

GEMINIHOUSE.CO.UK



LAND CHARTER HOMES WELCOMES
YOU TO GEMINI HOUSE

A NEW DEVELOPMENT OF
LUXURY APARTMENTS IN THE
HEART OF CHELMSFORD CITY



GEMINI HOUSE

Gemini House | 88, New London Road | Chelmsford,
Essex | CM2 0YN

OUR STORY



LAND CHARTER **HOMES**

Our award winning company has been recognised for delivering high quality projects, by being presented with awards from the Local Authority Building Control Inspectors, and the Premier Building Warranties, provider for excellence in quality of design and delivery standards.



The Maltings Newport:



Refurbishment/Conversion project of the Year.

We create bespoke homes, from one off houses in conservation areas through to large estate developments and we have recently focused on city centre redevelopment, and Rivers House is joining our list of office to residential conversions.

Land Charter is a family run business which employs friendly and reliable staff, who care for our customers. We take pride in every project and are renowned for our high quality finish and attention to detail.

The company employs local subcontractors and tradesmen, most of who have worked with us for many years. We also use local architects who have

lived in the project's catchment area. Our employees know the demands and different styles of each town or city we work in, so they can reflect the ethos of its surrounding environment.

We make best use of local influence and materials. The resources and provisions for our projects are selected for their colours and textures, which are combined to reflect the surrounding architectural vernacular.

All Land Charter developments are individual. The look and feel of our homes evolves after careful consideration of the local environment, taking into account the region's history and architectural influences.

Internally, meticulous attention to detail, and a clean and fresh look, reflects the contemporary exterior.

We are distinguished by the precision in which the vision of each project is followed through. Land Charter is unrivaled in quality, design and attentiveness.



The Weavers Long Melford



Cater House Chelmsford
(Completed)



Rivers House Chelmsford

Please Note: Images are a style guide only and from our recently completed CanSide development.



DESCRIPTION

Gemini House is one of Chelmsford's historic buildings located within the Baddow Road and River Can Conservation area and is now being redeveloped with 34 brand new apartments. This is a four storey building with residential apartments on the upper floors.

The conversion will span across two floors: there are 25 two-bed apartments, 8 one-bed apartments and 1 studio apartment; there is plenty of choice – of size and aspect. The Job Centre will remain on the upper Ground Floor. As businesses in Chelmsford continue to flourish, this city centre location is ideal for rental apartments and first time buyers alike. Across the development there is ample parking and impressive views.

From Gemini House, to the West you can see through to Central Park and over the Cricket Ground and to the North there are views into the central courtyard. Gemini House was originally constructed in 1938 and occupied as the Rural District offices until the mid-50's. In 1983 the property was extended and adopted to increase its area fourfold.

The Rural District Offices moved across town to Duke Street and the space became occupied by multiple commercial users. The upper floor of the building has been substantially vacant for six years. Recent changes in planning laws have allowed the conversion we now propose.



proposed front entrance to gemini house
artistic impression only nts
dwg no. 3048-51

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LOCATION

Perfectly Connected

Gemini House is perfectly connected to the city and beyond. Commuting could not be easier with Chelmsford train station a 10-minute walk away, and a fast train that goes to the city of London.

Chelmsford offers an alternative to London living. You can be at Liverpool Street Station in 35 minutes, or at Stratford in 20 minutes, where you can find Westfield Shopping Centre. It is Europe's largest urban shopping mall with international brands, a fresh food court and enough leisure and entertainment to keep you there all day.

Stansted and Southend international airports are at your fingertips, with journeys taking just 45 minutes, meaning a weekend break abroad is a simple journey away. Both Gatwick and Heathrow airports are an hours drive away, so those longer haul flights are easy to get to.

Crossrail, due to open in 2018, is Europe's largest infrastructure project. It's a new railway from Shenfield, which is a 15-minute drive from Rivers House, or 2 stops on the train from Chelmsford, improving journey times across London and offering better connections, Crossrail will change the way people travel around the capital.

