SPRINGWELL

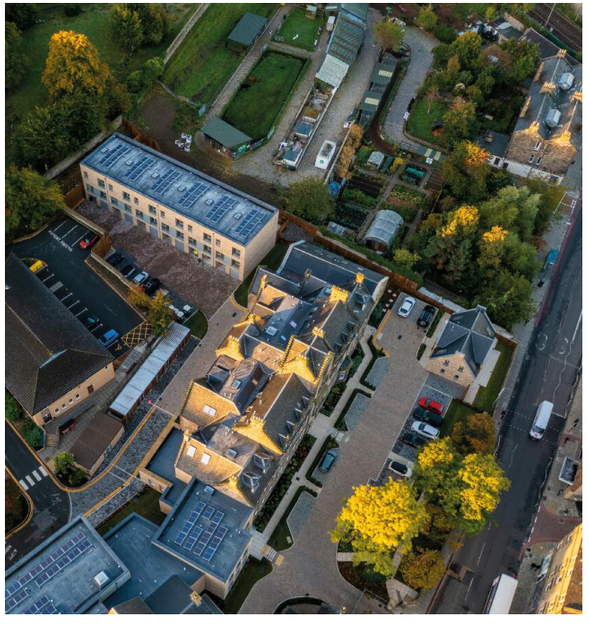
A NEW BEGINNING

SPRINGWELL

There can't be many city centre locations in the world where your neighbours include goats, pigs, chickens, cows and even alpacas! But then Springwell is no ordinary development.

Springwell is an imposing presence, sitting in beautifully landscaped grounds where three Edinburgh areas meet - Dalry, Ardmillan and Gorgie. At the centre of the development is a magnificent stone building, dating back to the mid 1800s.

AMA has revitalised this very visible, but long-neglected site, restoring the landmark building at its heart and creating 48 superb new homes: 35 apartments, 5 duplexes, 2 lodge houses and 6 townhouses.



WELL PLANNED

The original Victorian buildings are Grade C listed, so their conversion into apartments required sensitive renovation and reimagining.

Later extensions were demolished and new apartment blocks constructed in their place. These additions have been finished in brick, selected to compliment the colour of the stonework, and continue window lines from the Victorian buildings to create a much more sympathetic and harmonious design than the previous extensions. In addition, a new two-storey lodge house has been added to the front of Springwell and six, three-storey townhouses have been added to the rear.

The grounds, which have been landscaped with a mix of hard and soft landscaping, provide parking for 38 vehicles. There is also a large bike store for those wishing to take advantage of the city's extensive cycle network.

WELL DESIGNED

Whether you're looking for a studio apartment or a four bedroom townhouse, the design and detailing of all the new homes at Springwell are of the same high quality.

Kitchens are chosen and designed to respond to the layout of each individual plot. There is no 'one size and style fits all' approach at AMA, we work with the kitchen designers to ensure they are truly bespoke. Naturally, this also includes a full range of high spec, in-built appliances.

Bedrooms feature wonderfully practical built-in wardrobes, containing a mix of hanging space and shelving, while bathrooms and en suites are fitted out with beautiful white sanitary ware, complemented by large format ceramic tiles.

The flooring is chosen to respond to the different zones within the homes: engineered wood flooring gives a stylish continuity to halls and living spaces; the bedrooms are carpeted for a more cosy feel; and luxury vinyl tiles in the bathrooms and en suites provides a comfortable and practical solution.

WELL CONNECTED

Sitting on the west side of the city centre, Springwell is a very well connected location.

There are frequent local bus services which can take you across the city. A 5 minute bus ride, or 15 minute walk, will get you to Haymarket Station, from where you can access the rail network. Haymarket is also a hub for the Edinburgh trams, which can whisk you out to the airport in the west, or to the east end of the city centre (soon to be extended down to Leith).

Edinburgh Airport, Edinburgh Bypass and the M8 to Glasgow are around a 20 minute drive away, and in 30 minutes you can be on the Queensferry Crossing heading north into Fife.

If you're more eco-minded, or just like to keep fit, Edinburgh has an ever expanding network of dedicated cycle paths and cycle friendly routes, which criss-cross the city and beyond. And while the nearby Union Canal may be the preserve of leisure users these days, the towpath is a popular route for walking, jogging or cycling commuters

Clockwise from top left: ***Haymarket Tram Stop;***
Haymarket Railway Station; View across the Springwell
The three bridges across The Firth of Forth.


