

CHARACTER ASSESSMENT: Radlett Neighbourhood Plan

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Acknowledgements

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Executive Summary

This assessment was initiated by the Radlett Neighbourhood Plan's housing working group, of which two members, local residents with particular urban design and planning expertise, Professor Laura Vaughan and Mrs Claire Newbury guided the author, Dr. Garyfalia Palaiologou in devising a way to provide measurable evidence in support of the working group as well as the wider Radlett community's desire to preserve its character. The section on the high street was written following ideas put forward by various members of the steering committee, led by local resident Will Grimsey, author of the High Street Report, following feedback from the wider Radlett community, especially its business community, who wish to preserve the successful and attractive character of the village's town centre.

The objectives of the Character Assessment of Radlett were to:

- Identify measurable properties of the Radlett urban grain and building form which are essential to the special character and appearance of the area.
- Provide guidelines for future building development which will ensure the maintenance and enhancement of those properties.
- Identify any areas of special interest and significance to the Radlett Character.
- Provide guidelines for future building development within those special areas.

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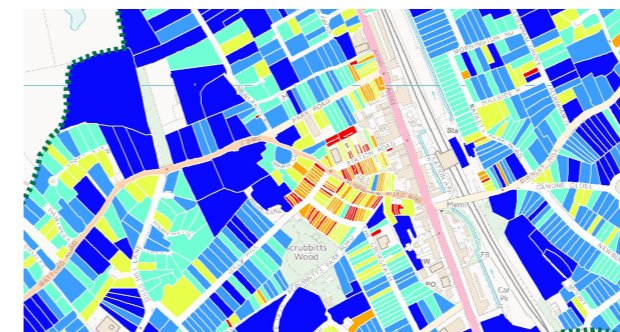
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Radlett Character: Basic Features

The assessment task follows and expands the guidelines outlined in the Planning Aid England ‘Character assessment pro forma notes’¹.

The Character Assessment looks at the following critical parameters that define a Radlett-wise character:

- Plot ratios
- Density – dwellings per hectare
- Plot coverage
- Building frontage setback
- Distance of building to site boundary
- Maintaining green residential frontages / boundary treatments.



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Report structure

In what follows, the account of the Radlett Character Assessment Report is comprised of the three sections:

- **Radlett Character Assessment:** This section presents an analysis of the overall Radlett area as a settlement. It looks at:
 - *general features of the area’s topography;*
 - *land uses and their allocation;*
 - *the area’s layout and plot pattern;*
 - *the street network and the role of pathways for local pedestrian accessibility;*
 - *open spaces;*
 - *the building arrangement and morphology;*
 - *landmarks for the local community;*
 - *green and natural features;*
 - *characteristic features of the streetscape.*
- **Radlett Character Areas:** Based on the wide-scale analysis of Radlett presented in the previous section, this part of the report picks up the distinct areas within Radlett in terms of building morphology and arrangement. In addition, the section briefly presents the village’s existing conservation areas and looks in greater detail at the village high street, which is historically the core of local socio-economic activity.
- **Results and recommendations:** This final section summarises the main results from the character assessment analysis and suggests ways this analysis can inform the Radlett Neighbourhood Plan in the prospect of the settlement’s future building development.

1. http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/Character_assessment_pro_forma_notes.pdf

Radlett character appraisal

Radlett is a large village with a unique low-density green character. Surrounded by the Metropolitan Green Belt Area, the village landscape displays a superb mingling of woodlands, natural features, small and large green areas and low-rise, low-density residential development. The sloping topography adds to the distinctiveness of the Radlett streetscape, allowing for compelling vistas of the village and the natural environment.

In this remarkably green setting, the residential character of Radlett has developed in a manner that is relevant and respectful to the natural features of the area, both in terms of morphology and architecture. The Character Assessment has identified a number of parameters that contribute to the unique character of Radlett: the pattern of plots, the plot cover area, the arrangement of buildings within plots and in relation to the street, the low-rise buildings and the skyline of pitched roofs, the treatment of frontages and the landscaping of private gardens, the materials of local origin commonly used and the systematic attention to green features.

The architectural signature of Radlett is defined by half timbering techniques often with flint cladding, steeply pitched and gabled roofs, dormer windows and consistency in the use of materials, colours and façade decorations. The village contains many of the best examples

of late nineteenth / early twentieth century residential developments in the Green Belt Metropolitan Area, including in particular, some of the finest examples of Tudor Revival architecture, cottages, chalets and bungalows.

Overall, the Character Assessment has identified that Radlett has a strong quality of consistency in its building form. At the same time, the study has also picked up incidents of new development which show minimum effort to consider the specific qualities of the village's profile and endanger its longstanding character. At the same time, it is understood that the pressures for new development are expected to increase in the future. There is therefore a need for a policy framework which will protect, sustain and enhance the village's character.

Character areas

In addition to the general Radlett-wide analysis, the Character Assessment also looked at the building form properties for each street in Radlett. This analysis can provide the framework for guiding future development based on an assessment of locally defined criteria. The analysis also examined which streets are of stronger character within the village and outlined three classes of character areas. Notably, the analysis confirms that more than half of the residential plots in Radlett fall within these classes (57%).

High street: 'the backbone of the village'

Radlett expanded gradually over time around Watling Street. Since the first seeds of development in Radlett, the central section of Watling Street has served the area as the core of the local community and socio-economic activity. The village's historical development, as well as its current configuration, suggests the importance of the high street both in terms of its accessible location and its non-domestic profile which includes a range of uses that support the local life.

The high street is considered an area of special interest for Radlett, not only due to its primarily non-domestic character, but also for its architecture and longevity as its centre. Some of the oldest buildings in Radlett, which are fine examples of historical architectural styles (such as the Oakway Parade, in Tudor Revival style), survive on the high street. Important local landmarks also face the high street and contribute to the symbolic value of the high street.

The survey and analysis of the high street has identified the location of the highest concentration of high street related activity: the blocks between Station Road and The Radlett Centre. These blocks show both a greater mixing of varying building uses and greater potential for pedestrian accessibility compared to the north end of the high street, and in turn they comprise 'the high street core'.



The report assesses Radlett's housing area and its residential character in terms of any specific and distinct properties of the built environment in general and of the building morphology in particular. It seeks to set the framework for evidence-based planning policies in the area of Radlett and provides guidelines for the 'Housing', 'Design' and 'Retail/commercial and mixed use development' sections of the Radlett Neighbourhood Development Plan proposals.

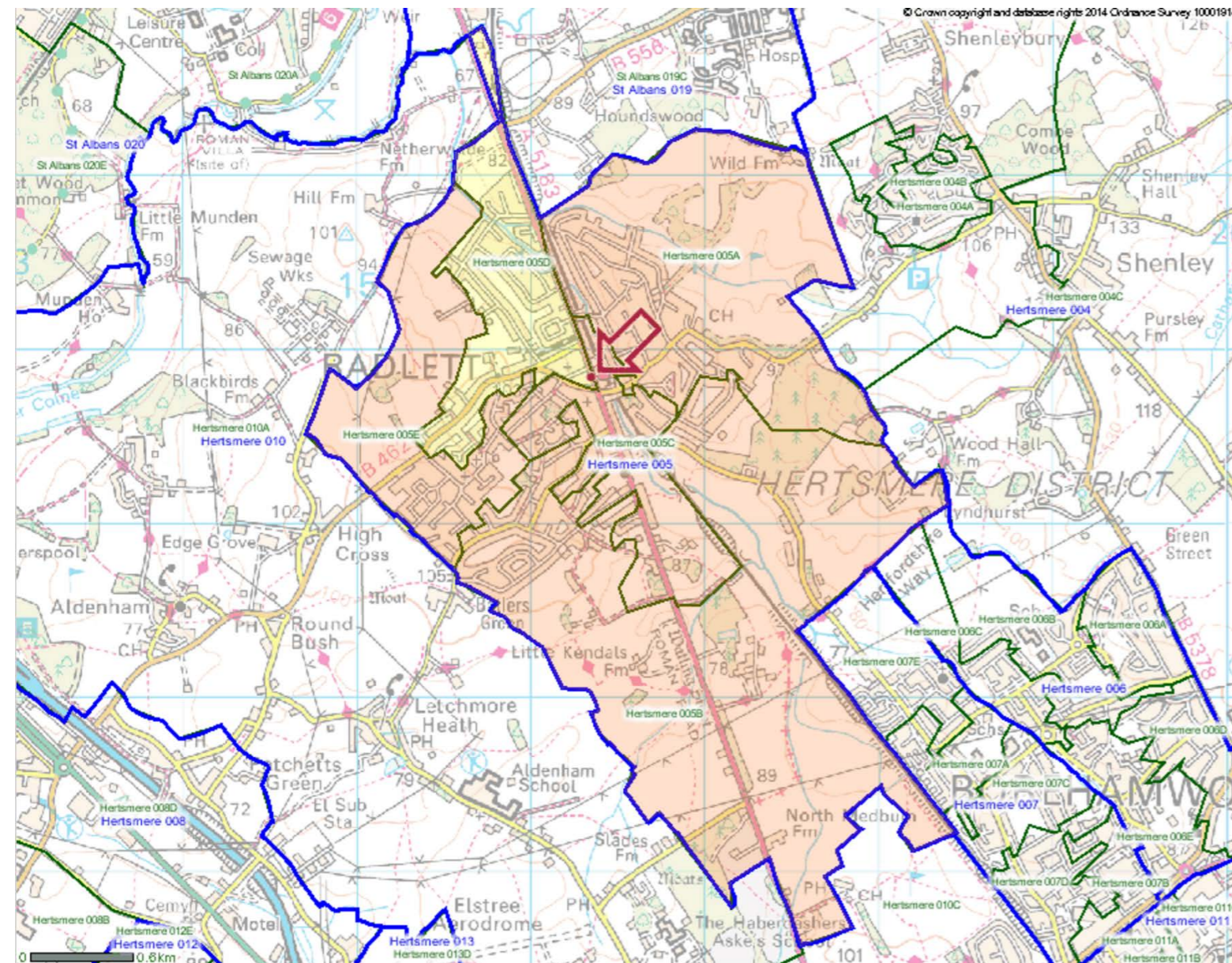


Figure 1. The area of Hertsmere 005 in Hertsmere local authority, from Neighbourhood Statistics: <http://www.neighbourhood.statistics.gov.uk/dissemination/>.

**Population Density, 2011 (QS102EW)
Period: Mar11**

Area: Hertsmere 005 (Middle Layer Super Output Area)

Variable	Measure	Hertsmere 005	Hertsmere (Non-Metropolitan District)	East of England	England
All Usual Residents (Persons) ¹	Count	8,163	100,031	5,846,965	53,012,456
Area (Hectares) (Areas) ¹	ha	932	10,116	1,910,838	13,027,843
Density (Number of Persons per Hectare) (Persons) ¹	Rate	8.8	9.9	3.1	4.1

Last Updated: 30 January 2013
Source: Office for National Statistics

Table 1. Population density for the area of Hertsmere 005 in Hertsmere local authority.
Source: © Neighbourhood Statistics: <http://www.neighbourhood.statistics.gov.uk/dissemination/>.

Housing

Area: Hertsmere 005 (Middle Layer Super Output Area)

Variable	Measure	Hertsmere 005	Hertsmere (Non-Metropolitan District)	East of England	England
Total Number of Dwellings (Dwellings, Mar11) ^{2 4}	Count	3,273	41,124	2,527,384	22,947,500
Council Tax Band A Dwellings: Percentage (Dwellings, Mar11) ^{2 4}	%	0.46	1.26	14.35	24.84
Council Tax Band B Dwellings: Percentage (Dwellings, Mar11) ^{2 4}	%	4.77	6.94	21.32	19.58
Council Tax Band C Dwellings: Percentage (Dwellings, Mar11) ^{2 4}	%	7.24	15.31	26.19	21.76
Council Tax Band D Dwellings: Percentage (Dwellings, Mar11) ^{2 4}	%	14.39	33.12	17.44	15.31
Council Tax Band E Dwellings: Percentage (Dwellings, Mar11) ^{2 4}	%	8.40	20.82	10.59	9.44
Council Tax Band F Dwellings: Percentage (Dwellings, Mar11) ^{2 4}	%	14.51	9.87	5.74	4.99
Council Tax Band G Dwellings: Percentage (Dwellings, Mar11) ^{2 4}	%	36.94	10.51	3.88	3.51
Council Tax Band H Dwellings: Percentage (Dwellings, Mar11) ^{2 4}	%	13.29	2.17	0.49	0.57
Percentage of Vacant Dwellings and Second Homes (Dwellings, Mar08) ^{3 1 4}	%	4.0	3.4	4.5	4.7

Source: Valuation Office Agency; Communities and Local Government

Notes

- 1 At GOR level, the percentages presented are derived by considering only those LAs where both numerator and denominator are available. For more information please see 'About the dataset'.
- 2 From the dataset: Dwelling Stock by Council Tax Band
- 3 From the dataset: Vacant Dwellings
- 4 Other Official Statistics

Table 2. Percentages for the various dwelling tax bands in the area of Hertsmere 005 in Hertsmere local authority.
Source: © Neighbourhood Statistics: <http://www.neighbourhood.statistics.gov.uk/dissemination/>.

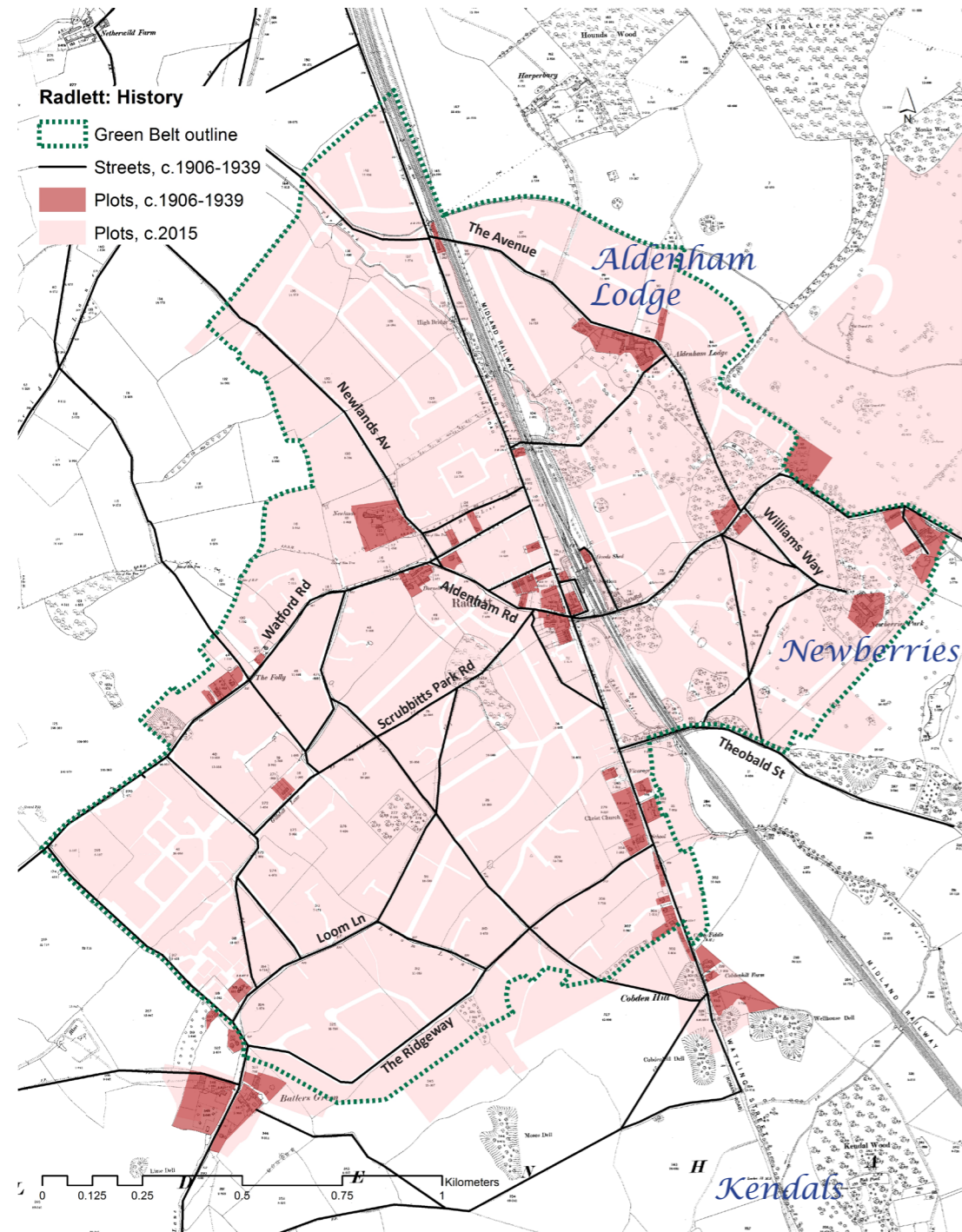


Figure 2. The Radlett area, c.1906-1939.

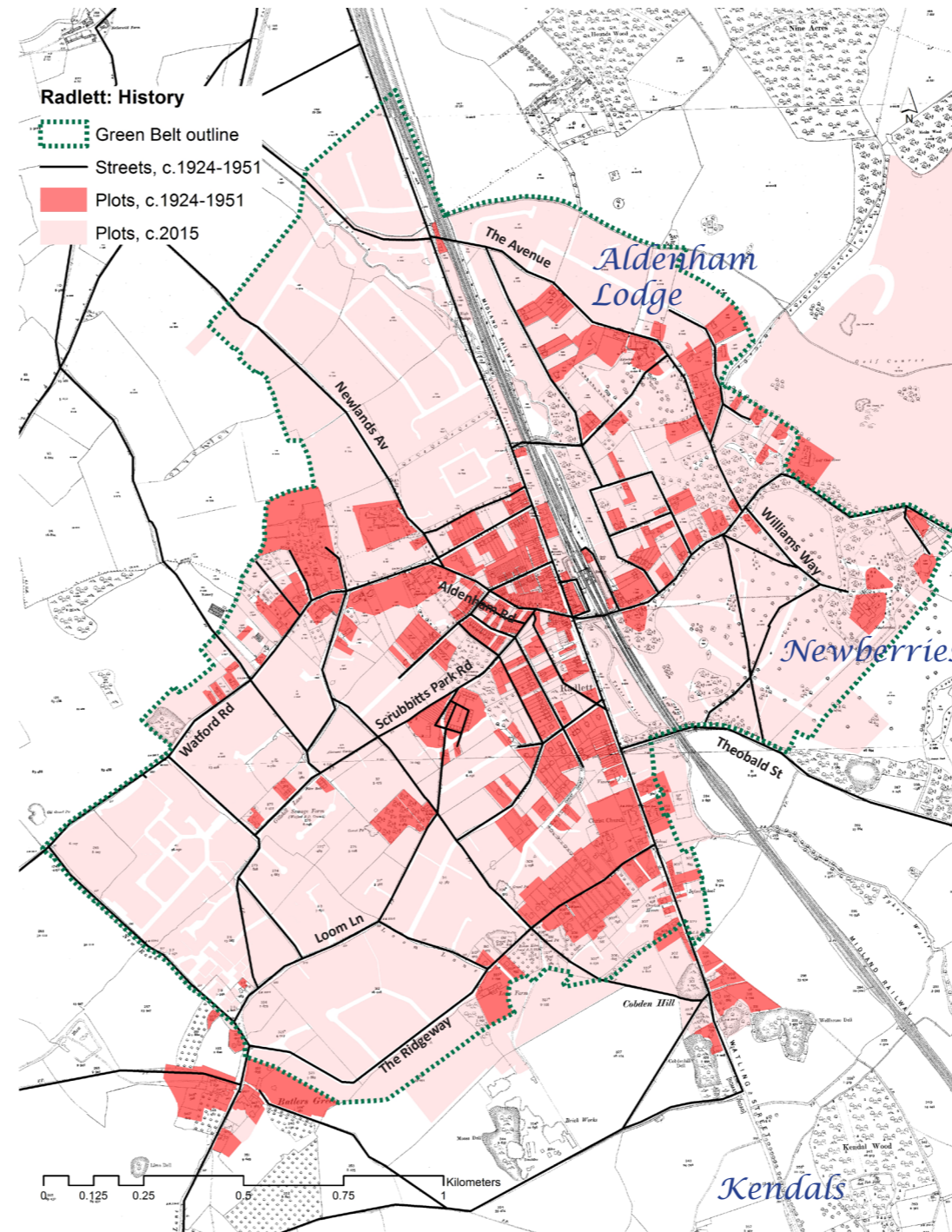


Figure 3. The Radlett area, c.1924-1951.

Radlett: Brief history

Radlett is in the Parish of Aldenham, located in the borough of Hertsmere in the county of Hertfordshire. It lies between St Albans and Borehamwood, to the northwest of Greater London and falls within the M25 Motorway. Whilst there exist recorded early references to the site under the names of 'Radelett' (during the 15th century) and before of 'Radwelleheved' (during the 13th century)³, the settlement essentially took form much later during the 20th century. In its current size (c.2015) Radlett has developed to cover an area of 293⁴ hectares on average and its population is approximately 8,000⁵ residents (8,163⁶ according to the 2011 census).

The first seeds of the settlement are traced at the junction of Aldenham Parish's historical main axis at Watling Street with an old route linking Aldenham to Shenley (nowadays this is the route passing from Watford Road, Aldenham Road and Shenley Hill). Radlett station opened in 1868 close to this junction to serve the main line of the Midland Railway. During the 1860s the prospect of the railway station in combination with the development of the Kendals and Aldenham Lodge Estates increased the activities in the area and encouraged the building of Christ Church in 1864 and the establishment of the Ecclesiastical Parish of Radlett in 1865. These events mark the beginning of Radlett's modern settlement history. The turn of the 20th century found mainly three estates (Kendals, Newberries and Aldenham Lodge) and few farmhouses surrounding Watling Street. In the following years, Radlett gradually expanded with housing situated on the lands near to Watling Street.

Figures 2 and 3 show the settlement in c.1906-1939 and c.1924-1951 respectively. The figures show the areas where building development is traced, as well as the existing routes in each epoch, in order to illustrate the gradually increasing housing development.

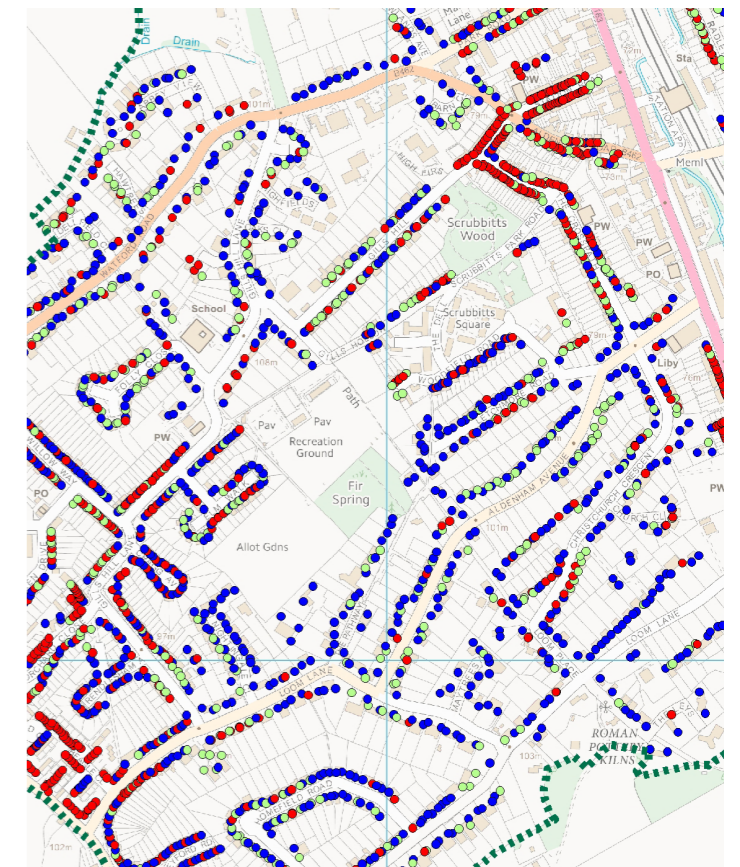
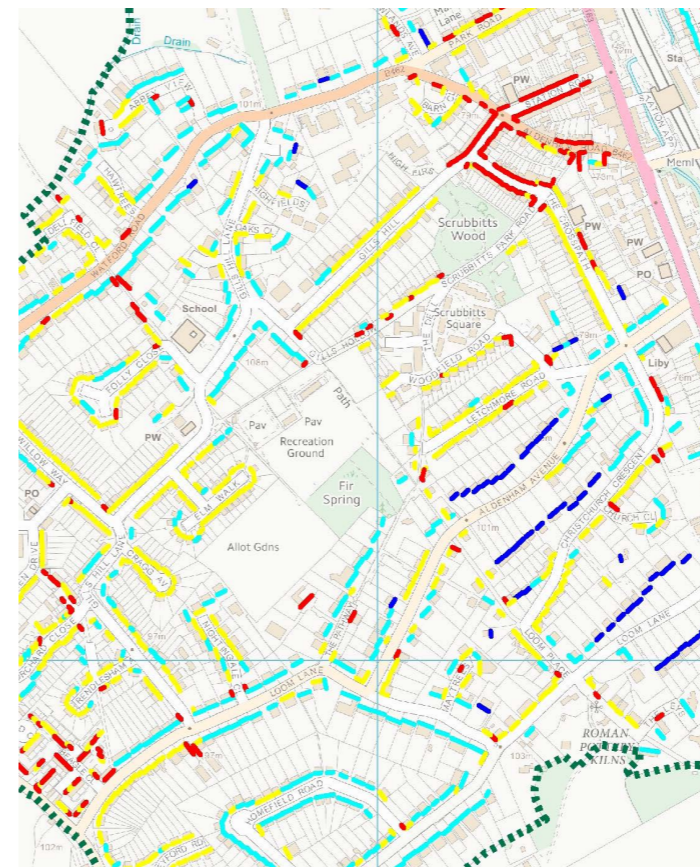
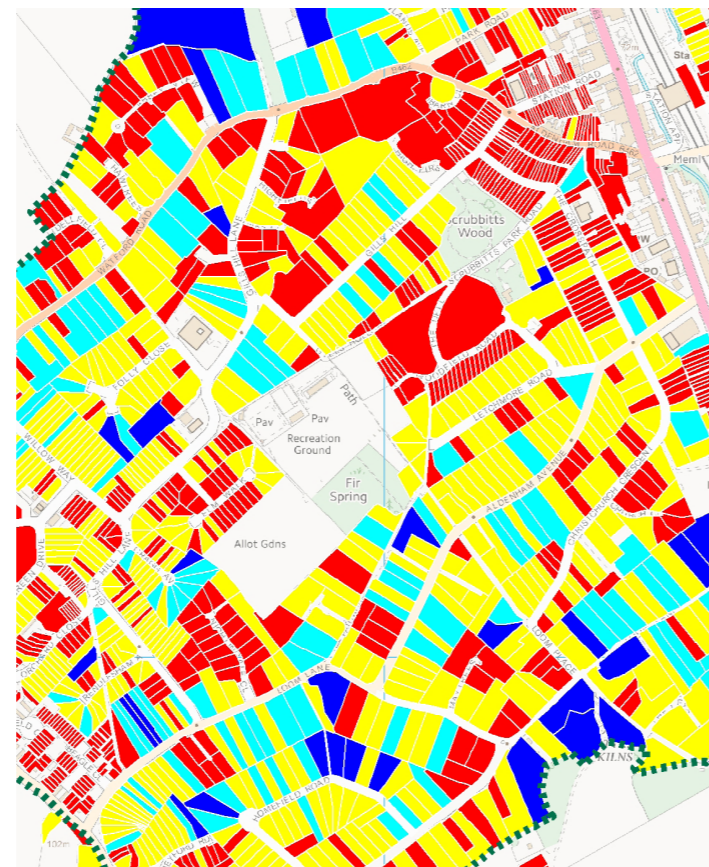
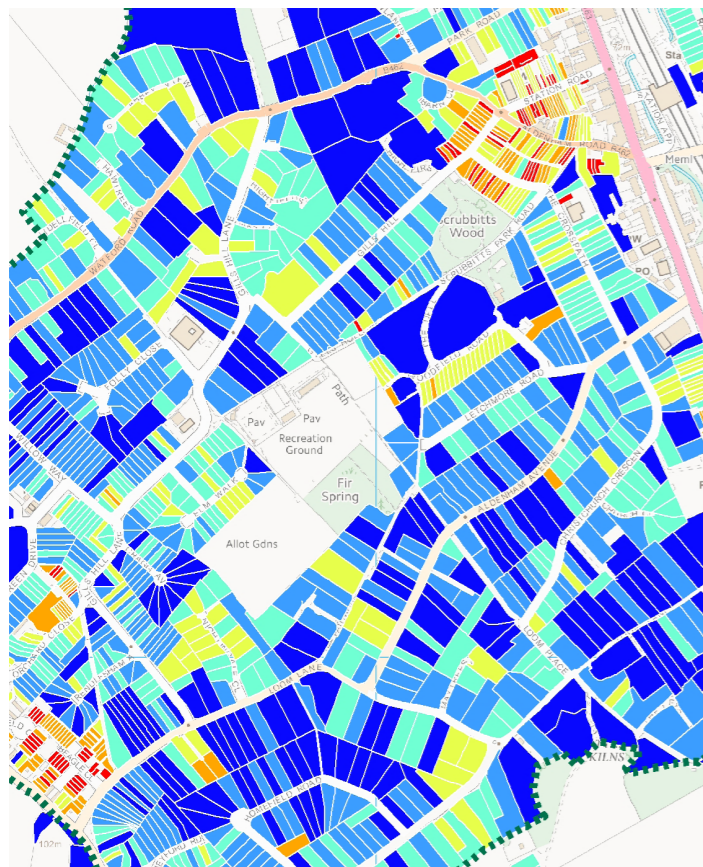
3. 'Parishes: Aldenham', in A History of the County of Hertford: Volume 2, ed. William Page (London, 1908), pp. 149-161 <http://www.british-history.ac.uk/vch/herts/vol2/pp149-161> [accessed 12 November 2015].

