

THE ORCHARD AT WEST PARK

EDWARD PEASE WAY, WEST PARK GARDEN VILLAGE,
DARLINGTON DL2 2WL



2, 3 AND 4 BEDROOM HOMES



BARRATT
— HOMES —

WE BUILD LASTING QUALITY INTO EVERY HOME



At Barratt we build quality into your new home



Here are just a few of the benefits of choosing a Barratt home:

- Energy-efficient
- Sound-absorbent and draught-free for your comfort
- Fire-resistant for your peace of mind
- Extra reassurance from a 5 Star Housebuilder^

And because we're thorough about every little detail, we're confident your home will meet your high expectations.

We* do more than construct; we create high-quality homes.

Today, more and more of our homes are built using panelised timber frame construction. This allows us to create an engineered frame in a factory-controlled environment which is then assembled on site: a process that will produce a high-quality home – one you'll truly appreciate.

PRECISION AND ATTENTION TO DETAIL AS STANDARD

In recent years, developments in construction engineering have become so advantageous that it makes sense to build using specialist engineered timber frames. Worldwide, around 70% of low-rise housing in advanced Western countries is built in this way. That makes it the world's most successful and widely used domestic building method.

Timber frame construction accounts for more than two thirds of homes built in Scotland and it's easy to see why. It's not just a method of building; it's a commitment to delivering highly engineered living spaces, built to a high specification and quality – suitable for many generations to come.

At Barratt we have been building using this method for many years. So, you can rest assured that we have the knowledge and experience to create a home built to the highest quality for you.



Engineered to exacting standards



The timber frame system has evolved thanks to decades of research and development. Each timber frame structure is designed by a structural engineer and the technique is enhanced by computer engineering – detailed 3D modelling lets us test the structure within a computer programme before the foundations are laid.

Then the frame, floors and roof are produced to those designs, often in highly automated factories.

It's comforting to know your home has been built to such exacting standards.

REASSURANCE GUARANTEED WHEN YOU CHOOSE **AN ENGINEERED TIMBER FRAME HOME**



We have years of experience building thoughtfully designed, high-quality homes. We've been awarded 5 Stars[^] for customer recommendation by the Home Builders Federation every year since 2009. And that's not all.

Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty[†] as standard. This is just one of the added benefits of buying a new home.

HIGH ON QUALITY, HERE'S HOW THE BENEFITS STACK UP



Energy-efficient

All new buildings have to conform to energy efficiency standards. Our timber frame homes easily meet these standards, saving energy and helping the environment.

Keeping it quiet

We use high-quality acoustic dampening and sound insulation materials together with the latest construction methods to minimise sound transfer between rooms or adjoining properties.

Draught-free

In accordance with all Barratt construction standards, the timber frame construction method ensures your home is very well insulated compared to an older-style property.

Fire-resistant

We ensure a high level of fire resistance in line with Building Regulations. The timber is protected by gypsum plasterboard and has cavity barriers between the external cladding and frame wall panel. Fire stops are in place too.

Traditional and sustainable

Timber has a low-carbon build process. It's also stood the test of time: many early medieval hardwood timber frame properties are still solid standing structures today.

The timber used in our engineered frames is responsibly sourced, minimising deforestation. It is either FSC or PEFC¹ approved, which means our timber is from sustainable sources.

High quality

The timber frame manufacturers we work with excel at what they do. They are certified by the NHBC, and also have further accreditation from STA², TRADA³ and BBA⁴.



Excellence assured

You can feel confident when you choose a Barratt timber frame home knowing you'll continue to enjoy its superb quality for many years to come.



1. FSC – Forest Stewardship Council / PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.

2. STA – Structural Timber Association. STA is the UK's leading organisation representing the structural timber sector.

3. TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.

4. BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.

This brochure and the information supplied within it have been developed in partnership with the STA to help explain timber frame within the construction industry to policy makers and the general public.

YOUR TIMBER FRAME HOME, EXPERTLY MADE FROM BOTTOM TO TOP

Structure is everything when it comes to home building. We get it right because we combine high-tech engineering with meticulous attention to detail.

Your home comes together by positioning floor-to-ceiling-height wall panels to frame each storey. The floor deck of one floor becomes the erection platform of the next. It's simple and it works. The structure is made rigid by the way the floor ties the walls together.

