



Lancaster Park

Cairnshill, Belfast 8



A new way of living by:





Lancaster Park

Passivhaus living



Lancaster Park

A CLEANER, GREENER, LEANER way of living!

219 Passivhaus homes in one of South Belfast's most sought after residential locations

cleaner

PROTECTING YOUR HEALTH

We take the outside air, pass it through our Nilan energy-efficient total indoor climate solution, which heats the air and filters it to ensure the inside air is free from bacteria, pollens and germs

greener

PROTECTING YOUR PLANET

We aren't using fossil fuels to heat your home. They are heated using the heat emitted by your appliances and some other very clever things! Moving towards a net zero operational carbon built house is achievable when new homes are built to Passivhaus standard.

leaner

PROTECTING YOUR WALLET

Because your home is so airtight, over 90% of the heat generated inside, stays inside! That's a huge saving on your annual energy spend! The ever changing cost of oil and gas won't affect you - your house will remain constantly cheaper to run!

...BUT YOU DON'T HAVE TO

TAKE OUR WORD

FOR IT

THIS IS WHAT THE EXPERTS SAY...

"It is fantastic to see a development aim for the highest standards of energy efficiency and quality in the world. Projects like this provide real leadership for the region and progressive examples like this will move the sector forward"

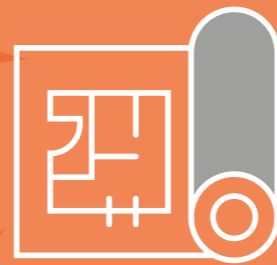
Barry McCarron,
Chairperson of the Passive House Association of Ireland

5 The key principles that make Passivhaus Homes



1. INSULATION

This is a key component of these homes. We use high spec materials which significantly improve the thermal performance of your home, reducing your heating bills and your carbon emissions.

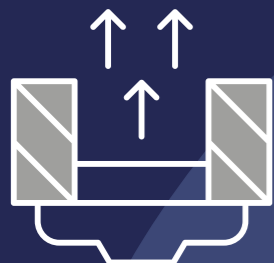


2. HIGH QUALITY WINDOWS AND DOORS

High specification doors and accredited triple glazed windows ensure that the heat in your house stays in your house.

OVER **90%**

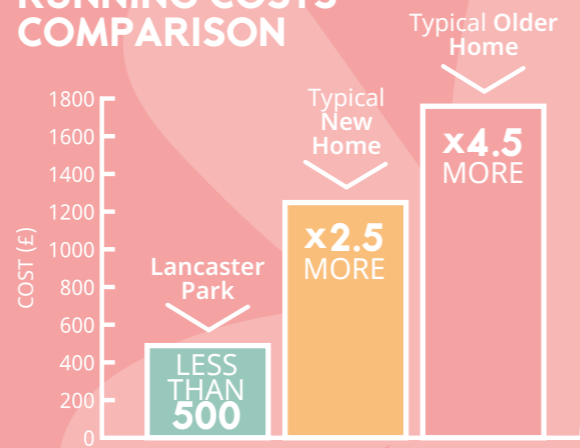
of the heat generated inside your home stays inside your home



3. AIRTIGHTNESS

The Airtightness of our homes meet Passivhaus exacting standards preventing heat losses through the fabric of the building thus reducing heating costs.

ANNUAL FUEL RUNNING COSTS COMPARISON



1. Costs are approximate and based on typical system efficiencies and operational running hours for a typical dwelling within the development. Final annual running costs may vary.
 2. Gas & electricity prices surveyed from June 2021.
 3. Cost estimate is for heating only and does not represent the overall energy balance of each dwelling.



4. MECHANICAL HEAT RECOVERY VENTILATOR

Our Mechanical Heat Recovery Ventilator ensures a daily air exchange with the removal of dust particles, smells and excess humidity in exchange for a pleasant and healthy indoor climate.

Our houses are heated by a Nilan Compact P complementary ventilation and heating system that provides ventilation, heat recovery and domestic hot water

NOT TO BE SNIFFED AT

We are building these homes with the world leading specification for healthy living



5. THERMAL BRIDGE-FREE DETAILING

Thermal bridges allow huge heat losses in houses through poor insulation and poor design. The Passivhaus Standard uses clever design and a continuous thermal building "envelope" to deliver radical energy efficiency and exceptional comfort.

The Passivhaus model is an internationally recognised building standard delivering homes that require significantly reduced energy for heating or cooling. Incredibly, Passive Homes consume between 75%-90% less heating energy than a conventional house



Imagine...



...heat from your appliances
HEATING YOUR HOME!

...a home with virtually
NO HEAT LOSS



...the **GOLD STANDARD** of energy efficient homes



...**TREATING YOUR KIDS**

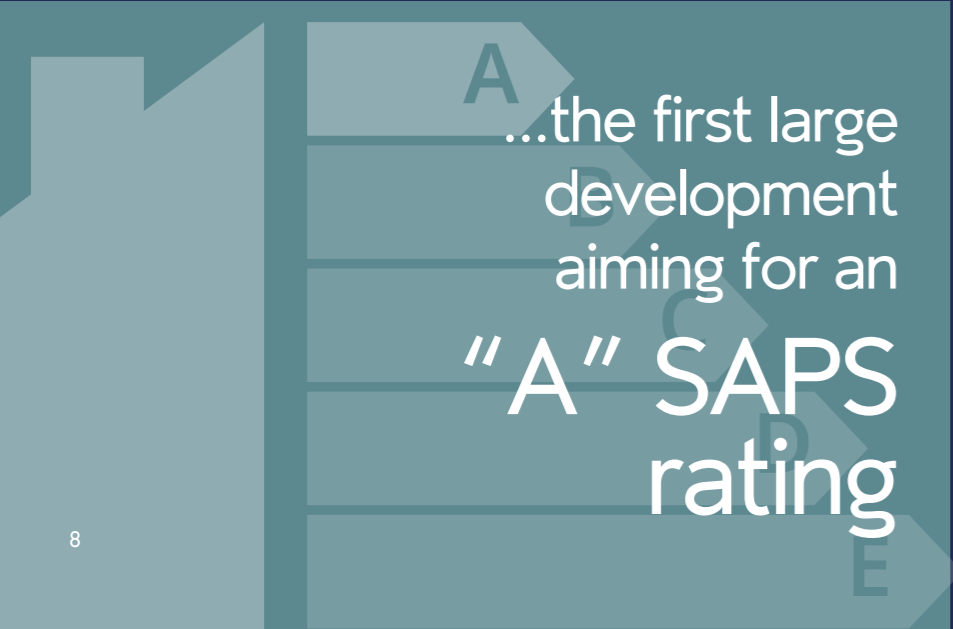
with the money you saved on your annual energy bills

