



# KINGSBURY ROW

— HAMPTON —

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# KINGSBURY ROW

— HAMPTON —

Once upon a time in **Hampton** there was a zero-carbon developer committed to giving historic Hampton Village the most modern, intelligent homes.

A first-of-its-kind development for Hampton, **Kingsbury Row** will deliver **4 stunning zero-carbon homes** with enviable design and planet-saving features. This unique development returns an underused space in the heart of the village to its residential roots.

Nestled along Station Road, Kingsbury Row **pioneers sustainable living** with a superstructure like no other, mechanical ventilation with heat recovery, and renewable air-source heat pumps.

These homes will offer Hampton's **first zero-carbon living**, setting a new standard for sustainable luxury in this sought-after village. Discover your perfect plot and see the stunning new homes at [kingsburyrow.co.uk](https://kingsburyrow.co.uk).



43-49 STATION ROAD, HAMPTON, TW12 2BU



# ON YOUR DOORSTEP.

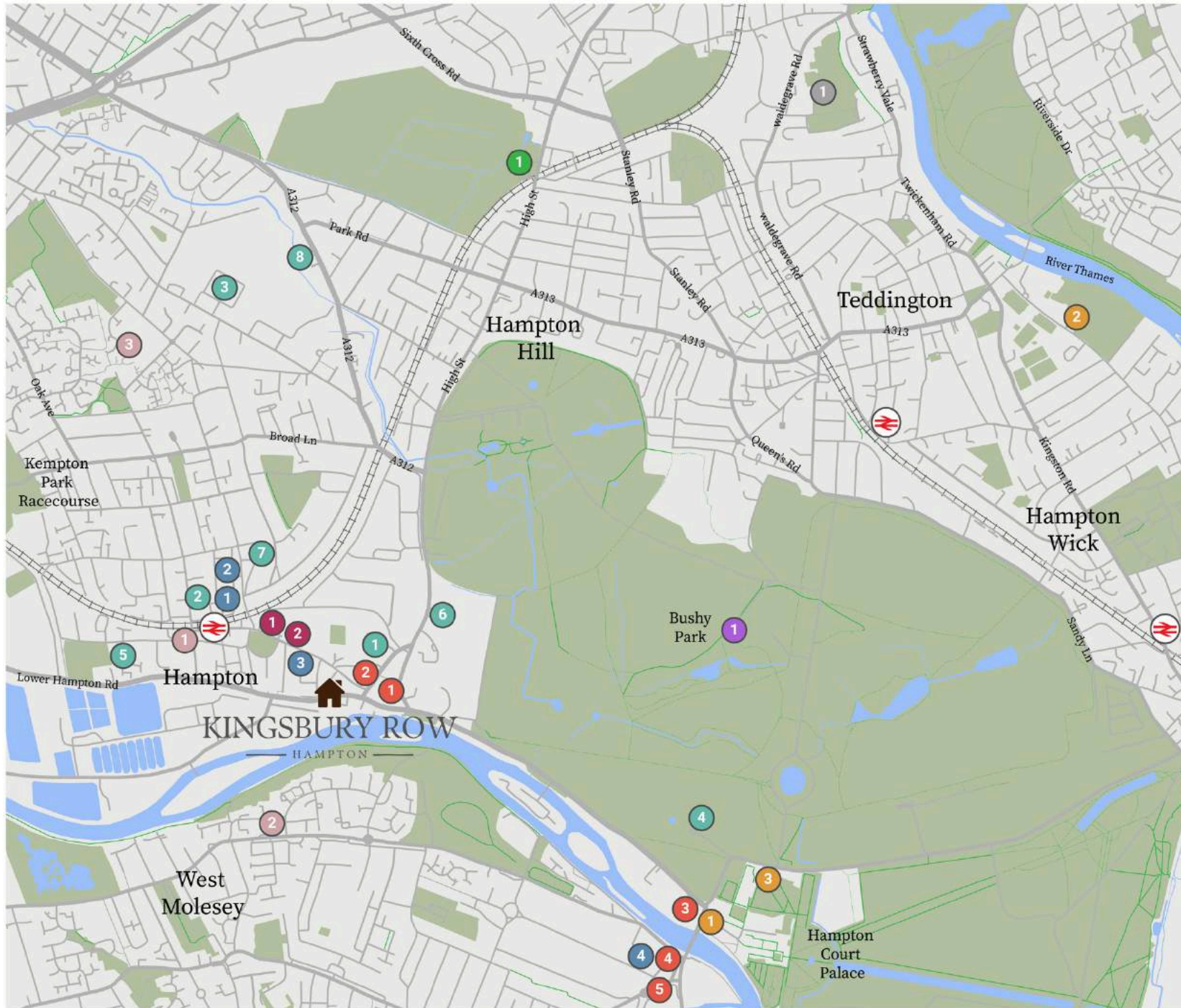
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Hampton, a charming locale nestled within the London Borough of Richmond upon Thames, is a place where history and natural beauty blend seamlessly. Known for its scenic riverside vistas along the Thames, Hampton offers a picturesque escape from the hustle and bustle of city life. The area is steeped in history, with landmarks such as Hampton Court Palace, the former residence of King Henry VIII, which stands as a testament to the grandeur of Tudor architecture and gardens. The palace, with its maze, sprawling grounds, and opulent interiors, continues to draw visitors from around the globe.

