

DWH SPECIFICATION OF FINISHES

LEITHWOOD PARK

Approved Supplier(s)

A1

SILVER

S1 and S2

SUBSTRUCTURE AND SUPERSTRUCTURE GENERALLY

BELOW GROUND DRAINAGE	Plastic below ground plot drainage laid as per the approved site layout	Polypipe	*
GROUND FLOOR	175mm Beam and Block floor	Hanson (Beam & Block)	*
GROUND FLOOR INSULATION	Platinum Board - 225mm thick as detailed on the approved construction details	Thermal Economics	*
EXTERNAL WALL CAVITY INSULATION	CT/PIR Xtratherm 100mm thick		*
PARTY WALL CAVITY INSULATION	Superglass 100mm	Superglass	*
LINTOLS	Galvanised steel lintels	IG Lintols	*
POSI JOISTS TO INTERMEDIATE FLOORS P1 & P2 240mm	Engineered joists in accordance with designed layouts	Donaldsons	*
INTERMEDIATE FLOORS P1 & P2	22mm Norbord Caberdek tongue and grooved chipboard flooring fixed utilising D4 tapeless system	Norbord	*
FACING BRICKS	Facing bricks as detailed on the external finishes schedule	Ibstock Brick	*
AERATED BLOCKS	H+H Celcon aerated blocks to inner leaf of all external walls (party walls and load bearing partitions where appropriate) - Please refer to working drawings and relevant specifications for block strength	H+H Celcon	*
ROOF TRUSSES	As per the approved drawings	Donaldson Timber Engineering	*
CLAY ROOF TILES	Plain clay roof tiles as per the external material finishing schedule by Terreal	Terreal Roof Tiles	*
INTERNAL NON-LOADBEARING PARTITIONS	To be CLS timber stud	CLS via Jewson, Metal Stud British Gypsum	*
INTERNAL FINISHES GENERALLY			
WALLS (PLASTERBOARD)	Plasterboard, taped and joint throughout. Bonding, finish etc to be from approved supplier - no alternative products to be used.	British Gypsum	*
WALLS (FINISH)	One mist coat and two coats of White emulsion finish throughout	Akzo Nobel	*
CEILINGS (PLASTERBOARD) S1 & S2	Flat ceiling finish, all boards to be screwed in accordance with manufacturers guidance and taped and joint throughout. Bonding, finish etc to be from approved supplier.	British Gypsum	*
CEILINGS (FINISH)	One mist coat and two coats white emulsion finish throughout	Akzo Nobel	*
DOORS			
EXTERNAL FRONT	Timber (Oak) SBD by Russell Timber Tech with pre-glazed units, toughened, obscure (where applicable), style as indicated on working drawings. Timber external frame to include fanlights where applicable on working drawings. Stormguard weatherbar. High exposure compression weather seal and 175mm cill	Russell Timber Tech	*
FRENCH DOORS	To match windows.	Russell Timber Tech	*
INTERNAL - GENERALLY	Vaneered Oak / Glazed Oak, refer to working drawings	Jeld Wen (Door Slabs) National Hickman (Door Kits) Travis Perkins (Door kits)	*

