



VILLAGE VIEW

LUXURY HOMES FROM AMA





OPPOSITE
Panoramic view across the Dean Village
from the Village View site.

COVER
Concept computer rendering of the
exterior of Village View from the corner
of Belford Road and Sunbury Mews.
(Image is for illustrative purposes only.)



VILLAGE VIEW

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When Quality Matters

TAKE IN THE VIEW

Village View from AMA Homes offers modern luxury apartments and townhouses in a city centre location overlooking the picturesque Dean Village.



Sitting on the corner of Belford Road and Sunbury Mews, Village View is just 10 minutes' walk from the bars, boutiques, restaurants and cafés of the West End. And yet, looking north from the site it's hard to believe you're in the city at all.

The Dean Village dates back to the 1500s and was once home to several flour mills and a distillery. These industries built up along the banks of the Water of Leith, using the river for both its water and to power their machinery. Today, those industries have long gone but some of their architectural legacy remains, adding a unique charm to this hidden corner of Edinburgh.

ABOVE
Winter view of National Galleries of Scotland: Modern 2 from Douglas House.
View across the Dean Village towards Village View.

OPPOSITE
The picturesque beauty of Dean Village and the Water of Leith.





PHASE 1: DOUGLAS HOUSE

Village View provides 45 contemporary apartments and 3 townhouses spread across 3 interconnected blocks. The first release of 13 apartments are within Douglas House, a landmark building which has seen its interior completely reimagined.

ABOVE
Douglas House pictured in 1970.
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Concept computer rendering of the exterior of Village View from the corner of Belford Road and Sunbury Mews. Image is for illustrative purposes only.

OPPOSITE
The stunning, open plan living space of Plot L3-40, the Douglas House penthouse, with views to the north, west and south. Image is computer generated for illustrative purposes.

Douglas House has been a familiar sight at the eastern end of Belford Bridge for over a century. It was home to Sloans, a well known Edinburgh garage and car dealership, until it moved out in the 1970s. Douglas House was converted into offices in the 1980s and a new office building occupied the site of the neighbouring garage buildings.

Douglas House now has five floors of accommodation, two beneath the Belford Road level and three above. The four lower levels offer 12 two- and three-bedroom apartments, five of which enjoy private terraces, while the entire top floor forms a magnificent, 3,443 square foot, 4-bedroom, luxury penthouse. All apartments, bar one, benefit from an allocated space in the secure underground car park, which has lift access to all floors.

AMA HOMES: DESIGNED TO IMPRESS

AMA Homes' reputation has been built on the quality, style and attention to detail they employ in their developments, both inside and out.



At Village View the focus is on open-plan living, with most apartments featuring a spacious public room, incorporating the kitchen and areas for relaxing and dining. Coffered ceilings with feature mood lighting help to zone these different areas, while wide-plank, engineered timber flooring is used throughout to accentuate the space and luxury feel.

The kitchens are beautifully detailed, with a wide selection of quality, fitted units and a stylish breakfast bar. A range of high-spec integrated appliances comes as standard and most apartments feature a utility room, or utility cupboard, containing a washing machine and tumble dryer.

ABOVE
The kitchen in Plot B1-14 is typical of style and quality on display throughout the development.

The living area in Plot B1-12 with patio doors opening onto a private balcony.

OPPOSITE
The magnificent lounge in Plot L1-29, with views over the Water of Leith valley.

All images are computer generated for illustrative purposes.





AMA HOMES: SPACE TO RELAX

Style and comfort are very much at the forefront of the design process in any AMA Home and this will be no different at Village View.



ABOVE

With an extended ceiling height and unique feature windows, the master bedroom in Plot F1-30 has a majestic air.

The beautifully-detailed shower room in Plot B1-14.

OPPOSITE

The open-plan living/dining/kitchen in Plot B2-03 opens out onto a large, private patio area.

All images are computer generated for illustrative purposes.

All the bedrooms are fully carpeted and feature elegant fitted wardrobes with a mix of integrated shelves, drawer units and hanging rails. These useful additions free up floor space to allow you to add the finishing touches to create your own, private sanctuary.

Bathrooms and en suites offer boutique-hotel-style luxury, with large format ceramic tiles on both the floor and at varying levels on the walls. White sanitary ware is complemented by designer, chrome taps, shower units and fittings.

EXPERIENCE EDINBURGH

Edinburgh is home to the likes of Harvey Nichols and John Lewis, as well as a wealth of high street favourites and high-end boutique shops. Add in Michelin-starred restaurants and a lively café and bar culture, and it's easy to see why it's a real destination location.



A short walk and you're in the West End with its range of boutiques shops, restaurants, cafés and bars. A 15-minute walk can see you enjoying some retail therapy on George Street, which you can follow all the way down to Multrees Walk and the new St James Quarter. And if you feel in need of sustenance, there are many excellent bars, cafés and restaurants en route. A 20-minute walk along the picturesque Water of Leith will get you to Stockbridge, a great shopping area with a distinctly local vibe.

While many enjoy the convenience of home delivery for their weekly shop, if you still like to visit a supermarket you'll find small, local outlets on Shandwick Place, a large Sainsbury's and M&S at the nearby Craighleith Retail Park, and a Waitrose down in Comley Bank.

ABOVE
George Street is Edinburgh's premier shopping thoroughfare.

The exclusive Multrees Walk offers a range of high-end, designer outlets.

OPPOSITE
The bars, restaurants, cafés and boutiques of the West End are a short walk away.





GOOD FOR THE MIND, BODY AND SOUL

Edinburgh is famous for the variety and quality of its cultural and sporting facilities, as well as the range of its many educational institutions.

ABOVE
The prestigious Stewart's Melville College. Edinburgh is blessed with over 20 golf courses across the city.

OPPOSITE
National Galleries of Scotland: Modern One, just a 7-minute walk away, has a world-class collection of art and a great café!

Village View is within the catchment area of both Catholic and non-denominational state primary and secondary schools. It is also well served by the city's well-regarded private schools, with Stewart's Melville College just a 9-minute walk away.

All four National Galleries are within a 30-minute walk, with Modern 1 and 2 just round the corner. The Traverse and Lyceum theatres are a 19-minute walk away and the number of venues explodes when the Edinburgh Festival and Fringe come to town in August.

There are a range of local sports clubs, including tennis, squash, swimming and fitness facilities, as well as private golf clubs and municipal courses. But if spectating's more your thing then Murrayfield Rugby Stadium is only a 30-minute walk along the Water of Leith.

GET TO KNOW THE NEIGHBOURHOOD

Village View offers you relaxing green space on your doorstep and the excitement of the Capital's heart just waiting to be explored.

The **West End** is both an elegant area of grand townhouses and a thriving social hub, with a wealth of cafés, restaurants, bars and boutique shops. **The Dean** [1] is very handy for your morning coffee, while aficionados may like the **Cairngorm Coffee Co.** [2] who also roast their own beans. **The Palmerston** [3] and **Forage & Chatter** [4] offer menus full of locally sourced produce, or visit **No.35 at The Bohnam** [5] for a more formal dining experience. **Le Di-Vin** [6] is a wine bar in one of the city's more idiosyncratic buildings, while **Teuchters** [7] is both a great local and an Edinburgh institution.

