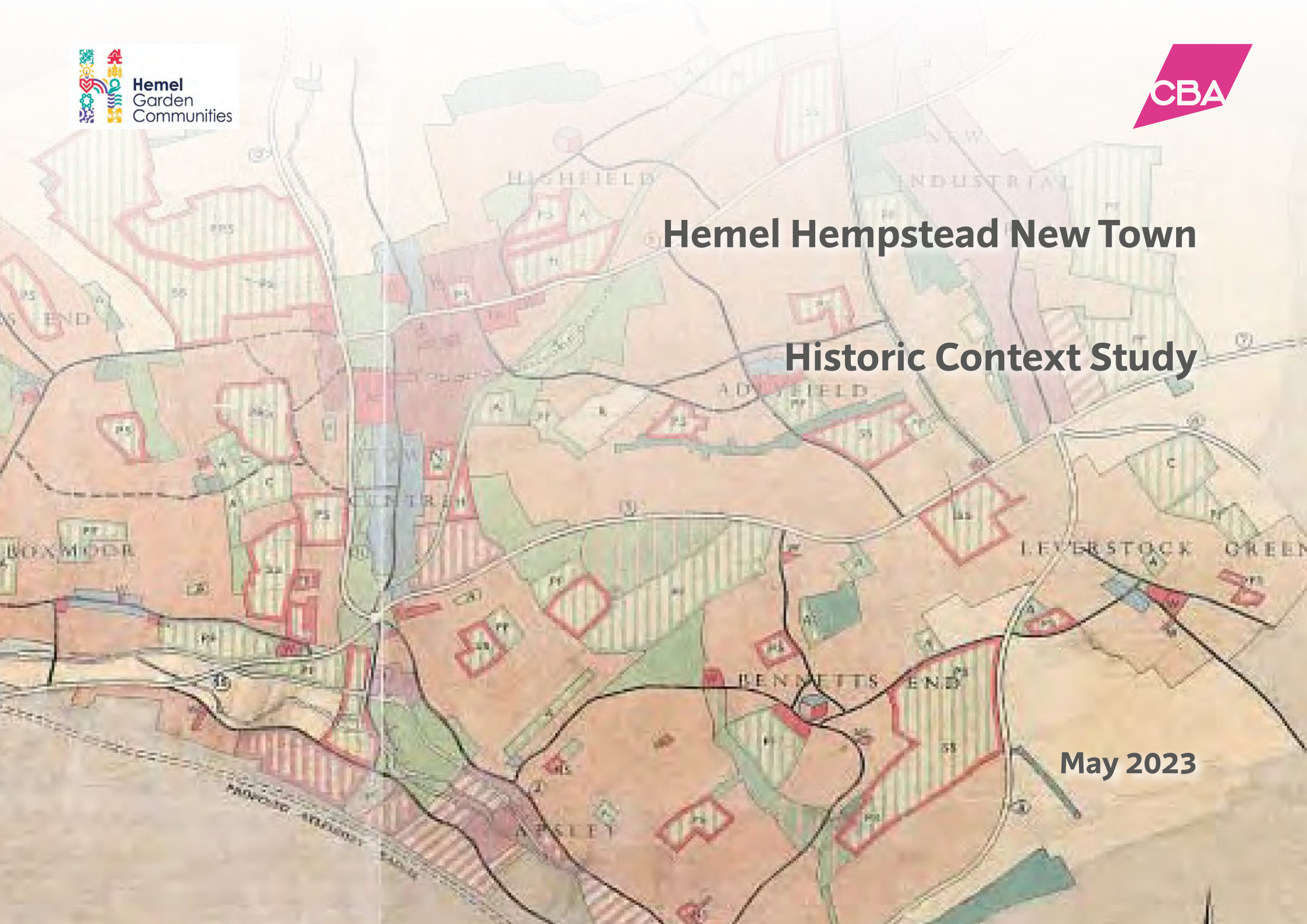


Hemel Hempstead New Town

Historic Context Study

May 2023





Hemel Garden Communities
Hemel Hempstead New Town
Historic Context Study

Project No: 111397

Version/Status: V2/Final

Approved:

A handwritten signature in black ink, appearing to read 'D. Watkins', enclosed in a light blue circular stamp.

