

BARRATT SOUTHAMPTON

GENERAL SPECIFICATION FOR: Rosewood – Houses (Private)

CONTRACT NO: 164

REVISION NO: 6, dated 29th June 2009

ISSUE DATE: 1 September 2008

THIS SPECIFICATION SHOULD BE READ IN CONJUNCTION WITH ALL DRAWINGS, SCHEDULES, DETAILS AND OTHER SPECIFICATIONS.

ALL PREVIOUS REVISIONS TO BE DESTROYED

Revision 1 – Dated 1st September 2008, refer to schedule at rear of specification.

Revision 2 – Dated 11th March 2009, refer to schedule at rear of specification.

Revision 3 – Dated 24th March 2009, refer to schedule at rear of specification.

Revision 4 – Dated 15th April 2009, refer to schedule at rear of specification.

Revision 5 – Dated 28th April 2009, refer to schedule at rear of specification.

Revision 6 – Dated 29th June 2009, refer to schedule at rear of specification.

DISTRIBUTION :- IAN WALLACE
IAN SNEDDON
MARK DOCHERTY
JON GREEN
JULIAN JONES
JAMES DUNNE
LANCE ELSE
LISA MORAN
MANDY SALT
KATHERINE CHILD
ALEC MAYNARD
JAMES DRURY
AARON BLYTH
PHILCRIPPS – SITE MANAGER
SITE SALES NEGOTIATOR
PAUL EVANS – AAP ARCHITECTURE
LISA HICKIN –DALTON CRAWLEY
KARL GEBHART – MJA CONSULTING ENGINEERS

TO COMPLY WITH PART A, B, E, F, H, J, L, M & P BUILDING REGULATIONS

To be read in conjunction with latest edition of standard specification for two and three storey houses (construction)

- 1.0 DESCRIPTION OF SITE
- 2.0 GENERAL EXTERNAL FINISHES
- 3.0 FENCING/BOUNDARY WALLS
- 4.0 FOUNDATIONS/SLABS
- 5.0 EXTERNAL WALLS/BRICK TYPES
- 6.0 ROOF/ROOF TILES
- 7.0 EXTERNAL JOINERY
- 8.0 EXTERNAL DOORS
- 9.0 INTERNAL DOORS
- 10.0 WARDROBE DOORS/SHELVING
- 11.0 GARAGE DOORS
- 12.0 INTERNAL WALLS
- 13.0 CEILINGS
- 14.0 FLOORS
- 15.0 SKIRTING / ARCHITRAVES
- 16.0 WINDOW BOARDS
- 17.0 STAIRCASE
- 18.0 ELECTRICAL
- 19.0 PLUMBING
- 20.0 HEATING
- 21.0 WALL TILING
- 22.0 KITCHEN UNITS
- 23.0 IRONMONGERY
- 24.0 FLOOR COVERINGS
- 25.0 GLAZING
- 26.0 FIREPLACES
- 27.0 APPLIANCES
- 28.0 BATHROOM FURNITURE

SECTION ONE - DESCRIPTION OF SITE

DEVELOPMENT - Rosewood

NO. OF DWELLINGS - 50 (90 in total)

WORKING DRAWING REFERENCE	SALES NAME	NO OF BEDS	SQ.FT	RANGE	NO. OF UNITS
Tortington	Thornton	4	1202	Embassy	4
Tortington 1	Thornton	4	1202	Embassy	3
Woodgate	Woodcote	4	1190	Embassy	9
Kingsham	Kingsville	3	1128	Embassy	8
Kingsham 1	Kingsville	3	1128	Embassy	11
Queensham	Queensville	3	1128	Embassy	3
Queensham 1	Queensville	3	1128	Embassy	2
Eastergate	Enbourne	3	893	Ambassador	1
Rustington	Richmond	2	720	Statesman	9
Total					50

SECTION TWO -

GENERAL EXTERNAL FINISHES

2.1 DRAINAGE

Domestic drainage to be in plastic "Polypipe" unless otherwise stated. Adoptable drainage to be concrete/plastic, by "Polypipe". An alternative system may be incorporated only after written approval has been given by the Company's Engineer. All systems to comply with Local Authority Specifications.