The **Dean Village** is a picturesque oasis in the middle of the city, nestling in a bend of the **Water of Leith**. The river forms a green corridor from the Pentland Hills to Leith Harbour, and the walkway which runs alongside is great for running, cycling or just a leisurely walk. Take a Sunday stroll along the banks to **Stockbridge** to enjoy its trendy, village vibe or walk a little further and get lost in the magnificent Royal Botanic Gardens Edinburgh.

Separated by Princes Street Gardens, the **New Town** and **Old Town** make up a UNESCO World Heritage Site with a split personality. The New Town is all regimented elegance and one of the finest examples in the country of Georgian town planning. By contrast, the medieval Old Town features tiny streets and alleyways off the **Royal Mile** [8], an historic thoroughfare which runs between **Edinburgh Castle** [9] and Holyrood Palace. The much-photographed **Grassmarket** and **Victoria Street** [10] are popular with locals and tourists alike for their boutique shops, restaurants, cafés and bars.

SHOPPING AND SOCIALISING

George Street [11] has eclipsed the neighbouring **Princes Street** [12] as the city's premier shopping thoroughfare. In addition, it has a great selection of bars and restaurants, including The Dome which has become famous for its stunning Christmas decorations.

Multrees Walk [13] is the address for designer shopping and is home to Harvey Nichols, Louis Vuitton, Michael Kors, Burberry, Mulberry, Tommy Hilfiger and Hugo Boss.

St James Quarter [14] is Edinburgh's newest shopping centre, featuring a large John Lewis and other high street stores, as well as great food outlets and an Everyman cinema.

CULTURE

National Galleries of Scotland: Modern 1 [15] and **Modern 2** [16] are home to Scotland's collection of modern art and host major temporary exhibitions. Modern 1 is also home to an excellent café!

The **Theatre District** [17] is located just off Lothian Road and comprises of the historical Lyceum theatre, the Usher Hall and The Traverse, a famous venue for contemporary Scottish theatre.

National Portrait Gallery [18]

National Galleries of Scotland: National [19]

Royal Scottish Academy [20]

National Museum of Scotland [21]

TRANSPORT

Haymarket Station [22] is an important transport hub, combining rail, tram and bus services, and links to Edinburgh's main train station at **Waverley** [23]. The tram provides a handy, frequent service to Edinburgh Airport.

SPORT

Village View's residents can apply for a Community Membership at the **Ravelston Sports Club** [24] to use the excellent sports facilities at Stewart's Melville College. At the opposite end of Belford Road, **Drumsheugh Baths Club** [25] is a magnificent Victorian swimming pool and gym for members. **Edinburgh Sports Club** [26] provides a great local venue for racket sports as well as a gym.

The Grange Cricket Club [27]

Edinburgh Accies Sports Ground [28]

EDUCATION

Stewart's Melville College [29] is one of Edinburgh's leading independent schools and just 10 minutes' walk away.

Fettes College [30]

Broughton High School [31]

Edinburgh Academy [32]

George Heriot's School [33]

Edinburgh College of Art [34]

University Of Edinburgh [35]





GETTING ABOUT

From the expanded Edinburgh tram line, to access to the city's extensive cycle network, Village View is ideally located to make the most of the Capital's ever expanding transport network.

BY FOOT

Water of Leith Walkway	2 minutes
Dean Village	4 minutes
National Galleries of Scotland: Modern 1 & 2	7 minutes
Stewart's Melville College	9 minutes
William Street	9 minutes
Haymarket Railway Station	12 minutes
George Street & Princes Street	14 minutes
Stockbridge	18 minutes
Theatre District	19 minutes
Murrayfield Rugby Stadium	28 minutes

BY BIKE

Royal Botanic Gardens Edinburgh	8 minutes
Edinburgh College of Art	10 minutes
University Of Edinburgh	11 minutes
The Scottish Parliament	12 minutes

BY TAXI/CAR

Craighleith Retail Park	4 minutes
Multrees Walk & St James Centre	8 minutes
Edinburgh Waverley Station	9 minutes
M8 Motorway	14 minutes
Edinburgh Airport	16 minutes

BY TRAM/BUS FROM HAYMARKET

Edinburgh Park	18 minutes
Edinburgh Airport	24 minutes
Leith	25 minutes

BY RAIL

Haymarket Station to Edinburgh Park	7 minutes
Haymarket Station to Glasgow Queen Street	40 minutes
Edinburgh Waverley Station to London King's Cross	4 hours 18 minutes

OPPOSITE
The West End tram stop sits on Shandwick Place at the western end of Princes Street.

Forty-four of the apartments have allocated parking spaces in the secure, underground car park, but it's so easy to make use of Edinburgh's public transport network that a car is not a necessity for getting about. Haymarket Station is a 12-minute walk away, giving you access to the rail network, as well as local buses and the Edinburgh tram, which can take you east as far as Leith and over to Edinburgh Park and the Airport in the west.

With Edinburgh's ever expanding safe cycling routes, a bike is a great way to stay healthy on your daily commute and Village View has ample secure bike storage in the underground car park.

HISTORY IN THE MAKING

From period conversions to contemporary apartments, AMA Homes has been at the forefront of residential development in Edinburgh for 40 years, garnering many prestigious awards in the process.



AMA has been involved in the restoration and reimagining of period buildings from the start. Its aim has always been to accentuate and enhance the positive features of the original buildings, while updating them to the standards expected for modern, luxury living. In tandem, it has worked with a range of talented architects to create new-build developments, which have presented an up-to-date, stylish vision for the Capital.

This dedication to care and conservation for historical buildings, and modern, sympathetic design for the future can be seen across the city. It's that dedication to quality and design that AMA have brought to Village View.

ABOVE
Succoth Heights in Murrayfield set the standard for new developments in conservation areas.

St Vincent Place created two contrasting apartment blocks and a new pedestrian thoroughfare in the New Town.

OPPOSITE
The Torwood development required the conversion of a Victorian villa into two spectacular homes, as well as the construction of two modern apartment blocks within the landscaped grounds.





THE FLOORPLANS

The plans on the following pages show you the layout for each apartment in Douglas House.



ABOVE

The left hand image shows the main entrance to Douglas House at Level 0. Belford Road and Sunbury Mews slope down from that point, revealing the entrances to the other blocks and townhouses at lower levels.

Images are early architectural drawings showing the concept development for the site.

OPPOSITE

The living area in Plot 12 with patio doors opening onto a private balcony.

Image is for illustrative purposes only.

To help identify where each apartment sits within the site, there's a graphic accompanying each plan. The level numbering is based on the Belford Road entrance for Douglas House being Level 0, with two levels below, B1 and B2, and two levels above, L1 and L3.

Please note: because the level numbering works across the whole development, there is no Level 2 in Douglas House, as the apartments on its ground and first floors have a much taller ceiling height than in the other blocks.

