

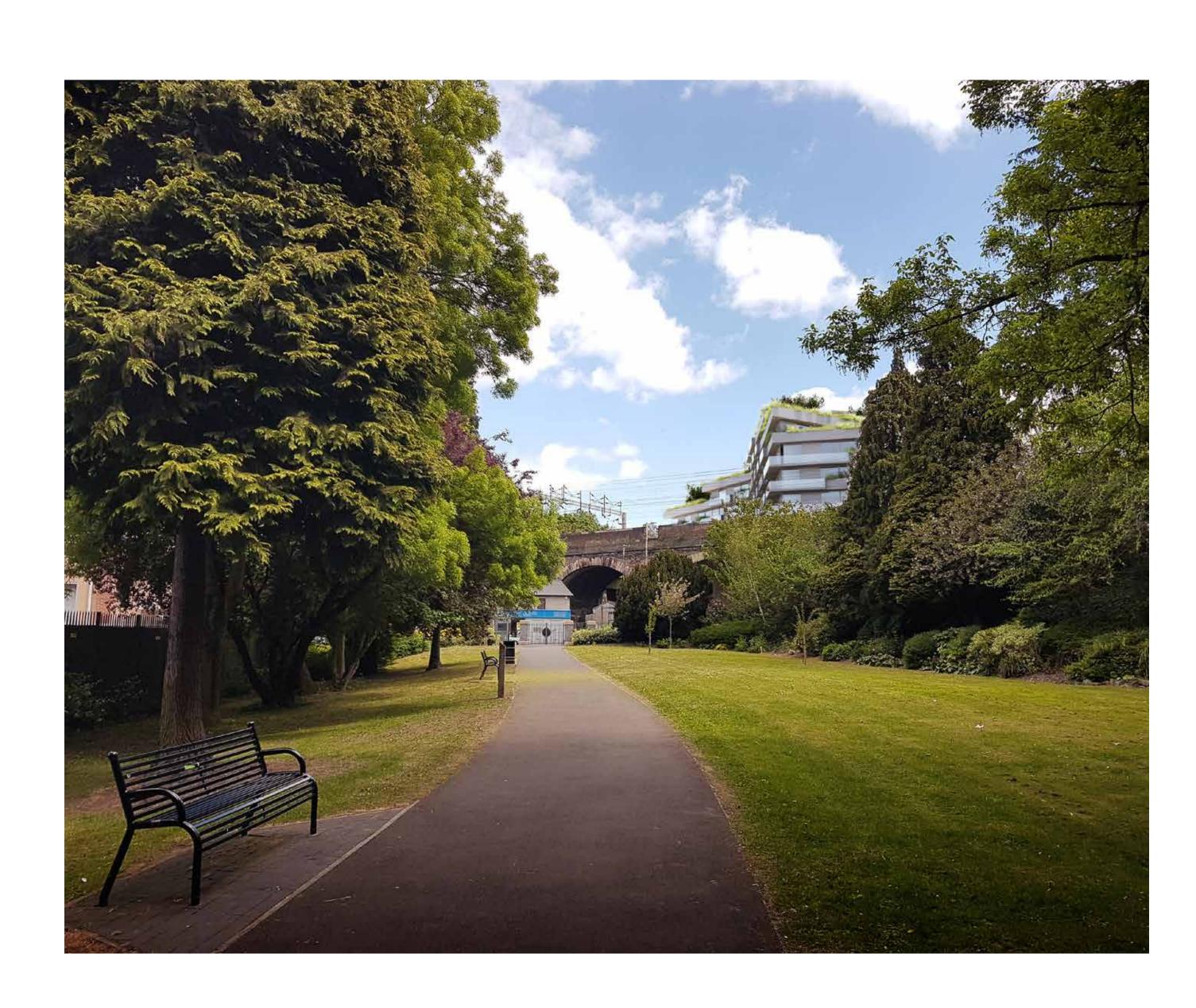
DESIGN

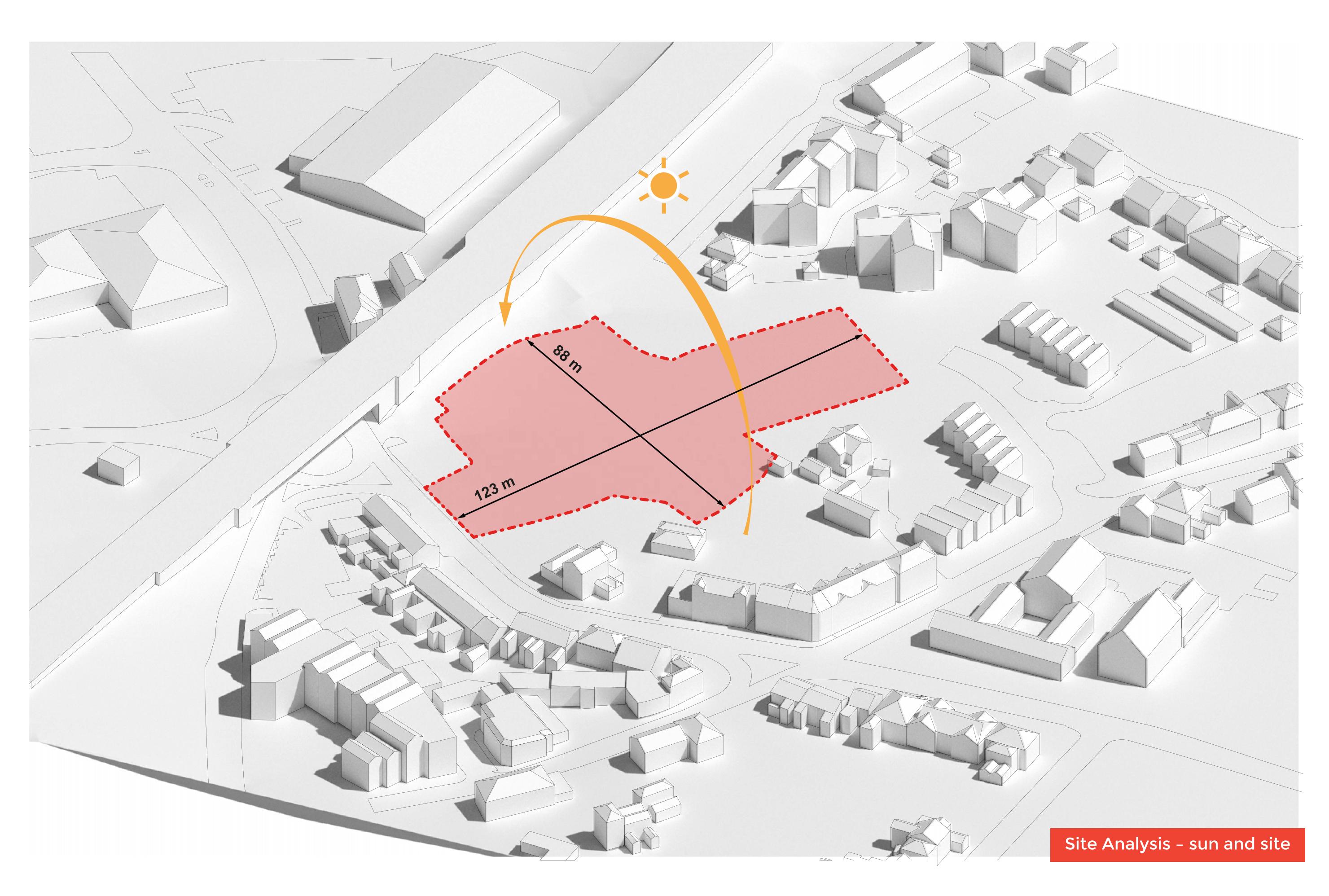
The land at 10-12 Chalk Hill has been identified as an excellent location for new homes and a number of designs have been considered. The unique design of the building has been agreed upon following detailed studies of the site and surrounding area and meetings with the local council.

