

Affordable Housing Specification

Broadland Housing Association – March 2023

Version No: Final



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| 1 | Substructure | To suit ground conditions and comply with Building Regulations Matches Broadlands affordable housing specification |
| 2 | Superstructure | To comply with Building Regulations. All dwellings to be NDSS compliant. Matches Broadlands affordable housing specification |
| 2.1 | Brickwork | Shortlist of approved ranges: Hampton Rural Blend or Ivanhoe Olde Village or Ivanhoe Olde Village Supplier: J Medler Cement Mortar colour: White |
| 2.2 | Cladding | Framed cladding Manufacturer: Hardie Plank Colour: Black |
| 2.3 | Flintwork | Sea washed 4/6" flint cobbles laid out-of-course Recessed joints Mortar to match local precedent |
| 3 | Roof | To comply with Building Regulations Approved manufacturer: Edilians - https://edilians.co.uk/panne-s.html Colours: Antique, Vintage Fonce or Burnt Red Supplier: J Medler |
| 3.1 | Fascia's, Soffits & Bargeboards | Dark grey UPVC Soffit and fascia boards – timber grain or Hardie Plank (or non-timber alternative of some standard) to single storey units. |
| 3.2 | Rainwater goods | Black UPVC gutters and downpipes |
| 4 | Wall and Floor Finishes | |
| 4.1 | Wall tiling Bathrooms | Tile areas as follows: Tiles: 600mm x 300mm Colour: concrete matt Grout: White Tile trim: Chrome CTD / Tile Range: Core |
| 4.2 | Wall Tiling Kitchen | Stainless Steel Splashback behind hob 95mm upstand to match worktop |
| 4.3 | Floor coverings - bathroom & kitchen | Bathroom Forbo Vinyl Sheet Range: Novilon Viva (Ref: 57812) Colour: Greywash Oak Notes: Aquagrip – R10 |

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| | | <p>Kitchen Forbo Vinyl sheet</p> <p>Range: Novilon Viva (Ref: 5632)</p> <p>Colour: Grey cement tile</p> <p>Roll 30 cm x 40 cm</p> |
| 5 | Kitchens and Utility | |
| 5.1 | Kitchen supplier | Preferred manufacturer: Symphony. Alternatives for example Howdens considered at comparable specification |
| 5.2 | Range | <p>Units: Cranbrook or Woodbury</p> <p>Worktop: 40mm Oak block laminate</p> <p>Upstand: 95mm</p> <p>Furniture: Handle Matt Nickel Bow (HPK647)</p> |
| 5.3 | Sinks | <p>Supplier: Blanco</p> <p>Range/Ref: Classic Pro 6S-1F 1.5 bowl sink (ref: BL45366)</p> <p>Stainless Steel</p> |
| 5.4 | Taps | <p>Supplier: Blanco</p> <p>Range/Ref: Crest 6 (ref: BM1406CHB)</p> <p>Chrome Single Lever Mixer Tap</p> |
| 5.5 | White Goods (Shared Ownership only) | <p>Cooker Hood Extractor: Zanussi Stainless Steel 60cm</p> <p>Hob: Zanussi Stainless Steel / Black 60cm Four Zone Ceramic</p> <p>Electric Oven: Zanussi Stainless Steel Single Fan Oven</p> |
| 6 | Bathrooms | |
| 6.1 | Sanitary Ware | Manufacturer: Twyford |
| a | Wash-hand basin | <p>Range: E100 Square (450x350mm) Washbasin/pedestal 1 Tap</p> <p>Colour: White</p> |
| b | WC | <p>Toilet Pan</p> <p>Range: E100 square close coupled premium toilet pan.</p> <p>Ref: E11148WH</p> <p>Colour: White</p> |
| c | Bath | <p>Range: Aspect 1700mmx750mm encapsulated</p> <p>Notes 2 tap, no grips, slip resist, with legs</p> <p>Colour: White</p> |