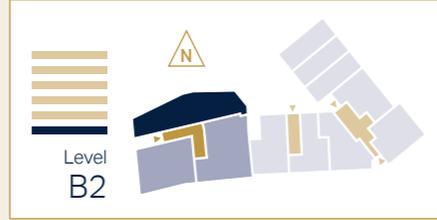
PLOT B2-01

2 Bedroom Apartment | Douglas House

60/1 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	8.3 x 7.0	27'2 x 22'11
Principal Bedroom	4.7 x 5.0	15'5 x 16'5
En Suite	2.6 x 3.7	8'6 x 12'1
Bedroom 2	2.7 x 6.1	8'10 x 20'0
Shower Room	1.9 x 3.7	6'3 x 12'1
Terrace Area	12.5 m ²	135 ft ²
Total Area	134.8 m²	1,451 ft²

Room dimensions are taken at the widest point (metres feet)



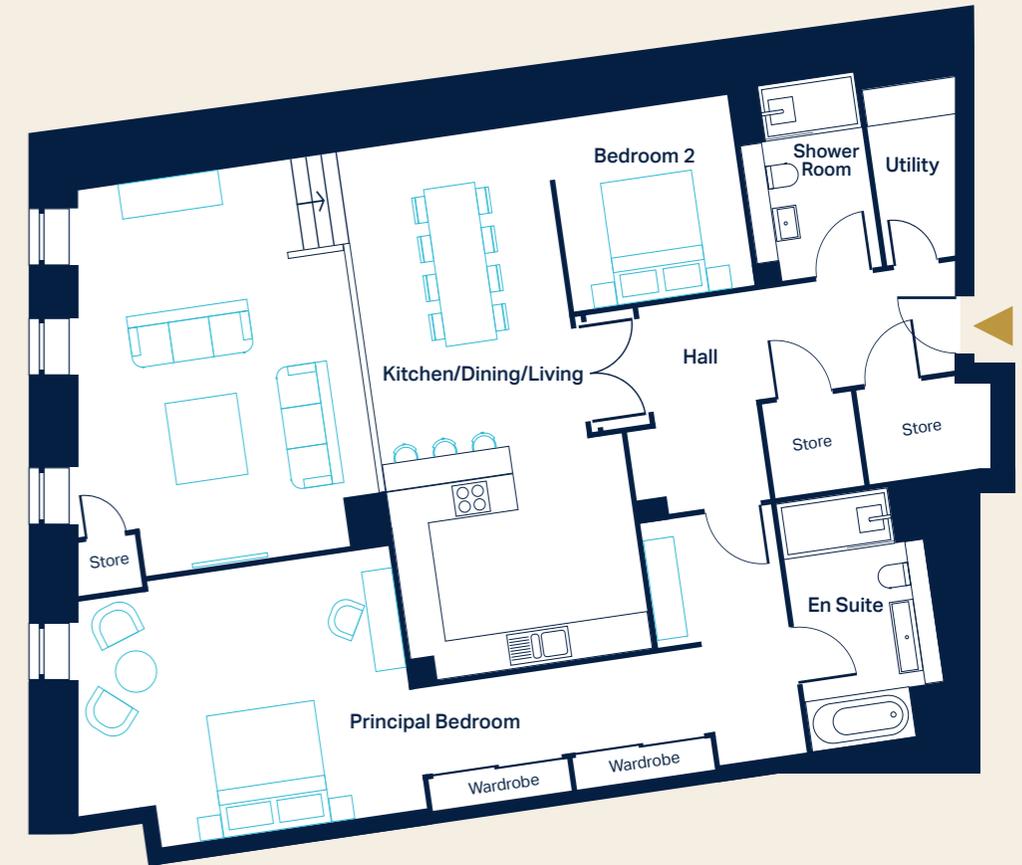
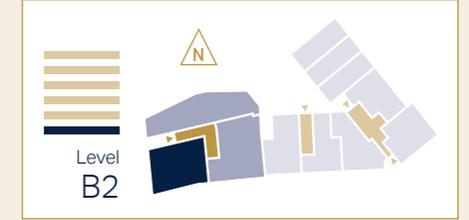
PLOT B2-02

2 Bedroom Apartment | Douglas House

60/3 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	9.0 x 8.7	29'6 x 28'6
Principal Bedroom	11.9 x 4.2	39'0 x 13'9
En Suite	2.2 x 4.0	7'2 x 13'5
Bedroom 2	2.9 x 3.1	9'6 x 10'2
Shower Room	1.9 x 3.1	6'3 x 10'2
Utility	1.5 x 2.8	4'11 x 9'2
Total Area	154.1 m²	1,659 ft²

Room dimensions are taken at the widest point (metres feet)



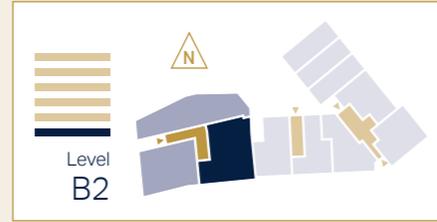
PLOT B2-03

2 Bedroom Apartment | Douglas House

60/2 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	4.9 x 11.0	16'1 x 36'1
Principal Bedroom	3.8 x 4.4	12'5 x 14'5
En Suite	3.7 x 1.9	12'1 x 6'3
Bedroom 2	3.0 x 7.5	9'10 x 24'7
Shower Room	3.2 x 2.8	10'6 x 9'2
Utility	1.5 x 2.9	4'11 x 9'6
Store	3.6 x 2.9	11'9 x 9'6
Terrace Area	33.4 m ²	360 ft ²
Total Area	185.5 m²	1,997 ft²

Room dimensions are taken at the widest point (metres feet)



PLOT B1-12

2 Bedroom Apartment | Douglas House

60/4 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	8.3 x 7.0	27'2 x 22'11
Principal Bedroom	4.7 x 4.9	15'5 x 16'1
En Suite	2.6 x 3.7	8'6 x 12'1
Bedroom 2	2.7 x 6.0	8'10 x 19'8
Shower Room	1.9 x 3.7	6'3 x 12'1
Terrace Area	5.5 m ²	60 ft ²
Total Area	128.3 m²	1,381 ft²

Room dimensions are taken at the widest point (metres feet)