2.2 MAIN DISTRIBUTION ROADS

To be black Tarmac with pcc kerbs. All in accordance with Local Authority Specifications.

2.3 MAIN SITE CUL-DE-SACS

To be block pavements with pcc kerbs, as detailed on external works drawing. All in accordance with Local Authority Specifications.

2.4 MAIN FOOTPATHS

To be black Tarmac with 50mm x 150mm pcc edging kerb to back of footpath. All in accordance with Local Authority Specifications.

2.5 PRIVATE DRIVES/PARKING AREAS

All as detailed on external works drawing.

2.6 FRONT PAVING SLABS

450mm x 450mm (900mm wide) **buff** paving slabs laid butt jointed all in accordance with working drawing. Provision of level access to front door, where there is not sufficient level access this is to be provided at rear entrance.

2.7 PERSONAL REAR ACCESS PATH

450mm x 450mm (900mm wide) buff paving slabs laid butt jointed (900mm wide) from front of driveway to back door at rear/side of property.

Within garden – If gate is adjacent to property, path to be extended to Patio. If gate is to rear of garden, hit and miss slab path to be provided from gate to patio.

2.8 PATIOS

450mm x 450mm **buff** paving slabs laid butt jointed to width of patio/French casement doors, as detailed on working drawings:

Statesman: 0.9m² (2x2 slabs)
Ambassador 1.35 x 1.35m (3x3 slabs)
Embassy 1.8 x 1.8m (4x4 slabs)

2.9 LANDSCAPING

Front garden laid to turf with planting in accordance with general landscaping plan. Mowing margin left to perimeter of unit where abutting turf. Rear gardens to be rotivated, topsoiled and seeded.

SECTION THREE - FENCING/BOUNDARY WALLS

3.1 SCREEN WALLS (generally to main street scenes only)

215mm or 105mm thick in facing bricks, as per external finishes schedule. All walls to be 1800mm high from ground level unless otherwise stated.

Screen wall locations to be found on External Works drawings.

Foundation depths are to be checked and confirmed with the Engineer.

3.2 SCREEN FENCING

1800mm high closeboard or larchlap fencing as detailed on External Works drawing.

Where planning dictates, enclosures to be pier and panel walling (1200mm high with 600mm panels) – refer to external works drawings for locations.

3.3 PRIVACY SCREENS

1800mm larchlap fencing between dwellings extended 1800mm beyond rear of dwelling.

Division fencing between gardens:

Statesman and Ambassador: 900mm high timber post and rail.

Embassy and President: 1200mm larchlap fencing.

3.4 SITE BOUNDARY FENCING

1800mm closeboard or larchlap fencing as detailed on external works drawing.

3.5 Closeboard Gates (framed, ledged and braced) c/w Suffolk latch and lockable barrel bolt with 850mm clear opening.

SECTION FOUR - FOUNDATIONS/SLABS

- 4.1 All to Engineering detail as determined by ground conditions advised in soil report. Ground floor slab to be either cast insitu or PCC suspended slabs. 75mm Kingspan Thermafloor TF70 Polyurethane PUR insulation to be provided within ground floor construction.

SECTION FIVE - EXTERNAL WALLS/BRICK TYPES

5.1 EXTERNAL WALLS

To be in accordance with Details as denoted on Architects/Engineers drawings:

2 Storey (292mm o/all) 90mm cavity and Alreflex 2L2 bubble foil insulation with 100mm blockwork with minimum compressive strength of 3.6N/mm sq. (maximum Thermal conductivity 0.11 W/m2k), finished internally with 12.7mm British Gypsum plasterboard taped and jointed to receive decoration.

2.5 & 3 Storey (277mm o/all) 75mm cavity and Alreflex 2L2 bubble foil insulation with 100mm blockwork with minimum compressive strength of 3.6N/mm sq. (maximum Thermal conductivity 0.11 W/m2k), finished internally with 12.7mm British Gypsum Plasterboard taped and jointed to receive decoration.