The sense of community in Hampton is palpable, with its delightful blend of quaint shops, cosy cafes, and welcoming pubs. The local markets and events, such as the annual Hampton Village Fair, foster a tight-knit community spirit, bringing together residents and visitors in celebration of the town's vibrant culture. The River Thames adds to Hampton's charm, offering opportunities for leisurely walks, boating, and picnics along its tranquil banks. Parks such as Bushy Park provide lush green spaces for recreation and relaxation, making Hampton an ideal spot for families and nature enthusiasts alike.

The town also hosts a variety of cultural and artistic events, reflecting its dynamic and diverse character. From theatre performances to art exhibitions, there is always something to engage and inspire. Hampton's unique blend of historical allure, community warmth, and natural beauty makes it a true gem within Richmond upon Thames, offering a serene yet vibrant lifestyle.





**RESTAURANTS / PUBS**

- 1 The Bell Inn
- 2 The Jolly Coopers
- 3 1665 Riverside Brasserie
- 4 Zizzi
- 5 Siam Paragon

**COFFEE SHOPS**

- 1 Grind & Steam
- 2 The Cavan Bakery
- 3 Chinos Café
- 4 Five at the Bridge

**HOTELS**

- 1 The Mitre Hampton Court
- 2 The Lensbury Resort
- 3 The Kings Arms Hotel

**LOCAL AMENITIES**

- 1 Hampton Post Office
- 2 Boots Pharmacy

**SUPERMARKET**

- 1 Waitrose and Partners
- 2 Tesco Superstore
- 3 Sainsburys

**SCHOOLS**

- 1 Twickenham Prep School
- 2 Hampton Junior School
- 3 Hampton School
- 4 Hampton Court House School
- 5 St Mary's Hampton Primary School
- 6 Tiny Thinkers Childcare
- 7 Hampton Pre Prep School
- 8 The Lady Eleanor Holles School

**UNIVERSITY**

- 1 St Mary's University

**PARK**

- 1 Bushy Park

**GOLF COURSE**

- 1 Fulwell Golf Course

# TOP MARKS IN HAMPTON.

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Hampton, nestled in the picturesque London Borough of Richmond upon Thames, stands out for its exceptional education quality, attracting families seeking top-notch schooling for their children. The area boasts a variety of highly regarded educational institutions, ranging from primary to secondary levels, that consistently achieve outstanding Ofsted ratings.

Primary education in Hampton is exemplified by schools like Hampton Hill Junior School and Hampton Infant School and Nursery, both of which emphasise a nurturing environment and strong foundational learning. These schools are known for their committed teaching staff, innovative curriculums, and a focus on the holistic development of young students.

