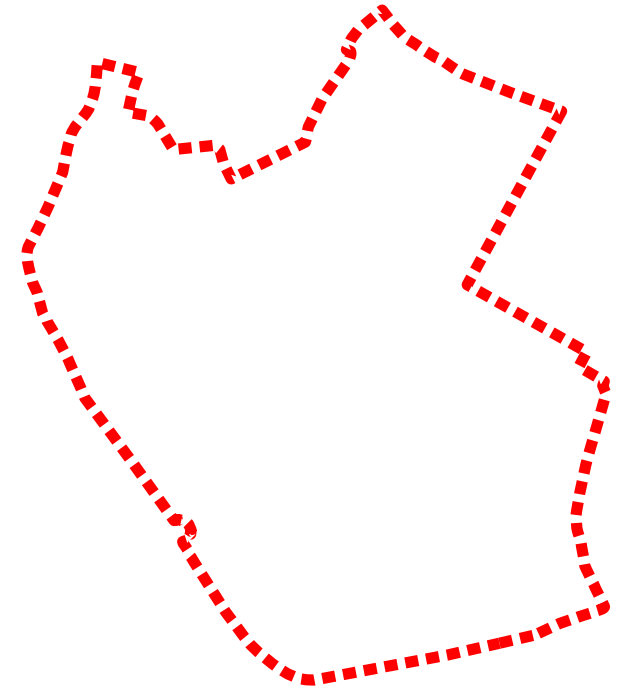


Site Area : 277945 sq.m (27.8 ha)



1. Main Building
2. Teaching Block
3. Edwin
4. Violet
5. Sadleir
6. Ithel
7. Templar
8. Summer House
9. Harwood House
10. Tank House

11. Pump House
12. Lodge Gate
13. Belvedere
14. Ice House
15. Piggery
16. Park Wall & Main Gate
Main Entrance & Occasional Exit

17. Paved Rose Garden
18. Herbaceous Garden
19. Small Herbaceous Garden
20. Rose Garden

21. Magnolia Steps
- 22* Cricket Pitch
23. North Tennis Court
24. Village Gate
25. Walled Parking Garden
26. Existing Parking
27. Visitor Parking
28. Summer House Plantation
29. East Tennis Courts
30. Pergola Garden, Tennis Lawn

31. Permissive Path (extended) & Estate Fencing
32. Permissive Path (new) to Dower House
with Post and Rail
33. Path to School Yard
34. St. Albans Road
35. East Avenue to Exit
36. Construction Traffic In and Out
Access to Cricket Pitch, Tennis Courts,
Summer House & Harwood House

37. Substation
38. New Cricket Pavilion and Equipment Store
39. Proposed Woodland Planting
40. Wildflower Meadows

42. Energy Centre in East Car Park
43. Central Bin Store in East Car Park
44. Bin & Bike Store & Electrical Cupboard

- Estate fence
- Post and Rail
- a Vehicle gate
- a1 Vehicle & pedestrian gate
- b Pedestrian gate with keypad
- c Pedestrian kissing gate
- d Cattle grid & pedestrian gate

Based on a TRICS assessment carried out by EAS, it is estimated that the proposals to develop 69 houses and apartments on site would generate circa 36 vehicle trips in both the AM and PM peak periods. This equates to a significant reduction of circa 280 vehicle trips in each of the network peak hours when related to the school operations at Princess Helena College.

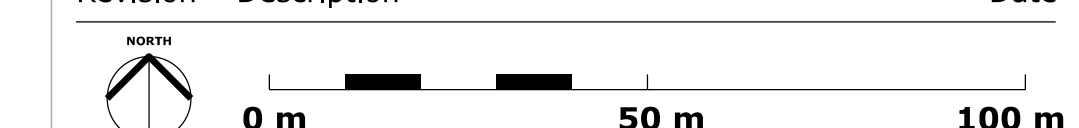
* New **EIGHT-PITCH** natural grassed cricket square (or table), all eight pitches having an ECB senior cricket minimum boundary of 45.7m (50 yards).



**DO NOT SCALE OFF THIS DRAWING
DO NOT SUBSTITUTE ANY OF THE PRODUCTS
OR MATERIALS.**

1. This is a planning drawing and is intended for this use only; it must not be used for construction.
2. All dimensions are in MM and should be checked on site prior to commencement of work; do not scale off this drawing.
3. This drawing is to be read in conjunction with all other relevant information.
3. Discrepancies between drawings and information to be referred to Architect without delay.

P21	Annotation number 44 added	18.12.24
P20	East Car Park and gate access notes	14.11.24
P19	Permissive path removed	06.11.24
P18	East Car Park & Cricket Pitch	05.11.24
P17	East Car Park & Cricket Pitch	29.10.24
P16	Post and Rail along with hedges added	16.10.24
P15	Main Gate and add Permissive Path	15.10.24
P14	Substation moved	08.10.24
P13	Updated Trees	XX.07.24
P12	Fences and gates	04.07.24
P11	Wildflower meadows added	01.07.24
P10	Permissive path alterations	01.07.24
P09	Issued for Planning	25.06.24
P08	Updated SH, HH and TH boundary fences	17.06.24
P07	Issued for BNG calculations	07.06.24
P06	Updated to latest design	29.05.24
P05	Coordination issue	20.05.24
Revision	Description	Date



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Project
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Preston, Hitchin, Hertfordshire,
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Drawing title
Proposed Site Plan

Purpose of issue
Planning

Job no. Status Scale @ A0
641 S0 1:1000

Checked by
ST

Date Revision
28.03.24 P21

Drawing number
641-KS-03-XX-DR-A-10002