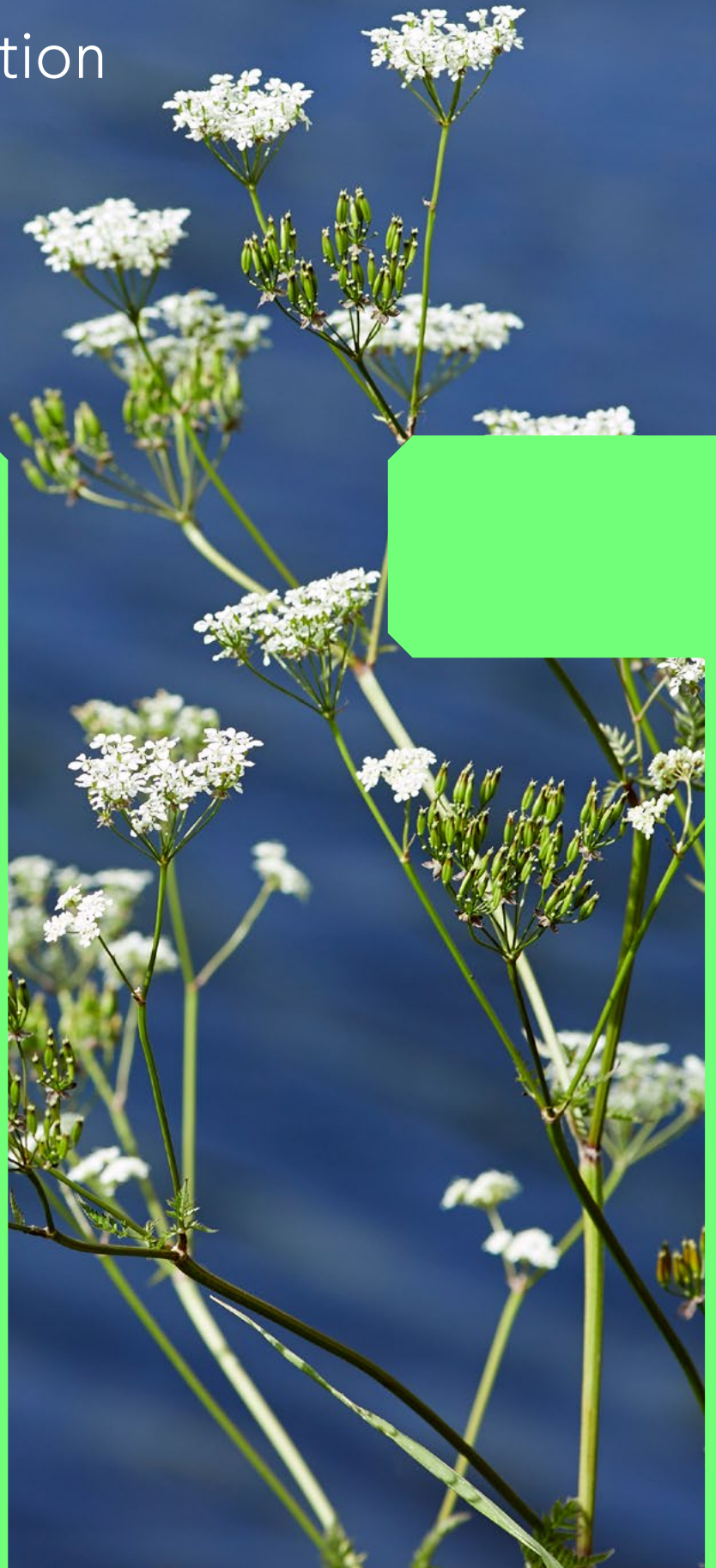


TRENT BASIN
Phase 2 specification



TRENT BASIN

Phase 2 specification



Footprint

- Trent Basin Phase 2 has been developed in accordance with Blueprint's industry leading Footprint sustainability policy, comprising 4 main themes - Health Happiness and Wellbeing, Regeneration, Environmental Sustainability and Urban Design. Phase 2 will meet a minimum of 'Best Practice' in Footprint scoring
- Homes at Trent Basin are also assessed and audited through the Building Research Establishment's (BRE) New Home Quality Mark assessment process
- Kitchen worktops –
 - Standard range – 22mm laminate
 - Upgrade range – Karonia Mistral solid surface (as standard in Riverfront Homes*)
- Stainless steel sink
- Chrome mixer tap or equivalent
- NEFF induction and extractor (unbranded) included in all homes

Energy

- Energy performance certificate B Building Fabric

Building fabric

- Traditional masonry construction (brick and block with lbstock facing brick)
- 150mm full fill cavity with Ecobead insulation

Kitchen

- Kitchens by Symphony –
 - Standard range - Woodbury
 - Upgrade range – Alta (as standard in Riverfront Homes*)

Sanitary Ware

- Bathrooms by Roca
- Roca Seville bath with mixer
- Mira Flight Low shower tray – either quadrant or rectangular
- Bristan shower mixer or equivalent
- Shower tiles –
 - Classic Alabaster Stone Matt Wall
- Shower Save Recoh-vert waste water heat recovery (en-suite only and only houses)
- Bristan Quest taps or equivalent

TRENT BASIN

Phase 2 specification

General internal works

- Factory finished, solid core, timber veneered internal doors (fire rated as required)
- Glazed doors in various locations
- Insulated sealed floor screed (ground floor)
- CaberDek timber floor system on 1st floor and 2nd floor
- Energy efficient lighting throughout
- Recessed downlights to kitchen, WC, hall, landing, bathroom & en suite
- TV points in kitchen diners, lounges and master bedrooms

General external works

- External paved areas and patios are Charcon Woburn and Charcon Andover
- Mews main entrance to have screen with brick base and glass upper part
- External boundaries comprise a mixture of Ibstock brick, and combinations of Cedar fencing, venetian timber panel fencing, metal web mesh fencing and pre-grown hedges
- External timber or brick planters
- Mews planters as privacy strips at street level with edging brick

Doors and windows

- Mix of double or triple glazed Velfac composite (aluminium/wood) system
- Velfac external doors

Heating

- Potterton Ultra boiler with radiators
- Honeywell Evohome smart heating system**

Broadband

- Broadband connectivity via Virgin Media or BT Open reach fibre to door (home wired with Virgin cabling)

Heat and smoke detection

- Building Regulations compliant heat and smoke detectors will be installed

Brick

- A mix of Ibstock bricks in three different colours throughout the development

TRENT BASIN

Phase 2 specification



Roof

- IKO Mach One to all flat roofs and Marley Eternit Thrutone pitched roof tiles

Roof terrace

- IKO Mach One roofing system with aluminium trims to perimeter
- Proprietary balustrade system in certain houses
- Timber deck floor
- Velfac glazed access door to terrace
- External lighting and single external power socket

Winter gardens (where applicable)

- Windoor Silhouette Bifold glazing system
- Suspended ceramic tile floor
- Brick finished internal walls and plasterboard ceiling

Gardens

- Clean garden topsoil with external timber fencing
- External lighting and power sockets to patio

Solar PV

- Solar PV installed on all homes as part of the Community Energy Project. Energy generated will be stored in a central Community Energy Battery and will not feed directly into homes

Building warranty

- 10 year warranty provided through NHBC Buildmark cover

Note:

The above specification describes a typical house. Please refer to the plot plan for details applicable to each home. Blueprint reserves the right to substitute materials, fixtures, appliances and fittings of equivalent quality

* Riverfront Homes comprise plots 1-8 and plots 16 -19

** Honeywell Evohome smart heating is installed as part of the free Smart Home Upgrade Package