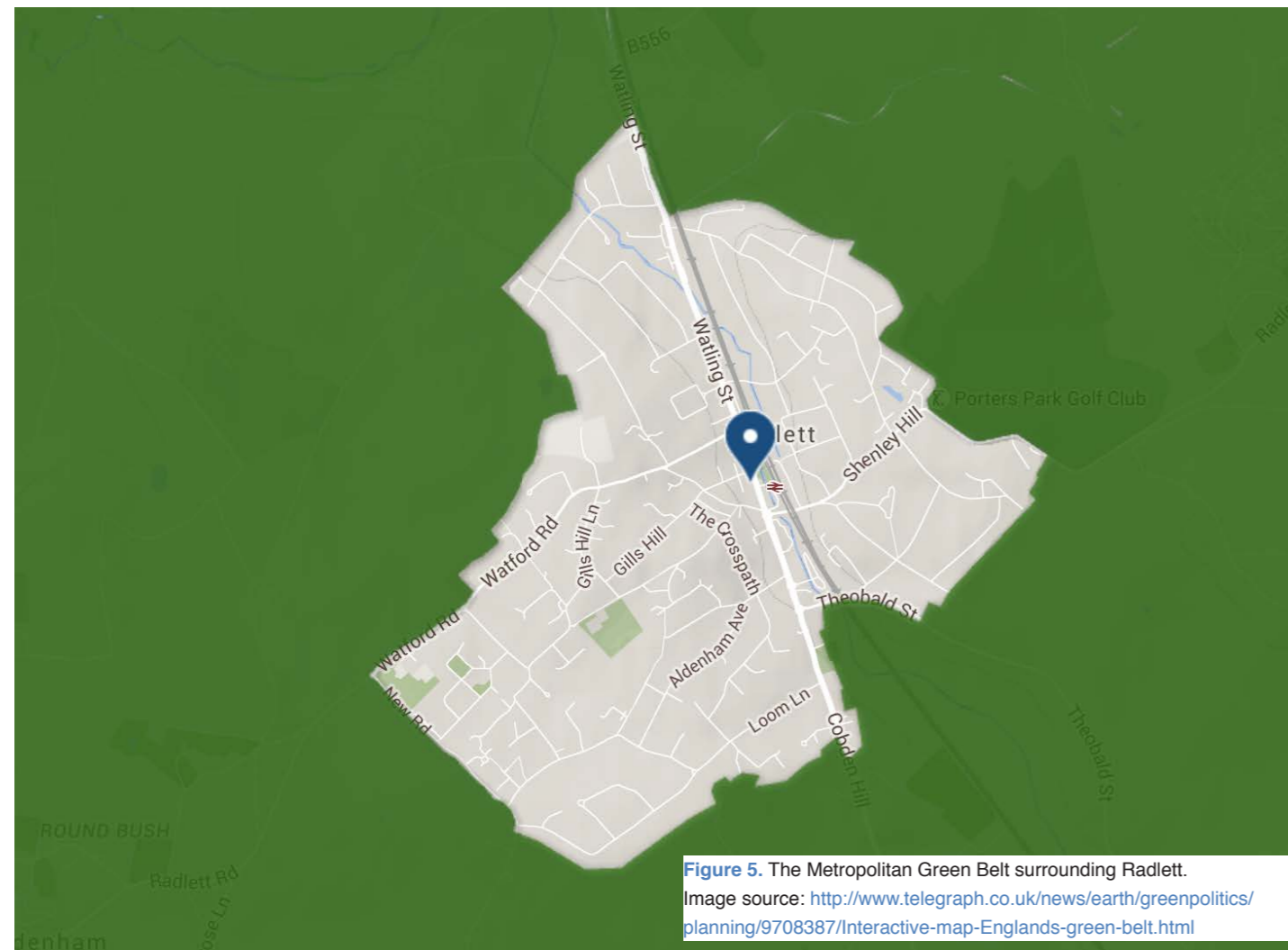
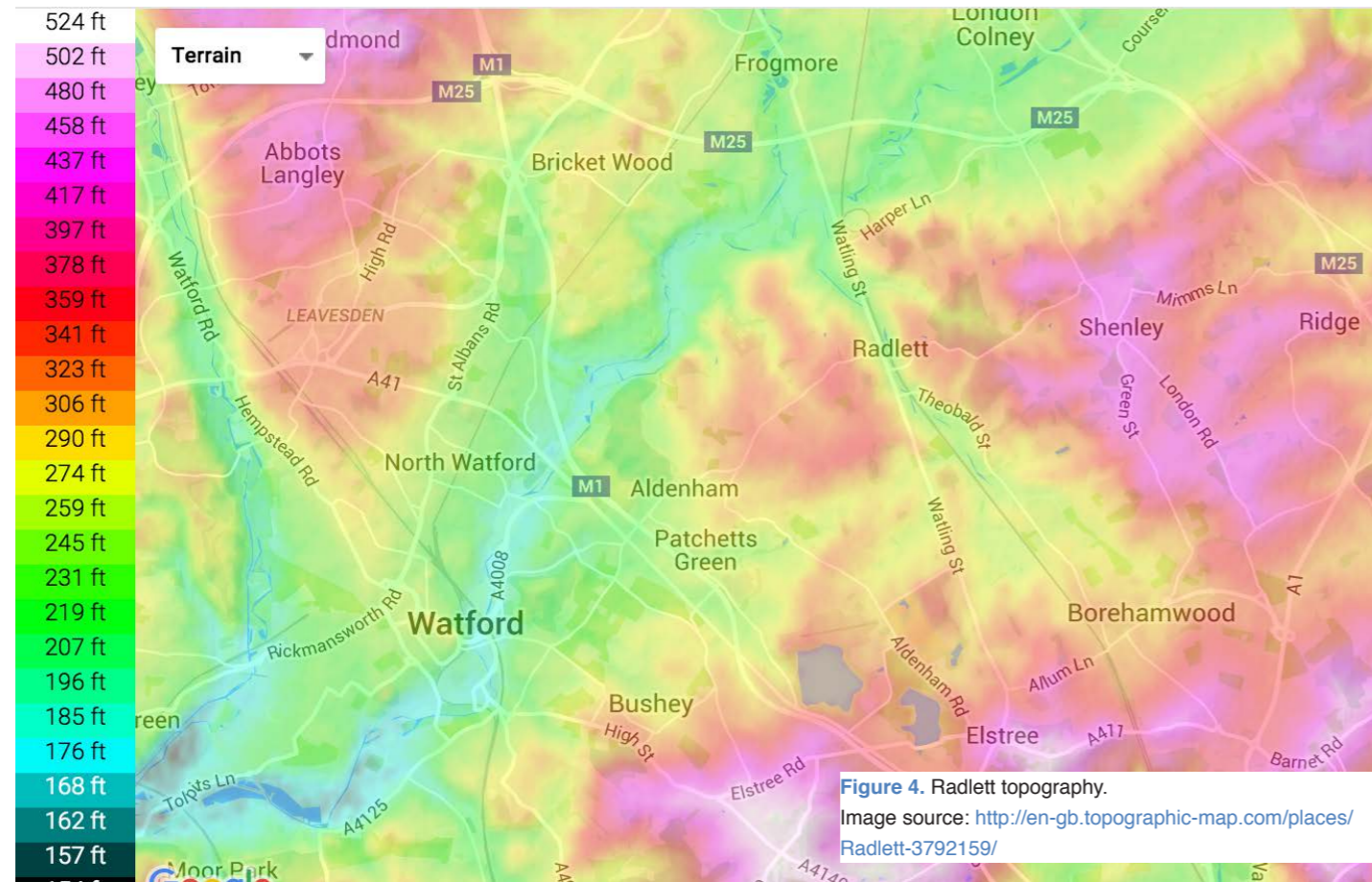
4. Excluding lands within the Metropolitan Green Belt; including those lands, Radlett's area is 314 hectares on average.

5. <https://www.hertsmere.gov.uk/Community/About-your-area/Radlett.aspx> [accessed 12 November 2015].

6. The number refers to the Hertsmere 005 in Hertsmere local authority and is retrieved from Neighbourhood Statistics: <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6280141&c=WD7+7NP&d=140&e=13&g=6433533&i=1001x1003x1004&m=0&r=0&s=1447795953656&enc=1&dsFamilyId=2491> [accessed 12 November 2015].

2. Radlett character assessment





2.1. Topography

The underlying geology to Radlett is mainly chalk well covered with soil. The ridgeline varies in height with different degrees of slope and an altitude range from 320-400 feet (see Figure 4) at its highest point. Radlett is flanked by the Metropolitan Green Belt (see Radlett and the surrounding Green belt boundary in Figure 5). Located in the southern district of Hertford-

shire, the area has the characteristic trees of the great Middlesex forests which are the elm, the ash, the oak and the beech. Its natural woodland has been affected by the area's proximity to London and the gradual turning of Radlett into residential development with hedgerows, parks, recreation grounds, grassland and arable farming.

Land Use Statistics (Generalised Land Use Database)
Period: Jan05

Area: Hertsmere 005 (Middle Layer Super Output Area)

Variable	Measure	Hertsmere 005	Hertsmere (Non-Metropolitan District)	East of England	England
Total Area of All Land Types; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	9,139.13	101,185.19	19,437,570.91	132,323,721.60
Area of Domestic Buildings; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	297.40	2,649.06	184,224.92	1,507,704.90
Area of Non Domestic Buildings; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	49.79	1,233.03	102,917.73	868,948.76
Area of Road; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	406.17	5,165.88	349,147.17	2,949,587.87
Area of Path; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	16.26	264.31	15,660.80	143,436.17
Area of Rail; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	82.08	196.28	18,407.09	179,349.95
Area of Domestic Gardens; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	1,995.05	11,448.71	801,976.74	5,645,140.41
Area of Greenspace; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	6,130.11	76,146.91	17,124,812.26	115,741,625.40
Area of Water; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	38.67	1,438.49	584,804.81	3,436,199.04
Area of Other Land Uses; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	123.60	2,642.51	255,483.23	1,850,204.61
Area of Unclassified Land; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	0.00	0.00	136.16	1,524.56
Area of Admin Geography; (Enhanced Basemap) (Areas) ^{1 2}	Square metres (m2)(thousands)	9,316.52	101,160.75	19,575,024.48	133,037,283.00
Quality of Fit Indicator; (Enhanced Basemap) (Areas) ^{1 2}	%

Last Updated: 29 January 2007

Table 3. Radlett: Land use statistics, c.2005.

Source: © Neighbourhood Statistics: <http://www.neighbourhood.statistics.gov.uk/dissemination/>

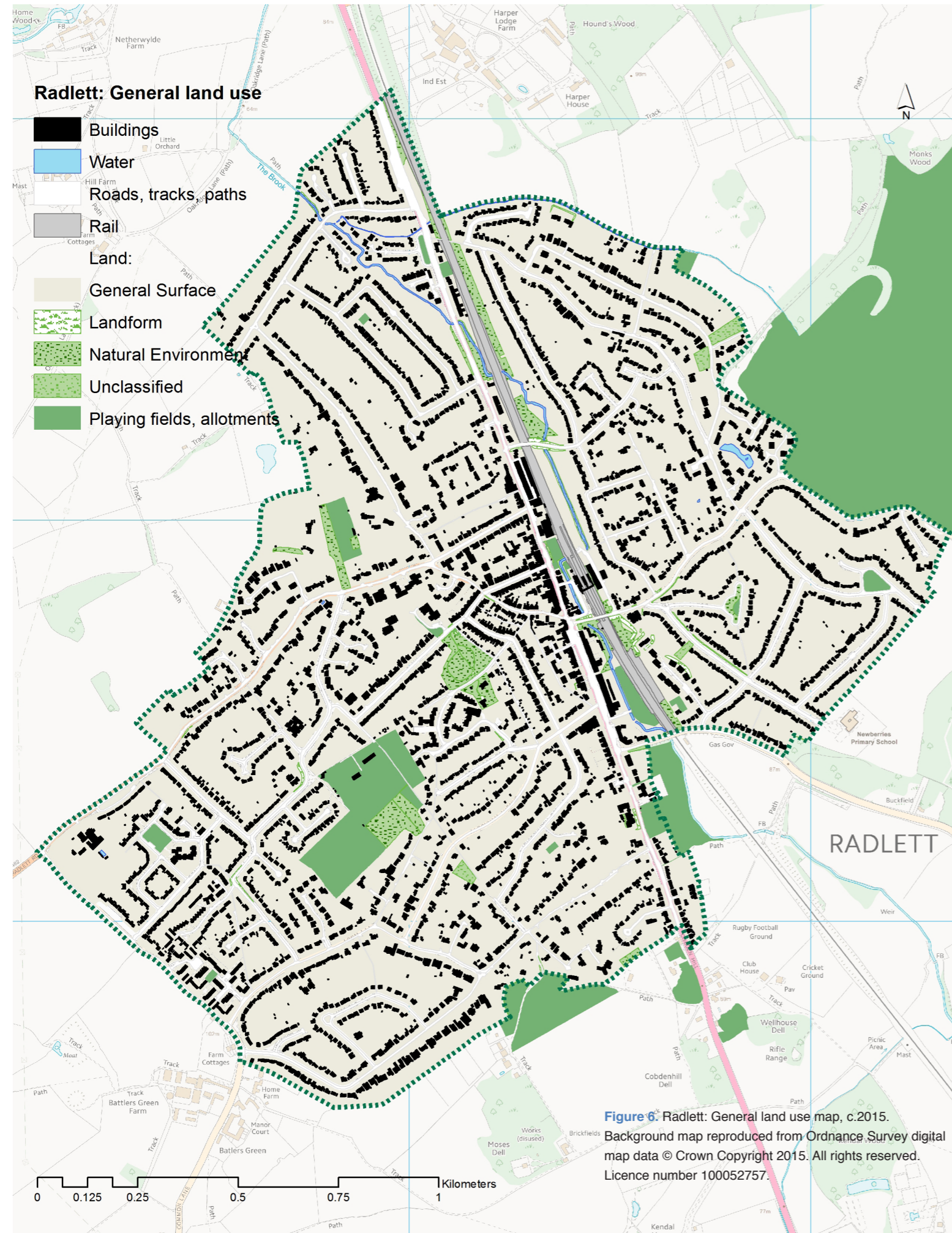


Figure 6 shows a basic description of the built and open spaces currently in Radlett. The map classifies the lands in the following general categories (c.2015): buildings; lands (including 'landform', 'natural environment' and 'unclassified land'; also, playing fields, allotments and green spaces); rail; roads, tracks and paths; and finally, water. Table 3 summarises the area that each one of these categories covers within Radlett.

Buildings = 33.8 ha

Lands (including 'landform', 'natural environment' and 'unclassified land') = 8.1 ha; also, playing fields, allotments and green spaces = 65.2 ha

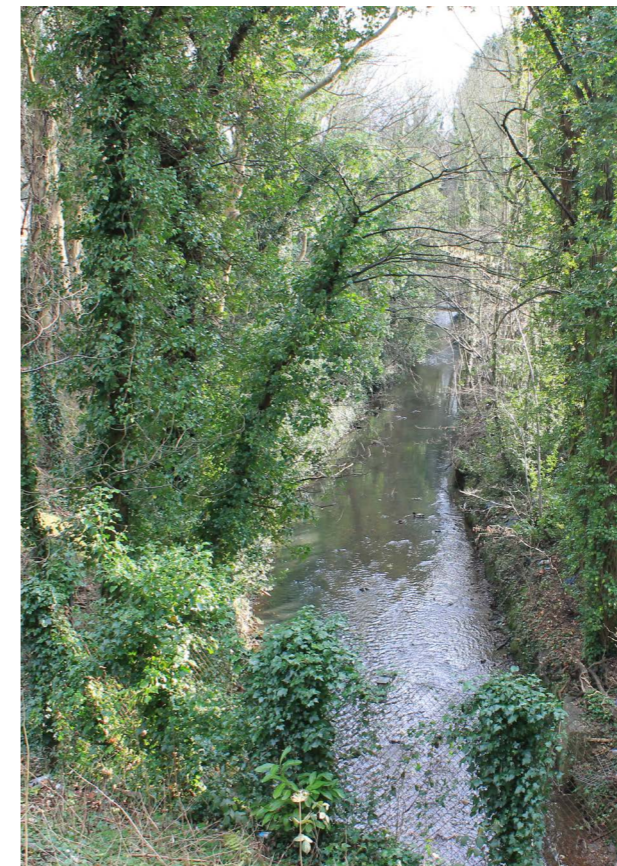
Rail = 4.8 ha

Roads, tracks and paths = 5.8 ha

Water = 1 ha



Phillimore Recreation Ground



The Brook (view from The Drive)



The Brook (view from Watling Street)

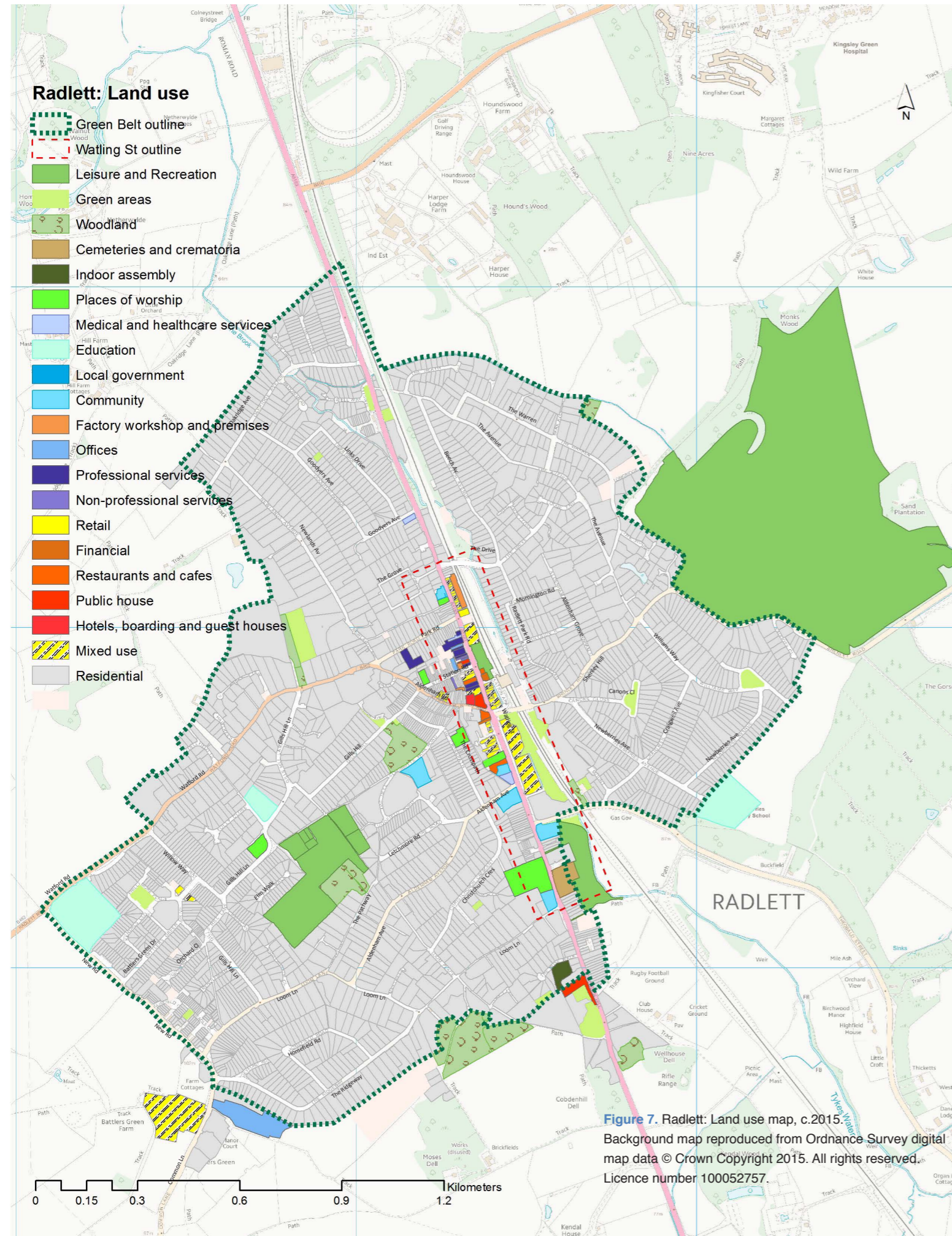


Figure 7. Radlett: Land use map, c.2015
 Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved.
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2.2. Land use

The survey of land uses (c.2015) confirms the area's residential character and its spatial and functional organisation as a village with the high street acting as the core of socio-economic life.

Figure 7 records the various land uses for the plots in Radlett. The map shows the land uses classified into the following general categories: residential use (grey), community uses (the green colour range which includes: leisure and recreation, green areas, woodland, cemeteries and crematoria, indoor assemblies, places of worship, medical and healthcare services, education, local government, community services and community indoor spaces), offices and services (the blue colour range), factories and workshops (orange colour), retail use (yellow colour), financial use (i.e. banks etc. in dark orange), entertainment uses (the red colour range which includes: restaurants and cafes, public houses, hotels, boarding and guest houses), and finally mixed use (dashed yellow).

Only 5.2 per cent of the area's plots (146 plots) are occupied by non-residential uses (the count for residential plots is 2628) and they take up 83 hectares on average out of 314 hectares estimated for the whole of Radlett. The majority and greater mixture of non-domestic uses is found on the blocks facing Watling Street which is the area's high street. Watling Street forms Radlett's centre, gathering along its street sides and in close proximity an array of shops, financial and professional services, businesses, community services and local government uses. Two additional mixed use clusters are found at the western side of Radlett: the first one, on Battlers Green Drive, only

one block front long, has a more local character and serves primarily its surrounding streets; the other one, located at the southern edge of Radlett inside the Metropolitan Green Belt area, is a more prominent destination both for Radlett's people and visitors and includes the commercial complex 'Battlers Green Farm' and the premises for 'Home Farm' recording and rehearsal studios (both located outside of the village envelope).

Another observation about the land use allocation in Radlett is the functional split between the western and the eastern areas of Watling Street in terms of non-residential commercial plots. Mixed use, non-residential activities appear solely in the western district of the village while the east side remains fundamentally residential. However, there is a relatively even distribution of schools, parks and green spaces across both sides, other than the lack of a children's play area on the east side of Radlett (see the Civic Amenities Report).

Finally, a closer look at the breakdown of the non-domestic uses, reveals a particular feature of Radlett's character: the high presence of community-related uses (54 plots, excluding woodland, out of 146 non-residential plots; namely, more than one third). These uses both serve the practical needs of Radlett's residents (e.g. local stores, take-aways and restaurants, services etc.) as well as they enhance the spirit of community through participation and engagement with local life. Notably, plots with community uses cover approximately an area of 70 hectares; namely 84% of the total area covered by non-residential uses.

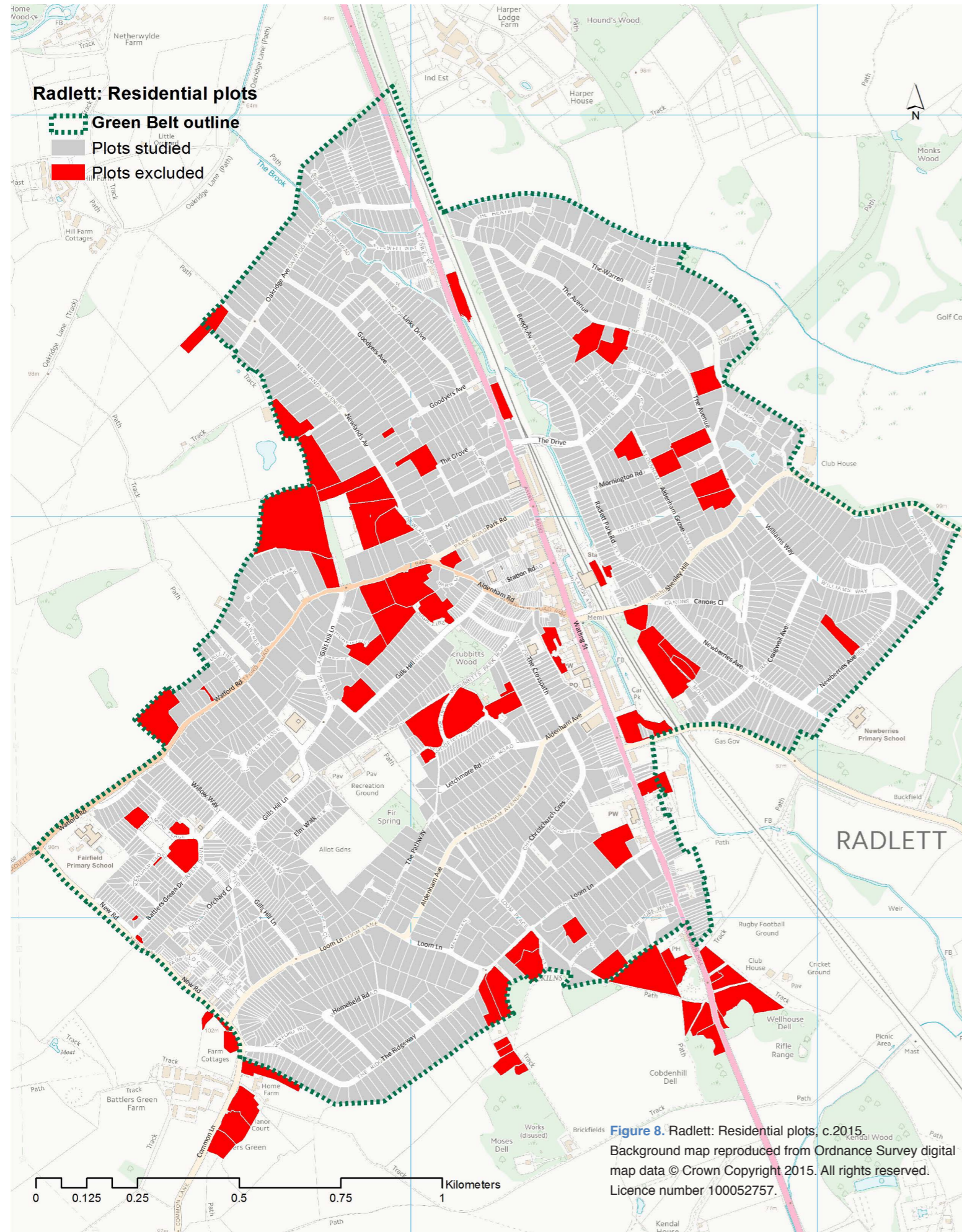


Figure 8. Radlett: Residential plots. c.2015. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.

2.3. Layout

This section records the basic properties of Radlett’s residential built environment. The survey and analysis looks at: (a) the pattern of residential plots; and (b) the relationship of buildings to the plot area, the street and their neighbouring buildings.

