

NEW HOMES
MOVING FORWARD
TO THE FUTURE



Super insulated homes
Renewable energy sources
Energy management features
Eco homes rated development

HEYWOOD ROAD
PRESTWICH
ID4LIVING.COM

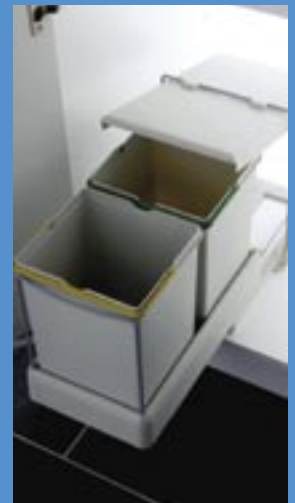
id inspired
developments

A **Seddon** Group Company



HOMES FOR A GENERATION

“*these houses will shape
the homes of the future*”



*Energy Management
Features*

CLICK water saving tap

Efficient recycling measures

An IDentity for Tomorrow

What does the future have in store for generations to come?

We can, of course, not predict, but merely shape lifestyle for the 21st Century.

Inspired Developments is making huge leaps in building technology to contribute toward your future; GENERATION is a new concept in housing that embraces the best traditions from the past and fuses them with modern methods of construction to create Ecohomes for today and tomorrow.

An IDentity for Today

The ID GENERATION development at Heywood Road, Prestwich typifies these philosophies with its blend of environmentally - sensitive construction methods, recyclable energy sources and superior design.

The result is a new range of Ecohomes that will set the benchmark for convenient, economical and sustainable living spaces.

Housing for today that shapes the homes of the future.



What does all this mean?

- Eco-rated homes built around your needs and measured to approved EcoHomes rating standards
- Environmentally - friendly features including solar panels and wind turbines offering renewable energy sources
- New methods of construction for affordable, economical and comfortable living
- Innovative design features both inside and out
- Build technology that minimises environmental impact



LET'S GET DOWN TO EARTH

Construction

The homes at Heywood Road will be constructed using the **Kingspan TEK™ Structural Insulated Panel System**, with a facing brick exterior finish and concrete tiled roof. First and second floors will receive tongue and groove moisture resistant boarding over manufactured timber joists.

Paintwork

External paintwork, windows and internal skirting and architrave finished in organic white gloss. Plastered walls and ceilings finished with organic matt emulsion.

Comfort & Security

Gas fired thermostatically-controlled central heating. Highly insulated wall and roof panel construction. Immersion heater with insulated cylinder. Locking high performance double-glazed timber windows. BS 5 lever mortice lock to front and rear doors.

Security system with door sensors and passive detectors to NACOSS standards. Smoke detectors. Whole house extraction system with heat recovery for improved internal air quality.

External

Turfed front and rear gardens. Fruit trees to rear-gardens. Tarmac driveway. Timber post and panel fencing. Light and power point to garage. Garden tap and water butt for rainwater collection. Estate landscaping in accordance with architect's approved layout.

Electrical

TV and BT points to lounge and master bedrooms. Chromium switch and socket plates to wet rooms. Switch and wiring for front and rear lights. Razor points to bathroom and en-suite. Doorbell push and chimes.



Eco Spec

- *The homes are designed to achieve Building Research Establishment's Eco Homes 'Excellent' standard – covers all aspects of the development including Energy Use, Pollution, Access to Local Amenities, Construction Materials, Water Use and Health & Well Being.*
- **Minimal Heat Loss.**
Super-insulated and air-tight homes due to Kingspan TEK™ building system.
- **Improved Comfort & Health**
Highly enhanced internal air quality due to whole house extraction and air recycling system.

• **Reduced Heating Bills.**

Significantly reduced dependence on gas central heating due to recycling of warm, clean air within the home by the heat recovery ventilation system.

- *Solar Panels/Domestic wind turbines to selected plots to contribute up to 30% of energy requirements.*

• **Reduced Electric Bills.**

- *Low energy light fittings used throughout.*
- *'A' rated efficient white goods.*

Kitchens

Will be highly sophisticated incorporating a range of floor and wall cabinets from a selection of styles and colours (subject to build stage) 1.5 bowl sink and top. Integrated within the kitchen will be a stainless steel double oven, 5 burner gas hob and chimney extractor hood. Integrated fridge/freezer. Dishwasher option as extra. Chrome switch and socket plates. Ceramic flooring. Inset low energy lighting. Feature tiling. Internal recycling bins located in utility room.

