BEAM PARK®

A BRIGHT NEW ADDRESS

THE APARTMENT COLLECTION

SOMERVILLE HOUSE

L&Q
BECAUSE HOMES MATTER

COUNTRYSIDE
Places People Love

A new style for East London.

A brighter outlook for you.

A new neighbourhood, building on the layers of history that make up Rainham and Dagenham's distinctive character and proud heritage. Beam Park is far more than a new address - it is a desirable place to live, learn, grow, play and be part of something special. It is part of the ongoing story of the transformation of two future-facing London boroughs, and a landmark in every way.

BEAM PARK

You belong here

Living at Beam Park is about more than just a shared address in this exciting new neighbourhood, it means being in a place with the concept of community right at its heart. From the amenities that help create a sense of belonging such as schools and nurseries to the new purpose-built open spaces, you will find many ways of interacting with other residents, making new friends, and putting down roots as Beam Park evolves and grows.

Computer generated image of Beam Park, indicative only.

A new
S T Y L E
of London living

Beam Park has been designed as a people centred, pedestrian-friendly, convenient and accessible place to enjoy 21st century lifestyle to the full.

Computer generated images and photography, indicative only.

BEAM PARK. YOU BELONG HERE.

Set within an array of lush landscapes, Beam Park is a magnificent new neighbourhood with ample amenities for life, work and leisure

What is more, the sense of community is designed to grow in spaces both indoors and outdoors, and for all ages and every life-stage.

The residential design quality is seen throughout Beam Park, including common areas and interiors. With dual aspect rooms where possible, rooms maximise sunlight and daylight whether living rooms, kitchens, or bedrooms, while balconies, terraces and gardens create a seamless flow from inside to outside space.

SOMERVILLE HOUSE

Somerville House includes a variety of stylish 1, 2 and 3 bedroom apartments and exclusively designed 3 bedroom duplexes, all finished to the highest specification. Homes have been planned to provide contemporary living spaces, with sleek interiors and private outdoor spaces, including spacious balconies and luxurious terraces.

Computer generated image of Somerville House, indicative only.

Explore

A BEAUTIFULLY PLANNED NEW NEIGHBOURHOOD

Medical Centre

A modern new medical centre will provide for all the residents health care needs.

Beam Square

The new school entrance will open onto Beam Square, a more informal area and the location for a wide range of recreational uses by the community.

School

There will be a brand new primary school, ensuring the community's education needs are catered for.

Nursery

Parents of young children can find childcare conveniently close to home, and in easy reach of the station for those who need to commute within the area or to London.

South Gardens

Southern edge of the site with new green areas including play and open space.

Park View

On the edge of the new community park, apartments and homes set amongst open spaces offer shared spaces for residents to meet and children to play.

Station Square

The transport hub of Beam Park, a bustling colonnade on three sides and the proposed new station on the other, this is the new local centre with shops as well as new facilities including restaurants.

Central Park

The new Central Park will be the heart of the community. The park will promote biodiversity and include children's play areas, outdoor exercise/workout equipment and plenty of space for residents to socialise and relax.

Linear Park

A boulevard style green corridor and linear park with pedestrian and cycling routes, creating a new strategic route along Beam Parkway to connect Beam Park and Rainham Village.

Computer generated image of development, indicative only.

BEAMPARK®

THE DEVELOPMENT PLAN

Somerville House

Positioned on the south side of the development, Somerville House is surrounded by green open spaces and rich landscaping. Close to the station square - the development's travel hub complete with a collection of brand new amenities - Somerville House is perfectly located for convenience.

Siteplan is not to scale and is indicative only. Please ask your Sales Consultant for detailed information regarding specific properties. Computer generated image, indicative only.

