

# TRENT BASIN

## About this guide

This is a short guide to the specification of homes at Trent Basin. It tells you what you can expect in terms of fittings and finishes, as well as frequently asked questions about the development.

## Footprint<sup>®</sup>

Trent Basin has been developed in accordance with Blueprint's industry leading Footprint<sup>®</sup> sustainability policy, comprising 6 dimensions - Wellbeing, Nature, Community, Placemaking, Climate, Circular Economy.

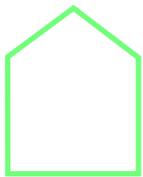
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# Energy strategy

Trent Basin homes are designed to consume energy efficiently, going above and beyond the standards required for new-builds through the Building Regulations.

Homes at Trent Basin are constructed with a 'fabric first' approach. This means focusing on things like insulation, airtightness and ventilation ahead of 'add-ons' like solar panels. To enable the decarbonisation of the whole energy system we need to reduce energy demand. Reducing the need for heat in homes through a 'fabric first' approach is a big part of this. It also has many co-benefits. It makes homes more comfortable and easier to keep warm and healthy, as well as protecting the building fabric.



## Walls

Insulation helps to keep heat in and prevents cold spots. It also provides good sound insulation. During high temperatures, the building materials and insulation can absorb some of these heat gains, helping to keep you cooler. The home 'envelope' is constructed with an air-tight layer. This prevents draughts and protects the building fabric.

## Roof

Like the walls, roofs are well insulated. This helps with heat loss as well as reducing sound between floors.

## Doors & windows

High performance windows allow light in whilst slowing heat loss. Easy opening to allow ventilation during warmer weather. Windows and doors are by Velfac, finished in anthracite grey. All meet the police's Secured by Design criteria.



## Ventilation

Ventilation helps to maintain a good level of indoor air quality and regulate the amount of moisture within our homes. It plays an important role in protecting the building fabric and your health.

Homes at Trent Basin are naturally ventilated by the opening of windows and doors. When you don't want to open them, either because it's cold outside or because you want to keep your home secure, you can use the trickle vents installed in the top of your windows.

Mechanical extract ventilation helps to remove the moist, stale air created in bathrooms and kitchens. These run continuously at a low level, which is boosted when the room is in use.



## Heating

Heating is provided by gas condensing, combination (combi) boilers (Baxi Assure). Condensing means they simply extract heat from the flue gases (that would otherwise be wasted), and make use of it. Combi boilers provide space heating and hot water on demand. This type of system doesn't include a hot water cylinder.

Heating is controlled using the Honeywell Evohome system. This allows you to schedule heating in different parts of your home, and is linked to individual controllers on your radiators.

Radiators are by Stelrad Vita. In living, dining and kitchen areas these are from the Plan range. In all other areas these are Compact.

# Trent Basin

## Fixtures & fittings

### Ventilation

- Low energy extract ventilation in kitchens and bathrooms (Greenwood Airvac TBC).

### Bathrooms & toilets

- Toilets by Ideal Standard (Tempo) with soft close seat and dual flush
- Sinks and baths by Ideal Standard (Tempo)
- Showers by Nabis (cool touch)
- Resin shower tray by JT (Fusion)
- Taps by Bristan
- Tiles in grey (500 x 200mm)
- Showersave - a unit fitted to your shower that recovers and reuses heat from the water.
- Chrome towel rail

### Kitchens

- Solid worktops by Karonia
- Kitchen cabinets by Howdens (Clerkenwell Gloss range)
- Sink and taps TBC.
- NEFF built-in single oven and induction hob.
- Extractor hood, slimline dishwasher (60cm), integrated fridge-freezer and integrated washing machine (brand TBC)

