



Addendum to Radlett Character Assessment 2016:
Radlett Neighbourhood Plan Area - Bungalows with individual and/or
group value, up-dated in January 2019

Assembled by the Neighbourhood Plan Steering Group, Housing Group,
Aldenham Parish Council 2019





Approach

Background

Our ambition is to retain the best of the past, allow for present needs and plan for a desirable future. One of the major issues in the original survey of residents (2015) was the ongoing erosion of the bungalow stock in the village.

This need was particularly raised by older residents who would like the opportunity to downsize from larger homes, but stay in the village where their friends and social activities were. Many did not want flats as this was seen as a step too far in the ageing process, but wanted living accommodation, mostly on one floor, with some garden, and bungalows were seen as the ideal solution. A detailed bungalow survey was undertaken in 2014 to list out all the bungalow stock, many of which have now re-developed. However, the key justification for retaining bungalow stock is their appropriateness for retirement living. Bungalows have a part to play in our approach to strengthening social cohesion, mixed communities and well-being.

A second issue was one of neighbourhood character. The working party had received views from residents of Radlett, that the clusters of bungalows in locations around the village created a visual amenity and setting above and beyond their individual importance as a housing type. One striking example of this was the positioning of bungalows on the corners of roads around the Newberries Estate, where the lower roof heights of the buildings

facilitate a sense of openness, arrival and key vistas were there for all to appreciate and enjoy. The relationship with the landscape and the overall impression of a verdant neighbourhood is of particular relevance here. Our decision to designate clusters of bungalows as areas of specific local design character was made to ensure that their discernible town and landscape character and quality is recognised, retained and where possible strengthened.

Relevant Specific Radlett Plan Objectives

- + To protect and enhance the verdant character of Radlett (Objective 1);
- + To meet new housing demand in a manner that is sensitive to the character of the village, guided by site-specific context analysis and the Radlett Character Assessment 2016 (Objective 2);
- + To support the development and/or retention of smaller homes available to younger people and older downsizers (Objective 3);