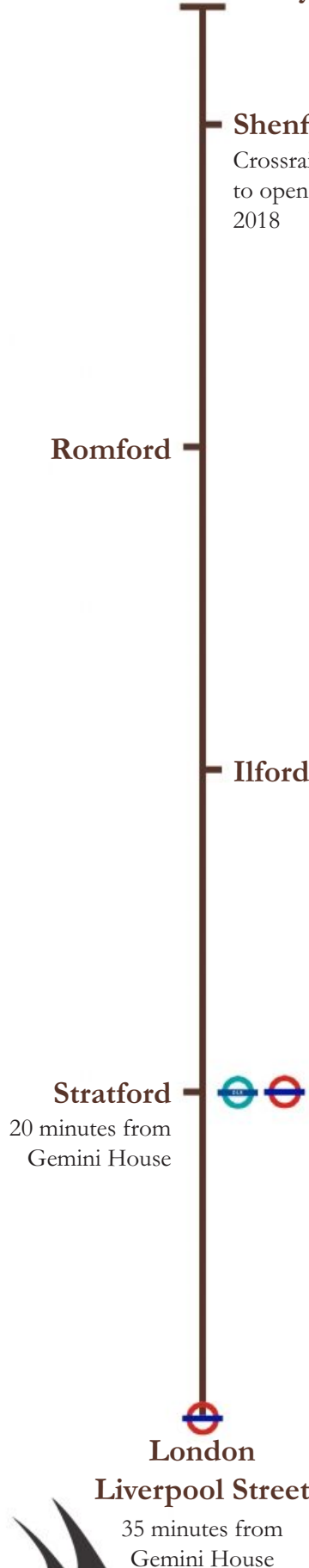
By road, the nearby A12 offers a direct and easy route into London and connection with the M25 at Junction 28. The A414 is also close by, connecting with the M11 at Junction 7.

What's more – this development is within the catchment areas of two of the country's most prestigious grammar schools – Chelmsford County High School for Girls and the King Edward VI Grammar School. Some of the country's best independent schools also surround the area, offering a vast selection of choice.

Gemini House is also perfect for students with the Anglia Ruskin University campus, a short walk away.

Travel out of town and you'll find the beautiful open countryside and charming villages with bustling pubs and bridleways you can explore.

The city also offers 30km of designated cycle routes to explore along with the Essex Cricket Club. Along with this, sailing on the east coast of the country could be a weekend activity made easy to you.



CHELMSFORD'S CHARM

Gemini House is ideally located at the heart of the vibrant and charming city of Chelmsford.

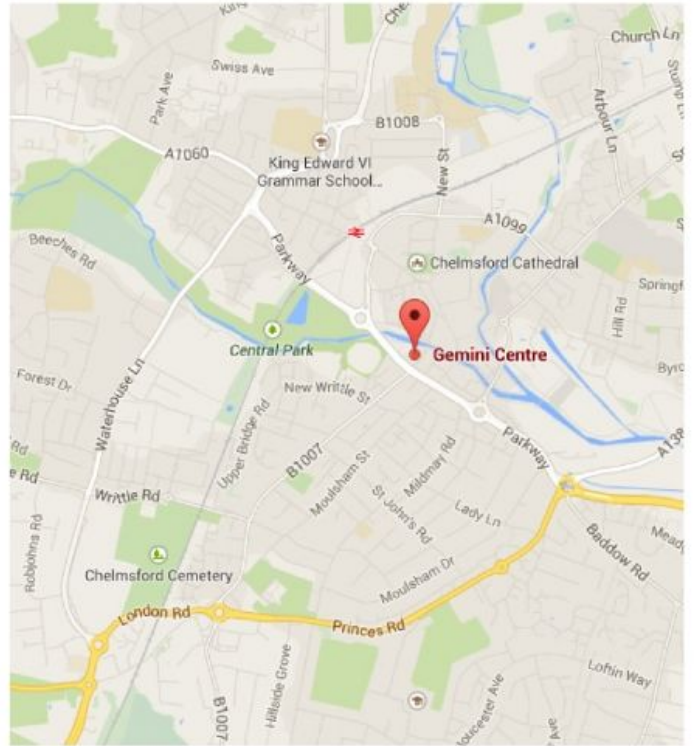
Chelmsford is one of the UK's newest cities and is voted the 8th best place to live in the UK by Channel 4's TV show Location Location Location. The city combines beautiful charismatic green parks which cover 1,507 acres, rich heritage, modern leisure facilities and a buzzing nightlife.

With an array of restaurants, cafes, pubs and bars on the doorstep of Rivers House, you have a lively atmosphere at your fingertips.