Making the ground floor solid

Concrete is used for the ground floor and is constructed to an engineer's exacting design **(1)**.

Strengthening the external ground floor walls

Like the first-floor walls, these are added to the structure along with load-bearing walls **(2)**.

Piecing together the first-floor structure

The floor structure is often pre-assembled in the factory. It is made up of floor cassettes that are then craned into place on site **(3)**.

External first-floor walls, made to measure

Erected by crane for maximum efficiency, the external first-floor walls are made from vertical studs, normally at 600mm intervals. The panels include the openings for the doors and windows **(4)**. Extra stability is achieved by structural sheathing that is usually fixed to the external face of the frame.

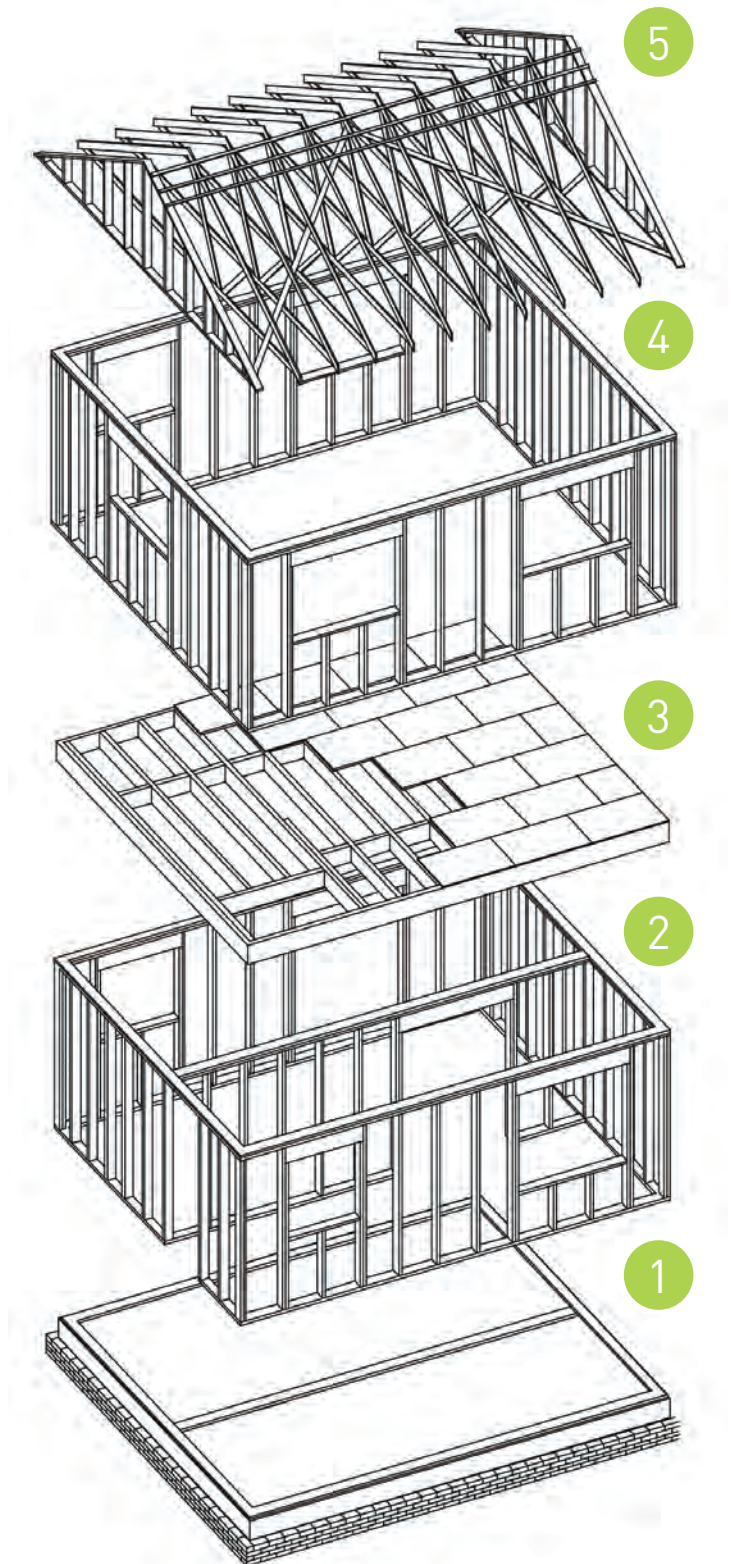
A roof built to stabilise the frame

The roof also supports and strengthens the structure – roof trusses **(5)** are supported on the external walls, and this roof framing contributes to the overall stability of the home.

