



Ditton
Core Range
Sales Specification & Finishes.
Version 31 - Feb 2023
Agreed: 07th July 2023
Updated: 18th June 2024
REF: R9113-SMH-23-XX-SP-K-1000
REV: 31.10

Kitchen

Symphony base and wall units fitted with soft closers to drawers and doors. With matching end panels - if chosen via upgrade or sales extra the default strip lighting to under counter is FLEX120CW)

90cm tall wall units including boiler housing except when boiler is in utility (Refer to working drawings).

A choice of 40mm laminated worktops and matching upstands with stainless steel splashback behind hob.

Stainless steel built in tall double fan oven with 90cm six burner gas hob and 90cm chimney extractor hood.
Refer to the kitchen design.

stainless steel built under single fan oven with 60cm four burner gas hob and 60cm chimney extractor hood.
Refer to the kitchen design.

Integrated fridge/freezer 50/50 split. (Note: Delux changes to a 60/40 split - Kitchen supplier to be informed)

Space for fridge/freezer.

American Fridge Freezer - Plumbed in.

Built in Washer Dryer

Plumbing for washing machine or washer dryer space if no Utility .
(Washing machine or washer dryer available as a sales extra).

Integrated dishwasher.

Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra).

Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap.
(Delux offer changes to a bowl and a half sink).

Downlights to kitchen area and low voltage under wall unit lighting. (Delux package refer to separate schedule)

4 way spotlight fitting to kitchen area.

Utility / Utility Cupboard / Laundry (where applicable)

Units to match main kitchen.

A choice of 40mm laminated worktops and matching upstands.

Solid surface worktop and 100mm upturn with full height splashback behind hob

Plumbing for washing machine or washer dryer space .
(Washing machine or washer dryer available as a sales extra).

Tumble dryer space. (Space only - appliance to be self purchased & installed)

Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap.
(Refer to working drawing for placement).

Sink to suit silestone worktop

HT 502 (1-14 apartments)

HT 570 (1-14 apartments)

HT 652 (1-14 apartments)

HT 723 (1-14 apartments)

H2B758 - The Nina

H2B774 - The Wilfred

H3B823 - The Mirin

H3B922 - The Webster (S/T)

H3B922 - The Kea (D)

H3B934 - The Thea (S/T)

H3B934 - The Elwen (D)

H3B1021 - The Edwena

H3B1154 - The Moore (D)

H4B1362 - The Barlow

H4B1370 - The Bosco

H4B1454 - The Garnet

H5B1836 - The Almond

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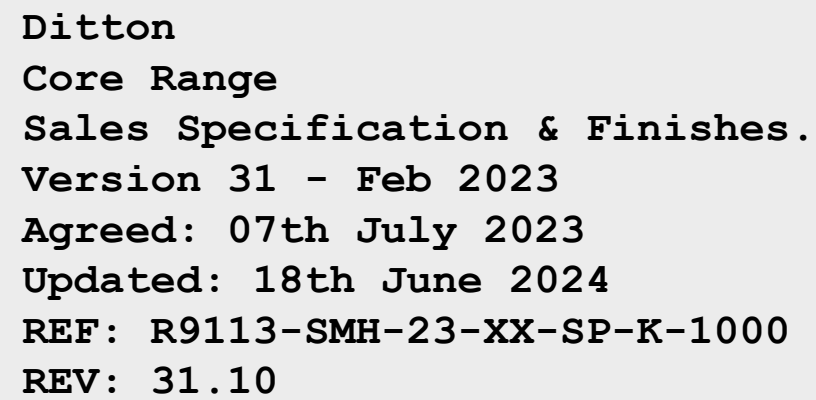
H4B1370 - The Bosco

