Neighbourhoods 8 FOUSING

Neighbourhoods & density

Hemel Hempstead New Town was modelled on a series of distinctive neighbourhoods, each served by a local centre. East Hemel will continue this legacy with its two new neighbourhoods.

At the core of each

Highest density / mixed use (closer together and taller)







neighbourhood will be a mixed use local centre, where the greatest intensity of development is supported by vibrant, walkable services and reliable public transport. Where East Hemel adjoins existing neighbourhoods, its scale and density will be reduced and planting introduced to create a clear transition between different neighbourhoods.

Housing types

Indicative Housing Density Map

East Hemel will provide a broad range of house types and tenures to help meet the needs of local people at different stages of their lives. This will create a varied, intergenerational community with architectural interest and a distinctive sense of place. By exploring new materials and construction methods we are aiming to reduce the cost of occupation to make homes as affordable as possible.



Flats















