



This drawing is for illustrative purposes only and subject survey/ detailed design.



#### KEY

- Site location  
7.82 Acres/  
3.16 Hectares
- Residential  
development  
Circa 420 dwellings
- Public open  
space
- Existing  
landscape
- Proposed  
landscape
- Indicatively sized  
sustainable  
drainage
- Indicative location  
of existing sewer  
and 6m easement
- Approximate 1m  
contours
- Conservation  
Area
- Listed buildings
- Existing public  
footpaths
- Key pedestrian  
routes

#### DESIGN PRINCIPLES:

- Proposed vehicular and pedestrian access via Theobald Street (within vicinity of existing gate).
- New pedestrian footway and crossing to existing provision on Theobald Street and High Street further beyond;
- Potential connection to existing public footpath;
- New building line/ frontage to mirror existing residential streetscape;
- Main residential street orientated towards Christ Church;
- Landscaped focal green space to address views of existing church;
- [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 open spaces;
- Development offset to retain existing trees and vegetation;
- Street orientated to address potential gas main;
- Development offset and outward facing frontage to address existing sewer and railway noise; and
- Site low points reserved for sustainable drainage.



CLIENT:  
RICHBOROUGH ESTATES LTD

PROJECT:  
LAND OFF THEOBALD STREET  
RADLETT  
HERTFORDSHIRE

DRAWING TITLE:  
PROPOSED ILLUSTRATIVE MASTERPLAN

JOB NUMBER:	DRAWING NUMBER:	REVISION:
30747	1	-
DATE:	D	C
02.07.2018	C.J.L	C.J.L
SCALE:	1:1000BA1	