

Abbey Vale

ITEM	STANDARD SPECIFICATION
ELEVATIONAL ASPECTS	
External Walls - Facing Brick	Refer to site specific materials schedule
External Walls - Contrasting Brick	Refer to site specific materials schedule
Garden Walls - Facing Brick	Refer to site specific materials schedule
Elevational Treatments (Heads/Cills etc)	Refer to site specific materials schedule and housetype working drawings
Roof Tile	Refer to site specific materials schedule
Gutters & rwp'S	Hepworth half round gutters or deep flow section 68 mm round rainwater down pipes colour black
Canopies / GRP Products	Refer to site specific materials schedule and housetype working drawings
Fascia & soffit	UPVC WHITE
French/ Patio Doors	UPVC doors Colour White.
Front door	Composite front door- pre-finished. External colour as per plot specific material finishes schedule, internal colour to be white. Style as per house type drawing pack
Rear door	UPVC Rear Door. Colour - White
Garage doors	Up and over garage door, painted colour finish from site specific material schedule, Beaumont style
Windows	UPVC windows Colour White, See house type specific elevation drawings for detail of window style
Window handles	White, All escape windows are to be keyless lockable.

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ITEM	STANDARD SPECIFICATION
KITCHEN UNITS	
Kitchen door / worktop styles	Various styles/colours to select from all in one price bracket. Plus upgrade ranges.
Wall unit height	Refer to supplier kitchen design.
Boiler housing	Provided where boiler is located in kitchen or utility room. No housing where boiler is located in garage or upstairs cupboard.
Worktop thickness	40mm postformed worktops.
Worktop finish	150mm upstand to match main worktop. No kitchen tiling (aside from cill, see below).
Drawer packs	Refer to supplier kitchen design.
Unit lighting	Under pelmet lighting to all units.
Kitchen sink	Standard – bowl and a half stainless steel sink with single lever mixer tap.
Utility sink	Standard – Stainless steel sink with single lever tap.
Kitchen window cill	To be tiled, plain white.
Splashback	Glass to back of hob area. Choice of colours.
KITCHEN APPLIANCES	
Oven	3 bedroom units – AEG see kitchen schedule. 4 bedroom units – AEG see kitchen schedule.
Hob	AEG see appliance schedule
Hood	Refer to supplier kitchen design.
Dishwasher	House types Higham, Aughton, Newton & Croston – plumbed space only removable base unit. House types Thornton, Barley, Cleveley, Sawley, Whalley – Integrated Dishwasher.
Fridge freezer	Fully integrated fridge freezer (50/50 split).
Washing machine	Standard – fully plumbed washer space within kitchen/utility layout.

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ITEM	STANDARD SPECIFICATION
PLUMBING AND SANITARY WARE	
Bathroom suite range & colour	White. Range TBC.
Bath	1700 x 700 bath with bath panel.
WC	Back to wall close coupled cistern, soft close seat.
Wash hand basin	Various sizes of basin dependent on room. Refer to house type drawing packs.
Pedestal	Full height pedestal all rooms.
Taps	Chrome finish basin and bath mixer.
Shower – main bathroom	House types Newton, Croston – Bath shower mixer handset taps. House types Thornton, Sawley, Whalley – Shower enclosure as shown on working drawing. Thermostatic shower. House types Barley, Cleveley – Thermostatic shower. Plus glazed shower screen.
Shower – ensuite	Thermostatic shower.
Shower door	Glazed shower screen.
Shower tray	White shower tray - size as shown on house type specific drawings.
Towel rails	3 bedroom units: Chrome towel rail installed as standard in bathroom and ensuite. 4 bedroom units: Chrome towel rail installed as standard in bathroom and ensuite.
Thermostat	See housetype heating drawings for location.
Radiators	Rettig Purmo Compact (see housetype heating drawings for size and location).
Central heating boiler	Refer to housetype specific heating drawings, Worcester.
CERAMIC TILING	
Wall tiles	Porcelanosa. A range of standard choice tiles all within the same price bracket, and a range of upgrade tiles.
Bathroom tiling	As indicated on working drawings. All cills to be tiled
Ensuite facility	Full height tiling to shower area, splashback over sink. Window cills to be tiled.
Cloakroom	As indicated on working drawings. All cills to be tiled.
Floor tiling	None. Offered as an upgrade.

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ITEM	STANDARD SPECIFICATION
ELECTRICAL	
Fittings	Switches and sockets to be white. Manufacturer Deta.
External light	External lights to be provided to front door as indicated on working drawings. Blanking plate to all other positions indicated on house type drawing. Model Coral Up/Down wall light black. HSLEDUL/BLK.
TV/media	Refer to house type specific drawings.
BT socket	Refer to house type specific drawings.
Extractor fans	Manufacturer – Vent Axia. See housetype working drawings for location and model.
Intruder alarm	Standard – none.
Smoke alarms	Refer to house type specific drawings.
Front door bell	Mains wired chimed door bell – black to match light.
ELECTRICAL LIGHTING	
Kitchen lighting	Recessed downlights with white finish. Manufacturer Deta. See housetype working drawings for positions. LED strip lighting provided to underside of all wall units, concealed by plant on frame.
Dining area lighting	Standard – pendant light.
Cloakroom	Standard – pendant light.
Main bathroom	Recessed downlighters, position shown on working drawings, colour white.
Ensuite	Recessed downlighters, position shown on working drawings, colour white.
Integral garage	Pendant light.
JOINERY	
Internal doors	Ladder style – semi solid.
Internal ironmongery	Carlisle brass, designer lever on round rose. REF: SZA7121.
Architrave	Primed MDF square profile 68 x 18mm.
Skirting	Primed MDF profile 119 x 18mm, Square.
Stairs	Square newels, spindles and strings. Keystone handrails. White painted finish.

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ITEM	STANDARD SPECIFICATION
DECORATION	
Generally	Manufacturer – Crown.
Decoration – ceilings	Skimmed plaster 2 coat white emulsion.
Woodwork	Pre primed, 1 undercoat, 1 satinwood, brilliant white.
Walls	Emulsion, 2 coat white.
Mist coat	As standard.
FLOORING	
Vinyl floor covering	Standard – none.
Carpets	Standard – none.
EXTERNAL	
Front garden	Turf.
Rear garden	Turf.
Fencing	As per site specific boundary treatment layout.
Outside tap	As Standard. Position as per shown on house type specific drawings.
Vehicle charging point	As Standard. Position as indicated on site layout.
Wheelie bins	Customer to source from local authority.

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