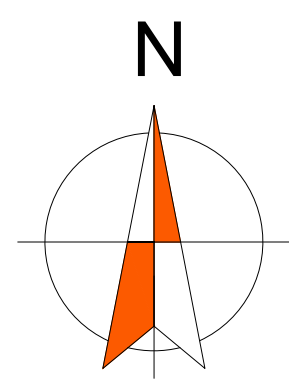


Appendix 1.2 Parameter Plans



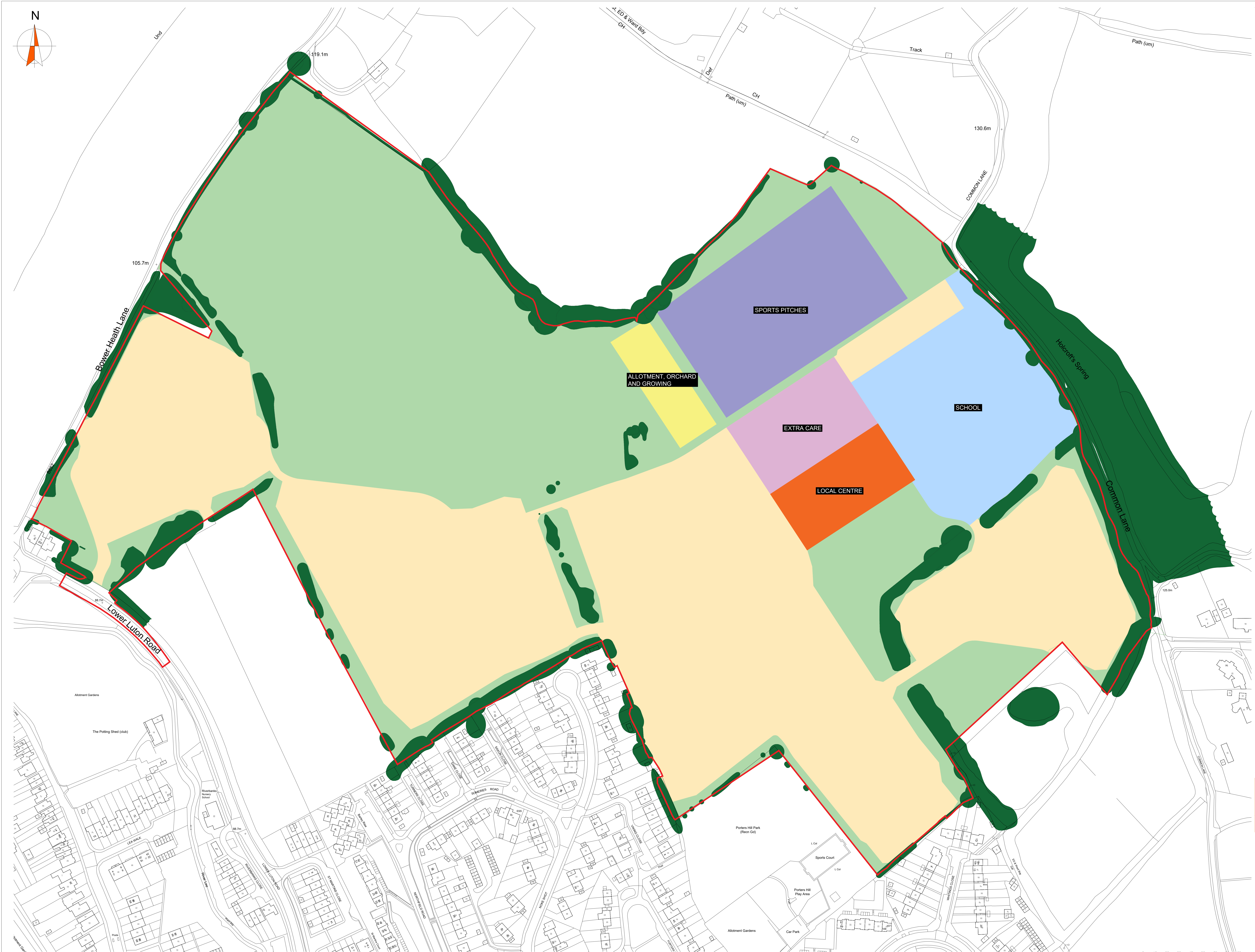


© this drawing and the building works depicted are the copyright of idp and may not be reproduced or amended except by written permission. no liability will be accepted for amendments made by other persons.
all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.

any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has to be appointed by the Client.

notes:

- Red line boundary
- Residential Development Area (includes streets)
- Public Open Space
- Local Centre
- Extra Care
- School
- Existing Trees and Vegetation
- Allotments, Orchard and Growing
- Sport Pitches



