South Cambridgeshire District Council

Design Brief Rev B

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1.0 INTRODUCTION

The purpose of this Design Guide is to provide essential principles to follow in the design of housing for South Cambridgeshire District Council.

Each project will have its own particular design features and specific requirements appropriate to site location.

Where proposals differ from the brief they must be brought to the attention of SCDC for their approval.

South Cambridgeshire District Council (SCDC) is well positioned to become an active development partner within the South Cambridgeshire District, and will be able to contribute effectively to regional and sub-regional agendas whilst meeting its own Business Plan Objectives and the Councils Aims and Objectives.

SCDCs aim is to achieve safe, secure, easily maintained, warm, energy efficient, environmentally sustainable, affordable housing within the constraints of available finance. The Council will actively promote a programme to develop new council owned homes to help meet housing need across the district.

2.0 GENERAL OBJECTIVES FOR ALL DEVELOPMENT

2.1 Internal Area

New residential units shall be designed so that their gross internal floor areas (GIA's) meet or exceed the residential space standards set out in the table below:

Number of bedrooms	Number of bedspaces	1 Storey dwellings m^2	2 Storey dwellings m^2	3 Storey dwellings m^2	Built-in storage
1	1p	39 (37*)	-	-	1.0
	2p	50	58	-	1.5
2	3p	61	70	-	2.0
	4p	70	79	-	
3	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6	7p	116	123	129	4.0
	8p	125	132	138	

*Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from $39m^2$ to $37m^2$.

Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage

The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

In order to reduce noise complaints, kitchens and bathrooms should, wherever possible, be on the party wall with living rooms and bedrooms on the outside wall. This is particularly important for the living room.

2.2 Floor/Ceiling Height

Light and feeling of space is crucial. Ceiling heights are important to creating the right feeling of air and space, therefore rooms should have a minimum floor-ceiling height of 2.3m and the designers must have due regard for underfloor heating (where required) when calculating the overall storey heights for the building.

2.3 Flexibility and Maintenance

Keeping the cost of living down is important to all households. SCDC wants to keep the cost of monthly bills and maintenance as low as possible and these efficiencies need to start at the early design stages.

All aspects of the design are to reflect good building practice and materials should be selected on the basis that they will require relatively little maintenance. A minimum design life of 60 years is expected.

Whole life costs as well as capital costs should be considered when selecting materials.

2.4 Living Area

The living space should be at entrance level, except in the case of first floor maisonettes.

In 5 person and larger dwellings, at least two separate family spaces (i.e., separate rooms, not just separate areas) should be provided, large enough for all the family to gather (e.g., a living room and a separate kitchen/diner, not a living/diner and separate kitchen).

Wherever possible kitchen/diners shall be provided, not living room/diners.

The glazing in the principal window in the living room should begin no higher than 800mm above finished floor level.

2.5 Kitchen

Direct access to be made from the kitchen or via a lobby to the private outdoor space.

The kitchen layout should provide space for wheelchair manoeuvre between fittings and furniture for all properties with ground floor kitchens and in flats with wheelchair access above ground floor (i.e. served by a lift).

Wherever possible the kitchen and lounge should be in separate rooms. Flats should be designed with a kitchen diner so that the lounge is a separate space.

Tall storage units/space shall be located in the kitchen (or utility room) or immediately adjacent to these rooms.

Serviced spaces are to be provided with electrical sockets below the work top with their switches positioned above work top level so as to be accessible after the installation of appliances. All switches for appliances are to be etched/engraved with the details of the appliance it serves, and banked together in a grid switch rather than separate.

There should be a minimum distance of 450mm between the work top and the underside of wall units.

Base units facing each other are to be at least 1200mm apart, or in a galley kitchen 1200mm between the units and opposite wall.

Work surface/cooker/work surface/sink/work surface sequence is to be provided, unbroken by doors, passageways or tall fitments.

The travel distances between the sink, cooker and fridge (the 'work triangle') is to be between 3.3 and 6.6m (measured from the centre front of these units).

Cookers are not to be placed under windows or at the end of a work surface.

There should be at least 500mm clear worktop each side of cookers and a minimum of 300mm between a cooker space and an internal corner of a work top.

Sides of wall units are to be set back at least 150mm from an adjacent cooker space to avoid heat damage from the use of high level grills.

There should be at least 400mm between the bowl of a sink and an internal corner of a worktop to allow for comfortable working.

Drawers of varying depths are to be provided in the kitchen. Drawers are to be steel box type.

Provision should be made for the storage of recyclable materials in the kitchen, hall or external storage.

Sink units are to be provided under windows wherever possible and to be 1 ½ bowls.

All appliance spaces are to have pre-cut access provided for drainage and cold water supplies, ideally to adjacent sink unit.

The fridge space should have a removable worktop above to allow the facility for a tall fridge/freezer. No wall unit should be fitted above this space.

To all units 4 bed and above in size an additional appliance space is to be provided in the kitchen or adjacent utility room.

Wall units should provide shelving at 1650mm or less above floor level (to be accessible for older and disabled people).

All units are to allow for a dishwasher space with associated plumbing and drainage. This space can be for a slim line dishwasher (450mm wide) in 1 and 2 bed dwellings.

Under unit recycling bins to be included.

2.6 Bedrooms

A dwelling with two or more bedspaces is required to have at least one double (or twin) bedroom.

Single Bedrooms

In order to provide one bedspace, a single bedroom has to have at least 7.5m2 and is to be at least 2.15m wide.

The bed should be capable of being positioned in two places neither of which has any part of the bed head under a window nor over radiators.

Space for a small worktop/desk in the room.

Double and Twin Bedrooms

In order to provide two bedspaces, a double (or twin bedroom) has to have a floor areas of at least 11.5m2

One double (or twin bedroom) is to be at least 2.75m wide and every other double (or twin) bedroom is to be at least 2.55m wide

Double bedrooms should be able to accommodate twin beds.

The double bed should be capable of being positioned in more than one position.

Beds should not obstruct access to the window or obstruct radiators.

One or more twin or double bedrooms can subdivide into two singles.

Main bedrooms to family units are to be able to provide space for an occasional cot.

A main bedroom has direct access, or is adjacent to a bathroom and can be easily adapted for washing and WC access.

2.7 Bathrooms and WC's

In accordance with Building Regulations there should be a fully accessible WC at entrance level. For bungalows and ground floor flats this can be within the bathroom. For 5p+ houses the entrance level WC should be fully wheelchair accessible with side and frontal transfer spaces. For houses up to 4p it is acceptable to only meet Building Regulations Part M, unless the requirements of Lifetime Homes surpass this.

