



RIVERS HOUSE



Rivers House, Chelmsford, CM2 6JL
A development by Land Charter Homes



Land Charter is an established group of family companies which constructs homes on unique sites, throughout the South East and East Anglia.

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:



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.



**Land Charter is unrivaled
in quality, design and
attentiveness**

The development of Rivers House

We are excited to be redeveloping one of Chelmsford's most iconic buildings, Rivers House.

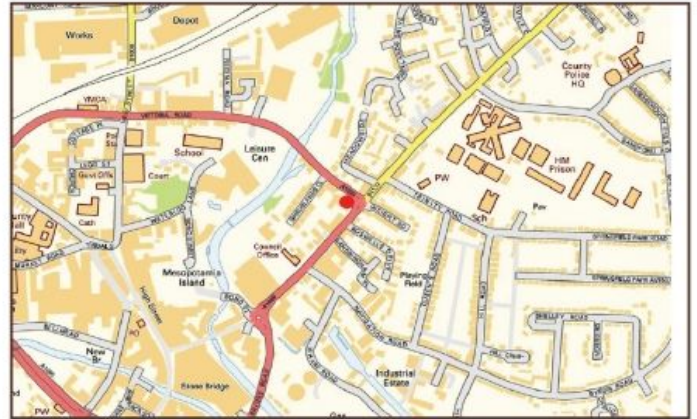
The 121 foot tower dates from 1964 and is located at the centre of one of the most vibrant and charming cities in the country, with one of the best commuter routes you could ask for.

Rivers House was designed and built for the Essex River Authority as their new office headquarters building. It comprised of a 2,868 sqm eight-storey office block providing self-contained office suites.

Our development will consist of 47 apartments, with secure on site parking.

The conversion is being carried out by our award-winning team that have established a track record for delivering well thought out designs finished to high standards.

Architects and interior designers have worked together to ensure that the best use of light, space, layout and colour have been combined to deliver a beautifully light and airy combination of residences.



Our project will reflect its surrounding environment and respect and reflect the city around it. This project is a refurbishment, so we will keep the high ceilings, the generous fenestration and privacy that the building offers amongst a bustling city.

Please be aware however that due to the nature of conversion works, details may have to change.

Land Charter will be creating generous studio suites, one-bedroom flats, and two-bedroom apartments with one or two bathrooms, which will be rental ready for tenants to move in when they wish.





RIVERS HOUSE

Chelmsford

Shenfield

Crossrail due to open here in 2018

Romford

Ilford

Stratford

20 minutes from Rivers House

London

Liverpool Street

35 minutes from Rivers House

Perfectly Connected

Rivers 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.

Rivers 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

Rivers 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.

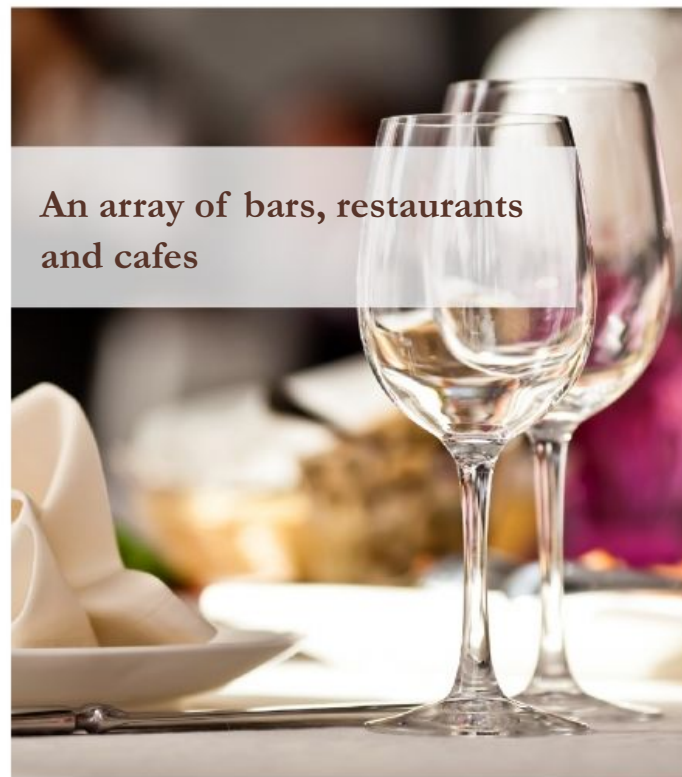
With an array of restaurants, cafes, pubs and bars on the doorstep of Rivers House, you have a lively atmosphere at your fingertips.

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



An array of bars, restaurants and cafes

spirit, while the Friday and Saturday market specialises in delicious local produce.

