



## SHOWCASE HOME FACT SHEET

**Situated within a Period Housing Area, this Melandra design and construction home perfectly compliments its heritage surroundings.**

### EXCERPTS FROM HERITAGE IMPACT STATEMENT BY INTEGRATED DESIGN ASSOCIATES

The property at 102 Govetts Leap Road was originally granted to Joseph May in 1880. The land was later transferred to Charles Fairclough in 1917. The next property sale record is in 1943 when the property is noted as being sold to George Adam McCall, Gardener, of Blackheath.

A c1938 sketched map of Blackheath indicates that a building on the site of the current shop front existed as "McCalls Baker". The store enjoyed continuous use from the period of 1940-1972 and is considered to have social significance during and post war in Blackheath.

Today Melandra is proud to add a new chapter to the properties heritage. With this home, we have sought to perfectly combine the very best of modern building materials with the superior workmanship and detail synonymous with traditional construction techniques & values.

### CLASSIC LUXURY FINISHES ARE FOUND THROUGHOUT THE HOUSE

**Hand Built Kitchen:** Incorporating imported English handcrafted SHAWS ceramic fireclay sinks and English Perrin & Rowe tapware, Ceaserstone bench tops, hand painted timber cupboards, generous overhead natural light and built in Smeg appliances. The kitchen is arguably the centre piece of the home.

**Perrin & Rowe Tapware:** Imported from England our kitchen tapware demonstrates the classical styling and engineering excellence of Perrin & Rowe, world leader in premium quality classical brass tapware.

**Viore Chandeliers:** Sydney based designer Viore provide the stunning "Stanford" chandeliers, defined by their graceful lines and beautiful proportions.

**Godfrey Hirst Carpet:** The 'Soft to Touch' eco carpet is the next generation in carpet with new levels of stain, soil, wear and colourfast performance, plus luxurious softness that your toes will adore.

**Delux Hotwater Controller:** The Rinnai Deluxe Bathroom Controller gives you advanced temperature control in the bathrooms and the kitchen, plus the convenience & pleasure of its unique automatic bath fill function.

### HIGH TECHNOLOGY TIMBER PROLONGS HERITAGE CHARM

Our Govetts Leap Rd home has been built exclusively using Accoya®, the world's leading high technology long life wood.

Accoya wood has been tested over prolonged periods in all types of weathering conditions — above ground, below ground and even in water — and has been proven to withstand the toughest of external environments.

The exceptional durability & dimensional stability mean that Accoya wood requires significantly less maintenance, because paints and stains stay where they belong: on the wood.

In fact, test results between Accoya wood and unmodified wood constantly prove that coatings last up to 3 times as long on Accoya wood.

**Luxury Bathrooms:** The rainfall showerhead and duel fixtures in the ensuite make this a dream shower for many. While downstairs the combination of large textured and modern white wall tiles are elegant, but still warm up the space.

**Velux Windows:** Enjoy fresh air even where the windows are out of reach, with these electric opening skylights, or control your light and add further insulation with the solar electric powered blinds.

## Smart sustainable design and product selection reduces the need for excessive heating and cooling, therefore reducing energy costs and lowering carbon emissions.

### THESE ENVIRONMENTALLY FRIENDLY OPTIONS ARE GOOD FOR EVERYONE

- **Rainwater Harvesting:** We are saving up to 75% of average domestic water consumption by using a rainwater harvesting system. Rainwater is used to supply toilets, laundry and all hotwater usage throughout the house.
- **Passive Solar Design:** Passive design is design that does not require mechanical heating or cooling. The north easterly orientation of key living and window areas promotes passive solar heating.
- **Carpet Made From Corn:** Made from corn sugar, the Sorona® polymer this eco carpet places less reliance on non-renewable resources & generates less greenhouse gases.

### THE THINGS YOU CANT SEE

- **Larger Frames:** We use thicker than industry standard wall frames spaced at 450mm centres to achieve greater structural stability.
- **Trithor Termite Protection:** With a 50 year warranty, the control agent in Trithor is deltamethrin, an insecticide that is modelled on natural pyrethrins produced by the Chrysanthemum daisy.
- **Low VOC Paints:** This paint contains less than 16g per litre (untinted and tinted) of VOCs. VOCs (Volatile Organic Compounds) contribute to atmospheric pollution, better for the environment compared to paints with higher VOCs.
- **Sound Insulation:** We have used new generation Bradford Sound-Screen acoustic insulation between upstairs and downstairs.
- **Rautitan Polyethylene Pipes:** Offers 4x less hammer noise, no scaling, up to 30% less hydraulic losses & a service life of > 50 years.

- **Building with Wood:** Timber is the only building product that is a natural carbon store and plays a major role in combating climate change. Substituting a cubic metre of wood for the same quantity of other construction materials (concrete, steel or bricks) results in significant CO2 savings. Timber also has the wonderful characteristic of being 100% recyclable.
- **Low Energy Lighting:** LED lights will approach 80% efficiency, which means 80% of the electrical energy is converted to light energy. The remaining 20% is lost as heat energy. Compare that with incandescent bulbs which operate at about 20% efficiency (80% of the electrical energy is lost as heat).

### TRADITIONAL WIDE HARDWOOD FLOORING

New England Blackbutt (*Eucalyptus andrewsii*) is a hardwood largely found in Northern New South Wales. When looking at the finished Hereford's 'Secret Nailed' floor there is one significant difference, that is the absence of top nail. The prestige graded wide boards seamlessly meld with contemporary style interiors, while still offering the warmth and charm of natural wood features.

### DOUBLE GLAZED WINDOWS

More than 40% of household energy can be lost through single glazed conventional windows.

Double glazed windows reduce the loss of heat from the home in the winter and the innermost panel of the glass is closer to room temperature. In summer, double glazing will stop heat from entering the home, as it helps to reduce the amount of radiated heat gain. Additionally, double glazed windows and doors are also great for reducing the amount of ambient noise that enters the home.

### KEEPING WARM IN A BLACKHEATH WINTER

- **Archer Gas Log Fire:** The world's most efficient gas log space heater with an energy star rating of 5.7. The high heat output and efficiency achieved by the Archer Gas Log Fire is due to the revolutionary heat exchange system which extracts 92% heat from the incoming gas; which is directly transferred into the home.
- **Earthwool Insulation:** Our R4 insulation in the ceiling & R2 in the walls use EarthWool. Earthwool is rot-proof, odourless, non-hygroscopic, does not sustain vermin and will not encourage the growth of fungi, mould or bacteria. It is chemically neutral, and comes with a 50 year warranty.
- **Gas Ducted Central Heating:** The Brivis SP6 series is the only 6 Star efficiency rated ducted gas heater in Australia. Natural Gas is recognised as one of the most energy efficient & environment friendly fuels for home heating.
- **Expol Underfloor Insulation:** Placed snugly between the floor joists, these polystyrene Expol Insulation panels protect from extreme temperatures & save up to 12% on heating costs.
- **Downlight Thermal Covers:** 5% gaps in insulation can equate to a 50% reduction in insulation effectiveness. Loft Mitt Covers for downlights improve fire ratings, sound proofing and energy efficiency.