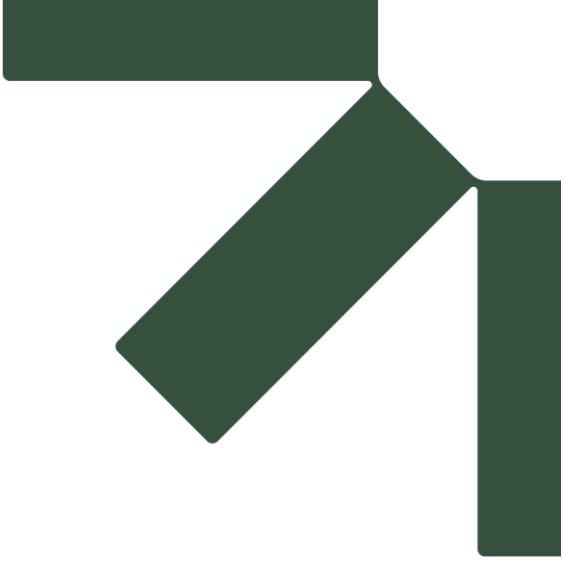




Appendix A Parameter Plans & Illustrative Masterplan

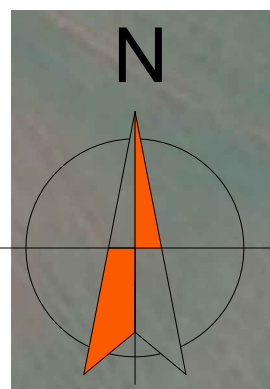
Transport Assessment

**Land North East of Harpenden between Lower Luton Road, Bower Heath Lane
and Common Lane**

Crest Nicholson

SLR Project No.: 141499

24 February 2026



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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:

rev: date: comment(s): name: check:



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PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
WE ARE IDP.

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

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

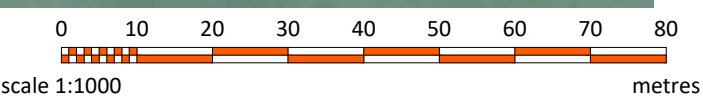
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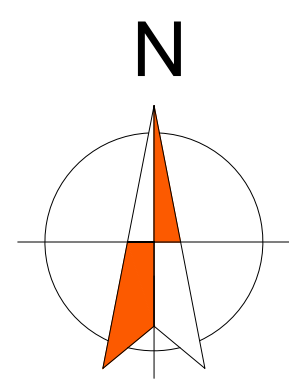
drawn: **TKB** date: **24.04.2025**