5.2 PARTY WALLS

To be E-WM-8 with Isover RD35 insulation, 275mm overall comprising 2 skins of 1350 – 1600 kg/m3 medium density blockwork with 75mm cavity (min. compressive strength 3.6N/mm2). All details to be in accordance with Robust Details as denoted on Architects/Engineers drawings.

5.3 RENDERED PANELS (SMALL AREAS)

Painted with Dulux external masonry paint or similar approved materials in accordance with external finishes schedule.

Finish: Cement sand render
Colour: Refer to external finishes plan

5.4 RENDERED PANELS (LARGE AREAS)

Monocouche (through coloured) render to be applied in accordance with manufacturers instructions

Supplier: SBD Monocouche
Finish: Rendopal scraped finish
Colour: Refer to external finishes plan

Expansion joints to be provided in render in accordance with manufacturer's guidance.

5.5 BRICK

Ranges as stated, in accordance with **Development Schedule and External Finishes Drawing.**

SECTION SIX - ROOF

- 6.1 Standard roof construction using softwood trussed rafters, felt battens and tiles. Roof space to be insulated with minimum of 300mm fibre glass quilt to meet SAP ratings. (200mm + 100mm laid crossways).

ROOF TILES

In accordance with Development Schedule and External Finishes drawing.

GRP - nominated supplier:- Stormking Plastics. All canopy roofs, where applicable, to receive plain/contour tiles in colour matching main roof (see housetype drawings). All bargeboards, fascia and soffit to be white PVCU fitted in accordance with manufacturers instructions (supplied by Swish Building Products Ltd).

SECTION SEVEN - EXTERNAL JOINERY

- 7.1 Approved PVCU frames to front, side and rear elevations. All frames to be white self finished and have white lockable fasteners and stays where applicable. (All windows to be fitted with white "trickle vents" as advised by Manufacturer to comply with current Building Regs

A.	Manufacturer:	Munster
	Range:	70mm
	Glass:	Low E (U value 1.6/1.6)
	Colour:	White
	Rating	"A" Rated

SECTION EIGHT - EXTERNAL DOORS

- 8.1 Front entrance doors to be insulated steel, complete with patterned glass. Finished in accordance with the Development Schedule.
- | | |
|------------|---|
| Statesman | Stanley Cottage Superior c/w rectangular glass panel (chrome grill) |
| Ambassador | Stanley Cottage Coniston c/w diamond glass panel (chrome grill) |
| Embassy | Stanley Cottage Windermere c/w square glass panel (chrome grill)
or Erie c/w Imperial chrome bar |
- 8.2 Secondary doors to rear and side elevations to be Stanley Steel 2xG (Michigan) with clear double glazed sealed units. PVCU French Casement doors to rear selected properties (see housetype drawings).
- 8.3 Level threshold to be provided to front entrance (or rear if level access unavailable to front door).

SECTION NINE - INTERNAL DOORS

- 9.1 Internal doors to be:-All ranges – Jeld-Wen 6 panel moulded, “Bostonian” midweight doors (fully serviced) with fire check doors where applicable. Painted gloss white
- 9.2 Loft hatches to be provided as denoted on working drawings:
 2 Storey: Manthorpe GL250-03L (hinged)
 3 Storey: Exitile FD60 (part L) loft hatch where one hour fire resistance is required to comply with current Building Regulations (**i.e. where hatch is located in bedrooms**).

SECTION TEN - WARDROBE DOORS/SHELVING (BUILDERS WARDROBES ONLY- where shown on housetype layouts)

- 10.1 Built in wardrobes to master bedrooms in President range housetypes only, by Wilson Bedrooms.
- 10.2 Internal wardrobe shelving/partitioning to be Bullnosed MDF board with 25mm chrome hanging rail (where applicable).
- 10.3 25 x 50 PAR slatted shelving to be provided to minimum NHBC Standards in cylinder Cupboards.

