

# Illustrative Masterplan

## Our Vision

Our vision for land to the North East of the KGV Playing Fields is for the creation of a strong place, character and identity via development of the highest quality.

The design and layout of the initial masterplan opposite, has been informed by feedback from local stakeholders during the design workshops and a study of the site's opportunities and constraints.



The draft illustrative masterplan shows 121 new homes, comprising of 99 houses and 22 flats. The new homes will range in size from 1 bedroom flats to 4 bedroom detached houses and some bungalows.

**Affordable Housing** - 30% of the new homes will be affordable dwellings

**Boundary Treatment** - Houses closest to existing dwellings in Greenfields will be restricted to 2 storeys in height and the rest of the site will be restricted to a maximum of 2.5 storeys

**Gardens** - Private rear gardens are provided for all houses and proportionate to the dwelling size



**Parking** - Parking will be provided for all new homes in line with the Borough Council's car parking standards

**Drainage** - The development area lies in an area of low probability of flooding

**Streets** - The street network will be designed to be attractive to all users whether by car, bicycle or on foot.

**Access** - The main access road provides an orbital route around the dwellings and connects to Northaw Road East. This includes the use of sections of shared street surfaces.



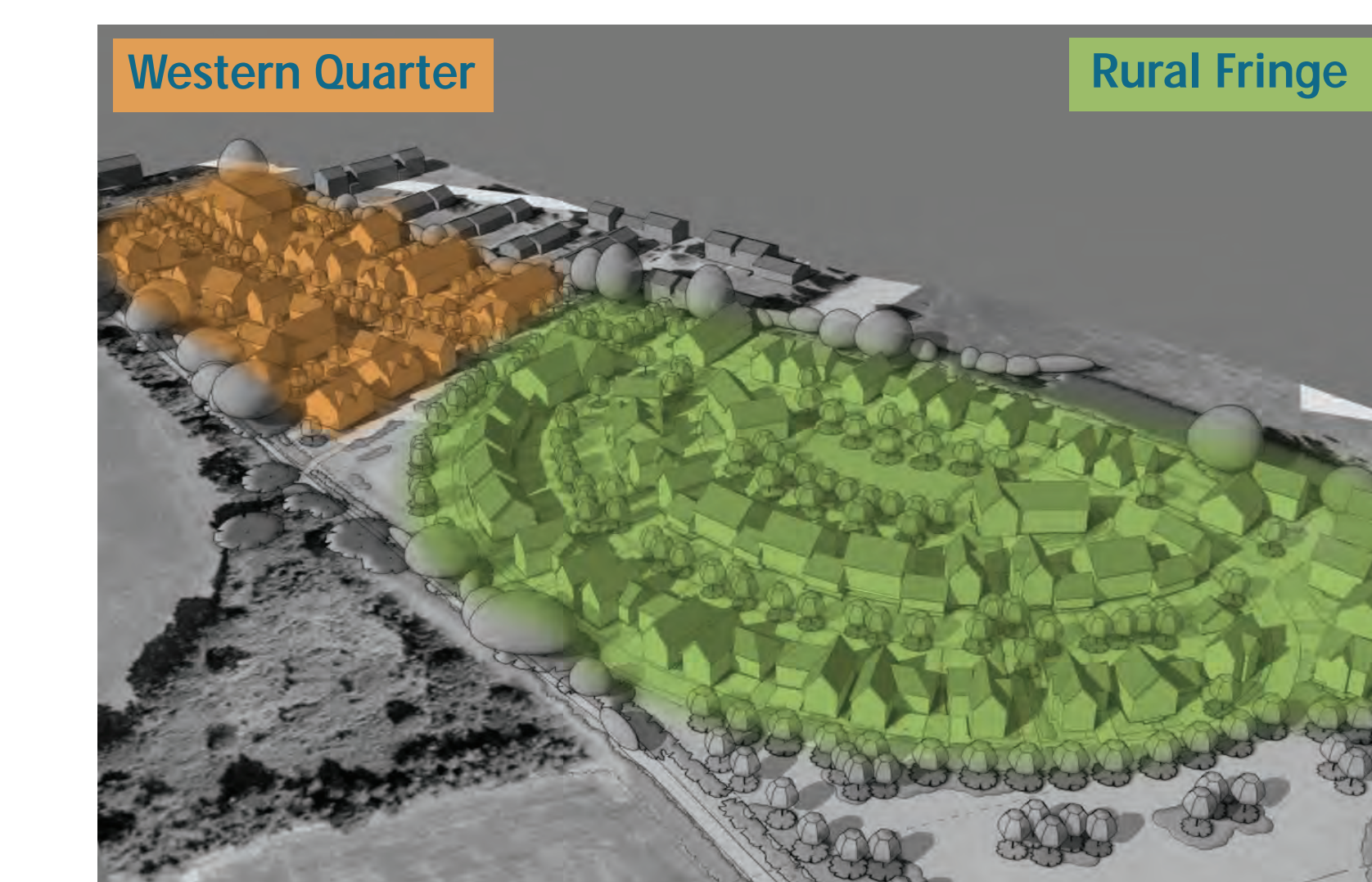
## Site Entrance

- Comprising a tree lined avenue set into grass verges
- A strong and bold design will highlight it as a key movement route
- A focal building at the entrance will provide a gateway feature



## The Western Quarter

- Seeks to reflect and extend the existing settlement pattern
- A tree lined avenue will be overlooked with gable fronted houses, using materials local to Cuffley such as red brick and tile hanging
- The entrance avenue will lead to the pedestrian friendly green route, linking South Drive with the KGV Playing Fields



## The Rural Fringe

- The areas proximity to the countryside will be reflected in the lower density nature of this area and the position of the public park in the southeast corner
- Houses could incorporate gables or terraces overlooking the public open space and public footpaths to the South
- Softer materials will be used limiting the visual impact