The city offers independent restaurants, but also respected chains such as a Jamie's Italian Restaurant and soon a Carluccio's, which will join the long list of delicious places to dine out.

If you prefer to blow off some steam after a long days work, you can find state of the art sport centres, gyms and a network of clubs just a short walk away.

Chelmsford offers all the recognised high street names and offers high quality boutiques and independent shops. Plans for a John Lewis and Waitrose joining the Chelmsford high street in 2015 will add to the diverse shopping available there.



The 800-year-old market creates a buzzing community spirit, while the Friday and Saturday market specialises in delicious local produce.

Trattoria
JAMIE'S ITALIAN

MARKS &
SPENCER



Waitrose
opening soon

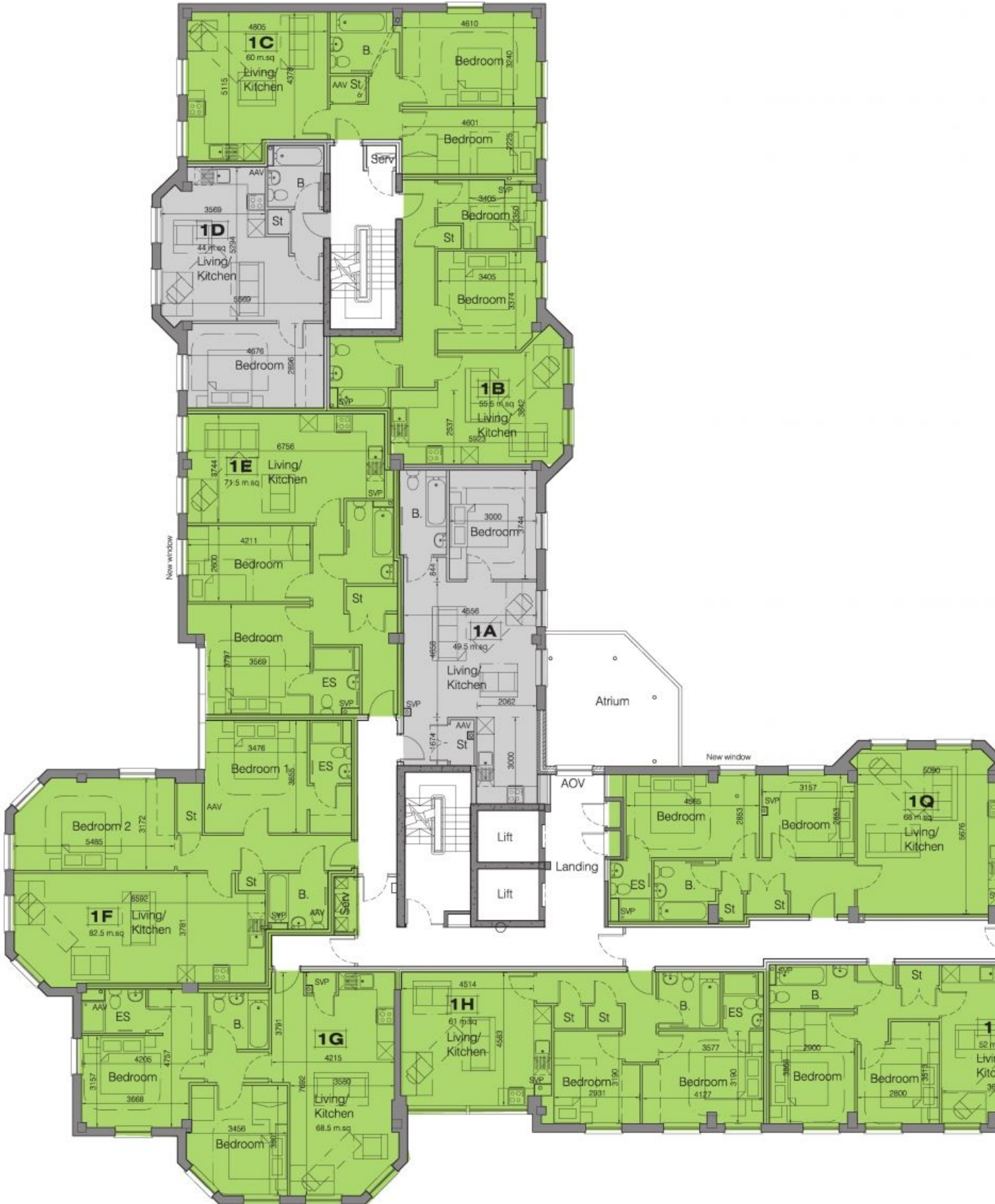
John Lewis
opening soon

Carluccio's
opening soon

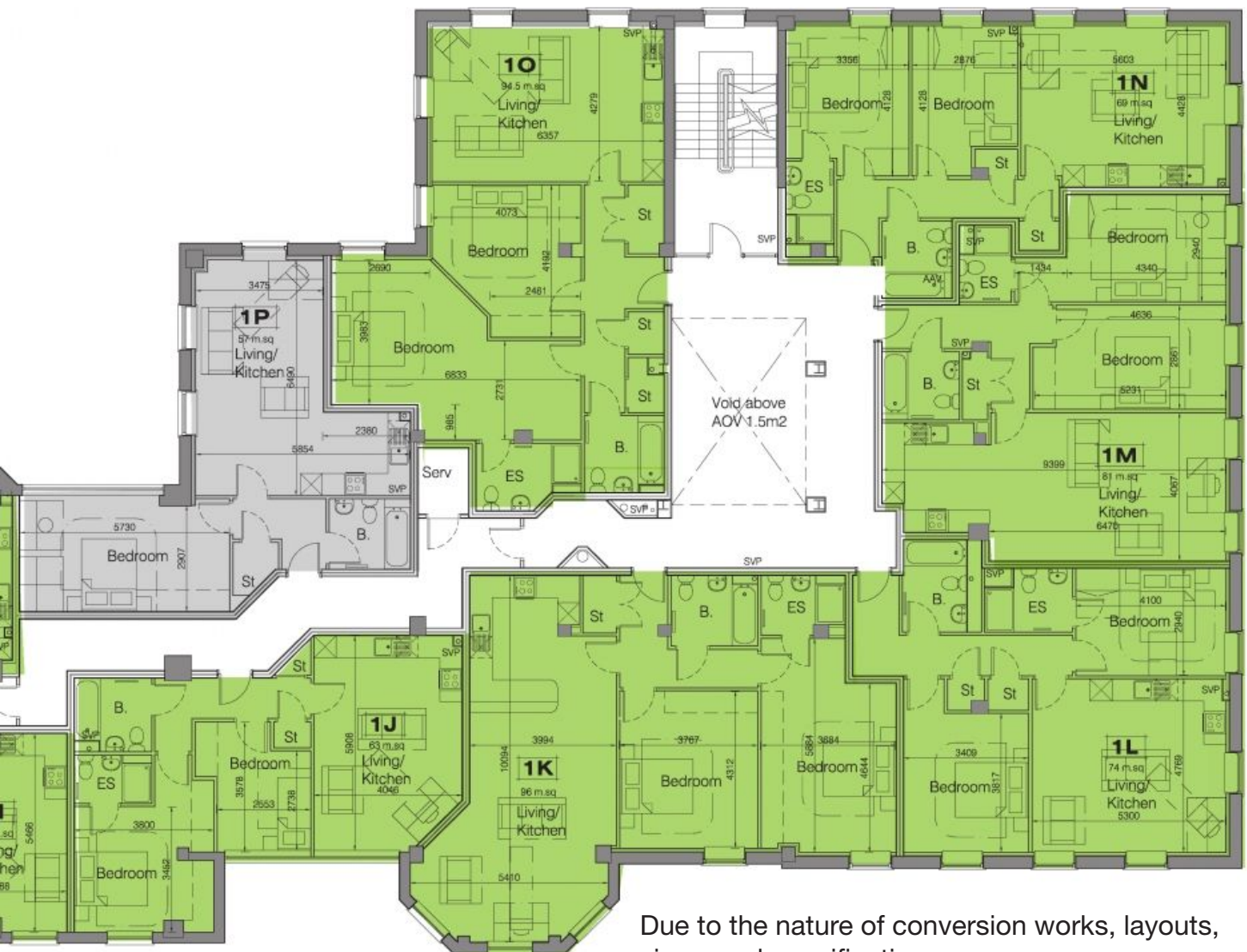
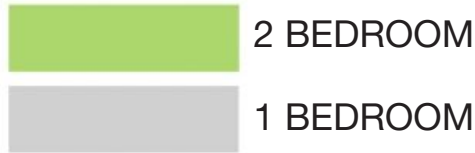
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FIRST FLOOR PLAN



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Due to the nature of conversion works, layouts, sizes, and specification may change. Purchasers please check all details on site before completion.

