

The contractor is responsible for checking dimensions, tolerance and information. Any discrepancy to be verified with the Architect before proceeding with the work. Where all data is concerned to drawings at different scales the large scale drawing is to be worked to.

Do not scale drawing. Figure dimensions to be worked to in all cases.

CSM 90232, A7C100 2013. All current drawings and specifications for the project shall be read in conjunction with the relevant Report and Environment Assessment Report.

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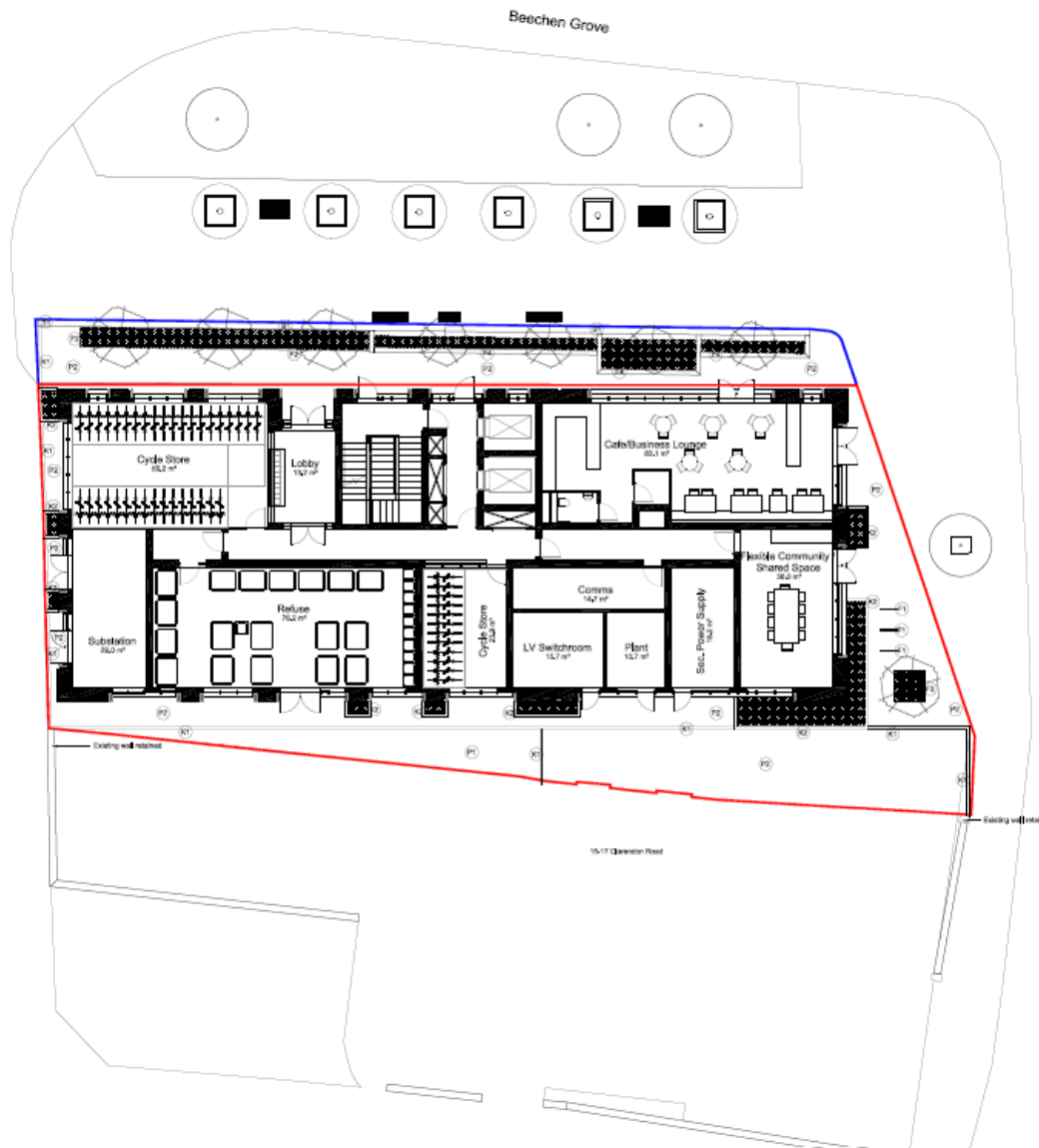
0 1000 2000 3000 4000 5000