Bathrooms & En Suite

Stylish white sanitaryware incorporated within fitted furniture to principle bathroom and en-suite. Glazed shower cubicles within resin stone trays and thermostatic showers (where applicable). Wash handset mixers to all baths.

Chromium plated mixer taps with flow and temperature restrictors. Half-height tiling generally to two walls and splashback above vanity units. Full height tiling to shower cubicles. Inset low-energy downlights.

Finishing Touches

Moulded skirting board and architrave. Panelled colonist style internal doors with polished chrome lever furniture. Decorative coving to porch, hall and lounge. Specialist sliding robes to master bedroom.

Warranty

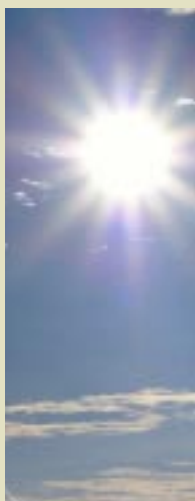
All homes carry the NHBC 10-year "Build Mark" warranty.

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation.

- *Taps with flow restrictors and WC with dual flushes to save water.*
- *Timbers for windows and doors from proven sustainable sources.*
- *Eco Friendly Organic paints used for reduced Volatile Organic Compounds (VOCs) internally.*
- *Internal recycling bins to promote efficient recycling in conjunction with local collection schemes.*
- *Target of 90% of construction waste during development to be recycled.*



ECO HOMES SPANNING GENERATIONS



GENERATION is the latest innovation in Ecohome technology from Inspired Developments.

Ecohomes balance environmental performance with the need for high quality living and a safe, healthy environment. Issues assessed in the construction of your new home are energy, water, pollution, materials, transport, ecology and land use, health and well-being.

Assessments are carried out by independent teams who are trained and licensed by the Building Research Establishment (BRE Environmental Assessment Method).

The new GENERATION homes at Heywood Road, Prestwich are built utilising a revolutionary new construction method that is already changing the face of sustainable living across the USA and Europe – the **Kingspan TEK™ Building System**.

Kingspan TEK™ is a simple, yet environmentally sensitive means of building homes that enjoy outstanding thermal efficiency thanks to the use of Structural

Insulated Panels (SIPs). SIPs are made from two sheets of Oriented Strand Board (OSB), bonded during the manufacturing process to a CFC/HCFC-free, zero Ozone Depletion Potential (ODP), rigid urethane insulation core. Put simply, this construction method means your new GENERATION home benefits from previously unparalleled levels of insulation and economy; the air leakage, sagging, gaps and voids associated with other construction methods are virtually eradicated. Tighter fitting walls, ceilings, doorways and windows mean minimal heat wastage and maximum thermal and sound insulation. The timber elements utilised in SIPs come from sustainable forests, therefore having minimal short-term impact yet long-term benefits to the environment.

Combined with recyclable wastage during construction and ecologically sensitive features like heat recovery systems, water saving innovations, organic paint and internal recycling bins, the Kingspan TEK™ system means your GENERATION home really does signpost a new way of environmentally friendly living.

Your new home at Heywood Road will be fitted with either a wind turbine (subject to planning permission) to provide electric or solar panel system to contribute to hot water production (see key on site map). Both offer a low cost source of sustainable energy promoting the means to individually harness wind and solar energy to supplement mains gas and electric.

For further information on how your home is pushing the boundaries of build technology you may like to visit the following websites:

Ecohomes
www.breeam.org.uk

Kingspan TEK™
www.insulation.Kingspan.com/uk

Energy Savings Trust
www.est.org.uk

Windsave (Turbines)
www.windsave.com

Worcester Bosch Greenskies Solar Panels
www.worcester-bosch.co.uk

Forest Stewardship Council
www.fsc.org

Should you have a particular question about the construction of your new home, then please feel free to e-mail us at info@id4living.com.

