



HAGLEY MEWS

LUXURY TOWNHOUSES



Design Specifications

LUXURY PARKSIDE LIVING MEETS A RARE QUALITY OF ARCHITECTURE

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Ayr Street Villas



152-177sqm

2-3
BEDROOMS

2
BATHROOMS

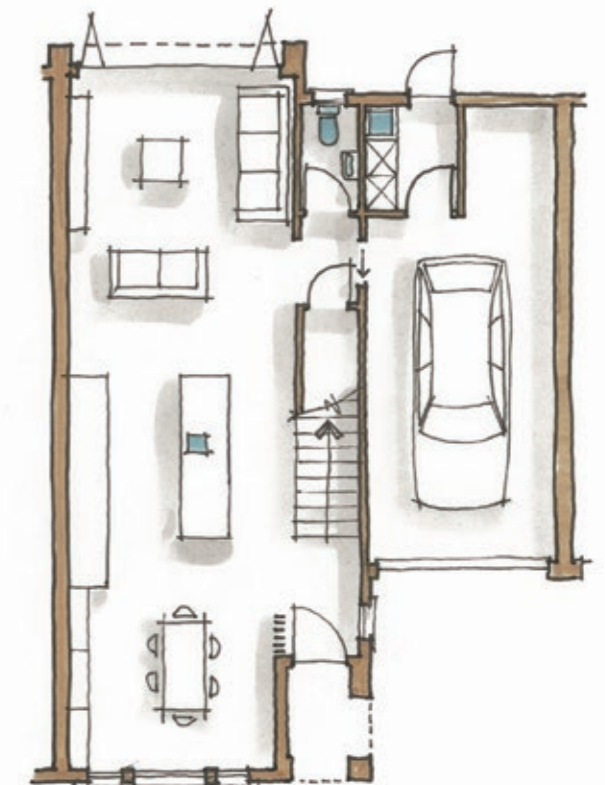
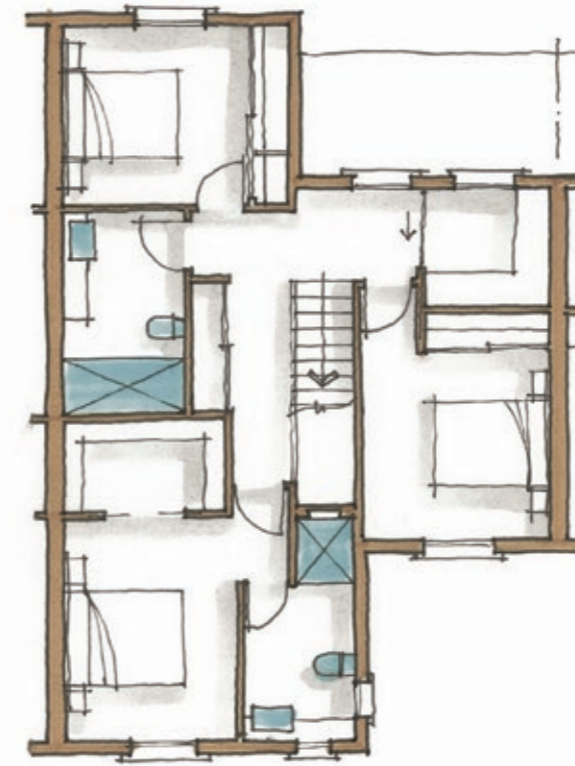
2 LEVELS

STUD HEIGHT: L1 2.7m, L2 2.56m

SINGLE+ GARAGE



KEY ■ AYR STREET VILLAS



The Hagley House



ARTIST'S IMPRESSION

374sqm

3-4
BEDROOMS

3
BATHROOMS

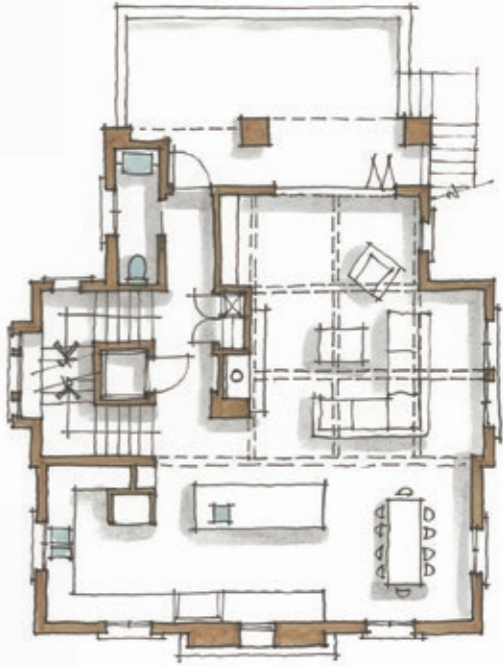
3 LEVELS
STUD HEIGHT: L1 2.7m, L2 2.7m, L3 2.7m
LIFT
DOUBLE GARAGE