SECTION ELEVEN - GARAGE DOORS

- 11.1 Garage doors will be from Hörmann (UK) Ltd doors range, comprising:-

Statesman/Ambassador	7' x 7' Steel Vertical Panelled
Embassy	7' x 7' Steel Ilkley style with mock glazed lights
Colour:	Fully finished White Powder Coated

Garage doors to FOG's or terraced garage blocks should all be the same style:
 In Focal Area's – eg. Directly off carriageway – Ilkley
 In Non Focal Area's – eg. Parking court – Vertical Panel

- 11.2 Garage personnel doors to be Steel Huron 6 panelled, where applicable.

SECTION TWELVE - INTERNAL WALLS

- 12.1 Load Bearing walls:
100mm blockwork (compressive strength to be determined by structural engineer but min. 3.6N/mm²) with 12.7mm British Gypsum plasterboard taped and jointed.
In full height 3 storey houses blockwork partitions, including 150m walls around garages to have min. compressive strength of 7N/mm².
- Non-loadbearing partitions:
To be 63 x 38 CLS timber studwork with 12.7mm British Gypsum plasterboard applied to either face with taped and jointed finish for decoration. Sound partitions to receive acoustic insulation quilt between
- 12.2 All walls to be painted Magnolia (ICI Paints).
- 12.3 Double edged window board to be used to finish low level partition walls between kitchens and dining areas.
- 12.4 **All internal partitions between habitable rooms to achieve 40dB unless on internal wall containing a door or separates an en-suite bathroom from associated bedroom.**
- 12.5 **WBP ply to be provided to shower enclosures.**
- 12.6 **Moisture resistant plasterboard to be provided at the head and alongside baths.**

SECTION THIRTEEN - CEILINGS

- 13.1 All Ranges - All rooms to receive tape and jointed ceilings prepared for decoration.
- 13.2 2 and 3 storey houses – All ceilings to receive 15mm British Gypsum, Gyproc wallboard Plasterboard screw fixed to ceiling joists/trussed rafters to achieve 40dB, taped and jointed to receive decoration. All ceilings to be painted white.

SECTION FOURTEEN - UPPER FLOORS

- 14.1 Houses: First floors shall be 22mm T&G type Caberboard screwed and glued to FJI joists, in accordance with manufacturer's recommendations.
- 14.2 **Coach Houses: To be 22mm T&G type Caberboard screwed and glued to FJI Joists, in accordance with manufacturer's recommendations. Tri – Line board to be fitted around the perimeter of the floor and must be positioned in accordance with the guidance from acoustic consultants. 200mm thick rockwool rollbatts (>20 kg/m²) or similar approved insulation in ceiling void. 1 layer of 15mm British Gypsum Soundbloc and 1 layer of 15mm British Gypsum Fireline to ceiling under, with edges sealed with intumescent acoustic sealant and staggered (total surface density >22kg/m²) fixed to u/side of joists with resilient bars. In drive-through area beneath coach-houses finish with masonry paint direct to board.**

SECTION FIFTEEN - SKIRTING/ARCHITRAVES

15.1	Skirting:	Statesman/Ambassador	69mm Ogee mdf painted white
		Embassy	94mm Ogee mdf painted white
15.2	Architrave:	Statesman/Ambassador	58mm Ogee mdf painted white
		Embassy	58mm Ogee mdf painted white

SECTION SIXTEEN - WINDOW BOARDS

- 16.1 Site to confirm individual depths. MDF moisture resistant, bullnosed on front edge and returns **to all rooms except wet rooms**. Painted white.

