

# VICKERS AGEN'S

S T . A L B A N S



# Oakford Homes Vickers Mews

## High seas heritage

Vickers Mews has a fascinating past, which Oakford Homes has chosen to commemorate by naming the development after a piece of nautical history. Originally Vickers Engineering Company and later, Vickers Armstrong this was the home of the largest floatation tank testing facility in Europe. The Vickers Ship Model Experiment Tank occupied the site between 1913 and 1985.

The tank, which could hold around 600,000 gallons of water and measured 20ft wide by 11ft deep, was filled to test the buoyancy and design of submarines, seaplanes and ships. Scale wax models were accurately made by hand, lowered from above and floated in the tank. A wave machine was used to simulate high seas, testing how hulls withstood treacherous conditions and how vessels would progress through the waters. In later years, cameras were rigged to capture how the boats fared, helping inform how many historically important naval vessels were designed.

The most famous watercraft to be tested at Vickers Engineering Company was the Royal Yacht Britannia, although more than 2,000 military, merchant and private ships were also put through their paces.



# Landmark living comes to St Albans

Vickers Mews is a flagship collection of architecturally-designed townhouses in St Albans, presented in a contemporary style with industrial influences and an elevated specification. The homes will be within walking distance of St Albans City train station (21 minutes direct to London St Pancras), with shops, bars and restaurants close by. Complementing the townhouses will be the sensitive conversion of an Edwardian building located at 'the bow' of this superb development into 9 apartments rich in original features.



# Living life in the heart of St Albans





St Albans  
The city's

# The city's calling

St Albans is arguably the pinnacle of city living outside of London. The sophisticated mix of history, hospitality and culture is compelling, and is why St Albans is repeatedly voted one of the best places to live by The Sunday Times.

There's a flourishing gourmet scene along Market Place and in the Cathedral Quarter, complemented by independent cafés and buzzing bars. Residents can also choose from large live music venues and theatres, or opt for more intimate spaces, including innovative social hubs with bars, restaurants and film screening rooms.

The St Alban's retail experience takes you from independent stores tucked down narrow streets, cobbled lanes and regular artisan markets, to indoor shopping centres, a busy High Street, Waitrose and a number of other leading supermarkets.

The city's rich Roman history is well documented in local museums, although residents can get up close to the past thanks to the 11th century cathedral, the remains of an ancient amphitheatre and the city's original Roman walls, which lie within the 100 acres of Verulamium Park.



# Connections

St Albans packs a rich collection of experiences and attractions into almost seven square miles – a centre that’s less than a mile from Vickers Mews. Within walking distance are the mainline train station, St Albans Abbey, St Albans Cathedral, an Art Deco cinema, Verulam Golf Club and a myriad of shops, restaurants and bars, including a branch of The Ivy, Lussmanns, Tabure and Craft & Cleaver to name but a few.



## On foot

Verulam Golf Club  
0.2 miles

The Odyssey  
0.4 miles

St Albans City  
Train Station  
0.7 miles

The Maltings  
Shopping Centre  
0.8 miles

Lussmanns  
0.8 miles

The Ivy Brasserie  
0.9 miles



## By rail

(from St Albans City)

West Hampstead  
Thameslink  
12 minutes

London St Pancras  
21 minutes

Farringdon  
26 minutes

London Blackfriars  
30 minutes

London Bridge  
36 minutes

Gatwick Airport  
1 hour 7 mins



## By road

Sopwell House &  
Cottonmill Spa  
1.2 miles

M25 Junction 22  
3 miles

M1  
5 miles

Stevenage  
16.6 miles

Central London  
25 miles

Heathrow Airport  
27 miles



# Vickers Mews Layout



THE MEWS  
10-29



VISTA  
30-32





# THE VIEWS



Computer Generated Image

HOUSES  
10-29



# HOMIES

## 10-29

### THE MEWS

#### Homes 10-29

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
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#### Ground Floor

Kitchen/Family/Dining Room  
5870mm x 5003mm 19'3" x 16'5"

Garage  
4800mm x 2790mm 15'9" x 9'2"

