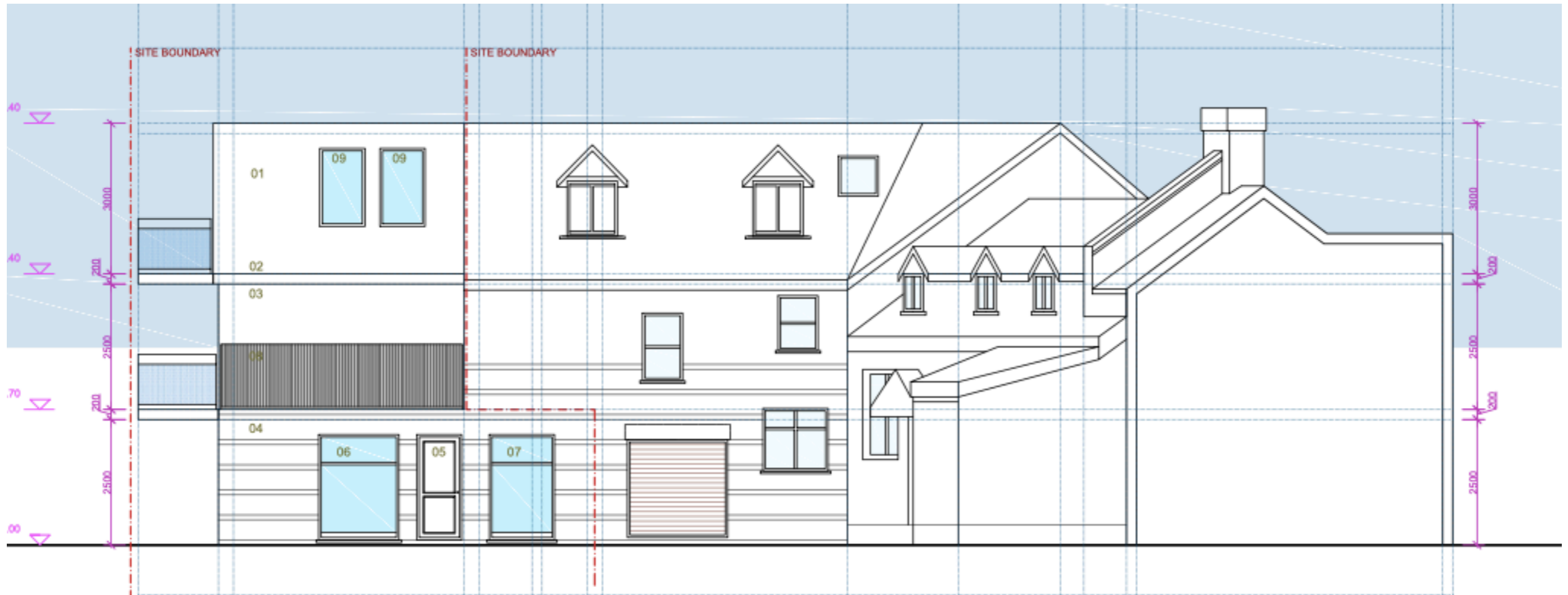


# PROPOSAL



A proposal to purchase the Development of :  
9 HEATH VILLAS, QUEEN'S PLACE ASCOT

