

Customer Specification

Park View at Midmill, Kintore



1074 (Type 2) Revision 3
February 26, 2025

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Walls

External walls will be of timber frame construction with an external leaf of either rendered blockwork or feature areas of facing brick.

Internal walls will be made up of timber studs with insulation and plasterboard finish.

Roof, fasciae, soffits & rainwater goods

All roofs to be finished in concrete interlocking roof tiles.

Fasciae and soffits will be white uPVC, with the continuous verge system and all gutters/downpipes in black uPVC.

Exterior colour finishes

The dry dash render finish to blockwork will be specified as Nordic white drydash chips on a pre-mixed white render backing coat above a facing brick basecourse.

Feature brick will be Gleneagles Granite (standard square) concrete facing bricks by Precon Products with grey mortar beds to feature areas as denoted on the elevation drawings and below the damp proof course to all base courses.

Floors

The ground floor will be of smooth finished concrete.

The first floor will be made up of timber engineered floor joists finished with moisture resistant chipboard flooring above and plasterboard ceiling below.

Windows and doors

All windows will be double glazed uPVC; in an anthracite grey colour (equivalent to RAL 7016) finish externally, white internally; with graphite (silver) finish handles.

Front entrance doors will be of GRP construction in an uPVC frame and will be solid (sidelights are used in some situations); in anthracite colour (equivalent to RAL 7016) finish externally, white colour internally; with satin chrome finish handles and a letter plate.

Rear entrance doors will be of uPVC fully glazed construction in anthracite grey (equivalent to RAL 7016) finish externally, white internally, with chrome silver finish handles.

French doors (where applicable) will be of glazed uPVC construction; in anthracite colour (equivalent to RAL 7016) finish externally, white colour internally; with satin chrome finish handles.

Internal doors will be vertically grooved semi-solid core timber, in Timeless painted finish, with any glazed doors in four panels. Handles will be of polished chrome finish with satin grips, all other door ironmongery will be of chrome silver finish.

Internal finishings

Skirting boards and door facings will be square-faced and finished with a rounded edge, with all internal woodwork in Timeless painted finish.

Wardrobes will have a hanging rail/s and Timeless painted finish shelving, fitted with silver mirror/frame sliding doors, except in the case of a narrower opening, where a conventional opening timber door will be used.

Internal decoration

Two coats of Timeless emulsion to walls and ceilings of all rooms.
Timeless painted finishes to all internal woodwork.

Staircase

A timber-formed staircase with solid half-height balustrade partition which will be painted to match the walls and fitted with a painted timber handrail.

Plumbing, central heating and ventilation

A “wet” system using an air source heat pump will be fitted in all properties, feeding thermostatically controlled radiators.

This incorporates a Daikin Altherma system comprising a self-contained floor-standing indoor unit with integrated domestic hot water tank, an external fan unit and a programmable room thermostat.

A de-centralized mechanical extract ventilation (dMEV) system will be fitted, comprised of continuously running extractor fans within the kitchens and “wet” rooms.

An external, self-draining for frost protection, water tap will be fitted.

Electrical installation

Ample white finish power points will be fitted throughout, including TV and telephone points in the Living room and master bedroom. Points in the Kitchen and any open-plan connected Dining Area/Room will be in satin chrome finish.

TV points will be wired to a central distribution point and to the roof space with future installation of an aerial/dish and final connection being the homeowner's responsibility.

Isolation for kitchen appliances may involve the use of a grid switch in a central location.

Shaver points in all en suites and bathrooms.

All rooms (including Utility cupboards) will be fitted with ceiling light pendants, with a single additional downlighter fitted above shower cubicles. All lighting fixtures will be installed with low energy type bulbs and positions of electrical points can be seen on plot specific drawings.

Some house designs will also have a mixture of feature lighting within the kitchen.

External lighting will be provided at a front and rear door.

A doorbell will be fitted.

Smoke, heat, and carbon monoxide detectors will be fitted as required by building regulations, with an additional carbon dioxide (CO₂) monitor fitted in the principal bedroom in order to record increased levels of carbon dioxide generally produced by exhaled air.

An Ohme ePod EV/electric vehicle charging point will be fitted to each property.

Solar photovoltaic panels

Photovoltaic panels will be installed on the roof of each plot in line with the requirements of relevant Building Standards which mandate the use of a renewable energy source in order to meet with the carbon dioxide emissions standards for individual homes.

Electricity generated by these panels will be available for use at nil cost to the homeowner, with additional needs supplied and charged via your own supplier. Any surplus generated capacity that is not used will be exported to the National Grid.

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Specific layouts/positions of panels will vary between plots/house types. Images shown on elevation drawings are indicative only and further information can be provided on request.

Fibre broadband internet connectivity

Infrastructure will be installed at the development to provide FTTP (Fibre to the Premise) technology, which provides estimated speeds of up to 300Mbps at the entry point to the home.

Final connection and service provision within the home remains the homeowner's responsibility and ultimate connection speeds will be dependent on the service provided by the chosen communications provider.

Kitchen

A choice of German cabinets and varied laminate work surfaces are offered as standard (subject to stage of completion), with upgraded choices including solid surface worktops also available.

Coordinating laminate up-stands and splashback/s will be fitted above the work surface. Standard appliances will include built-in electric oven, induction hob, recirculating extractor hood (in some cases this function will be built into the hob), integrated dishwasher and either a tall integrated fridge/freezer or a separate built under fridge and freezer, depending on individual layouts. The Somerville and Telford house types will have a second combination microwave oven.

Utility rooms & cupboards

Where applicable, utility rooms will be fitted with the same style of cabinets, work surfaces and upstands as chosen for the kitchen.

