

SITE LOCATION PLAN  
Streetwise SCALE 1:1250

A4 SIZE

SITE LOCATION PLAN  
AREA 5 HA  
SCALE 1:1250 on A4  
CENTRE COORDINATES: 511607, 197168



0 20 40M

Kevin O'Callaghan  
Chartered Architect  
37A, St Albans Road, Watford, Herts, WD24 8PJ  
Tel: 01923 853848 & 07812695079

DATE: OCT 2021  
A4 SIZE

SITE:  
ST MARGARETS,  
RADLETT ROAD,  
WATFORD,  
HERTS,  
WD24 4LA.

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Licence No: 100047474  
13/10/2021 14:32:41

DRAWING  
NUMBER  
SLP-3000

BLOCK PLAN  
Streetwise SCALE 1:500

BLOCK/SITE PLAN  
AREA 90m x 90m  
SCALE 1:500 on A4  
CENTRE COORDINATES: 511620, 197108



SCALE BAR  
0 6 12 18M

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DATE: OCT 2021  
A4 SIZE

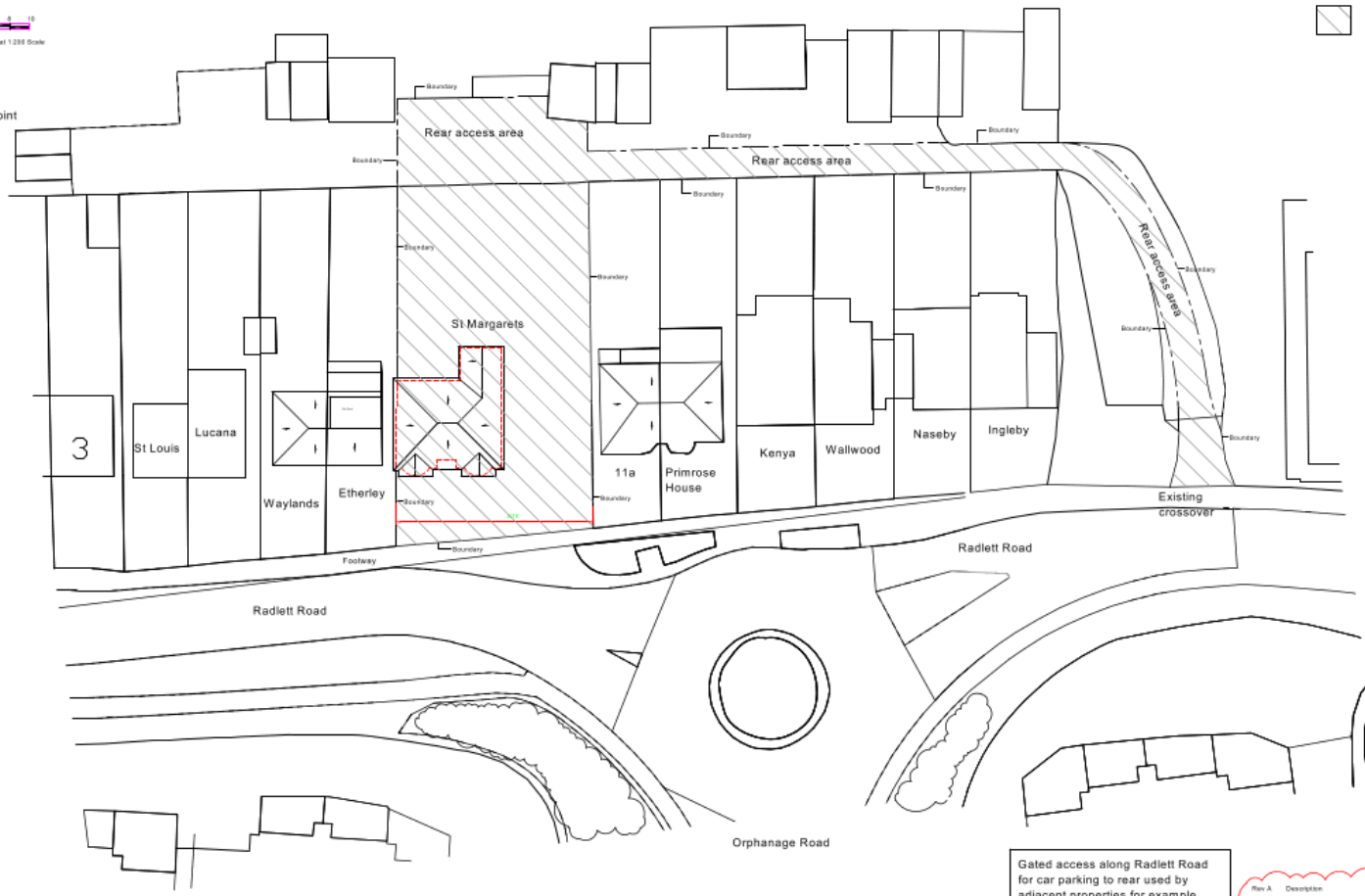
SITE:  
ST MARGARETS  
RADLETT ROAD,  
WATFORD, HERTS,  
WD24 4LA.