SITE MAP

HEYWOOD
GARDENS



Denotes homes with Solar Thermal Panels



Denotes homes with Wind Turbines

Existing Property

Heywood Gardens

← N

Existing Property

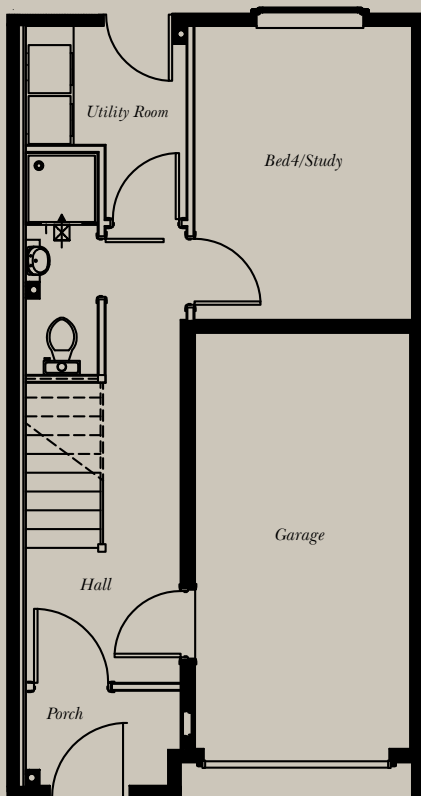
Existing Property

Heywood Road

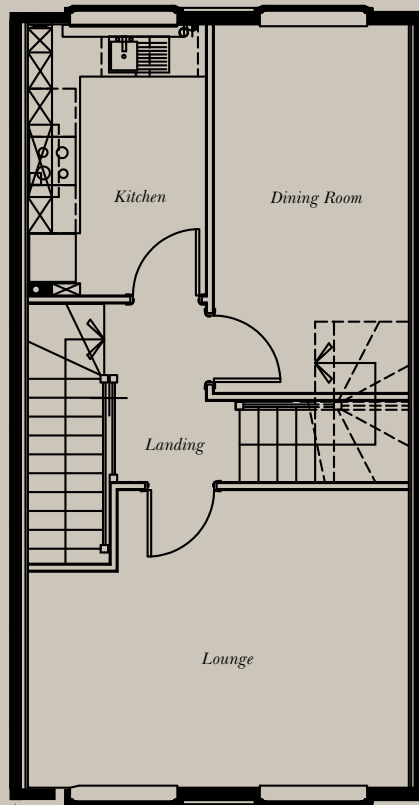
Site plan (NOT TO SCALE) is an artist's impression drawn from developer's plans and landscaping layouts. It is a two-dimensional drawing and will not show land contours or gradients.

ECO HOMES > 1.2.3.4.5.6.7

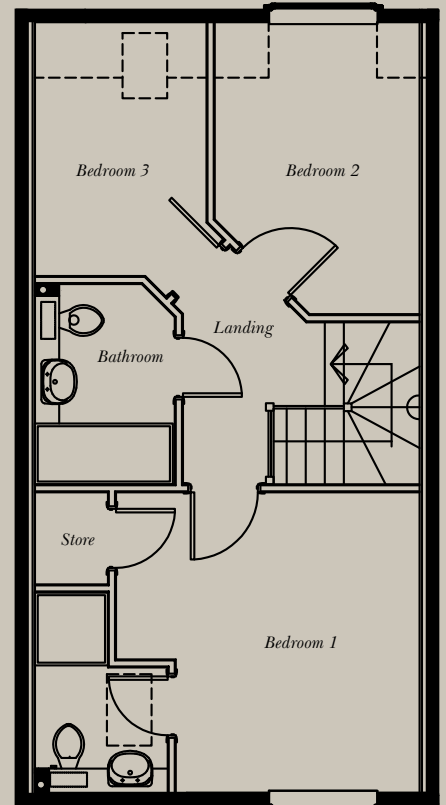
Ground Floor



First Floor



Second Floor



Dimensions

Garage.....	5.195m x 2.69m
Utility.....	2.01m x 1.485m
Bed4/Study.....	3.675m x 2.72m
WC/Shower.....	2.615m x 0.91m
Porch.....	1.875m x 1.19m

