

Rev.	Date	Author
PRE	10/02/23	CH

## SPECIFICATION FOR HA SHARED/RENTED



CHATSWORTH  
HOMES  
GROUP

**This document is to be strictly read in accordance with site specific ‘External Material Schedule’ and ‘The Construction Specification’.**

**NOTE: NOT ALL ITEMS LISTED ARE PROVIDED, BUT WHERE THEY ARE, THEY WILL FOLLOW THIS SPECIFICATION OR SIMILAR WHERE STATED.**

<b>SITE ADDRESS:</b>	<b>PLOT NO.S:</b>
<b>MARKETING NAME:</b>	<b>NHBC SITE REF:</b>
<b>DATE:</b>	<b>INITIAL NOTICE NO.</b>
<p><b>GENERAL REQUIREMENTS – ONLY WHERE GRANT FUNDING IS PROVIDED.</b></p> <ol style="list-style-type: none"> <li>1. BUILDING REGULATIONS</li> <li>2. NHBC STANDARDS</li> </ol>	

ELEMENT	DESCRIPTION	REV.
<b>1</b>	<b>EXTERNAL JOINERY – styles as shown on production drawings.</b>	
a)	<b>WINDOWS</b>	
	<ul style="list-style-type: none"> <li>WHITE PVCu with White Ironmongery</li> <li>FOR 2021 BUILDING REGS for approved document Part L</li> <li>Easy clean hinges to all windows unless fire egress required for approved document Part B.</li> <li>Restrictors to be fitted to all windows, first floor and above that do not have fire escape requirements</li> <li>All glazing to GF windows and those above porches/bays (high risk) to be toughened or laminated for approved document Part K and Q.</li> </ul>	
b)	<b>ROOF TIMBERS</b>	
	<ul style="list-style-type: none"> <li>WHITE PVCu FASCIA AND SOFFITS.</li> </ul>	
c)	<b>EXTERNAL FRONT DOOR</b>	
	<ul style="list-style-type: none"> <li>GRP DOOR</li> <li>SAA IRONMONGERY (to comply with PART Q PAS:24).</li> </ul>	
d)	<b>REAR DOOR</b>	
	<ul style="list-style-type: none"> <li>GRP DOOR.</li> <li>SAA IRONMONGERY SAA IRONMONGERY (to comply with PART Q PAS:24).</li> </ul>	
e)	<b>GARAGE DOOR</b>	
	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
f)	<b>FRENCH DOORS</b>	
	<ul style="list-style-type: none"> <li>WHITE PVCu TO MATCH WINDOWS).</li> <li>WHITE IRONMONGERY WITH MULTIPOINT LOCKING (to comply with PART Q PAS:24.)</li> <li>RESTRICTORS TO BE FITTED.</li> </ul>	

<b>2</b>	<b>WALL FLOOR AND CEILING FINISHES</b>	
a)	<b>COVING</b>	
	<ul style="list-style-type: none"> <li>NO COVING PROVIDED.</li> </ul>	
b)	<b>WALL TILING</b>	
	<p>Plain Colour Range 150 X 150mm</p> <p><i>TILE AREAS BATHROOMS AS DETAILED BELOW:</i></p> <ul style="list-style-type: none"> <li>WHERE NO SHOWER OVER BATH - HALF HEIGHT AROUND BATH. INCL. CILLS.</li> <li>SHOWER ENCLOSURES, WHERE FITTED- FULL HEIGHT TILING TO SHOWER ENCLOSURE ONLY.</li> <li>BASINS – TILED SPLASH BACK TO BASIN APPROX. 2 COURSE HIGH x WIDTH OF SINK. (TO SUIT TILE SIZE)</li> <li>KITCHEN, FROM TOP OF WORKTOP TO UNDERSIDE OF WALL UNITS. FULL HEIGHT BEHIND COOKER TO TOP OF WALL UNITS.</li> </ul>	
c)	<b>MIRRORS</b>	
	<ul style="list-style-type: none"> <li>NONE PROVIDED</li> </ul>	
d)	<b>FLOOR COVERINGS</b>	
	<ul style="list-style-type: none"> <li>NONE PROVIDED</li> </ul>	