Supplied by Streetwise Maps Ltd  
www.streetwise.net  
Licence No: 100047474  
13/10/2021 14:34:24

DRAWING  
NUMBER  
BP-4000



North Point



Site



Gated access along Radlett Road for car parking to rear used by adjacent properties for example Etherley, Primrose, Kenya, Wallwood, Naseby, Ingleby & 11a.

Rev A Description Date: Feb 2022  
 Proposal amended from 6 flats to 2 off semi detached dwellings with gardens to front and rear including off street parking for cars



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**CLIENT** Wilson Smith Developments  
**LOCATION/PROJECT** St Margarets, Radlett Road, Watford, Herts.  
**TITLE IF DRAWING** Existing Site Plan, with roof plan

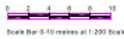
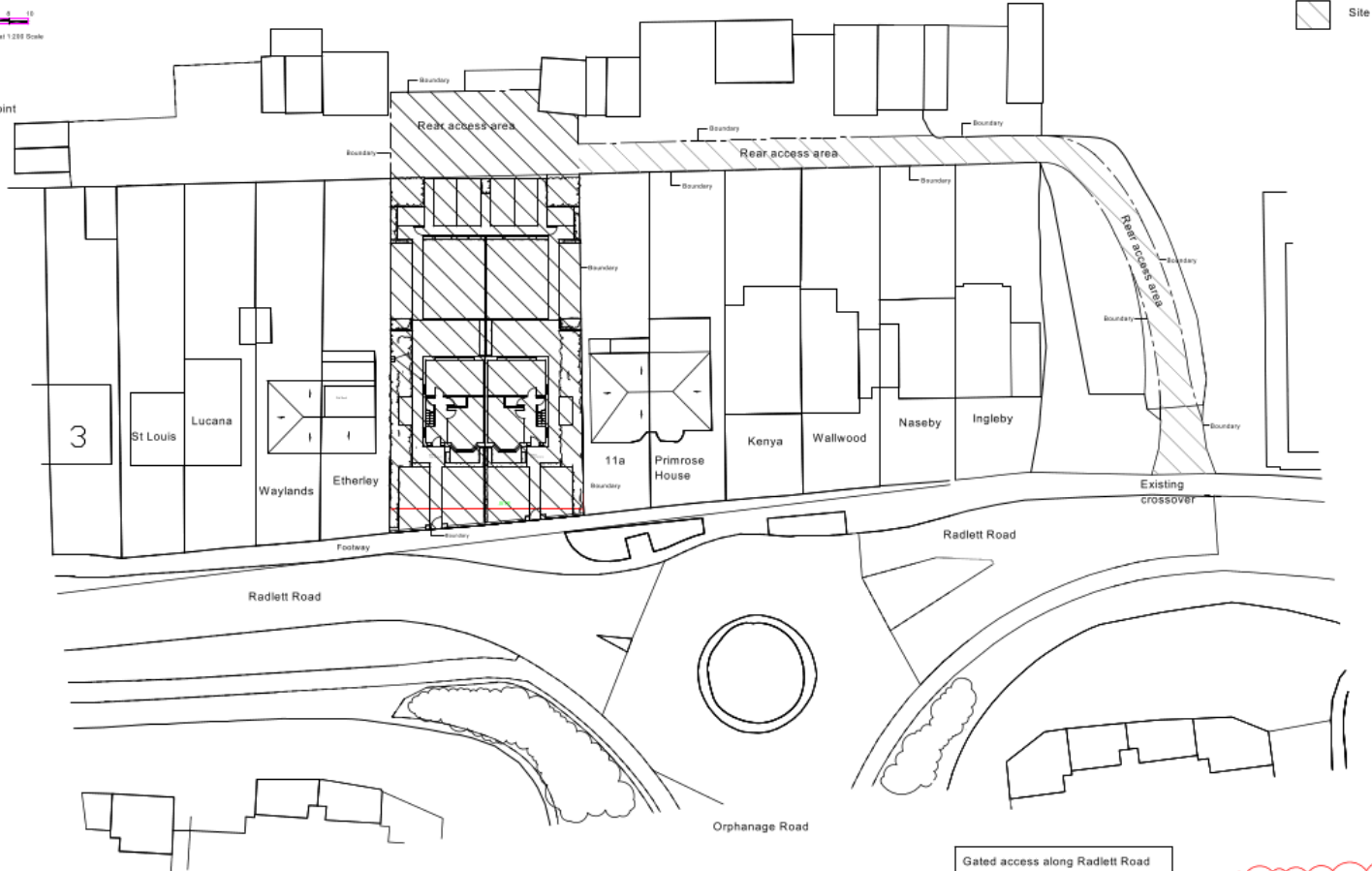
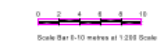
**DESCRIPTION OF PROPOSED WORKS**  
 Demolition of existing detached dwelling and construction of two storey building comprising of 2 off semi detached dwelling with gardens to front and rear including off street parking for cars