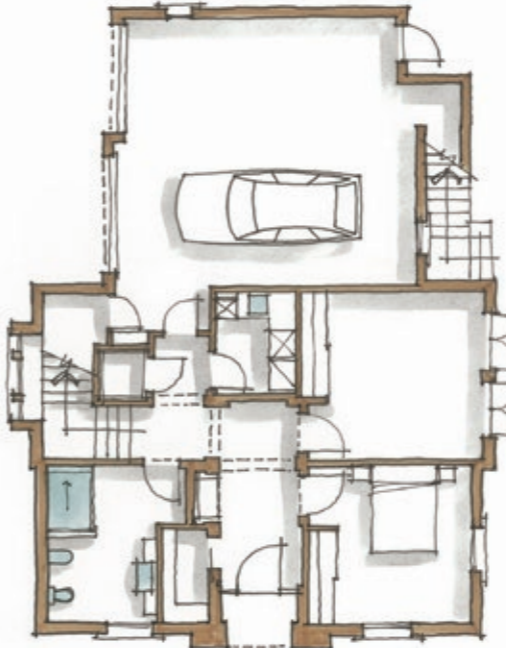
KEY ■ THE HAGLEY HOUSE



Level 3



Level 2



Level 1



The Deans Villas



298-308sqm

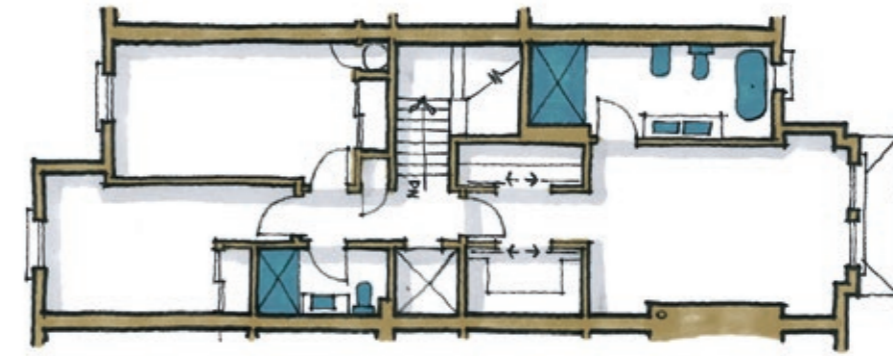
4
BEDROOMS

3
BATHROOMS

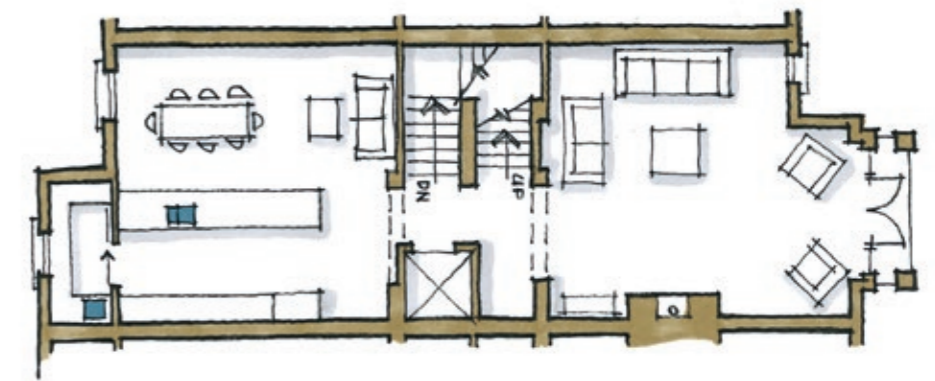
3 LEVELS

STUD HEIGHT: L1 2.7m, L2 3m, L3 2.7m

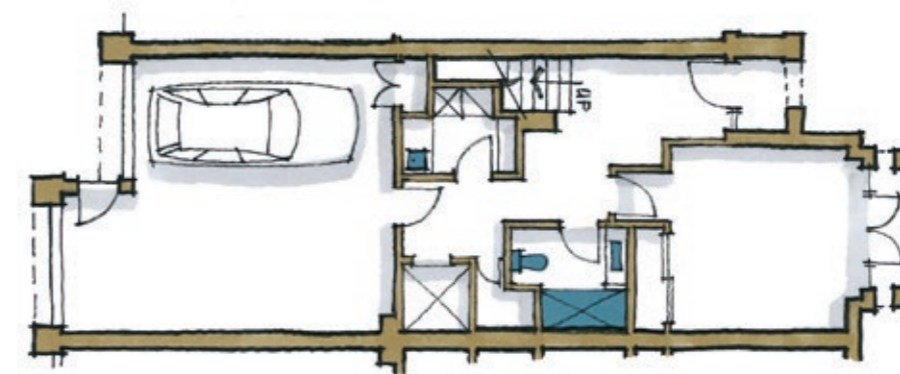
DOUBLE GARAGE



Level 3



Level 2



Level 1



Hagley Mews



188-189sqm

