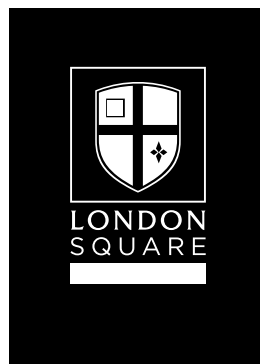


# THE STAR AND GARTER

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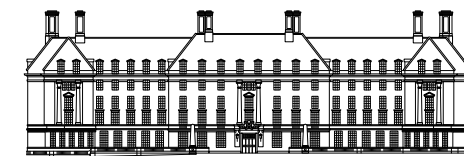
RICHMOND HILL

CREATED BY





*An*  
**ICONIC VIEW**  
*of Richmond living*

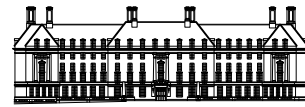


THE STAR AND GARTER

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RICHMOND HILL

# *The* **CONTENTS** *and overview*



THE STAR AND GARTER

RICHMOND HILL

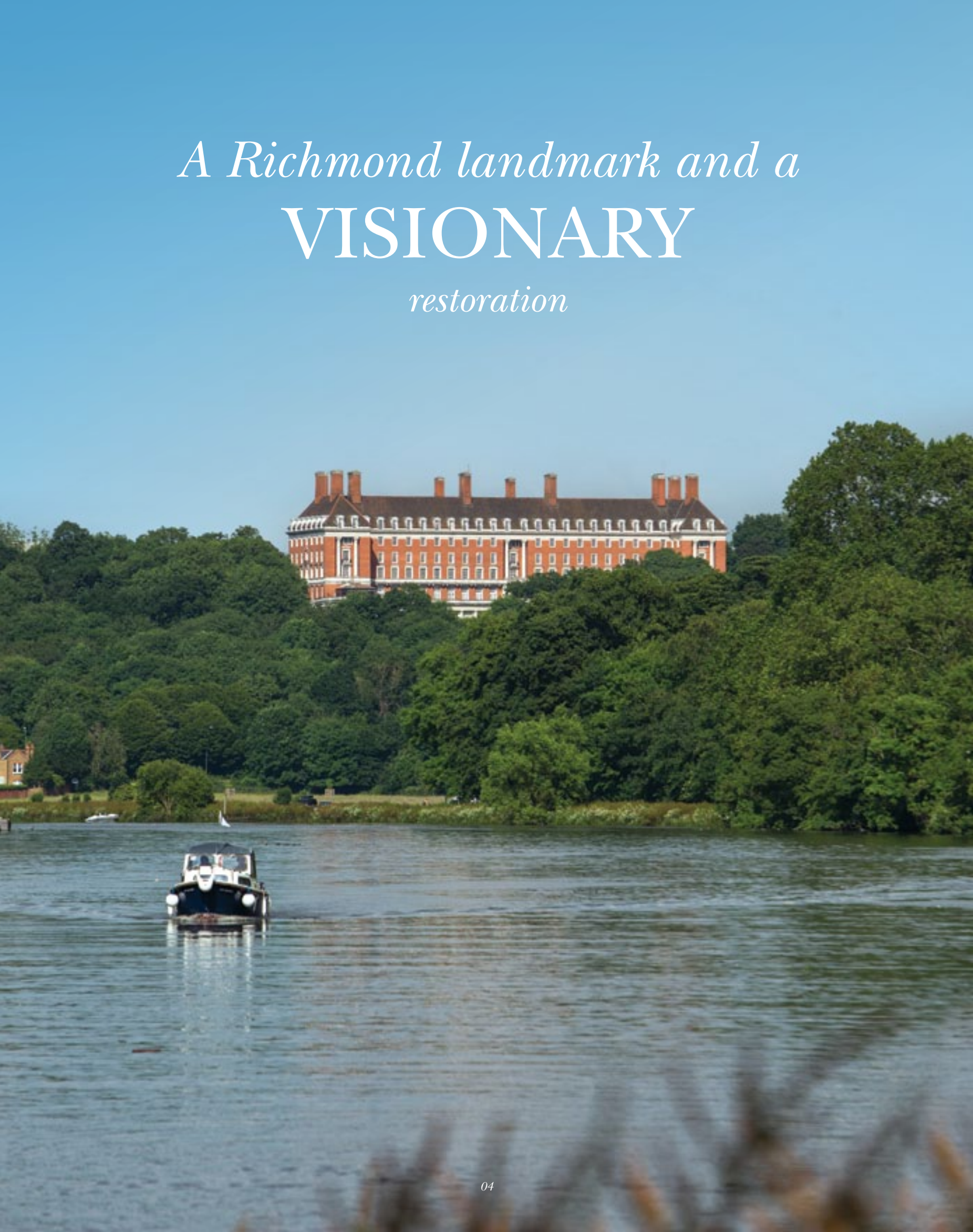
*“In all my travels,  
I have never clapt eyes on a more  
beautiful spot than this!”*

*Captain George Vancouver (1757-1798)  
Royal Naval Officer and explorer, who retired  
to Petersham after seeing the view  
from Richmond Hill.*

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*A Richmond landmark and a*  
**VISIONARY**  
*restoration*



London Square is honoured to present  
The Star and Garter, a magnificent collection  
of luxury apartments within  
Richmond's most famous landmark.



We have been entrusted with the restoration of this  
Grade II Listed building and its gardens, with preserving  
its grace and elegance, and remaining mindful of the revered  
status that The Star and Garter has always held in Richmond.





*The timeless*  
**OUTLOOK**  
*from Richmond Hill*

Immortalised on canvas by Turner, Reynolds and others, celebrated in verse by Wordsworth and in prose by Sir Walter Scott, the view from Richmond Hill is world famous. Since 1902, it has been protected by an Act of Parliament, the only view in England to merit such consideration. It could also be your view: from The Star and Garter.



