

PROPOSED 2No DETACHED HOMES AT "KARIBU, BUNBURY LANE, ALPRAHAM" SALES SPECIFICATION

Ground Floor

Precast concrete beams with infill concrete blocks laid to span across load bearing walls with fully vented void below. Moisture resistant membrane, insulation and 65mm sand and fibre cement screed. To receive floor finish e.g. carpet or tile (not included).

External Walls

65mm Kassandra Multi facing bricks (£600 / 1000 no) bucket handle pointed outer skin, 100mm cavity filled with blown fibre insulation and an inner leaf of insulating block.

Ground Floor Walls Internally

100mm concrete blocks, or similar, having a compressive strength of 3.5kN/mm².

First Floor Walls Internally

100mm concrete blocks or timber stud partitions.

Lintels

Coated and galvanized steel lintels to openings in external brickwork with stop ends and weep holes as required including universal arch formers where shown.

Windows

PVCu in white with chrome handles. Weather stripped lockable casement fastener. 24mm double glazing units.

First Floor

Tongue and groove weyroc moisture resistant flooring on Engineered Easijoists secured with metal hangers and straps and built into brickwork

Roof

Standard timber trusses by specialist with treated softwood fascia and barge or exposed eaves, all vented as required.

Roof Finish

Marley Concrete Small Plain Tiles or similar with ridge tile to match.

Insulation

Wall, Roof and Underfloor insulation will be designed to meet Part L1 requirements of Building Regulations April 2013 Edition, based on the Target U-value and accredited construction details method of calculation. Generally, this will give 100mm fully filled cavity wall, between 350 to 450mm of roof void insulation and a minimum of 100mm underfloor insulation, all subject to Design SAP calcs.

Ventilation

Mechanical Extract Units with trickle vents in windows to give background ventilation, all subject to Design SAP calcs.

Gutters and Down pipes

112.5mm half round UPVC gutters with 68mm dia. down pipes, colour black or brown

Entrance Door

Hardwood external door, choice from our range. Weather-stripped in softwood frame with hardwood cill. (p.c sum £500)

Rear Door

Hardwood door, choice from our range. Weather-stripped in softwood frame with hardwood cill
All timber doors and frames vac-vac preservative treated. (p.c sum £400)

Bi-Fold Doors

Aluminum powder coated in White, Black or Anthracite Grey same colour both sides.

French Doors

PVCu fully glazed doors in white.

Garage Door

2 no up and over doors.
P.C. sum £1500 per door for supply and fix.

Staircase

Softwood treads and risers, softwood turned newel posts and balusters with moulded handrail. For Macpherson's paint or stain finish. .

Internal Doors

Four panel doors (p.c. sum of £100.00 per door) to all rooms hung on one and half pair brass or chrome butt hinges with mortice latch and door handle.

Ironmongery

Carlisle Brass or Chrome Oakley Range (Victorian) door furniture.

Skirting and Architraves

To be moulded softwood. Architraves to be 75 x 19mm torus. Skirting to be 125mm x 19mm torus ground floor and 125mm x 19mm first floor.

Window Boards

To be MDF for Macpherson's paint finish or Parana pine for stain finish.

Walls

To be dry lined plasterboard with plaster skim finish, two coats of emulsion, with a choice of three Macpherson's colours.

Ceilings

Plasterboard and plaster skim finished with emulsion as above. One Macpherson's colour throughout.

Coving

Gyproc "S" Profile Cornice in lounge and hall, all other rooms to have "C" Profile Cove except bathrooms, en-suites, Kitchen, utility room and any sloping ceilings.

Wardrobes

Not included

Decoration to Woodwork

Externally – Knott one coat primer two undercoat and one finishing coat. Internally – Paint finish as above or stain finish from Macpherson's colour range.

Heating

Full central heating by radiators with thermostatic valves and heating to water all powered by gas. All pipes to radiators concealed.

Fireplace

Not Included

Plumbing

Hot and cold, soil and waste pipes, overflows all too current regulations. Fed to appliance positions in the bathrooms, kitchen and utility room and terminated with a cut off valve for later connection by the kitchen or bathroom installers.
Appliance positions allowed are: -

Kitchen – sink unit, Dishwasher

Utility Room – sink unit, washing Machine

Bathroom – Shower, bath, wash basin, W.C.

En Suites – Shower or Bath, wash basin, W.C.

Cloaks – Wash basin, W.C.

Hot and cold supply will be at mains pressure via a pressurized cylinder.

Heated Towel Rails circuits are installed on a separate system from the heating. (Towel rails are not included)

Lighting and Power

Lighting and power points to NHBC/LABC requirements. Moulded plate switches and switched socket outlets with pendant light points to all rooms, Low voltage downlighters and pelmet lighting in kitchen, See Lighting Schedule.

T.V, Telephone and DATA points

TV coax and Data cabling to lounge, study and all bedrooms all run to designated main hub point outlet plate.

Telephone cat 6 points to ground and first floors all run to designated main hub point outlet plate.

Ready for network connections and distribution (not included)

Security and Safety

External doors to be fitted with 5 lever locks and security bolts to meet Insurance specifications. Windows have lockable casement fasteners. Smoke detectors fitted in appropriate position. Alarm with passive sensors to all ground floor rooms and landing.

Drainage

All drainage to foul and stormwater outfalls. Storm Water to Soak-a-Ways. Foul via Mini treatment plan (subject to ground conditions)

External water tap

Located on rear wall of house.

External Landscaping

Driveway - in Brett Paving Alpha Flow – Brindle.

Paths and Patios – Natural Indian Stone "Raj Blend Autumn Green"

Internal Site Fencing – 1.8m high Close Board and 1.2m high Post & Rail.

All the above as shown on site plan drawing 558/200E.

Turfing – To front Garden. Top soil and seeded to rear Garden.

Existing Perimeter boundary fencing / hedging to be retained.

ALL WORK BUILT TO THE REQUIREMENTS OF THE NHBC/LABC AND THE LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT.

Date 12/11/2019