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Brief-Specification.doc

A Brief Specification – The Highbury Villa

The Interior

1. The ceilings range from 2.7m to 4m. In the Kitchen (3m) authentic battens have been fitted to give the affect of a board and batten ceiling.
2. The skirtings and architraves have been reproduced to match the same kind of patterns as installed 100 years ago. As attention to detail is so important if you intend to buy, or build, a period home you'll note that the skirting boards is a combination of part weatherboard profile and picture rail. Why? Because this; in the old days, this was how they often used to make skirtings – in 2 pieces.
3. In the Living Room there is a built-in gas fire. Last winter, with the gas fire set at the factory setting of 16 dec c, all of the open-plan living area, Bedroom 1 and spilling down the Passage, the air temperature got to a cosy 21 dec c within 1.5 hours of the gas fire being turned on. This is achieved because of 2 main reasons, 1) effective insulation including double glazing, wool-type blanket in the walls and ceilings, and under-floor insulation. And 2) the use of a ceiling fan. The ceiling fan is the most under-valued most cost-effective appliance there is for using **all** heat/energy produced. Because heat rises (maybe 35 dec c + at ceiling height and only maybe 10 dec c at floor level) unless a ceiling fan is used (to suck up in order to distribute heat evenly) the ceiling will stay nice and warm and your toes cold.
4. Where visible, period/heritage electrical switches have been use. Because of their cost they've only been installed where they can be seen and appreciated.
5. Light shades are a combination of lead-light, period shades, or directional lighting where essential.
6. All floor coverings are included. Most of the house is carpeted but the Kitchen has wood-strip and the Bathroom and En-suite are both tiled. Both tiled floors have heating coils under – nice on toes in cold weather.
7. The window sills have all been custom-made (not custom-wood). This serves no useful purpose but makes them look authentic. You'll also note under the sill is a separate moulding just to add that attention-to-detail.
8. Plinth-blocks are fitted to the base of all door jambs. This is not just decoration but has a useful function in giving more strength and protects round these high use areas.
9. One of the real benefits of a period villa home or homestead is that they can really come to life with the use of colours. However, choosing the right colours is vital. The fantastic end result of this home is achieved by selecting the right personnel – those that not only have the skills but also the passion – that includes the interior designer.
10. The cornices have been used in a very cunning manner. Standard Gib® cornices have been selected and by configuring them in different ways whole new and bigger profiles have been achieved.
11. The Kitchen extractor has been designed to resemble and old chimney and chimney breast. It's made to look as if an old coal-range has been removed and replace with modern gas appliance. However, aside from looking very attractive it is also very



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functional – built into the chimney is a very suckie-motor extractor with the exhaust coming out the soffit lining. You'll notice that Moss Brothers put a huge amount of effort into hiding unsightly wastepipes or appliances on external walls. With a little effort and imagination most can be buried internally without notice.

12. Did you see the size of the shower head – it's huge. Called a monsoon head and guaranteed to get you very wet very quickly. Conditions apply - to get the most out of this fitting your water pressure needs to be high.
13. Water heating is on-demand gas. Of course the main house heating unit is gas and the cooker is a Smeg with electric oven and gas hob on top.
14. The other appliance is the dishwasher which is also a Smeg.
15. We've used 4 different types of bench material. In the Kitchen we've used granite with a 'butler' sink. The En-Suite is solid timber (NZ Blackwood) with a porcelain bowl. The Bathroom is a lovely big porcelain bowl and top and the Laundry is all stainless steel – very functional.
16. The house has a state-of-the-art security alarm system. Almost all areas of the house are monitored and sleeping areas can be isolated. Smoke detectors are also hard-wired in means as soon as there is an activation the alarm monitoring company is alerted and if they don't get an immediate response to their phone call the fire service is sent.

The Exterior

1. The house is built on piles because it is relocatable but also height is important to maintain proportions.
2. The weatherboards are all wooden and profiled according to how they used to be made i.e. the lap has a double rebate which means it is more watertight. The reason why the weatherboards may appear to be made from a synthetic product is because the best paint was used, the correct coatings of primer and paint were applied, and the tradesmen not only have the skills but knowledge to achieve the result.
3. Rebated window facings also assist with weatherproofing but also look very authentic and traditional.
4. You'll notice corbels around the perimeter of the house right up under the eaves, and actually they have no function other than decoration. Each one is carefully spaced out and individually fitted and painted. The labour content is enormous but the end result is stunning.
5. The council made us install a mobility ramp because it's a show home. At the time I was very annoyed but it's proven to be used quite a lot. Not by disabled people but by able-bodied people.
6. The roof and the spouting is all colour steel. You'll note that the veranda iron is striped – this is because it was very fashionable to have this 100 years ago. If you don't like it I'll have the strips removed.
7. The property is fully landscaped with low-maintenance gardens, non-slip exposed aggregate path (edged with brick pattern) and the drive is tar-sealed. Let me qualify that – the back third behind the fence that is proposed to be subdivided off is not landscaped.
8. A very nice authentic picket fence surrounds the road boundary. The main gate posts and the gate to the drive are also in keeping with the era and fence.