

Post & Rail		1200 high post & 3 rail. Communal areas		.	.
Close board		1800mm high close board fence. feathered edge, 150mm gravel board, 3no arris rails. Natural finish. Site boundary Boundary of private housing Concrete gravel boards and posts to level changes		.	.
Panel		1800mm high panel fencing on timber posts. larch lap fence panel, framing all round, 3 intermediate vertical battens, natural finish. Between private rear gardens		.	.
Gates		To match fencing with Suffolk latch and barrel bolt		.	.
10.4 Cycle Storage					
Communal cycle store		Design of cycle store - as per architect planning drawings Cycle storage for flats without private rear gardens		.	.
Private Cycle Storage		Assumed cycle storage to be within garden sheds to private dwellings.		.	.
10.5 Parking Bays					
Bay Numbering		Strukta Baymaker Number Stud 90mm dia brushed stainless steel with engraved number/figure infilled with black paint Communal parking courts ONLY		.	.
10.6 Refuse & Recycling					
External Refuse & Recycling Bins & Containers		Provide bins or containers as supplied by the Local Authority collection service free of charge; but not any bin or container that needs to be purchased or where a deposit is required		.	.
External Refuse		Bin Stores to private dwellings. Assumed 2m2 of concrete flag paving within garden of houses.		.	.

11 Utilities

Services will be supplied to all dwellings and common parts as follows:

Utility	Area
Water	Houses: Individual meters located externally Apartments: Individual meters located externally or internally Communal: Individual meter to Bin Store
Electric	Houses : individual meters located either internally / externally to suit house type and statutory undertakers requirements Apartments-individual meters located in either service riser cupboards, or service/plant room. Landlords supplies-in ground floor riser cupboards, or service /plant room.Street lighting by external feeder pillar.
Gas	Mains gas supply to all dwellings. Meters located externally in either built-in / semi-concealed meter boxes
Telecoms	External through the wall entry point with internal Network Termination Point subject to Network Operators requirements Copper / FTTC / FTTP as Network Operator's network permits
Drainage	Foul Drainage - mains connection All drainage to remain private Client to enter Section 50 licence for foul sewer connection Storm Drainage – Infiltration All drainage to remain private Soakaways to remain private