At the secondary level, Hampton School and Lady Eleanor Holles School are particularly distinguished. Lady Eleanor Holles School, a leading independent school for girls, is celebrated for its academic excellence, vibrant community, and wide array of extracurricular opportunities, encouraging students to excel in various fields. Small class sizes ensure personalised attention, helping students achieve their full potential. Moreover, the scenic surroundings of Hampton, with its parks, riverside, and cultural heritage, offer a conducive atmosphere for learning and personal growth.

The educational landscape in Hampton is further enriched by its proximity to notable institutions in the broader Richmond upon Thames area, such as Tiffin School and Richmond upon Thames College, providing additional avenues for advanced education.

Proximity to central London also means that students in Hampton have easy access to the city's rich cultural, historical, and academic resources, including museums, galleries, and universities. This geographical advantage allows for numerous field trips, guest lectures, and collaborative projects, further broadening the students' horizons.





# A HISTORY FIT FOR A KING. OR QUEEN.

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Hampton Court Palace, a magnificent royal palace in the London Borough of Richmond upon Thames, is a testament to England's rich history and architectural splendour. Originally built for Cardinal Thomas Wolsey in the early 16th century, the palace was later appropriated by King Henry VIII, who transformed it into one of the most impressive royal residences of the Tudor era. King Henry VIII's substantial expansions included the construction of the Great Hall, the Chapel Royal, and the vast Tudor kitchens, which together highlight the grandeur and significance of the palace during his reign.

Throughout its history, Hampton Court Palace has been home to several notable monarchs. After Henry VIII, his daughter Queen Mary I resided there briefly, and later, Queen Elizabeth I used the palace for court festivities and as a retreat. In the 17th century, King James I continued to use Hampton Court for both political and recreational purposes. The palace reached another peak of splendour under King Charles I, who added to its art collection, though his execution in 1649 marked a turbulent period in its history.

Today, Hampton Court Palace is renowned not only for its historical significance but also for its stunning gardens and cultural events. Visitors can wander through the Baroque formal gardens, explore the famous Hampton Court Maze, and admire the Great Vine, the world's largest grapevine. The palace hosts an array of events, including historical reenactments, music festivals, and the renowned Hampton Court Palace Flower Show, which draws horticulture enthusiasts from around the world. Through these attractions, Hampton Court Palace continues to celebrate its rich heritage while remaining a vibrant cultural venue.



# A ZERO-CARBON WAY.

Now you can enjoy all the wonders of Hampton from the comfort of one of the most environmentally friendly homes in town - Kingsbury Row.

Gone is yesterday's gas supply. It's replaced with a future-focused partnership with Octopus Energy, who supply renewable electricity from the grid to complement our onsite renewable technologies.

We want our residents to be part of the electrical revolution; on average, across Kingsbury Row, each house will contribute to a 811kg reduction in carbon dioxide emissions per year, equating to over 1620 trees being planted per annum for the development. We are quite proud of that!

Every house boasts three innovative energy-saving technologies:

- Air-source heat pumps.
- Mechanical Ventilation and Heat Recovery system.
- Built using Structural Insulated Panels (SIPs).



octopusenergy

#### Reduction in carbon dioxide

The reduction in carbon dioxide emissions for your quoted amount, compared to the typical UK supplier. **811kg = 405 ▲**

#### Our fuel mix

We supply all our customers with 100% renewable electricity from sun ☀️, wind 🌪️ and water 💧

#### View our fuel mix ▲

| Fuel        | Our Fuel Mix | National Average |
|-------------|--------------|------------------|
| Coal        | 0%           | 3.8%             |
| Natural gas | 0%           | 38.5%            |
| Nuclear     | 0%           | 16.1%            |
| Renewables  | 100%         | 38.7%            |
| Other       | 0%           | 2.9%             |
| Total       | 100%         | 100%             |

# A ZERO-CARBON WAY.

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Each home at Kingsbury Row comes with its own **Air Source Heat Pump (ASHP)**. ASHPs are highly beneficial from an environmental perspective due to their efficiency and ability to reduce greenhouse gas emissions. Unlike conventional heating systems that rely on burning fossil fuels, ASHPs transfer heat from the outside air into buildings, using electricity to power the process.