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

job no: **C6017** drg no: **MA001** rev: **-**

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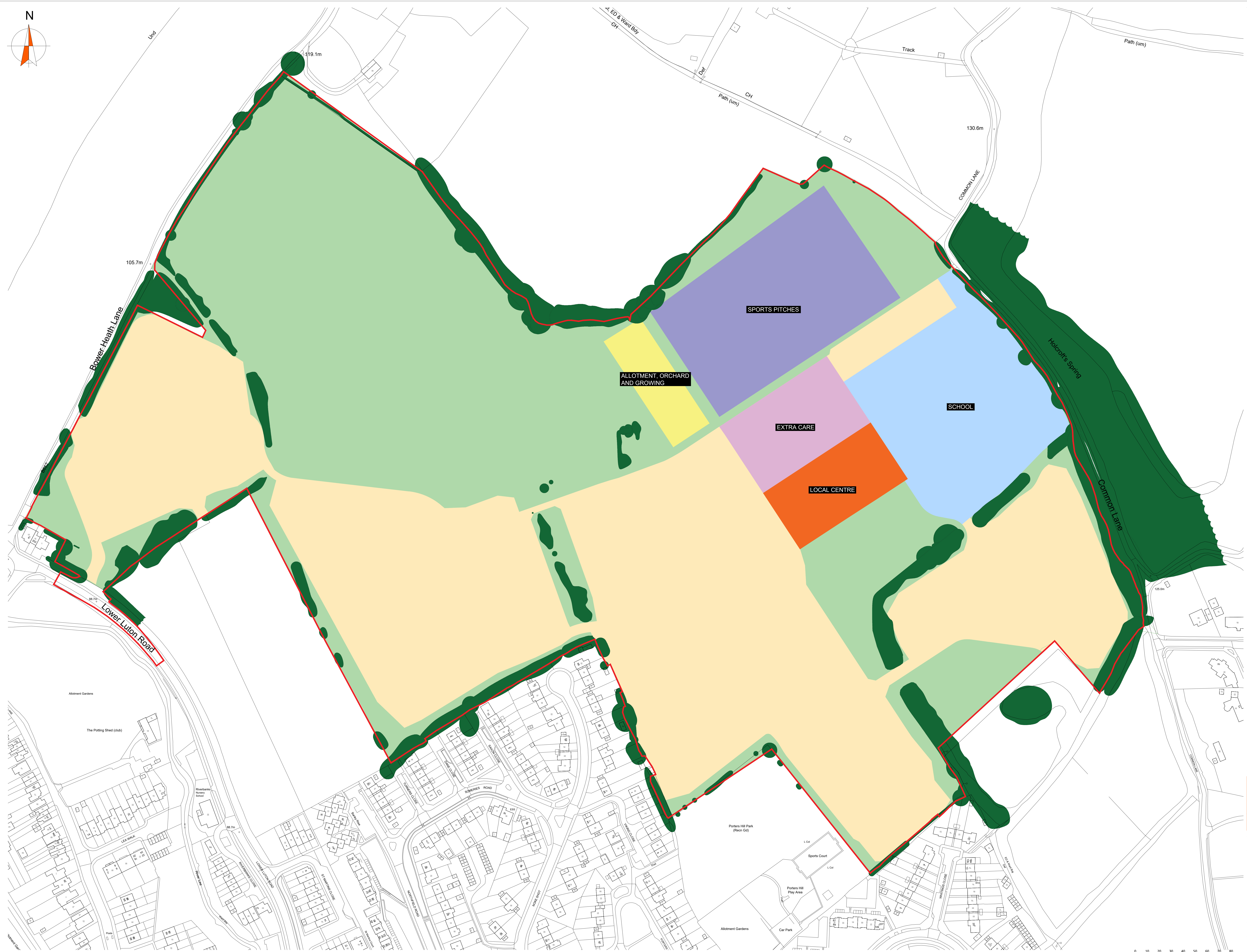


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all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.

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**

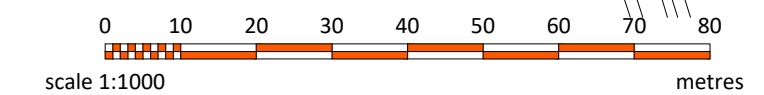
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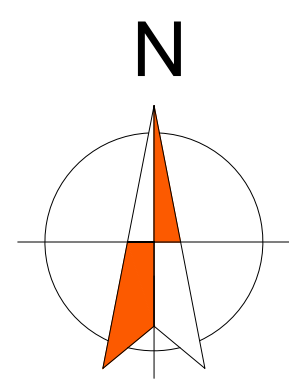
drawn: **SM** date: **13.11.2025**