3
BEDROOMS

2
BATHROOMS

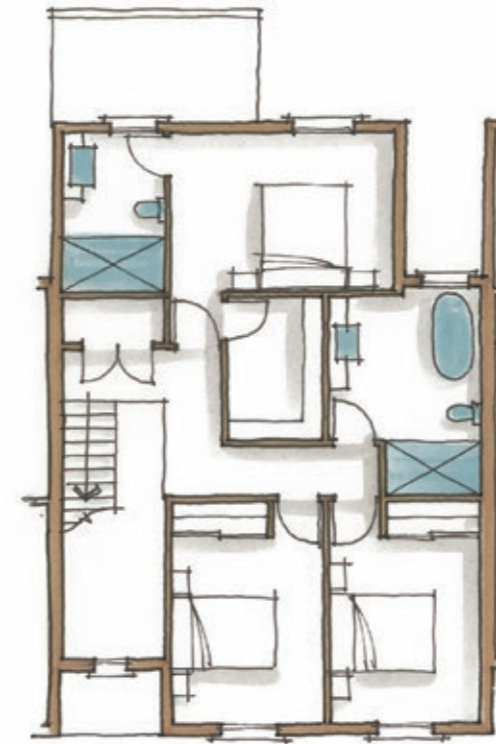
2 LEVELS

STUD HEIGHT: L1 2.7m, L2 2.56m

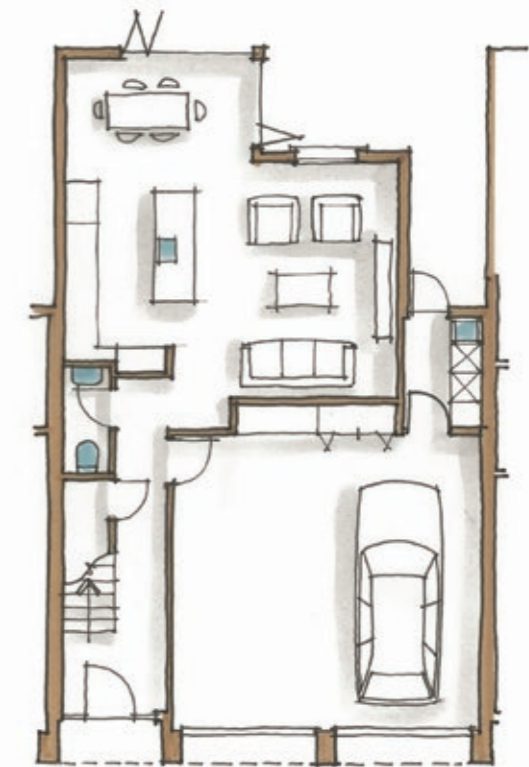
DOUBLE GARAGE



KEY ■ HAGLEY MEWS



Level 2



Level 1



Mona Vale Mews



188-189sqm

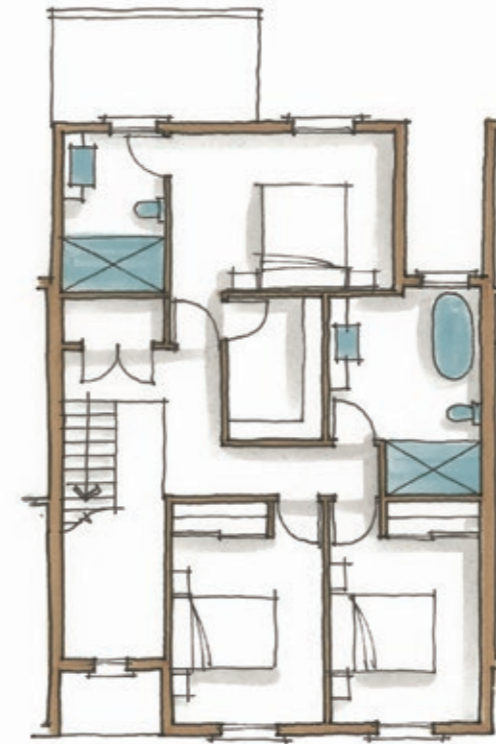
3
BEDROOMS

2
BATHROOMS

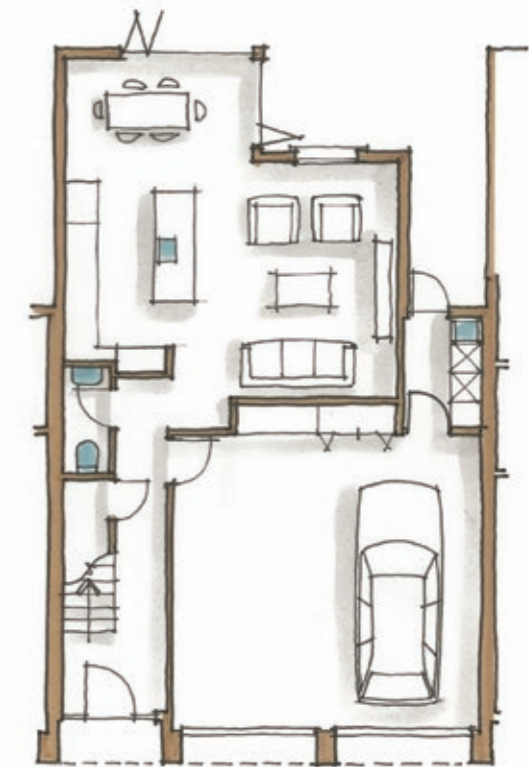
2 LEVELS
STUD HEIGHT: L1 2.7m, L2 2.56m
DOUBLE GARAGE



