

HARBERTON BELFAST 9



BUILDING PERFECTION

HILMARK
HOMES

BLUE HORIZON

building | 'bild |

verb (past and past participle built | 'bild
|) [with obj.]
1 creation or development
2 structure with roof and walls

BUILDING PERFECTION

perfection | pe'feks(e)n |

adjective
1 improving something until it is faultless:



Hilmark Homes
& Blue Horizon
05



Your bespoke
Kitchens
19



Haldane Fisher
Bathrooms
25



Finishing
Touches
27



Stoves and
Fireplaces
33

CONTENTS

The Developers	05
The Architect	07
The Estate Agent	09
The Contractor	13
Specification Selections	14
Kitchens	19
Bathrooms	25
Finishing Touches	27
Tiling	29
Carpets	31
Fireplaces	33
Internal Joinery	35
BT Fibre Optic	37
Optional Extras	39
Optional Extras - Claire Hammond Interiors	41
Optional Extras - Sean McGibbon Art	43
Optional Extras - Gardens	45
Aga Cookers	47
Window Blinds	49
Bespoke Furniture	51



THE DEVELOPERS



At Hilmark we have an unwavering commitment to providing homes of exceptional quality.

Since our beginning in 2000, Hilmark Homes has always put you, the homeowner first. We are recognised for our sharp eye for detail, for using local skilled craftsmen and carefully selected materials together with the combination of innovative design and understanding your need to add your own personal touch to your new home.

With developments in Belfast, Coleraine, Counties Down and Armagh, our hands-on experience ensures that your home is not only beautiful and distinct, but that it makes the most of its location and stands the test of time. Most of all, we promise that your Hilmark Home will always be unique and always built for you.



At Blue Horizon we build houses for people who care. You care about quality, finish and craftsmanship; you care about atmosphere and ambience and you care about the future. We care about your home. Achieving excellence demands an obsessive attention to detail and a determination to find the designs, the materials and the workmen that reflect our values – no shortcuts, no compromises and no reason to doubt us.

At every point during design and construction we put in that little bit extra thought and effort that turns good into excellent. With Blue Horizon you get a home you can love for a lifetime.





THE ARCHITECT

Producing a refreshing, individual approach which is reflected in our projects

DIMENSIONS CHARTERED ARCHITECTS

DIMENSIONS was founded in May 1998 by Jim Armstrong, a chartered architect, CDM consultant, construction alternative dispute resolution advisor & expert witness.

Our residential work ranges from small house extensions for the individual client to large multi-unit developments for corporate clients. Our commissions range from inception through to final sign-off on site and involve managing the various statutory processes including planning permission and building regulations approval.

Each project is managed personally by Jim Armstrong and irrespective of size or complexity is afforded the same care and attention.

Our design focus is to provide the best possible solution that meets the clients programme, budget and quality requirements. We encourage a team approach to design development whereby the opinions of others are valued and taken on board as part of the design process, the result being an enhanced end product for the client.

CONTACT



Jim Armstrong

DIMENSIONS Chartered Architects

1 Montgomery House,
478 Castlereagh Road,
Belfast,
BT5 6BQ

Contact: Jim Armstrong

Tel: 028 9070 5965

Email: arch@dimensions-ltd.com

Web: facebook.com/dimensions.charteredarchitects.com



SIMON BRIEN RESIDENTIAL

Simon Brien Residential is at the forefront of the New Homes, Land and Resale market in Northern Ireland, with our ethos built on traditional values of customer care, long established experience and a professional and personal service. We have three strategically placed offices in South Belfast, East Belfast and North Down.

Our Harberton New Homes team will be able to advise on any queries throughout your purchase:



Emma Brennan FNAEA

M: 07739 331824

T: 028 9066 8888

E: ebrennan@simonbrien.com



Shane Maguire MRICS

M: 07442 504259

T: 028 9066 8888

E: smaguire@simonbrien.com



Thomas O'Doherty MRICS

M: 07771 707363

T: 028 9066 8888

E: todoherty@simonbrien.com

CONGRATULATIONS ON RESERVING YOUR HOME

Thank you for purchasing a Harberton home. We aim to make your move to your new home as hassle free and uncomplicated as possible. This booklet has been put together in order to assist you with some of the decisions you will have to make during the build process. It will also give you all the information relevant to your new home including the specification and finish. If you have any queries on anything contained in this booklet please do not hesitate to contact us.

