

MONTROSE PROJECT

ROYAL BERKSHIRE





WELCOME TO THE MONTROSE PROJECT

THE MONTROSE PROJECT WILL BE A UNIQUE AND EXCITING WORLD-CLASS SPORTS, LEISURE AND HOTEL DEVELOPMENT FOR WINDSOR.

The project will comprise a unique Sports complex, including Olympic-size Swimming and Diving pools, Health and Fitness facilities, a Medical treatment centre specializing in sport injuries, together with a luxury 150-bed room hotel.

The Montrose Project will champion individual and community wellbeing and healthy lifestyles and will cater for today and tomorrow's generation of affluent young business people, entrepreneurs and professionals living in Windsor and the wider Berkshire area.

In total 7.3 million visitors come to Windsor each year for business or for pleasure. Approximately 1 million people attend events in Windsor each year – over 300,000 of these coming in just five days for the famous Royal Race Meeting at Ascot.

Windsor will be a host to the 2012 Olympics where the eyes of the world will see the quality of Windsor's environment and attractions when Dorney Lake will be the venue for rowing and sprint canoeing during the 2012 Olympics. Furthermore, Berkshire's status as the UK's rowing capital has been assured with the opening of the £13 million world-class training facility at the Redgrave Pinsent Rowing Lake and Sherriff Boathouse at Caversham. The 2,000 metre course will be used to train Olympic champions of the future and will secure Berkshire's reputation as one of the world's foremost rowing centres.

In the run-up to 2012 and beyond the Montrose Project will seize the opportunity to further develop the best sports, leisure and hotel facilities in the South of England.

Access to Windsor is unmatched – being 25 minutes from Heathrow and 55 minutes from Gatwick, it has two main line train stations for London, one of which connects to Waterloo and has allowed a new trend of European day-trippers. Easy access to the major networks of the M25, M4, M40, M1 and M6 makes 60% of the UK population less than three hours from the heart of the Royal Borough.

A PROSPEROUS COMMUNITY

The Windsor workforce is well educated and highly qualified. Thirteen per cent of Windsor's adult residents are qualified to degree level, compared with 7% nationally. Fifty five percent of households are either in the Professional or Managerial/Technical social classes compared with 38% for Great Britain.

Employment in Windsor is concentrated particularly in the Service and office-based sectors. Many hi-tech companies are located in Windsor, including computer firms such as Computer Associates, Nortel Networks, Cincom, Hitachi Europe Ltd and Fujitsu Ltd, plus several pharmaceutical companies including GlaxoSmithkline, Johnson & Johnson Ltd, Covance, Abbott Laboratories, Aventis Pasteur MSD and Pharmacia & Upjohn.

Average house prices in Windsor are considerably higher than in the rest of the south east (April to June 2006 figures)

Area	Detached	Semi-Detached	Terraced	Flat /Maisonette	Overall
Windsor & Maidenhead	£685,521	£359,536	£307,726	£259,120	£425,521
South East	£485,205	£256,650	£208,494	£171,007	£236,915

The information above is based on figures provided by the Land Registry of England and Wales. Figures for England and Wales are for the period July to September 2007.

TOURISM IN WINDSOR IS WORTH £444 MILLION PER ANNUM, EMPLOYING OVER 11,000 PEOPLE

SUPPORTED BY:

THAMES VALLEY ATHLETICS CENTRE
WINDSOR SWIMMING CLUB



INTRODUCTION TO BERKSHIRE

A JEWEL IN THE UK CROWN



The Royal Borough of Windsor, with its blend of rich history and successful modern business development, is just 12 miles to the west of London. The main towns of Windsor, Maidenhead and Ascot are surrounded by 14 villages, linked by a common thread - the River Thames.

One of Windsor's most important assets is large numbers of unspoiled rural areas, including 4,800 acres owned by The Queen and 1,000 acres of National Trust land.

Windsor is home to Windsor Castle and with its close connections to the Royal Family it attracts millions of visitors every year - not only from countries across the world but also from throughout the United Kingdom.



WINDSOR CASTLE is the largest inhabited castle in the world and the favourite weekend home of the Queen. A Royal home and fortress for over 900 years, the Castle remains a working palace today.

Visitors can walk around the State Apartments, extensive suites of rooms at the heart of the working palace. For part of the year visitors can also see the Semi State rooms, which are some of the most splendid interiors in the castle. They are furnished with treasures from

the Royal Collection including paintings by Holbein, Rubens, Van Dyck and Lawrence, fine tapestries and porcelain, sculpture and armour.

Within the Castle complex there are many additional attractions, including the Drawings Gallery, Queen Mary's dolls' house, and the fourteenth-century St. George's Chapel, the burial place of ten sovereigns and setting for many Royal weddings.



ROYAL ASCOT is a national institution and the heart of the British social calendar, as well as the ultimate stage for the best racehorses in the world. The official opening of the newly-redeveloped racecourse took place on the first day of the Royal Meeting Tuesday 20th June 2006. The focal point of the redevelopment is the new Grandstand with its distinctive design which is defined by the spectacular parasol roof suspended on 'structural trees'.



ETON COLLEGE was founded in 1440 by King Henry VI. The College originally had 70 King's Scholars or 'Collegers' who lived in the College and were educated free, and a small number of 'Oppidans' who lived in the town of Eton and paid for their education. Today it is a secondary school for approximately 1,300 boys between the ages of 13 and 18, all of whom are boarders.



DORNEY ROWING LAKE

at Eton is the venue for an increasing number of rowing and canoeing regattas and triathlon events. It was the venue for the 2006 World Rowing Championships and will host rowing, adapted rowing and canoeing events for the 2012 Olympics.