*Just*  
**ENVISAGE**  
*living here*

Life at The Star and Garter gives one a feeling akin to that of residing in a grand stately home.

The Grade II Listed building presents a spectacular picture from the moment you enter the cool marble hall, passing the grand staircase and beyond to the fully restored gardens, where a breathtaking vista of the river and Petersham Meadows extends into the distance.

Throughout, a feeling of tasteful luxury – reminiscent of the best five-star hotel accommodation – is created by the beautifully restored surfaces and lavish finishes.



*Luxury that must be*  
**SEEN**  
*to be believed*

At The Star and Garter, London Square is creating exceptional, individually designed and exquisitely specified apartments and duplexes, unique homes for those of the most discerning taste.

Residents can relax, knowing that the Harrods Estates concierge service will attend to their day-to-day requirements, making life as convenient as possible.

Residents' facilities at The Star and Garter are also incomparable. Your leisure hours can be spent relaxing in the opulent pool and Jacuzzi, housed in the meticulously restored King's Room, watching a movie in the screening room, or being pampered in the private treatment rooms. There is a town car service going to Richmond town centre and station.

Living here is truly a once-in-a-lifetime opportunity











*A new role*  
**REFLECTING**  
*a changing world*

In 2013 London Square was selected as the buyer of the Richmond home. Working closely with the Royal Star and Garter Homes charity, London Square has appointed an elite professional team to convert the Grade II Listed building to private residential use whilst respecting its architectural and historical importance.



Paul Davis + Partners, which has extensive experience in conservation projects, is carrying out the restoration and conversion work. The practice's stated aim is to "reinforce the building's dignity by exterior restoration, and create the best possible apartments through careful consideration of aspect."

Landscape designer and historian Todd Longstaffe-Gowan, President of the London Parks and Gardens Trust and Gardens Adviser to Hampton Court Palace, is responsible for the restoration of the gardens.

The commanding entrance lobby, designed by world-renowned furniture maker Linley, and a concierge service provided by Harrods Estates, completes the transformation of The Star and Garter.





Royal Albert Hall

Hyde Park

Barnes Common

London Wetland Centre

Richmond Town Centre

The 'Walkie Talkie'

The Shard

Tower of London

Albert Bridge

Canary Wharf

Chelsea Harbour

Greenwich

Battersea Bridge

Putney

The All England Wimbledon Tennis Club

The Royal Ballet School

Richmond Park

Richmond Gate

Richmond Hill

Petersham Hotel

Petersham Common

Terrace Field

*A spectacular*  
**BIRD'S EYE VIEW**  
*of a landmark building*

Petersham Meadows



*For an enviable lifestyle*  
**FOCUS**  
*on Richmond Park and riverside*

Historic, charming Richmond upon Thames, a favoured location for royalty and aristocracy since the 14th century, has every advantage. It is graced by Richmond Park, the largest of the Royal Parks at 2,500 acres, the most picturesque stretch of the Thames, and a cultured, leisured lifestyle, making it one of the most sought after towns in south east England.



*From parts of the park it is possible to see St Paul's Cathedral, 12 miles away.*

*Royal connections date from the 13th century. In 1625 Charles I introduced herds of deer to the park.*





*Take a moment to*  
**OBSERVE NATURE**  
*in Richmond Park*

The Star and Garter has the best possible location. It is so close to Richmond Park that this is effectively your front garden. Here, nature flourishes in all its forms, from ancient trees to rare beetles, and the profusion of flowers and shrubs in the Isabella Plantation attracts a wide range of birds. The park is of course famous for its herds of red and fallow deer, which roam freely.



In Pembroke Lodge, a Georgian mansion, you can take tea in the most elegant surroundings. You can also play golf, fish in Pen Ponds, play rugby, run or cycle, take part in outdoor fitness classes or even try your hand at power kiting.

Horse riding is another enjoyable way to explore Richmond Park. And there are wonderful views everywhere. It's even possible to see St Paul's Cathedral from the vantage point of King Henry's Mound, close to Richmond Gate.

