





Ownership of a B&M property is more
than an investment.

It's a lifestyle choice.

It's an invitation to exclusive 'B&M Lifestyle' events
such as London Fashion Week or Royal Ascot.

It's beautiful living.



THE AREA & DEVELOPMENT

THE RICHMOND

Living in The Richmond is a pleasure in itself. Indulge your passion for luxury and tailor the interior to suit — contemporary or classical finish. Create a home as individual as you.

THE ARE A
EXISTING SITE

BUILDING HISTORY

Constructed in the early 1970s and known as a Data Sciences House, it was designed and used by IBM computers. Bentley & Mane developments will deconstruct the 'skin' of the building, taking it back to its structural core and redevelopment will commence from there.

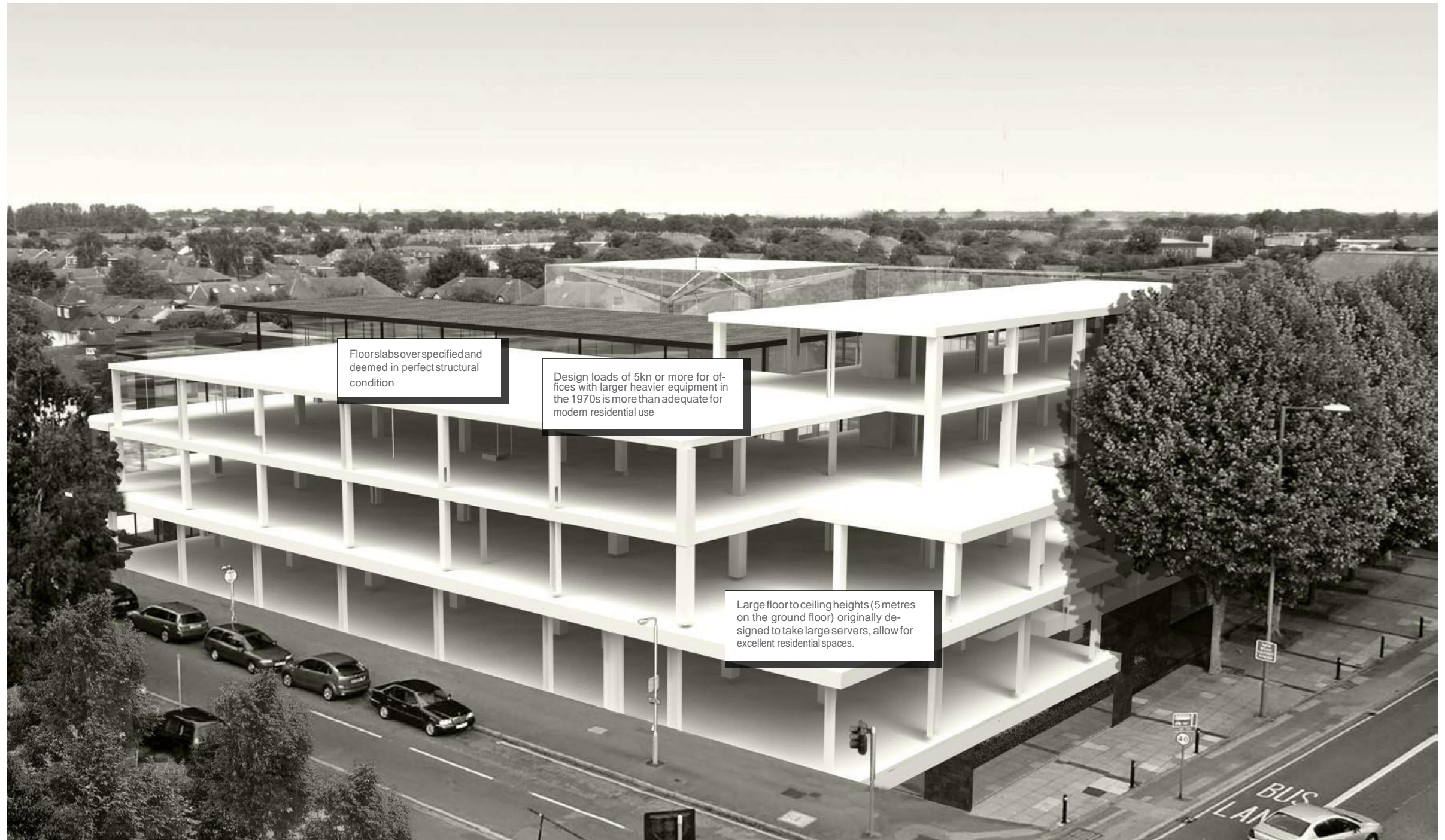
• STAGE 1
March, April, May
Remove Glazing | Deconstruct



THE AREA
STRUCTURAL CORE

COLUMN & SLAB

The picture shows the building with the extraneous elements such as the glazed facade, internal walls, plant machinery and finishes removed. All that remains are the stair enclosures, lift enclosures, columns, floor and roof slabs.