This method is significantly more energy-efficient, often achieving a coefficient of performance (COP) of 3 or higher, meaning that for every unit of electricity consumed, three units of heat are produced. This efficiency translates directly into lower energy consumption and, consequently, reduced carbon emissions, particularly when the electricity used is sourced from renewable energy, like at Kingsbury Row. All of this is done to reduce our residents' bills.

Moreover, ASHPs contribute to decarbonising the heating sector, which is crucial for meeting global climate targets. Traditional heating systems, such as gas boilers, release substantial amounts of carbon dioxide and other pollutants during operation. In contrast, ASHPs do not produce direct emissions. When combined with green electricity, they offer a zero-emission heating solution.

You'll read later how our build methods further enhance the ASHP's efficiency when providing hot water and heating.

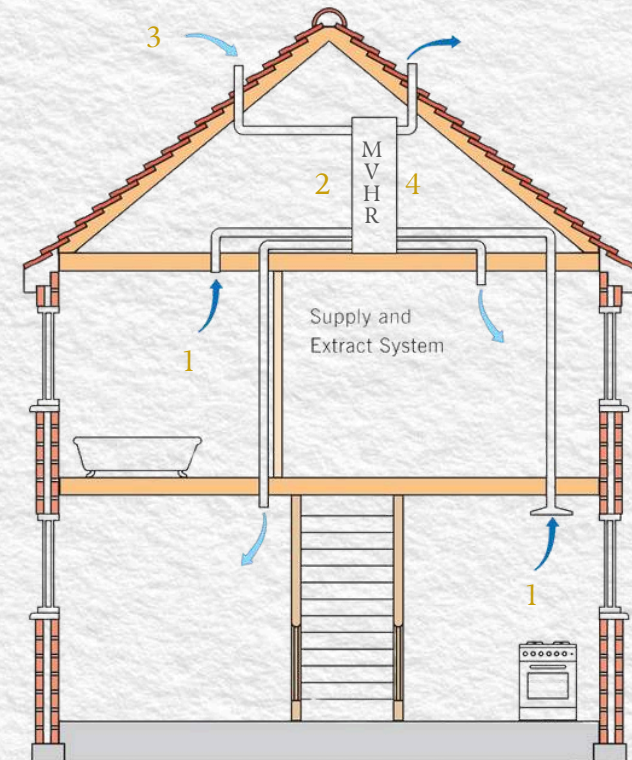


# A ZERO-CARBON WAY.

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**Mechanical Ventilation with Heat Recovery (MVHR)** systems are designed to provide fresh air ventilation while retaining heat from the outgoing stale air. Here's a step-by-step explanation of how your MVHR system will work at Kingsbury Row:

- 1. Air Extraction:** The system begins by extracting stale, moist, and polluted air from rooms like kitchens, bathrooms, and utility areas. These are typically the spaces where humidity and pollutants accumulate.
- 2. Heat Recovery Unit:** The extracted air is then directed to the MVHR unit. Inside this unit, the outgoing stale air passes through a heat exchanger, which transfers the heat from the outgoing air to the incoming fresh air without the two air streams mixing.
- 3. Fresh Air Intake:** The system simultaneously pulls in fresh air from outside the building. This fresh air is filtered to remove dust, pollen, and other airborne particles, ensuring that only clean air enters the living spaces.
- 4. Heat Transfer:** As the fresh, filtered air passes through the heat exchanger, it absorbs the heat from the outgoing stale air. This process allows the system to retain up to 95% of the heat that would otherwise be lost, significantly improving energy efficiency.



