

Welcome to the Two Waters Masterplan Public Exhibition. Dacorum Borough Council commissioned architecture practice BDP to prepare a masterplan for Two Waters. The masterplan will provide an overarching framework to guide the future development of Two Waters.

This exhibition presents initial ideas for the masterplan vision, objectives and site wide principles, and aims to gather feedback to inform the development of the masterplan.

DBC is aiming to approve the Two Waters Masterplan early in 2017 as a Planning Statement and following a review of the Council's Local Plan, adopt the masterplan as a Supplementary Planning Document. Once approved the masterplan will provide strategic and site specific principles to guide the design of future development and identify focused improvements for the area as a result of any local development.

BACKGROUND

- Planning policy requires the Council to significantly increase the delivery of housing in the borough. One of the ways the Council is aiming to meet housing targets is through the redevelopment of key sites within Two Waters.
- Two Waters has been subject to growing developer interest. Without a masterplan, Two Waters is at risk of developing in a piecemeal fashion, where sites maximise development and fail to contribute positively to the wider area.
- A significant amount of work has already been undertaken to understand how Two Waters functions, identify development opportunities, and outline a vision for the area. This has included:
 - The Two Waters Strategic Framework (November, 2015)
 - The Hemel Hempstead Station Gateway Feasibility Study (December, 2010)
 - Two Waters Open Space Feasibility Study (October, 2010)
- The Two Waters Strategic Framework identifies opportunities and a vision for development, in addition to high level principles to guide development across the study area as a whole.
- The Two Waters Masterplan now seeks to build on the Framework in consultation with the local community to develop detailed guidance on the form of development.



Box Moor Common



Two Waters Road



HOW TO GET INVOLVED

The initial round of consultation is now open from the 4th November to the 18th November 2016.

Please review the boards, in hard copy or alternatively online via www.dacorum.gov.uk/consultation, and fill in a questionnaire to let us know your thoughts. Please return all questionnaires via email to: regeneration@dacorum.gov.uk or post to the address below:

The Regeneration Team, Dacorum Borough Council, Civic Centre, Hemel Hempstead, Hertfordshire, HP1 1HH

KEY SITE CHARACTERISTICS:

- Located to the south of Hemel Hempstead, situated between the stations of Hemel Hempstead and Apsley, Two Waters covers an area of approximately 145 hectares.
- The site is bounded by the railway mainline from Euston to the Midlands to the south; Hemel Hempstead Station in the west; the north side of the moors to the north west; Lawn Lane and Belswains Lane to the west; and Apsley Station to the south east.
- A varied mix of land uses throughout the site, including: residential, light industrial, retail, office and community uses, together with large open recreational space and working farmland in the centre.
- High quality open space paired with a mix of architectural styles, industrial and retail uses, plays an important role in defining the area's character.
- Network of open green spaces and waterways, including the Grand Union Canal the River Gade and the River Bulbourne, which create a distinct sense of place and support ecology.