• STAGE 2
June, July, August
Make Structural Changes | Add Additional Floor

THE ARE A
THE RICHMOND



• STAGE 3
December, January, February
Finishing | Interiors



THE DEVELOPMENT

UNIQUE INTERIORS

Express your own individuality with
interiors as unique as you.

Choose between two luxury
fitting options: Classical or Contemporary.



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CONTEMPORARY
LIVING ROOM
DESIGN



Computer Generated Image for indicative purpose only

CONTEMPORARY
BEDROOM
DESIGN



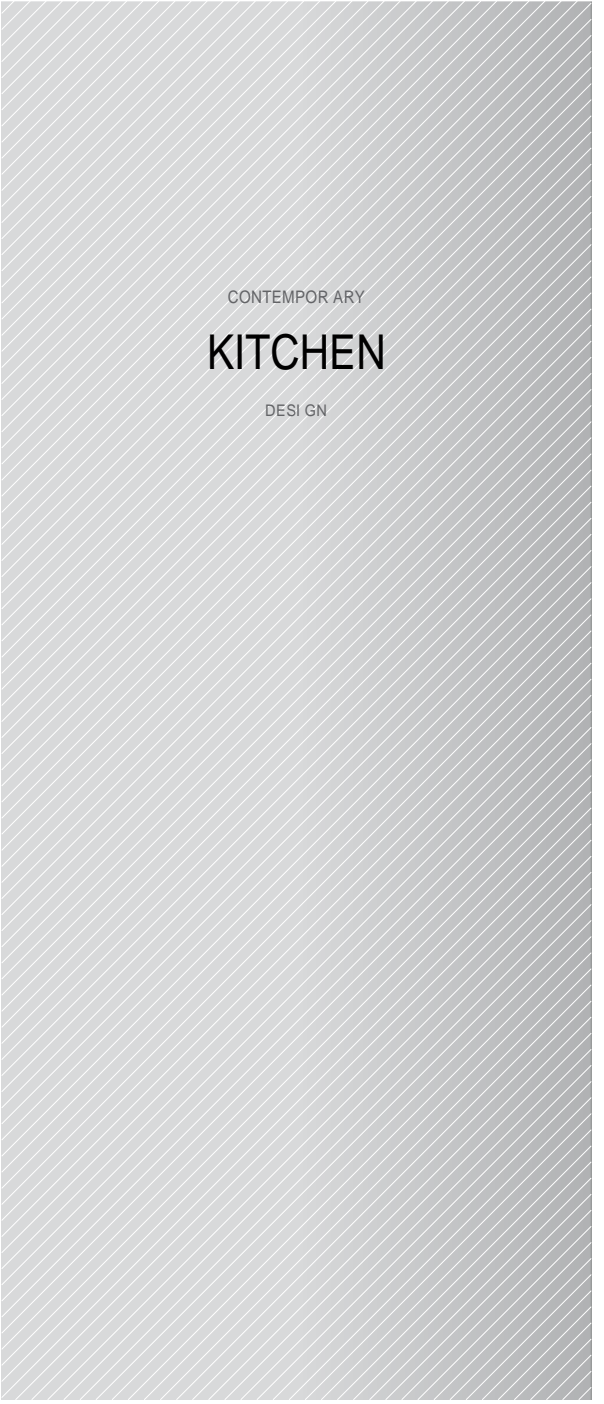
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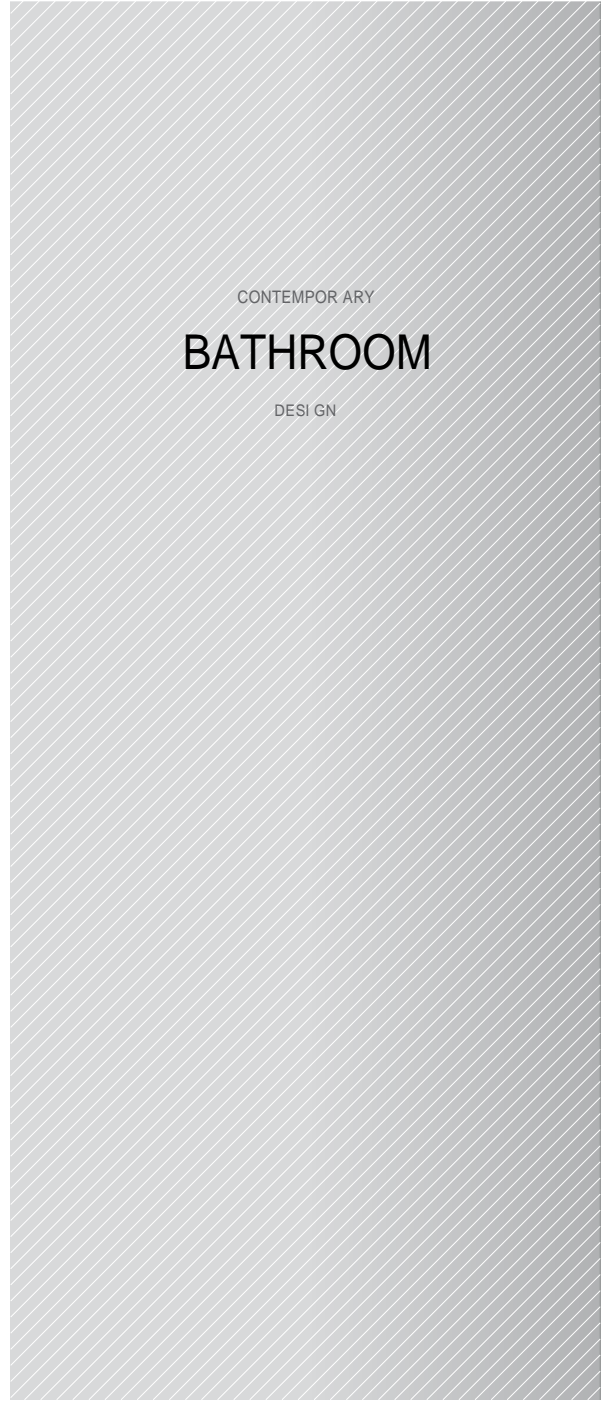