The bathroom should be designed for ease of access with clear spaces to approach the WC and the wash hand basin.

In bungalows and housing for the elderly the layout of fittings should allow for the future provision of a tracked hoist between the wheelchair-accessible bedroom and bathroom.

A shower is to be provided over the main bath, with associated tiling.

In all 4 bedroom units and larger an additional shower room is to be included. Sanitary Ware manufacturer and style is to be approved by the Employer.

White sanitary ware shall be provided by Twfords or equal and approved, throughout.

- WC's are to be close coupled with low volume dual flush and include plastic seat with metal hinges.
- Basins to bathrooms are to be minimum of 550mm x 400mm on a pedestal ideally not beneath a window
- Baths to include non-slip finish, side grips and plastic bath panels to side (and ends if required) and be a maximum of 149 litres capacity
- Showers to be thermostatically controlled and surface mounted with flexible hose, rail and shower head

Taps are to be provided as follows, manufacturer to be Grohe or Pegler or similar approved:

- Baths to have separate hot and cold water taps fitted

- Wash hand basins to have separate hot and cold water taps fitted

Include the provision of the following to each family bathroom:

- Mirror 450mm x 600mm minimum
- 600mm long towel rail
- Toilet roll holder
- Lockable medicine, not to be located above basin

2.8 General Storage

These areas are measured by calculating the area of floor space or shelving actually provided according to two storage heights:

Normal storage	between 300 and 1500mm height
Tall storage	over 1500mm height

General internal storage areas are to be provided of at least:

Normal storage	0.75m² shelf area per person
Tall storage	a minimum of 0.5m² floor area

Airing cupboards:

Dwellings housing three or less people	0.4m² shelf area
Dwellings housing four or more people	0.6m² shelf area

Lockable external tall storage/sheds:

Flats without gardens	N/A
Houses, bungalows and flats with gardens for up to 4 persons	>2.2m²
Houses, bungalows and flats with gardens for 5 persons or more	3.0m²

External storage can be provided as timber sheds and should include suitable anchor points fixed into the ground for securing bicycles.

There is to be a lockable mirrored cabinet fitted to each property for the safe storage of medicines and harmful substances. These are to be located in the family bathrooms of all dwellings.

Hooks for the hanging of outdoor clothes are to be located by external doors, sufficient in number for the size of dwelling.

2.9 Balconies

Balconies with a minimum depth of 1500mm will be provided to all dwellings above ground floor where there is no other private outdoor space.

3.0 DESIGN STANDARDS FOR ALL DEVELOPMENTS

3.1 Specific Design Criteria

All schemes must meet any design, technical criteria and recommendations required to meet:

- Current Building Regulations;
- Home Builders Federation guidance;
- NHBC Standards (or other approved warranty provider);
- Lifetime Homes in 10% of the properties in the scheme;
- Secured by Design (full Part 1 compliance required);
- London Housing Design Guide (where directed).

When designing the building the Constructor must have regard for the Build for Life 12 criteria and should endeavour to achieve as many 'green' lights as possible, minimise 'ambers' and avoid 'reds'.

Should the specific requirements stated within this design brief differ from those stipulated in the latest statutory requirements or guidance notes then the higher standard/specification is to be adopted.

3.2 Wheelchair Compliant Dwellings

Where wheelchair standard properties are required then these will be discussed with the designer and the relevant space standards agreed. On this particular scheme ___ nr wheelchair standard properties are required.

3.3 Code for Sustainable Homes

Unless required for planning or funding a Code for Sustainable Homes Assessment will not be required.

3.4 Sustainability and Renewable Technologies

South Cambridgeshire District Council is looking for the Contractor to adopt a fabric first approach to sustainability of the building. All properties are to have high standards of insulation and be thermally efficient in order to:

- Reduce the consumption of energy, and ;
- Improve comfort level of occupants.

In addition to meeting the minimum sustainability standards as set out in the Building Regulations all new dwellings will be designed and constructed in accordance with the South Cambridgeshire District Council Local Plan which states that carbon emissions must be reduced by 10% through the use of renewable technologies.

Please see section 8 for information on the Employer's preferred renewable technologies.

3.5 Furniture

All floor plans must indicate furniture layouts to comply with the National Housing Federations "Standard & Quality in Development".

4.0 BUILDING COMPONENTS

4.1 External Walls

External wall finishes/construction shall be appropriate to the style and design of the buildings proposed and with due regards to planning and urban design requirements.

Wall specification should take account of the Council's policy to construct to enhanced thermal properties and to achieve sustainable construction through a fabric first approach.

Facing bricks are to be a minimum of BS 3921: Grade FN.

Cavity wall ties are to be stainless steel and suitable for the cavity construction proposed including the insulation.

Any render finish is to be through coloured.

Party walls will be required to achieve a sound reduction of 5 dB improvement on the current building regulations.

4.2 Timber Frame

The Employer will only accept timber frames for buildings up to a maximum of three storeys.

Wherever possible timber frame, and particularly timber staircases, are to be avoided in blocks of flats. This includes two storey buildings with one flat on top of the other. Where timber staircases cannot be avoided the Contractor is to have regard to the sound transfer from the staircase and must use best endeavours to ensure that noise transfer is kept to a minimum. Please see clause 4.7 for sound insulation requirements.

4.3 Entrance Doors

Front Entrance Doors

All main entrance doors are to be certified to PAS 24:2012 standard as a minimum.

The general principle in the location of external doors to dwellings should be to avoid external access doors opening directly into habitable rooms.

A porch or a canopy should protect the main entrance, ideally GRP.

Lock or locking mechanisms installed within doorsets shall incorporate, as a minimum, a cylinder certified to BS EN 1303 2005 grade 5 key security and grade 0 attack resistance. Locks should meet PAS23/34 enhanced standard.

The deadlock/deadbolt mechanism should be operable from the inside of the dwelling without the use of key, i.e. with a thumb turn.

Door viewer at a height of 1200 - 1500mm where there is no clear glazing within the doorset.

Letter box to be a minimum of 400mm from the door locks and no larger than 260mm x 40mm with an internal deflector fitted and must be part of the original certified door set.

The dwelling entrance must provide an 800mm minimum clear opening. A clear opening is that measured between the inside face of the frame door stop and the inside face of the door when opened at 90°.

Door chain or limiter shall allow sufficient rebate to ensure the chain does not get trapped in the door damaging the chain or the door.