Trattoria
JAMIE'S ITALIAN

MARKS &
SPENCER

cineworld
CINEMAS

Waitrose
opening soon

John Lewis
opening soon

Carluccio's
opening soon

Ground Floor Plan



SPRINGFIELD ROAD

VICTORIA ROAD



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

Accommodation Schedule

Apartment GA - Studio

Area	47 Sq.M	506 Sq.ft		
Living Space	8.35m	x 3.63m	Max	27'5" x 11'11"
Kitchen	4.57m	x 3.21m	Max	14'11" x 10'5"

Apartment GB - Studio

Area	40 Sq.M	431 Sq.ft		
Living Space	6.95m	x 4.33m	Max	22'10" x 14'2"

Apartment GC - Studio

Area	45 Sq.M	484 Sq.ft		
Living Space	8.17m	x 4.31m	Max	26'10" x 14'1"

Apartment GD - Studio

Area	55 Sq.M	592 Sq.ft		
Living Space	7.64m	x 4.31m	Max	25'1" x 14'1"
Kitchen	5.01m	x 3.29m	Max	16'5" x 10'10"

Apartment GE - Studio

Area	43 Sq.M	463 Sq.ft		
Living Space	8.21m	x 4.33m	Max	26'11" x 14'2"

Apartment GF - Studio

Area	46 Sq.M	495 Sq.ft		
Living Space	7.91m	x 3.78m	Max	25'10" x 12'4"
Kitchen	2.31m	x 3.44m	Max	7'7" x 11'4"

Apartment GG - Studio

Area	45 Sq.M	484 Sq.ft		
Living Space	8.21m	x 3.63m	Max	26'11" x 11'11"
Kitchen	2.75m	x 2.25m	Max	9'0" x 7'4"

Apartment GH - Studio

Area	41.5 Sq.M	447 Sq.ft		
Living Space	7.55m	x 4.33m	Max	24'7" x 14'2"

Apartment GI - Studio

Area	44.5 Sq.M	479 Sq.ft		
Living Space	8.21m	x 4.31m	Max	26'11" x 14'1"

Apartment GJ - Studio

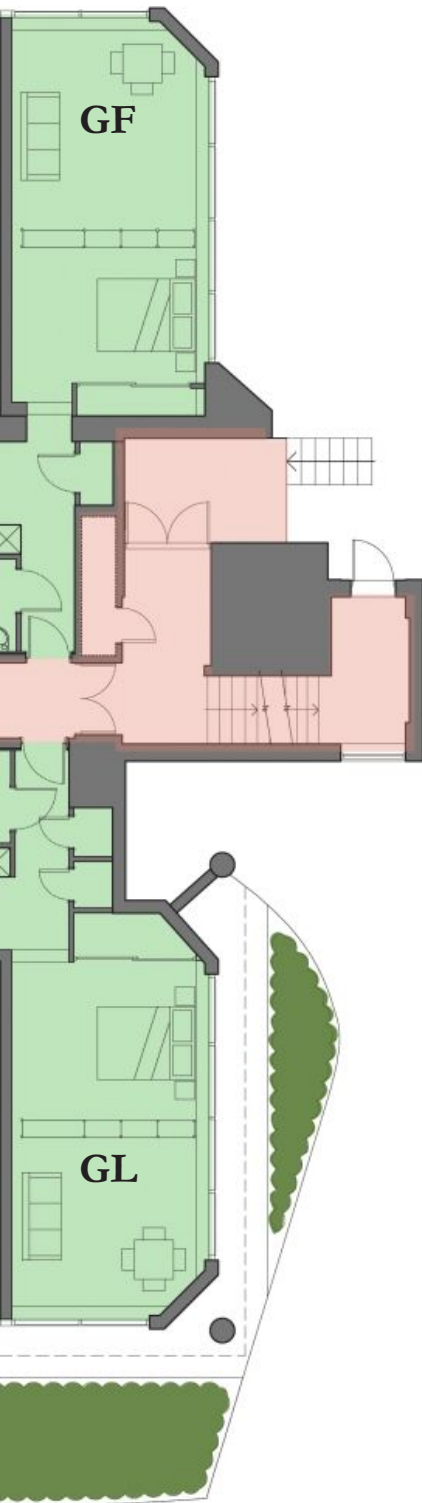
Area	45.5 Sq.M	490 Sq.ft		
Living Space	8.21m	x 4.31m	Max	26'11" x 14'1"

Apartment GK - Studio

Area	41.5 Sq.M	447 Sq.ft		
Living Space	7.96m	x 4.33m	Max	26'0" x 14'1"

Apartment GL - Studio

Area	46 Sq.M	495 Sq.ft		
Living Space	8.08m	x 3.78m	Max	26'4" x 12'5"
Kitchen	2.1m	x 3.7m	Max	6'10" x 12'1"



 Studios

 Shared Areas



RIVERS HOUSE

First Floor Plan

Apartment 1A - 2 Bedrooms

Area	80.5 Sq.M	866 Sq.ft		
Living Space	4.39m	x	5.19m	Max 14'4" x 17'0"
Bedroom 1	7.31m	x	3.37m	Max 12'11" x 11'0"
Bedroom 2	5.15m	x	2.86m	Max 16'10" x 9'4"

