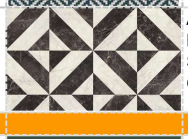
MAB 46

FF&E
Select+ Boutique Bedroom

AZ102.1 **A** **Project:-BROWNS, Manchester**

Innkeeper's COLLECTION

issue date: 28 11 2025
by: JLB

£££	REF	DESCRIPTION	IMAGE	PRODUCT REF	CONTACT	NOTES
01_Floors						
£ - £££	FL 01	80:20 1200g/m2 Tufted Graphic Broadloom Carpet with Action Back		Wilton Carpets Ref: Tailored Collection Col: TBC	Paul Hartley m: 07350 361857 e: paulhartley@wiltoncarpets.com	Awaiting new colour samples
£ - £££	FL 02	Decorative LVT Tiled Safety Floor		Amtico Ref: Designers Choice, Gatesby Square Col:	Dan Barnes m: 07842 417270 e: dan.barnes@amtico.com	Bio is £4m2 additional but for any interest from your hotel projects, please let us know as we would love to partner you on this - we can look part absorb the £4m2 cost. It would be
02_Walls						
£ - £££	W1 01	Paint finish		Dulux Ref: 01GG 07/070	Name of Contact m: 000 e: xxx	Must be a scrubbable Paint to prevent marking Torrex 3 by Tor Coatings to be allowed where specified (FR)
£ - £££	W1 02	Paint finish		Dulux Ref: 64YY 39/108	Name of Contact m: 000 e: xxx	Bathroom and std room wall colour below rail Torrex 3 by Tor Coatings to be allowed where specified (FR)
£ - £££	W1 03	Paint finish		Dulux Ref: Quartz Grey	Name of Contact m: 000 e: xxx	General wall colour & ceiling Torrex 3 by Tor Coatings to be allowed where specified (FR)
£ - £££	W1 04	Paint finish		Dulux Ref: RAL 7004 To be reviewed to find green black	Name of Contact m: 000 e: xxx	Must be a scrubbable paint to prevent marking Torrex 3 by Tor Coatings to be allowed where specified (FR)
£ - £££	W2 01	Wallpaper		Tektura Ref: Marquetry Col: T2MR22	Karen Souter m: 07803 079497 e: ksouter@tektura.com	

MAB 46

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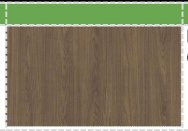
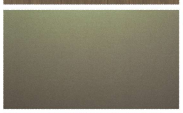
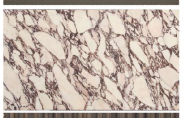
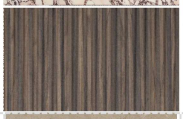
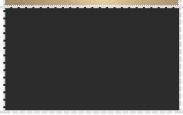
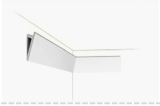
03_Joinery						
£ - £££	VN 01	Veneer/Solid wood - Walnut		Ref: XX Col: Walnut	Sample required for approval	
£ - £££	LA 01	Laminate		Arper Ref: Alevé Col: 4604 Noce Savoia	Steven Alexander m: 07824 476736 e: steven.alexander@formica.com	
£ - £££	LA 02	Decorative Laminate		Arpa Ref: Lucida Col: 2633 Brown Shot	Steven Alexander m: 07824 476736 e: steven.alexander@formica.com	
£ - £££	LA 03	Decorative Laminate		Arpa Ref: Hadad Col: 3552	Steven Alexander m: 07824 476736 e: steven.alexander@formica.com	
£ - £££	LA 04	Laminate		Arpa Ref: Tuet Col: 4645 Carvella Dark	Steven Alexander m: 07824 476736 e: steven.alexander@formica.com	0
£ - £££	SS 01	Solid mineral surface		Cosentino Ref: Silestone, Basiq Col: 914 Coral Clay Colour	Ciara Bates m: 07786288532 e: cbates@cosentino.com	
£ - £££	MF 01	Metallic Finish		Ref: AkzoNobel,Interpon 610 Col: MZ622I Sulfur Gloss	By Main Contractor	
£ - £££	MF 02	Powdercoat finish - matt		Casegood Supplier Ref: RAL 9044	By Main Contractor	
£ - £££	PM 05	Picture rail to receive concealed LED illumination		Orac Ref: SX179 Diagonal with dot free linear COB strip	By Main Contractor	Noted as LT 05 on drawings
£ - £££	DI 01	Entrance door IronmongeryTBC	TBC	TBC - see separate schedule		Client to advise what is required to enable specification
£ - £££	DI 02	Ironmongery to doors TBC	TBC	TBC - see separate schedule		

