

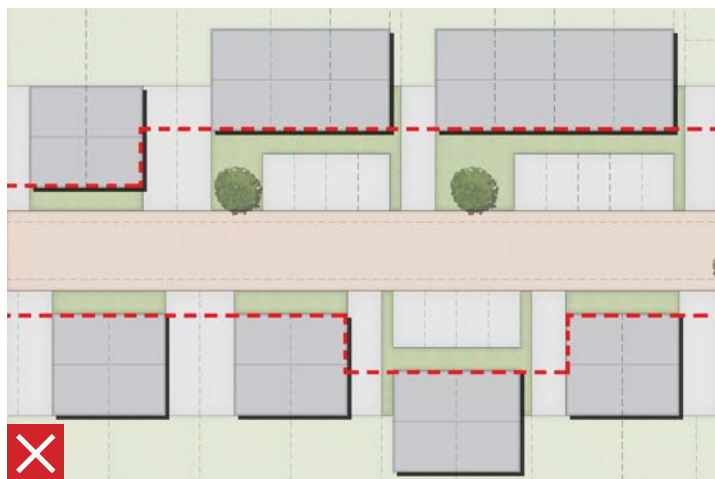
# 04.25 Good Practice - Building Lines

Building lines and building alignment can be both formal and informal depending on context, however the principle of establishing a common building line along streets and spaces using building positioning and alignment to create consistency must be established.

All diagrams are not extracts of Lower Luton Road, Harpenden. They are to be referred to for the purpose of illustrating the principles of good practice.