2.3.1. Radlett plots

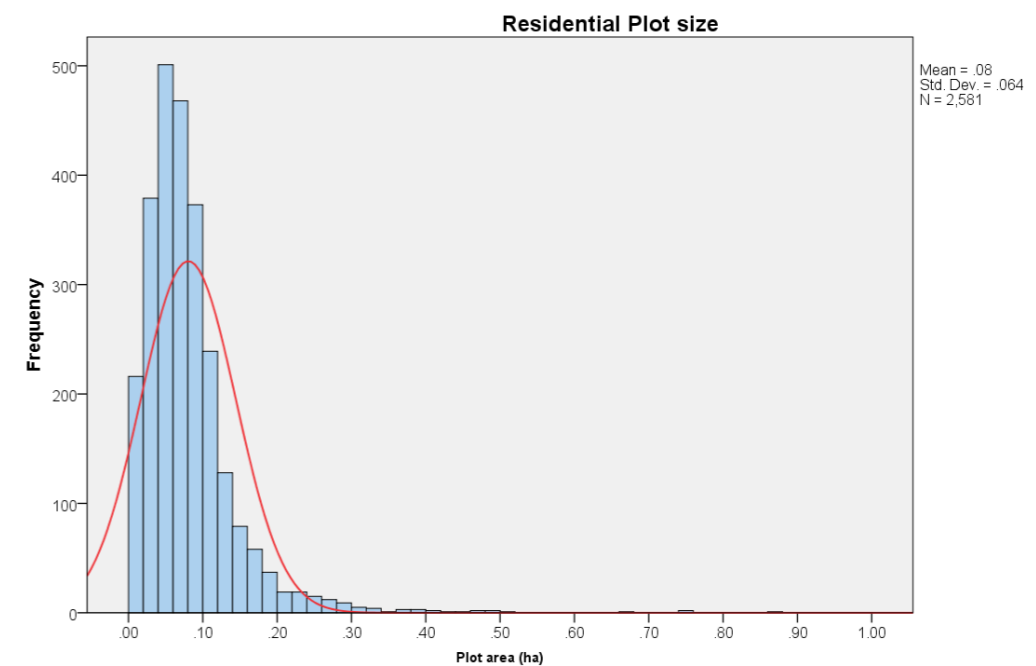
Green spaces and Community services:
N = 66; Average plot area = 1.1 ha

Residential:
N = 2628; Average plot area = 0.1 ha

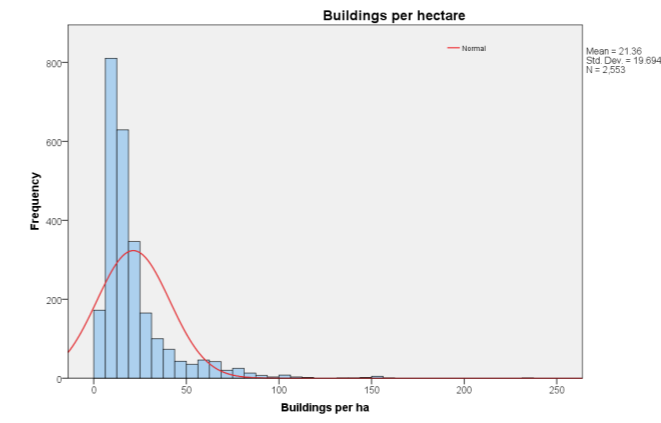
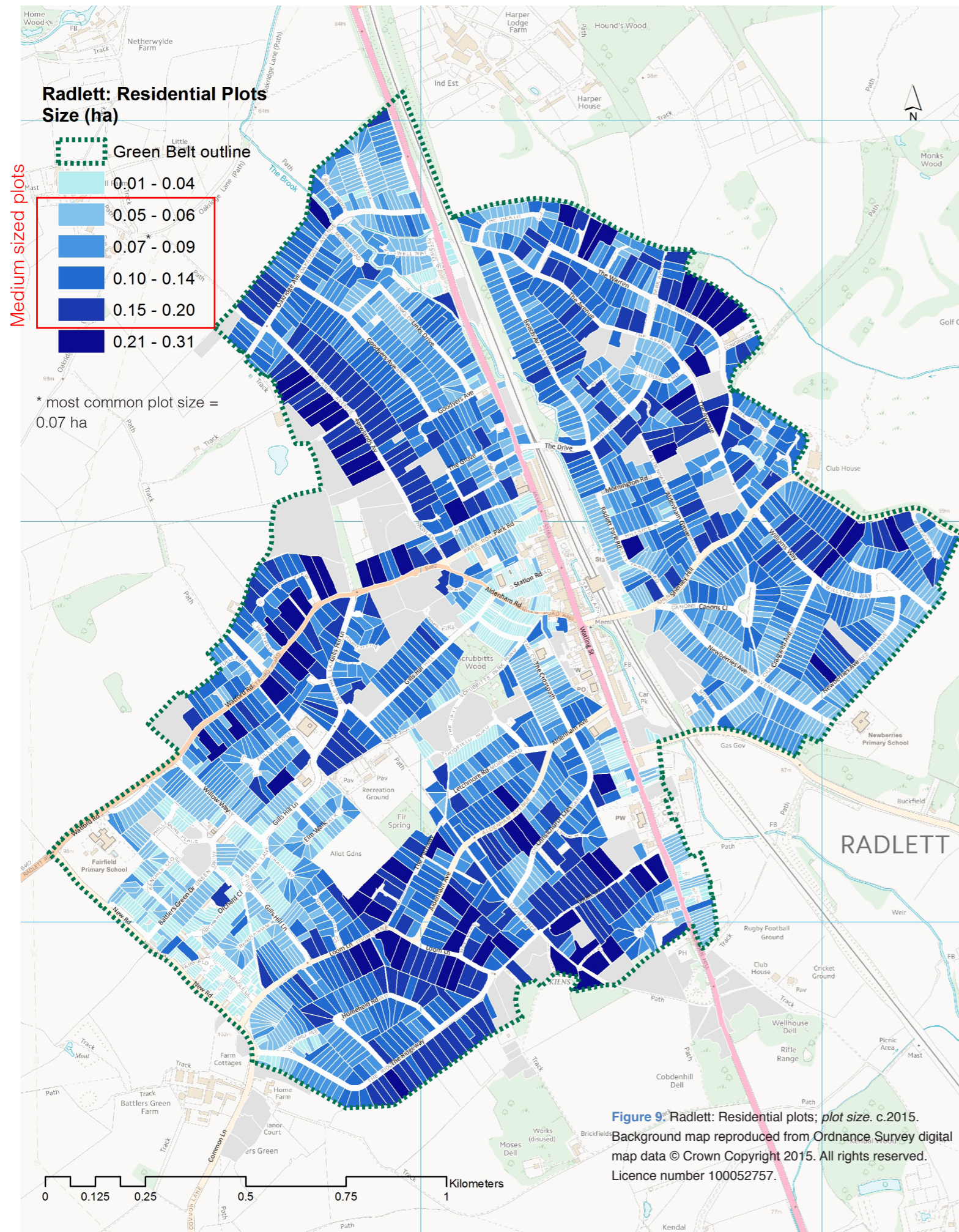
Non-residential:
N = 80; Average plot area = 0.1 ha

The character assessment of the Radlett layout focuses on the residential plots. Figure 8 illustrates the plots excluded from the calculations and observations. The method for selecting the sample plots for the character assessment followed three steps:

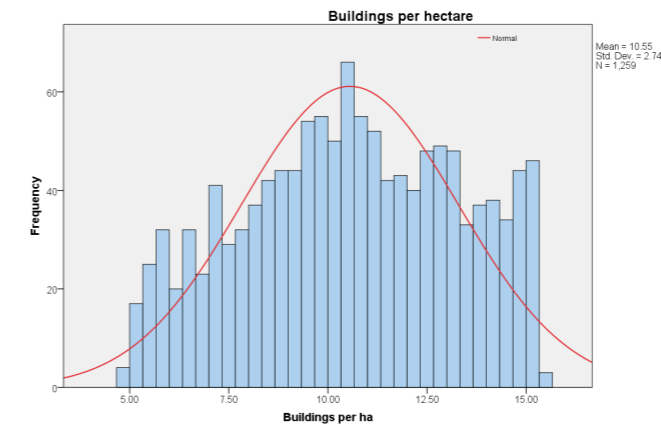
1. First, the non-residential plots are excluded from the total number of plots.
 2. Second, the plots built up with blocks of flats (for example, Phillimore Court, Hawkesley Court, Darnhills etc.) are also not taken in account due to their larger size and more diverse morphological properties than the majority of Radlett’s residential plots.
 3. In order to capture the typical characteristics of plots in Radlett, plots with size over 0.3 hectares were excluded (namely the tail of the histogram in Graph 1).
- In total, 2553 residential plots covering an area of 196 hectares on average were examined (67 per cent of Radlett’s total area of 293 hectares on average).



Graph 1. Radlett: Plot size histogram; showing the frequencies of plot sizes for all studied residential plots. c.2015.



Graph 2. Radlett: Plot density histogram; showing the frequencies of building units per hectare for all studied residential plots. c.2015.

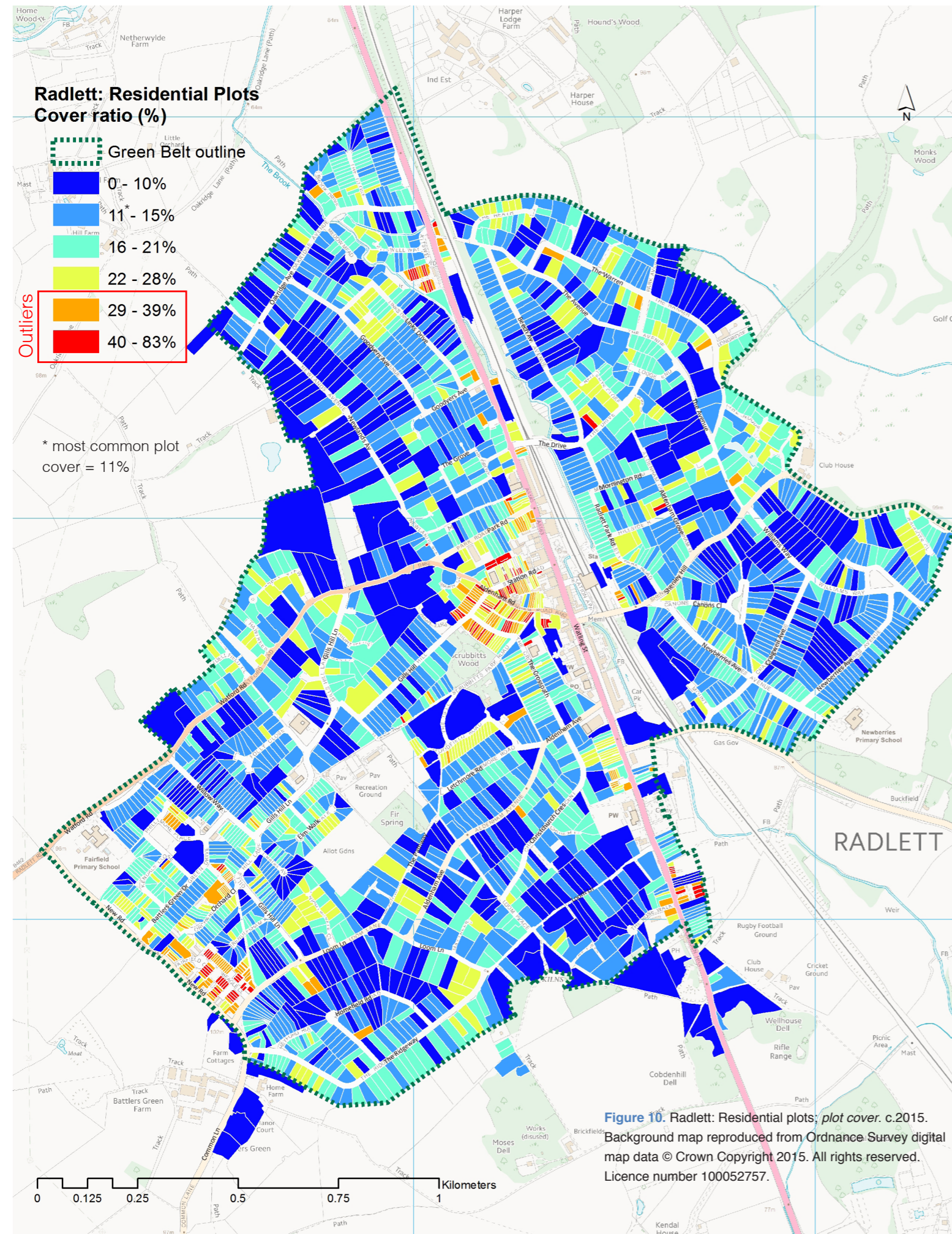


Graph 3. Radlett: Plot density histogram; showing the frequencies of building units per hectare for medium-size residential plots. c.2015.

2.3.2. Radlett residential plots

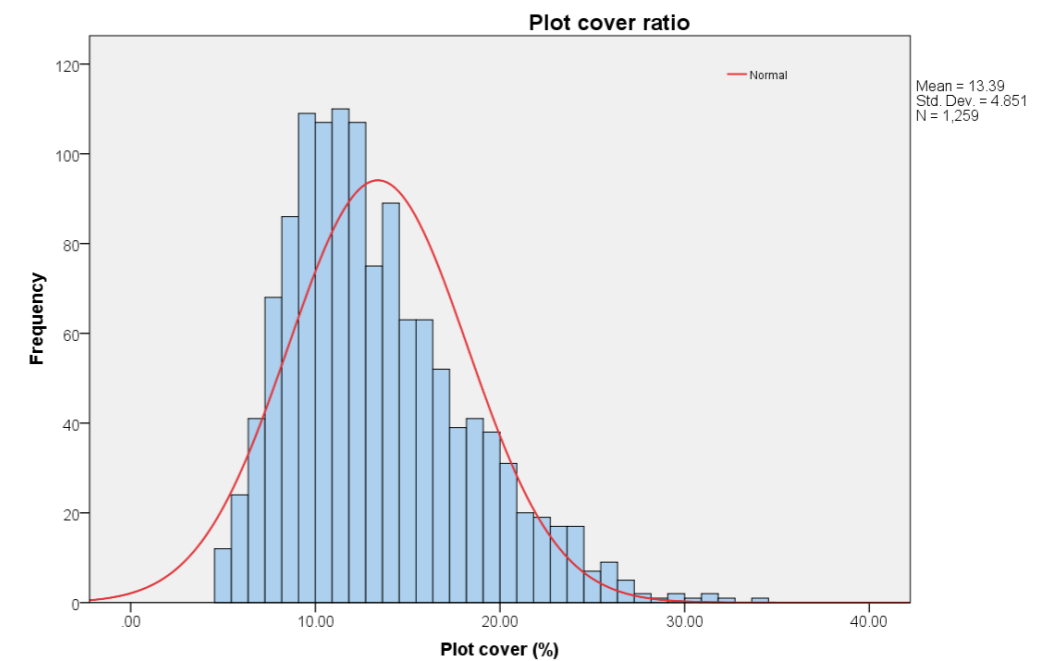
Figure 9 classifies Radlett’s residential plots in six bands according to size. Looking at the map it is understood that the upper band of the smaller plots (light blue colour) is mainly comprised of either the terraced house plots near the high street which fall within the conservation areas, or of the former council housing plots at the western end of the village, near New Road (i.e. the block around Fairfield Close and Beagle Close).

The average plot density is the standard measure used in planning. This is 11 building units per hectare, which is substantially lower than the UK National standard density for suburban districts which is 20 units per hectare and indicates that Radlett, which has evolved from a semi-rural village, does not follow typical outer London residential characteristics.

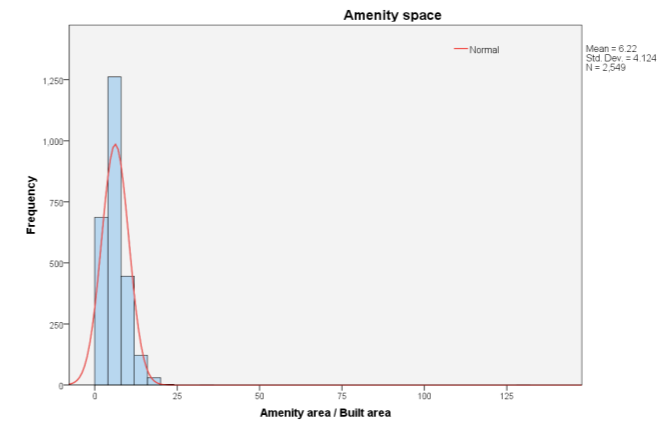
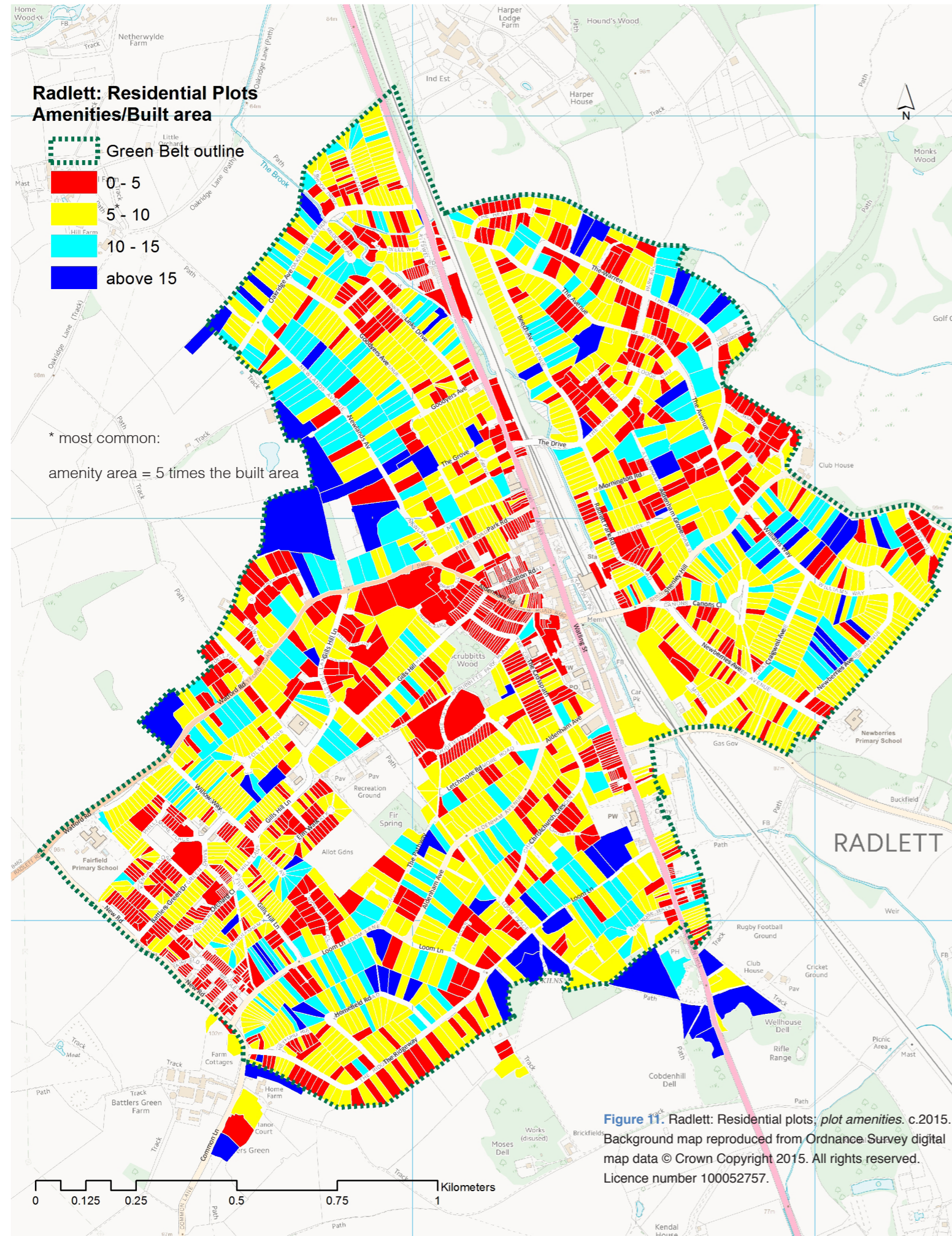


Plot cover

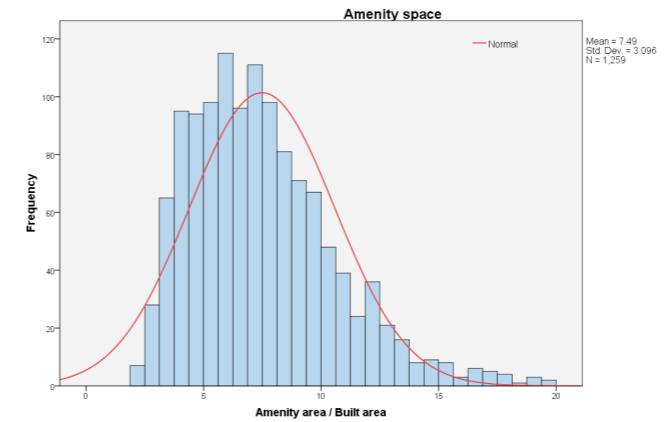
Rather than calculating area-wise plot ratios, which tend to smooth differences between plots, the relationship between building footprint area and plot size, the plot cover ratio, is calculated here. It measures the percentage of the plot area that is built up. Analysing the characteristics of medium-size plots shows that the average plot cover is 13.4 per cent and the most common plots are those with 11 per cent plot cover. Figure 10 classifies plots based on the plot cover percentage, highlighting as outliers the plots with their area covered by building by more than 28 per cent (the tail of the graph in Graph 4).



Graph 4. Radlett: Plot cover histogram; showing the percentage of the plot area which is built up, for medium-size residential plots. c.2015.



Graph 5. Radlett: *Plot amenities histogram*; showing the percentage of the plot area which is open space, for all studied residential plots. c.2015.

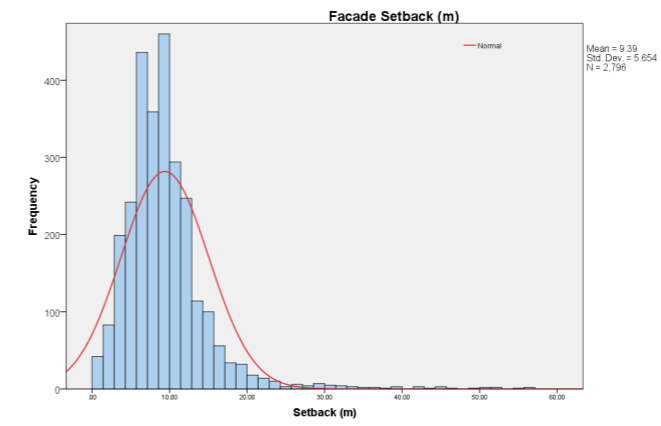
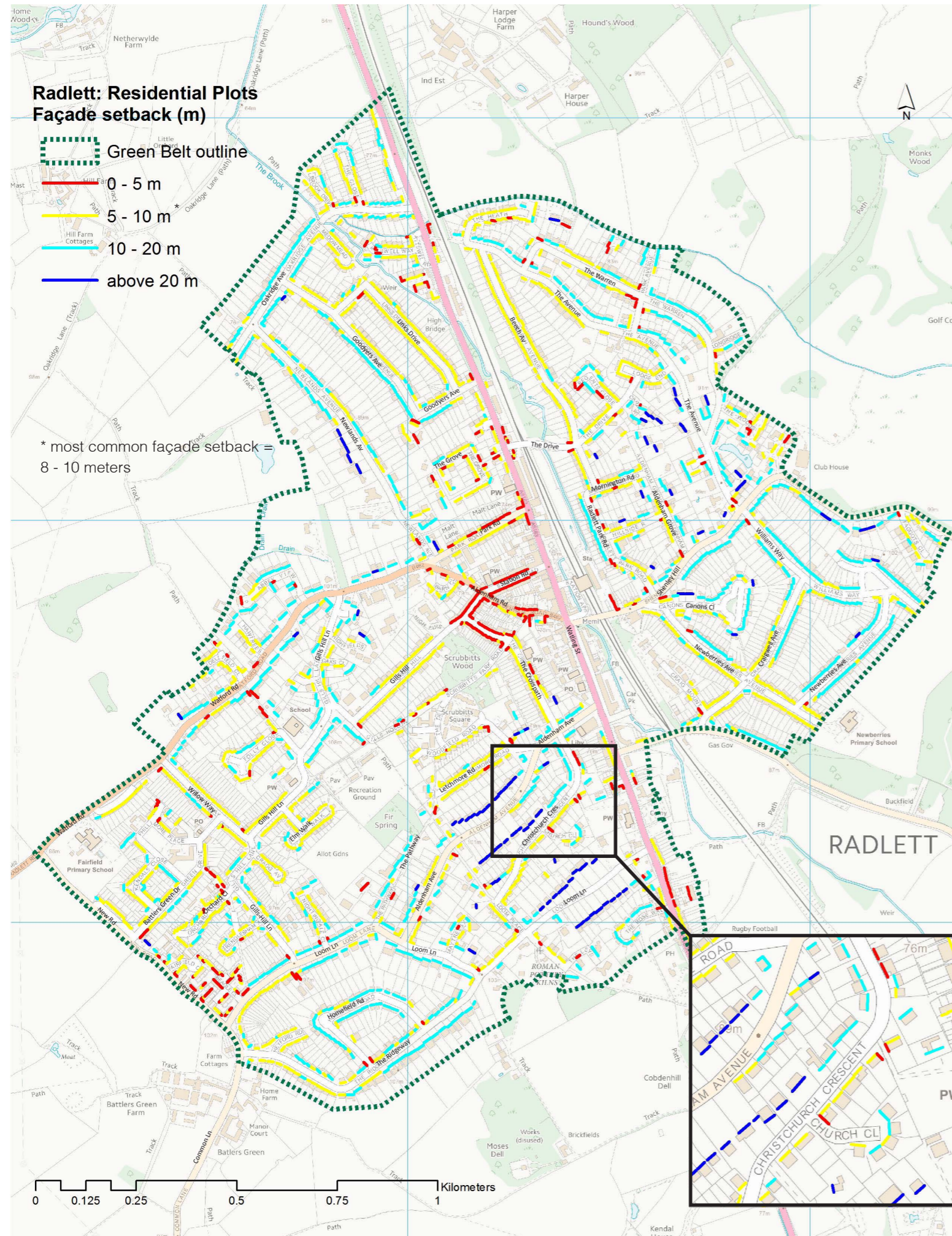


Graph 6. Radlett: *Plot amenities histogram*; showing the percentage of the plot area which is open space, for medium-size residential plots. c.2015.

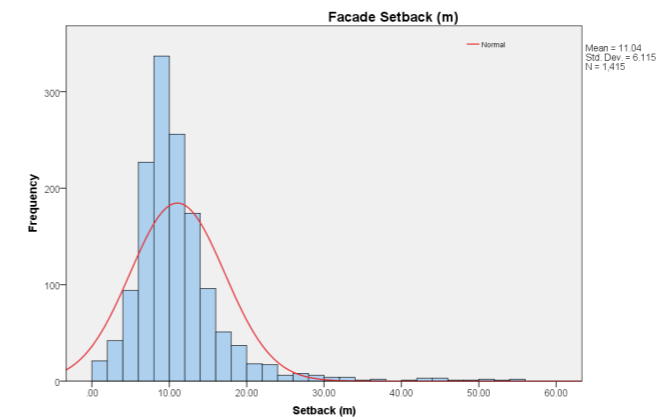
Amenity space

Here, the analysis looks at the relationship between built and unbuilt land. This can be used as a proxy to estimate the amenity space (i.e. gardens and open land), per plot, for future developments. The aim is to measure the typical area of landscape amenity in comparison to the built area of Radlett's residential plots in order to provide a framework for assessing any proposals for future garden developments.

The survey of residential plots shows that the common relationship between amenity area and built space is 5 to 1, namely the amenity space is on average five times bigger than the building footprint area. However, it should be noted that this calculation does not take into account the number of household units per plot. This means that the higher the number of housing units per plot, the bigger the amenity area should be in order to accommodate the needs of all housing units and to maintain the landscape qualities which are inherent to Radlett's green character.



Graph 7. Radlett: *Façade setback histogram*; showing the frequencies of building façade setback, in meters, for all studied residential plots. c.2015.



Graph 8. Radlett: *Façade setback histogram*; showing the frequencies of building façade setback, in meters, for medium-size residential plots. c.2015.

Building façade setback

The second feature of the layout of Radlett residential plots studied is the setback of the building façade from the plot line – or in other words, the relationship of the building to the street. In order to measure the setback, building façades were mapped and a perpendicular line was drawn from the midpoint of the façade to the plot line. Again, based on the measurements for medium-size plots (and after removing the ‘tail’ – namely the rare cases – from the frequencies histogram which refers to setback over 24 meters), the average setback from the plot line for building façades is 11 meters and the most frequent setback distance is 8-10 meters.

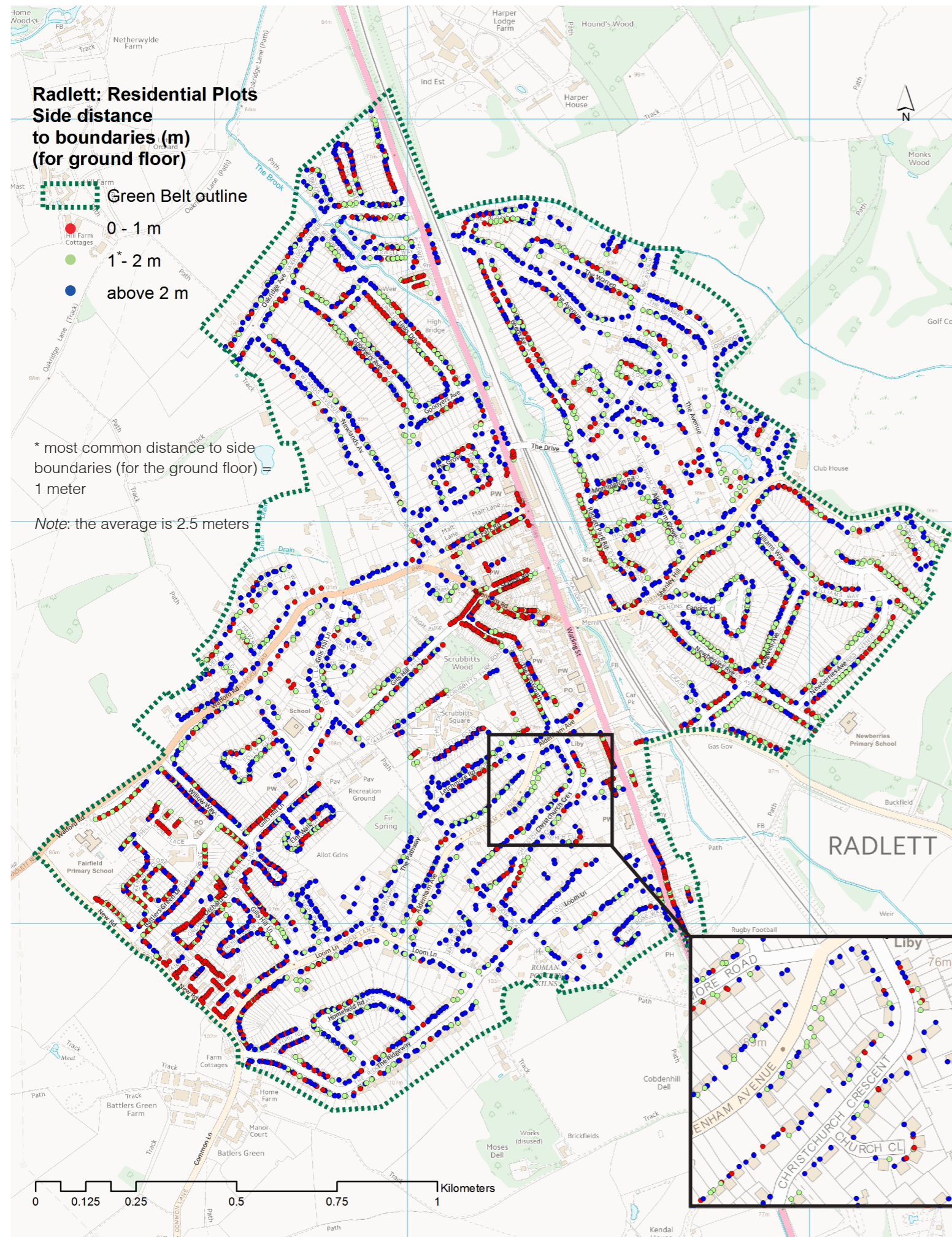


Beech Avenue



Hawthorne Road

Figure 12. Radlett: Residential plots; building façade setback from the plot line. c.2015. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.



Aldenham Avenue



Mornington Road



Hawthorne Road

Distance to plot side boundaries

Finally, the last measured feature in terms of layout is the distance of the building to the side boundaries of the plot. This feature essentially captures the side gap between buildings and provides an indication of the sky-breaks in the block front arrangement. It refers to the relationship of the building to its immediate neighbouring buildings. Similarly to the setback measurements, a perpendicular line was drawn from each building side to the side plot boundary. The most frequent side distance to plot boundaries for medium size plots is 1 meter while the average distance is 2.5 meters. In this measure distances vary significantly even across buildings of the same block front so it is not possible to specify outliers. It is suggested that for any future developments, not only the minimum side distance to plot boundaries is taken into account, but also the mean distance of both side boundaries per plot. This is explained in detail in section 2.6.3.

Overall, a typical residential plot in Radlett presents the following features:

- Plot size of 0.07 hectares
- 11 per cent plot cover
- 8-10 metre setback from the street
- 1 metre minimum distance from the side plot boundary for the ground floor level (namely, a minimum of 2 metres break on the ground floor). Also, taking into account the HBC requirements, a gap of 2 metres is required for the first floor level – namely, a sky break of 4 metres minimum.

Figure 13. Radlett: Residential plots; building side distance to plot boundaries. c.2015. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.

2.4. Roads, streets and routes

This section records the basic properties of Radlett's street network. The analysis looks at: (a) the different types of streets (i.e. roads, roadsides and footpaths); and (b) the properties of the street network in terms of connectivity and accessibility for different types of streets. The study examines in greater detail the role of footpaths in local pedestrian routes, to suggest whether footpaths comprise a particular characteristic of the Radlett street network.

The chart below shows the breakdown for basic street types in Radlett. The similar percentages for primary roads (43%) and the smaller, dead end roads (40%) suggest the low-density residential character of Radlett. These smaller dead end roads form quiet and protected residential clusters, and in fact, in many occasions, these small streets are private. While footpaths comprise only 17% of the Radlett street network, their importance and frequent use for local pedestrian trips is not to be underestimated. This is clearly confirmed by the street network accessibility analysis which follows.