Apartment 1B - 2 Bedrooms

Area	85 Sq.M	915 Sq.ft		
Living Space	6.71m	x	4.4m	Max 22'0" x 14'5"
Bedroom 1	4.26m	x	4.4m	Max 13'11" x 11'5"
Bedroom 2	4.03m	x	4.57m	Max 13'2" x 14'11"

Apartment 1C - 2 Bedrooms

Area	75 Sq.M	807 Sq.ft		
Living Space	7.04m	x	4.3m	Max 23'0" x 14'1"
Bedroom 1	6.35m	x	2.98m	Max 20'10" x 9'8"
Bedroom 2	6m	x	5.54m	Max 19'7" x 18'1"

Apartment 1D - Studio

Area	87 Sq.M	511 Sq.ft		
Living Space	6.95m	x	6.03m	Max 22'8" x 19'8"

Apartment 1E - 2 Bedrooms

Area	81 Sq.M	872 Sq.ft		
Living Space	3.42m	x	4.34m	Max 11'2" x 14'2"
Kitchen	3.81m	x	4.41m	Max 12'5" x 14'5"
Bedroom 1	5.87m	x	3.43m	Max 19'2" x 11'2"
Bedroom 2	2.35m	x	3.19m	Max 7'8" x 10'5"

Apartment 1F - 2 Bedrooms

Area	74.5 Sq.M	802 Sq.ft		
Living Space	11.84m	x	4.45m	Max 38'10" x 14'7"
Bedroom 1	4.62m	x	2.94m	Max 15'1" x 9'7"
Bedroom 2	3.47m	x	2.3m	Max 11'4" x 7'6"

Apartment 1G - 2 Bedrooms

Area	75 Sq.M	807 Sq.ft		
Living Space	5.16m	x	4.35m	Max 16'11" x 14'2"
Bedroom 1	6.61m	x	2.93m	Max 21'7" x 9'7"
Bedroom 2	3.39m	x	3.2m	Max 11'1" x 10'5"

Apartment 1H - 2 Bedrooms

Area	87 Sq.M	936 Sq.ft		
Living Space	4.37m	x	5.81m	Max 14'4" x 19'0"
Bedroom 1	2.69m	x	5.91m	Max 8'10" x 19'4"
Bedroom 2	5.91m	x	2.69m	Max 19'4" x 8'10"

Apartment 1I - 1 Bedroom

Area	57 Sq.M	614 Sq.ft		
Living Space	5.06m	x	5.82m	Max 17'7" x 19'0"
Bedroom 1	3.5m	x	3.87m	Max 11'7" x 12'7"

Apartment 1J - Studio

Area	37.5 Sq.M	404 Sq.ft		
Living Space	6.01m	x	7.11m	Max 19'8" x 23'4"

Apartment 1K - 1 Bedroom

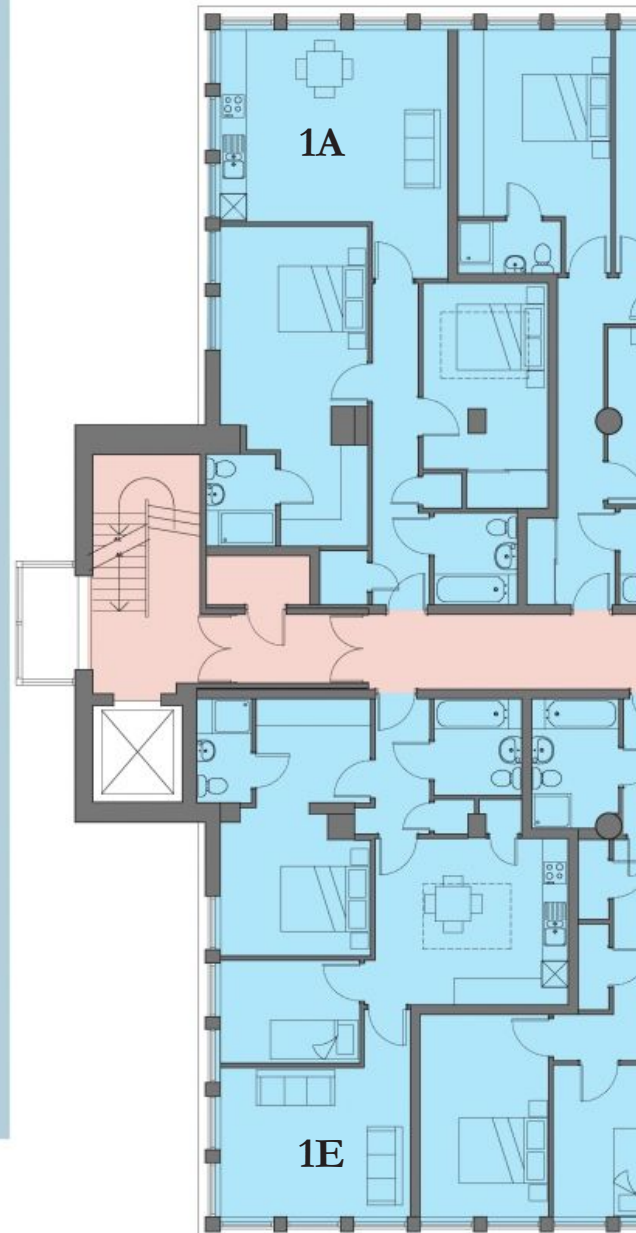
Area	49 Sq.M	527 Sq.ft		
Living Space	3.84m	x	7.11m	Max 12'6" x 23'4"
Bedroom 1	3.4m	x	3.76m	Max 11'1" x 12'4"