# EXECUTIVE SUMMARY

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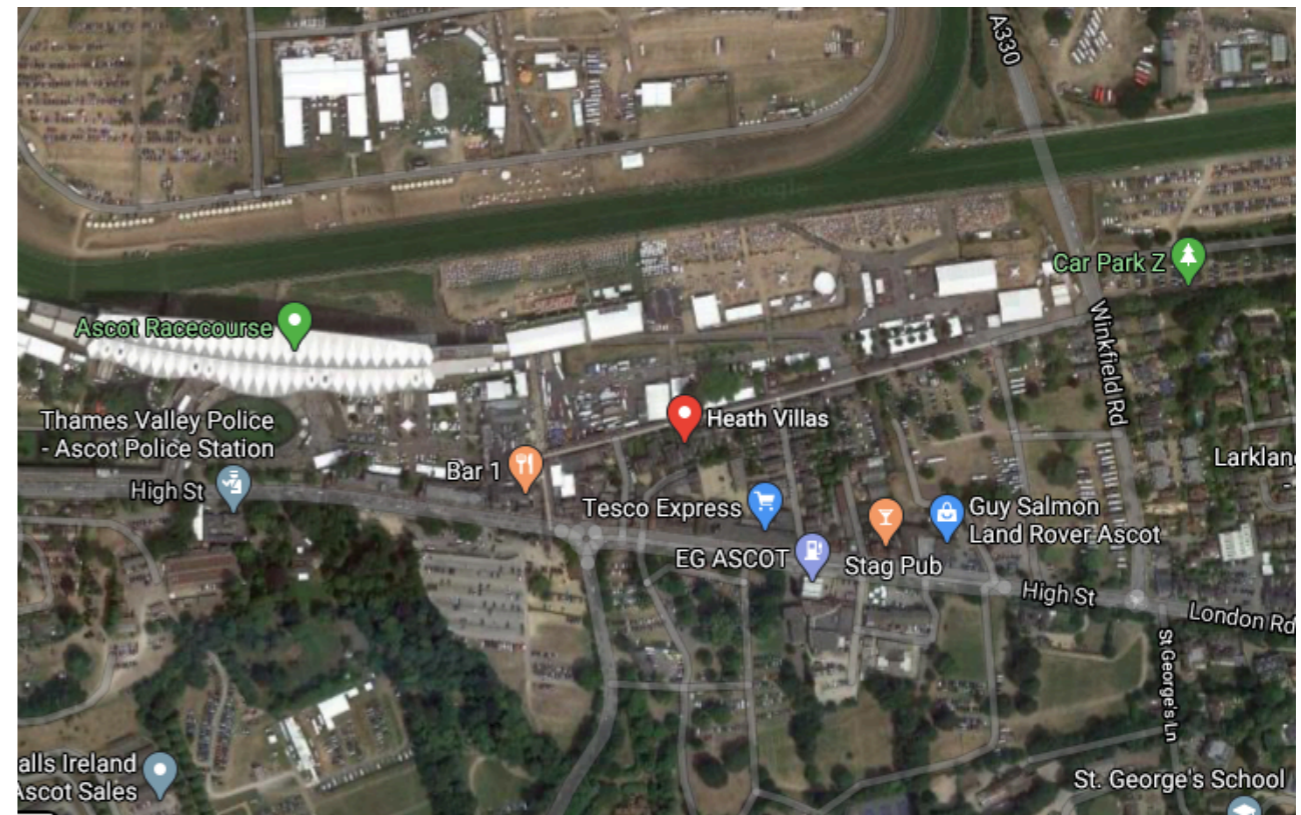
Fortescue Capital is proud to present the opportunity of investing into 9 HEATH VILLAS, QUEEN'S PLACE ASCOT. The development is one of a residential nature.

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- The Project: Proposal for the refurbishment and part conversion of a part dilapidated dwelling to provide 4 no. self contained residential units.
  - Address: 9 HEATH VILLAS, QUEEN'S PLACE ASCOT.
  - Purchase Price: £1.2 million
  - Gross Area: 275.05(sqm)
-

# LOCATION

- The site lies within the settlement of Ascot, as may be identified from the site location plan, between the High Street directly to the south and the Racecourse to the north.
- The site lies in a ‘Victorian village’ character area. Such character areas include townscapes of human scale, variations in roof lines, secondary streets, few trees, narrow plots and an overall vibrant character of commercial and residential. The proposed development would maintain these characteristics.
- The site lies in an area that includes an eclectic mixture of commercial and residential building types. Since the application proposal centres upon the effective re-use of an empty, part- dilapidated structure it propagates the diversity and vitality of the town centre character.

