments



Internal doors only to be purchased as a door kit pre-routed door & lining with pre-fitted hinges, latch & keeps.

Internal doors to Premdor Ladder Door either pre-finished or primed, refer to section 8 for paint finish.

Double doors to have flush meeting stiles supplied with hinges only.

All fire doors to include hardwood threshold.

Door construction hollow core or FD30 if shown on working drawings.

2.4 Internal Garage Personnel Door

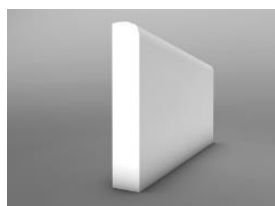


Internal garage personnel door to be purchased as a complete fire door set. Premdor Ladder door either pre-finished or primed, refer to section 8 for paint finish.

Frame to be supplied with smoke seal and intumescent strip.

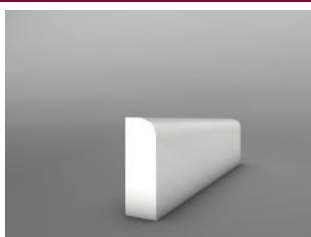
Door set supplied with door, primed softwood frame, no cill, BS 5 lever sash lock and hinges

2.5 Skirting



14.5mm x 119mm primed MDF Pencil Rounded, refer to section 8 for paint finish.

2.6 Architrave



14.5mm x 58mm Pencil Rounded Architrave primed MDF, refer to section 8 for paint finish.

2.7 Internal Door Furniture

Note: When using door-kits, hinges & latches are included.



1 Set SZA6021 lever on rose by Carlisle Brass satin finish.

 	1 no Projecting Wall Mounted Door Stop satin finish Or 1 no Floor Mounted Door Stop satin finish
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Double Doors Non-Fire:

	2 set SZA6021 lever on rose by Carlisle Brass satin finish.
	2 no British pattern door rack – bolt and oval turn Satin Chrome.
 	2 no Projecting Wall Mounted Door Stop satin finish Or 2no Floor Mounted Door Stop satin finish.

Bathrooms, En-suites & Cloakrooms:

	1 set SZA6021 lever on rose by Carlisle Brass satin finish.
	1 no Bathroom Turn & Release satin finish.
 	1 no Projecting Wall Mounted Door Stop satin finish Or 1no Floor Mounted Door Stop satin finish.

Integral Garage Personnel Fire Door:

Note: Must be a fire tested door set

	1 set SZA6021 lever on rose by Carlisle Brass satin finish.
	1 no Satin Chrome Concealed Fix Standard Escutcheon.
	1 no Boss TS1.224B Size 3 Budget Overhead Door Closer.
	2 no British pattern door rack – bolt and oval turn Satin Chrome
	1 no Projecting Wall Mounted Door Stop satin finish Or 1no Floor Mounted Door Stop satin finish.

2.8 Airing Cupboard Requirement

Softwood slatted shelving for airing cupboard constructed from 25 x 50mm PSE softwood, unpainted. Please refer to standard detail.

2.9 Loft Access Hatch

	Proprietary white insulated loft access hatch refer to working drawing for fire rating Standard non fire rated. Or Fire rated 1hr contemporary part L hinge down loft access hatch.
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3.0 KITCHENS

Kitchen	
All Houses and Apartments <i>Example Hacienda Grey Driftwood</i>	Symphony Kitchens Konzept. Vista 15mm soft plus carcass (110-degree hinges). Choice of frontals and handles from:



Stainless steel bar handle
(HPK275)

Range: Hacienda
Front
Handle options

Grey Driftwood

Light Driftwood

Platinum

Nordic Blue

HPK275,
HPK642, HPK885

Range: Plaza
Front
Handle options

Cashmere

Porcelain

Cobble Grey

HPK671,
HPK643, HPK796

Frontal matched.

600mm deep worktops on all wet runs where required.

Washing machine and dishwasher space provided. Fridge / Freezer space or Fridge/Freezer housing if integrated, refer to appliance spec.

Each kitchen to include a maximum of one 600mm base unit with single drawer above door, standard drawer box with soft close grab mechanism.