Apartment 1L - 2 Bedrooms

Area	68 Sq.M	732 Sq.ft		
Living Space	4.41m	x	5.41m	Max
Bedroom 1	5.82m	x	3.33m	Max
Bedroom 2	2.9m	x	3.48m	Max

Apartment 1M - 2 Bedrooms

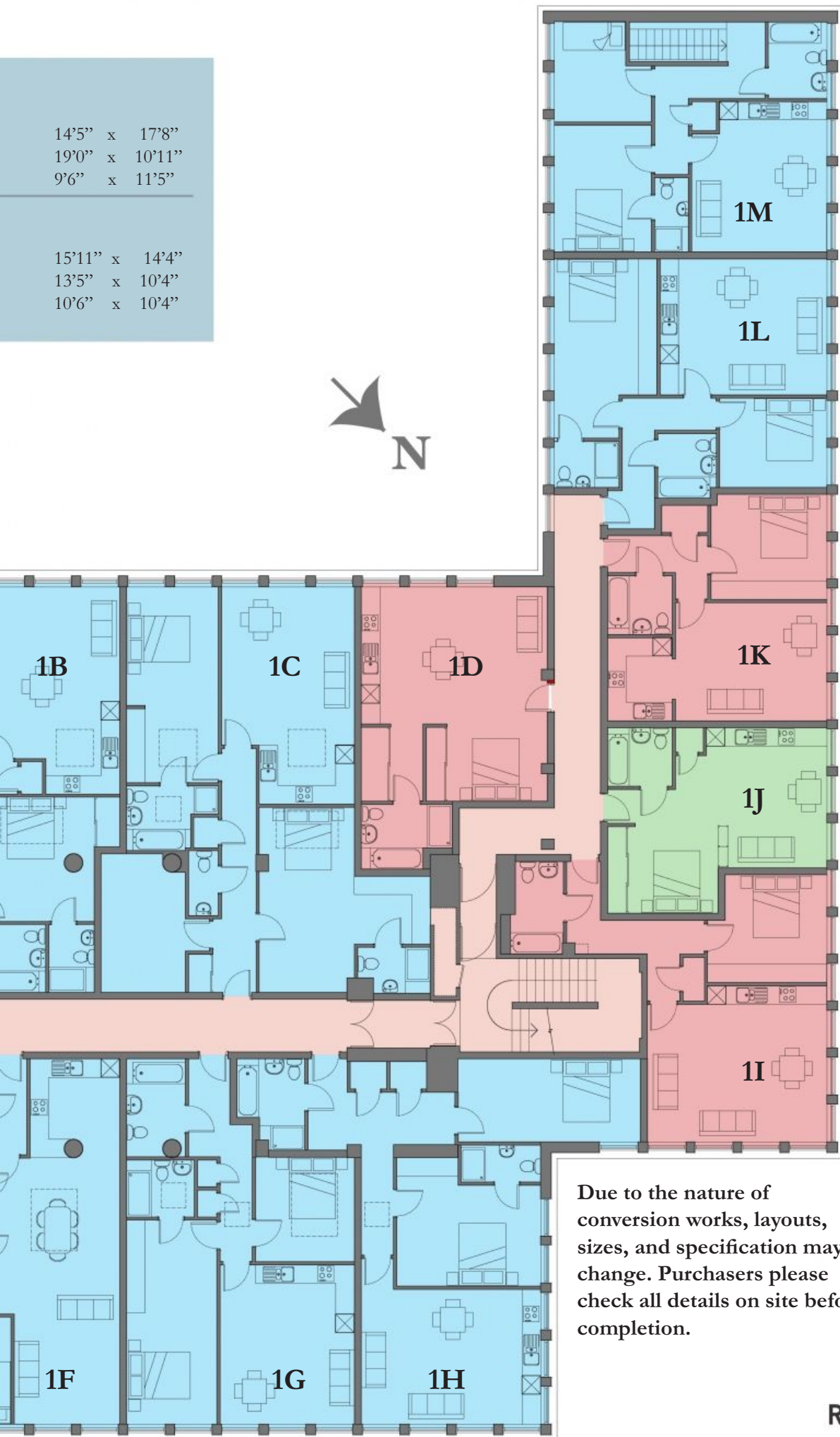
Area	61 Sq.M	657 Sq.ft		
Living Space	4.88m	x	4.38m	Max
Bedroom 1	4.11m	x	3.15m	Max
Bedroom 2	3.26m	x	3.15m	Max



Private Access

14'5" x 17'8"
19'0" x 10'11"
9'6" x 11'5"