Footpath number 47 in Aldenham Parish



Aldenham Road



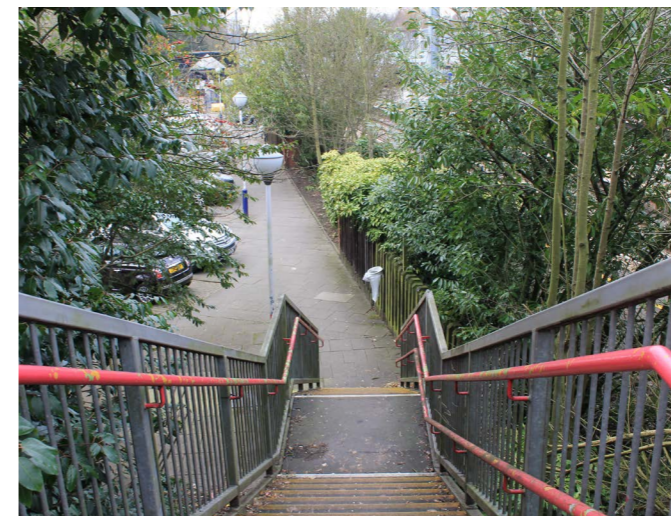
Watling Street (Nos 369-407, to car park)



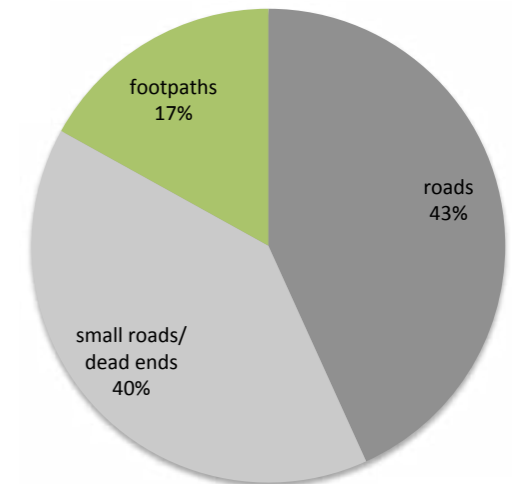
Footpath number 60 in Aldenham Parish

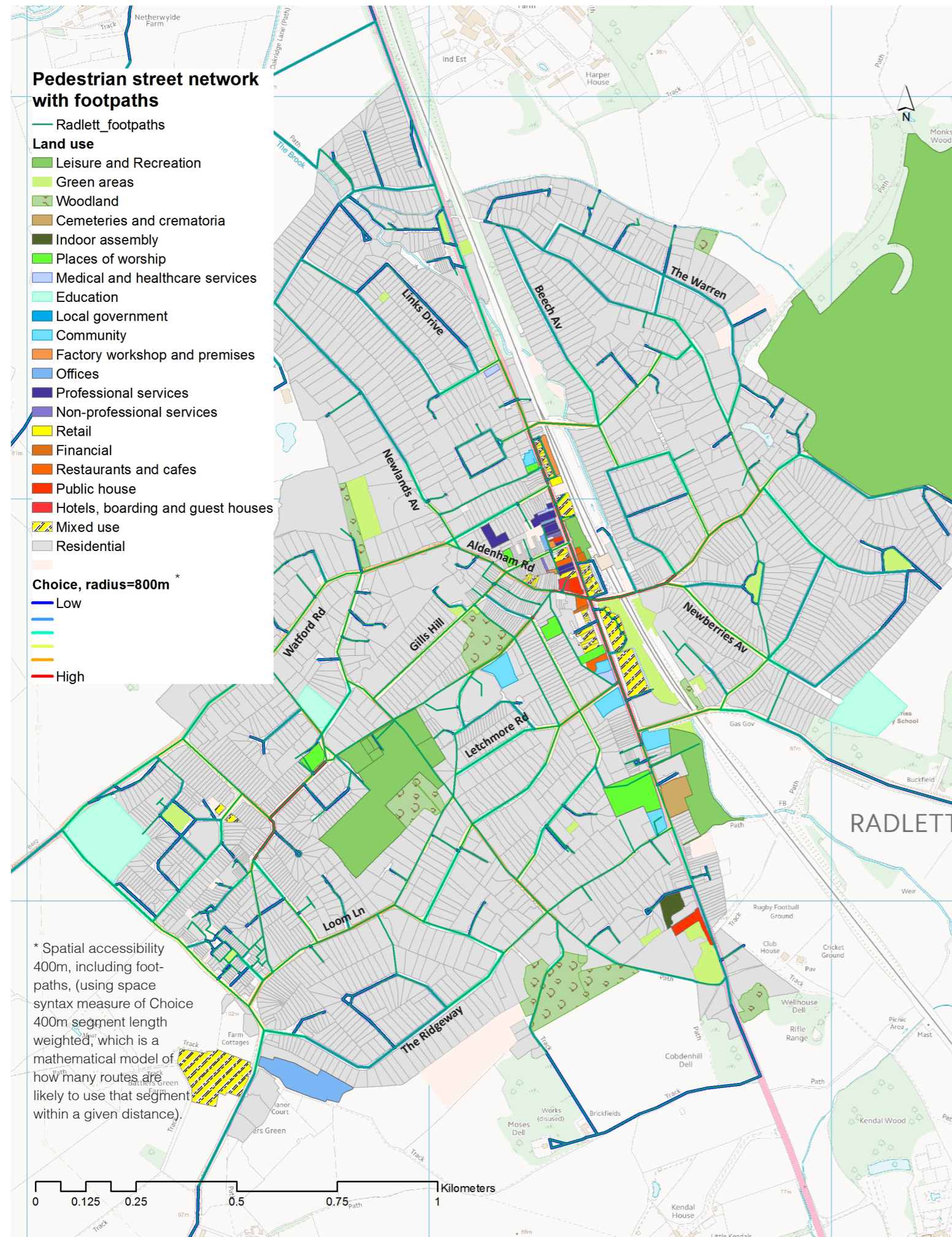


Newberries Avenue



Shenley Hill to Station Approach





2.4.1. Radlett street network

Figure 14 shows an overlay of the street network on the land use map of Radlett. The colours for the street network illustrate a measure of spatial accessibility (considering, for each street segment, pedestrian routes within 800 meters). The map in Figure 14 shows that a sequence of street segments with high accessibility values (red colour on the map) are found on the high street and this coincides with the highest concentration of the non-domestic uses along those central sections of Watling Street. Table 4 below lists the streets which appear to be the most important pedestrian routes for Radlett, based on their potential to serve either as destinations or as through routes for local pedestrian trips.

The street network analysis picks up Aldenham Road as an important street for the village. Aldenham Road was indeed historically an extension of the high-street and still has a few business along it. It needs to be pointed out that the street ranking in Table 4 is based on the average accessibility values for each street which justifies why Watling Street is not listed amongst the higher ranks; for Watling Street the average values drop due to the lower accessibility of the street when moving away from the central segments nearby Radlett Station. Notably, the table highlights the significance of footpaths for local pedestrian trips.

Table 4. Street network analysis.

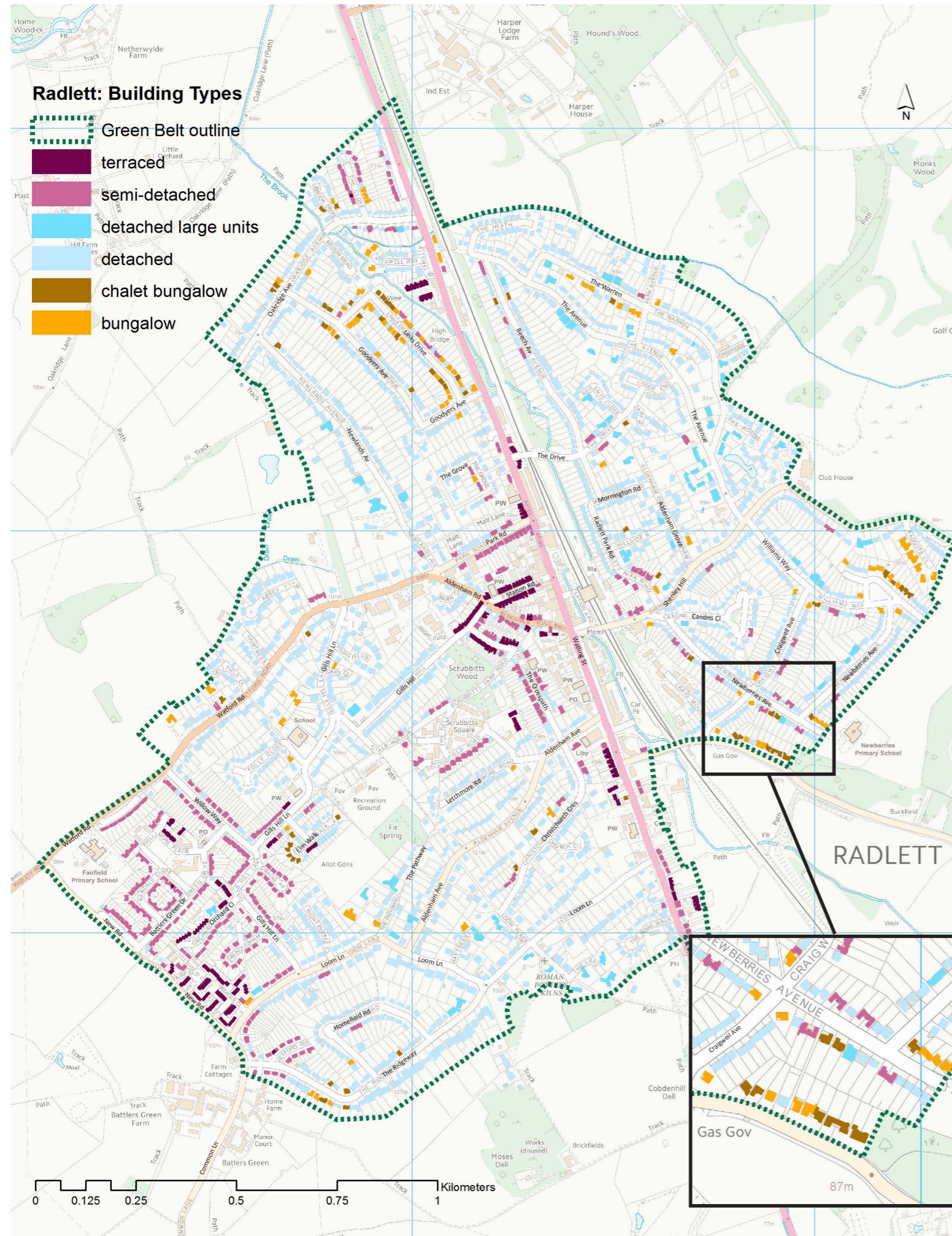
*Streets ranked according to the syntactic values of streets segments on average.

	Choice SLW R=400m	Choice SLW R=800m	Integration SLW R=400m	Integration SLW R=800m	Normalised choice R=n
1.	Aldenham Rd	Aldenham Rd	Aldenham Rd	Aldenham Rd	Aldenham Rd
2.	Upper Station Rd	Footpath A56 (from Gills Hollow to The Pathway)	Footpath A56 (from The Pathway to Aldenham Av)	Footpath A56 (from The Pathway to Aldenham Av)	Watling St
3.	Footpath A56 (from The Pathway to Aldenham Av)	Footpath A56 (from The Pathway to Aldenham Av)	Footpath A47 (from Aldenham Av to Loom PI)	Station Rd	Shenley Hill
4.	Station Rd	Loom PI	Upper Station Rd	Footpath A56 (from Gills Hollow to The Pathway)	Watford Rd
5.	Footpath	Watling St	Station Rd	Upper Station Rd	Willow Way

* Choice SLW: Spatial accessibility (using space syntax measure of *segment length weighted choice*, which is a mathematical model of how many routes are likely to use that segment within a given distance).

** Integration SLW: Spatial accessibility (using space syntax measure of *segment length weighted integration*, which is a mathematical model of how easy it is to get to that segment from all other segments within a given distance).

Figure 14. Radlett: Street network and land use. c.2015. Showing the measure of *segment length weighted choice*, radius 800 meters. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.



2.5.1. Radlett residential building types

The buildings survey records the basic building arrangement in Radlett's residential plots. In total, 2639 building units were surveyed and classified according to the following general building types: terraced, semi-detached and detached. In addition, considering the particularities of Radlett's housing architecture, two additional historical building types were included: bungalows and chalets (the data for bungalows and chalets are taken from an earlier building survey performed by the Radlett Housing and Development Group in winter 2014/15). The survey shows that the majority of residential buildings in Radlett are detached (i.e. 58.3% when including both large and smaller units, namely more than half of the residential building stock). There is also a considerable portion of terraced houses (11.2%), which are mainly found in the conservation areas near the high

street and in the former council housing plots at the western end of the village, near New Road (i.e. the block around Fairfield Close and Beagle Close). It is important to highlight here that the bungalows and chalets which have survived in the area comprise the sole reminiscent of Radlett's past housing architecture and it is suggested that they should be protected and maintained under the aegis of planning regulations.

- Terraced units = 295 (11.2%)
- Semi-detached units = 634 (2.4%)
- Detached, large units = 74 (2.8%)
- Detached units = 1465 (55.5%)
- Chalet bungalows = 63 (2.4%)
- Bungalows = 108 (4.1%)
- Total count = 2639

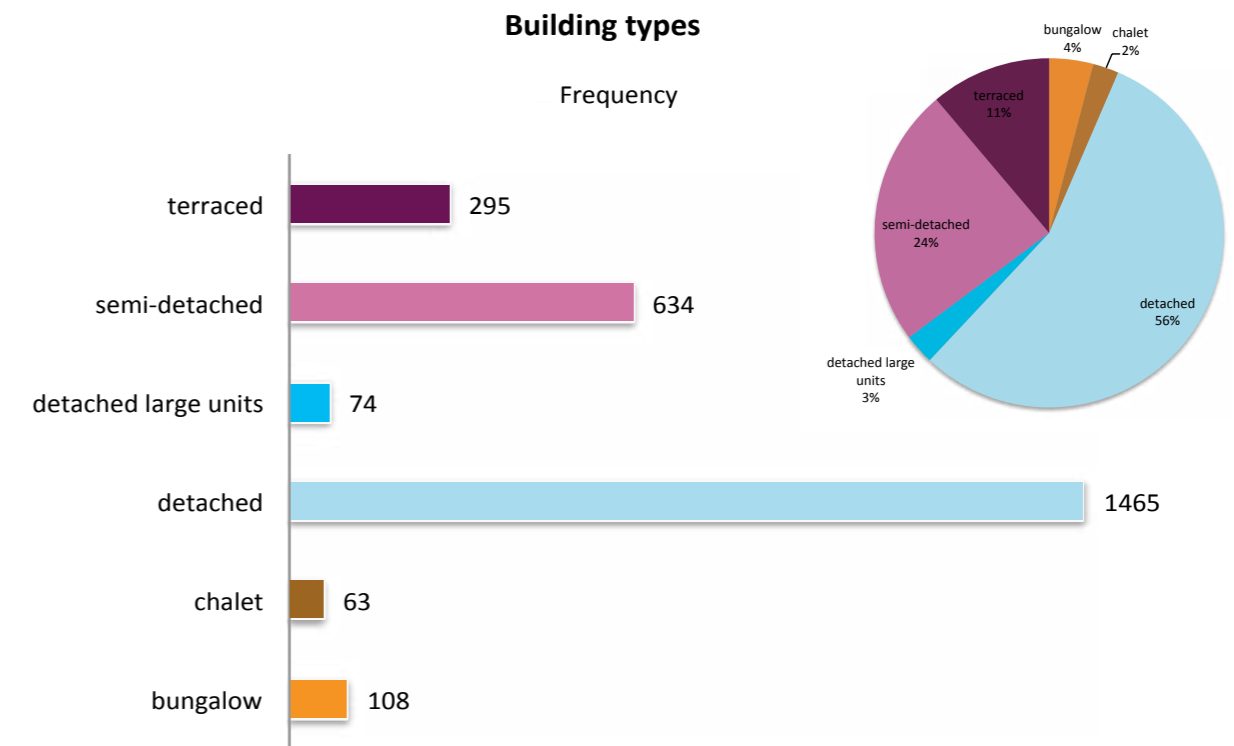


Figure 15. Radlett: Building types. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.



Aldenham Road

Terraced building units



Willow Way

Former council housing units



The Avenue

Courts



Shenley Hill



Gills Hill Lane

Semi-detached building units



Detached, large buildings units



Newberries Avenue

Detached buildings units



Shenley Hill



The Warren

Chalet bungalows



Newberries Avenue

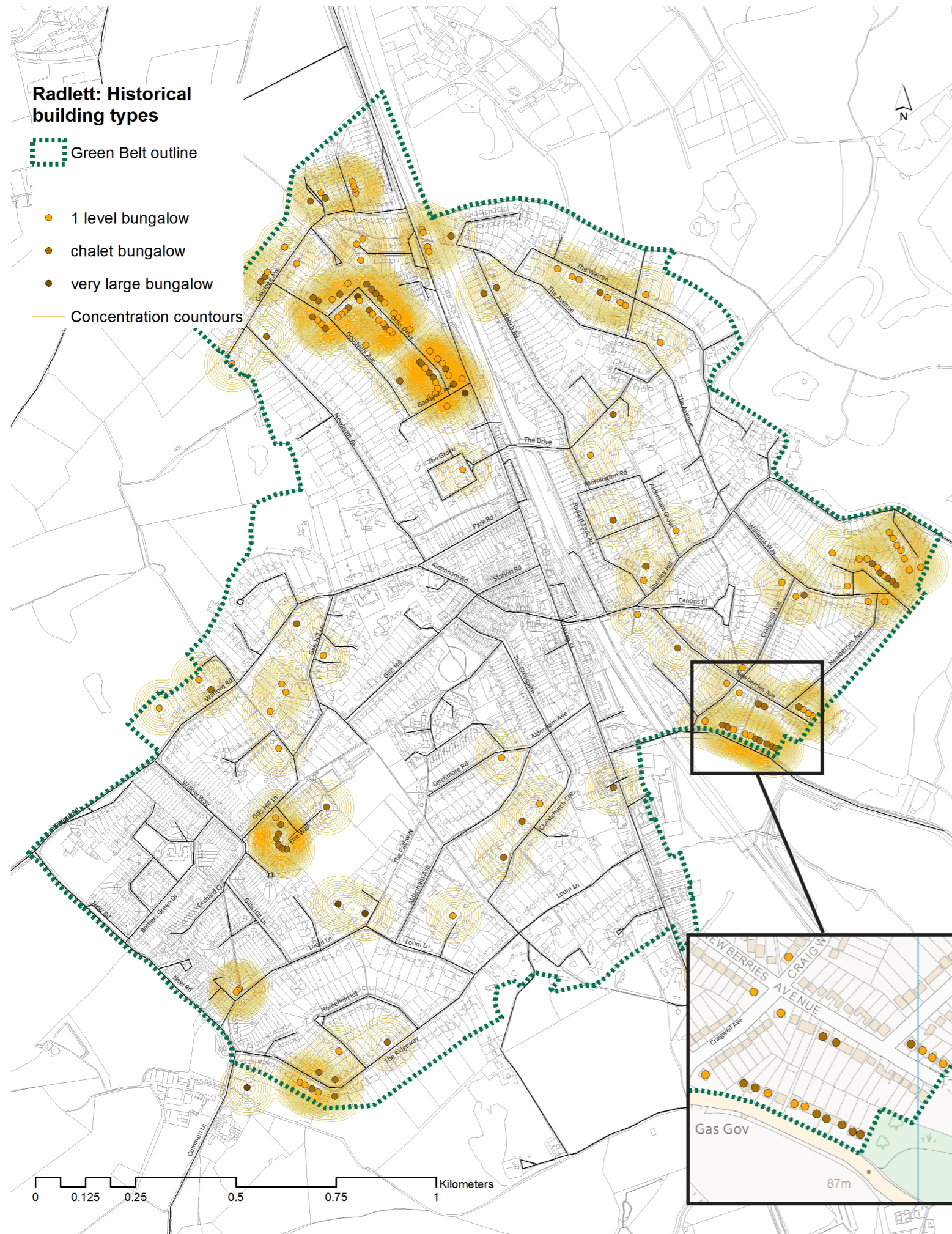


Links Drive

Bungalows



Links Drive



2.5.2. Radlett bungalows and chalets

Table 5. Radlett bungalows and chalets.			
Road	one level bungalow	chalet bungalow	very large bungalow
Theobald Street	3	8	1
Craigweil Avenue	3		
Newberries Avenue	7	4	
Williams Way	8	6	
Faggots Close	7		
Newlands Ave		1	
Oakridge Ave	4	2	
Brook Drive	1	2	
The Close	4		
Goodyers Avenue	7	6	1
Links Drive	23	14	1
The Grove	1		
Gills Hill Lane	1		
Elm Walk	1	6	
The Chase	2		
Radlett Park Road	1	1	
Hawthorne Road	1		
Hillside Road		1	
Aldenham Grove	1		
Homefield Road	1		
Nightingale Close			
The Pathway			1
Roman Way			1
The Ridgeway	3	5	
Beech Avenue		2	
Kitswell Way	3		
The Drive		1	
Christchurch Crescent	1	2	
Letchmore Road	1		
The Avenue	1	1	
The Warren	7	1	
Beagle Close	3		
Loom Lane			1
Maytrees	1		
Common Lane			1
Athlone Close		1	
Cobden Hill	1		
Watling Street	4		
Gills Hill	1		
Dellfield Close	1		
Watford Road	1	2	

Figure 16 maps the following building types which are of special interest to the Radlett character: single-storey bungalows; chalet bungalows; and very large bungalows. The map used data provided by the members of the Radlett Neighbourhood Plan's housing working group, who surveyed the area in winter 2014-15.

The highest concentration of building units of special interest is found in Links Drive. Goodyers Avenue, Theobald Street; the east end of Williams Way and Faggots Close also contain some units of character significance. Elm Walk is another street of strong character, with a high concentration of chalet bungalows.

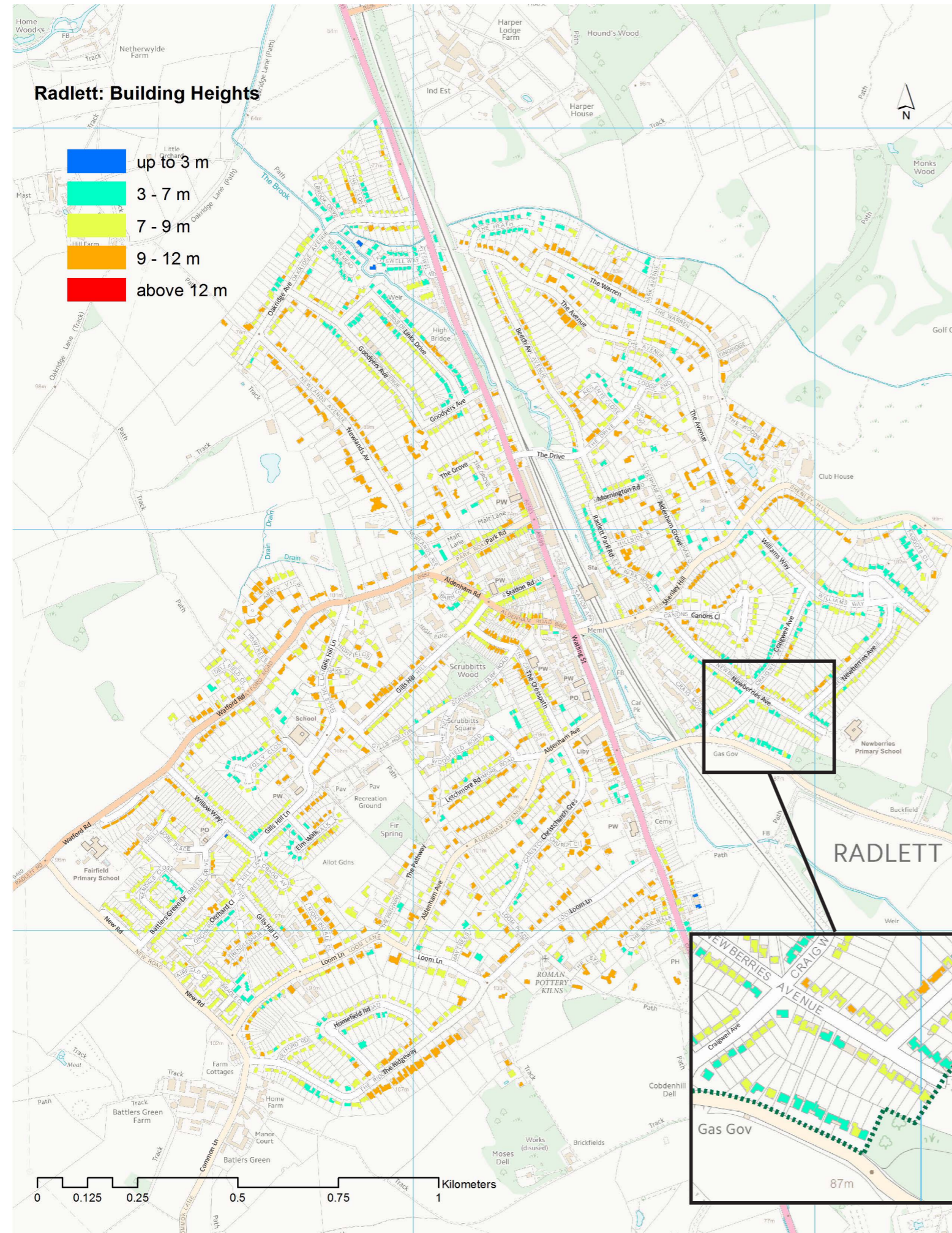


Oakridge Avenue



Links Drive

Figure 16. Radlett: Building types of special interest. Bungalows and chalets. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.



2.5.3. Radlett building heights

The analysis looks next at the record of building heights.

The building heights confirm the low-rise character of Radlett. The majority of building units in Radlett are 7-9 meters high (52%). The remaining one third of the existing building stock (28%) is comprised either of buildings taller than 9 meters or buildings up to 7 meters high. A rather small portion of the building development (only 4%) exceeds in height the threshold of 12 meters height.

The next section brings together the record of building heights with other properties of building form which are summarised for each street in the village, in order to examine in greater detail the streetscape properties of Radlett in terms of building morphology.

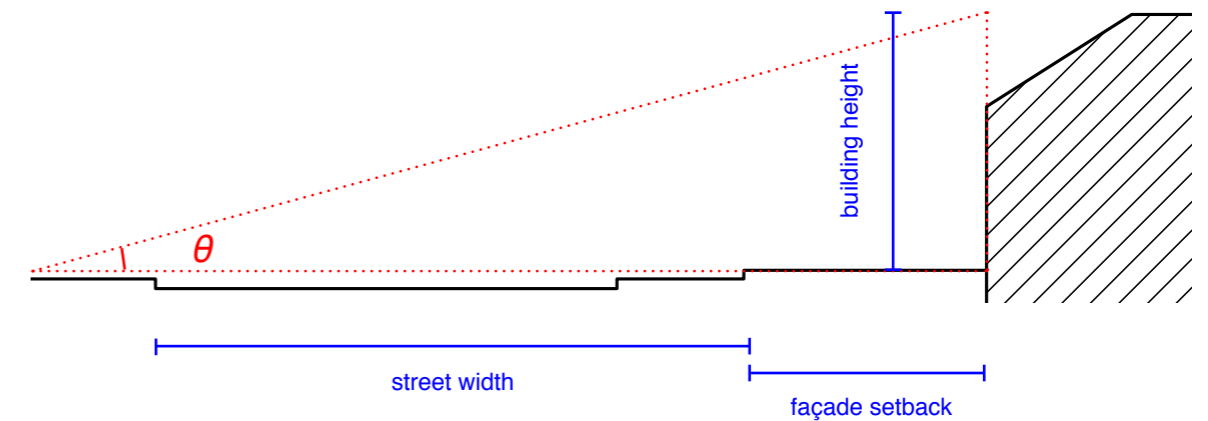
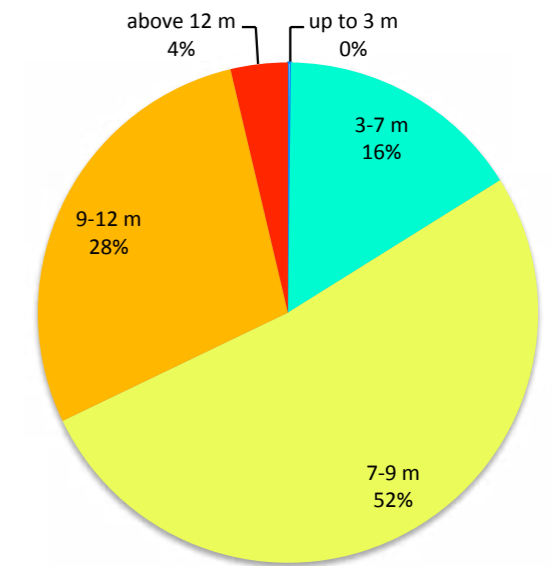


Figure 17. Radlett: Building heights. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.

Table 6. Radlett morphology.