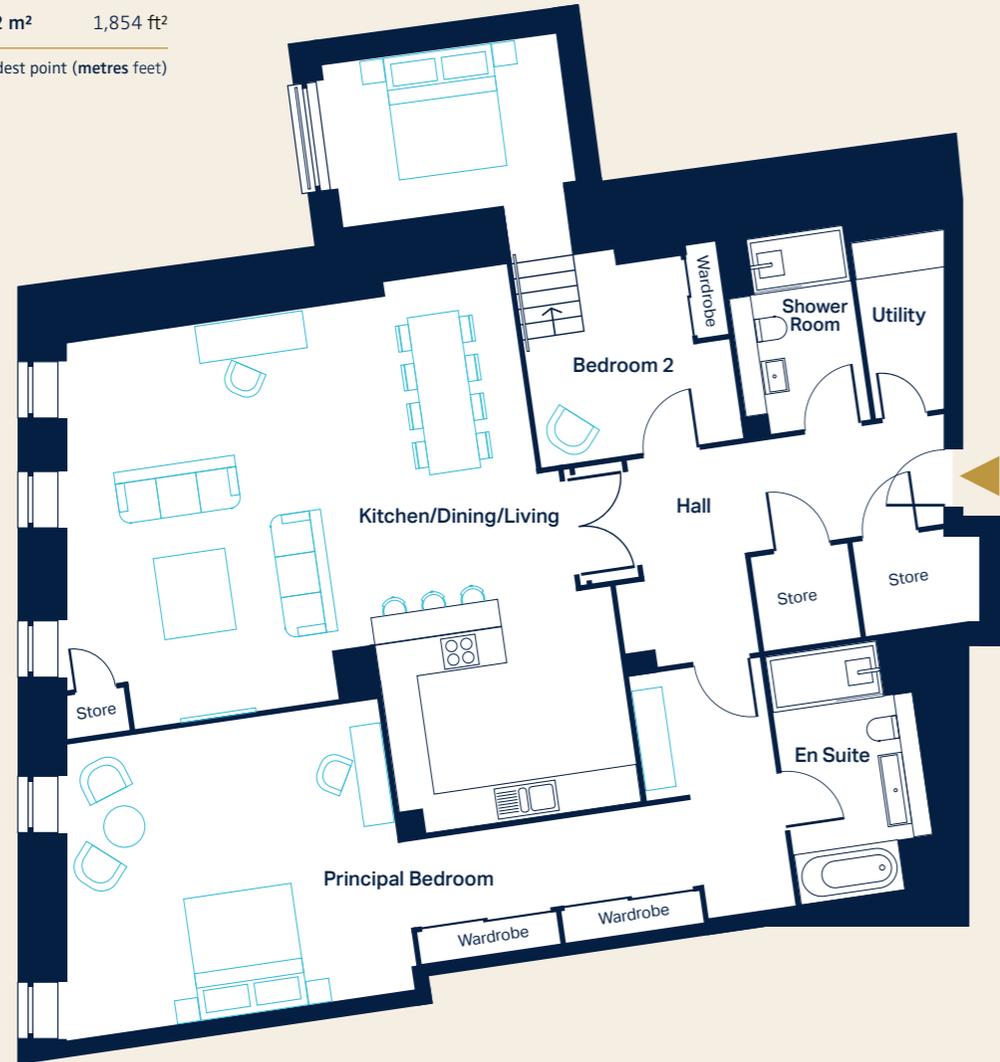
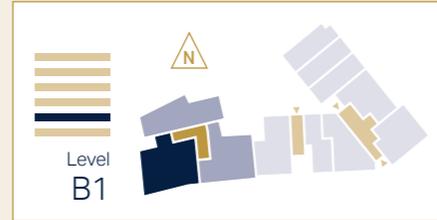
PLOT B1-13

2 Bedroom Apartment | Douglas House

60/6 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	9.1 x 8.9	29'10 x 29'2
Principal Bedroom	11.9 x 4.7	39'0 x 15'5
En Suite	2.2 x 4.0	7'2 x 13'5
Bedroom 2	3.8 x 6.9	12'5 x 22'7
Shower Room	1.9 x 3.1	6'3 x 10'2
Utility	1.5 x 3.0	4'11 x 9'10
Total Area	172.2 m²	1,854 ft²

Room dimensions are taken at the widest point (metres feet)



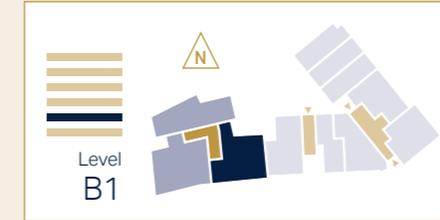
PLOT B1-14

2 Bedroom Apartment | Douglas House

60/5 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	4.9 x 11.1	16'1 x 36'5
Principal Bedroom	12'5 x 4.5	12'5 x 14'9
En Suite	3.7 x 2.0	12'1 x 6'6
Bedroom 2	3.1 x 7.5	10'2 x 24'7
Shower Room	3.2 x 2.8	10'6 x 9'2
Utility	1.5 x 2.9	4'11 x 9'6
Store	3.6 x 2.6	11'9 x 8'6
Total Area	152.0 m²	1,637 ft²

Room dimensions are taken at the widest point (metres feet)



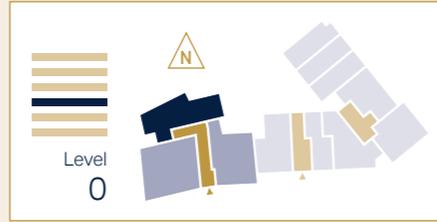
PLOT L0-20

2 Bedroom Apartment | Douglas House

60/7 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	8.3 x 9.5	27'2 x 31'2
Principal Bedroom	4.7 x 5.0	15'5 x 16'5
En Suite	2.6 x 3.7	8'6 x 12'1
Bedroom 2	6.0 x 2.7	19'8 x 8'10
Shower Room	1.9 x 3.7	6'3 x 12'1
Terrace Area	5.5 m ²	60 ft ²
Total Area	140.2 m²	1,509 ft²

Room dimensions are taken at the widest point (metres feet)



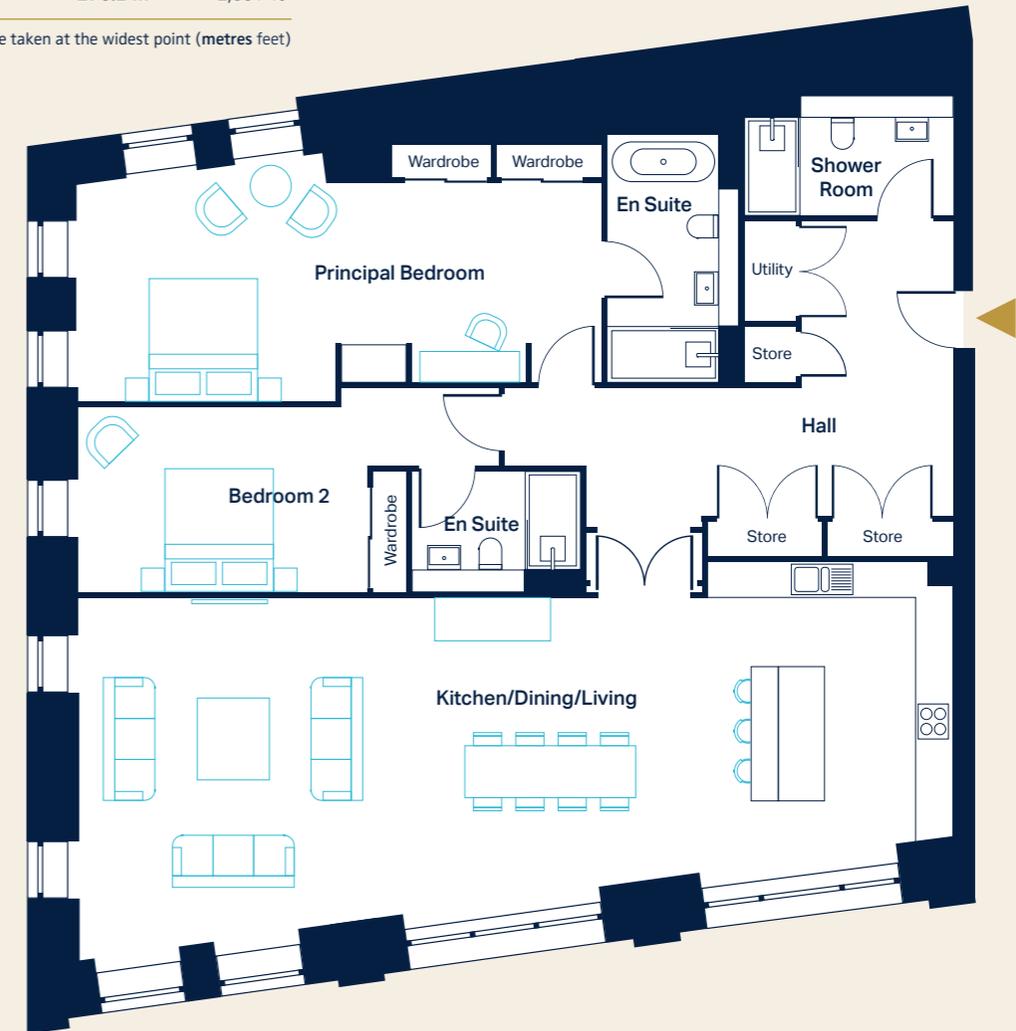
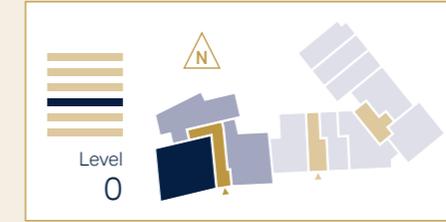
PLOT L0-21

