Appendix D

MASTERPLAN LAYOUT

Rifle Range

EXISTING 3G FOOTBALL TRAINING PITCH

EXISTING ACCESS TO CHESHUNT RIFLE AND PISTOL CLUB

EXISTING TREE SCREENAGE TO BE ENHANCED TO LANDSCAPE ARCHITECTS DESIGN & DETAILS

CHESHUNT FC CAR PARK
55 P.S.

BLOCK 6
18 ADDITIONAL P.S.

BLOCK 1
8 ADDITIONAL P.S.

BLOCK 2
9 ADDITIONAL P.S.

BLOCK 1
NORTH WEST
TOWER 15 FLATS
19 P.S.

CHESHUNT FC
FACILITIES
55 P.S.

BLOCK 2
NORTH EAST
TOWER 15 FLATS
19 P.S.

Plot No1. 4Bed 7P
Plot No.2 4Bed 7P
Plot No.3 4Bed 7P
Plot No.4 4Bed 7P
Plot No.5 4Bed 7P
Plot No.6 4Bed 7P
Plot No.7 4Bed 7P
Plot No.8 4Bed 7P
Plot No.9 4Bed 7P
Plot No.10 3Bed 6P

Plot No.11 3Bed 6P
Plot No.12 3Bed 6P
Plot No.13 3Bed 6P
Plot No.14 3Bed 6P
Plot No.15 3Bed 6P
Plot No.16 3Bed 6P
Plot No.17 3Bed 6P
Plot No.18 3Bed 6P
Plot No.19 3Bed 6P
Plot No.20 3Bed 6P
Plot No.21 3Bed 6P
Plot No.22 4Bed 7P
Plot No.23 4Bed 7P
Plot No.24 4Bed 7P
Plot No.25 4Bed 7P
Plot No.26 3Bed 6P
Plot No.27 4Bed 7P
Plot No.28 4Bed 7P
Plot No.29 4Bed 7P
Plot No.30 4Bed 7P
Plot No.31 3Bed 6P

Plot No.32 3Bed 6P
Plot No.33 3Bed 6P
Plot No.34 3Bed 6P
Plot No.35 3Bed 6P
Plot No.36 3Bed 6P
Plot No.37 3Bed 6P
Plot No.38 3Bed 6P
Plot No.39 3Bed 6P
Plot No.40 3Bed 6P
Plot No.41 3Bed 6P
Plot No.42 4Bed 7P
Plot No.43 4Bed 7P
Plot No.44 4Bed 7P
Plot No.45 3Bed 6P
Plot No.46 4Bed 7P
Plot No.47 4Bed 7P
Plot No.48 3Bed 6P

COMMERCIAL CAR PARK
250 P.S.

COMMERCIAL
UNITS
250 P.S.

1,330 TOTAL
SEATING

BLOCK 6 33
RESIDENTIAL
FLATS
43 P.S.

BLOCK 4
SOUTH WEST
TOWER 15 FLATS
13 P.S.

BLOCK 5
22 RESIDENTIAL FLATS
22 P.S.

BLOCK 3
SOUTH EAST
TOWER 15 FLATS
13 P.S.

BLOCK 4
15 ADDITIONAL P.S.

BLOCK 5
22 ADDITIONAL P.S.

BLOCK 3
15 ADDITIONAL P.S.

FL

EXISTING ALDBURY WALK FOOTPATH/CYCLEWAY ACCESS TO ALDBURY RIDE.

EXISTING PPC PALAOIN FENCE ENCLOSURE

TREE SCREEN TO MONTAYNE ROAD GARDEN LANDSCAPE ARCHITECTS DESIGN & DETAIL

Aldbury Walk

Drain

Track

EXISTING ACCESS TO PUMPING STATION AND FARM TRACK TO BE RETAINED

Track

Drain

Pumping Station

El Sub Sta

Theobald's Brook

Theobald's Lane

26.8m

The Cedars Park

MONTAYNE ROAD

63
09
60
72
84
67
75
FBs
FB
65
FBs
Weir
79

EXISTING FOOTBALL CLUB VEHICULAR CROSSOVER & SPLAY LINES IN ACCORDANCE WITH HIGHWAY ENGINEERS DETAILS

EXISTING TREES ALONG THEOBALDS BROOK TO BE POLLARDED AND PROTECTED TO ARBORIST DETAILS.

