

56-62 Turners Hill Flat Specification

The flats have been designed as per the following specification:

- Kitchen
- Paint Colour
- Plugs & TV Points
- Laminate Flooring & Carpet
- Tiles
- Bathrooms
- Doors & Ironmongery
- Skirting & Architrave
- Lighting
- Door Entry System
- Common Parts

Kitchens

All kitchens were designed and provided by Benchmarx. We decided to go with a more luxurious kitchen throughout the project compared to our other jobs and so we chose the Holborn Gloss range in Grey. To compliment the kitchen units, we opted for the Zenith Caldeira Compact worktop. At only 12.5mm thick, this super thin worktop compliments the colour in Holborn Gloss kitchen units to combine and provide a very luxurious kitchen finish.

The kitchens all come fully equipped with the following appliances:

Microwave	NordMende Gloss Black 800W 20L Built in Combination Microwave Oven
Hob	Smeg Cucina 60cm 4 Zone Ceramic Hob with Straight Edge Glass
Oven	Smeg Cucina 60cm Multifunction Oven with New Style Controls - Stainless Steel
Washer/Dryer	Hotpoint 7kg Wash 5kg Dry Integrated Washer Dryer
Dishwasher	Indesit 13 Place Fully Integrated Dishwasher
Fridge Freezer	Hotpoint 50-50 Sliding Rail Integrated Fridge Freezer
Cooker Hood	ElectriQ 60cm Stainless Steel Curved Glass Touch Control Cooker Hood
Sink	Smeg CUR150 Cucina 1.5 Bowl Reversible Drainer Stainless Steel Sink
Splashback	CDA CSB6SS 60cm Wide Metal Splashback Stainless Steel
Tap	Taylor & Moore Single Lever Kitchen Sink Mixer Tap

Below is one of the CGIs provided by Benchmarx:



Paint Colour

The choice of paint colour throughout a project is always an important one. We chose to use the following colours as we felt that they complement all our other design choices such as the flooring, doors and kitchens. Throughout the entire project for all walls except the corridors we have used the colour below, the Dulux Urban Obsession in a Gloss finish and for ceilings, we used a Brilliant White in a Matt finish.



Flooring

The flooring is another choice that has a huge impact on the outcome of a project. We spent many hours looking at various different Laminates before finally making our decision. In the end we opted for the Series Woods Professional 12mm Grey Oak Ecu by Kronoswiss. This is used in hallways, Living Rooms/Lounges and Kitchens.



Similar to the Laminates, we spent several hours looking and ordering samples for carpets before eventually deciding on the Rodney Bay colour from the St Lucia collection by Manx Tomkinson. This carpet will be used in all the Bedrooms throughout the entirety of the project.



Tiling

The tiles we opted for our all supplied from Topps Tiles. We spent many hours both online and in stores looking for the right floor and wall tiles for use in our Bathrooms. As of a result of this we choose the Nayara Polished Smoke for the floors and the Wild Blossom Sky for the walls. The final factor in our decision came down to how well we thought the tiles complemented each other.

The two tiles really combine to make the bathrooms feel bigger than they are. We are very happy with how all of the bathrooms have turned out and we will likely be using these tiles again moving forward on different projects.



Plugs and TV Points

We meticulously plan out where we put our Plugs and TV Points as we know that the location of them can greatly impact how you want to layout your new flat and we appreciate how inconvenient a poorly placed plug can be.

Each flat comes with one TV point located in the Living Room/Lounge on walls that we felt made the most sense to locate your new television. We also included for two double plugs to be located on the same wall to ensure that you have sufficient plugs for your new entertainment centre. All of the

flats have a minimum of three double Plugs in the Living Room/Lounge and a minimum of four double plugs in the Master Bedrooms.

On top of this, we also added in an extra TV point in the Master Bedroom in every flat as we felt it is important to be able to watch TV in the comfort of your own bed should you ever feel the need.

Bathrooms

The bathrooms have been filled with sanitaryware from Victoria Plum. The toilets, basin and bath mixers are from the Orchard Eden range. The shower trays, bathtub and shower screens are all also by Orchard. All these features are white, this compliments the wall and floor tiling as well as the Clarity Satin Grey vanity units.

We felt the combination of the tiling, vanity units and bath/shower compliment the bathrooms well and really give off a luxurious feel.



Doors & Ironmongery

The doors we have chosen to use throughout the project are the Flush Oak Veneer FD30 doors from Travis Perkins. Much like the flooring we spent a lot of time browsing several different websites to find the perfect door to use and we eventually all agreed that we felt that this was the right door for the job.

The below is also the ironmongery we chose. It is the Touchpoint Ariel in a Polished Chrome finish. It's smart, sleek and stylish and works well with the door.



Skirting & Architrave

The skirting we went with on was the Burford Contemporary. This was supplied to us through Benchmarx. This is a very elegant skirting and architrave that really pulls together the floors, wall colours and doors to really highlight the beauty in every room.

We are very happy with this skirting and architrave and we plan on using it on some of our future jobs because of how much we like it!



Lighting

The lighting in all of our flats are always meticulously planned. For example, as hallways/corridors are typically fairly narrow the use of a standard light could make it feel even smaller, so we always use downlighters in this area to fully maximise how large and spacious the corridors feel.

In our kitchens and bathrooms, we use multidirectional lighting so that the space is as light as possible. In bedrooms and lounges we use pendant lighting as these are often used as an eye-catching point in rooms.

This is the lighting we used in our bathrooms; we felt its well sized for a bathroom which is typically smaller than most other rooms. The multidirectional lighting is a huge benefit in a room like a bathroom as you can specifically choose which areas are brighter than others.



The below is the lighting we opted for in the kitchens, similar to the lighting used in the bathrooms we felt that the ability to choose which spots are lighter than others is a key feature to have in a kitchen.



Door Entry System

The door entry system that is being used is a Visual and Audio Display Unit meaning that when someone rings your flat you will be able to both see and hear who is trying to gain entry to your flat. This is a vital aspect of any flat in this day and age especially if your flat is on the second or third floor.

It is not only vitally important for convenience sake, but it is also just as important in terms of security. This allows you to directly engage with the person trying to gain entry to your flat without ever going anywhere near them.

Common Parts

The common parts on this project are reminiscent of the flats. We decided to use a similar shade of paint with the Dulux Misty Mirror and the same Brilliant White Matt for the ceilings. The doors are the same Oak Veneer FD30 doors.

We did however use a different flooring, the carpet used throughout the common part was the Burlington Stripe. We also used the Lumber Mixed Wood Effect floor tile on the ground floor common parts space.