Fishing lake in the Apsley Triangle



Avenue of trees on Station Moor



River Gade at Heath Park



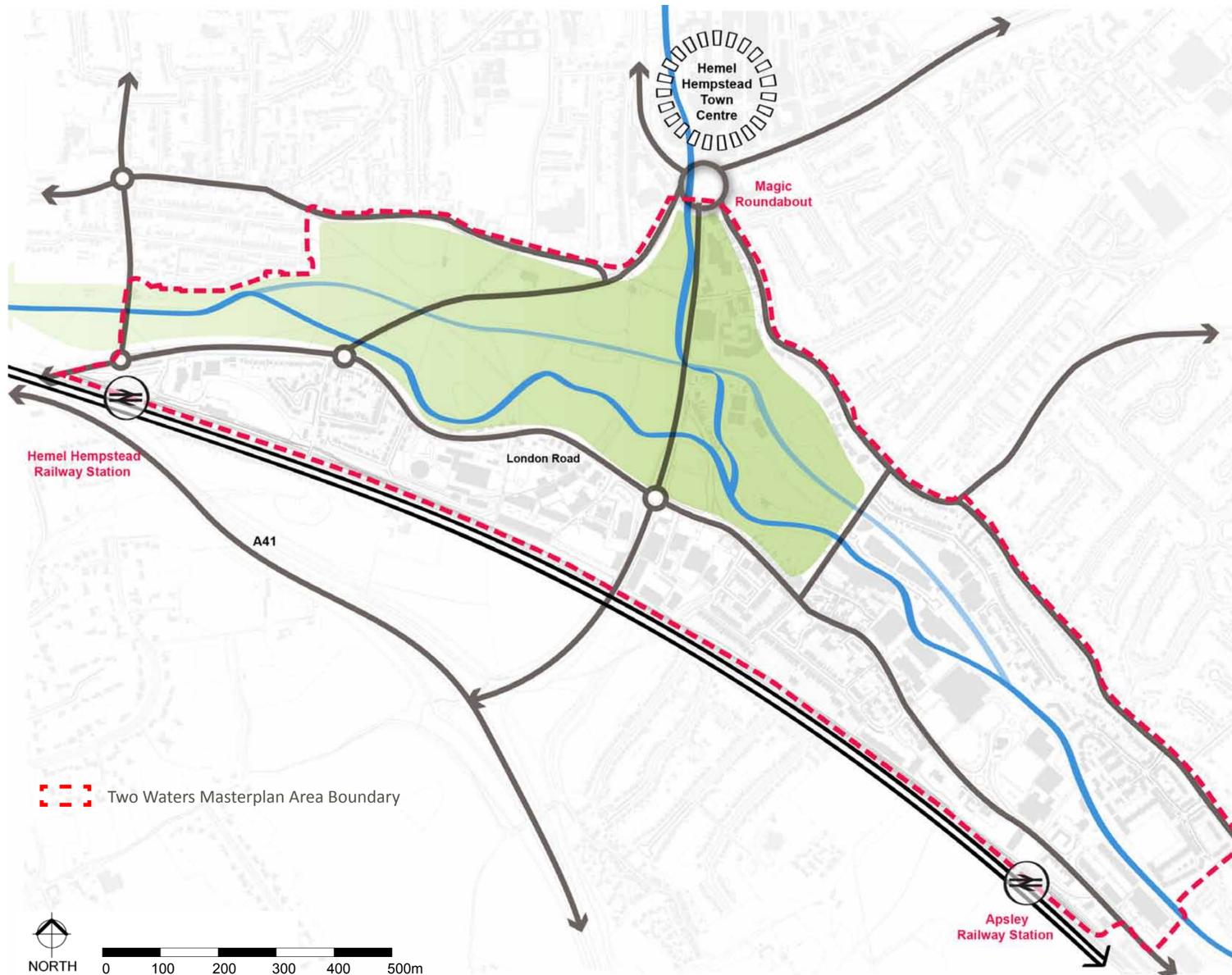
Hemel Hempstead Train Station



Plough Roundabout Car Wash



Kodak Tower, Plough Roundabout



Horses by the River Bulbourne Station Moor



Lock 64 on the Grand Union Canal, south of Heath Park



Playground off Durrants Hill Road



B&Q on Box Moor Wharf and the canal



Two Waters Road relationship to the River Gade



National Grid Site



London Road towards Apsley Station Local Centre



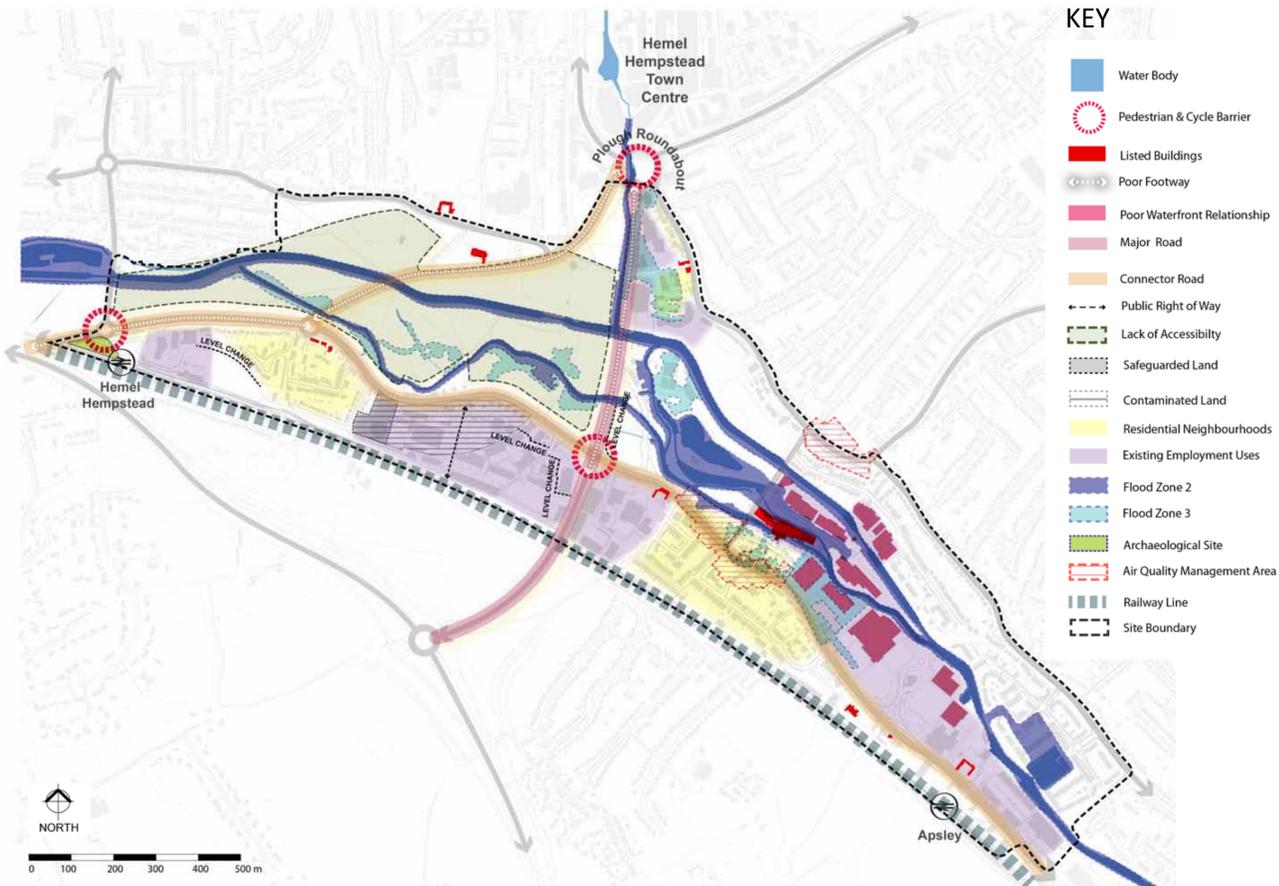
London Road and Station Road Junction

It is important that the Two Waters Masterplan is based on a comprehensive understanding of the constraints and opportunities facing Two Waters. This ensures future development within the study area improves those aspects of Two Waters, which are not working well.