**DRAWING STATUS**  
 For Full Plans Application

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 All dimensions are in millimetres. If in doubt ask. This drawing is not to be used for setting out.  
 All plans and drawings to be checked on site prior to commencement and controlled by the architect. This drawing is to be used in conjunction with all other relevant drawings and details.  
 Party Walls: All relevant party wall agreements are to be entered into and agreed before commencing work. In consultation of works.  
 All work over the ground level applications with party contracts to be agreed and approved prior to work on site.

Materials and workmanship must be of a standard conforming with the appropriate recognition authority. For example "National House Building Council", "British Standards Institution", "Department of the Environment Building Regulations 1987 etc."  
 Health and Safety: The client will be the responsible "Principal Designer" to all on his behalf who will ensure that where applicable the "Construction (Design & Management) Regulations 2015" are followed by all engaged.  
 The Contractor must at all times operate with working practices, maintain the integrity of the existing structure, and conduct all the approved operations at all times in strict accordance with the "Construction Health, Safety and Welfare Regulations 2015".  
 The working methods of any excavation operations must first be discussed with the Principal Designer and the designer prior to commencement.

**DATE** Oct 2021  
**SCALE** 1:2000  
**DRAWING NUMBER** PL-ST-1000  
**REVISED BY** K O'C  
**REVISIONS** A  
**AS SHOWN**  
 Part Drawing of LCB For All sites



Gated access along Radlett Road for car parking to rear used by adjacent properties for example Etherley, Primrose, Kenya, Wallwood, Naseby, Ingleby & 11a.

Rev A Describes  
 Proposal amended from 8 flats to 2 off semi detached dwellings with gardens to front and rear including off street parking for cars  
 Date: Feb 2022



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**CLIENT** Wilson Smith Developments  
**LOCATION/PROJECT** St Margarets, Radlett Road, Watford, Herts.  
**TITLE OF DRAWING** Proposed Site Plan, with roof plan