Designated spaces on kitchen/utility room drawings or in Utility cupboards will be fitted with plumbing (cold water feed and drainage) and electrics for connecting purchaser's own single or dual self-condensing appliances.

W.C., bathrooms and en suites

The specification of these rooms has been designed and coordinated by Laings of Inverurie. It will comprise a w.c. and wash hand basin from a range which is of contemporary appearance with appropriate style tap fittings etc. and including vanity units in bathrooms and en suites.

The bath in the bathroom will be fitted with a separate thermostatically controlled flexible shower kit and screen, where there is no separate shower cubicle in the same room.

En-suites (and some bathrooms additionally to the bath) will have a shower tray with up-stand on paneled edges, complete with screen and thermostatically controlled valve.

There will be a choice of Porcelanosa wall tiling to sill height on the basin surrounding wall panel in bathrooms and, where appropriate, en-suites. Where an over bath shower is fitted as standard, tiling to a height of approximately 1.8m on the 3 walls above the bath, otherwise a minimum of one row of tiling around the bath.

Wet wall paneling will be fitted within the shower cubicle of an en-suite.

The Telford and Somerville house types will have a chrome towel rail fitted in the bathroom and en suite, where possible, and this may be in addition to the standard radiator.

Gardens

Where possible, gardens will be graded to suit the contours of the development and in some cases, this may involve the creation of slopes instead of retaining structures. Where such retaining structures exist, designs will be approved by an engineer in order to maintain different ground levels on opposite sides and may be of masonry construction, timber sleepers and vertical posts and/or other suitable formats.

Turf will be laid to front gardens.

The rear gardens will be rotovated topsoil with a footpath constructed of grey concrete paving slabs leading to a rotary clothes drier, which is provided.

Smaller garden areas which are not directly suitable for standard or additional turf may be completed with loose gravel or appropriate planting.

External surface water drainage

Land drainage may be designed and installed as required to mitigate the potential for localized areas of ponding caused by the following issues: surface water run-off after heavy rainfall, poor draining soils, steeply sloped areas of land, earthwork platforming and surface water run-off from adjacent land.

This may be strategic in nature and may partly/wholly traverse an individual plot.

Development/plot specific information is available via the development site plan and/or on request with further information included within the Home Owner's Information Pack issued prior to handover.

Typical specification will be for the provision of gravel-topped French drains, which can be covered by turf, however this will diminish the effectiveness of the drainage and the drains themselves, which must be retained and maintained in order to provide land drainage to individual and adjacent plots/land. Removal or inadequate maintenance of drains may invalidate warranty/ies in the event of excess rainfall and resulting ponding, with responsibility within an individual plot remaining that of the owner, noting that drainage may continue into neighbouring plots or land adopted by the Local Authority.

General drainage can be improved by garden establishment and maintenance, which may require further investment and take the form of tree, shrub and/or other planting; considered grading of land; and the addition of soft and hard landscaping features. Planting and growth in the early years of a development will also assist in establishing natural drainage routes for surface water. Developments can take several years to settle and the perceived issue of localized ponding and/or wet gardens reduce significantly in the first two to three years after development. Major landscaping works should be planned and undertaken subject to professional advice and in line with relevant regulations.

Fencing, hedging and walling

Plot specific details may be viewed on development plans which are available within the marketing suite.

Where a boundary is shared with other plots on the development and fencing has previously been erected, this will not be replaced and may be subject to natural weathering.

Parking, driveways & garages

Parking areas and driveways will be comprised of charcoal grey lock block/paviours leading from the public footpath and /or washed gravel in a Bodpave® system. Where a drainage channel with surface grating has been installed, this must be maintained and retained.

The garage vehicular entrance door will be a Garador Carlton retractable door, with vertically lined anthracite grey (equivalent to RAL 7016) colour finish and matt silver handles. Pedestrian entrance doors will be of uPVC construction and solid; in anthracite grey (equivalent to RAL 7016) finish externally, white internally; with chrome silver finish handles. Detached garages will be of single leaf masonry construction with a render finish to match the associated house and the internal walls will be of concrete block finish, with a concrete floor.

Integral garages will be lined, painted, and fitted with PVC skirtings, with a concrete floor. Power and lighting will be provided to all garages.

Street lighting

The layout of street lighting will be designed in accordance with Local Authority Guidelines and once approved, available to view on development plans.

Biodiversity and eco-habitats

There is a Planning requirement to mitigate the effects of development upon local wildlife populations. For this reason, some properties and other areas of the development may include wildlife habitat aids which are designed to integrate seamlessly into the construction of properties and be an attractive feature as well as providing the best possible artificial accommodation for a variety of different species, without harming the fabric of buildings. These may include but are not exclusive to; bat and bird boxes, hedgehog/squirrel/pine marten hibernation/nesting boxes, bug hotels and planting/lighting recommendations.

Efflorescence and 'lime bloom'

Natural salts within wall materials may appear as a white deposit on external and internal walls as part of the normal drying out process. These are neither harmful nor detrimental to wall finish, durability or strength in the long term.

Exposure to normal weather conditions and naturally acidic rainwater usually removes the majority of such deposits within the first year of completion.

(Factoring and) Public open spaces

All public open spaces will be maintained by a factor appointed by the developer, please consult the factoring information document for specific details.

Development Management Scheme and/or Deed of Conditions

All owners will be required to comply with the terms of the Deed of Conditions/Development Management Scheme.

For further details please ask the Sales Adviser.

Warranties

New build residential properties have the benefit of the 10-year NHBC Buildmark cover.

Applicable Building Warrant

Building (Scotland) Regulations 2004; Domestic Handbook **2022**

Please consult your Sales Adviser for further information. Scotia Homes Limited reserves the right to vary the above specifications where necessary but to similar or higher standards.