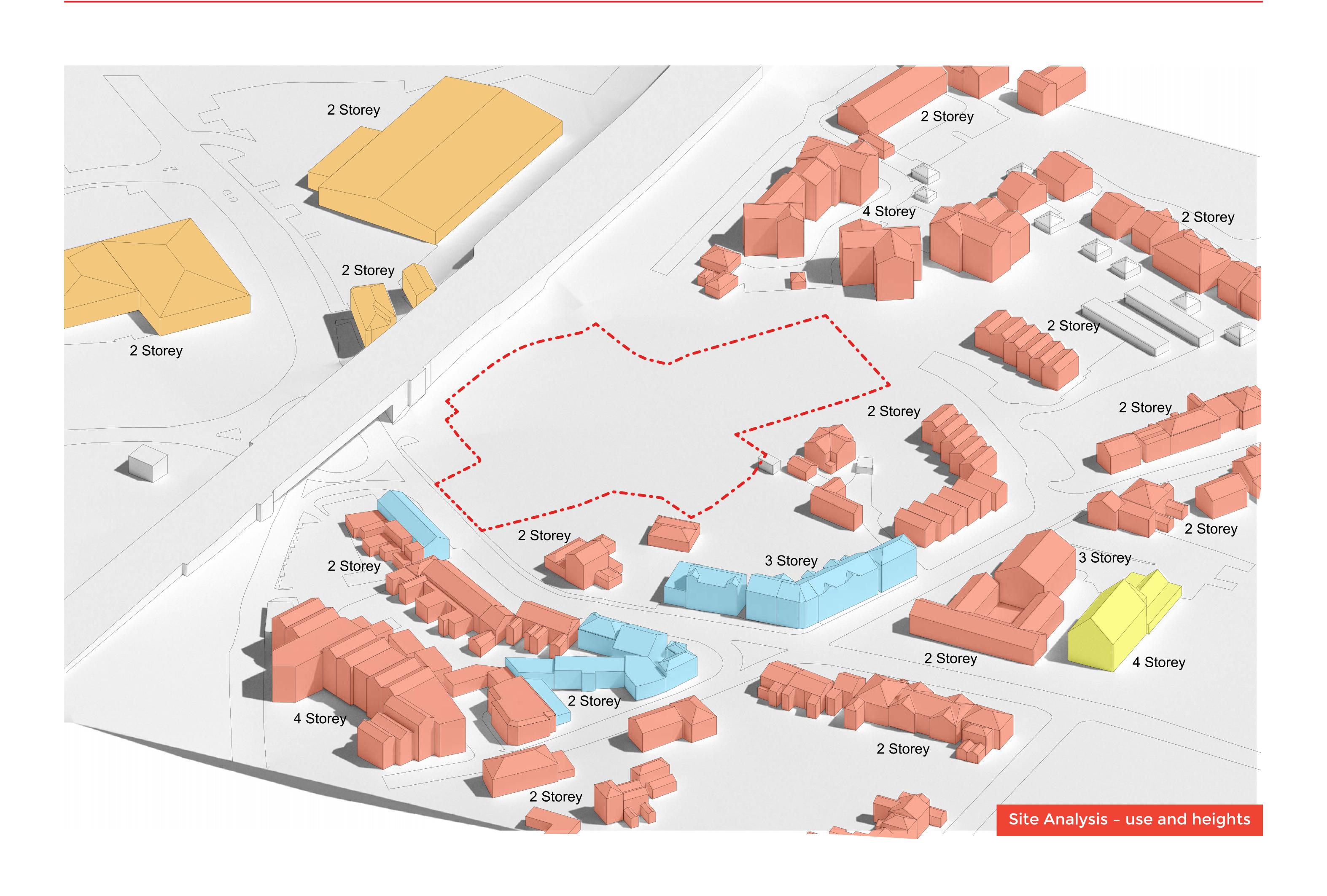
The team considered various design options in order to find the right balance to provide high quality homes with public space whilst ensuring the design was sympathetic to the local area.