#### First Floor

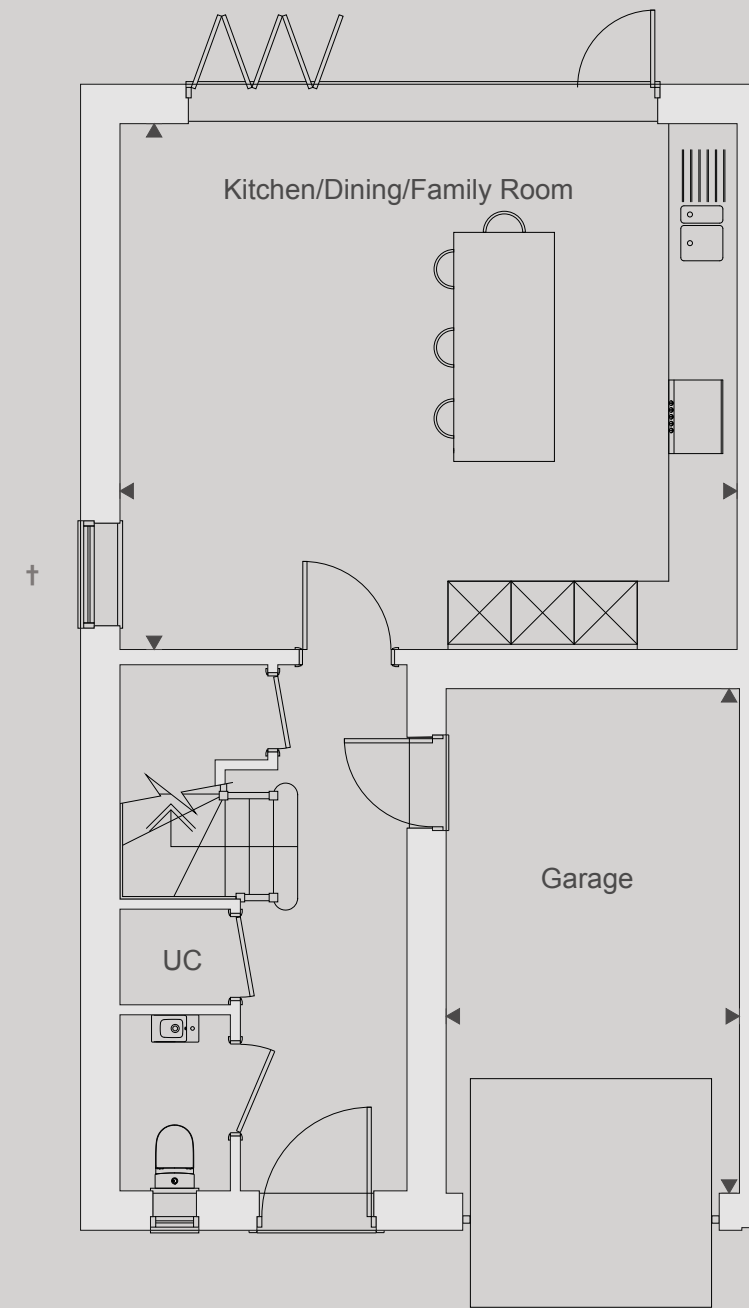
Lounge  
5870mm x 3203mm 19'3" x 10'6"

Bedroom 1  
5175mm x 2680mm 17' x 8'10"