Street Name	Average street width (m)	Average plot ratio (%)	Average roof height (m)	Average building height (m)	Max building height (m)	Average façade width (m)	Average façade setback (m)	Average distance to sides per plot (m)	Min distance to sides per plot (m)	Max distance to sides per plot (m)
Abbey View	9	19.1	3	10	11	16	10	3	2	3
Aldenham Avenue	13	13.2	3	9	15	12	17	3	2	5
Aldenham Grove	11	15.3	4	9	17	14	15	3	1	4
Aldenham Rd	8	29.9	3	9	11	6	4	0	0	1
Athlone Close	17	32.1	3	6	6	6	2	2	1	3
Barn Close	10	24.3	4	8	9	13	9	2	1	3
Battlers Green Drive	13	16.5	3	8	9	8	7	1	0	2
Beagle Close	10	42.1	2	7	8	6	4	0	0	1
Beaumont Gate	8	33.6	3	8	8	7	3	1	0	2
Beech Avenue	11	13.1	3	9	14	13	7	2	1	3
Bridleway (Kitswell Way)	5	24.1	2	2	2	15	6	7	2	11
Brook Drive	14	18.1	3	6	8	13	8	4	2	5
Canons Close	8	13.4	3	9	17	12	14	2	1	4
Cary Walk	6	17.1	3	9	9	8	16	3	2	4
Christchurch Crescent	12	15.8	3	9	14	13	12	2	1	4
Church Close	8	18.0	4	10	11	14	11	3	2	4
Cragg Avenue	10	11.3	3	8	8	6	8	1	0	3
Craig Mount	12	14.6	4	8	15	13	5	4	2	7
Craigweil Avenue	13	12.2	3	7	10	10	9	1	0	3
Dellfield Close	11	18.6	3	8	9	13	8	4	2	5
Elm Walk	11	18.8	3	8	10	9	8	2	1	3
Faggots Close	13	21.6	3	7	9	15	10	3	2	4
Fairfield Close	12	35.5	2	8	9	7	6	1	1	1
Folly Close	12	13.0	2	7	10	10	9	2	1	3
Folly Pathway (path)	5	16.0	3	8	14	15	7	3	2	5
Folly Pathway (road)	9	20.6	4	12	12	11	6	3	2	5
Footpath A56 (from The Pathway to Aldenham Avenue)	4	11.8	3	11	11	9	6	7	3	10
Footpath A56 (from Aldenham Avenue to Christchurch Crescent)	8	9.1	4	9	9	11	5	9	9	9
Gills Hill	12	16.9	3	9	16	11	9	2	1	3
Gills Hill Lane	15	14.9	3	9	13	9	10	2	1	3
Goodyers Avenue	12	13.2	3	8	11	12	10	2	1	3
Hawthorne Rd	11	12.6	2	7	9	11	10	2	1	3
Hawtrees	15	18.8	3	8	9	14	10	3	2	4
Heyford Rd	15	14.2	3	8	8	7	9	1	0	4
Highbridge Close	16	36.0	3	8	10	7	5	0	0	1
Highfields	10	19.0	3	9	10	15	15	2	2	2
Hillcroft	8	17.0	3	8	9	12	8	3	2	4
Hillside Rd	11	17.5	4	10	13	13	10	2	2	3
Homefield Rd	15	11.4	3	8	9	11	11	3	2	4
Kendals Close	12	18.1	4	8	9	8	7	1	0	2
Kitswell Way	10	16.2	3	5	7	11	6	2	1	4
Lambourn Chase	8	31.5	1	8	8	4	6	0	0	1
Lamorna Close	16	20.1	4	10	12	18	7	1	0	3
Letchmore Rd	12	13.6	3	9	11	13	9	2	1	4
Links Drive	12	15.7	3	7	10	11	8	1	1	2
Lodge End	14	14.6	2	7	9	12	7	3	2	5

Character area: Class A Character area: Class B Character area: Class C Other. * For character areas see RCA, p.32.

2.5.4. Radlett morphology

The relationship between street width and building height in Radlett ranges from 0.5 – 4, with an average of 1 (namely, the building height is approximately equal to street width; the latter was calculated including the sidewalk width). This describes another aspect of the prevailing character, namely the dwellings have a proportionate setback, so as not to be overbearing on the street scene.

In this section, the study summarises the basic plot and built form characteristics in each street in Radlett (including the buildings on both street sides). The analysis brings together information about the following characteristics:

- *Street geometry:*
 - street width
 - street section proportions: building height and street width ratio.
- *Plot arrangement:*
 - building footprint area
 - building façade setback from the street
 - side distance to plot boundaries.
- *Building form:*
 - roof height
 - building height
 - building façade length.

The values listed in Table 6 (p. 22-23) are used to provide guidelines for future development which are specific to the building morphology profile of each street in Radlett. In addition, they provide the basis for defining which residential streets have a relatively uniform character in terms of building form (see section 3.1 in this report).

Table 6 (continuing). Radlett morphology.										
Street Name	Average street width (m)	Average plot ratio (%)	Average roof height (m)	Average building height (m)	Max building height (m)	Average façade width (m)	Average façade setback (m)	Average distance to sides per plot (m)	Min distance to sides per plot (m)	Max distance to sides per plot (m)
Longridge Road	9	17.6	3	13	13	18	11	6	4	9
Loom Lane	10	13.5	4	9	18	13	16	3	2	5
Loom Place	12	16.0	4	9	11	14	13	4	2	7
Malthouse Place	5	18.1	4	10	10	10	4	7	3	10
Martins Close	14	23.6	3	8	8	7	5	0	0	1
Maytrees	8	17.1	3	8	10	16	9	9	6	11
Medow Mead	15	13.2	3	6	7	11	7	3	2	4
Mornington Road	11	14.9	4	9	14	13	8	2	1	4
New Road	8	21.5	3	8	9	7	8	1	0	2
Newberries Avenue	15	13.6	3	8	14	10	10	1	1	2
Newlands Avenue	11	10.4	3	10	14	16	12	3	2	5
Nightgale Close	8	21.6	4	9	11	14	10	3	3	4
Oakridge Avenue	12	12.1	2	8	11	12	12	2	1	3
Oaks Close	5	16.8	3	8	9	16	14	2	1	3
Orchard Close	10	21.3	2	8	12	7	8	1	0	2
Paddock View	21	15.3	3	7	7	22	17	7	5	9
Park Avenue	10	14.8	3	8	10	16	8	4	2	6
Penne Close	5	17.2	4	11	12	16	4	3	2	5
Phillimore Place	12	23.2	3	8	10	7	7	1	0	1
Phillimore Place to Fair Field Junior School	2	13.3	4	9	10	5	9	1	0	2
Radlett Park Rd	10	17.5	3	9	17	9	10	1	1	2
Regents Close	9	18.5	3	8	16	15	9	2	1	4
Rendlesham Avenue	9	14.4	3	9	10	7	8	1	0	4
Scrubbitts Park Rd	7	18.2	3	8	11	8	6	1	1	2
Shenley Hill	11	12.4	4	10	23	12	13	2	1	3
Station Rd	12	36.2	3	8	10	4	4	0	0	0
The Avenue	10	14.1	3	10	13	15	13	4	2	5
The Close	10	16.1	3	8	10	8	9	1	1	2
The Crosspath	11	25.9	3	9	11	7	5	1	0	2
The Drive	13	17.7	3	9	14	16	7	3	2	5
The Heath	12	18.3	3	6	12	12	7	3	2	5
The Leys	5	12.8	4	10	11	0	5	12	5	19
The Pathway	5	13.8	4	9	14	14	11	5	4	6
The Ridgeway	14	16.0	4	9	16	13	11	2	1	3
The Rose Walk	16	12.8	3	9	11	10	11	3	1	4
The Sycamores	6	23.4	3	12	14	15	24	2	1	3
The Warren	12	15.3	3	10	17	16	11	3	2	5
The Woods	12	19.3	4	10	13	15	7	3	2	5
Theobald St	12	16.8	3	8	15	11	11	1	0	2
Upper Station Rd	11	33.2	4	8	9	6	3	0	0	0
Waterside	7	18.9	6	13	18	15	7	6	5	7
Watford Rd	11	17.1	3	9	14	11	9	2	1	3
Watling St	14	20.2	3	9	18	8	7	1	1	2
Williams Way	12	12.2	3	8	17	12	11	2	1	2
Willow Way	14	12.8	3	8	15	7	9	1	0	3
Woodfield Rd	9	25.2	3	8	9	5	6	1	0	3
Woodlands	21	13.6	3	8	8	16	6	5	0	13

Key

- Character area: Class A
- Character area: Class B
- Character area: Class C
- Other. For character areas see RCA, p.32.

2.6. Design features

Early vs. new development

Radlett's early buildings are well-preserved examples of the late nineteenth / early twentieth century residential development in the Green Belt Metropolitan Area. Radlett contains some of the finest examples of Tudor Revival architecture; cottages, chalet bungalows and bungalows. The characteristic architecture of this early development uses half timbering often with flint cladding, steeply pitched and gabled roofs with dormer windows and fine façade decorations.

In recent years the pressure for new residential development in Radlett has continuously increased. Arising concerns refer to the consistency in terms of design and character of the new buildings. In many instances, new development appears to be in strong contrast with the distinctive local character of Radlett. Whilst it is understood that replicating the design of early development is not a solution, future development still needs to consider the basic principles of early Radlett buildings in terms of *morphology* (namely, the characteristic geometric properties of the building form) and *design* (volume shape, materials, colours, details).

The previous section defined the basic features of the Radlett street-wise building morphology. The following sections highlight some of the basic design features which distinguish Radlett's architectural character.



Paddock View



The Warren



Links Drive



Aldenham Avenue



Shenley Hill



Links Drive



Craigweil Avenue



Watling Street

Early development



Goodyers Avenue



Links Drive



Oakridge Avenue



The Warren



Aldenham Avenue



Gills Hill Lane

New development



Shenley Hill & The Avenue; Hertfordshire Pudding Stone filling



Oakridge Avenue; buff stock brick, slate roof tiles



Newberries Avenue; white stucco, tiles, slate roof tiles



Aldenham Avenue; chalk, render tiles

Materials

The following materials are used in the distinctive Radlett style:

- stone, red and buff stock brick;
- flint filling, as well as Hertfordshire Pudding Stone;
- chalk, brick and tiles
- white or cream stucco, roughcast render;
- render and slate roof tiles;
- timber casement and sash windows, timber panelled or glazed doors.

Materials



Newberries Avenue



Aldenham Grove

Materials

Another distinctive characteristic is the use of wood for decorative purposes in the building façade. In general, Radlett's distinctive building design is achieved via a fine combination of materials which create texture in the building front and blends naturally with the prevailing green character of the village. The main colours are white, cream and black.



Hillside Road



Watling Street

Materials



Watling Street



Shenley Hill



Goodyers Avenue



Links Drive



Aldenham Avenue



Oakridge Avenue



Mornington Road



Links Drive

Roofs

Roofs and decorative details

One of the most distinctive characteristics of Radlett's early development is the volume and shape of roofs. Steeply, high and low pitched and gabled roofs disguise the buildings within the surrounding mature trees. Dormer windows are very common, adding to the complexity of the Radlett building skylines. Though, unlike in more recent development, the traditional dormer remains firmly within a one or two-storey roof line.

Roofs attain special treatment not only in terms of their volume and shape, but also in terms of decoration. Wood and brick details (painted white and black) decorate the eaves, while wood and tile fillings are commonly found on the gable and hipped ends of the roofs. The same decorative approach stands for the windows, especially dormer and bay windows, where tiles, wooden details, and colonial casements are used for decoration.



Newberries Avenue



Watling Street



Beech Avenue



The Warren



Beech Avenue



The Avenue



Mornington Road



Links Drive

Decorative details - roofs

Decorative details - windows



Williams Way



Williams Way



Aldenham Avenue



Aldenham Avenue



Aldenham Avenue



Gills Hill Lane



Goodyers Avenue & Links Drive



Newberries Avenue

Building frontages

Building frontages and private front gardens

The mixing of natural and built elements, and of soft and hard landscaping, are the main characteristics of the architectural treatment of the building frontage to the street and the private gardens in Radlett. In the vast majority of building frontages and garden configurations, natural features and soft lands prevail and add up to the distinctive green character of Radlett.

Building frontages compose varying street profiles with sequences of more or less enclosed building-street interfaces. The most common frontage is a combination of low fences (made of brick or stone) and hedgerows. High fences of brick, wood or green structure are also found. Natural stone paving, soft lands and grass dress the landscape of private gardens.



Oakridge Avenue



Craigweil Avenue



Newberries Avenue



Newberries Avenue



Links Drive



Beech Avenue



Mornington Road



Oakridge Avenue

Private front gardens



Newberries Avenue



Williams Way



Canons Close



Canons Close



Newberries Avenue



Shenley Hill



Gills Hill Lane



Newberries Avenue



The Avenue



Aldenham Grove



Rendlesham Avenue



Newberries Avenue

Mature trees and well-established planting

Green features

Trees and landscape

The streetscape in Radlett is an exemplary setting where residential development mingles respectfully with mature trees and hedges, well-established planting and green features.

Both in terms of mature trees and hedges and of other green features, Radlett gardens and landscape is extremely well preserved. There is also a carefully landscaped gradual fading of the built areas as it moves to the edges of the village and towards the Green Belt boundary.

3. Radlett character areas

3.1. Residential streets



Table 7. Street-wise character.					
Index ID	Street Name	Design feature of significance			Street Character Class
		Building height	Façade width	Façade setback	
1	Abbey View		X		Class C
2	Aldenham Road	X	X	X	Class A
3	Athlone Close	X		X	Class B
4	Barn Close	X	X		Class B
5	Battlers Green Drive		X	X	Class B
7	Beaumont Gate	X	X	X	Class A
8	Beech Avenue			X	Class C
9	Brook Drive	X		X	Class B
10	Canons Close	X			Class C
11	Cary Walk		X		Class C
12	Church Close	X	X		Class B
14	Cragg Avenue	X	X	X	Class A
15	Craig Mount			X	Class C
16	Craigweil Avenue	X	X	X	Class A
17	Dellfield Close	X		X	Class B
18	Elm Walk	X	X	X	Class A
19	Faggots Close		X		Class C
21	Folly Close		X		Class C
23	Gills Hill			X	Class C
24	Gills Hill Lane	X		X	Class B
25	Goodyers Avenue			X	Class C
26	Hawthorne Road	X	X		Class B
27	Hawtrees	X	X		Class B
28	Heyford Road	X	X	X	Class A
29	Highbridge Close	X		X	Class B
30	Highfields	X	X		Class B
31	Hillcroft	X	X		Class B
32	Homefield Road	X	X	X	Class A
33	Kendals Close	X	X	X	Class A
34	Kitswell Way	X		X	Class B
35	Lambourn Chase	X	X	X	Class A
36	Lamorna Close		X		Class C
37	Letchmore Road		X		Class C
38	Links Drive	X		X	Class B
39	Lodge End	X	X	X	Class A

Table 7 (continuing). Street-wise character.					
Index ID	Street Name	Design feature of significance			Street Character Class
		Building height	Façade width	Façade setback	
40	Loom Place		X		Class C
41	Malthouse Place		X		Class C
42	Maytrees			X	Class C
43	Medow Mead	X	X	X	Class A
44	Mornington Road			X	Class C
45	New Road	X			Class C
46	Newberries Avenue	X		X	Class B
47	Nightgale Close	X	X	X	Class A
48	Oakridge Avenue		X	X	Class B
49	Oaks Close		X		Class C
50	Orchard Close	X		X	Class B
51	Paddock View	X	X		Class B
52	Penne Close	X		X	Class B
53	Phillimore Place	X			Class C
54	Rendlesham Avenue	X	X	X	Class A
55	Phillimore Place to Fair Field Junior School		X		Class C
56	Scrubbitts Park Road	X	X	X	Class A
57	Station Road	X	X	X	Class A
58	The Avenue		X		Class C
59	The Close	X	X		Class B
60	The Crosspath	X	X		Class B
61	The Drive			X	Class C
62	The Heath		X	X	Class B
63	The Leys	X			Class C
64	The Ridgeway			X	Class C
65	The Woods	X		X	Class B
66	Theobald Street		X	X	Class B
67	Upper Station Road	X	X	X	Class A
68	Watford Road		X		Class C
69	Williams Way			X	Class C
70	Willow Way	X	X	X	Class A
71	Woodfield Road	X	X	X	Class A
72	Woodlands	X	X	X	Class A



Craigweil Avenue; highest building unity street profile



The Woods; street profile with high unity



Mornington Road; street profile with medium unity



Loom Lane; street profile with less unity

3.1. Residential streets

3.1.1. Street-wise character

This section examines the particular character of each street in Radlett in order to define areas of stronger building form unity within the village. The analysis is based on the survey of street and building morphology features which was done for purposes of the Radlett character assessment. The results of the survey, which are summarised in section 2.6.4 of this report (p. 22-23), were used to identify the streets where buildings present similar properties in terms of the following parameters:

- Building height;
- Façade width;
- Façade setback from the street.

The analysis here uses standard deviation values as a proxy for unity in building form. Streets containing dwellings with low standard deviation values for all three building form parameters, are characterised as streets of 'highest unity'. The plots facing those streets are then classified as 'Class A' character areas. Streets where low standard deviation values for the buildings alongside were recorded only for two of the aforementioned parameters, are characterised as streets of 'high unity' and the plots overlooking those streets comprise the 'Class B' character areas. Finally, streets where only one of the three parameters shows significant consistency are characterised as streets of 'medium unity' and the plots overlooking those streets populate the 'Class C' character areas.

Table 7 summarises the results of this analysis, listing the streets of special character, their Class and the particular building form parameter of significance. There are twenty streets that have not been included in Table 7 due to the character of these streets lacking any consistency.

Character area: Class A Character area: Class B Character area: Class C. * For character areas see RCA, p.32.



3.1.2. Character class

The Radlett character assessment has identified the following character areas based on the street-wise analysis of building form in Radlett:

Class A

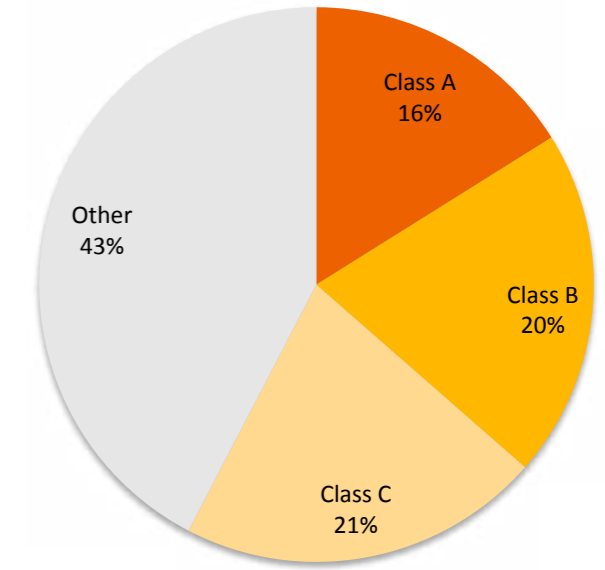
In this category fall all plots overlooking streets of very strong character in terms of the properties of the building form. Class A areas present a particularly strong unity in building heights, façade widths and façade setback from the street. For each plot which falls within a Class A area, any planning changes will be bound by the values for those three building morphology parameters are subject to the street properties (see p. 22-23) where the plot is facing.

Class B

In this category fall all plots overlooking streets of strong character in terms of the properties of the building form. Class B areas present a strong unity in two of the following parameters: building heights, façade widths and/or façade setback from the street. For each plot which falls within a Class B area, any planning changes will be bound by the values for the building morphology parameters of significance are subject to the street properties (see p. 22-23) where the plot is facing. Table 7 in page 31 can be used as an index to identify which parameters are of greater significance for each Class B street.

Class C

In this category fall all plots overlooking streets of strong character in terms of a particular property of the building form. Class C areas present a strong unity in one of the following parameters: building heights, façade widths or façade setback from the street. For each plot which falls within a Class C area, the values for the signifi-



cant building morphology parameter are subject to the street properties (see p. 22-23) where the plot is facing. Table 7 can be used as an index to identify which parameter is of significance for each Class C street.

Development outside Character Areas or Conservation Areas

While building morphology in plots which fall outside these character areas may vary, the majority of building units are broadly in line with common built form characteristics of the overall residential development in Radlett as well as similar to the specific characteristics of each street where the plot faces. The specifications for the Radlett-wide residential character can be found in page 14, while the specifications for the street-wise development are summarised in Table 6 in pages 22 and 23.

In the following page, a photographic sample of streets of different character classes is presented.



Graigweil Avenue



Meadow Mead



Lodge End



Woodlands

Class A



Newberries Avenue



Oakridge Avenue



Links Drive



Gills Hill Lane

Class B



Goodyers Avenue



The Avenue



Beech Avenue



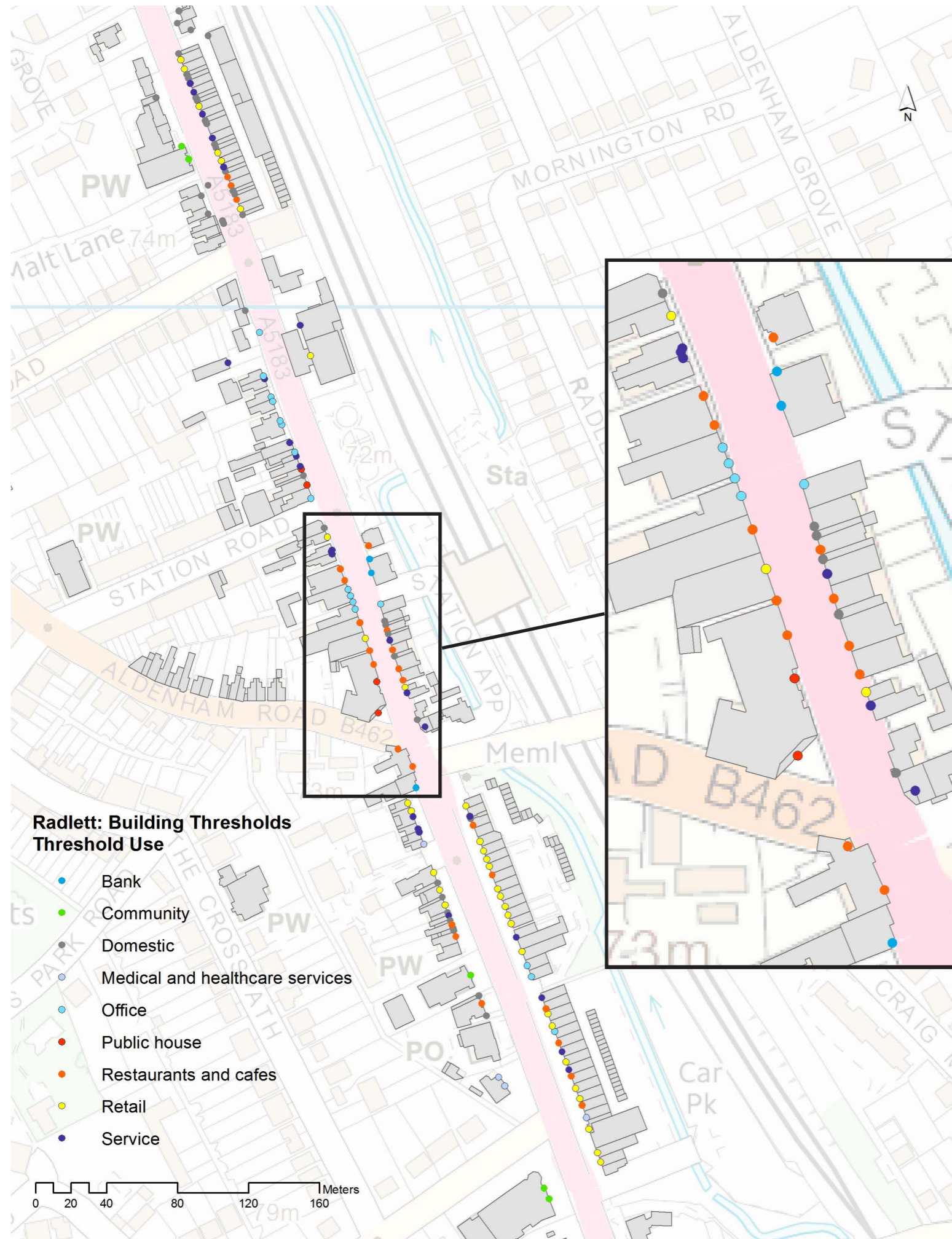
Williams Way

Class C

3. Radlett character areas

3.2. The high street





3.2. The high street

3.2.1. Watling St: Diversity of uses

The Radlett Character Assessment has identified the current boundaries of the high street based on a survey of non-domestic uses (c.2015) for the blocks facing Watling Street and those nearby. The detailed survey recorded the location of building entrances and their associated land uses. The high street contains a variety of non-domestic uses in close proximity to each other and acts essentially as the backbone of socio-economic activity in Radlett. The chart below shows the range and proportions of the various land uses which appear within the high street area. A number of landmarks of historical, symbolic and significance for the local community landmarks are also located on the high street (or in the case of the Radlett Station, one turning away). The Radlett Centre (and attached to it the Radlett Public Li-

brary), the Radlett Reform Synagogue and the Radlett United Synagogue, the small park of Radlett Gardens, local bank branches, public houses, commercial and retail spaces, cafes and restaurants, offices and professional services (medical services etc.), all together create a lively street profile where the most vibrant communal activity of the village is concentrated.

In the following page (p. 36), the map illustrates the current boundaries of the high street (primary high street boundary in orange), as well as the nearby locations where seeds of non-domestic activity are recorded (secondary boundary in blue colour; which may form the basis for any future non-domestic development in Radlett). A photographic record of the local landmarks is also linked to the map.

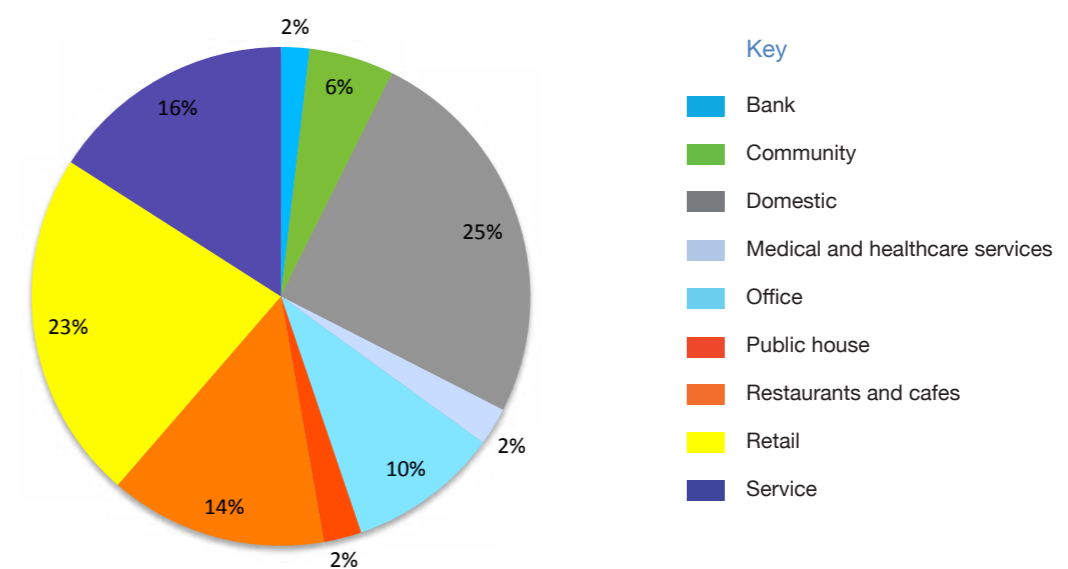
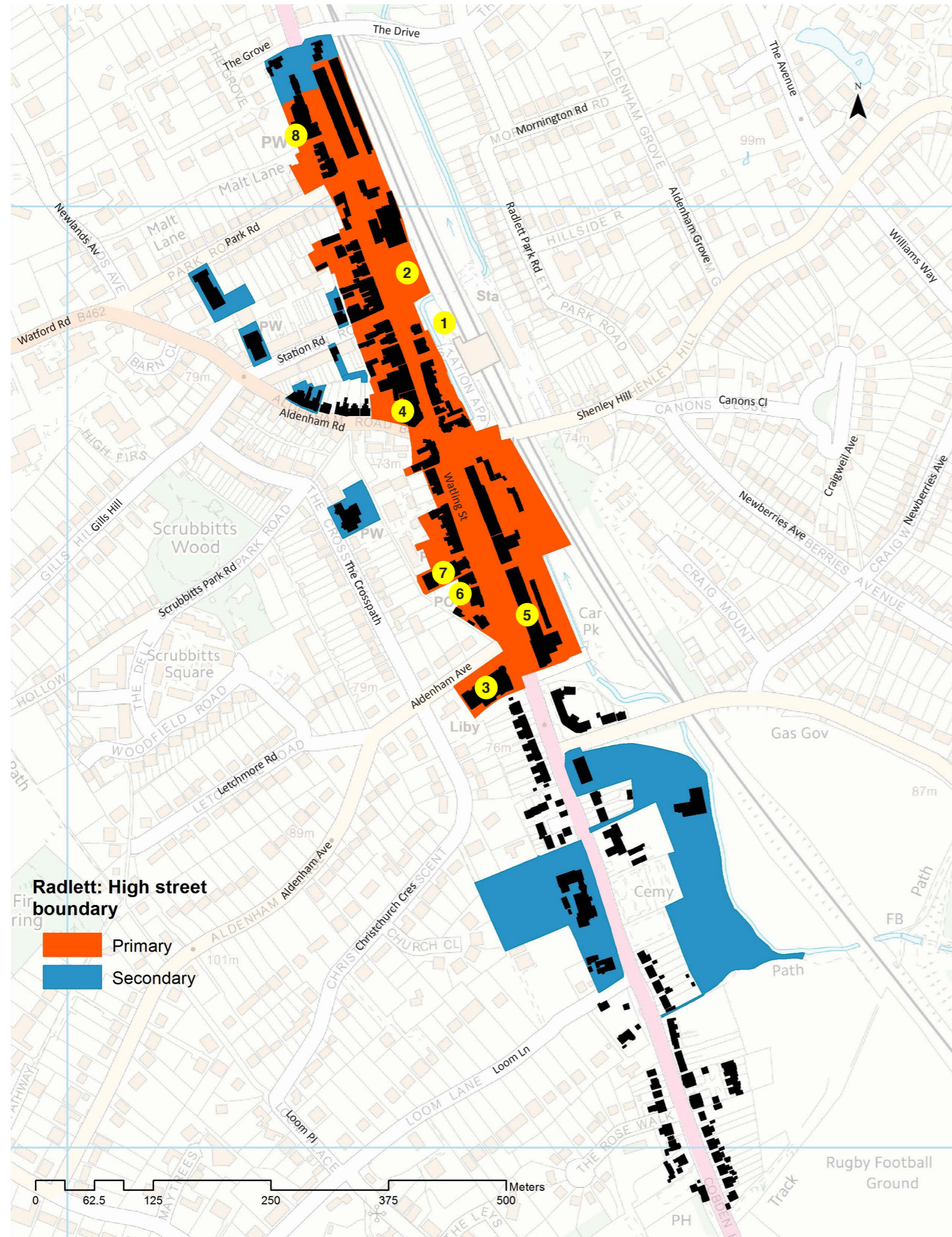


Figure 21. Radlett high street: Building uses. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.



1. The Radlett Station.



2. Radlett Gardens.



3. The Radlett Centre.



4. Public house.



5. Commerce and retail.



6. (Old) Post office building, cafeterias.

