



**PRODUCT SPECIFICATION
JULY 2023 – TENDER STAGE**

*10 The Grange
London SE1 3AG*

CONTENTS

General Finishes

Floor Finishes

Lighting

Kitchens

Bathrooms

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Balconies

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INTRODUCTION

It is essential that the Product Specification is read in conjunction with the Client Specification document.

All products and suppliers specified in this document to be procured as they are or equal and approved.

Brands, manufacturers and/or item models marked with an asterisk (*), means that alternative products will be considered if offered by contractor otherwise it will be expected that contractor will provide named product.

Finishes and materials described on this document, are in relation to the Private Residential Specification.

GENERAL INTERIOR PRIVATE RESIDENTIAL

	Type	Supplier	Manufacturer	Range	Colour
Timber Flooring*	Engineered Oak	Hummingbird Floors		HBF Dune	Light oak
Carpet*			Balta Broadloom*	Timeless Sensit	Sential Grey 930
Lighting*		Aurora*			
Switches and sockets*		British General*		Screwless flat plate range	Black Nickel
Ceiling	Paint	Dulux*		Eggshell	Brilliant White
Walls	Paint	Dulux*		Eggshell	RAL TBC
Doors*	Standard height, varying widths		Vicaima*	Naturdor	Nightfall black vertical
Architrave			The W. Howard Group*	Chamfered and V Grooved	Painted to match doors – RAL 7021
Skirting			The W. Howard Group*	Chamfered and V Grooved	White, painted
Heating	Underfloor				
Wardrobes*		Awaiting proposals		Bespoke, hinged doors with internal light	Finishes tbc
Kitchens*		Awaiting proposals		Slab doors, Silestone worktop	TBC

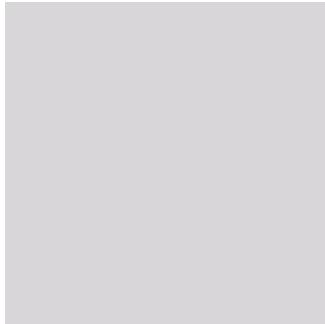
GENERAL FINISHES

FLOORS



Engineered Timber
Hummingbird Floors*

WALLS



Paintwork
RAL TBC

SWITCHES & SOCKETS



British General –
screwless flatplate
Black Nickel finish

RECESSED DOWNLIGHTS



Aurora Lighting*
Round downlights
White bevel
Wide beam

Floor Specification:

PC – HBF Dune
ABC Grade
15 x 189 x 1860mm
Engineered Board, suitable for UFH
Timber transition bars

GENERAL FINISHES

DOOR STOPPER



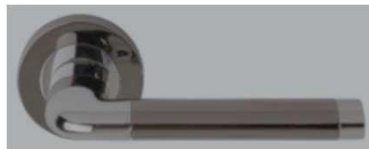
Eurospec

Dsw6001

Skirting mounted

(or similar approved)

HANDLES



Denleigh - PCBN

NR216

Lever handle on round rose

Finish: mixed – polished
chrome & polished burned
nickel

(or similar approved)

SKIRTINGS AND ARCHITRAVE



The W. Howard Group **Chamfered and Single V** **Grooved**

Chamfered with V groove detail
to match V groove to door
(or similar approved)

Colour: RAL 7021 – Charcoal /
Black to match doors

DOORS

SLIDING DOORS / FRENCH DOORS TO TERRACES

Doors to balconies / terraces

Sliding to living rooms where possible to improve useability of the outside spaces, all 2 panes and level access to balconies required.



INTERNAL DOORS

Vicaima

Essential range; stained finish Naturdor
Colour: Nightfall Black
vertical
(or similar approved)



Floor to ceiling heights
2500mm in apartment.

Flat front door 926mm
Internal doors 826mm
Ensuite doors 726mm

All standard height

Vicaima – Sliding doors

Sliding doors to Flats 2 and 3 top floor should be matching to the Nightfall Black

These should be pocket doors with concealed sliding mechanisms used. Suitable systems would be the Eclisse.

Doors to Services Cupboards

As access to the Joule units will be required, taller doors are proposed for these cupboards. These should be plain door blanks painted to match the wall colour,

DOORS & STAIRS

APARTMENT FRONT DOORS

Todd Doors* (or similar)

Salzburg primed, external quality door. Painted RAL TBC



Floor to ceiling heights 2500mm in apartment.

Flat front door 926mm
Internal doors 826mm
Ensuite doors 726mm

All standard height

APARTMENT DOOR NUMBERS



Orlight*

Backlit Door Number Light

INTERNAL STAIRCASE

Timber staircase, carpeted. Narrow, squared off newell posts with capping elements as per the image
Handrail, newell posts and caps to be RAL 7021.

Handrail profile to be rectangular, with pencil edges for softness
Glass balustrading, no visible fixings, as per image



IRONMONGERY - Indicative spec



i. Door keep with black plastic insert to all doors.



- To individual flats entrance door**
- a) Hinges – 3no 102x76mm Ball bearing,
 - b) Fire rated hinges per door are required
 - c) Hinge Security bolts – 2no Security Hinge Bolts mounted 300mm from the top and bottom of the door. this provides extra security on the hinge side of the door
 - c. Door viewer – required so residents can see who is at the door without opening. With privacy cover. Refer to Fruition standard door detail.
 - d) Security chain – provides extra protection. Also used when opening the door to restrict the opening and allow people to talk before fully opening the door
 - e) Long vertical T bar handle
 - f) Nightlatch – Rollerbolt nightlatch required to meet BS8621 standards of keyless egress (keyless egress states that you can escape the apartment without the use of any keys). Must incorporate a cylinder door pull.
 - g) Deadlock – Euro profile deadlock that is fire rated as a second locking point
 - h) Euro cylinder & turn – Euro profile cylinder and thumb turn to operate with the above deadlock, the thumb turn provides locking and unlocking internally without the requirement of the key providing keyless egress from the apartment
 - f. Concealed closer – required to meet fire regulations and make sure the door closes behind use engaging locks and securing apartment
 - j) Door stop – Skirting mounted as required within each apartment
 - k) Door keep with black plastic insert.
 - l) Locks – Double lock. SBD Multipoint lock.