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

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

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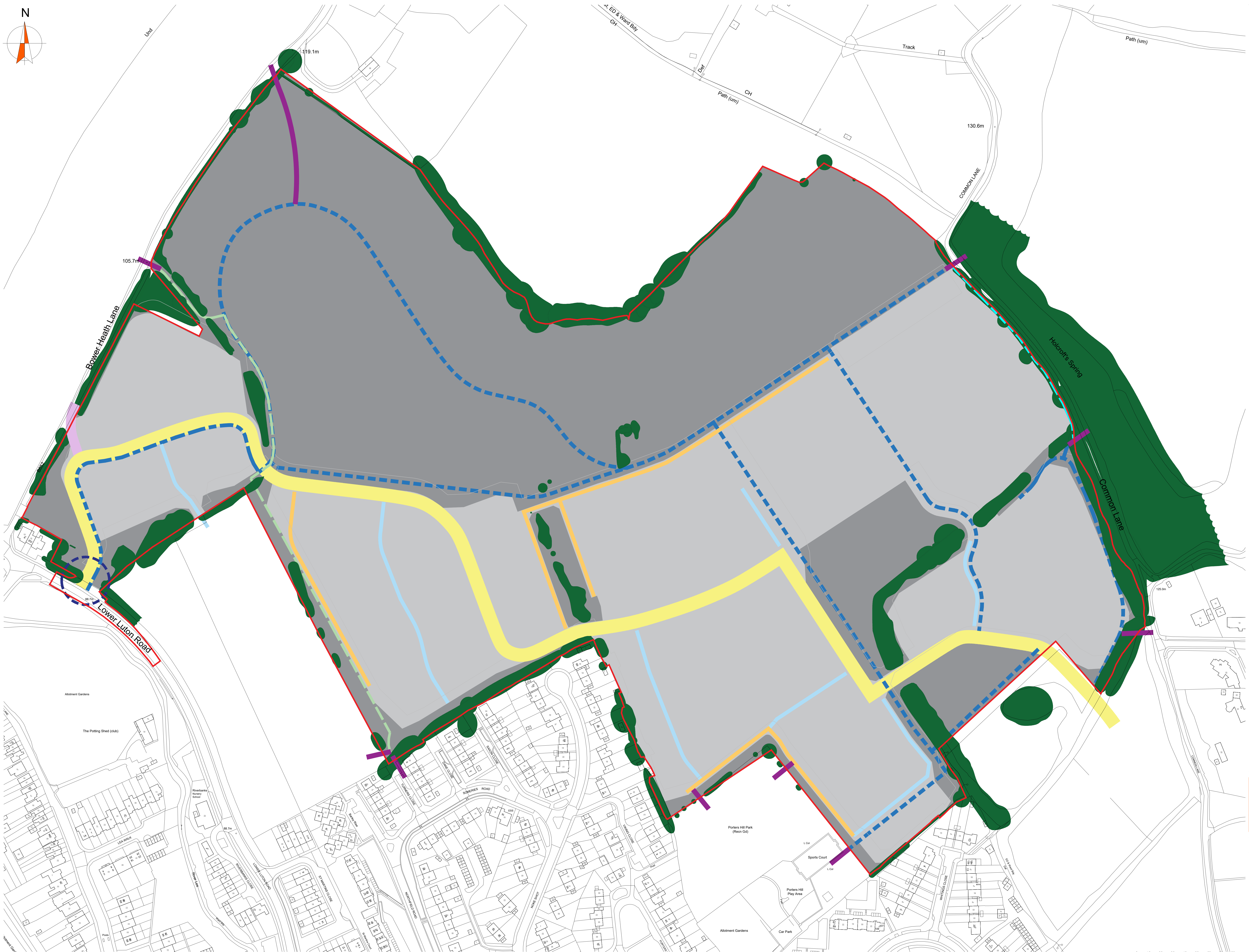


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all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.

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	18.02.2025	Red line updated	TKB	TKB
rev.	date	comment(s)	name	check



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

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

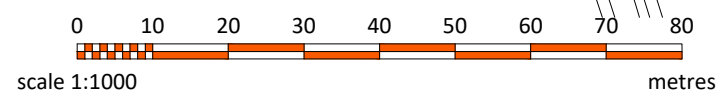
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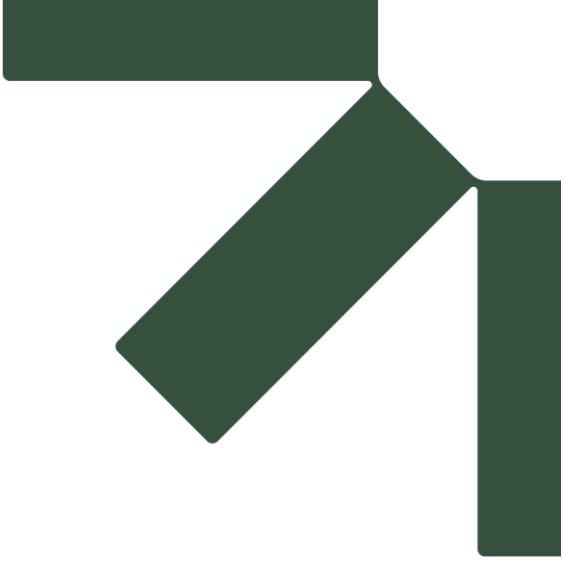
drawn: **SM** date: **13.11.2025**

