





Site location 7.82 Acres/ 3.16 Hectares







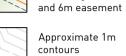










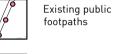














DESIGN PRINCIPLES:

- Proposed vehicular and pedestrian access via
 Theobald Street (within vicinity of existing
- gate);
 2. New pedestrian footway and crossing to existing provision on Theobald Street and High Street further beyond;
 3. Potential connection to existing public footpath;
- 4. New building line/ frontage to mirror existing residential streetscape;

 5. Main residential street orientated towards
- Christ Church;

 6. Landscaped focal green space to address views of existing church;

 7. (Expanded) block structure layout of housing
- aligned to sloping topography of the site.
 Accommodates rear tree planting and
 provides active frontages to new streets and 8. Development offset to retain existing trees
- and vegetation;

 9. Street orientated to address potential gas
- 10. Development offset and outward facing
- frontage to address existing sewer and
- railway noise; and
 11. Site low points reserved for sustainable drainage.





CLIENT:
RICHBOROUGH ESTATES LTD

LAND OFF THEOBALD STREET RADLETT HERTFORDSHIRE

DRAWING TITLE: PROPOSED ILLUSTRATIVE MASTERPLAN

1:1000@A1

JOB NUMBER:	DRAWING NUMBER:
30747	1
DATE:	D
02.07.2018	CJL