

BEHIND THE WALL



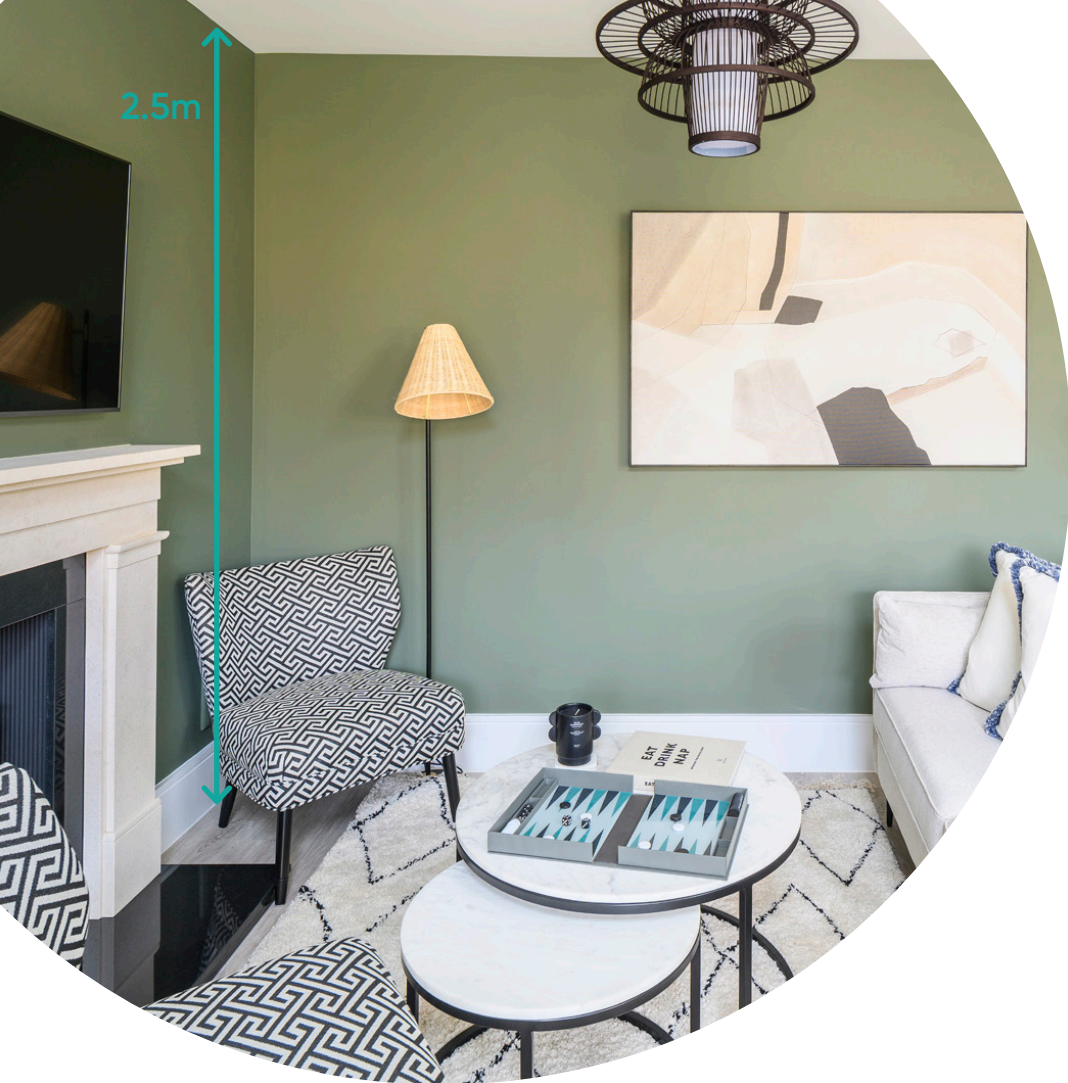
Berkeley
Designed for life



QUALITY WITHOUT COMPROMISE

Every Berkeley home is designed, crafted and finished to the very high standards of quality that are our hallmark.

Each home uses sustainable products and efficient technologies to reduce impact on the wider environment. This carefully curated approach is highlighted in the following pages to showcase the level of detail provided in every home.



STOREY HEIGHTS

All properties are constructed with 2.5m internal ceiling heights as standard, making all rooms feel more spacious. This is well above the national average of 2.4m.

TIMBER STUD WALLS

By using 63mm stud partitioning as standard, your home has been designed for maximum strength and durability.

Timber studs have greater strength than metal studs, they support more weight, are longer lasting and more energy efficient.

CLADDING FIXED FOR MAXIMUM DURABILITY

Where applicable, Hardie® Plank fibre cement cladding is used to enhance our homes. While the recommended spacing between planks is 600mm, Berkeley Homes screw fixes the planks at 400mm, greatly reducing the likelihood of defects occurring and adding to the longevity of the façade.





PATIO DRAINAGE

French drains are employed to the edge of all garden patios as standard. These help to channel water away effectively from your home and also reduce the chance of lawns becoming over saturated.



TILES

A variety of handmade clay tiles are utilised across each of our developments, complementing our selection of high quality bricks. Red, brown and slate tiles are used to characterise particular areas of each site, whilst the

premium material delivers longevity and natural beauty. The clays' irregularity adds charm and texture to any roof, ensuring the roofscape doesn't appear flat and monotonous.

BRICKS

All bricks are purposefully selected based on their aesthetic appearance and high quality durability. The selected bricks offer a high total variation with a textured face to ensure depth and interest within the building façade.

A broad range of high quality bricks are chosen throughout each development, resulting in a varied composition which adds individuality to each home. A selection of red and buff bricks help define areas within each site, creating memorable and distinct characters throughout our developments.





METICULOUS TILE ALIGNMENT

All bathroom and cloakroom tiling to walls and floors is set out to exact dimensions to ensure a flawless presentation.

IMPROVED INTERNET ACCESS

We strive to provide the most up-to-date technology and continually work to ensure that every Berkeley home is provided with the best broadband connection.

That is why Berkeley uses CAT 6 cables that operate at twice the speed of the average home.



SKY Q TV PROVISION

All properties are fully wired for Sky Q to enable new residents to install a Sky dish to their property should they wish.

There is a combination plate with a principal looped

television point in the living room. Data points are also provided at proposed television locations in all other bedrooms, family rooms and kitchens.



CAREFULLY CONSIDERED INSTALLATIONS

It is important that utility appliances are hidden where possible. Berkeley installs its boilers in utility rooms, garages or top-floor hall cupboards.

This provides two benefits:

- 1) Additional cupboard space in your kitchen
- 2) Unsightly exhaust positions and electric meters are hidden

WASHING MACHINE LOCATIONS

Every effort is made to plan the layout of each house to ensure that the proposed location of the washing machine is outside the kitchen.

Provision is normally preferred in either a utility room or a cupboard in the hallway on the ground floor. This provides reduced noise levels in the kitchen and adjoining family/dining areas.