RESERVATION

Now that you have reserved your new home we will take it off the market and the price will not be subject to change. You must however return signed contract and deposit within the reservation period of 8 weeks from receipt of contract and title by your solicitor.

We will be in touch with you during this period regarding your selections (where applicable) for your new home. To help you make these selections you will receive a set of drawings for your new home which will show you the standard, and any alternative layouts

of the rooms. Any changes to the standard layouts need to be agreed at the early stages of the build and may incur additional charges. This booklet has some information on possible changes and extras, but is by no means extensive, and we will try to accommodate your ideas where possible.

COMPLETION DATE

When you reserve your new home you will be given an estimation of completion. We will endeavour to ensure that this estimation date is as accurate as possible but please be aware that as we are often working far in advance an estimate is just that and will of course depend on when you sign your contract. It is also dependent on you making your selections from our suppliers on time. Please liaise with Hugh (DB Contracts) regarding the timescale for your selections.

However, even with the most meticulous planning, build programmes are occasionally subject to change. Reasons can vary from labour or material supply difficulties to extended periods of bad weather. We also work with many external bodies ie Roads Service, Water authorities etc and are therefore dependent on them to also help us meet our deadlines. We will endeavour to keep you informed along the way and around a month before your home will be finished we should be able to give you a date that we will work towards for completion. If by some chance your date has to be amended, we will be in touch accordingly.

SOLICITOR

You must instruct a solicitor who deals with conveyancing who will act for you and in your best interests. We can recommend independent legal advisors if you wish. You will need to stay in regular contact with your solicitor to ensure the sale is progressing at a satisfactory pace to help meet your deadline. 8 weeks is ample time for your solicitor to raise any queries they might have about the contract.

A GUIDE TO BUYING YOUR NEW HARBERTON HOME

STEP 1 Check that you are in a position to buy. Have you visited your lender/ mortgage advisor to confirm your price range? Confirmed financial arrangements will be required by Simon Brien Residential prior to committing to the sale. If required, Simon Brien Residential can introduce you to an independent advisor.

STEP 2 Choose your preferred house type and site number.

STEP 3 Contact the Harberton team at Simon Brien Residential and book your chosen site. At this point you will be required to confirm your chosen solicitor and pay a booking deposit of £1000. £500 of this will be refundable if you have to withdraw from the purchase for any reason prior to exchange of contracts.

STEP 4 The Harberton team at Simon Brien Residential will issue Sales Advice Letters to all stakeholders (you the purchaser, your solicitor, the developer and the developer's solicitor). Signed contracts must be returned to Hilmark Blue Horizon's solicitor within 8 weeks, along with your 10% deposit. Upon receipt of signed contracts, plus the 10% deposit, the developer's solicitor will provide you with an approximate completion date. The Harberton team will advise you on when to submit your mortgage application in line with your anticipated completion date.

STEP 5 DB Contracts will be in touch with you regarding your selections. The earlier you confirm your selections, the earlier the supplier can order them to ensure completion dates are met.

STEP 6 Prior to completion, Hilmark Blue Horizon will provide your solicitor with a final account. This will include any extras that you have requested.

STEP 7 On the day of completion, DB Contracts will be in contact to arrange a suitable time for the handover of keys.

NOTE: Keys can only be released to you upon confirmation from the Developer's solicitor on the day of handover. Balance payment of completion funds to be paid by Telegraphic Transfer to Carson McDowell Solicitors.

CONTACT

Simon Brien Residential
525 Lisburn Road,
Belfast,
BT9 7GQ

Tel: 028 9066 8888
Email: harberton@simonbrien.com

THE CONTRACTOR

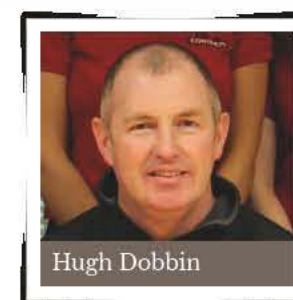
Delivering high quality construction projects

DB CONTRACTS

DB Contracts are a family run business and have been in operation for over 15 years. Our aim as a company is to deliver high quality construction projects while providing a quality service for our many clients.

DB Contracts was established in 1999 by two brothers John and Hugh Dobbin. The company has grown quickly with each project becoming larger in size and value. To date, DB Building Contracts employ over 30 staff along with many sub-contractors. The company has become one of Northern Ireland's largest private house builders, constructing in excess of 150 houses per year. At DB Building Contracts we hope to continue our ever growing success and adapt to the needs of the construction industry and our clients.

