

Arbutus Design

The Bungalow/Apartment Hybrid Option

Development of Four Luxury Units in BS9 with Fabulous Views



The hidden gem of Coombe Dingle

Situated in a highly sought after absolutely stunning location,
with views rated as some of the best in Bristol

Want your own grand design?
Want your dream home?
Want your dream life?

here it is...

IMAGINE DESIGNING
PART OF THE LAYOUT
OF YOUR HOME
WITH ARBUTUS
DESIGN
YOU CAN

Some of the best views from one of the best buildings in Bristol.
Come and see what you can't imagine

STUNNING
VIEWS



SPECIFICATION & FEATURES

- 100% clear span structural design throughout each and every floor, allows for imaginative room layouts and designs, now and in the future... feel clear span!
- Solar electric and solar water giving virtually free electricity and heating for life.
- Filtered high quality fresh air in every room via amazing air management and control systems.
- A building designed to not to lose any heat. No radiators! Just brilliantly simple electric underfloor heating in every room for blissful comfort.
- Designed on the principles of life time homes. Easy going stairs, lift, wide corridors, wide doors and structural clear span... feel the space!



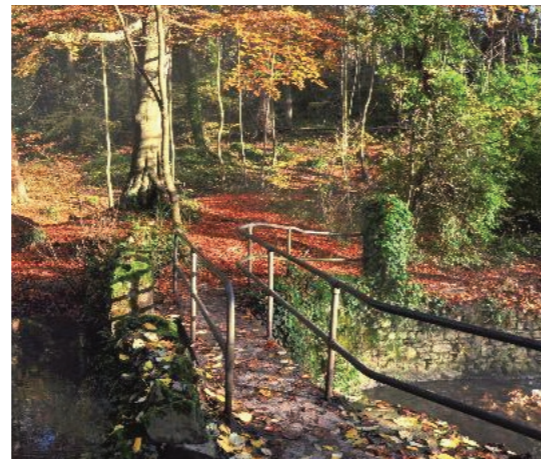
THE BEST OF BRISTOL

MINUTES AWAY

- Blaise Castle Estate 200 metres / 3 minutes 
- A 650 acre Grade II* registered parkland
- Henbury Golf Course 2.1 miles / 6 minutes 
- Durdham Downs 2.2 miles / 7 minutes 
- 400 acres of open space used for leisure
- Whiteladies Road 2.6 miles / 8 minutes 
- Clifton Village 3.3 miles / 10 minutes 
- Bristol Zoo 3.3 miles / 10 minutes 
- Cribbs Causeway 3.7 miles / 9 minutes 
- Cabots Circus 4.8 miles / 18 minutes 
- Ashton Court Estate 5.9 miles / 15 minutes 



Blaise Castle



Hazel Brook Coombe Dingle



Blaise Estate Mansion

LOCAL AMENITIES








JUST AROUND THE CORNER

- Bus stop 50 metres / 1 minutes 
- Local shops & takeaway 350 metres / 4 minutes 
- 3 GP practices within 0.7 miles / 15 minutes 
- Coombe Dingle Leisure Centre 1.1 miles / 4 minutes 
- Sea Mills train station 1.4 miles / 26 minutes 
- 22 schools & colleges within 1.5 miles / 30 minutes 
- 10 dental practices within 1.5 miles / 30 minutes 
- Southmead Hospital 3.2 miles / 13 minutes 
- University of Bristol 3.7 miles / 11 minutes 

