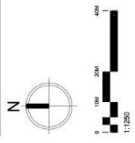


Site Location Plan

Notes:
 1. The information on this plan is for information only and does not constitute a contract.
 2. The information on this plan is based on the Ordnance Survey map and other information available at the time of preparation.
 3. The information on this plan is not intended to be used for any purpose other than that for which it is provided.
 4. The information on this plan is not intended to be used for any purpose other than that for which it is provided.
 5. The information on this plan is not intended to be used for any purpose other than that for which it is provided.



SITE AREA: 8374m²

Address:
 94-96 Rickmansworth Road
 Watford,
 WD18 7JJ

Project:
 Location Plan

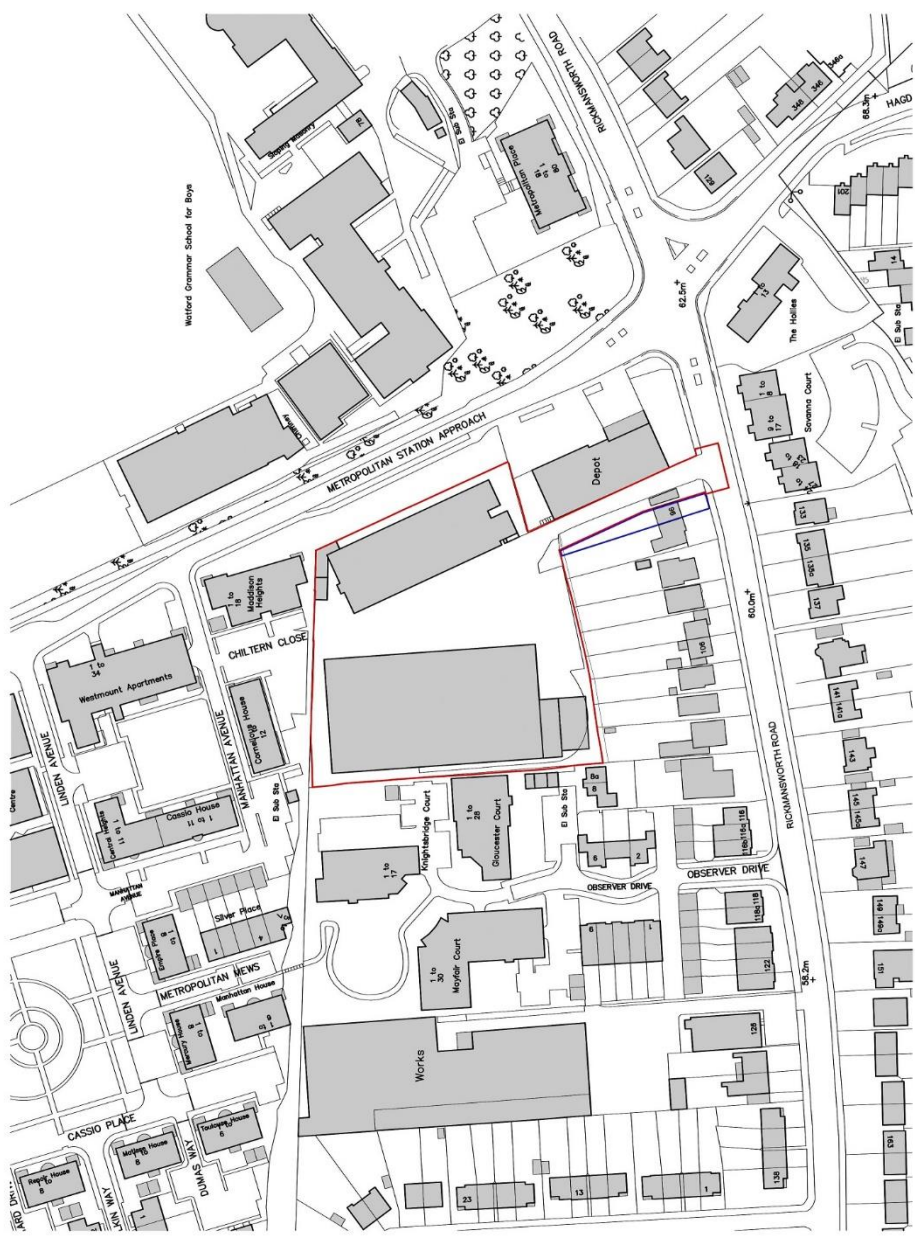
Client:
 WAKELIN ASSOCIATES

Date:
 MAY22

DDD/22/LP01

Wakelin Associates
 Architects

The Old School House, Bridge Road, Hemmels Bridge
 King's Langley, Hertfordshire, WD15 8JQ
 E: info@wakelin.co.uk
 T: 01923 200000
 W: www.wakelin.co.uk