MAB 46

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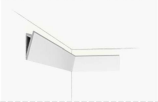
04_Electrical						
£ - £££	LT 01	Bedside wall light		Chelsom Ref: Shoreditch Col: SD/50/W1/BL with shade QSD/8/OYB	Gillian Howe m: 07563 022642 e: Gillian_Howe@chelsom.co.uk	0
£ - £££	LT 02	Bedside reading light		Chelsom Ref: LED Eye Col: LED/11/BL	Gillian Howe m: 07563 022642 e: Gillian_Howe@chelsom.co.uk	LED colour & wattage TBC
£ - £££	LT 03	Floor lamp		Chelsom Ref: Shoreditch Col: SD/50/FS/BL with shade QSD/16/OYB	Gillian Howe m: 07563 022642 e: Gillian_Howe@chelsom.co.uk	0
£ - £££	LT 04	Table lamp		Chelsom Ref: TOWNHOUSE Col: TO/10/TL/BB	Gillian Howe m: 07563 022642 e: Gillian_Howe@chelsom.co.uk	
£ - £££	LT 05 - see PM 05 & LT 10 for detail	Illuminated coving		See separate references for detail		LED colour & wattage TBC
£ - £££	LT 06	Bathroom Wall Light		Chelsom Ref: BATHROOM Col: BW/21/BB	Gillian Howe m: 07563 022642 e: Gillian_Howe@chelsom.co.uk	
£ - £££	LT 07	Recessed downlight - Small - with integral emergency as required		SLV Lighting UK Ref: Tria 68 Fixed Col: White/White or Black	Dan Corsi m: 07487 415392 e: dan.corsi@uk.slv.com	Details of colour, wattage and accessories TBC
£ - £££	LT 08	Directional Recessed Downlight - Small		SLV Lighting UK Ref: Tria 68 Universal Col: White/White or Black	Dan Corsi m: 07487 415392 e: dan.corsi@uk.slv.com	Details of colour, wattage and accessories TBC
£ - £££	LT 09	IP65 Recessed Downlighter 450 Lumens - 2700k Warm White		SLV Lighting UK Ref: Tria 68 IP65 Col: White	Dan Corsi m: 07487 415392 e: dan.corsi@uk.slv.com	Ensure supplied fire rated and with integral emergency as required.
£ - £££	LT 10	Dot free linear COB strip with aluminium casing to coving detail		Atmospheric Zone Ref: Dot Free Linear COB Strip Col: White	Steven Mallory m: steven@atmosphericzone.co.uk	Wattage and colour TBC
£ - £££	LT 16	Decorative pendant - large		Chelsom Ref: Ailsa Al/56/1200/P	Gillian Howe m: 07563 022642 e: Gillian_Howe@chelsom.co.uk	0
£ - £££	LT 17	Decorative pendant - small		Chelsom Ref: Ailsa Al/56/600/P	Gillian Howe m: 07563 022642 e: Gillian_Howe@chelsom.co.uk	0
£ - £££	EA 01	Electrical sockets & switches		Ref: 13A sockets only Col: Black	By Nominated Contractor sample to be approved	details as per site requirement - see associated drawings
£ - £££	EA 02	Electrical sockets & switches		Ref: 13 A socket with USB C&A Col: Black	By Nominated Contractor sample to be approved	details as per site requirement - see associated drawings
£ - £££	EA 03	Electrical sockets & switches		Ref: 13A sockets only Col: Black	By Nominated Contractor sample to be approved	details as per site requirement - see associated drawings
£ - £££	EA 04	Electrical sockets & switches		Ref: 13 A socket with USB C&A Col: Black	By Nominated Contractor sample to be approved	details as per site requirement - see associated drawings

MAB 46

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£££	REF	DESCRIPTION	IMAGE	PRODUCT REF	CONTACT	NOTES
£ - £££	EA 05	Single, 2 way switch		Ref: Single Switch Col: Matt Black	By Nominated Contractor sample to be approved	details as per site requirement - see associated drawings
£ - £££	EA 06	Double, 2 way switch		Ref: Double Switch Col: Matt Black	By Nominated Contractor sample to be approved	details as per site requirement - see associated drawings
£ - £££	EA 07	Shaver Socket		Ref: Shaver Socket Col: Matt Black	By Nominated Contractor sample to be approved	details as per site requirement - see associated drawings
£ - £££	EA 10A	Small Coffee Machine 139w x 260d x 270h		Ref: Lavazza Tiny Eco, A Modo Mia Espresso Coffee Machine Col: Black	To Client Specification - Specification TBC	0
£ - £££	EA 10B	Large Coffee Machine 157w x 366d x 290h		Ref: Lavazza A Modo Mia SMEG Col: Black	To Client Specification - Specification TBC	0
£ - £££	EA 11	Mini Fridge - 20L 440h x 360w x 385d Allow for lockable slider door installation kit	0	Ref: Corby Eaton E Col: Matt Black	To Client Specification - Specification TBC	UPDATED 12 12 25
£ - £££	EA 12	Safe - laptop approx 430w x 350d x 200h		HCP Ref: TBC Col: Black	To Client Specification - Specification TBC	0
£ - £££	EA 14	Hairdryer		HCP Ref: TBC Col: Black	To Client Specification - Specification TBC	0
£ - £££	EA 15	Kettle		HCP Ref: TBC Col: Black	To Client Specification - Specification TBC	0