Door handle should be fitted between 900 - 1200mm above FFL.

Clear door numerals to be provided for all units. Samples are to be obtained for the Employers approval prior to ordering.

The door colours will be chosen by South Cambridgeshire District Council.

A nominally flat threshold (max. 15mm upstand) is required. This must be achieved at all external door openings.

Communal Entrance Doors

All communal entrance doors are to have the same physical specification as 'Front Entrance Doors' with automatic closing and automatic dead locking and internal thumb turn/knob/handle. Entry is to be restricted to those using a correct key fob and an audio door entry system is to be installed for residents to control access for visitors. Please see section 6.10 for door entry panel requirements.

Flat Entrance Doors

These are to meet the same physical specification as 'Front Entrance Doors' with automatic closing. For entrance doors above ground floor, to have locking hardware that is operable from both sides of an unlocked door without the use of a key and must be a minimum of 1hour fire rated.

French Windows and External Glazed Double Doors

Where French windows are fitted these are to have no external door furniture and are only to be fitted to roof terraces or balconies, i.e. not to ground floor entrances.

External double door sets will include door furniture with full locking mechanism and meet the same physical standards as the main entrance door.

4.4 Windows

SCDC' preference is for PVCu triple glazed windows with a slimline profile.

An alternative window specification is only to be considered in exceptional circumstances, for instances planners requirements.

All windows are to achieve a minimum of an 'A' rating in the BRE 'Green Guide' and achieve a PAS 24:2012 rating for enhanced security performance.

All windows shall:

- be complete with integral weatherstripping
- be double glazed, as a minimum
- be capable of being reglazed internally
- where laminate glass is required to be fitted it shall be a minimum of 6.8mm thick
- be fitted with restrictor stays on all windows.
- have easy clean hinges to enable internal cleaning
- have opening lights with key operated espagnolette multi-point locks to all windows on all floors
- have controllable ventilation to the head section.
- have night vent facility allowing windows to be locked in an open position for ventilation

Where the design allows, the window design should incorporate a small opening light for ventilation.

South Cambridgeshire District Council use Clearview for window and door installations on all of their current stock. The Contractor is at liberty to use a window and door manufacturer of their choice but the windows and doors must be equal and approved by the Employer.

4.5 Internal Doors

The clear opening width between blade and stop should be at least 750mm for all internal doors when fully open.

There should be a 300mm offset between the opening edge of all door blades on the ground floor and the return wall, when pulling the door.

The hanging of door swings should facilitate wheelchair manoeuvre in relation to the preferred furniture layout.

All internal thresholds should be avoided.

Internal doors are to be solid core with 4 or 6 moulded panels with a smooth finish in white.

Airing cupboard doors must incorporate ventilation grilles to both the top and bottom and of sufficient area to ensure adequate ventilation.

Where built-in wardrobes are provided these are to be fitted with magnetic catches.

High quality satin anodised aluminium door furniture is to be fitted as required. A sample of all door ironmongery is to be provided for the Employers approval prior to ordering.

Bathrooms are to include thumbturn locks with external over-ride facility.

4.6 General Items

The following should be provided:

A dry space for pram/pushchair storage to family units.

Door stops are to be provided to all doors.

4.7 Sound Insulation

Complaints regarding sound transmission are a common occurrence in flats and therefore cause management problems. In order to reduce the potential for this type of complaint all sound transmissions on impact will be a reduction of 5db than the current building regulations and an increase of 5db on airborne transmission.

Sound tests should be carried out on a minimum of 20% of new properties.

Acoustic insulation standard for a new (db) internal wall of floor/ceiling construction	**Mean value for up to 4 pairs of rooms**
Airborne noise: measured D'nT,w shall not be less than:	50
Impact noise: measured I'nT,w shall not be greater than:	57

4.8 Floors

All floors are to be protected during the construction to ensure a clean surface at handover.

A solid screed of minimum 65mm thick should be provided to all concrete floors with due account taken of screed resistance cracking and drying times.

All concrete floors within properties are to be sealed with a suitable sealant product (i.e. water based acrylic paint) or vinyl floor tiles where no other flooring finish has been specified.

Where PV invertors or services/plant (including the TV aerial) are located in the loft space chipboard flooring is to be provided, together with a low energy pendant light fitting, to allow easy access and maintenance.

4.9 Stairs

The general arrangement of staircases must enable delivery of large household appliances to all rooms within the dwelling and allow the possible future provision of a stairlift. The width of the staircase should be 900mm minimum from wall to opposing face of banister.

Staircases should be in a straight flight. Winders or tapered treads will not usually be acceptable; any changes in direction must take place with at least a half space landing sited preferably near the bottom of the flight.

All stair designs shall be suitable for future installation of a BS stair lift.

All hand rails must be spindle type rather than fully closed.

Wherever possible timber staircases are to be avoided in blocks of flats, including two storey buildings with one flat on top of the other.

4.10 Roofs

Roof design and specification shall be appropriate to the style and design of buildings proposed and with due regard for the planning brief for the site.

All structural timber (including trusses) to be FSC/PEFC approved and be vacuum or pressure impregnation preservative treated and certified as such by the supplier.

Breathable felt is to be used on roofs and sufficient ventilation to ensure the moisture content of timber does not exceed 10%. All opening are to be designed to protect from the ingress of rain, snow, birds, insects and vermin.

Through colour concrete or clay interlocking tiles or composite slate may be used.

Insulated and draft sealed loft access hatch to be installed to individual roof spaces. Hatches to be located in hallways wherever possible but not directly over stairs.

Avoid the provision of services within the loft space to minimise access requirements and issues with insulation.

All fascias and soffits are to be uPVC where planning allows.

Lead flashings, aprons and soakers are to be of Code 4 lead.

Gutters shall be designed to suit the roof coverings with downpipes connected to the underground drainage system. Leaf guards are to be fitted in areas with a high density of trees. All rainwater goods are to be uPVC where planning allows.

5.0 MECHANICAL SERVICES

Service installations should be unobtrusive and provide access for inspection, routine maintenance and repair of principal components.

Kitchen – a flush ceiling-mounted or wall mounted extract fan with a remote fan switch (with no pull cord) is to be installed when no cooker extract hood is installed. When cooker hoods are installed they must vent externally and not only recirculate air.

Bathroom – provide a flush fitted ceiling or wall mounted extract fan with isolator switch located outside of the bathroom (usually above the door) when no other extract or ventilation system is installed.