A90
The Bruntsfield Links Golfing Society
Royal Burgess Golfing Society
Edinburgh Academy Junior School
Royal Botanic Gardens Edinburgh
Fettes College
Inverleith Park
Western General Hospital
Edinburgh Academy Senior School
5 MILES
4 MILES
3 MILES
2 MILES
1 MILE
Craigleith Retail Park
Tram Terminus
A1
Edinburgh Playhouse
Multrees Walk
Harvey Nichols
St James Quarter
Ravelston Golf Club
Stewarts Melville College
George Street
The Ivy
The Palace of Holyrood House
Turnhouse Golf Club
The Mary Erskine School
Waverley Station
Royal Scottish Academy
Scottish National Gallery
The Scottish Parliament
Edinburgh International Airport and Tram Terminus
Scottish National Gallery of Modern Art
Murrayfield Golf Club
St George's School
The Lyceum Theatre & The Usher Hall
Edinburgh Castle
Holyrood Park
Haymarket Station and Tram Hub
Edinburgh College of Art
George Heriot's School
University of Edinburgh
Ingliston Showground
Edinburgh Zoo
Murrayfield Rugby Stadium, Ice Rink & Curling Centre
Fountainpark
The Meadows
Tynecastle High School
Bruntsfield Links
Gyle Shopping Centre
Tynecastle Stadium
SPRINGWELL
A8
Carrick Knowe Golf Course
A7
Saughton Sports Complex
Saughton Park & Gardens
Harrison Park
Napier University
Edinburgh Park
Union Canal
A720
A701
George Watson's College
Gogarburn Golf Club
Meggetland Sports Complex
Edinburgh Park Station
Myreside Stadium
Craiglockhart Pitches
M8
Hermiston Gait Retail Park
Craiglockhart Leisure & Tennis Centre
University of Edinburgh King's Buildings
Blackford Hill
Ratho Park Golf Club
A70
Merchants of Edinburgh Golf Club
A702
Union Canal
A71
Heriot Watt University Riccarton Campus
Kingsnowe Golf Club
Braid Hills Golf Course
Distances indicated are as the crow flies.

WELL LOCATED

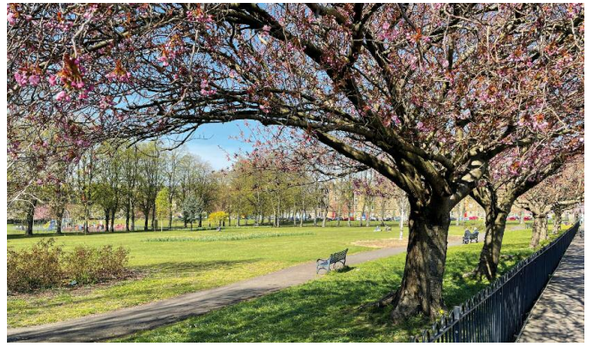
Springwell is ideally located to make the most of Edinburgh's leisure opportunities.

With Harvey Nichols and the boutiques of Multrees Walk; the shops, bars and restaurants of George Street; and the revitalised St James Quarter, Edinburgh is one of the UK's premier shopping destinations. A 12 minute bus ride gets you to the heart of Princes Street.

For the weekly shop, Sainsbury's, Aldi, Lidl and Coop are all within a 10 minute walk. Locally, there are a range of smaller shops, cafes and restaurants in Gorgie and Dalry, while nearby Fountainpark is an entertainment hub, with a range of facilities including an Imax cinema, a gym, a bowling alley, a casino, restaurants and bars.

There are good local state schools - Tynecastle High School is 3 minutes away - and Springwell is well positioned for the city's highly-regarded private schools.

There are 8 golf courses within a 15 minute drive and a range of other sports facilities within a 10 minute cycle. And, if watching sport's your thing, then Hearts football ground is on your doorstep and Murrayfield Stadium is just a 20 minute walk away.



Clockwise from top left: ***The Union Canal; Tynecastle High School; George Street; Harrison Park.***

WELL ESTABLISHED

At AMA, we have consistently set the gold standard for rescuing, restoring and reimagining period properties.

For over 35 years we have been winning national awards for the design, quality and finish of our developments, from single house conversions to the creation of entirely new areas.