<b>3</b>	<b>KITCHENS</b>		
	a) <b>GENERAL</b>	• SEE QUOTATIONS	
	b) <b>FURNITURE</b>	<p>FURNITURE DESIGNED, SUPPLIED AND INSTALLED:</p> <ul style="list-style-type: none"> <li>40mm POST FORMED WORKTOPS (INCL. JOINTING STRIPS) WITH REMOVABLE SECTION TO ALLOW SPACE FOR FRIDGE FREEZER IN PLACE OF FRIDGE SPACE, CONTINUOUS PLINTH, MIN. 720mm HIGH WALL UNITS, 15mm THICK CARCASS, SPACE FOR FRIDGE (min 650MM), COOKER (640MM), WASHING MACHINE (640MM) UNLESS SPACE ALLOWED IN HALL CUPBOARD. (WALL UNITS HEIGHT MAY REQUIRE INCREASING TO COMPLY WITH STORAGE VOLUME).</li> <li>IF NO STORAGE CUPBOARD OUTSIDE KITCHEN THEN TALL HOUSING REQUIRED IN KITCHEN</li> <li>NO CORNICE OR LIGHTING PLINTH.</li> <li>ALL CUPBOARDS TO HAVE 170DEG. HINGES AND D HANDLES.</li> <li>STORAGE CAPACITIES IN ACCORDANCE WITH TECHNICAL HOUSING SPACE STANDARDS.</li> <li>PULL OUT RECYCLING BINS TO BE FITTED IN ONE KITCHEN CUPBOARD BASE UNIT. 3 NO BINS WITH TOTAL CAPACITY NOT LESS THAN 30 L.</li> </ul> <p><u>NOTE</u> DESIGNS IN ACCORDANCE WITH KITCHEN FURNITURE MANUFACTURERS APPROVED PROPOSALS.</p>	
	c) <b>SINKS AND TAPS</b>	<b>KITCHEN</b>	LEISURE LINEAR REVERSIBLE SINGLE BOWL SINK 950 X 580 WITH DRAINER C/W CHAIN WASTE REF LR950REV VADO MATRIX SINK MONO MIXER CP MAT-150/FR/8-C/P FLOW RESTRICTED TO 8/L/MIN
d) <b>WHITE GOODS</b>	NO WHITE GOODS PROVIDED. INFORMATION ON THE EU ENERGY EFFICIENCY LABELLING SCHEME OF EFFICIENT WHITE GOODS TO BE PROVIDED TO EACH DWELLING.		