This board summarises the most significant constraints and opportunities facing Two Waters.

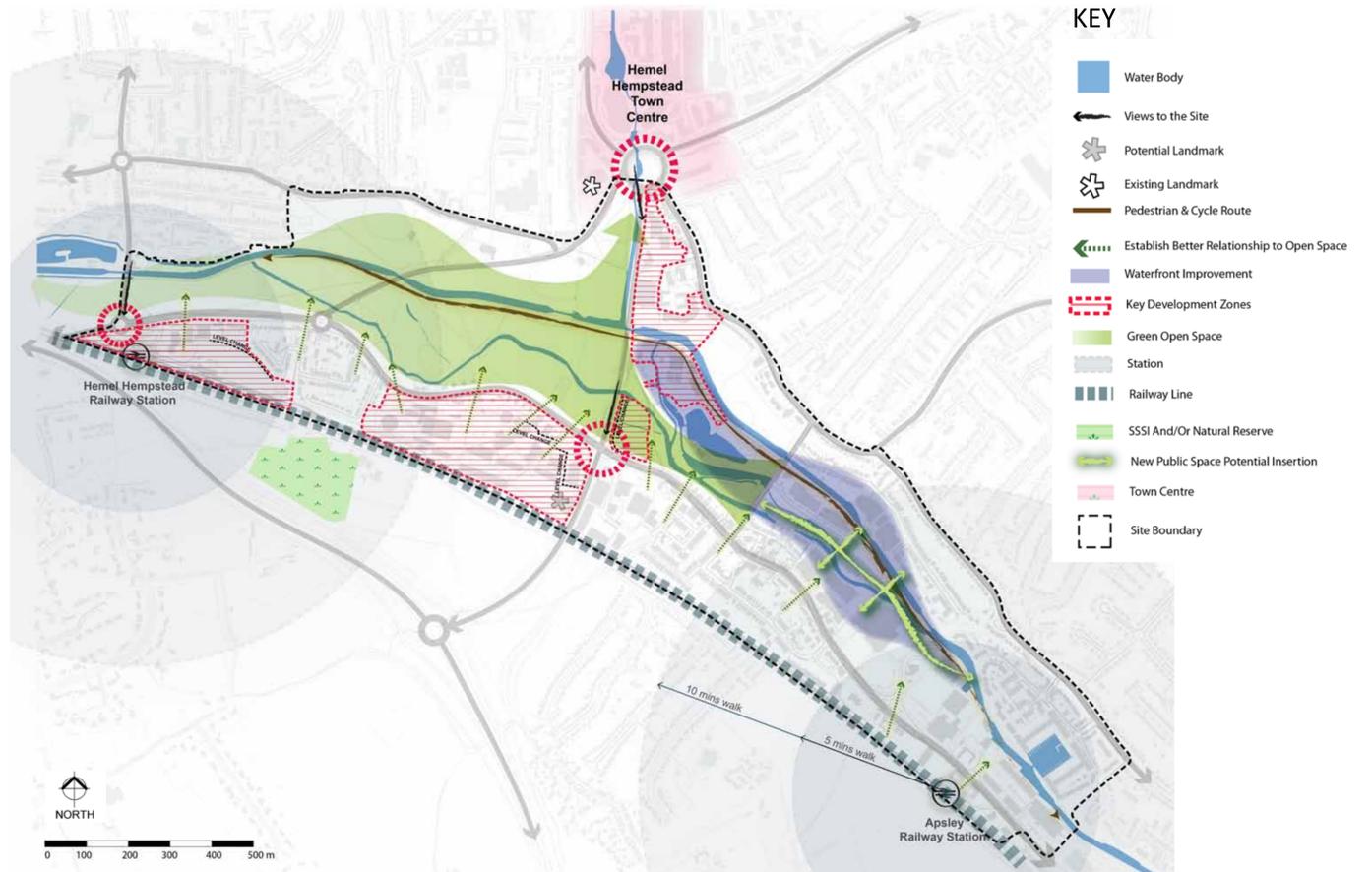
Do you agree or disagree with the constraints and opportunities below or have any suggestions as to what they should include?

CONSTRAINTS



- Barriers, such as roads, which limit pedestrian and cycle movement and connections to the town centre.
- Car dominated environment, with congestion observed during peak hours.
- Large employment and retail plots fronting London Road and Two Waters Road, which do not front onto the street and limit activity.
- Multiple land ownerships within key development sites create difficulties in bringing forward comprehensive development schemes.
- Mix of potentially conflicting land uses create issues such as noise and access.
- Mixed building types, ranging from big box retail to grade II* listed late 15th Century residential houses.
- Lack of accessibility to the Box Moor and canal towpaths.
- Poor relationship between buildings and open spaces and waterways.
- Areas within the site located in Flood Zones 2 and 3.
- Noise and air pollution caused by vehicular traffic and the railway lines.
- Existing utilities infrastructure and contamination in parts of the study area, specifically to the south of London Road will negatively impact the viability of development.
- Topography of land rising in the south, creates restrictions on the layout of development and potential for development to appear over dominate in views.
- Hemel Hempstead and Apsley rail stations are poorly connected to local services and facilities.
- Air Quality Management Areas indicate localised areas of poor air quality.

