



Clarendon Road, Watford Section 73

Application ref: No. 22/00484/FULM
Appeal ref: APP/Y1945/W/23/3317838

Corstorphine & Wright

Revision Log

Revision	Date	Notes
00	01.11.2023	Draft Issue
01	27.11.2023	Issue to Planning Consultant

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Introduction



1.0

1.0 Introduction

1.1 Introduction

This Section 73 document has been prepared on behalf of the Applicant/Appellant, following the recent appeal consent for the Scheme at 50 Clarendon Road, Watford by the local planning Authority, Watford Borough Council.

Following approval for this scheme, this Section 73 of the 1990 Act document has been prepared to provide an explanation of the proposed changes to the recently consented scheme.



1.0 Introduction

1.2 History of the Scheme

Corstorphine & Wright were appointed to provide architectural services in relation to the planning application for the redevelopment of land identified as the former TK Maxx building at 50 Clarendon Road, Watford, with assigned planning application reference number 22/00484/FULM.

The application submitted sought full planning permission for the Demolition of the former office building and associated multi-storey car parking and redevelopment of the site to provide 247 Build to Rent dwellings (Use Class C3) and 4798sqm Class E floorspace in buildings ranging from 5 to 23 storeys, together with car and cycle parking, hard and soft landscaping, amenity space and other associated infrastructure and works.

The site has had the benefit of a previous consent ref 17/01433/FULM for the full redevelopment of the site to provide 100 dwellings (Use Class C3) and 5945 sqm GIA of Grade A office floorspace with associated car parking and landscaping.

The existing consent established the principles of height, massing and site allocation that have been largely adopted for the appeal scheme. Where the consented scheme lacked a cohesive coordinated approach to the design of the building, we have sought to rationalise the design approach to appeal to a Build to Rent market providing outstanding residential accommodation, whilst delivering office space that would ensure that there is no net loss of office space on the site maintaining the prime office location and employment area.

Overall, the majority of the changes that have been made since the appeal have been for the residents' safety and emerging legislation.

The addition of another stair core, lobbies, additional smoke shafts and the resizing of these are to follow the current guidance of BS 9991 for tall buildings. These have been co-ordinated with the Fire Engineers on this project coupled with a technical note submitted as part of this Application.



Internal Design



2.0

2.0 Internal Design

2.1 Amendment Comparison

Lower Ground Floor

1:500 at A3

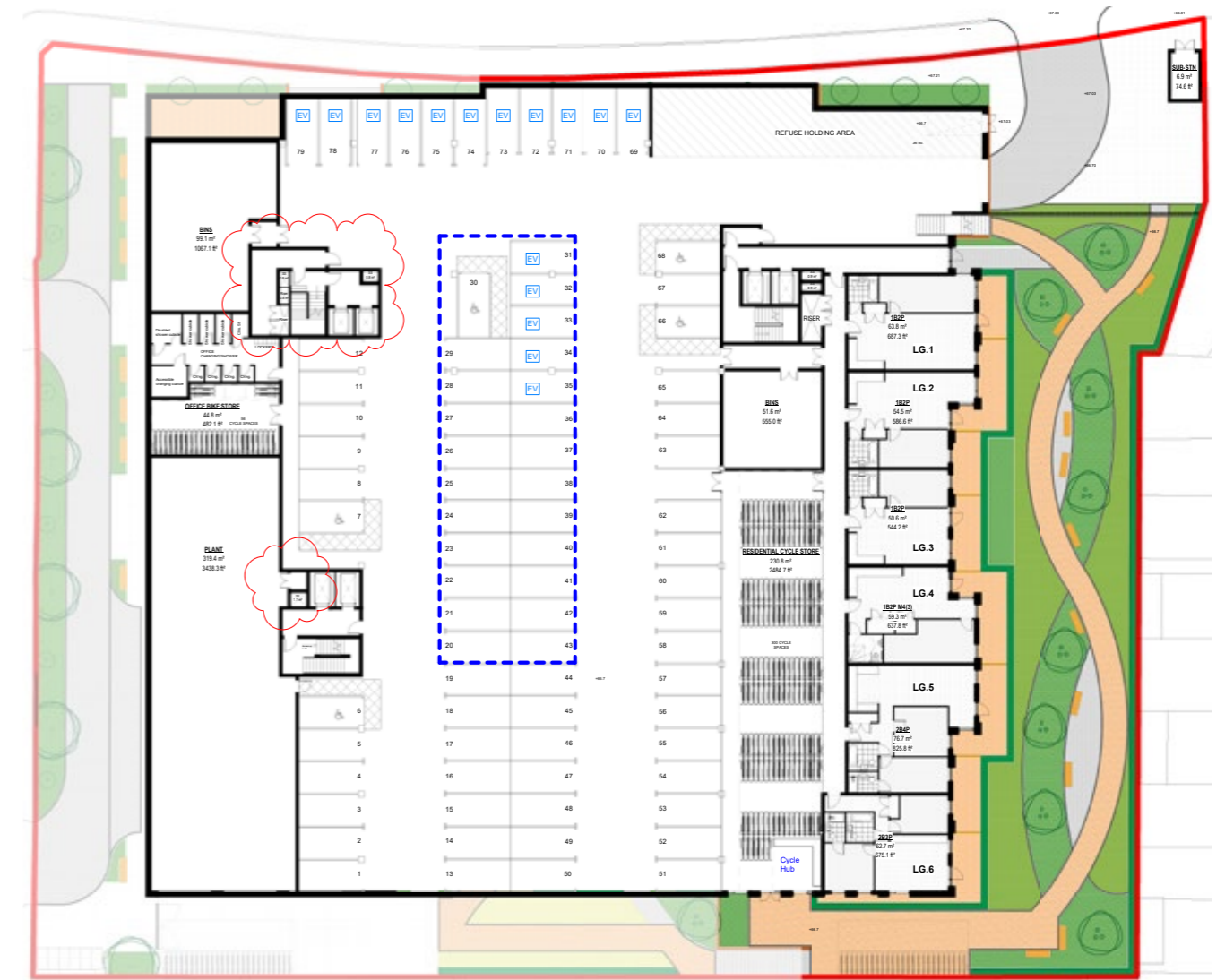
The consented Appeal scheme GA plans contain the M4(3) apartments and the updated landscaping that were not included in the original Planning Application.

The revision clouds highlight the additional smoke shafts for lobbies and the re-arrangement of the Northern left hand side core shaft to suit the adjusted layout so that it continues to work on all floors.

Appeal Scheme



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2.2 Amendment Comparison

Ground Floor

1:500 at A3

The consented Appeal scheme GA plans contain the M4(3) apartments and the updated landscaping that were not included in the original Planning Application.

The upper revision cloud highlights the adjusted dimensions of the 13 person lifts, the addition of a smoke shaft for the lift lobby and the re-configuration of the risers to optimise the smoke shaft at higher levels.

The lower revision cloud highlights the addition of a smoke shaft for the office core lobby.

Appeal Scheme



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2.2 Amendment Comparison

Level 1

1:500 at A3

The consented Appeal scheme GA plans contain the M4(3) apartments and the updated landscaping that were not included in the original Planning Application.

The upper revision cloud highlights the adjusted dimensions of the 13 person lifts, the addition of a smoke shaft for the lift lobby and the re-configuration of the risers to optimise the smoke shaft at higher levels.

The smaller clouds to the right highlight the adjusted sizes / locations of smoke shafts and the addition of a door between the two circulation corridors.

The lower revision cloud highlights the addition of a smoke shaft for the office core lobby.

Appeal Scheme



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2.2 Amendment Comparison

Level 2

1:500 at A3

The consented Appeal scheme GA plans contain the M4(3) apartments and the updated landscaping that were not included in the original Planning Application.

The upper revision cloud highlights the adjusted dimensions of the 13 person lifts, the addition of a smoke shaft for the lift lobby and the re-configuration of the risers to optimise the smoke shaft at higher levels.

The smaller clouds to the right highlight the adjusted sizes / locations of smoke shafts and the large cloud around these encompasses the duplex units that have been mirrored or swapped for the second type to allow for the smoke shafts to be more concealed within the units.

The lower revision cloud highlights the addition of a smoke shaft for the office core lobby.

Appeal Scheme



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2.2 Amendment Comparison

Level 3

1:500 at A3

The consented Appeal scheme GA plans contain the M4(3) apartments and the updated landscaping that were not included in the original Planning Application.

The upper revision cloud highlights the adjusted dimensions of the 13 person lifts, the addition of a smoke shaft for the lift lobby and the re-configuration of the risers to optimise the smoke shaft at the residential levels to service the corridor.

The smaller clouds to the right highlight the adjusted sizes / locations of smoke shafts and the addition of a door between the two circulation corridors.

The lower revision cloud highlights the addition of a smoke shaft for the office core lobby.

Appeal Scheme



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2.2 Amendment Comparison

Level 4

1:500 at A3

The consented Appeal scheme GA plans contain the M4(3) apartments and the updated landscaping that were not included in the original Planning Application.

The upper revision cloud highlights the adjusted dimensions of the 13 person lifts, the addition of a smoke shaft for the lift lobby and the re-configuration of the risers to optimise the smoke shaft at higher levels.

The smaller clouds to the right highlight the adjusted sizes / locations of smoke shafts and the large cloud around these encompasses the duplex units that have been mirrored or swapped for the second type to allow for the smoke shafts to be more concealed within the units.

The lower revision cloud highlights the addition of a smoke shaft for the office core lobby.