- Apartments Communal Front Door**
- a. Hinges – 3no 102x76mm Ball bearing, Fire rated hinges per door are required
 - b. Hinge Security bolts – 2no Security Hinge Bolts mounted 300mm from the top and bottom of the door. this provides extra security on the hinge side of the door
 - c. Nightlatch – Rollerbolt nightlatch required to meet BS8621 standards of keyless egress (keyless egress states that you can escape the apartment without the use of any keys)
 - d. Deadlock – Euro profile deadlock that is fire rated as a second locking point
 - e. Euro cylinder & turn – Euro profile cylinder and thumb turn to operate with the above deadlock, the thumb turn provides locking and unlocking internally without the requirement of the key providing keyless egress from the apartment
 - f. Concealed closer – required to meet fire regulations and make sure the door closes behind use engaging locks and securing apartment
 - g. Push plate – to the internal face.
 - h. Internal release button.
 - i. Door keep with black plastic insert.

FLOOR FINISHES

Floor Plan

Engineered Timber



Carpet



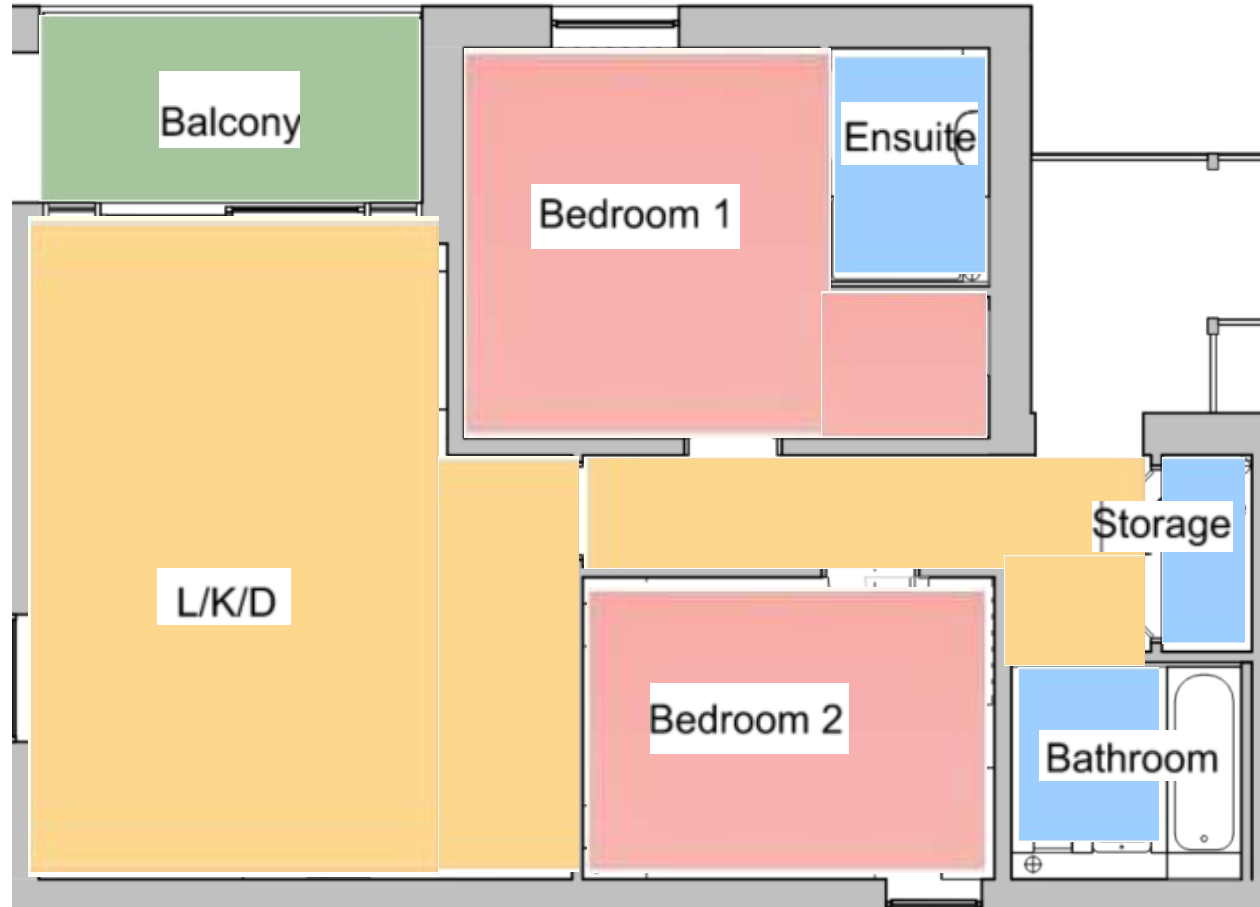
Tile



Decking



Note: Wardrobes are shown in Master Bedroom only



FLOOR FINISHES

KITCHEN / LIVING /
DINING / HALLWAY



Engineered Timber
Hummingbird Floors*
HBF Dune

ABC (Select) Grade
15x189x1860mm

Shorter planks are
not acceptable

(or equal & approved)

BEDROOMS



Balta Broadloom*
Range: Timeless
Colour Sential
Grey 930
Thickness: 15mm
(or equal & approved)

BATHROOMS &
UTILITY CUPBOARDS



Tiled
Finish TBC



Tiled
Finish TBC

PRIVATE BALCONY



Range: Luxura (Blazeboard)
Plank: Natural Aged Oak

Final spec TBC in line
with VE



THRESHOLD

Timber threshold when timber
meets different finishes.
Brushed metal threshold between
tiled floor and carpet finish.-
image added as guide

LIGHTING PRINCIPLES

1. Recessed downlights (IP rated as suitable) to all hallways, bathrooms, and living rooms
2. Single pendant points to all bedrooms
3. 2no Feature pendants over kitchen islands where appropriate
4. Black track lights to kitchen, ensure sufficient lamps incorporated for size of kitchen
5. 2 x downlights concealed in joinery bulkhead to “family” bathrooms
6. External wall lighting to terraces / balconies; no. subject to size of outside space;
7. LED strip lighting details to underside of and above kitchen cabinets (in kitchen package); as part of bath panel feature and underside of fitted bathroom cabinets to master ensuites / sole bathroom
8. LED strip lighting feature to wardrobes; part of wardrobe package, power socket required (verify position of socket with sub contractor)
9. Dimmer switches to living rooms and bedrooms
10. 2 x circuits in bathrooms – one circuit for ceiling lights, one for feature lighting
11. Double switching in hallways – where long hallways or in duplexes, switch by front door and one at other end
12. Wall lights to stairs in duplex apartments

NOTES:

RCP layout subject to M&E consultants' lumens calculations.