# A ZERO-CARBON WAY.

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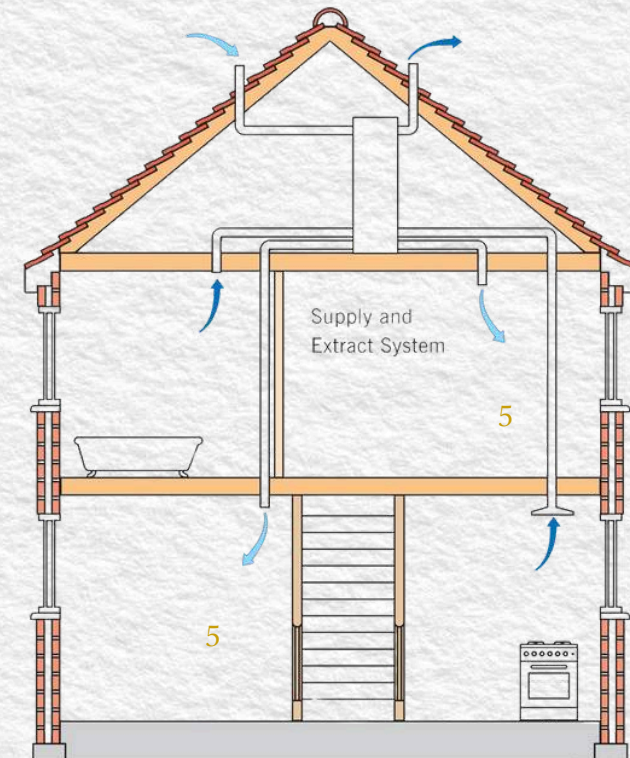
**5. Distribution of Fresh Air:** The now-warmed fresh air is then distributed throughout the home via a network of ducts. This typically involves delivering the air to living spaces such as bedrooms and living rooms, ensuring a consistent and comfortable indoor climate.

**6. Continuous Cycle:** The system operates continuously, maintaining a balanced and controlled airflow throughout the building. By constantly supplying fresh air and removing stale air, the MVHR system ensures high indoor air quality and thermal comfort.

**7. Summer Bypass Mode:** MVHR systems have a summer bypass function. During warmer months, this function allows the system to bypass the heat exchanger, preventing the incoming air from being heated by the outgoing air. This helps to keep the indoor environment cool and comfortable.

Overall, MVHR systems enhance indoor air quality, reduce heating costs, and contribute to a more energy-efficient and comfortable living environment.

This is all further enhanced by our ultra efficient build method which is explained over the page.



# A ZERO-CARBON WAY.

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Your new home was built using a construction method called **Structural Insulated Panels (SIPs)**. These high-performance building materials are used to produce a highly efficient and airtight building to complement the Mechanical Ventilation with Heat Recovery (MVHR).

The SIP panels consist of an insulating foam core sandwiched between two structural oriented strand boards (OSB). The foam core provides exceptional thermal insulation, while the OSB facings give the panel structural strength. This combination results in a building material that is both energy-efficient and robust, significantly reducing the time and labour required for construction compared to traditional building methods, all contributing to a reduction in embodied carbon (the amount of carbon created during the construction phase of a project).

From an environmental perspective, SIPs offer several benefits. The excellent thermal performance of SIPs leads to substantial energy savings over the lifetime of the homes at Kingsbury Row, as they minimise heat loss and heat gain more effectively than conventional build methods. This improved insulation reduces the need for heating and cooling, lowering the building's overall energy consumption and carbon footprint. Additionally, the materials used in SIPs are derived from sustainable sources. The foam core is made from environmentally friendly, recyclable materials, and the OSB facings come from fast-growing, renewable wood sources, further enhancing the environmental profile of Kingsbury Row.

