

S<sup>T</sup> J A M E S P A R K

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D I D S B U R Y

PREMIER SPECIFICATION

PROVISIONAL

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## INTRODUCTION

---

PALETTES

---

KITCHEN

---

BATHROOM

---

EN-SUITE

---

POWDER ROOM

---

BEDROOM

---

TILING

---

GENERAL

---

DISCLAIMER

---



---

## INTRODUCTION

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For over 30 years the P J Livesey group has specialised in creating contemporary living spaces, effortlessly combining some of the nation's most striking historical settings with stunning newly built homes.

St. James Park Didsbury is a shining example of the group's ongoing passion, experience and expertise in this field. Each property at St. James Park includes, as standard, the P J Livesey 'Premier' interior specification. The detailing and fittings within this specification have been carefully selected to ensure that the highest quality and design of each item are consistent with the excellent standards of spacial design, which the company works tirelessly to maintain.

Blend this with the superb level of build quality and the result is a truly luxurious living space to enjoy for many years to come. In addition to the 'Premier' specification there are also a number of optional extras available at an additional cost.

These items are highlighted in red. Please ask our sales staff for further information.

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INTRODUCTION

---

**PALETTES**

BIANCO

GRIGIO

MOCHA

---

KITCHEN

---

BATHROOM

---

EN-SUITE

---

POWDER ROOM

---

BEDROOM

---

TILING

---

GENERAL

---

DISCLAIMER

---



---

## COLOUR PALETTES

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Our in-house interior designers have carefully selected an exclusive collection of harmonious colour palettes for you to choose from.

These include the fresh, bright and elegant Bianco, the clean and contemporary Grigio and the rich and warm Mocha. Within each palette there is a choice of either Remo or Moda kitchen ranges and work surface finishes, with Remo being a modern gloss and Moda being a softer matt.

These colour ways incorporate all tiling, worktops and cupboard doors in the kitchen. They also include all tiled surfaces within the bathrooms, en-suites and powder rooms.

INTRODUCTION

PALETTES

**BIANCO**

GRIGIO

MOCHA

KITCHEN

BATHROOM

EN-SUITE

POWDER ROOM

BEDROOM

TILING

GENERAL

DISCLAIMER

## BIANCO



**REMO** DOOR FRONTS

White Gloss (900mm high wall units)  
Kitchen, Utility



**REMO** WORKTOP/UPSTAND

Lactea Quartz  
Kitchen, Utility



**MODA** DOOR FRONTS

Matt White (900mm high wall units)  
Kitchen, Utility



**MODA** WORKTOP/UPSTAND

Columbia Grey quartz  
Kitchen, Utility



**FERROKER ALUMINIO**

Floor tile (450 x 450)  
Kitchen, Utility, Powder room,  
En-Suite (Bed 2)



**JAPAN BLANCO**

Wall tile (300 x 900)  
En-Suite (Bed 1)  
Floor tile (450 x 450)  
En-Suite (Bed 1)



**SHINE ALUMINIO**

Wall tile (300 x 600)  
En-Suite (Bed 2), Powder  
Room



**MADAGASCAR BLANCO**

Wall tile (300 x 600)  
Main Bathroom, En-Suite (Bed 3)  
Floor tile (450 x 450)  
Main Bathroom, En-Suite (Bed 3)



**ONA BLANCO**

Feature wall tile (300 x 600)  
Main Bathroom

INTRODUCTION

PALETTES

BIANCO

**GRIGIO**

MOCHA

KITCHEN

BATHROOM

EN-SUITE

POWDER ROOM

BEDROOM

TILING

GENERAL

DISCLAIMER

## GRIGIO



### REMO DOOR FRONTS

Dove Grey Gloss with Gloss White accents  
(900mm high wall units)  
**Kitchen, Utility**



