

OUTLINE SPECIFICATIONS

Structure

- Reinforced concrete core, supporting composite structural steel and/or reinforced concrete frame.

Foundations

- Large diameter reinforced concrete piled raft, suspended ground slab and reinforced concrete retaining walls.

Floors

- Structural reinforced concrete floors.
- An acoustic layer to reduce impact sound within residential areas is to be installed under a screed.
- Bathroom floors to be finished with slip-resistant floor tiling.
- Exterior grade tiling to residential balconies.
- Hard-wearing ceramic tiling to common areas, including lobbies and stairs.
- External paving slabs to Podium areas.

External Walls

- Thermal clay blocks with exterior insulated coloured render system in Maisonettes.
- For apartment blocks; Mix of insulated coloured render system on a lightweight specialist system, exterior ceramic rainscreen cladding panels and/or curtain walling system. All to be within approved standards.

Internal Walls

- Internal partitions in metal stud wall system faced with plasterboard lining, finished with emulsion paint.
- Bathroom areas in Maisonettes will have blockwork walls.
- Bathroom areas in apartment blocks will have internal partitions in metal stud wall system, faced with waterproofed lining boards.
- In bathrooms, walls to be tiled full-height around the bath area, with splash-back tiling above the wash basin.
- Separating walls between dwellings to be cavity wall formed with two layers of blockwork with acoustic infill insulation, finished with plaster and emulsion paint.
- Communal areas to have plastered walls with emulsion paint finish.

Ceilings

- Kitchen and Bathrooms to be lined with moisture resistant plasterboards finished with emulsion paint.
- Other areas generally to be smooth plaster finished in emulsion paint.
- Common areas ceilings to be lined in plasterboard, finished in emulsion paint.
- Underside of stairways to be finished in plaster with emulsion paint.

Doors

- Internal doors to be solid core, fire resistant where required, flush faced with factory finish.
- Entrance Doors to be solid core heavy duty with hard wearing factory coated finish.
- Balcony Doors in thermally protected double glazed aluminium frames.
- Fire resisting doors to be fitted with self-closing devices.
- Communal doors in aluminium frames with glaze or solid panels.

Windows

- Double glazed, thermally protected aluminium frames with powder coated finish.

Sanitary Fittings

- Floor mounted white porcelain sink basin and floor mounted white porcelain W.C pan.
- White acrylic bath with bath panels to open sides, including mixer tap and shower attachment fittings.

Kitchen Fittings

- Kitchens are not included in the sale price, purchasers are to fit their own kitchens.
- Hot and cold water supply, together with waste will be installed for purchaser connection.

Balconies

- Balconies are designed to be used as utility spaces with integrated area for clothes hanging. External power and water supply together with drainage, will be provided.
- The balconies will also have dedicated areas for the post installation by the purchaser of AC condensing units, together with pre-design and pre-routing/installation of service ducts.
- The balconies will be designed with a 'one' design solution for a 'ready to receive' post installation of glass curtains by the purchaser.

Services

- Electrical installations will comply with I.E.T Regulations.
- Data points are to be provided to Living/Dining Room areas and all bedrooms wired via copper, back to the home hub box located at the apartment entrance.
- A select number of USB socket outlets will be located throughout.
- All plumbing to British Standards.
- Boiler with 5-year guarantee will be provided.
- Lifts are to have direct access to parking levels.

Car Parking Areas

- Car Park flooring to be finished in high wear resistant, waterproof driving surface floor paint.
- Car Parking ceiling areas in self-finished concrete.
- Installations to be surface mounted.
- CCTV System to cover Car Park areas.
- Pedestrian access doors and fire exit doors at Car Parking Level.
- Vehicular entrances and exits will have doors.

Podium & Communal Areas

- Landscaped zones and recreational areas for communal use
- Access ramp for disabled users and buggies
- CCTV System to cover Podium areas
- All Landlord common areas (e.g. walkways, lobbies and Car Parking areas) to be fitted with energy saving LED light fittings with motion sensor switching.