Your main point of contact at DB Contracts will be Hugh Dobbin. Hugh will guide you step by step through the purchasing process, ensuring that everything runs smoothly.



Hugh Dobbin

Contact: Hugh Dobbin, Customer Liaison Manager

Tel: 028 2765 7615

Mobile: 07808 362023

Email: hugh@dbbuildingcontracts.co.uk

Photograph of Hartley Hall - a Hilmark Homes and DB Contracts development

Specification Selections for Harberton BT9

We're delighted that you've chosen a new home at Harberton BT9. Space and elegance are the watchwords for this development. Set in the heart of the built heritage of the BT9 area of the city Harberton sits perfectly within the style and grandeur of its environs. Homes here have space – within and without – space for entertaining, space for relaxing and space for the family. We will take you through our carefully chosen team of suppliers who will help you make the selection, to make your new house at Harberton, a home.

KITCHEN & UTILITY ROOM

When you buy a Harberton home you can choose your luxury kitchen from our be-spoke Harberton range at Alwood, Lurgan, where you can book an appointment with the award-winning designer Janice Sutherland.

Alfred Briggs (Alwood) Ltd. Malcolm Road, Shaerf Drive, Lurgan, BT66 8DD	Contact: Janice Sutherland Tel: 028 3832 3296 Email: janicesutherland@alwood.co.uk Web: www.alwood.co.uk
--	---

SANITARY WARE

At Harberton we create bathrooms that make you feel just that little bit more indulged by combining great space with a fine finish. Lindsay, at Haldane-Fisher will be delighted to take the time to help you make these choices and chat through the best options for your home.

Haldane & Fisher Enterprise Crescent, Ballinderry Road, Lisburn BT28 2BP	Contact: Lindsay Baird Tel: 028 9263 3974 Email: lindsay@bathline-bathrooms.com Web: www.haldane-fisher.com
---	--

FLOOR & WALL TILING

Some samples of the Kitchen and Utility tiling will be available to view at Alwood alongside the selected kitchen units. Hutton Tiles will provide the full high quality and impressive range for you to choose from and Michael will be there to guide you through the process.

Hutton Tiles 520 Shore Road, Belfast, BT15 4HF	Contact: Michael Rocks Tel: 028 9037 0241 Email: michael.rocks@huttontiles.co.uk Web: www.huttontiles.co.uk
---	--

CARPETS

We'll have samples of the carpets available on site but James from Carpetworld can take you through any other examples you'd like to see to ensure you're standing on comfortable ground!

Carpetworld 188 Saintfield Road, Newtownbreda, Belfast, BT8 4HG	Contact: James Kieran Tel: 028 9079 6229 Email: carpet-world@btconnect.com Web: www.carpetworldbelfast.com
---	---

WOODEN FLOORING

If you'd rather have wooden flooring underfoot, you can add this on as an extra. Hugh will have a selection on site for you to choose from.

Site Office Harberton Park, Belfast	Contact: Hugh Dobbin Tel: 07808 362023 Email: hugh@dbbuildingcontracts.co.uk
---	---

FIREPLACE

PC allowances of £1500 are provided towards fireplace and surround, and with a range of suppliers and dedicated teams, we can make sure you choose the best fire for the ambience you want.

MOURNE FIRES, THE FIREPLACE DESIGN CENTRE

Unit 1 Carryduff Business Park,
Comber Road, Carryduff,
BT8 8AN

Contact: Melissa Stranney
Tel: 028 9081 5115
Email: melissa@mournefires.com
Web: www.mournefires.com

ROBERT PHILLIPS & SONS FIREPLACES

3c White Mountain Road,
Lisburn,
BT28 3QY

Contact: Grainne Phillips
Tel: 028 9266 4721
Email: info@phillipsfireplaces.com
Web: www.phillipsfireplaces.com

WHAT NEXT?

Our Customer Liaison Manager for Harberton BT9 is Hugh Dobbin. A member of the team at DB Contracts will contact you to arrange a meeting with Hugh on site to discuss the options available and assist with regard to the selections for your home.

At the meeting you will be taken through the build process and advised of dates in which all your selections should be returned. You will also be given the following documents;

- House plans
- Marked up mechanical and electrical drawings
- Blank mechanical and electrical drawings
- Breakdown of electrical items included in your house

CONSTRUCTION TEAM:

DB Building Contracts Ltd
9 Presbytery Lane,
Dunloy,
Ballymena,
BT44 9DZ

Customer Liaison Manager: Hugh Dobbin
Tel: 028 2765 7615
Mob: 07808 362023
Email: hugh@dbbuildingcontracts.co.uk

We recommend that you make arrangements to choose your selections at your earliest convenience to facilitate works on site and to avoid any delays to your completion date.

