



Hazelwood

The Warren, Radlett WD7

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DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION

Planning permission has been granted for the demolition of the existing dwelling and erection of replacement detached two storey 5 bed dwelling including habitable space at basement and loft level with integral garage of circa 712m² 7664sqft. Application Number: 24/1468/FUL

The site is situated in one of Radlett's premier roads within easy reach of shopping centre and Radlett Thameslink station which is circa 20mins to Kings Cross St Pancras.

Transport links from Radlett are excellent with the M1, M25, and A1(M) motorways all within easy reach making the international airports at Heathrow, Luton and in the City readily accessible.

There are several golf clubs in the area including Aldenham Golf and Country Club and Porters Park. There are also numerous highly regarded independent schools in the area including: Radlett Preparatory, Edge Grove. Aldenham, and both Haberdashers' Boys' School & Girls' School.



REFERENCE AND CITATIONS

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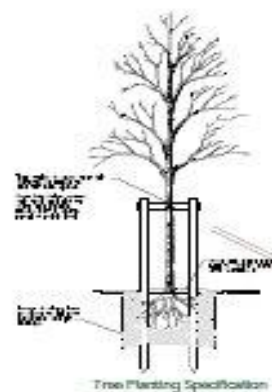
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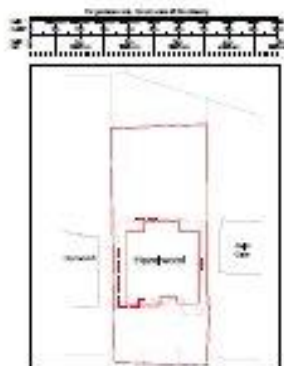
Variable	Year	Model 1	Model 2	Model 3
Age	1990	0.00	0.00	0.00
Age	2000	0.00	0.00	0.00
Age	2010	0.00	0.00	0.00
Age	2020	0.00	0.00	0.00

Variable	Mean	Std. Deviation	N of Valid Cases
Overall Satisfaction	3.50	.80	200
Information Satisfaction	3.50	.80	200
Service Satisfaction	3.50	.80	200
System Use (Frequency)	3.50	.80	200

THE CLIMATE

Activity	Value	Estimated	Unsettled	Settled	Net
1970	100,000,000	100,000,000	0	0	0
1971	100,000,000	100,000,000	0	0	0





PROPOSED
SITE PLAN / BLOCK PLAN
SCALE 1:500



PROPOSED
FRONT ELEVATION AA
SCALE 1:100



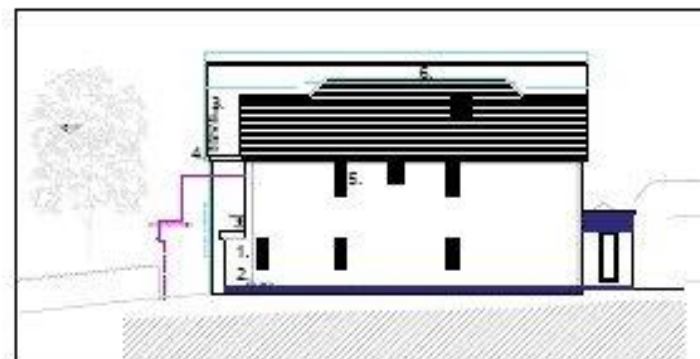
PROPOSED
KEY PLAN
SCALE 1:200



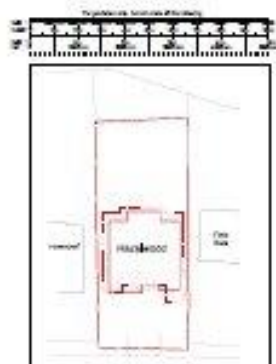
PROPOSED
SIDE ELEVATION BB
SCALE 1:100



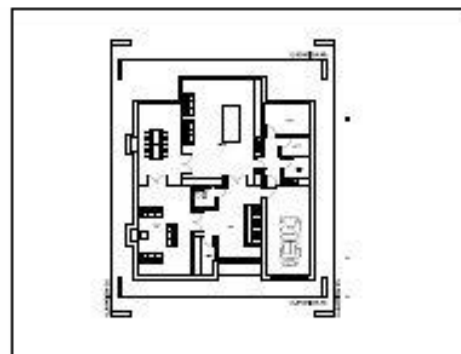
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REAR ELEVATION CC
SCALE 1:100



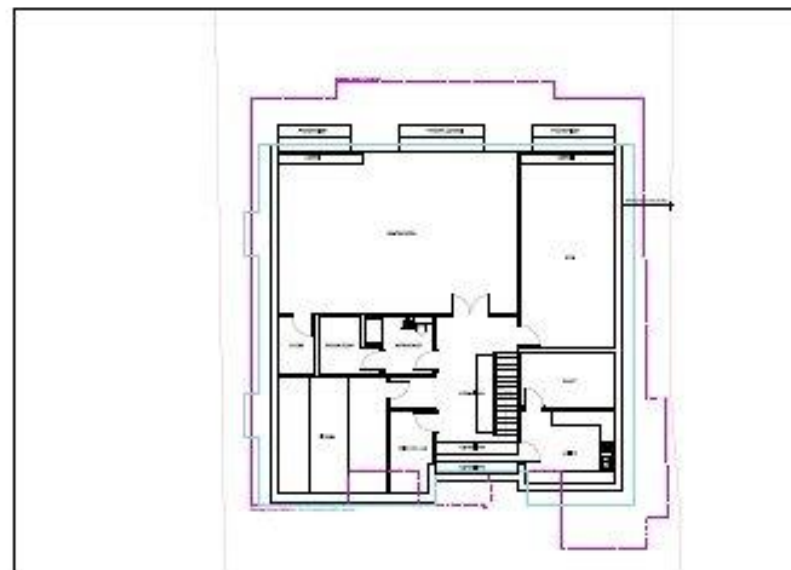
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SIDE ELEVATION DD
SCALE 1:100