OPPORTUNITIES



- Strong transport connectivity, creates significant opportunities for sustainable mixed use development.
- Large amount of developable land located at key development sites.
- Close proximity to Hemel Hempstead town centre and the wide range of services and facilities on offer.
- Waterways provide an opportunity for walking and cycling routes alongside the water, and also good opportunity for creating a high quality waterfront environment.
- High quality open green space creates a valuable natural resource for recreation and an opportunity to connect to new open spaces delivered through development.
- An opportunity for London Road to be re-imaged and developed as an attractive street high quality street.
- The three gateways into the area (east, west and north) could be enhanced with different characters, to create a distinctive identity for each one and improve ease of movement.
- Opportunity to improve station facilities including car parking.
- Opportunity to use level differences to create lower ground levels for parking.
- Opportunity to improve sustainable travel, including pedestrian, cycling, car sharing and public transport.

Ideas for the vision and objectives of the masterplan have drawn on the Two Waters Strategic Framework and have been refined in response to further analysis and stakeholder consultation.

VISION

The proposed vision sets out the overarching aspiration for the future of Two Waters:

“Two Waters will become home to thriving well connected sustainable neighbourhoods, integrated with high quality accessible open space, rivers and Grand Union Canal. A clear movement network will enhance connectivity through the space and from key movement gateways such as the stations and A41 to key focal points including the town centre and Maylands Business Park. New high quality development will take account of existing context, and enhance and respect surrounding neighbourhoods.”

Do you agree or disagree with the vision and objectives below or have any suggestions as to what they should include?

OBJECTIVES

The proposed objectives have been developed to respond to the site constraints and opportunities, achieve the vision and shape development principles:

1 Provide a Sustainable Mix of Land Uses

Increase and diversify housing development, whilst ensuring existing viable land uses are safeguarded and a sustainable mix of employment, retail, service and community opportunities are provided to cater for an increased population and reduce the need to travel.

2 Complement Neighbouring Centres

Development of Two Waters needs to complement the roles of neighbouring centres in terms of its retail, commercial and housing offer, including Hemel Hempstead town centre, Felten, Apsley, Boxmoor, Bennets End and Corner Hall.

3 Respect the Identity of Two Waters' Character Areas

Two Waters benefits from a distinctive and unique mix of architectural styles and characters. New development should respect and complement the existing mix, scale and design; and reinforce Two Waters' identity.

4 Open up and Enhance a Network of Natural Assets

New development needs to encourage the use of Two Waters' green open space and water ways by improving the quality of and access to the moors, the rivers and the Grand Union Canal, whilst respecting their ecological and agricultural roles and responding to issues of flood risk.

5 Enhance and Better Reveal Two Waters' Heritage and Landmarks

Two Waters benefits from a number of nationally and locally listed heritage assets, and landmarks, including buildings in the Corner Hall neighbourhood. These assets should be better revealed and treated sensitively, to contribute to Two Waters' sense of place.

6 Ensure a Deliverable Masterplan

Encourage viable and deliverable development with an appropriate mix of land uses, which avoids adverse impacts on the local transport networks.

7 Create and Connect Destinations

Develop a clear and legible sustainable movement network, which prioritises sustainable modes of travel, enhances the public realm and connects and creates new attractions.

8 Ensure Existing and New Development Work Together

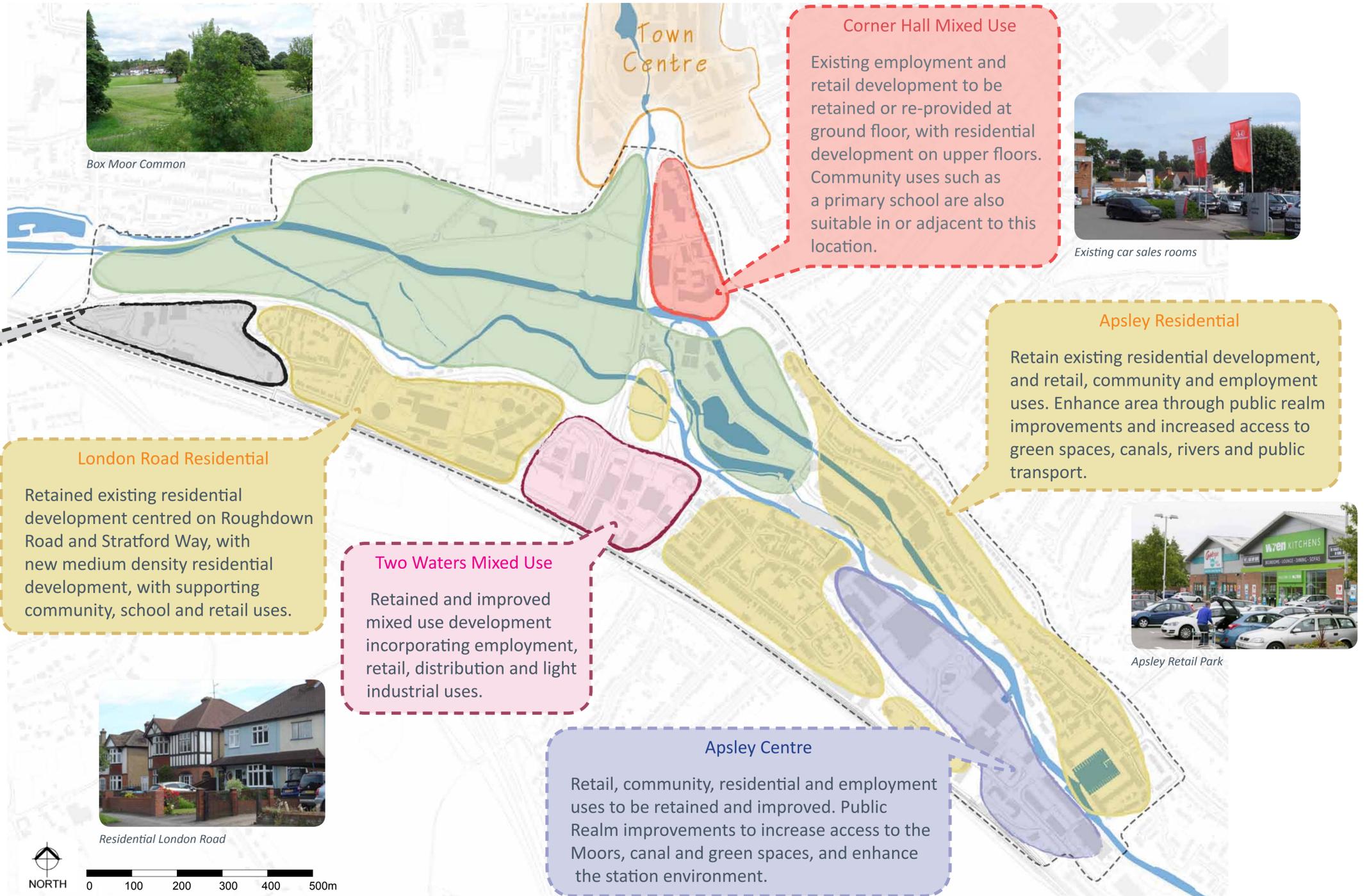
Guide the development of individual development sites to integrate with existing and proposed development, and contribute to site wide improvements such as roads and schools.