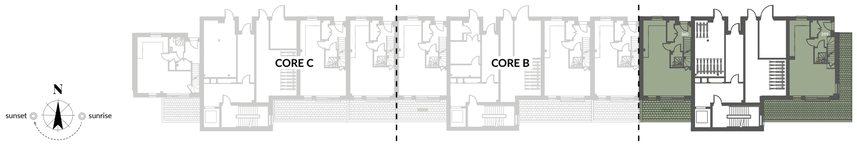
Somerville House | Core A

360
3 bedroom duplex

Kitchen, Living & Dining 9035mm x 5800mm	29’8” x 19’0”
Terrace 5877mm x 2485mm	19’3” x 8’2”
Internal Area **99.8 s.q.m**	**1074.2 sq ft**

359
3 bedroom duplex

Kitchen, Living & Dining 9035mm x 5510mm	29’8” x 18’1”
Terrace 10385mm x 10490mm	34’1” x 34’4”
Internal Area **94.9 s.q.m**	**1021.5 sq ft**



KEY | 3 Bedroom ◄► Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard.

All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Fitted wardrobe positions are indicative only. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties

GROUND FLOOR

Somerville House | Core A

360
3 bedroom duplex

Master Bedroom 3860mm x 3145mm	12’8” x 10’4”
Bedroom 2 3840mm x 3238mm	11’7” x 10’8”
Bedroom 3 3327mm x 2462mm	10’11” x 8’1”
Internal Area **99.8 s.q.m**	**1074.2 sq ft**

361
3 bedroom apartment

Kitchen, Living & Dining 6610mm x 5809mm	21’8” x 19’1”
Master Bedroom 4825mm x 3525mm	15’10” x 11’7”
Bedroom 2 5410mm x 2575mm	17’9” x 8’5”
Bedroom 3 4260mm x 2150mm	14’0” x 7’1”
Balcony 5460mm x 1500mm	17’1” x 4’9”
Internal Area **92.2 s.q.m**	**992.4 sq ft**

359
3 bedroom duplex

Master Bedroom 4985mm x 2755mm	16’4” x 9’0”
Bedroom 2 3880mm x 3190mm	12’9” x 10’6”
Bedroom 3 2258mm x 3123mm	7’5” x 10’3”
Internal Area **94.9 s.q.m**	**1021.5 sq ft**

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FIRST FLOOR

Somerville House | Core A

362
3 bedroom apartment

Kitchen, Living & Dining 6560mm x 5365mm	21'6" x 17'7"
Master Bedroom 5497mm x 2868mm	18'0" x 9'5"
Bedroom 2 5497mm x 2870mm	18'0" x 9'5"
Bedroom 3 3590mm x 2288mm	11'9" x 7'6"
Balcony 5410mm x 2034mm	17'7" x 6'9"
Internal Area **90.9 s.q.m**	**978.4 sq ft**

363
2 bedroom apartment

Kitchen, Living & Dining 7185mm x 4825mm	23'7" x 15'10"
Master Bedroom 4410mm x 3000mm	14'6" x 9'10"
Bedroom 2 3976mm x 2710mm	13'1" x 8'10"
Balcony 4820mm x 1500mm	15'8" x 4'9"
Internal Area **76.1 s.q.m**	**819.1 sq ft**

364
1 bedroom apartment

Kitchen, Living & Dining 5548mm x 4135mm	18'2" x 13'0"
Bedroom 4398mm x 2750mm	14'5" x 9'0"
Balcony 3820mm x 1500mm	12'5" x 4'9"
Internal Area **52.3 s.q.m**	**563 sq ft**

KEY | 3 Bedroom | 2 Bedroom | 1 Bedroom

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SECOND FLOOR

Somerville House | Core A

365
1 bedroom apartment

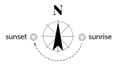
Kitchen, Living & Dining 5638mm x 3935mm	18’6” x 12’11”
Bedroom 4538mm x 2750mm	14’11” x 9’0”
Balcony 4230mm x 1500mm	13’9” x 4’9”
Internal Area **52.7 s.q.m**	**567.3 sq ft**