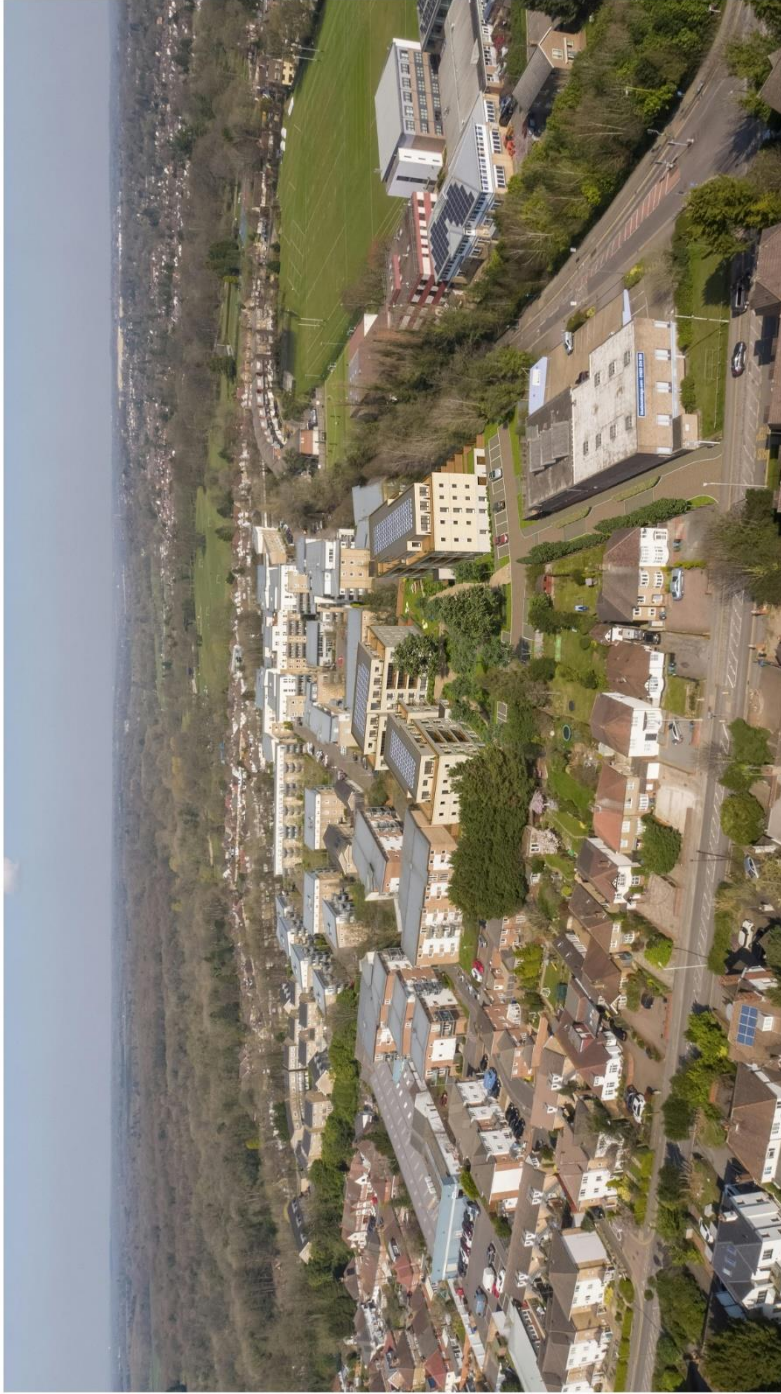
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Proposed Masterplan of Site



CGI – Aerial View

Notes:
 All dimensions are in feet unless noted.
 The Contractor is to verify all dimensions and conditions on the ground prior to construction. All dimensions and conditions are subject to change without notice. The Contractor is to verify all dimensions and conditions on the ground prior to construction. All dimensions and conditions are subject to change without notice. The Contractor is to verify all dimensions and conditions on the ground prior to construction. All dimensions and conditions are subject to change without notice.