We've always looked to the future, choosing materials and methods which will stand the test of time. With period properties, this entails repairing and restoring existing features to retain the building's integrity, while pinpointing areas where improvements can be made. Our new build developments respond to the existing natural and built environment to ensure harmony, and use materials and design details which ensure AMA buildings maintain their good looks and grow old gracefully.

At Springwell, the juxtaposition of old and new is interconnected, and this beautifully illustrates our practical approach to award-winning development.

Award-winning AMA properties, clockwise from top left: St Vincent Place; Succoth Heights; Pavilion on Kinnear Road; the former Bruntsfield Hospital.

WELL DETAILED

This is the Pre-Construction Specification for the conversion of two existing buildings, the construction of a new-build extension, the refurbishment of the existing gate lodge and the construction of a new gate lodge to provide a total of 48 dwellings in AMA's Springwell House development in Gorgie, Edinburgh.

The conversion and extension of Springwell House and the East Villa will create 31 apartments arranged as single storey or maisonettes. 14 of these will be accessed from the main staircase of Springwell House. 18 will be accessed from a new stair core which will connect the East Villa to the new-build section. The remaining apartments will have main door access. A new link building will accommodate access to 4 apartments and a further 2 two-storey apartments and a single storey apartment will be accessed from the existing laundry area.

To the rear of Springwell house a row of 6 terraced three storey Townhouses will be constructed each with garage and rear garden. A new lodge house and extended existing lodge houses complete the development.

The development requires significant refurbishment works to the existing building and external boundary walls. New hard and soft landscaping are both required to enhance the setting of the development and provide all amenity requirements including bike and bin stores.

This specification has been prepared by Smith Scott Mullan Associates on behalf of AMA (New Town) Ltd.

STRUCTURE

Building Envelope

Existing A full condition survey will be required. The existing stonework is of coursed rubble construction with quoins to windows and corners with widespread cementitious pointing. All facades, including chimneys, to receive a full repoint with lime mortar and damaged stone cut out and replaced with matching stone. Specific advice on colours of supply etc. will be required. Any vegetation will be removed and staining will be cleaned. Where required, new openings will be created for doors or windows and formed using matching stone and details to cills and lintels etc. Any openings to be filled will be constructed with matching stone.

The existing lodge house stonework will be repaired and repointed. Any damaged stone will be replaced with matching stone and specific advice on colours of supply etc. will be required.

Any vegetation will be removed and staining will be cleaned.

New The proposed building envelope is 2 and 3 stories high and will be constructed from a structural timber frame system.

The top floor will consist predominantly of single pitch roof truss which will span front to back with a parapet to all sides. A pitched roof will adjoin, perpendicular, to the gable of the East villa. The communal stairs will be formed from precast concrete and will include a service risers serving all floors. The stair core will be constructed in concrete blockwork with precast concrete floors. The new lodge house will be 2 stories high, constructed from a structural timber frame system and will have a pitched roof.

External Walls

Existing The external walls are to be stripped of all internal linings and fittings. A new metal frame lining system is to be installed to form a cavity with thermal insulation and a plasterboard finish with emulsion paint.

New All new external walls are constructed in cavity wall construction with a facing brick façade.

The inner leaf is formed from a structural timber frame system, sheathing board and thermal insulation with a plasterboard finish and emulsion paint. External walls to common areas are constructed in cavity wall construction with a facing brick façade. The inner leaf is formed from dense blockwork and plaster finish with emulsion paint. External walls to flats to achieve a maximum U-value of 0.17 W/m²K.

Roof

Existing The roof is to be completely stripped back to the structural timber trusses/rafters. All structural timber trusses/rafters to be inspected and all damaged or rotten timber to be repaired or replaced as required. Unbroken slates are to be removed, cleaned and stored for reuse.

Condition of existing sarking boards to be inspected and all rotten or damaged boards to be replaced. Trusses/rafters are to be lined with sarking board, breather membrane and natural slates. Generally, north facing roofs to be fitted with reused slate as a priority and south facing roofs fitted with new slate where required. Existing and new slates not to be mixed on a single roof section. New, pitched, dormers to the front have natural slate to the roof and stone cheeks. New, flat, dormers to the rear have a single ply membrane roof and natural slate cheeks. External cast iron rainwater pipes, gutters and hoppers are to be repaired or replaced where required.