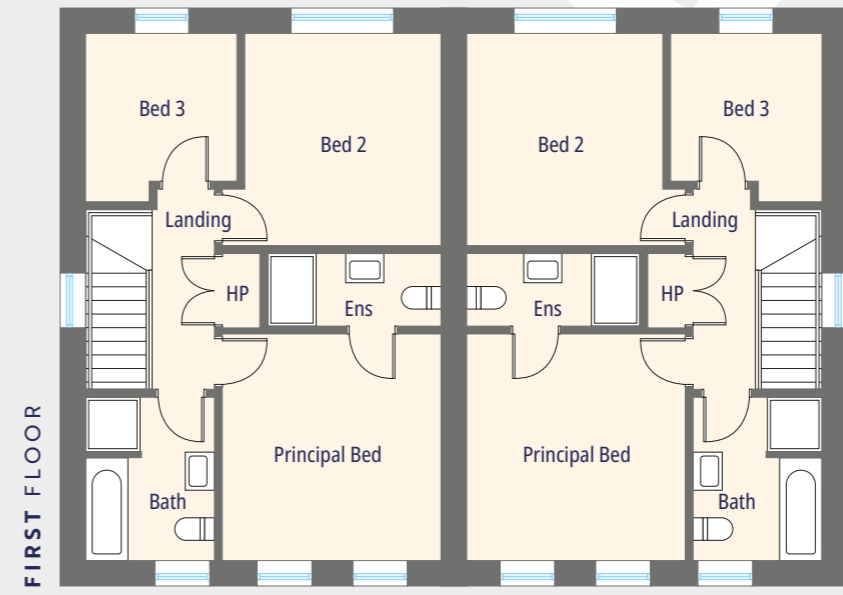
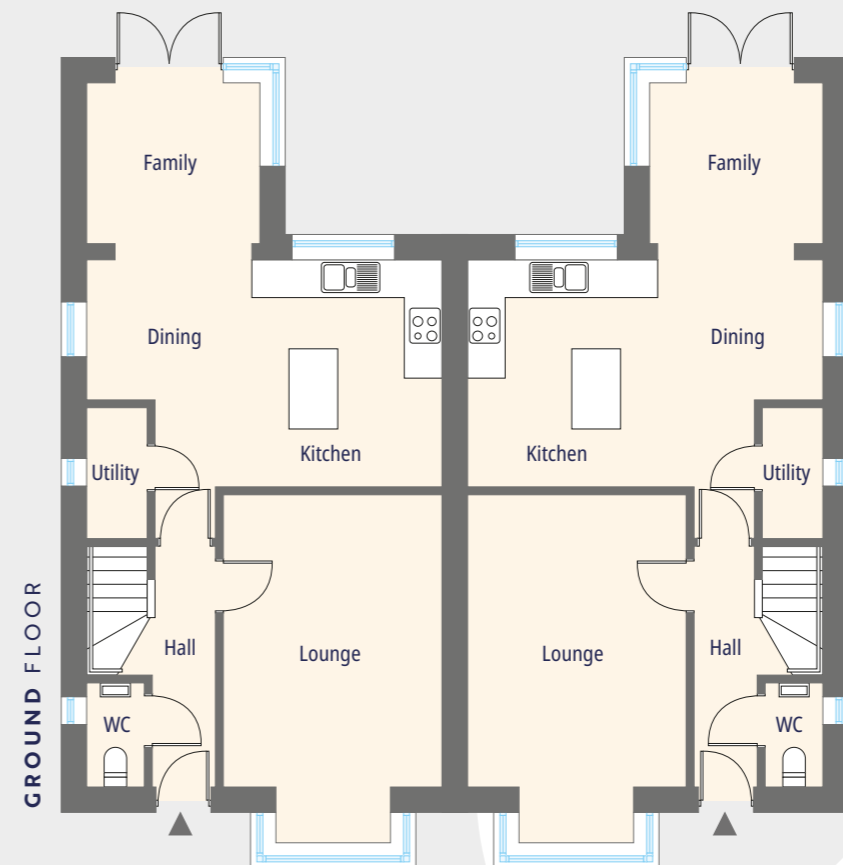


...a healthier family lifestyle



...the first large development aiming for an **"A" SAPS rating**





GROUND FLOOR

Entrance Hall with WC	
Lounge (into bay)	
ft 18'9" x 12'0"	m 5.75 x 3.65
Kitchen Dining (max)	
ft 19'6" x 12'5"	m 5.92 x 3.78
Family (max)	
ft 9'7" x 9'7"	m 2.92 x 2.91
Utility	
ft 7'1" x 3'3"	m 2.16 x 1.00

FIRST FLOOR

Principal Bedroom	
ft 12'4" x 11'11"	m 3.77 x 3.63
Ensuite	
ft 9'5" x 3'11"	m 2.88 x 1.20
Bedroom 2 (max)	
ft 9'3" x 8'3"	m 2.80 x 2.52
Bedroom 3 (max)	
ft 11'11" x 11'7"	m 3.63 x 3.53
Bathroom	
ft 8'11" x 7'1"	m 2.72 x 2.15

The Linley (D11)

3 Bedroom Semi Detached Home

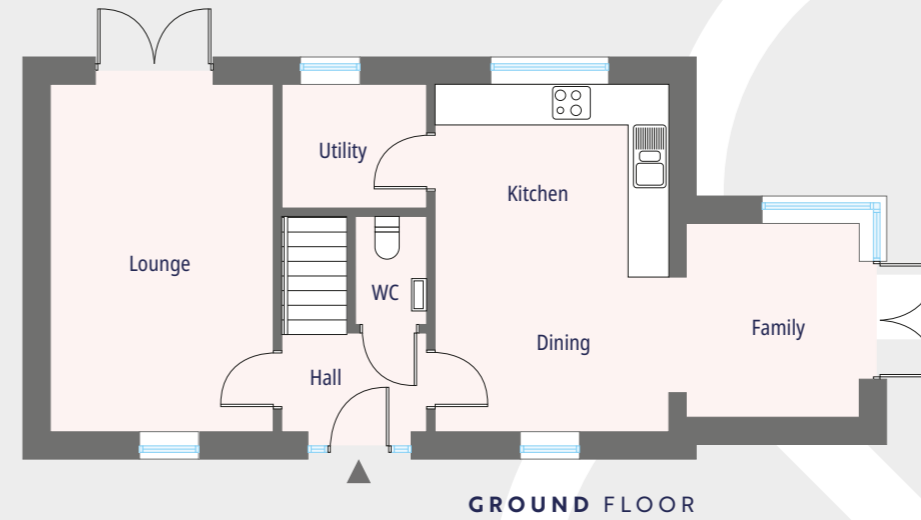
Floor area: c. 1230 sq ft

Site numbers: 20, 21, 22, 23



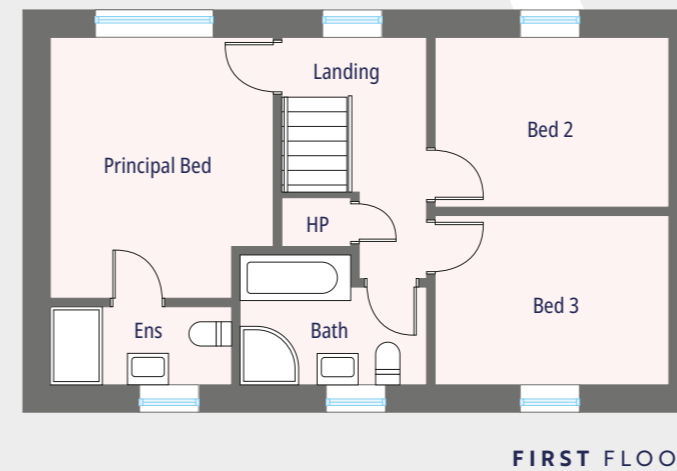
Site Layout - not to scale

CGI shown for illustration purposes only. Floor plans are not to scale



GROUND FLOOR

Entrance Hall with WC	
Lounge	ft 17'7" x 11'4" m 5.39 x 3.45
Kitchen Dining	ft 17'7" x 11'11" m 5.39 x 3.64
Family (max)	ft 9'11" x 9'7" m 3.02 x 2.92
Utility (max)	ft 8'6" x 7'3" m 2.58 x 2.22