Dimensions

Dining Room.....	3.585m x 2.425m
Kitchen.....	3.35m x 2.245m
Lounge.....	4.745m x 3.705m (max)

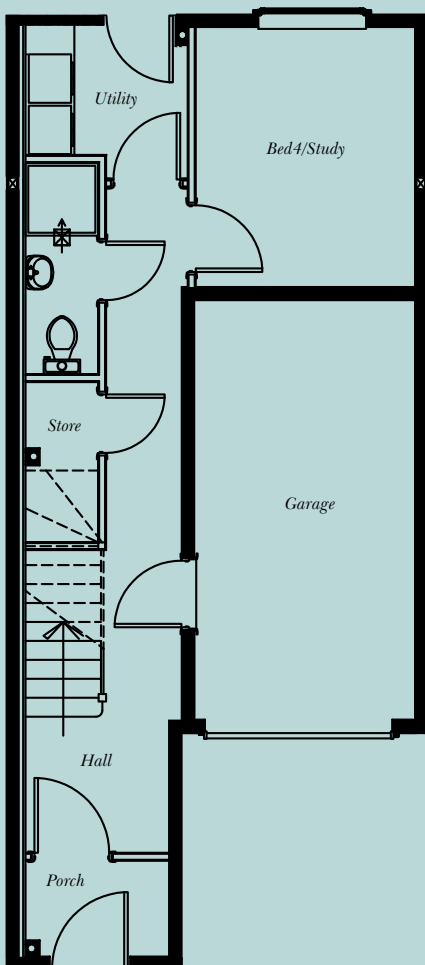
Dimensions

Bathroom.....	2.47m x 1.725m
Master Bedroom.....	3.705m x 3.76m (max)
Bedroom Two.....	3.6m x 2.525m
Bedroom Three.....	3.125m x 2.115m

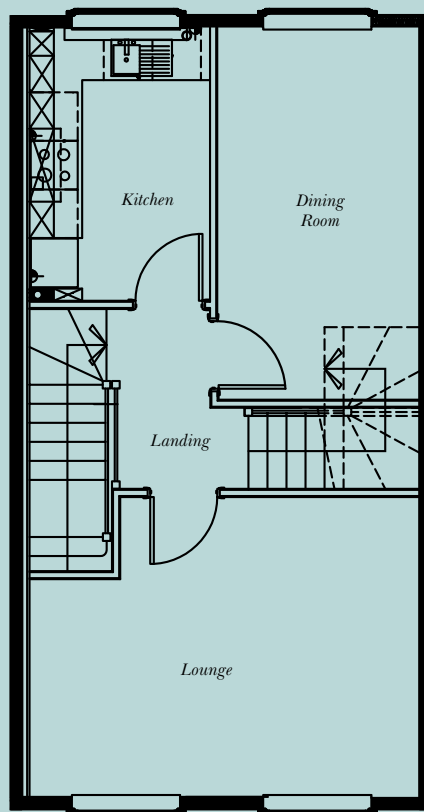
PLEASE NOTE: Room sizes are approximate and should not be used for carpet and curtain measurements etc (Maximum dimensions shown). The measurements should be taken after the property has been plastered. All dimensions are structural and do not include plaster finish.

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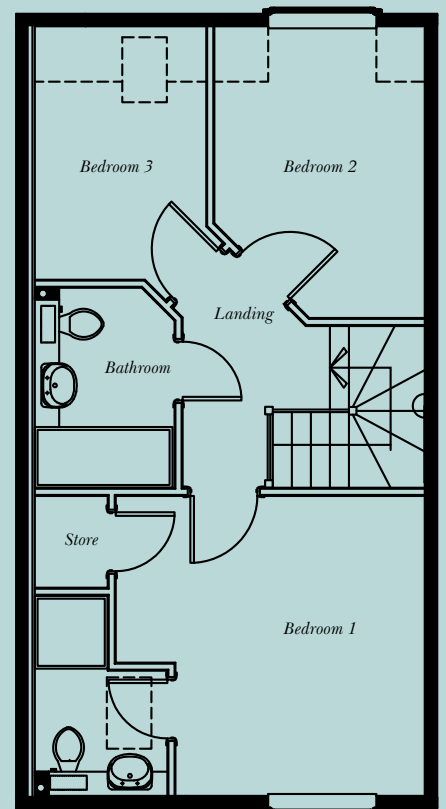
Ground Floor