This board sets out the initial ideas for the broad distribution of land uses across Two Waters.

Do you agree or disagree with the principles below or have any suggestions as to what they should include?

- **Mixed Uses** - deliver mixed use development across Two Waters, which includes residential, office, employment, retail, school and community uses, whilst safeguarding or relocating existing viable land uses.
- **Accessibility** – focus active uses such as retail, business, leisure and community uses where they are most accessible.
- **Commercial Offer** – differentiate Two Waters' commercial offer to complement that of the Hemel Hempstead town centre and other local centres.



This board sets out the initial ideas for the site wide design principles.

Do you agree or disagree with the principles below or have any suggestions as to what they should include?

Gateways

Gateways should be highlighted specifically at the Plough Roundabout, Hemel Hempstead Station, Apsley Station and the A4251/A414 crossroads.

Waterside Development

Development located adjacent to the canals and rivers should open up to the waterways to create a high quality sense of place and amenity.

Topography

Development should carefully consider and benefit from the varied topography across the study area, this includes using changes in levels to accommodate building height, and avoid over dominate forms of development.

Mixed Architectural Style

Future development should create visual interest through a mix of architectural styles, including existing character and contemporary design.

Enhance London Road

Reduce the dominance of cars on London Road through an enhanced public realm and development, which provides active frontages and benefits from the adjacency to the Moors.

Building Heights

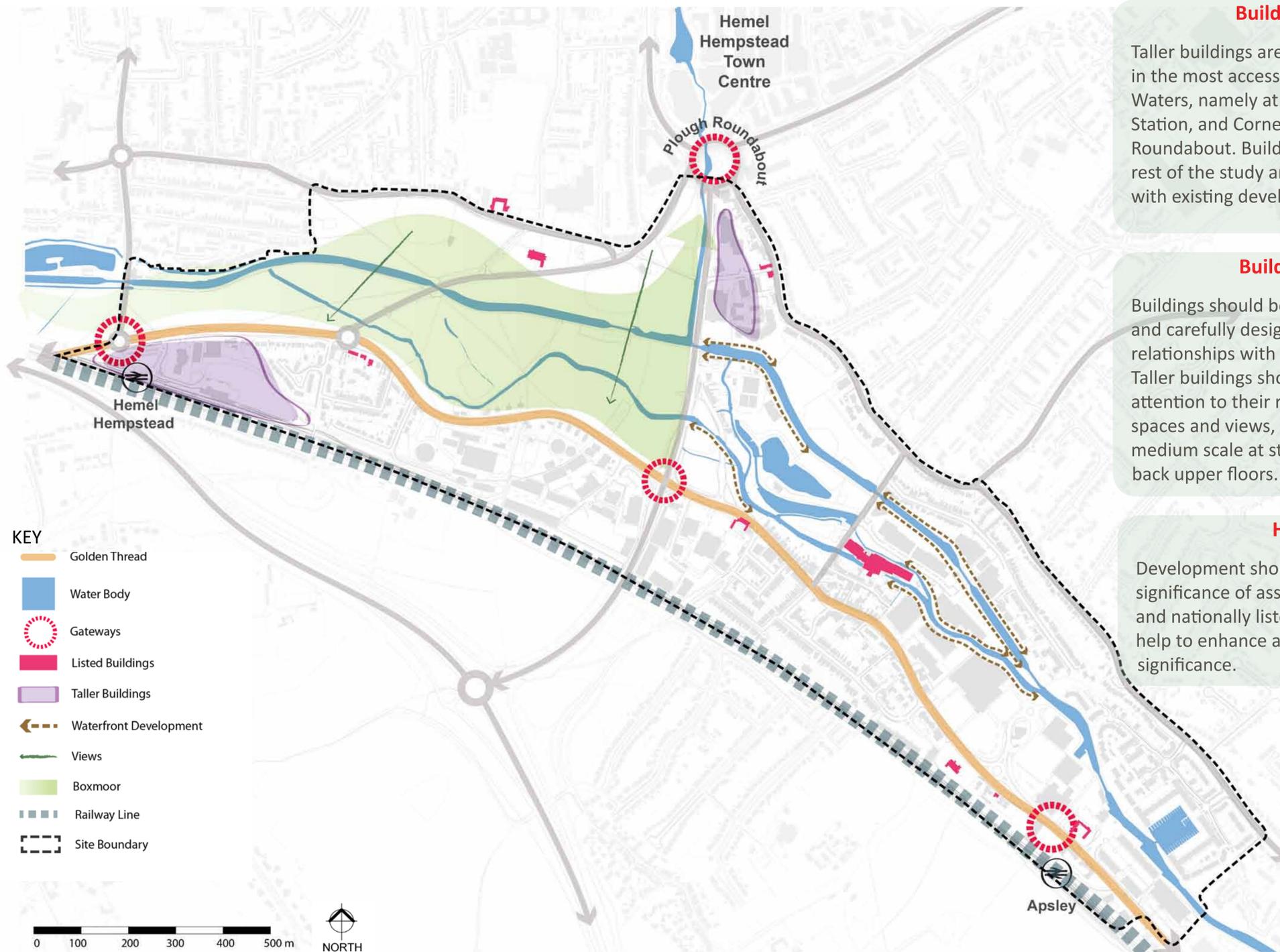
Taller buildings are most appropriate in the most accessible locations in Two Waters, namely at Hemel Hempstead Station, and Corner Hall fronting the Plough Roundabout. Building heights across the rest of the study area should be in keeping with existing development.