SECTION SEVENTEEN - STAIRCASE

17.1 Staircase Specification

Statesman Range:

Strings	32mm parana pine - fluted
Treads	21mm MDF, Winder treads - 21mm MDF
Risers	9mm Okuome faced high density chipboard
Newels	Square stop chamfered/fluted newel in hemlock with hardwood projecting caps (ex 100mm x 100mm)
Handrail	50mm x 75mm softwood
Balusters	27mm stop chamfered balusters white glossed to parana string capping.
Landing return	Parana pine nosing to landing return balustrade (ex 25mm x 75mm)
Wall Handrail	Mopstick style - 63 x 43mm hardwood wall rail on chrome brackets

Ambassador Range:

Strings	32mm parana pine - fluted
Treads	21mm MDF, Winder treads - 21mm MDF
Risers	9mm Okuome faced high density chipboard
Newels	Square stop chamfered/fluted newel hemlock with hardwood projecting cap (ex 100mm x 100mm)
Handrail	50mm x 75mm softwood
Balusters	27mm stop chamfered balusters white glossed to parana string capping.
Landing Return	Parana pine nosing to landing return balustrade (ex 25mm x 75mm)
Wall Handrail	Mopstick style - 63 x 43mm hardwood wall rail on chrome brackets

Embassy Range:

Strings	32mm parana pine - fluted
Treads	21mm MDF, Winder treads - 21mm MDF
Risers	9mm Okuome faced high density chipboard
Newels	Turned in hemlock with hardwood ball caps
Handrail	50mm x 75mm softwood
Baluster	41mm turned hemlock to grooved parana pine string capping
Landing Return	Parana pine nosing to landing return balustrade (ex 25mm x 75mm)
Wall handrail	Mopstick style - 63 x 43mm hardwood wall rail on chrome brackets

All strings, nosings, aprons, handrails, newel posts/caps and spindles to be painted white including the margins of treads and risers cut into neat line.

SECTION EIGHTEEN - ELECTRICAL

Note: All installations to be designed in accordance with IEE Wiring Regulations BS 7671:2008 and NHBC Standards – Chapter 8.1

- 18.1 Power points as indicated on the working drawings. **Provide 4 outlets at TV point.**
In combined lounge diners:
Statesman and Ambassador Range to receive 10 outlets
Embassy and President Range to receive 12 outlets
- 18.2 **Cast aluminium 6 panel 60W Coach Light 9 (Stearn Commercial supplies; product 71522/01/30).**
To front elevation in Statesman/Ambassador and Embassy Ranges.
Front and rear to President range.
- 18.3 Utility, Bathrooms/Ensuites & cloakrooms are to receive mechanical extract fans and grilles manufactured by Vortice with overrun module as indicated on the working drawings.
- 18.4 Mains operated smoke detectors (by Legrand) as indicated on the working drawings, inter connected with each other and with battery back up.
- 18.5 Immersion heater with neon light indicator switch in airing cupboard.
- 18.6 Shaver point generally to en-suites. Shaver point to family bathroom only where there is no en-suite in the house. **Shaver outlets should be on right hand side of basin unless there are specific circumstances preventing this.**
- 18.7 Light & power to be provided only to attached/integral garages
- 18.8 Kitchen - Electrical sockets to be installed in accordance with working drawing. Fused spurs for appliances to be controlled by wall mounted grid switch for each of the following; fridge, freezer, washing machine & dishwasher (for later installation by purchaser).
- 18.9 All electrical accessories generally to be of Legrand manufacture - Synergy range white Plastic. **In President range ground floor, master bedroom and en-suite to be Chrome/satin to match ironmongery.**
- 18.10 All consumer units to be of Legrand manufacture, to be RCD split load board – Synergy range.
- 18.11 All sockets to be anti-arc masterswitch.
- 18.12 All pendants/batten holders to be Autoswitch safety type.
- 18.13 All housetype ranges to receive mains operated bell/transformer adjacent front door with bell push (by Legrand).
- 18.14 Mounting heights of accessories to comply with Part M Building Regulations.
- 18.15 Light fittings to be of Legrand manufacture with regards to energy efficient light that only take lamps having a luminous efficiency of greater than 40 lumens/circuit width need to be provided as denoted on working drawings to comply with latest Regulations.
- 18.16 BT point to be located by TV outlet in all lounges

SECTION NINETEEN – PLUMBING

19.1 SANITARYWARE/BRASSWARE SCHEDULE

All sanitaryware is to be of ideal Standard / Armitage Shanks bathrooms supply (**colour white**)

