

FBW

projects



 CHATSWORTH  
PARK LUBOWA

Phases 1 and 2  
Sales Pack

# Chatsworth Park Location

and utilities and is developing as a high-class residential area away from the congestion of the city.

The site itself offers an attractive hill top location with views across to Lake Victoria and the surrounding hills and forms part of an area of undeveloped land covering the hill top and slope. The neighbours are predominately residential houses.

The site is within walking distance of both the International School of Uganda and planned shopping and recreational facilities. It is well serviced by a good quality road from central Kampala and, with the exception of mains sewerage, all major utilities are located immediately adjacent to the site (water/electricity/telephone).

The site for the development is a greenfield site covering five acres. It is located on Lubowa hill, which is a city suburb situated approximately ten kilometres to the South East of Central Kampala along the Kampala-Entebbe highway.

The area around Lubowa offers a unique location within Kampala that combines a tranquil environment with relatively easy access to the city centre. The area is well serviced with roads



Extract from title deed plan



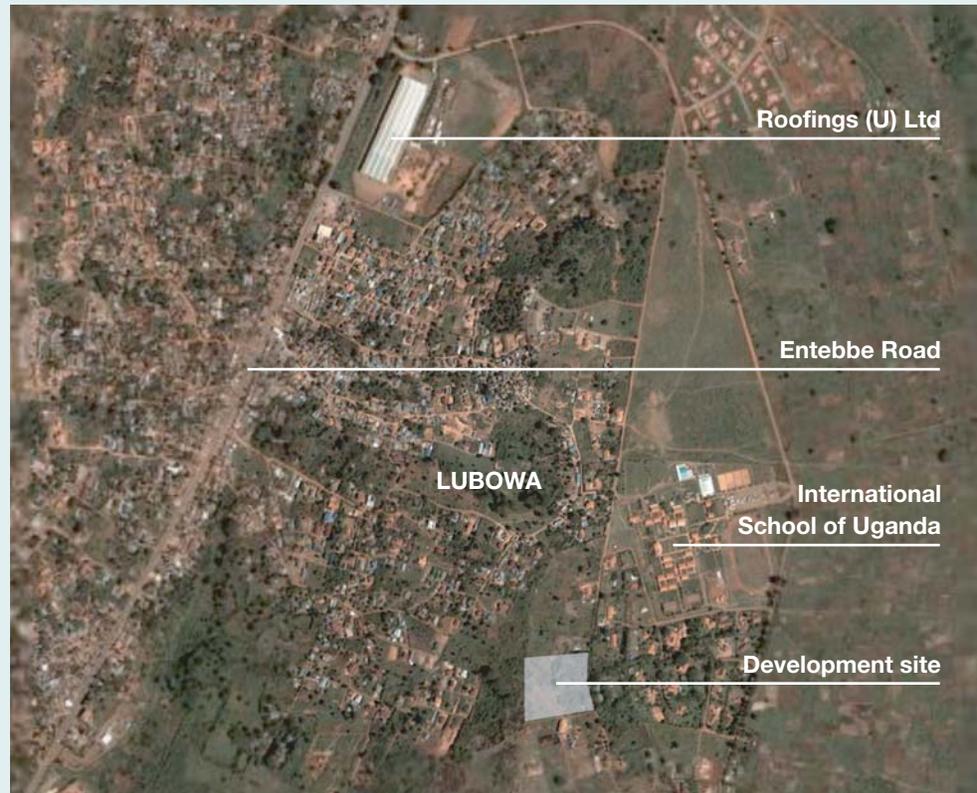
Lake view from top of site (looking SE)



View from top of site showing grass plateau



Lake view from side of site (looking South)



# Chatsworth Park Design Concept



The development has been conceived to offer its users the highest level of accommodation in a modern relaxing and friendly environment. Both internally and externally, the accommodation and public spaces have been designed to exploit the pleasant climate found in Uganda and the calm surroundings provided by the context and location of the site.

The development is to be built to international standards of quality and workmanship. The design proposals are to provide for cost effective, flexible and practical space utilisation balanced against the aesthetic desires to develop buildings of high quality and architectural merit to reflect the aspirations and expectations of the developers and end users.