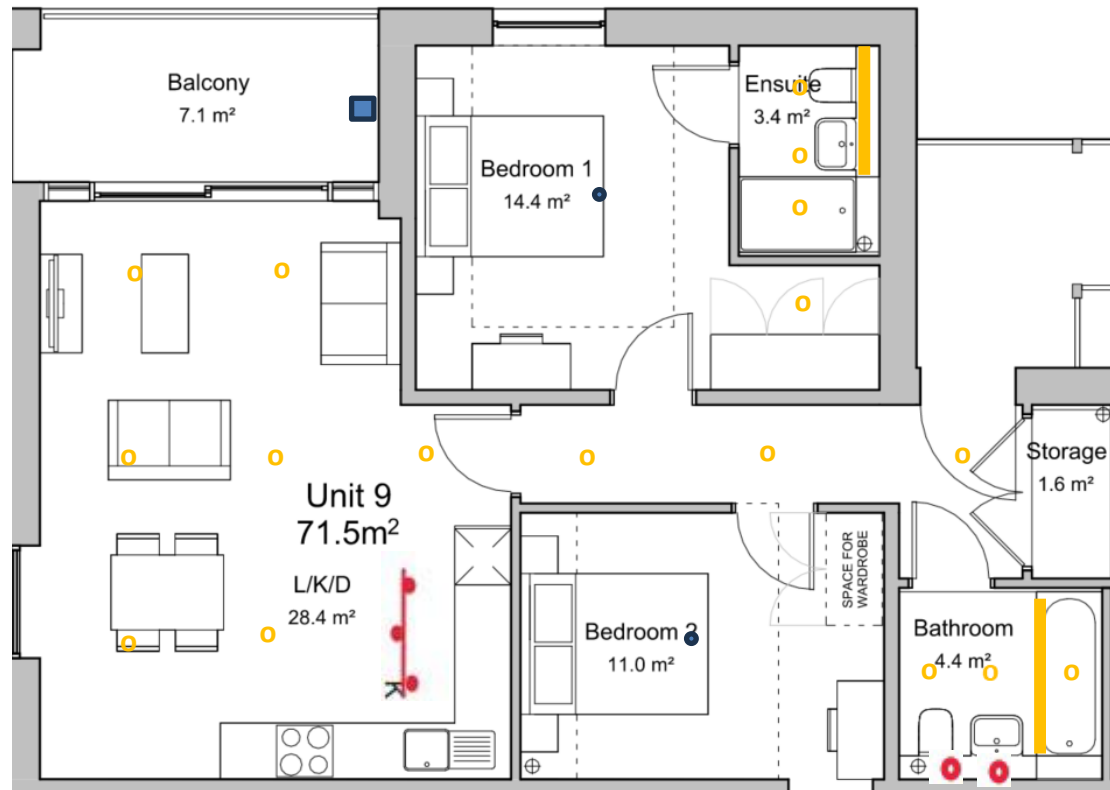
All lamps warm white to avoid tonal clash.

RCP to follow a grid design.

LIGHTING

Indicative Flat Layout

- Recessed Downlights
- Downlight concealed in joinery bulkhead
- Track Lighting – Position TBC according to kitchen type
- LED strip lighting within joinery / bath panel / kitchen
- Pendant lights (bedrooms)
- Terrace light



LIGHTING FEATURES

EXTERNAL WALL LIGHTS
TO TERRACES / BALCONIES



Up down lights –
colour TBC as
needs to fit in with
elevation. Farrells
to propose

RECESSED DOWNLIGHTS

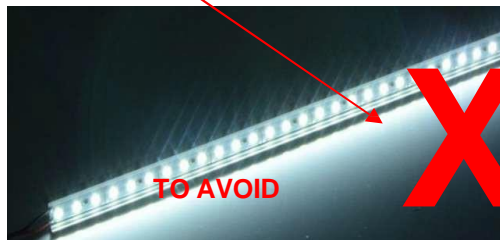


Aurora Lighting*
Round downlights
White bevel
Wide beam integrated
light fitting

LED STRIP LIGHT



NOTE
All LED strip lighting to be
covered by a diffuser, in order
to avoid those unsightly little
dotted lights



BLACK TRACK LIGHT



**Modern Lighting
Solutions***

Type': Cano Long
Black x 3 or 4 –
dependent on
space
1m track length
3 lamps, GU10
LED, dimmable,
warm white

Or similar

WALL LIGHT TO
DUPLEX STAIRS



**Online
Lighting***

**Edit Haga up
down light**

<https://www.onlinelighting.co.uk/edit-haga-up-down-wall-light-graphite.html>

KITCHEN

Visual Concept



KITCHEN – APPLIANCES & FEATURES

All units must have:

Appliances – propose from Bosch / Neff / Caple / Elica

1 x integrated single oven

1 x integrated electric glass ceramic hob, 600mm

1 x integrated dishwasher, 450mm is acceptable

1 x integrated fridge freezer 70/30

1 x integrated extractor hood or island hood if appropriate

1 x square undermounted sink, 500mm width minimum

1 x integrated wine cooler, 300mm width

1 x boiling water tap Abode Pronteau 3 in 1 or similar approved.

Base units

There should be at least 4 storage base units per kitchen, including a corner unit, plus one 3-drawer unit.

