



# DUCHY *of* LANCASTER

**INTERIORS AND FINISHES**

**DESIGN GUIDE**

**FOR RURAL RESIDENTIAL PROPERTIES**

**for rental purposes**

**Release Version 4**

**June 2016**



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## 1.0 KITCHENS

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### 1.1 General

- All final kitchen layout designs to be approved by the Duchy of Lancaster.
- All kitchen upgrades to have the following appliances built in oven, hob, integrated dishwasher and where the utility or space for a fridge freezer is distant from the kitchen then install an integrated under counter fridge. Washing machines/dryers to be provided by the tenant and if no space in a utility room then space only to be allowed in the kitchen for a 'washer dryer'.
- Consider the supply and installation of simple white roller blinds to the windows in the kitchen.
- Allow for cornice to tops of units (as shown in Burford Cream picture below).
- Allow for LED under counter downlights to be installed in all new kitchens (eg Howdens Standard Downlighters Stainless Steel effect).



- All isolator switches to be 'hidden' and not on the walls above the counter – only visible sockets above counter are double electrical sockets.
- All hinges and draws to be 'soft close'.
- All plinths to be to the floor.
- Vents to be installed in plinths below all integrated electrical appliances.
- Allow for cutlery tray and integrated recycling bins.
- There must be a minimum of 4 (check) above counter double sockets in every kitchen. One double socket every 1 to 1.25m of worksurface.
- All above counter electrical and (if any) other (eg telephone) switch plates to be flush chrome finish eg



or integrated USB

- No metal strips to work surface mitre joints.
- Under floor heating (simple Devi matt system see 6.15 below) only to be installed in kitchen floors where a new tiled floor is being installed and where property attracts higher rental value. Duchy approval needed.
- Chrome metal (or in keeping with existing ironmongery) double hook to the back (kitchen side) of all doors in the kitchen and utility room.

- 1.2 **Kitchen units** – from Howdens - Burford Stone preferred. Burford Cream can also be used but please advise Duchy of Lancaster in advance if this option is chosen.



Burford Stone **PREFERRED OPTION**



Burford Cream

- 1.3 **Kitchen Work surfaces** – American Pecan (square edge 38mm – 616mm deep) from Howdens.



Granite to be specified for use only in higher rental value properties only. Duchy of Lancaster to approve. Either Bianco Sardo Granite or Spice Black. NB check Howdens – they are to bring out similar granites (as shown below) in a couple of months. If using granite allow for a minimum 10cm splashback.



or



**1.4 Kitchen Handles – Solid Pewter D Handle (HKB1438) and Solid Pewtar Knob Handle (HKB1440) - Howdens**



**1.5 Kitchen Sink – Please install bowl and a half sinks as standard in all new kitchens unless kitchen/worktop area is small/limited where a single basin can be installed.**

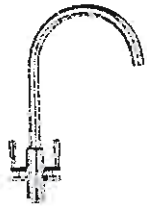
**Stainless Steel Sink – Franke ASX 611-100 Ascona Stainless Steel Sink (single bowl) or Franke ASX 651 Ascona 1.5 Bowl Reversible Stainless Steel Sink 101.0305.143 (one and a half bowl) – check cabinet dimensions before ordering.**



**Ceramic Sink – only to be used in properties with higher rental values. Villeroy & Boch Condor Ceramic sink white.**



**1.6 Kitchen Tap – Franke Ascona chrome mono mixer tap.**



- 1.7 Kitchen Splashback Tiles - 10cm x 20cm metro cream (810609) from Topps Tiles. Matching colour grout.**  
When granite is used as a worksurface allow a minimum 10cm splashback upstand and no tiles except behind the hob when toughened glass splashback (from Howdens) to be used between work surface and underside of extractor fan.



**1.8 Kitchen Floor tiles – NB different for each survey**

**CREWE & NEEDWOOD SURVEYS**

Provençal 200mm x 200mm dark smooth terracotta tiles (200mm x 200mm) from York Handmade Terracotta floor tiles ([www.yorkhandmade.co.uk](http://www.yorkhandmade.co.uk)).