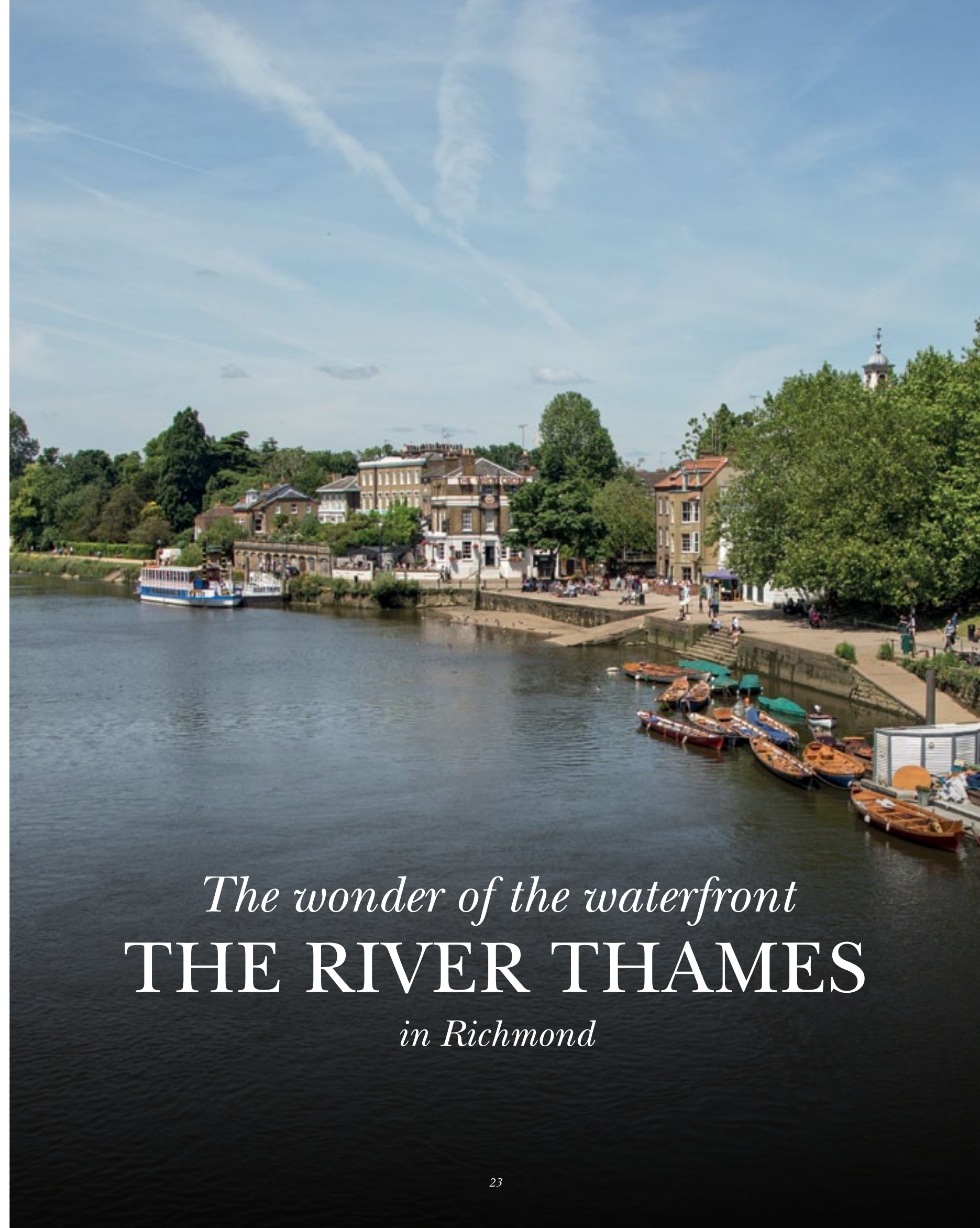


The Thames is at its most beautiful as it makes its way through Richmond, and there are many opportunities to admire it at leisure from the numerous bars and restaurants that line the riverbank.



Some of the best sightings of the Thames can be enjoyed from Terrace Gardens and Petersham Meadows, directly behind The Star and Garter. This is the 'view from Richmond Hill' that has inspired so many artists.

While the view is undoubtedly spectacular, it's easy to get much closer to the water. Walkers and cyclists can travel for miles towards Kingston or Kew and beyond. Of course, the river itself is a way to travel, whether you hop onto a pleasure boat or take the oars yourself, hiring a boat from one of the many boathouses in the locality. Enjoyable summer events are also focused on the river at Richmond. These include the Great River Race, Richmond Amateur Regatta and Richmond Riverside Festival, all celebrating London's famous river.



*The wonder of the waterfront*  
**THE RIVER THAMES**  
*in Richmond*





*Turning the*  
**SPOTLIGHT**  
**ON CULTURE**  
*in Richmond*

Richmond has an engaging cultural life which encompasses cinema, theatre, art and music. The Orange Tree Theatre and Richmond Theatre are well known and the town has no fewer than three cinemas to choose from.



The local art scene is extensive, and includes Orleans House and the Stables Gallery in Twickenham, the Riverside Gallery in Richmond and the Landmark Arts Centre in Teddington. Live music of all kinds can also be enjoyed in and around Richmond. Jazz fans will know of the Richmond and Twickenham Jazz Club, one of the most respected in the country.

During the summer months, music of every genre is performed in some glorious outdoor settings. Kew Gardens has its own summer festival, Kew The Music, Marble Hill House puts on the House Festival, while the Hampton Court Palace Festival features some of the most revered names in rock and pop, as well as Opera on a Summer Night and the Royal Philharmonic Classical Gala and Fireworks.



Richmond is the ideal location for anyone who enjoys eating out, with dozens of options in the town centre and along the riverside.

Some of the most highly regarded are Matsuba for exquisite Korean food; Petersham Nurseries Café, serving refined food in charming rustic surroundings; and The Bingham, a smart restaurant in a Georgian townhouse hotel overlooking the Thames.

At the Petersham Hotel Restaurant, award winning cuisine or traditional afternoon tea can be enjoyed overlooking the river.



The best in French and Italian dining can be found in Al Bocco Di'vino is Non Solo Vino, Restaurant 109, Chez Lindsay and La Buvette. Richmond also has some excellent pubs, many of which have dining rooms attached or the added advantage of a riverside location. One Paradise Road is a popular wine bar, and if cocktails are to your taste, you can order an expertly-made concoction at Coco's or SoBar.

Finally, two unusual eating places are worthy of mention. William Curley is a temple to extravagant chocolate and patisserie; while anyone in search of seriously good ice cream heads for Gelateria Danieli on Richmond Green.



*A tempting*  
**GLIMPSE**  
*of the Richmond dining scene*





*Shop with an*  
**EYE ON LUXURY**  
*in Richmond*

Richmond town centre has an exciting range of shops, many of which specialise in fashion and luxury goods. Richmond Hill is particularly well supplied with designer boutiques and antique dealers, but the whole of the town is a paradise for keen shoppers.



Anyone with a serious interest in fashion will find plenty to please them in Richmond. Some of the desirable labels on display include Matches Fashion, Joseph, Max Mara, L K Bennett, Brora, Jo Malone and Whistles, as well as independent boutiques offering the finest in European design.

Male shoppers can choose from Ted Baker, T M Lewin, Gant, or order a bespoke suit at The Richmond Hill Tailor. Richmond's department store, House of Fraser, also stocks an excellent range of premium fashion and beauty brands.