Appeal Scheme



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2.2 Amendment Comparison

Levels 5-6

1:500 at A3

The consented Appeal scheme GA plans contain the M4(3) apartments and the updated landscaping that were not included in the original Planning Application.

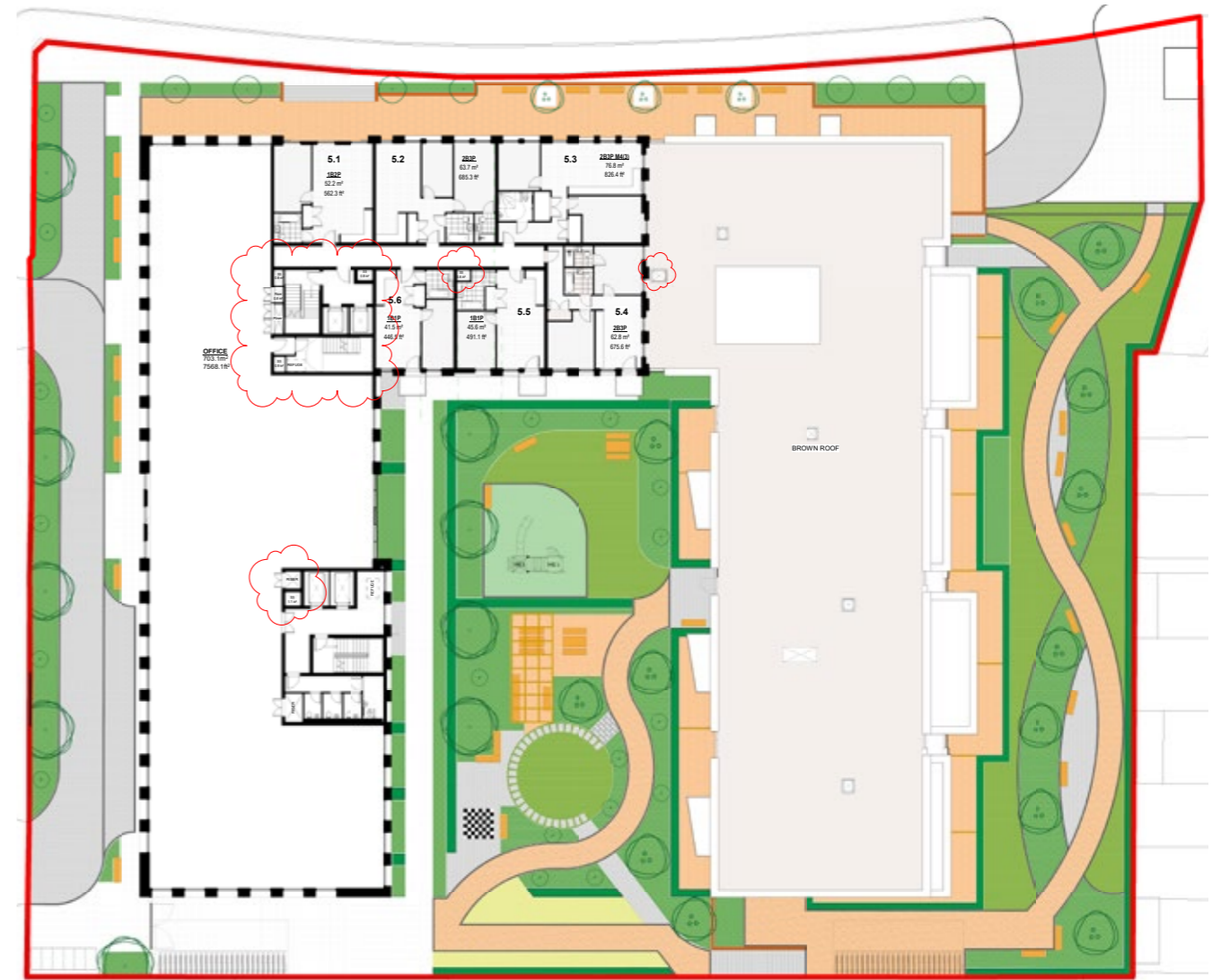
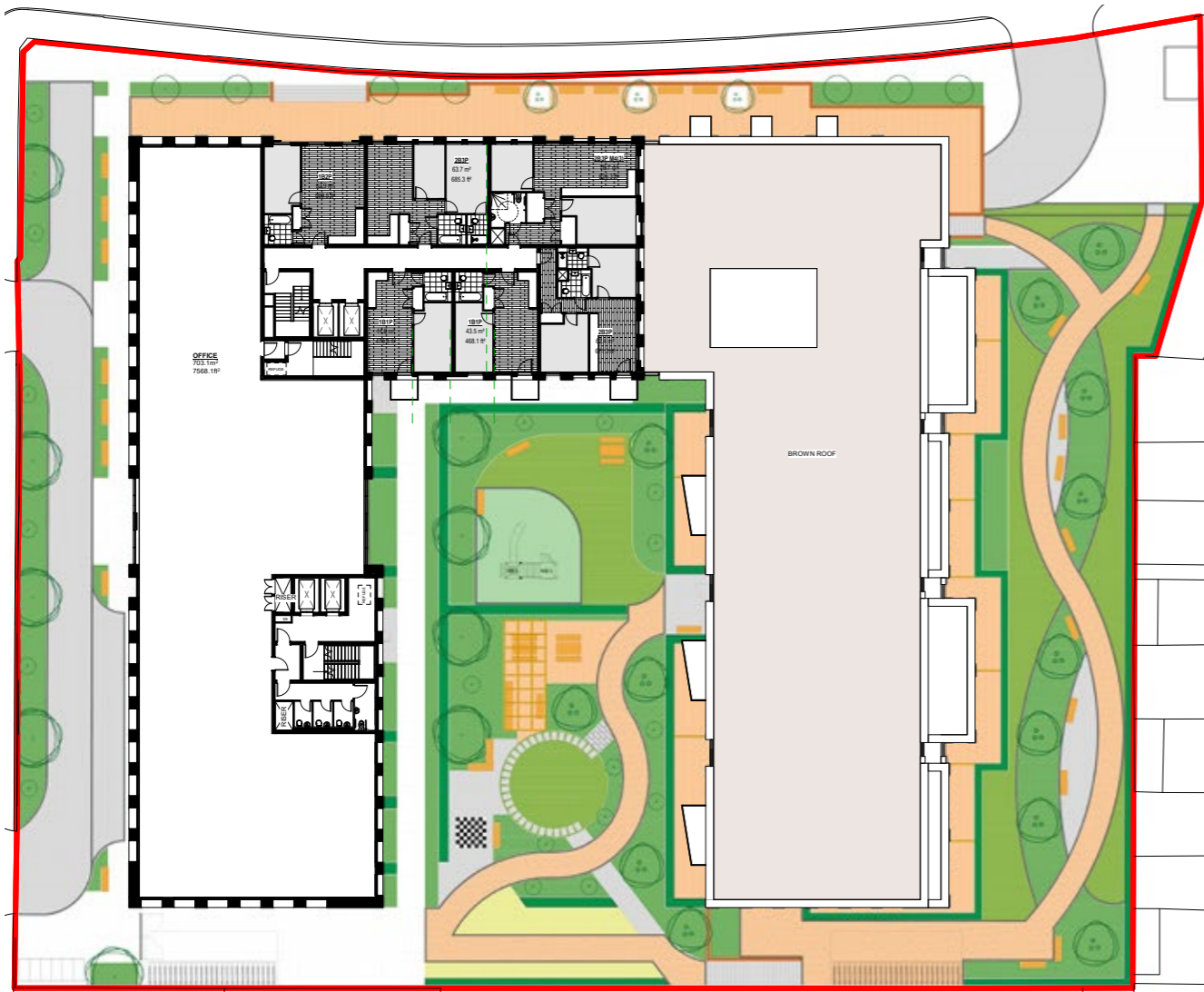
The upper revision cloud highlights the adjusted dimensions of the 13 person lifts, the addition of a smoke shaft for the lift lobby and the re-configuration of the risers to optimise the smoke shaft at the residential levels to service the corridor.

The smaller clouds to the right highlight the adjusted sizes / locations of smoke shafts resulting in the re-arrangement of a couple of apartments' bathrooms, one of these smoke shafts now terminates on the roof of level 4 instead of continuing within an apartment to terminate at level 8 - providing more area to the dual aspect apartment at levels 5-7.

The lower revision cloud highlights the addition of a smoke shaft for the office core lobby.

Appeal Scheme

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2.2 Amendment Comparison

Level 7 - Level 7 is very similar to levels 5-6 however does not contain office NIA, due to the floor to floor heights the office area is a void at level 7.