CONNECTIVITY

CENTRAL TO THE SOUTH WEST
SOUTH WALES, THE MIDLANDS

AND LONDON

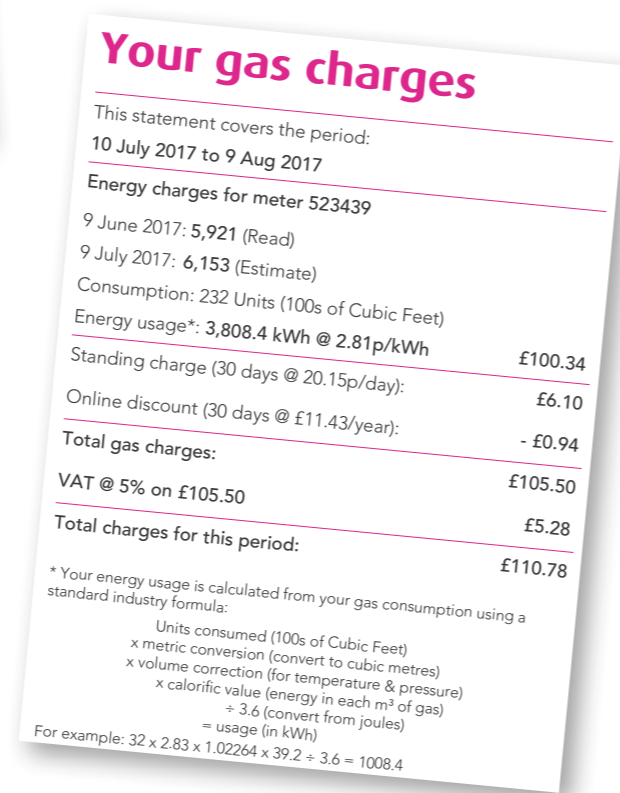
- Temple Meads train station 5.7 miles / 16 minutes 
- M4 - M5 - M49 Junctions 7.2 miles / 14 minutes 
- Bristol Airport 11 miles / 22 minutes 
- Cardiff 38 miles / 41 minutes 
- Exeter 57 miles / 81 minutes 
- Birmingham 86 miles / 74 minutes 
- London 122 miles / 90 minutes 



IMAGINE A LIFE WITH CONSIDERABLY LESS ENERGY BILLS



Save on it!

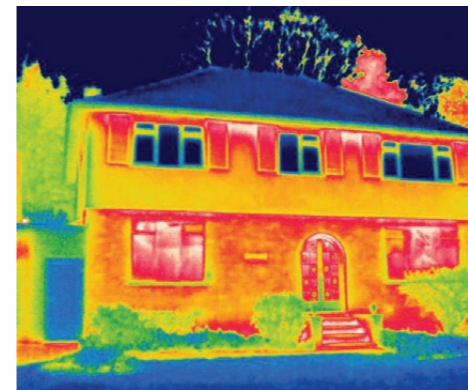


Save on it!



No more ever again... before there's no more left!

SUPER ENERGY EFFICIENT A RATED CONSTRUCTION



Inefficient home construction results in energy loss, money literally seeping from the walls, windows and roof. Don't accept it!



A-rated fuel efficiency. You should be demanding "A" rating!

Energy Performance

Predicted energy assessment results for the Ground Floor Flat, Arbutus Apartments. All four flats obtained very similar results, ranging from 92 to 94.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>

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.



Rainwater Harvesting

Filtered rain water is used for toilets and washing machines, drastically reducing your water consumption and bill.

Arbutus Design

A uniquely A-rated building, resulting from the design and implementation of additional insulation, air ventilation control systems, solar electric systems, solar hot water systems and e-solar reflective 5mm triple glazed windows and doors.... "bin the bills!"

ARBUTUS DESIGN CONTEMPORARY MODERN EFFICIENT

Lower ground floor

- ▶ 120 m² / 1,292 ft² * (Average size of a 5 bedroom house)
- ▶ 2 bedrooms
- ▶ 23 m² / 248 ft² underground garden
- ▶ Optional garage

Ground floor

- ▶ 126 m² / 1,356 ft² *
- ▶ 2/3 bedrooms
- ▶ 35 m² / 377 ft² balcony garden
- ▶ 2 car parking with underground car lift

First floor

- ▶ 90 m² / 968 ft² *
- ▶ 2 bedrooms
- ▶ 8 m² / 86 ft² balcony garden
- ▶ Optional garage

Penthouse

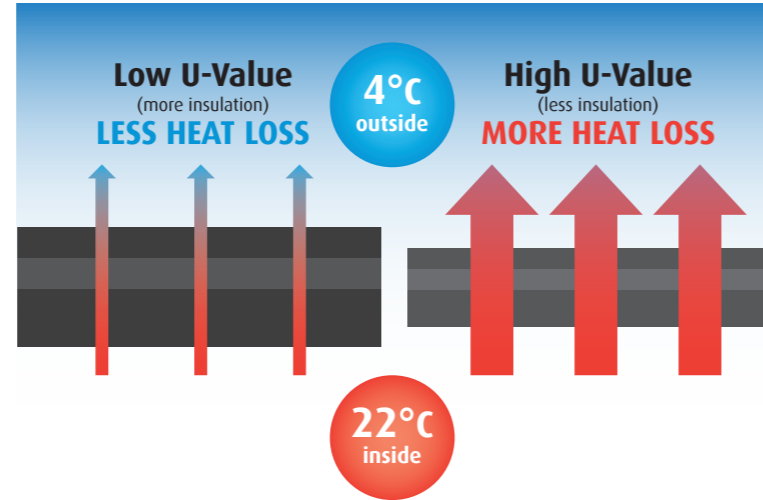
- ▶ 102 m² / 1,098 ft² *
- ▶ 1 bedroom
- ▶ Ultimate views
- ▶ Optional garage