Radlett Plan Policy Reference

POLICY HD8

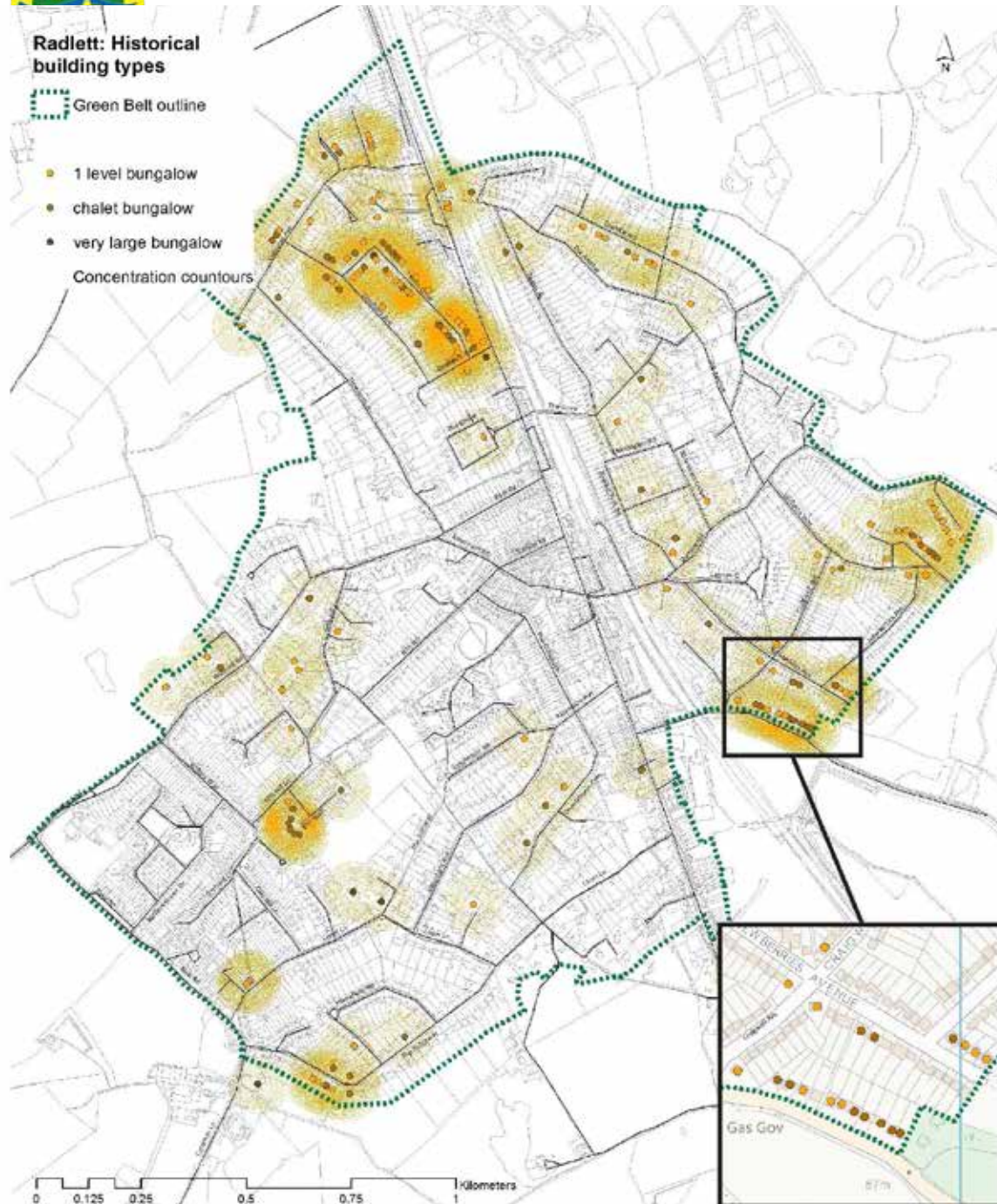
THE RADLETT BUNGALOWS

HD8.1 Development proposals which impact on any of the Radlett Bungalows identified for their individual and/or group value in contributing positively to local townscape character should protect or enhance this contribution. (Ref. Map Policy HD8.1 in Radlett Plan and overleaf)

HD8.2 Replacement of an existing bungalow or chalet bungalow must be commensurate in terms of ridge height and its setting. Applications shall respond positively to and are in keeping with key features typical of local bungalows and their setting while adapting to current building, access and energy efficiency standards. (Ref. Figure 15 in Radlett Plan)