Please see below for recommended order times and confirmation of your selections;

- Structural changes - alterations will only commence when you have entered into contract with Hilmark Homes / Blue Horizon Developments and all associated costs have been agreed by all parties.
- Kitchen, electrical layout, sanitary ware – should be made before wind/weather tight stage. Hugh will advise of timing at your initial meeting.
- Doors, fireplace, carpet, tiles etc - Hugh will advise of a date for confirmation of these selections at your initial meeting.

Should you have any queries or require further assistance please do not hesitate to contact;

Thomas O'Doherty (Simon Brien Residential) **Email:** todoherty@simonbrien.com
Shane Maguire (Simon Brien Residential) **Email:** smaguire@simonbrien.com
Emma Brennan (Simon Brien Residential) **Email:** ebrennan@simonbrien.com
Hugh Dobbin (Customer Liaison Manager) **Email:** hugh@dbbuildingcontracts.co.uk
Liam McMahan (Site Manager) **Email:** liam@dbbuildingcontracts.co.uk

Feel free to contact any of the above at any time to discuss your property.

Once again thank you for choosing Harberton BT9.

KITCHENS

Alwood by Alfred Briggs, delivering bespoke, modern prestigious kitchens since 1933

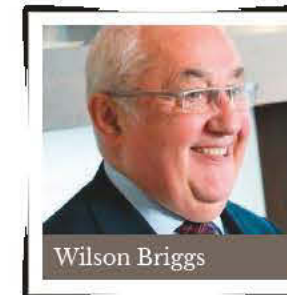
CHOOSE YOUR LUXURY HARBERTON KITCHEN

Alwood was the country's first kitchen company - established in 1933 and specialising in genuine bespoke modern and prestigious kitchens. We have highly experienced staff throughout the company with our Alwood designers entering the UK's most prestigious design awards 6 times - never failing to qualify in the top 4 entries.

You can contact Alwood Kitchens directly to arrange your initial consultation with Alfie or Wilson Briggs.



Alfie Briggs



Wilson Briggs



Janice Sutherland

CONTACT

Alwood, Alfred Briggs Ltd.
Shaerf Drive,
Lurgan,
BT66 8DD

Contact: Alfie or Wilson Briggs
Tel: 028 3832 3296
Email: alfiebriggs@alwood.co.uk
Email: wilsonbriggs@alwood.co.uk
Web: www.alwoodkitchens.com



We have built a Harberton Kitchen, Utility and Pantry in our showroom for you to view.

KEY KITCHEN FEATURES

The specification is outlined below and is very deliberately a bespoke kitchen. It consists of:

- Painted slab doors colour of choice
- Concealed doors into pantry and the extended overlay tall cabinets (where applicable)
- Hidden pantry (where applicable)
- Full Corian or Quartz worktop in kitchen
- Salice hinges
- Grass soft closing drawer runners
- Seating area/island unit (where applicable)
- Undermounted Franke sink
- Bora fan/hob (where applicable)
- Bosch integrated appliances
- Huge range of doors within the selection
- Quooker Fusion boiling tap
- Bluetooth speakers



KEY PANTRY FEATURES (where applicable)

- Painted shelving
- Deep lower level shelving
- Shallow higher shelving
- Concealed support system
- Laminate worktop

YOUR UTILITY ROOM

- Bosch laundry appliances
- Painted doors and shelving
- Laminate worktop



BATHROOMS

The highest levels of customer service

BATHED IN LUXURY WITH HALDANE FISHER

We have created a Harberton bathroom in our Lisburn showroom that will let you see the exact sanitary ware for your chosen home;

- Vitra sanitary ware with quality chrome fittings to Bathrooms, Ensuites and WCs
- Wall hung WC with Geberit concealed cistern
- Low profile Acquabella slate shower trays with contemporary Kudos glass panels and doors to Bathrooms and Ensuites
- Heated anti-steam illuminated wall mirror to Bathrooms and Ensuites
- Low voltage down lights

Contact



M: 07425 628383

T: 028 9263 3976

E: kieran@bathline-bathrooms.com



M: 07425 628383

T: 028 9263 3974

E: lindsay@bathline-bathrooms.com



T: 028 9263 3974

E: nadia@bathline-bathrooms.com

Haldane Fisher
Enterprise Crescent,
Ballinderry Road,
Lisburn,
BT28 2BP



Choose the finishing touches that personalise your home...