A	18.02.2026	Red line updated	TKB	TKB
rev:	date	comment(s)	name	check



status: **PLANNING** RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

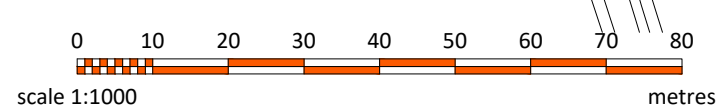
title: **Land Use Parameter Plan**

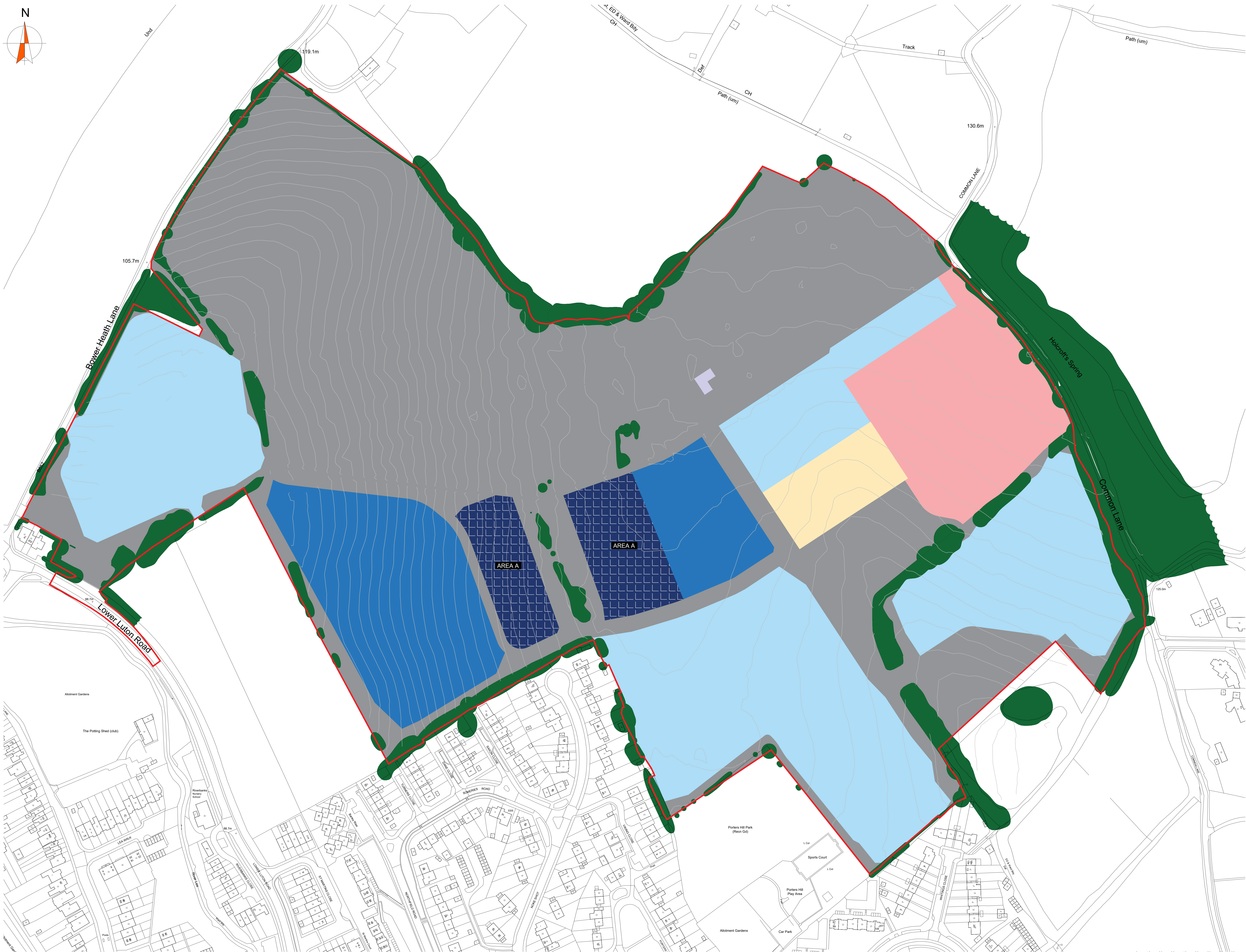
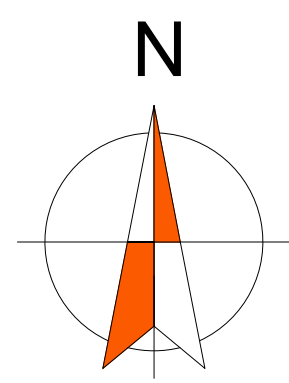
drawn: **SM** date: **13.11.2025**

checked: **TKB** scale @ a0: **1:1000**

job no: **C6017** drg no: **PP02 Rev A**

IDP GROUP 27 SPON STREET COVENTRY CV1 3BA
T: +44 (0)24 7652 7600 E: info@idpgroup.com
www.wearedp.com