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CONTEMPORARY
BATHROOM
DESIGN



**INTERIOR
SPECIFICATION**



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Interior Specification

Kitchens

- » Granite worktops
- » Howdens design gloss kitchens
- » Khaki Mists 6 colour matt walls
- » Led fire rated lights
- » Saxby satin chrome magnetic screwless switches on splashback

Bathrooms

- » Kaldwei baths
- » Elements Blanco Mosaic detail tiles
- » Elements Blanco floortiles
- » Crosswater deck mounted taps
- » Crosswater bath screen, riser rail and bath filler
- » Fitted Vanity Unit

Bedrooms

- » Ceiling mounted light
- » E Hardware doors and locks

Living room

- » Led fire rated ceiling lights

Internal Flat Hallways

- » Led fire rated lights

Common Parts

- » Polished Chrome flat numbers
- » Polished Chrome letter box
- » Ceiling lights

General Specification

- » Dulux Brilliant white colour matt finish ceilings
- » Underfloor heating





THE ARE A

RICHMOND UPON THAMES & SPELTHORNE

<p>A VILLAGE COMMUNITY FEEL</p> <p>Friendly & cosmopolitan describe these unique boroughs as they provide all the advantages of London, with the benefits of a village and community lifestyle.</p> <p>Characterised with small parades of shops, larger town and district centres and a retail park in Kew, there is something for everyone in premium, convenience, retailers.</p> <p>Local retail is the third largest sector in the borough of Richmond with 7,700 jobs in 2008, a higher proportion than central London and in line with the national average.