

AffinitylivingTM

EMBANKMENT WEST

Specifications



Entrance

Door: 3D foil veneered door lipped all round in concealed FSC HW (stained & waxed to match face). 926mm leaf.

Entrance System: Integral card reader (wireless)

Architraves: White satinwood paint finish in apartment

Ironmongery: Stainless steel closer, 3no. fire cert hinges, spyhole.

Ceiling Height: 2475mm



Kitchen

Floor: Luxury vinyl plank – Moduleo

Walls: Plasterboard with painted finish

Door: 3D foil veneered door lipped all round in concealed FSC HW (stained & waxed to match face)

Ceiling: Plasterboard MF ceiling with vinyl matt emulsion finish

Skirting: 100mm x 15mm squared edged MDF with satinwood finish



Fitted Kitchen

Units: Wall, base and full height units finished in:

- **Wall Units:** Kronospan K101 White 18.35mm MFC with matching edging. Soft close hinges and integrated J profile handle.
- **Base cabinets:** Vinyl wrap Indigo Serica

Worktop: Spectra square edged 22mm Carrara marble high pressure laminate

Splashback: 80mm upstand in Spectra square edged 22mm Carrara marble high pressure laminate

Appliances: Single fan oven, 4 burner ceramic hob, microwave, fridge/freezer, dishwasher, washer/dryer

Sink /Tap: Inset /under-mount sink in stainless steel with chrome mixer tap

Other: MVHR with combined cooker hood to fit in wall unit directly above the hob. 3no. compartment recycling bin to fit in sink unit.



Mechanical & Electrical

Small Power: 1x 13amp switched double socket with integral USB, 1x combined 13amp socket and hob isolation switch. Appliance isolation switches to go in a kitchen unit or the service cupboard.

Faceplate Finish: All visible faceplates on splashback to be screwless in brushed stainless steel. Isolation switches that are hidden from view to be white plastic.

Sprinkler/Heat Detector: Yes

Lighting Type: 2no. Fixed & 2no. Directional recessed downlights. Pendant/ bulkhead light to be provided in service cupboard.

Lighting Control: 1 gang / -2way switch. Service cupboard light to be switched within cupboard. Under cabinet lights to be switched from the splashback.



Living Room

TV Point: 2x 13amp switched double sockets. 1x coax for Freeview connected to the communal aerial distribution system. 2x coax for Sky+ / Sky Q, 1x RJ45 for data connected to managed internet system. Faceplates to be set 450mm off FFL.

Lighting Type: 4no. Fixed recessed downlights

Lighting Control: 1 gang / -1way switch to control living room lights and 1 gang / -2way switch to control kitchen lights

Radiator: Compact with style 300mm(w) x 1800mm(h)



Bedroom

Floor: Luxury vinyl plank. Moduleo.

Walls: Plasterboard with painted finish

Door: 3D foil veneered door lipped all round in concealed FSC HW (stained & waxed to match face)

Ceiling: Plasterboard MF ceiling with vinyl matt emulsion finish

Skirting: 100mm x 15mm squared edged MDF with satinwood finish

TV Point: Freeview connected to the communal aerial distribution system. 1x RJ45 for data connected to managed internet system.



Bathroom

Floor Finish: Luxury vinyl plank

Wall Finishes: Fully tiled with feature tile behind sink

Brassware:

- Hand shower
- Raindance overhead shower
- Concealed thermostatic valve. 3/2 way depending on bath or shower
- Heated towel rail

Bathroom Suite:

- Cantilevered sink with tap and towel bar
- Wall hung WC
- Concealed flush plate
- 1700 x 750mm bath
- Low profile shower tray
- Shower / bath screen
- Robe hooks

Storage: Mirrored bathroom cabinet with integrated shaver socket, shelving and lighting



Safety & Security

- Access control readers are fitted to all main residential entrances, including at the ground floor for lift access to the gymnasiums and to each apartment door
- CCTV is installed to all external areas. This comprehensively covers the building perimeters, entry and exit points, circulation areas and lift lobbies, as well as in the lifts themselves.
- An intercom system at the main entrances, reception area and to each apartment provides two-way communication between visitors and residents
- For the residence team based on-site, intruder alarms are fitted to all external doors, protecting all back of house areas such as plant rooms

Innovative Technology

Ventilation

- A mixed mode approach of ventilation has been adopted with natural and Mechanical Ventilation Heat Recovery (MVHR) to all apartments
- This will provide adequate ventilation and will offer protection against overheating (in accordance with TM59)
- MVHR offers a low energy solution, re-using up to 95% of the heat that's extracted

Energy

- Photovoltaics will be installed on the roof of both Exchange Point and Laurence Place
- These will utilise the solar energy and convert it into electricity, which will be fed back into the electric systems of both buildings

Smoke Extract Systems

- The smoke extract systems in both buildings will also serve as a dual purpose for both fire protection and environmental control to avoid overheating within the communal corridors

Eco-Friendly Installations

- Highly efficient LED lighting throughout all internal and external areas, with automatic lighting controls in communal areas
- All electric heaters within the apartments will be provided with remote Wi-Fi usage via a mobile app
- Heaters in each apartment will switch off whenever windows are opened (in accordance with Lot 20 compliance)
- Bathrooms at Exchange Point and Laurence Place will be fitted with low-flow water appliances to aid with the conservation of water
- Individual water meters will also be provided to each apartment in order to monitor and individually bill residents, and sub-metering to high usage areas