OR



Pietre di Keope Basalto (Black) porcelain tile 300mm x 300mm from Topps Tiles with matching grout. PLEASE NOTE Topps tiles indicated that grout can 'sometimes' stick to the tiles and advise using BAC Protective Sealer as a form of temporary protection prior to grouting to avoid any problems.



NB in higher value rental properties with larger kitchens consider using Provencal 210mm x 140mm dark smooth terracotta tiles laid in herringbone format from York Handmade Terracotta floor tiles. ([www.yorkhandmade.co.uk](http://www.yorkhandmade.co.uk))



#### LANCASTER & YORKSHIRE SURVEYS

Pietre di Keope Basalto (Black) porcelain tile 300mm x 300mm from Topps Tiles with matching grout.



## 2.0 KITCHEN APPLIANCES

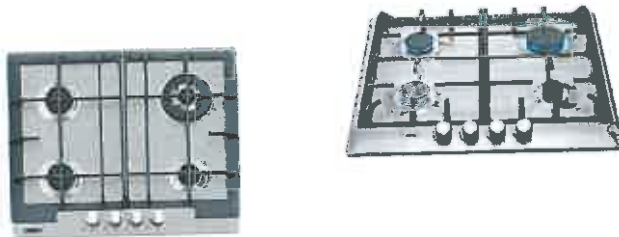
General guidance – all new kitchens to include built in oven and hob as standard. Installation/inclusion of an under counter fridge (be it integrated or otherwise) and dishwasher is dependent on kitchen layout/aesthetics and predicted rental levels. If in doubt discuss with Duchy of Lancaster.

- All final kitchen layout designs to be approved by the Duchy of Lancaster.
- All kitchen upgrades to have the following appliances built in oven, hob, integrated dishwasher and where the utility or space for a fridge freezer is distant from the kitchen then install an integrated

under counter fridge. Washing machines/dryers to be provided by the tenant and if no space in a utility room then space only to be allowed in the kitchen for a 'washer dryer'.

## 2.1 Hob

If gas. Option 1 - Zanussi ZGG66424XA. Option 2 - Bosch Gas Hob HAP1160 (Howdens)



If electric. Option 1 - Bosch Classixx PKE611C17E Built In Ceramic Hob – Black. Option 2 - Bosch front touch Control Ceramic Hob HAP1674 (Howdens).



## 2.2 Oven

Built in under counter Single Oven. Option 1 - Neff B14M42N3GB in black. Option 2 - Bosch Single Fan Oven HAP3331 (Howdens).



Built in under counter Double Ovens – NB these double ovens are only to be installed with Duchy approval and only to be considered for larger kitchens in houses where there are three bedroom or more.

Option 1 - Neff U17M42N3GB. Option 2 - Bosch Built Under Double Fan Oven HAP4500 (Howdens).



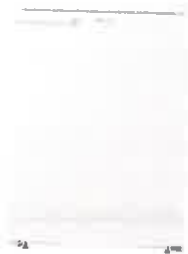
### 2.3 Extractor fan

Option 1 - Whirlpool AKR503 IX. Option 2 - Siemens IQ-300 LC97GB532B



### 2.4 Fridge

**Non-integrated under counter fridge.** Miele K12020S1 or cheaper Beko UL584APW. NB check dimensions.



**Integrated under counter fridge.** Option 1 - Bosch KUR15A50GB. Option 2 - John Lewis JLBIUCL05.



### 2.5 Dishwashers

**Full size Integrated Dishwashers** – Option 1 Indesit DIF04B1 or Option 2 Bosch SMI53E05GB Stainless Steel



**Non-integrated dishwasher. Option 1 - Siemens SN25M231GB. Option 2 - Bosch SMS65E32GB.**



### 3.0 HALL & UTILITY FLOOR TILES

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As detailed in 1.8 (page 6) above – PLEASE NOTE these vary according to survey.