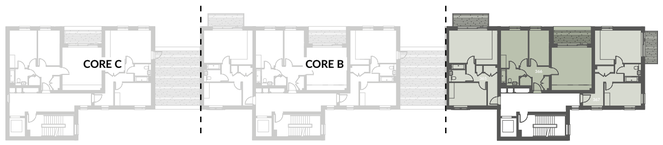
366
2 bedroom apartment

Kitchen, Living & Dining 5163mm x 4825mm	16’11”x15’10”
Master Bedroom 4510mm x 3295mm	14’10”x10’10”
Bedroom 2 4235mm x 2415mm	13’10” x 7’11”
Balcony 4510mm x 1582mm	14’10” x 5’2”
Internal Area **65.8 s.q.m**	**708.3 sq ft**

367
1 bedroom apartment

Kitchen, Living & Dining 5548mm x 4135mm	18’2” x 13’7”
Bedroom 4398mm x 2750mm	14’5” x 9’0”
Balcony 3820mm x 1500mm	12’5” x 4’9”
Internal Area **52.3 s.q.m**	**563 sq ft**





KEY | 2 Bedroom 1 Bedroom

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THIRD FLOOR

Somerville House | Core B

370
3 bedroom duplex

Kitchen, Living & Dining 9035mm x 5800mm	29’8” x 19’0”
Terrace 2485mm x5885mm	8’2” x 19’3”
Internal Area **99.8 s.q.m**	**1074.2 sq ft**

369
3 bedroom duplex

Kitchen, Living & Dining 9035mm x 5509mm	29’8” x 18’1”
Terrace 8697mm x 2485mm	28’5” x 8’2”
Internal Area **95 s.q.m**	**1022.6 sq ft**

368
3 bedroom duplex

Kitchen, Living & Dining 9035mm x 5365mm	29’8” x 17’7”
Terrace 5593mm x 2485mm	18’3” x 8’2”
Internal Area **91.7 s.q.m**	**987 sq ft**

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GROUND FLOOR

Somerville House | Core B

370
3 bedroom duplex

Master Bedroom 3860mm x 3145mm	12'8" x 10'4"
Bedroom 2 3540mm x 3238mm	11'7" x 10'8"
Bedroom 3 3327mm x 2462mm	10'11" x 8'1"
Internal Area **99.8 s.q.m**	**1074.2 sq ft**

371
3 bedroom apartment

Kitchen, Living & Dining 6610mm x 5809mm	21'8" x 19'1"
Master Bedroom 4825mm x 3525mm	15'10" x 11'7"
Bedroom 2 5410mm x 2576mm	17'9" x 8'5"
Bedroom 3 4260mm x 2149mm	14'0" x 7'1"
Balcony 5460mm x 1500mm	17'1" x 4'9"
Internal Area **92.2 s.q.m**	**992.4 sq ft**

369
3 bedroom duplex

Master Bedroom 3635mm x 3000mm	11'11" x 9'10"
Bedroom 2 3685mm x 3150mm	12'1" x 10'4"
Bedroom 3 3325mm x 2297mm	10'11" x 7'6"
Internal Area **95 s.q.m**	**1022.6 sq ft**

368
3 bedroom duplex

Master Bedroom 3165mm x 3000mm	10'5" x 9'10"
Bedroom 2 3685mm x 3140mm	12'1" x 10'4"
Bedroom 3 3447mm x 2125mm	11'4" x 7'0"
Internal Area **91.7 s.q.m**	**987 sq ft**

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FIRST FLOOR

Somerville House | Core B

372
3 bedroom apartment

Kitchen, Living & Dining 6560mm x 5365mm	21’6” x 17’7”
Master Bedroom 5497mm x 2868mm	18’0” x 9’5”
Bedroom 2 5497mm x 2870mm	18’0” x 9’5”
Bedroom 3 3590mm x 2288mm	11’9” x 7’6”
Balcony 5410mm x 2047mm	17’7” x 6’9”
Internal Area **90.9 s.q.m**	**978.4 sq ft**