THE GUARDS POLO CLUB

was founded in 1955 with HRH The Prince Philip, Duke of Edinburgh, as President and it is now the largest polo club in Europe in terms of membership and number of grounds. There are currently about 1,000 non-playing members and about 160 playing members, among whom are some of the highest rated players in the world.

Within the Great Park at Windsor, the Club is set in the outstanding natural surroundings of Smith's Lawn. Nearby are the renowned Savill and Valley Gardens. There are 10 grounds extending over an area of some 130 acres. At nearby Flemish Farm, the Club has some 120 stables, an exercise track and a practice ground.

In July each year, the Club is host to the Hurlingham Polo Association's International Day- the great showpiece polo occasion of the year, at which attendance is regularly in excess of 20,000 people. The Club is also home to the Inter-Regimental in July, The Duke of Wellington Trophy in August and the Nations Cup in September.

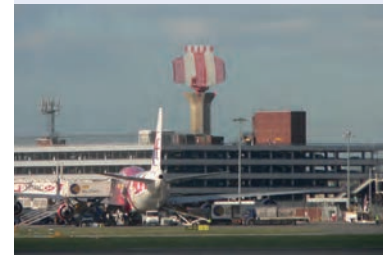


WINDSOR PARK



SAVILLE GARDENS is truly a beautiful and unique landmark in Berkshire, one of England's greatest ornamental and botanical gardens. Its 35 acres of designed gardens and woodland mixes native and exotic trees, plants and shrubs.

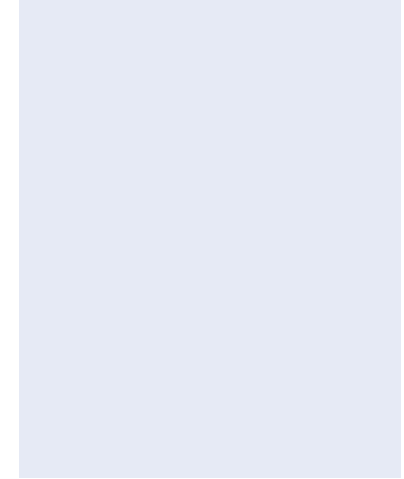
The garden was created by Sir Eric Savill in 1930 starting with humble native plants but developing over the years creating a vast array of colours and interest to the delight of the visitors.



HEATHROW AIRPORT

is the world's busiest international airport. Regarded as the hub of the aviation world, around 90 airlines have made Heathrow their base. The airport has four terminals (with a fifth under construction) and serves over 180 destinations in over 90 countries. Heathrow employs 70,000 people.

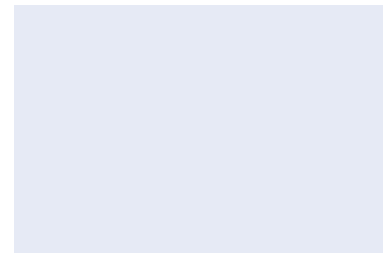
As the United Kingdom's only hub airport, Heathrow provides the important links that connect the UK with the rest of the world, including the new global economies of India and China. The majority of the UK's long-haul flights depart from Heathrow. It operates the UK's only direct air links to emerging world cities such as Shanghai, Beijing, Mumbai, and Sao Paulo. More than half of all the UK's air freight passes through Heathrow, the majority in the belly hold of passenger planes.



LEGOLAND WINDSOR

was the largest investor in tourism in England when it opened in 1996 at a cost of £84 million and has invested steadily ever since, with visitor numbers rising from 1.1 million in its first year to 1.3 million in 2003.

Legoland Windsor was voted as the 'Best UK Attraction for Children' at the Group Leisure awards in September 2007. The Awards, which have been running for ten years, set a standard of excellence and celebrate the very best venues, attractions, destinations and operators within the group travel industry. The award winners spanned 20 categories, voted for by readers of Group Leisure magazine.



SPORT



A WORLD CLASS SPORTS COMPLEX

The Sports, Leisure complex will be designed and fitted to the highest international standards available, providing the best 50m competition swimming and diving venue. It is proposed that all the exercise equipment shall be latest available on the market.

It is proposed that the facilities will be fitted with digital broadcast facilities to enable live coverage of international swimming and diving events, making this a truly advanced facility for 2011 and 30 years beyond.

The Olympic-size 50 metre swimming and diving pool complex will include:

- Seating for 550 spectators
- Sports Hall
- Health & Fitness centre with a capacity of 110
- Spa bath
- Steam rooms
- Jacuzzi baths
- Professional Gymnasium hall
- Dance & Exercise studios
- Children's crèche
- Bar and Restaurant facilities
- Banqueting facilities
- Tennis courts
- Conference facilities
- Car Park

THE UK SPORT, LEISURE, HOSPITALITY AND TOURISM INDUSTRY – KEY FACTS AND FIGURES

The sport, leisure, hospitality and tourism industry is the 5th largest industry in the UK, generating £74 billion to the UK economy (7% of GDP). The industry provides jobs for some 2.1 million people – 6.1% of the workforce.

THE UK HEALTH AND FITNESS MARKET

Across the UK over 7 million adults are members of public and private health and fitness clubs – almost 12% of the population. Of this, approximately 4.25 million adults (around 7% of the population) are members of the 2,900 private fitness clubs. The vast majority of UK health and fitness clubs pay for their subscription on a monthly direct debit basis.