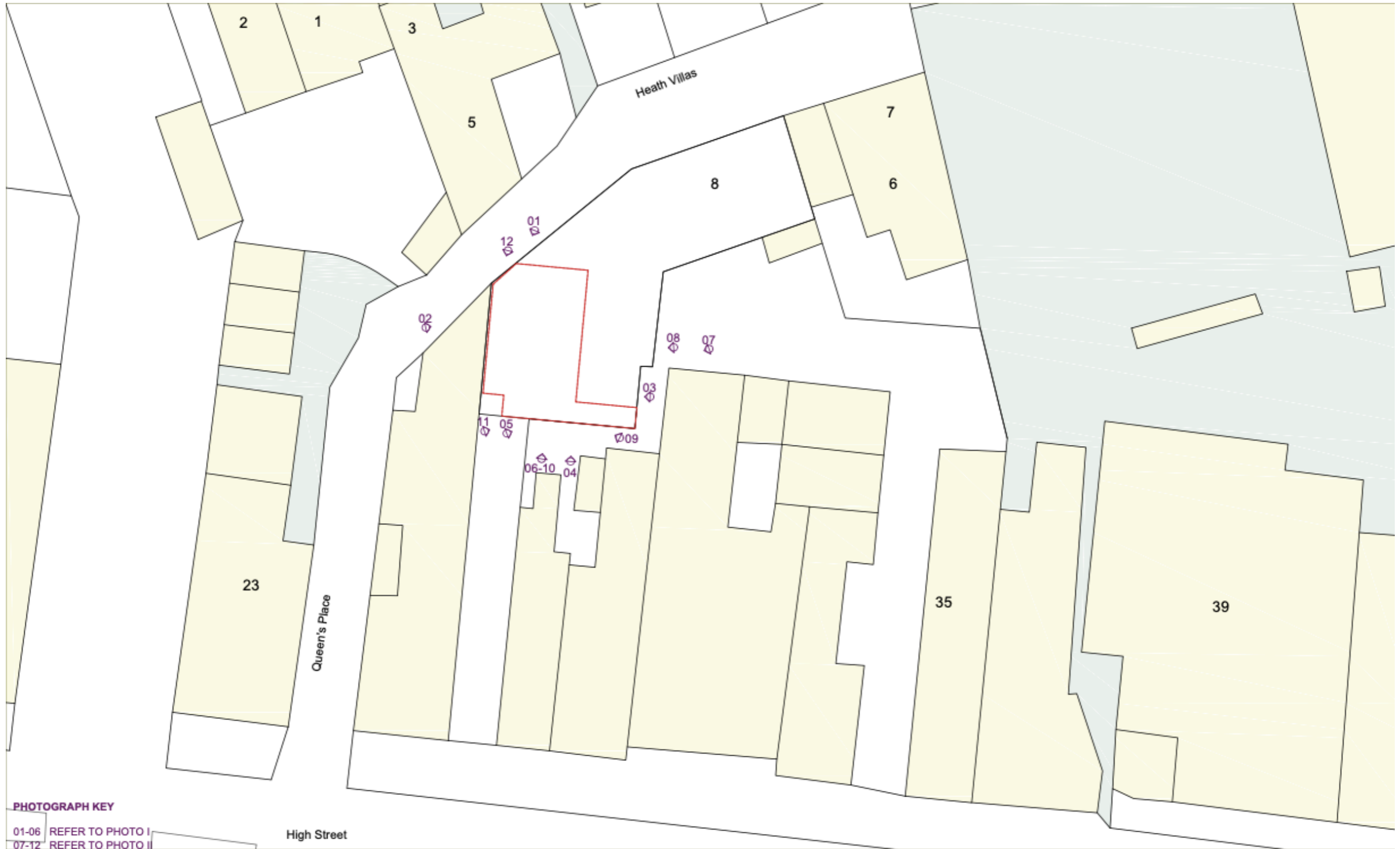


# THE SITE

- The site resides in a challenging location behind Ascot High Street with a small frontage to Queens Place. The celebrated Ascot Racecourse lies to the north of the site, Surrey House car park to the east.
- The immediate surroundings is an eclectic mix of retail/commercial and Residential properties, including 6 and 7 Heath Villas which lie to the east of the site.
- The vehicular access to the site is underneath upper storey accommodation between nos. 33 and 35 High Street – through to a small courtyard, used as overflow parking serving the variety of surrounding commercial properties.
- The property largely makes up the whole of the site, as a part dilapidated three storey structure. Whilst some of the enclosing structure is [uninsulated] solid brickwork, there are large swathes of light gauge galvanised metal stud walls with brick slip/Masonite boarding used as an external cladding material. There is a traditional [uninsulated] slate roof to the property. Fenestration and external doors are of white UPVC type.