Site: [Name] [Address]
 Project: 94-96 Rickmansworth Road
 Watford,
 WD18 7JJ
 Consultant: CGI - Aerial View

Rev	Issue	Date
01	Issue	TAM
DDD/22/V01		

Wakelin Associates
Architects
 The Old School House, Main Building
 Kings Langley, Hertfordshire, WD4 1HQ
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 F 01923 267488
 W www.wakelin.co.uk
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CGI – Blocks A and B

Notes:
1. All dimensions are in feet and inches unless noted.
2. The contractor is to check all dimensions and verify that all dimensions are correct before construction begins.
3. The contractor is to check all dimensions and verify that all dimensions are correct before construction begins.
4. All dimensions are to be taken from the finished ground surface unless otherwise noted.
5. All dimensions are to be taken from the finished ground surface unless otherwise noted.
6. All dimensions are to be taken from the finished ground surface unless otherwise noted.



Site: **Block A/B**
Address: **94-96 Rickmansworth Road**
Watford,
WD18 7JL

Project: **CGI - Site View 1**

Date: **MAY 22**

Scale: **1:1**

Sheet: **DDD/22/V02**

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10000 Lakeshore Drive, Suite 100
Kings Langley, Hertfordshire, WD14 8RQ
T 01935 317488
W www.wakelin.co.uk

CGI – Block C

Notes:
1. All dimensions are in feet and inches unless otherwise noted.
2. The contractor is to check all elevations and dimensions against the approved plans and specifications.
3. The contractor is to maintain a record of all changes and dimensions during construction.
4. All dimensions are to be taken from the finished ground level unless otherwise noted.
5. All dimensions are to be taken from the centerline of the road unless otherwise noted.
6. All dimensions are to be taken from the centerline of the road unless otherwise noted.
7. All dimensions are to be taken from the centerline of the road unless otherwise noted.
8. All dimensions are to be taken from the centerline of the road unless otherwise noted.
9. All dimensions are to be taken from the centerline of the road unless otherwise noted.
10. All dimensions are to be taken from the centerline of the road unless otherwise noted.



Site: New Project
Address: 94-96 Rickmansworth Road
Watford,
WD18 7JJ

CGI - Site View 2

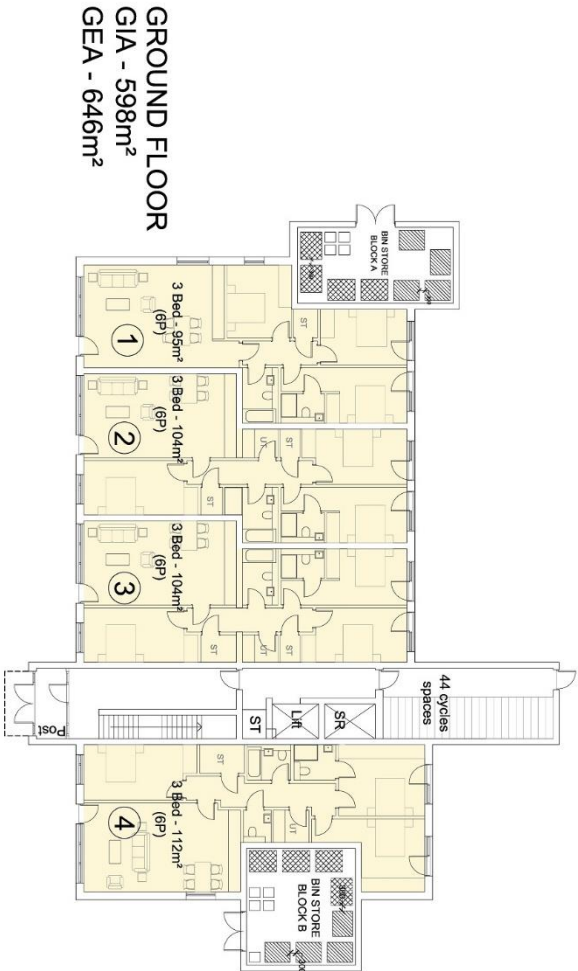
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Author: TBA
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DDDD/22/V03