SCHEDULE OF ACCOMODATION

FIRST FLOOR

Apartment 1A - 1 Bedroom		
Area	49.5 Sq.M	533 Sq.ft
Living Space	4.66m x 4.56m Max	15'3" x 14'9"
Kitchen	3m x 2.06m Max	9'8" x 6'8"
Bedroom 1	3.74m x 3m Max	12'3" x 9'8"
<hr/>		
Apartment 1B - 2 Bedrooms		
Area	55.5 Sq.M	597 Sq.ft
Living Space	3.84m x 5.92m Max	12'6" x 19'4"
Bedroom 1	3.37m x 3.41m Max	11'1" x 11'2"
Bedroom 2	2.35m x 3.41m Max	7'7" x 11'2"
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Apartment 1C - 2 Bedrooms		
Area	60 Sq.M	646 Sq.ft
Living Space	5.12m x 4.81m Max	16'8" x 15'8"
Bedroom 1	3.24m x 4.61m Max	10'6" x 15'1"
Bedroom 2	2.23m x 4.6m Max	7'3" x 15'1"
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Apartment 1D - 1 Bedroom		
Area	44 Sq.M	474 Sq.ft
Living Space	5.29m x 5.57m Max	17'4" x 18'3"
Bedroom 1	2.9m x 4.68m Max	9'5" x 15'3"
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Apartment 1E - 2 Bedrooms		
Area	71.5 Sq.M	770 Sq.ft
Living Space	3.74m x 6.76m Max	12'3" x 22'2"
Bedroom 1	3.8m x 3.57m Max	12'5" x 11'7"
Bedroom 2	2.6m x 4.21m Max	8'5" x 13'8"
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Apartment 1F - 2 Bedrooms		
Area	82.5 Sq.M	888 Sq.ft
Living Space	3.78m x 8.59m Max	12'4" x 28'2"
Bedroom 1	3.86m x 3.48m Max	12'6" x 11'4"
Bedroom 2	3.17m x 5.49m Max	10'4" x 18'0"
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Apartment 1G - 2 Bedrooms		
Area	68.5 Sq.M	737 Sq.ft
Living Space	7.69m x 4.22m Max	25'2" x 13'8"
Bedroom 1	4.76m x 4.21m Max	15'6" x 13'8"
Bedroom 2	4.76m x 3.46m Max	12'5" x 11'3"
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Apartment 1H - 2 Bedrooms		
Area	61 Sq.M	657 Sq.ft
Living Space	4.58m x 4.51m Max	15'0" x 14'8"
Bedroom 1	3.19m x 4.13m Max	10'5" x 13'5"
Bedroom 2	3.19m x 2.93m Max	10'5" x 9'6"



Apartment 1I - 2 Bedrooms

Area	52 Sq.M	560 Sq.ft
Living Space	5.47m x 3.69m Max	17'9" x 12'1"
Bedroom 1	3.87m x 2.9m Max	12'7" x 9'5"
Bedroom 2	3.52m x 2.8m Max	11'5" x 9'2"

Apartment 1J - 2 Bedrooms

Area	63 Sq.M	678 Sq.ft
Living Space	5.91m x 4.05m Max	19'4" x 13'3"
Bedroom 1	3.45m x 3.8m Max	11'3" x 12'5"
Bedroom 2	3.58m x 2.55m Max	11'7" x 8'4"

Apartment 1K - 2 Bedrooms

Area	96 Sq.M	1033 Sq.ft
Living Space	10.09m x 5.41m Max	33'1" x 17'7"
Bedroom 1	5.88m x 3.68m Max	19'3" x 12'1"
Bedroom 2	4.31m x 3.77m Max	14'1" x 12'4"

Apartment 1L - 1 Bedroom

Area	96 Sq.M	797 Sq.ft
Living Space	4.77m x 5.3m Max	15'6" x 17'4"
Bedroom 1	4.1m x 2.94m Max	13'5" x 9'6"
Bedroom 2	3.82m x 3.41m Max	12'5" x 11'2"

