

Element	Sub - ref	Description	Notes
1.0 Demolitions + site preparation		Allowance for site clearance, excavation & disposal	
2.0 Substructure	2.1 Foundations	Concrete strip footings to loadbearing/ masonry walls to SE's 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	
3.0 Frame + upper floors	3.1 Upper floors (non-separating)	Plywood/ chipboard deck on timber floor joists to SE's design + specification	
	3.2 Upper floors (separating)	Plywood/ chipboard deck on timber floor joists to SE's design + specification. Acoustic insulation between joists and dampening above joists and at perimeter to meet sound reduction requirements in AD Part E.	
4.0 Roofs	4.1 Ventilated pitched roofs	Softwood timber rafters (traditional construction) with insulation at rafter level and ventilation gap above to meet pitched roof U-value requirement in AD Part L. Concrete roof tiles on battens and breathable roofing felt. Include for all flashings, penetrations, soffit, fascia and verge details with vents at eaves and ridge level.	
	4.2 Flat roofs	Timber/ steel roof joists to SE's design + specification. Single ply membrane on ply deck on treated S/W firings to minimum 1:60 falls. Rigid PIR insulation with ventilation gap above to meet flat roof U-value requirement in AD Part L. Soffit and fascia 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.	
	4.4 Roof windows to pitched roofs	Proprietary openable roof windows and flashing system	
	4.5 Rooflights to flat / green roofs	Proprietary Non-openable polycarbonate rooflight and flashing system	
	4.6 External access decks and ramps	Structural roof deck to SE's design and specification. Paving slabs on proprietary 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 material.
5.0 Stairs	5.1 Internal stairs (private)	AD Part K compliant softwood timber staircase. Minimum 900mm clear width to stairs. Refer to drawings for risers and goings	
	5.2 Communal stairs	AD Part K compliant precast concrete staircase. Minimum 900mm clear width to stairs.	
6.0 External walls	6.1 Masonry walls (brick / render)	Insulated cavity walls to meet external wall U-value requirement in AD Part L. Blockwork inner leaf, brick or rendered blockwork outer leaf	
	6.2 Masonry walls (rainscreen cladding)	Blockwork inner leaf with steel/aluminium cladding support system and rigid PIR insulation to meet external wall U-value in AD Part L. Metal profile or fibre cement board rainscreen cladding fixed to support system. Powder coated aluminium flashing and coping details.	

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	6.3 Masonry walls (timber cladding)	Blockwork inner leaf with studwork and rigid PIR insulation to meet external wall U-value in AD Part L. Ventilated softwood timber cladding (eg. cedar/ larch) on treated timber battens fixed to sheathing board and breather membrane. Powder coated aluminium flashing and coping details.	
External walls - timber frame alternative	6.4 Timber frame walls (rainscreen cladding)	Softwood timber studwork to SE's design and specification with flexible mineral wool insulation between studs to meet external wall U-value in AD Part L. Ventilated softwood timber cladding (eg. cedar/ larch) on treated timber battens fixed to sheathing board and breather membrane. 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	
	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.	
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	
	8.2 Communal entrance doors (where applicable)	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 threshold	
	8.4 External stores (private)	Timber F&LB doors and ironmongery	
	8.5 External stores (shared), plant rooms (where applicable)	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	75mm timber studwork to form new internal partitions.	
	9.3 Internal partitions - bathrooms & sanitary facilities	75mm timber studwork reinforced with 1no layer 18mm plywood sheating 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.	

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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 (including high-level built-in oven + separate hob). No white goods.	
	14.2 Built-in storage	Cupboard doors and other associated joinery for built-in storage units & sideboards.	Refer to houstype 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.	
	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 or new underground discharge pipework	
18.0 Water installations		Hot + cold water installations to individual dwellings, meters.	
19.0 Space heating + hot water		Gas central heating and combination boilers. Low surface temperature radiators with thermostatic valves and optional smart heating controls.	
20.0 Ventilation systems		Mechanical extract ventilation and associated ductwork to 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.	
22.0 Gas installations	22.1 Gas installations	Gas installation to individual dwellings, all costs associated with gas supply, meters.	
23.0 Lift installations		N/A	
24.0 Protective installations		N/A	
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	

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27.0 External works	27.1 Paths + car parking	Bonded gravel on asphalt and compacted MOT granular sub-base and geotextile membrane to shared external paths + car parking areas	
	27.2 Retaining walls (where applicable)	Gabion retaining walls to SE's design and specification with suitable land drainage.	
	27.3 External access stairs	AD Part M / K compliant galvanised steel access stairs and balustrade.	
	27.4 Brick garden walls and planters	Allowance for brickwork walls and geotextile membrane to raised planters.	
	27.5 External seating	Allowance for custom external timber benches and associated joinery	1 no. per dwelling.