1:500 at A3

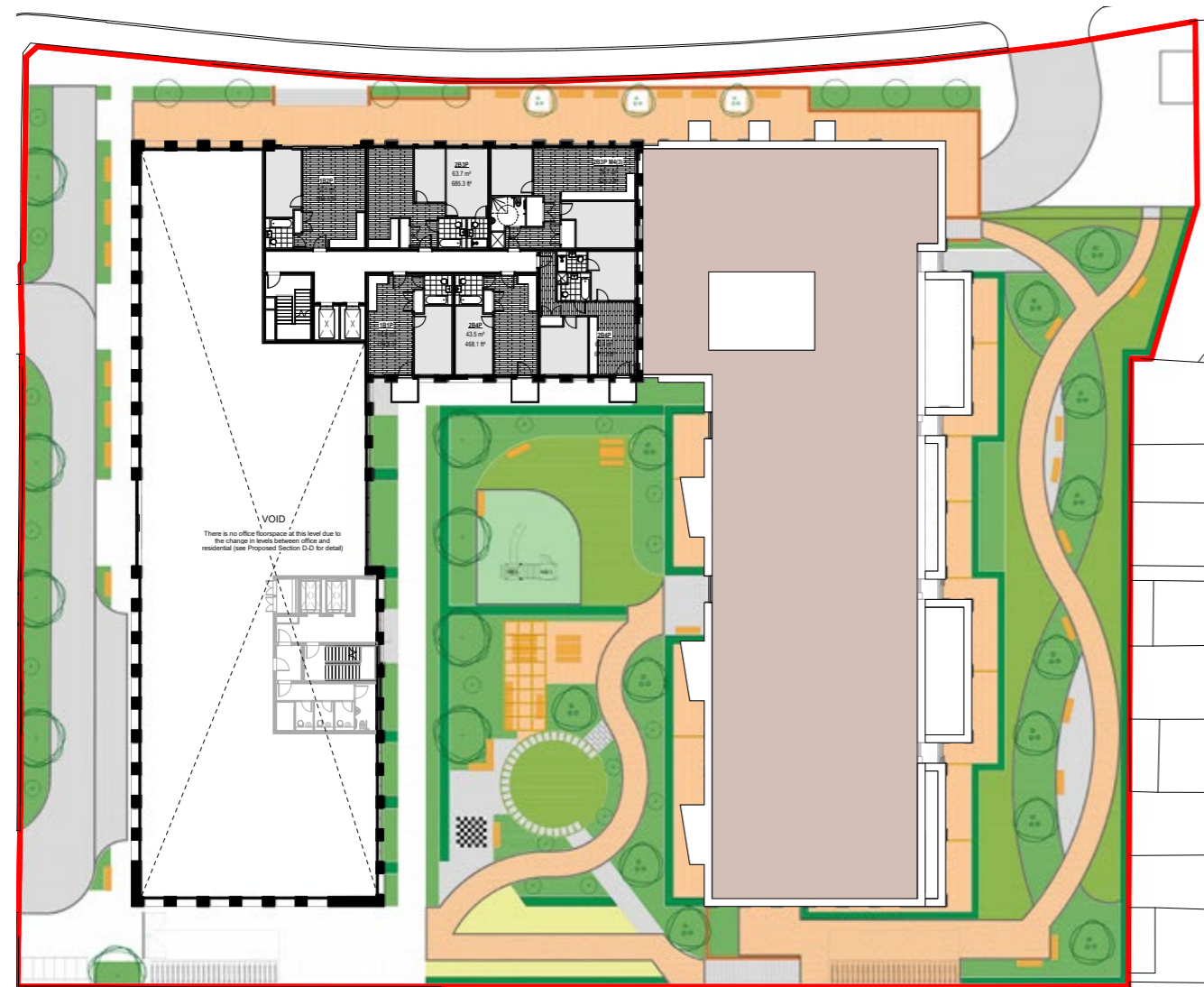
The consented Appeal scheme GA plans contain the M4(3) apartments and the updated landscaping that were not included in the original Planning Application.

The upper revision cloud highlights the adjusted dimensions of the 13 person lifts, the addition of a smoke shaft for the lift lobby and the re-configuration of the risers to optimise the smoke shaft at the residential levels to service the corridor.

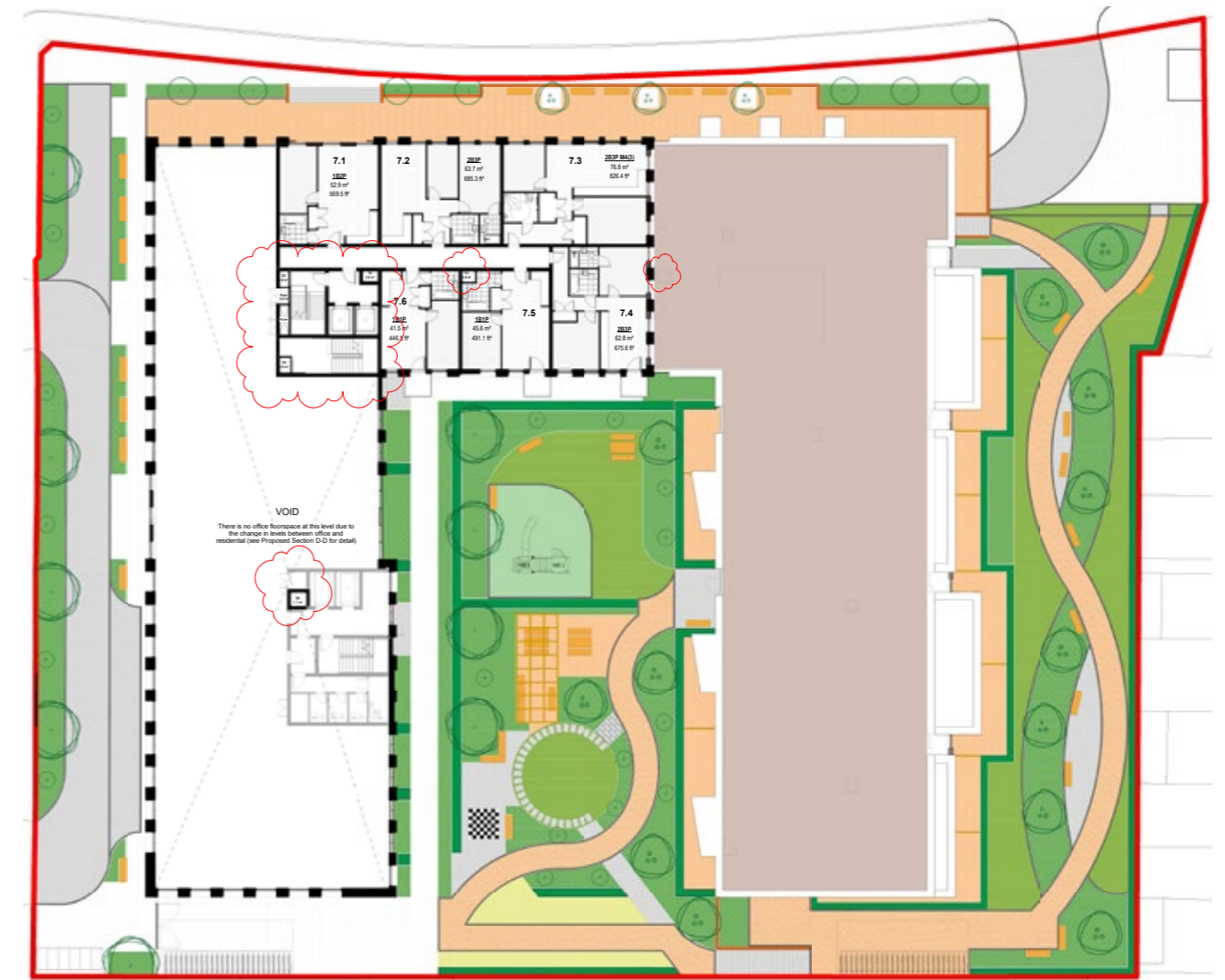
The smaller clouds to the right highlight the adjusted sizes / locations of smoke shafts resulting in the improved re-arrangement of a couple of apartments' bathrooms, one of these smoke shafts now terminates on the roof of level 4 instead of continuing within an apartment to terminate at level 8 - providing more area to the dual aspect apartment at levels 5-7.

The lower revision cloud highlights the addition of a smoke shaft for the office core lobby.