<b>4</b>	<b>BATHROOMS, ENSUITES – WHITE. NOTE PRODUCT MAY CHANGE PENDING LAYOUTS RESTRICTIONS.</b>		
	a) <b>BATH</b> LOLA (Or Similar) VADO (Or Similar)	<ul style="list-style-type: none"> <li>1700 X 700MM SINGLE ENDED BATH 2 TAP HOLE 162 L CAPACITY ANTISLIP. GRIPS. C/W BOLT ON LEGS, GLOSS WHITE BATH PANEL AND PLINTH</li> <li>C/W BATH STOWAWAY BATH WASTE PLUG AND CHAIN</li> </ul>	
	b) <b>BATH SCREEN</b> –Where shower fitted	• NONE PROVIDED	
	c) <b>BATH TAPS #1</b> <b>NON THERMOSTATIC BATH/SHOWER MIXER FOR DECK MOUNTING – LOW LEVEL FOR HAIR WASHING. HIGH PRESSURE SUPPLY</b>	• <u>VADO (Or Similar)</u> THERMOSTATIC DECK MOUNTED BATH SHOWER MIXER C/W PILLAR LEGS - PRODUCT CODE: 'CEL-131T/FR/8-C/P' WITH HAND SHOWER FOR HAIR WASHING AND WALL BRACKET - PRODUCT CODE 'ERI-SFMK-CP' – FLOW RATE OF SHOWER VALVE RISTRICTED TO 8L/MIN.	
	d) <b>WC SUITE</b> LOLA (Or Similar)	• CLOSE COUPLED PAN IN WHITE WITH DUAL FLUSH CISTERN 4.5/3L SEAT AND COVER IN WHITE	
	e) <b>WHB</b> LOLA (Or Similar)	• <u>'POLO' RANGE.(Or Similar)</u> 550mm WASH HAND BASIN WITH SEMI OR FULL PEDESTALS. VADO ZOO BASIN MIXER & WASTE. BASIN FIXING KIT. 450MM OR CORNER BASIN WITH FULL PEDESTALS FOR GROUND FLOOR WC.	
	f) <b>ALL BASIN TAPS - HIGH PRESSURE SUPPLY</b>	• <u>VADO</u> VECTA CROSSHEAD MONO BASIN TAPS – PRODUCT CODE: 'VEC-100/CD/FR/3-CP' FLOW RESTRICTED TO 3.781L/MIN C/W POP UP WASTE.	
	g) <b>SHOWER TRAY</b> JUST TRAYS (Or Similar)	• PREFERRED TRAY SIZES: 760 x 760mm (VARIOUS) TRAY IN WHITE C/W CLASSI SEAL, CHROME WASTE, RISER KIT (WHERE SPECIFIED) INCLUDING ADJUSTABLE LEGS AND REMOVABLE PANELS.	
	h) <b>SHOWER ENCLOSURE</b>	• <u>FOR TRAY USE</u> CLEAR UNPRINTED GLASS, WHITE FINISH INWARD OPENING BI-FOLD DOOR TO SUIT SHOWER TRAYS SIZES SHOWN ON PRODUCTION DRAWINGS.	
	i) <b>SHOWER MIXER AND VALVE – FOR WITHIN SHOWER ENCLOSURE HIGH PRESSURE SUPPLY</b>	• <u>VADO (Or Similar)</u> EXPOSED THERMOSTATIC SHOWER MIXER – PRODUCT CODE: 'CEL-149-1/2-FR/8-C/P'. WITH SINGLE FUNCTION 600mm SLIDE RAIL KIT – PRODUCT CODE: 'ERI-SFSRK-C/P'. FLOW RATE OF SHOWER VALVE RISTRICTED TO 8L/MIN.	
	j) <b>MISCELLANEOUS</b>	NONE	

<b>5</b>	<b>PLUMBING</b>		
	a) <b>PLUMBING CONNECTIONS</b>	<b>WASHING MACHINE</b>	• PROVIDE PLUMBING PROVISION IN LOCATIONS SHOWN ON PRODUCTION DRAWINGS.

<b>6</b>	<b>SUPPLY OF HOT WATER AND SPACE HEATING -</b>		
	<b>AMMEND TO SUIT SITE SPECIFIC REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>ELECTRICALLY POWERED ASHP SYSTEM IS UTILISED FOR THE PROVISION OF HEATING AND HOT WATER IN EACH PROPERTY. SYSTEM EQUIPMENT TO BE IDEAL OR EQUAL APPROVED DESIGN PARAMETERS TO PROVIDE 21 DEG CELSIUS IN ALL ROOMS EXCEPT KEY WET AREAS AT 22 DEGREES. ALL TO COMPLY WITH DOMESTIC BUILDING SERVICES GUIDELINES.</li> <li>HEATPUMPS WILL BE MOUNTED EXTERNALLY WITH TOWER UNITS LOCATED IN DEDICATED CUPBOARD WITH SEALED HOTWATER CYLINDER. SIZES RANGING FROM 180LITRE TO 300LITRE. CONTROL PANEL AND PIPEWORK</li> <li>'STELRAD(Or Similar) RADIATORS TO ALL UPPER FLOORS WITH TRV's.</li> <li>'UNDERFLOOR WET SYSTEM TO GROUND FLOOR' BY SUPPLIER</li> </ul> <p><b>ALL AS DETAILED ON SEPARATE HEATING MANUFACTURERS' DESIGNS.</b></p>	

