

Element	Sub - ref	Description	Notes
1.0 Demolitions + site preparation		Allowance for site clearance, excavation & disposal	
2.0 Substructure	2.1 Foundations	Foundations to Structural Engineer's (SE) design + specification.	
	2.2 Ground floor slab	Insulated / reinforced insitu ground floor slab to meet ground floor U-value requirement in AD Part L. Below slab drainage	
	2.3 Lift pit	Excavation and concrete work to lift pit	
3.0 Frame + upper floors	3.1 Structural frame	Reinforced concrete or steel structural frame with intumescent protection to SE's design + specification.	
	3.2 Upper floors (separating)	75mm screed on precast concrete flooring. Acoustic insulation and dampening to meet sound reduction requirements in AD Part E.	
4.0 Roofs	4.1 Pitched roofs	N/A	
	4.2 Flat roofs	Timber/ steel roof joists to SE's design + specification. Bonded single ply membrane on ply deck on treated S/W firrings to minimum 1:60 falls. Rigid PIR insulation with ventilation gap above to meet flat roof U-value requirement in AD Part L. Include for all flashings, penetrations, and parapet gutter details.	
	4.3 Extensive green roofs	Timber/ steel roof joists to SE's design + specification. Bailey Eco-Roof Sedum Blanket system using minimum 60mm substrate and local sedum supply on single ply membrane waterproofing layer. Rigid PIR insulation with ventilation gap above to meet flat roof U-value requirement in AD Part L. Soffit and fascia details.	
	4.5 Rooflights to flat / green roofs	Proprietary Non-openable polycarbonate rooflight and flashing system	
	4.6 External accessible access decks and ramps	Structural roof deck to SE's design and specification. Paving slabs on proprietaay paving support system and drainage layer with gravel infill. Solid balustrade - galvanised steel with timber infill cladding and timber handrails.	
	4.7 Balconies	Galvanised steel framework (with post supports). Timber hardwood flooring.	Refer to individual houstype elevation drawings for balustrade materials.
	5.1 Communal stairs	AD Part K compliant precast concrete staircase. Minimum 900mm clear width to stairs.	
6.0 External walls	6.1 Masonry walls (facing brick / block)	Infill masonry cavity walls, insulated to meet external wall U-value requirement in AD Part L. Blockwork inner leaf, facing brick or blockwork outer leaf.	Refer to individual houstype elevation drawings for external wall details.
	6.2 External walls (rainscreen cladding)	Steel infill walling system (Metsec or similar) with mineral wool insulation between studs. Two layers of board internally to provide vapour check/ fire proofing. External grade sheathing board and rigid PIR insulation fixed to external face of walling system. Metal profile or fibre cement board rainscreen cladding fixed through sheathing board to walling system. Overall wall build up to meet external wall U-value in AD Part L. Powder coated aluminium flashing and coping details.	
7.0 External windows	7.1 Windows	Powder coated aluminium-timber composite double glazed windows side-hung outward-opening and fixed light casement window units. Windows to meet to meet external window U-value in AD Part L	

