

Hobart & Pitcairn, Nottingham – Home specification

QUALITY ASSURANCE

All the homes at Hobart & Pitcairn are being constructed to meet the Association of Environment Conscious Building passive Silver Standard. The building fabric is certified to achieve AECB specified design and construction standards (well above Building Regulations Standards) to reduce heat energy requirements and enhance thermal comfort.*

<http://www.aecb.net/>

Home Energy Rating

Energy Performance Certificate for all homes will be a minimum of a high B rating.

Building for Life 12

The scheme has achieved Building for Life 12 full green (highest rating) which is above industry standard

Footprint®

Hobart & Pitcairn 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.

HOME SPECIFICATION

Kitchen

All homes have a Symphony kitchen with contemporary gloss finish doors and end panels: –

3-storey homes New York range,
2-storey homes Woodbury range

Mistral solid surface worktops by Karonia, with inset stainless steel sink and Curvato tap.

'A' rated and fully integrated appliances by Indesit and Smeg washing machine, dishwasher, single oven, induction hob (Smeg), fridge+ freezer, extract hood, under lighting to wall units.

Full height Mistral splashback behind cooking zone with 100mm upstand to the rest of the worktop area.

Ground floor cloakrooms/ Bathrooms / En-suite

All sanitaryware is water-saving by Roca with chrome taps (Capri) and fittings: –

2-storey homes – Roca Gap

3-storey homes – Roca Senso Square

Shower, with waste water heat recovery. Shower screen over bath. Ensuite shower/wc with low profile shower tray.

Dual fuel (electric and boiler) heated towel rail to bathroom and en-suite. Shaver point to bathroom and en-suite.

Ceramic floor tiling to bathroom and en-suite. (colour options available).

Full height ceramic wall tiling to bath side and shower areas (colour options available).

Internal doors

Solid core, fire rated as required. Living + dining + lobby doors generally fully glazed to allow natural light into staircase and hall areas.

Floor finishes

Home finished with insulated floor screed throughout with ceramic floor tiles to ground floor wc/cloak area and bathrooms / en suite areas

Ironmongery

Brushed aluminium finish to internal ironmongery

Home office

Designated space for home office/ study area with additional power sockets and voice/data points.

Garage (some homes only)

Automatic opening, insulated retracting door, fully compliant to Secured by Design standards.

Carport (some homes only)

Automatic opening, retractable door with timber frame.

Services

Whole house mechanical ventilation and heat recovery system (MVHR).

Waste water heat recovery to all showers.

Energy efficient lighting throughout.

Recessed downlighters to kitchen, hall and all wetrooms. Pendant fittings to living, dining and bedrooms.

Heating and instantaneous hot water provided by gas fired high efficiency combination boiler

TV aerial points to living, dining and main bedroom and one other bedroom / home office.

Broadband connectivity to living room and home office (via Virgin Media or BT cabling).

Hard wired intruder alarm with PIR sensors throughout with heat and smoke detection. Power sockets throughout.

EXTERNAL

Doors and windows

All windows and external doors by Nordan with high specification double glazing (circa 0.9 design u-value to achieve AECB certification). All doors and windows are timber with low maintenance aluminium cladding to the exterior. All windows and doors fully Secured by Design compliant.

Walls

Thermally efficient (circa 0.15 design u-value to achieve AECB certification) with enhanced detailing to reduce cold bridging. Generally red brick at lower levels with three colour external render system above.

Roof

Monopitch trussed highly insulated roof system (circa 0.09 design u-value to achieve AECB certification) with single ply waterproof membrane. White rockpanel edge detail with aluminium guttering.

Upper level terrace suspended thermowood terrace deck over with single ply waterproofing and insulation system. Rendered parapet walls and cast coping stone. Glazed door access to terrace. External lighting and power.

Entrance and Main garden areas

(Please refer to the plot plan for details of external works applicable to each home)

Block paved patio and external amenity space – rear yard or lawn.

External lighting and power to patio.

Combined bicycle and garden store, treated timber clad store with proprietary rack and secure door. Fully enclosed timber bin store.

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.