



HAVILLANDS





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Design, Structure and External Features

The design of each house has been very carefully scrutinised by not only Clague architects, but also by each of the Directors of FDC Homes, ensuring an exceptional attention to detail that will set Havillands apart from other developments.

The designs comprise a variety of the highest quality materials which include bricks, clay tile hanging, rendering and weather-boarding. The roofs are finished with traditional red clay tiles and natural grey slate.



Each property will be constructed using timber frames with piled foundations.

Bathrooms, En-suites and Cloakrooms

Contemporary-styled with Kohler sanitaryware and co-ordinating Kohler chrome mixer taps.

The family bathrooms will feature a double ended bath with a 5 deck mounted bath/shower mixer. Each en-suite will incorporate a Daryl Aroco shower enclosure fitted with a Grohe rain-shower head, which is complemented by a Grohe thermostatic shower valve.

All bathrooms and en-suites will include a shaver point and a chrome heated towel rail and will have full height wall and floor tiling from a choice of large format ceramic tiles.* The cloakrooms will have splash back tiling to the basins.



Kitchens

Each kitchen has been individually designed by Inca Interiors to provide the best possible arrangement and use of space. We have selected a range of doors, handles and worktops for purchasers to choose from.*

Every kitchen will be generously equipped with a 1.5 bowl stainless steel sink with a monobloc mixer and a superb range of Neff integrated appliances, including an oven, 5 burner gas hob and feature

stainless steel extractor hood, a fridge freezer and a dishwasher. All doors and drawers are soft closing and each kitchen features contemporary-styled under pelmet lighting and low level plinth lights.

All two and three bed properties will have a single oven, laminate worktops, glass upstands and glass hob back panel.

All four and five bedroom properties will be fitted with double ovens, a Blanco undermounted sink, granite worktops, granite upstands and a stainless steel hob back panel.

Utility rooms will have complementary units, worktops and sink. Each will be plumbed for a washing machine. There will be a socket and space for a tumble dryer.



Heating

Programmable boilers will provide gas central heating and hot water. The system is pressurised and thermostatic valves will be fitted to individual radiators to control the temperature in each room.

Where chimneys are shown, they will have Class II flues with a central gas point.

Windows and French Doors

Each home will be fitted with high quality Andersen sealed double glazed windows and French doors.[†] For maximum energy efficiency the windows are glazed with high performance Low-E4 glass, which helps keep rooms cool in the summer months and warm in winter months. It also filters UV rays reducing damage to fabric.

The Low-E4 glass also features an invisible coating that makes glass cleaning easier with up to 99% fewer water spots.

The windows are made of wood with a Perma-Shield coating to protect the exterior, which makes them low maintenance.



* Depending on the stage of construction.

They are fitted with chrome hardware.

*Low-E glass is 35% more efficient than ordinary double glazing in winter and 41% more efficient in summer. It allows only 17% of UV light to pass through compared to 63% on standard double glazing.**

Electrical

Chrome recessed downlighters will be fitted in the kitchen, utility room,† en-suites and bathroom. All socket outlets and light switches will be finished in chrome.

A generous supply of BT points and chrome light and power switches will be supplied throughout each property.

Lofts will include a light and a power point. External dusk to dawn infra-red lights are fitted to the front and rear of each property.



Security

An alarm system and mains smoke, heat and carbon monoxide detectors with a battery back-up are to be supplied.

Front doors feature a high security multi-point locking system. The doors are accredited by the Police scheme 'Secured By Design' as offering superior security, having achieved their rigorous test requirements. They incorporate a spy hole and security chain and silver effect furniture.



Courtyards and Gardens

Low level security lighting will be provided in the courtyards.

An outside tap will be supplied for each property. Front gardens will be landscaped as designed by Lloyd Bore landscape architects. Rear gardens will be levelled and feature a paved patio area.

Parking

Two parking spaces are allocated to each property.‡ These may be a combination of courtyard spaces, car port spaces, or garages.

Additional spaces are also allocated for visitors.

† Where applicable. ‡ Plot 50 - Puntowes has a single car port space only.



Garages will feature either 'up and over' doors or side hung doors depending on their location.

Finishes

Internal walls will be decorated in a soft white emulsion and the ceilings painted brilliant white. Staircases will have white square spindles and oak hand rails. The skirtings and architraves will be painted white. Internal doors will be finished in white and fitted with chrome handles and hinges.

Wardrobes will be fitted with a shelf and chrome hanging rail.



Drives and Courtyards

The main access road to Havillands will be finished in tarmacadam at the entrance, leading into traditional-style tegular blocks and bound gravel.

The courtyards and drives will be finished in a combination of tegular blocks and bound gravel.

* These figures are taken from the Andersen product guide.



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Services and Guarantees

Mains gas, electric, drainage and water connection will be provided. Telephone lines are to be laid to each property for connection by the service provider. The properties have yet to be assessed for council tax. Each home carries a 10 year NHBC guarantee.

Management Company

A company known as Bramble Lane Management Company Limited has been formed to run all communal aspects of the development and Messrs. Fell Reynolds, Chartered Surveyors, have been appointed managing agents. On the sale of each property the owners will be given a share in the residents company. FDC Homes will be responsible for controlling all communal facilities until the last dwelling is sold.

The Meadow Area

Lloyd Bore landscape architects have designed an exceptional landscaping scheme for the 3 acre meadow area on the north side of the development.

Our vision is to create a wonderful natural habitat area that can be enjoyed by the residents as an extension to their garden, whilst providing a valuable ecological benefit. The landscape architects in conjunction with a professional ecologist have carefully chosen the grasses, trees and shrubs to create the meadow and encourage a diverse wildlife population.

The meadow will incorporate ecology information boards, an informal path, a pond, seating areas and a tumble area for the enjoyment of children and adults alike.

Eco Homes

Havillands has been designed to minimise its impact on the environment, and is in line to be awarded a good EcoHomes rating. In order to achieve this rating the following design features and specifications have been incorporated:

Energy Efficient

Each home is designed to be highly energy efficient. High levels of wall, roof and floor insulation will ensure lower energy bills and low carbon emissions. Kitchen appliances are "A rated" for energy efficiency.

Recycling

Recycling has been designed as an integral part of Havillands. Numerous recycling areas are incorporated in each courtyard.

Each property is also to be supplied with compartmental recycling storage bins.

Reduced Transport Emissions

A lockable bike store will be provided in each property to allow residents to travel locally and enjoy the surrounding countryside without relying on their car.

Water Conservation

Each home incorporates dual flush toilets and eco-flow restrictors on the basin taps to help reduce overall water consumption.

Whilst every endeavour has been made to provide accurate information in relation to external and internal finishes, FDC reserve the right to alter or vary the design and specification at any time for any reason without prior notice. This brochure is intended to provide an indication of the general style of our development and house types. Colours are provided as an indication only and may differ.

Bathroom and kitchen layouts shown are indicative only. Any drawings or images are illustrative only and may not be to scale. To this end, any drawings or images shown are non contractual. Measurements are taken at the widest point. All room dimensions are as accurate as possible at time of going to press. Please consult with a Sales Advisor at the point of reservation. 03/07



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