373
2 bedroom apartment

Kitchen, Living & Dining 7185mm x 4825mm	23’7” x 15’10”
Master Bedroom 4410mm x 3000mm	14’6” x 9’10”
Bedroom 2 3976mm x 2709mm	13’1” x 8’10”
Balcony 4820mm x 1500mm	15’8” x 4’9”
Internal Area **76.1 s.q.m**	**819.1 sq ft**

374
1 bedroom apartment

Kitchen, Living & Dining 5547mm x 4135mm	18’4” x 13’0”
Bedroom 4398mm x 2750mm	14’7” x 9’2”
Balcony 4230mm x 1500mm	13’9” x 4’9”
Internal Area **52 s.q.m**	**559.7 sq.ft**

KEY | 3 Bedroom 2 Bedroom 1 Bedroom

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SECOND FLOOR

Somerville House | Core B

375
1 bedroom apartment

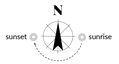
Kitchen, Living & Dining 5838mm x 3935mm	18’6” x 12’11”
Bedroom 4538mm x 2750mm	14’11” x 9’0”
Balcony 4230mm x 1500mm	13’9” x 4’9”
Internal Area **52.7 s.q.m**	**567.3 sq ft**

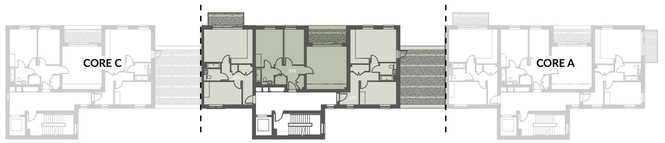
376
2 bedroom apartment

Kitchen, Living & Dining 5160mm x 4825mm	16’11”x15’10”
Master Bedroom 4510mm x 3294mm	14’10”x10’10”
Bedroom 2 4235mm x 2415mm	13’10” x 7’11”
Balcony 4510mm x 1586mm	14’10” x 5’2”
Internal Area **65.8 s.q.m**	**708.3 sq ft**

377
1 bedroom apartment

Kitchen, Living & Dining 5547mm x 4135mm	18’2” x 13’7”
Bedroom 4398mm x 2750mm	14’5” x 9’0”
Terrace 6496mm x 5410mm	21’4” x 17’9”
Internal Area **52.1 s.q.m**	**560.8 sq ft**





KEY | 2 Bedroom 1 Bedroom

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THIRD FLOOR

Somerville House | Core C

380
3 bedroom duplex

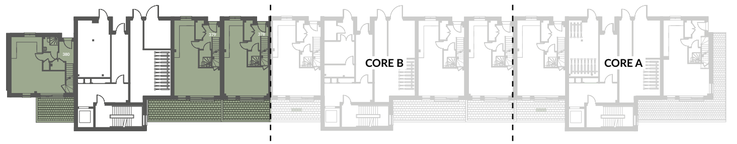
Kitchen, Living & Dining 6785mm x 6451mm	22'3" x 21'2"
Terrace 4336mm x 2823mm	14'2" x 9'3"
Internal Area **96.5 s.q.m**	**1038.7 sq ft**

379
3 bedroom duplex

Kitchen, Living & Dining 9035mm x 5510mm	29'8" x 18'1"
Terrace 8917mm x 2485mm	29'3" x 8'2"
Internal Area **95 s.q.m**	**1022.6 sq ft**

378
3 bedroom duplex

Kitchen, Living & Dining 9035mm x 5365mm	29'8" x 17'7"
Terrace 5590mm x 2485mm	18'4" x 8'2"
Internal Area **91.7 s.q.m**	**987 sq ft**



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GROUND FLOOR

Somerville House | Core C

380
3 bedroom duplex

Master Bedroom 4035mm x 3019mm	13’3” x 9’11”
Bedroom 2 4475mm x 2650mm	14’8” x 8’9”
Bedroom 3 2927mm x 2923mm	9’7” x 9’7”
Internal Area **96.5 s.q.m**	**1038.7 sq ft**

