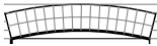
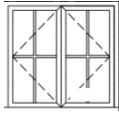
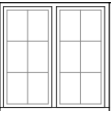
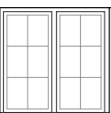


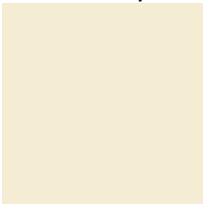
Item	Material
Facing Brickwork	Multi brick
Feature Brickwork	Quoining to be in red brick All other features in main brick
Cladding	Black cladding 
Main Roof Ridges & Hips	Half round to match main tile
Main Roof Valleys	GRP dry valley system
Verges	Wet verge in Black
Main Roof Covering	Clay large profile plain roof tile 
	Clay and Slate – CS26 Slate 
Porch Roof Covering	Clay small profile plain porch tile To co-ordinate with roof tile 
	Clay and Slate – CS26 Slate 

Porch Ridges & Hips	Bonnet hips
Corbels	Tile crease corbels – see drawings for locations
Window Heads Refer to Elevations for locations	Arched double snapped header in Main Brick  <i>Not within tile hanging or render</i>
	Arched double snapped header in Red Brick  <i>Not within tile hanging or render</i>
Cills Refer to Elevations for locations	Creasing tile <i>Not within tile hanging</i>
	Lead to windows within boarding to be scalloped 
Brick Features	Brick detailing to gable verges projecting – in main brick. 15 then 30mm to tie in with undercloak.
	Double Brick feature band at plinth height – projecting – in main brick. 15mm then 30mm.
	Double Brick feature band at half height – projecting – in main brick. 25 then 50mm to hide batten underside of tile hanging
	Single Brick feature band at height varies – projecting – in main brick. 20mm.
	Quoins detailed around windows in red brick, rest of property in multi brick.
	45° herringbone brick work detail at varying positions on different house types to be in main brick.
Fascia & Soffit	UPVC – colour black to eaves
	Low level roofs to bay windows – timber colour black
	Porches – timber colour black
	Low level roof (rear only) – upvc colour black
Feature Eaves	Black faux Rafter feet (plant on) to boxed eaves – depending upon location upvc or timber to match fascia material (see above) 

Windows, Patio & Personnel Doors	UPVC All non-opening casements to be dummy sashes
	U value 1.4
	External Colour White
	External Colour Black
	Internal Colour White
	UPVC cheeks to windows on cladding elevations.
	Ironmongery Refer to Brochure specification
	All patio and sliding doors to be plain glazed (no internal bars)
	Obscure glazing to bathrooms, ensuites and wc's to be "sand blasted"
	All single back doors to be half height plain glazed
	Horizontal and Vertical bar – internal glazing bar 
	Georgian Bar – internal glazing bar 
	Georgian Bar – external glazing bar – Dual Colour black exterior and white interior 
	All windows on a plot will be the same style
	No personnel doors in garages
Porches and Low Level Bays	All fascias to be in timber (for colour see porch details below)
	Note. Oak posts to be seasoned kiln dried European Oak.
	Bay windows to be finished with black timber fascia and faux rafter feet
	Underside of porches to be tongue and groove timber to top of rafter (vaulted

	where pitched) and painted RAL 9010 Pure White
	Flat porches (which are detailed black) to have a white tongue and grooved stained soffit
	Low level roof /porch To be vaulted with tongue and groove soffit painted white – black fascia and faux rafter feet
	Low level roof /bay/porch To be vaulted with tongue and groove soffit painted white – 2 posts painted white – black fascia and faux rafter feet
	 Pitched porch – white brackets, white supporting timbers with white fascia – tongue and groove vaulted soffit painted white – curved timber between pitch.
	  Pitch porch – 2 supporting timber posts – saddlestone bases – 3 bar gable feature.
	 Pitch porch – 2 supporting timber posts – saddlestone bases – clad gable feature.