FIRST FLOOR

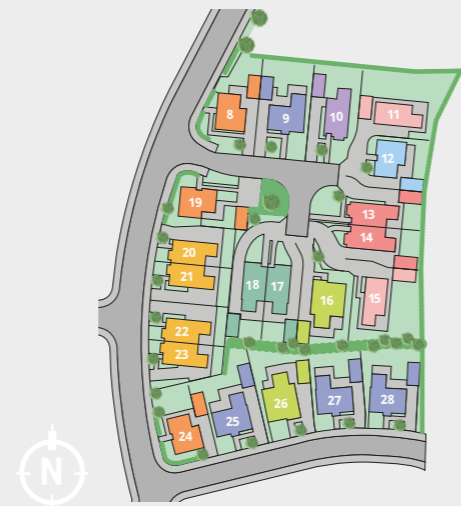
Principal Bedroom (max)	
ft 13'4" x 11'4" m 4.06 x 3.45	
Ensuite	ft 9'3" x 3'11" m 2.81 x 1.20
Bedroom 2	ft 11'10" x 8'7" m 3.62 x 2.63
Bedroom 3	ft 11'10" x 8'7" m 3.62 x 2.63
Bathroom (max)	ft 9'4" x 6'7" m 2.86 x 2.02

The Warwick (D12b)

3 Bedroom Detached Home

Floor area: c.1206 sq ft

Site numbers: 11, 15



Site Layout - not to scale

CGI shown for illustration purposes only. Floor plans are not to scale



The Langley (D14)

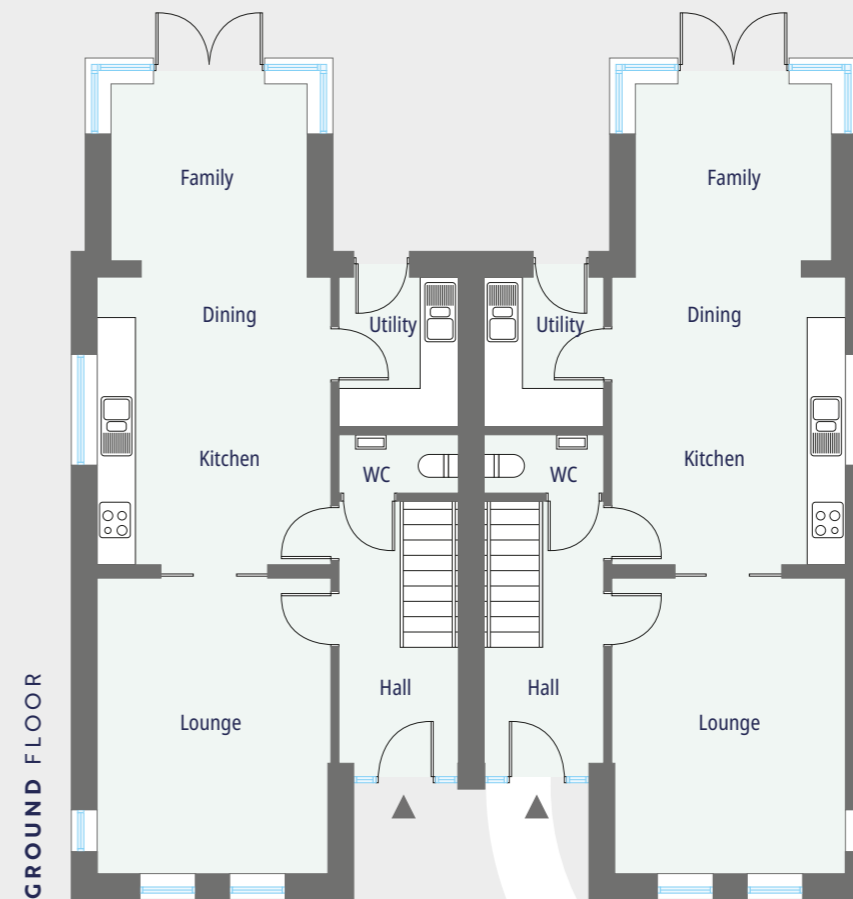
3 Bedroom Semi Detached Home

Floor area: c. 1273 sq ft

Site numbers: 17, 18



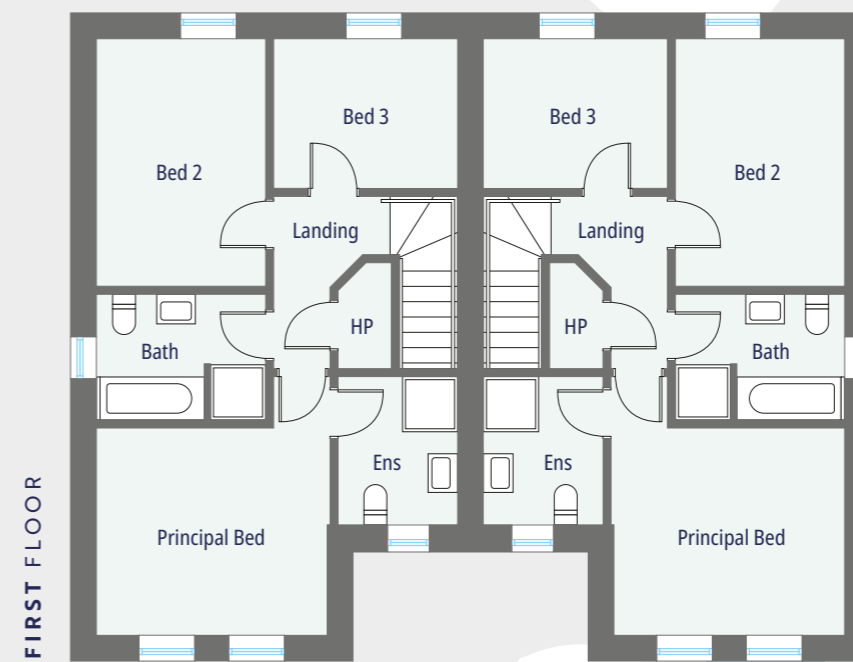
Site Layout - not to scale



GROUND FLOOR

GROUND FLOOR

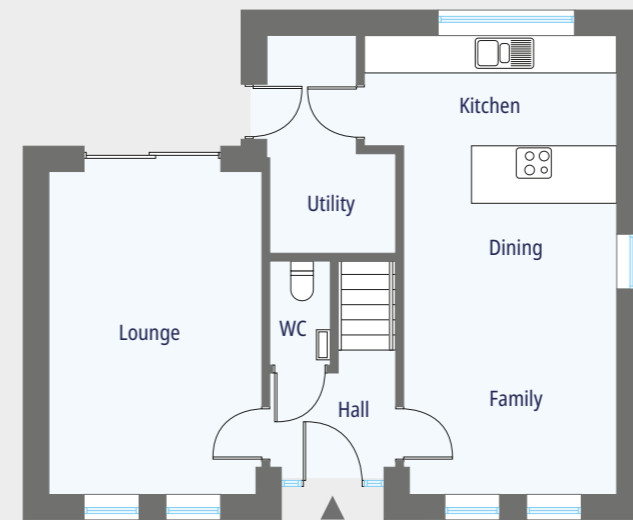
Entrance Hall with WC	
Lounge	
ft 16'2" x 12'6"	m 4.94 x 3.82
Kitchen Dining	
ft 15'5" x 12'6"	m 4.71 x 3.82
Family (max)	
ft 10'7" x 10'4"	m 3.25 x 3.15
Utility	
ft 8'1" x 6'6"	m 2.47 x 1.97