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IRONMONGERY		
EXTERNAL - FRONT	Chrome ironmongery. Key cylinder turn, letter plate with thumb turn cup shield by the thumb turn (chrome security cowl on Secured by Design Sites), eye viewer (where not clear glazed) and security chain	Russell Timber Technology *
REAR/SIDE/FRENCH	Chrome ironmongery with multipoint lock to rear/side doors and multi point locking mechanism to french doors	Window Supplier (French Door) *
INTERNAL	Chrome lever latch furniture, 1½ pair 75mm chrome butt hinges 65mm EB tubular mortice latches and mortice bathroom locks. Chrome door stops. Hardwood threshold strip to Internal double doors with chrome effect bolt top and bottom of doors. Eclipse Elettra 63107 door handles	Eclipse *
INTERNAL JOINERY		
SKIRTINGS	194x 14.5mm white primed Torus MDF moulding	National Hickman *
ARCHITRAVES	65 x 14.5mm white primed Torus MDF moulding	National Hickman *
CILL BOARD	25mm thick white primed with 50mm extended beyond window jambs and 25mm projection beyond plaster face (depth relative to cavity width and window manufacturer)	National Hickman *
DECORATION TO INTERNAL JOINERY		
GENERALLY	Primed with one coat of undercoat and finished with two coats of brilliant white satinwood	Akzo Nobel *
PRIVATE STAIRCASE P1-P8		
GENERALLY (TRUNK)	Osma poly oil on oak, pre-assembled 22mm MDF treads and oak linings. Two coats osma poly oil first coat then lightly sand for top coat	Jeld Wen or Staircraft *
HANDRAILS	Moulded 50 x 75mm oak feature handrail with mitres cut where required, Osma Poly oil finish. Wall mounted oak handrail - 63 x 43mm rail oiled on chrome brackets	Jeld Wen or Staircraft *
BALUSTERS & NEWELS	41mm stop chamfered balusters. oak string capping and 100mm stop chamfered newels with oak newel caps. All osma poly oil finish	Jeld Wen or Staircraft *
STRINGS	27mm oak Osma poly oil finish as balusters, newels and handrails	Jeld Wen or Staircraft *
KITCHEN		
UNITS	Paula Rosa. Kitchen Units to be 600mm deep with post formed worktops and wall units as indicated on kitchen layout drawings. 15mm minimum carcasses. P1 - 40mm standard worktops mason mitred as required	Paula Rosa *
UNITS	Pelmet and cornice (depending on Traditional or Contemporary design) plus LED under pelmet lights	Paula Rosa *
UNITS	Soft closers to drawers and doors	Paula Rosa *
UNITS	All plots to have pelmet lighting	Paula Rosa *
FIXED APPLIANCES - S1 & S2	Electrolux S/Steel 4 burner gas hob ZGG6241SA, 60cm chimney hood ZHC60136X and eye-level double fan oven DW4003020M, Integrated Washer-Drier AEG L61271WDBI	AEG/Electrolux *
SINK AND TAPS - S1 & S2	Stainless steel Underslung single bowl sink in stainless steel with 'Flora' Monobloc taps, 4Ltr restrictor	By granite supplier *
WORKTOP & UPSTANDS - S1 & S2	Granite Worktop Group 1 in Gravel Grey with matching granite upstands with stainless steel splashback to be fixed to wall behind hob	Bellagio *
FLOORING	Amtico - Spacia range	Amtico *
UTILITY S1-1 Only		
UNITS	Wall units and boiler housing where applicable to match the same specification as the kitchen	Paula Rosa *
SINK AND TAPS NOT ALL HOUSETYPES	Inset single bowl and single drainer in stainless steel with 'Pura' Monobloc taps, 4Ltr restrictor where applicable refer to working drawings, single underslung sink to P3-P8 where applicable with granite as standard	Carron Phoenix *
APPLIANCES	Integrated Washer-Drier AEG L61271WDBI	AEG/Electrolux *
WORKTOP	Granite to match kitchen	
WORKTOP UPSTANDS	No tiling - worktop upstand only	Paula Rosa *

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BATHROOM		
GENERALLY	Layout of sanitaryware all as working drawing with great care taken to conceal plumbing.	*
TAPS	Grohe 'Concetto' taps with clicker waste (All to have restricted flow grommets in line with the water calculator requirements 4 litres/minute max) Bath mixer - 25 109 000 / Basin - 32 240 10L	Grohe *
WALL TILING	'Optimum Range' - Full height tiling to wet walls only from floor level to include edging strips. Tiled cills. Bath fully tiled.	H&R Johnson *
BATH/BATH PANEL	Twyford Bathrooms 1700 x 700mm bath Ref BP9002WH Water Saving Bath and a Twyford New Contemporary Ref PP8170WH bath panel with Twyford pop up waste (WF5369CP)	Twyford Bathrooms (Keramag) *
VANITY UNITS	Utopia - Teroni white with Wave handle	Utopia *
WC/SEAT	Twyford Bathrooms 'Moda' back to wall flushwise pan Ref MD1438 and cistern Ref DW2242WH (dual flush 2.6 to 4L). Twyford 'Moda' Ref MD7851 toilet seat	Twyford Bathrooms (Keramag) *
BASIN	Twyford Bathrooms 'Moda' 1 tap hole, semi concealed basin Ref MD4621 and Twyford 'Keramag Doma' pedestal Ref MD4910. Clicker waste	Twyford Bathrooms (Keramag) *
THERMOSTATIC SHOWERS OVER BATH	Aqualisa - Midas 100 surface mounted, thermostatic shower with bespoke sliding rail kit and head. (To have restricted flow grommet in line with the water calculator requirements - 9 litres/minute max)	Aqualisa *
SHOWER SCREEN (over bath)	Merlyn 8 Range - clear glass/silver effect frame with bespoke DWH codes.	Merlyn Showers *
MIRROR	600 x 400 over basin	*
FLOORING	Amtico - Spacia range	Amtico *
EN-SUITE		
GENERALLY	Layout of sanitaryware all as working drawing with great care taken to conceal all plumbing.	*
TAPS	Grohe 'Concetto' taps with clicker waste (All to have restricted flow grommets in line with the water calculator requirements 4 litres/minute max) Bath - 25 109 000 / Basin - 32 240 10L	Grohe *
WALL TILING	'Optimum Range' - full height tiling wet walls only from floor level. Shower recess to be fully tiled	H&R Johnson *
VANITY UNITS	Utopia - Teroni white	Utopia *
WC/SEAT	Twyford Bathrooms 'Moda' back to wall flushwise pan Ref MD1438 and cistern Ref DW2242WH (dual flush 2.6 to 4L). Twyford 'Moda' Ref MD7851 toilet seat	Twyford Bathrooms (Keramag) *
BASIN	Twyford Bathrooms 'Moda' 1 tap hole, semi concealed basin Ref MD4621 and Twyford 'Keramag Doma' pedestal Ref MD4910. Clicker waste	Twyford Bathrooms (Keramag) *
SHOWERS	Aqualisa - Midas 300 surface mounted, thermostatic shower with bespoke sliding rail kit and head. (To have restricted flow grommet in line with the water calculator requirements - 9 litres/minute max).	Aqualisa *
SHOWER CUBICLE DOOR/SCREEN	Merlyn MStone Trays with M8 Range doors - clear glass/silver effect frame. Refer to working drawings for sizes	Merlyn Showers *
MIRROR	600 x 400 over basin	*
FLOORING	Amtico - Spacia range	Amtico *