50 METRE POOLS IN LONDON AND THE SOUTH EAST

There is only one existing 50 metre pool in Greater London – at Crystal Palace, for which plans to upgrade the existing forty year old facility have yet to be designed.

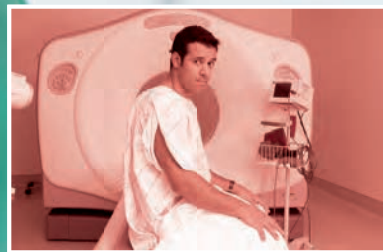
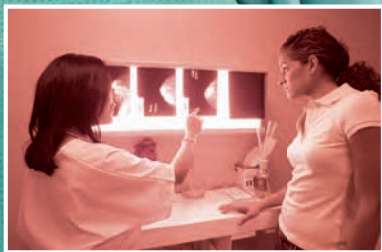
There are plans at various stages of planning for new pools at the Gurnell Centre, Ealing (planned to be open in 2010), the London Aquatic Centre, Olympic Park (part of the post-2012 'legacy'), London Fields Lido, Hackney (open in 2006) and at Ilford Baths (no date yet available).

In the South East, there are three 50 metre pools – at Wycombe Sports Centre (open in 1975), at the Garrison Swimming Pool, Aldershot (open in 2000) and at the K2, Crawley (open in 2005).

The 50 metre pool at the Mountbatten Sports Centre in Portsmouth is due to open in late 2007.



MEDICAL



MEDICAL DIAGNOSTIC TREATMENT COMPLEX

The Medical complex will include the most modern medical and treatment facilities and will work together with the local National Health Service Primary Care Trust. These facilities will be available for use by the National Health Service, private sector healthcare and the general public and are being developed following an identified shortage of such facilities in the area.

Generally GP's are looking to locate near or within sport centres and to be more readily available to the public. This project will enhance facilities for the local population by providing a 'walk in' service.

The complex will include facilities for:

- MRI
- CT Scans
- Radiology
- X-ray
- Diagnostics
- Ultra Sound
- Consulting rooms
- Blood testing laboratories
- Disciplines in Rheumatology, Oral Surgery, Gastroenterology, Dermatology, Physiotherapy, Chiropody, Orthopaedic treatments, Podiatry, Pain management, Eye Laser treatments
- Pharmacy
- Sports injury treatment rooms



HOTEL



HOTEL

The Hotel will be designed and fitted to five-star standard, providing luxury accommodation at an affordable rate, using high quality building materials with the environment in mind. The Hotel will be surrounded by sympathetic landscaping, emphasizing the tranquil view of the river Thames and the delightful Berkshire countryside.

The Hotel's facilities will be available to visitors to the Sport complex and Medical Diagnostic Treatment centre, as well as to visitors to the Berkshire area.

Set in generous landscaped grounds, the hotel will include the following facilities:

- 150 Bedrooms
- Breakfast room
- Bar
- Restaurant
- Conference facility
- Car park



BRIEF

The Montrose Project will appoint professional and talented teams; specialists in the development and execution of sport, leisure, health and hotel facilities and complementary development. The architect will work in partnership with the consultancy teams and the proposers of the development to develop the concept design and provide an output to allow consultation with the internal and external parties through the production of vision documentation. The selected teams will carry the project forward through all the necessary RIBA stages of planning and development.

The project will address and exceed in producing the very best scheme for Berkshire.

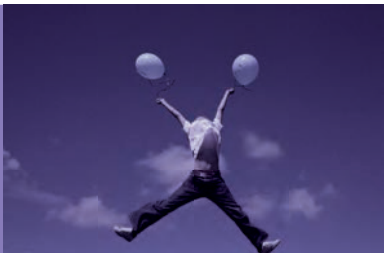
The facility will attract new users and sport participants and retain those people through the attractiveness of the facility and programmes available and provide:

- Innovation in the provision of facilities
- Value for money
- Ensure access for all
- Ensure full inclusiveness
- Viability
- Investment in the young
- Investment in the mature
- Strategic needs of the local and wider community
- Investment in Ethnic groups
- Investment in the lower Socioeconomic groups

- Swimming / Diving and Sports development
- Security
- Friendliness of facility
- Ecological issues
- Landscaping
- Sustainability
- Best practice
- Exemplar design

In developing the concept scheme a high degree of communication with local authorities and associations would ensure the address of the following:

- Integration in operation and services with a degree of autonomy in attracting sport users and commercial H&F users
- Healthy Living
- Connection to residential rehabilitation
- Intermediate care provision
- Illness and injury clinic
- Referral systems
- Diagnostic and treatment through sport and perhaps more specifically Hydrotherapy
- Best practice in healthcare provision through sport and leisure
- Critical mass of facility by combining health, sport and commercials
- Innovation



DESIGN STATEMENT

AMOUNT OF DEVELOPMENT

The number and size of buildings will work well on the site, supporting local character and the way people use the area.

The Montrose Project will be appropriate in size and the mix of unit sizes will fit with local character and need.

LAYOUT OF DEVELOPMENT

The Montrose Project will be easy to understand, maintain and adapt and make sense to the people using it. The layouts will be logical and have good visibility.

The layout will promote accessibility, it will be easy for everyone to use. The design will integrate the access needs of people with limited mobility, sight or hearing impairments and also learning difficulties.

Space will be used to its best advantage. Some spaces will need to be very accessible while others will be private, and their design will reflect this.

Public spaces will be designed to address safety and crime prevention.

SCALE

The scale of buildings will support local character and relate well to their surroundings and, where relevant, the site context.

The scale of building parts will feel comfortable to the people using them.