### REMO WORKTOP/UPSTAND

Lactea Quartz  
**Kitchen, Utility**



### MODA DOOR FRONTS

Anthracite Matt (900mm high wall units)  
**Kitchen, Utility**



### MODA WORKTOP/UPSTAND

Lactea Quartz  
**Kitchen, Utility**



### SHINE ALUMINIO

Wall tile (300 x 600)  
**Powder Room, En-Suite (Bed 1)**



### FERROKER ALUMINIO

Floor tile (450 x 450)  
**Kitchen, Utility, Powder room,  
En-Suite (Bed 1)**



### JAPAN MARINE

Wall tile (300 x 900)  
**En-Suite (Bed 2)**  
Floor tile (450 x 450)  
**En-Suite (Bed 2)**



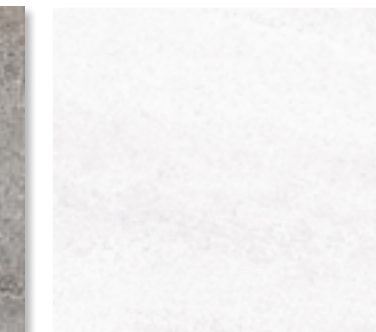
### ONA NATURAL

Feature wall tile (300 x 600)  
**Main Bathroom**



### MADAGASCA NATURAL

Wall tile (300 x 600)  
**Main Bathroom**  
Floor tile (450 x 450)  
**Main Bathroom**



### MADAGASCAR BLANCO

Wall tile (300 x 600)  
**En-Suite (Bed 3)**  
Floor tile (450 x 450)  
**En-Suite (Bed 3)**

INTRODUCTION

PALETTES

BIANCO

GRIGIO

**MOCHA**

KITCHEN

BATHROOM

EN-SUITE

POWDER ROOM

BEDROOM

TILING

GENERAL

DISCLAIMER

# MOCHA



**REMO** DOOR FRONTS

Cashmere Gloss with Eiger Walnut accents  
(900mm high)  
**Kitchen, Utility**



**REMO** WORKTOP/UPSTAND

Lactea Quartz  
**Kitchen, Utility**



**MODA** DOOR FRONTS

Pavilion Matt (900mm high wall units)  
**Kitchen, Utility**



**MODA** WORKTOP/UPSTAND

Lactea Quartz  
**Kitchen, Utility**



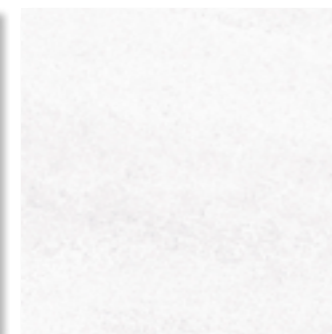
FERROKER ALUMINIO

Floor tile (450 x 450)  
**Kitchen, Utility, Powder room,  
En-Suite (Bed 1)**



SHINE ALUMINIO

Wall tile (300 x 600)  
**Powder Room, En-Suite (Bed 1)**



MADAGASCA BLANCO

Wall tile (300 x 600)  
**En-Suite (Bed 2)  
En-Suite (Bed 3)**  
Floor tile (450 x 450)  
**En-Suite (Bed 2)  
En-Suite (Bed 3)**



MADAGASCA NATURAL

Wall tile (300 x 600)  
**Main Bathroom**  
Floor tile (450 x 450)  
**Main Bathroom**



ONA NATURAL

Feature wall tile (300 x 600)  
**Main Bathroom,  
En-Suite (Bed 2)**

# KITCHEN

INTRODUCTION

PALETTES

**KITCHEN**

**APPLIANCES**

WHITE GOODS

FIXTURES

BATHROOM

EN-SUITE

POWDER ROOM

BEDROOM

TILING

GENERAL

DISCLAIMER



STEEL & GLASS COOKER HOOD

- low noise
- 600mm wide
- charcoal filtering system
- 2 x lights



NEFF U12M42 DOUBLE OVEN\*

- built in multifunctional ovens with combined grill + catalytic liners
- closed door variable grilling