</p>	<p>A MAJOR CENTRE</p> <p>Richmond Upon Thames is identified as a major centre in the London Plan and one which attracts people from surrounding boroughs to shop, work and take part in its vibrant social life.</p> <p>It has one of the highest numbers of independent shops in London, from speciality antiques to bespoke jewellery and fashion.</p> <p>In addition to the paved courts of Richmond and Church Street in Twickenham, St Margarets, Barnes, East Sheen and Teddington, help to give Richmond upon Thames a unique 'boutique' feel.</p>
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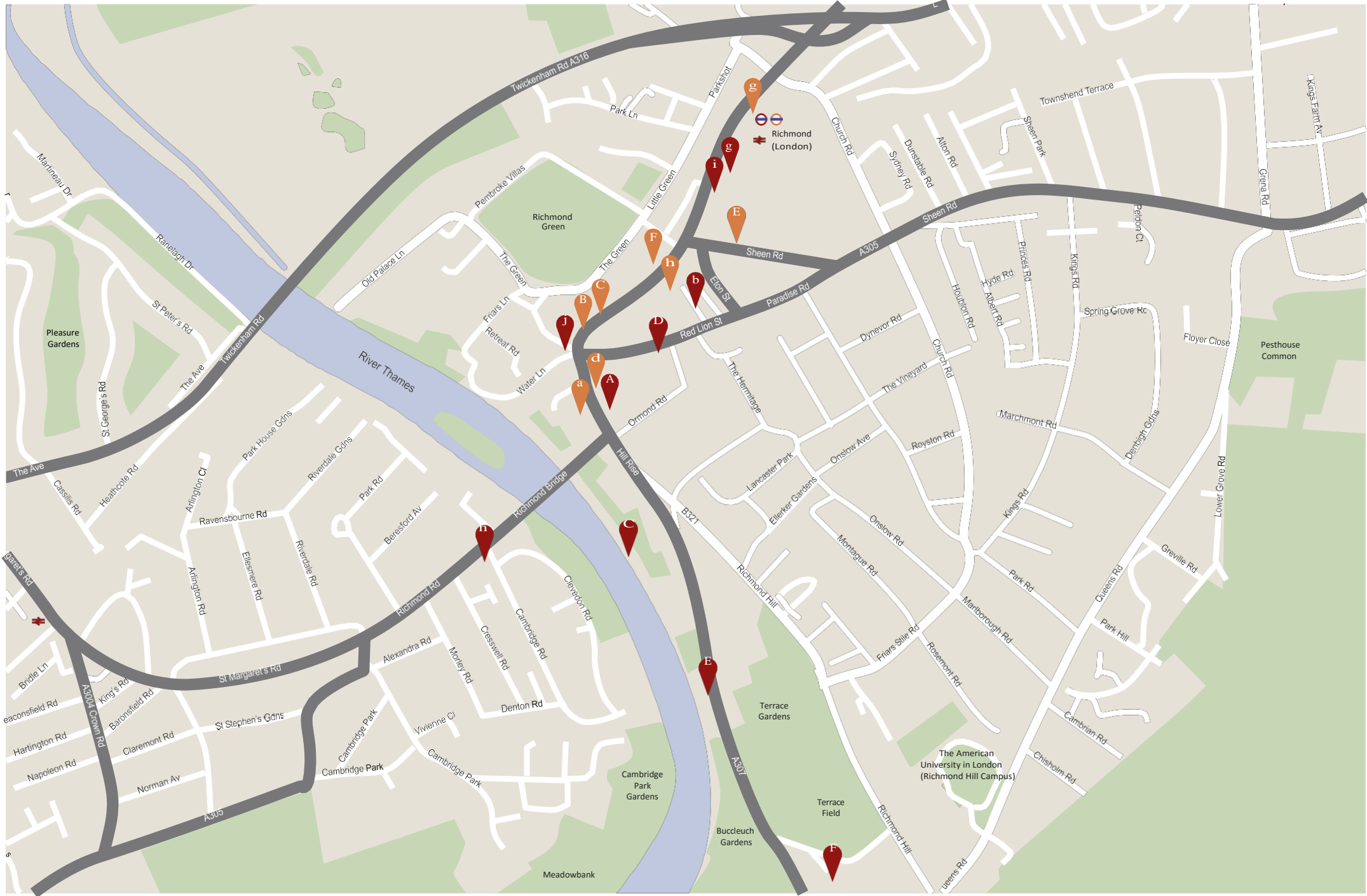


LOCATION
THE SITE

A BEAUTIFUL BRITISH TOWN
Sunbury-on-Thames, also known as Sunbury, is a town in Surrey, borough of Spelthorpe, England. Part of the London commuter belt, it is located 16 miles southwest of central London and shares borders with Feltham, Hampton and is flanked on the south by the river Thames.

Sunbury has two areas divided by the M3. Lower Sunbury, (known as Sunbury Village,) borders the river Thames and makes up the largely residential southern portion of the town including the majority of Sunbury's schools and parkland.

A PRIME LOCATION
The Site is located on the corner of the junction between Staines Road West and Green Lane, with predominantly two-storey residential buildings to the north and west but a range of multi-storey buildings in the immediate vicinity.