All ventilation systems are to be designed and installed in accordance with Building Regulations Part F.

Where fan ducts are located within the roof space they are to be designed to take the shortest possible route e.g. to a tile vent. Ducts should be fully lagged (pre-lagged ducts preferred) and laid with condensation traps and drains.

5.1 Heating Installation

Heat losses should be determined in accordance with the methods set out in BS EN 12831: 2003, Heating systems in building - Method for calculation of the design heat load.

The Employer's preference is for electric central heating. This will incorporate two separate power circuits on and off peak. Heater units will be from the Manufacturer Dimplex, Models will be from the Quantum range sized according to heat loss calculations. Q'-rad panel heaters will be installed in all bedrooms, a Dimplex APL 100 towel rail incorporating timer will be fitted in bathroom, w/c and all remaining rooms will have QM storage units. A central control system for the electric heaters will be installed to make the system of operation similar to that of a normal LPHW central heating system. All heaters shall be installed on finished floor coverings.

Systems should comply with the recommendations of PAS 33: 1999, Specification for the design, installation and commissioning of gas fired central heating systems in domestic premises and SCDC require the specification, heat loss calculations and running costs for approval prior to the placing of orders.

The internal temperatures noted overleaf are to be achieved when the outside temperature is -3°C.

	Internal Temperatures
Living Room	21°C
Dining Room	21°C
Kitchen	18°C
Hall and landing	18°C
Bedrooms	18°C
Bathrooms	22°C
WCs	21°C

5.2 Domestic Installation

Cold water taps should always be on the right hand side of the sink, bath and wash hand basin.

All taps are to have lever handles (short 3" levers) for ease of use.

In kitchens monobloc mixer taps are to be fitted to all sinks.

Baths and wash hand basins are to be fitted with separate hot and cold taps both with lever handles.

Thermostatically controlled shower valves are to be installed over all baths.

5.3 Pipework

Pipework within dwellings should be contained within the plasterboard wall and not exposed. Pipework within solid floors should be avoided wherever possible but if unavoidable, should be laid in ducts with removable covers. Pipe runs should be kept to vertical and horizontal in direction.

Distributive gas, heating and safety discharge pipework will be installed in accordance with BS EN1057: 2006.

All discharge pipework must be designed to reduce any occurrence of accident or injury.

All pipe runs in unheated voids and ducts must be insulated.

All W.C., sanitary fittings and kitchen sinks should have in-line isolator valves. The isolation valve on the incoming water main is to be fitted beneath the kitchen sink and is to be fitted with a Surestop device to allow water to be turned off quickly.

5.4 Hot Water Cylinders

For maintenance purposes the dimensions of access hatches/doors must enable simple removal of tanks and cylinders through the openings and headroom to facilitate the maintenance of any associated equipment.

All hot water cylinders are to be fitted, wired and commissioned with one 3 Kw Immersion heater and controlling thermostat incorporating a thermal safety cut out compliant with BS EN 60730 / BS EN 60335-2-73.

Where solar PV is installed surplus energy will be directed to the immersion heater via the installation of an automatic power controller (Immersun) unit.

5.5 Boilers

When installing gas boilers, consideration must be given to using the most efficient models available. SCDC therefore require all boilers must be a minimum of an A rating as specified in the Sedbuk Rating, www.boilers.org.uk All boilers must be approved by SCDC prior to orders being placed.

Combination boilers are only to be installed in one and two bedroom dwellings where the maximum occupancy does not exceed 3 persons. Where traditional condensing boilers are installed include for the provision of an immersion heater facility to the hot water tank to back up in the event of a boiler failure.

All boilers are to be installed in accordance with manufacturer's instructions, and should be in a location with adequate space for future maintenance and servicing.

All gas appliances are to be installed in accordance with the Gas Safety (Installation and Use) Regulations 1998.

At handover the installation certificate and Landlords Gas Safety Record must be provided including emission results.

5.6 Radiators

Low water content high output round top steel panel radiators in white manufactured by Quinn.

5.7 Controls

Controls will comprise of a compliant Part L 24 hour service interval time clock or programmer with audible alarm with a fixed wire dial thermostat with neon indicator – thermostatic control of water and thermostatic control of individual radiators. Controls should be easily understood and simple to programme and set. Smart/Intelligent controls are to be considered to assist with energy monitoring and reducing fuel poverty.

Thermostatic radiator valves are required to all radiators except any radiator in close proximity to a room thermostat.

Smart meters are to be installed that allow residents to monitor their energy usage.

All operating manuals are to be provided at handover for each unit.

5.8 Gas installation

The gas installation shall have an outlet to the cooker space fitted to current standards that will allow a suitably qualified fitter to install an appliance.

6.0 ELECTRICAL INSTALLATION

6.1 Documentary Standards

The electrical installer will be responsible for the proper working of each electrical installation and must ensure that its execution, testing and commissioning complies with the requirements of BS 7671: 2008 incorporating amendment 3: 2015.

6.2 Wiring Accessories

All sockets, switches and accessories will be white in colour moulded sockets, red rocker switches.

Electrical accessories will be Crabtree manufacture, and shall include light switches, socket outlets. Spur outlets, cooker control unit, cooker connection unit, ceiling roses, flush mounted sockets shall be switched, have a white finish, flush metal boxes for flush installation, with the exception of heat resistant lamp-holders. All electrical accessories and equipment shall be manufactured to BS5750 quality assurance.

Trunking is to be manufactured from a high impact grade of uPVC, in compliance with BS 4678 Part 4: 1982, may be approved, in certain installations instead of steel trunking or multiple conduits. Such trunking shall have a white finish, unless otherwise specified.

All ring circuits shall be continuous and spurs off the cable by means of a junction box will not be allowed, unless agreed by the Councils Electrical Manager The disconnection times stated in BS 7671: 2008 shall be strictly observed.

All socket outlets shall be controlled by a 30mA RCD or RCBO.

Two lighting circuits shall be provided in all dwellings. Each circuit shall be deemed to include one luminaire controlled by two-way switching. In general, accessories shall be reinstated in existing positions, but minor re-location to comply with tenant's or other requirements shall be achieved using surface run mini-trunking, where necessary, and shall not merit any variation in cost. All circuits shall be RCD/RCBO protected.

6.3 Distribution Equipment

Consumer units will be fully compliant with BS 7671:2008 Incorporating Amendment 3:2015.

Consumer units and protective devices should preferably be located out of sight, in an easily accessible location, i.e. under stairs cupboard.