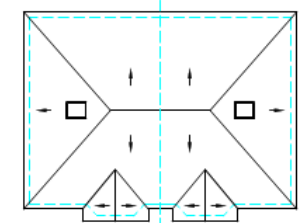
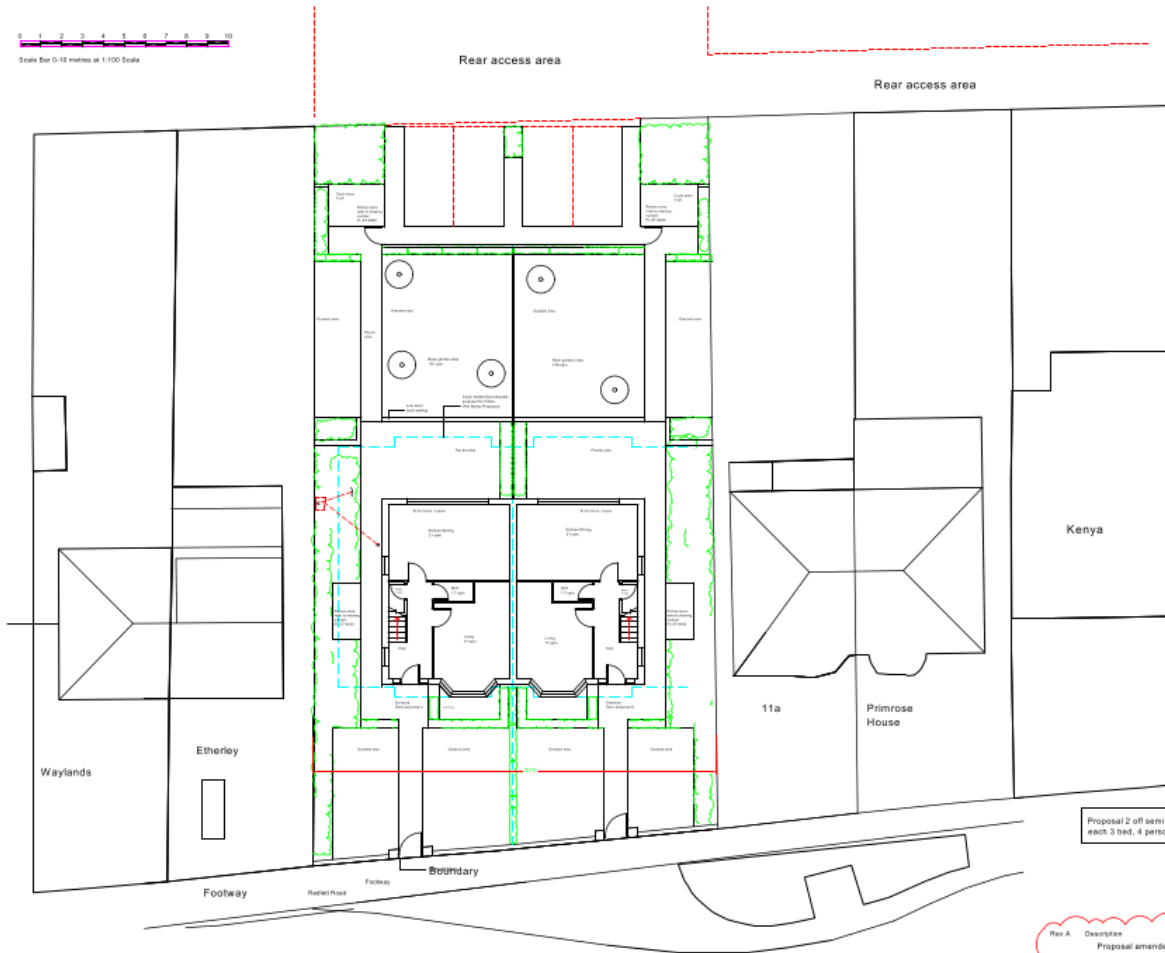
**DESCRIPTION OF PROPOSED WORKS**  
 Demolition of existing detached dwelling and construction of two storey building comprising of 2 off semi detached dwelling with gardens to front and rear including off street parking for cars.

**DRAWING STATUS**  
 For Full Plans Application

**NOTES**  
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 Copyright: No part of this drawing or any other drawings, details, calculations or schedules prepared by this project or those drawings and other drawings may be produced in any form other than as printed without the prior permission in writing of Kevin O'Callaghan, Architect.  
 All drawings are in accordance with BS1191:2015.  
 This drawing is not to be used for any other purpose and is not to be used in conjunction with any other drawings or details.  
 Party Walls: All relevant party wall agreements are to be entered into and agreed before commencing any construction of works.  
 All other relevant party wall agreements are to be entered into and agreed before commencing any construction of works.

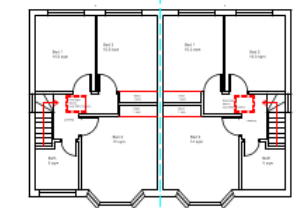
Master title and workmanship: Must be of a standard conforming with the appropriate recognised national or international standards.  
 "British Standards Institution", "Department of the Environment (Building Regulations 1991) etc.  
 Health and Safety: The client will be the responsible person for the safety of the building and must ensure that the building is safe for use.  
 The Contractor must at all times comply with working practices, standards and regulations of the building industry, and comply with the relevant requirements of the Health & Safety Executive including the "Construction (Design & Management) Regulations 2015".  
 The working methods of any traditional operations must be discussed with the Principal Designer and the Designer prior to commencement.