THE LONDON

COMMUNITY SPIRIT & RETAIL HEAVEN

Life in the boroughs of Richmond & Spelthorne brings beautiful landscapes, culture, sport, a rich history and retail destinations at a pace far removed from the bustle of the city.

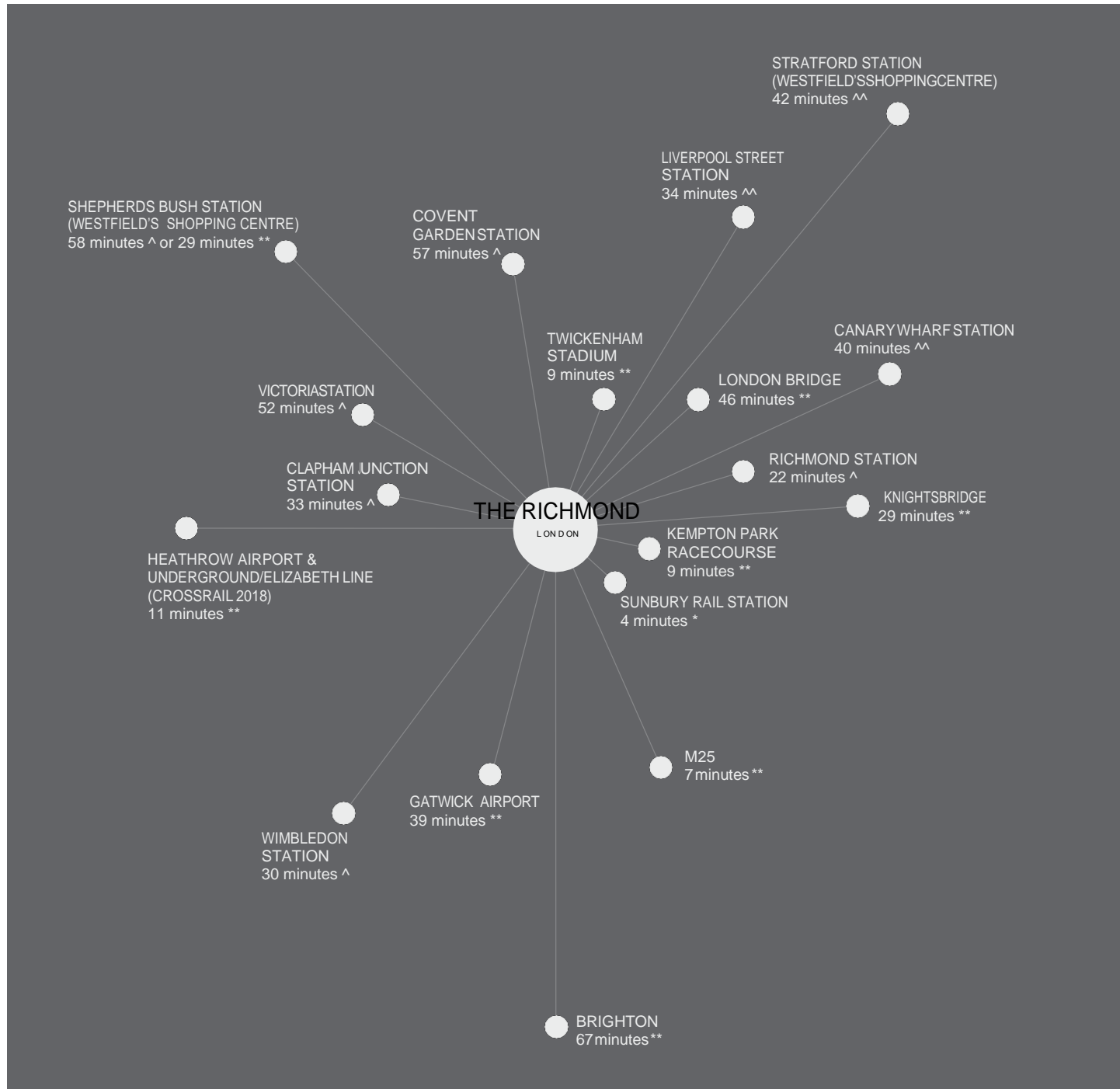
Offering a strong family focus and community spirit the boroughs are ranked among the safest in London, making them excellent places to live, work and enjoy life's more idyllic pleasures.

