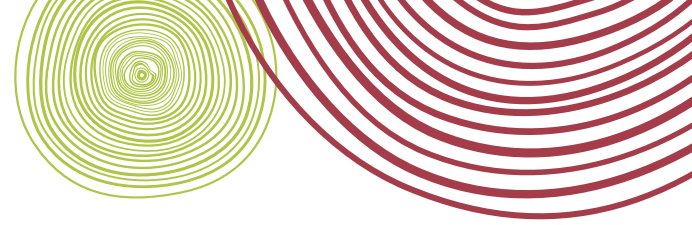


# Specification



At Oakfield, sustainability and contemporary, high quality design come as standard.

## Kitchens

- Contemporary gloss white integrated handleless kitchen units with soft close mechanism
- Howdens Woodstone Grey Granite laminate worktop
- Lamona Ashworth sink
- Lamona mixer tap
- White metro tile splash-back
- Zanussi energy efficient integrated appliances including:
  - Induction hob\*
  - Fan assisted oven
  - Fridge/freezer
  - Dishwasher
- Recirculation fan / filter over hob
- Lamona integrated washing machine

## Cloakrooms, Bathrooms & En suites

- Contemporary gloss white sanitary ware
- Vado Sikel exposed thermostatic shower valve (en-suites)
- Celsius wall mounted bath shower mixer (bathrooms)
- Vado Ava mono basin mixer tap
- Fixed mirror in cloakroom, bathroom and en suite
- Shaver socket to main bathroom and en suite
- Phthalate free and Low VOC's Safetred vinyl flooring
  - contributing to better indoor air quality, with VOC emissions 10 x below European standards
- Heated towel rails
- Contemporary white metro tile and low VOC paint finish to walls

## General / Living Areas

- Twist-pile 80% wool carpets to bedrooms
- LVT Moduleo Plank Vinyl Brio Oak to living areas (Oakfield 1, Oakfield 2, Oakfield 3 & Oakfield 5)
- Sustainably sourced, hard wearing engineer strand woven bamboo flooring, with matt lacquer finish to living areas (Oakfield 4 & Oakfield 6)
- BT Openreach and Virgin Media fibre broadband ready
- Telephone ready
- A combination of low energy recessed LED lighting and pendants
- High quality Scandinavian Velfac double glazed composite windows
- High quality NorDan front doors (except for the show homes, which are Velfac)
- Garage with electric door (Oakfield 4 & Oakfield 6)
- Roof terrace (Oakfield 4 & Oakfield 6)

\*ceramic hob included in shared ownership properties

## Sustainability

- Homes with onplot drives or garages are Electric Vehicle Charger ready, access to communal rapid charging points for all other homes
- Vaillant aroTHERM Plus heat pump, with latest environmentally friendly R290 refrigerant)
- In-line roof mounted solar photovoltaic panels
- Continuous MEV and dMEV fans with a system 3 approach (effective air change 0.5 air changes per hour)
- Low VOC paint
- Recessed spot lights fitted with low energy LED bulbs

## Outside

- Secure cycle storage in rear gardens, with capacity for bikes and garden equipment
- Paved patio area
- Pre-turfed gardens (all homes with gardens)
- Access to landscaped communal gardens (homes with communal gardens)
- Architecturally designed bin stores (or access to communal bin store)
- Water butts for all homes with gardens
- Double outdoor power socket (all homes with gardens)

## General

- 10 year NHBC building warranty
- Anticipated Energy Performance Certificate (EPC) – A Rated
- Designed and built with reference to Igloo's industry-leading Footprint Sustainable Investment Policy, covering six dimensions: People (Community & Wellbeing), Place (Place-Making & Nature), Planet (Carbon & Circularity)
- Building with Nature Design Accreditation

## Awards and Accreditations

- Winner "Public Engagement and Participation" Oakfield, with Nationwide Building Society (Brownfield Awards UK, 2020)
- Winner "Building for a Healthy Life" award, Oakfield, Swindon (Housing Design Awards, 2021)
- Building with Nature accreditation