381
3 bedroom apartment

Kitchen, Living & Dining 6035mm x 6610mm	19’10” x 21’8”
Master Bedroom 4825mm x 3425mm	15’10” x 11’3”
Bedroom 2 5510mm x 2575mm	18’1” x 8’5”
Bedroom 3 5510mm x 2150mm	18’1” x 7’1”
Balcony 5460mm x 1500mm	17’1” x 4’9”
Internal Area **94.2 s.q.m**	**1014 sq ft**

379
3 bedroom duplex

Master Bedroom 3635mm x 3000mm	11’11” x 9’10”
Bedroom 2 3685mm x 3150mm	12’1” x 10’4”
Bedroom 3 3325mm x 2297mm	10’11” x 7’6”
Internal Area **95 s.q.m**	**1022.6 sq ft**

378
3 bedroom duplex

Master Bedroom 3165mm x 3000mm	10’5” x 9’10”
Bedroom 2 3685mm x 3140mm	12’1” x 10’4”
Bedroom 3 3447mm x 2125mm	11’4” x 7’0”
Internal Area **91.7 s.q.m**	**987 sq ft**

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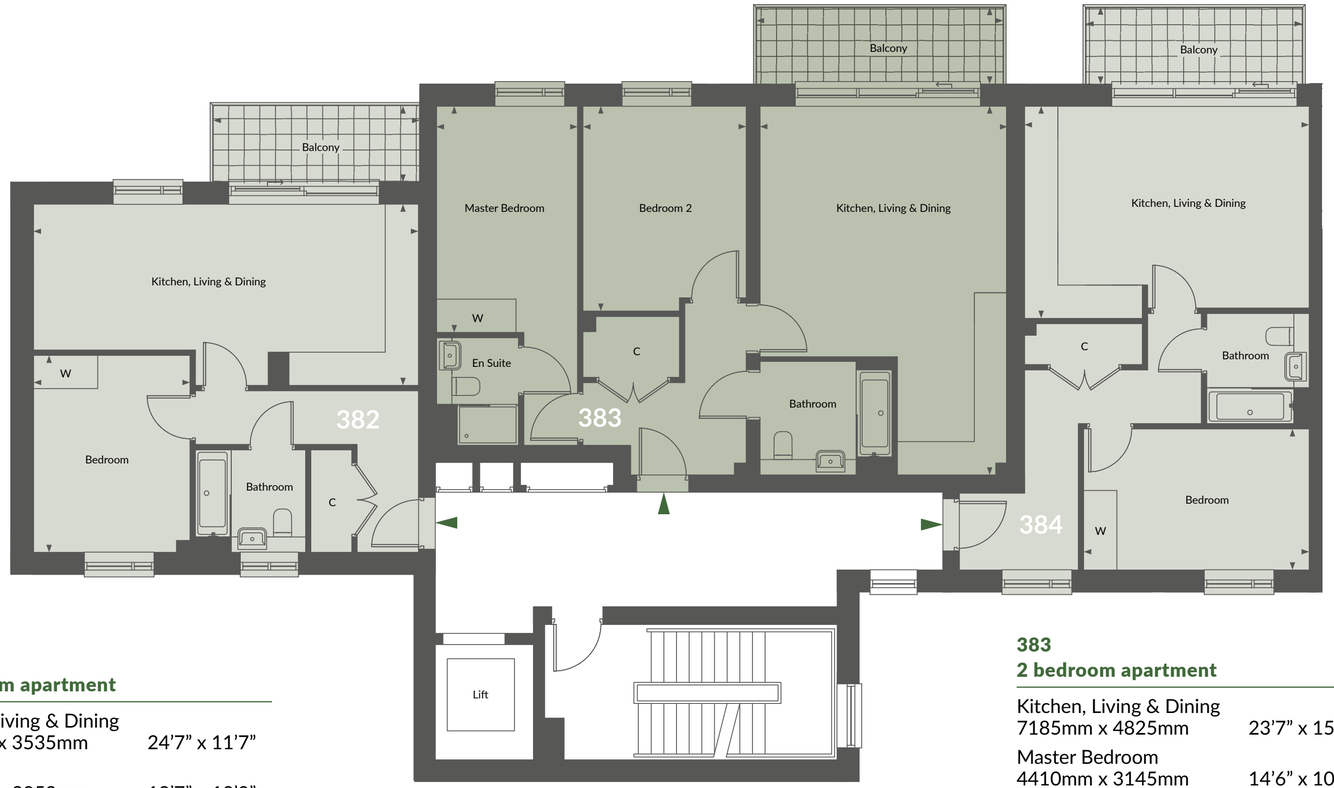
FIRST FLOOR