Building line which flows irrespective of parking typology



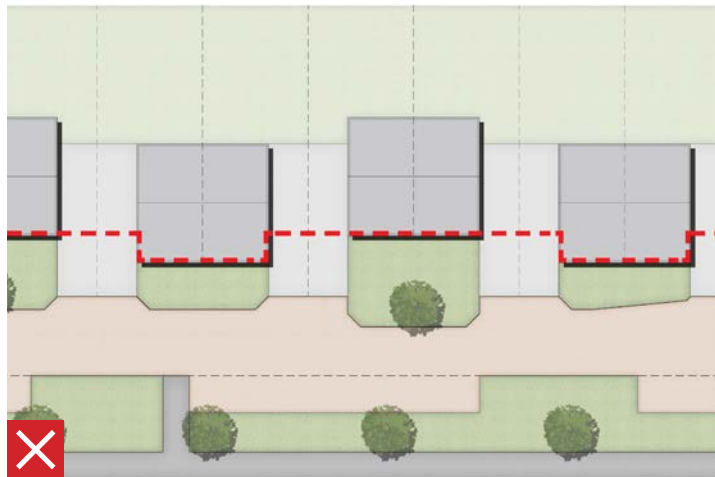
Blank gables interrupting line flow



Consistent building line



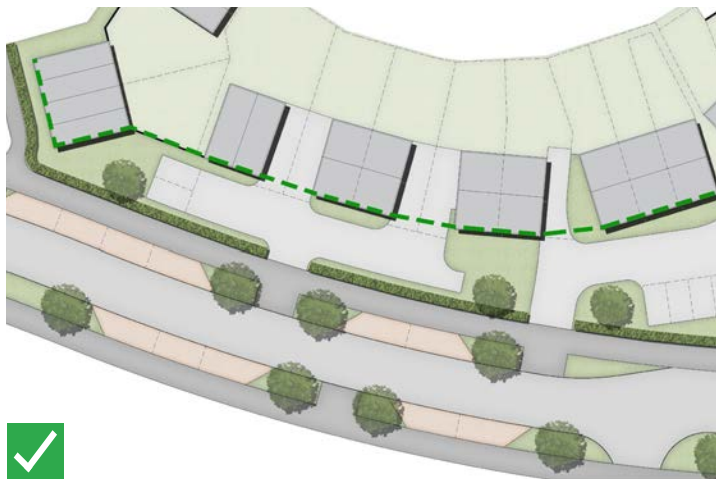
Consistent building line



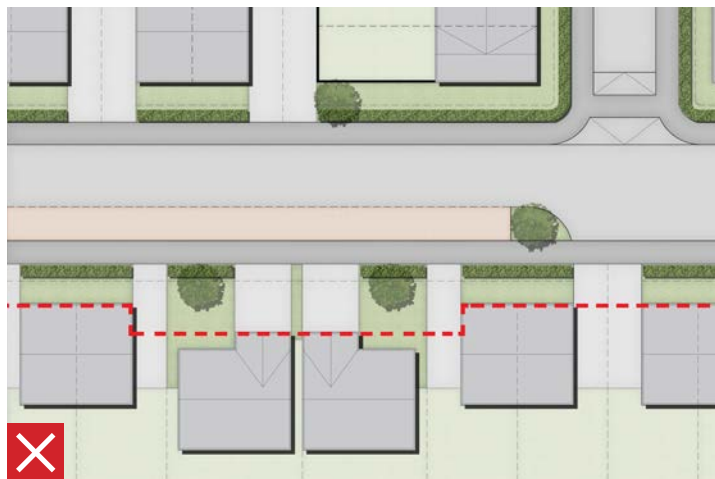
Blank gables interrupting line flow



Blank gables interrupting building line flow



Smooth building line which flows



Blank gables interrupting line flow

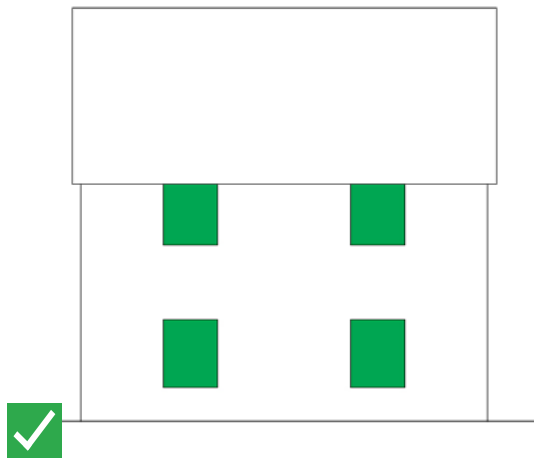


Building line interrupted to accommodate parking

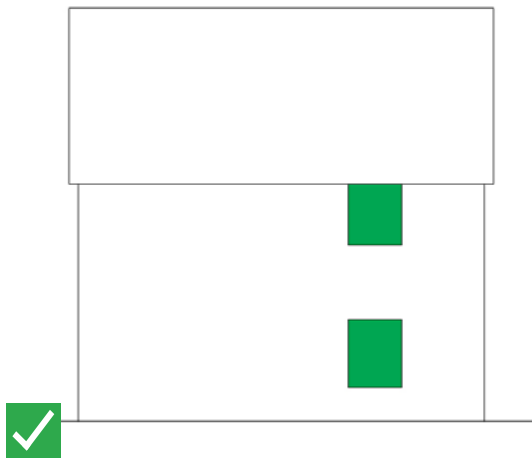
# 04.26 Good Practice - Corners

All corners must have a positive impact to the street and provide passive surveillance. Key corners (and vista stops) also provide an important role in creating a legible place and must be designed accordingly.

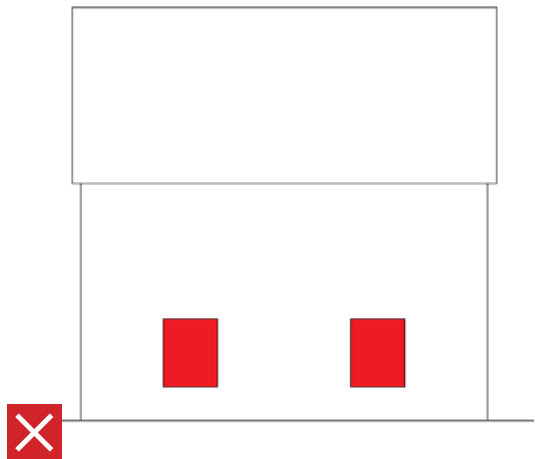
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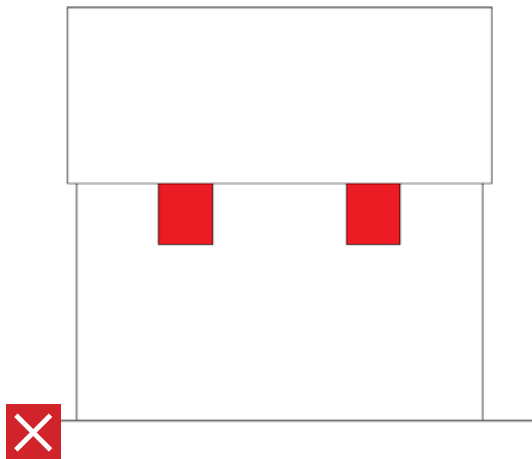
Windows to habitable rooms on ground and first floor overlooking public the realm.