Ventilating the timber structure

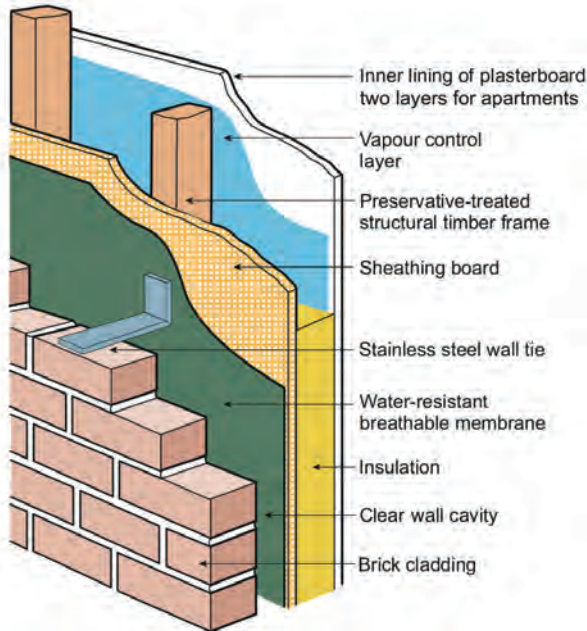
As with masonry construction, there is a vented cavity between the inner and outer leaf of the external wall to ensure no moisture can become trapped. In addition, the timber frame has a factory-fitted breather membrane that allows moisture to escape but not to enter the building – providing an extra layer of protection for your home before the external cladding or brick is attached.

All in all, these innovations allow us to achieve an overall high-spec structure – one that is built to last.



EVERY FEATURE OF YOUR HOME, **BUILT WITH PRECISION**

External wall and brick



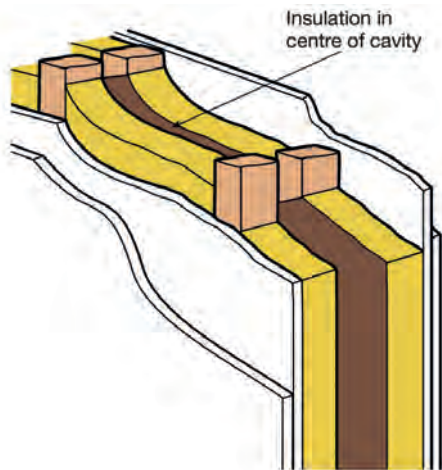
At Barratt, we know there's no feeling like stepping into your new home. It's a feeling we set about creating from the start. Modern methods of constructing timber frames allow us to ensure your finished home is exact in every detail.

By making the highly specialised frames in a controlled environment, we move a key part of the build process away from the building site. The result is a high-quality engineered frame made up of separate panels for external and internal walls.

Constructing the walls

To minimise heat loss and noise transfer, the walls aren't just walls. They are covered on the inside by gypsum plasterboard and filled with high-performance thermal insulation. Top-quality sheathing is fixed to the outside face of the timber frame to provide extra stability.

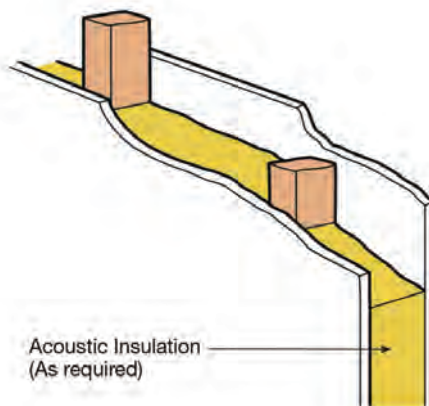
Party wall
(Extra sheathing may be used as required)



Party walls

If the home is semi-detached, terraced or an apartment, the dividing wall between the two properties is called the party wall. In such cases, this wall consists of two separate timber frames spaced a minimum of 50mm apart. The frames and cavity between are then filled with mineral wool insulation and the plasterboard here is double-layered for extra fire and acoustic protection.