Appeal Scheme



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2.2 Amendment Comparison

Levels 8-16

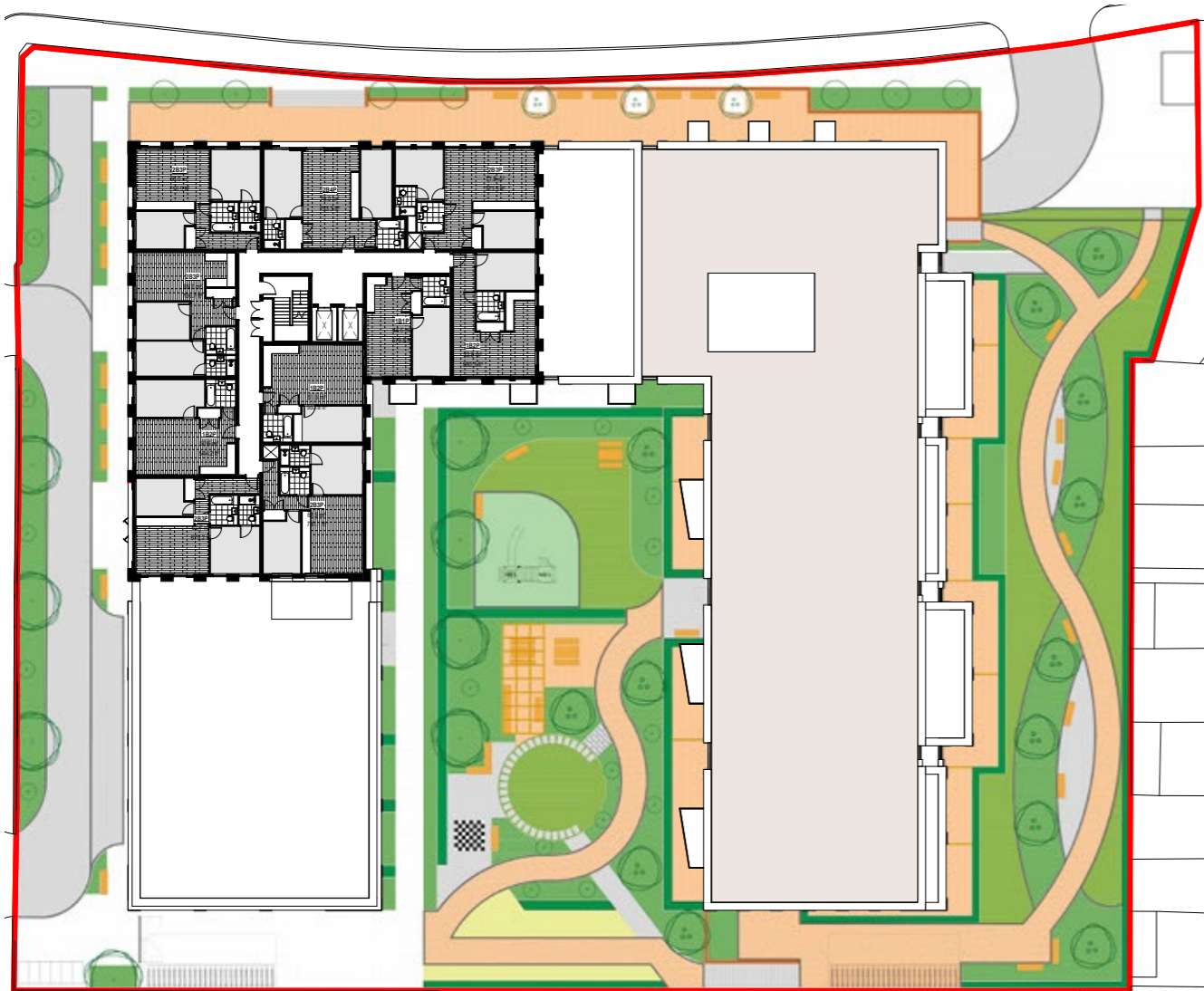
1:500 at A3

The consented Appeal scheme GA plans contain the M4(3) apartments and the updated landscaping that were not included in the original Planning Application.

The larger revision cloud highlights the adjusted dimensions of the 13 person lifts, the addition of a smoke shaft for the lift lobby and the re-configuration of the risers to optimise the smoke shaft at the residential levels to service the corridor. It also shows the re-arrangement of multiple apartments due to the additional stair core.

The smaller clouds to the right highlight the adjusted size / location of a smoke shaft, resulting in the improved re-arrangement of a bathroom to a standard layout, this smoke shaft now terminates at an earlier level, giving back some area to the dual aspect apartment to the corner.

Appeal Scheme



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2.2 Amendment Comparison

Levels 17-22

1:500 at A3

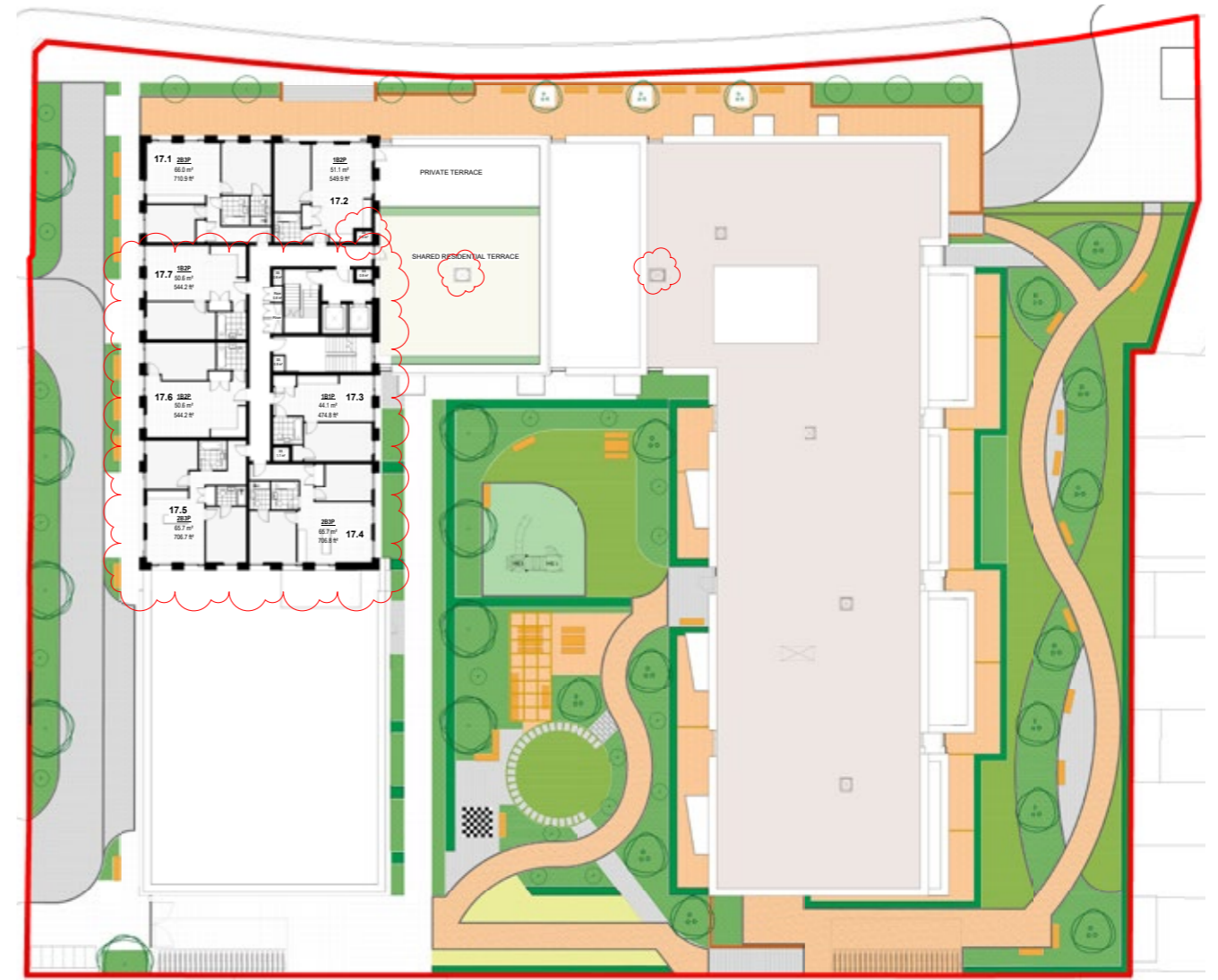
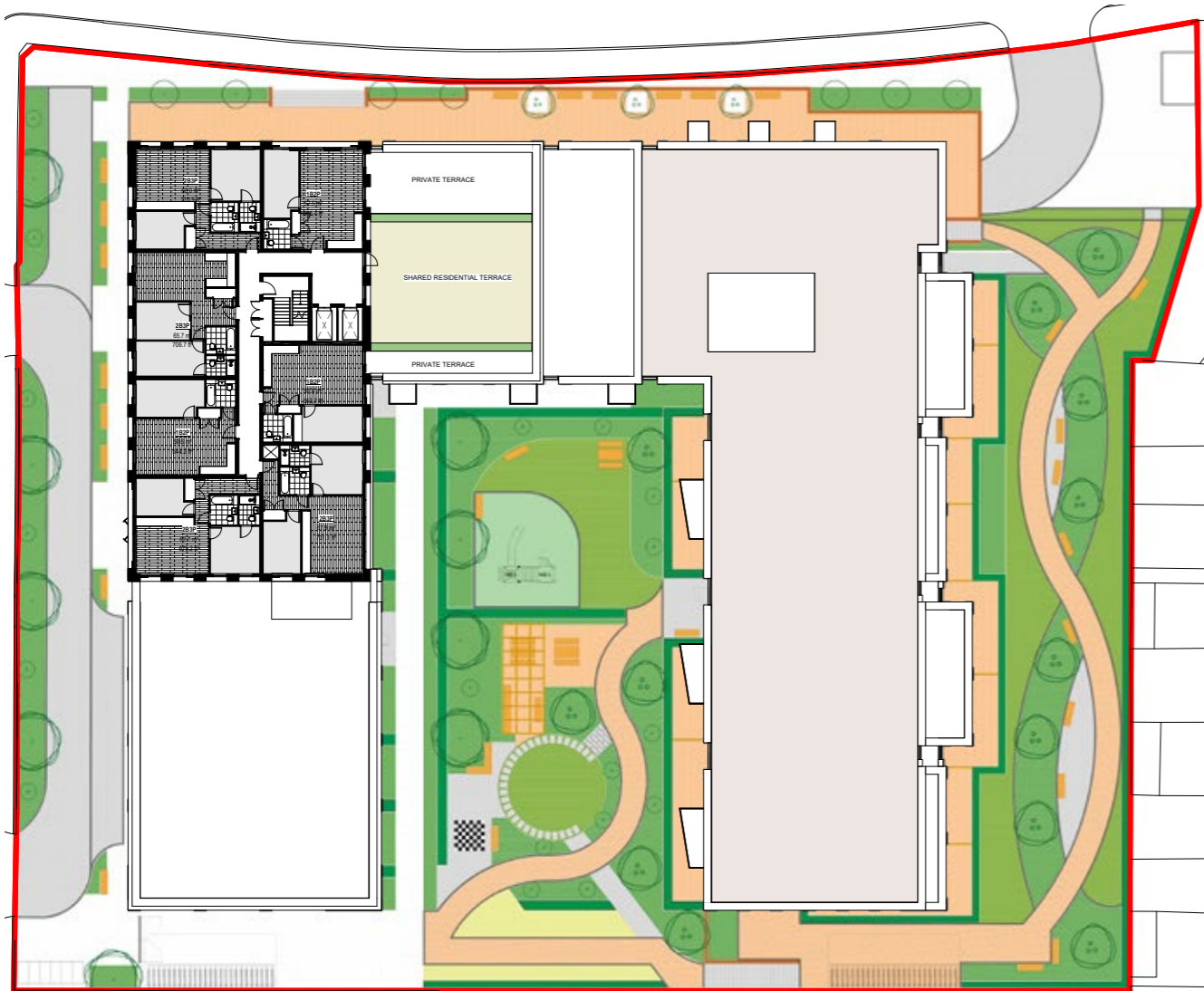
The consented Appeal scheme GA plans contain the M4(3) apartments and the updated landscaping that were not included in the original Planning Application.