Boiler Housing to Boilers situated in the Kitchen Only. Boiler Housings to be 900mm, cloaking pieces to be provided by Symphony to hide all pipework.

Boiler Housing

Boiler Housing to Boilers situated in the Kitchen Only. Boiler Housings to be 900mm, cloaking pieces to be provided by Symphony to hide all pipework.

3.1 Worktops & Splashbacks

Worktops

All house type standard 40mm Postformed worktop with 95mm upstand and mason mitred joints

Worktops

Example Marble Siroco

All house type standard 40mm Postformed worktop with 95mm upstand and mason mitred joints.

	Choice of Standard worktops from: - Alaska - Alpine White - Brazilian Walnut - Copper Slate - Dark Ash - Everest Black - Marble Siroco (See picture example) - Oak Block - Pastel Oak - Tectonica - Carbon Steel - Conway Elm
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Splashbacks

All house types and apartments Unbranded 60cm wide stainless-steel splashback from Symphony

3.2 Appliances

Oven

Apartments

KFW3841JHIX
Indesit single stainless steel under worktop.
Energy Rating: A



2 & 3 Bed Houses

KFW3841JHIX
Indesit single stainless steel under worktop.
Energy Rating: A



4 & 5 Bed Houses

KFW3841JHIX
Indesit single stainless steel under worktop.
Energy Rating: A



Hob

Apartments

PAA 642 IX/I WE
Indesit hob 60cm gas stainless steel



2 & 3 Bed Houses

PAA 642 IX/I WE
Indesit hob 60cm gas stainless steel.



4 & 5 Bed Houses

PAA 642 IX/I WE
Indesit hob 60cm gas stainless steel.



Hood

Apartments and 2 & 3 Bed Houses

IAEINT66 LS GR Unbranded Indesit B/I integrated hood silver


4 & 5 Bed Houses

UHPM 6.3F CS X/1 Unbranded Indesit B/I hood 60cm chimney stainless steel



Note: In some instances, should the manufacturer revise their model numbers, Linden Homes will provide an equivalent model to the above specified.

3.3 Kitchen Sink/Taps

Sink/Taps

2 & 3 Bed Houses, Apartments and Utilities (where applicable)

Eaton - EA9501/TMO35 (This is sold as a tap centre and includes sink, waste and tap)



Part of tap centre pack


4 & 5 Bed Houses

Eaton - EA9501/TMO35 (This is sold as a tap centre and includes sink, waste and tap)



Part of tap centre pack



4.0 ELECTRICAL FITTINGS

4.1 Electrical Fittings- General

To comply with latest IEE regulations including high sensitivity residual current circuit breakers to all power circuits. Wiring to run vertically to all sockets, switches etc.

32-amp cooker supply provided to properties with double ovens.

Products to be in accordance with the Vistry Group Supply Chain Agreements, as summarised below

Product	Supplier
Heating Controls	Honeywell T3
System 1 Ventilation	Vent Axia
Electrical Accessories (Switches, Sockets & Pendants)	DETA White Slimline Pendant DETA V1278 Batten Holder DETA V1289 (To include the decorator safety cover as standard to pendant and batten holders)
Consumer Units	BG Electrical CFUD8610LB-H1 (10 way) or CFUD8616LB-H1 (16 way)
Lamps	Greenlighting PL 8.5-watt bayonet cap lamp PL1LED3k-BC
Smoke Alarms	Deta Electrical Smoke Alarm 1164
Heat Alarms	Deta Electrical Heat Alarm 1166
CO2 Detector	Deta Electrical Carbon Monoxide detector 1169
External Light	Greenlighting front door contemporary lantern GL-203LU

Consumer Unit Type



White consumer unit to the following specification:

Dual RCD High Integrity Int 100A Switch & 1 x 63A + 1 x 80A RCD c/w locking facility
Blank.

Consumer units to be 18th Edition
CFUD000008/14ALBSPD-H1

Switches/Sockets



Single/double switched socket outlets to be provided to all rooms (except cloakrooms, bathrooms, and en-suites).

As shown on working drawings and in accordance with NHBC Standards.

4.2 Aerial/Data/Communications/TV/Satellite

As detailed on electrical layouts.