It will be easy to understand the relationship between the scale of the development and its surroundings.

APPEARANCE

The appearance of the developed Montrose Project will support local character and distinctiveness. This is not about taste or style, but how the design relates to what is valued about the area.

The place will look good, it will delight and inspire people. Some parts will be inconspicuous, while others will create new high-quality landmarks. But they will all look good, using the best possible materials, detailing and craftsmanship. The style will be appropriate for the site and the function.

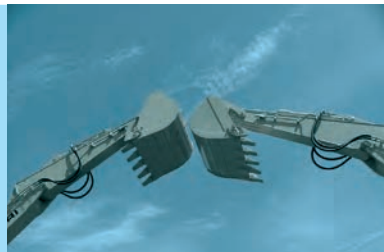
The Montrose Project will make good use of materials to provide a safe and accessible place using colours that stand out, good lighting, logical placement and suitable signs will make the place easy to use. Similarly, using tactile materials will help people find their way around.

ACCESS

All potential users, no matter what their disability, age or sex, will be able to enter the site, move around the area, enter the buildings and use the facilities. The place will be logical, simple and obvious to use, fitting into and, where possible, improving surrounding movement networks, linking roads, footpaths and public spaces through and across the site.

The movement network will support convenient, safe and appropriate travel. The road and pathway design will be appropriate, roads will be designed to reduce car speeds and allow people to walk, relax and play alongside or even on all parts of the site. Such designs will make sure that disabled people are not excluded or put at risk.

The Montrose Project will be flexible enough to accommodate changing access and travel demands for the future.



PLANNING

NATURE OF THE PROJECT

The proposal is unique. It is a combination of the proposed uses and when they are to be provided, and the scale and quality of the scheme that gives it this characteristic. The proposed site is in the Green Belt and would be defined in planning terms as “inappropriate development in the Green Belt”, because it is not agriculture, forestry or a recreation use involving no built development.

NATURE OF THE CHALLENGE

It is necessary to justify “inappropriate development” in the Green Belt by demonstrating that “very special circumstances” apply. This means explaining that the proposals are of more than local significance and:

...that the proposal in itself is of such significance regionally or nationally, that it goes beyond normal planning criteria, and

...it is demonstrable that the project cannot be located anywhere outside the Green Belt.

HOW WILL PERMISSION BE OBTAINED?

It will be necessary to demonstrate the uniqueness of the proposal and clearly demonstrate “very special circumstances”. As the other parts of this brochure illustrate, this is truly unique and there are indeed very special circumstances which justify the development.

The scale of the project means that an Environmental Impact Assessment will be carried out and this will allay any concerns that the scheme may have an adverse impact. Indeed, the impacts are likely to be entirely beneficial and this will be demonstrated in the Assessment.

LANDSCAPING

Quality landscape design will be high on the agenda for the Montrose Project. We will be clear on the principles that will be used to ensure the design of the landscape and the immediate surroundings to the buildings is of the highest order. We will look at the proposals in the context of its surroundings of today and its surroundings of the future.

Quality landscape design is more than just providing suitable plants; it is about ensuring the treatment of outdoor spaces, including street furniture, water features and hard materials and also boundary treatment is exemplary.

We will ensure that the landscaping will work with other design principles including the infrastructure and the buildings. The planned landscape design will also be based on ease of long-term maintenance and management.

Existing landscape, vegetation and existing trees will be retained wherever possible. The design of the buildings and infrastructure will reflect the need to retain all mature trees on the site.

The needs of disabled or older people will be met, for example by using level surfaces, non slip materials and providing resting places where appropriate.



SUSTAINABILITY

The design team for the Montrose Project is committed to creating a venue and its infrastructure in a sustainable way, setting new standards for sustainable design and construction of the development.

Our objectives for the five overall sustainability themes are driven by challenging aims:

CLIMATE CHANGE

We aim to have the lowest possible carbon emissions as we design and build the project. We'll do this by using energy generated on-site and renewable energy, like wind power. We are also looking to the future, going further as technology allows.

WASTE

We aim to produce as little waste as possible. Any waste material created will be reused on site wherever possible. And where this is not possible we will ensure the highest level of re-cycling. In operation we will create on site recycling methods for all our waste products and resource.

BIODIVERSITY

We will ensure a special natural environment that will be protected and improved in the coming years. Land and waterways will be improved as part of the project and we will aim to protect the most valuable ecological resources where they are found.

Where areas are cleared, we'll try to relocate wildlife or plants temporarily and reintroduce them at a later stage.

INCLUSION

We will work closely with the communities around the project to ensure that they play a full part in the development of the area.