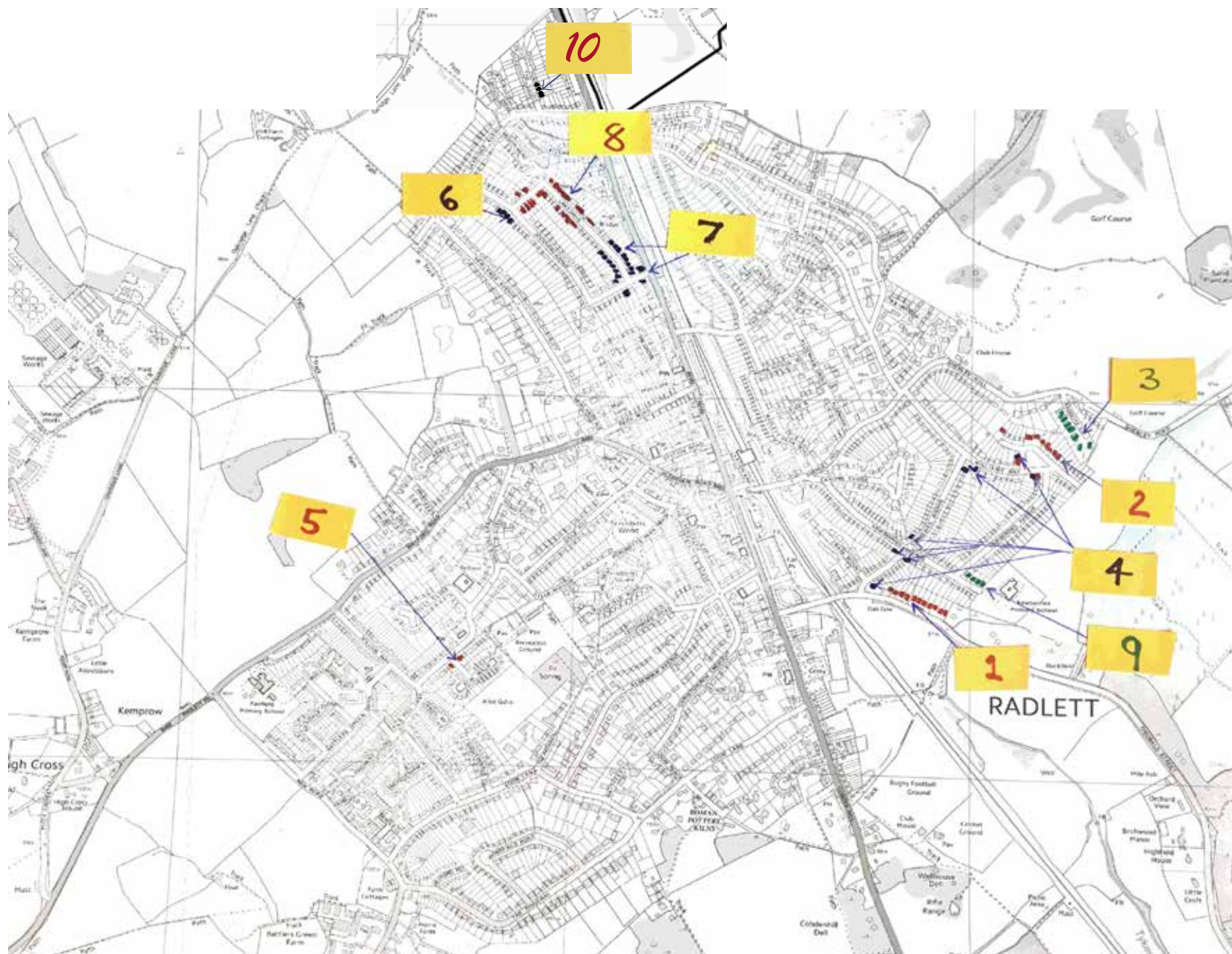
In the following we present:

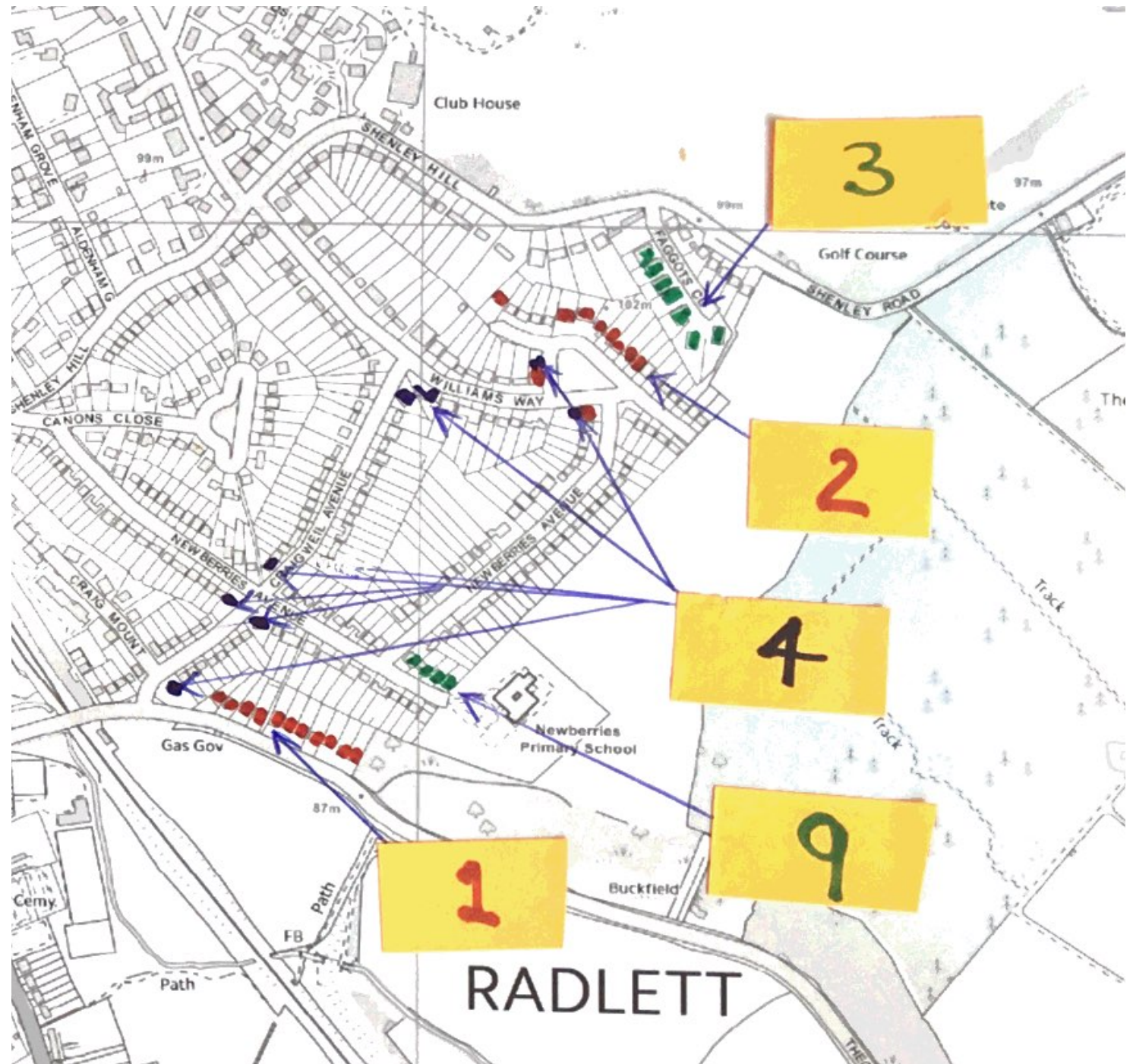
- a) the map of all bungalows and chalet bungalows in Radlett (2016), and
- b) maps, aerial maps and a photographic register of all selected clusters of bungalows illustrating their town and landscape setting. Each property is provided with a brief explanation for their inclusion under Policy HD8.1 and cluster reference number (1 to 10) . We have identified nine clusters located in two parts of the village (1,2,3,4,6,7,8,10) and one specific street corner setting (5).



