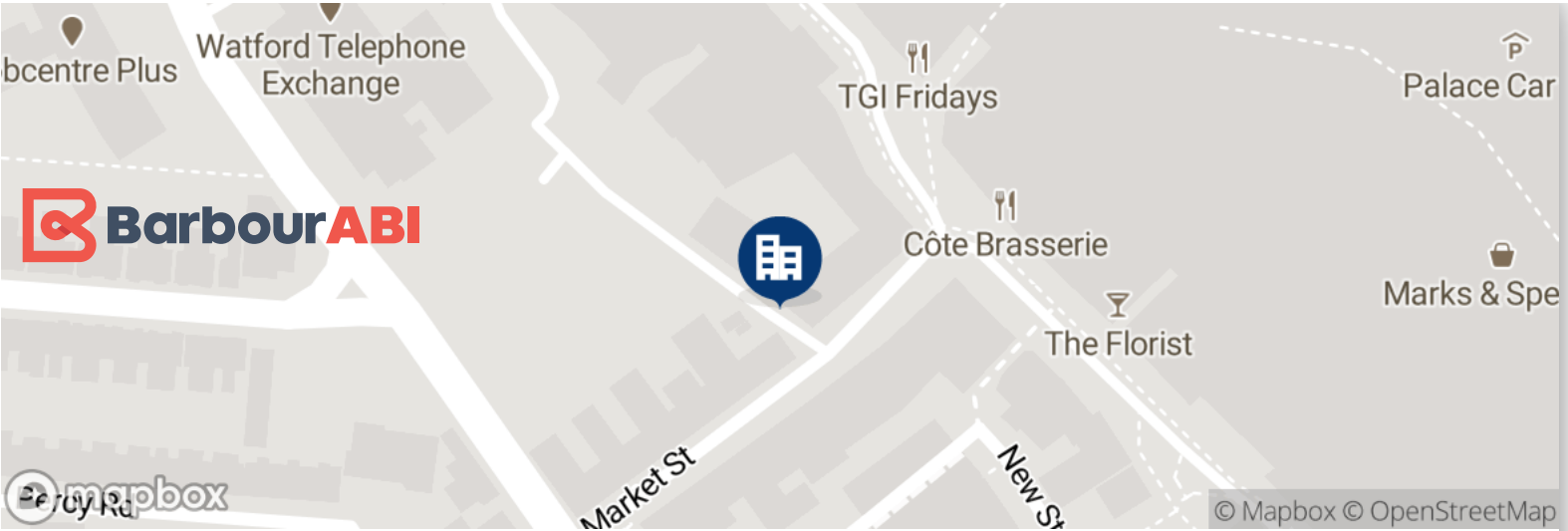




Watford Telephone Exchange - 89 Flats

Value
£6.7m (est)

Hertfordshire | **Project reference:** 12625714 | **First published:** 21-Mar-2022

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Address

Wellstones Car Park, Watford, Hertfordshire, WD17 2AF

Scheme

59 one bedroom, 26 two bedroom, and 4 three bedroom flats with commercial unit on ground floor level. Works to include associated access, landscaping, parking,

Timing (Estimated)

Start: January 2026
Finish: August 2027
Duration: 19 months

Size

Floor area: 95 sq metres
Site area: 2,390 sq metres
Structures: 1
Number of units: 89
Storeys: 8
Parking spaces: 3
One bed houses: 59
Two bed houses: 26
Three bed houses: 4

Categories

Residential: Private development,Local authority dwellings,2 bedroom development,3 bedroom development,Flats, apartments; Commercial & retail: General retailing; Transport: Surface car parks,Electric vehicle charging points; Civil engineering: Decorative landscaping,Commercial access & estate roads; Road: Commercial access & estate roads; Landscape: Decorative landscaping

Development type

New build

Planning stage

Stage: Detail approval
Status: Detail planning granted on appeal (TP ref 22/01226/FULM). As of 14.01.2025 this project is

View planning application

22/01226/FULM

delayed whilst the client decides how to take it forward.
Application date: 18-Oct-2022
Council: Watford

Contract stage

Funding: Private

Materials

precast concrete wall cladding
facing brickwork
High quality buff, red & brown brick
colour coated profiled aluminium wall cladding
Dark Grey
glazed bricks wall cladding
green wall systems wall cladding
balconies
bat/bird/bug bricks
sedum roof
bio-diverse roof cladding
rain water harvesting
Polyester Powder Coated Aluminium Window
Dark Grey
balustrades
Dark Grey
pedestrian areas roads
car parking surfaces
road footpaths

electric vehicle charging point

flat roofing

electric heating system

photovoltaic solar panels

16.88 kWp

air source heat pumps

district/local heating

mech vent heat recovery

infrared sensor lighting control

LED Lighting

ductwork

CCTV

fire escape

3

new siteworks access

altered siteworks access

soft landscaping

upgraded access

boundary fencing

landscaping

hard landscaping

cycle paths

grass paving systems

street furniture

natural stone setts

permeable paving

Roles & Companies

Client	People on this project
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Telereal Trillium
140 London Wall, Barbican, City, London, EC2V 7HR
020 7796 5500 | www.telerealtrillium.com

Steve Akeju (Property Manager)
steve.akeju@telerealtrillium.com | 020 7796 7950

Planner	People on this project
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Newsteer Real Estate Advisers
20 Farringdon Street, City, London, EC4A 4AB
020 3151 4850 | www.newsteer.co.uk |
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Jessica Wilson (Senior Planner)
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Gillian Cooper (Planner)
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Architect	People on this project
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Carey Jones Chapman Tolcher
Victoria House, 37 Southampton Row, Westminster,
London, WC1B 4EA
020 7269 9400 | www.cjctstudios.com |
info@cjctstudios.com

Tim Tolcher (Director)
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Civil engineer	People on this project
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Icis Design Limited
Barrington House, Heyes Lane, Alderley Edge, Cheshire,
SK9 7LA
0161 883 1401 | www.icis-design.co.uk

Structural engineer	People on this project
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Icis Design Limited

Barrington House, Heyes Lane, Alderley Edge, Cheshire,
SK9 7LA
0161 883 1401 | www.icis-design.co.uk

Mech.& elec engineer

People on this project

Cudd Bentley Partnership Limited

Ashurst Manor, Church Lane, Sunninghill, Ascot,
Berkshire, SL5 7DD
01344 628 821 | www.cuddbentley.co.uk |
info@cuddbentley.co.uk

Landscape architect

People on this project

Logika Consultants

24 Grenville Street, Farringdon, City, London, EC1N 8SS
0203 873 4780 | www.noiseconsultants.co.uk |
contact@noiseconsultants.co.uk

Polly Neal (Landscape Architect)
polly.neal@noiseconsultants.co.uk | 0203 873 4780

Annie Payne (Landscape Architect)
0203 873 4780

Energy consultant

People on this project

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info@cuddbentley.co.uk

Transport consultant

People on this project

RPS Group - London

20 Farringdon Street, London, City, London, EC4A 4AB
020 3691 0500 | www.rpsgroup.com

Kara Dale (Associate)
020 3691 0500

Sustainability consultant

People on this project

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info@cuddbentley.co.uk

Acoustic consultant**People on this project****Auricl Acoustic Consulting**

107 Cheapside, City, London, EC2V 6DN

020 7859 4530 | www.auricl.com |

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