

Athelstan Place, Twickenham Purchaser's Specification

Outline draft – 5 May 2014

GENERAL

The houses and flats are designed and constructed in accordance with the current Building Regulations, and the current technical standards of the Premier Building Guarantee. All units are provided with a 10 year guarantee under the Premier Building Guarantee.

ROOFS

The sloping roofs are of slate in 'warm deck' construction on insulation on timber rafters. The flats roofs are single ply membrane in 'warm deck' construction on insulation on timber joists.

WALLS

The external walls are high quality new facing brickwork (or existing brick walls) on timber structural framing with insulation between the studs and plasterboard lining to traditional design. The internal walls are of 100mm timber stud partitioning, with dry lined plasterboard.

WINDOWS

The windows are double glazed sealed units in aluminium frames with key operated locks. All upper windows can be cleaned from inside the units.

DOORS

All internal room and wardrobe doors are painted flush doors with chrome ironmongery.

FINISHES

The ceilings and walls are painted in matt emulsion to British Standard colours. Skirting boards and architraves are painted in off white satinwood. Bedroom and hall floors are carpeted. Living rooms and kitchens have engineered oak flooring on acoustic underlay. Bathrooms have heated ceramic floor tiles, with ceramic wall tiles.

BATHROOMS

Bathrooms are fitted with brand name white chinaware and ceramic disk chrome taps and fittings. Above the baths are high pressure wall mounted thermostatic mixer showers with the shower head on a slider rail, all in chrome. Chrome towel radiator.

KITCHENS

The kitchens have designed fitted units in high gloss finish and composite stone worktops. Stainless steel sink bowl with chrome mixer taps.

Brand name appliances including a gas hob, stainless steel extract canopy, integrated multifunction oven, fully integrated dishwasher, combination washer dryer and a freestanding metallic fridge freezer.

HEATING

The gas fired central heating with wall mounted slim panel radiators, and electric under tile heating and towel rails in the bathrooms.

LIGHTING

The living room, hallway, bedrooms and bathrooms have a combination of wall lights and recessed ceiling downlighters in white finish. The kitchen has under cupboard pelmet lights and recessed ceiling downlighters in white finish. For the houses, external lighting comprises a wall mounted light outside the front door and a wall mounted light outside the rear door, controlled via internal switches.

COMMUNICATIONS

Freeview digital TV and telephone broadband sockets fitted to each living room and master bedroom. Wiring for telephone and broadband for connection by purchaser.

SECURITY

Each house and ground floor flat is fitted with an integrated intruder alarm complete with room sensors.

COMMUNAL AREAS

Landscaped and planted communal areas, secure covered bike store and enclosed refuse store.

PARKING

Individually allocated parking spaces.

Hamilton Lofts Ltd

The developer reserves the right to vary the specification, which is based on the Employer's Requirements to the contractor.

5th May 2014