# ROSEBURY VILLA NORTH

A UNIQUE AND EXCLUSIVE MODERN HOUSE OF EXCEPTIONAL BUILD QUALITY AND ENVIRONMENTAL CREDENTIALS

### ROSEBURY VILLA NORTH

An exceptional modernist luxury home built to world leading standards



### Rosebury Villa North

Rural Hertfordshire location with beautiful views Easy access to M25 and central London Unparalleled environmental credentials Mobility friendly designs Seven bedrooms, eight bathrooms Gross Internal area of 617m2 plus 47m2 integrated double garage 0.65 Acre Plot Rosebury Villa North is the only house marketed externally in the Rosebury Farm development



1 Rosebury Farm 2 Rosebury Villa South 3 Rosebury Villa North



Light Smart Comfortable Highest quality Top environmental credentials

The development has been driven by the self-builds of Rosebury Farm and Rosebury Villa South

The project delivers three modern, innovative, efficient and practical houses



Rosebury Villa North has been built to the same specification as the Rosebury Farm and Rosebury Villa South which are being built by the developer for his family and a friend as two self builds. Rosebury Villa North therefore benefits from an attention to detail, quality, finish and specifications that are not found at other developments

### Design

Simple, elegant and timeless modernist monochrome design by Squared Architects (ex. Foster Partners team)

Concealed gutters and drain pipes

Slim frame windows with black detailing to contrast the white and grey render

Durable and low maintenance slate cladding

Open plan living with central stairwells, kitchen and dining areas

High proportion of glazed walls

High ceilings of 2.5m and floor to ceiling doors

Grannie flat with separate entrance

Accessible step free design with elevator shafts designed in

Double garage integrated into the home

Environmental credentials you can be proud of and ultra low running costs

### boom collective

A highly efficient and sustainable home with 0.14W/m2 thermal performance of walls and roof, high air tightness and triple glazed windows, 10kW PV and 10kWh battery storage.

The environmental, mechanical and electrical systems have been designed by award winning consultants WME Boom

The design has a Energy Performace Certificate score of over 98% putting it in the top 1% of homes in the UK

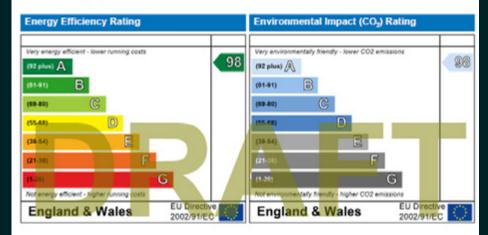
#### Predicted Energy Assessment



Plot 3 Rosebury Farm Crouch Lane Goffs Oak WALTHAM CROSS EN7 6TH Dwelling type: Date of assessment: Produced by: Total floor area: Detached House 25 March 2020 Stroma Certification 614 m<sup>2</sup>

This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be. The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

## Lighting and communication

### Beautiful lighting

Rosebury Villa North is fitted with high quality LED lighting throughout. The fittings have been chosen not just because of their build quality, aesthetics and efficiency, but also because they create a high quality broad spectrum white light.

Higher quality of light means the spectrum of the sun is more accurately recreated making things look better as well as being better for your eyes and health than traditional LEDs.

Key areas have full RGB control enabling beautiful lighting scenes to be created and easily controlled

#### Fibre optic communication

This home has optical fibre communication all the way into the main communications gateway in the plant room

All homes come with CAT7 wired into every major room enabling easy upgrades such as lossless sound piped into every room





### Kitchen





Exclusive, bespoke designer kitchen with premium granite

Miele Top of the range Oven, microwave, dishwasher, fridge and freezer.

Zip Hydrotap Filtered, chilled, sparkling water and boiling water at the press of a button



### Bathrooms

Luxurious and interior designed en suite bathrooms all use sanitary ware by Villeroy and Boch with HansGrohe fittings

These incorporate both the AnticBac and CeramicPlus technologies providing low maintenance and and high levels of hygiene.

Large format Italian porcelain tiles minimise grouting giving better looking, cleaner and healthier bathrooms.













## Low cost and reliable power and water whatever happens to the grid

### Power solutions

- The homes are powered by 10kW premium quality photovoltaic panels combined battery storage
- The combination of these technologies means that in case of a local blackout your home will still be able to run with power for several days
- Home also comes with a 100kW grid connection and an electric vehicle charging point enabling a low cost low carbon daily drive

### Water

 Fresh water from the Thames Water mains is treated for hardness by a BWT water softener onsite. Kitchens also come with filtered tap giving drinking water available chilled, boiling and sparkling.