7	<b>ELECTRICAL</b>		ALL ELECTRICAL PROVISIONS AS SHOWN ON PRODUCTION DRAWINGS.
	a)	<b>MANUFACTURER AND RANGE</b> HAGER SOLLYSTA (Or Similar)	<ul style="list-style-type: none"> <li>WHITE RANGE OF WHITE ACCESSORIES.</li> <li>TO NHBC GUIDELINES, OUTLETS DETAILED BELOW (EACH NUMBER REPRESENTS ONE DOUBLE SOCKET).</li> <li>KITCHEN/UTILITY 4 NO.</li> <li>UTILITY 2 NO.</li> <li>DINING ROOM 3 NO.</li> <li>LIVING OR FAMILY 2 NO. AND 2 NO. LOCATED NEAR TV, 1 NO LOCATED NEAR BOARD/BAND HUB</li> <li>BEDROOMS 3NO. TO BED 1 AND 2, 2NO. TO OTHERS.</li> <li>HALL 1 NO.</li> <li>LANDING 1 NO.</li> </ul>
	b)	<b>MECHANICAL EXTRACTOR FANS</b> VENT-AXIA (Or Similar)  <b>AMMEND TO SUIT SITE SPECIFIC REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>REFER TO SEPARATE MAUNFACTURERS SCHEDULES FOR FULL SPECIFICATIONS.</li> <li>WHITE RECESSED EXTRACT FANS (NO PULL SWITCHES) GENERALLY SYSTEM 1.</li> <li>INDIVIDUAL INTERMITTENT EXTRACT FANS TO ALL WET ROOMS AND KITCHENS WITH TRICKLE VENTS TO ALL WINDOWS, CALCULATED IN ACCORDANCE WITH AD F.</li> </ul>
	c)	<b>INTRUDER ALARM SYSTEM</b>	<ul style="list-style-type: none"> <li>NOT PROVIDED.</li> </ul>
	d)	<b>SMOKE/HEAT DETECTORS</b> Kidde Fyrmetics (Or Equal approved)	<ul style="list-style-type: none"> <li>MAINS OPERATED WITH BATTERY BACK UP, INTERCONNECTED SMOKE/HEAT DETECTORS: Kidde KF20 (OPTICAL), KF10 (ION), KF30 (HEAT)</li> <li>BATTERY OPERATED CARBON MONOXIDE ALARM Kidde 10LLCO (10year sealed battery)</li> <li>LOCATIONS AS DETAILED ON PRODUCTION DRAWINGS.</li> </ul>
	e)	<b>INTERNAL FIXED LIGHTING</b>	<ul style="list-style-type: none"> <li>100% OF ALL LIGHTING TO BE ENERGY EFFICIENT FITTINGS IN POSITIONS INDICATED ON PRODUCTION DRAWINGS.</li> <li>BATHROOMS AND CLOAKROOMS TO HAVE BATTEN SETS TO ZONE 3 CEILINGS.</li> <li>KITCHENS – FLOURESCENT WITH DIFFUSER</li> <li>ALL OTHER HABITABLE ROOMS TO HAVE PENDANT SETS</li> <li>(ENERGY EFFICIENT LAMPS TO HAVE AN EFFICIENCY GREATER THAN 40 LUMENS/WATT)</li> </ul>
	f)	<b>TV/FM RECEPTION AND TELECOM OUTLETS</b>	<ul style="list-style-type: none"> <li>TV/FM TO LIVING (WIRING ONLY, COAX LEFT COILED IN ROOF SPACE)</li> <li>MASTER TELECOM SOCKET TO HALL AREA/CUPBOARD AND SLAVE SOCKETS TO LIVING ROOM AND BED 1</li> </ul>
g)	<b>MISCELLANEOUS</b> HAGER SOLLYSTA (Or Similar)	<ul style="list-style-type: none"> <li>SPLIT LOAD RCD CONSUMER UNIT.</li> <li>ENGRAVED SWITCHED FUSED SPUR OUTLETS WITHIN GRID SWITCH IN KITCHEN AND UTILITY ROOM WHERE REQUIRED. ALL AS SHOWN ON PRODUCTION DRAWINGS.</li> <li>INCLUDE ELECTRICS FOR PROVISION FOR COOKER, FRIDGE, WASHING MACHINE ETC. IN LOCATIONS SHOWN ON PRODUCTION DRAWINGS. (FRIDGE SWITCH TO BE OFFSET IN CASE FF INSTALLED.)</li> <li>SHAVER SOCKET WITHIN MAIN BATHROOM.</li> <li>LOW ENERGY SECURITY LIGHT FITTING INCL. LAMP WITH AUTO SHUT OFF FROM PIR WITH SOLAR SENSOR SWITCHED SPUR INTERNALLY (FRONT DOOR ONLY)</li> </ul>	