RESTAURANTS

- a** Côte
- b** La Buvette Ltd
- c** Gaucho
- d** Al Boccon di'vino
- e** Bingham Restaurant
- f** The Petersham Hotel
- g** Don Fernando's
- h** A Cena
- i** Pizzeria Rustica
- j** Zizzi

RETAIL

- a** Matches Fashion
- b** House of Fraser
- c** Marks & Spencer
- d** Joseph Ltd
- e** Waitrose
- f** Gap
- g** O2
- h** WH Smith



* Walking times from The Richmond source: walkit.com & googlemaps.co.uk; ** Driving times from The Richmond source: googlemaps.co.uk; ^Journey times from Sunbury Rail Station source: tfl.gov.uk & Nationalrail.co.uk; ^^Average proposed Crossrail journey times from Heathrow Station. Source: crossrail.co.uk.

PERFECTLY CONNECTED NATIONALLY & INTERNATIONALLY

LOCATION

VICTORIA STATION — 52 MINUTES ^

The Richmond's proximity to a range of transport links means that key destinations in London and the South East are easily reached: via Sunbury Rail Station. Locations in Central London such as Victoria Station, are reached in as little as 52 minutes^, while London Bridge Station can be reached in 41 minutes^.

Equally, from both of these stations, there are frequent services to King's Cross St Pancras which connects you not only to destinations outside of London but to Europe as well.

PROXIMITY OF AIRPORTS

- Heathrow 11 mins**
- Gatwick 39 mins**
- Luton Airport 45 mins**

INTERNATIONAL LINKS — 11 MINUTES **

The Richmond also benefits from a superb range of road links: Heathrow International Airport is an easy 11 minute** drive away, while Gatwick International Airport is a 39 minutes** drive with Luton being a slightly longer commute at 45 minutes**.

* Walking times from The Richmond source: walkit.com & googlemaps.co.uk; ** Driving times from The Richmond source: googlemaps.co.uk; ^Journey times from Sunbury Rail Station source: tfl.gov.uk & Nationalrail.co.uk; ^^Average proposed Crossrail journey times from Heathrow Station. Source: crossrail.co.uk.



EDUCATION

A CONCENTRATION OF EDUCATION INSTITUTIONS SECOND TO NONE

London boasts 27 leading universities and one of the largest concentrations of higher education institutions in the world with three of them rated in the top 50 universities in the world league table.

Richmond's excellent transport links make it an ideal location for these world renowned institutions all of which are only a train ride from Richmond.

KEY DISTANCES	
Kings College London:	42 mins** 65 mins^
London South Bank University:	43 mins** 67 mins^
London School of Economics & Political Science:	41 mins** 64 mins^
University of Westminster:	38 mins** 58 mins^
City University London:	44 mins** 76 mins^
Imperial College London:	29 mins** 68 mins^
Queen Mary University of London:	57 mins** 83 mins^
London Metropolitan:	46 mins** 75 mins^



UNIVERSITY
of
GREENWICH



LONDON
metropolitan
university



Queen Mary
University of London



UCL



Imperial College
London



SOAS
University of London



CITY UNIVERSITY
LONDON



UNIVERSITY OF WESTMINSTER



KING'S
College
LONDON



LSE
THE LONDON SCHOOL
OF ECONOMICS AND
POLITICAL SCIENCE

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EDUCATION

CLOSER TO EXCEPTIONAL SCHOOLS — PRIMARY & SECONDARY EDUCATION

Schools in Richmond boast an excellent education experience with grades often exceeding the national average. The proximity of Richmond to London means families relocating from abroad will be spoilt for choice when finding primary and secondary schools for their educational needs.

OUTSTANDING PERFORMANCE

Despite the ever more challenging frameworks for inspection introduced by the Office for Standards in Education, Children's Services and Skills, the percentage of schools judged good or better in their most recent inspection has risen year on year. Richmond boasts many local primary and secondary

schools with a rating of 'good' to 'outstanding' by (OFSTED), achieving tremendous examination results well above the national average.

Richmond upon Thames is known for having some of the leading independent schools in the country. The borough has 41 primary schools, voted amongst the best in England, of which 15 of these are Church schools.

Three of the eight secondary schools have become academies; seven are mixed and one is for girls only.

Of particular note Ofsted's quarterly report said of the primary schools inspected across the borough of Richmond, 21 were rated as outstanding.

Richmond Upon Thames continues its role in ensuring all schools make progress towards excellence and has demonstrated excellent results in terms of capacity to meet the educational needs of young people.

The most recent analysis of the annual figures shows that from reception classes to post 16 A-Levels, Richmond's pupils overall often do better than those of similar ages elsewhere in the UK.