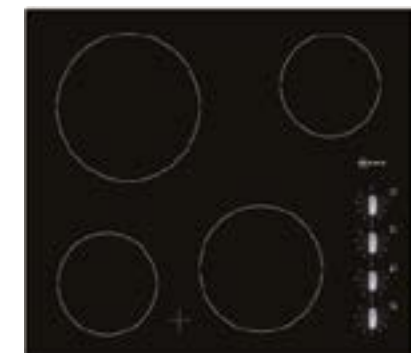
BUILT UNDER CODE: UI7S32



NEFF H12WE6 MICROWAVE

- wall mounted / built in microwave oven\*\*

WALL MOUNTED CODE: H11WE6  
SLIM WALL MOUNT CODE: H53W50



NEFF T10K40 CERAMIC HOB\*\*\*

- 4 quick-light cooking zones
- 9 power levels
- frame-less design
- 600mm wide

CERAMIC HOB 800MM CODE: T11D83

**GAS OPTION AVAILABLE**

GLASS GAS HOB 600MM CODE: T62S26S1

GLASS GAS HOB 800MM CODE: T69S76

\* Please note double oven is built in unless there is inadequate space to do so. In this case the double oven will be built under.

\*\* Please note microwave is built into wall unit unless there is adequate space to include in tall housing, where design allows. Where necessary the slim model will be installed.

\*\*\* Where adequate space allows a wider 800mm option will be installed.

# KITCHEN

INTRODUCTION

PALETTES

**KITCHEN**

APPLIANCES

**WHITE GOODS**

FIXTURES

BATHROOM

EN-SUITE

POWDER ROOM

BEDROOM

TILING

GENERAL

DISCLAIMER



FRANKE KBX160-34 1.5 BOWL  
UNDERMOUNTED SINK

- stainless steel finish



NEFF K15852  
INTEGRATED F/FREEZER

- 50/50 fridge freezer
- energy efficient A+
- includes housing and matching doors\*



NEFF S51E50 600MM FULLY  
INTEGRATED D/WASHER

- 12 place settings
- 5 programmes
- delay timer \*\*



NEFF V6320  
INTEGRATED W/DRYER

- 1400 spin speed
- 6kg wash load\*\*\*
- 3kg drying

\* Please note in some cases it will not be possible to install a tall housing due to space restrictions, in these cases separate built under models will be installed.

\*\* Please note in some cases it will not be possible to fit a 600mm wide model and in these cases the S58T40 450mm model will be installed.

\*\*\* Please note the washer dryer will be omitted to properties with a separate utility area and a free-standing washer and free-standing dryer will be supplied instead.



# KITCHEN

INTRODUCTION

PALETTES

**KITCHEN**

APPLIANCES

WHITE GOODS

**FIXTURES**

BATHROOM

EN-SUITE

POWDER ROOM

BEDROOM

TILING

GENERAL

DISCLAIMER



VADO ELI SPRAY TAP

- coil design with chrome finish



INSINKERATOR WDU45  
WASTE DISPOSAL UNIT

- removes waste quietly and effectively
- continuous feed



UNDER WALL UNIT L.E.D.

