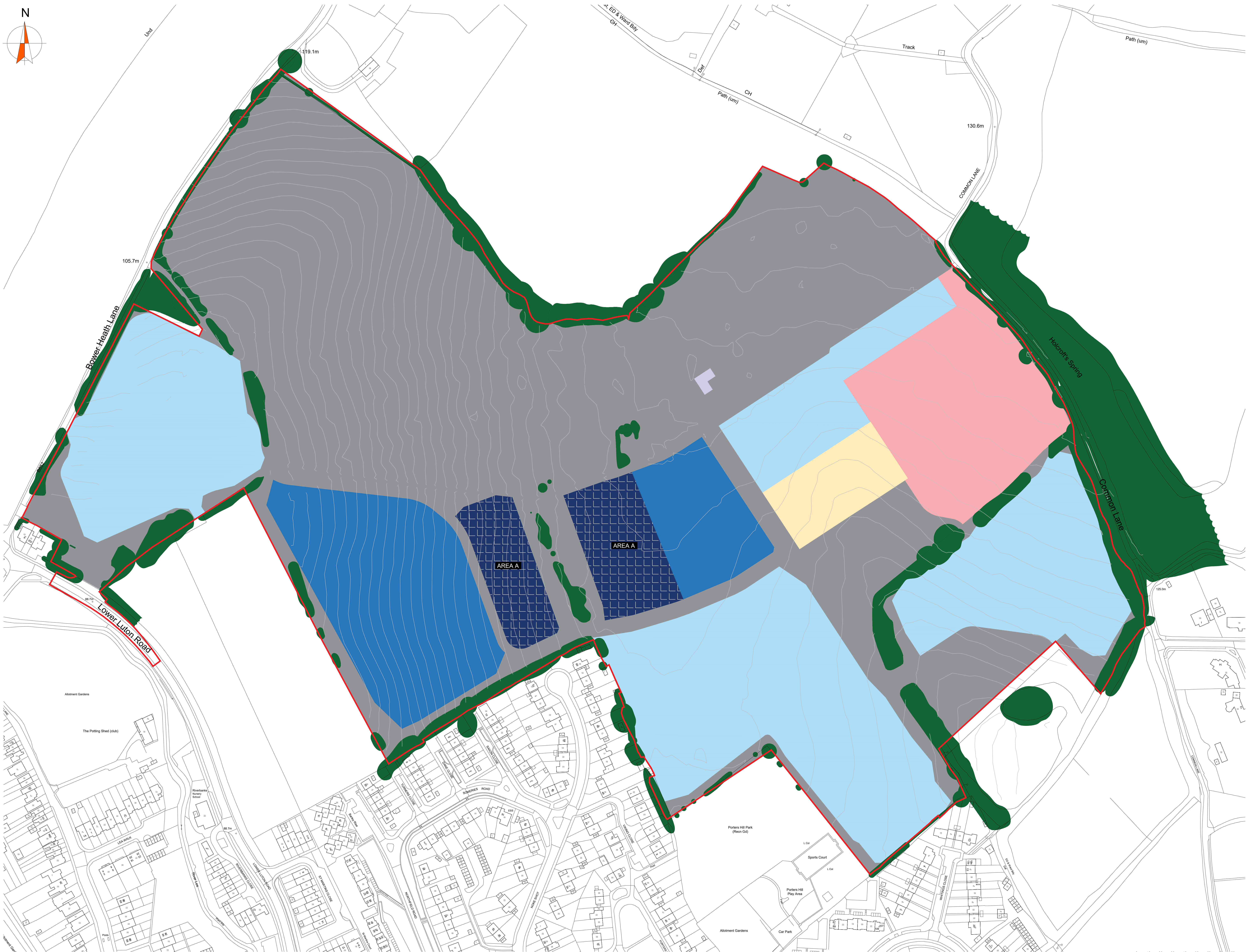
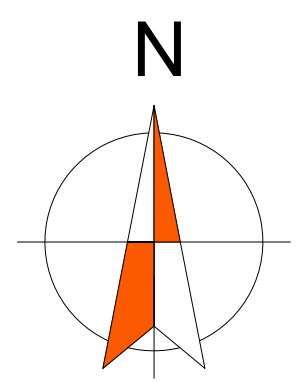




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all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.

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
- 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**

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