



MITTON GRANGE

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	Compositefront door- range 'Turner' or 'Rembrandt' dependent upon elevational style, prefinished. External colour as per plot specific material finishes schedule, internal colour to be white
Rear door	UPVC Rear Door. Colour white
Garage doors	Up and over garage door, colour from plot specific material finishes schedule, style as per house type specific drawings
Windows	UPVC windows colour white, see house type specific elevational 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	15mm 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 (Caple Vertice) with single lever tap (Caple Washington)
Utility sink	Di Santi Liro 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 UNITS	
Oven	2 bedroom units – single under counter oven, Zanussi 3 bedroom units – single oven, eye level, Zanussi 4 bedroom units – double oven, eye level, Zanussi
Hob	Standard – 60cm electric ceramic hob (2 and 3 bedroom units), 90cm electric ceramic hob (4 bedroom units) Standard – pipework for gas hob option to be provided as standard
Hood	Refer to supplier kitchen design
Dishwasher	House types Barton, Croston, Edmonton, Barley, Barley Plus, Clevely, Mawdesley – plumbed space only, with removable base unit (see housetype kitchen drawings for position) House types Whalley, Keighley, Pattersley – integrated dishwasher
Fridge freezer	Fully integrated fridge freezer (50/50 split).
Washing machine	Standard – fully plumbed washer space within kitchen layout

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ITEM	STANDARD SPECIFICATION
PLUMBING AND SANITARY WARE	
Bathroom suite range & colour	White. Roca Gap range
Bath	Roca. Gap range.
Wc	Roca. Gap range, close coupled cistern, soft close seat
Wash hand basin	Roca. Gap range
Pedestal	Roca. Gap range. Full height pedestal
Taps	Roca.
Shower – main bathroom	House types Barton, Croston, Edmonton, Barley, Barley Plus, Clevely, Mawdesley – none. Bath shower mixer handset taps House types Whalley, Keighley, Pattersley – thermostatic shower, Aqualisa Contract 250 bar, Harmony head. Plus glass shower screen
Shower – ensuite	House types Barton, Croston, Edmonton, Barley, Barley Plus, Clevely, Mawdesley – thermostatic shower, Aqualisa Contract 250 bar, Harmony head House types Whalley, Keighley, Pattersley – thermostatic shower, Aqualisa Contract 250 bar, Harmony head plus rain head
Shower door	Instinct glass sliding or bifold door
Shower tray	Shower trays Just Tray Fusion white.
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	House types Barton, Croston, Edmonton, Barley, Barley Plus, Clevely, Mawdesley – half height tiling to bath and shower area, splashback over sink. Window cills to be tiled. House types Whalley, Keighley, Pattersley – full height tiling above bath where shower fixed to wall, plus full height half length of the bath, half height to balance of bath area. Splashback over sink. Window cills to be tiled.
Ensuite facility	Full height tiling to shower area, splashback over sink. Window cills to be tiled.
Cloakroom	Splashback over sink.
Floor tiling	None. Offered as an upgrade.

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ITEM	STANDARD SPECIFICATION
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ELECTRICAL	
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Fittings	Switches and sockets to be white. Manufacturer Deta
External light	House types Barton, Croston, Edmonton, Barley, Barley Plus, Clevely, Mawdesley – wiring and blanking plate to be provided to front and rear of property. Refer to house type specific drawings for positions House types Whalley, Keighley, Pattersley – wiring and blanking plate to be provided to rear of property, wiring and external light (Deta GF6010) to front. Refer to housetype specific drawings for positions
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
Electric car charging point	As standard

ELECTRICAL LIGHTING	
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Kitchen lighting	Recessed downlights with white finish. Manufacturer Deta. See housetype working drawings for positions
Dining area lighting	Standard – pendant light
Cloakroom	Standard – fixed ceiling light
Main bathroom	House types Barton, Croston, Edmonton, Barley, Barley Plus, Clevely, Mawdesley IP44 compliant light fitting House types Whalley, Keighley, Pattersley- recessed downlighters, position shown on working drawings, colour white
Ensuite	House types Barton, Croston, Edmonton, Barley, Barley Plus, Clevely, Mawdesley IP44 compliant light fitting House types Whalley, Keighley, Pattersley – recessed downlighters, position shown on working drawings, colour white
Integral garage	Pendant light

JOINERY	
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Internal doors	Newark semi solid finished in white
Internal ironmongery	Tortosa Round Rose Lever in polished chrome
Architrave	Primed MDF profile 68 x 18mm
Skirting	Primed MDF profile 140 x 18mm, Lambs Tongue

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	Rotavate and topsoil
Fencing	As per site specific boundary treatment layout
Outside tap	As standard. Position as per shown on house type specific drawings.

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