SUPER ENERGY EFFICIENT **A RATED** CONSTRUCTION

U-values

U-values measure how effective a material is an insulator. The lower the U-value is, the better the material is as a heat insulator. For example, here are some typical U-values for building materials:



- A cavity wall has a U-value of 1.6 W/m²
- A solid brick wall has a U-value of 2.0 W/m²
- A double glazed window has a U-value of 2.8 W/m²
- A single glazed window has a U-value of 4.8 – 5.8 W/m²
- An uninsulated roof space has a U-value of 2.5 W/m²

Amazing U-values in comparison

- Walls have a U-value of 0.14 W/m²
- **11x more** insulated than a traditionally built cavity wall construction
- Roof has a U-value of 0.18 W/m²
- **14x more** insulated than a traditionally built roof
- Glazing has a U-value of 1.4 W/m²
- **4x more** insulated than a traditional single glazed unit

Arbutus developments installs the envirovent whole house ventilation system; this ensures top quality air quality throughout the whole building.



The average person spends 90% of their time indoors and 70% of this time is spent in their own home. The indoor living environment is therefore crucial to the health of the occupants.

Envirovent will completely transform your air quality, combating:

- | | | |
|----------------------|--------------------|---------|
| ■ Asthma & Allergies | ■ Pollen | ■ Damp |
| ■ Mould | ■ Moisture | ■ Radon |
| ■ Pet Dander | ■ House Dust Mites | |

LIFE TIME HOME DESIGNS

Each apartment is 100% structurally clear spanning, meaning no supporting or load bearing walls, at all! Internal room layouts can change, be designed and re-designed as often as you like (subject to regulations). Ultimately, this gives you the ability to adapt your living space to your future requirements, or simply to change your desired living space.



Easy Access to lower ground, ground and first floor via full mobility lift



Easy going gently rising stairs



Kitchen and interior design choice



Solid oak doors, architrave and skirting



Velux Cabrio® Balcony Windows

Spacious

Massive amounts of space! Each home is of considerable proportions, with rooms that give a sense of grandeur and a splendid environment in which to live and relax. Stunning private balconies, private gardens (including an underground garden), garage and underground car lift (applies to ground floor only).

Peace of mind

All homes come with a 10 year new build warranty.



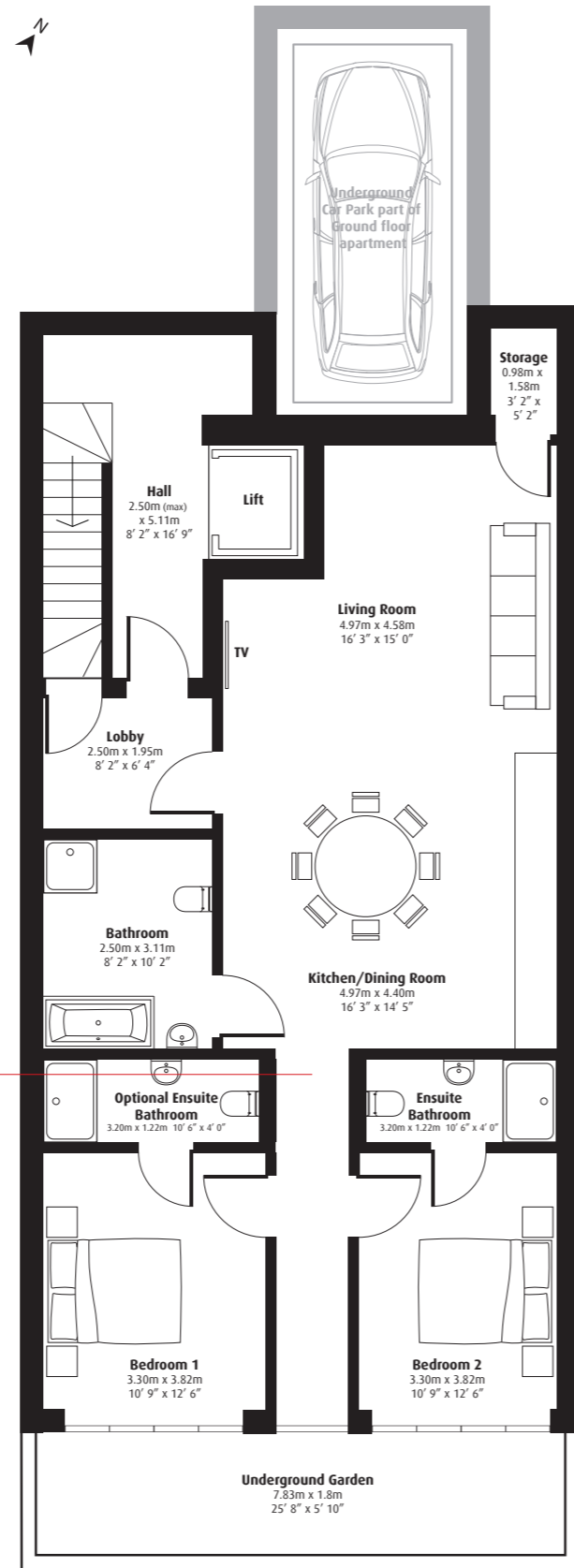
Everyone is south-southwesterly facing and every home enjoys views and daylight