Somerville House | Core C



382
1 bedroom apartment

Kitchen, Living & Dining 7503mm x 3535mm	24’7” x 11’7”
Bedroom 3840mm x 3053mm	12’7” x 10’0”
Balcony 4033mm x 1500mm	13’2” x 4’9”
Internal Area **50.8 s.q.m**	**546.8 sq ft**

383
2 bedroom apartment

Kitchen, Living & Dining 7185mm x 4825mm	23’7” x 15’10”
Master Bedroom 4410mm x 3145mm	14’6” x 10’4”
Bedroom 2 3995mm x 2790mm	13’1” x 9’2”
Balcony 4820mm x 1500mm	
Internal Area **77.8 s.q.m**	**837.4 sq ft**

384
1 bedroom apartment

Kitchen, Living & Dining 5548mm x 4135mm	18’2” x 13’0”
Bedroom 4389mm x 2750mm	14’5” x 9’0”
Balcony 4230mm x 1500mm	13’9” x 4’9”
Internal Area **52 s.q.m**	**559.7 sq ft**

KEY | 3 Bedroom 2 Bedroom 1 Bedroom

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SECOND FLOOR

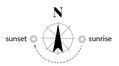
Somerville House | Core C

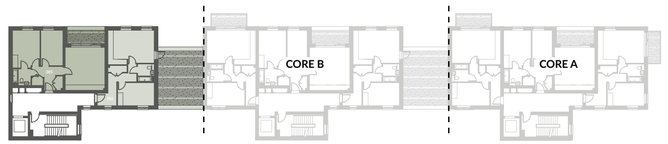
385
2 bedroom apartment

Kitchen, Living & Dining 5163mm x 4825mm	16’11”x15’10”
Master Bedroom 5410mm x 3300mm	17’7” x 10’10”
Bedroom 2 4235mm x 2635mm	13’10” x 8’8”
Balcony 4510mm x 1584mm	14’10” x 5’2”
Internal Area **67.5 s.q.m**	**726.6 sq ft**

386
1 bedroom apartment

Kitchen, Living & Dining 5548mm x 4135mm	18’2” x 13’7”
Bedroom 4398mm x 2750mm	14’5” x 9’0”
Terrace 6710mm x 5410mm	22’0” x 17’9”
Internal Area **52.1 s.q.m**	**560.8 sq ft**





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THIRD FLOOR

The Specification

Kitchens

- Contemporary handle-less base units and tall units with matching worktop with upstand
- Stainless steel one and a half bowl sink with chrome mixer tap and drainer
- Integrated single electric oven and microwave
- Electric hob with glass splashback
- Integrated recirculating extractor hood
- Integrated A-rated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer in cupboard/kitchen
- Amtico flooring
- Energy efficient, white recessed downlighters to ceilings and under-cupboard lighting

Bathrooms and En Suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Counter top, feature shelf and mirror fronted cabinet above in driftwood
- Double ended bath with bath panel in driftwood (bathrooms only). Shower over bath
- Chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern
- Thermostatic shower mixer with slider rail
- Shower tray and shower screen (en suites only)
- Porcelain tiled flooring with ceramic wall tiles full height around bath/shower
- Chrome heated towel rail
- Shaver socket in mirrored cabinet
- Energy efficient, white recessed downlighters

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside reserves the right to amend the specification as necessary. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Images of Beam Park, specification may differ, please ask a Sales Consultant for more details.

