

Abbey Vale

Standard
specification



A development by
prospect
HOMES

ELEVATION 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 white
Front door	Compositefront door prefinished. 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 white
Windows	UPVC windows white, See house type specific elevational drawings for detail of window style
Window handles	White, all escape windows are to be keyless lockable



KITCHEN UNITS

Kitchen door / worktop styles	Various styles/colours to select from all in one price bracket
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	Bowl and a half stainless steel sink
Kitchen sink taps	Single lever mixer tap
Utility sink	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	AEG see kitchen schedule
Hob	AEG see kitchen schedule
Hood	Refer to supplier kitchen design
Dishwasher	Plumbed Space with removable base unit (Higham, Aughton, Newton & Croston) Integrated Dishwasher (Thornton, Barley, Cleveley, Sawley, Whalley)
Fridge/freezer	Fully integrated fridge freezer (50/50 split).
Washing machine	Fully plumbed washer space within kitchen / utility layout
Washer/dryer	Fully plumbed washer space within kitchen / utility layout



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PLUMBING AND SANITARY WARE – MAIN BATHROOM

Bath/shower	Porcelanosa range (white) as follows
Tap #1 (with push button)	Hotels bath filler deckmount. 2 hole chr
Tap #2 (without push button)	Hotels bath filler deckmount. 2 hole chr
Side bath panel	AQ-POL002 1700 bath panel
End bath panel	AQ-AIB084 700 bath end panel
Shower pack	Round shower pack (Higham, Sawley, Thornton, Whalley)
Curved bath screen	AQ-AIB052 800 curved bath screen (Higham)
Bath waste	L-58 next bath waste & overflow and of cr + bt
Bathtub	Marne Basic BBE, universal casual kit legs
Sink	Porcelanosa range (white) as follows
Clicker basin waste	Complementos universal clicker basin waste (Barley, Cleveley, Croston, Newton, Sawley, Thornton, Whalley)
Basin	Urban-C washbasin 60cm
Pedestal	Urban-C pedestal
Tap #1	EU Curve basin mixer without pop up + aerator (Barley, Cleveley, Croston, Newton, Sawley, Thornton, Whalley)
Tap #2	Hotels single lever basin mixer chr + aerator (Aughton, Higham, Newton Affordable)
Toilet	Porcelanosa range (white) as follows
Toilet seat	Urban-C seat & cover SC B02
Toilet cistern	Urban-C cistern bottom left intel
Floor outlet toilet #2	Urban-C c/c adjustable outlet with fixing kit 100041212 (Barley, Cleveley, Croston, Newton, Sawley, Thornton, Whalley)
Floor outlet toilet #2	Urban-C c/c floor outlet pan with fixing kit 100041212 (Aughton, Higham, Newton Affordable)
Main bathroom shower	(Higham, Sawley, Thornton, Whalley)
Shower	Marne shower thermostatic valve chr + aerator



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PLUMBING AND SANITARY WARE – EN-SUITE (EXCEPT HIGHAM)

Shower	Porcelanosa range (white) as follows
Shower hot & cold taps	Marne shower thermostatic valve chr + aerator (Aughton, Barley, Cleveley, Croston, Newton, Sawley, Thornton, Newton Affordable)
Flow regulator	Midas flow regulator (6 litre/minute)
Shower sliding door #1	Aqua i8 single sliding door 1000mm x 1900mm high (Aughton, Barley, Newton, Newton Affordable)
Shower Sliding Door #2	Aqua i8 single sliding door 1100mm x 1900mm high (Croston)
Shower Sliding Door #3	Aqua i8 single sliding door 1200mm x 1900mm high (Thornton, Whalley)
Shower pack	Round shower pack (Whalley)
Sink	Porcelenosa range (white) as follows
Basin	Urban-C washbasin 45cm
Pedestal	Urban-C pedestal
Tap #1	EU Curve basin mixer without pop up + aerator (Barley, Cleveley, Croston, Newton, Sawley, Thornton, Whalley)
Tap #2	Hotels single lever basin mixer chr + aerator (Aughton, Newton Affordable)
Clicker basin waste	Complementos universal clicker basin waste (Barley, Cleveley, Croston, Newton, Sawley, Thornton, Whalley)
Toilet	Porcelenosa range (white) as follows
Floor outlet toilet #1	Urban-C c/c adjustable outlet with fixing kit 100041212 (Barley, Cleveley, Croston, Newton, Sawley, Thornton, Whalley)
Floor outlet toilet #2	Urban-C c/c floor outlet pan with fixing kit 100041212 (Aughton, Higham, Newton Affordable)
Toilet cistern	Urban-C cistern bottom left intel
Toilet seat	Urban-C seat & cover SC B02



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PLUMBING AND SANITARY WARE – WC

Sink	Porcelenosa range (white) as follows
Basin	Urban-C washbasin 45cm
Pedestal	Urban-C pedestal
Tap #1	EU Curve basin mixer without pop up + aerator (Barley, Cleveley, Croston, Newton, Sawley, Thornton, Whalley)
Tap #2	Hotels single lever basin mixer chr + aerator (Aughton, Higham, Newton Affordable)
Clicker basin waste	Complementos universal clicker basin waste (Barley, Cleveley, Croston, Newton, Sawley, Thornton, Whalley)
Toilet	Porcelenosa range (white) as follows
Floor outlet toilet #1	Urban-C c/c adjustable outlet with fixing kit 100041212 (Barley, Cleveley, Croston, Newton, Sawley, Thornton, Whalley)
Floor outlet toilet #2	Urban-C c/c floor outlet pan with fixing kit 100041212 (Aughton, Higham, Newton Affordable)
Toilet cistern	Urban-C cistern bottom left intel
Toilet seat	Urban-C seat & cover SC B02

PLUMBING AND SANITARY WARE – GENERAL

Shower enclosure	Shower enclosure as shown on working drawing. Thermostatic shower (Thornton, Sawley, Whalley) Thermostatic shower. Plus glazed shower screen (Barley, Cleveley)
Shower door	Glazed shower screen
Shower tray	White shower tray - size as shown on house type specific drawings
Towel rails	Chrome towel rail installed as standard in bathroom and en-suite
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



TILING

Wall tiles	Porcelanosa. A range of standard choice tiles all within the same price bracket, and a range of upgrade tiles
WC	As indicated on working drawings. All cills to be tiled
Bathroom	As indicated on working drawings. All cills to be tiled
En-suite	Full height tiling to shower area, splashback over sink. Window cills to be tiled
Floor tiles	None. Offered as an upgrade.

ELECTRICAL

Fittings	Switches and sockets to be white. USB sockets for lounge and kitchen. Manufacturer Deta
Sockets & switches	All sockets and switches white
USB sockets	Lounge & kitchen - all house types
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 drawings
BT socket	Refer to house type drawings
Extractor fans	Manufacturer - Vent Axia. See housetype working drawings for location and model
Intruder alarm	None
Smoke alarms	Refer to house type 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	Pendant light
Cloakroom	Pendant light
Main bathroom	Recessed downlighters, position shown on working drawings, colour white
En-suite	Recessed downlighters, position shown on working drawings, colour white
Integral garage	Pendant light



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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



DECORATING

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	None
Carpets	None

EXTERNAL

Rear garden	Turf
Front garden	Turf
Fencing	As per site specific boundary treatment layout
Outside tap	As standard – position as indicated on site layout
Vehicle charging point	As standard – position as indicated on site layout
Wheelie bins	Customer to source from local authority
Paving flags	450mm flag buff (900mm patio area as per working drawing)