Previous design options created buildings that were either too tall, would provide limited daylight into people's homes, would block views, or would provide limited public space.

The design that we are presenting today is not only innovative and unique, it also ensure that high quality homes can be created whilst the views and the heritage of the area can be maintained and complemented. The roof gardens will further reflect the buildings surroundings and improve its ecological footprint.

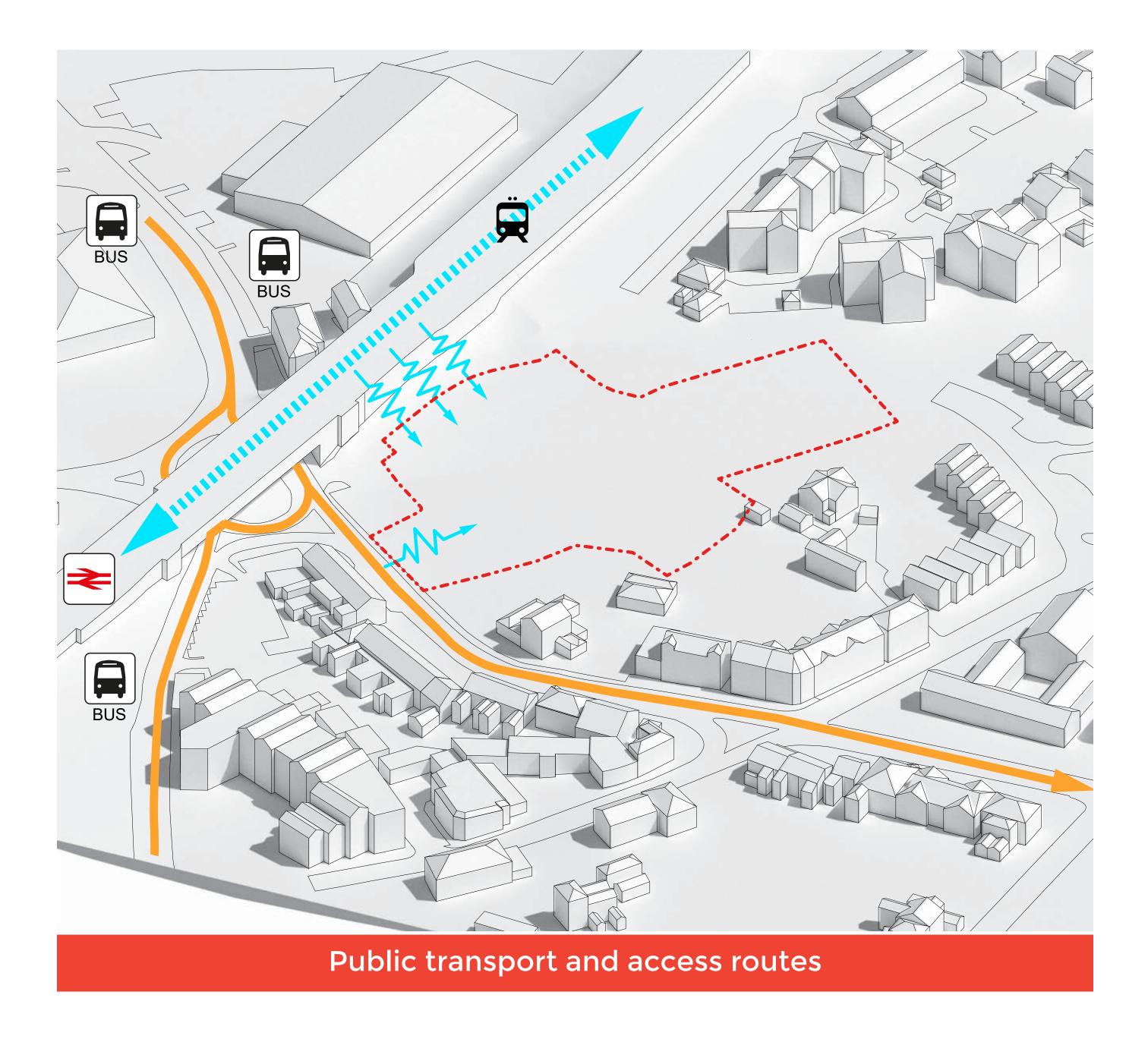








TRANSPORT



The proposals for 10-12 Chalk Hill are just a three minute walk from Bushey train station which is on the London Overground line between London Euston and Watford Junction and the London Midland services between London and Tring. These homes are ideal for commuters, with London Euston less than 20 minutes train journey from Bushey.

Within the vicinity of the site are buses running every 15 minutes to Watford Junction, Brent Cross Shopping Centre, and South Harrow Underground Station on the Piccadilly Line. A number of car sharing clubs operate in the area, including electric car hire.

10-12 Chalk Hill is less than a mile from Intu Watford, with a huge array of shops and restaurants and a short walk from Oxhey Park, a Green Flag award winning park with a children's play area, outdoor gym, and the River Colne running through it.

As well as having excellent transport links, the new development will have approximately 80 car parking spaces and ample cycle storage on the ground floor, along with retail/community space.