The large revision cloud highlights the adjusted dimensions of the 13 person lifts, the addition of a smoke shaft for the lift lobby and the re-configuration of the risers to optimise the smoke shaft at the residential levels to service the corridor. It also shows the re-arrangement of multiple apartments due to the additional stair core.

Due to the additional stair core being located where the previous, Southern private terrace entrance was, the access door has been changed to a window, the private terrace has therefore been removed and the size of the shared, residential terrace increased to maximise the rooftop space. The smaller clouds to the right highlight the adjusted sizes / locations of smoke shafts as well as the addition of one to the top right hand side apartment to service the corridor to the terrace.

Appeal Scheme

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2.2 Amendment Comparison

Roof Level

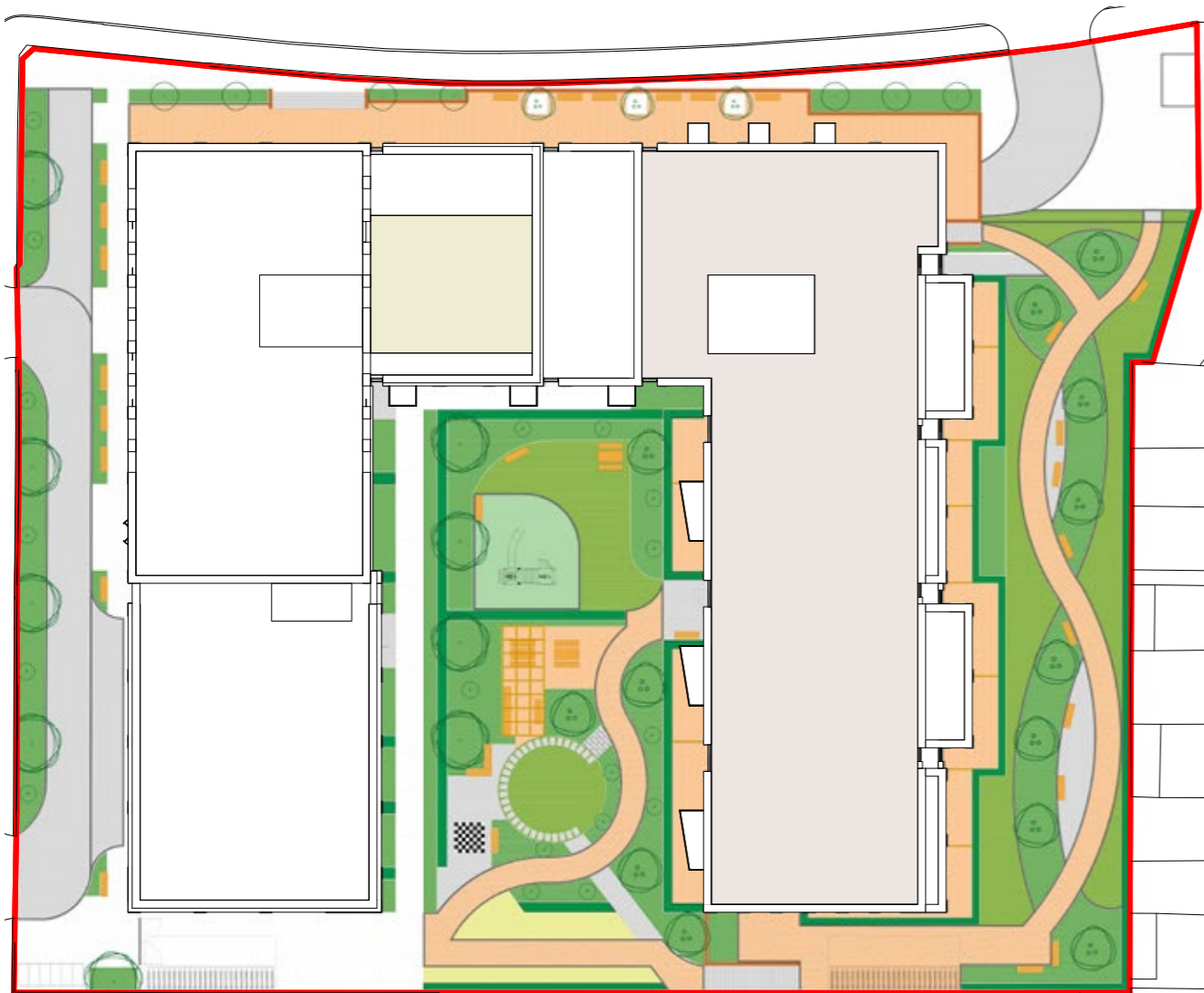
1:500 at A3

The consented Appeal scheme GA plans contain the M4(3) apartments and the updated landscaping that were not included in the original Planning Application.

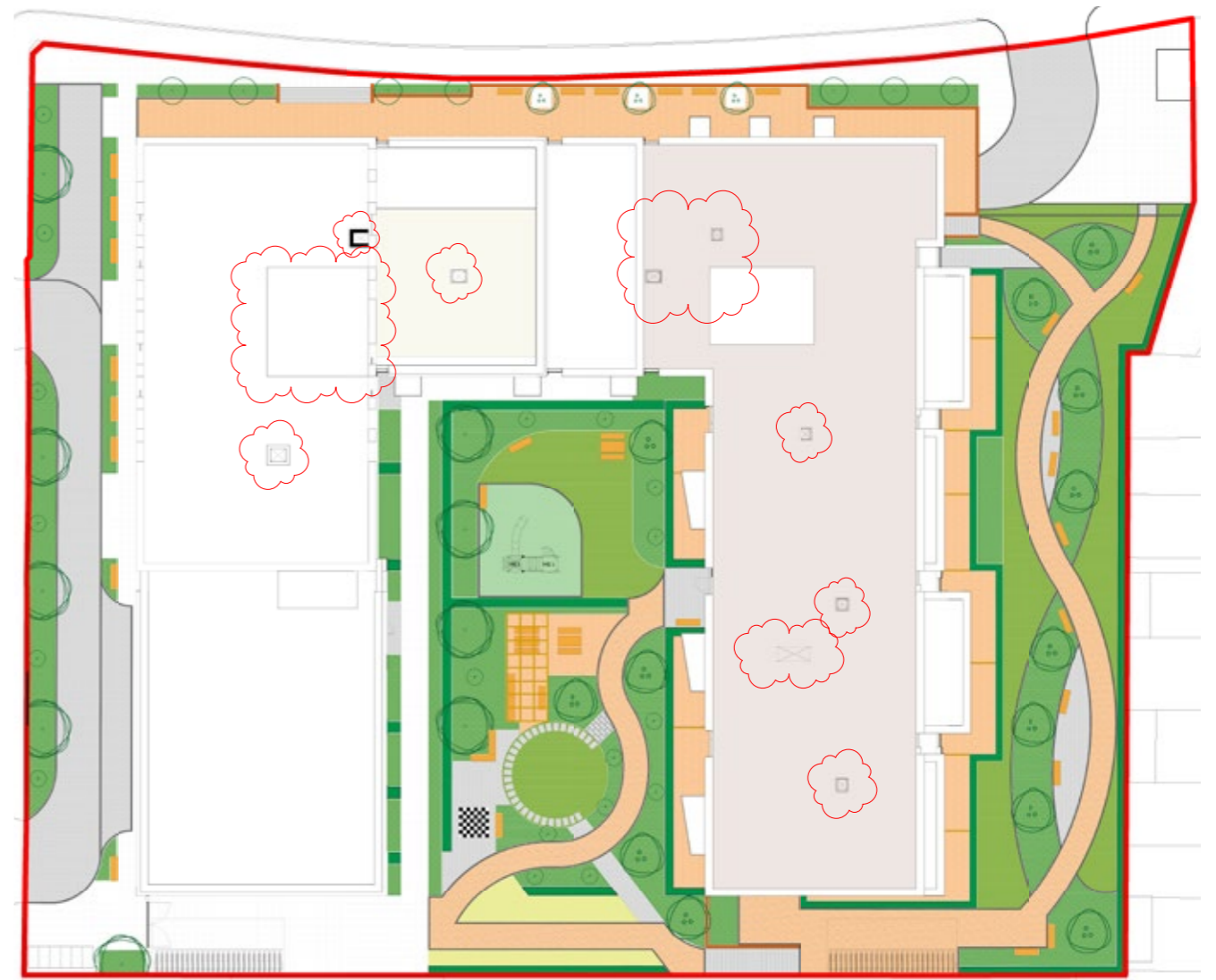
The overrun of the stair core size to the tower has been adjusted and the latest smoke shaft locations revealed to the roof landscape.

The new terrace layout size to level 8 has also been updated.