Any corner units should have a contract range pull out, or similar so that the hidden space is usable, Le Mans or similar

All doors and drawers should have Blum soft closers. All kitchen carcasses / doors to be minimum 18mm thick.

Wall units

All apartments should have at least 4 wall units, designed in to align with the base units and for there to be some symmetry in the design overall. All doors to have Blum soft closers. I would also like to include the black frame wall shelving units within the design (see concept image and also next page), again to align with and ensuring some symmetry with the base units.

Preferred distance between base and wall units is 500mm.

Worktop & Splashback

Should be a composite stone, Silestone or similar. There should be drainer grooves on worktop. Preferred thickness of the worktop: 20 mm; with polished square edge detail.

Full-height tiled splashback (not part of this package)

Accessories

All wall units to have a recessed LED light strip light with diffuser underneath and above to provide a glow feature light which can be locally switched (underside of wall units is acceptable) (warm white to be coordinated with downlight lamps so there is no tonal clash).

- 3 x Double sockets
- 1 x Double sockets with integrated USB sockets
- Appliance grid switch to be located in an accessible wall unit

Utility

- Note washer drier to be housed in utility cupboard, no worktop required.

KITCHEN – APPLIANCES & FEATURES cont.

Design Intent

The visual concept can be found in the image to the right
Grey slab doors, timber effect wall units, white stone top
Allow for 2 x open shelves with black brackets as shown
LED to the top and bottom of the wall units to provide a “glow effect”
Wall unit to be adjusted to allow for the lighting effect above
Note ceiling height will be 2500mm



Feature Splashback

- Tiled

Tile spec TBC

UTILITY STORE / CUPBOARD

Equipment to be fully elevated to allow for 1m2 storage, other than washer drier.

Joule units will be housed within hall cupboards, there must be sufficient space for customer storage

FLOORS



Tiled

Range TBC

FREESTANDING WASHER DRYER

- Model TBC, cost included in kitchen cost
- Freestanding Bosch washer drier

M & E PRINCIPLES

- Sky Q provision to living room; media panel to be installed if required
- USB charging points to bedrooms and within kitchen (usually in pop up socket units on islands when in kitchen, if no island then an appropriate double socket should have USB)
- Access control to be provided by fob for resident and visitor access via smartphone app, wired handset based system not required
- Power in utility room to allow for internet router to be connected and network point panel to be included here too
- Openreach connection to all flats to allow connection to ISP of choice, located in utility room
- Home office set up in 3rd bedroom or suitable space in living room
- Wifi range is important; provision or indeed supply of WAPs or boosters must be considered
- Broadband bandwidth – compliance with Part Q at a minimum or can we do better? BT / Hyperoptic fibre installation preferred.
- Provision for water softener in kitchen or utility room as appropriate – please consider and ensure that there is adequate space for a water softener to actually fit
- Shaver socket to bathrooms (within cabinets or on inside face of mirrored opening)
- Individual room thermostats, always to be located behind doors within the rooms
- Electric UFH to bathrooms so it can be separated from the central heating system during warmer months
- Telephone socket to all master bedroom and living rooms and data points to all rooms; data points to be wired back to the central point, not daisy chained
- **Wet underfloor heating throughout (not bathrooms)**
- Power sockets, external lighting, cold water supply to all terraces
- Illuminated door numbers to each flat, no doorbells required
- Communal CCTV cameras to be installed at appropriate places
- Exhaust air heat pump for hot water and heating in utility cupboard

BATHROOMS AND SHOWER ROOMS*

- The following sanitaryware has been proposed and specified to achieve a contemporary look and feel
- Toilet seats/lids should be soft closing
- WC pan should be wall hung with a concealed cistern, flush plate to be matt black
- The basin should be square with a single tap hole with vanity units underneath
- All taps / mixers / shower heads etc should be matt black and complement each other
- The tap should be a monobloc tap, with a square feel to it to complement the basin
- All ensuites to have integrated mirrored wall units with feature LED light strip (standard detail)
- There should be shaver sockets to all bathroom / ensuites
- Bathtubs should be with no taphole
- A bath filler is required not a tap / mixer
- Shower glass panels and bath screens to have a black trim
- Bath glass screens to be min 900mm long – hinged door wherever is necessary to guarantee access
- Shower glass panel to be min 900mm with hinged panel for access into
- Towel rails to be matt black and to work on a timer
- Off the shelf low profile shower trays acceptable (not walk-in tiled shower trays)

Tile edging trim to be installed at the end of all tiled areas, mirrors, etc:
Schluter* Jolly Square edge, matt black finish.



NOTE: metal trim around glass screens to match finish of tile edging trim.

BATHROOM LIGHTING PRINCIPLES

1. Recessed downlights (IP rated as suitable) to all hallways, bathrooms, and living rooms
2. 2 x downlights concealed in joinery bulkhead to “family” bathrooms
3. Mirrored cabinets to have feature LED light strip detail
4. 2 x circuits in bathrooms – one circuit for ceiling lights, one for feature lighting
5. Check bathroom standard drawings and details in the Client folder

NOTES:

RCP layout subject to M&E consultants' lumens calculations.

All lamps warm white to avoid tonal clash.

RCP to follow a grid design

Extractor fans to align within the grid.

SANITARYWARE - BATHROOMS

Note: All brassware to be in matt black finish.

Supplier: Alternative Bathrooms

Contact: Phil Stewart – phil.stewart@alterntivebathrooms.com

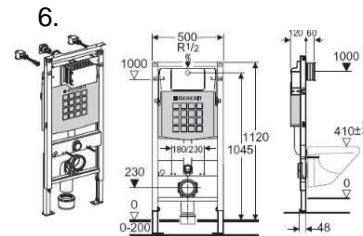
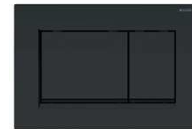
9.

10.