15'11" x 14'4"
13'5" x 10'4"
10'6" x 10'4"



- Shared Areas
- Studio
- 1 Bedroom
- 2 Bedroom

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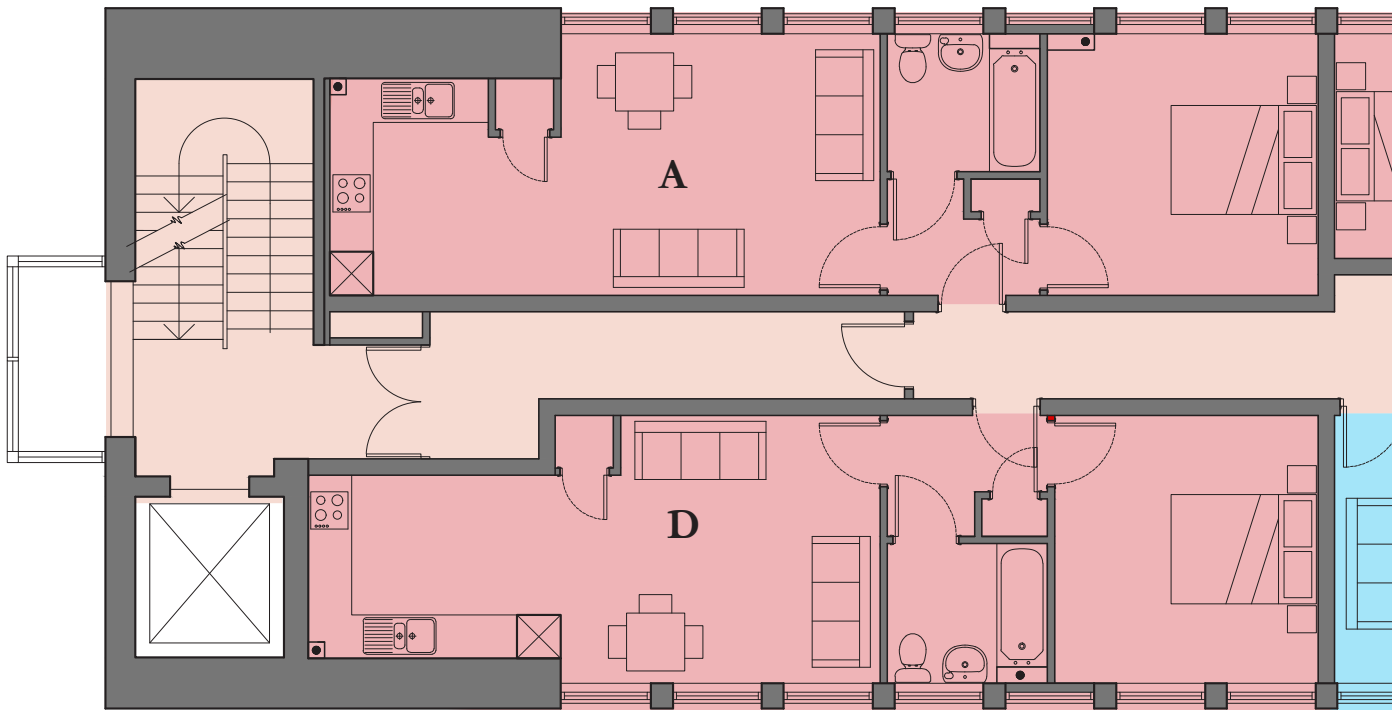


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2nd, 3rd, 4th & 6th Floor

Four Apartment Plan

- 1 Bedroom
- 2 Bedroom



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Apartment 2A,3A,4A,6A - 1 Bedroom

Area	47 Sq.M	506 Sq.ft			
Living Space	3.6m	x	7.57m	Max	11'10" x 24'12"
Bedroom 1	3.6m	x	3.73m	Max	11'10" x 12'2"