6.4 Inspection and Testing

Every system must be inspected and tested, by a competent person, during installation and on completion before being handed over to SCDC.

Once inspection and tests are satisfactory, a signed Electrical Installation Certificate (compliant with the current IEE wiring regulations), with a Schedule of Inspections and a Schedule of Test Results, is to be given to SCDC.

6.5 Power within Dwellings

Switch and socket outlets should be located for ease of use and sockets provided as below:

	Double
Kitchen	5
Living room	4
Dining room	2
Hall	2
All bedrooms	3
Landing	1
Kitchen/dining	6
Living/dining	6
Home office (in addition to room requirement)	2

Mounting heights (above FFL)	
Light switches	between 900 - 1200mm
Cooker control sockets	1,100mm
Kitchen sockets	1,100mm
General sockets	between 450 - 600mm
Cooker connection box	between 450 - 600mm
TV outlets	between 450 - 600mm
Consumer units	1,800mm

All switches are to be white in finish. Bathroom light switches are to be located outside the bathroom rather than pull cord switches.

At least one of the double sockets in each room is to include USB charging points. This socket is to be in a readily accessible position to allow easy access for charging of phones, tablets, etc.

If a system boiler and hot water cylinder is installed a 3KW back up Immersion heater will be fitted and wired to a switched spur incorporating a thermostat with safety thermal cut out.

In the kitchen there should be a labelled 30amp cooker switch to one side of the cooker. Also include a 13amp supply for the future provision of gas cooker/hob ignition.

In the kitchen there should be socket outlets 600mm above the floor level with engraved switched spur located above the worktop for all main appliances, including fridge, washing machine, dishwasher and driers where applicable. These switches should be located together in multiple grid switch, rather than individual.

Fused spurs are to be provided for the future installation of a security alarm and stair lift, location and number to be agreed.

Extract fans, compliant with Building Regulations Part F, will be required to all kitchens, bathrooms and WCs where a passive ventilation system is not installed. Fans are to be provided as follows:

- Kitchens – A Nuarie Genie fan is to be installed, wired from a 13amp ring circuit controlled by a switch-spur at worktop height and engraved with the word fan. The fan is to be wired so that it is on constant trickle.

- Bathrooms and WC's – A Nuarie 12volt SELV fan is to be installed wired from the local lighting circuit with a means of isolation provided by a switch fuse spur located outside the bathroom at high level above the entrance door.

Electric showers are only to be provided where there is insufficient water pressure to allow gravity fed showers.

6.6 TV Installation

A digital compatible TV aerial/cable socket should be provided in the lounge of all properties with a co-axial cable fed into the roof space. In the case of two storey self-contained flats a communal aerial shall be provided in the roof space and a co-axial cable fed to a TV aerial socket in the lounge of each flat. Access to the aerial should be provided from the hall of the first floor flat.

Provision to be made for the future connection of a television aerial in the roof space for individual dwelling by means of a co-axial cable (FM Digital – satellite compatible, inclusive of Sky + provision) and socket to be fitted in the living room, with a suitable waterproof junction box on the gable wall or other suitable position.

Additional digital TV aerial/cable socket is to be provided in all main and second bedrooms.

A TV aerial is to be provided to all dwellings as part of the contract works.

The signal strength must be checked prior to handover and the level of interference reported. The Contractor is to ensure that channels BBC 1, BBC 2, ITV, CH4, 5 and Digital/ Freeview can be viewed without unacceptable levels of interference. In areas with poor signal the Contractor will need to provide alternative methods of receiving clear television reception.

In the case of blocks of flats, a communal aerial system with appropriate boosters, connected to the landlord's meter is to be provided. In addition, a communal satellite system is to be provided to blocks of flats, by means of a dish with associated wiring. Satellite receivers and decoders to be provided at the expense of individual residents.

Access to repair any communal aerial or satellite equipment should be from a communal area and not from an individual dwelling.

Early consultation with cable television companies must take place, to ensure that appropriate ducts and wiring to back of pavement are installed at early stage of construction, together with appropriate outlet sockets within the dwelling itself, if this is to be provided.

6.7 Lighting

Low energy and LED Lighting accessories will be used where possible.

A low energy LED external light will be required to all entrance doors. These should be operated by 'dusk till dawn' sensor with passive infra-red detectors. These lights are not to be operated by separate switch.

Lighting to kitchen is to be recessed LED spot lights with multi-directional lights.

Bathrooms are to have an enclosed dedicated low energy light fitting.

Lighting to all other rooms is to be by low energy pendant fitting. The Contractor is to ensure that each fitting is supplied with a working low energy lamp at Practical Completion.

A switched light will be required in stores over 1.2m³.

6.8 Fire Alarm

All properties are to be fitted with smoke detectors and heat detectors that are hard wired with 10 year battery back-up and linked to a fire alarm panel located in the hallway of each dwelling.

All properties where there is a gas appliance fitted must include a hardwired CO sensor that must comply with BS 7860. The CO sensor must also be linked to the fire alarm panel located in the hallway of the dwelling.

Where PV invertors or other services/plant is located in the loft space a fire alarm is to be installed within the void together with a low energy pendant light fitting.

6.9 Telephone

The main BT outlet will be provided in the entrance hall of all dwellings. Additional BT sockets will be provided as follows:

- 2Nr in the lounge, one of which is to be adjacent to TV point;
- 1Nr in the main bedroom located adjacent to the bedhead;
- 2Nr in the smallest bedroom or home office location.

6.10 Door Entry Systems

An audio door entry system is to be provided to entrances which serve more than one dwelling. The common entrance door is to be fitted with a electrically operated release with mortice plate.

The door entry panel should be vandal resistant flush mounted brushed stainless steel to BS EN10088. The panel will be weatherproof and fittings fixed with security screws. Push buttons will be flat and have the flat identity inscribed. There should be no tradesman button. The panel should be DDA compliant.

The door entry panel should have the ability to add coded access in the future.

The door panel is to have super glue resistant buttons.

The door entry panel should, where possible, be sited in a position where it is not open to direct, driving rain. If this is not possible, a suitable weatherproof hood or similar watertight enclosure must be provided to protect the panel from saturation by a build up of condensation on the panel.

The system should be integrated with the fire alarm system so that in the event of a fire, doors that are on an escape route will fail safe.

A hard wired good quality audio handset with door release function is to be provided within the hallway of each dwelling. The system shall be star wired and not loop in so faults in individual circuits can be readily traced. All wiring must be concealed.

The entry system should have a 24 hour battery backup in the event of mains power failure.