HEALTHY LIVING

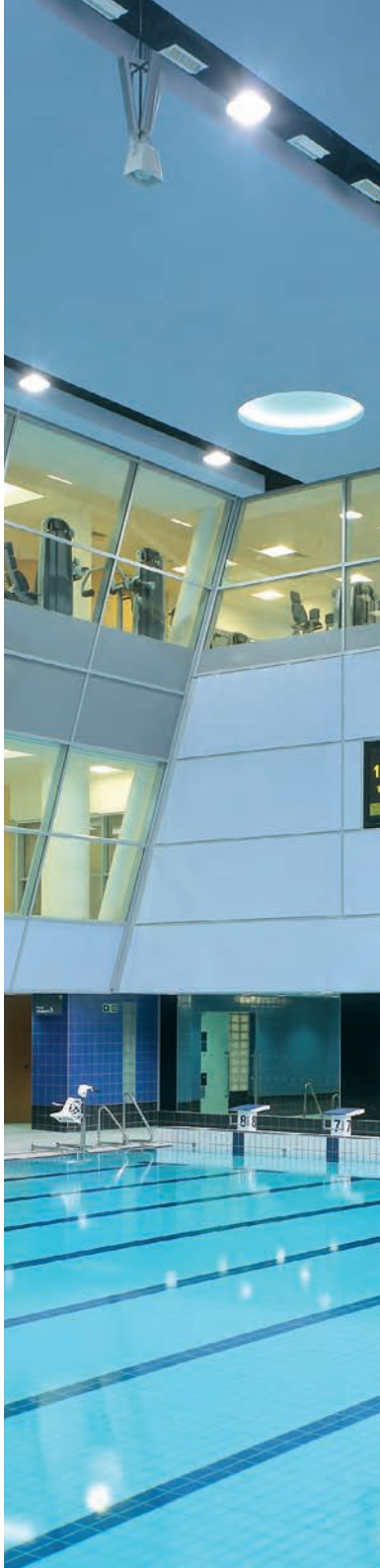
The Montrose Project will promote a healthy lifestyle for the people using the development. We will also create healthy programmes for those building the venue. We will aim to enhance the healthy lifestyles for the communities around the Montrose Project for many years to come.



S & P Architects have been designing sports buildings for over 25 years and are recognized by many to be the market leaders in this sector.

S & P has undertaken projects from small scale community centres to major international venues and has developed a reputation for providing exceptional solutions which recognize operating requirements.

Projects include Brighton International Arena, Royal Commonwealth Pool, Edinburgh, Zayed Sport City, Abu Dhabi and Corby Leisure Centre.



DPDS is one of the UK's leading professional practices providing expert advice in the fields of Town and Country Planning, Development, Architecture, Urban Design, Project Management, Landscape and Environmental Impact Assessment.

DPDS aims to provide a highly professional service to its clients, combining the disciplines of Chartered Town Planners, Chartered Architects, Chartered Surveyors, Landscape Architects, Urban Designers and Environmental Planners to maximise the value of commercial opportunities within a framework compatible with the principles of sustainable development. DPDS is certified to ISO 9002 and a copy of the Quality Manual is available for inspection.

Operating nationwide from its head office in Swindon and regional offices in Crawley, Derby and Bristol, the practice handles projects both large and small for a wide range of clients in the private and public sectors. Since its formation in 1985 the practice has achieved an impressive record of successful projects. These reflect the professionalism and dedication needed to develop proposals with an environmental awareness and the objective of commercial success.



Quatro Public Relations provides a specialist public affairs and public relations service to support and add value to some of the UK's leading flagship development projects.

Quatro brings together individuals with a wide range of specialist skills, hands-on experience and contacts – all gained within the property, planning and regeneration sector.

Quatro establishes a positive dialogue with residents, councillors and other local interest groups. During construction Quatro helps to maintain positive relations with the local community.



KEITH ASHTON
DIRECTOR

Keith is a Director with S&P, responsible for the development of sports architecture within the firm. Prior to joining S&P Keith worked in Kosovo immediately following the war, leading major reconstruction projects for aid agencies and as a consultant to the UN and donor Governments on infrastructure rebuilding. This provided a sharp contrast to his previous role as an architect to the British Royal Household in London.



ROBERT GUY
MANAGING DIRECTOR

Robert has worked in all fields of leisure and has a specialist's knowledge of integrating Retail and Leisure bringing a unique view based on a long experience of working within both sectors. With a strong belief that architecture matters and that good design enhances people's lives, his desire to become an architect started at the age of ten following a visit to Coventry Cathedral.



PAUL YOUNG
DIRECTOR

Coming from a background of retail projects with Trafalgar House and business parks with Arlingtons. Given the responsibility for the design and construction of LeisureWorlds in Hemel Hempstead, Southampton and Coventry together with numerous bowling centres and live music venues that set the trend for leisure and entertainment projects across the world.



CHRIS BARR
DIRECTOR

Chris has worked as a Registered Architect for over 25 years and held positions in two commercial practices before joining S&P in 1985 as a Director. During his time at S&P, he has designed and managed the construction of numerous sports and leisure projects including theme parks, water-parks, golf resorts, sports centres and health clubs.



MIKE MARLOW
ASSOCIATE DIRECTOR

A Chartered Architect with 15 years post qualification experience, Mike is determined and hardworking, with a proven track record of project co-ordination and delivery, achieved through proactive management, and resourceful negotiation of effective solutions. He is a competent communicator who establishes rapport and long-term partnerships and relationships based on trust and credibility.



NIC BRYANT
SENIOR ASSOCIATE

Nic is a Senior Associate at S&P who enjoys the challenges associated with the design and construction of clients aspirations. His understanding of all aspects of the development process assist him in guiding the client through the complexities of building procurement. Prior to working at S&P Nic was involved in retail design, including the refurbishment of Harvey Nichols Department Store in Knightsbridge.



LESLIE MICHAEL DURRANT
GROUP CHAIRMAN AND
MANAGING DIRECTOR
DPDS CONSULTING



Responsible for overall financial and management control of the Consulting Group and specific responsibility for leading major individual projects, together with promotion of major urban expansion schemes at Swindon for 4000+ houses and associated infrastructure.