<b>DATE</b>	Oct 2021	<b>DRAWN BY</b>	AL GTC
<b>SCALE</b>	1:200	<b>REVISIONS</b>	A
<b>DRAWING NUMBER</b>	PL-ST-2000	<b>AL SIDE DRAWING</b>	
<b>First Drawing of LDR For AL side</b>			



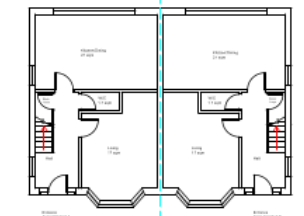
**Roof Plan**  
 2 existing chimneys - 100 sqm  
 2 proposed 2nd storey detached dwellings each being 2 storey 2 person  
 4 proposed garages - 1 person  
 Proposed area = 100 sqm  
 100% floor plate (including 100 sqm for 100% floor plate)

Proposed Roof Plan Scale 1:100



**First Floor**  
 2nd storey detached dwellings  
 100 sqm each  
 100% floor plate (including 100 sqm for 100% floor plate)

Proposed First Floor Plan Scale 1:100



**Ground Floor**  
 2nd storey detached dwellings  
 100 sqm each  
 100% floor plate (including 100 sqm for 100% floor plate)

Proposed Ground Floor Plan Scale 1:100

Proposal 2 off semi detached dwellings, each 3 bed, 4 persons.

Rev A Description Date: Feb 2022  
 Proposal amended from 6 flats to 2 off semi detached dwellings with gardens to front and rear including off street parking for cars

Radlett Road Proposed Ground Floor Plan Scale 1:100

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**CLIENT** Wilson Smith Developments  
**LOCATION/PROJECT** St Margarets, Radlett Road, Watford, Herts.  
**TITLE OF DRAWING** Proposed Ground, First, Second Floor and Roof Plan

**DESCRIPTION OF PROPOSED WORKS**  
 Demolition of existing detached dwelling and construction of two storey building comprising of 2 off semi detached dwelling with gardens to front and rear including off street parking for cars

**DRAWING STATUS**  
 For Full Plans Application

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 All dimensions are in millimetres, if in doubt ask. This drawing is not to be used for setting out.  
 All work and materials to be checked on site prior to commencement and certified to the authority. This drawing is to be read in conjunction with all other relevant drawings and details.  
 Party walls, all relevant party wall agreements are to be entered into and agreed before work starts on construction of works.  
 All work must be done in accordance with all relevant rules and regulations and approved plans to be made on site.

**REVISIONS AND ENDORSEMENTS**  
 This drawing is to be read in conjunction with the appropriate recognised authority. For example "National House Building Council", "British Standards Institution", "Department of the Environment Building Regulations 2010".  
**Health and Safety**  
 The client will be responsible for securing a Principal Designer to act on the behalf who will ensure that all work complies with the Construction (Design & Management) Regulations 2015 (CDM) and Health and Safety.  
 The contractor will act on all issues specific to the working practices, maintain the integrity of the existing structure, and comply with all the applicable requirements of the Health & Safety Executive including the Construction (Design, Safety and Health) Regulations 2015. The contractor must ensure that they are discussed with the Principal Designer and the designer prior to commencement.

<b>DATE</b>	Oct 2021	<b>DRAWN BY</b>	K.O.C.
<b>SCALE</b>	1:100	<b>REVISION</b>	A
<b>DRAWING NUMBER</b>	PL-ST-3000	<b>AI SIDE DRAWING</b>	
<b>PRINT DRAWING AT LSC FOR A1 SIZE</b>			



