



# Thomas Homes

at Limes Park

Specification

## Refurbishment and New Build Specifications

### Kitchen

Individually designed, fitted kitchens with a range of quality appliances, to include:

- Electric double oven – stainless steel
- Gas Hob – stainless steel
- Chimney Hood – stainless steel
- Laminate work surfaces with matching upstand

### Bathrooms and Ensuites

- White Ideal Standard sanitaryware with chrome fittings
- Quality thermostatic shower to ensuites
- Heated towel rail
- Shaver point
- Choice of wall tiling\*

### Decorative Finishes

- Six panel internal doors painted in off-white satinwood
- All woodwork painted in off-white satinwood
- All walls and ceilings painted in off-white emulsion
- Sash timber windows in refurbished properties
- Timber windows in new build properties

### Lighting and Electrical

- Integrated low energy downlighters to kitchens, bathrooms and ensuites
- Pendant lighting to other rooms
- TV, BT and power points
- External lights
- Mains operated smoke detectors
- Mains operated door bells

### General

- Gas fired central heating
- Thermostatic valves fitted to radiators

### External

- Turf to front and rear gardens
- Cast iron guttering and downpipes

### Zurich Warranty Scheme

Each property will be sold with the benefit of the ten year Zurich structural warranty. A comprehensive Zurich handbook will be given to the purchasers by their solicitor on exchange of contracts and full details of the scheme are available through the Sales Office.

\*subject to build stage



Photographs depicting similar interior specification at other Thomas Homes developments





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## New Build built to following specification

### 1. EcoHomes – Very Good

EcoHomes assesses the environmental quality of a development. It considers the broad environmental concerns of climate change, uses of resources and impact on wildlife, and balances these against the requirements for a high quality internal environment. These concerns have been divided into seven environmental categories, under which issues are grouped.

**Energy:** Operational Energy & CO<sub>2</sub>

**Transport:** Location issues related to transport

**Pollution:** Air and water pollution (excluding CO<sub>2</sub>)

**Materials:** Environmental implications of material selection & recyclable materials

**Water:** Consumption issues

**Ecology and Land use:** Ecological value of site, greenfield and brownfield issues

**Health and Well-being:** Internal and external issues relating to health and comfort

Credits are awarded where specific performance levels are achieved in each category. These credits are then added together to give an overall rating for the development. This takes the form of:

- |                  |   |
|------------------|---|
| <b>Pass</b>      | Most developments should be able to achieve this with minor design/specification changes at minimal additional cost |
| <b>Good</b>      | The developer has been able to demonstrate good practice in most areas  |
| <b>Very Good</b> | Developments which push forward the boundaries of environmental performance will achieve this                       |
| <b>Excellent</b> | Developments which demonstrate exemplary environmental performance across the full range of issues                  |

### 2. Building for Life Silver Standard

The Building for Life Standard is the national benchmark for well designed housing & neighbourhoods in England.

Launched in 2003, it is awarded to house builders that demonstrate a commitment to high design standards, good place making and sustainable development.

To obtain a Building for Life Standard, applicants must demonstrate a fulfilment of the Building for Life Criteria.

Silver Standard winners must fulfil 70% of the building for Life Criteria.

### 3. Lifetime Homes

In 1991 the Lifetime Homes concept was developed by a group of housing experts who came together as the Joseph Rowntree Foundation Lifetime Homes Group. Lifetime Homes have 16 design features that ensure a new house or flat will meet the needs of most households.

Lifetime Homes include a number of attractive features that will differentiate them from existing housing stock, giving them a wider market of potential buyers.

### 4. NHER 9.0

The NHER is an energy label based upon total annual running costs per square metre under standard occupancy conditions which can reliably predict energy running costs. It is expressed on a scale of 0 (poor) to 10 (excellent). The label represents a clear, simple measure of energy efficiency in dwellings and allows homes of all shapes, sizes and ages to be directly compared.

### 5. No Category C Materials\*

BRE is the UK's leading centre of expertise on the built environment, construction, sustainability, energy, fire and many associated issues. BRE has created a Green Guide rating for assemblies and materials used to construct houses. This is based on the environmental impact of each building element.

The ABC rating system denotes the environmental impact of each building element, where 'A' denotes the best environmental performance and C the poorest.

### 6. Secured by Design\*

Secured by Design is a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.

\* Refurbished properties only  
Incorporate nos 5 & 6