The major design criteria considered in the development have been to:

- ▶ provide modern homes of quality and class;
- ▶ provide a relaxed, friendly and open environment for residents;
- ▶ utilise and enhance the natural attributes of the proposed site to create a natural and calming environment;
- ▶ promote the use of natural light and ventilation;
- ▶ utilise locally available natural materials where possible;
- ▶ encourage the use of landscaping internally and externally;
- ▶ create flexible accommodation with scope for future expansion;
- ▶ utilise durable and low maintenance materials;
- ▶ utilise effective planning and construction detailing suitable for local climate and conditions.



## **Design, Construction Materials and Workmanship**

Houses will be designed and supervised by FBW, who are the same architects responsible for such notable local buildings as The Emin Pasha Hotel, the Ndere Centre, the new British High Commission, the Motorcare (Nissan) Building, Kabira Country Club, the new Presidential Suites at Speke Resort, Munyonyo and various other high quality private residences in East Africa and beyond.

The proposed development is to be constructed of high quality, durable and low maintenance materials that will offer a high standard of finish and provide an attractive environment for many years. This is expected to dictate the use of locally available good quality materials being supplemented by imported fixtures and fittings in some areas – notably in electrical, plumbing and sanitary installations.

FBW intend to be uncompromising in ensuring the highest standards of workmanship are employed in the construction of the project. The project is expected to become a showcase development that will demonstrate the highest standards of construction and finishing that can be achieved in Uganda.

### Design Proposals

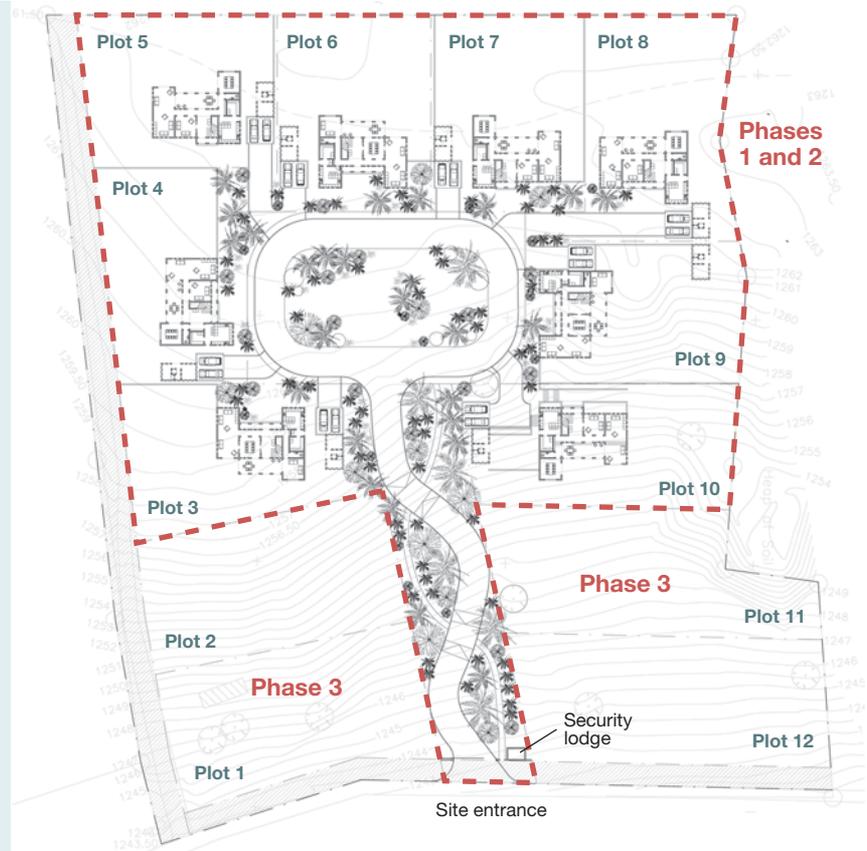
These proposals are for a phased residential development planned on a site located on top of Lubowa Hill with dramatic views of the lake and surrounding area.