Source: Character Assessment: Radlett Neighbourhood Plan, Aldenham Parish Council 2016

Bungalows with individual and/or group value, up-dated in January 2019



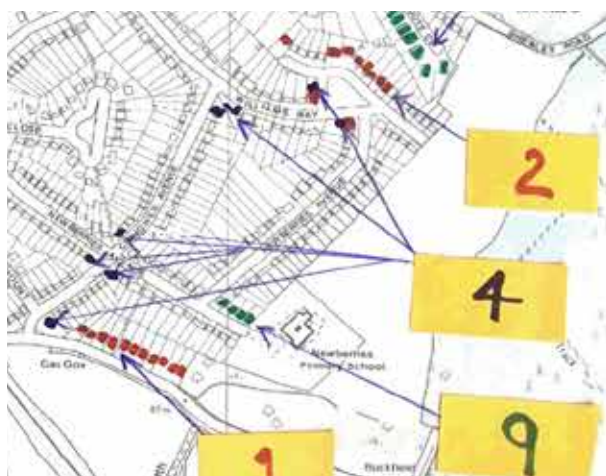


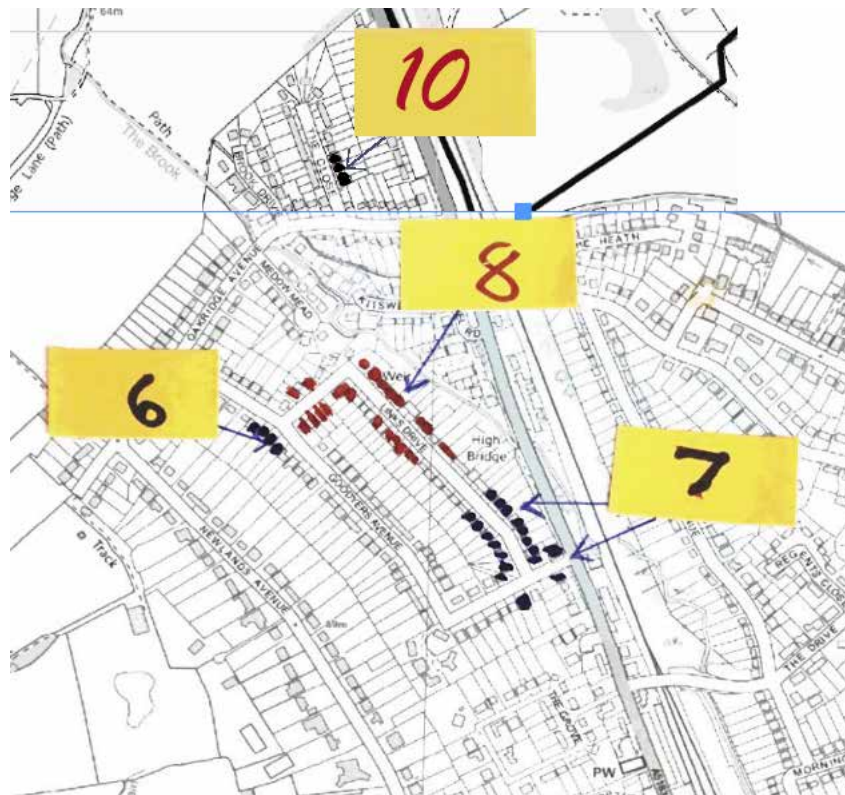




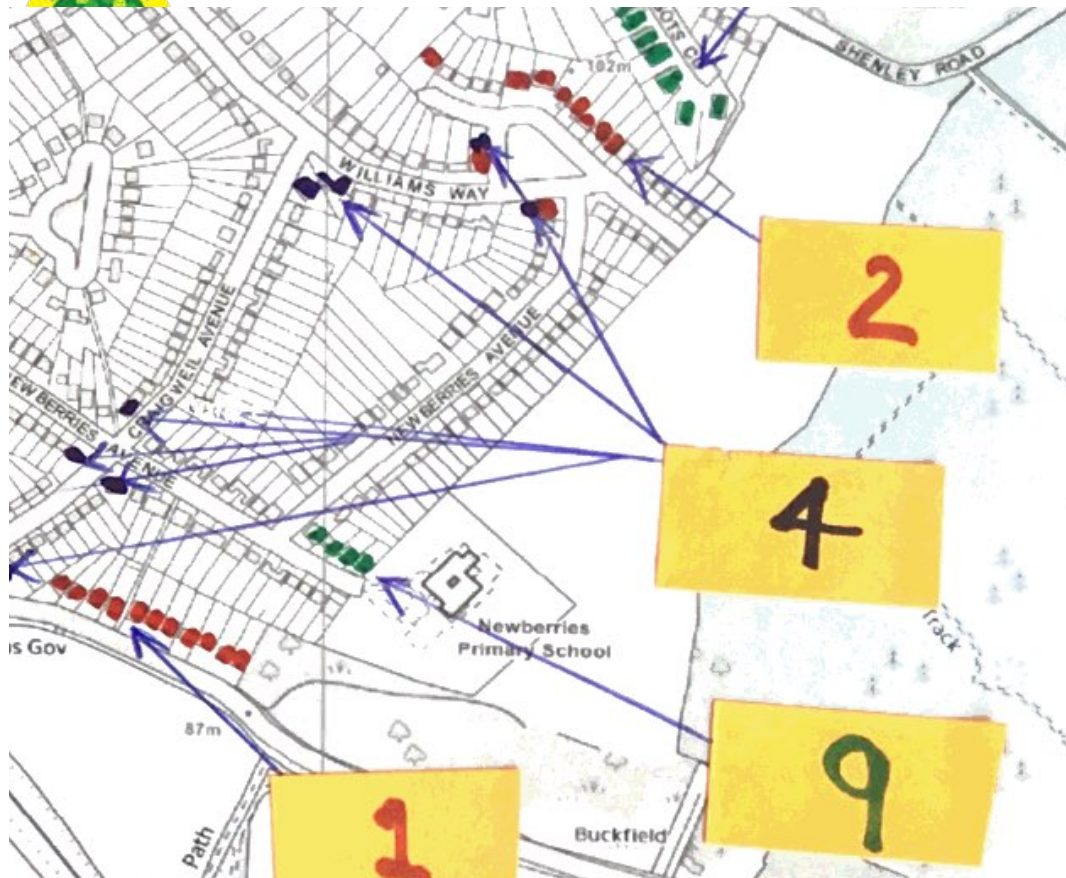






































Detailed Register

2-12 Theobald Street These form the entrance to Radlett from Borehamwood. This low level development has a consistency. All built in 1970's except 9 & 10 in the 30s. House development was refused in 2001 by HBC as not in character		1
Bungalows at Williams Way Green 40, 52, 54, 56, 58, 60, 62, 64 Williams Way These low level bungalows surround the Green and provide an open aspect at the end of Williams Way. Very sought after by older down-Sizers		2
Bungalows at Williams Way Green 40, 52, 54, 56, 58, 60, 62, 64 Williams Way as above		2
Bungalow at Williams Way Green 32 Williams Way as above		4
Bungalow on Williams Way Green 88 Newberries Avenue as above. This qualifies on 2 counts:- by the Green, and also a corner bungalow of the Newberries Estate		4

<p>1-7 Faggots Close This is a specifically consistent bungalow development on the edge of Radlett next to the Green Belt. All very much the same and popular with older residents.</p>	 <p>3</p>
 <p>6</p>	<p>55,57,59,61 Goodyers Avenue The far end of Goodyers Ave has a cluster of chalet bungalows, very suitable for older residents, as all living accommodation is on the ground floor.</p>
<p>Far end, even numbers of Links Drive This part of Links Drive has a large proportion of bungalows and chalets consisting of a large proportion of Radlett's bungalow stock</p>	 <p>8</p>

<p>Far end, odd numbers of Links Drive</p> <p>This part of Links Drive has a large proportion of bungalows and chalet-bungalows consisting of a large proportion of Radlett's bungalow stock</p>		8
<p>1,3,5,7,9,11,13 Links Drive</p> <p>a uniform consistent run of bungalows at the beginning of Links Drive.</p> <p>Ideal for elderly downsizers</p>		7
<p>4,6,8,10,14 Links Drive</p> <p>as above</p>		7