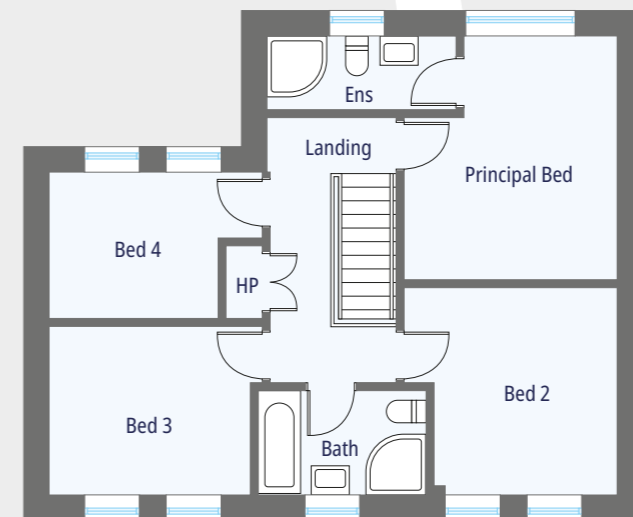
FIRST FLOOR

FIRST FLOOR

Principal Bedroom (max)	
ft 13'10" x 12'6"	m 4.24 x 3.82
Ensuite	
ft 8'10" x 6'6"	m 2.44 x 1.97
Bedroom 2	
ft 13'4" x 9'2"	m 4.06 x 2.70
Bedroom 3	
ft 9'9" x 8'1"	m 3.00 x 2.47
Bathroom	
ft 9'2" x 6'8"	m 2.79 x 2.05



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Entrance Hall with WC	
Lounge	
ft 17'7" x 11'7"	m 5.39 x 3.56
Kitchen (max)	
ft 13'8" x 9'3"	m 4.20 x 2.80
Dining Family	
ft 15'10" x 11'7"	m 4.84 x 3.56
Utility (max)	
ft 11'10" x 6'8"	m 3.63 x 2.06

FIRST FLOOR

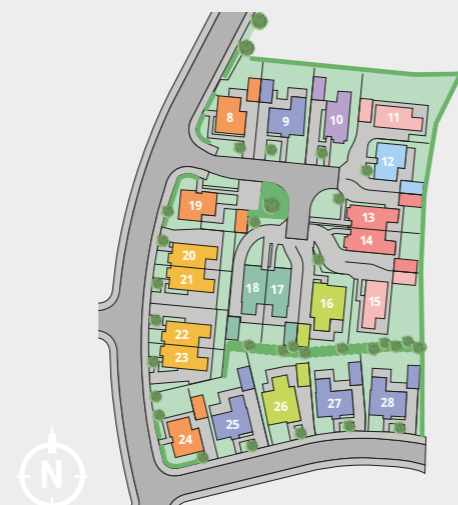
Principal Bedroom (max)	
ft 13'3" x 11'6"	m 4.06 x 3.55
Ensuite	
ft 10'3" x 4'0"	m 3.17 x 1.25
Bedroom 2 (max)	
ft 11'7" x 11'4"	m 3.55 x 3.45
Bedroom 3 (max)	
ft 11'7" x 9'3"	m 3.56 x 2.81
Bedroom 4 (max)	
ft 11'5" x 8'1"	m 3.47 x 2.45
Bathroom	
ft 9'1" x 5'9"	m 2.78 x 1.73

The Langham (D17)

4 Bedroom Detached Home

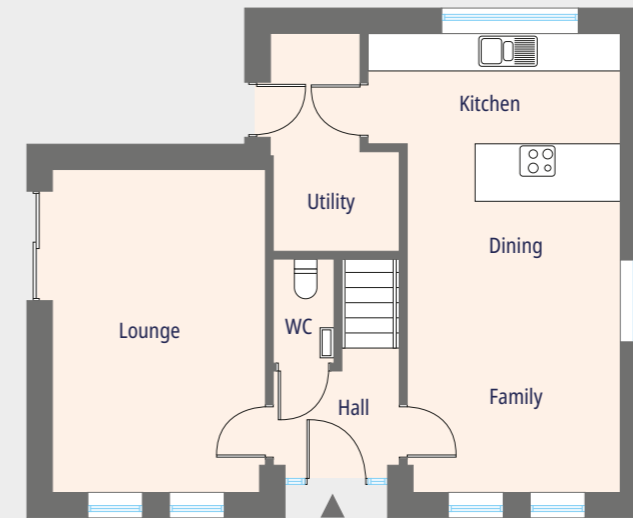
Floor area: c. 1365 sq ft

Site number: 12

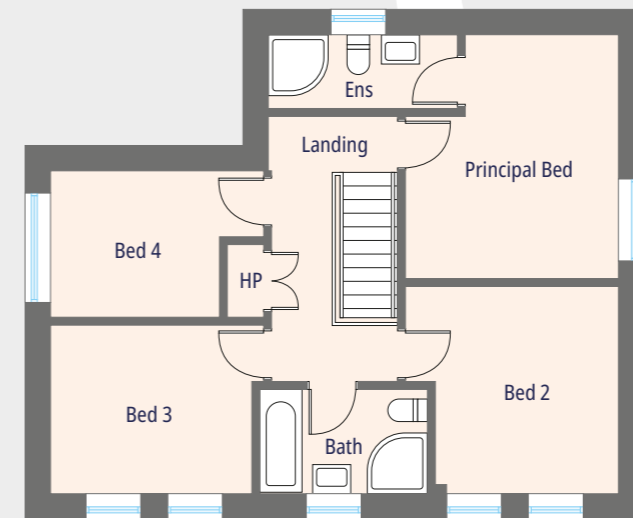


Site Layout - not to scale

CGI shown for illustration purposes only. Floor plans are not to scale



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Entrance Hall with WC		
Lounge	ft 17'7" x 11'7"	m 5.39 x 3.56
Kitchen (max)	ft 13'8" x 9'2"	m 4.20 x 2.80
Dining Family	ft 15'9" x 11'7"	m 4.84 x 3.56
Utility (max)	ft 11'10" x 6'7"	m 3.63 x 2.06