# THE SITE



# PHOTOGRAPHS



EXTERNAL PHOTO 01



EXTERNAL PHOTO 02



EXTERNAL PHOTO 03



EXTERNAL PHOTO 04



EXTERNAL PHOTO 05



EXTERNAL PHOTO 06

# PHOTOGRAPHS



EXTERNAL PHOTO 07



EXTERNAL PHOTO 08



EXTERNAL PHOTO 09



EXTERNAL PHOTO 10



EXTERNAL PHOTO 11



EXTERNAL PHOTO 12

# PHOTOGRAPHS



INTERNAL PHOTO 01



INTERNAL PHOTO 02



INTERNAL PHOTO 03



INTERNAL PHOTO 04



INTERNAL PHOTO 05



INTERNAL PHOTO 06



# SITE LAYOUT

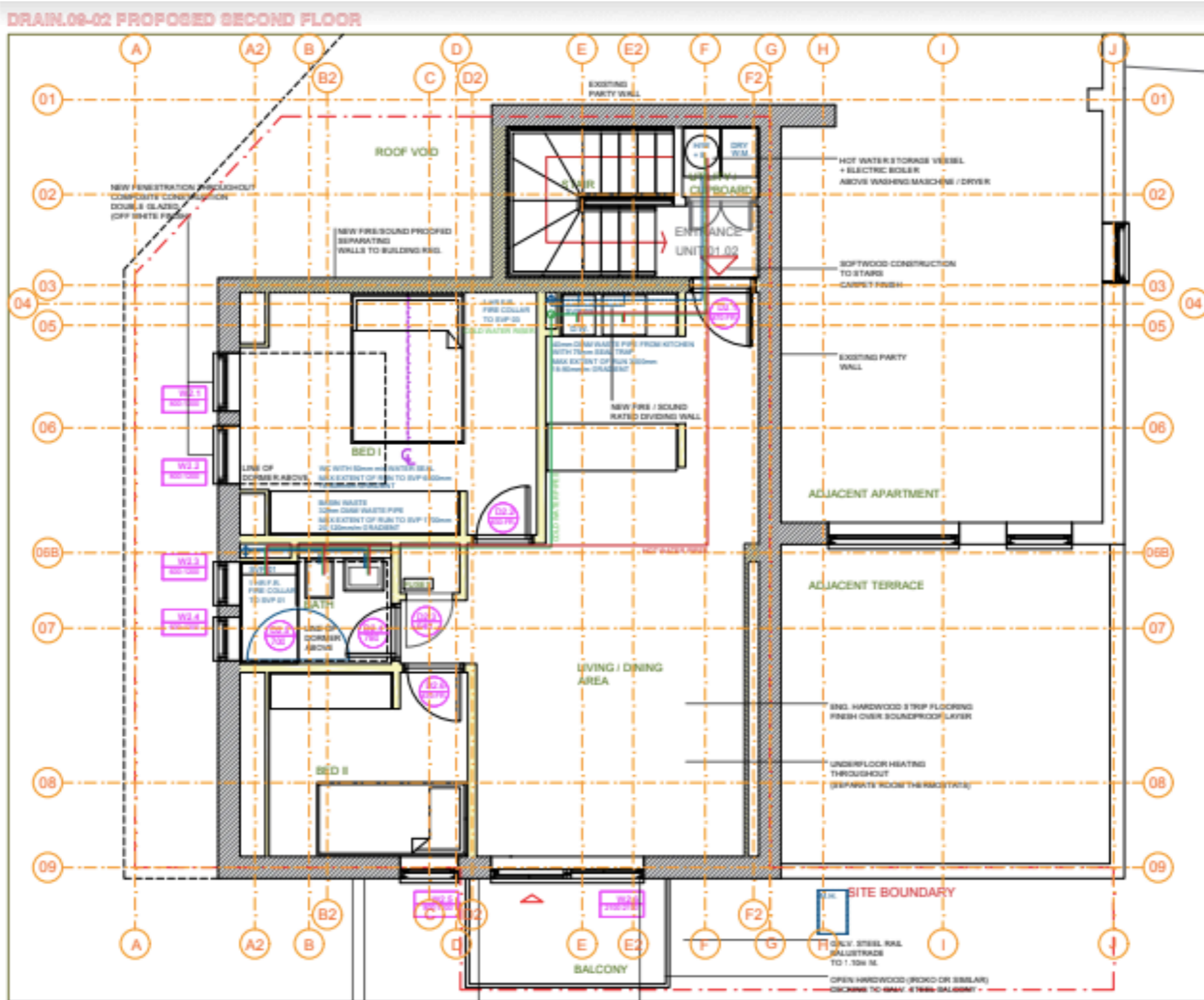
- New development is required to display high standards of design and landscaping, issues to consider include the retention of important views, the creation of visual interest, ensure safe movement, and apply appropriate levels of car parking.
- The site plan confirms that the property has an entrance off Queens Place. This entrance serves both the one-bed flats over the upper floor units and one of the ground floor studios. The other ground floor studio is entered off the courtyard accessed from the High Street.
- The modest proposal is for the refurbishment, and conversion of the existing [part dilapidated] three storey structure to provide 4 no. self-contained residential units.
- The distribution of units is as follows : Ground floor level - 2 no. studio apartments First floor level - 1 no. one bed apartment Second floor level - 1 no. one bed apartment. Total - 4 no. apartments





