

Benefits

1. REINVIGORATING THE VILLAGE

The scheme will reinvigorate the south end of Radlett and enable improvements to be made to Newberries car park and the adjoining Tykes Water. It will create a new public space and an extension to the centre of the village through improved pedestrian and vehicular access.

2. INCREASED CAR PARKING

The development will increase the number of available car parking spaces. Newberries car park currently has 202 useable spaces. With the development, the parking capacity will increase to approximately 290 – an increase of more than 40 per cent.

3. BOOSTING THE LOCAL ECONOMY AND RETAIL SCENE

It is estimated that the development will bring 85 full or part-time locally employed jobs. Many additional visitors to the food retail store and the hotel will add significant footfall to those using the High Street.

NEXT STEPS

Your views and comments from this public exhibition will be considered in detail by the development team. Where possible, we will incorporate them in the final design. To allow this to take place, we are expecting that the planning application will be submitted by the end of 2016. Members of the public are given further opportunity to comment on the proposals, once the application is submitted.

Thank you for visiting today's exhibition. Please could we ask that you use the sign in sheets to allow us to accurately record the numbers of attendees. The team are on hand to discuss the proposals with you in detail. We also provide comment forms where you may leave any any feedback that you wish to provide. You are also welcome to visit the Hertsmere Borough Council website for further information as the project progresses. Thank you.



Context

Relevant planning policy for the site is set out within the Core Strategy (2013) and saved policies of the Local Plan (2008).

The Council have taken many of the steps required to update their current planning policy, through publication of the Site Allocations and Development Management (SADM) Policies Plan. As extensive consultation has taken place and the document has progressed through the statutory process of examination, this document should therefore also be considered.

Once the SADM is adopted, the site will fall within the Radlett 'district centre'. Retail and hotel uses, subject to detailed consideration, are acceptable in planning terms within the district centre.

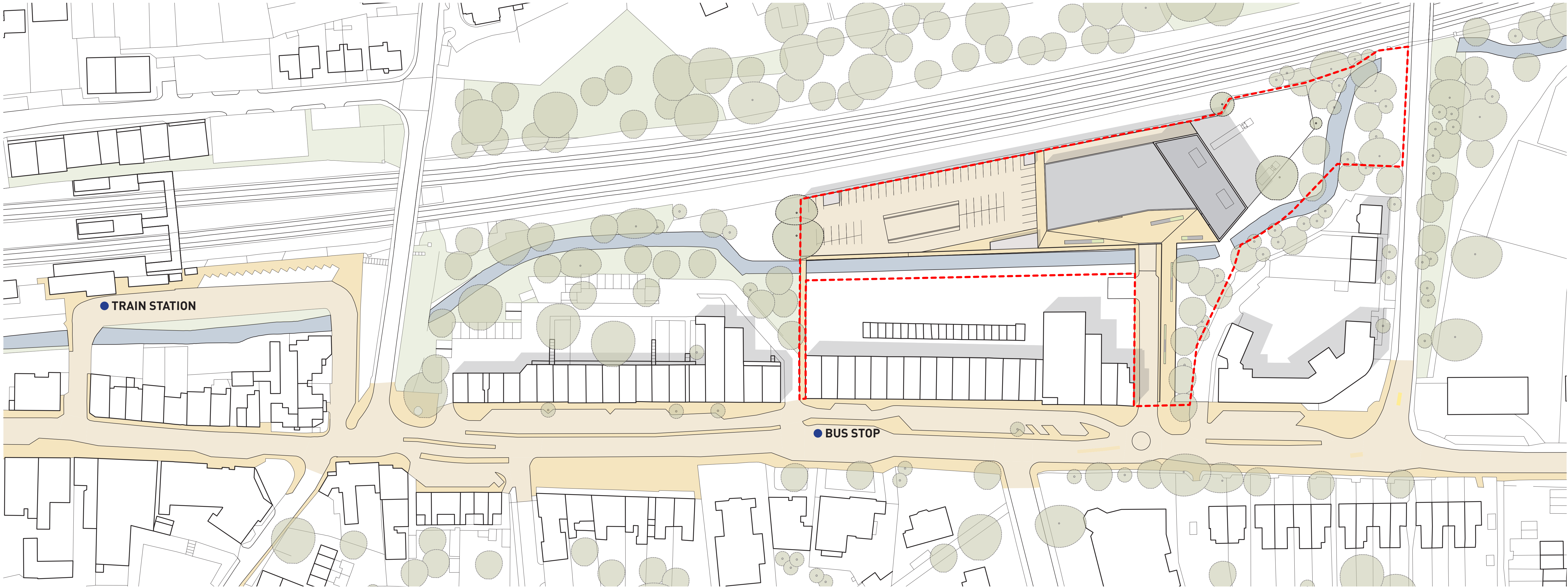
The team are undertaking extensive work to ensure that the finer details of the proposals do not effect Radlett negatively. This includes extensive work on highways (including parking), ecology and arboriculture, flooding, refuse, energy efficiency and foul sewage.