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	7.2 Window insulation	High performance insulation sandwiched behind window reveals and below sills to achieve whole wall U-value requirement in AD Part L.	
	7.3 Window sills	Powder coated aluminium external window sills to match window system.	
	7.4 Curtain walling	Stick system powder coated aluminium curtain walling with dry gasket glazing.	
8.0 External doors	8.1 Private entrance doors	Veneered softwood timber door with double glazed vision panel and stainless steel ironmongery. Doors to meet to meet external window U-value in AD Part L. Softwood framed double-glazed screens to match where indicated on drawings. Level threshold to all entrances.	
	8.2 Communal entrance doors	Powder coated aluminium double-glazed double doors and stainless steel ironmongery. Automatic opening doors with override system.	
	8.3 Patio doors	Powder coated aluminium-timber composite double glazed patio doors and ironmongery to match window system. Level thresholds to all balconies and external terraces.	
	8.4 Communal stores and plant rooms	Double leaf steel external door, ironmongery.	
9.0 Internal walls	9.1 Party walls	Blockwork cavity party walls to meet sound reduction requirements in AD Part E.	
	9.2 Internal partitions	Metal studwork form new internal partitions.	
	9.3 Internal partitions - bathrooms & sanitary facilities	75mm metal studwork reinforced with 1no layer 18mm plywood sheathing and 1no layer 12.5mm plasterboard to provide adequate support for grab rails and supports.	
10.0 Internal doors	10.1 Internal doors	Single softwood veneered doors and frames; stainless steel ironmongery. Softwood framed glazed screens where indicated.	Glazed screens indicated on housetype plan layout drawings.
	10.2 Fire doors	Single softwood veneered doors and frames to achieve 30 minute fire resistance; stainless steel ironmongery,	
11.0 Wall finishes	11.1 Masonry walls	Plasterboard on dabs with skim and emulsion paint to blockwork wall surfaces. Softwood skirtings and decoration. New partitions to meet sound reduction requirements in AD Part E.	
	11.2 Partitions	Plasterboard with skim and emulsion paint to internal partitions. Softwood skirtings and decoration. New partitions to meet sound reduction requirements in AD Part E.	
	11.3 Wet areas	Ceramic tiles full-height around all showers / wetrooms.	
12.0 Floor finishes	12.1 Bedrooms	N/A	
	12.2 Hallways + living spaces	N/A	
	12.3 Kitchens + sanitary facilities	Non-slip vinyl sheet flooring to kitchens, bathrooms & sanitary facilities.	
	12.4 Communal circulation + common rooms	Vinyl sheet flooring to communal circulation and common rooms.	
	12.5 Plant rooms and workshops	Hardened screed finish.	
13.0 Ceiling finishes	13.1 General ceilings	Plasterboard ceiling with skim and emulsion paint	
	13.2 Wet areas	Moisture resistant plasterboard ceiling, skim and emulsion to wet areas	
14.0 Fittings	14.1 Kitchens	Kitchens to dwellings, to enable accessibility, fittings only, no white goods	
	14.2 Built-in storage	Cupboard doors and other associated joinery for built-in storage units & sideboards.	Refer to housetype plan drawings for extent of built-in storage units
	14.3 Other fittings	Allowance for mirrors, vanity units, towel rails, bedroom shelving etc	
15.0 Sanitary appliances	15.1 WCs	WCs to bathrooms and cloakrooms. Accessible toilet, including WC, wash hand basin, grab rails and other fittings to Category 3 dwellings.	

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	15.2 WHBs	Wash hand basins to bathrooms, cloakrooms and ensuites	
	15.3 Showers	Level access showers to bathrooms and ensuites including mixer tap, shower rail fittings. Allowance for grabrails to Category 3 dwellings.	
16.0 Services equipment		N/A	
17.0 Disposal installations	17.1 Rainwater downpipes	100mm dia. galvanised steel rainwater downpipes & proprietary galvanised steel downpipe bracket to treated softwood batten.	
	17.2 Discharge goods	Provide black uPVC discharge goods to all new sanitary installations and connect into existing courtyard discharge pipework.	
18.0 Water installations		Hot + cold water installations to individual dwellings and communal spaces, meters.	
19.0 Space heating + hot water	Electric-only systems	Individual unvented hot water cylinders within apartments. Low surface temperature electric radiators. Hot water dispensers to communal kitchens/ workshops.	
	Communal systems	Communal gas-fired boiler. Heat exchanger within each apartment with individual metering. Low surface temperature radiators with optional smart heating controls.	
20.0 Ventilation systems		Mechanical extract ventilation with heat recovery and associated ductwork to kitchens bathrooms and cloakrooms.	
21.0 Electrical installations	21.1 Electrical installations	Sub-mains installation + metering to individual dwellings, small power installation, lighting and general luminaires, external lighting generally. Communal power installation + metering including lift power supply, lighting, and emergency lighting to communal areas.	
22.0 Gas installations	22.1 Gas installations	N/A	
23.0 Lift installations	23.1 Passenger lifts	8 person wheelchair lift with minimum internal car dimensions of 1100mm x 1400mm. Lift complies with the requirement of BS 81-70:2003 for a type 2 lift.	
24.0 Protective installations	24.1 Lightning protection	Lighting protection, earthing and bonding.	
25.0 Communication installations	25.1 Fire alarm installation	Smoke detectors	
	25.2 Communication systems	Telephone, TV and data cabling. Door entry system to Category 3 dwellings with door release facility in main bedroom & living space	
26.0 Specialist installations		N/A	
27.0 External works	27.1 Communal car parking areas	Tegula Block paving on suitable binder course + base to external car parking areas. Allowance for drainage falls and channels.	
	27.3 External access stairs	AD Part M / K compliant galvanised steel access stairs and balustrade.	
	27.5 External seating	Allowance for custom external timber benches and associated joinery	