EXISTING VEHICULAR CROSSOVER TO BE ALTERED TO HIGHWAY DESIGN

EXISTING CYCLEWAY / FOOTPATH TO BE RE ROUTED TO SUIT PROPOSED LAYOUT.

HOUSE TYPES:

TYPE_A1
3B 6P
1Floor Bay
Total GIA 118,37m²

TYPE_A2
3B 6P
2Floor Bay
Total GIA 119.71m²

TYPE_B
4B 7P
2Floor Bay
Total GIA 168.33m²

TYPE_C
3B 6P
1Floor Bay
Total GIA
120m²

N

1:50	1	2.5	5m
1:100	2	5	10m
1:200	4	10	20m
1:500	10	25	50m

bryant + moore
ARCHITECTS
19–25 Salisbury Square, Old Hatfield, Herts AL9 5BT
Tel: 01707 251428 Fax: 01707 251429 Email: mb@bryantandmoore.co.uk

PROPOSED DEVELOPMENT AT:
CHESHUNT FC, THE STADIUM, THEOBALD'S LANE, CHESHUNT, EN8 8RU

Proposed Block Plan 1:500@A1 NOV 2017 **15_238_PL02A**

UNIT:	Parking Count:	Cycle Count:
COMMERCIAL BLOCK	250	130
CHESHUNT FC FACILITIES	55	96
BLOCK 1	27	20
BLOCK 2	28	20
BLOCK 3	28	20
BLOCK 4	28	20
BLOCK 5	44	24
BLOCK 6	61	36
HOUSES	144	48

3B Type_A - Tandem Parking	Cycle store/shed
4B Type_B - 2xParking Spaces + Garage	Garage Provided
3B Type_C - 2xParking Spaces	Cycle store/shed

Rifle Range
CHESHUNT FC CAR PARK 55 P.S.
BLOCK 6 18 ADDITIONAL P.S.
BLOCK 1 8 ADDITIONAL P.S.
BLOCK 2 9 ADDITIONAL P.S.
BLOCK 1 NORTH WEST TOWER 15 FLATS 19 P.S.
CHESHUNT FC FACILITIES 55 P.S.
BLOCK 2 NORTH EAST TOWER 15 FLATS 19 P.S.
Plot No1. 4Bed 7P
Plot No.2 4Bed 7P
Plot No.3 4Bed 7P
Plot No.4 4Bed 7P
Plot No.5 4Bed 7P
Plot No.6 4Bed 7P
Plot No.7 4Bed 7P
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Plot No.45 3Bed 6P
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Plot No.47 4Bed 7P
Plot No.48 3Bed 6P
COMMERCIAL CAR PARK 250 P.S.
COMMERCIAL UNITS 250 P.S.
1,330 TOTAL SEATING
BLOCK 6 33 RESIDENTIAL FLATS 43 P.S.
BLOCK 4 SOUTH WEST TOWER 15 FLATS 13 P.S.
BLOCK 5 22 RESIDENTIAL FLATS 22 P.S.
BLOCK 3 SOUTH EAST TOWER 15 FLATS 13 P.S.
BLOCK 4 15 ADDITIONAL P.S.
BLOCK 5 22 ADDITIONAL P.S.
BLOCK 3 15 ADDITIONAL P.S.
Track
Drain
Pumping Station
El Sub Sta
Theobald's Brook
Theobald's Lane
26.8m
The Cedars Park
Aldbury Walk
MONTAYNE ROAD
63
09
60
72
84
67
75
FBs
FB
65
FBs
Weir
79

N

1:50 1 2.5 5m
1:100 2 5 10m
1:200 4 10 20m
1:500 10 25 50m

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Parking Plan 1:500@A1 NOV 2017 15_238_PL15A

Unit 9, The Chase
John Tate Road, Foxholes Business Park
Hertford
SG13 7NN

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