Appeal Scheme



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External Design



3.0

3.0 External Design

3.1 Amendment Comparison

St John's Road Elevation

1:500 at A3

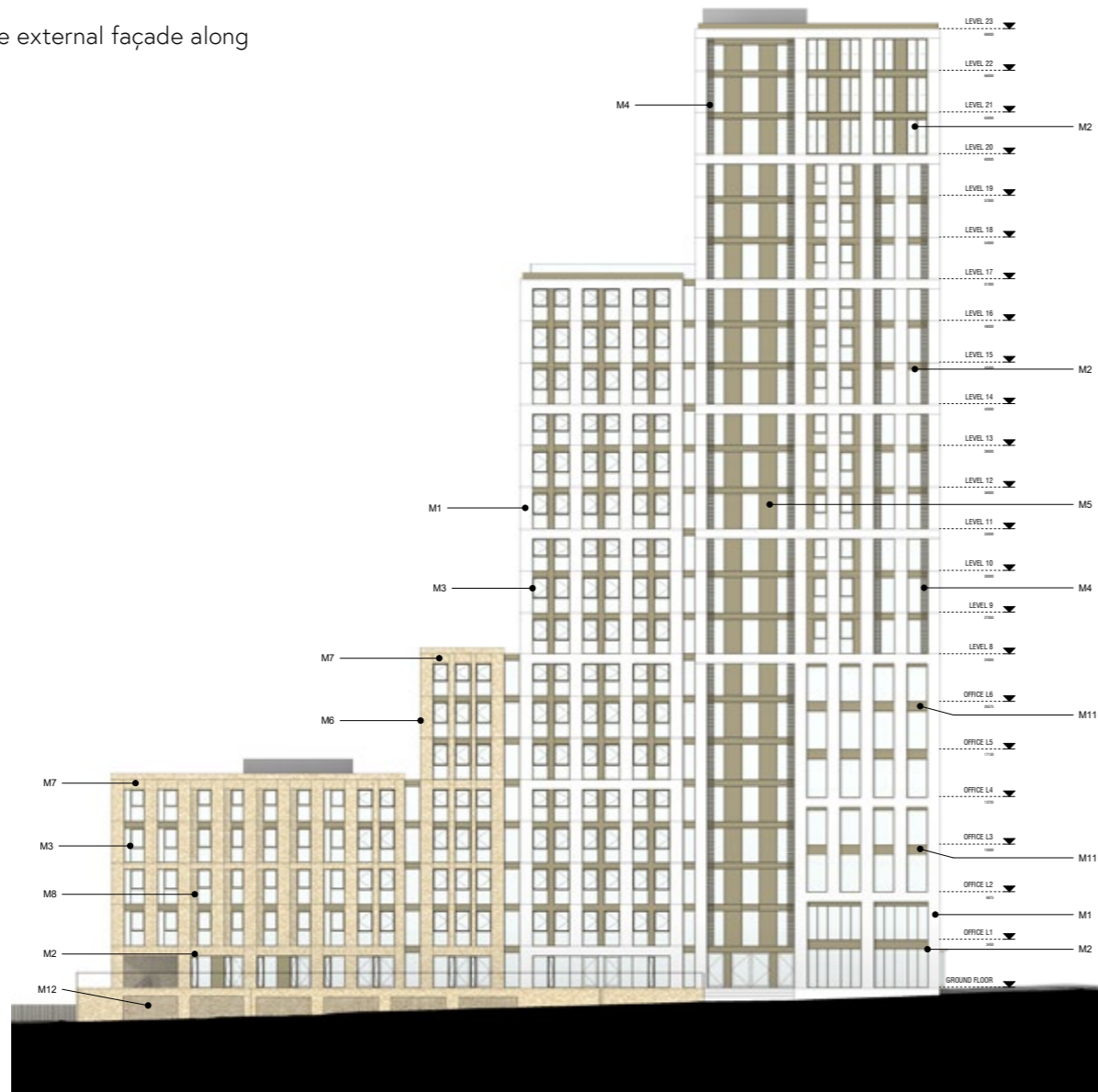


Amendments are highlighted with a red revision cloud.

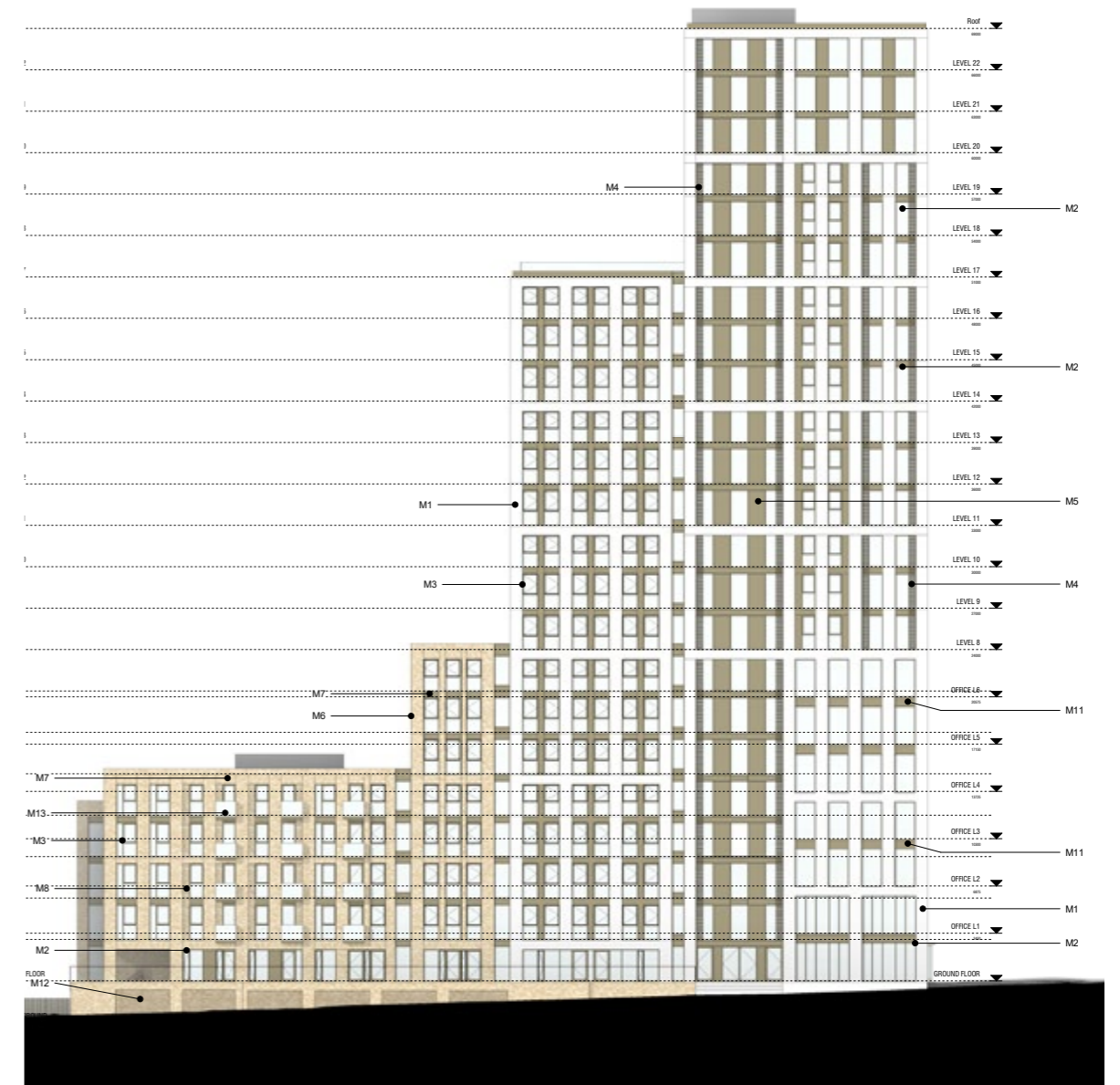
Please refer to plans.

There are no amendments of the external façade along the St John's Road elevation.

Appeal Scheme



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3.1 Amendment Comparison

Clarendon Road Elevation

1:500 at A3

 Amendments are highlighted with a red revision cloud.

Please refer to plans.

Due to the second core being added into the tower, the apartments were adjusted between floors 8-22.