The homes achieve a rare blend of timeless architectural elegance and ultra modern design. Features such as high ceilings, deep architraves and skirtings are blended with open plan state-of-the-art kitchens with bespoke designer finishes. Everywhere you look you will see details to delight you whether it is the lighting, the audio system, Italian floors or the under floor heating - the complete contemporary home.

A reputation built on distinctive & beautiful designs

TILING YOUR HARBERTON HOME WITH HUTTON TILES

Originally established in 1888, Hutton Tiles represent several top manufacturers exclusively in Northern Ireland. We have built our reputation on distinctive, beautiful designer wall and floor tiles. We never compromise on quality and that has stood by us to this day.

We are delighted to be associated with Hilmark Blue Horizon on the wonderful Harberton development from where we have carefully selected a world leading tile manufacturer Imola to complement the standard of build in this superb quality development.



Michael Rocks

Hutton Tiles
520 Shore Road,
Belfast,
BT15 4HF

Contact: Michael Rocks
Tel: 028 9037 0241
Email: michael.rocks@huttontiles.co.uk
Web: www.huttontiles.co.uk





CARPETS

Specialists in quality flooring

YOUR LOCAL FLOORING EXPERTS – CARPETWORLD

For over 20 years, our family has offered domestic and commercial customers across Northern Ireland high quality flooring supply and installation. You can count on our professional staff – including 4 expert joiners – for quality guaranteed supply and installation.

CONTACT



James Kieran

Carpetworld
188 Saintfield
Road,
Newtownbreda,
Belfast,
BT8 4HG

James Kieran
Tel: 028 9079 6229
Mob: 07731 810036
Email: carpet-world@btconnect.com
Web: www.carpetworldbelfast.com





FIREPLACES

MOURNE FIRES

Mourne Fires, a family business, have been manufacturing our own range of bespoke fireplaces for over 30 years.

Mourne Fireplaces
Unit 1 Carryduff Business Park,
Comber Road,
Carryduff,
BT8 8AN

Contact: Melissa Stranney
Tel: 028 9081 5115
Email: melissa@mournefires.com
Web: www.mournefires.com

ROBERT PHILLIPS & SONS FIREPLACES

Established in 1959 Robert Phillips & Sons aim was to produce quality handcrafted and bespoke fireplaces. With over 50 years of providing heating solutions we are now Northern Ireland's finest producers of handcrafted fireplaces.

Robert Phillips Fireplaces
3 White Mountain Road,
Lisburn,
BT28 3QY

Contact: Grainne Phillips
Tel: 028 9266 4721
Email: info@phillipsfireplaces.com
Web: www.phillipsfireplaces.com





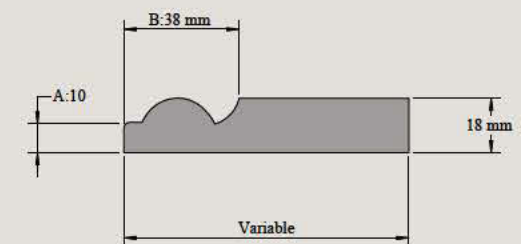
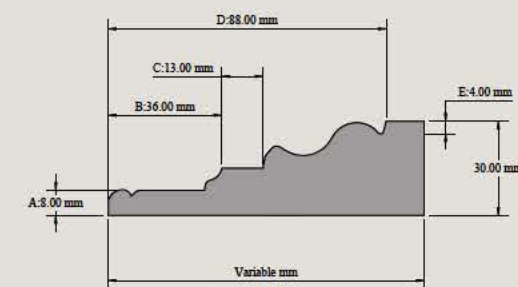
INTERNAL JOINERY

INTERNAL DOORS

This traditionally styled 4 panel timber door emanates from the Victorian era and offers both a solid appearance and feel. The Bolection mould sits within the door panel, providing a traditional look, but with a much more modern appeal. Quality ironmongery completes the look of these impressive internal doors.

SKIRTING BOARDS AND ARCHITRAVES

Traditional deep moulded skirting boards and architraves compliment and frame our Bolection mould doors and enrich the finish of each home.



STAIRCASES

The Harberton staircases feature traditional turned, painted spindles and sturdy period style newell posts. The handrails will be left as a natural wood finish very much in keeping with the architectural style of the Harberton Park area.