- Incoming voice and data to be located in service cupboard, service cupboard to include all necessary electrics to install and operate open reach equipment. ONT details on electrical drawing.
- CAT 6 cable to be run from cupboard to lounge.

Multimedia Plate



Media plate to be located in lounge (Deta S1424) location as per working drawing, in addition the following modules should be used:

- 1 x S1431WH BT Slave Module
- 1 x S1442 TV Module
- 1 x 1429 Blank
- 1 x S1434 WH Cat 6 Module

Telecom points

Apartments, 2 & 3 Bed Houses- telecoms point service cupboard (master), lounge adjacent to main TV position.

4 & 5 Bed Houses- Telecoms point service cupboard (master), lounge adjacent to main TV position, family room.

Houses	Apartments
Star wire to each TV point from the loft space using CT100 co- axial cable with two additional cables to main TV position. Terrestrial Cables to be left coiled in loft space. No terrestrial aerials installed as standard. Cables to be wired to position within fascia on south / southeast elevation to allow SkyQ to locate and connect satellite dish. Under no circumstances should this be wired on prominent elevations including the front elevation. 2m of cable left outside in a neat coil at the intended mini dish location fastened securely by way of clip and cable tie.	Star wire to each TV point from the cupboard space using CT100 co- axial cable with two additional cables to main TV position. Shared terrestrial aerial. Cables to be wired to riser cupboard and linked to communal dish. 1 communal dish per block.

Ends of cable taped with self-amalgamating tape.

4.3 Lighting Internally

See below specified room by room. All lights to include low energy lamps.

Ground Floor & 1st Floor (Exc. Kitchen)



White pendant lamps throughout with batten light to store (subject to house design).

To include the decorator safety cover as standard. Location and position as detailed on working drawings.

Cloakroom



White batten holder

To include the decorator safety cover as standard.

Equipment type, location and position as detailed on respective electrical layouts.

Kitchen



White pendant lamps throughout with batten light to store (subject to house design).

To include the decorator safety cover as standard.

Location and position as detailed on working drawings.

Bathroom & Ensuites



White batten holder

To include the decorator safety cover as standard.

Equipment type, location and position as detailed on respective electrical layouts.

Garages

Note: Electricity to garages only when Garage curtilage of the plot.

1 no. light fitting & switch (1 by main garage door). Lighting Fitting to be a Pendant.

1 double socket.

White fittings. Equipment type, location and position as detailed on respective electrical plan and in accordance with NHBC Standards.

4.4 Lighting Externally

Wiring to the front and rear only, all as detailed on respective ground floor electrical plan.

	Front – Green lighting contemporary lantern Greenlighting Ref: GL-203LU
	Rear - Wire only to rear of house. Location as detailed on the working drawing. Cable to be terminated in wall junction box.

4.5 Doorbell

	No Doorbell Fitted as standard
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4.6 Mechanical Extraction to Kitchen/Utility/Bathrooms/Ensuites/Cloakrooms

As a standard all houses type are to be designed for system 1 ventilation. All installations to be strictly in accordance with manufacturer house type designs.

	System 1 Intermittent Fan
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4.7 Smoke Alarms & Carbon Monoxide Detectors

	Mains wired smoke or heat detector (ceiling mounted) to be provided for each floor. Refer to working drawings for locations and type.
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Battery powered Carbon Monoxide detector (wall mounted next to boiler).

5.0 PLUMBING AND HEATING

5.1 Boiler Type & Manufacturer

Combination boiler or heat only boiler with cylinder storage.

Apartment, 2, 3 & 4 beds

Ideal Logic combi boiler (no cylinder storage).

Apartments, 2, 3 & 4 beds with one separate shower valve (subject to heating design).



Large 4 & 5 beds

Ideal Logic system boiler (with cylinder).

4 & 5 beds with two or more shower valves (subject to heating design).



5.2 Cylinder Type & Manufacturer

Note: The following are typical models only, refer to heating designs for specific details.



ThermaQ Pre-plumbed Evocyl unvented cylinder

Default for all 4 beds with more than two or more shower valves & 5 Bed Houses (Subject to heating designs)

Cylinder to include Hot water timer.