Minimum number of windows to habitable rooms on ground and first floor overlooking public the realm.



Windows to only the ground floor is not an acceptable arrangement.



Windows to only the first floor is not an acceptable arrangement

- Acceptable corner window configuration
- Unacceptable corner window configuration



Corner buildings with 4 habitable windows



No windows to corner and street



Use of bay windows on key corner



Unbalanced elevation and overbearing mass



Main entrance door to side elevation

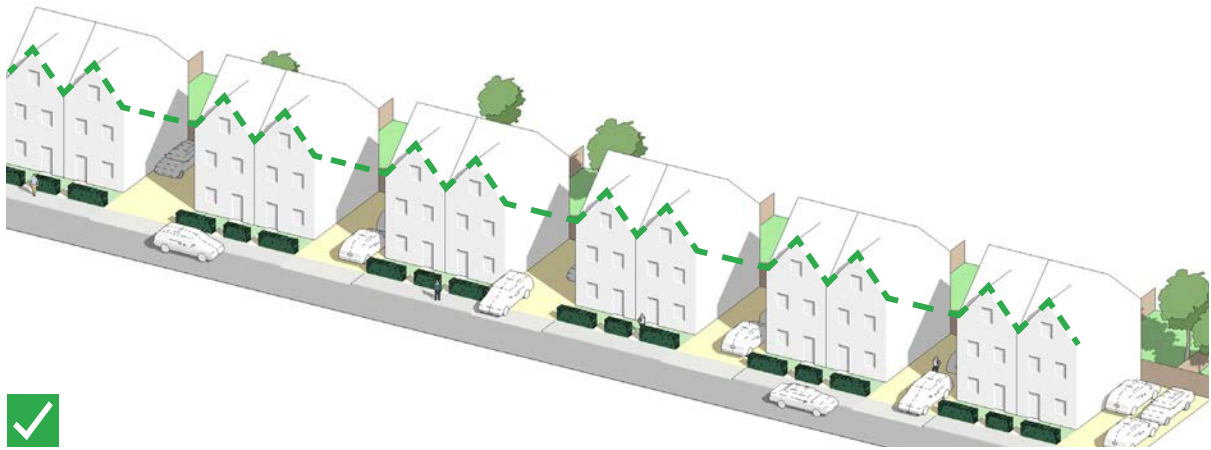


No windows to street or POS opposite

# 04.27 Good Practice - Roofscapes

Whilst the maximum building heights are set within the parameters, the execution of height using scale, massing and roofscape play an important part in defining the street scene. Height and roofscape variation should also be used to define key buildings, corners, enclose streets and spaces, define vistas stops and other way finding elements. Roofscape can also create distinctive design features, where applicable (gables fronting the street for example).

All diagrams are not extracts of Lower Luton Road, Harpenden. They are to be referred to for the purpose of illustrating the principles of good practice.