2 Bedroom Apartment | Douglas House

60/9 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	14.3 x 5.8	46'11 x 19'0
Principal Bedroom	8.5 x 4.0	27'10 x 13'5
En Suite	2.1 x 4.0	6'10 x 13'5
Bedroom 2	6.8 x 2.9	22'3 x 9'6
En Suite	2.7 x 1.8	8'10 x 5'10
Shower room	3.3 x 1.8	10'10 x 5'10
Total Area	176.2 m²	1,897 ft²

Room dimensions are taken at the widest point (metres feet)



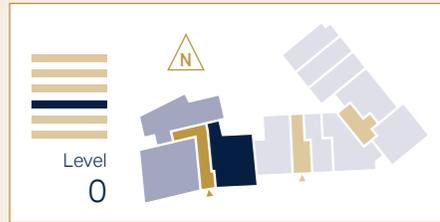
PLOT L0-22

3 Bedroom Apartment | Douglas House

60/8 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	9.9 x 5.6	32'5 x 18'4
Principal Bedroom	3.7 x 4.9	12'1 x 16'1
En Suite	3.1 x 1.9	10'2 x 6'3
Bedroom 2	3.6 x 5.1	11'9 x 16'8
En Suite	2.3 x 1.8	7'6 x 5'10
Bedroom 3	3.0 x 6.5	9'10 x 21'4
Shower Room	2.7 x 1.9	8'10 x 6'3
Utility	1.7 x 2.0	5'7 x 6'6
Total Area	141.0 m²	1,518 ft²

Room dimensions are taken at the widest point (metres feet)



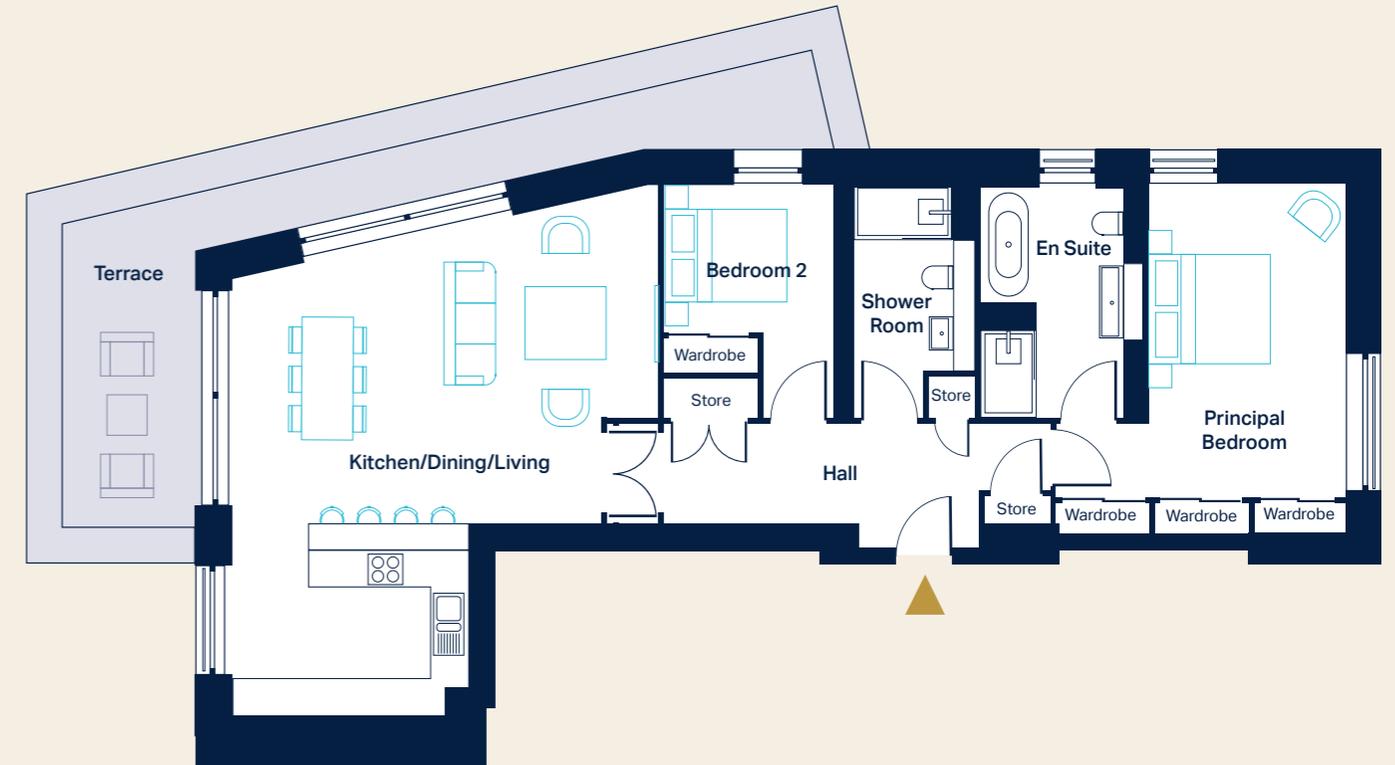
PLOT L1-28

2 Bedroom Apartment | Douglas House

60/10 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	6.9 x 7.9	22'7 x 25'11
Principal Bedroom	4.7 x 5.0	15'5 x 16'5
En Suite	2.6 x 3.7	8'6 x 12'1
Bedroom 2	2.7 x 3.8	8'10 x 12'5
Shower Room	1.9 x 3.7	6'3 x 12'1
Terrace Area	23.9 m ²	258 ft ²
Total Area	136.2 m²	1,467 ft²

Room dimensions are taken at the widest point (metres feet)



PLOT L1-29

3 Bedroom Apartment | Douglas House

60/12 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	10.8 x 12.7	35'5" x 41'8"
Principal Bedroom	4.1 x 5.1	13'5" x 16'8"
En Suite	3.3 x 1.9	10'10" x 6'3"
Bedroom 2	4.0 x 5.7	13'5" x 18'8"
En Suite	2.7 x 1.9	8'10" x 6'3"
Bedroom 3	3.6 x 5.0	11'9" x 16'5"
Shower Room	1.9 x 3.1	6'3" x 10'2"
Utility	1.8 x 2.6	5'10" x 8'6"
Total Area	202.1 m²	2,176 ft²