FIRST FLOOR

Principal Bedroom (max)	ft 13'4" x 11'7"	m 4.06 x 3.55
Ensuite	ft 10'5" x 4'2"	m 3.17 x 1.25
Bedroom 2 (max)	ft 11'7" x 11'4"	m 3.55 x 3.45
Bedroom 3 (max)	ft 11'7" x 9'3"	m 3.56 x 2.81
Bedroom 4 (max)	ft 11'4" x 8'0"	m 3.47 x 2.45
Bathroom	ft 9'2" x 5'7"	m 2.78 x 1.73

The Blenheim (D17a)

4 Bedroom Detached Home

Floor area: c. 1365 sq ft

Site numbers: 8, 19, 24



Site Layout - not to scale

CGI shown for illustration purposes only. Floor plans are not to scale

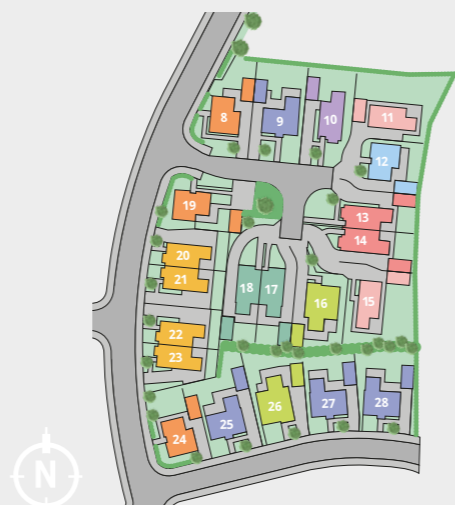


The Beaufort (D18)

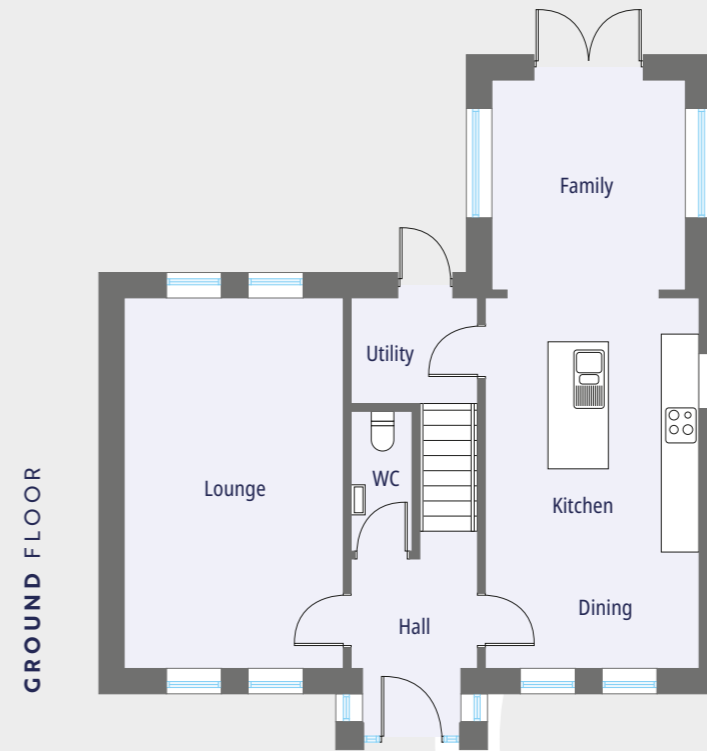
4 Bedroom Detached Home

Floor area: c. 1537 sq ft

Site numbers: 9, 25, 27, 28

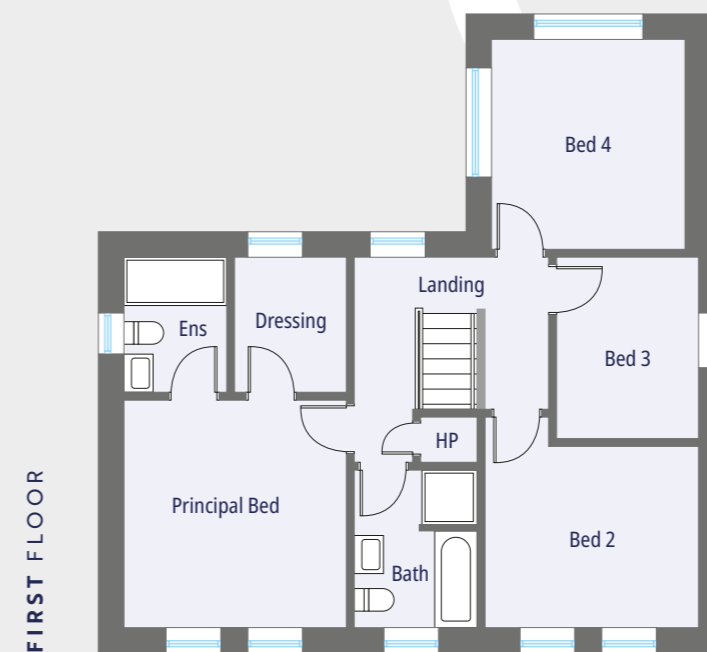


Site Layout - not to scale



GROUND FLOOR

Entrance Hall with WC	
Lounge	
ft	20'3" x 11'8"
m	6.18 x 3.58
Kitchen Dining	
ft	20'3" x 11'9"
m	6.18 x 3.62
Family	
ft	11'9" x 10'7"
m	3.60 x 3.25
Utility (max)	
ft	7'2" x 6'9"
m	2.17 x 2.09



FIRST FLOOR

Principal Bedroom (max)	
ft	12'5" x 11'8"
m	3.79 x 3.59
Ensuite	
ft	7'5" x 5'6"
m	2.26 x 1.70
Dressing	
ft	7'4" x 5'9"
m	2.26 x 1.75
Bedroom 2 (max)	
ft	11'9" x 11'7"
m	3.62 x 3.56
Bedroom 3	
ft	9'10" x 7'9"
m	3.02 x 2.38
Bedroom 4 (max)	
ft	11'4" x 10'7"
m	3.47 x 3.25
Bathroom	
ft	8'9" x 6'9"
m	2.70 x 2.09



The Coniston (D19)

4 Bedroom Detached Home

Floor area: c. 1664 sq ft

Site numbers: 16, 26

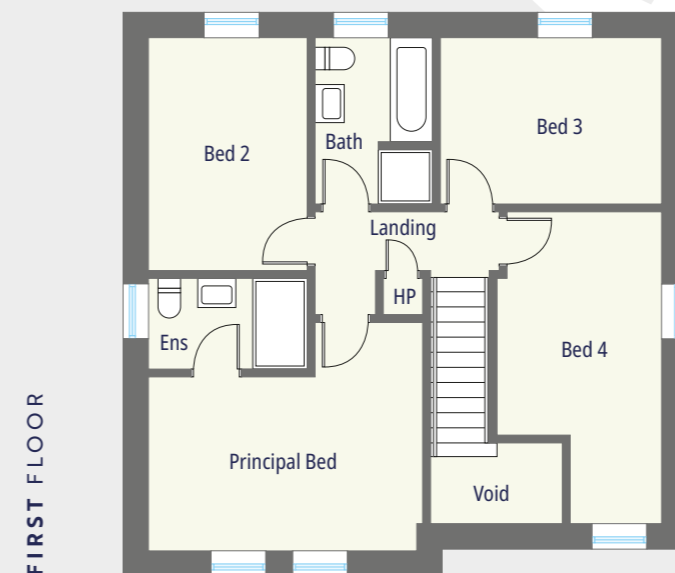


Site Layout - not to scale



GROUND FLOOR

Reception Hall with WC	
Lounge	
ft 14'11" x 14'11"	m 4.56 x 4.55
Kitchen Dining (max)	
ft 28'0" x 12'7"	m 8.54 x 3.86
Family (max)	
ft 12'1" x 11'8"	m 3.68 x 3.59
Utility (max)	
ft 8'11" x 5'1"	m 2.72 x 1.54