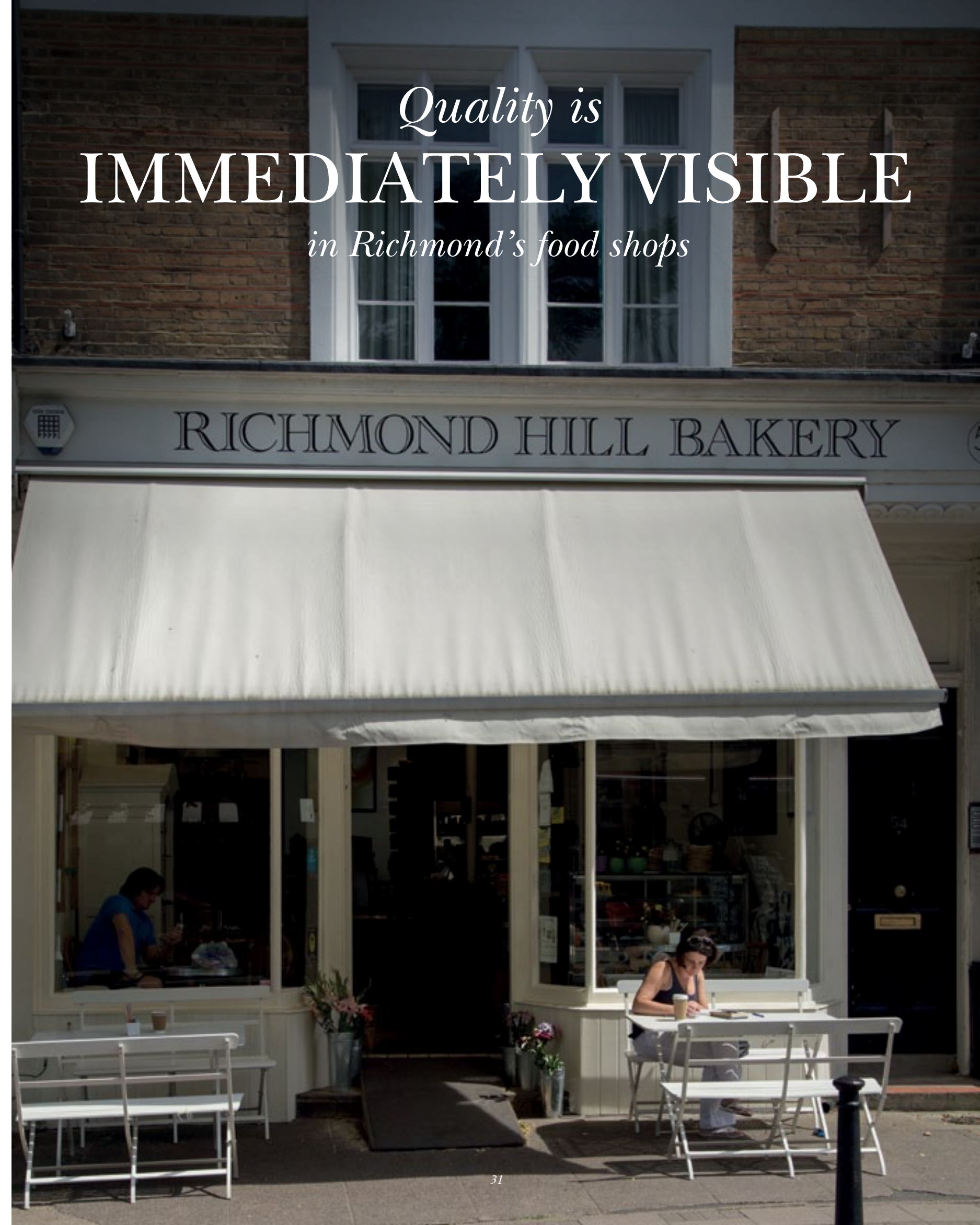
Richmond shopping covers a great deal more than fashion, and those who want the finest quality food and wine will love browsing in the town centre.



Everyday food shopping can be done in Waitrose, Marks and Spencer and Sainsbury's, but if your preference is for organic, try the new Whole Foods Market in George Street. At the weekends you also have the opportunity to shop for edible specialities at the Saturday Farmers' Market or the Sunday Artisan Food and Craft Market, both held in Heron Square near Richmond Bridge.

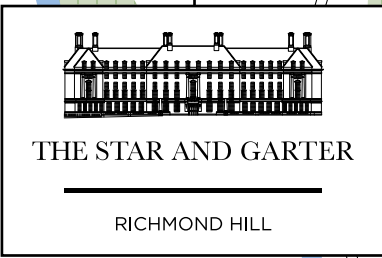
Wine merchants include the quirkily named Philglas and Swiggot, while Hansel and Pretzel is a German delicatessen. Richmond also has its share of traditional butchers, greengrocers and bakers, including mouth-watering patisserie at Paul.