Internal wall



Roofs and floors

Roofs are constructed to an engineer's design; normally with timber trussed rafters, expertly spaced to spread weight evenly.

The floors are crafted in the same skilled way, usually consisting of timber joists spaced at regular intervals.

If the home is a flat or apartment, the dividing floor between two properties is called the party floor. In such cases, the floor incorporates high-performance insulation, resilient bars and two layers of plasterboard to provide fire and acoustic protection.

THE ORCHARD

SITE PLAN

THE ORCHARD at *westpark* Garden Village DEVELOPMENT LAYOUT



- | | |
|------------|--|
| ALDERNEY | 4 bedroom detached house |
| KINGSLEY | 4 bedroom detached house |
| WINDERMERE | 4 bedroom detached house |
| CHESTER | 4 bedroom detached house |
| MORESBY | 3 bedroom detached / semi-detached house |
| DENBY | 3 bedroom detached house |
| MAIDSTONE | 3 bedroom semi-detached / terraced house |
| ELLERTON | 3 bedroom semi-detached house |
| KENLEY | 2 bedroom semi-detached / terraced house |
| DENFORD | 2 bedroom semi-detached house |
| Bird Box | |

ENERGY SAVINGS*
*Features including PV panels and other energy efficiency benefits may vary by plot. Please speak to your Sales Adviser for more information.

DENFORD

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



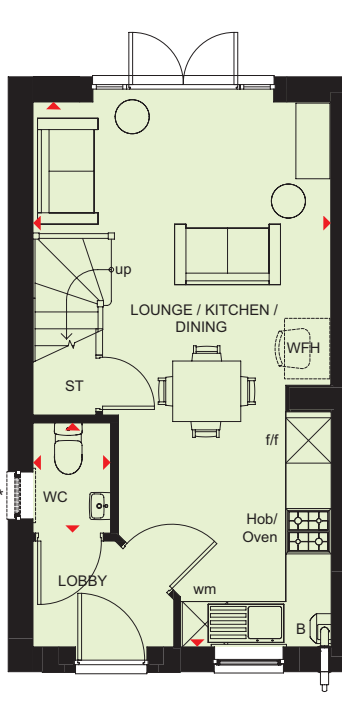
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

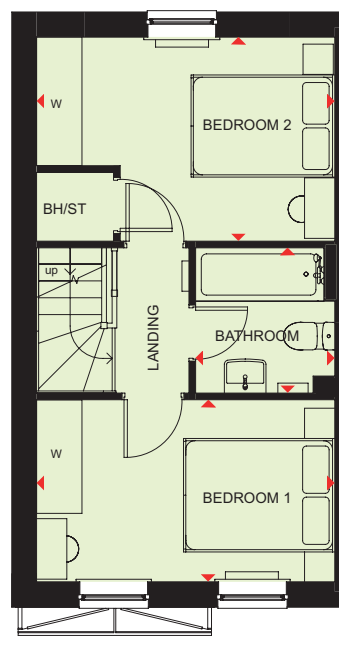


Ground Floor

Lounge / Dining / Kitchen	3938 x 7205mm	12'11" x 23'8"
WC	1009 x 1456mm	3'4" x 4'9"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.



First Floor

Bedroom 1	3943 x 2407mm	12'11" x 7'11"
Bedroom 2	3943 x 2697mm	12'11" x 8'10"
Bathroom	1840 x 1920mm	6'0" x 6'4"

[Approximate dimensions]

KEY

B Boiler
ST Store
BH/ST Bulkhead Store

wm Washing machine space
f/f Fridge/freezer space
WFH Working from home space

w Wardrobe space
◀▶ Dimension location



KENLEY

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



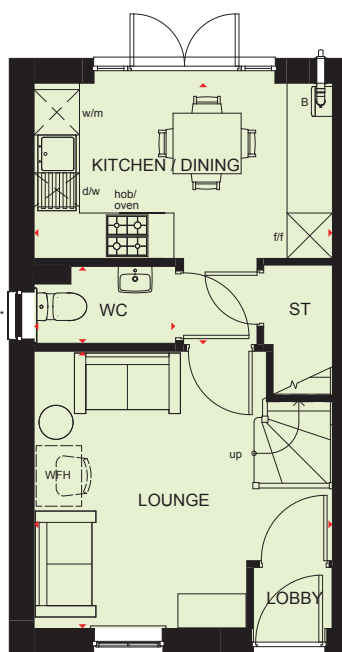
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