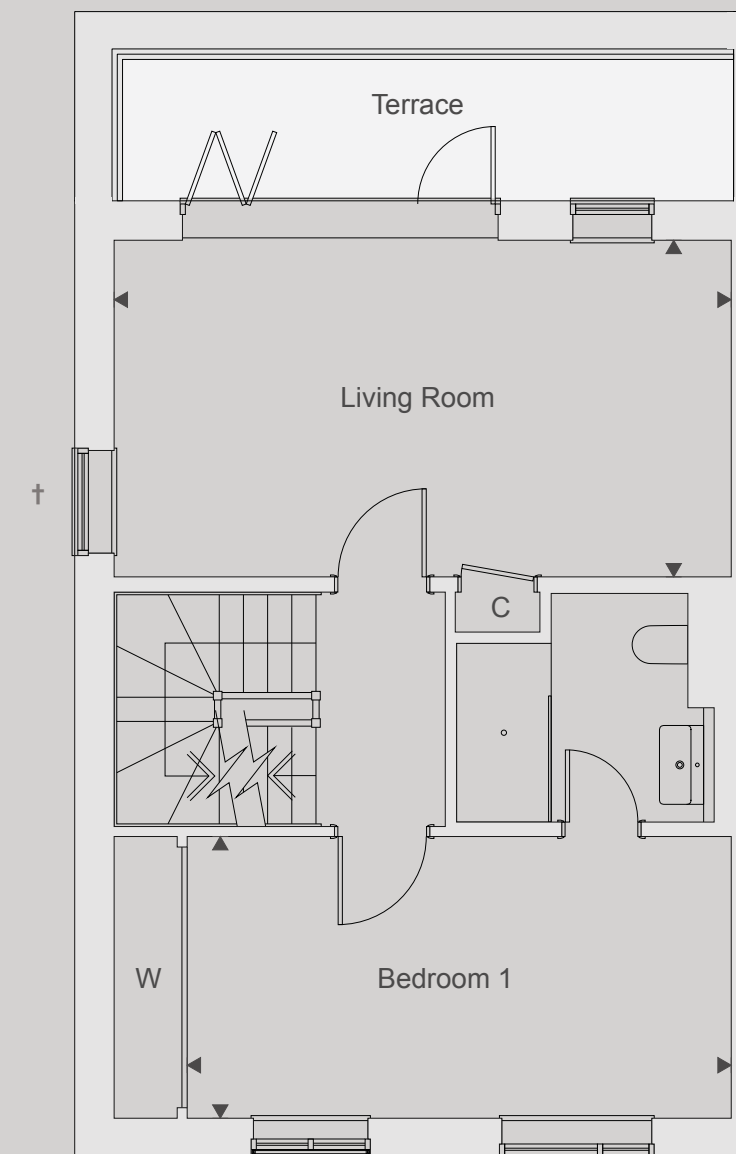
#### Second Floor

Bedroom 2  
5175mm x 3253mm 17' x 10'8"

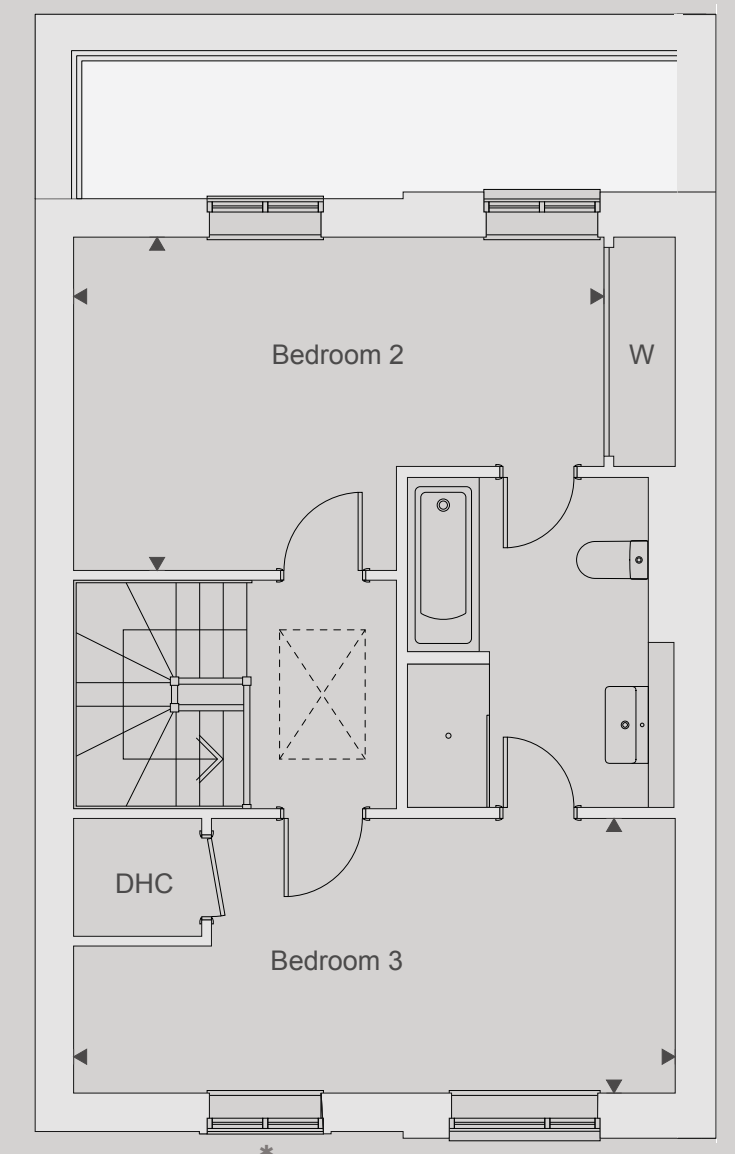
Bedroom 3  
5870mm x 2680mm 19'3" x 8'10"