Site Location



View from Watling Street



Roof Plan - High Street Extension

--- Site Boundary

Site Plans

Mixed use extension of Radlett centre, including M&S retail (Class A1) and Travelodge hotel (Class C1).

Total area of approximately 3,700 sq.m, 1,200 (A1) and 2,500 (C1).

40% increase in car parking, through a decked system total of 287 spaces.

Provision of new public ‘plaza’, retained within HBC ownership.

Private back of house space for hotel and retail uses.

Hanging landscape to soften car park edging.

New pedestrian connections to Watling Street.

ROOF LEVEL

L2

L1

L0.5

L0

Longitudinal Section AA

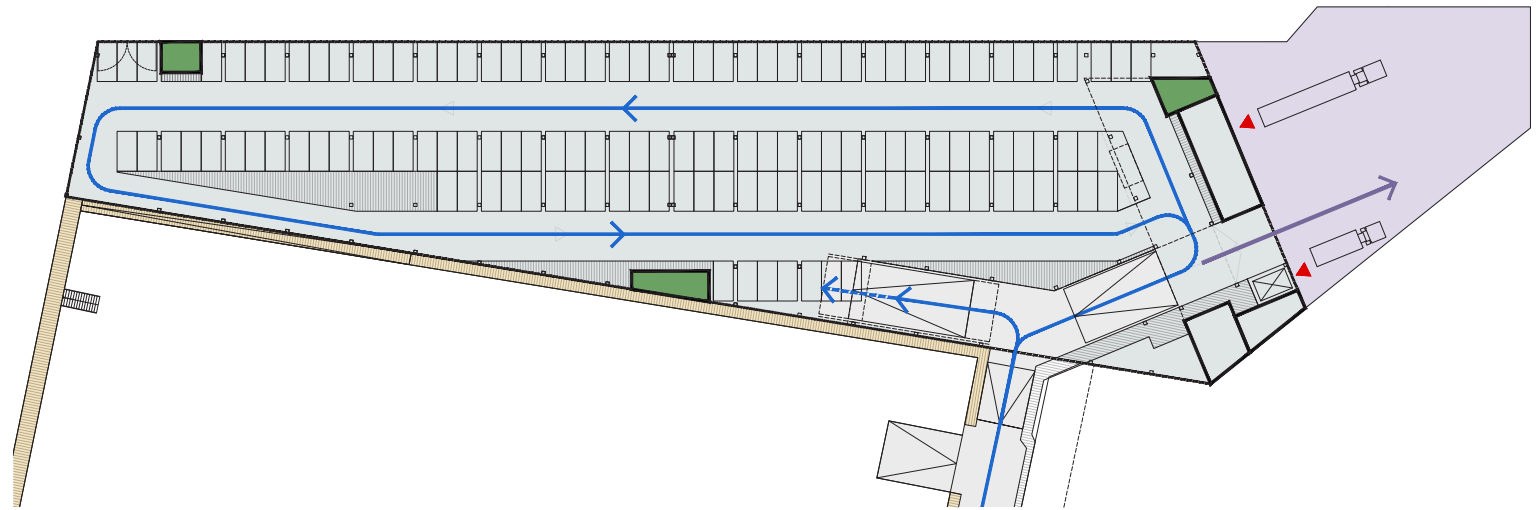
L 0 | 70.5 AOD (0.00)

L0.5 | 73.65 AOD (+3.15)