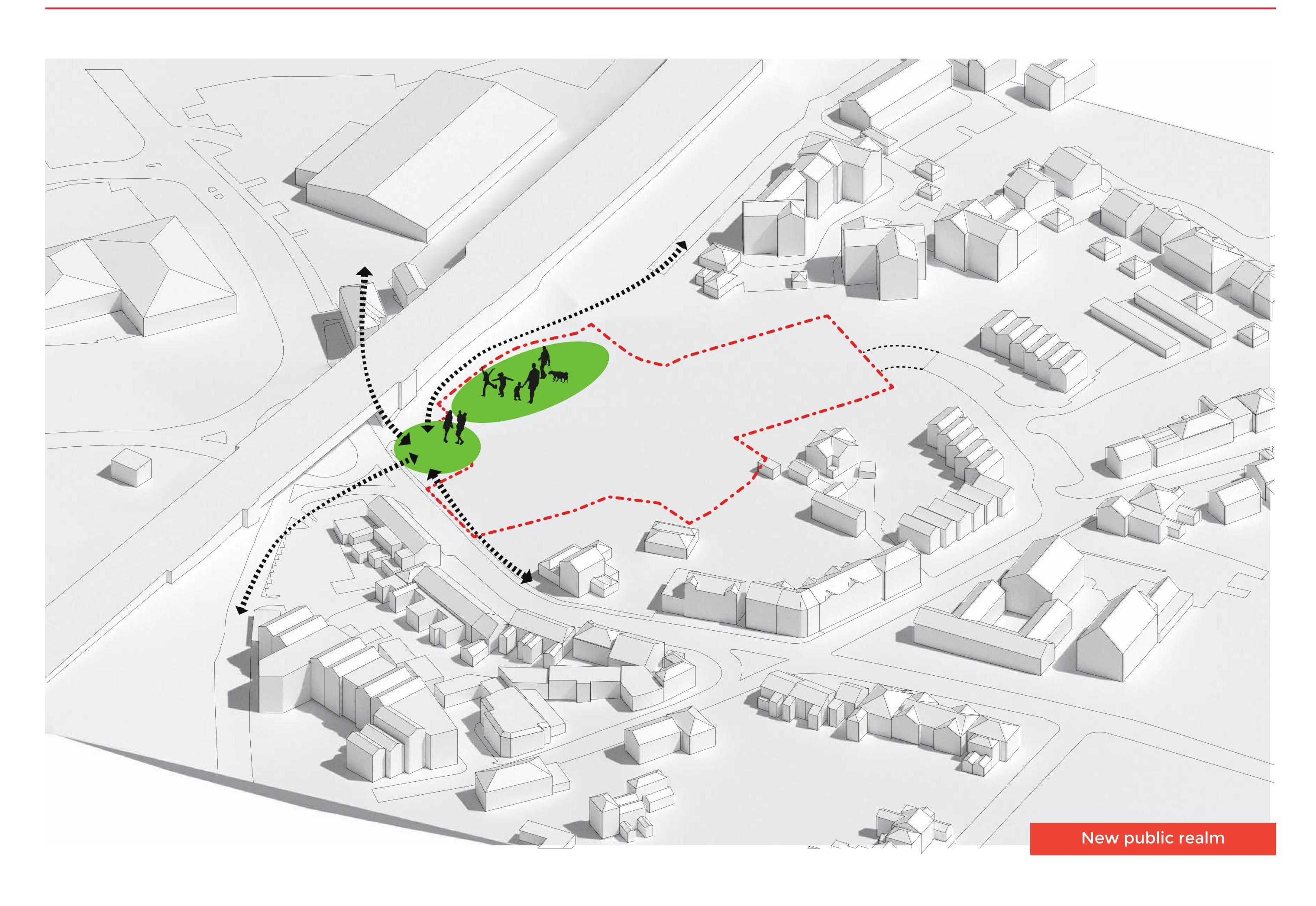
PUBLIC SPACE & ACCESS

These proposals will create new public space to be used by residents of the area and new access routes through the site.

JLL have worked alongside Bogle Architects to ensure that this new development sits comfortably in its surroundings. All of the views to local conservation sites have been considered and the building has been designed to complement the heritage of the nearby railway arches.