### 4.0 CLOAKROOM

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The following items/ranges are readily available countrywide. If there are any problems then please contact Robert Anderson at Victor Paris on 0845 6076944 or [robert@victorparis.com](mailto:robert@victorparis.com).

**4.1 Cloakroom Basin - Duravit D-Code hand rinse or washbasin (preferably no smaller than 55cm – but size according to room) with pedestal or half pedestal. (NB please use mini basin mixer tap if you have to use the small 45cm basin).**

**4.2 Cloakroom WC – Duravit D-Code close coupled back to the wall WC back to the wall (#211809)**



**4.3 Cloakroom basin taps – Vado Victoriana mono basin mixer tap & Vado captive basin waste (slotted or unslotted depending on whether basin has overflow)**



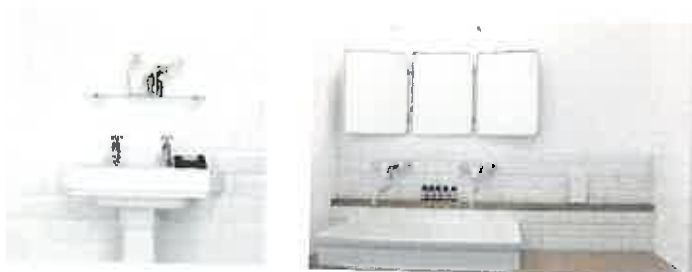
- 4.4 Cloakroom Accessories** - Toilet roll holder and towel ring (from Duravit d-range). Cabin hook to lock door or turn and release lock either in chrome or in keeping with door ironmongery. Double hook (metal and silver/chrome or in keeping with door ironmongery) to back of the door. Mirror - John Lewis Bevelled Edge Bathroom Mirror, H45 x W60cm (can be hung landscape or portrait) or similar.



- 4.5 Cloakroom Extractor Fan** – Vent Axia Silent 100 Axial Bathroom/Toilet Fans. Locate as discretely as possible – ceiling position preferred or directly on ab outside wall. If there are notable damp issues in a cloakroom, consider using the Vent Avia Solo plus Centrifugal Fan. The HT model has a humidity timer for rooms with particularly damp issues.



- 4.6 Cloakroom Splashback Tiles** - 10cm x 20cm metro white (810609) from Topps Tiles. Splashback tiles to extend to just over the width of the basin, at least three metro tile courses above the basin and down to floor level. Extent of tiling to each cloakroom to be approved by the Duchy.



- 4.7 **Panelling** – tongue and groove wainscoting can be considered for certain cloakrooms where for example lower sections of walls are in poor condition or where rental values are anticipated to be higher and more of a 'feature' is made of the cloakroom. Extent of this to be agreed with the Duchy.



- 4.8 **Cloakroom Floor Tiles.** As detailed in 1.8 (page 6) above - these vary according to Survey.

## 5.0 MAIN BATHROOM

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- 5.1 **Bathroom Basin** – Vitra T4 sized accordingly and preferably the 70cm or 60cm basin preferably with full pedestal. Basin must have an overflow ( check before specifying small basins they have overflow)



- 5.2 **Bathroom WC** – Vitra Nest OB close coupled fully back to the wall preferred alternatively Vitra Nest OB close coupled.



- 5.3 **Bath** - Duravit D-code rectangle bath preferably 1700mm x 700mm but size accordingly. Where the bath is to be used as a shower (ie no additional stand alone shower in the bathroom) then consider using the 1700mm x 750mm bath which is slightly wider and provides more showering 'space.



- 5.4 **Shower tray** – Kohler Low Profile rectangle or square ANTI SLIP shower tray sized accordingly.



- 5.5 **Taps for bathroom basin** – Vado Photon Mono Basin Mixer Tap & Vado captive basin waste (slotted or unslotted depending on whether basin has overflow) **Consider size of tap when utilising small basins.**



- 5.6 **Mixer tap for bath** – Vado Photon 2 hole bath filler.