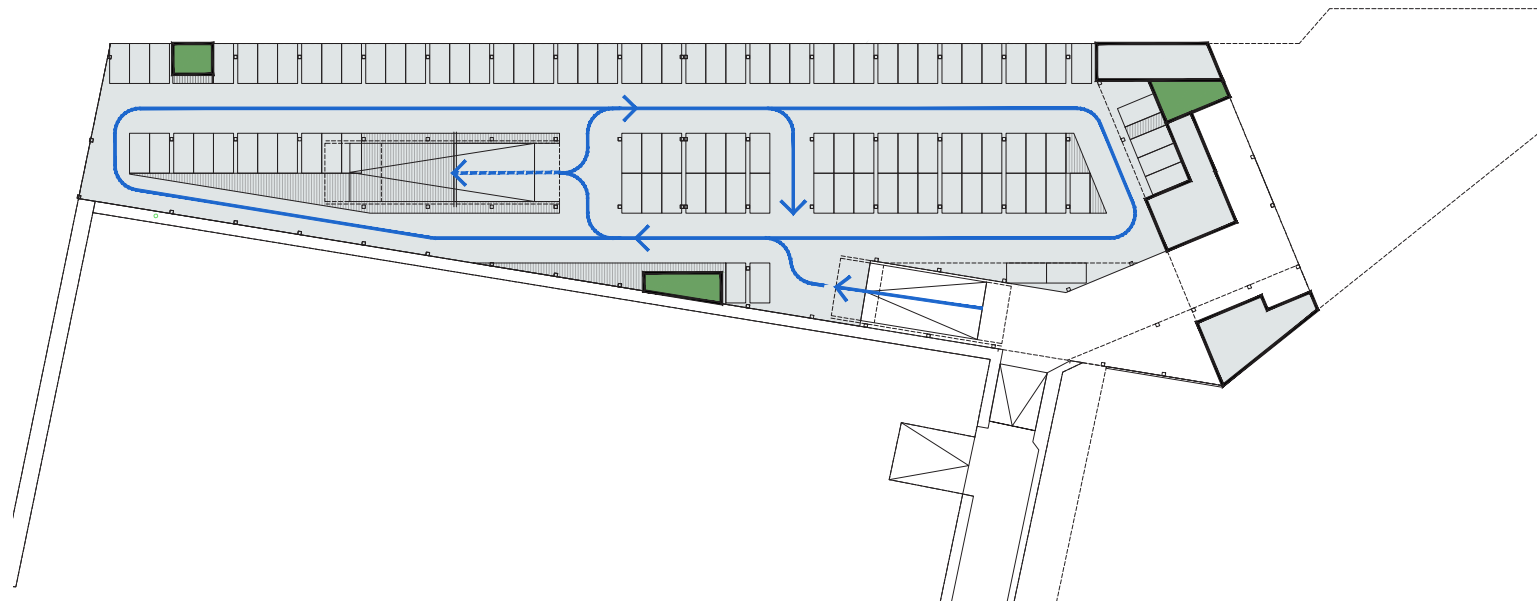
L1 | 76.80 AOD (+6.30)

L2 | 81.90 AOD (+11.40)

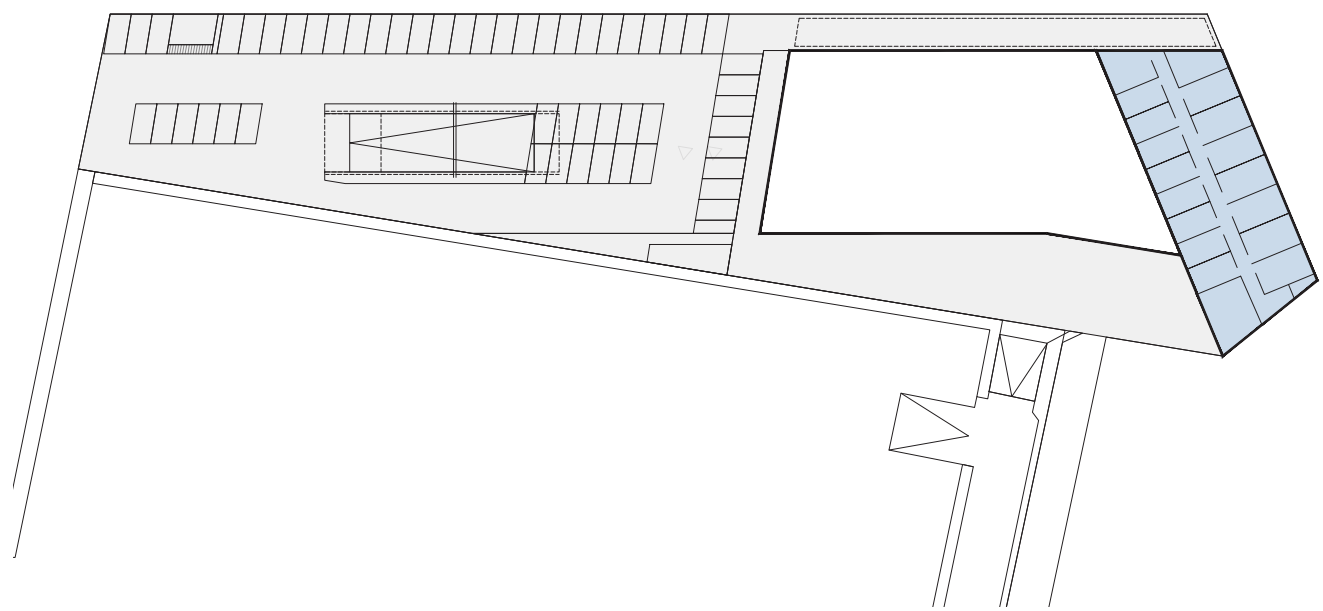
ROOF LEVEL | 97.25 AOD (+26.75)