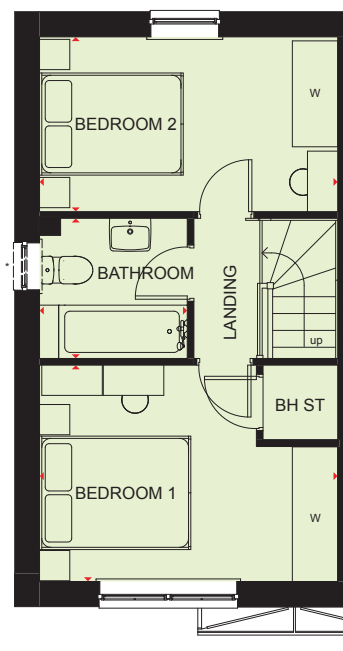


Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

KEY	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	BH/ST	Bulkhead Store	f/f	Fridge/freezer space	◀▶	Dimension location



ELLERTON

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



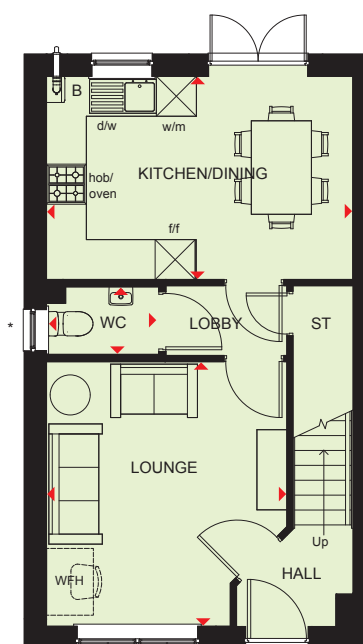
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

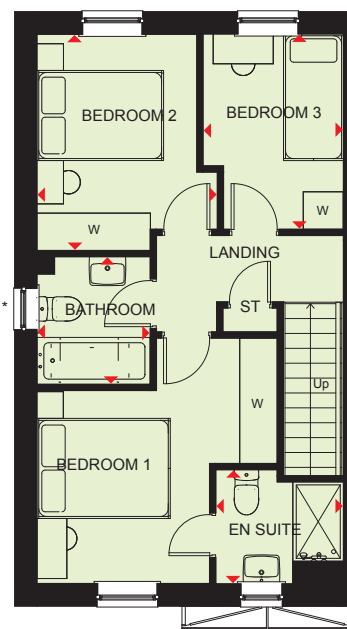


Ground Floor

Lounge	3605 x 3967mm	11'10" x 13'0"
Kitchen	4593 x 3048mm	15'1" x 10'0"
WC	1668 x 1016mm	5'6" x 3'4"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.



First Floor

Bedroom 1	3605 x 3683mm	11'10" x 12'1"
En suite	1918 x 1716mm	6'3" x 5'8"
Bedroom 2	2708 x 3245mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.

KEY

B	Boiler
ST	Store
wm	Washing machine space

dw	Dishwasher space
f/f	Fridge/freezer space
WFH	Working from home space

w	Wardrobe space
◀▶	Dimension location



MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



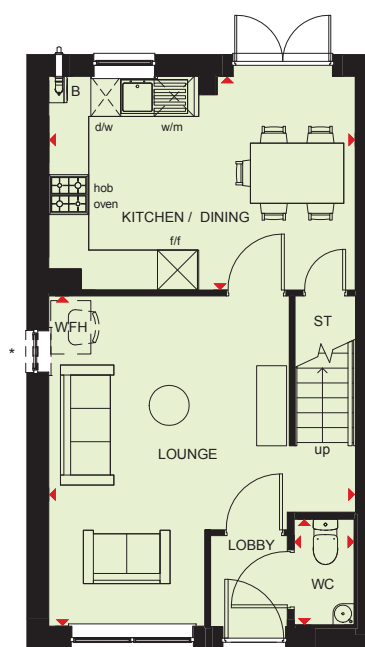
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