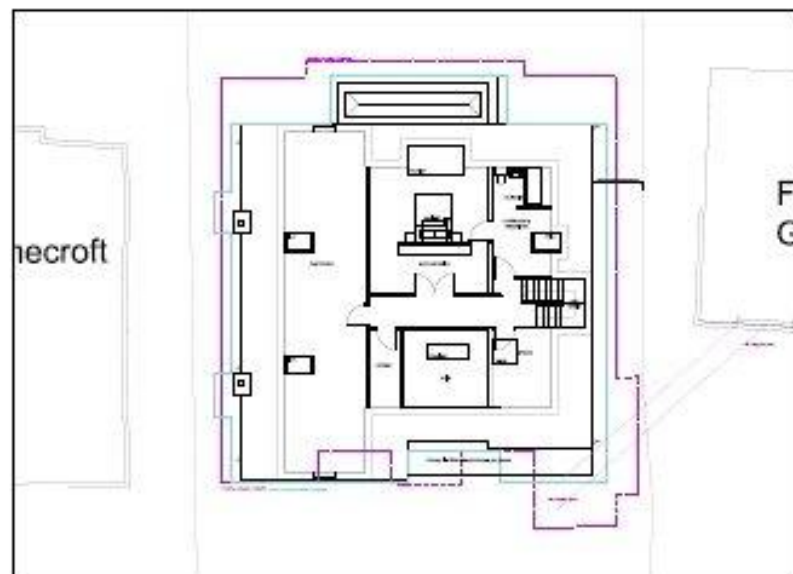
PROPOSED
SITE PLAN / BLOCK PLAN
SCALE 1:500



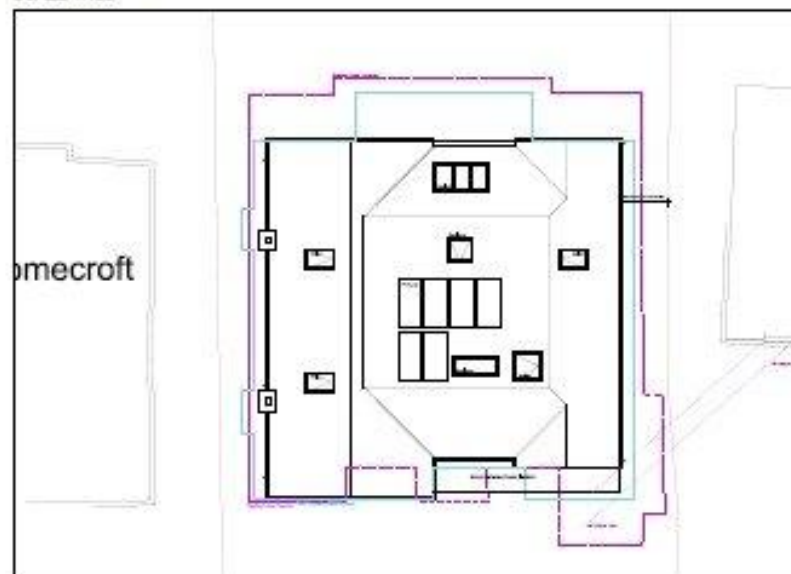
PROPOSED
KEY PLAN
SCALE 1:200



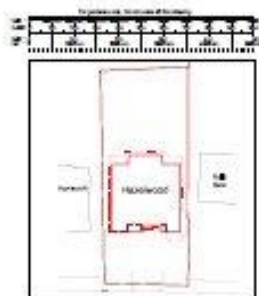
PROPOSED
BASEMENT PLAN
SCALE 1:100



PROPOSED
LOFT FLOOR PLAN
SCALE 1:100



PROPOSED
ROOF PLAN
SCALE 1:100



PROPOSED
SITE PLAN / BLOCK PLAN
SCALE 1:500

MATERIALS KEY:-

BL - Block Paving
RSL - Resin Paving
SP - Stone Paving
HSL - Hopping and Travels
H - Harder Red
GR - Grass
H - Hedge retained and enhanced

Ecology Key

H = Hedgerow highway ditch
BL = Bare Brick 4th
BL = Bare Brick 5th
HSL = Hanging Bird Box 4th
BL = Bare Brick 4th

REPLACEMENT TREES

Refer to Tree Proposals

PLANTING

Perimeter Hedge Retention and enhancement
Perimeter Infilling Laurels
Low shrubs
Grass, Lawns



PROPOSED
SITE AND ECOLOGY PLAN
SCALE 1:100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

75 C

80 C

OS Location Plan
Scale 1:1250

FOR PLANNING APPROVAL

OWNERSHIP BOUNDARIES
Hedgerow

DO NOT SCALE FROM THIS DEMONSTRATION
OWNERSHIP SUBJECT TO COPYRIGHT ACT

BLOX ARCHITECTS

Peter Graham Limited
12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 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Google Earth

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