### Security and safety

### Peace of mind:

- Complete fire, security, access and intruder alarm system
- Ability to send temporary access codes for entry (e.g. for visits from friends and family whilst you are out), as well as to your letter and parcel box (e.g. for your amazon deliveries whist you are out)

### Mobility friendly

- Step free access throughout each floor with low profile sliding door tracks guides to terrace
- Elevator shaft designed in to enable the simple fitting of an elevator providing step free access to all three floors

Heating, cooling and ventilation – a healthy and comfortable home



#### Heating - the perfect temperature in every room

- Heating comes from air sourced heat pumps.
- This is distributed throughout the house using a liquid based underfloor heating.
- Individually controllable thermostats in every key room.

#### Cooling - without blowing cold dry air

- Key rooms that would be susceptible to overheating in the summer are supplemented by chilled ceilings.
- These systems give a higher level of comfort than traditional air conditioning.

### Ventilation system from the world leader Zehnder

- Rosebury Villa North has an integrated mechanical ventilation heat recovery (MVHR) system. The Swiss made Zehnder system is the highest quality available and mechanically brings in fresh, clean, filtered air to the house whilst extracting stale air and humidity.
- This means the house is never stuffy with fresher smelling bathrooms and cooking areas as smelly air is rapidly replaced with fresh air.
- The MVHR recovers heat that would otherwise have been vented in the winter and in the summer the system also cools incoming fresh air

#### Filtered Air - improving the quality of life

- The Zehnder system filters fresh air though an advanced HEPA filter system which reduced 99% particulate pollution, dust and pollen in the home by 99%.
- This significantly improves the indoor air quality versus a traditional home and improving the quality of life for all and especially asthma and hay fever sufferers.



### Smart, simple and futureproofed

KNX

Rosebury Villa North is a smart home and comes pre-programmed with a simple and intuitive setup based on the market leading KNX protocol by Schneider Electric.

The KNX system is one of the most versatile, customisable and upgradable and controls all your access, lighting, heating/cooling and AV requirements seamlessly.

It also includes KNX secure system which protects your communications and security infrastructure from attack.

Basic functionality includes, automatic temperature controls, and pre-programmed lighting scenes on wall buttons Other more advanced functionality should you want it includes the potential for customised log ins and access for different users.

Customise as you want when you want On completion the house comes with customising time with Ithica7 (the UK's foremost specialist in KNX).

For further information please visit: www.knx.org



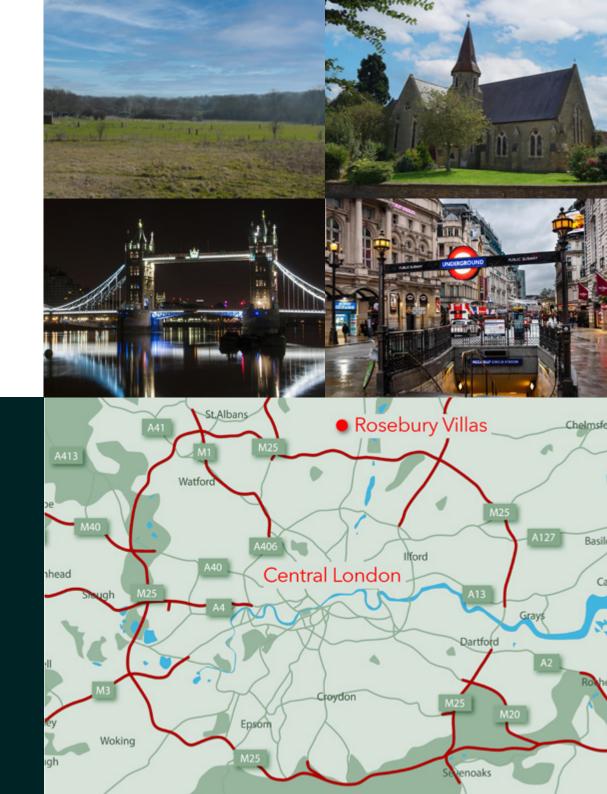
### Unique green belt location

Set off a quiet lane with few neighbours Beautiful views north and east Large gardens with private outdoor spaces

Close enough to central London and major roads 12.7 miles (20.4km) north from central London 2.0 miles (3km ) north of the M25 which is inaudible A10 is 2.8 miles (4.4km) away which takes 8 mins by car M25 Junction 25 is 3.8 miles away (6.12km) and 9 mins by car

Goff's Oak Village 0.7miles (1.1km), 14 mins walk Various shops, restaurants and pubs Schools

Goff's Oak has two Primary Schools: Goffs Oak and Woodside and a Secondary: Goffs Academy. Other notable schools around nearby (around 15 minute drive) include: Stormont, Lochinver House and Saint John's.