*Quality is*  
**IMMEDIATELY VISIBLE**  
*in Richmond's food shops*





# The principal ATTRACTIONS in Richmond and London



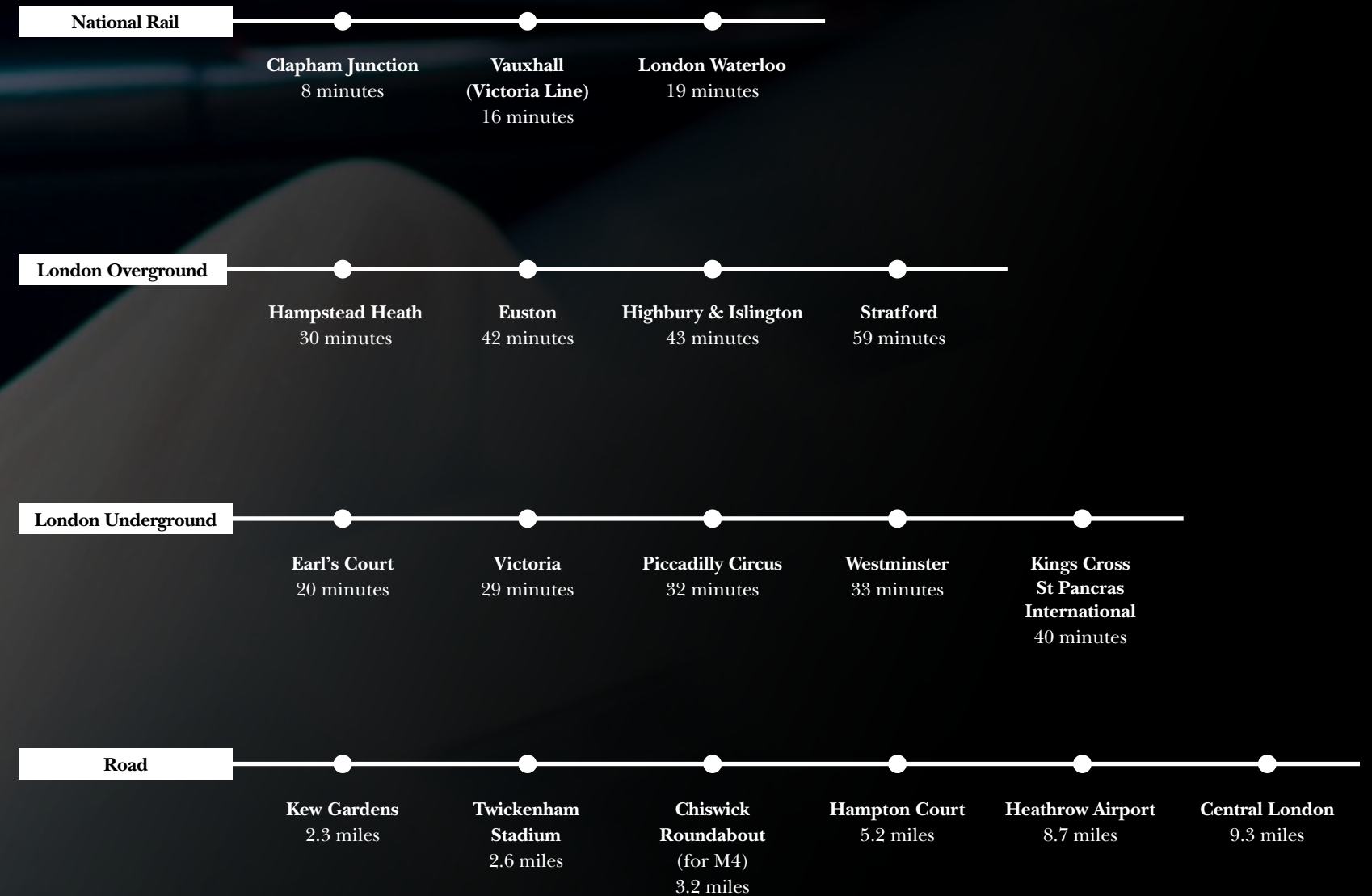
- RICHMOND**
- Fine Dining**
1. The Bingham
  2. Petersham Nurseries
  3. Matsuba
  4. Al Bocco Di'vino
  5. Restaurant 109
  6. Chez Lindsay
  7. La Buvette
  8. The Petersham Hotel
- Art & Culture**
9. Richmond Theatre
  10. The Orange Tree Theatre
  11. Richmond Hill Gallery
  12. Riverside Gallery
- Shopping**
13. House of Fraser
  14. Matches Fashion
- Places of Interest**
15. Richmond Park
  16. Kew Gardens
  17. Marble Hill Park
- Sport**
18. Twickenham Stadium
  19. Ham Polo Club
  20. Royal Mid Surrey Golf Course
- Education**
21. Richmond American International University
  22. The German School
- LONDON**
- Art & Culture**
23. National Gallery
  24. National Theatre
  25. Natural History Museum
  26. Royal Albert Hall
  27. Royal Festival Hall
  28. Tate Modern
  29. Victoria and Albert Museum
- Shopping**
30. Harrods
  31. Harvey Nichols
  32. Selfridges
  33. Westfield Shopping Centre
  34. Bond Street
- Places of Interest**
35. Buckingham Palace
  36. Houses of Parliament
  37. Regent's Park and Zoo
  38. The London Eye
  39. Westminster Abbey
  40. Kensington Palace
- Sport**
41. Wimbledon Tennis Club
  42. The Hurlingham Club
- Education**
43. The Swedish School



# *Richmond connections* **AT A GLANCE** *road, rail, underground*

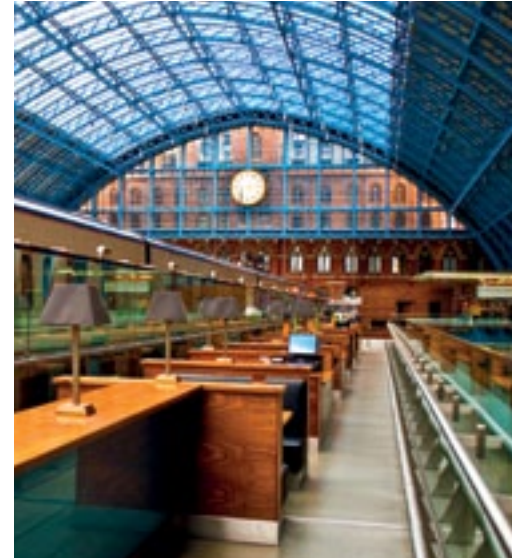
Richmond station is 0.7 miles from The Star and Garter, and is quickly reached using The Star and Garter 'town car' courtesy service for residents. From here, London Underground, London Overground and National Rail services are available to take you into and around London.

## *Travel times*





Richmond is less than 10 miles from central London and less than 9 miles from Heathrow Airport, so it benefits from the capital's national and international connections by road, rail and air.