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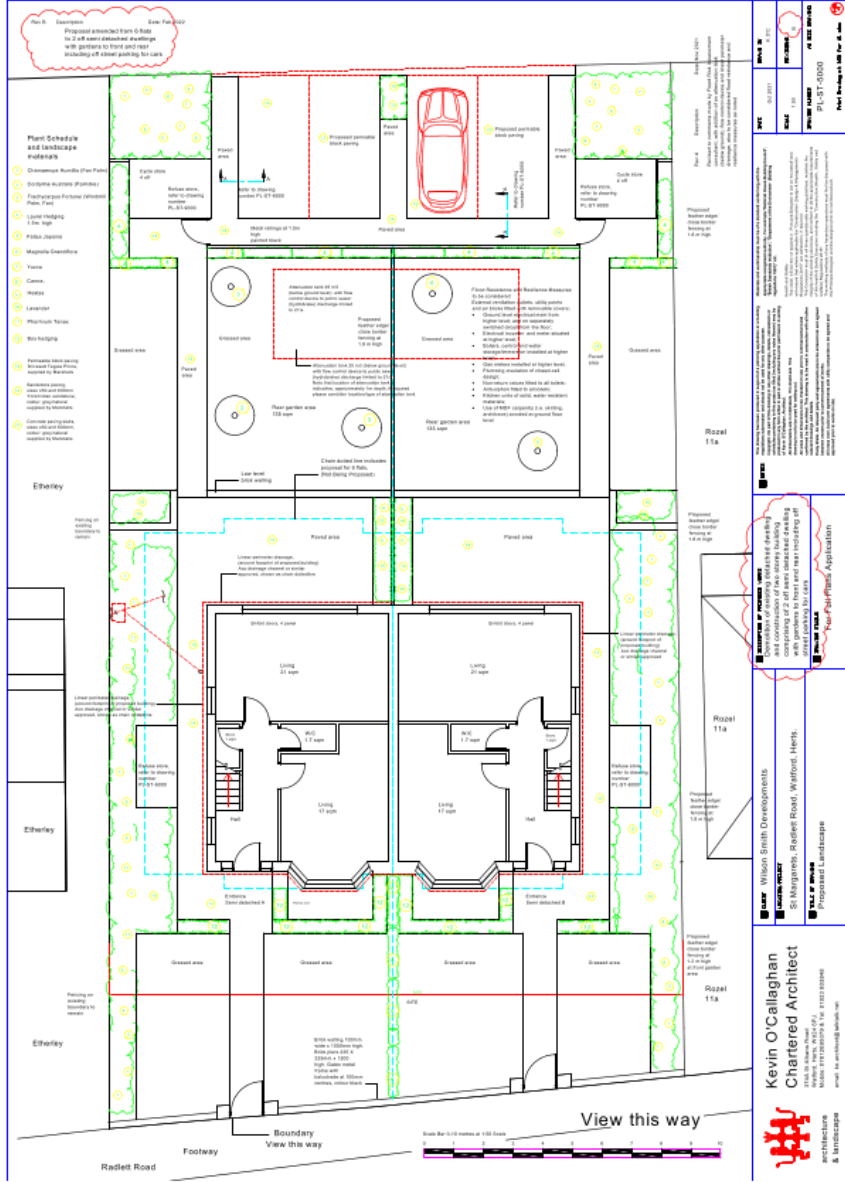
**CLIENT** Wilson Smith Developments  
**LOCATION** PROJECT St Margarets, Radlett Road, Watford, Herts.  
**TITLE OF DRAWING** Proposed Elevations

**DESCRIPTION OF PROPOSED WORKS**  
Demolition of existing detached dwelling and construction of two storey building comprising of 2 off semi detached dwelling with gardens to front and rear including off street parking for cars  
**DRAWING STATUS**  
For Full Plans Application

**NOTES**  
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No obligations are undertaken by the architect. This drawing is not to be used for setting out.  
All dimensions are to be checked on site prior to commencement and confirmed by the architect. This drawing is to be read in conjunction with all other related drawings and all details.  
Party Walls. All necessary party wall agreements are to be entered into and agreed before the start of construction of works.  
All work must conform to specifications with which companies to be agreed and approved prior to works on site.  
Materials used and workmanship must be of a standard conforming with the appropriate recognized authority. For example 'National House Building Council', 'British Standards Institution', 'Department of the Environment, Building Regulations 1997' etc.  
Health and Safety: The Client will be the sole responsible person for the safety of all persons who will be liable to those who are responsible for the 'Construction (Design & Management) Regulations 2015' and approved for completion.  
The contractor must at all times observe safe working practices, maintain the integrity of the existing structure, and conform to all the appropriate Regulations of the Health & Safety Executive including the 'Construction (Design & Management) Regulations 2015'.  
The written advice of any relevant authorities must have been discussed with the Principle Designer and the Designer prior to commencement.