Room dimensions are taken at the widest point (metres feet)



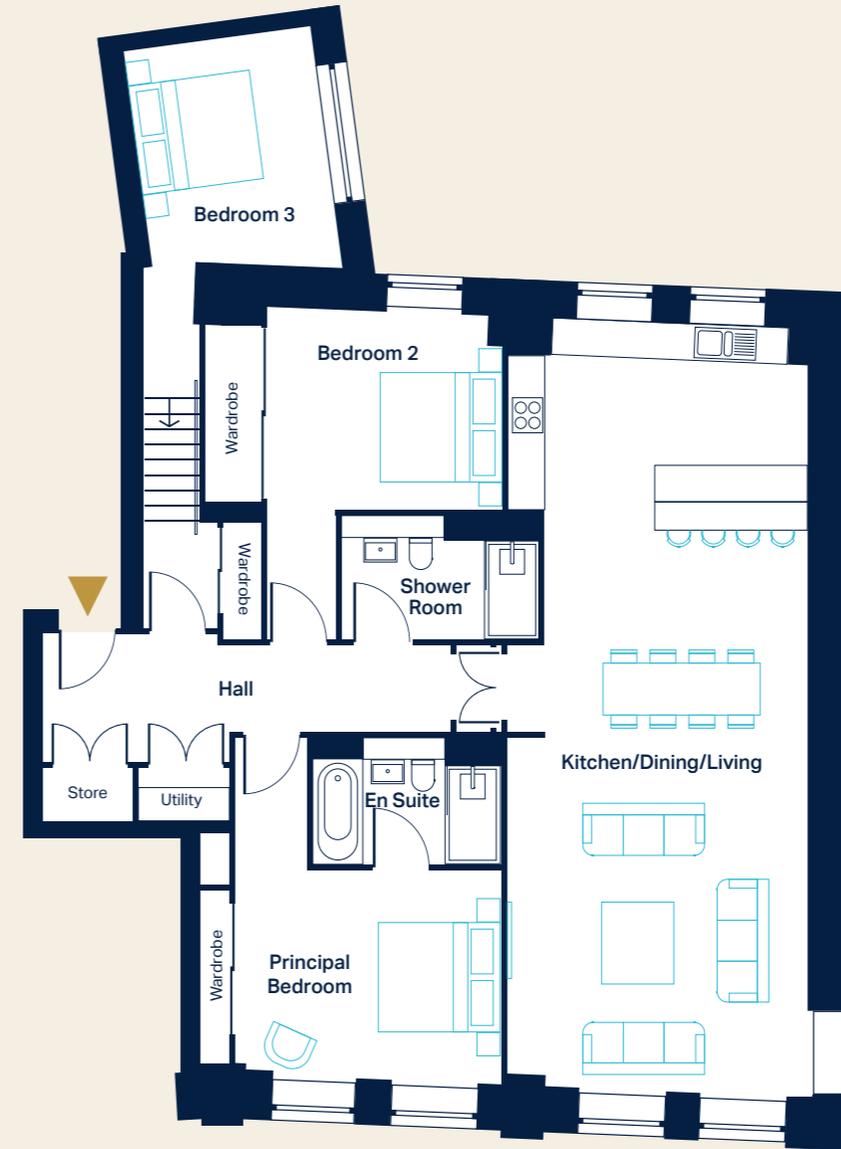
PLOT L1-30

3 Bedroom Apartment | Douglas House

60/11 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	4.8 x 12.4	15'9" x 40'8"
Principal Bedroom	4.3 x 5.4	14'1" x 17'8"
En Suite	3.0 x 2.0	9'10" x 6'6"
Bedroom 2	3.8 x 5.3	12'5" x 17'4"
Bedroom 3	3.1 x 6.3	10'2" x 20'8"
Shower Room	3.1 x 1.9	10'2" x 6'3"
Total Area	148.2 m²	1,596 ft²

Room dimensions are taken at the widest point (metres feet)



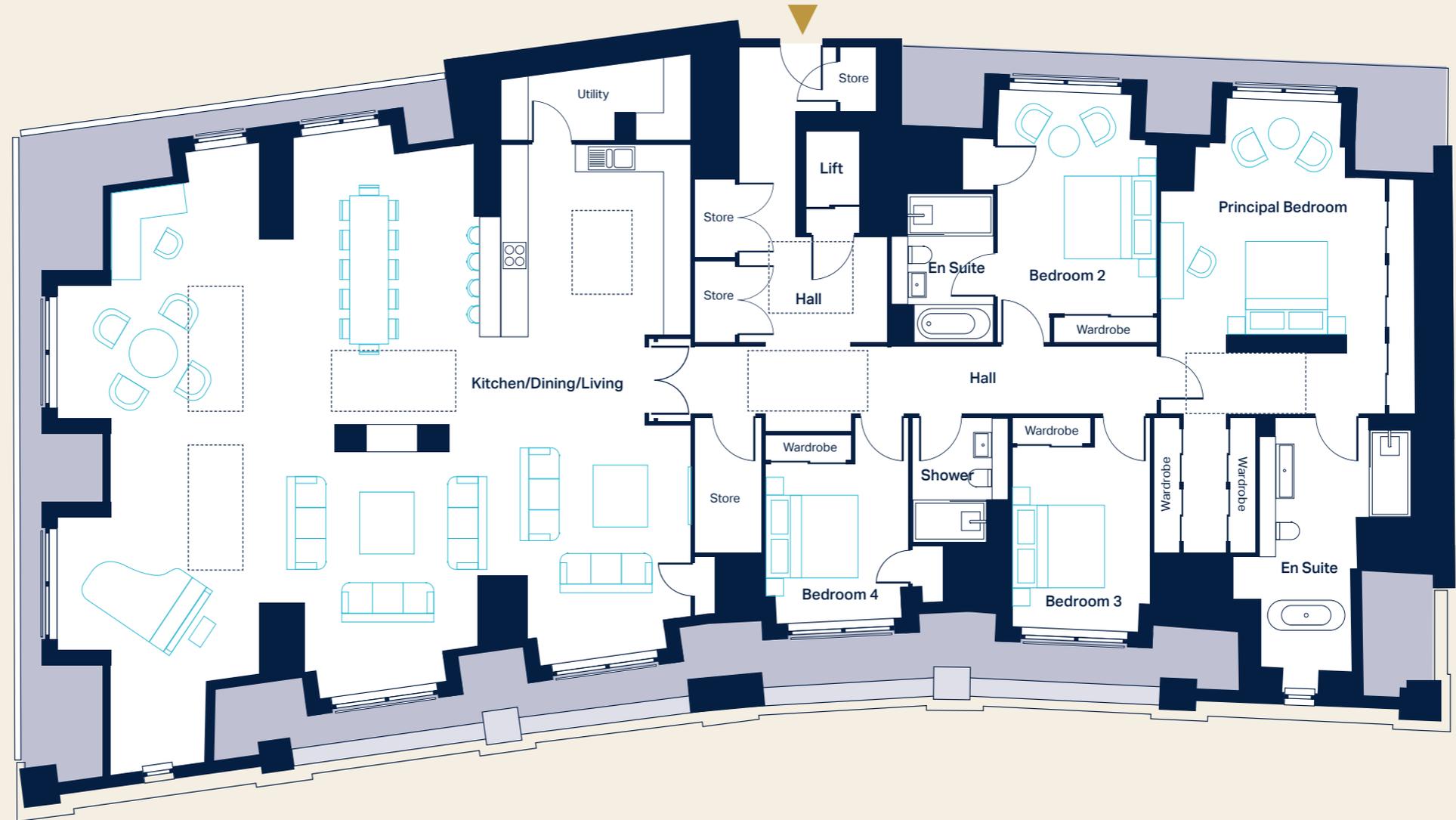
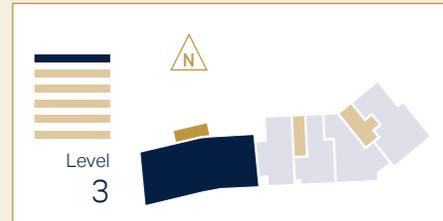
PLOT L3-40