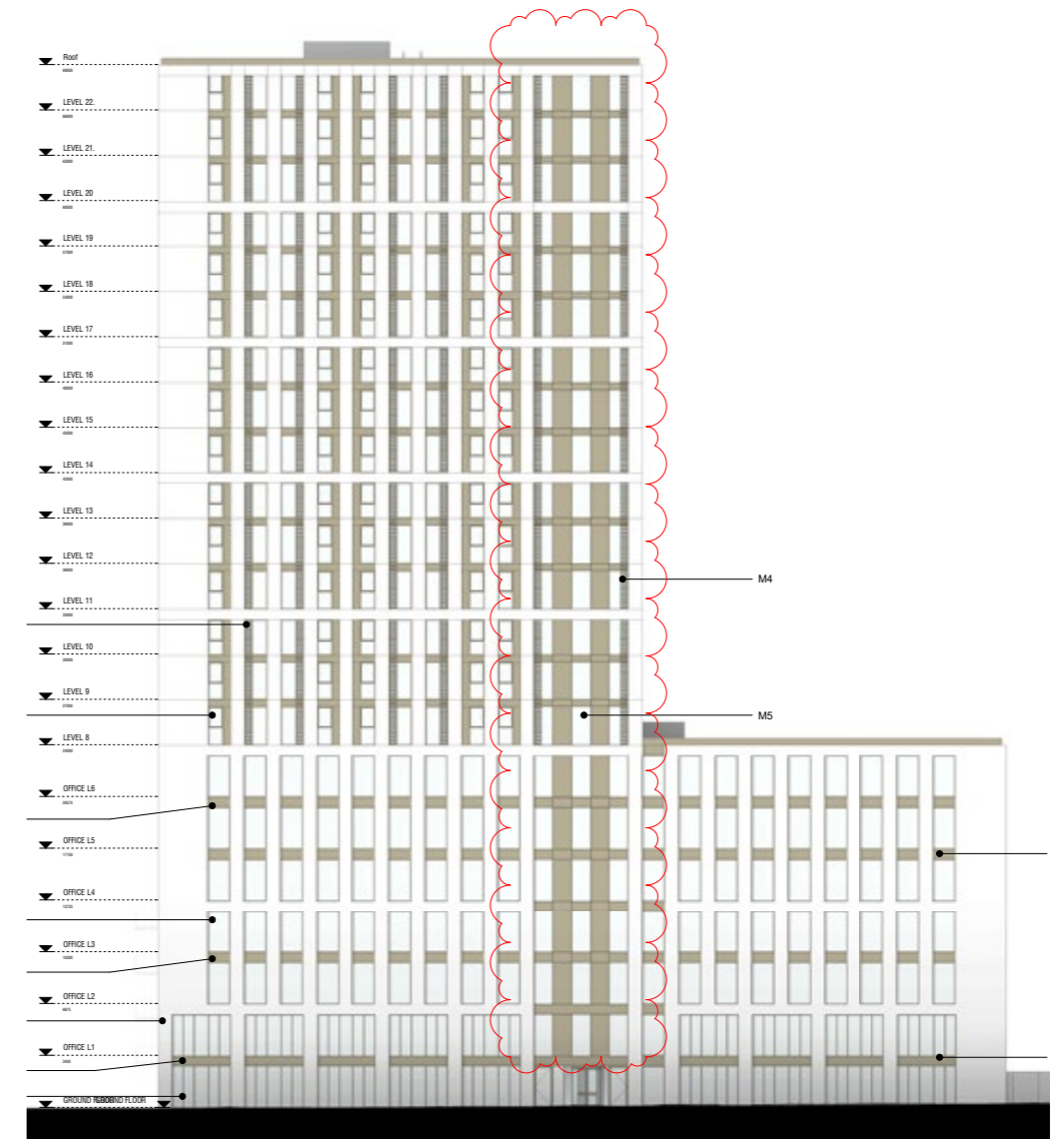
Moving the walls and fixtures meant that a change needed to be made to the façade to ensure that a sufficient amount of glazing was still present within bedrooms and living spaces.

The façade style at Levels 8-22 was continued down from Ground to Level 7 for consistency and a seamless transition between the office and residential storeys.

Appeal Scheme



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3.1 Amendment Comparison

South Elevation

1:500 at A3

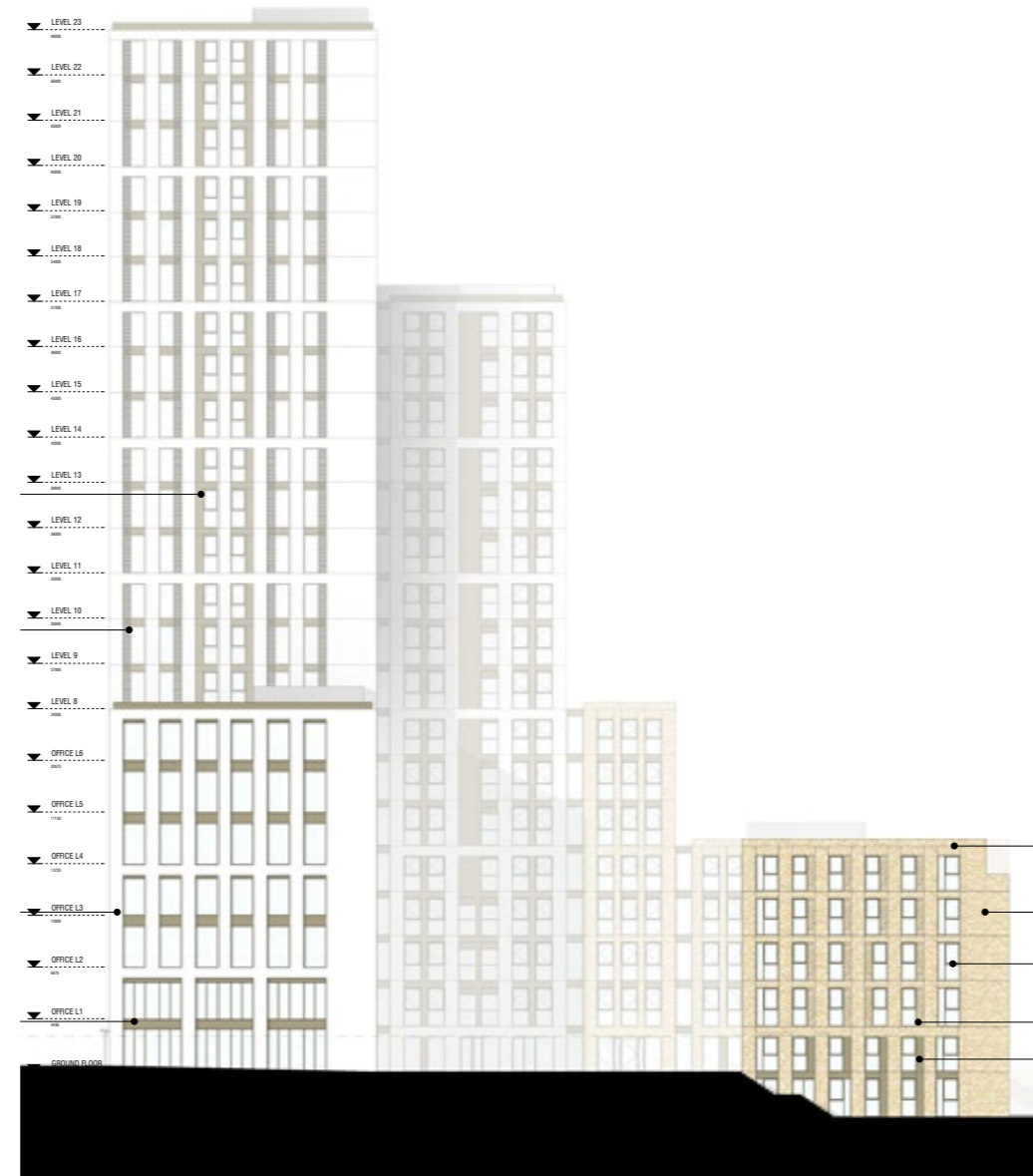
 Amendments are highlighted with a red revision cloud.

Please refer to plans.

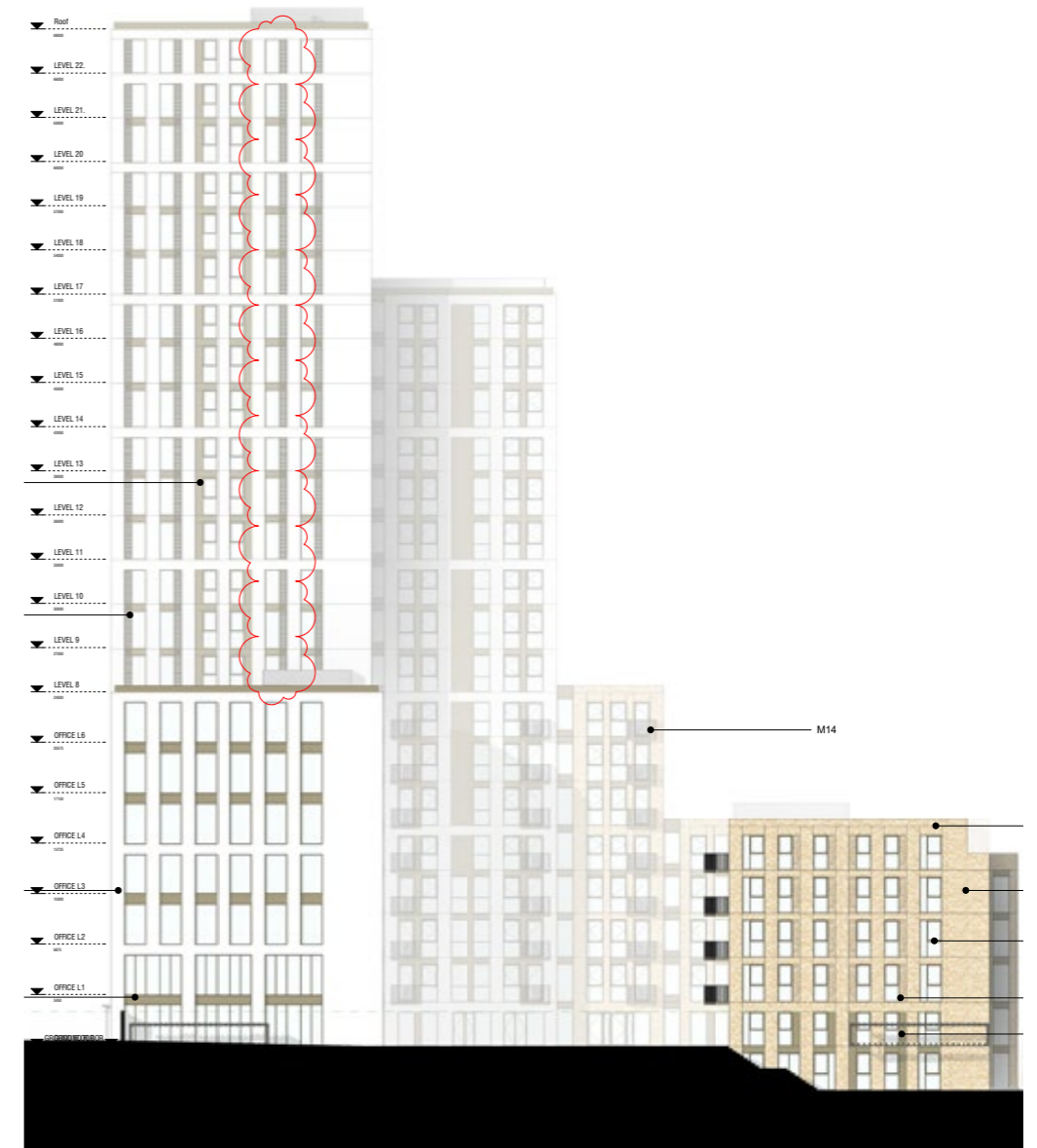
Due to the second core being added into the tower, the apartments were adjusted between floors 8-22.