The control unit for the door entry system is to be installed in a lockable, secure landlords cupboard which is to be reasonably adjacent to the main entrance doors.

7.0 LIFT INSTALLATIONS

Install, test and commission a suitable lift including ancillary electrical works to all communal buildings over 3 storeys.

Lift installations shall meet the following performance criteria:

- 13 person capacity passenger lift
- 0.63m/second speed
- To serve all levels
- Car location indicators
- Landing call buttons and car position indicators
- 3 hour emergency lighting
- Emergency alarm provision – including telephone line installation and connection
- Stainless steel control plate
- Provision of overload control
- Provision of a maximum load bypass
- Finishes – all details are to be submitted and approved by CCC

8.0 RENEWABLE TECHNOLOGIES

The renewable technology strategy for the scheme must be agreed with the South Cambridge District Council prior to submitting information to Building Control or Local Authority. The Employers order of preference for renewable technologies is as follows:

1) Solar PV's
2) Solar Hot Water and Heating
3) Air Source Heat Pumps
4) Ground Source Heat Pumps.

9.0 FINISHES

9.1 Floor Finishes

Slip resistant vinyl sheet, Polyfloor Polysafe Mosaic or equal and approved, should be supplied to the floors of bathrooms and WC's. Polyfloor WoodFX or equal and approved should be supplied to the kitchen/diner. For the avoidance of doubt the Contractor is to allow for the entire area of the kitchen/diner to have Polyfloor WoodFX vinyl installed.

A range of colours are to be presented to the Employer for approval prior to ordering. The vinyl is to extend fully into appliance spaces and well under kitchen plinths and bath panels.

Slip resistant vinyl tiles and suitable nosings should be fitted to all precast concrete staircases.

An area for barrier matting is to be included for the full extent of the door opening, in a colour and manufacturer to be approved by the Employer.

All concrete floors/screeded within properties are to be sealed with a suitable sealant product (i.e. water based acrylic paint)

The junction between vinyl floor covering and skirting is to be sealed with white silicone mastic.

9.2 Wall Finishes – General

All walls are to have one sealer coat and two coats of emulsion and are to be gardenia Dulux Super matt trade or equivalent standard in a colour to be agreed with the Employer.

Ceilings are to be plaster skim coat with one sealer coat and two coats of emulsion. Colour to be white for all ceilings.

Woodwork is to be finished in white Dulux satinwood, or similar approved.

Timber curtain batterns are required above all windows to allow for the future installation of a curtain track. The battern is to extend 150mm beyond the window reveal and be painted to match the wall colour.

9.3 Wall Finishes to Kitchens

Moisture resistant vinyl matt emulsion white paint to plasterwork ceilings.

Moisture resistant vinyl soft sheen emulsion paint to plasterwork walls.

Supply and fix 150x150mm glazed wall tiling, to kitchen and utility rooms, bedded in approved adhesive, grouted with white waterproof grout and sealed at the junction with the worktop with white mastic.

- 450mm high at perimeter where worktop abut walls,
- Full depth of the cooker space and fridge/freezer space.

9.1 Wall Finishes to Bathrooms

Moisture resistant vinyl matt emulsion white paint to plasterwork ceilings.

Moisture resistant vinyl soft sheen emulsion paint to plasterwork walls.

Prepare all existing surfaces as necessary and supply and fix 150x150mm ceramic glazed wall tiling, to bathroom, bedded in approved adhesive and grouted with white waterproof grout.

- Full height tiling to the perimeter of the bath including both ends,
- 450mm high splashback to wash hand basin (except where there is a window cill immediately above and the tiling is to be extended to make a continuous finish).

9.4 Wall Finishes to Secondary WC

Prepare all existing surfaces as necessary and supply and fix 150x150mm ceramic glazed wall tiling, to bathroom, bedded in approved adhesive and grouted with white waterproof grout.

- 150mm high splashback above wash hand basin.

10.0 FITTINGS

Kitchen fittings shall be supplied by Symphony Kitchens from the Gallery Range and are to comply with BS6222 part 2, Level H, manufacturer to be approved by the Employer prior to orders being placed. Minimum space standards will be achieved as follows:

Occupancy	Volume Required (M3)
1P	1.3
2P	1.5
3P	2.0
4P	2.1
5P	2.2
6P	2.4
7P	2.6

The Employer will choose the colour of the worktops and door fronts.

One piece laminated 38mm Nebula profile worktops will be provided. Mason mitre joints are preferred but the worktop over the refrigerator space should be removable, with end beads to both pairs of adjoining edges, to accommodate a fridge/freezer appliance if necessary. No wall unit shall be provided over this space.

White goods will not be fitted as standard in rented accommodation.

11.0 EXTERNAL AREAS

The main contractor will maintain all landscaped areas during the defects liability period.

A usable garden of an adequate size and enjoying privacy from passers-by should be provided for all houses. The level sitting out area should be 1.5 x 1.5m minimum with level access to internal FFL.

Rear gardens should be turfed on topsoil to a depth no shallower than 300mm. All topsoil provided whether it be to private gardens, communal areas or public areas should be free from builder's rubble, weeds, rubbish, large stones, weed seeds, sticks, roots of perennial weeds, subsoil and foreign matter. No stones should be larger than 50mm in any direction.

Secure access to the rear gardens from the front of the dwelling should be possible without passing through the dwelling. A footpath should be provided from the rear door of the dwelling to the rear gate.

All rear gardens are to have 1800mm high privacy screening for a minimum length of 1800mm between gardens. All other fences to the garden are to be close boarded timber and 1200mm high minimum.

All gates to gardens should be 1800mm high and fitted with bolts for secure locking from inside the garden. This should provide a minimum clear opening width of 850mm.

Where gates provide access to communal gardens maintained by the Employer gates are to be provided to a minimum width of 1200mm.

A paved area should be provided alongside all drying facilities, as part of any refuse facilities and from the rear door to the garden access gate.

Sheds are to be located in a rear corner of the garden and served by a level pathway. They must also include a cycle locking point that has been securely fixed to the ground and be of sufficient size to meet the storage requirements for the household, including the storage of bicycles.

All dwellings are to be provided with an external tap, located to allow easy access for watering.

In addition to external taps water butts are to be provided to all garden areas and fitted to a downpipe with overflow valve.

Communal areas will be designed to ensure landscape design and materials clearly show separate zones, i.e. cycle routes, footpaths) and will be well detailed to co-ordinate with each other and immediate surroundings.