Building Design

Buildings should be of the highest quality and carefully designed to form appropriate relationships with existing development. Taller buildings should pay particular attention to their relationship with open spaces and views, and retain a low to medium scale at street level by stepping back upper floors.

Heritage

Development should respect the heritage significance of assets, including locally and nationally listed buildings, and help to enhance and better reveal their significance.



Two Waters Masterplan - Open Space & Sustainability Principles

This board sets out the initial ideas for the site wide open space and sustainability principles.

Do you agree or disagree with the principles below or have any suggestions as to what they should include?

Box Moor

Development should actively encourage the use of and sensitively improve access to the moors as the heart of Two Waters. Green links should connect Box Moor to future and existing development, whilst being sensitive to the various roles of the moors as an amenity space, leisure space, and working farmland.

Network of Green and Blue Spaces

Create and connect a series of green open spaces, supported by high quality public realm, which is human in scale and relate well to their context. These spaces should also increase access to blue infrastructure by improving towpaths and providing activities and open spaces to enjoy along the two rivers and canal.

Ecology

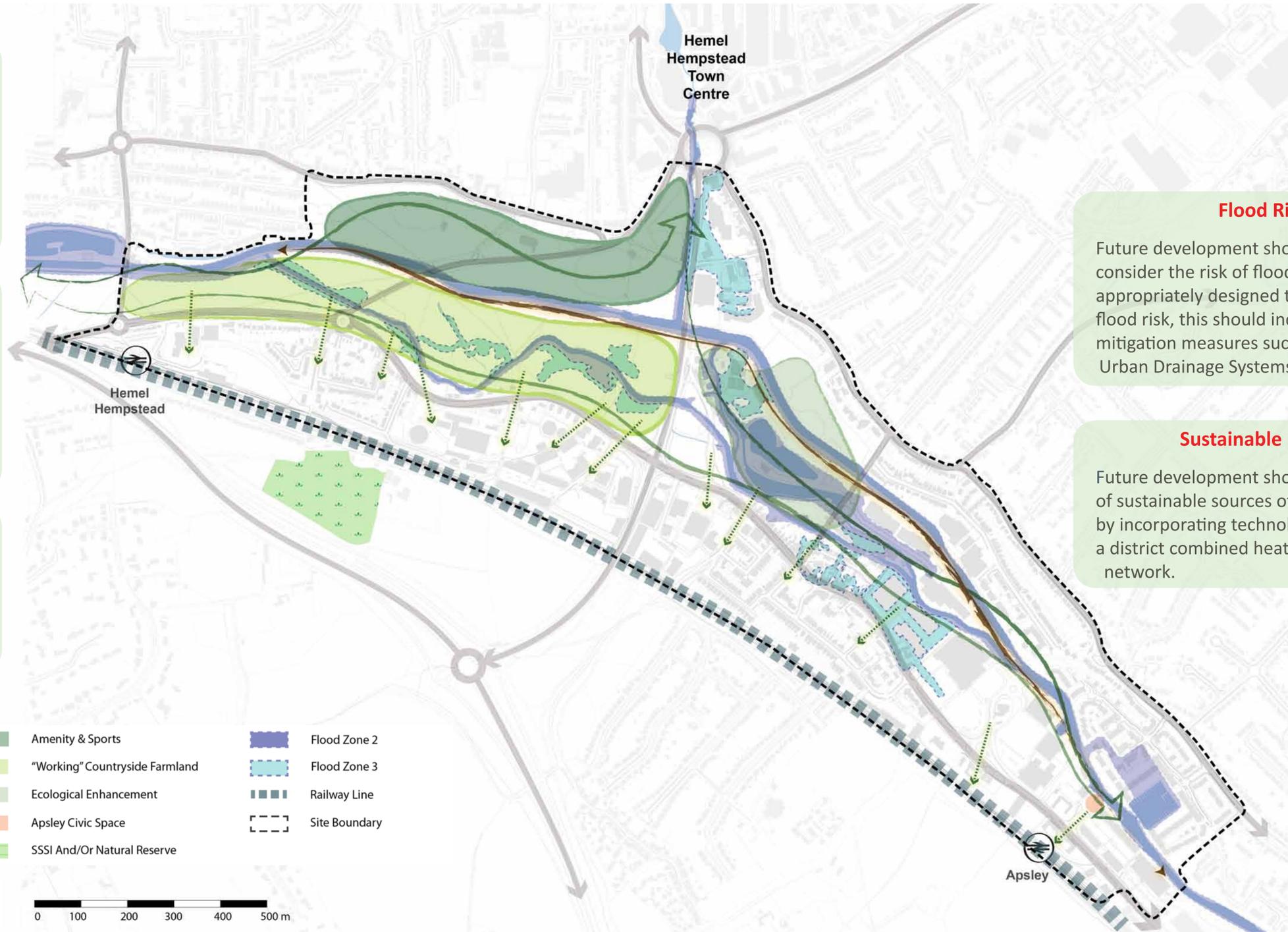
Enhance green and blue infrastructure through a net increase in trees and planting. There is a significant opportunity to provide ecological enhancements to the east of Two Waters Road and north of London Road.