Moving the walls and fixtures meant that a change needed to be made to the highlighted section of the façade. To ensure that a sufficient amount of glazing was still present within the bedroom, the window panel was mirrored so that the wall is positioned behind the textured panel instead of the glass.

Appeal Scheme



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3.1 Amendment Comparison

East Elevation

1:500 at A3

 Amendments are highlighted with a red revision cloud.

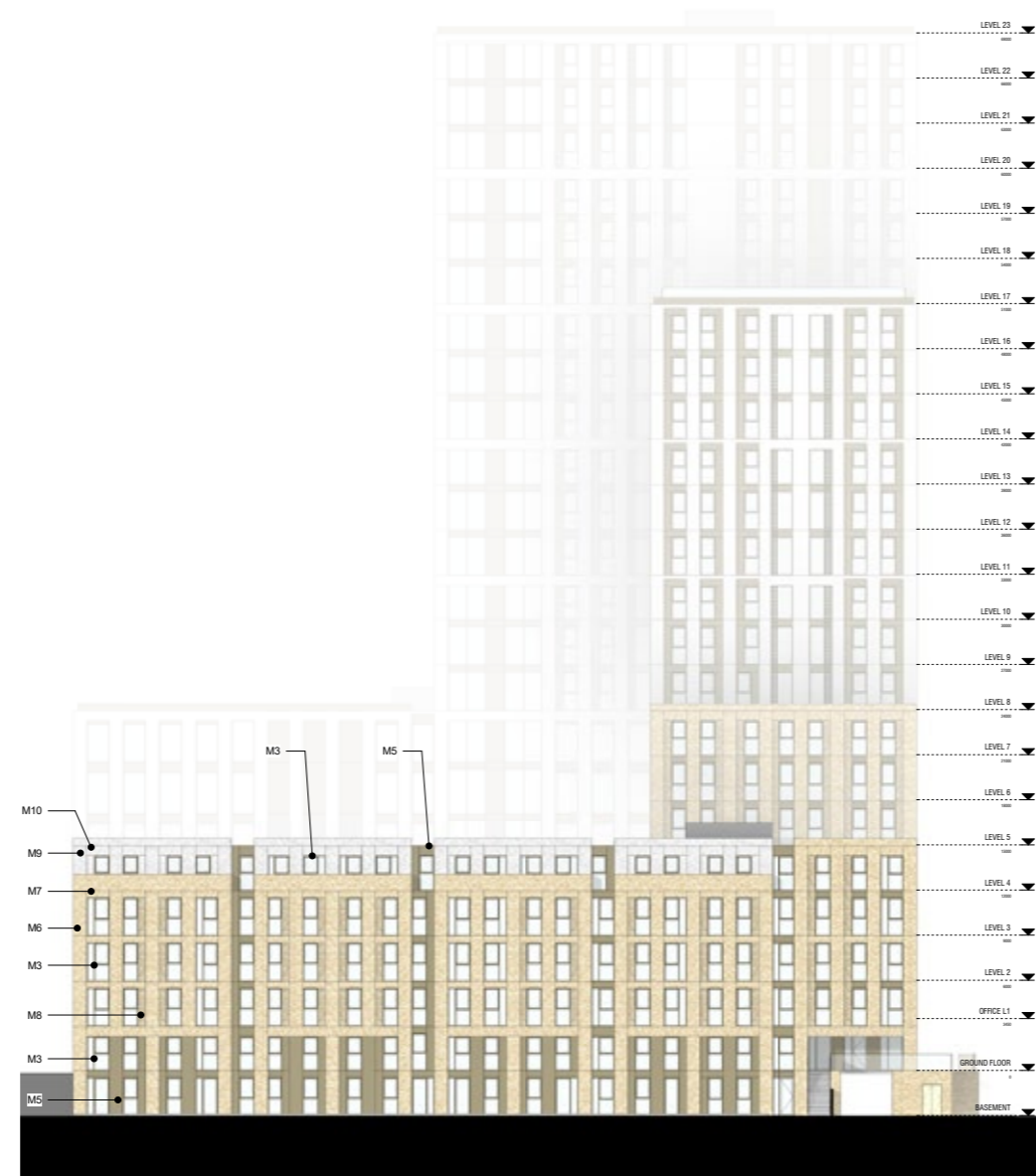
Please refer to plans.

Due to the second core being added into the tower, the apartments were adjusted between floors 8-22.

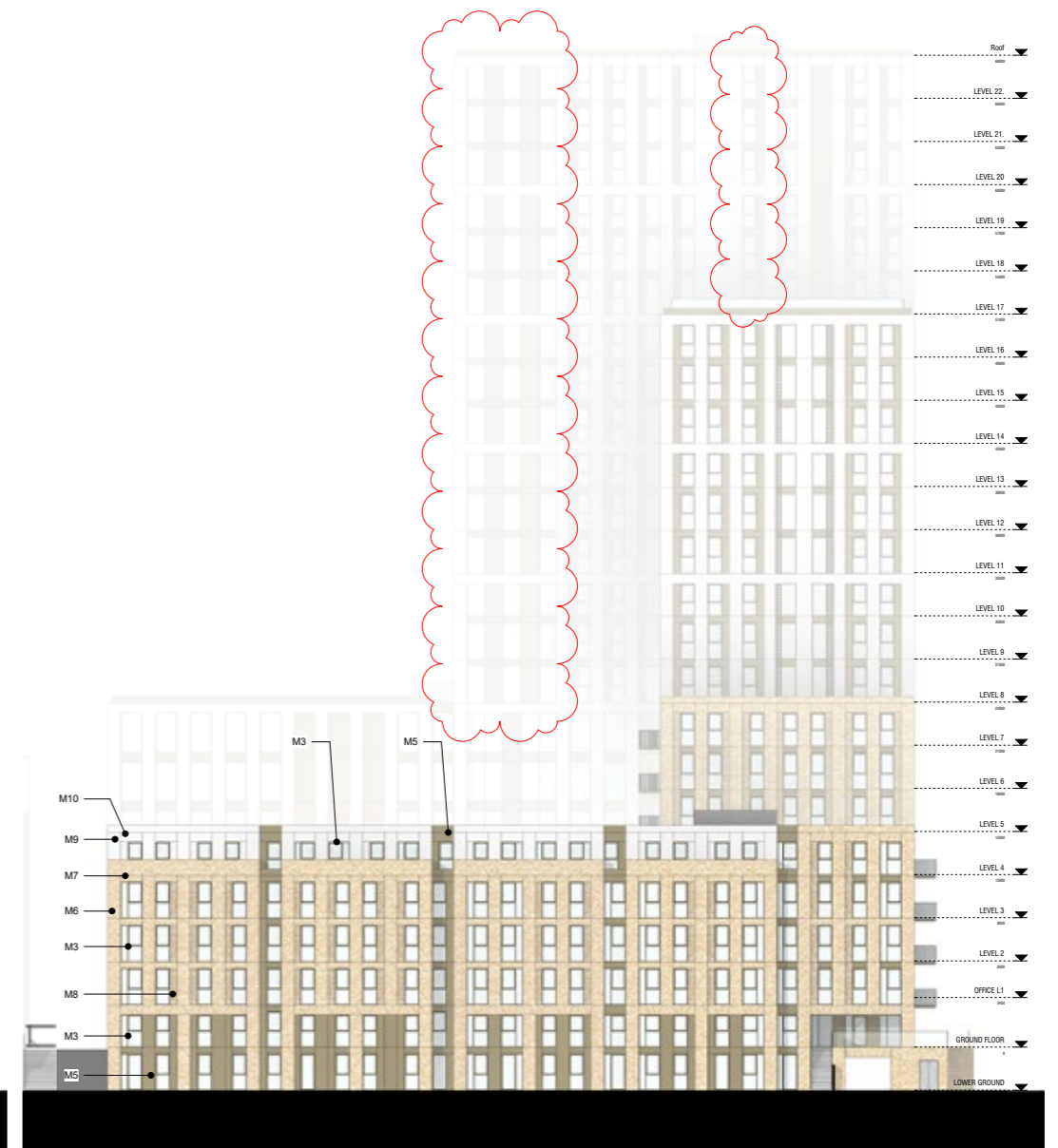
The revision cloud to the right highlights that one of the windows has been mirrored, this is so that the textured panel hides the smoke shaft that now services the lift lobby to the core on Levels 17-22.

The revision cloud to the left is positioned where the dual aspect 2 bedroom apartment's layout was reconfigured. Walls / fixtures that were repositioned would have conflicted with the original positioning of glazing, this has been resolved by changing which panels are opaque or glazed in the façade.

Appeal Scheme



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Corstorphine & Wright

Contact us to discuss your project

 www.corstorphine-wright.com

 contact@cw-architects.co.uk

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