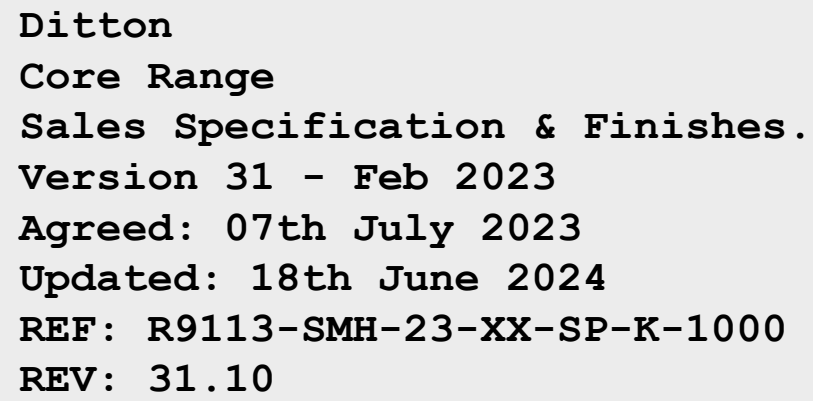
H4B1454 - The Garnet

H5B1836 - The Almond

Bathroom

Ideal Standard iLife bath with frameless hinged Merlyn shower screen and thermostatic shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath.	■	■	■	■														
Ideal Standard iLife bath without shower and screen with ideal tempo chrome bath mixer tap. Half height tiling to perimiert of bath					■		■	■	■	■	■	■	■	■	■	■	■	■
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure																■	■	■
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height tiling to shower enclosure.															■			
Ideal Standard iLife open shrouded back WC with exposed close coupled cistern.	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard iLife washbasin on pedestal featuring chrome mono basin mixer tap.	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■
Half height wall tiling behind sanitaryware								■	■	■	■	■	■	■	■	■	■	■
Half height wall tiling behind WC & tiled splashback above basin.	■	■	■	■	■		■											
Tiled finish to window cills (if window shown on plot specific drawings).	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■
Downlights.					■								■	■	■	■	■	■
Low Energy batten light fitting.	■	■	■	■	■		■	■	■	■	■	■						

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Internal & External Windows & Doors

uPVC high performance glazed windows/patio doors/bi-fold doors (where specified), with sealed double glazed units, chrome ironmongery and window restrictors (where applicable).

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UPVC Utility doors to side/rear

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Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable), colours refer to finishes schedule.

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Garage up & over steel door with Plastisol finish (where applicable).

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Suffolk grained, vertical grooved white water based gloss internal doors.

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Insulated, drop down, loft hatch.

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Insulated, drop down, steel, fire rated loft hatch (to three storey homes). Fire doors internal.

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Satin stainless steel finished curved mitred lever door furniture throughout.

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Decoration

All walls to be finished in white matt emulsion.

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Ceiling finished in white matt emulsion.

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White oil based gloss painted staircase with white gloss balustrades, handrails and newel caps.

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White oil based gloss painted staircase and balustrades with Oak veneered handrails and newel caps

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White oil based gloss painted 144mm x 18mm square edge MDF skirting, with feature square edged groove.

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White oil based gloss painted 69mm x 22mm square edge MDF architrave, with feature square edged groove.

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White oil based gloss painted woodwork.

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Security

Multi-point door locking to external / french / patio / bi-fold doors

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Windows fitted with window locks with key, unless fire escape.

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Mains supply smoke detectors to Building Regulation requirements.

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Carbon monoxide alarm to Building Regulation requirements.

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Master Version 31 (30/05/23) R9oXX-SMH-23-S-SP

NOTE: EVERYTHING UNDERLINED IS OUTSIDE OF THE STANDARD SPEC SCOPE

Spec update:

25/09/23 - requested by MJ (sales) to ammend the Mirin ensuite to only tile behind basin

27/09/23 - requested by AC to ammend all private units to have showers over baths

02/10/23 - requested by AC to remove the above changes for showers over baths and revert to previous

26/10/23 - requested updated to remove kingsmark and walter and various minor ammendments as er meeting with JW 251023

05/03/24 - Updated to change the WC toilet to a compact version to certain HTs.

08/04/24 - ammendment to remove doubling up on Nina bathroom

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