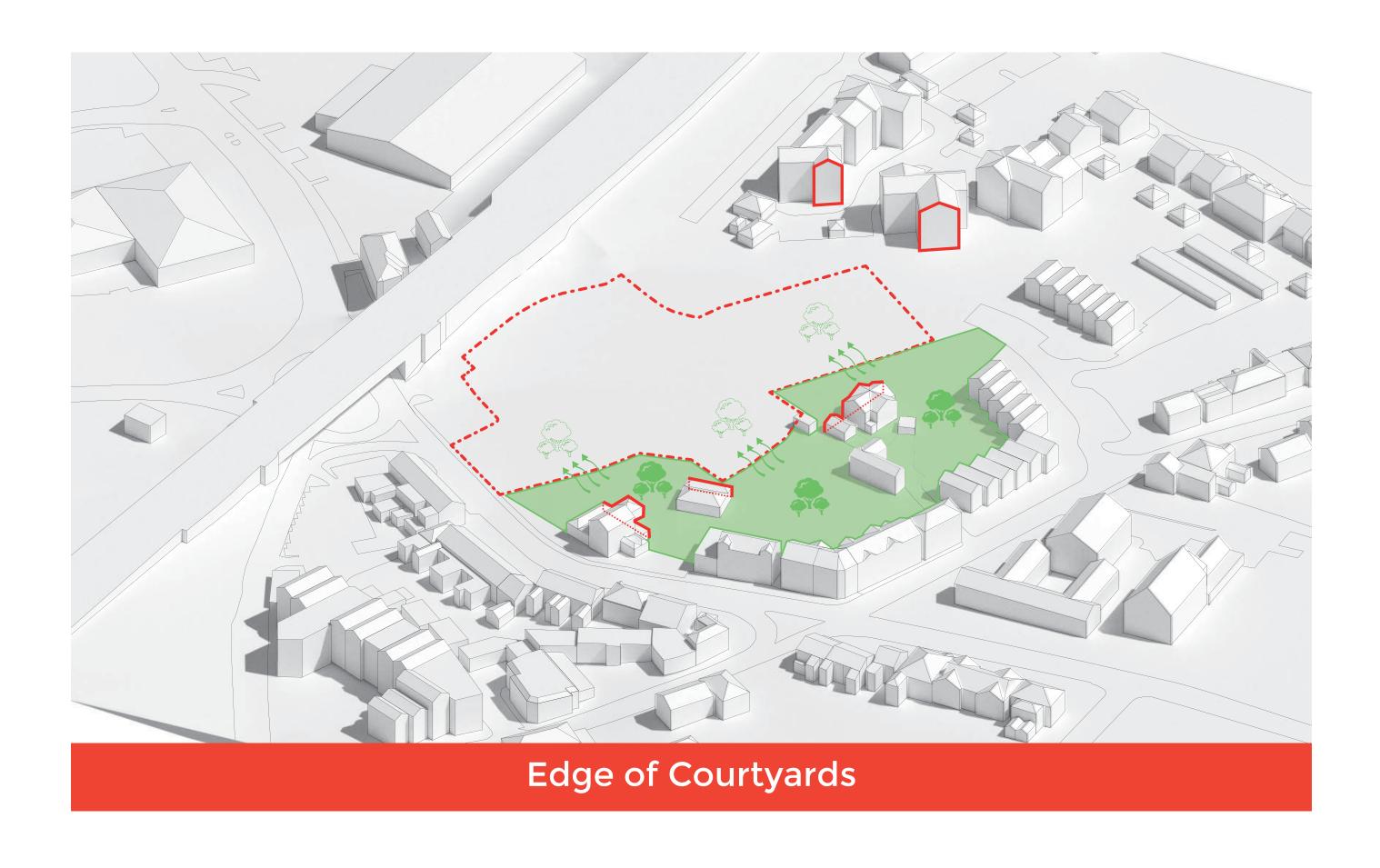








TYPES OF HOMES



The new development at 10-12 Chalk Hill will provide 229 homes of varying sizes. These will include smaller apartments for those planning to get their foot on the housing ladder and people looking to downsize, to larger homes suitable for families. The current plans will provide 105 one bed, 108 two bed, and 16 three bed apartments.

Of the 220 homes, 35% will be allocated for affordable housing, in line with national recommendations for new developments. This means that the development will provide 80 new affordable properties for social rent, affordable rent, and shared ownership.

The mixture of sizes and the provision of 35% affordable homes will ensure a healthy mix of new residents are able to enjoy the benefits of the new community in which they live.