TERENCE ANTHONY GASHE
DIRECTOR
DEVELOPMENT PLANNING AND
DESIGN SERVICES LTD

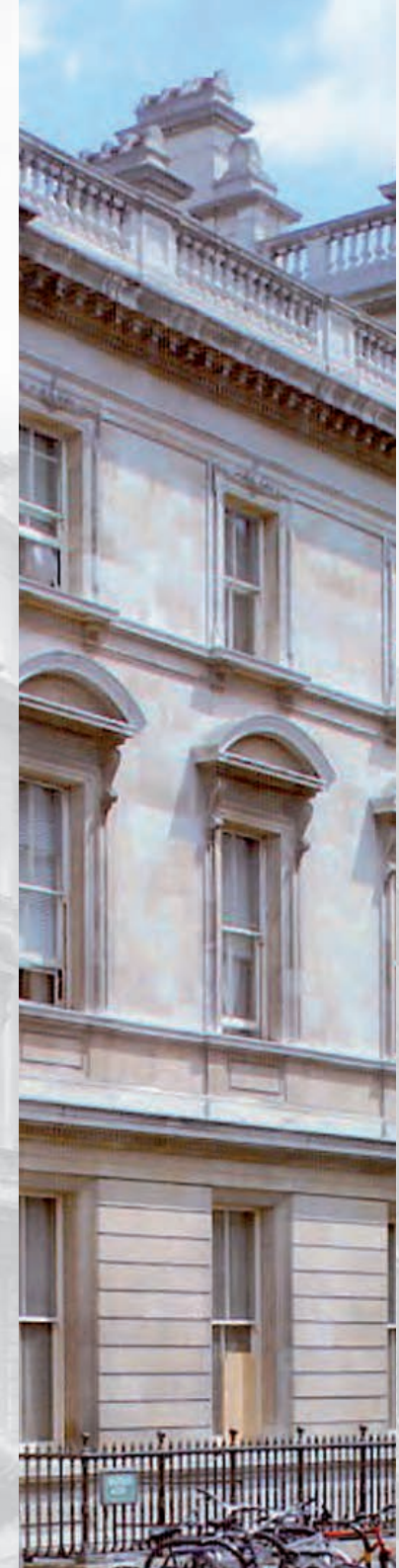


Responsible for major projects particularly Business and Science Parks (Oxford, Porton Down, Leavesden, Warrington). Particular expertise in dealing with proposals in Green Belt, (Metropolitan GB - Leavesden, Oxford GB - Oxford Airport) and unusual schemes for schools, universities, leisure, recreation and health.


DUNCAN ALEXANDER
MCCALLUM
REGIONAL DIRECTOR
DPDS CONSULTING GROUP



Recognised expert on retail matters and other town centre and related uses. Particular responsibility for leisure and recreation proposals.



QUATRO



PAUL DIMOLDENBERG
MANAGING DIRECTOR

Paul was previously MD of Good Relations' property and planning team and brings 20 years' experience in property and planning to Quatro. He has also worked in Local government for the London Boroughs of Southwark and Wandsworth. Paul is a Member of the Royal Town Planning Institute, a London Borough Councillor and a former Labour Parliamentary candidate.



GARY PLEASANTS
DIRECTOR

Gary has over 15 years experience in public relations, seven of them with Good Relations. He has devised and implemented in depth a high profile communications and stakeholder consultation programmes for major regeneration, mixed use and residential developments throughout the UK.



LOUISE RODGERS
DIRECTOR

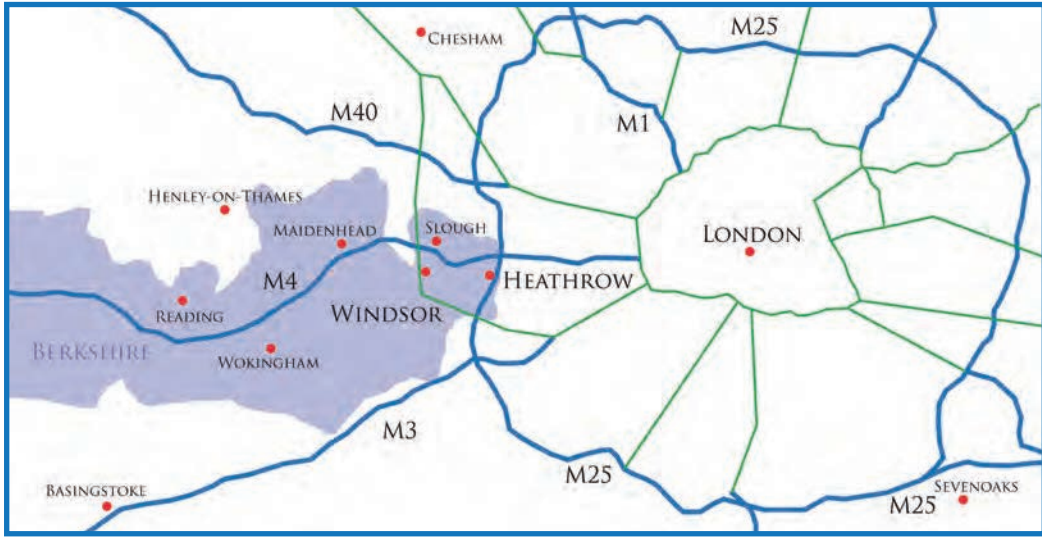
Louise is an experienced journalist with 20 years' PR experience gained in the public, private and voluntary sectors, most recently with Good Relations. Louise has led on a number of high profile stakeholder communications initiatives and advised on corporate communications for architects and developers. Louise also leads Quatro's Hotel Team.



ROB FELLOWS
DIRECTOR

Rob is a former Associate Director with Good Relations where he established the Energy Team. Prior to this, Rob was Head of the Opposition Office at Kent County Council and has also held several public sector appointments in the NHS and local government, often dealing with contentious issues that hit the national headlines.