KEY ■ MONA VALE MEWS



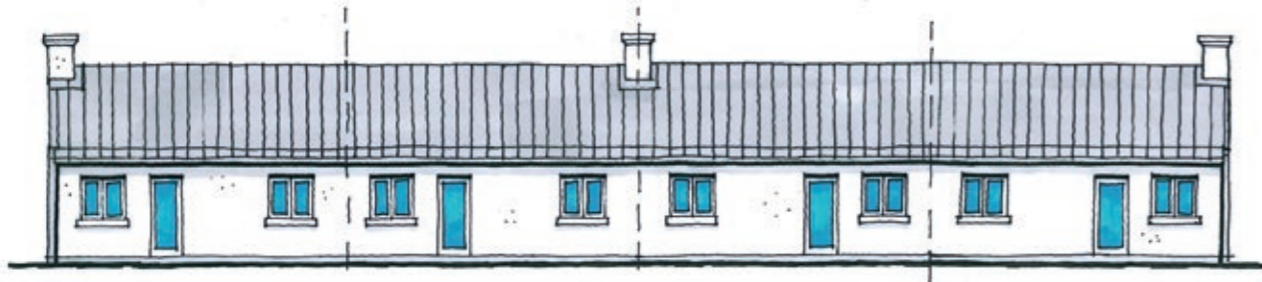
Level 2



Level 1



Central Mews



SOUTH ELEVATION



NORTH ELEVATION