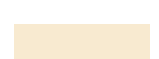





Level 0 - Parking

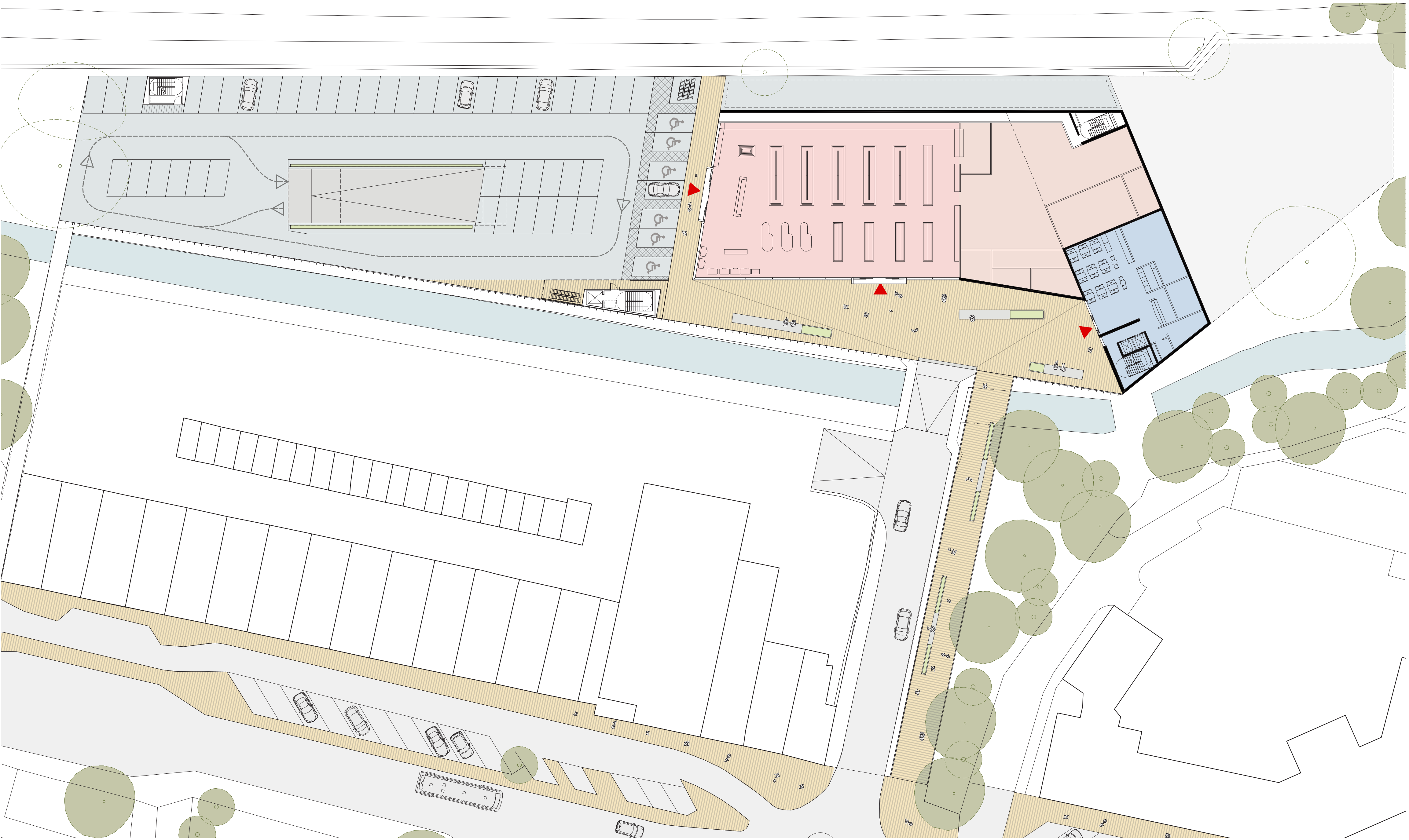


Level 0.5 - Parking



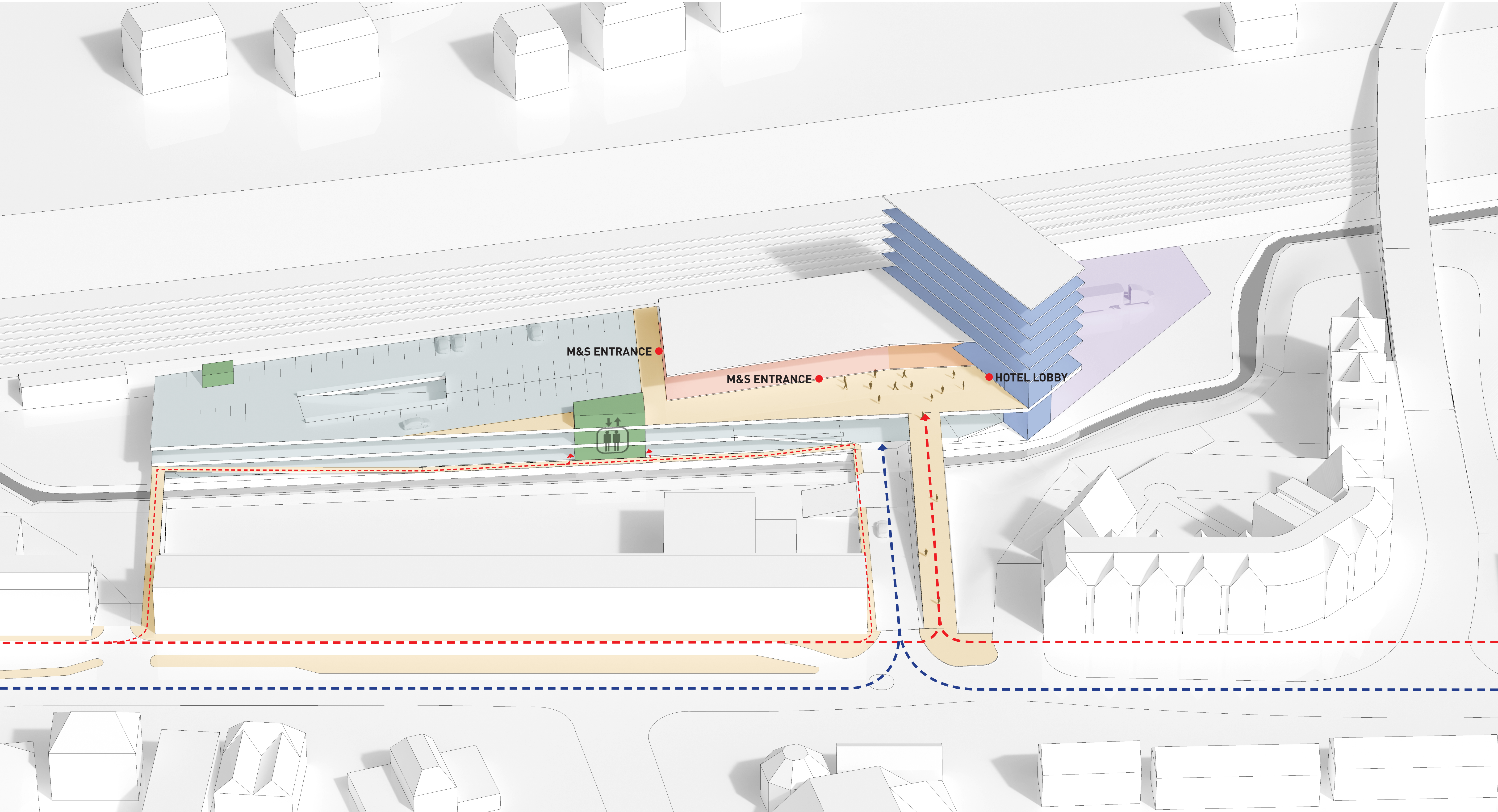
Level 2 / 6 - Hotel

- | | | |
|---|--|--|
|  Pedestrian Extension |  Car Parking |  M&S Foodhall |
|  Vertical Circulation |  Service Yard |  Hotel |