**DATE** Oct 2021  
**SCALE** 1:100  
**DRAWING NUMBER** PL-ST-4000  
**ISSUED BY** K O'C  
**REVISION** A  
**AS SHOWN DRAWING** At Size  
**Print Drawing at LGE for A1 size**

Rev A Drawings Date Feb 2022  
Proposal amended from 5 flats to 2 off semi detached dwellings with gardens to front and rear including off street parking for cars

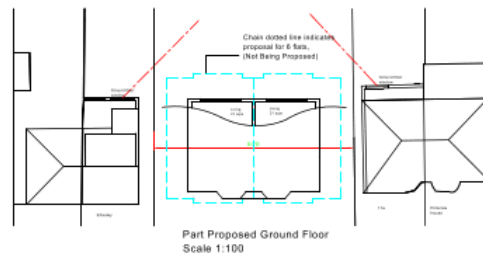
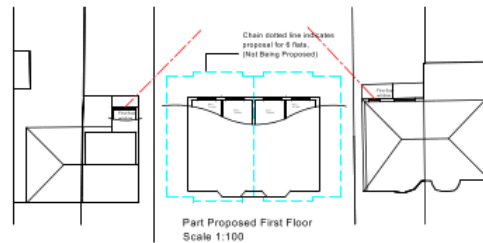


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 HX11 2SL  
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 www.wilsonsmith.com

**Proposed Landscaping**

DATE	NO	DESCRIPTION
18/12/2017	1	Issue for approval
21/01/2018	2	Revised
04/02/2018	3	Revised
04/02/2018	4	Revised
04/02/2018	5	Revised
04/02/2018	6	Revised
04/02/2018	7	Revised
04/02/2018	8	Revised
04/02/2018	9	Revised
04/02/2018	10	Revised
04/02/2018	11	Revised
04/02/2018	12	Revised
04/02/2018	13	Revised
04/02/2018	14	Revised
04/02/2018	15	Revised
04/02/2018	16	Revised
04/02/2018	17	Revised
04/02/2018	18	Revised
04/02/2018	19	Revised
04/02/2018	20	Revised



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All walls and structures to be checked on site prior to commencement and confirmed by the architect. This drawing is to be read in conjunction with all other relevant drawings and details.

Party walls, All relevant party wall agreements are to be entered into and agreed before any work is commenced on site.

All access road, fuel oil agreements with utility companies to be agreed and approved prior to works on site.

Materials and workmanship must be of a standard conforming with the appropriate recognised authority. For example: "National House Building Council", "Water Resources Institute", "Department of the Environment, Building Regulations 1997" etc.

Health and Safety: The client, not the architect, is responsible for all on the part who will ensure that where appropriate the "Construction (Design & Management) Regulations 2015" are followed, if relevant.

The contractor must at all times comply with working practices, maintain the safety of the working procedure, and conform to all the appropriate requirements of the Health & Safety Executive including the "Construction (Design, Safety and Welfare) Regulations 2007".

The working methods of any hazardous operations must first be discussed with the Principle Designer and the Designer prior to commencement.

Rev A Description Date: Feb 2022  
Proposal amended from 6 flats to 2 off semi detached dwellings with gardens to front and rear including off street parking for cars



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**CLIENT** Wilson Smith Developments  
**LOCATION-PROJECT** St Margarets, Radlett Road, Watford, Herts.  
**TITLE OF DRAWING** 45 Degree rule

**DESCRIPTION OF PROPOSED WORKS**  
Demolition of existing detached dwelling and construction of two storey building comprising of 2 off semi detached dwellings with gardens to front and rear including off street parking for cars.  
**DRAWING STATUS**  
For Full Plans Application

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All access road, fuel oil agreements with utility companies to be agreed and approved prior to works on site.

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The working methods of any hazardous operations must first be discussed with the Principle Designer and the Designer prior to commencement.

<b>DATE</b>	Oct 2021	<b>DRAWN BY</b>	K. O'C
<b>SCALE</b>	1:100	<b>REVISIONS</b>	A
<b>DRAWING NUMBER</b>	PL-ST-8000	<b>AT SIZE DRAWING</b>	
<b>Print: Working at USZ for A1 size</b>			