Site boundary
 Local Land Boundary

Version	Date of Issuing	No.	Rev.
Rev. 001	01/10/2013	001	001

19-21 Clarendon Road
 Site Location Plan - Existing

BA9023-PRP-ZZZZ-ZZ-DR-A-1_0000



The contractor is responsible for checking dimensions, tolerances and references. Any discrepancies to be resolved with the client before commencing any work. The contractor is to be held responsible for any discrepancies to be resolved with the client before commencing any work. The contractor is to be held responsible for any discrepancies to be resolved with the client before commencing any work.

- KEY
- Site boundary
- Leased land boundary
- FINISHES
- As built, Colour: Black 410 Engineers specification
- Yorkstone flag paving, Size: random lengths to match existing, staggered joint, thickness 100mm, Colour and finish to match existing footpath paving.
- NOTES
- Treated hard bit tarmac, Size: length 0.15, width 145, height 200mm, Colour: powder equivalent colour finish
- Treated hard bit tarmac, Size: length 0.15, width 145, height 200mm, Colour: powder equivalent colour finish
- BOUNDARIES
- Existing brick wall retained and to be made good as required.
- FURNITURE
- One, white metal bench seat to accommodate two, length 100 mm, powder coated steel, to match adjacent seating, to be made good.
- Metal mesh planter, Size: 600mm high x 1000mm wide, Colour: powder coated -RAL, to match architecture details.
- Metal mesh planter, Size: 1000mm H x 1000mm W x 1000mm L, Colour: powder coated -RAL, to match architecture details.
- Existing brick planter to be made good as required.
- SOFT LANDSCAPE
- Existing tree
- Proposed tree/shrub
- Proposed planting



19-21 Clarendon Road
 Ground Floor
 Landscape GA Plan

BA0203-PRP-ZZZZ-00-DR-L-2001 Rev 02
 For Planning

Drawn: M3 Checked: AGF Date: 06/10/2019 10:41:41 1/10

PRP 020-024
 London
 020 7603 1000



The contractor is responsible for checking dimensions, tolerances and annotations. It is recommended to coordinate with the structural engineer providing with the works. Where an issue is identified by change in different areas for large work items it is to be avoided.

Do not make drawing beyond dimensions to be worked to in all cases.

BSM REGULATIONS 2013. All worked drawings and specifications for the project must be used in conjunction with the Design & Technical and Environmental Assessment Report.

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— Site Boundary
 — Leased Land Boundary

Rev.	Date	Description	By	Check
1	08/08/2024	Issue for Planning	PRP	PRP
2	10/08/2024	Issue for Planning	PRP	PRP
3	12/08/2024	Issue for Planning	PRP	PRP