First Floor



Second Floor



Dimensions

Garage.....	5.20m x 2.69m
Utility.....	2.01m x 1.60m
Bed4/Study.....	3.24m x 2.635m
WC/Shower.....	2.60m x 0.91m
Porch.....	1.855m x 1.19m

Dimensions

Dining Room.....	3.585m x 2.425m
Küchen.....	3.35m x 2.245m
Lounge.....	4.745m x 3.705m (max)

Dimensions

Bathroom.....	2.47m x 1.725m
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PRESTWICH ETC

PARK. ETC >



Situated on the northern side of the River Irwell valley, Prestwich (derived from the Saxon meaning 'Priest's Retreat') is still known as a village. Its successful industrial heritage is evident in many of the grand residencies dotted throughout this bustling and affluent area of Greater Manchester.

Prestwich has much to offer today's town dweller. Its diverse community is well served by the local town of Bury and also all the fabulous amenities of nearby Manchester.

Heaton Park provides residents with a truly exceptional leisure and recreational experience. As one of Manchester's principal parks, its rolling scenery provides an attractive setting for a wide range of activities for all ages. It is a memorable location for many outdoor organised events like summer fun days, theatrical productions, concerts and other major events. The Park is also home to one of the premier golf clubs in the area.

Within Prestwich itself is the welcoming St Mary's Park that, like Heaton Park, provides a convenient local amenity ideal for families, dog walkers, children and sports enthusiasts. With its tennis courts, bowling greens, play area and spacious car park, it provides the ideal place to relax at the end of a busy day or week.

Prestwich communication links are excellent; the Metrolink Station facilitating car-free journeys into nearby Manchester for business or pleasure. Convenient access to major motorway links and Manchester Airport add to the appeal of this bustling and vibrant community.

The village is well served by a choice of excellent independent and state schools.

“
*from tranquil leafy
parkland to
the hustle
and bustle of city life*
”

AN ID-EAL FUTURE



ID is a Seddon Group Company that specialises in regeneration and urban renewal.

The company is focused on providing real solutions for regeneration initiatives, achieving meaningful results through a combination of creativity, innovation and quality.

Through community consultation, extensive fact-finding and urban planning, ID offers a modern, ecologically sensitive approach to the varied problems and opportunities presented by working across the North of England within existing communities and established built environments.

Backed by the knowledge and expertise of Seddon Group's Construction and Development Companies, ID is enviably placed and resourced to meet today's challenges and tomorrow's opportunities.

Regular benchmarking and KPI monitoring ensure that ID continuously improves its performance year on year.