In terms of construction efficiency, SIPs streamline the building process significantly. They are manufactured under controlled conditions in a factory in West Yorkshire by a company called SBUK, who have been featured several times on Channel 4's - Grand Designs with Kevin McCloud. By approaching the build in factory conditions we ensure high quality and precision. This pre-fabrication minimises on-site waste and reduces the time needed for construction, as the panels can be quickly assembled. The use of SIPs also improves the structural integrity of buildings, offering superior strength and durability compared to traditional framing. On the next page are images throughout the construction of Kingsbury Row, showing the SIP installation process.





# THE HOUSES.

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Kingsbury Row comprises four semi-detached homes made up of four double-bedroom luxury zero-carbon homes. Each house comes with its own garden room, perfect for a home office or gym.

The site's name comes from G Kingsbury Ltd, whose family business has operated on the grounds for over 100 years.

- No.1 Kingsbury Row
- No.2 Kingsbury Row
- No.3 Kingsbury Row
- No.4 Kingsbury Row





# No.1 - KINGSBURY ROW.

A four double-bedroom house with garden room.

Its environmental credentials include air-source heat pumps with zonal heating, highly performing SIP panel insulated walls and mechanical ventilation with heat recovery.

The house also benefits from luxury cashmere-painted wood kitchen units with Quartz stone worktops.

SMEG appliances throughout and wonderfully crafted herringbone flooring.

Total Area = 157sqm / 1690sqft

Kitchen / Dining = 4.4m x 5.6m

Living room = 3.1m x 4.3m

Bedroom 1 (excl. ensuite) = 3.3m x 4.4m (1.0m x 2.5m)

Bedroom 2 = 2.6m x 5.3m

Bedroom 3 (excl. ensuite) = 3.6m x 3.3m (1.8m x 2.0m)

Bedroom 4 = 3.6m x 2.6m

Family bathroom = 1.7m x 2.8m

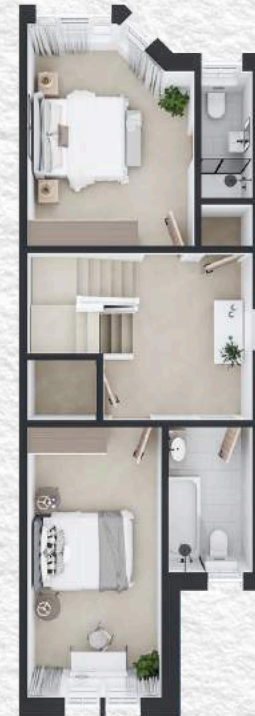
Garden room = 166sqft / 15m<sup>2</sup>



*Ground floor*



*Garden room*



*First floor*



*Second floor*



KINGSBURY ROW  
— HAMPTON —

# No.2 - KINGSBURY ROW.

A four double-bedroom house with garden room.

Its environmental credentials include air-source heat pumps with zonal heating, highly performing SIP panel insulated walls and mechanical ventilation with heat recovery.

The house also benefits from luxury cashmere-painted wood kitchen units with Quartz stone worktops.

SMEG appliances throughout and wonderfully crafted herringbone flooring.

Total Area = 161sqm / 1733sqft

Kitchen / Dining = 4.4m x 5.6m

Living room = 3.1m x 4.3m

Bedroom 1 (excl. ensuite) = 3.3m x 4.4m (1.0m x 2.5m)

Bedroom 2 = 4.4m x 5.3m

Bedroom 3 (excl. ensuite) = 3.6m x 3.3m (1.8m x 2.0m)

Bedroom 4 = 3.6m x 2.6m

Family bathroom = 2.0m x 2.9m

Garden room = 166sqft / 15m<sup>2</sup>



*Ground floor*



*First floor*



*Second floor*



*Garden room*



# No.3 - KINGSBURY ROW.

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A four double-bedroom house with garden room.

Its environmental credentials include air-source heat pumps with zonal heating, highly performing SIP panel insulated walls and mechanical ventilation with heat recovery.

The house also benefits from luxury cashmere-painted wood kitchen units with Quartz stone worktops.

SMEG appliances throughout and wonderfully crafted herringbone flooring.