1. CRO VR110DNM VERGE BASIN MONO NO WASTE MATT BLACK
2. SPECIAL CRO PRO0260M UNIVERSAL CLICK CLACK WASTE
3. Special DUR 2367600000 D-NEO FURNITURE BASIN 600x480mm
4. OPTIONS FURNITURE BASIN TRAP EXTRA SLIM
5. SPECIAL GEB 115.883.16.1 SIGMA30 DUAL FLUSHPLATE MATT BLACK
6. GEBERIT 111383005 DUOFIX 1.12M FRAME & UP320 CISTERN 07001230
7. DURAVIT D-NEO WALL HUNG RIMLESS PAN 540 x 370mm
8. SPECIAL PEVENSEY ALL ELECTRIC 975 X 520 TOWEL RAIL BLACK; SPECIAL JIS AECC-B CABLE COVER BLACK
9. MERLYN BLACK FRAMED BATH SCREEN
10. HANS GROHE VERNIS SHAPE EXPOSED SHOWER SET
11. CROSSBOX 2 OUTLET TRIM AND LEVER MATT BLACK
12. Special CRO PRO0355M PRO BLACK COMBINED BATH FILLER/CLICKER WASTE
13. KALDEWEI 312-1 EUROWA 1700x700 0TH SINGLE BATH 2.3MM WH BASIC



5.



7.



8.



12.



13.



11.



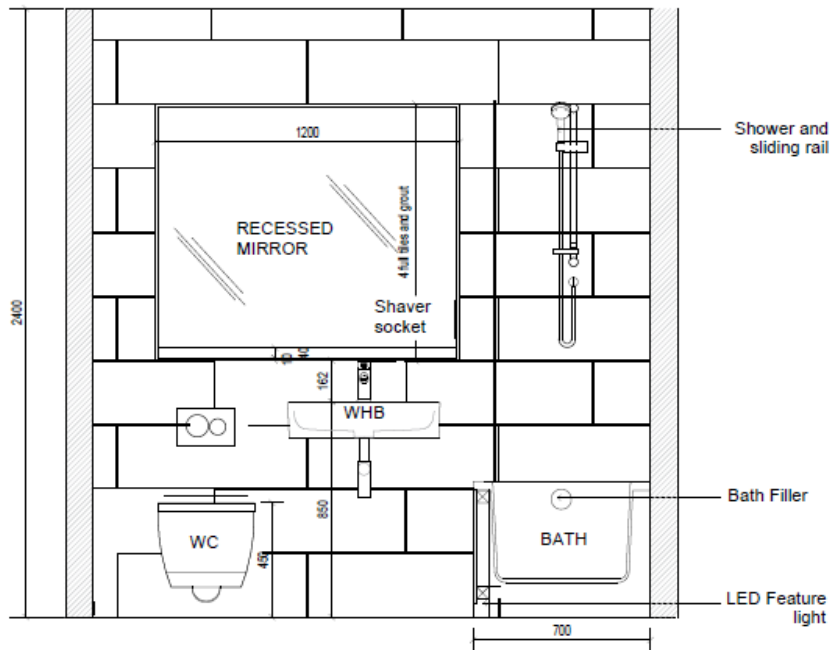
FAMILY BATHROOMS

Concept

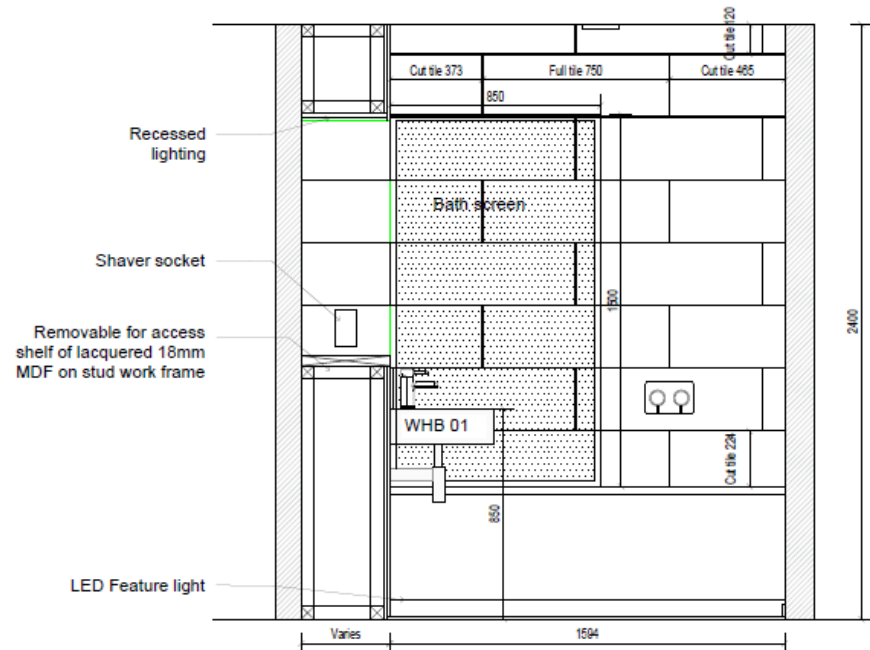


*These are concept images, we are not expecting walk in showers for example, and under sink units are required to all basins