JOINERY

BT FIBRE OPTIC

More bandwidth for you and your family

We're delighted to let you know that your home at Harberton BT9 is the first development in Northern Ireland to have a pure fibre connection all the way to the local exchange. This means you have access to some of the fastest broadband speeds in the country – up to 300Mbit/s download and 30Mbit/s upload depending on which contract you decide to go for from your preferred communications provider.

THE BENEFITS OF FIBRE BROADBAND

Whatever you're into, fibre will make it quicker and easier. But let's be clear: it isn't just about doing one thing online much faster. It's about everyone in the home being able to do their own thing online all at the same time.

upload speed	10MB	100MB	1GB	2GB	download speed	50MB	200MB	400MB	1GB
<i>With Standard copper broadband*</i>					<i>With Standard copper broadband*</i>				
1 Mbps Max Upload Speed	1 min 20 sec	13 min 20 sec	2 hrs 13 mins	4 hrs 26 mins	7.4 Mbps average DL speed	54 sec	3 min 54 sec	7 min 19 sec	15 min 28 sec
<i>With Superfast Fibre broadband*</i>					<i>With Superfast Fibre broadband*</i>				
19 Mbps Max Upload Speed	4 sec	42 sec	7 min 1 sec	14 min 2 sec	52 Mbps average DL speed	8 sec	31 sec	1 min 2 sec	2 min 12 sec
<i>With Ultrafast Fibre broadband (FTTp)</i>					<i>With Ultrafast Fibre broadband (FTTp)</i>				
30 Mbps ACTUAL Upload Speed	2.7 sec	26.7 sec	4 mins 26 sec	5 min 53 sec	330 Mbps ACTUAL DL speed	1.2 sec	4.8 sec	9.8 sec	20.8 sec



OPTIONAL EXTRAS

Bespoke your home beyond the Harberton offering with our mouthwatering selection of optional extras...

REMEMBER - IT'S YOUR HARBERTON HOME

INTERIOR DESIGN

Let Claire go to town with your own personalised interior design.

See pages 40 & 41

AGA COOKER

There is no other household appliance that generates this kind of loyalty!

See pages 46 & 47

LANDSCAPING

Create your own individual outdoor space with our bespoke garden designs from Susanna Best at award winning Cameron Landscapes.

See pages 42 & 43

BRACKEN BLINDS

Motorised roller window blinds in a range of fabrics.