*Coding
TQPPSO210-V2*

Code "210" = capacity
Code "SO" = single zone or "TO" = twin zone

5.3 Heating Control



Honeywell T3 Thermostat

5.4 Radiator Style & Manufacturer



Radiators - Myson Imperial Premier HE round top radiators. (Manthorpe radiator pipe guide & seal to be used.

Valves - Myson Petite thermostatic radiator valves.

5.5 Outside Tap

No outside tap supplied as standard.

6.0 SANITARYWARE

Bathroom (with en-suite)

Product

Bath - Standard



Description

E256301 Tempo Arc 170 x 70cm Idealform single ended bath, no tap holes, no handgrips to achieve 110ltrs PPPD

181 Litres

Bath – Water Saving 	E256501 Tempo Arc water saving 170 x 70cm Idealform single ended bath, no tap holes, no handgrips to achieve 100ltrs PPPD. 139 Litres
Bath Panel 	E319401 Unilux 1700 Front Panel
Click Clack 	S8840AA 1 1/2" Bath clicker waste & overflow.
Bath Taps 	B1960AA Ceraflex 1 hole bath shower mixer with shower set. Flow rate restricted to 5 ltrs/min. Complete with hose retainer. (Where a thermostatic shower is installed to a plot as standard or as part of Select and Enhance upgrade package, this product is not included and is replaced with Bath Mixer Tap B1959AA should be fitted).
Blending Valve 	A5901AA – Under Bath Blending Valve (To be used where no Thermostatically controlled Tap is installed on bath application)
Basin Taps 	B1812AA Ceraflex single lever basin mixer inc S8803AA clicker waste. Flow rate restricted to 5 ltrs/min.
Basin / Pedestal 	T058601 Tempo 1TH basin 55cm (Refer to bathroom layout for size). T422401 Tempo pedestal.

WC - Cistern / Pan 	T427101 Tempo close coupled delay fill, valve cistern 4/2.6 Ltr dual flush button bottom supply and internal overflow Cistern T332101 Tempo close coupled WC pan with horizontal outlet.
WC - Seat 	T690001 Tempo Seat & Cover Slow Close

Bathroom (without ensuite)	
Product	Description
Bath - Standard 	E256301 Tempo Arc 170 x 70cm Idealform single ended bath, No tap holes, no handgrips to achieve 110ltrs PPPD 181 Litres
Bath – Water Saving 	E256501 Tempo Arc water saving 170 x 70cm Idealform single ended bath, no tapholes, no handgrips to achieve 100ltrs PPPD 139 litres
Bath Panel 	E319401 Unilux 1700 Front Panel
Click Clack 	S8840AA 1 1/2" Bath clicker waste & overflow
Bath filler & Shower 	A7697AA Ceratherm T50 Wall mounted exposed Bath shower mixer. Flow rate restricted to 8 ltrs/min to achieve 110ltrs PPPD, 6 ltrs/min to achieve 100ltrs PPPD.

	B9449AA Idealrain S1 shower set with single function 80mm handspray, 1.35m hose, wall mounted holder and hose retaining ring
Bath Screen 	YEB13S Embrace 820mm clear glass bath screen.
Basin Taps 	B1812AA Ceraflex single lever basin mixer inc S8803AA clicker waste. Flow rate restricted to 5 ltrs/min.
Basin / Pedestal 	T058601 Tempo 1TH basin 55cm (Refer to bathroom layout for size) T422401 Tempo pedestal
WC - Cistern / Pan 	T427101 Tempo close coupled delay fill, valve cistern 4/2.6 Ltr dual flush button bottom supply and internal overflow Cistern T332101 Tempo close coupled WC pan with horizontal outlet
WC - Seat 	T690001 Tempo Seat & Cover Slow Close

Ensuite Product

Description

En-suite shower enclosure

Romans Haven silver sliding door.
Refer to floor plans for sizes.