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

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

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Appendix B Drawings

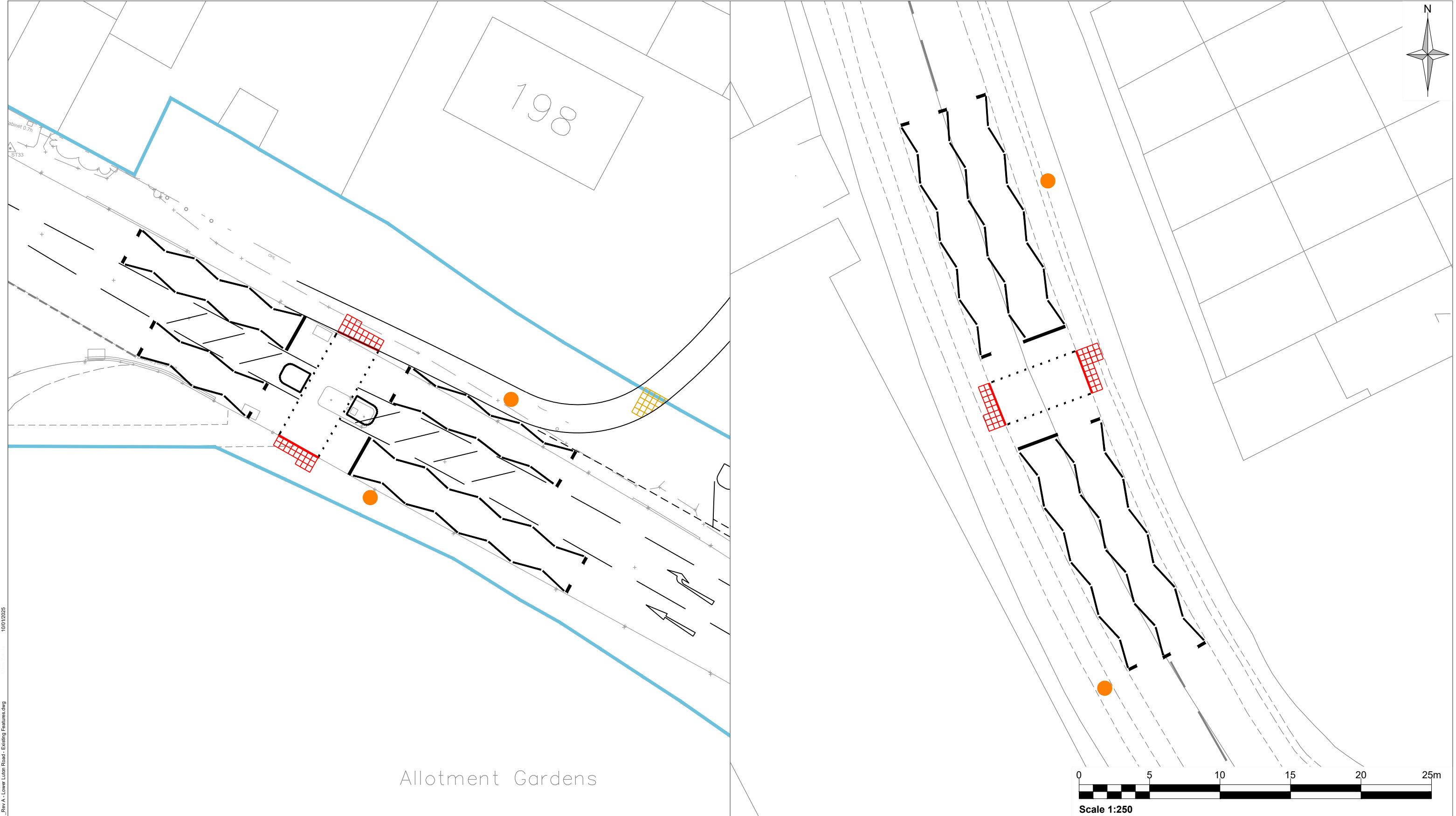
Transport Assessment

Land North East of Harpenden between Lower Luton Road, Bower Heath Lane and Common Lane

Crest Nicholson

SLR Project No.: 141499

24 February 2026



X:\Projects\140000\141499 - Lower Luton Rd Harpenden.sldrawings\141499_SK_11_RevA - Lower Luton Road - Existing Features.dwg 10/01/2025

				Client Crest Strategic Projects															
www.slrconsulting.com				Project Lower Luton Road, Harpenden															
Drawing Status & Suitability Code				Drawing Title Proposed Signalised Crossing															
Designed	Drawn MZ	Checked TD	Authorised																
Date	Date 09.01.2025	Date 09.01.2025	Date																
Drawing Number 141499_SK13			Rev.	Scale 1:250 @ A3		SLR Project No. 141499		Rev		Amendments		Date		By		Chk		Auth	

Notes:

1. Drawing based on OS

Legend:

- Proposed roadmarkings
- Existing BUS station
- Highway Boundary