FIRST FLOOR

Principal Bedroom (max)	
ft 18'6" x 12'6"	m 5.66 x 3.80
Ensuite	
ft 8'7" x 4'10"	m 2.65 x 1.50
Bedroom 2	
ft 12'8" x 8'7"	m 3.88 x 2.65
Bedroom 3	
ft 12'1" x 9'2"	m 3.68 x 2.78
Bedroom 4 (max)	
ft 17'0" x 9'0"	m 5.18 x 2.75
Bathroom	
ft 9'2" x 6'4"	m 2.78 x 1.95



The Staunton (D20)

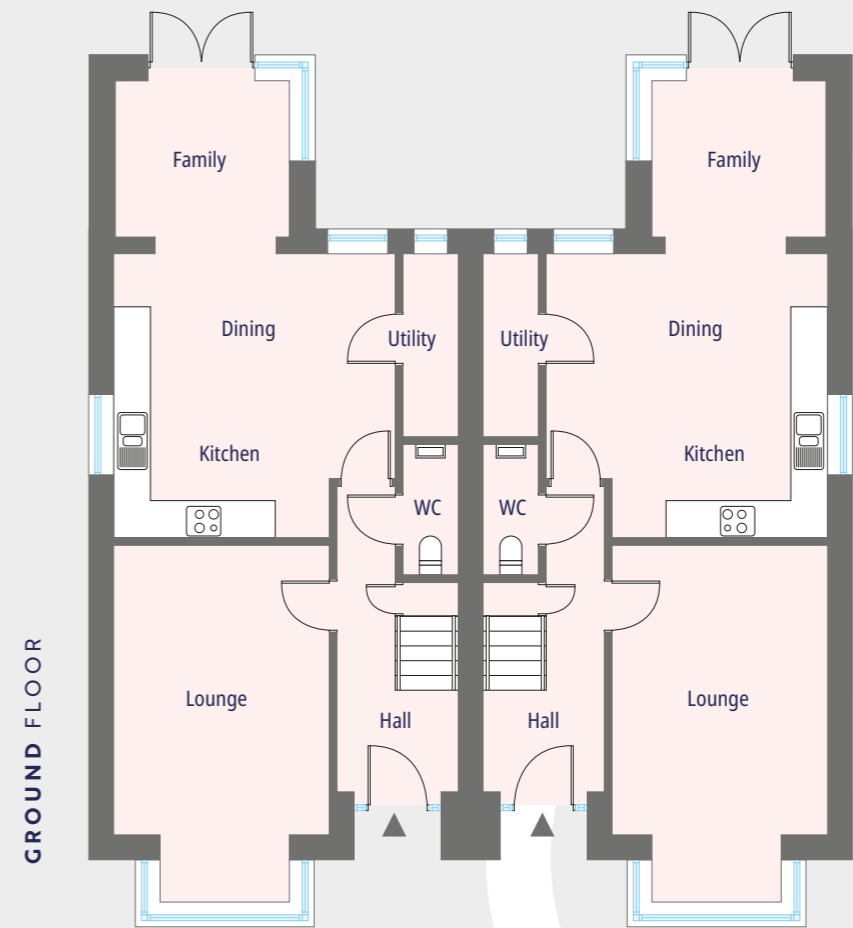
4 Bedroom Semi Detached Home

Floor area: c.1362 sq ft

Site numbers: 13, 14

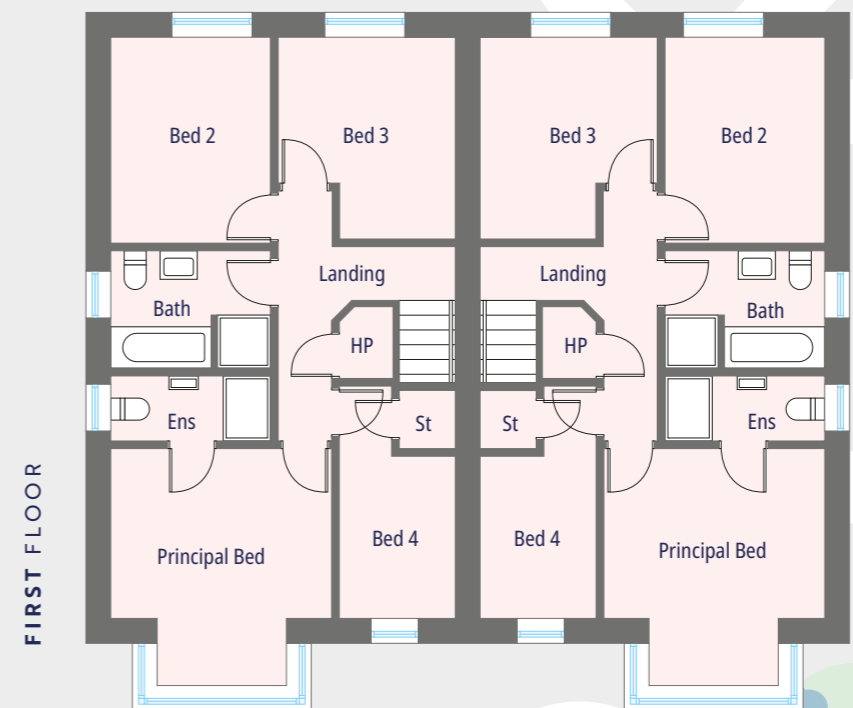


Site Layout - not to scale



GROUND FLOOR

Entrance Hall with WC	
Lounge (inc bay)	
ft	19'9" x 12'2"
m	6.05 x 3.70
Kitchen Dining (max)	
ft	15'9" x 15'8"
m	4.83 x 4.81
Family	
ft	9'9" x 9'7"
m	2.99 x 2.92
Utility	
ft	10'3" x 3'0"
m	3.12 x 0.92



FIRST FLOOR

Principal Bedroom (inc bay)	
ft	13'2" x 12'3"
m	4.02 x 3.73
Ensuite	
ft	8'9" x 3'7"
m	2.71 x 1.10
Bedroom 2 (max)	
ft	11'6" x 8'10"
m	3.51 x 2.71
Bedroom 3 (max)	
ft	11'4" x 9'10"
m	3.44 x 3.02
Bedroom 4 (max)	
ft	13'0" x 6'6"
m	3.96 x 1.97
Bathroom	
ft	8'9" x 6'6"
m	2.71 x 1.99



The Derwent (D21)