	
En-suite shower tray 	JustTrays Fusion shower tray with 4 upstands and chrome waste. Refer to floor plans for sizes. Shower tray should be mounted on legs with panel kit.
En-suite shower 	A7255AA Ecotherm thermostatic shower – UK wall fixings, 600mm kit. Flow rate restricted to 6 ltrs/min to achieve 100ltrs PPPD and allow use of combination boiler
Basin Taps 	B1812AA Ceraflex single lever basin mixer inc S8803AA clicker waste. Flow rate restricted to 5 ltrs/min.
Basin / Pedestal 	T058601 Tempo 1TH basin 55cm (Refer to bathroom layout for size) T422401 Tempo pedestal
WC - Cistern / Pan 	T427101 Tempo close coupled delay fill, valve cistern 4/2.6 Ltr dual flush button bottom supply and internal overflow Cistern T332101 Tempo close coupled WC pan with horizontal outlet
WC - Seat 	T690001 Tempo Seat & Cover Slow Close

Cloakroom

Product	Description
Basin Taps 	B1812AA Ceraflex single lever basin mixer inc S8803AA clicker waste. Flow rate restricted to 5 ltrs/min.
Cloakroom Basin 	T059301 Tempo basin 40cm. T427201 Tempo pedestal.
Alternative (If required) 	T290601 - Studio Echo 45cm corner Handrinse basin, 1 taphole with overflow. E158401 - Studio Echo Handrinse pedestal.
WC - Cistern / Pan 	T427101 Tempo close coupled delay fill, valve cistern 4/2.6 Ltr dual flush button bottom supply and internal overflow Cistern T332101 Tempo close coupled WC pan with horizontal outlet
WC - Seat 	T690001 Tempo Seat & Cover Slow Close

7.0 WALL TILING & FLOOR COVERINGS

7.1 Walls

Ceramic Tiles	Porcelanosa tiles Standard Range Tile Selection Mastic pointing to internal corners of tiling. White plastic square edge trims to external corners and square capping to top of half height tiled areas. Grout colour – refer to table in section 7.2. Tiles laid landscape.
Kitchen Walls	No tiling. All window cills to be MDF unless quartz kitchen worktop option selected.
Bathroom	Tiling to bath to be approximately 450mm in height from top of bath. Splash back to basin only, to be one course of tiles to width of basin. Tiled window cills. Except on the below areas – Full height tiling to length and sides of bath required when high level shower is fitted above the bath. Full height tiling to all shower walls within shower cubicle (if applicable).
En-suite Walls	Splash back to basin only, to be one course of tiles to width of basin. Tiled window cills. Except on the below areas – Tiling to length and sides of bath to be approximately 450mm in height from top of bath (only with low level shower). Full height tiling to length and sides of bath required when high level shower is fitted above the bath. Full height tiling to all shower walls within shower cubicle (if applicable).
Cloakroom Walls	Splash back to basin only, to be one course of tiles to width of basin. Window cills painted window board.

7.2 Tile Choices

Porcelanosa

Tile	Size	Grout Colour
Japan Blanco 25x44.3cm	25x44.3	Colourstuk Blanco
Madagascar Blanco 25x44.3cm	25x44.3	Colourstuk Blanco
Madagascar Natural 25x44.3cm	25x44.3	Colourstuk Gris
Rivoli Blanco (matte) 33.3x59.2cm	33.3x59.2	Colourstuk Blanco
Shine dark 33.3x59.2cm	33.3x59.2	Colourstuk Antracita
Japan Marine	25x44.3	Colourstuk Cemento
Crystal White	25x44.3	Colourstuk Blanco
Shine Alumino	25x44.3	Colourstuk Gris
Shine Niquel	25x44.3	Colourstuk Gris
Shine Platino	25x44.3	Colourstuk Blanco
Ona Blanco	25x44.3	Colourstuk Blanco
Ona Natural	25x44.3	Colourstuk Blanco
Fontana Blanco	25x44.3	Colourstuk Blanco

7.3 Floor Tiling

No floor tiling is fitted/supplied as standard.

8.0 DECORATIONS

8.1 Internal Walls – General

Houses - Dulux Trade White Supermatt Emulsion. One mist and two full coats.

Apartments - Dulux Trade White Supermatt Emulsion. One mist and two full coats.

8.2 Internal Walls – Bathrooms

Houses - Dulux Trade White Supermatt Emulsion. One mist and two full coats.