### Internal doors

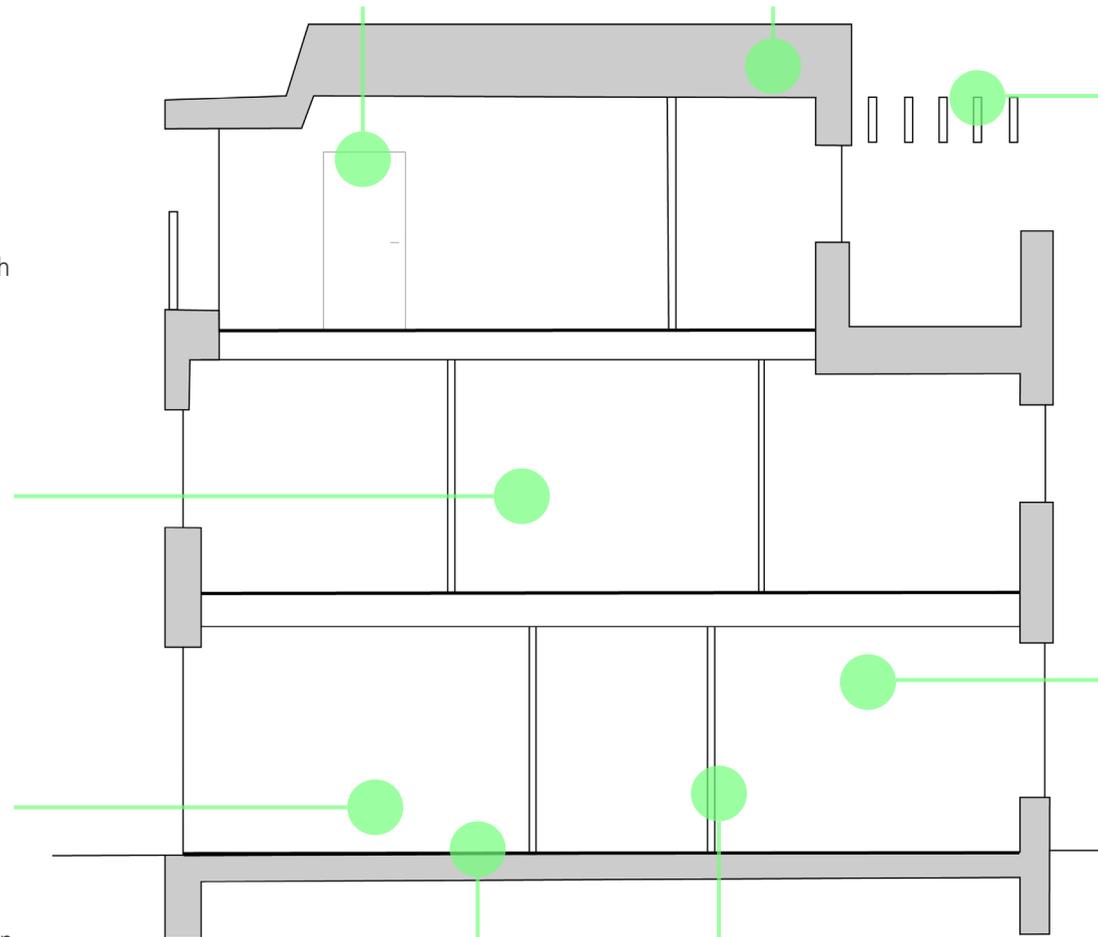
- Solid core oak veneered doors.
- Door handles by Zoo Hardware in satin stainless steel.

### Roof

- Roof finishes vary by plot (including pitched with slate finish, pitched with zinc finish and flat roof).

### External areas

- Charcon Andover paved patios.
- Clean topsoil, left raked and level (no turf provided).
- Pergola in pressure treated softwood.
- Pre-treated timber fences between gardens.
- Bricks from the Mortar & Screed Company in Clayburn Civic, Selected Dark and Leicester Multi Cream Stock.
- Airbricks to match brick colour (by Manthorpe).
- Copings and downpipes in anthracite grey to match windows.
- Zinc cladding panels.
- External LED wall light to rear by Philips (myGarden).
- External light to front (brand TBC).
- Doorbell linked to mains power.
- House number in brushed aluminium.
- Velfac integrated letterbox.



### Flooring

- Bamboo flooring to ground floor living room (not including any separate lounge).
- Carpets TBC
- Bathroom floors by Tarkett (rustic slate grey).

### Internal walls & ceilings

- Painted in pure brilliant white, matt finish in all areas, except for silk finish in bathrooms.

### Lighting

- Energy efficient lighting.
- Spotlights (brand TBC).
- LED lighting to all other fittings.
- Task lighting to underside of kitchen cabinets.

### Fire safety

- Heat and smoke detectors

### Electrical sockets

- At least one socket in each room includes a USB charging point.
- An external socket at ground floor level (and on balconies, where applicable) have the capability of being converted to an electric car charging point in future.

# Frequently Asked Questions

## **What is the freehold status?**

The homes at Trent Basin Phase 3 are freehold.

## **Is there a Service Charge?**

There is an Estate Charge, this covers things like emptying communal bins, some street lighting on non-adopted roads and grounds keeping of the garden areas, trees etc. This will be kept under £500 per annum (likely to be less as more houses are built and sold). This is managed by the Management Company, who also administer funding to the Trent Basin Community Fund (a subsidiary of the Residents Association). This Community Fund is to be used for initiatives that make a contribution to the wider neighbourhood and community.

## **What warranty will be provided?**

LABC will be providing a New Homes warranty.

## **Are there any communal spaces?**

This phase connects to the basin edge walkway and adjacent phases.

## **Are there bike stores?**

There are some public cycle parking areas within this phase in external landscaped areas. There are no cycle stores provided within private external areas.

## **Where will bins be kept and collected from?**

There are two communal bin stores that have a pergola type construction. On street facing elevations these will be screened with planting.

## **Do the Trent Basin homes have level access to front doors?**

There is a step to the front door of plots 1 to 4 (along Trent Lane). Other plots are accessed from street level.

## **What is the school catchment area?**

Perfectly placed for a choice of Ofsted rated 'Good' primary schools, including Lady Bay Primary School and Windmill L.E.A.D Academy. The Nottingham Academy is also just 1 mile away from Trent Basin, making it a great location for families.

## **Will there be electric car charging points, if not is there scope for residents to fit their own?**

An external socket at ground floor level (and on balconies, where applicable) have the capability of being converted to an electric car charging point in future.

# Frequently Asked Questions

## **Will I have a designated parking space?**

Plots 1 to 4 that front on to Trent Lane have a parking space on-plot. Remaining plots have either an allocated on-street parking space, or a space provided in the rear parking area - please refer to the agent for individual plot details.

## **How long will construction last?**

Phase 3 is part of a wider masterplan for Trent Basin. There will be further construction as the site is built over the coming years. Phasing aims to minimise impact on existing residents.

## **Disclaimer**

The above specifications describe a typical Trent Basin Phase 3 home. 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.