8	<b>INTERNAL JOINERY</b>		
	a)	<b>INTERNAL DOORS</b>	<ul style="list-style-type: none"> <li>FOUR PANEL DOOR OR SIMILAR</li> </ul>
	b)	<b>IRONMONGERY</b>	<ul style="list-style-type: none"> <li>ZOO TOLEDO IN CHROME PLATED.FURNITURE</li> </ul>
	c)	<b>WARDROBES</b>	<ul style="list-style-type: none"> <li>NONE.</li> </ul>
	d)	<b>SKIRTING</b>	<ul style="list-style-type: none"> <li>18 X 94mm MDF WHITE PAINTED PENCIL ROUNDED.</li> </ul>
	e)	<b>ARCHITRAVE</b>	<ul style="list-style-type: none"> <li>18 X 57mm MDF WHITE PAINTED PENCIL ROUNDED.</li> </ul>
	f)	<b>STAIRCASE (Houses only)</b>	<ul style="list-style-type: none"> <li>"SPECIFICATION A" FROM, STANDARD SPECIFICATION OF MATERIALS AND WORKMANSHIP. NEWEL POSTS, SPINDLES, HANDRAIL, BASERAIL AND NEWEL CAPS. ALL PAINTED WHITE.</li> </ul>
	g)	<b>WINDOW BOARDS</b>	<ul style="list-style-type: none"> <li>25mm MDF PAINTED WHITE.</li> </ul>
h)	<b>MISCELLANEOUS</b>	<ul style="list-style-type: none"> <li>CURTAIN BATTEN NOT PROVIDED (25 X 50MM SW TO ALL WINDOWS AND FRENCH CASEMENT IF REQUIRED)</li> <li>1/2M2 MIN SLATTED SHELVING TO AIRING CUPBOARD.</li> <li>LOFT ACCESS HATCH TO BE MIN 550MM AND FITTED WITH BUDGET LOCK.</li> </ul>	

<b>9</b>	<b>FLUES / FIREPLACES</b>		
	a)	FIRE SURROUND AND HEARTH	• N/A
	b)	FLUES	• N/A
	c)	ELECTRIC SPUR	• N/A
	d)	GAS POINT	• N/A
<b>10</b>	<b>PAINTING &amp; DECORATIONS</b>		<b>NOTE:</b> ALL PAINT BY 'DULUX or CROWN – TRADE' RANGE.
	a)	WINDOWS	• SELF FINISHED WHITE PVCu.
	b)	WINDOW BOARDS	• WHITE GLOSS PAINTED FINISH.
	c)	INTERNAL DOORS	• WHITE GLOSS PAINTED FINISH
	d)	INTERNAL DOOR FRAMES, SKIRTINGS & ARCHITRAVES	• WHITE GLOSS PAINTED FINISH.
	e)	WALLS	• EMULSION THROUGHOUT.
	f)	CEILINGS	• PURE BRILLIANT WHITE EMULSION THROUGHOUT.
<b>11</b>	<b>EXTERNALS</b>		
	a)		• FOOTPATHS BRETT QURONDON BUFF 600mm X 600mm SLABS

This company pursues a policy of continuous improvement. Whilst every effort has been made to ensure this information is correct it is intended only as a guide and the Company reserves the right to alter and or substitute without notice alternatives which the Company consider equally suitable.

**END OF DOCUMENT**

### **Revisions**

REV A – PRELIMINARY ISSUE