- 5.7 **Shower kits.**

**With exposed shower valves** – Vado celsius thermostatic 5 function slide rail shower kit package (eg WG-CELBOX149/SP-C/P)



**With concealed thermostatic shower valves** – this is to be installed in properties that attract a higher rental value but there needs to be sufficient space behind the walls to facilitate installation. Vado celsius rectangular single outlet thermostatic shower kit (including multi-function slide rail shower kit - eg WG-CELBOXSQ/NP-C/P or WG-CELBOXSQ/SP-C/P.



- 5.8 Electric Shower – Mira Sport – use the highest possible kW shower for the circumstances. Where the kW supply to the shower is particularly low consider rewiring to allow installation of a 10.8kw shower if the cost is not excessive otherwise use appropriate kW shower. These should only be installed when it is direct replacement shower or where it is not possible or practicable to put in showers as per 5.7.**



- 5.9 Shower screen – Merlyn Series 6 shower enclosures – as simple as possible eg avoid slider doors if possible.**



- 5.10 Above bath Shower Screen.**

Simpson Design Double Bath Screen - Dual Inward Opening





**5.11 Bath panel** – to be of good quality, easy access to under bath tap systems and in this style.



**OR tileable panel**

**5.12 Towel Rail** – Bauhaus Design Flat Panel towel rail 1110 x 500 (or larger if additional heating requirement needed). Plumbed into the central heating system but also install the electric kit to allow it to use electricity to heat if the heating is not on.



**5.13 Under floor electric heating** – only to be installed if bathroom floor has been tiled. Do not use with laminate flooring. Devi matt system sized according to room dimensions & DEVIreg Touch controller.



**5.14 Accessories** - Toilet roll holder and towel ring (from Duravit d-range). Cabin hook to lock door or a turn and release lock either in chrome or in keeping with existing door ironmongery. Double hook (chrome or in keeping with existing ironmongery) to back of the door and chrome one on wall just outside showers/bath. Shelf - Crosswater Zeya 500mm Glass Shelf (ZE001C). Mirror - John Lewis Bevelled Edge Bathroom Mirror, H45 x W60cm or similar.



**5.15 Extract Fan – Vent Axia Silent Fan VASF100.** If long run as a function of an internal bathroom then use Vent Axia Solo plus Centrifugal Fan. Key is as silent and discrete as possible. Locate on ceiling as 'hidden' as possible.

**IN areas with specific damp issues consider the following – Vectaire 'Heatrec' 150HLV**



**5.16 Tiles – Splashback tiles behind basin and above bath where there is no shower.**

10cm x 20cm metro white (810609) from Topps Tiles. Set laterally with white grout.

Splashback tiles to basin to extend to just over the width of the basin, at least three metro tile courses above the basin and down to floor level.

Splashback tiles to bath with no shower to be four metro tile courses above the bath along its length and depth. Extent of tiling to each bathroom to be agreed initially with the Duchy.



**5.17 Bath (where there is a shower) and shower tiles.**

10cm x 20cm metro white (810609) from Topps Tiles. Set laterally, brick bond, white grout.

Tiles to be set to just above the shower screen and the full length and depth of the bath. Extent of tiling to each bathroom to be agreed initially with the Duchy.

### 5.18 Floor finishes

**Vinyl floor** – Polyflor Expona Flow 9825 Sun Bleached Oak preferred. Woodmark San Remo 225555092 can also be used but only if Polyflor unavailable.

**Tiles** - Tiles to be installed only in properties that attract a higher rental value. This is to be agreed in advance with the Duchy.

Tabula Fog 610mm x150mm from Topps tiles. Light grey grout.



**5.19 Panelling** – tongue and groove wainscoting can be considered for certain bathrooms where for example lower sections of walls are in poor condition or where rental values are anticipated to be higher and more of a 'feature' is to be made. Extent of this to be agreed with the Duchy.



### 6.0 Multi fuel burning Stoves

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For basic standard spec or where wood burning stoves are to more 'decorative' rather than a necessary heat source. Multi-fuel option to be used in the stoves detailed below.

Broseley Hillandale Monterey SE – size accordingly. Black slate hearth tiles with matching black grout.