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CLOAKROOM			
GENERALLY	Layout of sanitaryware all as working drawing with great care taken to conceal all plumbing.		✳
TAPS	Grohe 'Concetto' taps with clicker waste (All to have restricted flow grommets in line with the water calculator requirements 4 litres/minute max) 32 240 10L	Grohe	✳
WALL TILING	'Optimum Range' - 1No course splashback 225mm maximum above basin area	H&R Johnson	✳
WC/SEAT	Twyford 'Keramag Doma' flushwise pan Ref MD1148 and cistern Ref DW2242WH. Twyford soft close toilet seat Ref : MD7851WH	Twyford Bathrooms (Keramag)	✳
PEDESTAL BASIN	Twyford 'DWH Bespoke' square 1 tap hole, 450mm basin Ref DW4811WH and 'DWH Bespoke ' pedestal Ref RE4910, with Bristan clicker waste (WBTH17C). Refer to working drawing	Twyford Bathrooms (Keramag)	✳
MIRROR	600 x 400 over basin		✳
FLOORING	Amtico - Spacia range	Amtico	✳
BEDROOMS			
FITTED FURNITURE	Fitted to Bedroom 1 and Bedroom 2 only by BD Living. Purchaser upgrades available for other rooms at extra cost.	BD Living	✳
ELECTRICAL			
GENERALLY (Chrome)	Electrical items from Deta in Chrome . Switches and 13 amp switched double socket outlets to NHBC requirements in flush mounted pvc all as working drawings. Circuit breaker to ground floor and garage sockets. Lounge fitted with media panel to include 4 main sockets, tv, satellite, network and BT point. Chrome finish as purchaser upgrade. Photovoltaic (PV) panels set into the roof, feeding directly into the home.	Deta Electrical - Sockets and switches Hager - Circuit Breaker	✳
TV SOCKET - LOUNGE and or Family Room	DWH Bespoke Media Panel in location indicated on working drawings to include 4 main sockets, tv, network and BT point where indicated	Deta Electrical	✳
TV AERIAL	Digital TV aerial fitted to loft.		✳
TV SOCKET - MASTER BEDROOM	TV point in location indicated on working drawing	Deta Electrical	✳
TV SOCKET - KITCHEN	TV point in location indicated on working drawing	Deta Electrical	✳
TELEPHONE POINT	One in lounge/hall/study or smallest bedroom unless shown elsewhere on the working drawing	Deta Electrical	✳
SHAVER POINT	Bathroom and en-suite	Deta Electrical	✳
BELL PUSH	Standard front door from Deta (Ref: C3500) - mains operated installed in location indicated on working drawings	Deta Electrical	✳
CONSUMER UNIT	To be R.C.D split load boards with M.C.B's (number of protected way depending on type and size of house and fully lockable)	Hager	✳
INTERNAL LIGHTING	Low energy light specification to Building Regulations standard	Deta Electrical	✳
LIGHTING	LED Downlights min 6No. to Kitchens, 4No. LED Downlights to bathrooms and ensuites, Low energy pendant light fittings to all other rooms. External lights must be fitted with a movement sensor and photocell to ensure that the lighting extinguishes when sufficient daylight and when not required at night	Deta Electrical	✳
LIGHTING - UPGRADE	8 No. LED Down lights to Bedroom 1 with Warm White bulbs		
EXTERNAL LIGHTING	External light to front and rear entrance as standard by Greenlighting - GL 4612LU & GL 4689LU	Greenlighting	✳
BT OPENREACH (BTOR)	Kit located in positions shown on Group working drawings if option is taken from Division. If Division decide to take this service an additional double socket is required at kit location point (double socket not shown on Group Approved drawings)	BT Openreach	✳
FLOORING			
	32oz Carpet (Cormar Carpets - New Oaklands) or Amtico (Spacia) to Ground floor, hall-stairs-landing, bedrooms, bathroom & ensuite		