80sqm

2

BEDROOMS

2

BATHROOMS

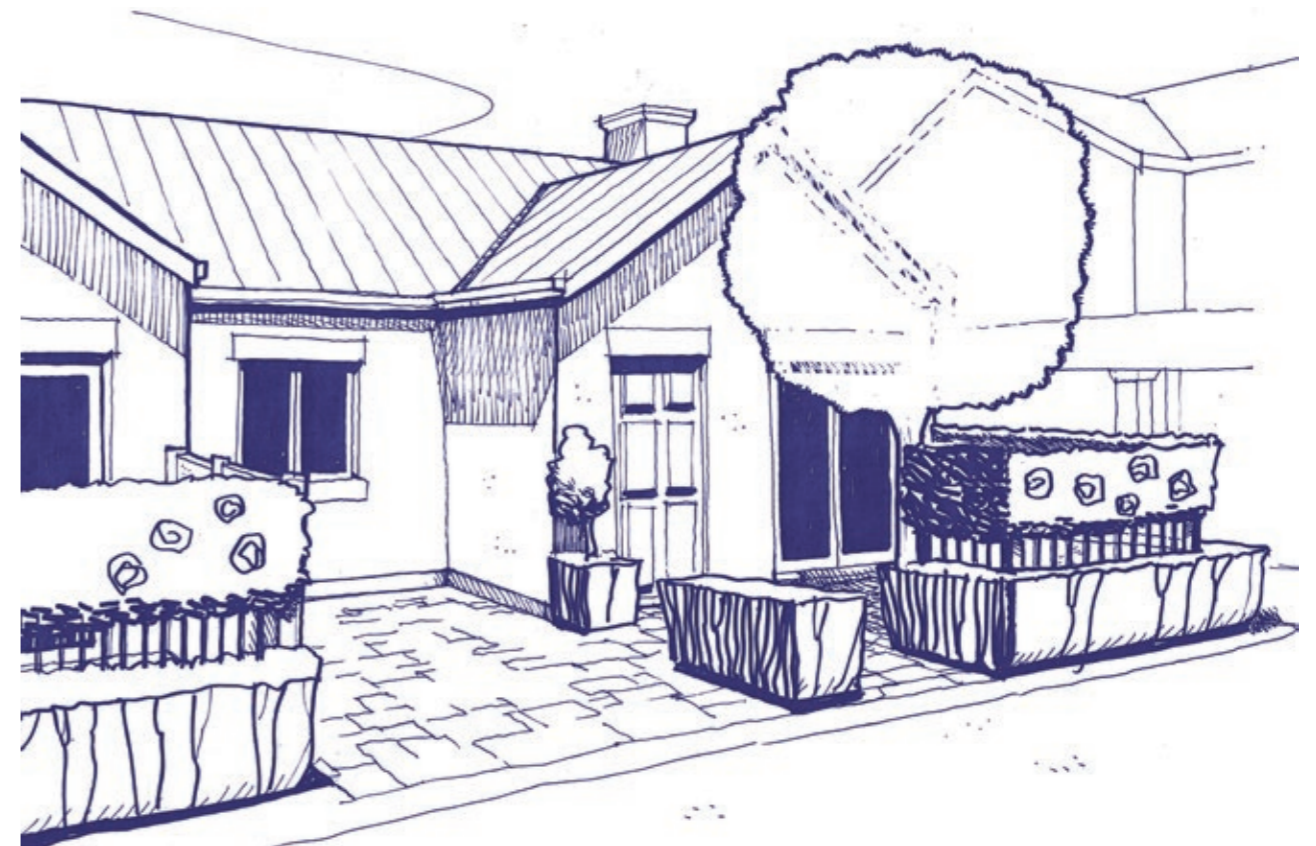
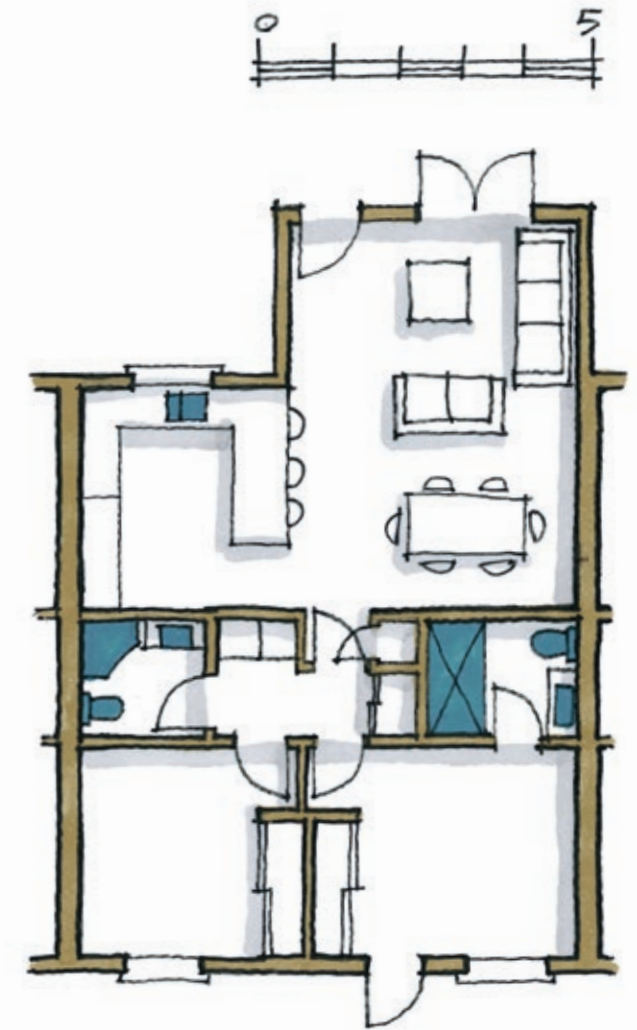
1 LEVEL