Ground Floor



First Floor



Second Floor



VISTA



Computer Generated Image

HOUSES  
30-32



# HOMIES

## 30-32

### VISTA

#### Homes 30-32

30	31	32
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#### Ground Floor

Kitchen/Dining Room  
6045mm x 2843mm 19'10" x 9'4"

Living Room  
6038mm x 5533mm 19'10" x 18'2"

#### First Floor

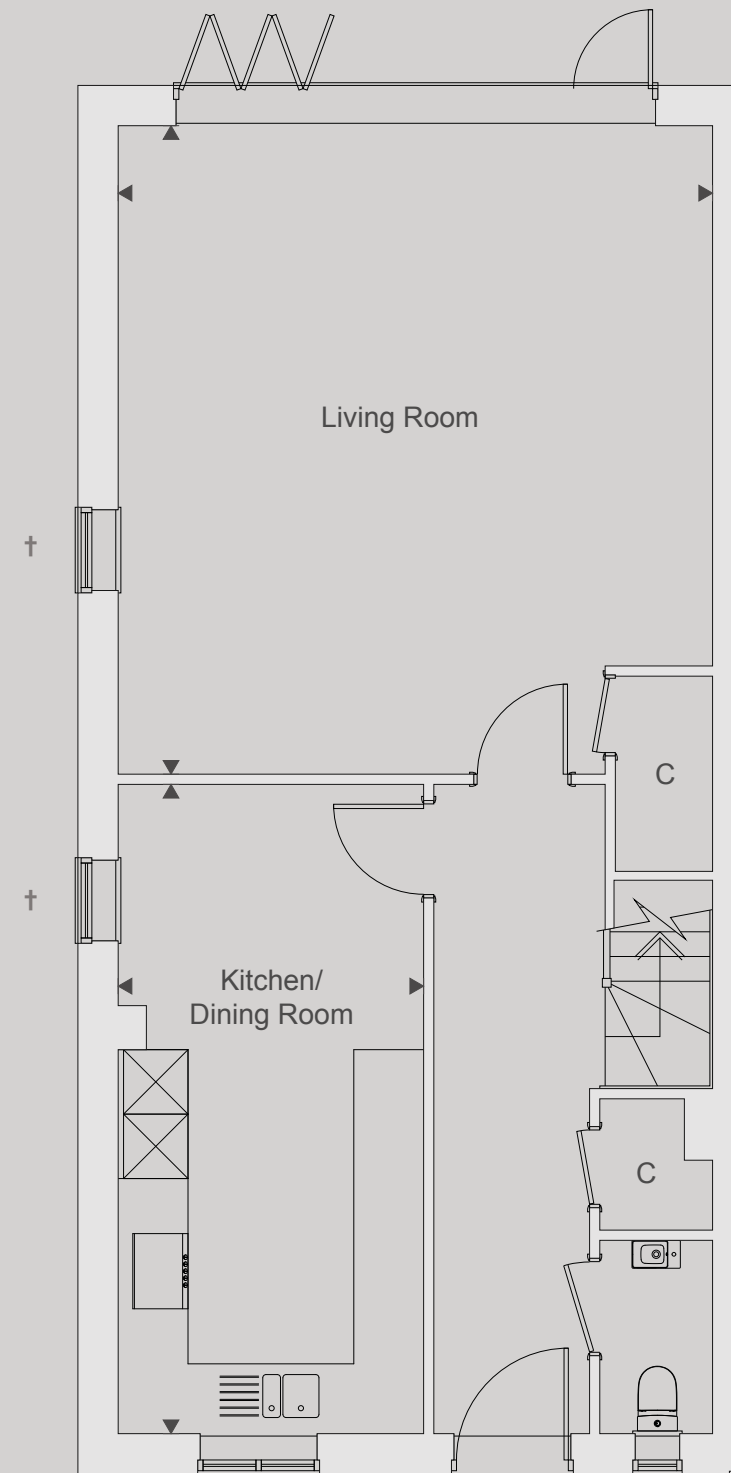
Bedroom 2  
4838mm x 4018mm 15'11" x 13'2"

Bedroom 3  
5533mm x 3118mm 18'2" x 10'3"

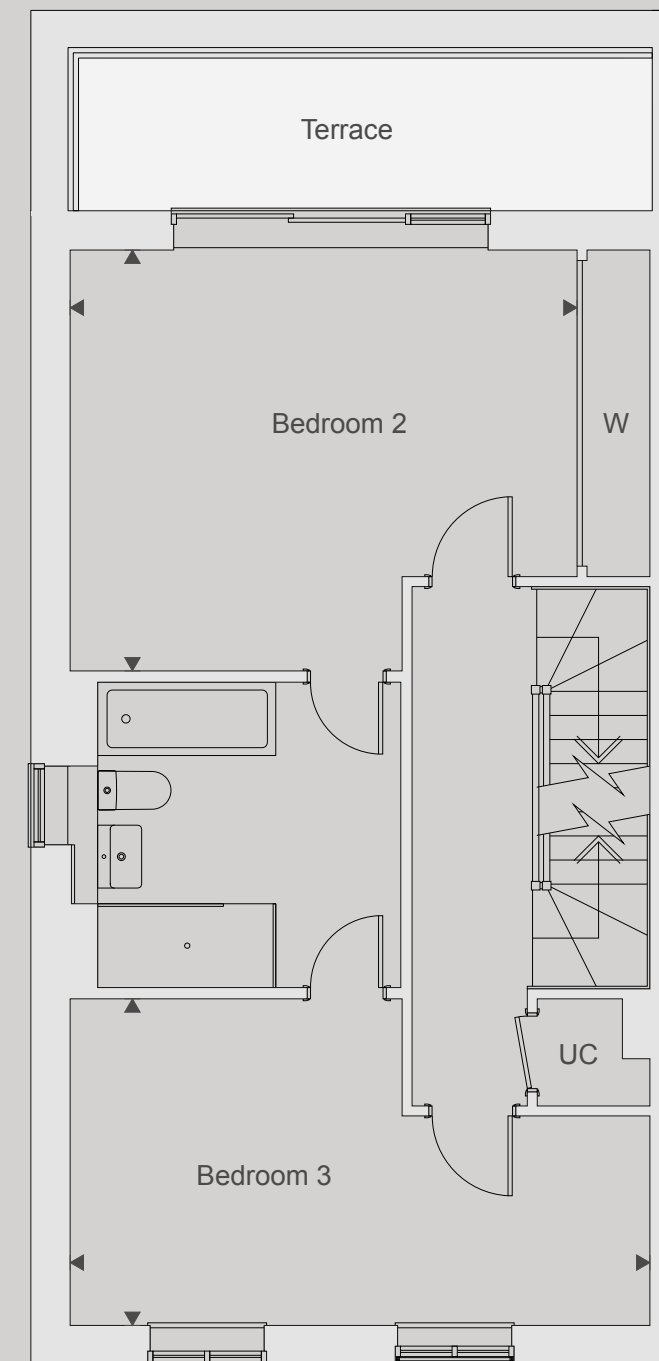
#### Second Floor

Bedroom 1  
4705mm x 4363mm 15'5" x 14'4"