FAMILY BATHROOMS – EXAMPLE LAYOUTS

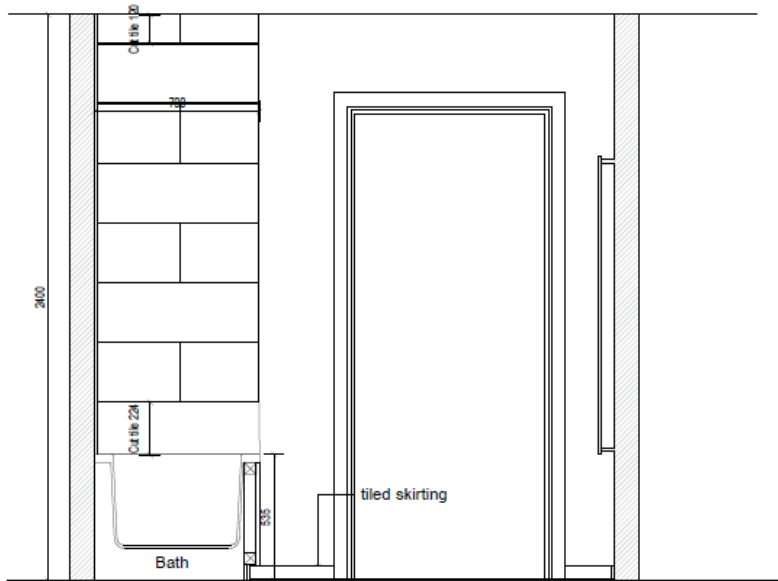


Internal Elevation 1

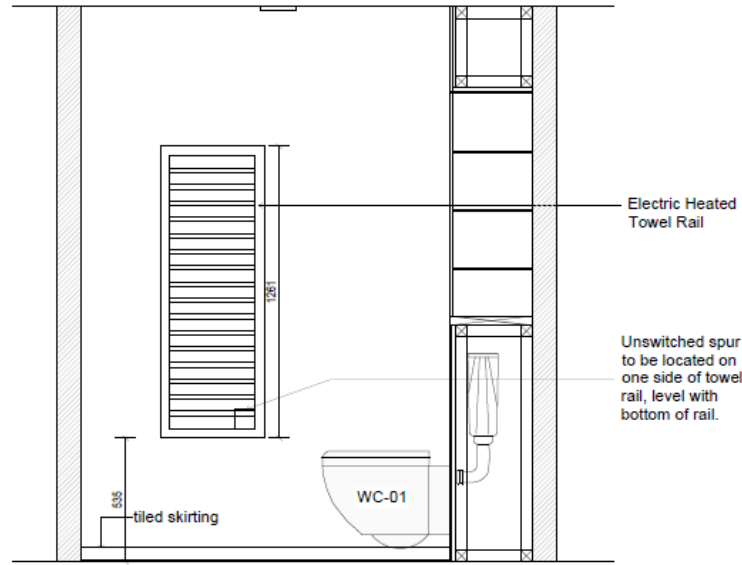


Internal Elevation 2

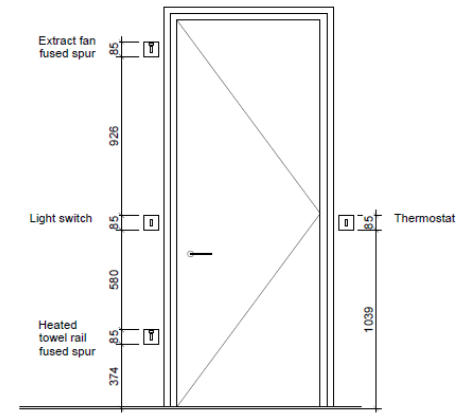
FAMILY BATHROOMS – EXAMPLE LAYOUTS



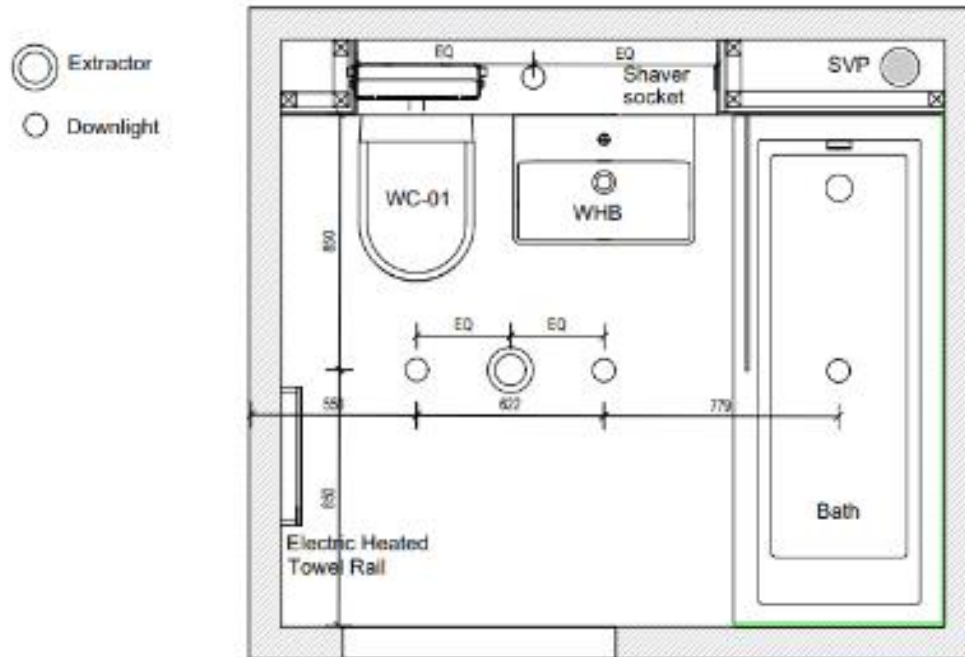
Internal Elevation 3



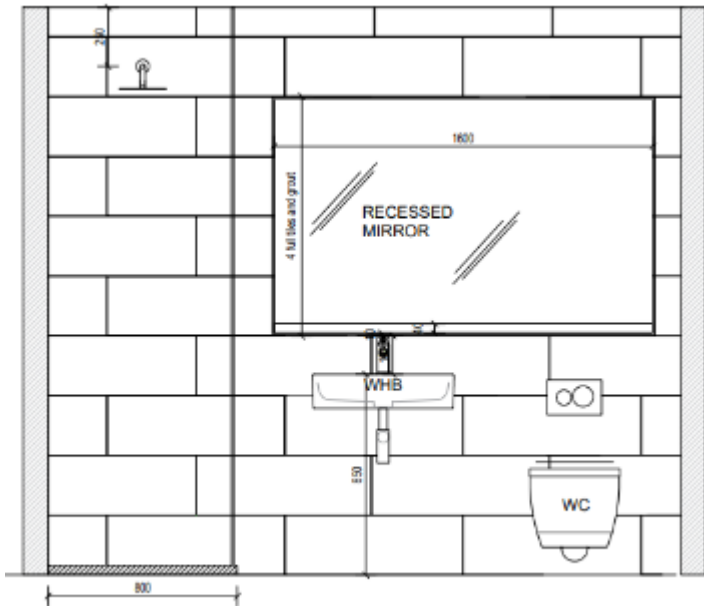
Internal Elevation 4



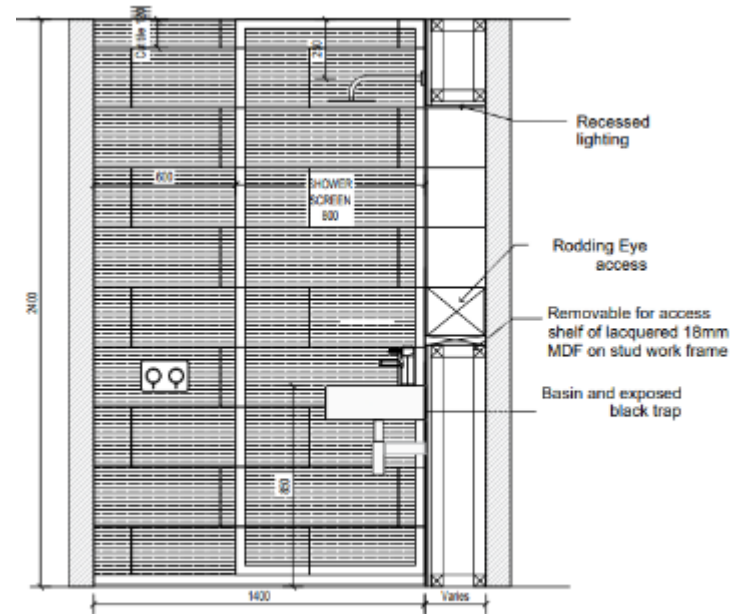
FAMILY BATHROOMS – EXAMPLE RCP



SHOWER ROOM – EXAMPLE FLOORPLANS

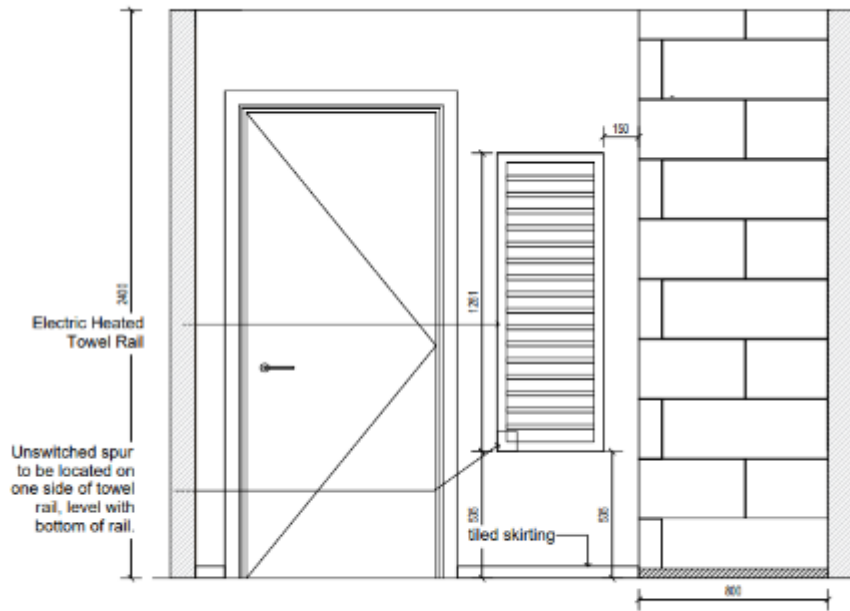


Internal Elevation 1

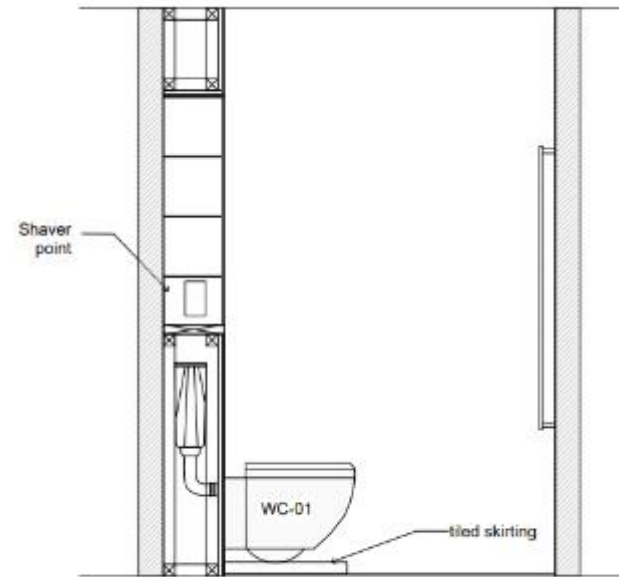


Internal Elevation 2

SHOWER ROOM – EXAMPLE FLOORPLANS

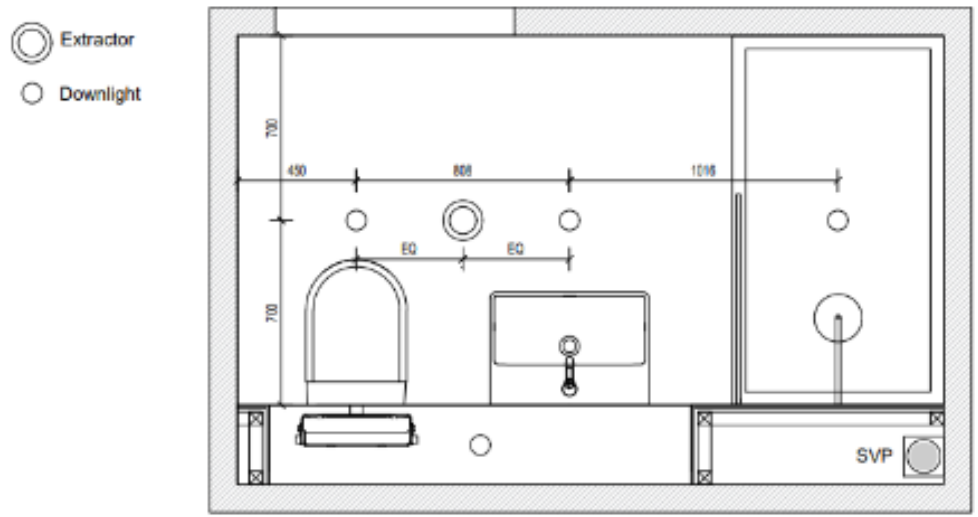


Internal Elevation 3



Internal Elevation 4

SHOWER ROOM – EXAMPLE RCP



MIRROR CABINETS / MIRROR RECESS

Master Ensuites



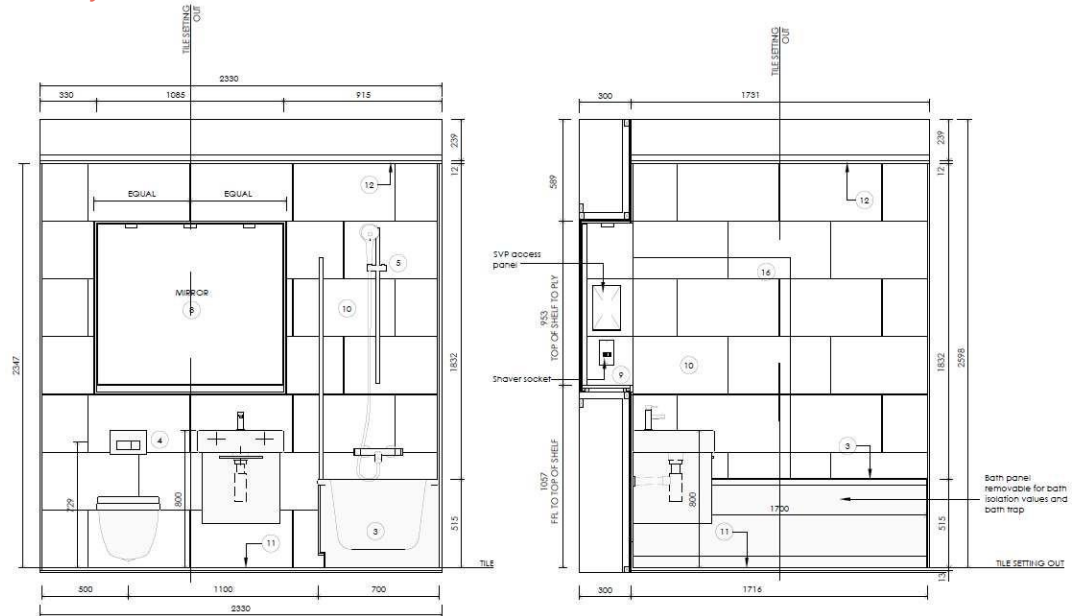
Bespoke Mirror Cabinet

Cabinet and concealed LED lighting.
Storage cabinet behind mirror. Shelf under mirror
– as per Fruition standard cabinet detail.

Note:

If there is only one bathroom in the apartment use Bespoke Mirror Cabinet (even though the bathroom is not an Ensuite). If there are 2 or more bathrooms, then use the Bespoke Mirror Cabinet in Master Ensuites only.

