







# INTERIOR Specification




At **Succoth Heights**, we combine traditional values and contemporary design to create a house for all seasons, a home for all reasons. Generously proportioned rooms evoke an earlier era while the integral heating, lighting and sound systems are state-of-the-art. Our uncompromising commitment to quality extends to every aspect of design and build. All apartments are fitted to the highest specifications, using the finest of modern materials and the latest energy saving technology. We have actively sought out the very best from around the world, sourcing high quality hardwood from the Far East, bathroom fittings from Germany, granite work tops and travertine wall coverings from Italy, door fittings from Iran – every detail has been carefully assessed for quality, appearance and performance. The result is a superb fusion of harmony and style, of beauty and practicality. It makes Succoth Heights a place where you can live in total comfort, where you can feel completely at home.



When Quality Matters



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## THE STRUCTURE

The building is built with traditional cavity wall construction on a reinforced concrete ring beam, capping the continuous piles and reinforced concrete wall forming the retaining structure to the basement car park. A steel portal frame forms the primary structure for the walls of the third Floor apartments and the roof to the whole building.

The 300mm thick external cavity walls consist of 100mm thick Peakmoor Natural Ashlar Stone on the outer face, 60mm clear cavity and 140mm thick dense concrete blocks on the inner skin. The external walls to the third floor consist of a combination of a Kawneer powder coated aluminium double glazed system and Iroko shiplap jointed hardwood.

## ROOF

The primary structural steel frame is infilled with timber members and overlaid with metal decking followed by 12mm thick WBP plywood. The roof structure is then covered with insulated "warm roof" Sarnafil single ply membrane. The terraced roofs are also covered with insulated "warm roof" Sarnafil single ply membrane on a screeded concrete substrate.

## FLOORS

All floors above basement level are suspended 200mm thick precast concrete, topped with 60mm of reinforced structural screed and 50mm concrete heating screed. The internal floor finishes are a blend of polished marble and walnut.

## INTERNAL WALLS

All load bearing internal walls are a combination of 260mm thick concrete block cavity construction or 100mm thick solid concrete blocks lined with plasterboard. Non load bearing walls are constructed of metal stud partitions with plasterboard finish.

## DOORS AND WINDOWS

All external windows/curtain walling and external doors to patio areas are Kawneer 1200 series, powder coated aluminium, double glazed and thermally broken.

All internal doors are solid core, with principal doors veneered with walnut and in some cases inlaid with maple.

## HEATING AND PLUMBING

A luxurious underfloor heating and plumbing system is incorporated into each apartment. A convenient and economical gas-fired, fully programmable boiler provides the heat source for the underfloor heating and domestic hot water. The Villavent heat recovery ventilation system extracts air from rooms via a network of ducts to a central heat recovery unit with heat exchanger. The recovered heat is mixed with incoming fresh air and subsequently distributed within the apartment. A high level of automated control is thus introduced to operate heating and ventilation of the apartment providing energy efficient means of ventilating without draught or noise penetration.

## BATHROOMS & SHOWER-ROOMS

The rooms are furnished with a range of high quality sanitary ware with chrome taps. The shower-rooms are fitted with attractive and practical corner showers incorporating thermostatically controlled valves and body jets. Penthouse master bedroom en-suites are fitted with corner spa showers with integral heaters and aromatherapy facilities. All bathrooms are tiled with a combination of

co-ordinating marble and glass mosaic and fitted with chrome bathroom accessories and towel warmers. Baths to master bedroom en-suites incorporate spa bathing systems.

## KITCHEN/BREAKFAST ROOM

Extensively appointed and individually designed kitchens supplied by German Manufacturers Leicht and installed by Kitchens International. Each kitchen is custom built and incorporates an extensive range of built-in appliances by Gaggenau/Siemens comprising fridge/freezer, induction hob, oven, cooker hood, washing machine/dryer, dishwasher and waste disposal unit. Designer lighting together with 40mm granite worktops and splashbacks complements the stylish kitchen furniture.