**For higher specification or where multi fuel burning stove is to provide a necessary heat source.**

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Woodwarm Firefox or Fireview. Black Slate hearth tiles.



Firefox 4kW



Fireview 6kW



Charnwood C-4 – 4kW

## **7.0 PAINT SPECIFICATION**

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### **7.1 Internal Paint Specification**

#### **Paint Colours**

**Internal walls to all rooms except bathroom/cloakrooms - to match Farrow and Ball 'Skimming Stone'**

**Internal walls to bathrooms and cloakrooms – to match Dulux 'Polished Pebble'**

**Woodwork (architraves, skirtings etc) – white**

**Ceilings & cornices - white**

**Wooden Beams (within walls and ceilings where they have already been painted) – to match the colour of the walls or ceilings within the room (ie do not paint them black as a 'feature' on a predominantly 'skimming stone' wall. Paint them 'skimming stone' colour)**

#### **Paint Type**

**DULUX DIAMOND paint range to be used to match the type detailed below.**

**All internal walls (except kitchens, cloakrooms and bathrooms) - equivalent to Farrow & Ball 'Estate Emulsion'**

**Kitchen, cloakroom and bathrooms = equivalent to Farrow & Ball 'Modern Emulsion'**

All ceilings & cornices = equivalent to Farrow & Ball 'Estate Emulsion'  
All woodwork = Dulux High Performance Diamond Satinwood.

## 7.2 External Paint Specification

Each property will have their own idiosyncrasies. The following is for guidance only. If in doubt, please check in advance with the Duchy of Lancaster before finalising the external paint specification.

### Paint Type

**DULUX Weathershield Gloss Paint for wood or metal.**

**DULUX Weathershield Masonry Paint for masonry.**

### Standardised list of Duchy Paint Colours for use on exterior of the buildings – see below for application

**'Black'** – Dulux Weathershield Black

**'White'** – Dulux Weathershield White

**'Heritage white'** (creamy colour) - Dulux Weathershield 'DH White' colour from the Dulux Heritage Range

**'Sage green'** – Dulux Weathershield 'Valley Rock'

**'Red'** (front door) – Dulux Weathershield to match Homebase Weathercoat 'Regal Red' Exterior Gloss Paint (Duchy Red). Use dark grey undercoat.

**'Blue'** (front door) – Dulux Weathershield to match Dulux 90BG 08/075 or Sikkens TO.10.20 (these are the closest match to Duchy Blue RAL5008 or Pantone 295).

**Where refurbishment/repair/maintenance works are occurring and the entire building is being repainted then consider the standards detailed below using the above standardised Duchy colours. Please note where repair and maintenance works are occurring and not all windows and doors are being painted then paint to match existing/in keeping with the balance of the building.**

### Crewe Survey

**Front door – 'Red' BS No 04D45**

**Other external doors – 'Black'**

**Metalwork – 'Black'**

**Windows, window cills & lintels and door surrounds – 'Heritage White'**

### Yorkshire, Lancashire and Staffordshire/Needwood Surveys

**Front door – 'Blue'**

**Other external doors – 'Black'**

**Metalwork – 'Black'**

**Windows, window cills & lintels and door surrounds – 'Heritage White'**

It is difficult to specify all scenarios. The above provides the general Duchy Standard. Where there are large areas of painted render or brickwork that exist on properties, please advise Duchy of the colour proposed to these areas - for example in the Cloughton area, a 'sage green' might be used.

External Window cills – where painted and no unsightly repairs have taken place to the cill then strip back. If painted to hide unsightly repair works or if unsightly repair works have been carried out on cills then repaint.

As a general rule where the window/window frames are a 'light' colour then the surround to the door (door frame) should be light. Where the window frames are 'darker' colour then the door frame should match. As an example see.