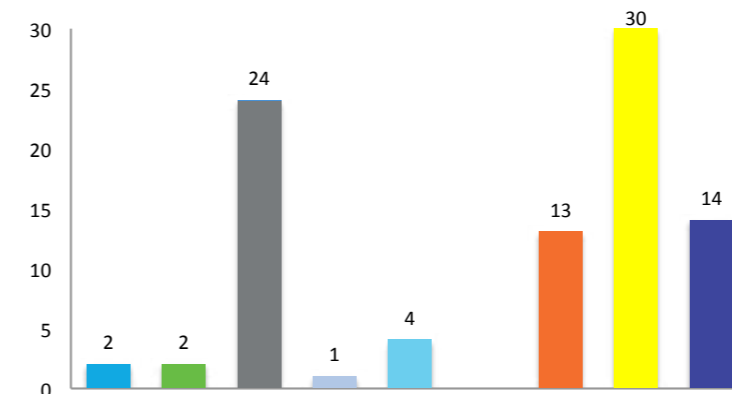
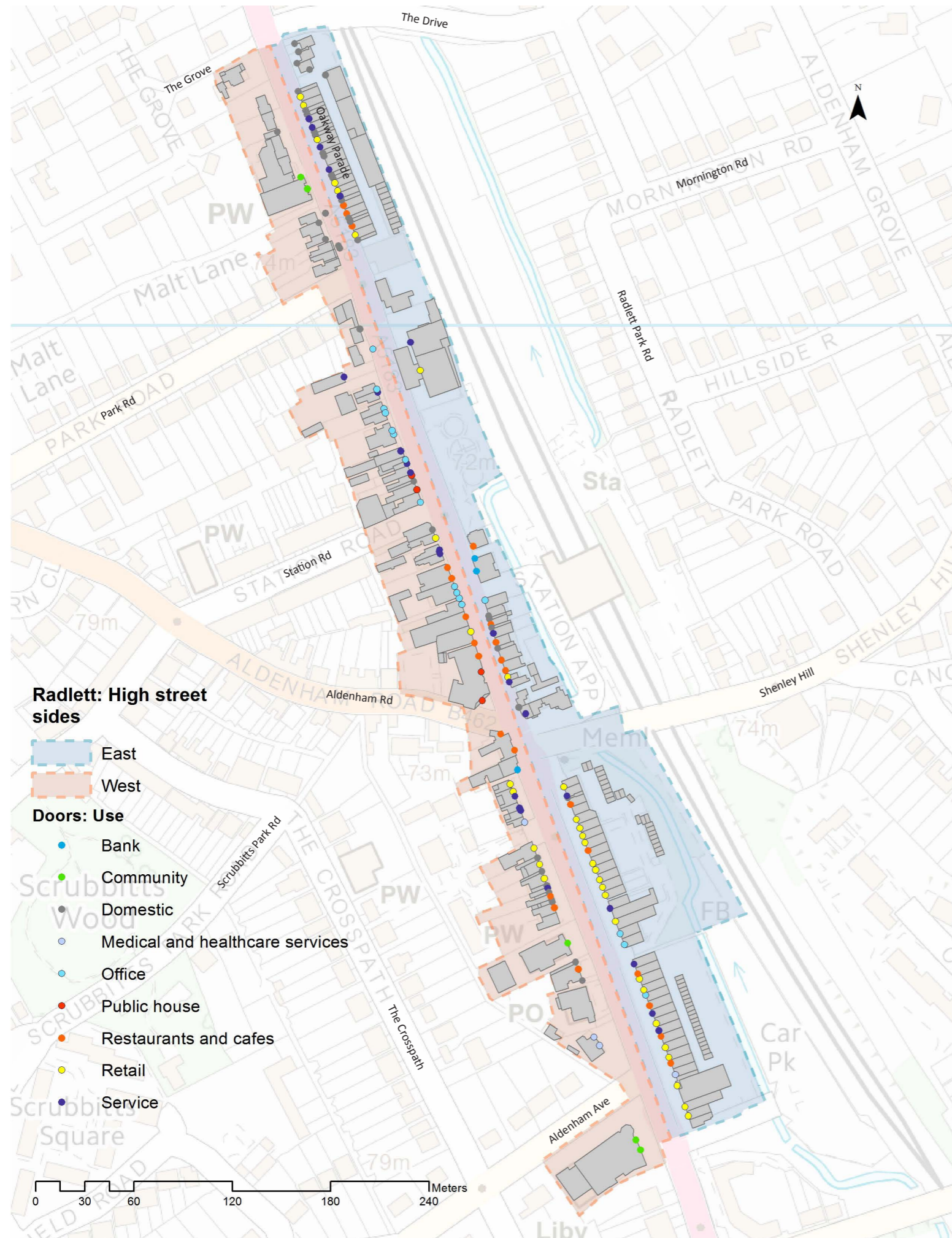


7. The Radlett Reform Synagogue.

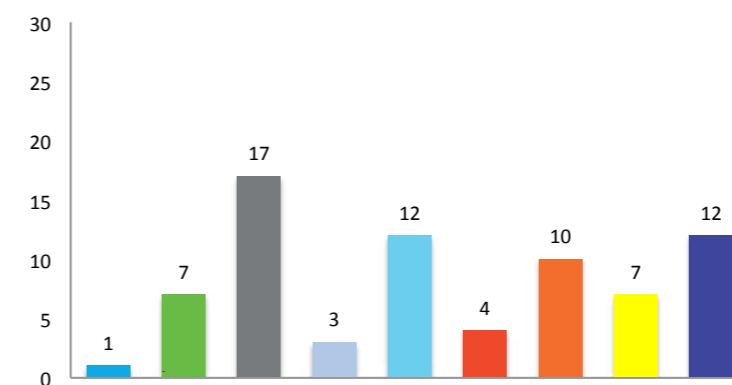


8. The Radlett United Synagogue.

Figure 22 (left). Radlett: High street boundaries and local landmarks. c.2015. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.



High street, east side
 Doorways count = 90
 Doorway density = 0.57
 Use classes = 8 / 9
 Mean building façade width = 7.0 meters



High street, west side
 Doorways count = 73
 Doorway density = 0.46
 Use classes = 9 / 9
 Mean building façade width = 9.6 meters

High street sides

In order to understand in detail the complexity of the high street interface (i.e. building-street connections) and provide guidance for future development which falls within the high street boundary, the survey looks at the type of land uses located on each side of the street. The two sides of the high street are found to have slightly different profiles in terms of uses: on the east side there is a less even distribution of varying uses and a higher proportion of domestic uses in comparison to the west side of the high street.

Key

- Bank
- Community
- Domestic
- Medical and healthcare services
- Office
- Public house
- Restaurants and cafes
- Retail
- Service

Figure 23. Radlett: High street sides.

Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.

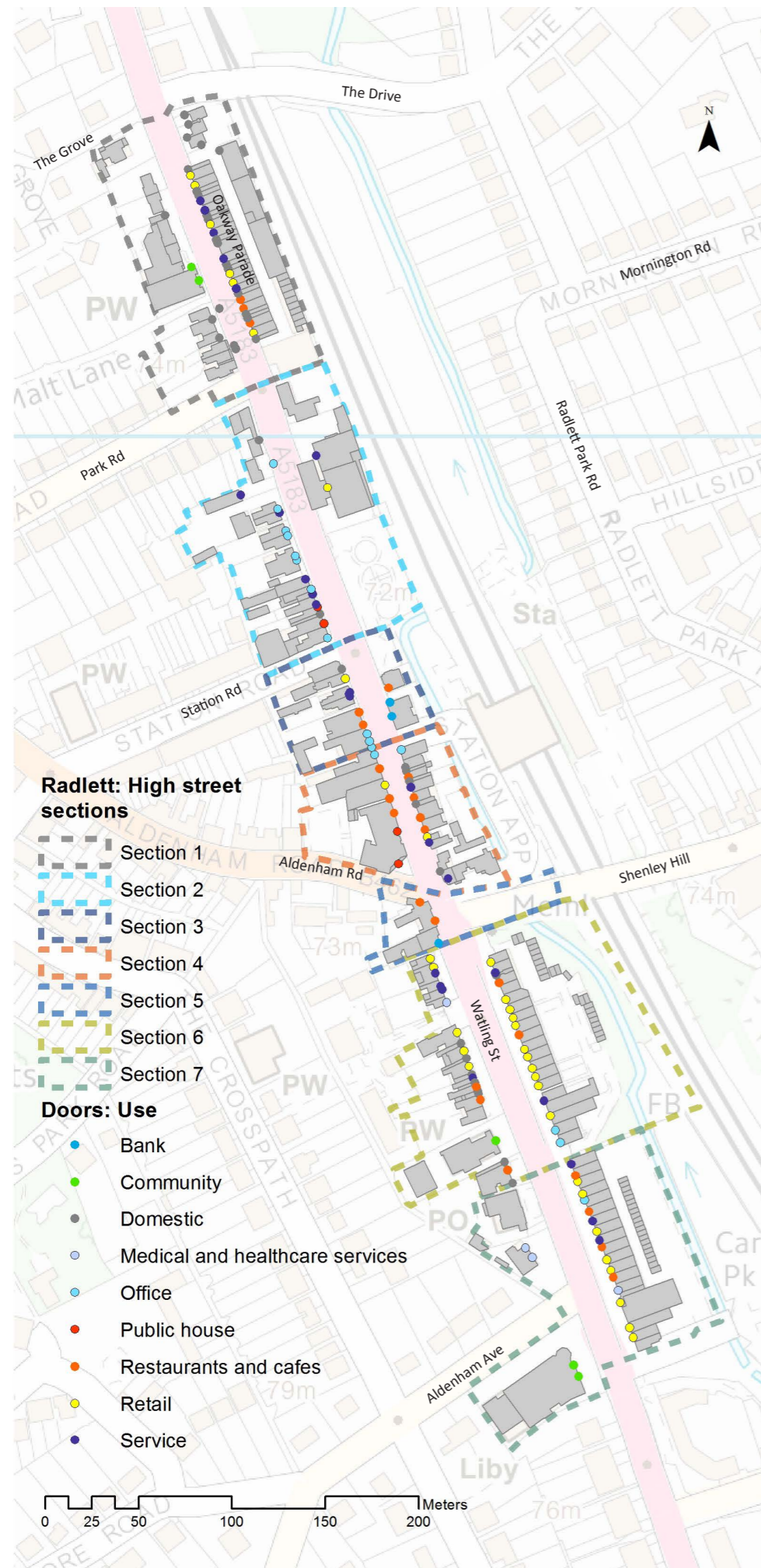


Table 8. Radlett high street: Building use.
High street sections & diversity of uses.

	Frequency	Percent	Cumulative Percent
Section 1			
Community	2	4.9	4.9
Domestic	23	56.1	61.0
Restaurants and cafes	3	7.3	68.3
Retail	8	19.5	87.8
Service	5	12.2	100.0
Total	41	100.0	
Section 2			
Community	2	9.5	9.5
Domestic	2	9.5	19.0
Office	8	38.1	57.1
Public house	2	9.5	66.7
Retail	1	4.8	71.4
Service	6	28.6	100.0
Total	21	100.0	
Section 3			
Bank	2	15.4	15.4
Domestic	1	7.7	23.1
Office	3	23.1	46.2
Restaurants and cafes	2	15.4	61.5
Retail	2	15.4	76.9
Service	3	23.1	100.0
Total	13	100.0	
Section 4			
Domestic	5	23.8	23.8
Office	2	9.5	33.3
Public house	2	9.5	42.9
Restaurants and cafes	7	33.3	76.2
Retail	2	9.5	85.7
Service	3	14.3	100.0
Total	21	100.0	

Table 8 (continuing). Radlett high street: Building use.
High street sections & diversity of uses.

	Frequency	Percent	Cumulative Percent
Section 5			
Bank	1	33.3	33.3
Restaurants and cafes	2	66.7	100.0
Total	3	100.0	
Section 6			
Community	1	2.5	2.5
Domestic	9	22.5	25.0
Medical & healthcare services	1	2.5	27.5
Office	2	5.0	32.5
Restaurants and cafes	5	12.5	45.0
Retail	16	40.0	85.0
Service	6	15.0	100.0
Total	40	100.0	
Section 7			
Community	4	17.4	17.4
Medical & healthcare services	3	13.0	30.4
Office	1	4.3	34.8
Restaurants and cafes	4	17.4	52.2
Retail	8	34.8	87.0
Service	3	13.0	100.0
Total	23	100.0	

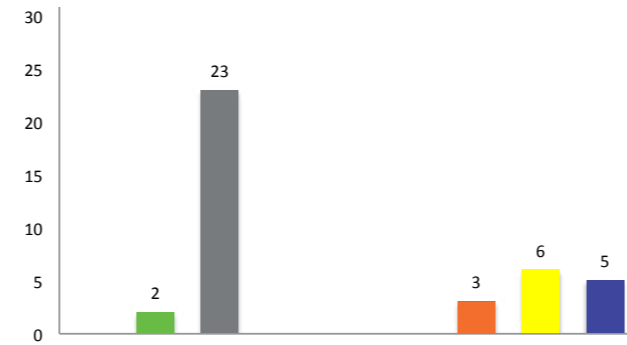
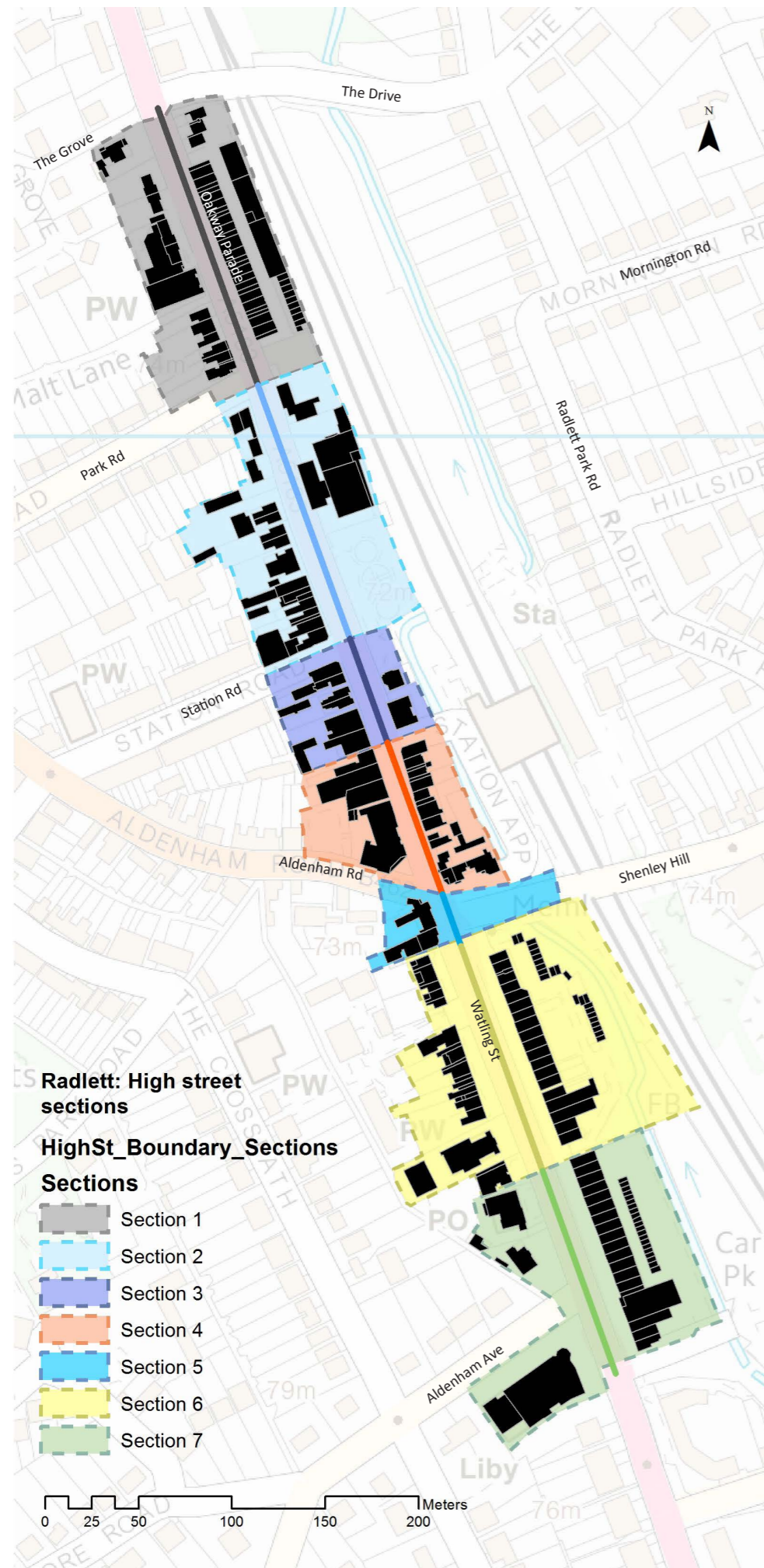
High street sections

The frequency of building entrances, as well as the type of land uses, were analysed in order to identify the sections of the high street where diverse activities are more concentrated. Table 8 summarises the number and proportions of the various uses for each of the high street sections.

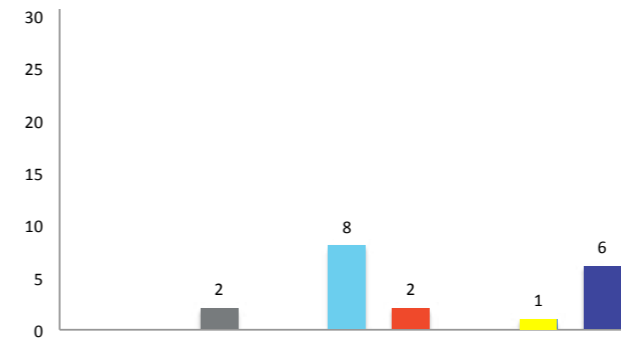
The graphs on page 39 illustrate the degree of diversity in uses per section, while the maps on page 40 classify the various sections according to 1) the building entrance density, 2) the number of different uses appearing across the section and 3) the use diversity weighted by street section length (this is calculated in order to normalise the effect of length on the potential for use diversity).

The analysis shows how the southern sections of the high street (Sections 3 to 7) contain both a denser and a more mixed interface in terms of uses compared to the two northern sections (1 and 2).

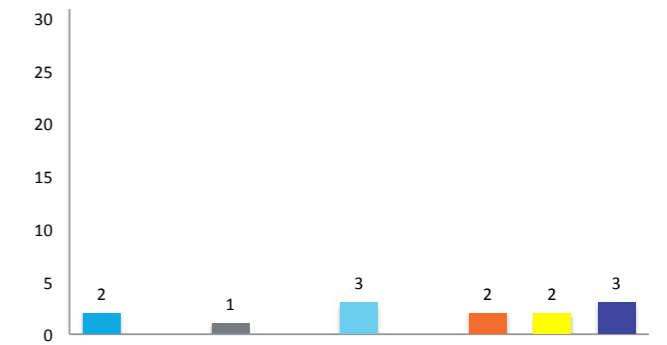
Figure 24. Radlett: High street sections & building uses. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.



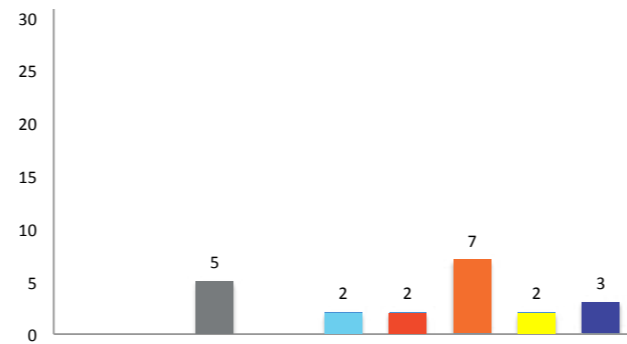
High street, Section 1
 Doorways count = 39
 Doorway density = 0.25
 Use classes = 5 / 9
 Use diversity per street section length = 0.003



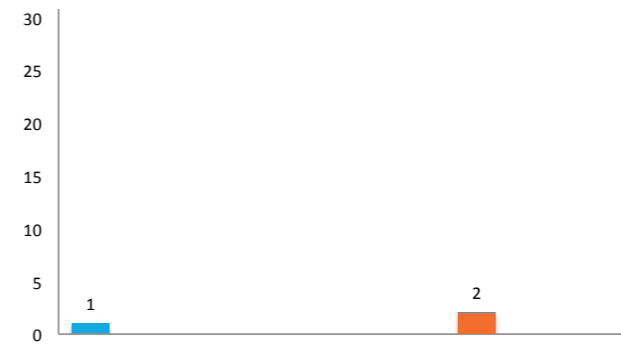
High street, Section 2
 Doorways count = 19
 Doorway density = 0.13
 Use classes = 5 / 9
 Use diversity per street section length = 0.004



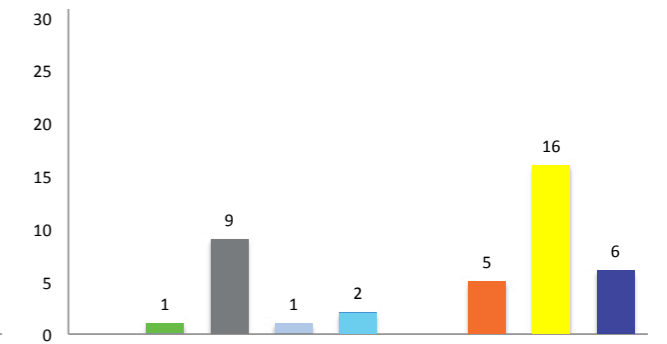
High street, Section 3
 Doorways count = 13
 Doorway density = 0.22
 Use classes = 6 / 9
 Use diversity per street section length = 0.011



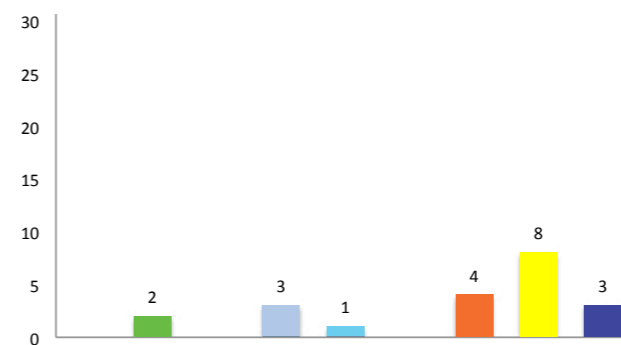
High street, Section 4
 Doorways count = 21
 Doorway density = 0.24
 Use classes = 6 / 9
 Use diversity per street section length = 0.008



High street, Section 5
 Doorways count = 3
 Doorway density = 0.10
 Use classes = 2 / 9
 Use diversity per street section length = 0.008



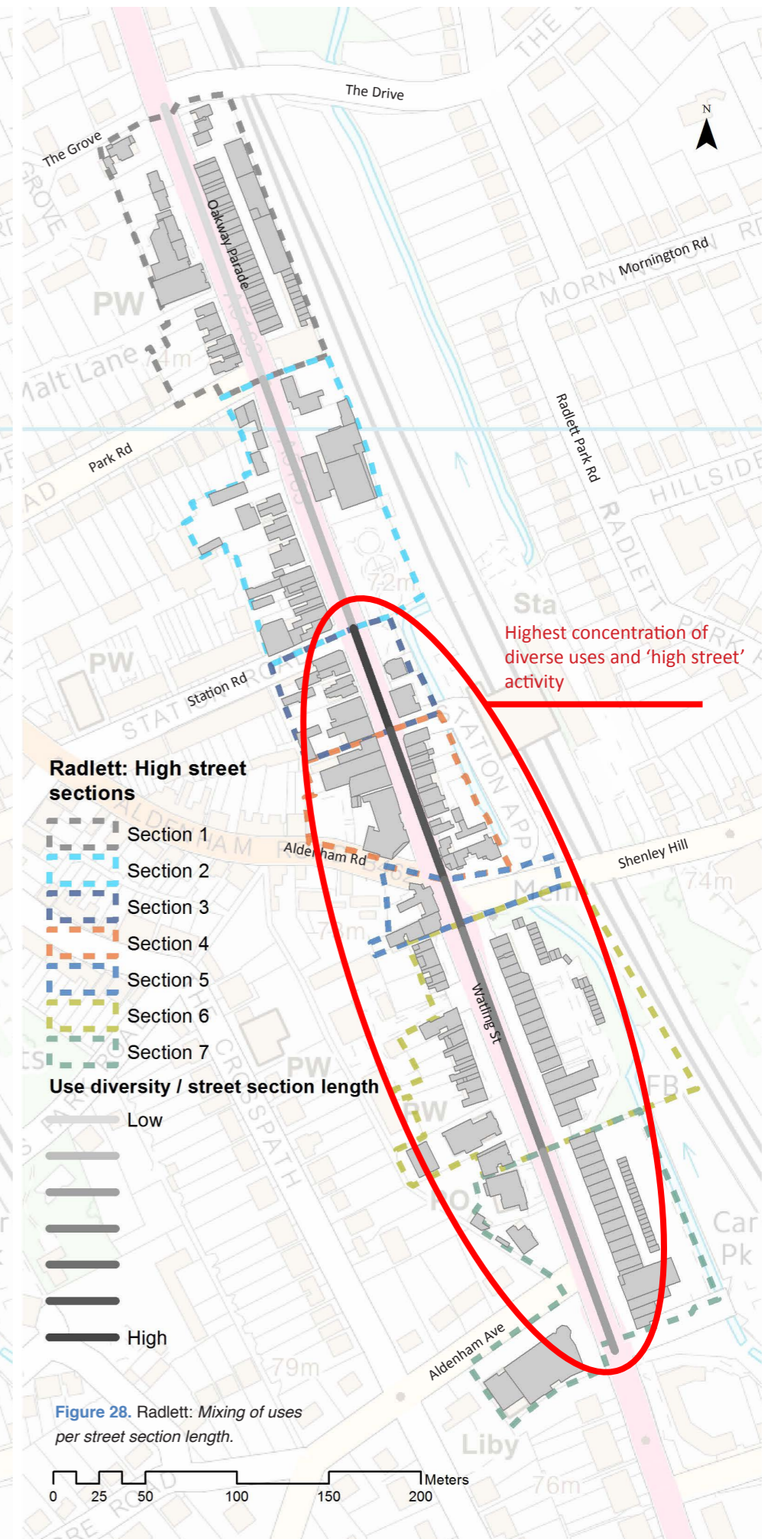
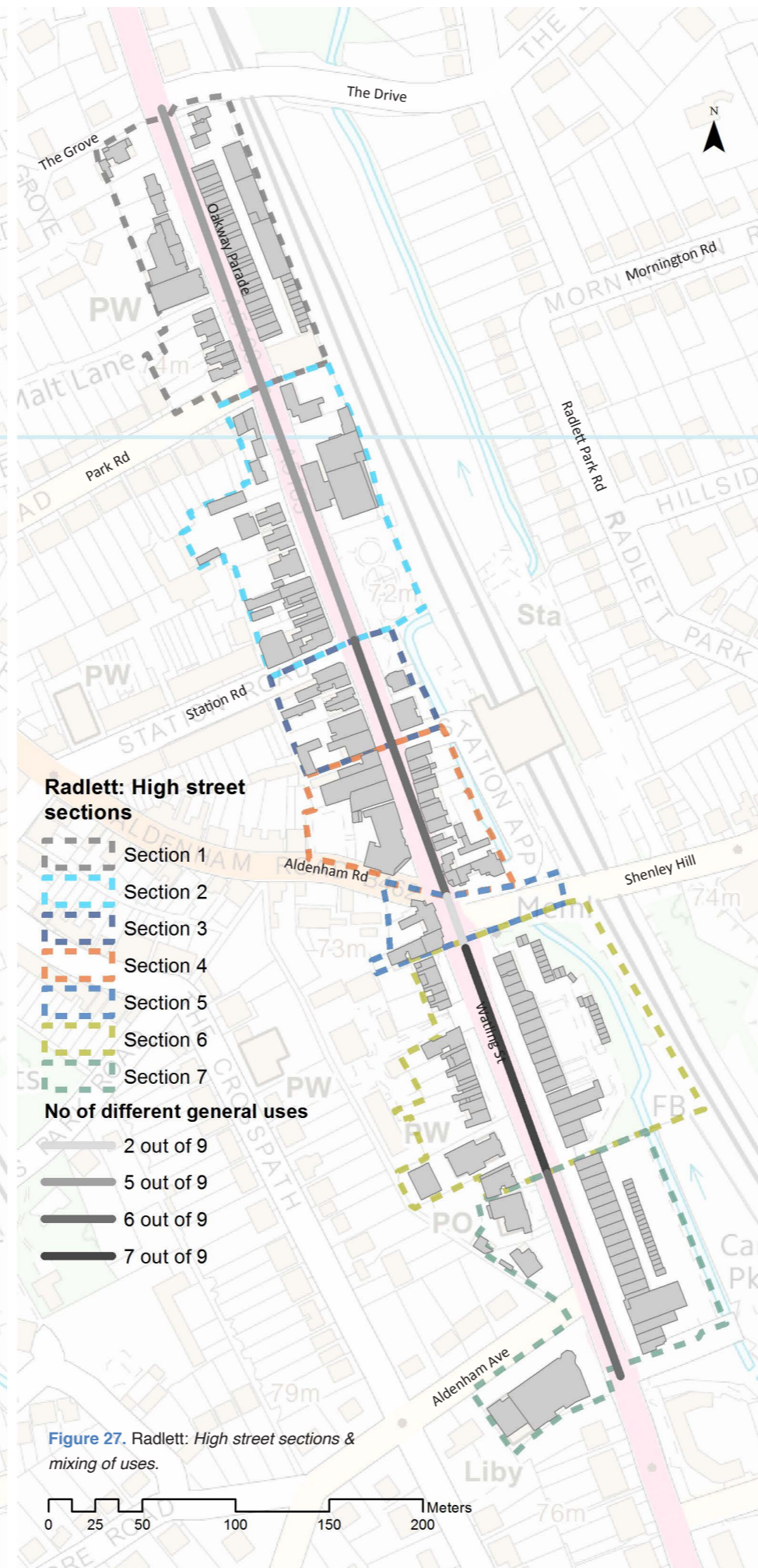
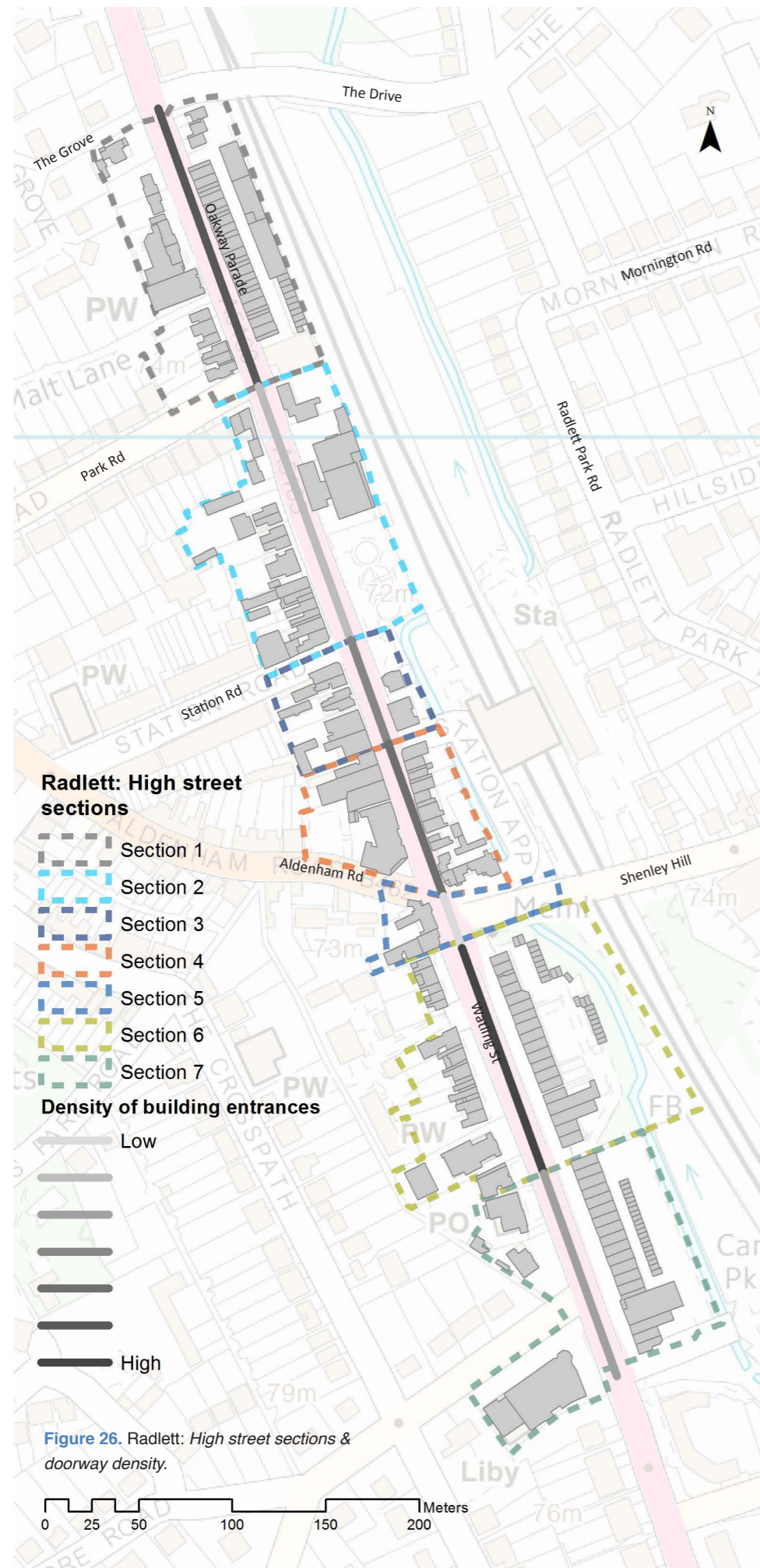
High street, Section 6
 Doorways count = 40
 Doorway density = 0.31
 Use classes = 7 / 9
 Use diversity per street section length = 0.006