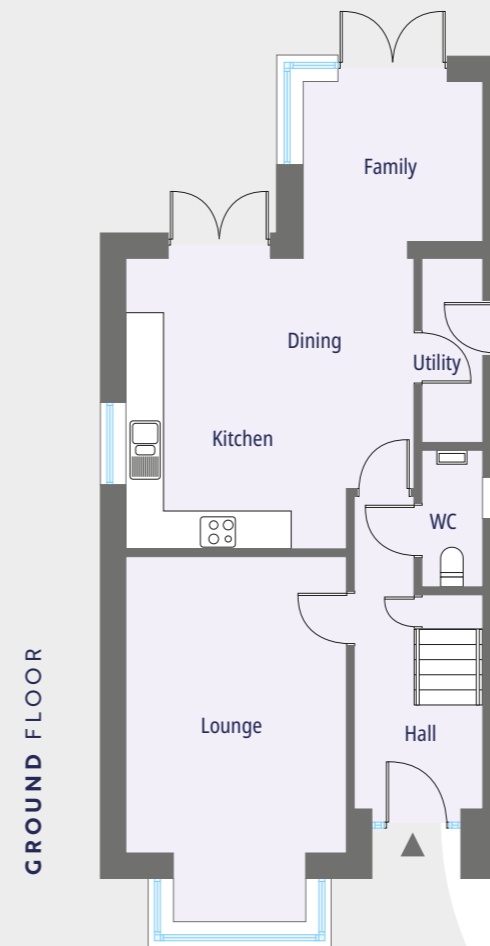
4 Bedroom Detached Home

Floor area: c. 1382 sq ft

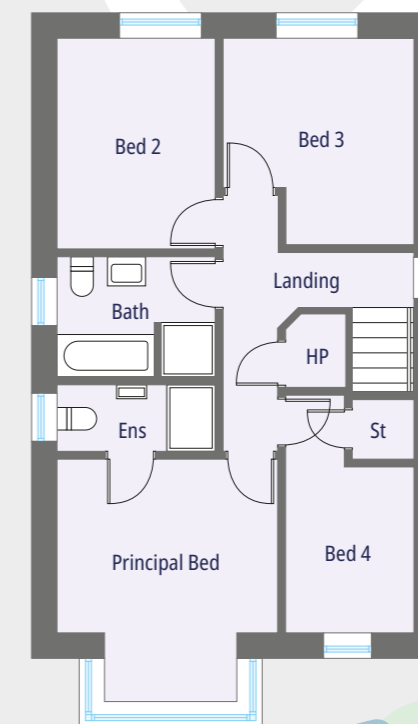
Site number: 10



Site Layout - not to scale



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

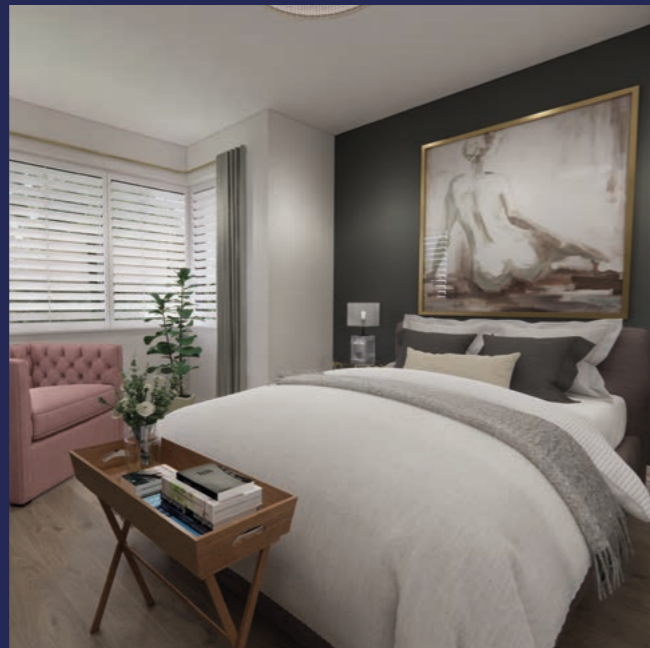
Entrance Hall with WC	
Lounge	
ft	19'9" x 12'2" m 6.05 x 3.70
Kitchen Dining (max)	
ft	15'9" x 15'8" m 4.83 x 4.81
Family (max)	
ft	10'0" x 9'7" m 3.03 x 2.93
Utility	
ft	10'3" x 3'3" m 3.13 x 1.00

FIRST FLOOR

Principal Bedroom (max)	
ft	13'9" x 12'3" m 4.22 x 3.73
Ensuite	
ft	8'9" x 3'7" m 2.70 x 1.12
Bedroom 2	
ft	11'6" x 8'9" m 3.50 x 2.70
Bedroom 3 (max)	
ft	11'6" x 10'3" m 3.50 x 3.12
Bedroom 4 (max)	
ft	13'0" x 6'9" m 3.96 x 2.09
Bathroom	
ft	8'9" x 6'7" m 2.70 x 2.00

Designed... with you in mind

ALL HOUSES IN THE DEVELOPMENT ARE BUILT TO PASSIVHAUS ACCREDITATION, WHICH IS THE GOLD STANDARD OF ENERGY-EFFICIENT HOUSE BUILDING.



KITCHEN

- High quality units with choice of traditional / contemporary doors with a range of colours and stainless steel handles
- High quality worktop and upstand
- Soft closing drawers and doors
- Integrated appliances to include 4 ring ceramic hob, eye level single oven (where applicable) & integrated microwave oven combination, fridge/freezer and dishwasher
- Choice of contemporary chrome monoblock tap
- 1.5 low profile stainless steel sink
- Choice of coloured glass splashback to kitchen hob

UTILITY (Where applicable)

- High quality units with choice of traditional / contemporary doors with a range of colours, laminate worktops and stainless steel handles
- Range of low level and tall housing storage units
- Single bowl stainless steel sink and taps
- Plumbed for free standing washing machine and tumble dryer or washer / dryer combi (where applicable)

BATHROOMS, ENSUITES & WC

- High quality contemporary bathroom suites and white sanitary ware
- Back to wall WC
- Low profile shower trays and toughened glass doors and panels throughout (where applicable)
- Vanity unit (bathroom & ensuite)
- Feature wall mirror in bathroom
- Thermostatic bar showers with dual head: rain drench and separate handheld

FLOORING & TILES A CHOICE OF:

- quality ceramic floor tiles to Entrance Hall, Kitchen | Dining | Family (where applicable), Utility Room, Bathroom, Ensuite and WC
- high-quality timber laminate or carpet to Living Room and Bedrooms
- quality carpets to Stairs and Landing
- full height tiling to shower enclosures
- quality wall tiles to wet areas above bath and wash hand basins
- tiled splashback to wash hand basin in WC

INTERNAL

- PassivHaus certified Nilan Compact P complementary ventilation and heating system that provides your house with ventilation, heat recovery & production of sanitary hot water
 - This system ensures a daily air exchange with the removal of dust particles, smells and excess humidity in exchange for a pleasant and healthy indoor climate
- All walls to be painted throughout
- Ceilings and woodwork to be painted white
- Moulded skirting boards and architraves
- Comprehensive range of electrical light fittings and sockets to include USB sockets, TV points in Kitchen / Dining Room / Living Room / Master Bedroom & Telephone / Data point for main BT & Virgin Media connection
- High quality light fittings to include spotlights and ceiling lighting where applicable
- Pre-wired for BT Fibre Optic & Virgin Media
- White painted internal doors with brushed stainless-steel ironmongery
- Mains operated smoke detectors
- Houses wired for alarm system (optional extra)