The existing lodge house roof is to be completely stripped back to the structural timber trusses/rafters. All structural timber trusses/rafters to be inspected and all damaged or rotten timber to be repaired or replaced as required. Unbroken slates are to be removed, cleaned and stored for reuse. Trusses/rafters are to be lined with new sarking board, breather membrane and natural slates. Existing and new slates not to be mixed on a single roof section. External cast iron rainwater pipes, gutters and hoppers are to be repaired or replaced where required. Existing roofs to achieve a maximum U-value of 0.35 W/m²K.

New The pitched roof will form part of the structural timber frame system and is formed with timber rafters, lined with sarking board, breather membrane and natural slates. Thermal insulation is installed internally between the timber rafters and the ceilings are lined with plasterboard. The flat roof areas are lined externally with single ply waterproof membrane laid to falls on rigid thermal insulation boards. Traditional zinc and lead flashings are incorporated at roof ridge, verges and parapet junctions etc. External rainwater pipes and gutters are polyester powder coated aluminium.

A fall arrest system will be provided around the perimeter of the roof to allow access for maintenance of PV panels, drainage and service ducts etc.

For the new lodge house, the pitched roof will form part of the structural timber frame system and is formed with timber trusses/rafters, lined with sarking board, breather membrane and natural slates. Thermal insulation is installed internally between the timber trusses/rafters and the ceilings and soffits are lined with plasterboard. New roofs to achieve a maximum U-value of 0.11W/m²K.

Floors

Existing The separating floors are to be stripped back to the structural timber joists with all finishes, floor boards and ceilings removed. All structural timber to be inspected and any damaged or rotten joists to be repaired or replaced where required. Floor construction to be comprised of existing floor boards, acoustic matting with acoustic insulation between the joists and suspended plasterboard ceiling below.

A 250mm service zone will be provided to serve ground and first floor and will be lined with a plasterboard ceiling, finished with emulsion paint. Where required, the finished floor level will be increased to allow for service access or to reduce the distance to the existing cills for escape windows.

All floor construction is based on standard recommended details to achieve a minimum of 60mins fire resistance and a minimum airborne sound insulation level of 53dBRw and a minimum impact transmission of 58dB.

The existing ground floor to be inspected to determine the construction and condition. All structural timber to be inspected and any damaged or rotten joists to be repaired or replaced where required. Ventilation of the existing solum to be maintained or provided where necessary. Ends of floor joists to be wrapped in DPC. All solid floor construction to be inspected for condition and the presence of a DPM.

New The ground floor is formed with a ground bearing concrete slab construction with strip foundations. The upper separating floors are formed with timber I-joists. The floor to floor height to ground floor is 3170mm and 2925 for the upper floors. The nominal floor to ceiling height is 2750mm to the ground floor and 2500mm to the upper floors.

Thermal insulation will be laid below the ground floor slab to achieve a maximum U-value of 0.11 W/m²K.

The separating floors are comprised of moisture resistant chipboard, plasterboard, resilient composite flooring battens, acoustic insulation, OSB and timber I-joists. A 250mm service zone will be provided to serve ground and first floor and will be lined with a plasterboard ceiling, finished with emulsion paint.

All floor construction is based on standard recommended details to achieve a minimum of 60mins fire resistance and a minimum airborne sound insulation level of 56 dB Rw.

All staircases within common areas comprise pre-cast reinforced concrete flights and landings. Flights and landings to have metal balustrades and polished steel or hardwood handrails. Private staircases to maisonette's and first floor apartments with main door access to be constructed in timber. Flights and landings to have metal balustrades and polished steel or hardwood handrails.

Internal Walls

Existing Separating wall build-up between apartments to have a new metal frame lining system with insulation and a plasterboard finish to achieve a minimum airborne sound insulation level of 53 dB Rw.

Internal partitions are formed with metal studs with plasterboard finish to both sides and infilled with mineral wool insulation. Partitions enclosing all bathrooms are lined with moisture resistant plasterboard and infilled with mineral wool insulation. The plasterboard is finished with emulsion paint.

Internal walls to the lodge house will be repaired and plastered where required.

New Separating wall build-up between apartments to be 2no. leafs, each consisting of plasterboard finish, timber frame panel with sheathing to cavity side fully filled with insulation. Cavity between inner faces to be fully filled with insulation. Separating walls to continue full-height to underside of roof sarking with fire stopping above. To achieve a minimum of 60mins fire resistance and a minimum airborne sound insulation level of 56 dB Rw.