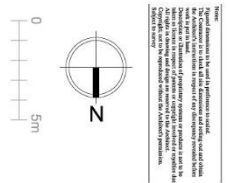
Wakelin Associates
Architects

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W www.wakelin.com

BLOCK A



BLOCK A SCHEDULE				
(5 STOREY)				
NO.	FLOOR	TYPE	GIA (G/F)	AREA (G/F)
1	GROUND	3B (6P)	95	95 GARDEN
2	GROUND	3B (6P)	104	70 GARDEN
3	GROUND	3B (6P)	104	71 GARDEN
4	GROUND	3B (6P)	112	80 GARDEN
5	FIRST	2B (3P)	61	5.7 BALCONY
6	FIRST	2B (3P)	61	5.7 BALCONY
7	FIRST	1B (2P)	51	5.7 BALCONY
8	FIRST	1B (2P)	51	5.7 BALCONY
9	FIRST	2B (4P)	70	5.7 BALCONY
10	FIRST	2B (4P)	70	5.7 BALCONY
11	SECOND	2B (3P)	61	5.7 BALCONY
12	SECOND	2B (3P)	61	5.7 BALCONY
13	SECOND	1B (2P)	51	5.7 BALCONY
14	SECOND	1B (2P)	51	5.7 BALCONY
15	SECOND	2B (4P)	70	5.7 BALCONY
16	SECOND	2B (4P)	70	5.7 BALCONY
17	THIRD	2B (3P)	61	5.7 BALCONY
18	THIRD	2B (3P)	61	5.7 BALCONY
19	THIRD	1B (2P)	51	5.7 BALCONY
20	THIRD	1B (2P)	51	5.7 BALCONY
21	THIRD	2B (4P)	70	5.7 BALCONY
22	THIRD	2B (4P)	70	5.7 BALCONY
23	FOURTH	2B (4P)	73	52 TERRACE
24	FOURTH	1B (2P)	62	46 TERRACE
25	FOURTH	2B (4P)	72	52 TERRACE
26	FOURTH	2B (3P)	61	13 TERRACE
* TOTAL			4,378.15 X 28.7 X 119	1765
				899



- KEY
- 3 Bed - 6 Person
 - 2 Bed - 4 Person
 - 2 Bed - 3 Person
 - 1 Bed - 2 Person
- * Single Aspect

At 1:250 Scale, Drawn from Approved Planning Permissions/Drawings, See Note

94-96 Richmondsworh Road
Watford
WD18 7JJ

Proposed Floor Plans
Block A
Ground & First Floor

TAKING DATE: MAY 22
DRAWN: TAD
CHECKED: -

DDDD/22/PL10A

Wakelin Associates
Architects

The Old Post Office, Bishopsgate, London, E.C.2A 4AR
Tel: 020 7323 2674
Fax: 020 7323 4522
www.wakelin.co.uk

Floor Plans - Ground and First

BLOCK A

THIRD FLOOR GIA - 467m² GEA - 512m²



SECOND FLOOR GIA - 467m² GEA - 512m²



BLOCK A SCHEDULE (5 STOREY)