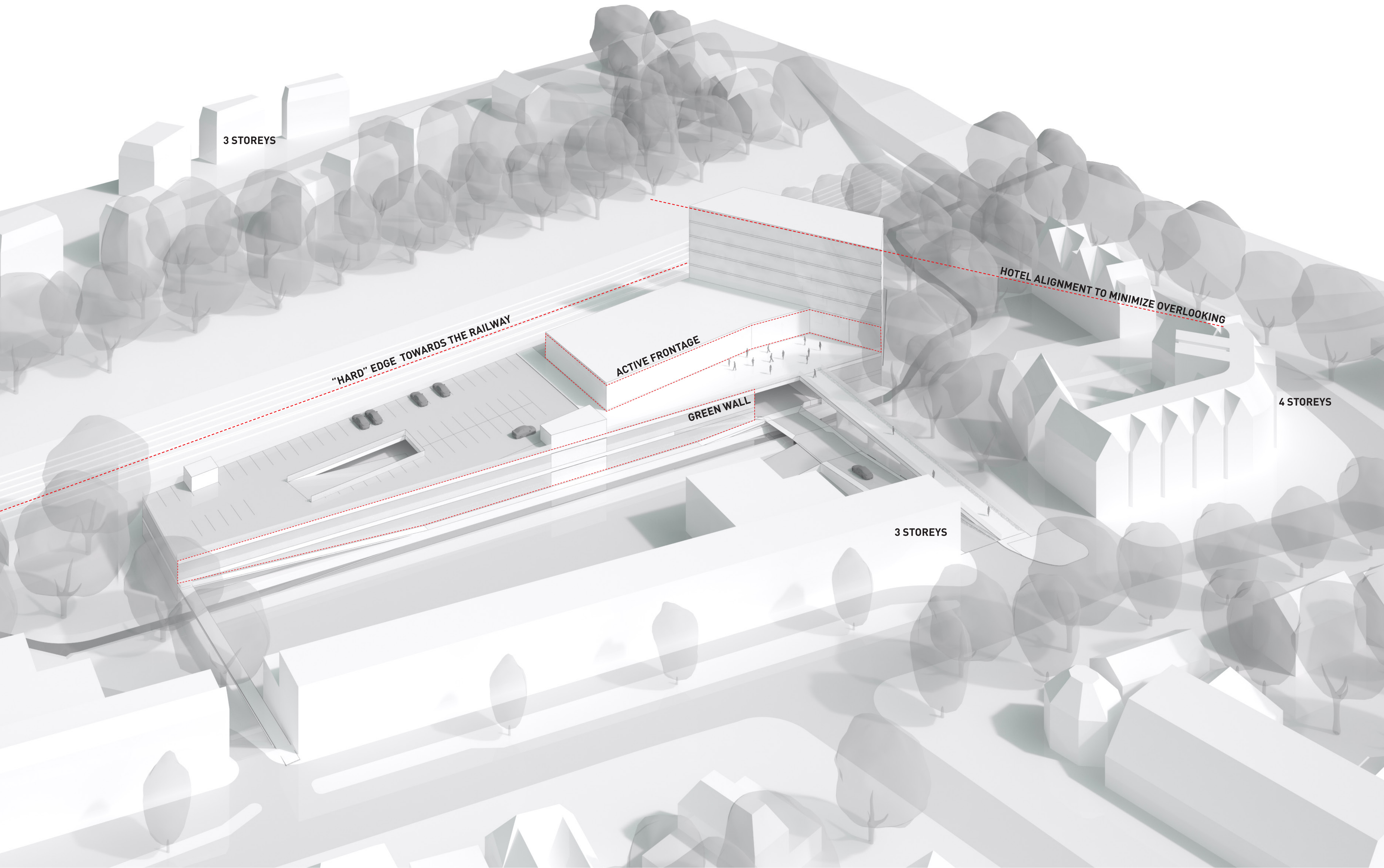
Level 1 - Deck

Access and Circulation



- - -> Pedestrian Access
- - -> Vehicular Access
- - - Pedestrian Extension
- - - Vertical Circulation
- - - Car Parking
- - - Service Yard
- - - M&S Foodhall
- - - Hotel