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| d | Bath panel | Range: Endurance 1700/750 front/end Bath panel Ref: PP2181WH/PP2183WH Colour: White |
| e | Taps | Bath mixer tap/basin mixer tap Manufacturer: Bristan Range: Blitz Ref: BTZ BF C/BTZ BAS C Chrome Plated |
| f | Shower over bath | Shower cubicle Manufacturer: Twyfords Range: GEO Ref: 560.122.00.2 – Corner Entry R6231WH – Shower Tray Finish: Glass, polished silver, white Corner entry (1900mm x 900mm x 900mm) Shower tray (55mm x 900mm x 900 mm) |
| f | Shower tap | Shower Mixer Supplier: Mira Range: Mira React EV Chromium Plated |
| g | Toilet roll holder | Supplier: Armitage Shanks Range: Concept Ref: N1314 Chromium Plated |
| h | Towel Rail | Towel Rail 450mm Supplier: Armitage Shanks Range: Concept Chromium Plated |
| 7 | Broadland Housing Association – low operational carbon specification requirements for SME Developer Affordable Housing & interior specification for affordable rent. | |
| 7.1 | Radiators | LPW Double Panel Radiator Stelrad Compact To be wall mounted in each habitable/occupied space under windows where possible. To include TRV (Thermostatic Radiator Valve). Honeywell Valencia Classic Manual TRV & Lockshield Valves. Wall mounted within bathrooms/en-suites. |



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| | | 1744 x 500 mm LPHW Towel Rail - Stelrad Classic Heat transferred via LPHW f&R from system boiler. |
| 7.2 | Heated Towel Rail | Stelrad Classic Chrome |
| 7.3 | Gas/Electric Fire | N/A |
| 7.4 | Controls | Smart Thermostat Switchee (Located in main hallway) |
| 7.5 | Air Source Heat Pump | Manufacturer: Vaillant aroTherm 5kW (External) Air Source Heat Pump Cylinder Vaillant 40 L Buffer cylinder (H720xW350XD350mm) (Internal) |
| 7.6 | Mechanical Extract Fan | <p>Fan Greenwood Range: Unity CV2TIP Provides extract up to 20 l/s to ground floor WC's and expels air to atmosphere directly or via ducting.</p> <p>Vent Range: Axia Eclipse 150 Provides up to 61 l/s extract. In kitchen in lieu of cooker hood on rented properties.</p> <p>Extract ventilation cowl - 140mm x 140 mm Manrose Brown Cowl Vent – connects direct to the extract fan outlet via capacity system or ducting. Minimises back-flow due to wind pressure gradients. (For use with cooker hood extract)</p> <p>Extract ventilation Louvre – 100 x 100 Manrose Brown Fixed Louvre Vent – connects direct onto extract fan outlet via cavity system or ducting. (For use with bathroom extract)</p> <p>Roof tile vent – double roman tile vent for extract air flow termination through rooftop. For soil vent pipe termination through rooftop.</p> <p>Manthorpe Colour and pattern to match installed roof tiles.</p> |
| 7.7 | MVHR | <p>Mechanical Ventilation with Heat Recovery (MVHR) systems Supplier: Zehnder Group UK Limited, with initial designs produced in conjunction with dwelling designs to ensure penetrations are accounted for and limited in the vapour control barrier.</p> |

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| 7.8 | Solar PV Panels | Photo voltaic panels to achieve efficiency measures. Viridian Solar Clearline Fusion |
| 7.9 | Efficiency Measures for low operational carbon specification | Photo voltaic panels to achieve efficiency measures. Air tightness 1.00 (m3/h. m2 @50Pa) Thermal bridging 0.04 G-value of glass 0.5 MVHR 90% (efficiency) equal or less than 2m (duct length from unit to external wall). |
| 8 | Electrical Component Schedule | |
| 8.1 | Lighting External | Ansell Dugas Ref: ADU50 Colour: finish (Black) LED Lamp (wall mounted within entrance porch) |
| 8.2 | Sockets Internal | Light Switches for flush mounted applications 13-amp gang outboard switched Crabtree 13 Amp 2-gang DP switched socket. Crabtree Light Switch 10 Amp Contractor to select number of gangs required to suit lighting design. 13-amp 2 gang Switched socket outlet Crabtree with 2no. integral USB outlets. Colour: White |
| 8.3 | Internal lighting | Safety pendant lamp holder set 9inch drop BC T2. Deta Vimark AVPEND9 WH Avenue – contractor to provide low energy lamps. (general areas) Fire rated LED downlight – Halers H2) r 60' beam angle, chrome Bezel IP65 (Kitchen/diner, bathroom) |
| 8.4 | Wiring accessories | 13-amp 2 gang outboard switched |
| 8.5 | Intruder alarm system | N/A |
| 8.6 | Smoke Detectors | Hallways/landing Aico Smoke Alarm Optical Hush, Mains Powered with Lithium back-up (Grade D) Hard wired Aico Heat, alarm and hush with battery, Mains powered with Lithium back-up (Grade D) Aico Carbon Monoxide Alarm, Mains powered with Lithium back-up |