LIGHTING

- discreet fitting



CAPLE BUILT UNDER WINE COOLER\*

- stainless steel
- 19 / bottle capacity
- 5 - 18 degrees temperature range

CHARGEABLE UPGRADE ONLY

CODE 1A6 - 600MM CAPLE W16131 £840  
CODE 1A7 - 300MM CAPLE W13121 £430

# BATHROOM

INTRODUCTION

PALETTES

KITCHEN

**BATHROOM**

EN-SUITE

POWDER ROOM

BEDROOM

TILING

GENERAL

DISCLAIMER



VILLEROY & BOCH  
ARCHITECTURA SINK

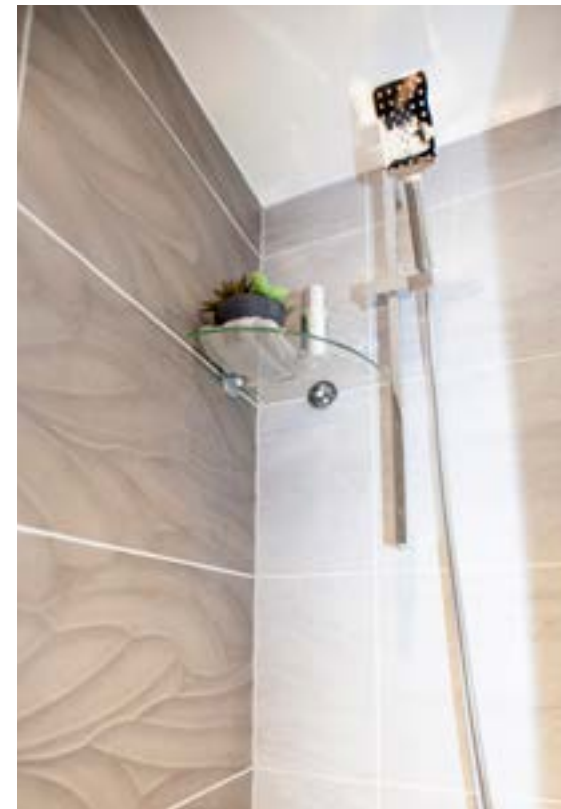
- Vado Phase mono mixer tap
- chrome finish
- half pedestal

VILLEROY & BOCH  
ARCHITECTURA WC

- soft close seat
- flush volume: 3 or 6 litres
- close coupled WC\*

1700 X 750 OR 700MM  
BATH\*

- tiled side panel
- Vado Phase bath shower mixer
- bath shower screen\*\*
- square shower head
- slide rail fitted



FITTED FURNITURE

- white High Gloss 'Glacier' finish
- square Chrome Knob Handle
- fitted mirror to vanity wall



FEATURE TOWEL RAILS

- chrome finish
- square profile

STANDARD CODE - 6  
WITH EN-SUITE CODE - 7

2B10 BATH SHOWER SCREEN  
OPTION - £500.00

\*The size of the bath is subject to the space available on an individual plot basis. Please refer to plot design.

\*\* Please note that if a property contains a separate en suite shower facility the shower screen will be omitted. In these cases the shower screen can be supplied as a chargeable optional extra (see cost above).

## EN-SUITE

INTRODUCTION

PALETTES

KITCHEN

BATHROOM

**EN-SUITE**

POWDER ROOM

BEDROOM

TILING

GENERAL

DISCLAIMER



### VILLEROY & BOCH ARCHITECTURA SINK

- Vado Phase mono mixer tap
- chrome finish
- half pedestal

### VILLEROY & BOCH ARCHITECTURA WC

- soft close seat
- flush volume: 3 or 6 litres
- close coupled WC\*

### VILLEROY & BOCH SUBWAY SINK\*\*

- Vado Phase mono mixer tap
- chrome finish
- half pedestal
- contemporary squared corners



### SHOWER ENCLOSURE

- Vado Phase concealed thermostatic shower valve, 200mm Aqua-Blade shower and arm
- low profile shower tray
- walk in shower with glass screen and bracing bar\*\*\*



### FEATURE TOWEL RAILS

- chrome finish
- square profile

### FITTED FURNITURE

- white High Gloss 'Glacier' finish
- square Chrome Knob Handle
- fitted mirror to vanity wall

STANDARD CODE - 8  
SUBWAY SINK CODE - 8A

\* Back to wall required model installed in some instances where there are space restrictions.

\*\* In some cases, where there is excess space available the larger contemporary Subway sink will be fitted. Please refer to individual plot designs.

\*\*\* If limited space then a pivot/sliding door will be fitted.

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## POWDER ROOM

---

---

INTRODUCTION

---

PALETTES

---

KITCHEN

---

BATHROOM

---

EN-SUITE

---

**POWDER ROOM**

---

BEDROOM

---

TILING

---

GENERAL

---

DISCLAIMER

---



VILLEROY & BOCH  
ARCHITECTURA WC

- soft close seat
- flush volume: 3 or 6 litres
- close coupled WC\*

VILLEROY & BOCH  
ARCHITECTURA SINK

- Vado Phase chrome tap

FEATURE TOWEL RAILS

- Chrome finish
- Square profile

FITTED MIRROR

- to vanity wall
- variable size dependant on space available and layout

STANDARD CODE - 10

\* Back to wall required model installed in some instances where there are space restrictions.