Lower ground floor

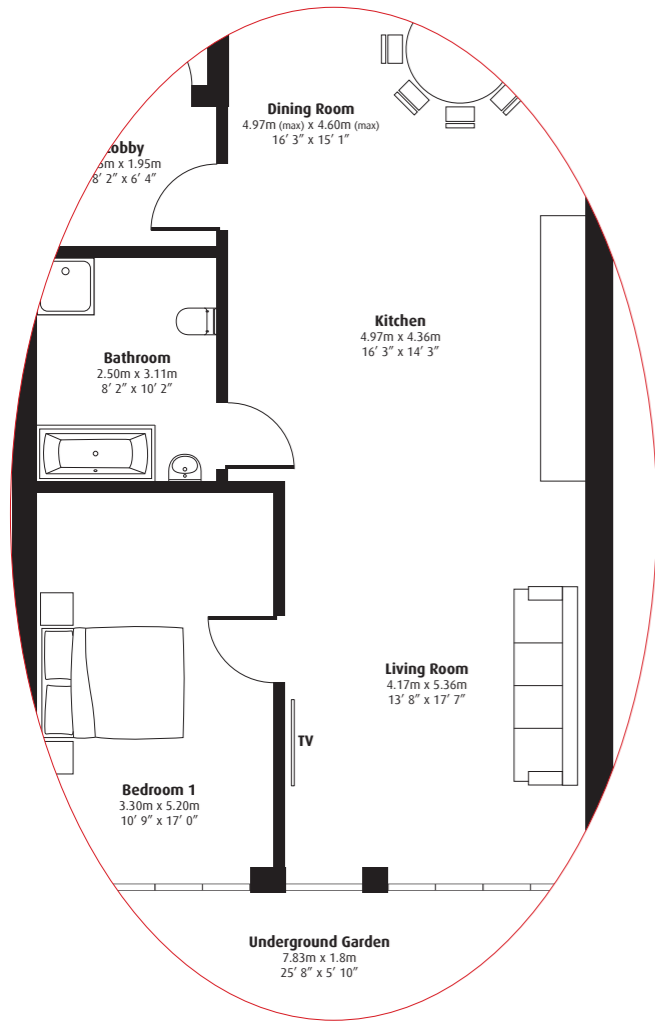
120 m² / 1,292 ft² *

2 bedrooms

For context : The average size of a 3 bedroom new home is 91 m²
 Source : Royal Institute of British Architects (RIBA)
 Homewise Report - December 2015