Apartment 1M - 2 Bedrooms

Area	81 Sq.M	872 Sq.ft
Living Space	4.07m x 9.4m Max	13'3" x 30'8"
Bedroom 1	2.94m x 4.34m Max	9'6" x 14'2"
Bedroom 2	2.86m x 5.23m Max	9'4" x 17'2"

Apartment 1N - 2 Bedrooms

Area	69 Sq.M	743 Sq.ft
Living Space	4.43m x 5.6m Max	14'5" x 18'4"
Bedroom 1	4.13m x 3.31m Max	13'5" x 10'8"
Bedroom 2	4.13m x 2.93m Max	13'5" x 9'6"

Apartment 1O - 2 Bedrooms

Area	94.5 Sq.M	1017 Sq.ft
Living Space	4.28m x 6.36m Max	14'0" x 20'9"
Kitchen	6.83m x 3.98m Max	22'4" x 13'1"
Bedroom 1	4.19m x 4.07m Max	13'8" x 13'4"

Apartment 1P - 1 Bedroom

Area	57 Sq.M	614 Sq.ft
Living Space	6.49m x 5.85m Max	21'3" x 19'2"
Bedroom 1	3.01m x 5.73m Max	9'9" x 18'8"

Apartment 1Q - 2 Bedrooms

Area	68 Sq.M	732 Sq.ft
Living Space	5.68m x 5.09m Max	18'6" x 16'7"
Bedroom 1	2.58m x 4.57m Max	8'5" x 15'0"
Bedroom 2	2.85m x 3.16m Max	9'4" x 10'4"

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SECOND FLOOR PLAN



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- 2 BEDROOM
- 1 BEDROOM
- STUDIO



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SCHEDULE OF ACCOMODATION

SECOND FLOOR

Apartment 2A - 1 Bedroom		
Area	43 Sq.M	463 Sq.ft
Living Space	5.05m x 3.97m Max	16'6" x 13'0"
Bedroom 1	2.7m x 4.01m Max	8'9" x 13'2"
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Apartment 2B - 2 Bedrooms		
Area	65.5 Sq.M	705 Sq.ft
Living Space	3.67m x 5.1m Max	12'1" x 16'7"
Kitchen	2.3m x 2.16m Max	7'5" x 7'1"
Bedroom 1	2.84m x 4.01m Max	9'3" x 13'2"
Bedroom 2	3.65m x 2.86m Max	12'0" x 9'4"
<hr/>		
Apartment 2C - 1 Bedroom		
Area	50.5 Sq.M	544 Sq.ft
Living Space	4.94m x 7.33m Max	16'0" x 24'0"
Bedroom 1	3.5m x 4.05m Max	11'5" x 13'3"
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Apartment 2D - 2 Bedrooms		
Area	63 Sq.M	678 Sq.ft
Living Space	3.92m x 6.35m Max	13'0" x 21'0"
Bedroom 1	3.24m x 3.75m Max	10'6" x 12'3"
Bedroom 2	2.49m x 3.75m Max	8'2" x 12'3"
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Apartment 2E - 2 Bedrooms		
Area	71.5 Sq.M	770 Sq.ft
Living Space	3.81m x 6.46m Max	12'0" x 21'0"
Kitchen	3.95m x 3.95m Max	12'9" x 13'0"
Bedroom 1	3.15m x 3.3m Max	10'3" x 10'8"
Bedroom 2	?	?
<hr/>		
Apartment 2F - 2 Bedrooms		
Area	54 Sq.M	581 Sq.ft
Living Space	3.51m x 6.88m Max	12'0" x 23'0"
Bedroom 1	4.09m x 2.97m Max	13'4" x 9'7"
Bedroom 2	2.97m x 3.72m Max	9'8" x 12'2"
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Apartment 2G - 2 Bedrooms		
Area	53 Sq.M	570 Sq.ft
Living Space	4.5m x 4.43m Max	15'0" x 15'0"
Bedroom 1	3.96m x 3.08m Max	13'0" x 10'1"
Bedroom 2	3.3m x 2.5m Max	10'8" x 8'2"
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Apartment 2H - 1 Bedroom		
Area	46 Sq.M	495 Sq.ft
Living Space	4.8m x 4.91m Max	15'7" x 16'1"
Bedroom 1	2.85m x 4.6m Max	9'3" x 15'1"