19-21 Clarendon Road
 Proposed GA Plan - Level 07

BA0623-PRP-ZZZZ-07-DR-A-1_0107
 REV A
 FOR PLANNING

PRP
 020 7623 1200

5. DESIGN PROPOSAL

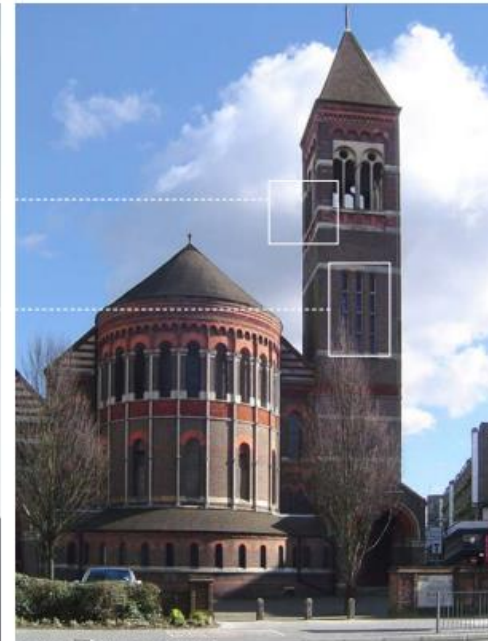
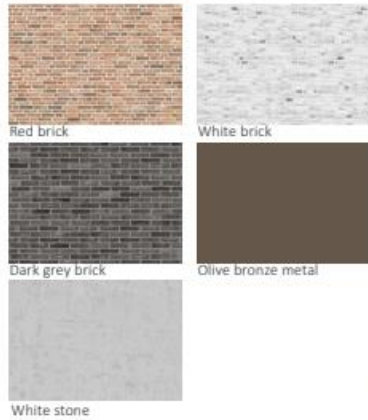
5.1 Contextual Response

Local Architecture & Materiality

The initial concept correlates with existing surrounding context which include buildings like the Baptist Church, the Palace Theatre and listed buildings along the Watford High Street.

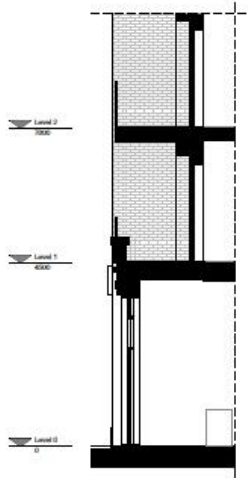
The material concept and facade articulation links to these buildings but expresses it in finer detail:

- Architectural detail has a 'bottom', 'middle' and 'top'
- White stone horizontal bands, reference the Church and Palace Theatre;
- Brick reveals around windows referencing the church
- Brick patterning on the Watford High Street embossed into metal panels below windows





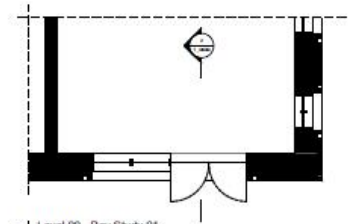
1 | Bay Study Elevation - Commercial Frontage
1:50



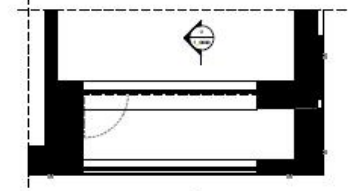
2 | Proposed Section
1:50



3 | Bay Study 01



4 | Level 00 - Bay Study 01
1:50



5 | Level 01 - Bay Study 01
1:50



6 | Bay Study 01 - Proposed View
1:50

The contractor is responsible for verifying dimensions, tolerances and materials for compliance to be verified with the final construction documents.

Do not scale drawings. Figure dimensions to be verified to all scales.
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BAY STUDY LOCATION



MATERIAL KEY

- 1. Railings with olive grey metal finish
- 2. Railings with white metal finish
- 3. Clear glazing
- 4. White multi-block brick structural bond
- 5. White stone or similar effect cladding
- 6. White multi-block brick double clack soldier
- 7. Recessed white multi-block brick structural bond
- 8. Slipspace
- 9. White stone or similar effect
- 10. Ventilation panel with olive grey metal finish
- 11. Light stone or olive grey metal finish
- 12. Recessed dark grey/black multi-block brick structural bond
- 13. Dark grey/black multi-block brick double soldier
- 14. Dark grey/black multi-block brick structural bond
- 15. White stone or similar effect frame
- 16. Ventilation panel glass relative to match frame colour
- 17. Curtain wall frame with olive grey metal finish

Rev.	Date	Description	By	App.

19-21 Clarendon Road
Proposed Bay Study - Commercial Frontage

BA0623-PRP-ZZZZ-ZZ-DR-A-1_0000
REV A
FOR PLANNING



5.7 Proposed Elevation

North Elevation - Beechen Grove



East Elevation - Clarendon Road



South Elevation



West Elevation - Watford House Lane





Beechen Grove Looking East



Beechen Grove Baptist Chapel



Beechen Grove Looking West



Beechen Grove Baptist Chapel