Apartments - Dulux Trade White Supermatt Emulsion. One mist and two full coats.

8.3 Ceilings – General

Houses & Apartments - Dulux Trade White Supermatt Emulsion. One mist and two full coats.

8.4 Ceilings – Bathrooms

Houses & Apartments - Dulux Trade White Supermatt Emulsion. One mist and two full coats.

8.5 Woodwork & Joinery – Pre-Primed

Houses & Apartments–

Solvent Based Option - Dulux Trade Undercoat, two coats followed by Dulux Trade Satin, one coat.

Water Based Option – Dulux Trade Quick Dry Undercoat, one coat followed by Dulux Quick Dry Satin, 2 coats.

Colour White, including window boards, linings, architrave, and skirting.

8.6 Meterboxes

Two coats Dulux Trade Undercoat, one coat Dulux Trade High Gloss, colour to match front doors.

8.7 Stairs - General

Newels and balusters	3 coats primer in factory - requiring site-application of 1 coat satin.
Strings	3 coats primer in factory - requiring site-application of 1 coat satin.
Handrail	3 coats primer in factory - requiring site-application of 1 coat satin.

8.8 Garages

Fair faced blockwork throughout with screeded concrete floor.

Where utility area in the garage is provided – one mist coat and two full coats of Dulux Trade White Supermatt emulsion to utility area only.

8.9 Internal Mastic

White to sanitary ware and coloured where necessary to co-ordinate with tile choice in bathrooms, white to skirting and other timber finishes and colour co-ordinated or clear to kitchens.

Intumescent mastic where detailed on working drawings to be white.

9.0 EXTERNAL FEATURES

9.1 Path to Entrance Doors

900mm wide buff riven paving slab paths to entrance doors. Refer to hard landscaping layout for provision and location.

9.2 Patio Area

Refer to hard landscaping layout for provision and location (Area 1.8m x 1.8m using 450 x 450 x 50mm slabs).

9.3 Front & Rear Gardens

Rotavated front and rear garden. Refer to soft landscaping layout for planting details.

Turfing to Front Gardens.

9.4 Fencing

Boundary and intermediate boundary fencing to be either 1800mm panels or 1800mm brown featheredge on timber posts with timber gravel boards. Concrete gravel boards and posts and closeboard panels to be used only where retaining soil is required. Note: Fencing details may vary, please refer to boundary treatment plan for site specific detail.

9.5 External Lighting

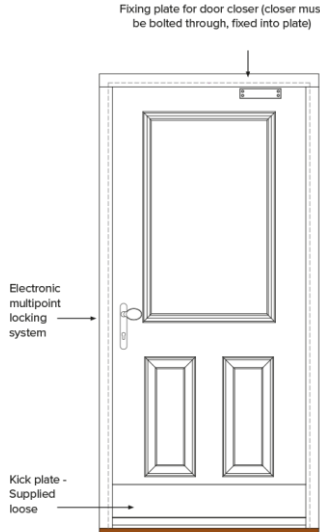
Lighting to footpaths and parking courts to be controlled by dusk to dawn sensors. Refer to external works drawing for lighting design.

10.0 COMMUNAL AREAS TO APARTMENTS **(Apartment Blocks up to 11m in height)**

The following are specification items which only apply to apartments with communal entrances and staircases:

10.1 Main Block Entrance Door- Apartments

	Composite GRP door set with White UPVC frame and composite cill. Set to be a certified fire door set. Ironmongery to be Satin Chrome effect to match internal doors. Door to be fitted with closer, pull handles and push plates and audio only door entry system.
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 Fixing plate for door closer (closer must be bolted through, fixed into plate) Electronic multipoint locking system Kick plate - Supplied loose External View	Black or White external finish only subject to planning. Refer to working drawing /Plot schedule.
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10.2 Access Control

Audio door entry system with telephone handset located within flat hallway.

Audio Door Entry	
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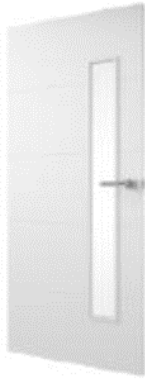
NOTE – Entry panel located at main entrance

10.3 Internal Communal Doors- Apartments

Colour White.