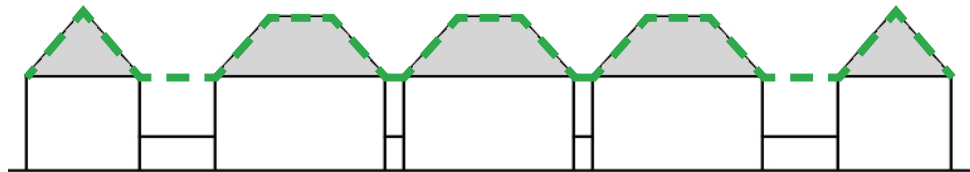
Consistent and regular ordered street



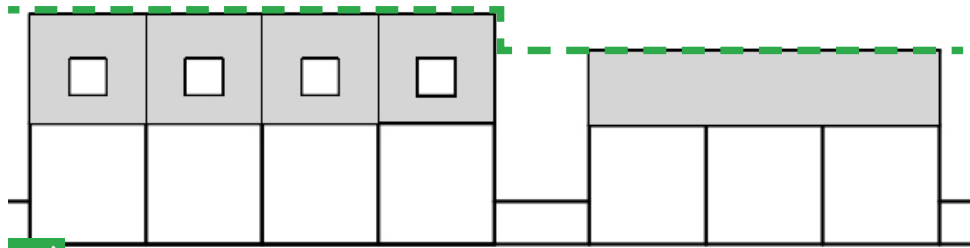
Well balanced and ordered street



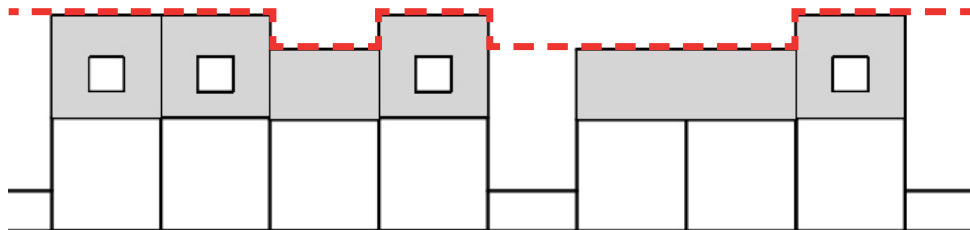
Random roof typologies and storey height create unbalanced streets



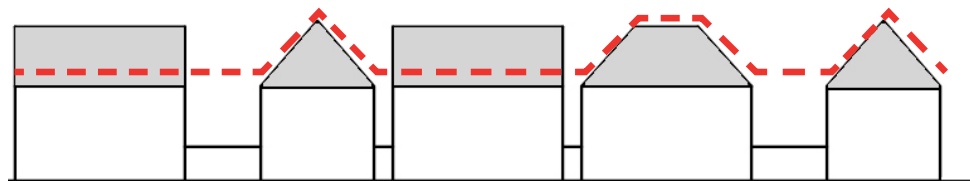
Consistent use of same roof typologies



Consolidated terraces with the same storey heights



Inappropriate mixing of storey heights



Random roof typologies create unbalanced streets

# 04.28 Crime Prevention Strategy

## Designing Out Crime

Secured by Design Principles have been incorporated throughout the masterplan development stages.

- **Natural Surveillance** through opportunities for informal observation and elimination of hidden non-overlooked areas of public space.
- **Territoriality** created by the impression that the area around buildings informally belongs to a particular user group.
- **Access Control** measures that create single and identifiable points of entry to the site or buildings.
- **Maintenance** and upkeep of a building an its environment reduces the likelihood of nuisance crime occurring, which can degrade the impression of an area leading to more serious offences.
- **Activity support** encourages occupation and use of open spaces and routes through the development by legitimate users increasing natural surveillance and deterring anti-social behaviour.
- **Target Hardening** incorporates security measures that reduce the likelihood of unauthorised access to site sites and buildings.

## Access and Movement

A clearly definied street pattern has been established in the masterplan based off the street principles.

Permeability is at an appropriate level to provide convenient movement for pedestrians and vehicles, without compromising security. Routes through the development are to the front of properties with good surveillance of the public realm.

Routes for pedestrians and cyclists are well integrated within the site and linked into the green infrastructure and wider infrastructure surrounding the site.

## Structure

The development consists of detached, semi-detached and terraced houses and bungalows. These are arranged into strongly defined perimeter blocks, with fronts facing on to the street, and private enclosed backs. This helps to create a clear distinction between public and private realms, and hinders unauthorised access to the rear of properties. All façades of dwellings which face a street will have windows at ground floor level, to animate the public realm as much as possible and ensure that all areas benefit from passive surveillance.