As one would expect in a global city, London is connected to everywhere in the world, boasting five airports with international connections. Of these, Heathrow is Europe's busiest and the second busiest anywhere in the world.

Business travel to mainland Europe is also fast and efficient whether you take the Eurostar from St Pancras International or hop onto a jet at London City Airport.



*Travel with an international*  
**OUTLOOK**  
*from London*



*Appreciate the*  
**VISUAL SYMMETRY**  
*of a neo-classical building*

The Royal Star and Garter Home was designed by Sir Edwin Cooper and completed in 1924. He received a knighthood for this work. Built in the neo-classical style, the building is Grade II Listed. It is now being meticulously restored to create these luxury residences.







*The*  
**ARCHITECTS**



Paul Davis + Partners is a 150-strong London-based practice with a national and international portfolio. It has historically been involved in designing and delivering exceptionally prime high-end residential properties in west central London and Hong Kong, and has particular expertise in restoring historic buildings. Paul Davis + Partners very much welcomed the opportunity to work on The Star and Garter, enhancing the building whilst converting it to residential use.

“Our design works with the building’s character to ensure its conversion is as natural as possible. The outside is subtly enhanced by careful cleaning and repair and the removal of detracting modern additions. Important shared areas like the entrance hall and the King’s Room are carefully restored for communal use.

All apartment layouts have been painstakingly considered to make the most of their aspect, orientation, access to gardens and balconies and position in the building. We have also opened up the roof space to create double height spaces and split level apartments.

A new car park is being created under the communal gardens with no visible effect on the building’s appearance.

Overall, the design reinforces the building’s dignity, thanks to its exterior restoration, and creates the best possible apartments through careful consideration of aspect.

I believe that The Star and Garter will continue to be a building of which we can be proud for the next hundred years.”

**Simon Gazzard**





*Recreated to*  
**SPECTACULAR EFFECT**  
*and with consummate skill*

*The main staircase is  
brehtaking and rises six  
storeys through the building*

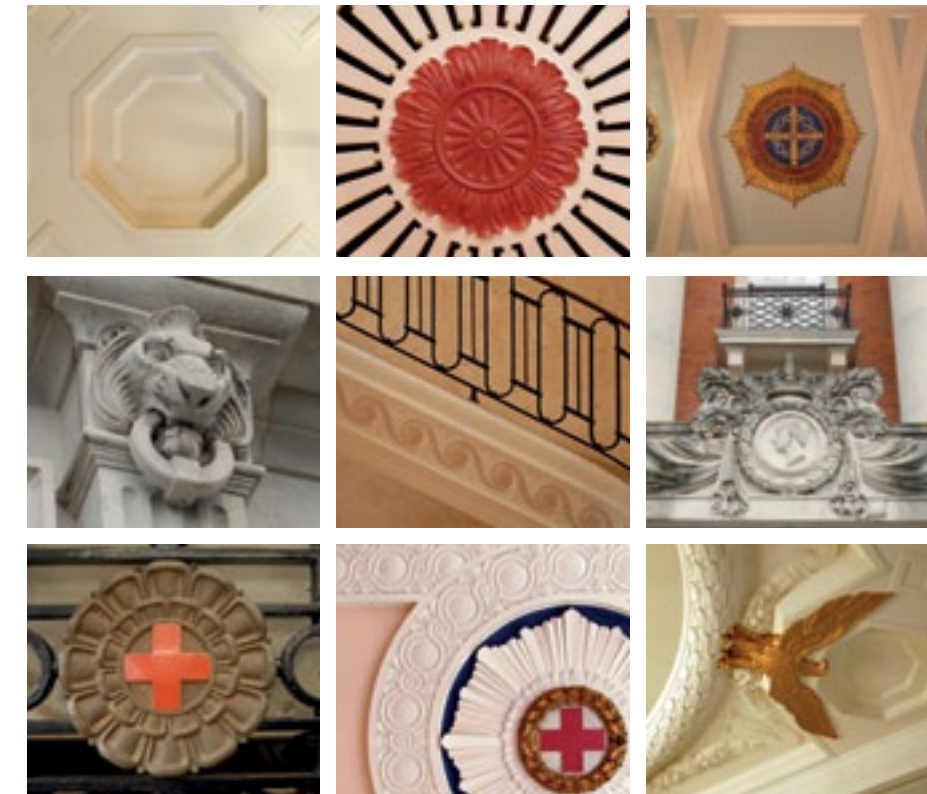
*Star and Garter iconography  
can be seen everywhere in the  
public areas*



*Restored with an*  
**EYE FOR DETAIL**  
*and a respect for the past*



The building was constructed from very good quality materials, which means that many of the original features are still in remarkable condition. These are being expertly restored to enhance the lives of the new residents of The Star and Garter, producing a unique living environment.



From the main entrance on Richmond Hill one is led to a grand marble and columned hall, which has an apse recess lit by beautiful stained glass windows depicting Faith, Charity and St George.

Opposite this rises the curved staircase, with its elegant wrought iron balusters.

The chapel also survives intact, and is lavishly finished in polished marble, with moulded plasterwork, painted glass windows and carved oak furniture. Many of the rooms possess their ornate mouldings and coffered ceilings, including the King's Room, which now takes on new life as the swimming pool and leisure suite with views over the terrace.





*Bespoke interiors*  
**TO DELIGHT THE EYE**

When creating residential interiors in a Listed building, it is important that the design is appropriate to its history and grandeur. At the same time, the newly created apartments should also be exquisite homes for residents to enjoy.

London Square has borne these two fundamental principles in mind when designing the specification for The Star and Garter, and the results are stunning. A mix of traditional materials and elegant fittings, expressed in clean lines and sleek finishes, can be seen as the perfect solution for this development.