Heating, Lighting & Electrical

- Power points and electrical fittings conveniently positioned throughout
- USB charger sockets in kitchen and master bedroom
- TV and provision for Sky Q to living room and master bedroom.
- TV points to all other bedrooms
- Superfast Hyperoptic Broadband pre-installed or option for Sky, Virgin and BT
- BT points provided to living area and master bedroom
- Pendant lighting to bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Radiators with thermostatic valves
- Exterior light to balconies and terraces

Master Bedroom

- Fitted wardrobe with integrated drawers and mirrored door
- Luxurious touch carpet

Decoration

- Carpet fitted to bedroom(s)
- Amtico flooring in hallway and kitchen, living, dining area
- Porcelain floor tiling in bathroom and en suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with chrome ironmongery
- Internal doors painted satin white with chrome ironmongery

Communal Areas

- Tiled finish to all ground floor communal areas
- Matwell to entrance
- Carpet to upper floor lobbies, corridors and stairs
- Driftwood finish internal doors
- External lighting operating on dawn to dusk sensor
- Lift to all floors
- Individual apartments post boxes

The beauty of buying

N E W

Building a better future

We create quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home.

Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

No nasty surprises

Buy a new home from us and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with? You're not inheriting the previous owner's DIY disasters - this means more time to enjoy your new home.

Customer Service

THE CUSTOMER SERVICE TEAM AT BEAM PARK IS COMMITTED TO PROVIDING YOU, OUR CUSTOMERS, WITH QUALITY HOMES.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

For further information please visit www.consumercode.co.uk

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial advisors.

Every home at Beam Park carries our commitment to quality and improvement. All of our homes are built to National House- Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To obtain a copy of the standards visit www.nhbc.co.uk. Each new home also carries the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer service team before handover to its new owner.

Countryside Properties Partnerships South has won a 2020 Gold Award for Customer Satisfaction.

NHBC

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

In-house GOLD AWARD

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2020

COUNTRYSIDE
Places People Love

Acton Gardens, London

Countryside in Partnership with L&Q

L&Q is one of the UK's leading housing associations, owning or managing over 90,000 homes in London and the South East. It is the largest landlord in the capital, and one of its largest residential property developers, with a reputation for commitment, integrity, and ability to proactively address housing issues in a city with a massive undersupply of homes. It has gained the respect of everyone from those who live in its homes to government, recently being selected to be part of the London Development Panel procurement process set up by the Mayor to accelerate delivery of housing in London.

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live.

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that stand the test of time. As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Properties Partnerships South is an NHBC 5* developer.