4 Bedroom Penthouse | Douglas House

60/13 Belford Road Edinburgh EH4 3DF

Kitchen/Dining/Living	13.7 x 12.3	44'11" x 40'4"
Principal Bedroom	4.8 x 9.7	15'9" x 31'9"
En Suite	3.2 x 5.4	10'6" x 17'8"
Bedroom 2	3.4 x 5.4	11'1" x 17'8"
En Suite	2.0 x 3.1	6'6" x 10'2"
Bedroom 3	2.9 x 4.5	9'6" x 14'9"
Bedroom 4	3.0 x 4.3	9'10" x 14'1"
Bathroom	1.9 x 2.6	6'3" x 8'6"
Utility Room	4.2 x 1.8	13'9" x 5'10"
Total Area	319.8 m²	3,443 ft²

Room dimensions are taken at the widest point (metres feet)



VILLAGE VIEW SPECIFICATION

GENERAL

The development comprises of the residential conversion of Douglas House, an impressive, late 1800’s, 5-storey, former car showroom into 9 apartments with a new-build extension block to the rear adding a further 4 apartments. To the east, a new residential block extends to 9 storeys and contains 32 apartments, as well as 3 main door townhouses accessed off Sunbury Mews.

Below the new-build block is a 44-space car park, accessed via Sunbury Mews. The car park is located at Level 0, with residential units on levels 1-8 (please note that this numbering differs from the levels shown on the plans). Access to the flats is via main entrances on Belford Road, as well as full lift access to all levels from the car park.

The car park is naturally ventilated by means of openings with metal louvres. Car park surface water is collected and discharged by means of a porous paving drainage system.

EXTERNAL ENVELOPE

Structural Frame

New build blocks comprise of a structural steel frame supporting 150mm thick pre-cast concrete floor slabs and podium deck. The existing Douglas House building has a steel frame with mix of brick/stone external walls and timber joisted floors.

External Walls

External walls to the new build areas are a mix of Brick, Stone and metal cladding, as detailed below:

Brickwork 102.5mm Facing Brick tied back to SFS w/ 50mm cavity w/ 110mm thick rainscreen slab (non-combustible) insulation on non-combustible Sheathing Board fixed to SFS stud framing, SFS fully filled with Slab insulation w/ Protect Barrier VCL. Internal plasterboard linings.

Stone 90mm Buff stone cladding tied back to SFS w/ 62.5mm cavity w/ 110mm thick rainscreen slab (non-combustible) insulation on non-combustible Sheathing Board fixed to SFS stud framing. SFS fully filled with Slab insulation w/ Protect Barrier VCL. Internal plasterboard linings.

Metal Cladding Standing-seam Aluminium metal cladding panel on Horizontal rail system with associated brackets fixed to SFS framing w/ 50mm cavity w/ 110mm thick rainscreen slab (non-combustible) insulation on non-combustible Sheathing Board fixed to SFS stud framing. SFS fully filled with Slab insulation w/ Protect Barrier VCL. Internal plasterboard linings.

To the existing Douglas House conversion units, existing stone walls have been thermally upgraded with 120mm insulation internally. Externally a programme of repair/repointing has been carried out to the stone façade throughout. Internal plasterboard linings.

Ground Floor (Car Park Level) Floors

Plant rooms & bin stores 150mm cast in-situ concrete slab on high-performance damp proof membrane, on 50mm concrete blinding on Type 1 upfill.

Upper-level floors

Residential with car park below 150mm thick pre-cast concrete flooring units overlaid with 50mm screed, 365mm rigid void-former insulation, 65mm underfloor heating screed and floor finishes.

Residential to residential (typical) 150mm thick pre-cast concrete flooring units overlaid with 70mm rigid insulation, 65mm underfloor heating screed and floor finishes.

Residential to residential (Douglas House Conversion) 100mm acoustic slab insulation between existing timber floor joists, overlaid with 22mm chipboard, with ‘Hush’ acoustic floor cradle system above with 22mm T&G chipboard flooring and floor finishes. Ceiling lining below: 1 No. layer 19mm Gyproc plank and 1 No. layer 12.5mm plasterboard on resilient bars, fixed to joist and sealed at perimeter for acoustic/fire separation. Finished ceiling below comprised of plasterboard on suspended metal frame system.

Residential ground floor (Douglas House Conversion - Level 01) Beam and block floor construction topped with 50mm screed, 100mm rigid PIR insulation, 22mm chipboard and floor finishes.

Stairs

Stairs within common circulation areas to be precast flights and landings. Stairs within properties to be timber.

New Flat Roofs

150mm thick pre-cast concrete slab overlaid with Insulated single ply membrane warm deck roof covering. Sika single ply membrane applied over rigid tapered insulation on bituminous vapour barrier membrane.

Existing Pitched Roof (Douglas House Conversion)

Existing slate roof stripped, all sarking inspected and repaired where required and new slates installed to roof throughout. Existing roof trusses fully-filled with mineral wool insulation.

Terraces/Balconies

150mm thick pre-cast concrete slab overlaid with Bauder felt waterproofing system laid on tapered warm deck roof insulation and vapour control layer. Additional 70mm under-slab insulation to meet u-value requirements (where terrace is above heated accommodation). Aluminium decking pedestals and bearer support system to non-combustible decking boards. Metal powder coated barrier railings to provide edge protection where required – 1.1m high.

Windows / External doors

High performance double-glazed windows & doors featuring powder coated aluminium framing and cills. Colour to be Anthracite Grey (RAL 7016).

Townhouse Main Entrance Doors

Heavy duty, composite doorset featuring integrated vision panel and stainless-steel ironmongery.

Bike Store

Secure bike storage provided within car park, with a mix of individual and grouped bike racks.

Bin Stores

Three Bin stores provided to development, located in car park and to west end of Douglas House.

INTERIORS

Apartment Entrance Doors

Internal, heavy duty, solid core door sets featuring flush HW veneer finish to both sides. Frame veneer to match doors. Includes stainless steel ironmongery, self-closing devices and intumescent & smoke seals.

Internal Doors

Internal solid core door with veneer finish, including FD30s doors to fire rated hallways with stainless steel ironmongery, self-closing devices and intumescent & smoke seals.

Party walls between apartments (generally)

Twin 50mm Knauf C Studs with 25mm Knauf Insulation Acoustic Roll between each stud, with 2 No. layers of 15mm Knauf Soundshield board to each side.