STUD HEIGHT: 2.7m & 2.4m

SINGLE CAR PARK



KEY ■ CENTRAL MEWS



CONSTRUCTION FEATURES

Intertenancy Walls

- + 75mm "Supercrete" aerated concrete panel insulated walls on two sides
- + Special acoustic panels on each side
- + Designed and built to exceed the standard
- + STC 69 rating in comparison to STC 55 with standard block wall. With additional acoustic panels STC 69 will be exceeded
- + Light structure—less damage in an earthquake

Wall Linings

- + Plasterboard
- + Italian ceramic tiles where applicable

Fresh Air

- + Heat Recovery Ventilation (from outside—not roof space)
- + Real fresh air for healthy living
- + Warmer, dry home
- + Reduced power bill

Windows & Doors

- + Triple glazed European Tilt & Turn UPVC windows
- + Solid core internal doors with European hardware
- + Entry doors: Thermal Aluminium & triple glazed, European hardware

First Floor Sandwich

- + Insulation between floors

Floor Slab Insulation

- + All ground floor coverings laid onto insulated panel: XPS & OSB board sandwich
- + Warmer home and less electricity use

Wall Insulation

- + In addition to exterior all internal walls to be insulated
- + Double insulation layer on ceiling

Structure

- + Laminate framing timber with timber floors

Foundation

- + Reinforced concrete

Exterior & Cladding

- + Exterior of house lined with plywood board resulting in a stronger structure and a warmer home
- + Supercrete cladding— aerated concrete giving quietness, warmth and a solid feel

Roofing

- + Calder Stewart Heritage tray Colorsteel



DESIGN DETAILS

INTERNAL MATERIALS

- + Oak timber flooring for living, dining and kitchen
- + Wool carpet in bedrooms and upper hallways

KITCHEN

- + Designed by Vicki Andrews
- + European appliances including stove, oven, microwave, fridge and dishwasher
- + Granite benchtops
- + Oak timber flooring

BATHROOMS

- + Italian ceramic tiles
- + Underfloor heating
- + European vanities and toilets
- + European stainless steel tapware

LAUNDRY

- + Italian ceramic tiles
- + European appliances
- + Tub with benchtop
- + Shelving
- + Washing machine and dryer

LIGHTING

- + Recessed LED downlights with dimmers
- + Master bedroom and bathroom feature LED wall lights
- + Connection point for feature pendant light over dining table

SECURITY & ELECTRICAL

- + Secure entry with intercom and cameras to gates
- + TV & Sky aerials—one central aerial
- + Underfloor heating in bathrooms and toilets
- + Heating and cooling by heat pumps
- + HRV—real fresh air ventilation

A project by



WASTE DISPOSAL

- + Internal dedicated areas with regular collection and upkeep organised by the appointed caretaker
- + Ayr Street Villas and The Hagley House have council rubbish collection

COMMON AREAS

- + To be managed by an appointed firm to look after common grounds and simple common rules for everyone's enjoyment
- + Covenant in place to ensure all common grounds and the development are kept up to a high standard



Consultants

Architectural & Urban Design

Adam Architecture, UK
Nigel Gilkison
AP Design
Bespoke Architecture

Project Manager & Main Contractor

Strongline Projects

Structural, Civil Engineering, Fire & Acoustic

Powell Fenwick

Interior Design

Sandalwood Design

Kitchen & Bathroom Design

Vicki Andrews

TIME FRAME

Construction started 2018

Stage 1: June 2019

Full completion: Before year end 2019

LEGAL

Fee Simple Title

Contact us today to secure your Hagley Mews townhouse.

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Sales Consultant, Harcourts Gold

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hagleymews.nz



ARTIST'S IMPRESSION

20  18

HAGLEY MEWS

LUXURY TOWNHOUSES