NO.	FLOOR	TYPE	GIA (m ²)	AMENITY (m ²)
1	GROUND	3B (3P)	95	93 GARDEN
2	GROUND	3B (3P)	104	70 GARDEN
3	GROUND	3B (3P)	104	71 GARDEN
4	GROUND	3B (3P)	112	93 GARDEN
5	FIRST	2B (3P)	61	5.7 BALCONY
6	FIRST	2B (3P)	61	5.7 BALCONY
7	FIRST	1B (3P)	51	5.7 BALCONY
8	FIRST	1B (3P)	51	5.7 BALCONY
9	FIRST	2B (4P)	70	5.7 BALCONY
10	FIRST	2B (4P)	70	5.7 BALCONY
11	SECOND	2B (3P)	61	5.7 BALCONY
12	SECOND	2B (3P)	61	5.7 BALCONY
13	SECOND	1B (3P)	51	5.7 BALCONY
14	SECOND	1B (3P)	51	5.7 BALCONY
15	SECOND	2B (4P)	70	5.7 BALCONY
16	SECOND	2B (4P)	70	5.7 BALCONY
17	THIRD	2B (3P)	61	5.7 BALCONY
18	THIRD	2B (3P)	61	5.7 BALCONY
19	THIRD	1B (3P)	51	5.7 BALCONY
20	THIRD	1B (3P)	51	5.7 BALCONY
21	THIRD	2B (4P)	70	5.7 BALCONY
22	THIRD	2B (4P)	70	5.7 BALCONY
23	FOURTH	2B (4P)	73	5.7 BALCONY
24	FOURTH	1B (2P)	52	4.8 TERRACE
25	FOURTH	2B (4P)	72	5.2 TERRACE
26	FOURTH	2B (3P)	61	1.3 TERRACE
TOTAL			4,353.15 X 28 = 121,888.28	599



- KEY
- 3 Bed - 6 Person
 - 2 Bed - 4 Person
 - 2 Bed - 3 Person
 - 1 Bed - 2 Person
- * Single Aspect

1:10 2D/3D Floor Plans, Sectional Drawings, Elevations, Details, etc. (N/A)
 Project: Block A
 94-96 Richmondsworth Road
 Watford.
 WD18 7JJ