Separating walls between common areas and apartments consist of plasterboard finish, timber frame panel with sheathing to cavity side fully filled with insulation. Fully insulated cavity and dense concrete blockwork with plaster finish for sound insulation. To achieve a minimum of 60mins fire resistance, a minimum airborne sound insulation level of 56 dB Rw and a maximum U-value of 0.17 W/m²K.

Internal partitions are formed with timber frame panels with plasterboard finish to both sides and infilled with mineral wool insulation. Partitions enclosing all bathrooms are lined with moisture resistant plasterboard and infilled with mineral wool insulation. The plasterboard is finished with emulsion paint. To achieve a minimum airborne sound insulation level of 40 dB Rw.

Windows

Existing Single glazed windows, cases and frames to be removed and refurbished to match existing. Windows to be sealed with traditional sand mastic. Allowance to be made for emergency escape windows to first floor apartments. New windows to achieve a maximum U-value of 1.6 W/m²K.



New Windows to be high-performance composite aluminium and timber construction with powder coated finish to the aluminium external face and factory painted to the inside timber face. The windows are fitted with Argon filled double glazed panels, with safety glass where required.

Opening windows have tilt/turn action with locking handles and trickle vents. Double doors provide access to private outdoor areas. Most internal and external window surfaces can be cleaned from inside the building. Where external surfaces are inaccessible, the building factor will provide a cleaning service. Windows to achieve a maximum U-value of 1.4 W/m²K.

Doors

Building entrance doors to be heavy duty solid core doors with stained timber. Apartment entrance and internal doors to be solid core factory assembled doorsets with a washed oak veneer finish and stainless steel ironmongery. Doors to apartment entrances, protected enclosures and protected lobbies/zones to achieve a minimum of 30min fire resistance.

External Landscaping

Communal areas will be finished in a mixture of hard and soft landscaping. Ground floor apartments to Ardmillan Terrace will have private front gardens finished with hard and soft landscaping. Boundary walls and fencing to be repaired or replaced where required. Private parking spaces are available to the front and rear of the building. External lighting comprises wall mounted external luminaires at common entrance/exit doors and low level bollard lighting to footpaths operated on dawn to dusk sensors. External cycle and bin stores to be formed in timber and steel with polycarbonate canopies. Proprietary bike racks to be provided. Gas meter housing to form boundary to private gardens, adjacent to the entrance doors. Stone walls and railings are to be repaired and extended to complete the site boundary where the existing toilet block is to be removed. New boundary walls are to be formed to create the boundary to Ardmillan Terrace. Boundary wall to Gorgie Farm to be repaired and stabilised and faced with a timber fence/ lining.

INTERNAL FITTINGS

Bath and Shower Rooms

Bathrooms to be furnished with a range of top quality sanitary ware with chrome or matt black mixer taps,pop-up wastes and concealed cisterns. Showers over bath with thermostatic mixer valves and glass screens. Bath and shower wall areas to be lined with large format ceramic wall tiles.

Washbasins and WC's are wall mounted on a bespoke bulkhead finished with ceramic tiles. Heated towel rails to be provided.

Kitchens

Kitchens to be individually designed with custom made fittings and an extensive range of high quality integrated appliances including an electric ceramic hob, cooker hood, oven, microwave, dishwasher, fridge freezer, washing machine / dryer, sink with single lever mixer tap. Fittings are finished with matt composite panels in a mixture of timber grain and plain colours, worktops to be Silestone in complementing colours.

Utility Rooms

Where provided, utility rooms are individually designed with custom made fittings and an extensive range of high quality integrated appliances including washing machine / dryer and sink with single lever mixer tap.

Bedrooms

All bedrooms are fitted with built in wardrobes with double opening doors fitted out with a combination of hanging rail, drawer unit and open shelves where appropriate.

Internal Finishes

All apartments are decorated with emulsion paint finish to walls and ceilings and with eggshell finish to all timber skirting's, cills, and door facings. The floors are finished with a combination of light oak engineered timber boarding, luxury vinyl tile in bathrooms and carpet in bedrooms.

Entrance hallways and communal areas have an ceramic floor finish with a matwell and coir matting at street entrances. Communal staircases and upper floors are finished with heavy duty carpet.

INCOMING SERVICES

Gas

External Gas meters within Unibox meter boxes are provided to serve ground floor and main door flats, the existing lodge and the townhouses.

In the East Villa the gas meters for the first and second floor apartments will be located within an external gas meter enclosure.