### Local public transport links



### Cuffley Train station

1.8 miles (2.9km): 6mins by car, 11 mins by bicycle and 36 mins walk.

Cuffley to London Moorgate (Cross Rail station) from 37m (line goes to Kings Cross at weekends)

Cuffley to Finsbury Park 27 mins

### **Cheshunt Train station**

3.2 miles (5.2km); 13 mins by car, 17 mins by bicycle, 60 mins walk Cheshunt to London Liverpool street (Cross Rail station) from 23mins Cheshunt to Tottenham Hale from 10 mins

### Cross Rail 2

Cheshunt is a Cross Rail 2 station which if built will substantially reduce the travel time to central London. The current expectation is for 10-12 Cross rail trains per hour will help connect Cheshunt to Dalston, Angel, Euston St Pancreas, Tottenham court Road, Victoria, Kings Road Chelsea and Clapham Junction, Wimbledon, amongst others.

Cross Rail 2 is currently on pause as part of recent funding review but expectations remain for this line to be open by 2035.

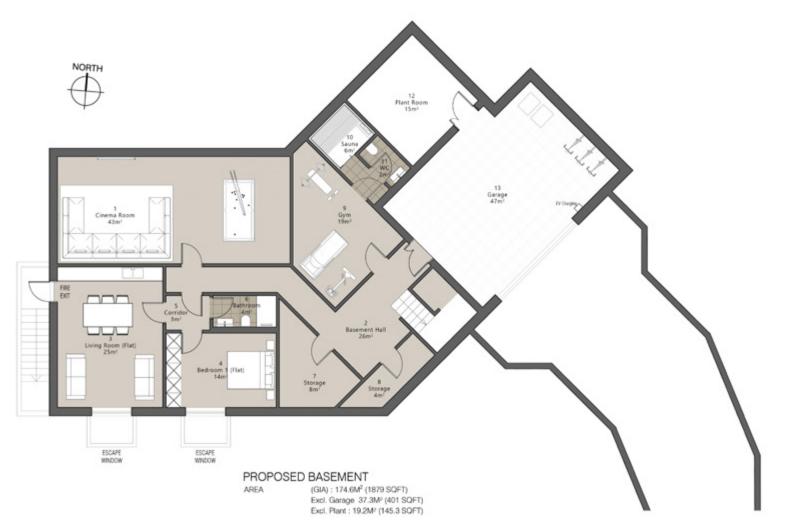


### Build timetable and customisation options

- Construction has started and is targeted for completion by the end of 2022
- Construction monitored by timelapse with image feed available to purchaser
- Limited choice of colours, tiles and finishes
- Greater customisation options within reason available under separate negotiation
- 10 year warranty with BW BUILD WARRANTY



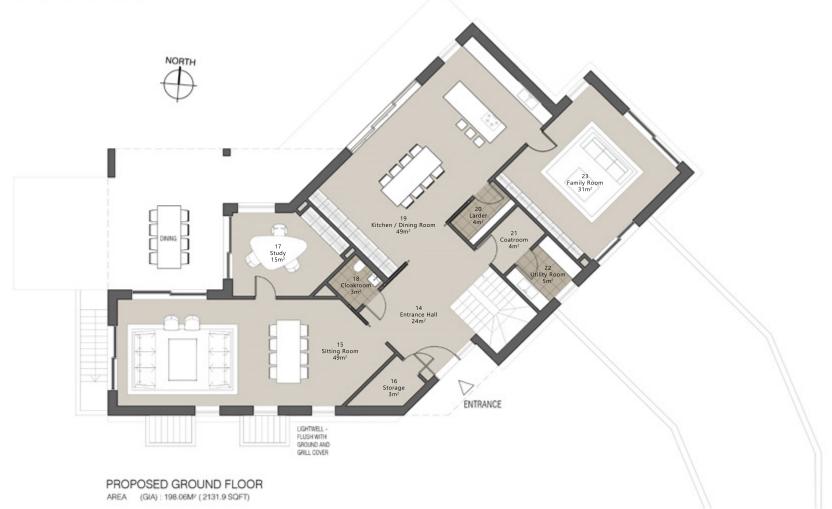
### Basement Floor



### Ground Floor

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### First Floor



AREA (GIA) : 185.2MP (1993 SQFT)