See pages 48 & 49

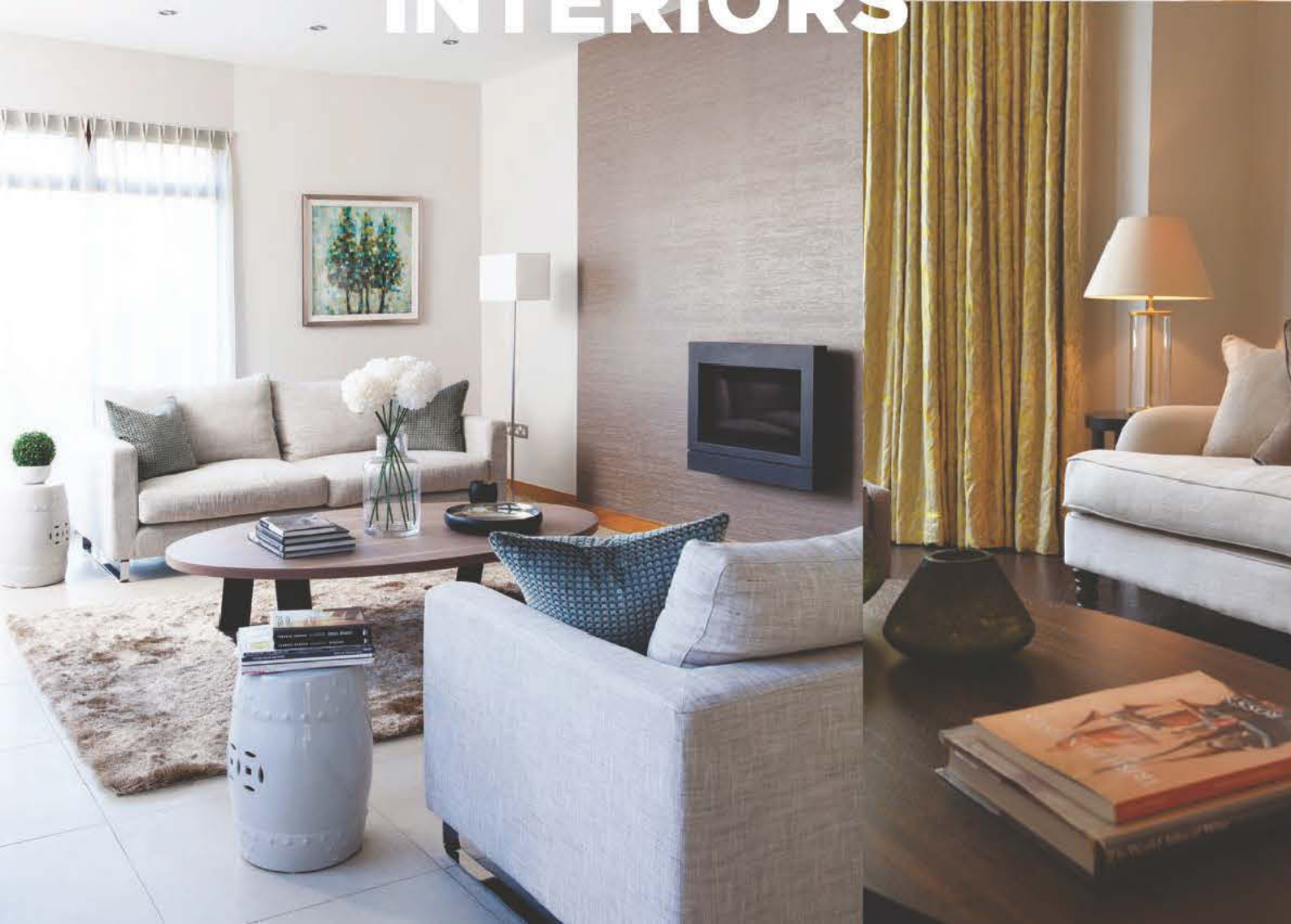
BESPOKE BEDROOM FURNITURE

Furniture tailored to your needs in a wide range of finishes, designed by Alwood.

See pages 50 & 51



INTERIORS



Creating classic living environments that fit with your needs, dreams and aspirations

CLAIRE HAMMOND INTERIORS

Claire Hammond Interiors is an interior design company based in Belfast specialising in private residences, show homes and commercial spaces. With more than 10 years of experience working on high-end projects all over Ireland, Claire Hammond Interiors brings a wealth of style and creativity to any design process.

Claire offers a bespoke service that includes design consultation, space planning, bespoke furniture design, budgeting, purchasing and project management.

Over a number of years Claire has developed a close working relationship with local and international suppliers alike, providing you with the ultimate in furniture, fabrics and finishes. Alongside local craftsmen Claire creates unique pieces offering you timeless styles from contemporary to classic, modern to traditional.

CONTACT

Claire Hammond Interiors
Carnegie Building,
Library Hill,
121 Donegal Road,
BT12 5JL

Contact: Claire Hammond
Tel: 028 9023 2317
Email: info@clairehammondinteriors.com
Web: www.clairehammondinteriors.com



SEAN MCGIBBON ART

Bringing inspirational art to your home

SEAN MCGIBBON ART

Sean McGibbon is an award winning local artist who produces his works of art in a variety of media and styles including pastels, oils, photography and the quirky one-minute nudes. He takes his inspiration from the Irish Landscape, his interest in travel, still lifes and the human form.

Our interior designer, Claire Hammond, has worked with Sean to create a gallery of pieces at the Harberton show house in various mediums, to dress the walls and add style and warmth to each of the rooms.

Sean has a bank of art to choose from or can produce a bespoke piece for you, as commissioned, to add to your Harberton home.

CONTACT



Contact: Sean McGibbon
Tel: 07545 774251
Email: seanmcgibbon@gmail.com
Facebook: www.facebook.com/seanmcgibbonart

GARDENS

Stylish and functional garden design that gives your home a bespoke finish from the front gate

AWARD WINNING GARDENS FROM CAMERON LANDSCAPES

Cameron Landscapes have been at the forefront of the private and commercial landscaping sector for over 45 years. Having achieved the 'All Ireland Award for Excellence in Landscaping' for three consecutive years, and six in total, in addition to numerous 'Awards of Merit', Cameron Landscapes is the country's most successful specialist in the design and construction of private gardens and influential commercial schemes.