Image depicts show apartment



Image depicts show apartment

In most of the apartments, the kitchens form part of an open plan living and dining area. These spaces are enhanced by their naturally high ceilings and large sash windows, which have been designed to maximise the light and the views. A mix of marble and timber flooring has been used to complete the elegant styling. Some areas have coffered ceilings with integrated lighting and all have a bespoke sound and lighting system.

The master bedrooms are generously proportioned and sumptuously carpeted, with built-in wardrobes and fully-fitted interiors. Each apartment benefits from the skilful combination of modern touches like underfloor heating and the discreetly hidden comfort cooling system, ensuring that your opulent surroundings are enhanced by contemporary comforts.

The bathrooms and en suites follow suit, with a combination of marble and stone, creating a stunning backdrop for the quality fittings used. Integrated storage provides a tidy and streamlined look, making the bathroom a luxury haven in which to relax.



# THE SPECIFICATION

*luxury, quality, detail*

Image depicts show apartment





*Enjoy a*  
**PRIVATE VIEW**  
*of glorious gardens*

The Star and Garter gardens were laid out when the building was opened and are undoubtedly one of its greatest assets. Landscape architect Todd Longstaffe-Gowan is conserving the best aspects, as well as creating new garden areas for residents to enjoy.

*The paving around the fountain is laid in a Garter Star pattern.*

*These historic gardens have never been open to the public and will remain a private space for residents.*



# *The* LANDSCAPE *designer*



Fountain centrepiece in the historic garden

Since entering private practice in 1990 Todd has specialised in historic landscapes. His many illustrious clients include the National Trust, English Heritage, the Tower of London, Hampton Court Palace, Kensington Palace Gardens and The Crown Estate. In 2012, he completed the redesign of Kensington Palace Gardens to mark the Diamond Jubilee of Her Majesty The Queen.



Kensington Palace

© Nick Turpin

He holds a variety of advisory roles including Gardens Adviser to Historic Royal Palaces; and founder member and President of the London Parks and Gardens Trust.

“Our approach to the landscape at The Star and Garter has been to maintain what is of value whilst embellishing and softening with judicious planting, opening and enhancing views, and creating high quality gardens and courtyards appropriate for this historic building. The landscape comprises private and communal courtyards, terraces and gardens at various locations and levels.

Each of these spaces has been given distinctive landscape treatments.

Our principal aim is to ensure the landscape respects the historic character of the building while responding creatively to the site’s unique challenges, meeting the needs of individual apartments and serving the interests of the whole development.

It is also very important that we preserve and enhance the building’s unique landscape setting, including the views over Petersham Common toward the River Thames.

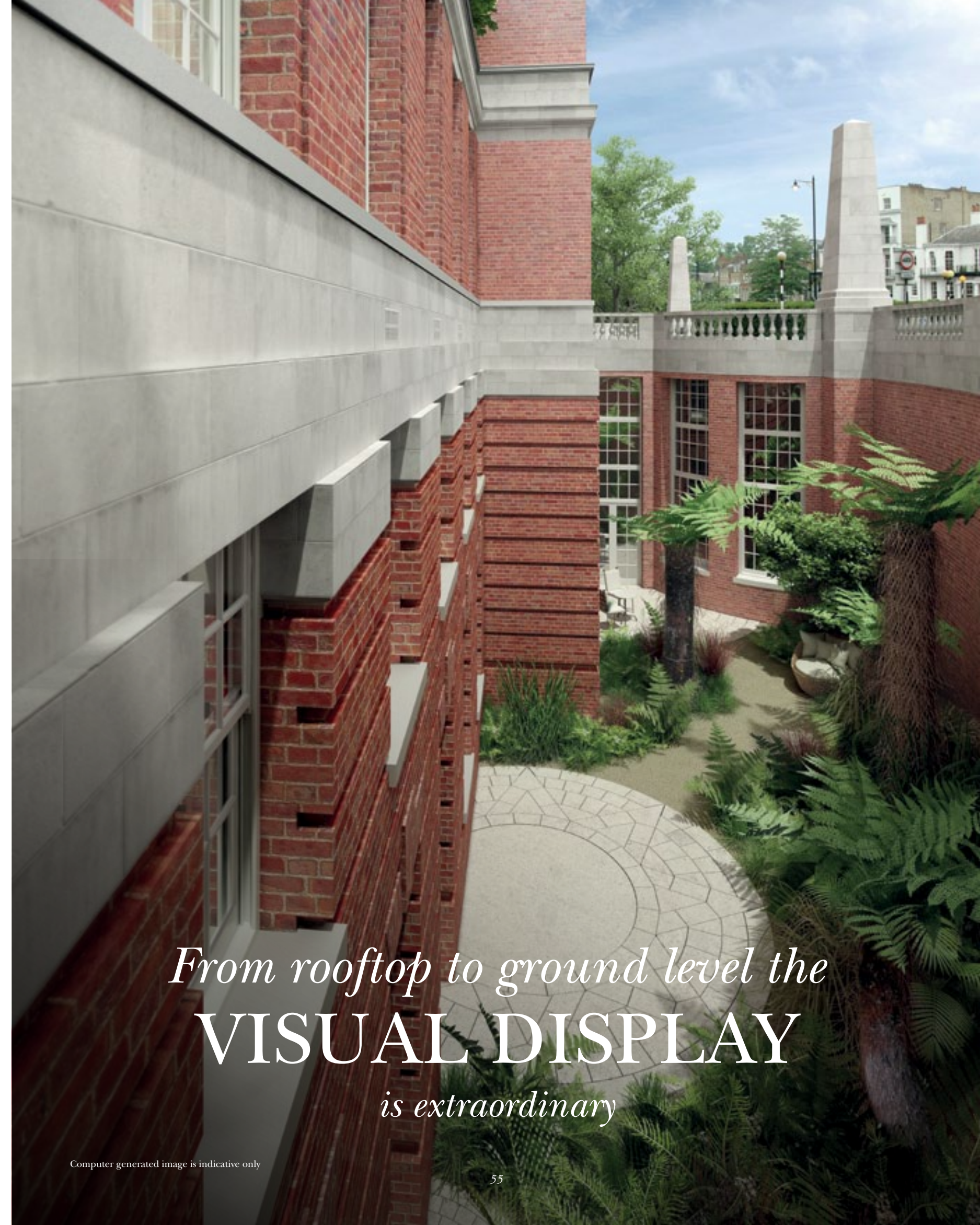
**Todd Longstaffe-Gowan**



The South Terrace is the centrepiece, with its cherub-ringed fountain and star motif in the paving, all of which are being restored to their former glory. A central pathway leads to an area where residents can sit, stroll, or get together and enjoy filtered views through the woodland toward the River Thames. The South Terrace will also have a newly-planted oval lawn surrounded by lush planting and clipped yew hedges.