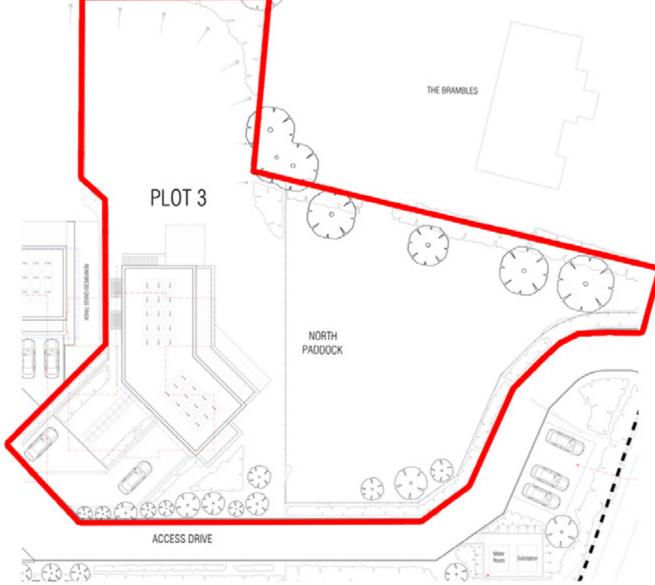
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### Freehold Boundary



## Specification Summary

#### Design and delivery

- Modernist designs by former Foster Partners team at Square Architects: Simone Demurtas and Simone Ceccato
- Open plan living with central kitchen and stairwells and attention to detail in the design including concealed gutters and drainpipes, slim frame windows with black detailing to contrast white and grey render and natural slate cladding.
- Project managed by highly renowned specialists Jackson Coles, main contractor tbc
- All three homes built to similar specification and with same details as Rosebury Farm and Rosebury Villa South self-builds
- 2.5m ceilings and full height doors throughout

#### Accessibility

- Step free access on every floor
- Elevator shafts designed in for accessibility if needed

#### Highly efficient structure, quality construction and envelope

- Highly efficient and sustainable UK sourced steel and timber framed home with German membrane flat roofs
- 0.14W/m2 thermal insulation and high air tightness (near but not passive home standards to allow for better comfort through the ability to heat floors)
- Highly efficient double-glazed windows and built in recesses for hidden/ integrated blinds/wave curtain rails

#### Low carbon energy supply

- Environmental M&E design by Boom Collective
- 10.2kW PV, 10kWh battery storage and EV charging on each property
- 100kW grid connection with sales

#### Water

- Water for the development is softened and pressurised for consistent flow
- Extensive use of land drains to ensure no water accumulation on site

### High comfort levels

- Low carbon and low cost heat provided by air sourced heat pump
- Underfloor heating throughout using a mix of wet and electric systems for optimal comfort
- Chilled ceilings provide cooling for all major rooms
- Swiss MVHR with Hepa filtration ensures fresh healthy air throughout

#### Lighting and building management

- High colour rendition index white LED lighting supplemented by RGB strip lighting in key areas
- Lighting and heating system control split into prime, main and back end zones
- Centralised, programable and customisable building management system using KNX (Schneider Electric building automation protocol) for prime areas (heating, lighting, blinds/curtains) and fire and security/cctv
- Customisation of KNX with Ithaca 7 the UK's foremost specialist in KNX
- Programmable capacitive touch buttons in every room/area
- Complete security, access and intruder alarm system

#### Communication

- Each home has an individual fibre optic connection into the premises
- Each room is cabled with CAT7A

#### Kitchens

- Bespoke Italian designed kitchens with premium granite
- High end Miele appliances:
- Additional external extraction in each kitchen with low noise motors

#### Bathrooms

- Large format Italian porcelain tiles and branded sanitary ware
- Sanitary ware by Villeroy and Boch and HansGrohe fittings



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