

# Lancaster Wharf Specs

AFFINITY LIVING



2023

Specs



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## Entrance

**Entrance System:** Integral card reader

**Architraves:** White satinwood paint finish

**Ironmongery:** Stainless steel closer, 3nr fire rated hinges, spyhole

**Ceiling Height:** 2400mm

**Door:** Solid core veneered door with stainless steel ironmongery

## Kitchen

**Floor:** Luxury vinyl tile

**Walls:** Plasterboard with painted finish

**Ceiling:** Plaster board with vinyl matt emulsion paint finish

**Skirting:** 100mm square edged MDF with satinwood paint finish





## Fitted Kitchen

**Units:** Wall, base and full height units with pull handles

**Worktops:** High quality compact laminate, Statuario marble 12.5mm

**Splashback:** High quality compact Laminate, Statuario Marble 9mm

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

**Sink/Tap:** Composite sink with chrome mixer tap

## Living Room

**Floor:** Luxury vinyl tile (LVT)

**Walls:** Plasterboard with painted finish

**Ceiling:** Plaster board with vinyl matt emulsion paint finish

**Skirting:** 100mm square edged MDF with satinwood paint finish







## Bedroom

**Floor:** Luxury vinyl tile (LVT)

**Walls:** Plasterboard with painted finish

**Ceiling:** Plaster board with vinyl matt emulsion paint finish

**Skirting:** 100mm square edged MDF with satinwood paint finish

**Doors:** Solid core door with brushed stainless-steel ironmongery

## Bathroom

**Floor:** Luxury Vinyl Tile (LVT)

**Walls:** Tiles (3 walls) and plasterboard with vinyl matt emulsion paint finish

**Ceiling:** Moisture resistant plaster board with vinyl matt emulsion paint finish

**Doors:** Solid core door with brushed stainless-steel ironmongery

### Features:

- Large mirror
- Heated towel rail
- Adjustable shower with concealed thermostatic valve
- Wall hung WC
- Mixer tap
- Robe hooks
- Shower/ Bath screen
- Shower tray or bath







## Mechanical & Electrical

**Small Power:** 13 Amp switched double sockets located throughout

**TV:** 1x Coax for Freeview, 2x Coax for Sky, 1xRJ45 for data (see below)

**Data:** BT ONT Box and Wi-Fi Coverage (via 3rd Party Provider – TBC, subscription required)

**Sprinkler/ Heat detector:** Yes

**Lighting:** Recessed downlighters with individual lighting zones

**Heating:** Electrical panel heaters

**Ventilation:** Mechanical ventilation with heat recovery (MVHR) plus natural ventilation

## Safety & Security

- Access control readers are fitted to all main residential entrances, including ground floor for lift access and to each apartment
- CCTV to all external areas and internally. This comprehensively covers the building perimeters, entry and exit points, circulation areas and lift lobbies (including the lifts themselves)
- An intercom system at the main entrances linked to reception desk
- Intruder alarms fitted to all ground floor perimeter doors







## Innovative Technology

**Ventilation;** a mixed mode approach of ventilation with natural and mechanical ventilation with heat recovery (MVHR). This provides adequate ventilation and will offer protection against overheating. MVHR offers a low energy solution, re-using up to 95% of the heat that's extracted.

**Energy:** Photovoltaics will be installed at roof level to harvest solar energy and convert it into electricity, which will feedback into the electric systems.

**Smoke extract systems:** The smoke extract systems will serve as a dual purpose for both fire protection and environmental control to avoid overheating within communal corridors.

**Lighting:** Highly efficient LED lighting throughout all internal and external areas, with automatic lighting controls in communal areas.





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