The development has been carefully laid out to take advantage of the natural attributes of the site following consideration of context, building aspect, views, sun-paths, and prevailing wind direction. The natural slope of the site is exploited to reduce the impact of the development when viewed from the street and to ensure that unimpeded lake views are maintained from within the site.

Individual buildings are well spaced to maximise the availability of natural light and ventilation and are separated by well-planted gardens and terraces to ensure privacy between individual units.

### Site Services

**Water:** Water for each house is to be stored in tanks providing a sufficient reserve for each property should the supply be interrupted. Cold water supply is to be controlled via pressure monitoring devices to ensure adequate pressure at outlets. Hot water is to be supplied via a solar heating system with backup from electric boilers.

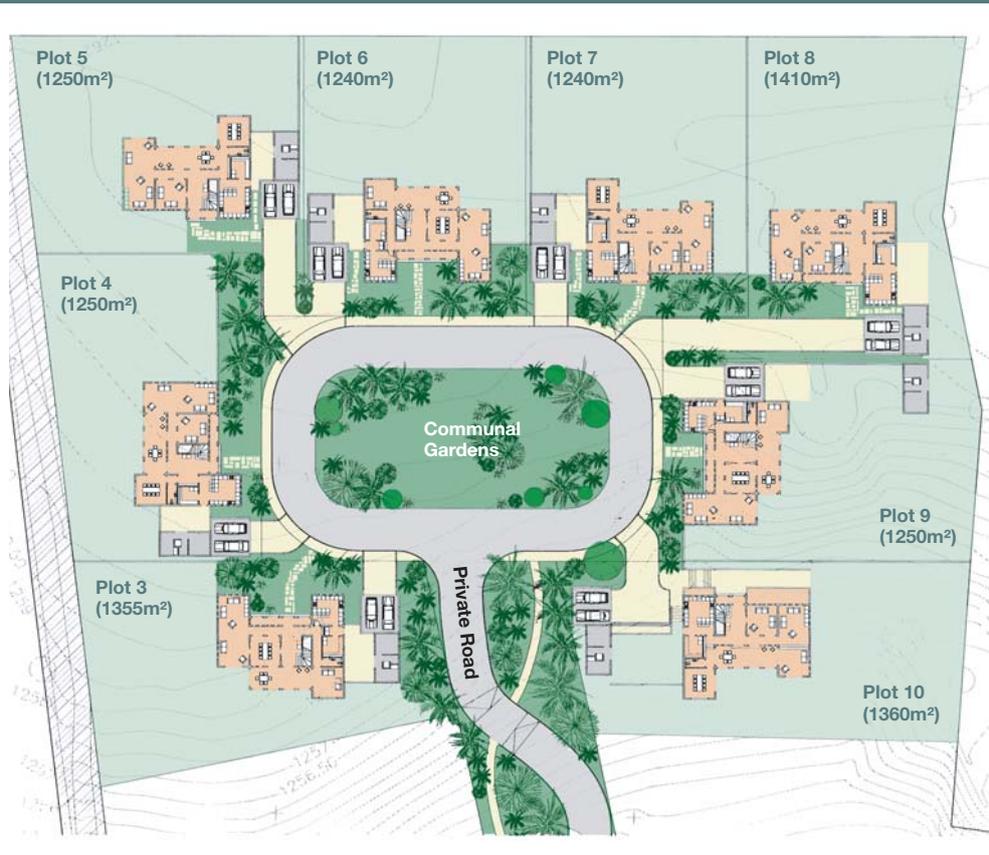


# Masterplan Design and Services

**Electricity:** Power will be provided via mains supply.

**Security:** The site is planned as a private gated community with a high level of security provided at the perimeter of the site to allow lighter security measures within the site boundaries. Security will be provided by an enclosed security fence to the

site perimeter and controlled access points into the site. 24-hour security cover will be provided by patrolling security teams employed by the development, together with backup from Police/LDU armed response units. The private access road serving the site will be gated and manned 24hrs. Individual plots will be fenced.



## Siteplan Phases One and Two

The first two phases of the development provide a small secure exclusive estate of modern detached residences planned on top of Lubowa Hill arranged around a shared entrance court, that are linked through their scale, detail and use of materials to form a cohesive development.