## **8.0 BOILER & HEATING CONTROLS**

**Combi Gas Boiler, Regular Gas boiler or System Gas Boiler – Worcester Bosch Greenstar (5 year guarantee).**



**Oil fired boiler – Worcester Bosch Greenstar Heatslave**



**Boiler/Heating Controls – to be digitally programmable.**

**Thermostat – Nest Learning Thermostat (see <https://nest.com/uk/thermostat/life-with-nest-thermostat/>) preferred. Alternatively the Hive Active Heating System (see <https://www.hivehome.com/?gclid=Ci-CkKT2hsUCFQzHtAodUmAABQ&gclsrc=aw.ds> or through British Gas <http://www.britishgas.co.uk/content/britishgas/products-and-services/hive-active-heating.html>).**



**Nest**



**Hive**

## **9.0 LIGHTING**

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Where refurbishing the following guidelines apply. Decision to be made based on the extent of the refurbishment works in specific rooms and ease of installation. If in doubt, please check with the Duchy of Lancaster.

Kitchen, bathrooms & cloakrooms – downlights essential.  
Living rooms, entrance halls, corridors - downlights where possible (not essential).  
Bedrooms - downlights if possible – otherwise pendants acceptable.

**Bulbs** - Warm LED downlights to all rooms with the exception of kitchens, utility, cloakroom and bathrooms which should have daylight white LED bulbs.

All downlights fittings installed to have white finish (not brass or silver).

**No dimmable lighting to be installed.**

All lighting layouts to be reviewed by Building Surveyors to ensure there is sufficient fixtures and that they are correctly located. In bathrooms ensure there is a fixture directly above shower or over the bath that incorporates a shower.

## **10.0 REPLACEMENT WINDOWS**

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All replacement windows to be approved by Duchy of Lancaster.

Where wooden windows are to be replaced or there are new external windows they are to be constructed from hardwood eg meranti or accoya.

All windows to have lockable mechanisms.

Window locks and ironmongery – to be in keeping with the existing property. Please ensure where ironmongery is not working properly or particularly 'tired' that allowance is made to replace it. All window locks and window ironmongery throughout any refurbished property should be secure and function properly.

## **11.0 CARPET**

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Carpet supplied by Carpet Right.

**All carpeted areas. - Super Top Twist Gypsum Heather**

## **12.0 CURTAINS/BLINDS**

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Please discuss with Duchy of Lancaster as to whether curtains/blinds are required in properties to be refurbished. Consider a simple roller blind (see below for colours/fabrics) to kitchen, bathrooms and cloakrooms.

If curtains/blinds are needed contact Gillian Pritchard, Pret a Vivre and inform her you are doing the project on behalf of the Duchy of Lancaster (Email: [gillian.pritchard@pretavivre.com](mailto:gillian.pritchard@pretavivre.com). Tel: 01949 851178) Initial quotes can be done on rough measurements and if acceptable she will then send out a fitter to measure properly. Gillian has a wealth of experience in providing blind/curtains for properties countrywide. She comprehends the Duchy ethos and can advise/discuss/quote/make and install property specific requirements through all of the surveys.

### **General Guidelines**



**Curtains and Roman blinds** - keep them very simple – use a single colour LUGANO CYGNET fabric/colour. In higher value rental properties consider using LINEN CHINTZ NATURAL fabric/colour. Put on simple straight hollow wrought iron poles with ball finials. Use blackout lining in all bedrooms and normal lining elsewhere.

**Wooden venetian blinds** - use 50mm wood slats in 'Just White'. In higher rental value properties consider using a white 'tape'.

**Roller Blinds** – if voile roller blinds needed use VOILE FR WHITE. If normal roller blinds needed use TEXAS BLACKOUT in SILVER (bathrooms and cloakrooms ie where dulux 'polished pebble' on the walls) or PAPER (for all other rooms ie where Farrow and Ball 'Skimming Stone' on the walls). Roller blind chains to be metal (chrome in kitchens and bathrooms and brass elsewhere). Child safety mechanisms to be used in all instances.

**Above window curtain batons** to be installed above all windows where no blinds or curtains are installed. These are to be painted the background wall colour.

### 13.0 RADIATORS AND THERMOSTATIC VALVES

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Purmo radiators - Compact (10 year guarantee).