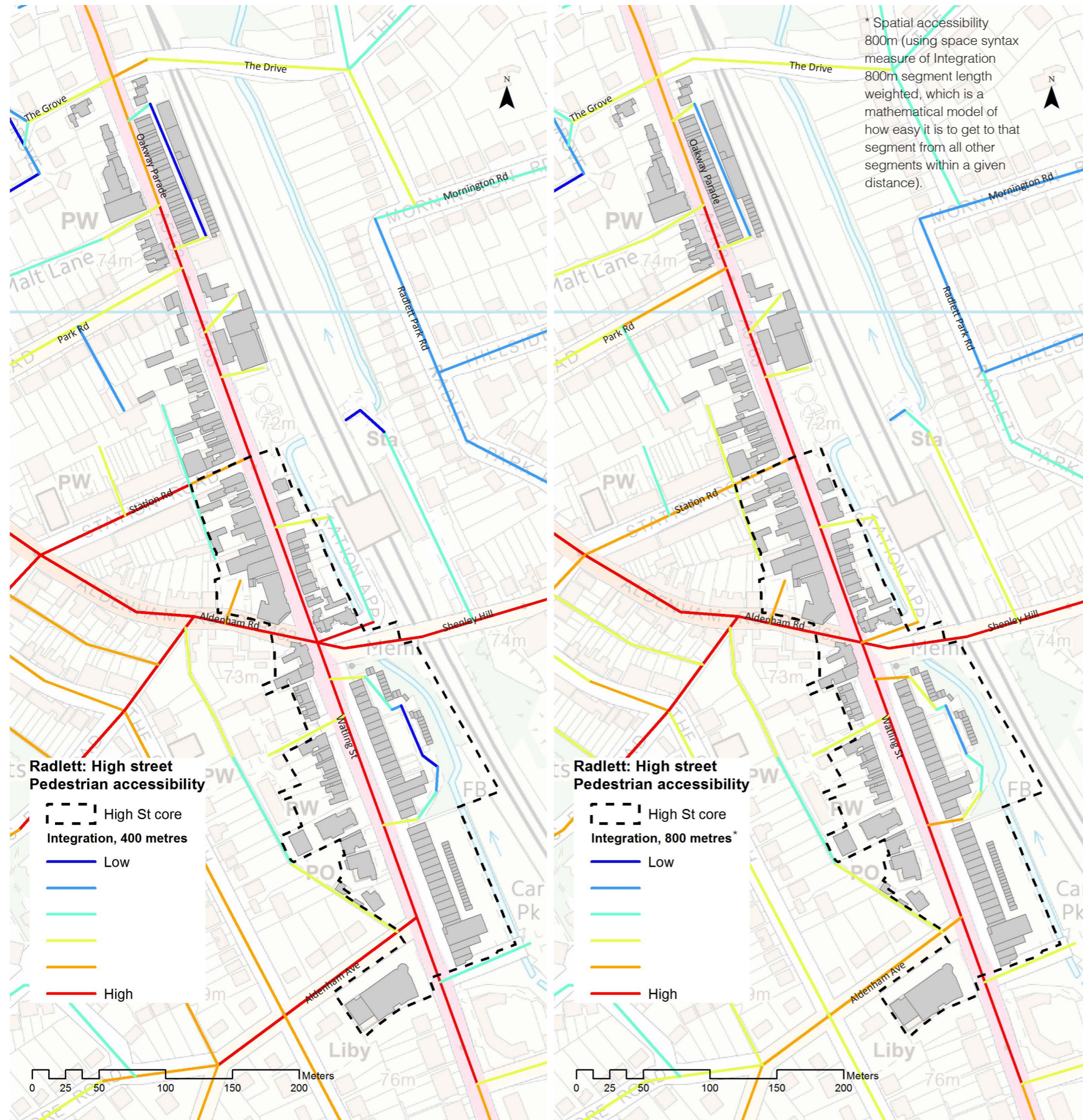


High street, Section 7
 Doorways count = 21
 Doorway density = 0.18
 Use classes = 6 / 9
 Use diversity per street section length = 0.006



Figure 25. Radlett: High street sections. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.





High street core

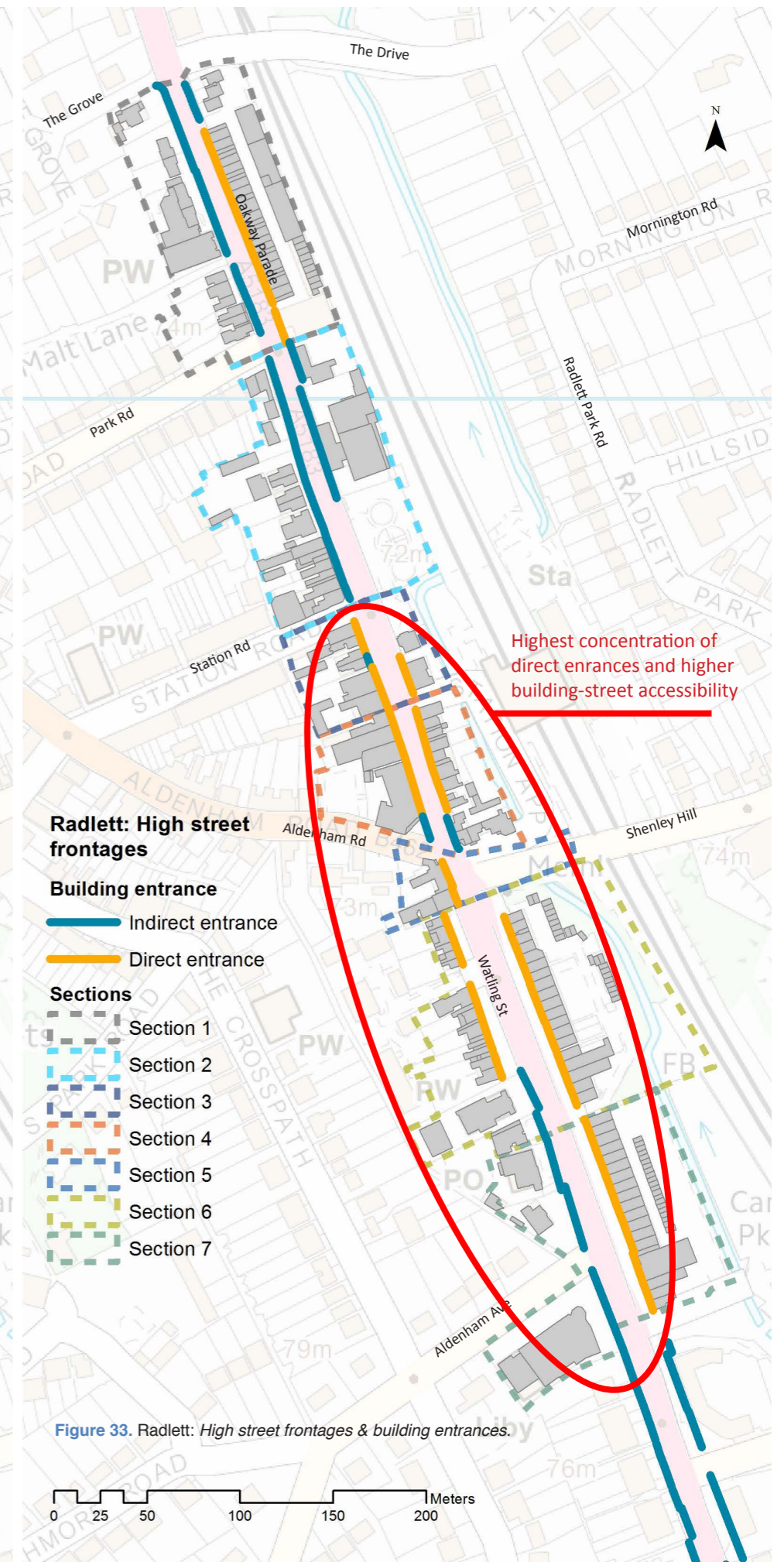
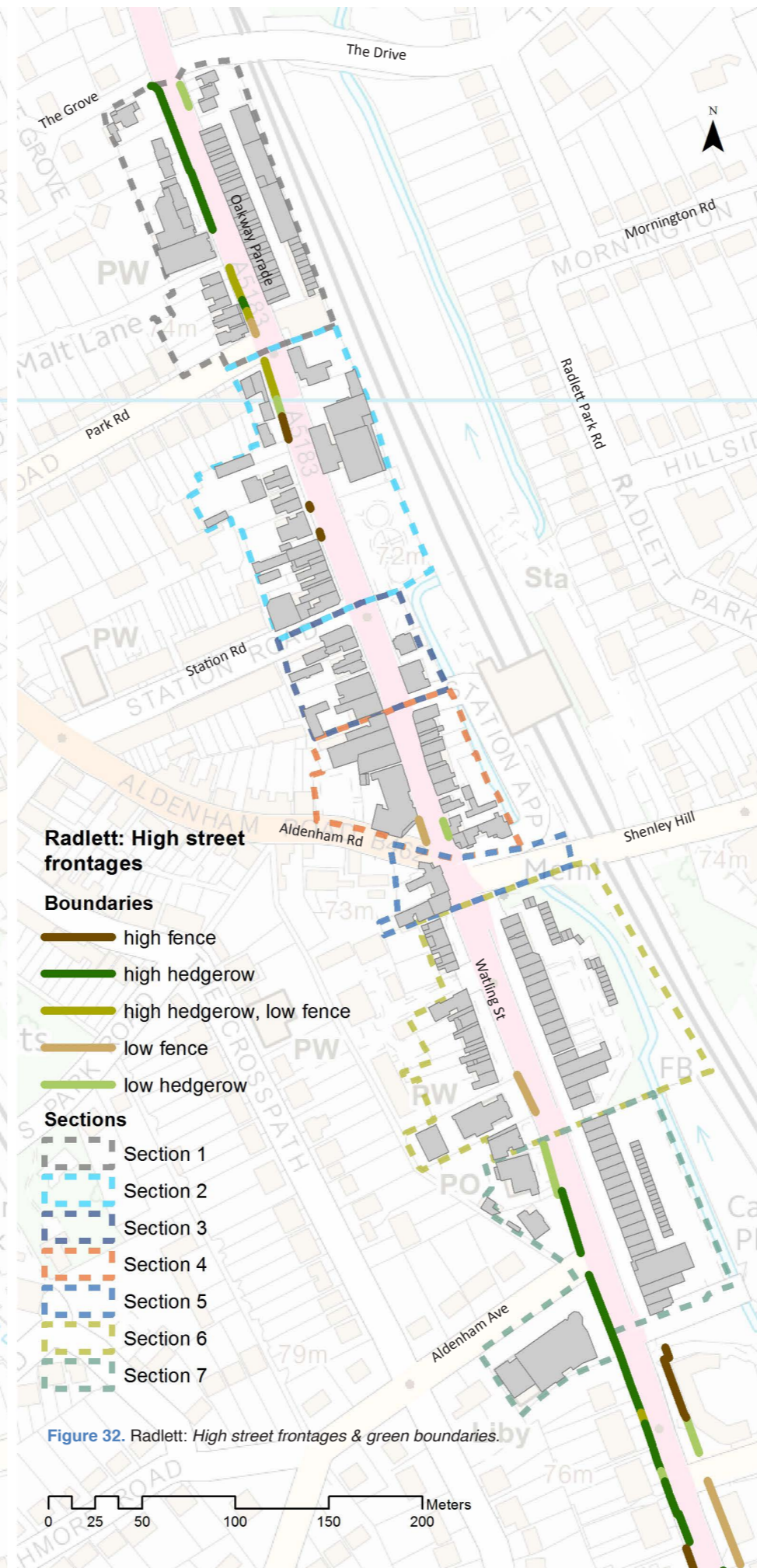
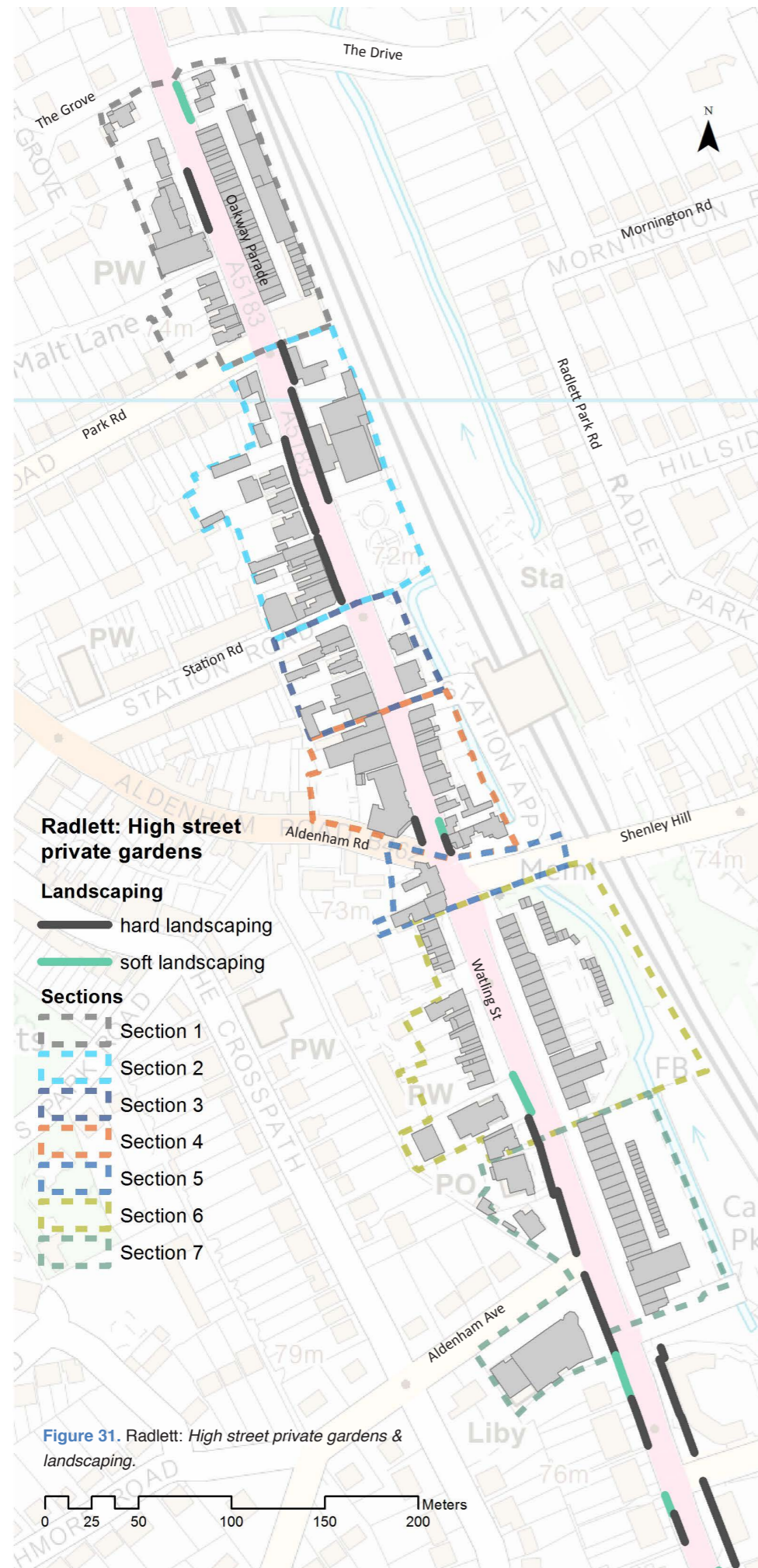
In addition to greater density and diversity of uses in the southern high street sections we also observe the higher presence of direct building-street connections. These direct entrances establish an open building-street interface where visibility and accessibility between the public domain and the building interior is enhanced (see p. 42).

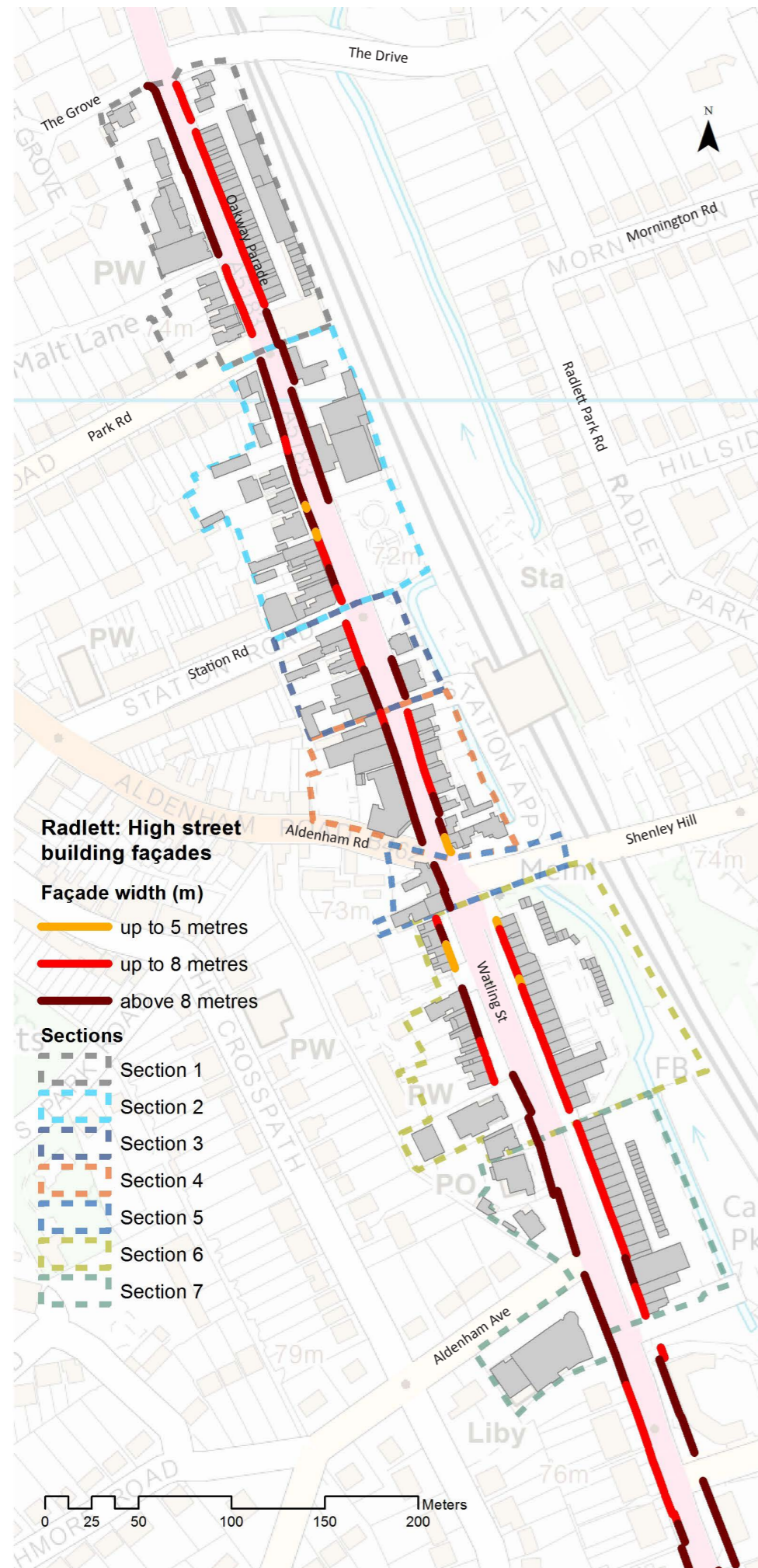
Overall, the analysis of building entrances suggests that the core of the Radlett high street activity is concentrated in the blocks between Station Road and The Radlett Centre. Street network accessibility analysis confirms that the high street core shows the highest movement potential to serve as a destination for local pedestrian trips compared to its surroundings. In contrast, Oakway Parade at the north end of the high street is where high street activity begins to fade in terms of the density and diversity of uses – this is the only section of the high street where domestic entrances are higher in number compared to the non-domestic ones. Street network accessibility is also lower for the north end of the high street, meaning that pedestrian traffic levels are also likely to fade along this section compared to the southern sections.



The Oakway Parade at the north end of the high street.

Figure 29 (left) and Figure 30 (right). Radlett: High street accessibility, for a catchment area of 400 metres (left) and 800 metres (right). Background maps reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.





3.2.3. Watling St: Narrow façades

A distinctive characteristic of the high street building form is the narrow building façades. Narrow façades imply greater subdivision on the ground floor and a large number of building-street interactions per street length. The great majority of building façades on the high street range between 5 to 7.5 meters long. Narrow façades are considered of vital significance for the maintenance of the dense and diverse socio-economic activity which now characterises the high street, and especially, the high-street core.

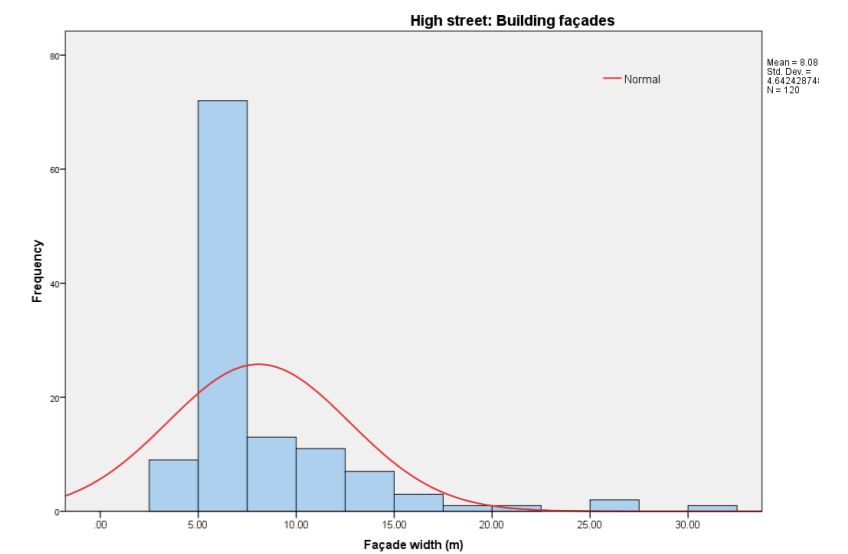


Figure 34. Radlett: High street - building façade widths. Background map reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 100052757.

Graph 9. Radlett high street: Narrow façades; showing the frequencies of building façade widths in the high street area. c.2015.



Styles

3.2.4. Watling St: Architectural features

The high street contains some of the oldest buildings in Radlett, featuring a selection of façades decorated with attractive and locally available materials used in the distinctive Radlett style. The use of flint, chalk, brick and tile, Hertfordshire pudding-stone, red and buff stock brick, and white or cream painted brickwork, in combination with the colourful shop frontages on the ground floor, set up a vibrant streetscape. High pitched and gabled roofs, dormer windows and decorative details form the characterful profile of the high street. Alongside the historical buildings, are terraces with simpler design elements and minimal decoration. The contemporary and historical profiles of the street blend well due to the scale of buildings and the consistent use of materials on the façades facing the high street.

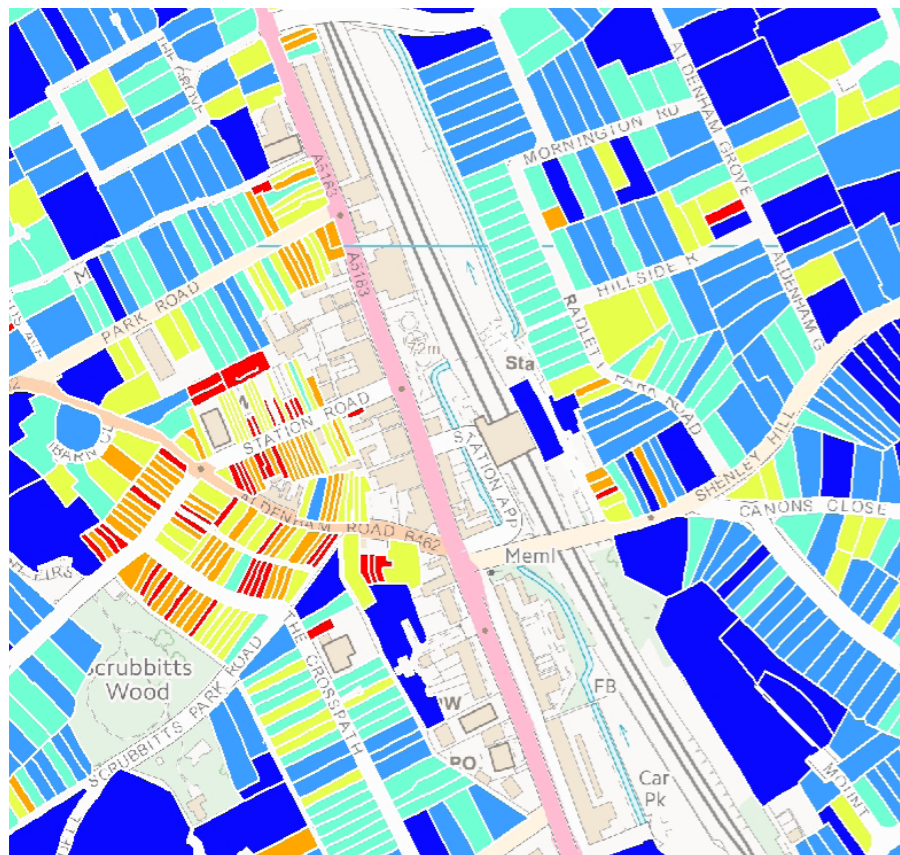


Materials



Details

4. Results and recommendations



Radlett-wise guidelines

The Radlett Character Assessment has identified the following standards as common features of typical Radlett residential plots (RCA, p. 11-15):

- Plot size of 0.07 hectares
- 11 per cent plot cover (namely the building footprint takes up 11 per cent of the plot area)
- A density of 11 building units per hectare
- 8-10 metre setback from the street
- 1 metre minimum distance from the side plot boundary for the ground floor level (namely, a minimum of 2 metres break on the ground floor). Also, taking into account the Hertfordshire County Council requirements, a gap of 2 metres is required for the first floor level – namely, a sky break of 4 metres minimum.

These general guidelines should be considered in the case of developments on new sites and plots of land which may expand Radlett in the future.



Area-wise guidelines

Based on the street-wise analysis which identifies the building form properties of each street in Radlett, the Character Assessment picked up areas in Radlett where the building form presents greater consistency (p.32). The analysis classified the character areas based on the extent of consistency in building form properties. These character areas are of strong character and significant consistency therefore it is important that their qualities are protected. It is recommended that policies for new development in those areas ensure the character maintenance and allow for no tolerance in deviating from the standard street measurements (as specified by the street-wise guidelines).

Overall, for the protection and enhancement of the Radlett character, it is recommended that new developments should be well-integrated in their surroundings in terms of the following: materials, building proportions, distance to side boundaries, the landscaping of front gardens and boundaries, limiting exterior lighting to protect local wildlife, and other distinct architectural features.

Street-wise guidelines

The Character Assessment looked at the building form properties of each street in Radlett. The analysis has identified the mean (average) measurements (p. 22-23) for the following building properties in each street: building and roof height, building footprint area, façade width, façade setback, distance of the building to side plot boundaries and the proportion of building height to street width. It is recommended that these measurements should provide the thresholds for the tolerance values within which new developments can be proposed. New developments should be assessed based on the tolerance thresholds of the road they are facing.