The continued success of such schemes have relied on close relationships with architects, building contractors and private clients. We take pride in offering a garden design and build service which addresses clients' needs and is carried out in stages. Beginning with a client consultation we move to design proposals followed by an agreed programme, specification and budget. We bring all this together to deliver the perfect garden for your new home.

CONTACT



Susanna Best

Cameron Landscapes
148 Ballylesson Road,
Belfast,
BT8 8JU

Contact: Susanna Best
Tel: 028 9082 6686
E: susanna@cameronlandscapes.com
Web: www.cameronlandscapes.com



AGA COOKERS

More than a cooker... Aga is a way of life

THE AGA SHOP AT HALDANE FISHER

Mention the word AGA to any owner and there will be an instant and emotional response. To hundreds of thousands of devotees the AGA is not simply a cooker but a way of life. Every AGA owner says the same: we love our AGA. There is no other household appliance that generates this kind of emotion or loyalty - and certainly none that lasts as long - and there are very good reasons for this. Since the very first AGA cooker was installed almost 90 years ago, the cooker has taken root in the hearts and lives of hundreds of thousands of people around the world.

An AGA is more than just a cooker. For generations people have waxed lyrical about the gentle warmth the AGA provides and the feeling it creates in a home. The simple fact is that the AGA is an amazing cooker - easy to use, a joy to live with and a great addition to any home, and of course it produces great food. It's a design icon that is as relevant today as it was innovative at the time of its invention. The AGA is also available in a number of colours and sizes and is designed to run on a variety of fuels but is most comfortable and efficient on Natural gas which is available on site.

AGA cookers will be supplied through The AGA Shop at Haldane Fisher. For further details contact Andy Spence, AGA Manager.

CONTACT



Haldane Fisher
Enterprise Crescent,
Malinderry Road,
Lisburn
BT28 2BP

Contact: Andy Spence
Tel: 028 9267 6161
Mob: 07799 711504
Email: andy.spence@haldane-fisher.com
Web: www.haldane-fisher.com/aga

Internal and external window systems

BRACKEN BLINDS

For all types of internal and external window systems. The blinds can be made as standalone units that simply plug into a local mains socket and can easily be controlled by a remote or wall switch or for bigger systems can be integrated into a home automation system. We work with well recognised and respected motorised blind companies such as Somfy to provide products made to measure. Regardless of size and shape of window we can provide a perfect solution.

We also offer an extensive range of solar control fabric. The principle of this fabric is to reflect the maximum amount of solar rays from its white external surface and considerably reduce transmission to ensure optimum control of glare phenomena, thanks to its dark interior colour. The fabric comes in 3 opening settings 3%, 5% & 10%, the heat absorbed by the fabric is added to the heat transmitted.

We have installed both motorised and manually operated blinds at our site office for you to view.

CONTACT

Site Office
Harberton Park,
Belfast

Contact: Hugh Dobbin
Tel: 07808 362023
Email: hugh@dbbuildingcontracts.co.uk
Web: www.bracken-interiors.co.uk



BESPOKE FURNITURE




Design by Manor House: a unique holistic service designing, manufacturing and supplying bespoke furniture

We specialise in the delivery of creative solutions. Our Design team, led by Edward Ward who has over 30 years of experience in the industry, excel in working to traditional and contemporary finishes. Our technical joinery skills and substantial knowledge of Architecture and Construction allows us to push the boundaries of furniture and space design.

Our flexibility with materials used and physical arrangement will facilitate your quest for an awe-inspiring interior for classical or modern furniture to create balance, proportion and ultimately a feeling of harmony in your Harberton home. We offer a truly bespoke service and are not confined to any supplier's range, style or colour. You can see some examples of our designs in the Harberton show house.

We have a passion for good design and you can be guaranteed that we will have a genuine enthusiasm and shared ambition to help design and deliver your vision for your finished home.

CONTACT

79 Main Street,
Castlewellan,
BT31 9DQ

Tel: 028 4377 0505

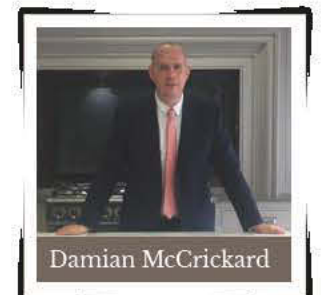
E: info@designbymanorhouse.com

Web: www.designbymanorhouse.com



Edward Ward

M: 07855 302052



Damian McCrickard

M: 07960 956886



NOTES

[illegible]

H	A	R	B	E	R	T	O	N
B	E	L	F	A	S	T		9