## ELECTRICAL INSTALLATION

The apartments have been installed with an intelligent electrical control system. This system will provide scene setting, dimming, and timed circuits as well as conventional on/off. The "smart" lighting switch displays and controls room temperature. Switches are provided at room entrances and bed heads as well as strategic positions throughout each apartment.

Small power is distributed to all electrical equipment from the consumer unit. These highly specified apartments have been provided with an ample number of 5 and 13 amp circuits.

## DATA & TELEPHONE INSTALLATION

A central IT patch panel with outlets provided in every room controls the networked data and telephone in each apartment. The IT patch permits easy connection of telephones and/or home computers to each other and back to service cupboard. The network wiring system is CAT5 cabling. The entire network cables return to the IT patch panel allowing linking of one socket to another and flexibility for the user to make connections that suit their personal requirement.

## HI-FI INSTALLATION

The apartments are fitted with OPUS sound systems which link the owner's home entertainment equipment via a master control to 4 zones around the apartment. These zones are individually accessed and controlled using wall control units and remote controls. Sound is delivered through ceiling mounted speakers.

## TV INSTALLATION

The apartments are fitted with a network of TV outlets. The system provides communal terrestrial TV and FM aerials together with a communal SKY satellite dish. Apartments are provided with a 42" LG plasma widescreen TV and a Daewoo "Free to Air" digital box providing all terrestrial TV stations and a BBC/ITV digital channels plus further specified channels. Penthouses have been fitted with a surround sound receiver allowing owners to connect their own AV equipment (video/DVD) to deliver state of the art surround sound in the living room.

The master bedroom en-suites within penthouses are also fitted with 15" bathroom tile vision wall mounted wet area TV's complete with remote control.

## MAIN ENTRANCE HALLS & STAIRS

The elegant entrance halls are laid with marble and the main stair is fitted with a quality wool carpet. The common areas are illuminated with a combination of

low voltage down lighters and concealed recessed rope lighting.

## LIFTS AND SERVICES

An eight-person high specification Otis traction lift serves all floors from the car park to penthouse level. All utility services are ducted and are out of sight with access points at each level, concealed behind walnut door panels.

## PARKING

Safe and secured under ground car parking is provided for each apartment. The penthouses are allocated two spaces each and all other apartments one space each. Each apartment is provided with a lockable storage room within the car park level. Also provided on this level are the cycle and bin stores. Five visitor car parking spaces are provided within the grounds.

## SECURITY SYSTEMS

The video door entry system is connected to each apartment via a phone line allowing the caller to be viewed on the nearest TV on a pre-set channel. The front door can be released by keying-in a pre-set number on your phone.

All apartments are fitted with an intruder alarm system with front door contacts and PIR detectors.

All apartments are protected with smoke detectors in hall and a heat detector in the kitchen. The apartments and the common areas are protected with an acti-

system link main fire

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## EXTERN

Electrically gates allowing access to residents only secure the development and basement car park. The driving and parking surfaces are finished in granite setts and footpaths in Caithness stone. The hard landscaping is complimented with timber clad boundary walls, beech perimeter hedge, and a stock of plants and mature trees, shrubs and lawns. The garden is illuminated with attractive lighting, operated on dawn to dusk sensors. Movement sensors with dawn to dusk override light the access ramp to the garage.

## THE FINISHING TOUCHES

All apartments are decorated with an emulsion finish on all walls and ceilings with eggshell on timber surfaces. The floors are covered with a combination of polished marble and hardwood.

All bedrooms are fitted with integrated B & B fitted wardrobes. An elegant contemporary marble/travertine clad gas fire is fitted in each lounge. Each apartment has access to a private balcony.

The penthouses are fitted with electrically operated roller blinds. Other apartments are fitted with manually operated blinds and wired in the principal rooms for electrically operated curtains.