Communal lighting will be connected to a separate landlords supply.

Planting will be in accordance with planning authority requirements and where possible should be easily identified to demise to individual properties rather than communal.

Planting should be indigenous in nature avoiding climbers and other plants where potential damage could be caused to buildings, i.e. ivy, wisteria, etc.

The landscaping is to be designed to deter parking on landscaped areas and public open spaces. This is to be done through the use of hedges, shrubs, knee rails and bollards.

11.1 Front Gardens

Front garden areas will be designated to individual properties and be maintained by the resident wherever possible.

The garden will have a footpath from any 'gate' to the front door and the remaining garden will be turfed and/or planted dependent upon the landscaping. It will then become the responsibility of the tenant to maintain.

Clear boundary definition of front gardens will be in accordance with the requirements of the planning permission.

11.2 Clothes Drying Facilities

All schemes should provide adequate external clothes drying facilities for all dwellings.

A rotary dryer shall be provided for each house with socket concreted in adjacent to a hard paved area and dryer folded and left in the property.

Where private gardens are not provided, communal screened hard paved drying areas easily accessible and supervisable by the dwellings they serve should be provided with a minimum of 4m of line for each 1-2 bedroom dwelling and 6m for each 3 bedroom and larger dwelling. In addition to this, in all flats sufficient over bath drying facilities must be provided.

11.3 Vehicular Provision

The design of roads should encourage drivers to reduce speed and be aware of pedestrians and children. Cycling should be encouraged, through the provision of cycle routes where appropriate.

Wherever possible parking should be provided within the curtilage of the dwelling.

Parking should not be at the back of the block until on-street and frontage parking permutations have been exhausted. Use of mews or rear court should support on-street provision, not replace it.

The car parking arrangements should be well integrated and situated so that it support (rather than detracts from) the streetscape.

Car parking should be designed so as not to dominate the scheme environment, although provision must be made for present and future requirements:

- Wherever possible there should be two parking spaces for each house and one per flat.
- Car parking should be provided as an integral part of the overall scheme design and should be conveniently located to the dwellings which it serves, thus avoiding problems of parking on verges or footways.

- The layout should ensure adequate surveillance of car parking areas to avoid problems of security. Adequate lighting must be provided to car parking areas and access paths. All lighting is to be supplied from a separate metered landlords electricity supply.
- Grouped parking areas greater than 10 spaces are to be avoided.
- Where in curtilage, one space should have adjoining firm even surface of 900mm (o/a 3.3m x 4.8m)
- Where grouped 10% of spaces should be provided at minimum 3.3m x 4.8m.
- Where grouped, parking spaces must be within 30m of intended dwelling entrances
- All parking areas are to be provided with external lighting in accordance with the current CIBSE Lighting Guide for Outside Lighting.

Car parking requirements will generally be dictated by the Local Authority. The appropriate number of visitors' spaces should also be provided.

The residential road layout design and materials used should indicate to drivers that they need to reduce speed, and be considerate to the needs of pedestrians.

Where possible roads should be planned for designation as 20 mph zones.

The design is to ensure that where possible the roads, sewers, service strips, verges and appropriate landscaped areas are adopted by the appropriate agency.

11.4 Footpaths

Footpaths should be convenient, as direct as possible and safe. Hence they will need to be open, designed to enhance security, have good forward visibility and be well lit.

The footpath system should be considered carefully in relation to planting areas and avoid short cuts across corners.

Paths are to be constructed with a hard surface finish, i.e. stone/concrete slabs, concrete, paviours or asphalt. Loose surface material, e.g. gravel, shingle, bark chippings is to be avoided.

11.5 Delivery and Emergency Vehicles

The design of the estate should take into account national and local requirements for maximum carry distances for refuse disposal, deliveries and public services.

Please refer to the Local Authority for their latest requirements with regard refuse collection vehicles.

11.6 Refuse Disposal

Refuse areas are to be convenient, accessible and inconspicuous and an integral part of the scheme design. The design should allow for the storage of recycling and refuse collection specific to the Local Authority requirements and access should be ramped if required.
Where possible bin storage should be to the rear of the dwelling, although the bin should never need to be transported through the house for collection.

If front storage is necessary, or grouped bin storage is required for flats, the store is to be either related to an element of the dwelling such as the porch, or integrated as part of the landscape.

Communal bin storage areas are to be serviced by a tap and drainage, to facilitate cleaning of the area. The tap should be capable of being locked to avoid misuse. Floors to communal bin areas are to be finished in a suitable hard wearing floor paint to withstand pressure washing and cleaning.

If lighting is required in a bin storage area it must be by PIR sensor and timer with no switch override.

If a landlords electrical socket is provided to a refuse store it must be lockable and keys provided to the landlord.

All landlords lighting and electrical sockets are to be served from a landlords supply with separate meter.

The Contractor is to liaise with Local Authority prior to handover and ensure that each plot is provided with the correct bins at Practical Completion.

11.7 Location of Services

Meter boxes should be located adjacent to properties they serve. Ground level gas meters are preferred.

Meter boxes should be in convenient locations where they are easily read and adjacent to hard paved areas or provided with a paving slab area adjacent to ensure stepping across the garden is not necessary.

For flats served off communal staircases, meters should be located near to the individual flat entrance.

All meters should be clearly permanently numbered with the property address so that residents can easily identify their supply.

Water meters are to be located beneath the pavement outside of the property they serve. Each water meter is to be provided within a separate inspection chamber. Inspection chambers containing numerous water meters serving different dwellings are to be avoided.

12.0 COMMUNAL AREAS AND LANDINGS

Where flat blocks have communal internal areas, a door entry system is to be provided. External doors should be provided with a door closer and no 'snibs/snecks' should be fitted to allow a door to be left unlocked.

Lighting is to be provided to each floor, with the necessary two way switches, supplied from a metered landlord's supply in a lockable cupboard. Switches are to be time delay push buttons operational by the main entrance and adjacent to each flat entrance.

A switched lockable socket outlet with RCD protection is to be provided to each floor, supplied from a metered landlord's supply in a lockable cupboard. The supply is to be fitted with a fused over-ride switch separate from the meter cupboard.

A lockable cleaner's cupboard is to be provided for the storage of cleaning equipment and materials. A cold water supply to a suitably sized sink to accommodate a cleaners bucket is to be provided only when vinyl flooring has been fitted.

The wall finish shall be two coats of magnolia Dulux Super matt trade or equivalent standard. All paints used in communal areas should be Class O fire retardant.