Internal apartment walls (generally)

70mm Knauf C Studs with 50mm Knauf Insulation Acoustic Roll between studs, with 1 No. layers of 15mm Knauf Soundshield board to each side.

Lift shaft walls

Shaft walls formed in 140mm dense concrete block.w

Internal Floor finishes

Floors are finished throughout with wide plank engineered timber flooring, bathrooms with large format porcelain tiles and bedrooms fitted with carpet. Entrance common hallways at Ground level are finished in large format porcelain tiling. Mattwell and coir matting at external entrance doors.

Upper-level communal areas and staircases are finished with heavy duty carpet.

INTERNAL FITTINGS

Bath and Shower Rooms

Bathrooms are furnished with a range of top-quality sanitaryware with chrome mixer taps, pop up wastes and concealed cisterns. Shower rooms are fully-fitted wet rooms featuring showers with thermostatic mixer valves. Electric shower provided to single shower room within townhouse properties. Rooms with shower baths have fixed shower screens above the baths for easy access. Bath and shower wall areas are lined with mix of large format ceramic and porcelain tiles, including feature tiles. Wash basins and WCs are wall

mounted on a bespoke bulkhead faced with tiles. Heated towel rails are fitted in each bathroom or shower room.

Kitchens

Kitchens are individually designed with custom made fittings, with finishes selected from a complimentary palette. Worktops are granite/composite quartz stone with splashbacks, shelving and under counter lighting. Extensive range of high-quality integrated appliances included. All apartments will also be fitted with a boiling water tap.

Bedrooms

All bedrooms feature built-in wardrobes and are fitted-out with a combination of hanging rail, drawer unit, open shelves, and integral lights where appropriate.

Internal Finishes

Apartments are decorated with emulsion paint wall finish and ceilings, and eggshell finish to all timber skirting, cills and aprons.

INTERNAL SERVICES

Central Heating

New-build Units All apartments have been fitted with gas-fired boiler to provide space heating and domestic hot water. Space heating in all rooms will be provided by means of a plumbed underfloor heating system.

Townhouses Townhouse units have been fitted with Air Source Heat Pump (ASHP) systems to provide space heating and domestic hot water. Space heating in all rooms will be provided by means of a plumbed underfloor heating system.

Douglas House Conversion All apartments have been fitted with gas-fire boiler to provide space heating and domestic hot water. Space heating in all rooms (with the exception of bathrooms) will be provided by means of wall mounted radiators throughout. Radiators are provided with thermostatic radiator valves except in living spaces or principal bedrooms where room thermostats are fitted. Bathrooms/shower rooms fitted with electric underfloor heating.

Hot water

Domestic hot water is generated in each apartment by a gas-fired boiler (or Air Source Heat Pump to Townhouses). Combi boilers will serve smaller units, while larger units will be served by a system boiler and domestic hot water cylinder.

Cold Water

All apartments are served from a combined water tank and booster unit located in the ground floor plantroom.

Ventilation

New-build apartments served by a MVHR (Mechanical Ventilation with Heat Recovery) system.

Townhouses and properties within the Douglas House conversion are provided with trickle ventilation to windows and a mechanical ventilation system (MEV/dMEV) to serve kitchens, bathrooms and utility rooms. Kitchens are also served by cooker hood extractors at hob locations.

Automatic Fire Suppression System

The development is served by a fire suppression system in line with the Fire Strategy for the building design, serving all units accessed via the main communal entrance at No. 59 Belford Road. A fire-fighting water tank is fitted within the tank room at car park level.

TV/Radio

The building is provided with a Sky satellite receiving dish, sensitively located at roof level. All apartments are connected to the blocks integrated reception system (IRS), with delivers Satellite and digital terrestrial (DTT), Digital radio (DAB) and FM radio to each apartment. A TV socket outlet is provided in the lounge and bedrooms. The IRS system allows for Sky homes specification for a coaxial integrated reception system incorporating digital channel stacking technologies – Sky Q compatible. Virgin Media outlets are also provided within each apartment and are located in the living rooms and bedrooms.

Telephone

A BT service cable is provided to the ONT (optical Network Termination Point) located in the service cupboard within each apartment. The ONT is connected to a central data cabinet with CAT6 cabling installed to the living room and all bedrooms terminating in RJ45 outlets. The telecoms provider of the purchaser’s choice will be responsible for providing a service connection to activate the system.

Lighting

The apartments are illuminated with recessed ceiling downlighters with low energy LED lamps, LED strips within coffered ceilings and track lighting for feature lighting within kitchens.

Ceiling roses are provided in the kitchen and dining areas to allow the purchaser to install a feature pendant fitting of their choice. Bedrooms feature 3-way lighting switching, with switches located at the door and at both sides of the bed. External soffit light fittings illuminate apartment terraces and balconies. Communal areas feature a combination of recessed downlighters and LED strips within feature ceilings.

Mains Power

A generous provision of power points is installed throughout the apartments. All integrated appliances are pre-connected and controlled from a centralised switch plate within the kitchen.

Shaver sockets are provided in each bathroom and en-suite integrated into the LED bathroom mirror.

Intruder Alarm Systems

Each property will be served by an intruder alarm system for security. The blocks will also have a CCTV system at the common entrances.

Fire, Carbon Monoxide & Carbon Dioxide Detection

All apartments are fitted with mains operated battery backup alarms to comply with the current safety legislation.

Sound System

Apartments are fitted with wiring and speaker infrastructure for a sound system. Speakers are integrated into the ceiling of the lounge and kitchens, as well as the principal bedroom and principal en-suite to 2-bed units and above. Concealed wiring is relayed to a hub unit in the electrical services cupboard for connection to the purchaser’s sound system hardware.

Door Entry System/Access Control

There is a video entry phone system, with the main call point at the principal ground floor entrance and control handsets and screen in each apartment hallway.

Lift

Each block is fitted with an Orona passenger lift, serving all apartment floors with high quality lift car finishes lighting and controls.

Communal Post Boxes

Main communal entrances are fitted with private letter boxes for each apartment.

Car Parking/Car Charging

All 44 car park spaces shall be provided with Electric Vehicle chargers within the car park on the Ground floor.

Photovoltaic (Solar Panels)

The development will be served by a photovoltaic array mounted on the roof of the new build apartment blocks. The PV panels will serve selected new-build flatted properties (townhouses and conversion plots not included), running to a PV inverter sited within the apartment service cupboards.

INCOMING SERVICES

Electricity

Main’s electricity is supplied to an individual electricity meter located in the apartment services cupboard and to the apartment consumer unit located with the services cupboard.

Gas

Mains gas is supplied to each apartment, except the townhouses, with internal gas meters provided in the apartment services cupboard.

Cold Water

Boosted mains water is supplied to each apartment from the tank room located in the car park. Mains stopcock is located within the services cupboard in each flat.

Telecoms

A FTTP (Fibre to the premises) connection is provided via the BT Openreach network allowing the purchaser a choice of broadband providers.

GENERAL

The developer reserves the right to alter the specification to provide an equal or improved product at their own discretion.

GET IN TOUCH

For further information on the development or to discuss reserving your new home at Village View, please contact AMA Homes or the selling agents.



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