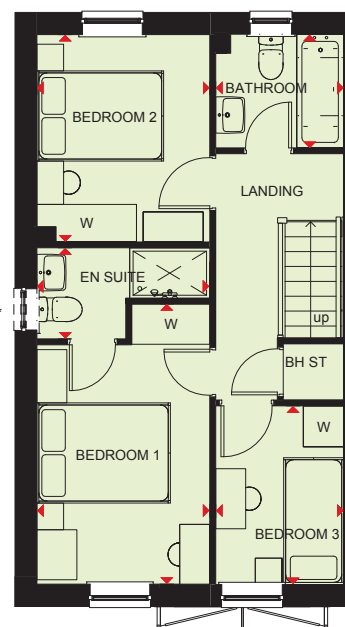


Ground Floor

Lounge	4598 x 4950mm	15'1" x 16'3"
Kitchen/Dining	4593 x 3202mm	15'1" x 10'6"
WC	901 x 1586mm	2'11" x 5'2"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.



First Floor

Bedroom 1	2592 x 4199mm	8'6" x 13'9"
En suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3107mm	8'6" x 10'2"
Bedroom 3	1918 x 2676mm	6'3" x 8'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

KEY	B Boiler	wm Washing machine space	WFH Working from home space
	ST Store	dw Dishwasher space	W Wardrobe space
	BH/ST Bulkhead Store	f/f Fridge/freezer space	◀▶ Dimension location



DENBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



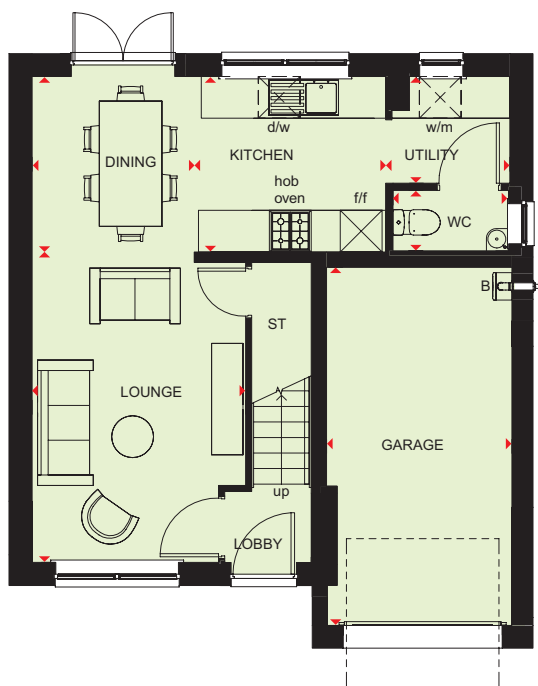
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3067 x 4457mm	10'1" x 14'7"
Kitchen	2750 x 2523mm	9'0" x 8'3"
Dining	2330 x 2523mm	7'8" x 8'3"
Utility	1784 x 1533mm	5'10" x 5'0"
WC	1662 x 869mm	5'5" x 2'10"
Garage	2663 x 5142mm	8'9" x 16'10"

(Approximate dimensions)



First Floor

Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3829mm	10'1" x 12'7"
Bedroom 3	2722 x 3284mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

(Approximate dimensions)

KEY

B Boiler

ST Store

BH/ST Bulkhead Store

wm

Washing machine space

dw

Dishwasher space

f/f

Fridge/freezer space

WFH

Working from home space

W

Wardrobe space

◀▶

Dimension location



MORESBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



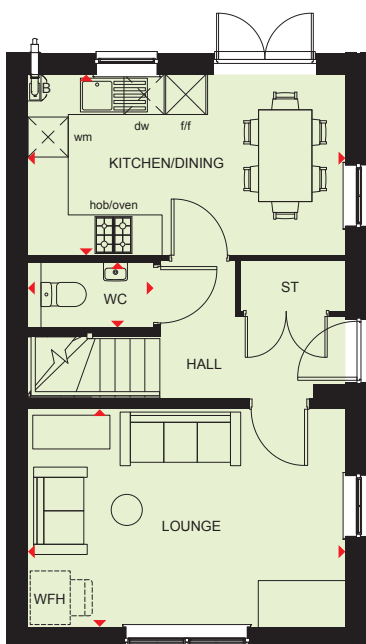
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