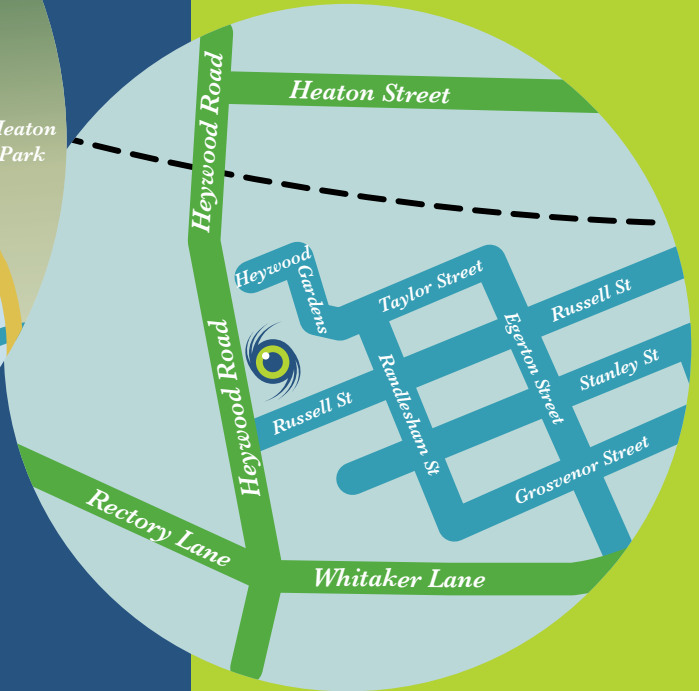
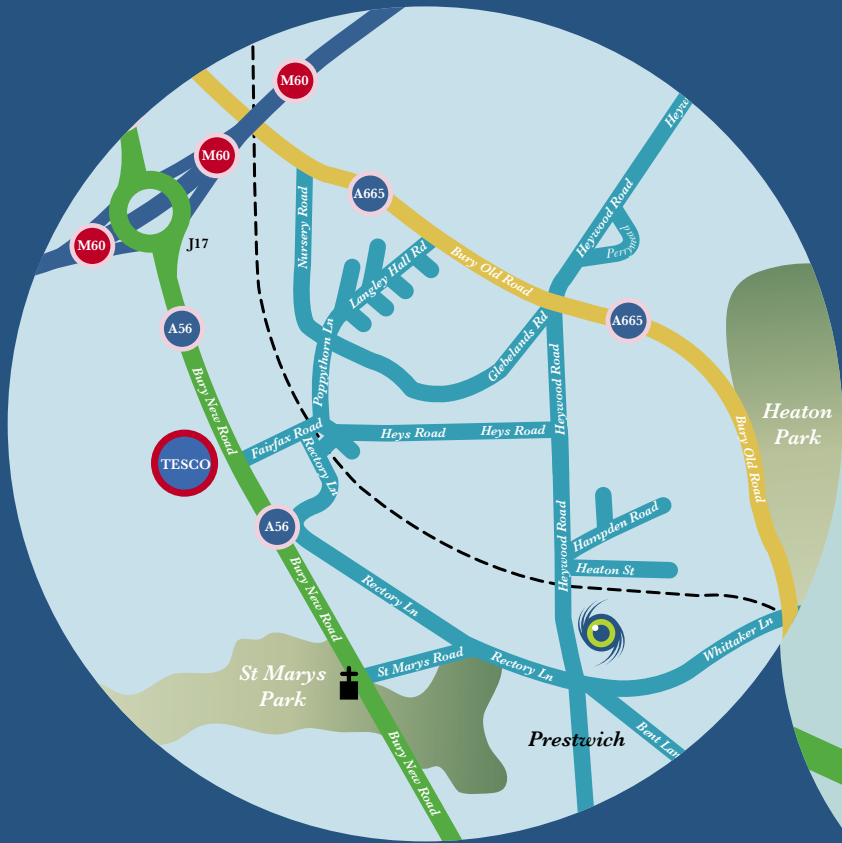
The GENERATION range of Ecohomes is testament to the on-going commitment to provide economical, sustainable and, most importantly, comfortable homes and living spaces for the generations of today and tomorrow.

id4living.com

An IDeal Future

“In order to remain at the forefront of regeneration initiatives, ID intends to continue to refine and improve its ideas through on-going design and research throughout Europe.”

LOCATION > M25.1FN



Road Travel

Prestwich is close to major road and motorway networks affording easy access to nearby Manchester, Liverpool and the rest of the UK.

Distances by road from Prestwich

London	206 miles
Cardiff	196 miles
Birmingham	95 miles
Liverpool	35 miles
Manchester	4 miles

Air Travel

Manchester International Airport, 40 minutes by motorway (M60, M56) from Prestwich.

Liverpool Airport also provides regular scheduled international flights.

Rail Travel

Prestwich is well served by the British Rail Inter City network (from Manchester) and enjoys fast frequent rail services to London and major cities in the UK.

The Eurostar Service is to Waterloo Station in London, with other services to the North West.

Duration of journey by rail from Prestwich

London Euston	2hr 24 min
Cardiff	3hr 20 min
Birmingham	1hr 30 min
Liverpool	50 mins
Manchester	20 mins

Metrolink

The Metrolink station is just a short walk from the development, providing quick and easy access to Manchester City Centre.

id4living.com

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