

GENERAL SPECIFICATION FOR SOLWAY DRIVE DEVELOPMENT

BARROW-IN-FURNESS

The following provides a basic overview of the general building specification , and the fittings provided to the Solway Drive Development.

This should be read in conjunction with the bathroom and Kitchens layouts.

SUB-STRUCTURE

- Concrete strip foundations.
- Dense solid block footings.
- Solid concrete ground floor with insulated floating Moisture resisting Weyroc flooring.

WALLS.

- External walls – Cavity construction with facing brick and face self-coloured render / dense solid block outer leaf and facing brick features and insulated timber frame to inner leaf.
- Internal walls – insulated timber studwork.

FIRST AND SECOND FLOOR STRUCTURE.

- Engineered joists covered with external exposure Moisture resistant Weyroc floor boarding, insulated between floors.

ROOF CONSTRUCTION

- Mix of traditional and trussed roof construction.
- Velux or dormer windows as applicable.
- Insulated in roof space or between spars with pvcu white loft access hatch.

ROOF COVER, FASCIS,S AND SOFFITS.

- Redland Mini Stonewold Slate Grey roof tiles with matching ridge tiles.
- Anthracite grey pvcu Fascia's and soffits, with Black half round gutters and rainwater pipes.

WINDOWS AND DOORS.

- Anthracite grey externally and white internally , double-glazed factory finished PVCU windows, with lockable handles and 10-year warranty on glass units.
- Anthracite grey externally and white internally, double glazed pvcu French doors or aluminium folding door system as per specific house design.
- Stylish Composite Front entrance doors in complimentary in a range of designer colours with secure by design locking mechanism.

PLASTERING.

- Studwork 12.5 mm wallboard board.
- Ceilings 12.5 mm wallboard ten 12.5 mm standard plasterboard.
- Sloping ceilings dense insulated plasterboard.
- All boards plastered with board finish.

INTERNAL JOINERY.

- 125 mm pencil round skirting and 75 mm pencil round architraves (pre-primed white MDF).
- Richard Burbridge or equal painted stop chamfered handrails and balustrades.

STANDARD INTERNAL DOORS.

- Internal Premdor vertically panelled primed doors with designer chrome handles (as illustration enclosed).

DECORATION.

- Walls – Designer Cream matt emulsion (specially formulated for new plasterwork).
- Ceilings – White matt emulsion (specially formulated for new plasterwork).
- Skirtings, architraves, doors, staircases and window boards to receive white satin finish.

ELECTRICAL.

- Generous number of 13-amp sockets throughout the house, please refer to electrical layouts.
- 1 of the electrical Sockets to the living room, kitchen bed 2 and 3 and two sockets to the master bedroom will incorporate USB connectors.
- A range of LED recessed downlighters and pendant light fittings designed for each individual room, colour white.
- TV points to Living Room, Kitchen, and master bedroom and provision of wiring terminating in roof space which will allow the customer to install Sky dish of Terrestrial Ariel at their own cost.
- Phone point to Hall and Master Bedroom, with additional cat 5 cabling to allow customer to install a Wi-Fi booster if required.
- Outside lights to front and rear.

BATHROOMS, EN SUITE AND CLOAKROOMS.

- Porcelanosa , one of Europe's leading Bathroom and wet room suppliers have designed our bathrooms and En Suite shower rooms using the new Acro Designer Range from Porcelanosa with thermostatic shower, wastes and taps and shower screens.
- This Designer Range from one of the world's leading suppliers of sanitaryware represents timeless functionally and advanced innovation.
- En Suite, main bathrooms and En Suite shower rooms are illustrated in the information pack. .

PLUMBING AND HEATING.

- Modern and efficient Valliant gas fired combination boiler providing heating and hot water. The boiler has a warranty for five years from the date of installation, subject to annual servicing by authorised agent.
- Heating provided by Compact panel radiators with thermostatic valves .
- En Suite and Main Bathroom to have chrome towel radiators or Standard radiator with thermostatic control.

KITCHEN AND UTILITY.

Our nominated supplier Rossendale Interiors of Brogden Street, Ulverston (contact Manager, Alan Hunter, Tel: 581828), have designed Two Standard kitchen layout options ,one with a breakfast bar and one without, as per attached layouts with fully integrated kitchen appliances ,which includes the following appliance package which represents our standard kitchen offer:

- Belling B1602F multifunction single fan oven.
- Belling IHL602 link induction hob.
- 70cm Black glass splashback and cooker hood.
- Belling IDW604 Dishwasher.
- Belling frost free 50/50 fridge / freezer.
- Veis 1.5 bowl Geotech granite colour sink.
- Abode Astral Monobloc tap.

We offer our customer a choice of Two Standard layouts worktops and kitchen units including a choice of any of 22 door options from Rossendale Interior doors up to Group 4 and any 40 mm laminated worktop and the integrated appliances above scheduled from our nominated supplier Rossendale kitchens.

FIRE AND SURROUND.

- FIRE AND SURROUND Choice of electric fire and surround from the Fire Place Superstore. Visit their website here (<https://www.thefireplacesuperstore.co.uk/fires/electric-fires/electricfireplace-suites>)
- £500.00 (ex VAT) allowance included.

CERAMIC WALL AND FLOOR TILING.

- Ground Floor Cloakroom – Splashback to wash hand basin.
- Main Bathroom – Fully tiled floors and full length to bath and sanitary ware wall area
- En Suite Shower Rooms – Fully tiled floor and wall tiles to half height of sanitary ware wall and full height shower walls.
- A Range of designer Tiles selected are available to choose at Furness Tiles showroom park road Barrow showroom. An allowance of £25.00 per m2 has been included in the standard package.

FLOOR COVERINGS.

- No allowance is included for floor coverings

EXTERNAL.

- Driveway – Autumn and Charcoal block paving.
- Patio area formed with concrete flags.
- Paths formed with concrete flags / paviours.
- Fence between houses 1.2 m high treated vertical boarded timber fencing with .600 high trellis with timber gate 1.8 high.
- Front gardens to be prepared and turfed. Rear Gardens to be top soiled and prepared for client to landscape.
- Provision of Rear External Tap , adjacent to kitchen sink.

OPTIONAL VARIATIONS

- We can provide a ground floor house security alarm system , with movement detection to main circulation areas , for the sum of £850.00 per house, this would need to be instructed before first fixing of the house.
- We can offer Brushed Steel electrical switches, and sockets in lieu of white plastic for the sum of £500.00 per house.
- Turfing – Rear Gardens can be turfed for £6.00 per m2
- Terrestrial Aerial to loft space £250.00
- To provision of external electrical socket to rear £160.00.
- To provision of integral washer dryer machine £475.00.
- Alterations and extensions to patios priced on application.

NB: Specification subject to amendment by developer without notification.

LECK

Solway Development



PREMDOR VERTICAL 5 PANEL C/W FALCON HANDLES



**RICHARD BURBIDGE
TRADMARK RANGE
STOP CHAMFERED
HANDRAIL AND
BALUSTRADES**