In the main Springwell House building, for first and second floor apartments, mains gas is supplied to individual gas meters installed internally within the apartment's service cupboard.

Electricity

Mains electricity is supplied to the individual electricity meter and consumer unit located in the services cupboard inside each apartment.

Water

First and second floor flats in the East Villa and the main Springwell House building are served from a boosted cold water supply, all other properties are served directly from the mains water supply.

Telecoms

Each apartment will be served by a BT Openreach fibre connection.

INTERNAL SERVICES

Central Heating

Space heating is provided by means of wall mounted radiators throughout, served from low pressure hot water pipework. Radiators are generally fitted with thermostatic radiator valves, except in the living spaces or master bedrooms where room thermostats are located.

Towel rails (served from the LPHW system) are fitted in bathrooms and shower rooms.

The maisonette flats in the Springwell House building and the Townhouses are fitted with Gas-fired system condensing boilers with unvented hot water cylinders. All other apartments and the existing lodge are fitted with high efficiency condensing combination boilers.

The new Lodge house is fitted with a packaged air source heat pump and unvented hot water cylinder.

All properties are provided with programmable room thermostats in the main living spaces to provide time and temperature control of the space heating and domestic hot water. A second room thermostat is also fitted in the master bedroom of properties with system boilers and air source heat pump controlling a second heating zone.

Hot Water

Domestic hot water is generated by means of gas fired combination boilers or from domestic hot water cylinders.

Domestic hot water service is distributed throughout the properties to service kitchen sinks, kitchen fitments and bathroom fitments.

Ventilation

All apartment accommodation is naturally ventilated by means of window and trickle ventilators with the exception of kitchens and bathrooms, which are mechanically ventilated by means of continually running mechanical extract ventilation (MEV/dMEV) systems.

The existing lodge is fitted with intermittent single extract fans in the bathroom and ensuite.

All properties are also fitted with kitchen extract hoods ducted to external exhaust terminals.

TV / Radio Systems

All apartments are connected to the apartment block Integrated Reception System (IRS). This system delivers Satellite and Digital Terrestrial TV (DTT), Digital Radio (DAB) and FM radio to each apartment. A Quad outlet is provided in the lounge, with a further outlet in all bedrooms. The purchaser will be responsible for obtaining a satellite television receiver if this is desired

Telephone

A BT Openreach service cable is provided to the Master Optical Network Termination (ONT) outlet located in the services cupboard within each apartment. Slave BT outlets are installed in the living room, kitchen, master bedroom and study (where applicable). The telecoms provider of the purchaser's choice will be responsible for providing a service connection to activate the system.

Lighting Installation

The apartments are illuminated with recessed ceiling downlighters with low energy LED lamps. Ceiling lighting roses are provided in living room and kitchen/dining areas to allow the purchaser to install a feature pendant light fitting if desired.

Bedrooms are provided with 2-way lighting switching with switches located at the bedroom door and one side of each bed.

External wall mounted light fitting are provided to apartment terraces and gardens.

Communal areas are illuminated with a combination of LED recessed downlighters and low energy wall lights.

Mains Power

A generous provision of power points is installed in all apartments. All integrated appliances are pre-connected and are controlled from a centralised switch plate conveniently located in each kitchen. Shaver sockets are provided in each bathroom and ensuite.

Intruder Alarm

Ground floor apartments are fitted with an intruder alarm system which includes PIR movement sensors, front entrance door contacts and a touch keypad in the entrance hallway.

A spur will be fitted in the upper apartments should occupiers of these apartments wish to install an alarm in future.

Smoke Detection

All Apartments are fitted with mains-operated battery back-up interlinked smoke alarms to comply with current Fire safety legislation.

Carbon Monoxide Detection

All Apartments are fitted with a mains-operated battery back-up carbon monoxide detector interlinked with the fire alarms to comply with current Building Regulations.

Carbon Dioxide Detection

All Apartments are fitted with mains-operated battery back-up carbon dioxide detectors within the master bedroom to comply with current Building Regulations.

Access Control

All Apartments are fitted with a video entry phone system, with the main call points at the Block's Ground Floor front and rear entrance with the entry control handset and screen in the apartment hallway.

General

The developers reserve the right to alter the specification to provide any equal or improved product at their own discretion.

WELL INFORMED

For further information about the remaining properties at Springwell or to arrange a private viewing, please contact Behnam Afshar on 07967 322025.

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AMA Homes

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