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HEATING		
SPACE AND WATER	Full Central heating to comply with NHBC Standards and in line with Heating Engineers designs. Pipework to be Polybutylene ' Polyplumb or Polyfit' pipes with push-fittings by Polypipe. Clearly indentify valves with labels. Provide Immersion heaters (See heating design)	Polypipe (Plastic Plumbing) *
CONDENSING BOILER WITH PRESSURISED HOT WATER CYLINDER	Ideal Standard 'Logic' Condensing boiler and pressurised hot water cylinder. Refer to working drawings and heating designs for details. NOTE All properties will have condensing boiler and cylinder	Ideal boiler and Kingspan Cylinder *
RADIATORS	Prefinished white Compact radiators with grilles throughout	Stelrad *
TOWEL RAILS	Chrome Ferrolti towel rails to all bathrooms and ensuites	Towel Rads *
THERMAL INSULATION		
GENERALLY	To perform as a minimum to statutory requirements with weather stripping to all doors/windows	*
ROOF SPACE	Insulation quilt	Knauf Insulation *
ROOM IN THE ROOF	Insulation to comply with Building Regulations	Celotex *
SECURITY		
REAR/SIDE/FRONT DOOR	See ironmongery section	*
SMOKE/HEAT DETECTORS	Mains operated smoke detectors in locations indicated on drawings Reference 1111 - Ionisation model. Heat detectors in locations indicated on drawings.	Deta Electrical *
CARBON MONOXIDE DETECTORS	H450EN CO Detector Trade Box - Battery Operated to be installed as directed on drawings and in Construction notes in accordance with manufacturers instructions	Honeywell *
BURGALAR ALARM SYSTEM	Fused spur and BT point to be fitted as standard to hallway cupboard ideally. Alarms available as purchaser upgrade	*
LANDSCAPING		
FRONT/REAR	Rotovate, roll and turf	*
BOUNDARY FENCING/WALLS		
FRONT	Open Plan (site dependent)	*
SIDE	1.8m high close boarded or panels between plots or as detailed on the site layout.	*
REAR	1.8m high close boarded or panels between plots or as detailed on the site layout. Rear boundaries where backing onto other plots to have the same.	*
GATES	Timber gate with barrel bolt and suffolk latch where applicable	*
PATHS/PATIO		
ALL	Indian sand stone paving slabs, 900mm wide from front of plot to patio door, from drive to front door and from garage door. Five slabs width outside patio door, depth of patio 1350mm to full width of house.	*
ACCESS DRIVE AND HARDSTANDING		
GENERALLY	Refer to engineering layout	*



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GARAGE		
GENERALLY	Light and power as detailed on working drawing	Deta Electrical *
OTHER EXTERNAL FEATURES		
EXTERNAL LIGHT	External light to front and Rear entrance as standard by Greenlighting - GL 4612LU & GL 4689LU	Greenlighting *
OUTSIDE TAP	External water supply to to rear of property	
GARDEN	Compost bin and kitchen caddy	
SHED	P1 & P2 - Timber shed on concrete base to SBD standard, no window, Max 1.8x2.4m. Cycle hoop fixed onto concrete base.	
WATER BUTT	200Ltr Water butt on stand with rainwater divertor	
GARDEN	Rotary drier	Ian Firth Hardware *
EXTERNAL ELEVATIONS		
WINDOWS	Pre-finished in Aluminuim Ral Colours 7015. To be fitted with window lock that requires a key to open them unless fire escape windows.	Bracknell Glass *
ROOF WINDOWS	Roof windows in natural wood with clear glass (blind as purchaser upgrade).	Keylite *
SOFFITS, FASCIAS and BARGEBAORDS	Pre-finished in white - PVCu to match window colour	Swish *
RWP	Pre-finished in round black - PVCu	Polypipe *
GUTTERS	Pre-finished in Deep Flow black - PVCu	Polypipe *

REVISIONS INDEX

Date	Description	Revision
15-Dec-14	Silver specification created	
B - 30Apr15	Door Entry deleted	