High street guidelines

The Character Assessment has identified the boundaries of the high street, as well as subsections within the high street area. It is recommended that any developments which relate to the existing area of the high street or its potential future extension must protect or enhance the architectural profile and the socio-economic viability and vitality, considering both the particular properties of the high street section they fall within and the overall high street profile. In particular, the importance of building façade width should be emphasised: the narrow building façades which currently dominate the high street interface (5 to 7.5 meters; see RCS, p.43) are responsible for the density of the ground floor uses. In this way, diverse uses are found in close proximity and create a lively street interface. Future developments within the high street boundary should particularly consider and respect the existing norm of narrow façades.

Considering that the high street is the backbone of Radlett's local life, it should be emphasised that its protection needs to ensure both its architectural and socio-economic sustainability. Future developments within the immediate surroundings of the high street, either domestic or non-domestic, must review the measurements of the road they are within and at the same time assess their accessibility to/from the high street and their potential impact on the high street socio-economic profile.

Finally, given that the analysis identified that high street activity appears to fade at the northern section, the Oakway Parade is recommended as a site that could be considered for future residential development. The high street interface at the northern section shows a lower degree of mixing varying building uses, while in fact its buildings accommodate the highest proportion of domestic uses found alongside the high street area (RSC, p.38-40). It is suggested that allowing for more residential units in Oakway Parade would support the socio-economic vitality and viability of the high street, by: 1) increasing economic activities in the high street core blocks between The Grove and Station Road; and 2) enhancing the use of Radlett Gardens. Any such development would be required to preserve the buildings' architectural features, scale and distinctive local materials.

5. Appendices

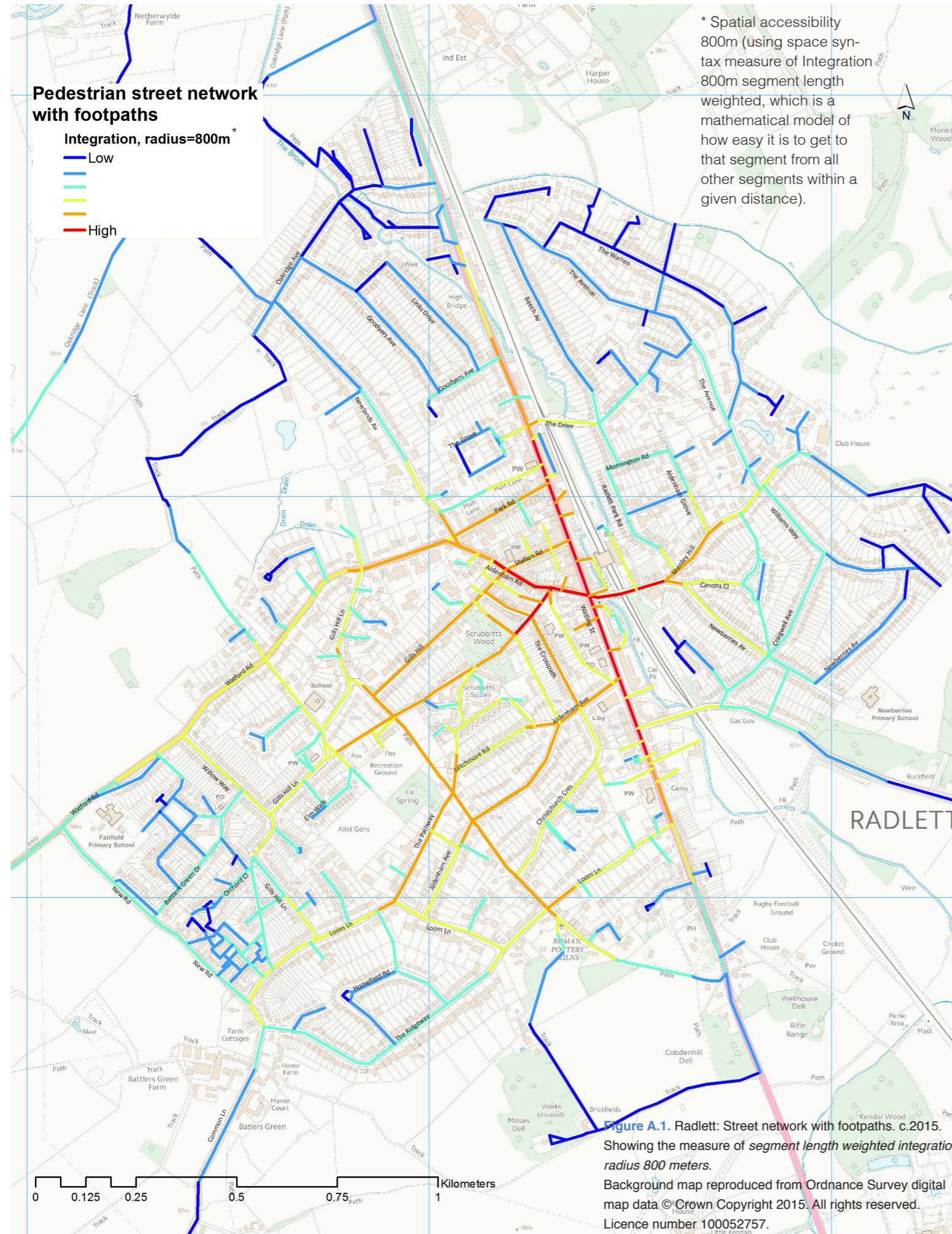


Table 9. Street network accessibility: Street hierarchy.
*Streets ranked according to the maximum syntactic value of street segments.

	Choice SLW R=400m	Choice SLW R=800m	Integration SLW R=400m	Integration SLW R=800m	Normalised choice R=n
1.	Shenley Hill	Shenley Hill	Aldenham Rd	Aldenham Rd	Watling St
2.	Aldenham Rd	Aldenham Rd	Watling St	Watling St	Watford Rd
3.	Watling St	Watling St	Shenley Hill	Shenley Hill	Shenley Hill
4.	Gills Hill Lane	Gills Hill	Watford Rd	Watford Rd	Aldenham Rd
5.	Aldenham Av	Footpath (from Gills Hollow to The Pathway)	Footpath (from The Pathway to Aldenham Av)	Scrubbitts Park Rd	Loom Lane

Table 10. Street network accessibility with and without footpaths.

Street network analysis	With footpaths	Without footpaths
Choice Segment Length Weighted (SLW)		
Radius 400 meters	562,868.3	358,974.8
Radius 800 meters	3,891,310.6	2,512,262.7
Integration Segment Length Weighted (SLW)		
Radius 400 meters	1,525.4	1,341.9
Radius 800 meters	3,302.6	2,411.0

Table 11. Street network analysis: Roads, roadsides and footpaths.

Street network analysis	Roads	Roadsides	Footpaths
Choice Segment Length Weighted (SLW)			
Radius 400 meters	561,273.0	78,448.8	932,856.2
Radius 800 meters	3,719,119.4	773,712.4	5,965,317.2
Integration Segment Length Weighted (SLW)			
Radius 400 meters	1,411.2	806.6	1,931.8
Radius 800 meters	3,447.5	1,959.2	4,262.4

* Choice SLW: Spatial accessibility (using space syntax measure of *segment length weighted choice*, which is a mathematical model of how many routes are likely to use that segment within a given distance).

** Integration SLW: Spatial accessibility (using space syntax measure of *segment length weighted integration*, which is a mathematical model of how easy it is to get to that segment from all other segments within a given distance).

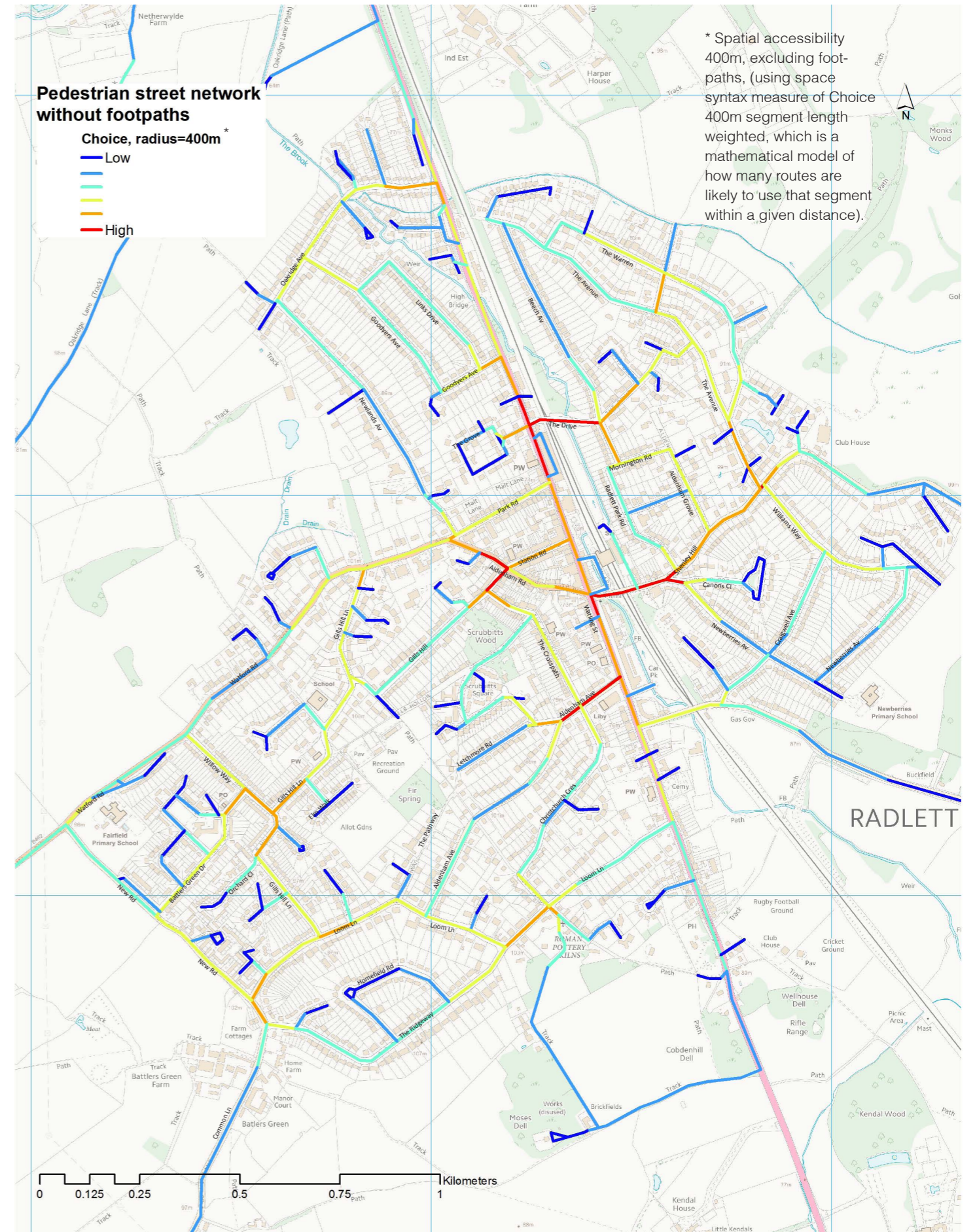
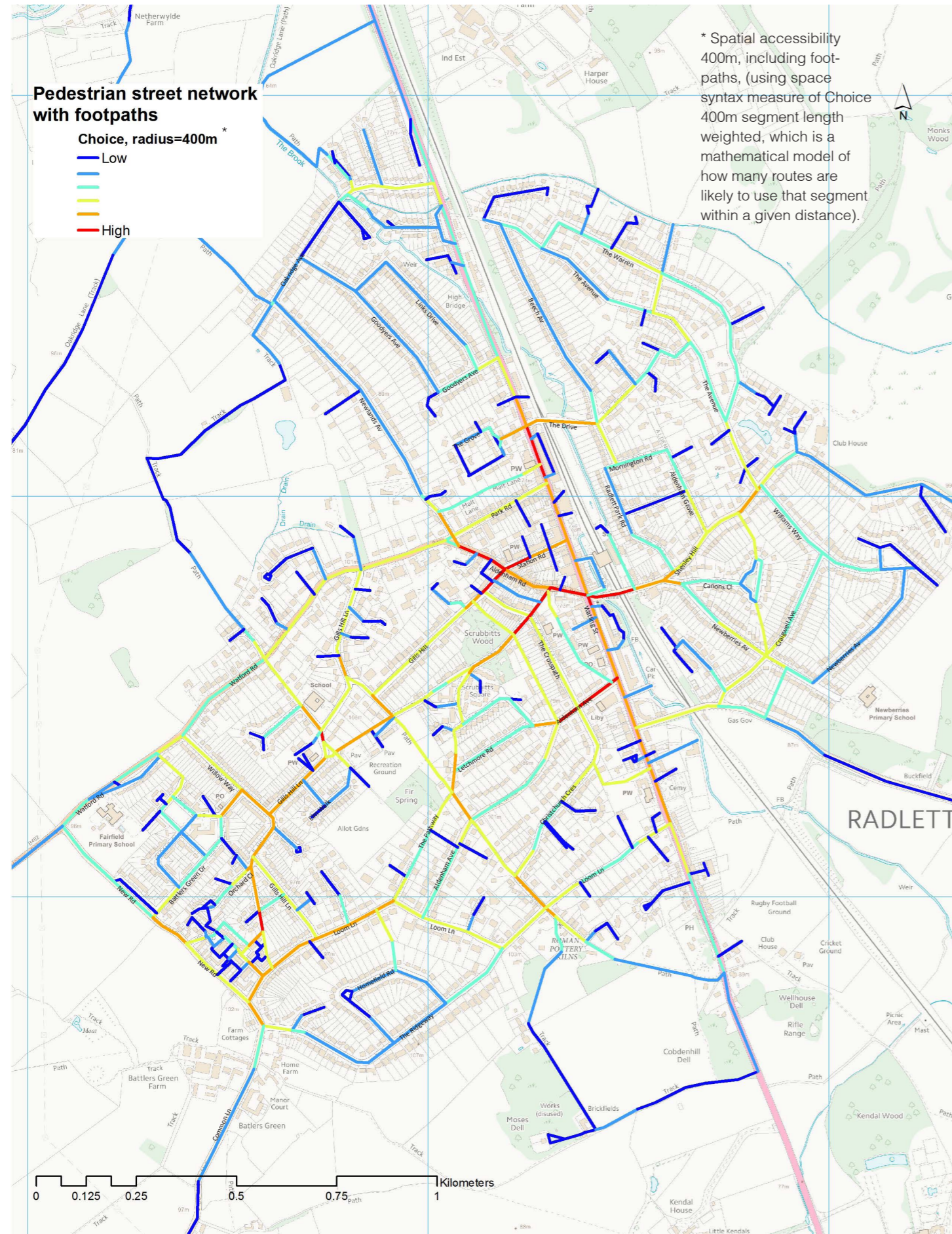


Figure A.2. Radlett: Street network with footpaths. c.2015. Showing the measure of segment length weighted choice, radius 400 meters.

Figure A.3. Radlett: Street network without footpaths. c.2015. Showing the measure of segment length weighted choice, radius 400 meters.

Address	Window type	Window material	Façade material	Architectural details	Roof type	Storeys
1 Aldenham Avenue	casement, fixed, awning, sliding	aluminium, white	brick, stucco, concrete		high pitched	two, roof
1 Park Rd	casement	aluminium, white	stucco		hipped pitched	two, roof
102, 104 Watling St	bay, casement	timber, white	red brick	gabled dormer	high pitched	two, roof
106 Watling St	bay, casement	timber, white	red brick	gabled dormer	pitched	two, roof
108 Watling St	bay, triple casement, 2x5 colonial	timber, white	red brick	hipped dormer	pitched	two, roof
110, 112 Watling St	triple casement	timber, white	red brick	shed dormer	pitched	two, roof
114 Watling St	sash, 3x4 colonial	timber, white	red brick	gabled dormer	double pitched	two, roof
116 Watling St	sash, 3x4 colonial	timber, white	red brick	gabled dormer	double pitched	two, roof
118 Watling St		timber, black	brick, stone	Radlett Reform Synagoge	high pitched	three
120 Watling St	triple & double casement, colonial; awning	aluminium, white	brick	arched windows on first floor	pitched	three
122 Watling St	casement, arched custom on ground floor	timber, white	brown London stock brick		double pitched, flat	two, roof
124 Watling St	sash, half Georgian	timber, white	brick, stucco, half-timbering	chimneys, dormer	high, double pitched	two, roof
125-127 Watling St	awning	timber, white	brown London stock brick		medium pitched	two
129-131 Watling St	awning	timber, white	brown London stock brick		medium pitched	two
133-135 Watling St	awning	timber, aluminium, white	brown London stock brick		medium pitched	two
137-139 Watling St	triple casement, 5x7 colonial	timber, white	brick, stucco, half-timbering	Tudor Revival	high pitched	two, roof
14 Watling St	casement, bay, colonial	timber, white	white stucco		pitched, cross gabled	two, roof
141-143 Watling St	bay, 2 casement, 4x7 colonial & 3 case 5x7	timber, white	brick, stucco, half-timbering	Tudor Revival	high, double pitched	two, roof
145-147 Watling St	bay, 2 casement, 4x7 colonial & 3 case 5x7	timber, white	brick, stucco, half-timbering	Tudor Revival	high, double pitched	two, roof
149-151 Watling St	triple casement, 5x7 colonial	timber, white	brick, stucco, half-timbering	Tudor Revival	high pitched	two, roof
153-157 Watling St	bay, 2 casement, 4x7 colonial & 3 case 5x7	timber, white	brick, stucco, half-timbering	Tudor Revival	high, double pitched	two, roof
159-161 Watling St	bay, 2 casement, 4x7 colonial & 3 case 5x7	timber, white	brick, stucco, half-timbering	Tudor Revival	high, double pitched	two, roof
16 Watling St	casement, bay, colonial	timber, white	white stucco		pitched, cross gabled	two, roof
163-165 Watling St	triple casement, 5x7 colonial	timber, white	brick, stucco, half-timbering	Tudor Revival	high pitched	two, roof
167-169 Watling St	triple casement, 5x7 colonial	timber, white	brick, stucco, half-timbering	Tudor Revival	high pitched	two, roof
171-175 Watling St	bay, 2 casement, 4x7 colonial & 3 case 5x7	timber, white	brick, stucco, half-timbering	Tudor Revival	high, double pitched	two, roof
177-179 Watling St	bay, 2 casement, 4x7 colonial & 3 case 5x7	timber, white	brick, stucco, half-timbering	Tudor Revival	high, double pitched	two, roof
18 Watling St	casement, bay	timber, black	white stucco		pitched, cross gabled	two, roof
181-185 Watling St	triple casement, 5x7 colonial	timber, white	brick, stucco, half-timbering	Tudor Revival	high pitched	two, roof
187-189 Watling St	bay, 2 casement, 4x7 colonial & 3 case 5x7	timber, white	brick, stucco, half-timbering	Tudor Revival	high, double pitched	two, roof
191-193 Watling St	bay, 2 casement, 4x7 colonial & 3 case 5x7	timber, white	brick, stucco, half-timbering	Tudor Revival	high, double pitched	two, roof
195-197 Watling St	triple casement, 5x7 colonial	timber, white	brick, stucco, half-timbering	Tudor Revival	high pitched	two, roof
199 Watling St	awning	aluminium, white	red brick	exterior flat moulding	flat	one
199 Watling St	n/a	n/a	red brick	exterior flat moulding	flat	one and half
2 Park Rd	sash	timber, white	red brick	white stucco lintel, decorative eaves, frieze	pitched, cross gabled	two, roof
20 Watling St	casement, bay	timber, white	white stucco		pitched, cross gabled	two, roof
20 Watling St	casement	aluminium, dark brown	stucco	pitched portico, chimney	medium pitched, side gabled	two, roof
20 Watling St	n/a	timber, black	white stucco	garage door	pitched, front gabled	one
201 Watling St	dormer	aluminium, white				
219 Watling St	casement, display window	aluminium, dark grey	timber cladding, brick		medium pitched	one
22 Watling St	casement	aluminium, white	stucco	pitched portico, chimney	medium pitched, side gabled	two, roof
22 Watling St	casement, awning	timber, white	brown brick	white stucco arched entrance	flat, front gabled	two
221 Watling St	sash, colonial 3x4, arched custom on ground floor	timber, white	red brick	chimneys, dormer	high pitched	
223-225 Watling St	sash, top half 8x3 colonial & 2 casement dormer	timber, white	red brick, stone cladding	chimneys, dormer	high pitched	two, roof
227-229 Watling St	sash, top half 8x3 colonial & casement col dormer	timber, white	red brick, stone cladding	chimneys, dormer	high double pitched	two, roof
231-233 Watling St	sash, top half 8x3 colonial & 2 casement dormer	timber, white	red brick, stone cladding	chimneys, dormer	high pitched	two, roof
235-237 Watling St	sash, colonial 3x4	timber, white	red brick, stone cladding	chimneys, curved verges	high double pitched	three
239-241 Watling St	sash, 3x5 colonial & dormer	timber, white	dark red/brown brick, stone cladding	chimneys, dormer	high pitched	two, roof
24 Watling St	casement, colonial	aluminium, white	stucco	pitched bay and portico, chimney	pitched, side gabled	two, roof
243 Watling St	sash, top half 3x2 colonial & 2 casement dormer	timber, white	dark red/brown brick, stone cladding	chimneys, dormer	high pitched	two, roof
245 Watling St	sash, 3x5 colonial & dormer	timber, white	dark red/brown brick, stone cladding	chimneys, dormer	high pitched	two, roof
247 Watling St	traditional, flush casement	timber, white	red brick, white stucco	chimney, balcony	flat	three
249 Watling St	traditional, flush casement	timber, white	red brick, white stucco	chimney, balcony	flat	three
253 Watling St	traditional, flush casement	timber, white	red brick, white stucco	chimney, balcony	flat	three
255 Watling St	traditional, flush casement	timber, white	red brick, white stucco	chimney, balcony	flat	three
257 Watling St	contemporary, bay, double casement, colonial	timber, white	red brick, white stucco	chimney, balcony	flat	three



Roof height: 3.5 meters

Window type: sash, top half 8x3 colonial & 2 casement dormer

Window material: timber, white

Building form: terraced

Building material: red brick, stone cladding

Details: chimneys, dormer

Roof type: high pitched

Storeys: two, roof

Roof height: 4.9 meters

Window type: sash, colonial 3x4

Window material: timber, white

Building form: terraced

Building material: red brick, stone cladding

Details: chimneys, curved verges

Roof type: high double pitched

Storeys: three

Address	Window type	Window material	Façade material	Architectural details	Roof type	Storeys
259 Watling St	contemporary, bay, double casement, colonial	timber, white	red brick, white stucco	chimney, balcony	flat	three
269 Watling St	contemporary, bay, double casement, colonial	timber, white	red brick, white stucco	chimney, balcony	flat	three
271 Watling St	contemporary, bay, double casement, colonial	timber, white	red brick, white stucco	chimney, balcony	flat	three
273 Watling St	double casement, colonial	timber, white	brown brick	chimney	pitched, side gabled	three, roof
275 Watling St	double casement, colonial	timber, white	brown brick	chimney	pitched, side gabled	three, roof
277 Watling St	double casement, colonial	timber, white	brown brick	chimney	pitched, side gabled	three, roof
279 Watling St	double casement, colonial	timber, white	brown brick	chimney, concrete lintel	pitched, side gabled	three, roof
281 Watling St	double casement, colonial	timber, white	brown brick	chimney, concrete lintel	pitched, side gabled	three, roof
283 Watling St	double casement, colonial	timber, white	brown brick	chimney, concrete lintel	pitched, side gabled	three, roof
285 Watling St	double casement, colonial	timber, white	brown brick	chimney, concrete lintel	pitched, side gabled	three, roof
287 Watling St	double casement, colonial	timber, white	brown brick	chimney	pitched, side gabled	three, roof
289 Watling St	double casement, colonial	timber, white	brown brick	chimney	pitched, side gabled	three, roof
291 Watling St	double casement, colonial	timber, white	brown brick	chimney	pitched, side gabled	three, roof
293 Watling St	double casement, colonial	timber, white	brown brick	chimney, balcony	pitched, side gabled	three, roof
295 Watling St	double casement, colonial	timber, white	brown brick	chimney, balcony	pitched, side gabled	three, roof
297 Watling St	double casement, colonial	timber, white	brown brick	chimney, balcony	pitched, side gabled	three, roof
299 Watling St	double casement, colonial	timber, white	brown brick	chimney, balcony	pitched, side gabled	three, roof
301 Watling St	double casement, colonial	aluminium, white	brown brick	chimney, balcony	pitched, side gabled	three, roof
32 Watling St	sash, bay	timber, white	red brick	white stucco lintel, pitched portico, chimney	medium pitched, side gabled	two, roof
32 Watling St	sash, bay	timber, white	red brick	white stucco lintel, pitched portico	medium pitched, side gabled	two, roof
333 Watling St	awning; display windows	aluminium/timber, white	red brick		flat	three
335 Watling St	horizontal pivot; display windows	timber, white	red brick		flat	three
337 Watling St	horizontal pivot; display windows	timber, white	red brick		flat	three
339 Watling St	horizontal pivot; display windows	timber, white	stucco		flat	three
34 Watling St	sash, arched	timber, white	white stucco	arched, brick, white stucco lintel	side gabled	one, roof
341 Watling St	awning; display windows	aluminium/timber, white	red brick		flat	three
343 Watling St	horizontal pivot; display windows	timber, white	red brick		flat	three
345 Watling St	horizontal pivot; display windows	timber, white	red brick		flat	three
347 Watling St	horizontal pivot; display windows	timber, white	stucco		flat	three
349 Watling St	awning; display windows	aluminium/timber, white	red brick		flat	three
34a Watling St	sash, arched	timber, white	white stucco	arched, red brick lintel	pitched, cross gabled	one, roof
351 Watling St	horizontal pivot; display windows	timber, white	red brick		flat	three
353 Watling St	awning; display windows	aluminium/timber, white	red brick		flat	three
355 Watling St	horizontal pivot; display windows	timber, white	red brick		flat	three
357 Watling St	horizontal pivot; display windows	timber, white	red brick		flat	three
359 Watling St	horizontal pivot; display windows	timber, white	red brick		flat	three
361 Watling St	awning, horizontal pivot; display windows	timber/aluminium white	red brick		flat	three
363 Watling St	horizontal pivot; display windows	timber, white	red brick		flat	three
365 Watling St	awning; display windows	timber, white	red brick		flat	three
367 Watling St	horizontal pivot; display windows	timber, white	red brick		flat	three
38 Watling St	sash, Georgian Variant	timber, white	red brick	ground floor portico, chimneys, decorative ridge	pitched, side gabled	two, roof
40 Watling St	sash, Georgian Variant	timber, white	red brick	ground floor portico, chimneys, decorative ridge	pitched, side gabled	two, roof
42 Watling St	sash, bay, Georgian Variant	timber, white	red brick	arched portico, stucco cornice, chimneys	pitched, side gabled	two, roof
44 Watling St	sash, bay, Georgian Variant	timber, white	red brick	arched portico, stucco cornice, chimneys	pitched, side gabled	two, roof
46-48 Watling St	sash, bay	timber, white; aluminium doors	red/brown brick	chimneys	pitched, side gabled	two, roof
50 Watling St	sash, half Georgian; display windows	timber, white	white stucco, half timbering	decorative eaves	medium pitched, front gabled	two
52 Watling St	sash, Georgian; casement; display windows	timber, white; aluminium	white stucco	dormer, chimneys	high pitched, gambrel	three
54 Watling St	casement, bay; display windows	aluminium, white	white stucco	decorative eaves	medium pitched	two, roof
56 Watling St	casement; display windows	timber, white	red/brown brick	decorative eaves & ridge, chimney	medium pitched	two, roof
58 Watling St	sash; display windows	timber, white	red/brown brick	keystone, bay, eaves & ridge, chimney	medium pitched	two, roof
60 Watling St	sash; display windows	timber, white	red/brown brick	white stucco keystone, decorative ridge, chimneys	high pitched	two, roof
62 Watling St	casement; display widows	timber, white	red brick	portico, corner entrance, dormer, chimneys	hipped pitched	
64 Watling St	casement; display widows	timber, white	red brick	arched entrance, chimneys	hipped pitched	



Roof height: 3.3 meters

Window type: triple casement, 5x7 colonial

Window material: timber, white

Building form: terraced

Building material: brick, stucco, half-timbering

Details: Tudor Revival

Roof type: high pitched

Storeys: two, roof

Address	Window type	Window material	Façade material	Architectural details	Roof type	Storeys
66 Watling	sash; display widows	timber, white	dark red/brown brick	decorative eaves, chimney	double pitched	two, roof
68 Watling St	sash; display widows	timber, white	dark red/brown brick	decorative eaves, chimney	double pitched	two, roof
70 Watling St	casement, bay; display windows	timber, brown; aluminium	brick, stucco	decorative eaves	high pitched	two, roof
70 Watling St	display windows	aluminium	stucco		flat	one
72 Watling St	sash, asymmetric	timber, white	red brick, stucco	chimneys	medium pitched	two, roof
74 Watling St	display windows	timber, burgundy	brick, white and grey stucco		high pitched	one, roof
76 Watling St	display windows	aluminium, silver	brick, white stucco		high pitched	one, roof
78 Watling St	bay & casement, colonial	timber, white	brick, stucco, half-timbering	pitched portico, chimneys	high, double pitched	two, roof
82 Watling St	double & triple casement, 2x4 colonial	timber, white, black	white & black stucco	chimneys, portico	pitched	two
84 Watling St	casement, 3x7 colonial, awning	timber, white, dark brown	red and brown brick	white stucco pediment, dormer, chimneys	pitched	two, roof
86 Watling St	casement	timber, white	dark red/brown brick	gabled dormer, chimneys	pitched	two, roof
88, 90 Watling St	casement	timber, white	dark red/brown brick	gabled dormer, chimneys	pitched	two, roof
91-93 Watling St	awning, display window	aluminium, black, grey, white	red brick, stucco	exterior flat moulding	flat	two
92 Watling St	casement	timber, white	dark red/brown brick	gabled dormer, chimneys	pitched	two, roof
94 Watling St	casement	timber, white	dark red/brown brick	gabled dormer, chimneys	pitched	two, roof
94 Watling St	casement	timber, white	dark red/brown brick	gabled dormer, chimneys	pitched	two, roof
80 Watling St	sash, casement, large bay, Georgian	timber, white	brick, white stucco	arched entrance & windows, decorative eaves	high pitched	three