Client:
 Proposed Floor Plans
 Block A
 Second & Third Floor

Tel: 0800 641 111
 Fax: 01923 211111
 Email: info@wakelin.com

DDDD/22/PL11/A

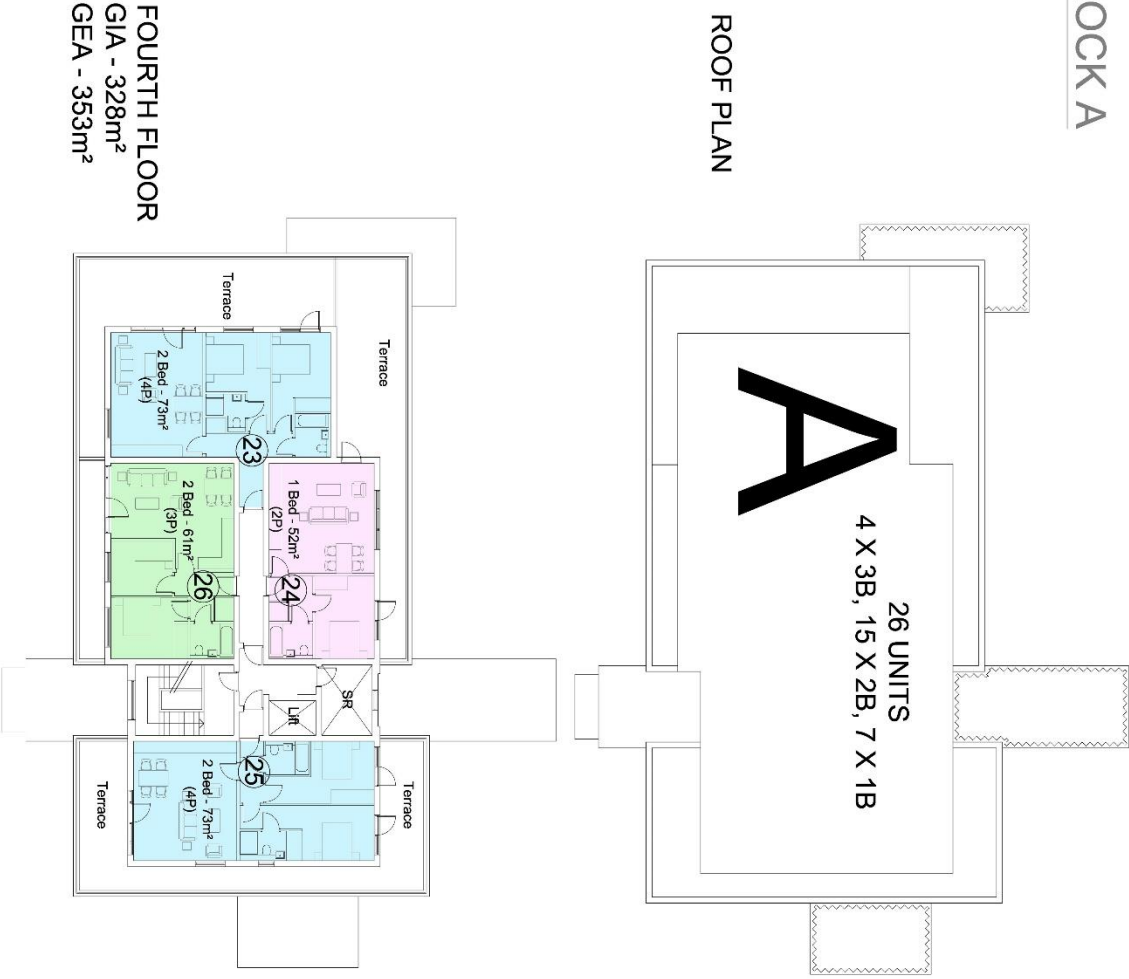
Wakelin Associates
 Architects

The Offices: 100, Bedford Row, London, EC1A 3DF
 T 01923 211111 F 01923 211111
 W www.wakelin.com E info@wakelin.com

Floor Plans – Fourth and Roof

BLOCK A

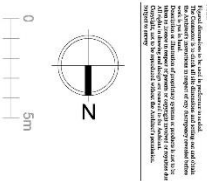
ROOF PLAN



FOURTH FLOOR
 GIA - 328m²
 GEA - 353m²



BLOCK A SCHEDULE (3 STOREY)				
NO.	FLOOR	TYPE	GIA (m ²)	AREA (m ²)
1	GROUND	3B (3P)	95	95 BALCONY
2	GROUND	3B (4P)	104	70 BALCONY
3	GROUND	3B (4P)	104	71 BALCONY
4	GROUND	3B (4P)	112	80 BALCONY
5	FIRST	2B (3P)	61	5.7 BALCONY
6	FIRST	2B (3P)	61	5.7 BALCONY
7	FIRST	1B (2P)	51	5.7 BALCONY
8	FIRST	1B (2P)	51	5.7 BALCONY
9	FIRST	2B (4P)	70	5.7 BALCONY
10	FIRST	2B (4P)	70	5.7 BALCONY
11	SECOND	2B (3P)	61	5.7 BALCONY
12	SECOND	2B (3P)	61	5.7 BALCONY
13	SECOND	1B (2P)	51	5.7 BALCONY
14	SECOND	1B (2P)	51	5.7 BALCONY
15	SECOND	2B (4P)	70	5.7 BALCONY
16	SECOND	2B (4P)	70	5.7 BALCONY
17	THIRD	2B (3P)	61	5.7 BALCONY
18	THIRD	2B (3P)	61	5.7 BALCONY
19	THIRD	1B (2P)	51	5.7 BALCONY
20	THIRD	1B (2P)	51	5.7 BALCONY
21	THIRD	2B (4P)	70	5.7 BALCONY
22	THIRD	2B (4P)	70	5.7 BALCONY
23	FOURTH	2B (4P)	73	52 TERRACE
24	FOURTH	1B (2P)	52	48 TERRACE
25	FOURTH	2B (4P)	72	52 TERRACE
26	FOURTH	2B (3P)	61	13 TERRACE
TOTAL		4 X 3B, 15 X 2B, 7 X 1B	1765	588



- KEY**
- 3 Bed - 6 Person
 - 2 Bed - 4 Person
 - 2 Bed - 3 Person
 - 1 Bed - 2 Person
 - * Single Aspect

1:1 Scale: 1:1000
 94-96 Riksmansworth Road
 Watford,
 WD18 7JJ

Proposed Floor Plans
 Block A
 Fourth Floor, Roof Plan

DATE: 11/08/21
 DRAWN: JAV
 CHECKED: JAV

DDD/22/PL12A

Wakelin Associates
 Architects

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