



Ground Floor Site Plan @ 1:500

Tree survey to be updated.

## KEY

### SITE

Dashed red outlines indicates trees/shrubs to be removed to aid development

Brown dashed outlines shows the tree root protection zone (RE arboricultural survey)

Existing utilities/easements

EV Charging

Proposed play area

### APARTMENTS

1B2P Apartment (NDSS)

1B2P Apartment (M4(3))

2B3P Apartment (NDSS)

2B3P Apartment (M4(3))

Plant

Cycle Store (76 Spaces)

Refuse Store

### HOUSES

House Type 1 - 3B5P

House Type 2 - 3B5P

Note - Secure cycle storage location to be confirmed.

Accommodation Schedule

Block 1 - M4(3)

Level	Storey Height (m)	1B2P				2B3P				Total Units	Total Beds	Total Habitable Rooms	GIA (m <sup>2</sup> )	NSA (m <sup>2</sup> )	NSA/GIA
		M4(3)													
GF	3	1	2	2	0	0	0	0	310.6	5	5	10	506.8	310.6	61%
01	3	1	2	1	1	1	1	1	393.2	6	8	14	506.8	393.2	78%
02	3	1	2	1	1	1	1	1	393.2	6	8	14	506.8	393.2	78%
03	3	1	2	1	1	1	1	1	393.2	6	8	14	506.8	393.2	78%
Total	12.00								1490.2	23	29	52	2027	1490.2	74%

Block 2 - S/O

Level	Storey Height (m)	1B2P				2B3P				2B4P				Total Units	Total Beds	Total Habitable Rooms	GIA (m <sup>2</sup> )	NSA (m <sup>2</sup> )	NSA/GIA
		50.1	61.2	62.1	70.9	72.2	73.4	NSA											
GF	3	1	1	3	0	1	0	0	369.8	6	11	17	503.3	369.8	73%				
01	3	0	0	2	1	2	1	1	412.9	6	12	18	503.3	412.9	82%				
02	3	0	0	2	1	2	1	1	412.9	6	12	18	503.3	412.9	82%				
03	3	0	0	0	2	1	2	1	412.9	6	12	18	503.3	412.9	82%				
Total	12.00								1608.5	24	47	71	2013	1608.5	80%				

Houses

Housetype	GIA/unit (m <sup>2</sup> )	Car Spaces Per Unit			Total Units	Total Beds	Total Habitable Rooms
		HT1 - 3B5P	HT2 - 3B5P	HT3 - 3B5P			
HT1 - 3B5P	95			1	3	9	15
HT2 - 3B5P	95			1	23	69	115
Car Spaces Per Unit			Per Unit				
Visitor Car Spaces	15			0.21			
Cycle Spaces	52			Secure store to be included in rear garden			

please note:  
 numbers shown are indicative  
 parking numbers currently do not include spaces from CV2

PLEASE NOTE: All drawing information is indicative and subject to all other drawings, specifications & detailed design of all utilities, foreground & underground, easements, topographical features & trees to be confirmed and subject to further surveys. Exact site boundary position TBC through land registry plan and further on site investigations. Layout design is drawn for feasibility & discussion purposes only and is subject to a full measured surveys.

Indicative proposal only, subject to full surveys, searches, and consultation with the local authority.



Project: Croxley View, Watford - 102-481

Status: Feasibility

Client: Watford Community Housing

Package: (F) Feasibility

Sheet Title: Proposed Site Plan

Scale: 1:500@A1

Date: 19.08.25

Drawn by: EAB Checked by: RTM/JNB

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Notes: All designs should be considered in strict accordance with building regulations. In addition, all components and fittings in or connected to a facade should be non-combustible if the top story of the building is above 11m. All dimensions to be checked on site. Do not scale off this drawing for construction purposes. This drawing is the copyright of the Architect, and not to be reproduced without their permission. Other drawings and information reproduced with permission of HMOO. Crown Copyright reserved. rg+p Ltd. Trading as rg+p

0 10 20 30 40 50m