## Ownership

Throughout the development the identity of public and private space will be clearly defined. Ownership of external spaces will be delineated by clear boundaries and identifiable by differing characteristics. This will help ensure that responsibility for maintenance, and control of access to external spaces is clear and encourages residents to take ownership of their environment.

Private space to the front of properties will be delineated by an edging strip with defensible planting or railings, and changes of surface treatment. Rear gardens will be separated from the public realm by 1.8m high brick walls to be clearly defined.

## Physical Protection

All dwellings will comply with the requirements of Part Q of the Building Regulations, which require reasonable provision to resist unauthorised access. These requirements will be met by ensuring that easily accessible doors and windows are sufficiently robust, and fitted with suitable hardware, in accordance with Approved Document Q.

## Management and Maintenance

Landscaping and street furniture are maintained and repaired as necessary, helping to sustain an attractive, safe environment. Planting will require regular maintenance to create a tidy environment, and ensure that natural surveillance is not impeded. The public realm will be designed and constructed with longevity, robustness and ease of maintenance given due consideration, and where possible, plant species will be selected which require reduced upkeep.

## Surveillance of Public Realm

When the public realm is overlooked by properties, it increases surveillance and makes it a focal point. Dwellings are plotted with habitable rooms to ground floor on all elevations that front on to public realm. They shall address corners by incorporating windows or front doors to side elevations. Public footpaths shall be well lit and views shall not be impeded by dense planting.

## Boundary Treatments

A clear indication of front boundaries helps to deter crime by providing a clear distinction between the public and private realm. Frontage boundaries will be relatively low in height compared to side boundaries which require a more robust solution to secure the rear gardens. Front boundaries will be supplemented by defensive landscaping to separate pedestrians from the private environment of each dwelling and deter pedestrians from being able to view directly into a property.

## Parking

Cars will be predominantly parked within the dwelling curtilage. When a garage is provided within the curtilage it should be easily observed from the street and locating garages behind the building line helps to increase surveillance down the street. It is important that the car parking space is visible from a habitable room within the property, ideally adjacent to the plot, within small groups and within close proximity of the properties main entrance. Visitor parking is also situated so that it is easily observed from dwelling frontages.

## Defensible Landscape

Where footpaths run next to buildings or roads the path should be open to view. This does not prevent planting, but will influence the choice of species and the density of planting. Public footpaths should not run immediately next to doors and windows; therefore buffer zones should be created to separate a path from a building elevation. This is particularly important in areas with a known graffiti or anti-social behaviour problem where the use of defensive planting may be appropriate. It is important that the planting does not impede the ability for natural surveillance.

# 04.29 Energy Strategy - Statement

AES Sustainability Consultants' have proposed an energy statement which can be explored further. however the summary has been included below to what the document discusses.

Compliance: The development will meet national standards, particularly Building Regulations Part L 2021, exceeding the requirements of Part L 2013.

Energy Strategy: A 'Fabric First' approach will minimise energy demand, using air source heat pumps and efficient systems to meet heating and hot water needs.

Design Features: No on-site cooling, use of air source heat pumps, water efficiency measures (110 litres/person/day), and low-energy lighting throughout.

Policy Alignment: The project aligns with local, regional, and national policies, and aims to meet the Future Homes Standard by 2025-2026.

Sustainability Goals: The statement also addresses waste reduction and strategies to reduce embodied carbon in construction materials.

## Harpenden

### Crest Nicholson PLC

Energy Statement

AES Sustainability Consultants Ltd

10<sup>th</sup> July 2025



# 04.30 Utility Strategy

## 1. Overall Approach

- No gas supply — the site will be fully electric, using heat pumps for heating.
- Utilities are planned to serve up to 500 residential units, plus a primary school, care home, children’s home, local centre, and retail units.
- Future capacity has also been assumed for two extra parcels (170 units each) potentially accessed via the site.