Apartment 2B,3B,4B,6B - 1 Bedroom

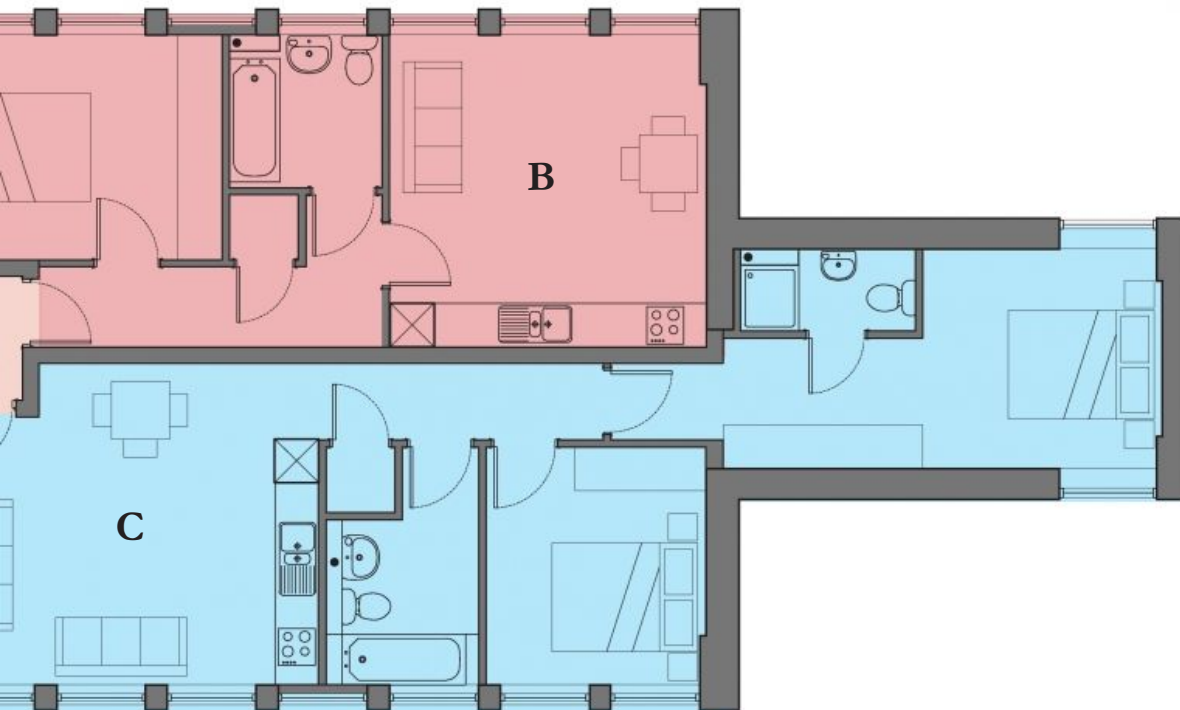
Area	43 Sq.M	463 Sq.ft			
Living Space	4.29m	x	4.35m	Max	14'0" x 14'2"
Bedroom 1	3.09m	x	3.84m	Max	10'1" x 12'6"

Apartment 2C,3C,4C,6C - 2 Bedrooms

Area	63.5 Sq.M	684 Sq.ft			
Living Space	4.42m	x	5.16m	Max	14'49" x 16'94"
Bedroom 1	3.02m	x	6.04m	Max	9'89" x 19'81"
Bedroom 2	3.27m	x	3.02m	Max	10'72" x 9'92"