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INTRODUCTION

---

PALETTES

---

KITCHEN

---

BATHROOM

---

EN-SUITE

---

POWDER ROOM

---

**BEDROOM**

---

TILING

---

GENERAL

---

DISCLAIMER

---

---

## BEDROOM

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GLOSS WHITE & MIRRORED DOOR WARDROBES WITH MATCHING BEDSIDE CABINETS & HEADBOARD\*

- available to the master bedroom & bedroom 2 in Bianco Remo, Bianco Moda, Mocha Remo\*
- fitted with Boss Bar handles



DELANO GREY OAK & MIRRORED DOOR WARDROBES WITH MATCHING BEDSIDE CABINETS & HEADBOARD\*

- available to the master bedroom & bedroom 2 in Mocha Moda, Grigio Remo, Grigio Moda\*
- fitted with Boss Bar handles

\* Available as a fixed price upgrade only. Price on application.

Please Note: Images depicted are not to scale and screen / print quality cannot guarantee exact colour match. Actual samples are on display at the Marketing Suite. Please speak to sales staff for further details.

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INTRODUCTION

---

PALETTES

---

KITCHEN

---

BATHROOM

---

EN-SUITE

---

POWDER ROOM

---

BEDROOM

---

**TILING**

---

GENERAL

---

DISCLAIMER

---



---

## TILING

---

### KITCHEN

150mm granite up-stand. Full height granite hob back-splash. Floor tiles also included.

### MAIN BATHROOM

Fully tiled to all walls including tiled bath panel and 3 walls around the bath. Fitted mirror to sink wall where possible.\* Floor tiles also included. Option to upgrade to electric under-tile heating.\*\*

### EN-SUITE

Fully tiled to all walls and fully tiled shower cubicle. Fitted mirror to sink wall where possible.\* Floor tiles also included. Option to upgrade to electric under-tile heating\*\*

### POWDER ROOM

Half tiled to all walls finished with metal trims. \* Floor tiles also included.

### ADDITIONAL TILING OPTIONS

Electric under tile heating upgrade, available to main bathroom and en-suite areas. Additional floor tiling to Hallway & family area.

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\*Please refer to individual plot layout.

\*\*Under-tile heating option is not available to powder room areas and only available if ordered at an early enough stage in build program to accommodate wiring. This is a fixed price upgrade, price on application.

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INTRODUCTION

---

PALETTES

---

KITCHEN

---

BATHROOM

---

EN-SUITE

---

POWDER ROOM

---

BEDROOM

---

TILING

---

**GENERAL**

---

DISCLAIMER

---



---

## GENERAL

---

- Walls and ceilings painted with premium quality white emulsion
- White painted Ogee style architraves and skirtings, square bevelled stair balustrades & handrails
- Oak veneer 4 panel internal door with with chrome scroll handle
- Alarm system to all ground level properties
- All visible sockets in chrome finish
- Audio entry system to all apartments
- Shaver point to master en-suite bathroom. If no en-suite incorporated a shaver point will be fitted to main bathroom area
- BT Superfast Broadband / media cabling to all apartments\*\*
- PREMIER warranty
- Gas fired central heating system
- Chrome heated towel rail to all wet areas
- Ceiling recessed down-lighters to kitchen and wet areas. White pendant fittings to all other rooms
- Soft-close functionality to kitchen doors and drawers

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INTRODUCTION

---

PALETTES

---

KITCHEN

---

BATHROOM

---

EN-SUITE

---

POWDER ROOM

---

BEDROOM

---

TILING

---

GENERAL

---

**DISCLAIMER**

---

We continuously monitor the quality of products on offer and reserve the right to amend features, layouts, specifications or finishes (internal or external) at any time during the planning / build process. Client choices and chargeable optional extras are available subject to stage of construction / build programme. Materials and products are subject to change dependant upon supply availability and any formal planning or other restrictions. Consequently all the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescription Act 1991. Neither do they constitute a contract or warranty of any sort. Customer requests for alterations to the specification or property layout cannot be considered at any stage.



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