## 2. Existing Utilities & Diversions

- Several existing assets cross the proposed site access on Lower Luton Road — including foul drainage rising main, gas main, LV electricity cables, and telecoms cables.
- Surveys have been done; budget diversion costs received from each utility provider.
- Cellnex telecoms mast in the site’s centre will need relocation.

## 3. New Supplies

- Surface & foul drainage: To follow the JPP Drainage Strategy; connections to existing foul sewer networks nearby.
- Potable water: Affinity Water will connect from an existing 12” main in Lower Luton Road.
- Electricity: UKPN to connect to the HV network on Hyde View Road.
- Telecoms: Fibre connection assumed via Openreach on Lower Luton Road.
- Electricity loadings calculated using INA Low Voltage Design Policy — total estimated residential demand: ~2,343.5 kVA; non-residential estimated at 1,200 kVA.

## 4. Implementation Notes

- PAS 128 survey completed; trial holes planned to confirm exact locations and conditions.
- Ongoing liaison with utility companies to confirm points of connection (PoCs) and final costs.
- All costings currently budget estimates pending detailed design and confirmation.

Further information can be found within the utility statement.



## Utility Statement

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

Infinitely better



Utility Feasibility, Design & Planning



Travel Plans



Employment & Skills Plans



Adoption Coordination







# 05.01 Summary

This illustrative masterplan is the culmination of an iterative design-led process informed by contextual and technical studies and extensive consultation, to demonstrate how our lives translate into placemaking objectives. The development framework and spatial arrangement is structure by important physical and social infrastructure to bring people into close contact with their built and natural environment to make this a create place for life.

The mixed use and residential development will integrate with the existing surrounding infrastructure with good pedestrian, cycle, vehicular and public transport links. it has distinctive character inspired by its existing topographical features and blue and green infrastructure providing strong legible links with well defined public-private spaces, streets and parks. the primacy of non-vehicular modes of transport integrated with the greenway infrastructure promotes healthy activity and social interaction in everyday lives, encourages low vehicle speeds and allows streets to function as social places.

The design offers a sensitive and appropriate response to the challenges of the level terrain to creatively develop a network of green/blue street that embed the technical drainage function into an attractive landscape focused public realm network. It respects the challenges and opportunities that this unique site presents, ultimately providing an exemplary sustainable development whilst complimenting the existing community and supporting the local economy and services.

The client and consultant team has worked closely with St Albans City Council and wider stakeholders, to ensure the vision for a leisure-led masterplan, shaped by sustainable design concepts, retention of arboricultural and ecological features, careful integration of extensive mixed uses, structure of street hierarchy and public realm is of the highest quality, whilst also ensuring full technical deliverability.

The proposal carefully considers how to integrate sustainable transportation, active mobility, and functional needs of both the resident and users of mixed uses on the site, so both are in harmony.

This has ensured best practice is in balance with urban design, architectural and landscape strategies, such that placemaking and community building is at the forefront of the masterplanning process.

The approach to Public Open Space provision and placement, follows a clear hierarchy and provides a wealth of landscape typologies to position amongst a safe and environmentally rich network of places and space. The design attaches to, and extends existing open spaces, providing enhancement for existing residents of adjacent neighbourhoods and setting the scene for an integrated, healthy community from the outset. These open spaces incorporate an extensive network of pedestrian & cycle routes for commuting and active leisure, helping to ensure that the promotion of healthy lifestyles is embedded as the cultural expectation of such a unique development.

The allocation of this site, the land north east of Harpenden, for residential and mixed use as an urban extension to the city, has informed how this masterplan complies with the objectives of the local plan.

The illustrative masterplan demonstrates how a residential development of up to 500 new homes can be accommodated, ad is therefore achievable, on land that is available, with a mix of development typologies.

This proposition has a vision to create a legacy we are all proud of, but also one that delivers committed investment directly into Harpenden's community. This aspirational development,

This is a truly aspirational development, based on a model that is unique in the UK, but is undoubtedly influencing the direction of future developments at scale that are economically active, environmentally positive, and socially valued.

Life - Space - Form - Place







people-focused places

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