EXTERNAL

- Construction built to PassivHaus standard with red concrete brick / render facings walls, soldier course, corbelling & precast sandstone surrounds (where applicable)
- Locally produced brick or rendered facades
- Feature lighting to front & rear doors
- Grey Munster joinery triple glazed Passive Windows
- Black PVC soffits & fascia
- PassivHaus certified front door with 5-point multi-lock system
- Black downpipes & guttering
- Black roof tiles
- Flagging to paths & patio
- External power socket
- External water tap to rear garden
- Bitmac driveways
- Lawns turfed to front and rear garden areas
- Landscaping plan to include hedging, railing & planting (where applicable)
- Houses cabled for EV charging point

WARRANTY / SERVICE CHARGES

NHBC 10 year warranty

Annual service charge (estimated £120 pa)

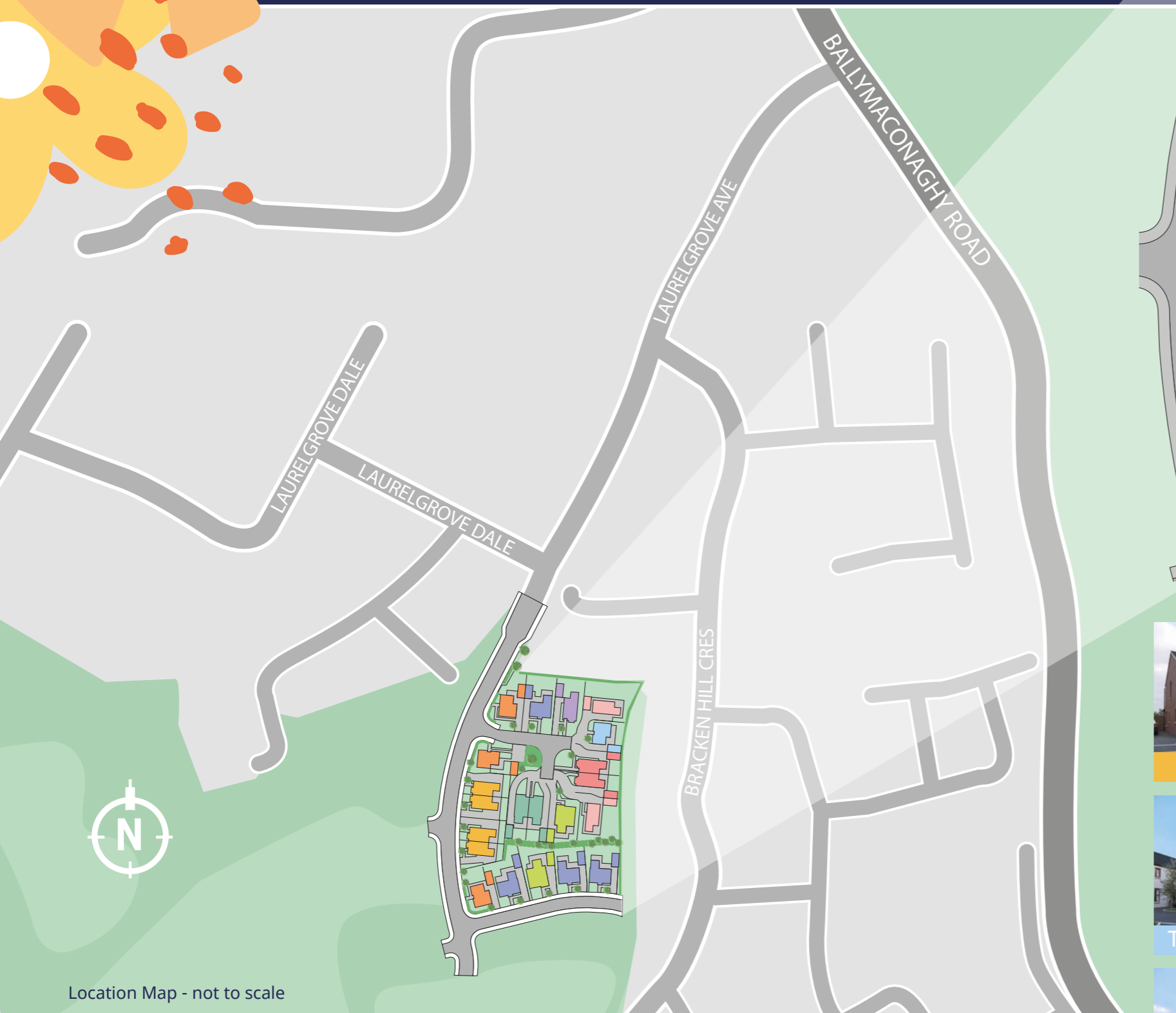
Purchasers can book appointments with Kitchen & Tiling suppliers to visit showrooms and make choices / view available upgrades. (A member of the KDC team will assist purchasers with their specific kitchen choices and requirements). (A member of the Ceco team will assist purchasers with tiling choices).

Specification is for guidance purposes only and can be subject to change. Images shown for illustration purposes only.





feel connected...



Location Map - not to scale



Site Layout
- not to scale

RETAIL THERAPY

- Forestside 2.1 miles
- Ormeau Road 2.5 miles
- Tesco Extra..... 2.2 miles
- Lisburn Road 4.6 miles

PARKS & RECREATION

- Belvoir Park Golf Club 2.3 miles
- Lagan Valley..... 3.5 miles
- Instonians & Cooke RFC..... 3.6 miles
- Ormeau Park Golf Club 3.2 miles
- Let's Go Hydro..... 2.6 miles
- Carryduff GAC..... 2.4 miles
- Kingspan Stadium..... 2.8 miles
- Bredagh GAC 2.7 miles

SOCIALS & EATING OUT

- The Four Winds 0.7 mile
- Cafe BT8 1.8 miles
- Shed Bistro..... 2.7 miles
- Bengal Brasserie 2.9 miles
- Errigle Inn 2.8 miles
- General Merchants 2.9 miles

THE SCHOOL RUN

- Cairnshill PS..... 1.5 miles
- St Bernards PS..... 2.7 miles
- Lisnasharragh PS 2.7 miles
- Knockbreda PS and Nursery 2.7 miles
- Lagan College..... 1.4 miles
- St Joseph's PS 2.3 miles
- St Joseph's College 2.9 miles
- Aquinas GS..... 3.0 miles



The Linley



The Warwick



The Langley



The Langham



The Blenheim



The Beaufort



The Coniston



The Staunton



The Derwent

On your doorstep



- 1. Let's Go Hydro
- 2. Bredagh GAC
- 3. Belvoir Park Golf Course
- 4. Forestside Shopping Centre
- 5. The Four Winds Restaurant & Bar
- 6. Kingspan Stadium



sales representation by:



028 9066 8888

simonbrien.com

a new way of living by:

