

# lifestyle choices



with four very different contemporary interiors to choose from, a home in Victoria Gardens is all about living the life you want to live, within a stunning natural landscape

victoria  
gardens



where the best of Victorian architecture  
and spacious living fuses with the latest in modern design

# the best of both worlds

The brief we gave our architects was anything but simple. We specified the perfectly proportioned exteriors and interiors of a grand Victorian terrace, with plenty of room for all the family. And we complemented it with the latest in ergonomic and minimalist interior design.

Each of these stunning new homes has been designed to include open plan entertaining spaces and large glazed areas on the first floor, and some of the properties lead through to generous individual balconies. Perfect for you to enjoy the ambience of this tranquil location.

The four house types offer very different layouts, incorporating three or four spacious bedrooms. Designed with a 'twist' because three floors enable us to be more creative than traditional two-storey homes, we don't always locate bedrooms upstairs. And clever planning means that each bedroom is right next door to a bathroom.



  
gower  
on quality living

more  
space  
to  
enjoy



The kitchen, dining room and living rooms have been linked - sometimes with a spiral staircase - to make life easier and more enjoyable for entertaining or for working from home. If you decide not to go into the office every day, we've created quiet study areas and a separate utility room.

*Low running costs and easy maintenance are hallmarks of Gower homes.*

These homes may look Victorian from the outside but, like all our award winning developments, they are built using the highest-rated heat and sound insulation. All appliances are 'A' rated and are carefully selected for optimum performance, design and functionality. And there would be no point in creating a home for wildlife within this exclusive location if we didn't allow you to play your part - which is why we've incorporated recycling facilities into every home.

We've invested lots of time and effort into restoring the pond as a focal point of the development - for you and your family and friends to enjoy. Working with both Wrexham's County Council Ecologist and the Countryside Council for Wales Ecologist, we will continue to look after this very special shared amenity for many years.

Two of Gower's latest developments have recently been awarded the 'eco-homes' rating of "very good" - the highest ever achieved in Wales - we are committed to designing & constructing Victoria Gardens to the same exacting standards

victoria  
gardens



# sustainable communities



We are committed to looking after the natural environment plus creating sustainable communities for the benefit of generations to come. At Victoria Gardens, we have thought about minimising the impact on our environment through all stages of the design and construction process and we haven't stopped there.

We have, where possible, used materials that have a low impact on the environment, and we support the economy of North Wales by utilising the skills of tradesmen from the area. Through sustainable developments we endeavour to create new communities and life supporting environments for today and the future.

We use the Building Research Establishment Environmental Assessment Method (BREEAM) to measure our environmental performance. BREEAM works on a point scoring system, and takes into account all aspects of the development, from design, energy efficiency, location, pollution, proximity to public transport, security, and water use to community enhancement.

*We have incorporated into the design of the houses, measures to reduce the waste of precious natural resources such as:*

- Energy efficient kitchen appliances
- Water saving dual flush toilets
- The most efficient gas central heating systems
- Very high specification insulation and double glazing
- Low energy lighting
- Significantly higher performance of sound proofing than normal building standards
- Thoughtful landscaping & planting to encourage wildlife (including the very latest specification bat and bird boxes)
- Integrated buildings that fit seamlessly into the space and environment they occupy

We use the following headings to give us a structure when considering our schemes:

- Ethical sourcing of material and manpower
- Revitalisation of land (developing brown field sites before green)
- Efficient use of resources
- Sustainable development
- Energy Efficient Design
- Environmental Management
- Waste • Biodiversity
- Proximity to public transport & local authorities

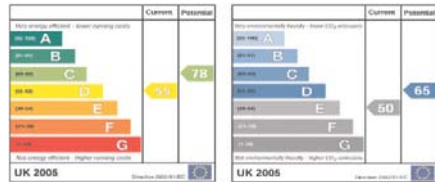
You can be assured that in a Gower Homes house at Victoria Gardens, you will be living in one of the most environmentally sympathetic developments in North Wales



commitment  
to the future

At Victoria Gardens we are helping to set new standards in thermal and energy efficiency - as energy costs continue to go up we are ensuring your Gower home running costs are minimised ensuring less impact on the environment.

The energy efficiency rating is a measure of the overall efficiency of a home - the higher the rating the more energy efficient the home is and the lower the fuel bills will be, in fact at Victoria Gardens there is a potential saving of up to 20% less per year.



Victoria Gardens will achieve a rating of 'B' and a minimum of 'C' for the environmental impact and thermal efficiency and as we are constantly reviewing our building and production processes, we look to better them.

Gower Homes were the first builders in Wales to achieve a 'very good' EcoHomes rating (*developments pushing forward the boundaries of environmental performance*) and have recently been shortlisted for the 'Sustainable house builder of the Year' in the prestigious publication 'Building'.

“beautifully designed homes  
that don't cost the earth  
to buy or live in...”



**gower**  
a different view on quality living