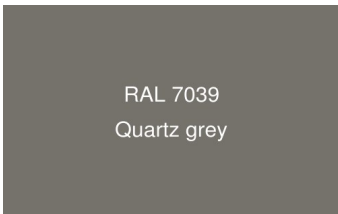
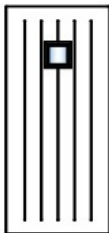
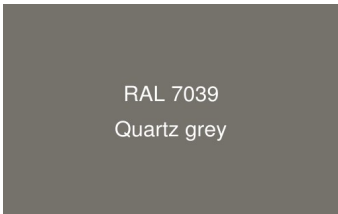
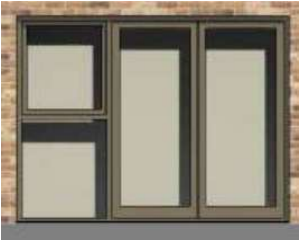
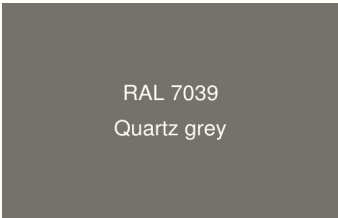
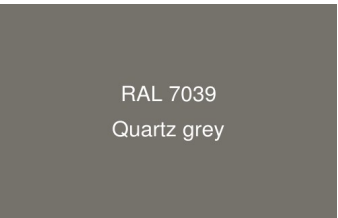
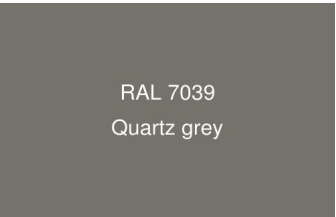
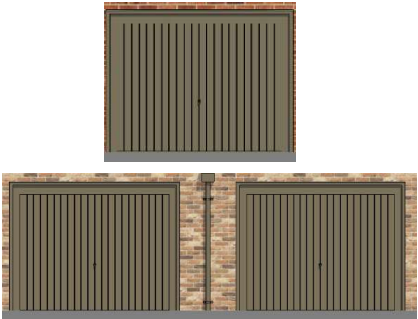
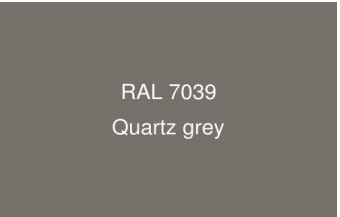
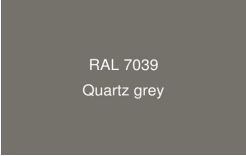
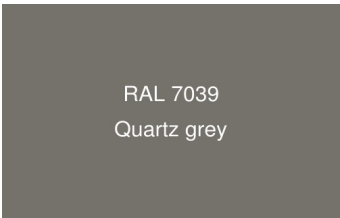


EXTERNAL FINISHES SPECIFICATIONS - HOUSES & APARTMENTS

Development:	Burgess Hill			
Issued:	Aug-26			
Is this a Doc M4(2) development?	Yes			
Item	Image	Manufacturer	Specification	Development specific colour choices
WINDOWS AND DOORS				
Windows		Manufacturer TBC	uPVC Standard casement. Flying Mullions, where applicable as standard. Windows shall be fitted with 'Egress Easy Clean' hinges as standard to allow windows to be cleaned internally. Colour to be chosen with 'invisible' type trickle vents (refer to ER's). Finished white inside with SAA ironmongery. Any obscure glazing is to be smooth frosted satin in appearance. Where fixed window panes are adjacent to openable windows, these are to have profiles to match, to imitate the look of the opening windows.	
Communal Entrance		Manufacturer TBC	Steel SBD doors, finished white inside with SAA ironmongery. Any Obscure glazing is to be Clear in appearance.	
Front Entrance Doors and Public Facing Utility Doors (Houses Only)		IG Doors	Classic44' GRP door - style to match planning approved drawings. Factory Pre-finished in Quartz Grey RAL 7039 to the Exterior and White to the Interior. Door Frame colour to match front door colour. Glazing to be part of the door set. SS/065 Sill - Exitex MX15-2L Standard Mobility level threshold with max. 15mm rise. Inset glazing within the door to be smooth frosted satin in appearance. Side glazing adjacent to the door to be clear in appearance. SAA ironmongery. Security multilocking, security chain, letterbox, spyhole (where no glazing panel). All finished to match with satin finish Numerals to be min 75mm high in stainless steel, with concealed fixings	Style : HNG17 & HNG09 (With Side Light) 
Rear Entrance Doors / Rear Facing Utility Doors(Houses Only)		Manufacturer TBC	uPVC - half glazed, Colour externally to match windows and Internally to be white.SAA ironmongery. Internal soffit and internal door reveals to finished in white painted boarding. Refer to Standard Guidance Detail SD603.	
Garage Personnel Doors		Manufacturer TBC	uPVC - With small obscured glazed Panel, colour inside and out to match windows.SAA ironmongery. Internal soffit and internal door reveals to finished in white painted boarding. Refer to Standard Guidance Detail SD603.	