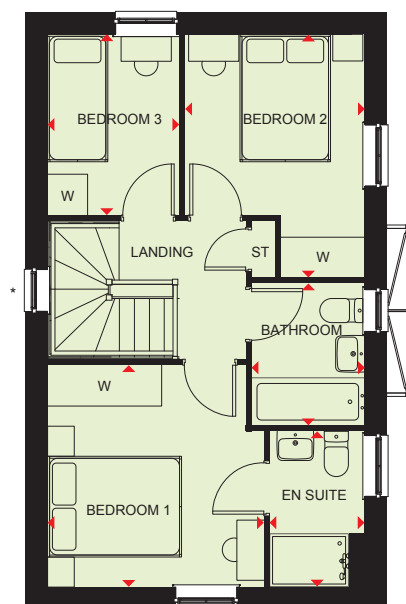


Highly-efficient insulation



Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"



First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

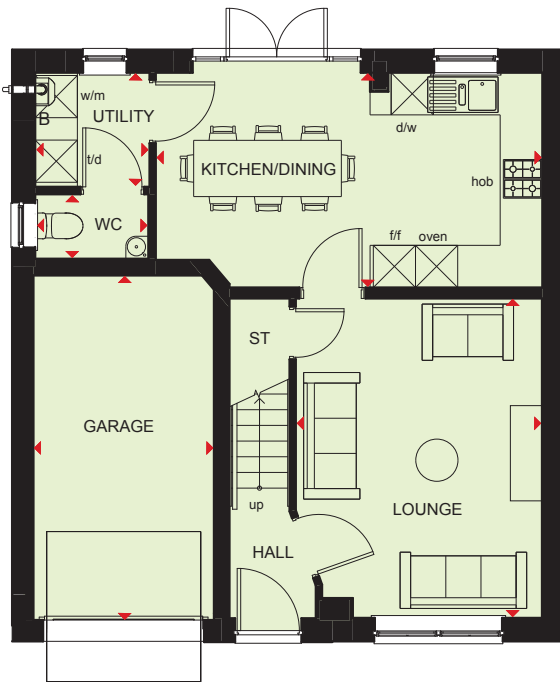
KEY

B	Boiler	dw	Dishwasher space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
wm	Washing machine space	WFH	Working from home space		



WINDERMERE

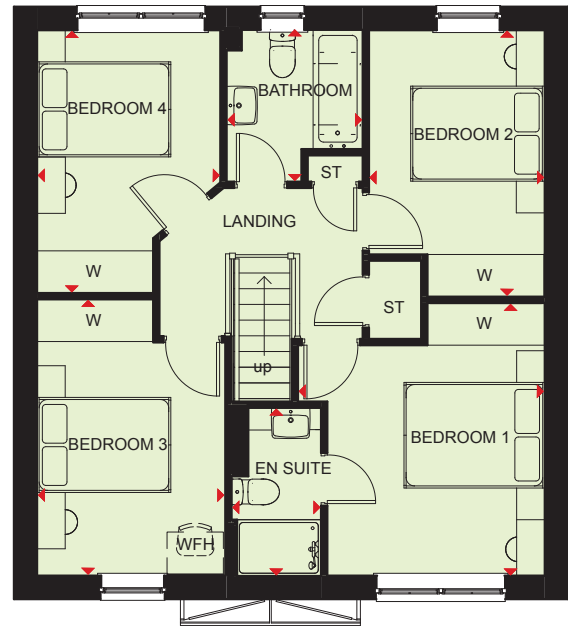
4 BEDROOM HOME



Ground Floor

Lounge	3501 x 4543mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3055mm	18'0" x 10'0"
Utility	1627 x 1623mm	5'4" x 5'4"
WC	1593 x 918mm	5'3" x 3'0"
Garage	2568 x 4900mm	8'5" x 16'1"

[Approximate dimensions]



First Floor

Bedroom 1	3506 x 3874mm	11'6" x 12'9"
En suite	1272 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3786mm	8'2" x 12'5"
Bedroom 3	2675 x 3926mm	8'9" x 12'11"
Bedroom 4	2604 x 3734mm	8'7" x 12'3"
Bathroom	1934 x 2158mm	6'4" x 7'1"

[Approximate dimensions]

KEY

B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
td Tumble dryer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



barratthomes.co.uk

0333 355 8470

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

BDW004958/AUG24



BARRATT
HOMES