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05_Plumbing						
£ - £££	SW 01	Back to wall floor standing WC and co-ordinating WC seat 530x360x430		Laufen Pro Ref: H8229564000001 Col: 000	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	
£ - £££	SW 02	Actuator Flushplate		Gerberit Ref: Sigma 20 Col: 115.882.16.1 Matt Black	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	Allow for all associated fittings & concealed cistern to suit 109.309.00.5
£ - £££	SW 04	Wall Hung WHB 550x465x95		Laufen Pro S Ref: H8109620001041 Col: 00	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	Allow for all associated fittings
£ - £££	SW 05	Towel Frame 515x420x875		Laufen Lani Ref: H3869604500001 Col: 450 Black Matt	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	0
£ - £££	SW 06	Black waste and trap		XX Ref: XX Col: XX	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	
£ - £££	SW 07	Single lever basin mixer without waste set		JTP Ref: KO3008BBR Col: Brass PVD Coated	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	allow for trap and freeflowing waste in chrome to match - not incl with basin mixer
£ - £££	SW 09	Slide Rail with pencil shower handle and hose		JTP Ref: KO31218BBR Col: Brass PVD Coated	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	Select + & Boutique
£ - £££	SW 10	Lumen Shower Head		JTP Ref: LU3SHBBR Col: Brass PVD Coated	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	0
£ - £££	SW 11	Thermostatic concealed 2 outlet shower valve		JTP Ref: KO3671BBR Col: Brass PVD Coated	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	0
£ - £££	SW 12A	Glass Shower Enclosure - Sliding Door 1200mm		Merlyn, Arysto Sleek Ref: AS12MB Col: Matt Black	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	
£ - £££	SW 12B	Glass Shower Enclosure - Sliding Door 1400mm		Merlyn, Arysto Sleek Ref: AS14MB Col: Matt Black	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	
£ - £££	SW 13A	Anti-slip steel shower tray with upstand 1200x800		BetteUltra Ref: 1680-000Z61(orZ62),AE Col: White	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	Allow for all associated fittings for drainage and installation
£ - £££	SW 13B	Anti-slip steel shower tray with upstand 1400x800		BetteUltra Ref: 5804-000Z61(orZ62),AE Col: White	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	Allow for all associated fittings for drainage and installation
£ - £££	SW 13C	Anti-slip steel shower tray with upstand 1400x700		BetteUltra Ref: 5824-000Z61(orZ62),AE Col: White	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	Allow for all associated fittings for drainage and installation

MAB 46

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06_Accessories						
£ - £££	AA 01	Toilet brush holder		Hansgrohe AddStoris Ref: 41752670	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	
£ - £££	AA 02	Toilet roll holder		Hansgrohe AddStoris Toilet Roll Holder Ref: 41771670	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	
£ - £££	AA 03	Towel rail		Hansgrohe AddStoris Bathtowel Rail Ref: 41747670	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	Note: check stair profile to ensure suitabilty
£ - £££	AA 04A	800mm dia Illuminated Bathroom Mirror		Origins Living Ref: LXR-01D080-01 Luxor Round Mirror Col: Black/gold	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	Select+ and Boutique rooms only.
£ - £££	AA 04B	500 x 800 mm illuminated capsule bathroom mirror		Origins Living Ref: Special Luxor Capsule Mirror Col: Black/gold	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	Select+ and Boutique rooms only. Will change to capsule mirror spec TBC
£ - £££	AA 06	Hairdryer holster in black		HCP Ref: Mursley Wall Bracket Col: Black	To Client Specification - Specification TBC	
£ - £££	AA 07	Robe hook		Hansgrohe AddStoris towel hook Ref: 41742670	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	
£ - £££	AA 08	Pedal Bin		Hansgrohe AddStoris pedal bin Ref: 41775670 Col: Matt Black	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	Check Client preference for size 3L?
£ - £££	AA 11	Shaving Mirror		Hansgrohe AddStoris Shaving Mirror Ref: 41791670	Atlas Bathrooms m: 07990 528926 e: edward@atlasbathrooms.co.uk	

