



# bridgemere

ITEM	STANDARD SPECIFICATION
<b>ELEVATIONAL ASPECTS</b>	
<b>External walls – facing brick</b>	Refer to site specific materials schedule.
<b>External walls – contrasting brick</b>	Refer to site specific materials schedule.
<b>Garden walls – facing brick</b>	Refer to site specific materials schedule.
<b>Elevational treatments (heads/cills etc)</b>	Refer to site specific materials schedule and housetype working drawings.
<b>Roof tile</b>	Refer to site specific materials schedule.
<b>Gutters &amp; RWP's</b>	Hepworth half round gutters or deep flow section 68 mm round rainwater down pipes colour black.
<b>Canopies / GRP products</b>	Refer to site specific materials schedule and housetype working drawings.
<b>Fascia &amp; soffit</b>	UPVC white.
<b>French/ patio doors</b>	UPVC doors colour white.
<b>Front door</b>	Compositelfront door- range 'Turner' or 'Rembrandt' dependent upon elevational style, prefinished. External colour as per plot specific material finishes schedule, internal colour to be white.
<b>Rear door</b>	UPVC rear door. Colour – white.
<b>Garage doors</b>	Up and over garage door, colour from plot specific material finishes schedule, style as per house type specific drawings.
<b>Windows</b>	UPVC windows colour white, see house type specific elevational drawings for detail of window style.
<b>Window handles</b>	White, all escape windows are to be keyless lockable.

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ITEM	STANDARD SPECIFICATION
<b>KITCHEN UNITS</b>	
<b>Kitchen door / worktop styles</b>	Various styles/colours to select from all in one price bracket. Plus upgrade ranges.
<b>Wall unit height</b>	Refer to supplier kitchen design.
<b>Boiler housing</b>	Provided where boiler is located in kitchen or utility room. No housing where boiler is located in garage or upstairs cupboard.
<b>Worktop thickness</b>	40mm postformed worktops.
<b>Worktop finish</b>	15mm upstand to match main worktop. No kitchen tiling (aside from cill, see below).
<b>Drawer packs</b>	Refer to supplier kitchen design.
<b>Unit lighting</b>	Under pelmet lighting to all units.
<b>Kitchen sink</b>	Standard – bowl and a half stainless steel sink (Caple Vertice) with single lever tap (Caple Washington).
<b>Utility sink</b>	Standard – Di Santi Liro stainless steel sink with single lever tap.
<b>Kitchen window cill</b>	To be tiled, plain white.
<b>Splashback</b>	Glass to back of hob area. Choice of colours.

<b>KITCHEN UNITS</b>	
<b>Oven</b>	2 bedroom units – single under counter oven, Zanussi. 3 bedroom units – single oven, eye level, Zanussi. 4 bedroom units – double oven, eye level, Zanussi.
<b>Hob</b>	Standard – 60cm electric ceramic hob (2 and 3 bedroom units), 90cm electric ceramic hob (4 bedroom units). Standard – pipework for gas hob option to be provided as standard.
<b>Hood</b>	Refer to supplier kitchen design.
<b>Dishwasher</b>	House types Barton, Croston, Middleton, Cleveley, Mawdesley and Sawley – plumbed space only, with removable base unit (see housetype kitchen drawings for position). House types Whalley – integrated dishwasher.
<b>Fridge freezer</b>	Fully integrated fridge freezer (50/50 split).
<b>Washing machine</b>	Standard – fully plumbed washer space within kitchen layout.