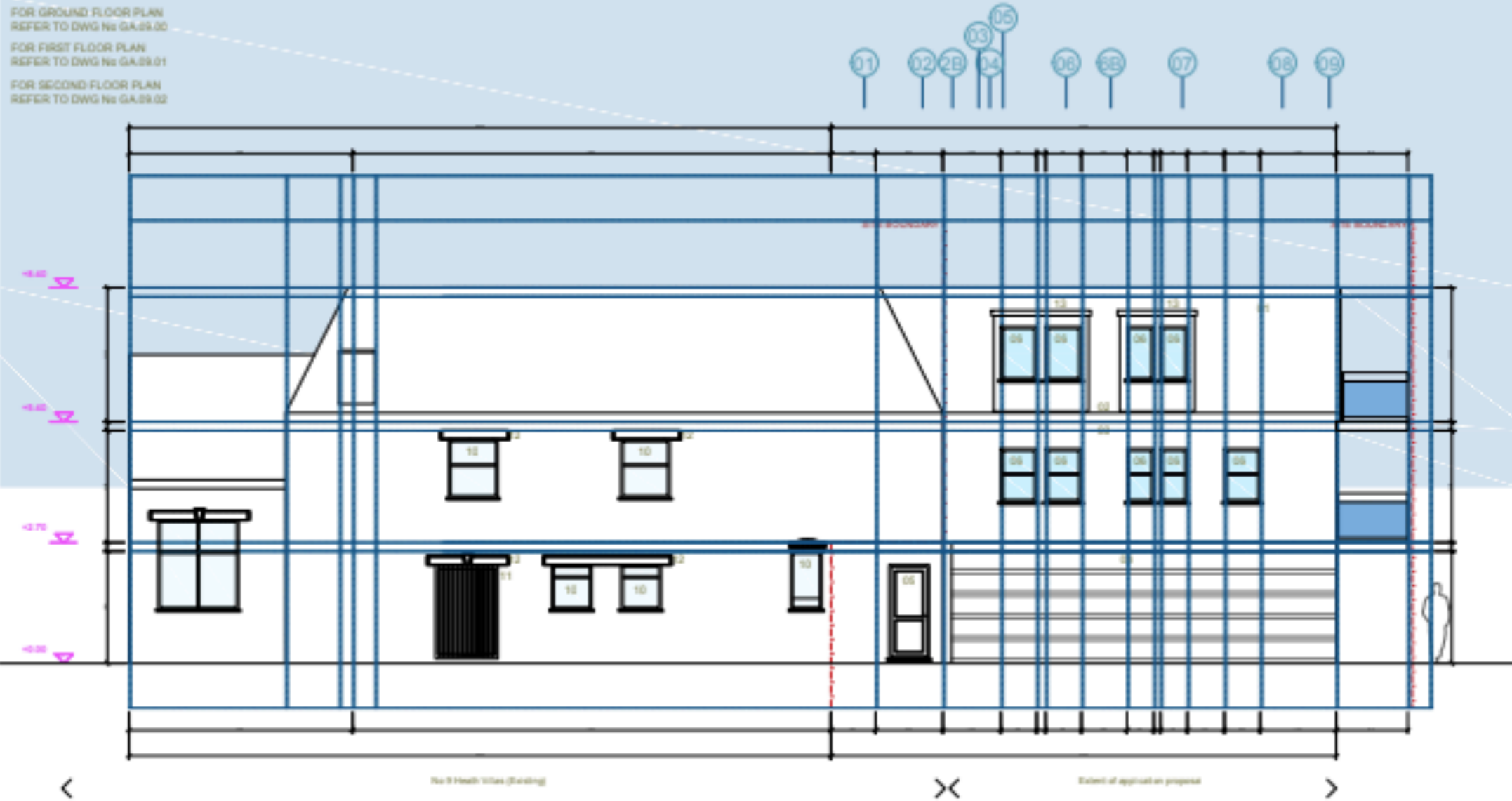


# PROPOSED FLOOR PLANS



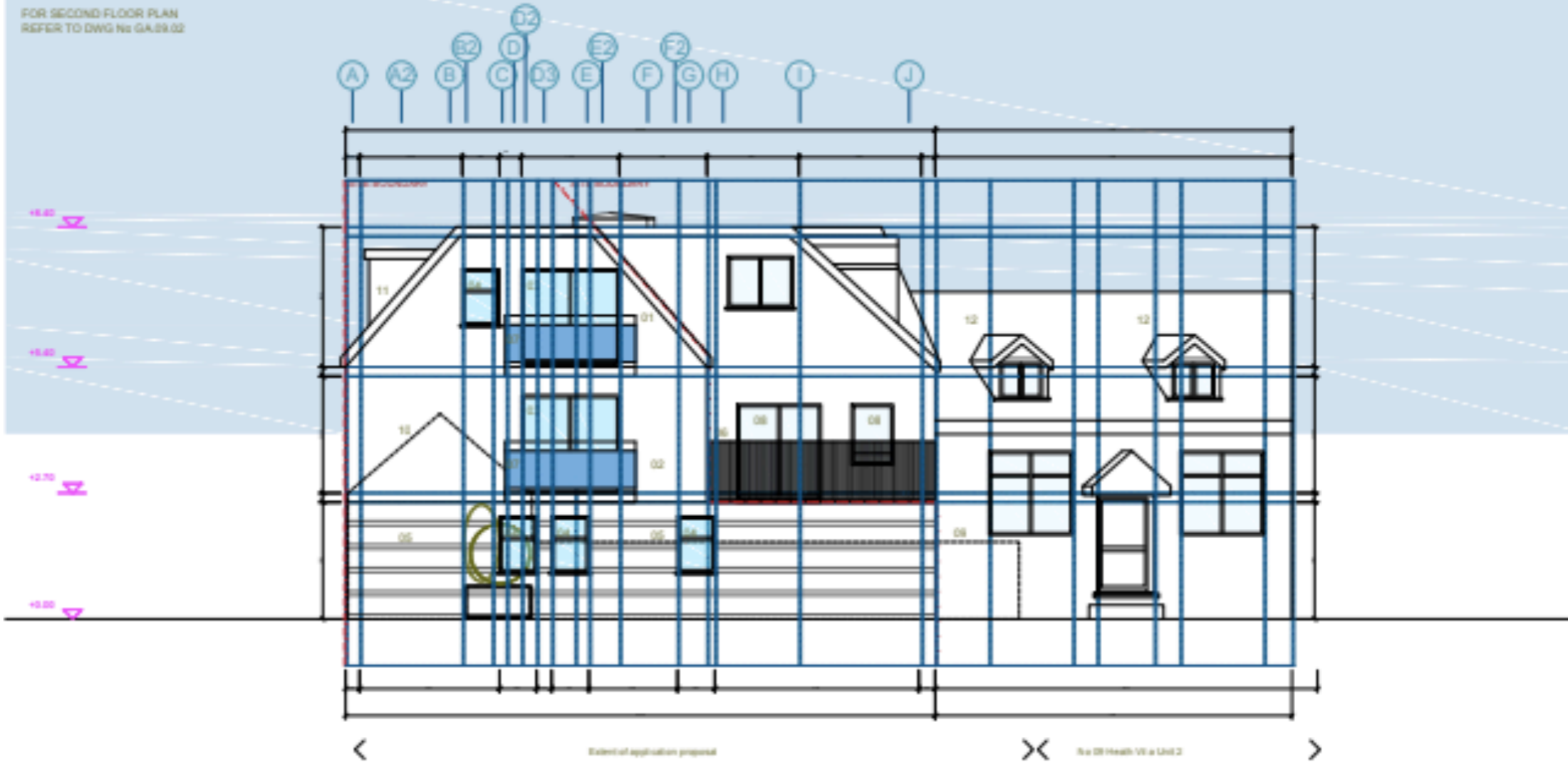
# PROPOSED ELEVATIONS

FOR GROUND FLOOR PLAN  
REFER TO DWG No GA.09.00  
FOR FIRST FLOOR PLAN  
REFER TO DWG No GA.09.01  
FOR SECOND FLOOR PLAN  
REFER TO DWG No GA.09.02