Item	Image	Manufacturer	Specification	Development specific colour choices
Patio Doors		Manufacturer TBC	Swing doors - uPVC. Colour externally to match windows and Internally to be white. SAA ironmongery.	
Balcony Doors		Manufacturer TBC	Swing doors - uPVC. Colour externally to match windows and Internally to be white. SAA ironmongery.	
Cycle and Bin Store doors		Manufacturer TBC	Steel SBD doors, finished Quartz Grey RAL 7039 Internally and Externally as standard. SAA ironmongery.	
Garage Doors		Hormann	Series 2000 range metal up and over doors, standard size - style to match planning approved drawings. Where there is no designated driveway (ie purchaser cannot park directly outside their garage) doors to be electrically controlled (2 fobs per garage to be supplied) Factory finished or primed for site finish either to match front doors or windows	
BUILDING FINISHES (MATERIALS)				
Floor Construction			Houses : Concrete ground floors with timber metal webbed posi joist upper floors Apartments: Concrete Floors throughout	
Brickwork	1  2  3  4  5  6 		Subject to Planning Condition Approval: 1. Red - Weinerberger Jasmine Blend 2. Multi - Weinerberger Chartham Multi 3. Black Brick - Camtech 100% Pacaya Handmade 4. Grey Brick - Weinerberger Thorn Grijis 5. Buff Brick - Crest Flori 6. Blue Brick - Weinerberger Staffordshire Blue Smooth	

Item	Image	Manufacturer	Specification	Development specific colour choices
Mortar	 		Natural Mortar Dark Mortar to compliment Black/Blue Bricks.	
Vertical/Horizontal boarding			Pre-finished Cedral Lap boarding (or similar approved) wood grain effect finish	C50 Black
Metal feature Cladding	 	Manufacturer TBC	Non combustible where over 18m, to match planning approved drawings	 RAL 7039 Quartz grey
Reconstituted Stone Cills			65mm reconstituted stone slip cill, angled profile with shorter front face. Elegant Stone – Portland Semi-Dry.	
Fascias/Soffits/Barge boards			Generally clipped Eaves. Aluminium gable verge capping to be black to match cladding for community hub building.	Black
External Meter Boxes (Where Required)			UK Standard Recessed Electric Meter Box by Meter Boxes Direct or Similar Approved. Colour to Match Windows.	 RAL 7039 Quartz grey
ROOF FINISHES				
Roof tiles	 		Marley Concrete Duo Modern Interlocking Roof Tile (Mock Bond) Old English Dark Red Smooth Grey	Refer to planning approved drawing 02119_JTP_MP07_Proposed Site Plan_Material Strategy-P3
Low level/porch roofs		Camtech/Stormking	Aluminium - to match Planning approved drawings.	 RAL 7039 Quartz grey
Flat roofing	 		Single ply membrane Brown Roof to Apartment's to match Planning approved drawings.	

Item	Image	Manufacturer	Specification	Development specific colour choices
Dormer roofs			Bespoke made up on site - to match Planning approved drawings.	
Rainwater pipes/guttering		Hunter / Marley	uPVC Black where Black Cladding, otherwise Quartz Grey RAL 7039	 
PV Panels			Standard built in low profile (NOT 'sit on roof retrofit' installation)	
BALCONIES & APARTMENT TERRACES				
Balcony / Terrace balustrading			Vertical painted metal balustrading with matching metal handrails to match Planning approved drawings	
Balcony / Terrace decking			Porcelain Paving Slabs to be Ryno 'The Quadro Range' - 'Crema' or ' <u>Argento</u> ' or Envirobuild 'The Outdoor Porcelain' - 'Ivory' or 'Lux Grey' . All to be level access from within apartment. Regardless of whether the building is over 18m, non-combustible deck, support framework and pedestals to be installed.	Ryno - Argento
Projecting/Inset Balcony and entrance soffits			Metal to match windows	