The extent of communal internal areas will dictate whether heating is provided. Where heating is provided, controls should be tamper proof.

13.0 BUNGALOWS

Where bungalows are provided they will be in the main tenanted by the elderly and should be provided with the following:

- All bathroom/WC doors are to open out where internal space is limited.
- External override door lock and handholds in bathroom.
- Mixing valves which are thermostatically controlled.
- A wheelchair accessible shower, non-slip with side seat (optional in lieu of bath).
- Paths are to be protected with a handrail or like where the drop in level exceeds 380mm.
- Any gate giving access to dwellings should provide a 900mm minimum clear opening width.
- Contrasting textures or kerbs should be used to distinguish between foot and vehicular access. Dropped kerbs are to be used at roadway crossings.
- Where steps are unavoidable due to levels, max riser 150mm, going 280mm.

14.0 HOUSING FOR SALE

14.1 Introduction

This section is written to guide developers and contractors of the Employer's requirements and specification for shared ownership and sale housing.

The Design Brief is non-prescriptive, to allow developers and contractors the opportunity to be innovative and ensures that by utilising the developers/contractors buying power and use of economies of scale the Employer will receive a quality product.

14.2 Bathrooms and cloakrooms

i. Cloakrooms should have outward opening doors.

ii. Properties with two bedrooms or more should include for an ensuite shower room to the main bedroom in addition to a main bathroom which should include a bath & overhead shower. Shower trays to be minimum 1000mm width.

iii. The contractor is to supply an enhanced range of sanitary goods over and above those required in the standard brief eg Ideal Standard Concept range or equal.

iv. A permanently mounted shower fitting must be provided over the bath with flexible hose and adjustable rail fitting. A shower screen is to be provided. Where possible a separate shower enclosure should also be provided. Showers wherever possible should be operated from a balanced high pressure hot water system and must be thermostatically controlled. Bath mixer taps with shower attachments are not acceptable.

v. The Contractor is to allow for 600x300 ceramic tiling at a supply only PC rate of £30/m2. Tiling will be provided full height to the all three sides of the bathroom and half height to the remainder of the bathroom. The Contractor will be deemed to have included for installation costs elsewhere within the contract sum. Tile samples should be offered to the Employer for approval.

vi. Taps and fixtures such as towel rail, toilet roll holder should be of a good quality and contemporary style eg chrome finish. Samples are to be provided for approval by the Employer.

14.3 Kitchens

i. In all schemes, an enhanced range above that required in the standard brief is to be provided. Contemporary high gloss or matt units with quartz stone worktops should be allowed for. Doors & cupboards to be soft close and to include one pan drawer.

ii. Wall cupboards should have lighting included concealed below wall cupboards as well as recessed spot lights. Straight fluorescent tubed ceiling fittings are not acceptable.

iii. Lighting is to be LED spotlights.

iv. Ovens and hobs should be built in with an extract unit located over the hob. Where mains gas is available the hob shall be gas operated with an electric oven. Consideration should be given to the installation of energy efficient appliances whenever possible.

v. Schedule of built-in appliances – Flats Combined single oven/ microwave, tall fridge / freezer, washer / dryer , dishwasher. Houses

- Double oven , microwave , tall fridge/freezer, washer/dryer, dishwasher.

vi. Stainless steel sinks , one & half bowl , required with pop up waste

vii. SCDC will require installation of A+ rated white goods

viii. Wherever possible boilers are to be within suitable kitchen wall units when located in the kitchen. This must not contravene any gas installation standards or manufacturer advice.

14.4 Kitchen-Breakfast/Dining Room

Kitchen-breakfast/dining rooms are always the preferred option and if this cannot be accommodated the Employer needs to be advised as early as possible so an alternative layout can be agreed.

14.5 Finishes

Sample boards for the proposed schemes shall be presented to the Employer, allowing six weeks for approval before the contractor requires instruction.

Ceilings should be generally plasterboard and skim with white painted finish.

Textured ceilings and coving are not acceptable.

Wall tiling should be modern, attractive and of good quality and may vary from house to house and from room to room. The tiling ranges must be approved the Employer.

Unfinished edges of tiling should not be left exposed.

Internal Doors

Allow PC sum of £100 per door The Contractor will be deemed to have included for installation costs elsewhere within the contract sum. Tile samples should be offered to the Employer for approval.

Staircases

Softwood staircases to include hardwood handrails with painted balustrade

14.6 Heating

The Employers preference is for Gas fired central heating and hot water system in all sales and shared ownership dwellings.

14.7 Garden Areas

Landscaping within private gardens is to be maintained until the individual premises are occupied or the end of the defects liability period.

Front and rear gardens shall be turfed, with a suitably sized patio area outside rear doors (minimum 6m2) and paved paths to rear or side gate and shed.

14.8 Drying Facilities

Washer dryers will be provided to a minimum of AB energy rating.

14.9 Communal Areas

External communal areas that do not relate to individual plots or are in parking courts must be kept to a minimum and wherever possible be hard landscaped. Internal communal areas in blocks of flats including corridors, stair wells and access ways must be finished to a high standard that will ensure saleability. This is to include a carpet throughout that is aesthetically pleasing whilst also being hard wearing. The Employer will need to approve any carpet specification.

14.10 Floor finishes

Carpets are to be provided to bedrooms & upper floor communal areas. The Contractor is to allow a supply only PC rate of £20/m2 for carpet. The installation cost is deemed included elsewhere within the contract sum.

A minimum of three carpet samples will need to be provided for the Employer to choose from.

The Contractor is to allow for 600 x 300mm ceramic floor tiling to kitchens , bathrooms & shower rooms at a supply only PC rate of £30/m2 with a The Contractor will be deemed to have included for installation costs elsewhere within the contract sum. Tile samples should be offered to the Employer for approval.

All remaining areas are to receive engineered wood flooring rooms at a supply only PC rate of £25/m2 .The Contractor will be deemed to have included for installation costs elsewhere within the contract sum. Samples should be offered to the Employer for approval.

14.11 Wardrobes

Built-in wardrobes are to be provided to all bedrooms where possible but as a minimum standard the main bedroom must always contain a double built-in wardrobe. Wardrobes to include a chrome hanging rail and single shelf.

14.12 Marketing information

In order to ensure sales and marketing literature can be issued at the earliest opportunity enabling sales to be secured certain information is required by the Employer at the earliest possible date. This includes;

i) Draft conveyance plan for consideration

ii) Unit floor plans

iii) Scheme layout

iv) Landscape plans