Flood Risk

Future development should carefully consider the risk of flooding, and be appropriately designed to reduce flood risk, this should include suitable mitigation measures such as Sustainable Urban Drainage Systems.

Sustainable Energy

Future development should ensure use of sustainable sources of heat and energy by incorporating technologies such as a district combined heat and power network.



KEY

- | | | | | | |
|--|------------------------|--|--------------------------------|--|---------------|
| | Water Body | | Amenity & Sports | | Flood Zone 2 |
| | Green Spaces | | "Working" Countryside Farmland | | Flood Zone 3 |
| | Open Space Enhancement | | Ecological Enhancement | | Railway Line |
| | Pathway Improvement | | Apsley Civic Space | | Site Boundary |
| | | | SSSI And/Or Natural Reserve | | |



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This board sets out the initial ideas for the site wide transport and movement principles.

Do you agree or disagree with the principles below or have any suggestions as to what they should include?

Sustainable Transport Network

Future development should provide localised improvements to the highways network and reduce the use of single occupancy vehicles through encouraging car sharing and the use of public transport, cycling and walking.

Public Transport

Deliver an effective public transport priority route between Hemel Hempstead Station, the town centre and Maylands.

Travel Plan

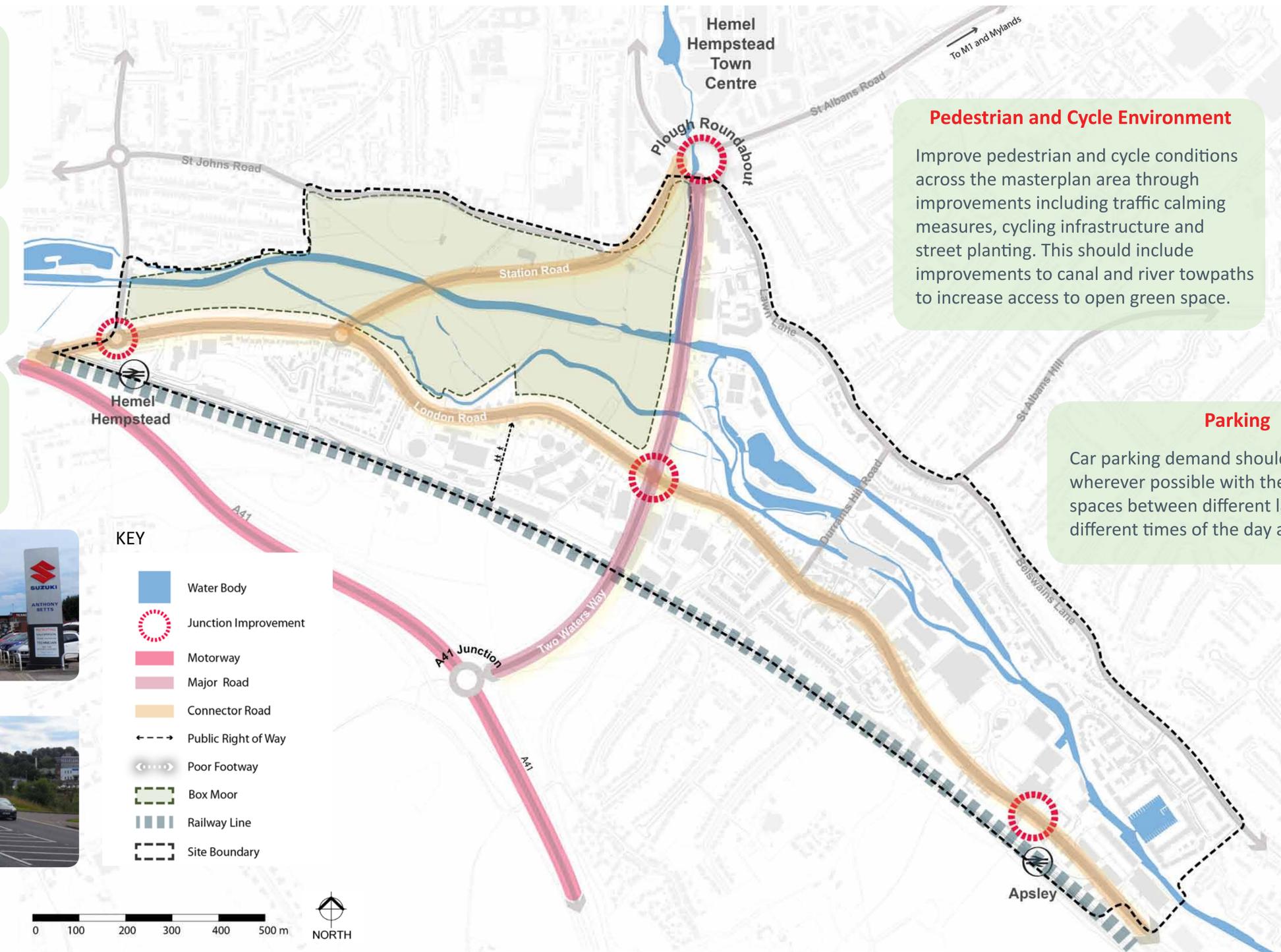
Individual developments will be supported by a travel plan to encourage sustainable travel such as public transport, cycling, walking and car sharing.