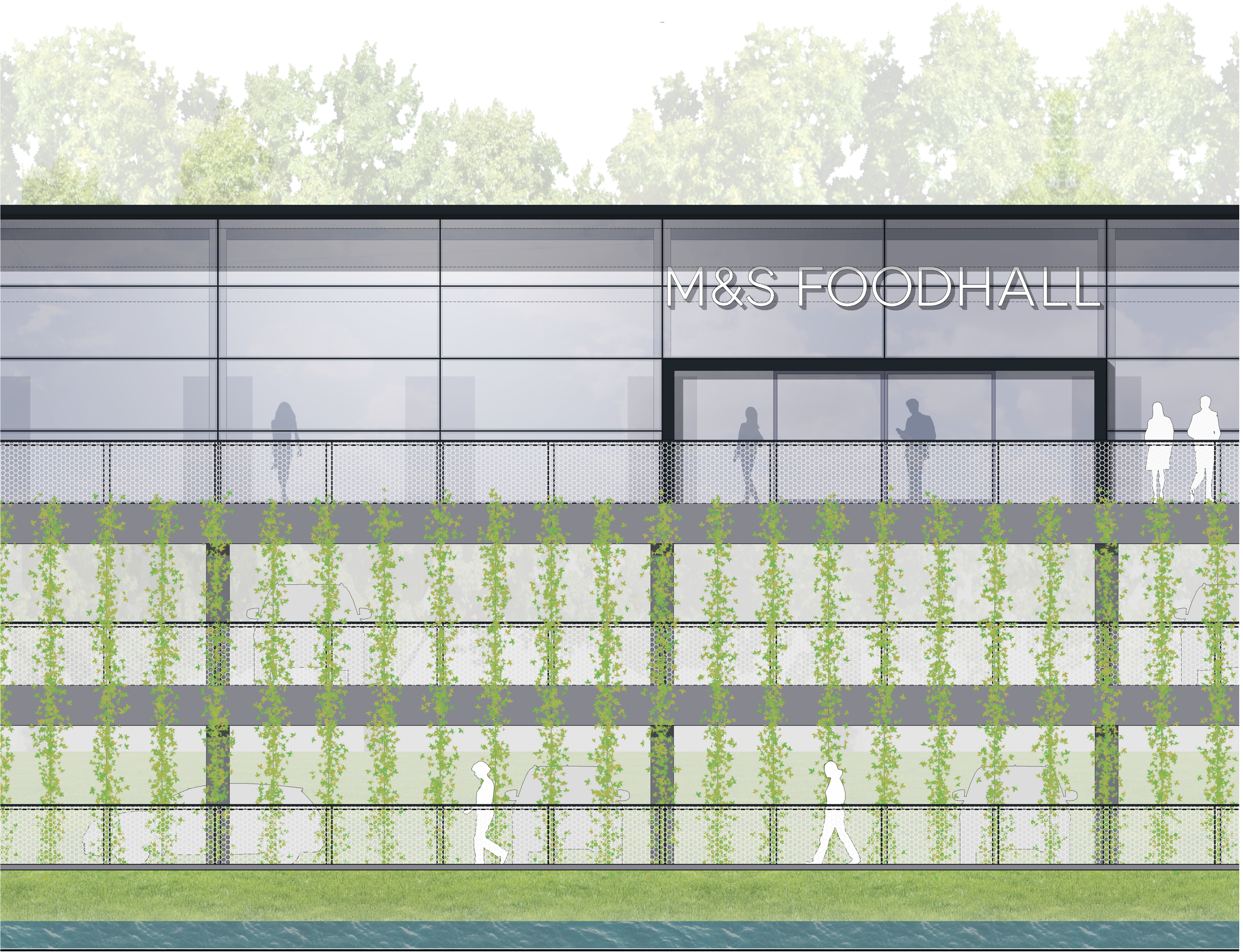
Massing



Landscaping Strategy



Illustrative section through Tykes Water and M&S Foodhall



Illustrative elevation through Tykes Water and M&S Foodhall

View from the new access bridge



View from the new plaza