WE CREATE PLACES PEOPLE LOVE

L&Q
BECAUSE HOMES MATTER

COUNTRYSIDE
Places People Love

QUALITY

In everything we do

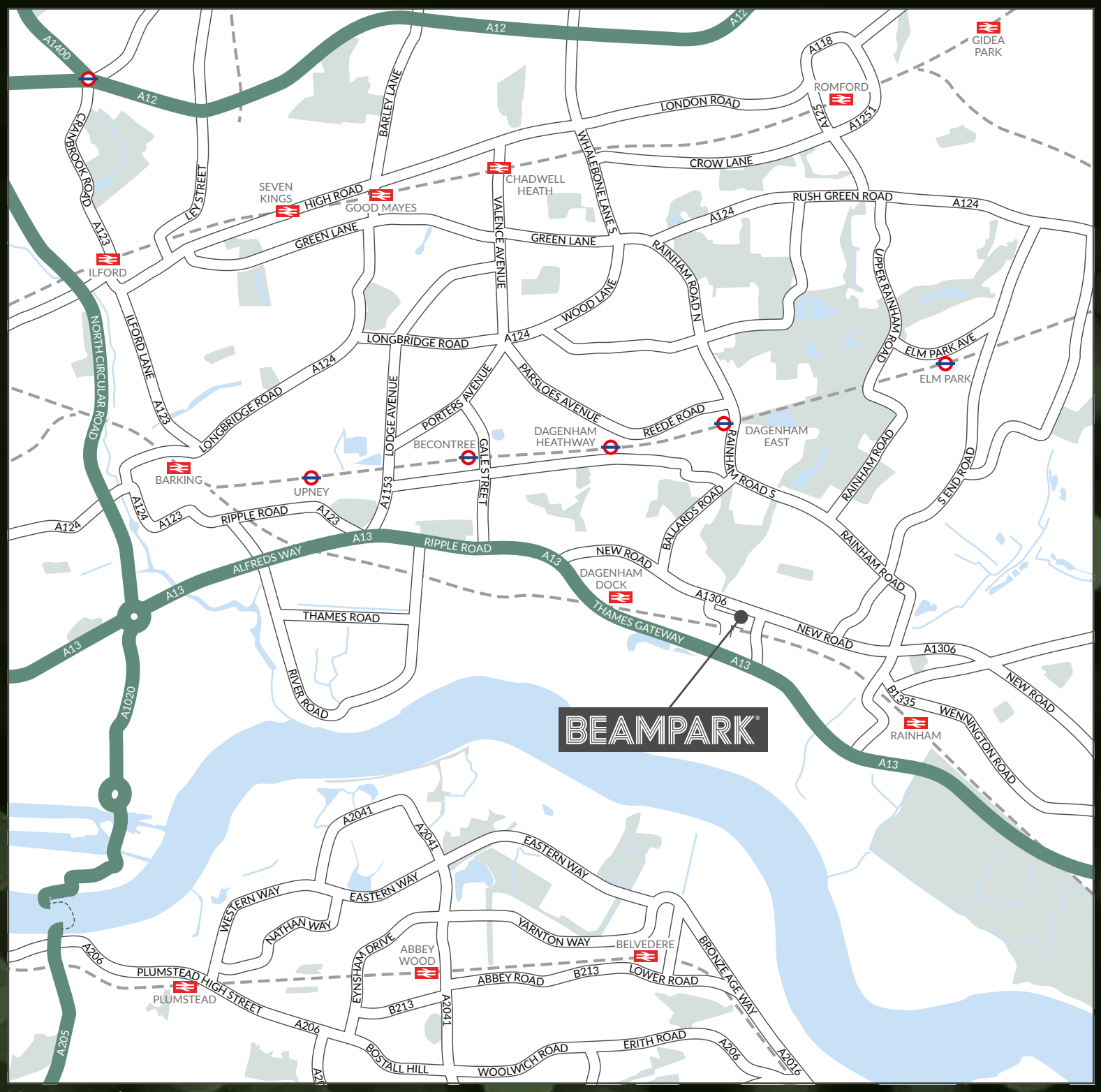
At Countryside, we create communities people want to be a part of. With over 60 years' experience, we specialise in urban regeneration to build beautiful, welcoming homes and create strong communities across London, the South East, the North West of England and the West Midlands. It's this unrivalled, unique vision and depth of experience that we have brought to Beam Park.

All our homes are built to exceptional standards with a focus on energy efficiency and green living, making people's lives and the environment a better place to be.

In the last year alone, Countryside received awards for 'Best Construction & Materials', 'Best High Volume New Housing Development' and even scooped the coveted in-house gold award for customer service.

With excellent customer service and our 10-year New Home Warranty, we help homeowners feel comfortable and relaxed through every stage of the buying process.

We create places people love.



Map not to scale.

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L&Q
BECAUSE HOMES MATTER

COUNTRYSIDE
Places People Love