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ITEM	STANDARD SPECIFICATION
<b>PLUMBING AND SANITARY WARE</b>	
<b>Bathroom suite range &amp; colour</b>	White. Roca Gap range.
<b>Bath</b>	Roca. Gap range.
<b>WC</b>	Roca. Gap range, close coupled cistern, soft close seat.
<b>Wash hand basin</b>	Roca. Gap range.
<b>Pedestal</b>	Roca. Gap range. Full height pedestal.
<b>Taps</b>	Roca.
<b>Shower – main bathroom</b>	House types Barton, Croston, Middleton, Cleveley, Mawdesley, Sawley – none. Bath shower mixer handset taps. House types Whalley – thermostatic shower, Aqualisa Contract 250 bar, Harmony head. Plus glass shower screen.
<b>Shower – ensuite</b>	House types Barton, Croston, Middleton, Cleveley, Mawdesley, Sawley – thermostatic shower, Aqualisa Contract 250 bar, Harmony head. House types Whalley – thermostatic shower, Aqualisa Contract 250 bar, Harmony head plus rain head.
<b>Shower door</b>	Instinct glass sliding or bifold door.
<b>Shower tray</b>	Shower trays Just Tray Fusion white.
<b>Towel rails</b>	3 bedroom units: Chrome towel rail installed as standard in bathroom and ensuite. 4 bedroom units: Chrome towel rail installed as standard in bathroom and ensuite.
<b>Thermostat</b>	See housetype heating drawings for location.
<b>Radiators</b>	Rettig Purmo Compact (see housetype heating drawings for size and location).
<b>Central heating boiler</b>	Refer to housetype specific heating drawings, Worcester.
<b>CERAMIC TILING</b>	
<b>Wall tiles</b>	Porcelanosa. A range of standard choice tiles all within the same price bracket, and a range of upgrade tiles.
<b>Bathroom tiling</b>	House types Barton, Croston, Middleton, Cleveley, Mawdesley, Sawley – half height tiling to bath and shower area, splashback over sink. Window cills to be tiled. House types Whalley – full height tiling above bath where shower fixed to wall, plus full height half length of the bath, half height to balance of bath area. Splashback over sink. Window cills to be tiled.
<b>Ensuite facility</b>	Full height tiling to shower area, splashback over sink. Window cills to be tiled.
<b>Cloakroom</b>	Splashback over sink.
<b>Floor tiling</b>	None. Offered as an upgrade.

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ITEM	STANDARD SPECIFICATION
<b>ELECTRICAL</b>	
<b>Fittings</b>	Switches and sockets to be white. Manufacturer Deta.
<b>External light</b>	House types Barton, Croston, Middleton, Clevely, Mawdesley, Sawley – wiring and blanking plate to be provided to front and rear of property. Refer to house type specific dwg for positions. House types Whalley- wiring and blanking plate to be provided to rear of property, wiring and external light (Deta GF6010) to front. Refer to housetype specific drawings for positions.
<b>TV/media</b>	Refer to house type specific drawings.
<b>BT socket</b>	Refer to house type specific drawings.
<b>Extractor fans</b>	Manufacturer – Vent Axia. See housetype working drawings for location and model.
<b>Intruder alarm</b>	Standard – none.
<b>Smoke alarms</b>	Refer to house type specific drawings.
<b>Front door bell</b>	Mains wired chimed door bell.
<b>Electric car charging point</b>	As standard.
<b>ELECTRICAL LIGHTING</b>	
<b>Kitchen lighting</b>	Recessed downlights with white finish. Manufacturer Deta. See housetype working drawings for positions.
<b>Dining area lighting</b>	Standard – pendant light.
<b>Cloakroom</b>	Standard – fixed ceiling light.
<b>Main bathroom</b>	House types Barton, Croston, Middleton, Clevely, Mawdesley, Sawley – IP44 compliant light fitting. House types Whalley- recessed downlighters, position shown on working drawings, colour white.
<b>Ensuite</b>	House types Barton, Croston, Middleton, Clevely, Mawdesley, Sawley – IP44 compliant light fitting. House types Whalley- recessed downlighters, position shown on working drawings, colour white.
<b>Integral garage</b>	Pendant light.
<b>JOINERY</b>	
<b>Internal doors</b>	Newark semi solid finished in white.
<b>Internal ironmongery</b>	Tortosa Round Rose Lever in polished chrome.
<b>Architrave</b>	Primed MDF profile 68 x 18mm.
<b>Skirting</b>	Primed MDF profile 140 x 18mm, Lambs Tongue.

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ITEM	STANDARD SPECIFICATION
<b>DECORATION</b>	
<b>Generally</b>	Manufacturer – Crown.
<b>Decoration – ceilings</b>	Skimmed plaster 2 coat white emulsion.
<b>Woodwork</b>	Pre primed, 1 undercoat, 1 satinwood, brilliant white.
<b>Walls</b>	Emulsion, 2 coat white.
<b>Mist coat</b>	As standard.
<b>FLOORING</b>	
<b>Vinyl floor covering</b>	Standard – none.
<b>Carpets</b>	Standard – none.
<b>EXTERNAL</b>	
<b>Front garden</b>	Turf.
<b>Rear garden</b>	Rotavate and topsoil.
<b>Fencing</b>	As per site specific boundary treatment layout.
<b>Outside tap</b>	As Standard. Position as per shown on house type specific drawings.
<b>Shed with bike rack</b>	As standard on homes without garage.
<b>Garage bike rack</b>	As standard on homes with garage.