Pedestrian and Cycle Environment

Improve pedestrian and cycle conditions across the masterplan area through improvements including traffic calming measures, cycling infrastructure and street planting. This should include improvements to canal and river towpaths to increase access to open green space.

Parking

Car parking demand should be minimised wherever possible with the sharing of spaces between different land uses at different times of the day and week.



Station Road



London Road

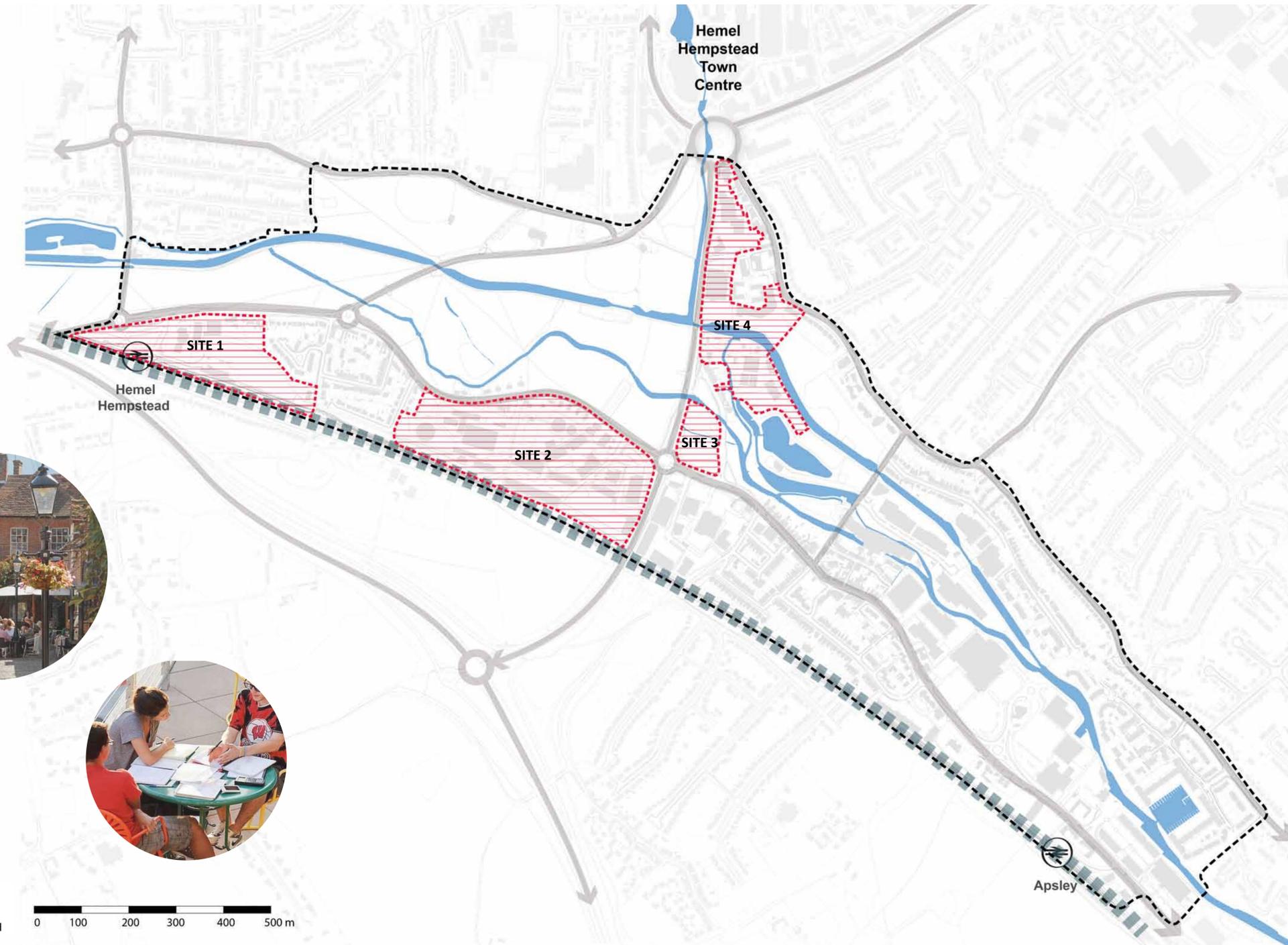


Plough Roundabout



Two Waters Way

This board identifies the key development sites, which will be the focus of development within the Two Waters Masterplan. The sites have been identified in areas where landowners have expressed an interest in developing their site, or there is a strategically important opportunity to provide improve the area through high quality development and infrastructure.



During the next stage in preparing the masterplan we will be working up detailed proposals for each of the key sites to identify appropriate and viable capacities and develop a set of detailed design guidance to ensure high quality developments.



What do you think works well and what does not work well for each of the key sites?

What type of development would you like to see at each of the key sites?