MAB 46

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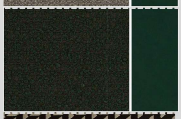
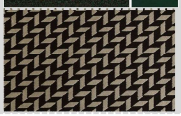
07_Loose Furniture						
£ - £££	CH 01	Fully Upholstered Chair		The Contract Chair Ref: Padova Lounge Chair Col: TBC	Sophie Finlayson m: 07825888118 e: sophie@thecontractchair.co.uk	Allow for suitable glides to base
		A: Fabric Variant		Chair Ref: FB-03 Piping to edge Ref: FB-01		
		B: Fabric Variant		Chair Ref: FB-04 Piping to edge Ref: FB-01		
				Scatter Cushion with piped edge detail Ref: FB-05		
£ - £££	CH 02	Desk Chair on caster 5 star base		The Contract Chair Ref: Arper, Catifa46 Col: Black	Sophie Finlayson m: 07825888118 e: sophie@thecontractchair.co.uk	Allow for suitable glides to base
		Fabric Variant		Seat & Back Ref: FB-02 Frame Ref: Matt black		
£ - £££	CH 03	Fully Upholstered Lounge Chair		The Contract Chair Ref: Hug Lounge Chair Col: XX	Sophie Finlayson m: 07825888118 e: sophie@thecontractchair.co.uk	Allow for suitable glides to base
		Fabric Variant		Chair Ref: FB-03 Piping to edge Ref: FB-01		
				Scatter Cushion with piped edge detail Ref: FB-05	0	0
£ - £££	CH 04	Fully Upholstered 2 seater Sofa 1800 x 880		The Contract Chair Ref: Hug Sofa Col: XX	Sophie Finlayson m: 07825888118 e: sophie@thecontractchair.co.uk	Allow for suitable glides to base
		Fabric Variant		Chair Ref: FB-03 Piping to edge Ref: FB-01		
				Scatter Cushion with piped edge detail Ref: FB-05	0	
£ - £££	CH 05	Chair		The Contract Chair Ref: Tarah Bench Col: XX	Sophie Finlayson m: 07825888118 e: sophie@thecontractchair.co.uk	Allow for suitable glides to base
		Fabric Variant		Chair Ref: FB-03 Piping to edge Ref: FB-01		
£ - £££	CH 06	Chair		The Contract Chair Ref: Tarah Pouffe Col: XX	Sophie Finlayson m: 07825888118 e: sophie@thecontractchair.co.uk	Allow for suitable glides to base
0	0	Fabric Variant		Chair Ref: FB-03 Piping to edge Ref: FB-01		

MAB 46

FF&E
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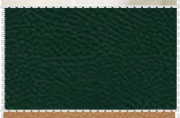
£ - £££	TB 01	600 dia table top & base		The Contract Chair Ref: Sphere Base Col: TBC	Sophie Finlayson m: 07825888118 e: sophie@thecontractchair.co.uk	0
08_Soft Furnishings/Window Treatment						
£ - £££	CU 01	Blackout Curtain		Panaz Ref: Fraser Col: Bespoke In Development	Hazel Cooke m: 07968 247116 e: Hazel.Cooke@panaz.co.uk	
£ - £££	CU 02	Sheer		Panaz Ref: Plain Voile Col: 802 Champagne	Hazel Cooke m: 07968 247116 e: Hazel.Cooke@panaz.co.uk	
£ - £££	FB 01	Faux Leather		Panaz Ref:Vintage Col: 228 Bottle Green	Hazel Cooke m: 07968 247116 e: Hazel.Cooke@panaz.co.uk	Loose Furniture Piping Only
£ - £££	FB 02	Faux Leather		Panaz Ref:Vintage Col: 801 Tan	Hazel Cooke m: 07968 247116 e: Hazel.Cooke@panaz.co.uk	Headboard & Desk Chair
£ - £££	FB 03	Boucle Style Upholstery Fabric		Panaz Ref:Elkie Col: 971 Nickel	Hazel Cooke m: 07968 247116 e: Hazel.Cooke@panaz.co.uk	Loose Furniture
£ - £££	FB 04	Boucle Style Upholstery Fabric		Panaz Ref:XX Col: 228 Bottle Green	Hazel Cooke m: 07968 247116 e: Hazel.Cooke@panaz.co.uk	Loose Furniture
£ - £££	FB 05	Chenille		Panaz Ref:Adelphi Col: 965 Black/Putty	Hazel Cooke m: 07968 247116 e: Hazel.Cooke@panaz.co.uk	Scatter Cushion
09_Bric-a-Brac						
£ - £££	AW 01	Black & White Large Feature Artwork		Original Artwork	Sarah Hale m: 01926 403530 e: sarahhale@elegantclutter.co.uk	0
£ - £££	AW 02	Black & White Small Feature Artwork		Original Artwork	Sarah Hale m: 01926 403530 e: sarahhale@elegantclutter.co.uk	0