GETTING TO WINDSOR

Windsor is easily accessible from all the Home Counties and London because it is essentially in the middle of everything. The Windsor Royal Station is very easy to reach no matter where you are. You can cruise down this particularly glorious stretch of the River Thames in the summer months. There are very few problems getting to the immediate area by car.

ROAD: From the west and London travel along the M4 which passes by Eton and Windsor (exit 6). From the northern part and the southern part of the Home Counties take the M25 which will connect with the M4 at West Drayton. Take the A355 into Eton and Windsor from the M40.

COACH: Green Line operates daily services from Victoria Coach Station, London. Tour companies operate excursions to Windsor Castle from many London hotels.

RAIL: There are two train stations placed in Windsor, the Windsor Royal Station in central Windsor, receives trains directly from Slough central, receives trains from Paddington, Oxford, Henley, Reading and all surrounding areas. Service Slough to Windsor every 25 – 30 minutes. The Windsor and Eton Riverside Station receives trains directly from Waterloo.

The pictures and drawings displayed are a guideline and should not be taken or considered to be the final proposal or design, but to provide a guide to the quality and standards to which the Montrose Project will aim.



LEGEND

- 01. TV Film Stages 20,000 sq ft (50x40m) 15m Eaves Height
- 02. TV Production Studio 10,000 sq ft (30x30m) 9m Eaves Height
- 03. Production Support + Canteen
- 04. Workshops
- 05. Boat house
- 06. Moorings
- 07. Wine Bar / Restaurant
- 08. Spa / Medical Centre
- 09. TV School / Academy
- 10. Leisure Centre
- 11. Existing hotel complex
- 12. Bray Studios complex

NOTE

Tree location has been taken from arboricultural survey and the minimum amount of trees has been removed in the proposal.



Drawing status
Preliminary

No.	Description	Date
1	Revised proposal as per client comments	20.01.21
2	Revised proposal as per client comments	27.01.21



BURKE RICKHARDS ARCHITECTS | Devcor House, 91 North Hill, Plymouth, PL4 8JT | 01752 266111 | www.burkerickhards.co.uk | mail@burkerickhards.co.uk |

Project number:	2246	Project name:	Windsor Montrose	Detail:	Proposed Site Plan	Drawn by:	CP	Dwg No:	(1010)00	2
Date:	January 2020	Client:	Serika (EA) Ltd	Status:	PRELIMINARY	Checked by:	SJR	Scale:	As indicated	A1

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LEGEND

- 01. Studio 20.000 sq ft (50x40m) 9m Eaves Height
- 02. Studio 10.000 sq ft (30x30m) 9m Eaves Height
- 03. Production Support Unit (80x30m)
- 04. Canteen / Offices
- 05. Boathouse
- 06. Moorings
- 07. Pub / Restaurant
- 08. Spa
- 09. Medical Centre
- 10. Leisure Centre

NOTE

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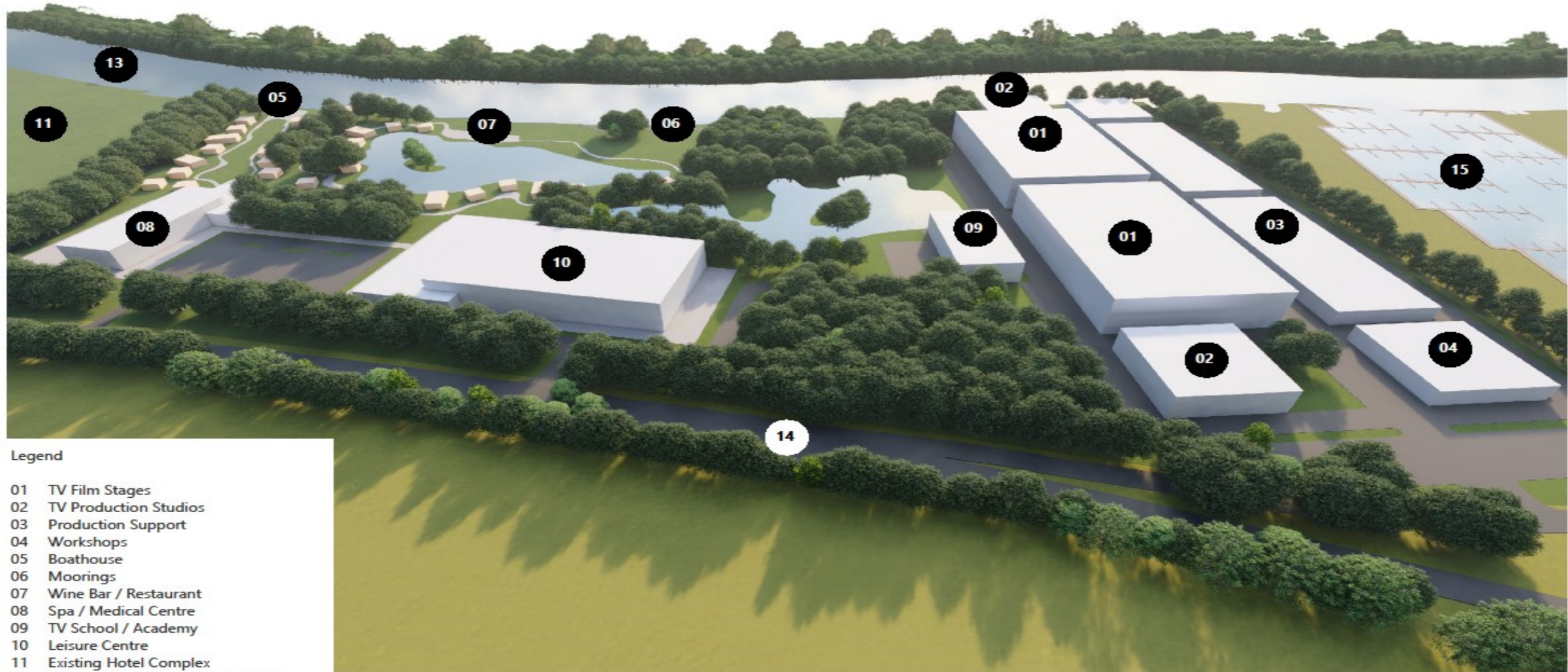
No.	Description	Date



