

# Upp

Housing Schedule - Erection of 3 detached dwellings  
following demolition of the existing building on site.

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**40 Stratford Road Watford WD17 4NZ**

## **We are upp.**

We are a multi-disciplinary practice consisting of architects and planning consultants. Finding the balance between purposeful design and commercial viability, we make better spaces to live, work, and grow in.

Each of us, as individuals and professionals, combines our distinct perspectives and expertise to add maximum value to each project we work on. As specialists in our fields, we work in harmony to create solutions that are better than the sum of their parts.

**Pursue Creativity. Embrace Constraints.**

## Housing Schedule

The proposed development consists the erection of 3 detached single-family residential dwellings following the demolition of the existing detached dwelling on site.

The existing dwelling on site has a GIA of 328.28 sqm.  
The total floor area of the proposed residential use is 544 sqm.

### Proposed Dwelling - Unit One:

**Total Area:** 173 sqm.

#### Individual Floors:

Unit 1	00 - GROUND FLOOR		58 m <sup>2</sup>
Unit 1	01 - Prop - First Floor		59 m <sup>2</sup>
Unit 1	02 - Prop - Loft Floor	4B8P	55 m <sup>2</sup>

#### Individual Rooms:

Kitchen/Living/Dining: 44sqm

Bed 1 - First Floor: 20 sqm  
Bed 2 - First Floor: 15 sqm  
Bed 3 - Loft Floor: 29 sqm  
Bed 4 - Loft Floor: 18 sqm

### Proposed Dwelling - Unit Two:

**Total Area:** 198 sqm

#### Individual Floors:

Unit 2	00 - GROUND FLOOR		65 m <sup>2</sup>
Unit 2	01 - Prop - First Floor		67 m <sup>2</sup>
Unit 2	02 - Prop - Loft Floor	4B8P	66 m <sup>2</sup>



**Individual Rooms:**

Kitchen/Living/Dining: 29 sqm  
Living Room: 17 sqm

Bed 1 - First Floor: 25 sqm  
Bed 2 - First Floor: 13 sqm  
Bed 3 - Loft Floor: 27sqm  
Bed 4 - Loft Floor: 22 sqm

**Proposed Dwelling - Unit Three:**

**Total Area:** 173 sqm

**Individual Floors:**

Unit 3	00 - GROUND FLOOR		58 m <sup>2</sup>
Unit 3	01 - Prop - First Floor		59 m <sup>2</sup>
Unit 3	02 - Prop - Loft Floor	4B8P	55 m <sup>2</sup>

**Individual Rooms:**

Kitchen/Living/Dining: 48 sqm

Bed 1 - First Floor: 23 sqm  
Bed 2 - First Floor: 13 sqm  
Bed 3 - Loft Floor: 18 sqm  
Bed 4 - Loft Floor: 29 sqm



**Additional Information:**

All of the proposed dwellings will be market homes and delivered within 5 years of planning consent.