Statesman And Ambassador Range

Bathrooms

WC Pan	Sandringham
WC Cistern	Sandringham – Dual flush
Seat & Cover	Sandringham
Basin	Sandringham 2 TH basin with full pedestal
Taps	Bristan Quest basin taps (1/2") chrome plated - QST 1/2C
Baths	Sandringham 2 TH – Barratt special – S160001
Bath Panels	Hercules acrylic front panel – S093501
Taps	Bristan Quest Bath Taps Where No Ensuite - Chrome Plated (3/4") QST 3/4 C Where Ensuite - Bath Shower mixer (hair wash) QSTBSM C With fixing clip at low level.

Showers

All Statesman and Ambassador range units which do not have an ensuite shower are to have a Hydramax shower with concealed valve mixer (HM BIR 01T) fitted over the bath in the family bathroom. Where appropriate (**due to block walls**) Hydramax (HM SM 01T) surface mounted.

Where shower provided over bath Manhattan Showers Ltd. M3BDV16/17 curtain screen unit (straight/curved) with chrome and clear glass to be fitted.

In houses where combi boilers and no en-suite install Quartz Electric Shower (QZE 85 21) above bath.

Ensuite (where applicable)

WC Pan	Sandringham
WC Cistern	Sandringham – Dual flush
Seat & Cover	Sandringham
Basin	Sandringham 2 TH basin with full pedestal
Taps	Bristan Quest basin taps (1/2") chrome plated – QST 1/2 C
Shower Tray	Manhattan Showers Ltd. (760 x 760) Acrylic 4 upstand. Side/end Panels to be supplied as necessary

Shower Doors	Manhattan Showers Ltd. silver framed clear glass doors, either Pivot door, bifold or side panel to suit application.
Thermostatic Shower	Hydramax shower with concealed valve mixer (HM BIR 01T) Where appropriate (ie. On block walls) Hydramax (HM SM 01T) surface mounted. In houses where combi boilers and one en-suite, install Quartz Electric Shower (QZE 85 21) in en-suite.

Cloakrooms

WC Pan	Sandringham
WC Cistern	Sandringham – Dual flush
Seat & Cover	Sandringham
Basin	Studio (450mm) 2 Tap Hole with pedestal
Taps	Bristan Club Sonata basin taps (1/2") with chrome heads
Basin (corner)	Studio 450 2 Tap Hole corner basin with pedestal
Taps	Bristan Club Sonata basin taps (1/2") with chrome heads

Embassy Range

Bathrooms

WC Pan	Sandringham
WC Cistern	Sandringham Dual Flush
Seat & Cover	Sandringham
Basin	Sandringham 1 TH basin with full pedestal
Taps	Bristan Quest mixer taps (1/2") chrome plated – QST BAS C
Baths	Sandringham 2 TH Barratt special – S160001
Bath Panels	Hercules acrylic front panel – S093501
Taps	Bristan Quest Bath Taps Chrome Plated (¾") where no en-suite - QST ¾ C, or bath shower mixer (hairwash facility) where en-suite – QST BSM C.

Ensuite (where applicable)

WC Pan	Sandringham
WC Cistern	Sandringham (Dual Flush)
Seat & Cover	Sandringham

Basin (pedestal)	Sandringham 1 Tap Hole basin
Taps	Bristan Club Sonata mixer taps (1/2") with chrome heads
Shower Tray	Manhattan Showers Ltd. (760 x 760) Acrylic four upstand tray. Side/end panels to be supplied as necessary.
Shower Doors	Manhattan Showers Ltd. silver framed clear glass doors, either Pivot door, bifold or side panel to suit application, sizes to suit trays as appropriate (900mm hinged door, 1200mm sliding door, 760mm hinged door, 760mm side panel)
Thermostatic Shower	Hydramax shower with concealed valve mixer (HM BIR 01T) Where appropriate on block walls; Hydramax (HM SM 01T) surface mounted.