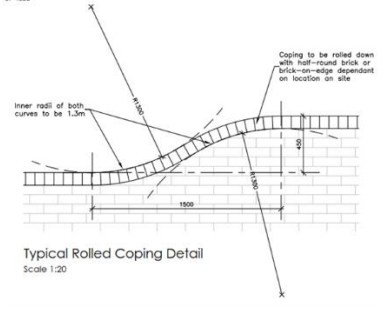
	Sloped Porch – 3 Timber supporting posts – Saddle stone bases. 
	 Sloped hipped porch – 2 supporting timber posts – Saddle stone bases.
	 Sloped porch with pitch portion in centre – timber supporting posts – saddle stone bases.
	 Sloped hipped porch – 3 supporting timber posts – dwarf wall with herringbone infill
Front Doors	Munster Ultra Tech Stockholm Doors  Stockholm

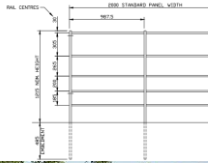
	Munster Ultra Tech Stockholm Doors – Colour Pale Green external and white internal 
	Munster Ultra Tech Stockholm Doors – Colour Ivory exterior and white interior 
	Sand Blasted obscure glazing, spyhole & letter plate – Black ironmongery
	Door Furniture Black
	Door Frame Colour White
	External doors dual colour – Pale Green or Ivory external and white internal.
Garage Doors	Garador “Carlton”  Door, Frame and Handle Black
	Garador “Salisbury”  Door, Frame and Handle in Black
Binstore Doors	Timber framed ledged and braced door with black door furniture (and digi-lock). Natural stained with black strap hinges.

	
Rainwater Goods	Black UPVC
Roof Furniture	Chimneys – GRP with brick slips (as main brick) with clay chimney pot
External Lighting	TLC Trumpeter (energy efficient bulb)  Black To front doors PIR to be located with lantern For locations refer to porch detail drawing
	TLC Elite half lantern PIR (energy efficient bulb) or similar  For locations refer to porch detail drawing
Door Bell	Bryon 2204BN Brushed Chrome  To be located on handle/key side of door <u>not</u> hinge For communal doors refer to brochure specification for door entry system
Solar Panels	Refer to SAPs for Extent per plot Panels to be inline style

	
Water/Gas Boxes	Gas/ water meter boxes to be painted conker brown
External Works	REFER TO SURFACES FINISHES DRAWING FOR BLOCK LOCATIONS All block paving should be edged in a header and stretcher course.
Access Road & Driveways	<u>Block Type 1</u> 90° Herringbone block paving (main colour 1)
	<u>Block Type 2</u> 90° Herringbone porous block paving (main colour 1)
	<u>Block Type 3</u> 45° Herringbone block paving (main colour 1)
	<u>Block Type 4</u> 45° Herringbone porous block paving (main colour 2)
	<u>Block Type 5</u> 45° Herringbone block paving (main colour 2)

	Tarmac with conservation kerb edge bullnose. 
	Tarmac parking spaces to be edged with a stretcher course of block paving COLOUR TBC. 
	All manhole covers within block paving to be inset style 
	Four rows of granite setts 
Footpath	Tarmac footpath with EF edging. 

Paths & Patios	To front doors Buff Riven Slabs 
	To side paths (900mm)- extent from side gate to nearest external door Buff Riven Slabs
	1.8m x 1.8m patio Buff Riven Slabs
	Special patio sizes refer to drawing Buff Riven Slabs
	Basket weave Alpha Flow Pattern AF.6 in main colour 2
Boundaries	Rear Garden Walls – 1.8m high. Creasing tile and stretcher course coping (all in main brick). Coping metal fixings must not be visible on last brick. Bricks with frogs should not be used on last brick of coping. Where we have screen walls and there is a level difference, instead of staggering the wall can we curve them as per the below. Speak to TM for details. All in main brick. <i>Engineering bricks must not be used as dpc.</i>   Typical Rolled Coping Detail Scale 1:20
	Rear Garden Division fence– 1.8m high closeboard fence.

	 <i>Refer to conveyance plan for T marks for orientation of fence.</i>
	1.2m high estate railings, 1m between posts. Rail spaces 305,265,200&185mm. Bar 20mm. Finished in black.  
	 Knee Railing with split wood railings
Site Boundary fencing	Site boundary to plots ... to remain as existing (note garden boundary is inset due to ecology buffer) Specification of site boundary to plots ... to be confirmed by Management Team.
	Site Boundary with existing vendor field to be 1.5m deer proof fence (exact specification to be agreed with vendor)
Sheds	1.8 x 1.8m Slab base Shed 1.2x1.8m

Bat/Bird Boxes	Schwegler 2FR bat tube with brick slips 
	Sparrow nest box