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| 8.7 | TV/FM reception and telecom outlets | <p>Flush mounted, Lounge. Coaxial TV/FM socket Crabtree TV FM Coaxial, Aerial socket.</p> <p>Telephone Socket – Crabtree White 1 Gang Secondary Telephone Socket</p> |
| 9 | Joinery | |
| 9.1 | External doors | <p>Front door material – composite or hi quality hardwood timber/fully glazed. Secured by Design specification Notes: Material of rear doors to match front door Colour of rear doors to match windows. Refer to Broadland Housing Association exterior specification for examples of front and rear external door types/specification and colours.</p> |
| 9.2 | Internal Doors | <p>Range: Premdor Premium vertical 5 Panel Panel Moulded Premdor 5 Panel Textured Colour: White Notes Safe n Sound Core 40mm Door stops to be included where doors open onto walls.</p> |
| 9.3 | Ironmongery | <p>Supplier: Door handle company Range: Florence Polished Chrome Ref: ZPZ020CP</p> |
| 9.4 | Skirting | <p>Torus MDF Skirting Boards, 18 x 152mm Colour: White</p> |
| 9.5 | Architrave | <p>Primed MDF Moulding White Torus architrave (70mm x 18mm x 4.2m UK F) MOD0808 Torus skirting – doors and skirting (152mm x 18mm x L4.2m UK F) MOD0813 Colour: White</p> |
| 10 | Painting & Decorating | |
| 10.1 | Windows | <p>UPVC windows Rehau: Rio Flush casement UPVC (or similar) Double glazed units Factor H-build painted finish Colours: Oak, Cream or Dark Grey</p> |
| 10.2 | Walls | <p>All walls to be finished with a flat plaster skim coat. All paints and ancillary materials will be manufactured by one of the following: ICI Dulux (weathershield range of coating materials). Akzo Nobel (range of coating materials)</p> |

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| 10.3 | Ceilings | <p>All ceilings to be finished with a flat plaster skim coat.</p> <p>All paints and ancillary materials will be manufactured by one of the following:</p> <p>ICI Dulux (weathershield range of coating materials).</p> <p>Akzo Nobel (range of coating materials)</p> |
| 11 | Externals | |
| 11.1 | Fencing | <p>Generally close boarded for privacy, with close boarded gates</p> <p>Close boarded fence – timber post and close boarded fencing 1.8m</p> <p>Colour: Natural stain</p> <p>Gate – close boarded, self-closing (sprung), treated/stained.</p> <p>Mater-key operated local and dampening mechanism to avoid banging noise</p> |
| 11.2 | Gardens | <p>Garden / soft landscaping</p> <p>60mm Tobermore Tegula paving (permeable)</p> <p>Colour: Heather</p> <p>Paving in gardens</p> <p>80mm Tobermore Tegula paving (permeable)</p> <p>Colour: Slate</p> <p>Gravel</p> <p>Bret Bronte paving slab</p> <p>Colour: Weathered Stone</p> <p>Tarmac (chippings to be added to bellmouth)</p> |
| 11.3 | Paths | Marley Saxon Slabs |
| 11.4 | Drives | Block Tegula |
| 11.5 | Paving | <p>Tobermore Hydropave</p> <p>Permeable paving 400x400</p> <p>Tegula Hydropave</p> <p>Bracken or Heather</p> <p>Colour: Natural</p> |
| 11.6 | External bib tap | Pegler Yorkshire Bibplus combined hose union bibtap with integral double check valve DZR metal crutch top (on outside facing, external wall of house. |
| 11.7 | External letter box | Adjacent to front doors |
| 11.8 | Washing line | N/A |
| 11.9 | External Storage | N/A |
| 11.10 | EV Charging Point | Not specified |



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| 12 | Internal Storage | |
| 12.1 | Airing cupboard | Airing cupboard to be provided with a minimum of 2no. removable slatted shelves with lowest shelf at a height of 1,000mm above floor level. Where no hot water cylinder is provided, airing cupboard to be heated by an electric bar heater with safety guard, operated by a neon indicator switch. |

| Revisions schedule | | | |
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| Rev | Item changed | Date | |
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Example Development (as on front cover)

Housden Close, Great Ryburgh built by Smith of Honingham.