© this drawing and the building works depicted are the copyright of idp and may not be reproduced or amended except by written permission. no liability will be accepted for amendments made by other persons.

all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.

do not scale.

any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has to be appointed by the Client.

notes:

- Red line boundary
- Public Open Space
- Existing Trees and Vegetation
- Area A - Residential - Generally 2 storey with ridge heights not exceeding 8.5m with an allowable tolerance of + 2m to this area only
- Residential - Generally 2.5 storey with ridge heights not exceeding 9.6m
- Residential - Generally 3 storey with ridge heights not exceeding 11.2m
- School - Ridge heights up to 12m
- Local Centre - Ridge heights up to 12m
- Pavilion - Ridge heights up to 5m
- Existing Contours AOD

All ridge heights shall be measured from the existing ground level. Given the challenging existing topography, an allowable tolerance of +3m to ridge heights is permitted outside the marked 'Area A'.

Storey heights may be increased where this can be justified from a design and placemaking perspective, but must not exceed the allowable ridge heights.

This parameter plan ensures buildings do not exceed allowable ridge heights. It does not specify any limits for lowering existing ground levels, this should be agreed with the Local Authority during the detailed design stage.

A	18.02.2026	Red line updated	TKB	TKB
rev:	date:	comment(s):	name:	check:

ARCHITECTS.
URBAN DESIGNERS.
PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
WE ARE IDP.

status: **PLANNING** RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

title: **Storey Heights Parameter Plan**

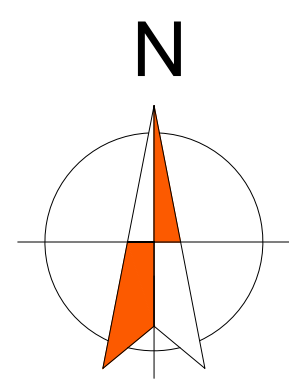
drawn: **SM** date: **13.11.2025**

checked: **TKB** scale @ a0: **1:1000**

job no: **C6017** drg no: **PP03 Rev A**

IDP GROUP 27 SPON STREET COVENTRY CV1 3BA
T: +44 (0)24 7652 7600 E: info@idpgroup.com
www.wearedp.com