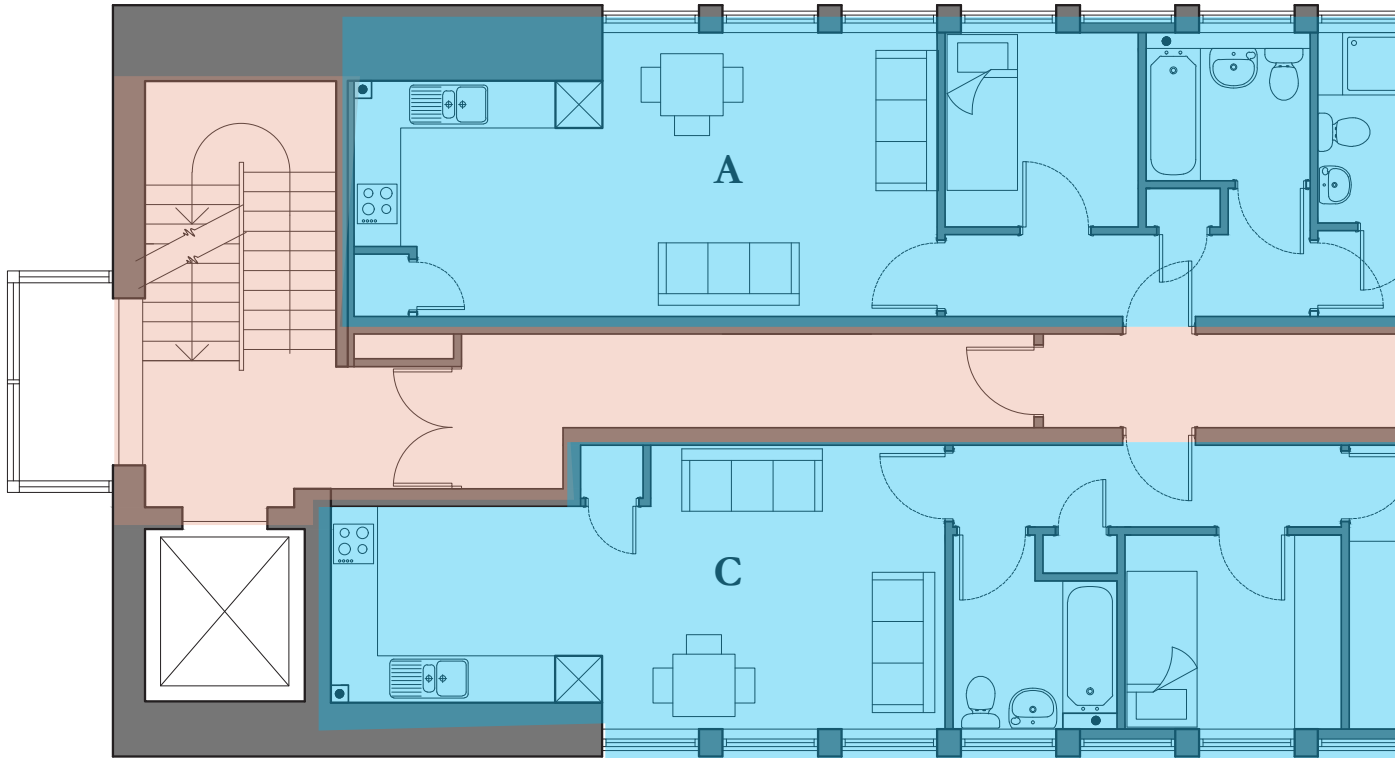
Apartment 2D,3D,4D,6D - 1 Bedroom

Area	47 Sq.M	506 Sq.ft			
Living Space	3.68m	x	7.87m	Max	12'0" x 25'10"
Bedroom 1	3.68m	x	3.63m	Max	12'0" x 11'11"



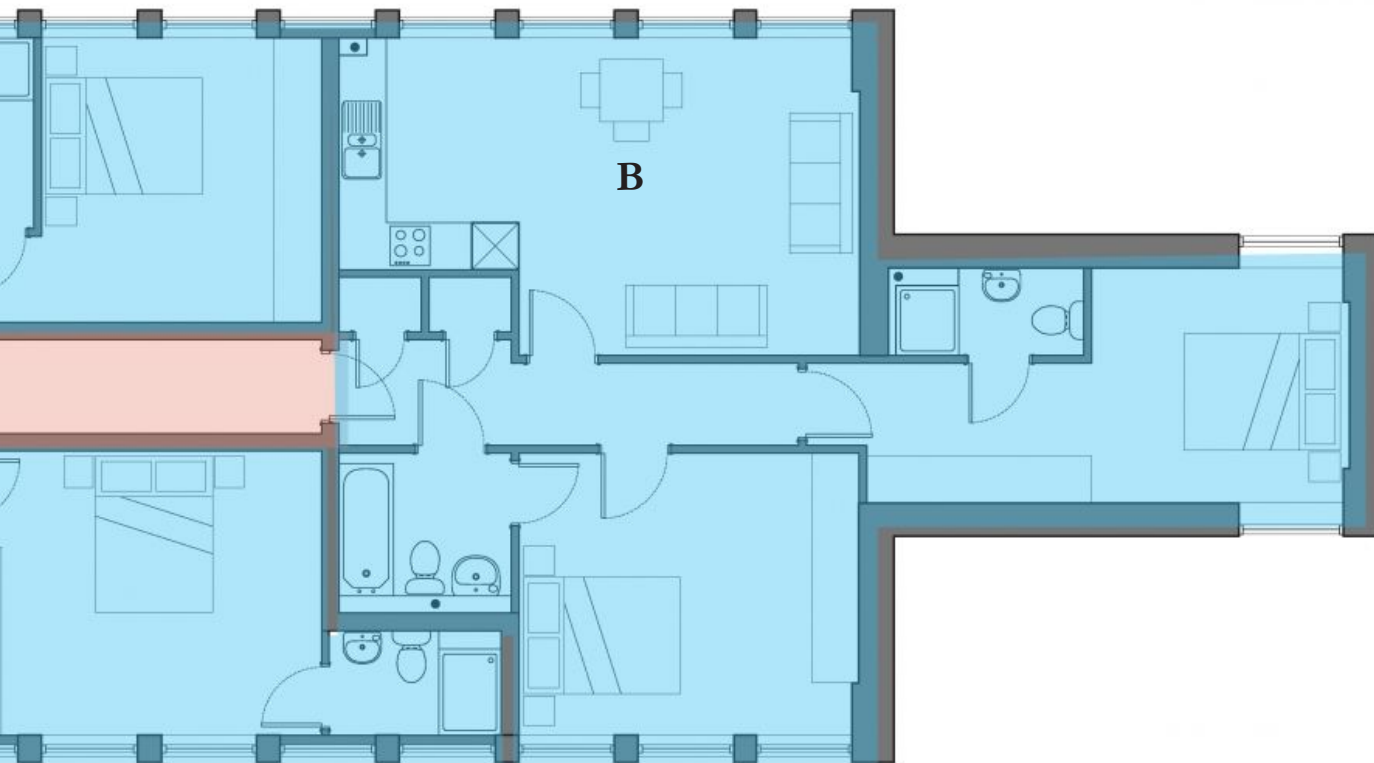
5th & 7th Floor

Three Apartment Plan



 2 Bedroom





Apartment 5A & 7A - 2 Bedrooms

Area	61.5 Sq.M	662 Sq.ft			
Living Space	7.47m	x	3.64m	Max	24'6" x 11'11"
Bedroom 1	3.58m	x	3.64m	Max	11'8" x 11'11"
Bedroom 2	2.47m	x	2.49m	Max	8'1" x 8'1"