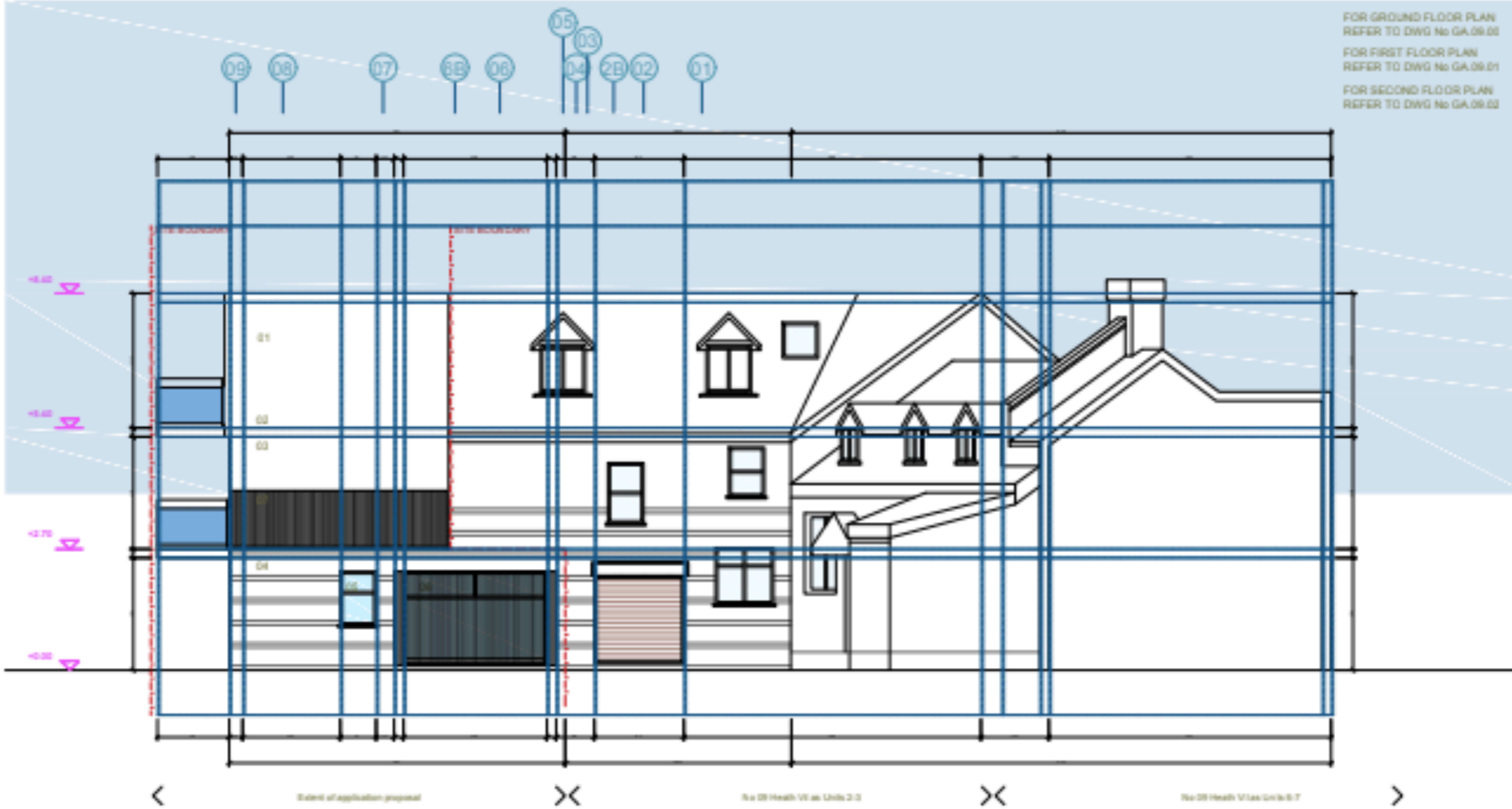


# PROPOSED ELEVATIONS

FOR GROUND FLOOR PLAN  
REFER TO DWG No GA.09.00  
FOR FIRST FLOOR PLAN  
REFER TO DWG No GA.09.01  
FOR SECOND FLOOR PLAN  
REFER TO DWG No GA.09.02



# PROPOSED ELEVATIONS



# APPEARANCE



The application scheme addresses notable, practical improvements to that of the most recently consented scheme for the site. Instead of providing a single three storey house without appropriate external amenity spaces, it is proposed that an alternative scheme, of suitably smaller units – logically devised over the three available levels shall function more efficiently and provide better assurance of the long term, effective residential use of the application site.

The application proposal is a reasonable, well considered [albeit modest] attempt to put back into use a vacant, part dilapidated structure in an established interesting town centre location, that informs the variety and quality of the local housing stock.

The application design is fitting for the urban character and historic surroundings of the town centre site, that does not compromise the privacy, outlook or comfort of existing neighbours to this restrained site.

It may therefore be seen that the positive review of the application would be consistent with the ambitions and intentions of local, regional and national Planning Policy and Guidance towards the useful assumption of previously developed land in strategic urban situations.