The intention of the development is to create a small gated community

of private high-class family homes located around a semiprivate planted court.

This space is conceived a shared, safe, community space and play area intended to provide tranquil and secluded areas for residents overlooking the lake. The communal gardens are conceived in the best traditions of colonial garden planning that mixes open, gently sloping lawns with densely planted areas of tropical plants, flowers, shrubs and trees, which offer shade, visual variety and encourage bird life. Existing mature trees and shrubs located within the site will be maintained to provide an established and attractive setting.

### Planning

Each of the houses is situated on its own private 1/3 acre plot within the development – each with its own aspect and views towards the Lake or surrounding landscape. Plot sizes are deliberately kept small to allow the scale of the development to have a cohesive ‘village’ feel rather than individual houses spread out on suburban plots as found elsewhere in the city. Houses and plots have been carefully planned to ensure privacy within private gardens and to maintain views out over the landscape.

# The Houses Internal Arrangements

Each house is planned as a variation on a standard 3/4 bed, double storey house covering 300m<sup>2</sup>. Standard accommodation has been arranged to provide three separate house types each type offering a slight variation in plan and appearance to respond to the attributes of individual plots.

All houses offer accommodation over two floors with spacious, bright and well-ventilated, open-plan living spaces offering unrestricted views towards the Lake and the landscape.

Each house will also be able to be extended to provide further accommodation either during construction or at some future date.

## Lower Level

The ground floor of the standard house is planned around a large covered living terrace which is central to the main living accommodation and overlooks the garden. There is a large open plan living room and separate dining room to one side, leading from the entrance hall. Spacious kitchen and utility spaces are located adjacent to the entrance hall, which leads to a service yard and staff accommodation (if required).

The ground floor also has a garden room located beyond the kitchen, which is a walled, covered terrace or dining area overlooking the garden.

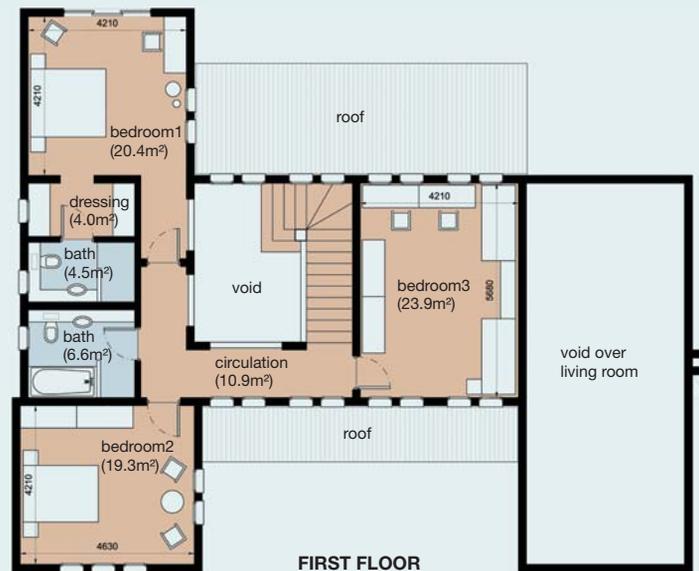
This room can be provided with an en-suite shower room and may be easily enclosed to provide a separate guest suite, study, gym or family room.

## Upper Level

The upper level of the standard house provides a master bedroom with walk-in closet and en-suite shower room, together with two further double bedrooms and a separate family bathroom. Bedrooms are distributed around galleried loggia which overlooks the double height entrance hall.

There are also options to add additional bedrooms or an alternative master bedroom suite rooms to the upper floor to make four or five bedrooms upstairs.

Separate options are available for staff quarters and covered parking.





All houses will be developed on a turn-key arrangement whereby FBW will design and build each house to a high standard. Each house will be fully finished, complete with fitted kitchens and bathrooms and ready to occupy (excluding furniture).

Phases 1 and 2 will be limited to just eight detached houses, which are to be offered at a discounted price to encourage early commitment from purchasers. A 10% payment from prospective buyers will secure any property before construction and will allow owners an opportunity to amend final designs and finishes.

## Phases 1 and 2 Development & Sales

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