Family Bathrooms



Full Mirrored Wall

Concealed Lighting
Shelf only - No cabinet behind mirror

MASTER BEDROOMS

Visual Concept

Fitted wardrobes installed to Master Bedrooms.

USB outlets integrated to power sockets on either side of the bed in Master Bedroom.

Please note: –

Allow 2m for 2bedroom units including shelf space, hanging space and a 3 drawer unit

Allow 3m for 3bedroom units including shelf space, hanging space and a 3 drawer unit

Wardrobes should be internally illuminated



BALCONIES

- External lighting to private terraces
- Sliding doors where possible, or French doors to terrace, RAL 7021, to the internal finish
- Level threshold



Lighting

Up down lights



Decking

Range: Luxura (Blazeboard)
Tile: Natural Aged Oak

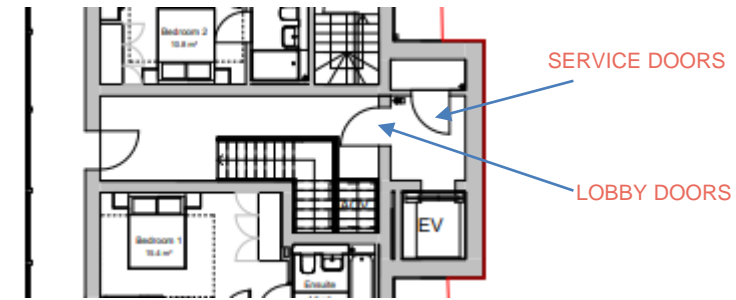
Final spec TBC

Visual Concept



COMMUNAL AREAS

NOTE: All finishes in abeyance pending final elevational treatments and external balustrading materiality sign off; refer to Farrell's Design Sketchbook



LOBBY DOORS