Internal communal corridor door
& service doors



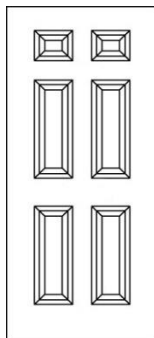
All internal communal doors shall be fitted with appropriate glazed panels, service doors unglazed with FB2 Lock.

Door set to be certified fire door set.

Refer to working drawings and standard details for fire resistance requirements. Fire Certification to be provided by supplier.

To comply with latest fire regulations.

10.4 Individual Flat Entrance Doors



Flat entrance fire door.

GRP insulated core FD30S self-closing Certified Fire door sets to match internal communal doors, complete with rebated frame. Painted white.

Ironmongery to be Satin Chrome effect to match internal doors and to be provided as part of door set. Door to include door viewer and Multipoint locking system.

Each apartment to be provided with 2 No. keys to the communal entrance door, with an additional 1 No. key for the Management Company.

Fire Certification to be provided by supplier.

10.5 Communal Area Ironmongery

Ironmongery – Apartment / Communal Areas

Glazed Lobby Door



1 No. ARROW-ARCHITECTURAL 300RP overhead door closer.



1 No. kicking plate to push side of door.

	1 No. CARLISLE BRASS ref. <i>AA21CP</i> cylinder-pattern, chrome, skirting-mounted doorstop where applicable
	2 No. CARLISLE BRASS ref. <i>SEX1016BSS</i> 'Fire Door Keep Shut' signs.
	CARLISLE BRASS <i>PAD1225SSSS Eurospec</i> 225mm s/steel D pull handle
Apartment Entrance	
	ARROW-ARCHITECTURAL <i>325VP</i> overhead closer with reverse pack.
	Chrome plated door chain
	2 No. CARLISLE BRASS ref. <i>SEX1016BSS</i> 'Fire Door Keep Shut' signs.
	1 No. CARLISLE BRASS ref. <i>AZ21CP</i> cylinder-pattern, zinc, skirting-mounted doorstop where applicable
Service Cupboards	
	2 No. CARLISLE BRASS ref. <i>SZM003CP</i> escutcheons.
	1 No Carlisle Brass ref. <i>AZ21CP</i> Cylinder-pattern chrome, skirting mounted door stop where applicable
	CARLISLE BRASS <i>PAD1150BSS Eurospec</i> 150mm s/steel D pull handle
	1 No. CARLISLE BRASS ref. <i>SEX1015BSS</i> 'Fire Door Keep Locked' sign.
Cycle Store	

	1 No. key for the communal cycle store with an additional 1 no. key for the management company.
	1 No. CARLISLE BRASS ref. <i>LSB5525SSS Eurospec Easi T 5 lever BS 3621 Sashlock</i> with nickel plated forend to be supplied with sufficient keys for all flat owners
	Set of CARLISLE BRASS ref. <i>SW123SSS</i> levers.
	2 No. Carlisle Brass ref. <i>SW103SSS</i> escutcheons to suit
	1.5 pairs of 100mm, ball bearing, satin stainless-steel grade 13 butt hinges (per leaf).
	If a pair of doors is required, then 2 No. 200mm satin stainless steel flush bolts ref. <i>FBT1008SSS</i> required with lock rebate kit ref. <i>ARB5105SSS</i> or dust excluding socket ref. <i>AQ47SC</i> to suit.
	Cycle stands/racks (refer to working drawings for number and type).
Bin Store	
	1 No. key (per apartment) for the communal bin store with an additional 1 No. key for the Management Company.
	1 No. 150mm galvanised ring gate latch.
	1 No. chain bolt (per leaf).
	1 No. garage heavy duty door holder (per leaf).

	Euro Bins (if required). Number and specification to LA specification.
	CARLISLE BRASS <i>PAD1150BSS Eurospec</i> 150mm s/steel D pull handle
	1 pair galvanised T-hinges.

10.6 Heating

None provided to communal areas.

10.7 Flooring

Carpets	Contract needle punch carpeting to entrance, stairs & landings. Must be fire rated
	Matwell- colour ebony.
	Nosings to communal staircase- colour black.