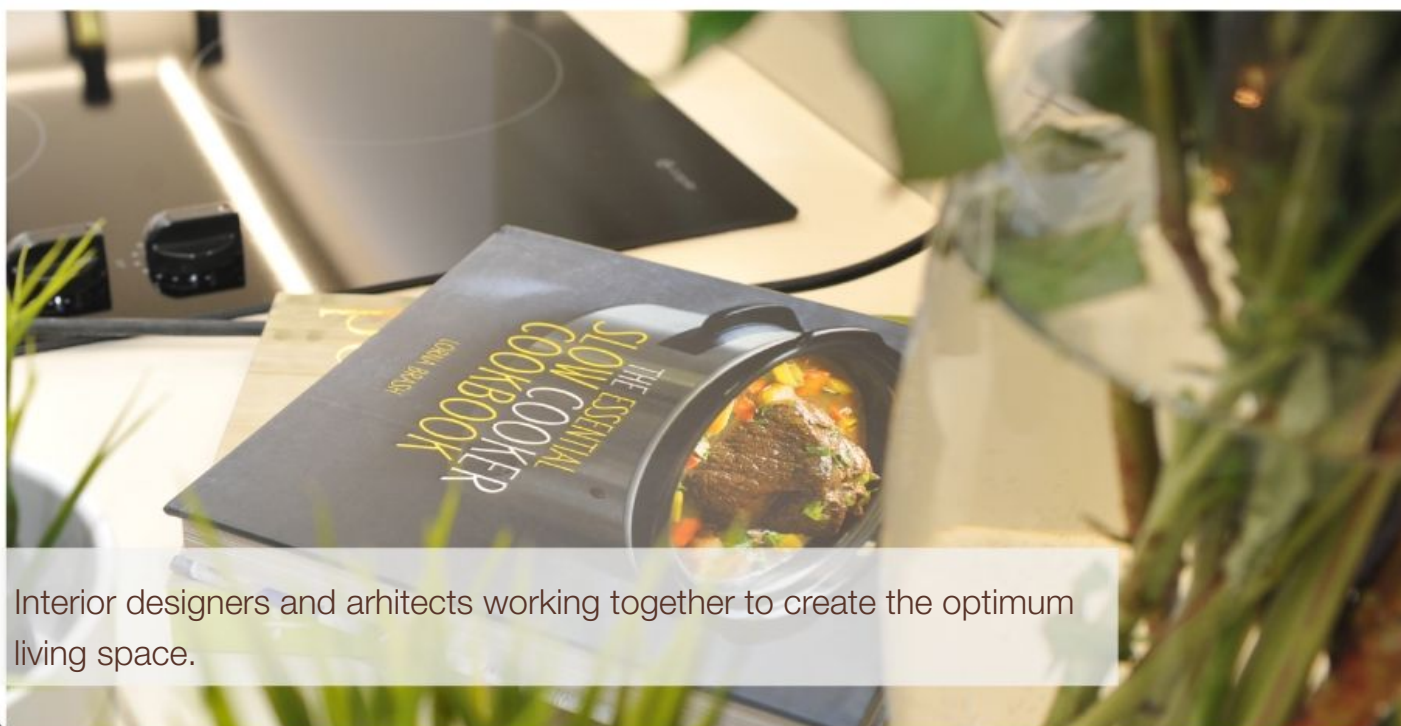
Apartment 2I - 2 Bedrooms		
Area	56 Sq.M	603 Sq.ft
Living Space	5.34m x 4.01m Max	17'5" x 13'1"
Bedroom 1	4.26m x 3.8m Max	14'0" x 12'5"
Bedroom 2	3.03m x 2.55m Max	9'9" x 8'4"
Apartment 2J - 2 Bedrooms		
Area	86.5 Sq.M	931 Sq.ft
Living Space	9.49m x 4.03m Max	31'1" x 13'2"
Bedroom 1	5.94m x 3.66m Max	19'5" x 12'0"
Bedroom 2	2.98m x 3.75m Max	9'8" x 12'3"
Apartment 2K - 2 Bedrooms		
Area	71 Sq.M	764 Sq.ft
Living Space	4.49m x 5.63m Max	14'7" x 18'5"
Bedroom 1	3.07m x 4.44m Max	10'1" x 14'6"
Bedroom 2	3.61m x 3.12m Max	11'8" x 10'2"
Apartment 2L - Studio		
Area	41.5 Sq.M	447 Sq.ft
Living Space	4.06m x 6.57m Max	13'3" x 21'6"
Apartment 2M - 1 Bedroom		
Area	47 Sq.M	506 Sq.ft
Living Space	3.4m x 6.7m Max	11'2" x 22'0"
Bedroom 1	2.97m x 4.19m Max	9'7" x 13'7"
Apartment 2N - 2 Bedrooms		
Area	61 Sq.M	657 Sq.ft
Living Space	3.94m x 5.76m Max	12'9" x 18'9"
Bedroom 1	3.94m x 3.23m Max	12'9" x 10'6"
Bedroom 2	2.79m x 2.93m Max	9'1" x 9'6"
Apartment 2O - 2 Bedrooms		
Area	85 Sq.M	915 Sq.ft
Living Space	3.86m x 5.88m Max	12'7" x 19'3"
Bedroom 1	6.62m x 4.49m Max	21'7" x 14'7"
Bedroom 2	3.62m x 4.11m Max	11'9" x 13'5"
Apartment 2P - 1 Bedroom		
Area	51 Sq.M	549 Sq.ft
Living Space	5.33m x 0m Max	17'5" x 21'1"
Bedroom 1	5.63m x 0m Max	18'5" x 9'2"
Apartment 2Q - 2 Bedrooms		
Area	62 Sq.M	667 Sq.ft
Living Space	5.25m x 4.15m Max	17'2" x 13'6"
Bedroom 1	2.8m x 3.58m Max	9'2" x 11'8"
Bedroom 2	2.99m x 3.86m Max	9'8" x 12'7"