Apartment 5B & 7B - 2 Bedrooms

Area	74 Sq.M	797 Sq.ft			
Living Space	6.65m	x	4.07m	Max	21'10" x 13'4"
Bedroom 1	4.35m	x	3.61m	Max	14'2" x 11'10"
Bedroom 2	6.17m	x	3.02m	Max	20'2" x 9'10"

Apartment 5B & 7B - 2 Bedrooms

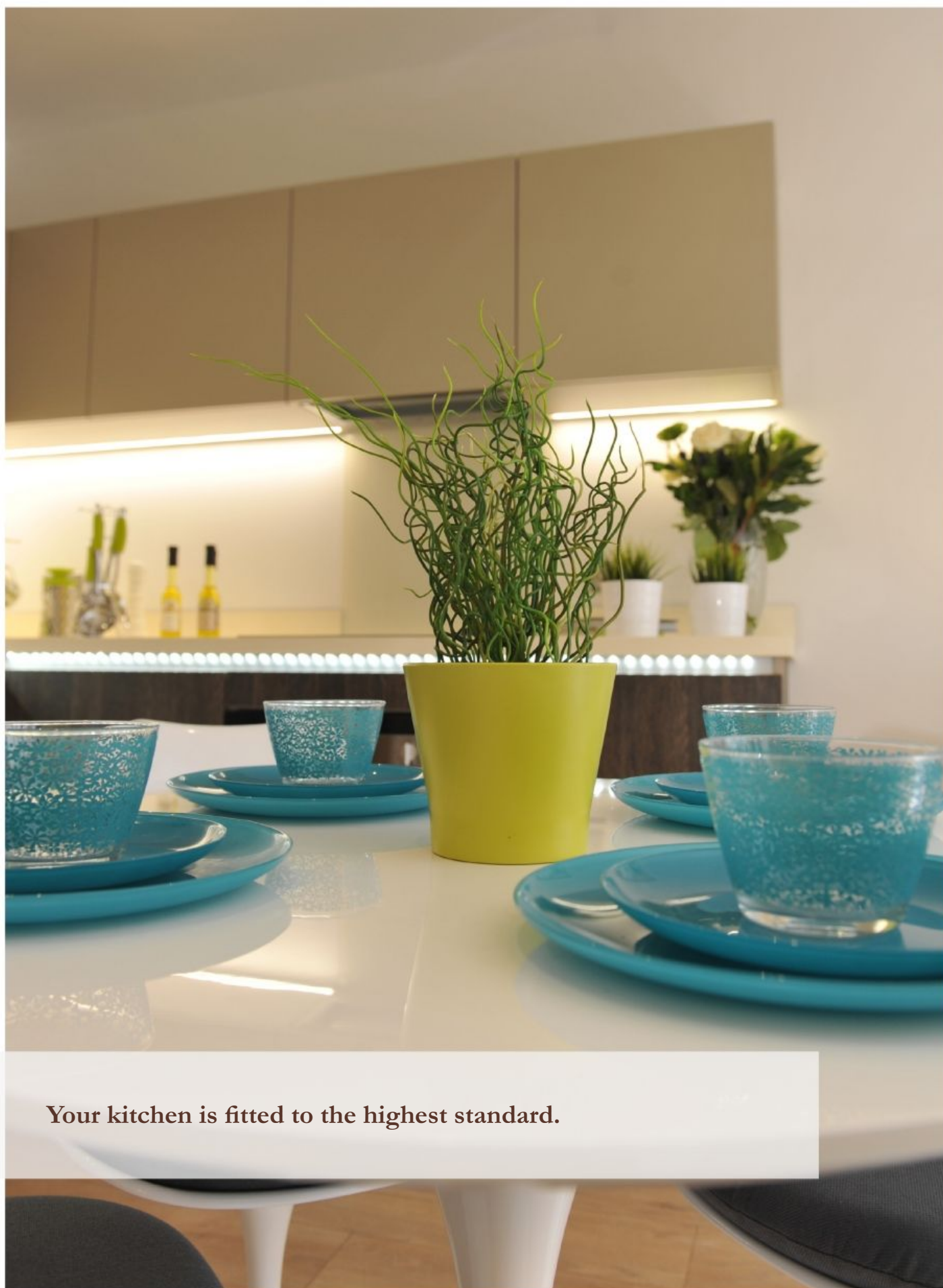
Area	74 Sq.M	797 Sq.ft			
Living Space	6.65m	x	4.07m	Max	21'10" x 13'4"
Bedroom 1	4.35m	x	3.61m	Max	14'2" x 11'10"
Bedroom 2	6.17m	x	3.02m	Max	20'2" x 9'10"

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RIVERS HOUSE

Specification



Your kitchen is fitted to the highest standard.

A generous eight storey atrium welcomes you to Rivers House.

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.



Specification



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

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.

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.

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

Photos from our recently completed CanSide development.





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Intercounty
Land & New Homes

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