10.8 Mailboxes

The Safety Letter Box Company model ST1, fitted flush to sacrificial wall.

Final design to be agreed for each respective development.

Colour - Agate grey RAL 7038 if in burgundy wall.

- Wine red RAL 3005 if in grey wall.

Option 1)-



Standard post boxes (wall fitted).



Standard finish (available in most RAL colours at no extra cost).

Option 2)-

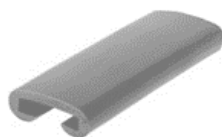


Standard post boxes (built in/boxed for a flush effect).

10.9 Decorative Finishes

Apartment communal area main walls to receive one mist coat and two full coats of Almond White matt emulsion.

10.10 Staircase Railings and Balustrades



Square metal vertical balustrading painted Agate grey RAL 7038 with PVC handrail, colour Graphite grey RAL 7024.

Concrete flights and landings with MDF strings and square metal vertical balustrading painted Agate grey RAL 7038 with PVC handrail in Graphite grey RAL 7024.

10.11 Television Aerial

Refer to Section 4.2 Electrical.

10.12 External Light Facilities

Lighting to communal areas to be controlled by PIR.

General	Terminate porch and rear door light supply in external quality wall mounted back box.
External	GREEN LIGHTING <i>GL-MLUX15</i> LED PIR approach lighting to be provided to underpass situations/main entrances etc. Refer to site-specific working drawings for courtyard lighting.
Internal	GREEN LIGHTING <i>GL-EPSOM</i> LED bulkhead light fitting to all landings and corridors, linked to manually activated timer switches. Refer to working drawings.
Common Areas	Provide landlords type single socket at each landing.
Emergency Escape Light	Provide escape lighting to BS5266 Part 1 (2005) and current wiring regulations, to illuminate escape route should mains power fail.

10.13 Lighting

Refer to site specific drawings and specifications for services to bin stores, bicycle stores, courtyard/communal lighting.

Communal corridor lighting. 	GREEN LIGHTING <i>GL-MLUX15</i> LED bulkhead light fitting to all landings and corridors, linked to manually activated timer switches. For locations, refer to working drawings.
Emergency Lighting	Please refer to apartment fire design for emergency lighting

10.14 Lift Finish

Car interior walls	Vinyl coated steel- colour grey.
Car door finish	Stainless steel- brushed finish.
Landing door	Stainless steel- brushed finish.
Car operating panel	Stainless steel- brushed finish.
Flooring	Communal area carpet.
Handrail	Anodised aluminium.
Mirror	Half height to rear car wall.
Ceiling	Vinyl coated steel with spotlights- colour grey.

10.15 Signage

Internal and external signage to be on clear acrylic with black text in Foundry Form Sans font.

	A4 wayfinder clear acrylic plaque with reversed printed graphics and 4x 19/25mm brushed chrome stand off's for fixing - 297mm (w) x 210mm (h) 10mm.
	A3 wayfinder clear acrylic plaque with reversed printed graphics and 4x 19/25mm brushed chrome stand off's for fixing - 297mm (w) x 420mm (h) 10mm.
	Bespoke wayfinder clear acrylic plaque complete with reverse printed graphics and 4x 19/25mm brushed chrome stand off's for fixing - 600mm x 600mm 10mm.

10.16 Smoke Alarms & Carbon Monoxide Detectors

	Mains wired smoke/heat detector (ceiling mounted) to be provided for each floor. Refer to working drawings for locations and type.
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10.17 Management Company

Upon completion an independent fire safety inspection is to be conducted, approved, and certified. This certificate is to be issued to the management company.

11.0 REVISIONS

December 2022	1.4 – Door Numerals removed as standard 3.2 – Double oven changed to single oven in 4&5 Bed Houses Fridge Freezer removed from 4&5 Bed Houses 3.3 – Sink changed to 1.0 Bowl as standard to 4&5 Bed Houses 4.1 – Doorbell and Chime Box removed as standard Track Light to Kitchen removed as standard 4.2 – Media Plate removed 4.5 – Doorbell and Chime Box removed as standard 5.5 – Outside Tap removed as standard
March 2023	4.2 – Media plate added