Alternative room layout



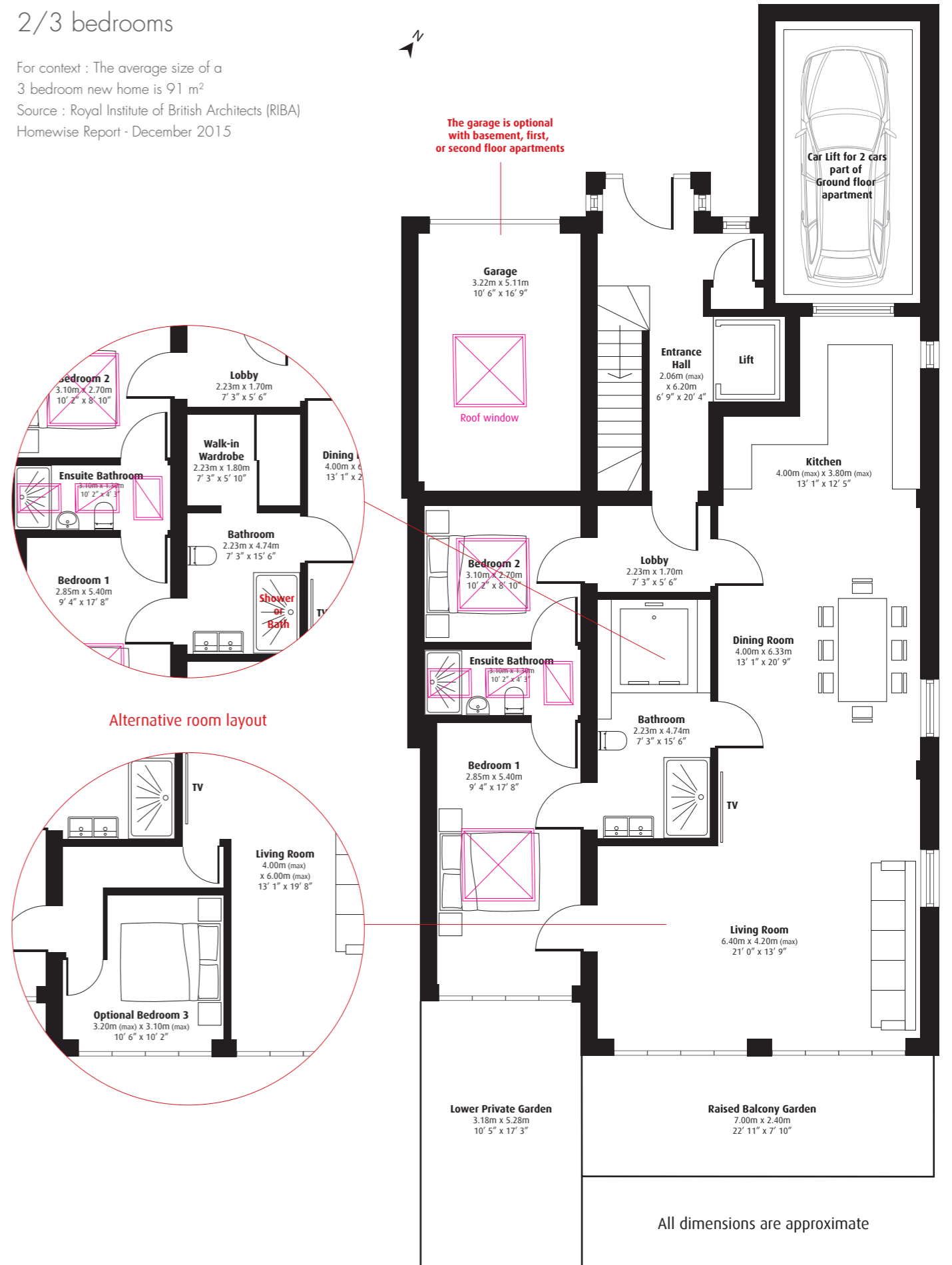
All dimensions are approximate

Ground floor

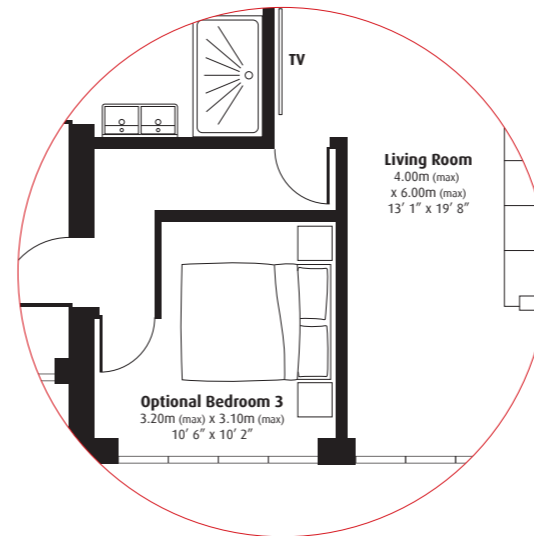
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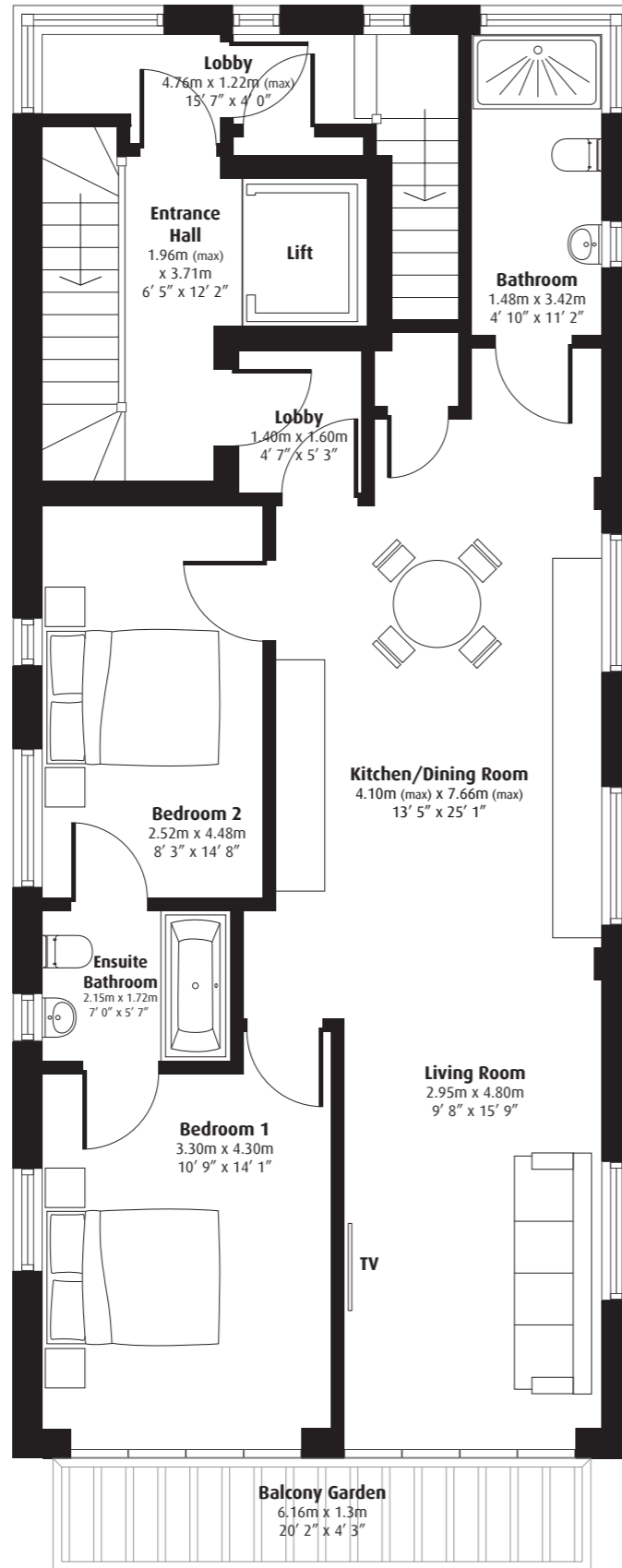


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First floor

90 m² / 968 ft² *
2 bedrooms

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All dimensions are approximate

Penthouse

102 m² / 1,098 ft² *
1 bedroom

For context : The average size of a
3 bedroom new home is 91 m²
Source : Royal Institute of British Architects (RIBA)
Homewise Report - December 2015

Alternative room layout



All dimensions are approximate



Contact us today

to find out more

Viewing is highly recommended

Important note The developers Arbutus Design and Build Ltd, give notice that (a) the illustrations and photographs used in this brochure are intended as a guide only and could be subject to modifications in the completed development, (b) these particulars do not constitute any part of an offer or contract, (c) all statements contained within these particulars are made without responsibility on the part of the developers, (d) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (e) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (f) Arbutus Design and Build Ltd does not make or give any agent or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

*Clear span dimensions; approximate measurements taken from inside of external walls and excluding all potential internal walls.

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