0 10 20 30 40 50 60 70 80
metres
scale 1:1000

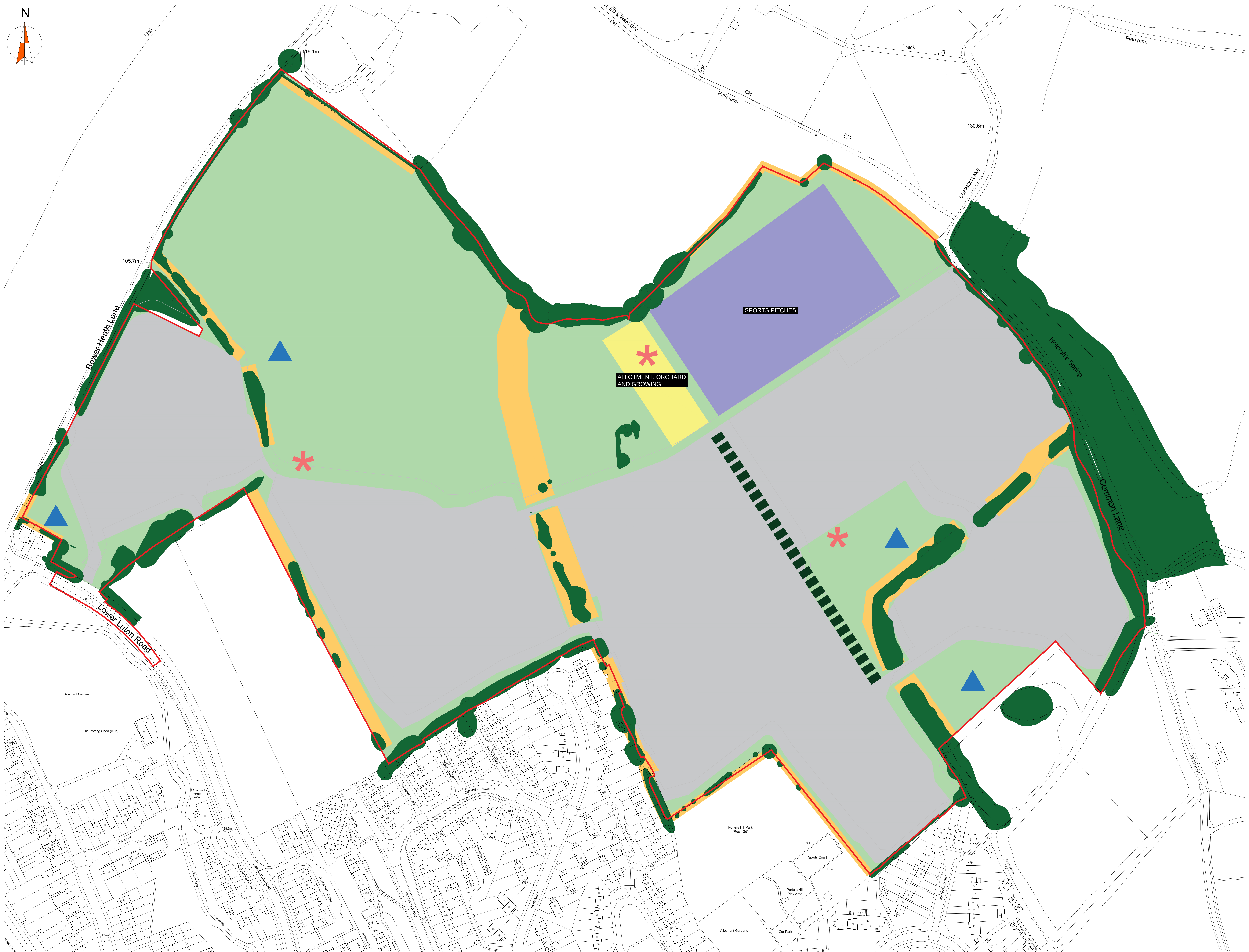


© this drawing and the building works depicted are the copyright of idp and may not be reproduced or amended except by written permission. no liability will be accepted for amendments made by other persons.
all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.

any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has to be appointed by the Client.

notes:

- Red line boundary
- Public Open Space
- Existing Trees and Vegetation
- Development Area
- Proposed Landscape Buffer Planting
- Green Corridor
- Indicative Play Areas
- Indicative Attenuation Basins
- Allotments, Orchard and Growing
- Sports Pitches



A	18.02.2026	Red line updated	TNB
rev.	date	comment(s)	name
			check



ARCHITECTS.
URBAN DESIGNERS.
PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
WE ARE IDP.

status: **PLANNING** RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

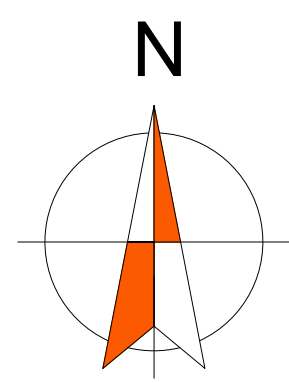
title: **Open Green Infrastructure Parameter Plan**

drawn: **SM** date: **13.11.2025**

checked: **TKB** scale @ a0: **1:1000**

job no: **C6017** drg no: **PP04 Rev A**

IDP GROUP 27 SPON STREET COVENTRY CV1 3BA
T: +44 (0)24 7652 7600 E: info@idpgroup.com
www.wearedp.com



© this drawing and the building works depicted are the copyright of idp and may not be reproduced or amended except by written permission. no liability will be accepted for amendments made by other persons.
all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.

any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has to be appointed by the Client.

notes:

- Red line boundary
- Public Open Space
- Existing Trees and Vegetation
- Development Area
- Primary Street
- Extension of Bower Heath Lane
- Indicative Secondary Streets
- Indicative Perimeter Streets
- Active Travel
- Bower Heath PRoW
- New Track
- Wider Pedestrian Access Points
- Primary Access

A 18.02.2026 Red line updated
rev: date: commenting: TKB TKB
name: check:

ARCHITECTS.
URBAN DESIGNERS.
PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
WE ARE IDP.

status: **PLANNING** RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

title: **Access and Movement Parameter Plan**

drawn: **SM** date: **13.11.2025**

checked: **TKB** scale @ a0: **1:1000**

job no: **C6017** drg no: **PP05 Rev A**

IDP GROUP 27 SPON STREET COVENTRY CV1 3BA
T: +44 (0)24 7652 7600 E: info@idpgroup.com
www.wearedp.com

0 10 20 30 40 50 60 70 80
scale 1:1000 metres