To match flat doors (which are Vicaima Naturdoor doors, colour: Nightfall Black). Lobby doors to include: Vision Panels (long slim glass panels), D-handle, kick plate, door closer.

SERVICE DOORS

RAL tbc painted doors. FB1 lock is acceptable.

LIGHTING

Recessed warm-white downlights with black bezel, emergency lighting. Communal lighting should operate on a PIR sensor. Wall lights as per below.



Orlight*
ORL1551SQLED
Finish: Black

CEILING & WALLS

Ceiling – to be painted white as standard.
Walls – to be finished in RAL tbc matt emulsion.

FLOORING

4th floor lobby:
Tiled floor – spec tbc

Carpet: On all other floors and staircases. Desso Contract Carpet Range – TBC
Anti-slip nosings on staircase treads - Colour TBC.

COMMUNAL AREAS

NOTE: All finishes in abeyance pending final elevational treatments and external balustrading materiality sign off, refer to Farrell's Design Sketchbook

PASSENGER LIFT



Lift finishes to be determined following appointment of lift supplier

WAYFINDING SIGNAGE



ALUMINIUM PLAQUE SIGNAGE

2.5mm Alu panel sprayed to RAL tbc with cut vinyl decals applied to face
Chrome stand off locators – satin finish

Supplier: Lavastar (Matt Hall)