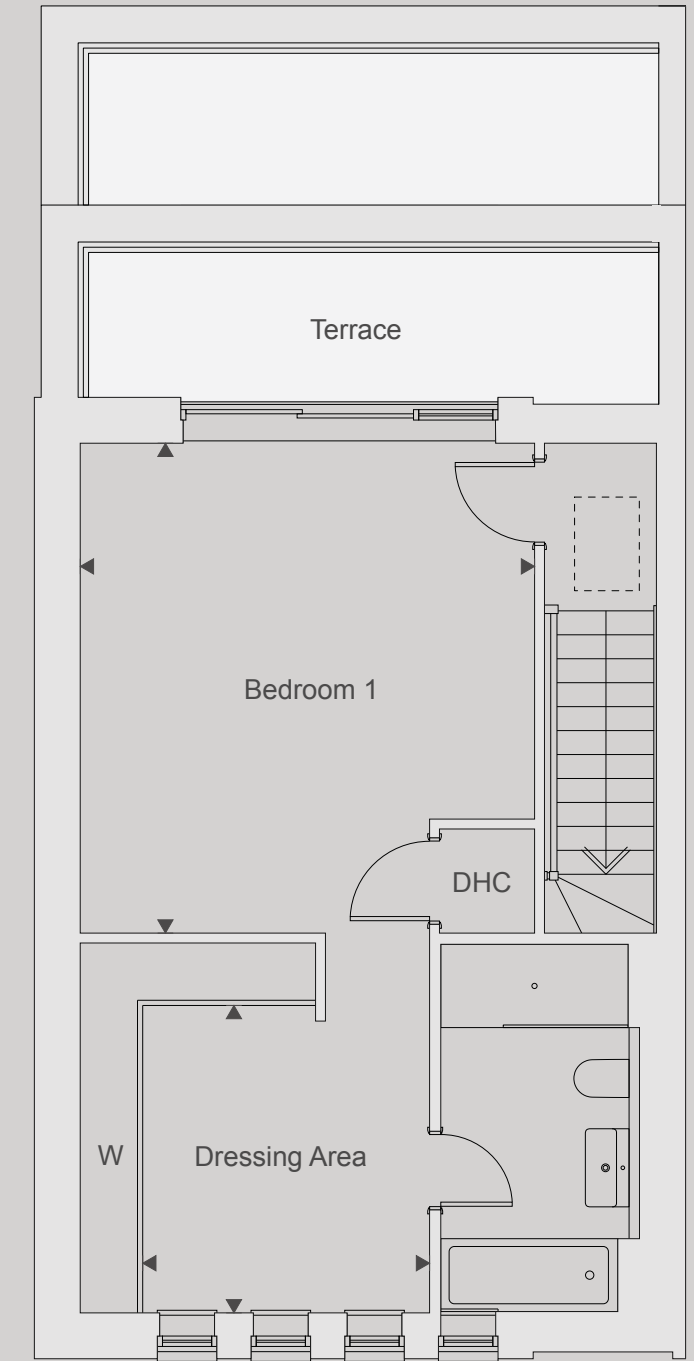
Dressing Area  
2953mm x 2755mm 9'8" x 9'1"



Ground Floor



First Floor



Second Floor





## Specification

In the pursuit of excellence, specification becomes a priority, not an afterthought.

Oakford Homes' unwavering eye for detail means that there is no requirement for options and extras. Only premium materials, fittings and appliances are selected to ensure the perfect balance of comfort and sophistication. To Oakford Homes, standard means standard-setting - the embodiment of a unique approach to creating homes.

### KITCHEN

A stylish kitchen with a bespoke range of floor and wall cupboards, incorporating soft-close doors and drawers, together with feature lighting

Composite stone worktops with matching upstand

A mirrored splashback

Fitted appliances include a Smeg® built-in multifunction pyrolytic single oven, a combination microwave oven and black glass induction hob and stainless-steel extractor hood.