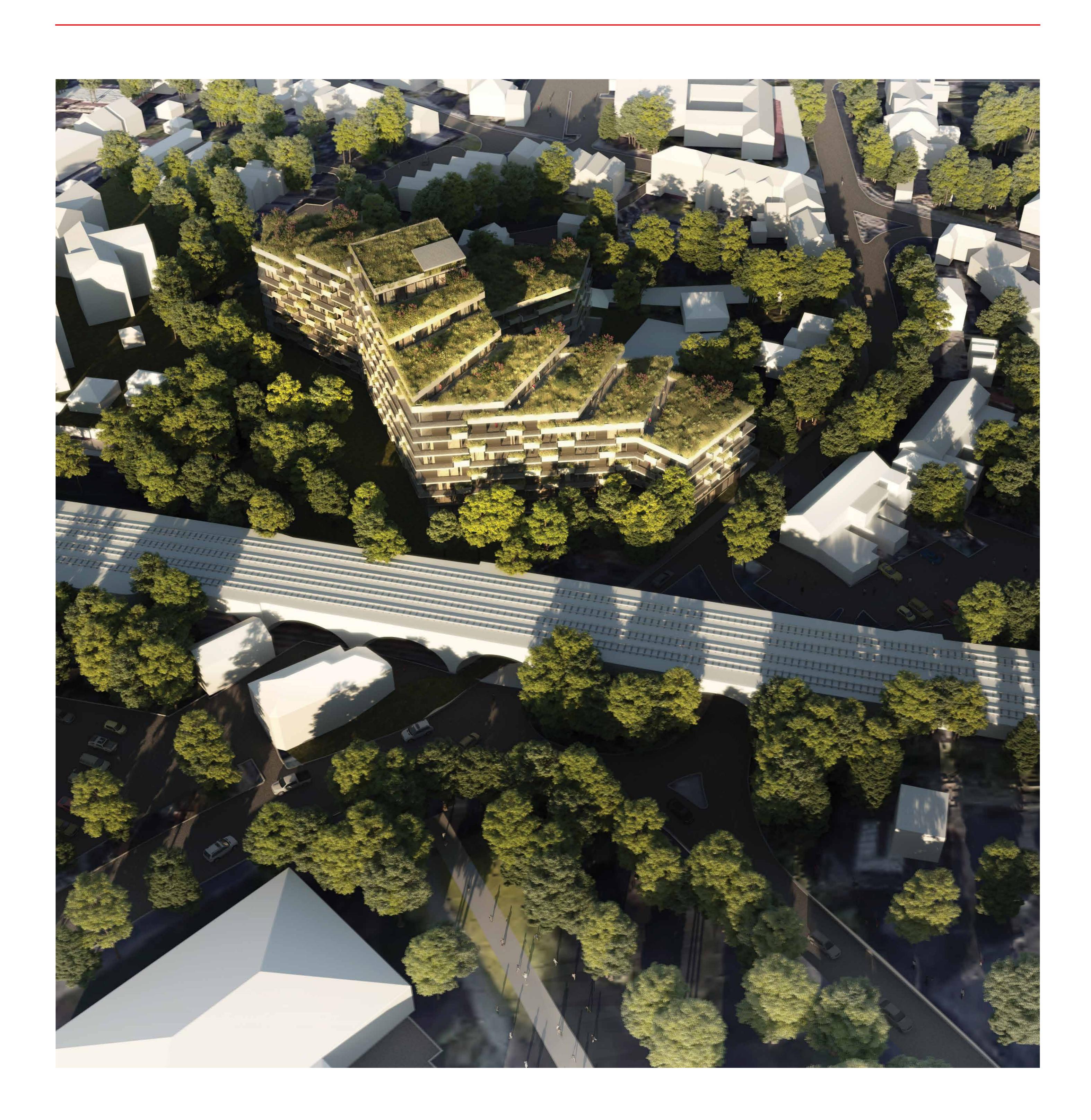
229 NEW HOMES



35%
AFFORDABLE HOMES



NEW PUBLIC SPACE





NEXT STEPS

Thank you for attending the consultation event today. These proposals will form the basis of a full planning application, which will be submitted to Watford Borough Council.

Please let us know what you think of these proposals:

- Fill out a feedback form and leave it with us
- Call our Freephone information line 0800 148 891
- Write to us FREEPOST MPC Consultation (no stamp required)

NEXT STEPS

We will review all of the feedback we receive and use this to inform our plans for the planning application. We plan to submit this application to Watford Borough Council in the coming weeks.

PROPOSED TIMELINE

Autumn 2017 Submission of

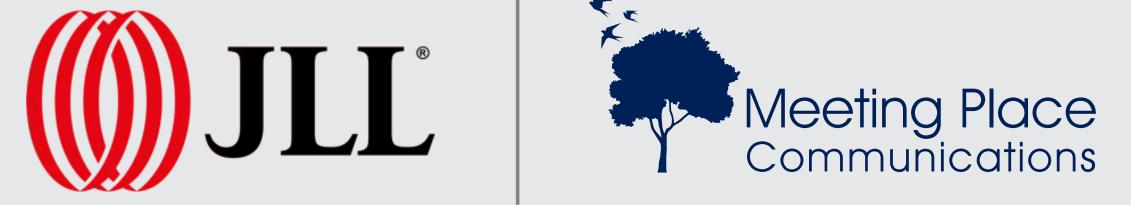
planning application

Early 2018 Determination of planning application

TBC Works to commence on site

TBC Scheme completed





JLL and Meeting Place Communications are committed to community consultation and will aim to keep the local community informed as the proposals progress.