Cloakrooms

WC Pan	Sandringham
WC Cistern	Sandringham Dual Flush
Seat & Cover	Sandringham
Basin (pedestal)	Studio (450mm) 2 Tap Hole with Pedestal
Taps	Bristan Club Sonata basin taps (1/2") with chrome heads
Basin (corner)	Studio (450mm) 1 Tap Hole with pedestal
Taps	Bristan Club Sonata basin taps (1/2") with chrome heads

19.2 SINKS

KITCHEN SINKS (LEISURE)

Stainless Steel

Statesman/Ambassador/**Embassy** -

LR9501/TC Linear Stainless steel single board/drainers including waste & TAD2 ceramic disc monobloc taps.

- 19.3 Rainwater goods to be white UPVC ½ round gutters (unless design determines otherwise) and round downpipes by Polypipe.
- 19.4 External tap to be fitted to rear of property in Embassy/President Range house types only.
- 19.5 Radiators to all bathrooms as standard

SECTION TWENTY -

HEATING

- 20.1 **Gas fired central heating system served via a condensing boiler (or combi boilers where appropriate) with Myson Matchmate thermostatic valves on designated radiators of suitable capacity (TRV's not in same room as thermostat). To include cylinder thermostat, programmer, share valve and room thermostat. This system will provide mains water pressure.**
- 20.2 Carbon Monoxide monitors are to be installed in all properties where a gas heating boiler is installed. Honeywell SF4SOEN battery operated unit to be installed strictly in accordance with the installation guidance issued by Honeywell
- 20.3 In houses with one bathroom and maximum of one en-suite and less than 1000ft² a combi boiler should be installed (refer to heating layouts)
- 20.4 All gas fired boiler flue installations need to be in accordance with Barratt/DWH method statement BF1000 Installation and Guidance relating to extended flue systems.

SECTION TWENTY ONE -

WALL TILING

- 21.1 Wall tiling as detailed below:- (samples held on site)

All House Type Ranges: Supplied by Pilkington Tiles

- (a) Kitchen: All ranges to receive worktop upstand and stainless steel splash guard behind hob as above
- (b) Utility: All units to receive worktop upstand
- (c) Cloakroom: One course splashback.
- (d) Bathroom/Ensuite:
- i. Shower enclosures to be fully tiled.
 - ii. Baths receiving shower over, are to receive full height tiling to end of bath (shower end) and 1st metre along side.
 - iii. **Where baths have shower mixer (hair wash) only, ½ height tiling to end of bath and 1st metre along side wall.**
 - iv. Baths generally to receive 2 courses tiles (inc. border) to all walls abutting bath, except where detailed above. President range to receive **minimum ½ height tiling all round**
- (e) Wash Hand Basin: One course above sink/vanity top.
- (f) Cills (Bath/Ensuite/Cloak): Tiled cill and one course to reveals, window boards provided in kitchens.

- 21.2 All edges to receive tile trim.

SECTION TWENTY TWO - KITCHEN UNITS

22.1 Kitchen units, supplier and ranges to be confirmed.

22.2 N/A

SECTION TWENTY THREE - IRONMONGERY

23.1 Furniture

Statesman	-	Contemporary (chrome)
Ambassador	-	Contemporary (chrome)
Embassy	-	Capri (chrome)

23.2 Internal doors to receive chrome plated hinges (1½ pr), tubular latch, lever latch furniture with lever lock furniture to bathroom doors only and spring door stops.

23.3 Front entrance doors to receive white passivated loose pin hinges, 3 point locking system with Sorrento polished chrome Europrofile, 3 point lock furniture, chrome sleeved letter plate (40/80 - chrome) and back flap and chrome security chain.

23.4 Rear entrance doors to receive chrome butt hinges, 5 lever deadlock with Sorrento polished chrome lever lock furniture and 100mm chrome star bolts.

23.5 House numerals in chrome to be fitted on/adjacent front doors.

23.6 French doors to receive chrome hook and eye externally.

SECTION TWENTY FOUR - FLOOR COVERINGS

24.1 N/A

24.2 N/A

SECTION TWENTY FIVE - GLAZING (TO BE PART 'L' COMPLIANT)

25.1 WINDOWS

Double glazed sealed units to all elevations in two sheets Clear Float. Bathroom and cloakroom windows to receive one sheet Clear Float and one sheet Flemish obscured.