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SPECIFICATION

Inside your Apartment:

- The front door to your apartment is oak veneered, with an art-deco panel styling – fitted with multi-point locking system and spyhole viewer.
- Your internal doors are of a matching pattern but painted to reflect all the light from the windows – it's all in the detail.
- The apartment is already set up for satellite and digital TV services, including provision for Sky+ and Sky HD connection (not multi-room) (subject to subscription fees payable to Sky by you).
- Your kitchen is fitted with a selection of complementary and contrasting doors, worktops and wall units (with a choice of colours available subject to stage of construction). The worktops are LED lit and the kitchen is kitted out with wash-dryer, dishwasher, oven, hob, extractor hood, fridge and freezer.
- Bathrooms are fitted with modern white suites and double-ended baths (it means the taps are in the middles so you can lie in the bath from either end). Your mirror is backlit with LED's and there's no need to worry about shaving point, because we've put one in for you. You'll also have a choice of tiling available (subject to stage construction) and from a range on display in the show home.
- Your main bedroom is fitted with a wardrobe for optimum storage space (not applicable for studios).
- An intercom/video entry system allows you to find out who is at the door before you open it.
- New double-glazed windows will be fitted throughout. They will keep your flat both warm and light.
- Timber veneered flooring to bedrooms, living room, kitchen and hall with vinyl in the bathroom and en-suite (where applicable) – easy to wipe, easy to clean. (A choice of colours will be available subject to stage of construction).
- All your power points, light switches and door furniture are finished in brushed aluminium because it's the small things that make all the difference.
- Just so you know, it's electric heating and hot water.
- And the smoke detectors are mains operated.



Interior designers and architects working together to create the optimum living space.





Your kitchen is fitted to the highest standard.

First impressions matter which is why we pride ourselves in the highest quality specifications.

Inside your building:

- Because we know first impressions matter, you have a light and spacious reception lobby, on the ground floor, giving you both stair and lift access to the upper floors. Access for visitors by intercom/video link to your apartment.
- Further intercom-controlled secure access is gained from the car park.
- You'll be given one parking space, subject to availability.

To find out more visit: www.c-r-l.com

Purchasers please note:

This specification is provided as a general guide of the company's intentions and is subject to availability of materials and subject to contract. It is not intended to form part of a contract. As the development will be carried out over a number of months some of our plans may be amended or revised. Clients should therefore not rely upon this document as a statement of fact. Prospective purchasers should check all details with the company.

For your ultimate peace of mind an independent 10 year building warranty will be provided by C-R-L.





GEMINI HOUSE

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