BURKE RICKHARDS ARCHITECTS | Devcor House, 91 North Hill, Plymouth, PL4 8JT | 01752 266111 | www.burkerickhards.co.uk | mail@burkerickhards.co.uk

Project number: 2246	Project name: Windsor Montrose	Detail: Proposed Site Plan	Drawn by: CP	Dwg No: (1010)00
Date: January 2020	Client: Serika (EA) Ltd	Status: PRELIMINARY	Checked by: SJR	Scale: As indicated A1

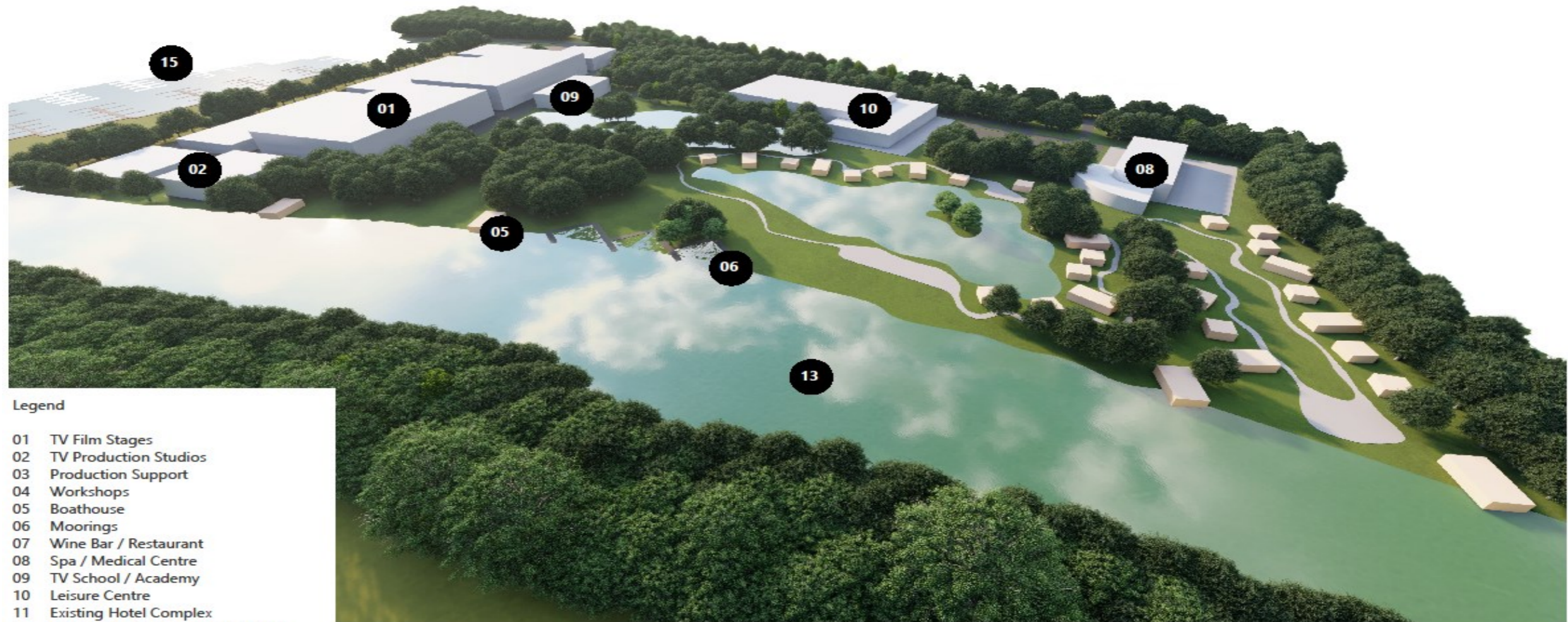
14/01/2021 15:00:08



Legend

- 01 TV Film Stages
- 02 TV Production Studios
- 03 Production Support
- 04 Workshops
- 05 Boathouse
- 06 Moorings
- 07 Wine Bar / Restaurant
- 08 Spa / Medical Centre
- 09 TV School / Academy
- 10 Leisure Centre
- 11 Existing Hotel Complex
- 12 Bray Studio Complex (not shown)
- 13 River Thames
- 14 Windsor Road
- 15 Windsor Marina

Aerial view towards development (south looking north)



Legend

- 01 TV Film Stages
- 02 TV Production Studios
- 03 Production Support
- 04 Workshops
- 05 Boathouse
- 06 Moorings
- 07 Wine Bar / Restaurant
- 08 Spa / Medical Centre
- 09 TV School / Academy
- 10 Leisure Centre
- 11 Existing Hotel Complex
- 12 Bray Studio Complex (not shown)
- 13 River Thames
- 14 Windsor Road
- 15 Windsor Marina

Aerial view towards development (north looking south)