Danfoss thermostatic radiator valves – RAS-C2



### 14.0 DOORS

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When replacing doors in refurbished properties please keep the style in keeping with the existing building. If new doors are required consider using the 40mm doors in the following styles available from Howdens.

Dordogne Oak, Genoa Oak and Primed Dordogne/Dordogne Smooth (*nb 35mm only*), external Dordogne oak



## 15.0 DOOR IRONMONGERY

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**Internal and external door Ironmongery** - to be in keeping with the existing property. Rural properties should use black fittings not Brass or Chrome. Please ensure where ironmongery is not working properly or particularly 'tired' that allowance is made to replace it. All door handles and locks throughout any refurbished property should be secure and function properly.

## 16.0 SIGNAGE

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All Duchy residential properties to have a name plate in the Duchy style (see below). For any further or additional signage (eg 'No Parking Please') needed, the rectangular plate can be used.

Signs are ordered and made by Hayne West Cast Metal Signs and Post Boxes. Telephone: 01989 567842. Email: [sales@hayne-west.co.uk](mailto:sales@hayne-west.co.uk) to discuss and order. They are fully aware of the Duchy 'style' and can advise accordingly.



Standard Duchy sign for a residential or rural property.



Duchy signs for approval prior to painting.

## 17.0 MISCELLANEOUS

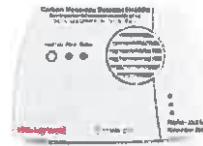
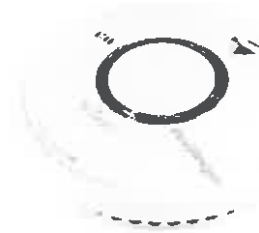
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**Utility Room/Front Door** – where possible include a run of coat hooks either in the utility room (above a radiator for drying purposes) or near the main entrance door.

**Smoke Alarms** – to be installed to all properties as per regulations and preferably hard wired.

Consider the FireAngel ST-620 Thermoptek Optical 10 year Life Smoke Alarm (nb no proximity to bathrooms as steam may set it off). Combi heat/smoke and 10 year battery life.

**CO detectors** – to be installed to all properties were required (all rooms with gas appliances and flue runs) and preferably hard wired. Consider the Honeywell H450EN – 6 year guarantee.



**Fuse boxes** – to be recessed and as unobtrusive as possible.

**Access hatches** - to all gas boiler flue runs are required as per regulations.

**Landscaping/gardens** – keep them simple and as low maintenance as possible – grass and evergreen hedges eg holly/yew/Ionicera/laurel – with the odd specimen tree.

**Door closures** – if there is a requirement for door closures to be installed on doors then where possible use self closing hinges. All door closures to be fitted to the inside of doors and not external face.

**Electrical switch and cover plates** – to be white quality/known make in a plastic finish. Please use MK Logic Plus range as they have a 20 year guarantee. If existing property has particularly tired/old/dirty switch plates consider replacing throughout if feasible.

Consider the style of existing property when specifying and if a departure from the standard is appropriate contact the duchy for approval.

**Skirtings/architraves** – to be in keeping with the existing property.

**External paviours – Must be agreed with the Duchy prior to specification**

To be in keeping and sympathetic to the existing property. Please avoid using concrete slabs. Some options are listed below

[http://www.marshalls.co.uk/homeowners/assets/images/driveway-and-garden-products/casarta-slate-ethically-sourced-garden-paving\\_1\\_hz.jpg](http://www.marshalls.co.uk/homeowners/assets/images/driveway-and-garden-products/casarta-slate-ethically-sourced-garden-paving_1_hz.jpg)

<http://www.bowlandpavingervices.co.uk/wp-content/uploads/2015/05/Indian-Stone-Drive-Swettenham-775x430.jpg>

**At the junction of driveways and adopted highways consider the use of granite setts to provide a safe surface for vehicles to pull away from.**

**Any aggregate on drives should be angular and at least 20mm and preferably 25mm. it should be colour coordinated with the paving and property. Heavily used drives should not use Cotswold chippings as these are prone to crushing.**