Integrated appliances include Smeg® fridge/freezer and dishwasher

White ceramic undermounted sink

Undercounter wine-cooler

Quooker® Pro 3 Fusion hot water tap in a black finish

Black switches and sockets provided throughout the kitchen area

# Specification



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## BATHROOM, EN SUITE & CLOAKROOM

Contemporary Laufen® & Roca® sanitaryware in white, with stylish black fittings by Hansgrohe®

All bathrooms and en suites feature a Hansgrohe® thermostatic Raindance shower with a Roman® clear glass screen either within a separate shower enclosure or over a bath

Black-finish shaver socket fitted to the bathroom

Heated towel rail with a black finish to the bathroom and en-suite(s)

Bathroom and en suite(s) are fully tiled with porcelain tiles by Minoli®

Feature round backlit mirror provided to the bathroom

Recessed mirrored cabinet to Bedroom 1 en suite

Half-height mirror in cloakroom with feature half-height tiles by Minoli®

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## UTILITY CUPBOARD

Free-standing washing machine and separate tumble dryer by SMEG®

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## HOME ENTERTAINMENT

TV point in living room is wired for Sky Q® capability†

Network CAT 6 wiring to living room and bedroom 3

A dedicated space for a wireless router with a power point and CAT 6 connection is provided in the understairs cupboard

BT® fibre-optic is available†. BT® point provided in living room

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## ELECTRICAL INSTALLATION

Combination of downlighters and pendant light fittings throughout

PIR feature 'night light' with low-level LED fitted in the bathroom and en suite(s)

Mains-operated smoke detector with battery backup

Dedicated external electric car-charging point

A spur is included for a future wireless alarm system

Electric garage door

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## ENERGY EFFICIENCY, HEATING & INSULATION

Daikin Air Source heat pump which operates heating and hot water\*

Underfloor heating provided throughout the entire home

Aluminium double-glazed windows provided throughout

Aluminium bi-fold patio doors to the garden and sliding aluminium doors to the first floor.

Insulation installed to Premier Guarantee standards

Energy performance certificates provided for each home, on completion, with predicted energy assessments available on request

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## DECORATION & INTERNAL FINISH

Matt-painted finish, in either soft grey or white, to all walls and ceilings

Contemporary architraves and skirting boards provided, with white satinwood painted finish Internal Palermo doors featuring contemporary matt black furniture, with glazed doors from hallway to living room and kitchen

Combination of porcelain floor tiles and carpets provided throughout

Bedrooms 1 & 2 feature wardrobes fitted with sliding mirrored and black grid-style doors

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## EXTERNAL FINISHES

External tap provided to each home

Rear gardens include astro turf and a paved patio area

Black contemporary PIR lighting provided at the front and rear of each home

†purchaser to arrange subscription.

Please note, the information included within this brochure was correct at the time of going to press and certain details may have been changed since printing. Floor plans, kitchen layouts and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. Photography included depicts previous Oakford Homes developments and local area. Computer generated images are not to scale and landscaping is indicative. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract, nor does it constitute an offer. Oakford Homes reserves the right to make alterations to the specification of the homes at any time during the course of the construction without prior notice.





# A UNIQUE APPROACH

## The Oakford Homes approach to home building

Award-winning Oakford Homes works closely with highly regarded architects and interior designers to create homes that not only look fantastic but have been designed to be functional and meet the demands of today's modern lifestyles.

We strive for our homes to be distinct and bespoke. We are passionate and bring an uncompromising devotion to detail that sets us apart from other housebuilders. For this reason our homes will always remain exclusive and unique.

Oakford Homes is a member of the UK Green Building Council and is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought-after location, but it will also be designed to be environmentally positive.

We are committed to delivering the highest levels of customer experience so that every one of our purchasers will be delighted with their new Oakford home from the day they move in, and will be able to recommend us with confidence.







OAKFORD  
HOMES

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