25.2 EXTERNAL DOORS

Double glazed sealed units ("low E" glass) to all external doors and side lights in one sheet Clear Float and one sheet Laminated. Front door side screen to be in Flemish obscured (if applicable).

25.3 INTERNAL DOORS

Single clear toughened glazing to internal doors.

SECTION TWENTY SIX: APPLIANCES

26.1 Appliances will be from Philips Whirlpool range. Stainless steel throughout

26.2 Appliance to be provided as follows:

Statesman:	Gas hob c/w compact visor extractor hood , single oven (fan assisted). Plumbing only for washing machine.
------------	--

Ambassador:	Gas hob c/w chimney style extractor hood, single oven (fan assisted). Plumbing only for washing machine.
-------------	--

Embassy:	Gas hob c/w integrated (chimney style) extractor hood, single oven (fan assisted). Plumbing only for washing machine and dishwasher.
----------	--

SECTION TWENTY SEVEN - CLOAKROOM/BATHROOM FURNITURE

27.1 N/A

SCHEDULE OF AMENDMENTS

Revision 1 dated 1 September 2008

Clause 2.7	Slab colour changed from grey to buff
Clause 2.8	Patio sizes changed
Clause 3.3	Post and rail fence omitted
Clause 4.1	Kingspan insulation added
Clause 5.2	Party wall changed to E-WM-8
Clause 6.1	Red contrast ridge tile omitted
Clause 7.1	Anglian omitted
Clause 10.3	Wilson wardrobes specified
Clause 18	!EE regs added
Clause 18.2	External light updated to group spec
Clause 18.6	Shaver point to bath omitted where en-suite
Clause 18.7	Light & power only to attached/integral garages
Clause 18.16	BT points next to TV points in lounge
Clause 18.17	Clause omitted – towel rails to bathrooms omitted
Clause 19.1	Sanitary ware ranges updated to Sandringham
Clause 19.5	Shower mixer specified
Clause 19.6	Changed to omit shower mini-screens and specify radiators to baths as standard
Clause 20.2	Flue blocks omitted
Clause 20.3	Carbon monoxide monitors added, gas points omitted
Clause 21.1	Stainless steel splashguard clarified
Clause 26.1	Appliances to be stainless steel throughout
Clause 28.2	Mirror to main bed omitted

Revision 2 dated 11th March 2009

Section 1.0	Standard house types references added
-------------	---------------------------------------

Revision 3 dated 24th March 2009

Section 1.0	Working drawing/sales names clarified
-------------	---------------------------------------

Revision 4 dated 15th April 2009

Clause 12.3	Clause added
Clause 24.1	Vinyl floor finishes omitted
Clause 24.2	Vinyl floor finishes omitted
Clause 21.1 (f)	Window boards provided to cills in kitchens in lieu of tiling

Revision 6 dated 29th June 2009

General – Kingsville and Queensville changed to 3 Bedroom Housetypes

Clause 2.6	Slabs changed to buff
Clause 2.8	Slabs changed to buff
Clause 3.2	Updated for clarity
Clause 3.5	Clause added
Clause 5.1	Updated for clarity
Clause 5.4	Notes on expansion joints added
Clause 9.2	Clarified fire rated hatch in bedrooms in 3 storey houses
Clause 12.4	Clause added
Clause 12.5	Clause added
Clause 12.6	Clause added
Clause 14.2	Clause added
Clause 17.1	Amended to reflect Group Spec.
Clause 18.1	Number of sockets in lounge/diners clarified
Clause 18.6	Shaver socket location clarified
Clause 18.9	Clarification for President Range added
Clause 19.1	Clarification notes added
Clause 19.2	Embassy range specification changed to reflect Group deal.
Clause 20.1	Note clarified
Clause 21.1 (d)	Tiling to baths clarified
Clause 26.2	Extractor hood changed in Statesman Range to reflect Group deal.