# Neighbourhood and housing considerations

## Context

Hemel Hempstead was designed based on a structure of distinctive neighbourhoods each served by a local centre, a structure that is important to incorporate into the town's continued growth.

## Workshop ideas for neighbourhoods include:

Social spaces and uses for

people to come together, with a recognition that communities can be based both on localities as well as



- common interests
- The clustering of facilities like school, nursery, GP surgery, cafe, shops etc.
- Schools as the heart of a neighbourhood
- Tenure blind neighbourhoods that integrate different types and tenures of homes
- Transitioning between old and new neighbourhoods
- Green spaces separating communities, with houses overlooking water and valleys

## Workshop ideas for housing include:

- Homes and neighbourhoods must be distinctive in particular distinct from Leverstock Green; using materials, colours, planting and architecture in ways that builds a cohesive character but is diverse and interesting across the site, avoiding monotony
- It is important that all homes have outdoor space, but it may be that this takes different forms in different homes, ranging from the gardens, terraces and patios, to shared spaces
- Homes should be flexible and adaptable, allowing families to grow or for people to age in place
- Homes must be sustainably constructed, incorporating elements such as solar panels, rainwater harvesting, green roofs, cycle parking
- Taller buildings could potentially be located along valley slopes to minimise heights overall, but should also be located around local centres to add to their vibrancy

## Workshop ideas for types of homes include:



### Terraced homes, a traditional house type that has stood the test of time, is flexible to different lifestyles

and families.

### Intergenerational homes

where large families can live together. This could mean larger sizes, more space on the ground floor for conversions, or granny flats.

## Later living facilities



Homes for downsizers, where people in the area can move while staying local, such as flats, small terraces or maisonettes.

located close to local centres and health facilities, and sharing spaces with the wider community.



## THE CROWN

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