<p>2 Links Drive</p> <p>This bungalow is on the corner of Links Drive and Goodyers Ave and links the two sets of bungalows, and creates an open aspect to the entrance to both roads</p>		7
<p>Corner of Links Drive and Goodyers Avenue 2a and 3 Goodyers Avenue</p> <p>as above</p> <p>Creates a lower level, open aspect to the junction of Links Drive and Goodyers Ave</p>		7

<p>6</p> 	<p>Corner of Links Drive and Goodyers Ave Shona Cottage</p> <p>This, and the next picture, form the entrance off Watling Street into Goodyers Ave. Both ideal residences for older people.</p>
<p>6</p> 	<p>Corner of Links Drive and Goodyers Avenue 1a Goodyers Avenue</p> <p>as above. B8th have been modernised recently, so good accommodation for older downsizers.</p>
<p>5</p> 	<p>27 Elm Walk</p> <p>This, together with 48, sits at the entrance to Elm Walk. They form a lower level entrance to the road. Good for older residents as easy walking to the shops and buses at Battlers Green</p>
<p>4</p> 	<p>Corner bungalows on Newberries Estate 32 Williams Way</p> <p>as above</p> <p>this also forms part of the cluster at the edge of Williams Way Green</p>
<p>4</p> 	<p>Corner bungalows on Newberries Estate 47 Newberries Avenue</p> <p>as above</p>
<p>4</p> 	<p>Corner bungalows on Newberries Estate 45 Newberries Avenue</p> <p>as above</p>

5		48 Elm walk, entrance to the road These two bungalows at either side of the entrance to Elm Walk form a lower level entrance to the road. Good for older residents as easy walking to the shops and buses at Battles Green
4		Corner bungalows on Newberries Estate 1 Craigweil Avenue One of the bungalows on each corner of the Newberries Estate, specifically designed to give a longer line of sight at the junctions.
4		Corner bungalows on Newberries Estate 26 Craigweil Avenue as above
4		Corner bungalows on Newberries Estate 51 Craigweil Avenue as above
4		Corner bungalows on Newberries Estate 19 Williams Way as above

10		A row of four similar bungalows at the entrance to The Close. There is a unity of design when viewed from the road.
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