Total Area = 161sqm / 1733sqft

Kitchen / Dining = 4.4m x 5.6m

Living room = 3.1m x 4.3m

Bedroom 1 (excl. ensuite) = 3.3m x 4.4m (1.0m x 2.5m)

Bedroom 2 = 4.4m x 5.3m

Bedroom 3 (excl. ensuite) = 3.6m x 3.3m (1.8m x 2.0m)

Bedroom 4 = 3.6m x 2.6m

Family bathroom = 2.0m x 2.9m

Garden room = 166sqft / 15m<sup>2</sup>



*Ground floor*



*First floor*



*Second floor*



*Garden room*





# No.4 - KINGSBURY ROW.

A four double-bedroom house with garden room.

Its environmental credentials include air-source heat pumps with zonal heating, highly performing SIP panel insulated walls and mechanical ventilation with heat recovery.

The house also benefits from luxury cashmere-painted wood kitchen units with Quartz stone worktops.

SMEG appliances throughout and wonderfully crafted herringbone flooring.

Total Area = 158sqm / 1700sqft

Kitchen / Dining = 4.4m x 5.6m

Living room = 3.1m x 4.3m

Bedroom 1 (excl. ensuite) = 3.3m x 4.4m (1.0m x 2.5m)

Bedroom 2 = 2.6m x 5.3m

Bedroom 3 (excl. ensuite) = 3.6m x 3.3m (1.8m x 2.0m)

Bedroom 4 = 3.6m x 2.6m

Family bathroom = 1.7m x 2.8m

Garden room = 172sqft / 16m<sup>2</sup>



*Ground floor*



*First floor*



*Second floor*



*Garden room*



# SPECIFICATIONS.

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## HEATING/HOT WATER & TECH

- Air-source heat pump - utilising pioneering technology.
- Ground floor benefits from underfloor heating throughout.
- Mechanical Ventilation with Heat Recovery - keeps the heat within your home whilst filtering the air.
- Intelligent zonal heating which allows you to heat only the rooms you're in.
- Renewable energy tariff contributing to your zero-carbon living and reducing your carbon footprint. No boilers, no fossil fuels.

## KITCHEN

- Bespoke cashmere-painted kitchen.
- 20mm Quartz stone work surfaces.
- Kitchen island with designer pendants.
- Sleek undermount sink.
- SMEG-integrated fridge freezer, dishwasher, oven and induction hob.
- SMEG Washing machine and separate tumble dryer (located in utility cupboard).
- SMEG Concealed cooker extractor.

## OTHER

- 10 year ICW building warranty.
- High-speed internet.

## BATHROOMS

- Sleek tiled floors and walls.
- Water-saving fittings throughout.
- Luxury Crosswater® sanitaryware, including:
  - Concealed slate shower system with rain shower head.
  - Separate hand shower hose.
  - Fully-glazed shower screen.
  - Heated towel rail.
  - Vanity units and ceramic basins.

## INTERNAL FINISHES

- COREtec® Herringbone flooring to all living areas.
- Quality 100% wool carpet in bedrooms.
- Emulsion finish walls with Farrow & Ball colours.
- LED downlighting.
- High-quality brushed brass switches, sockets and ironmongery.
- Forest Stewardship Council (FSC) timber doors throughout.
- Storage / utility cupboards.

## CAR PARKING

- 2 x Dedicated Car Parking (one with an active Electric Vehicle charging point).

## EXTERNAL

- Feature external lighting to accentuate the building's brickwork.

# KINGSBURY ROW

— HAMPTON —



Computer-generated images used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural and structural changes due to the nature of the buildings. Kitchen, bathroom, and bedroom layouts may vary from those shown. We are proud to operate a process of continuous product development, and therefore, features may change from time to time to improve the apartments and overall development. This information does not constitute a contract or warranty. Therefore, prospective purchasers should check the latest plans and specifications with our sales office.

# KINGSBURY ROW

— HAMPTON —

A joint venture partnership between

