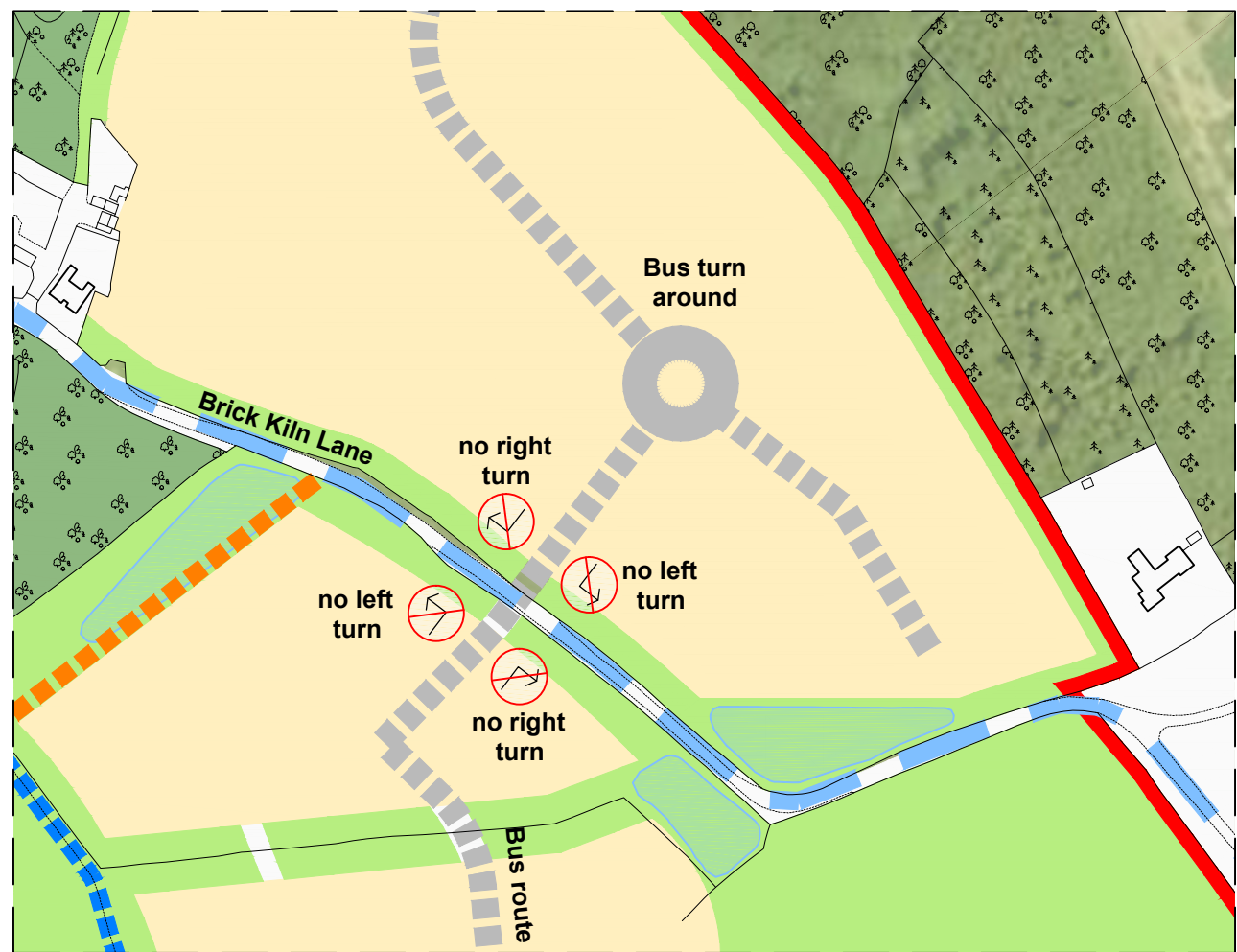


- NOTES
- Maximum building height above mAOD is 12m from ground level to ridge line.
 - All dimensions to be verified on site. Do not scale from this drawing.
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 - Ordnance survey material supplied by client.
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 - TCE proposals based on digital information provided by others.

- Proposed Settlement Boundary
- Primary Road
Indicative alignment. To include pedestrian and cycle provision.
- Existing Public Right Of Way
Part of Stubbs Wood Walk
- Proposed Footpath / Cycleway
Part of Stubbs Wood Walk; Indicative alignment.
- Residential
- ATS
'All-Through' School
Building footprint indicative only
- PS/C
Primary School and Community Uses
- LC
Local Centre
- Existing Woodland
- Green Space
- Allotments
- Equipped Play & Youth (NEAP and LEAPs)
- Outdoor Sports
- Changing Facilities and Car Parking
Indicative only
- Storm Water Attenuation Basins / Swales
Broad location of storm water attenuation basins / swales



PROPOSED BRICK KILN LANE JUNCTION

Bloor Homes
Stubbs Walk
North Hertfordshire

ILLUSTRATIVE CONTEXT MASTERPLAN, ALLOCATION EL1-3 EAST OF LUTON

1:5000 @ A1
28 November 2016
3322-L-102 rev N

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

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