Discrete areas have been created throughout the grounds, including the giant ferneries which are visible from the upper floors, the intimate walkways to the east of the building and even a number of private and semi-private terraces, providing individual oases within the extensive grounds. New and extravagant plantings complement the existing mature woodlands and shrubs to fashion a green and tranquil outdoor sanctuary – the perfect foil to the splendour of the building itself.



*From rooftop to ground level the*  
**VISUAL DISPLAY**  
*is extraordinary*





*The Star and Garter*  
**LOOKING AFTER**

*residents' requirements and requests*

Like one of the most exclusive London clubs or hotels, The Star and Garter provides an array of residents' services, including a concierge, leisure suite and private screening room, to ensure life is as convenient, enjoyable and stress-free as possible. You are in very good hands.

*The Star and Garter runs a town car service, which residents can book to take them into Richmond town centre and station.*

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*The concierge service is provided by Harrods Estates Asset Management, which specialises in high profile luxury developments.*

57



## HARRODS ESTATES LUXURY PROPERTY AGENTS

“Harrods Estates Asset Management offers clients an unrivalled level of service in managing their properties, with all the personal attention and quality of management expertise that one would naturally associate with a prestigious brand like Harrods.

Just as the iconic building in Knightsbridge is no ordinary department store, Harrods Estates Asset Management is no ordinary property management service.

Across London we provide our services to the discerning, those looking to add value to already impressive and exclusive properties. In the world of high profile luxury developments, a concierge service is now regarded as an absolute necessity. In this important area, Harrods Estates Asset Management is leading the way through knowledge and experience and with all the resources of Harrods or Harrods Services at our disposal.

We will put in place a hotel-style facility, which will assist residents in every way. Our concierges are highly trained, professional, discreet and trustworthy, and furthermore can call upon all the resources of Harrods for the ‘front desk’. Food, flowers, gifts and personal items can be delivered at short notice, selected from Harrods’ finest ranges. The concierge can also arrange for professionals from Harrods’ own spa, Urban Retreat, to make on-site visits to carry out treatments.

The concierge can arrange a rental car, a chauffeured limousine, even a private helicopter. More prosaically, the concierge will undertake such tasks as receiving deliveries and tradespeople, greeting, screening and escorting visitors, making restaurant reservations, arranging domestic service, booking travel or events.

No task too small, no request too extraordinary.”

**Richard Stephenson**



# *The* CONCIERGE





*Fitness and*  
**RELAXATION**  
*at The Star and Garter*

Star and Garter residents have exclusive use of the stunning leisure suite, which has been created within the King's Room. Here, one can relax and exercise at any time of day in sybaritic surroundings.



The leisure suite is divided into distinct areas containing the pool and Jacuzzi, gym and sun room, with views of the gardens as a glorious backdrop.



The 16 x 5 metre pool is fitted with resistance jets, making it suitable for serious swimming, whilst the adjacent Jacuzzi provides the perfect environment for soothing tired muscles.

The sun room has heated loungers and the generously sized gym area is equipped with the latest cardio machines. Two private treatment rooms, in a different part of the building, can be booked for visiting beauticians and masseuses.

Another feature for relaxation in the screening room, a luxurious in-house cinema which residents can book to watch their choice of movie or sporting event along with specially-invited friends.







# LONDON SQUARE

*making London greater*

London Square, established in 2010, is proof that a young company with ambition, resources and a bold, can-do attitude can make waves in the tough London residential property market.

Under the dynamic leadership of Chief Executive Adam Lawrence, London Square has developed an approach that has set the company on a trajectory of success. It is based on astute site acquisition, collaborative strategic partnerships and state-of-the-art design and build. Customer service takes priority and is of the highest calibre. Underpinning everything London Square takes on is Adam Lawrence's belief that the company should follow 'old school principles', with exacting disciplines and the most stringent standards.

The company name was inspired by London's famous squares, and the focus is exclusively on London. The company has identified prime sites suitable for developments of 50 to 300 homes, in locations across the capital. The properties range from exceptionally well finished starter homes, to cool city apartments, high end luxury residences and historic refurbishments. Every scheme is bespoke, meticulously designed and specified, always with an eye on energy efficiency and sustainability.

These are the homes London needs and Londoners demand, and which enhance the areas of the city in which they are located.

## ADAM LAWRENCE

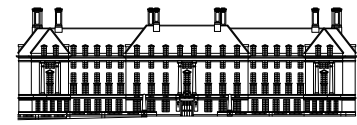
*Chief Executive*



The Star and Garter is a famous London landmark, distinguished for its heritage and charitable history for nearly a century and celebrated as an architectural gem. We were privileged to be chosen to undertake the restoration and conversion of such an important building and value the close relationship it has enjoyed with the local community in Richmond.

We have worked closely with the London Borough of Richmond upon Thames and the local community to produce a residential scheme which does full justice to the wonderful heritage of this Grade II Listed building. We look forward to creating a new chapter in the history of The Star and Garter, creating homes in a glorious setting.





THE STAR AND GARTER

---

RICHMOND HILL

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