

# KENWOOD PLACE

## YOUR PLACE BY THE HEATH

### SPECIFICATIONS

#### 1.0 Window/External Sliding Door

The windows will be double glazed aluminium windows which will be full height as shown on the detailed elevations. The windows will be fitted with security locks.

1.1 Security Shutters – Each window will have an external metal roller shutter that is electronically operated.

#### 2.0 Internal Doors

2.1 Entrance Doors – Full height hard wood veneered doors and soft wood painted frames. Door handle and lock in polished chrome. Integrated buzzer in polished chrome. Integrated/concealed door closer, Dorma (or similar). SS hinges and door hardware with polished finish.

2.2 Entrance Hall Doors – Full height softwood doors and frame. Door handle and lock in polished chrome. Integrated/concealed door closer, Dorma (or similar). SS hinges and door hardware with polished finish.

2.3 Other Doors – Full height softwood doors and frame. Door handle and lock in polished chrome. SS hinges and door hardware with polished finish.

#### 3.0 Ceiling Finishes

12.5mm plasterboard ceiling suspended on acoustically isolated hanging system with approx. 120mm insulated void above. 3mm finishing skim coat, painted.

#### 4.0 Floor Finishes

4.1 Entrance Hall – Capri limestone slabs with matching grout.

4.2 Bedrooms – Screeded and ready to receive carpet finish.

4.3 Kitchens – Capri limestone slabs with matching grout.

4.4 Reception Rooms – Solid timber flooring.

#### 5.0 Bathroom Finishes

5.1 Master Ensuite – 20mm moreno marble to floor and pearl limestone slabs to walls (approx 800mm x 800mm) with matching grout. Underfloor heating.

5.2 Bedroom Ensuite – Ceramic tile approx. 50mm x 50mm. Silk matt finish, from Villeroy & Boch (or similar). Underfloor heating.

5.3 Guest Toilet – 20mm limestone slabs (approx 800mm x 800mm) with matching grout.

#### 6.0 Sanitary Ware

The sanitary ware shall be white throughout, with Dornbracht polished chrome fittings.

6.1 Master Ensuite – 1800mm x 800mm bath. Shower (approx 1000mm x 1200mm) with thermostatic controlled taps and high pressure/volume shower head. Wall hung bidet and toilet by Duravit, Duraplus. Grohe concealed cistern 6-9L. 2 ceramic basins integrated in a moreno marble vanity unit. Custom built cabinetry.

6.2 Bedroom 2 Ensuite – 1700mm x 700mm bath. Wall hung toilet Duravit, Duraplus. Grohe concealed cistern.

6.3 Bedroom 3 Ensuite – Shower (approx 900mm x 900mm). Wall hung toilet Duravit, Duraplus. Grohe concealed cistern.

6.4 Guest Toilet – Wall hung toilet Duravit, Duraplus. Grohe concealed cistern 6-9L. Wall hung basin.

6.5 Taps – Dornbracht, Tara range. Polished chrome.

6.6 Accessories – D-line or similar.

#### 7.0 Kitchen

The kitchen will be a fully fitted bespoke kitchen with high quality appliances. The kitchen range shall be from Poggenpohl fitted with Sub Zero fridge and wine cooler, Gaggenau cooker and microwave with Bosch washer drier to utility area. Fan assisted extract to be provided over cooker.

#### 8.0 Wardrobes

Fully fitted walk in wardrobe shall be provided to master bedroom. Space provided for wardrobes to secondary bedrooms.

#### 9.0 Fireplace

A fireplace feature will be provided to all living rooms.

#### 10.0 Cooling

Comfort cooling to principle rooms, namely living, dining, bedrooms to be achieved by means of a floor standing or wall fitted concealed refrigeration system. Units to incorporate heat pump facility for back up heating to the areas served.

#### 11.0 Heating

Gas fired lphw heating boiler will provide heating. Boiler will provide heating to the space and domestic hot water cylinder. Heating in principal rooms will be achieved by underfloor heating system. Heating to bathrooms to be achieved by means of electric underfloor panels. In addition bathrooms to be provided with wall mounted towel rails.

#### 12.0 Hot & Cold

Water Services – Boosted cold water supply system with connections to an unvented hot water storage cylinder and all cold water points of use. Unvented hot water storage cylinder served from a boosted cold water supply with connections to all hot water points of use.

#### 13.0 Gas Services

Natural gas services in ventilated gas risers with connections to gas heating boiler, cooking point(s) and lounge gas fire.

#### 14.0 Extract Ventilation

Individual extract fan units providing ventilation to bathrooms, toilets and kitchen areas. Stainless steel extract canopy to be provided to kitchen areas.

#### 15.0 Lighting and Emergency Lighting

General lighting to be low energy lamps/luminaires in compliance with Part L of the Building Regulations including recessed downlighters operating in conjunction with a "Lutron" lighting control system with dimming facility for scene setting in hallway, reception room, dining room.

#### 16.0 Small Power

General small power accessories including 13amp switched socket outlets wired as conventional ring circuit with a separate circuit to be allocated to kitchen areas.

#### 17.0 Fire Alarm and Detection

General smoke/alarms to be provided in accordance with BS 5839; Part 6 powered from mains power feeds. A fully automatic fire alarm system will not be provided unless specific requirement of the Building Control Officer and or Fire Officer.

#### 18.0 Access Control

Provision of a digital audio/visual intercom system connected between the entry panel at the perimeters of the site to the apartment with wall mounted hand set and screen within the hall area, with facility to operate electrical barriers and Maglock door latches as appropriate.

#### 19.0 Intruder Alarm

Intruder alarm system to apartment including magnetic contact and vibration detection devices to the front door, wireless PIR-S movement detectors positioned in key rooms connected to an audible alarm. External interface with Concierge Desk and Red-Care telephone line if so required.

#### 20.0 IT

Provision of a combined TV/FM/Satellite system providing analogue and digital terrestrial channels and digital satellite signals (Sky and Sky Plus) to each apartment. Provision of Category 5 wiring infrastructure and outlets to reception rooms, dining rooms, all bedrooms, master bedroom and kitchen.