Project Director Name: Dominic Watkins

Date: 16/05/2023

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1. INTRODUCTION

On behalf of the Hemel Garden Communities (HGC) partners, Dacorum Borough Council commissioned CBA to undertake a historic context study to help inform the emerging HGC Framework Plan and shape future masterplanning.

As part of the planning and design process, the draft Framework Plan was peer-reviewed by a panel of built environment experts who recommended undertaking this study in order to:

'Situate the masterplan for the new garden community within the context of the historical growth of the settlement of Hemel Hempstead, demonstrating how lessons learned from an understanding of Jellicoe's plans and strategy for the post-war New Town have informed it.'

HGC Quality Review Panel Comments

'1.1 A demonstration of the understanding of the historical development of the settlement of Hemel Hempstead through time would help to situate the proposal for the expansion of the town by a further 11,000 homes within the context of historical patterns of change and growth.'

'1.2 The lessons learned from such a study, in addition to showing changes in figure-ground to illustrate the growth of the settlement/s over time, might inform the approach to the masterplan for HGC, given the heritage of Jellicoe's landscape-led approach. This heritage is important in terms of recognising this development as growth of an existing New Town, rather than development of an entirely new community.'

'1.3 An understanding of how the villages that were connected by Jellicoe's plans originally responded to the topography and environmental conditions of the place to create settlements where people felt sheltered and protected should inform the approach to the masterplanning of the extension to the settlement of Hemel Hempstead. This development must offer new communities the opportunity to experience 'village' life but within the setting of an 'urban' New Town.'

Report of the HGC Quality Review (Design South East, April 2022)

As set out in the brief, the study seeks to address the following overarching and specific research questions:

Overarching Question

What lessons can we learn from the historic masterplanning and subsequent build-out of the neighbourhoods of Hemel Hempstead New Town from 1947 to the 1990s to inform the layout and masterplanning of new Garden Communities in the future?

1. How did the 1947 masterplan identify **constraints & opportunities (such as topography & flood risk)** and how did this inform the layout of the new neighbourhoods?

4. How did the planning, design & development of the **later phases** (e.g. Grove Hill & Woodhall Farm) differ from the early phases & why?

7. What **challenges** arose (planning & design, construction, management, maintenance & challenges for residents) in the early days of the New Town? How did these inform how subsequent development took place?

2. How much **open space** was proposed, & where? How much open space was eventually created? Was this more or less than planned?

5. How many new **local centres** were proposed? Were they planned to be of a similar size & serve a similar number of people or were some proposed to be larger? Were all the proposed local centres built-out as envisaged?

8. How did the **build out of Hemel Hempstead New Town** compare with the original vision - was it successful? Where did it fall short?

3. Which **neighbourhoods** were developed first & why? Was this different from phasing proposed in the 1947 masterplan?

6. How did **Maylands** develop over time? Did this differ from how it was envisaged in the 1947 masterplan? If so, why?

9. Looking at the historic masterplan & build-out of the town **has the HGC Framework Plan identified the right opportunities & constraints?** If not, what other opportunities or constraints should be considered?

In addressing these questions, the study explores how the legacy of Jellicoe's 1947 landscape-led vision and plan for the New Town is expressed in the subsequent planning, design and build out of the development – taking into account:

- Physical influences (topography, watercourses/flood risk, etc)
- Landscape influences (woodlands, trees, historic field patterns, routes and parks)
- Patterns of pre-existing settlements and land uses
- Public participation in the planning, development and later phases
- Land ownership, economic and political influences

The Report

The report is structured around four themes that convey “The Hemel Hempstead Story” so far and the emerging new vision for the future growth and renewal of the town (see overleaf).

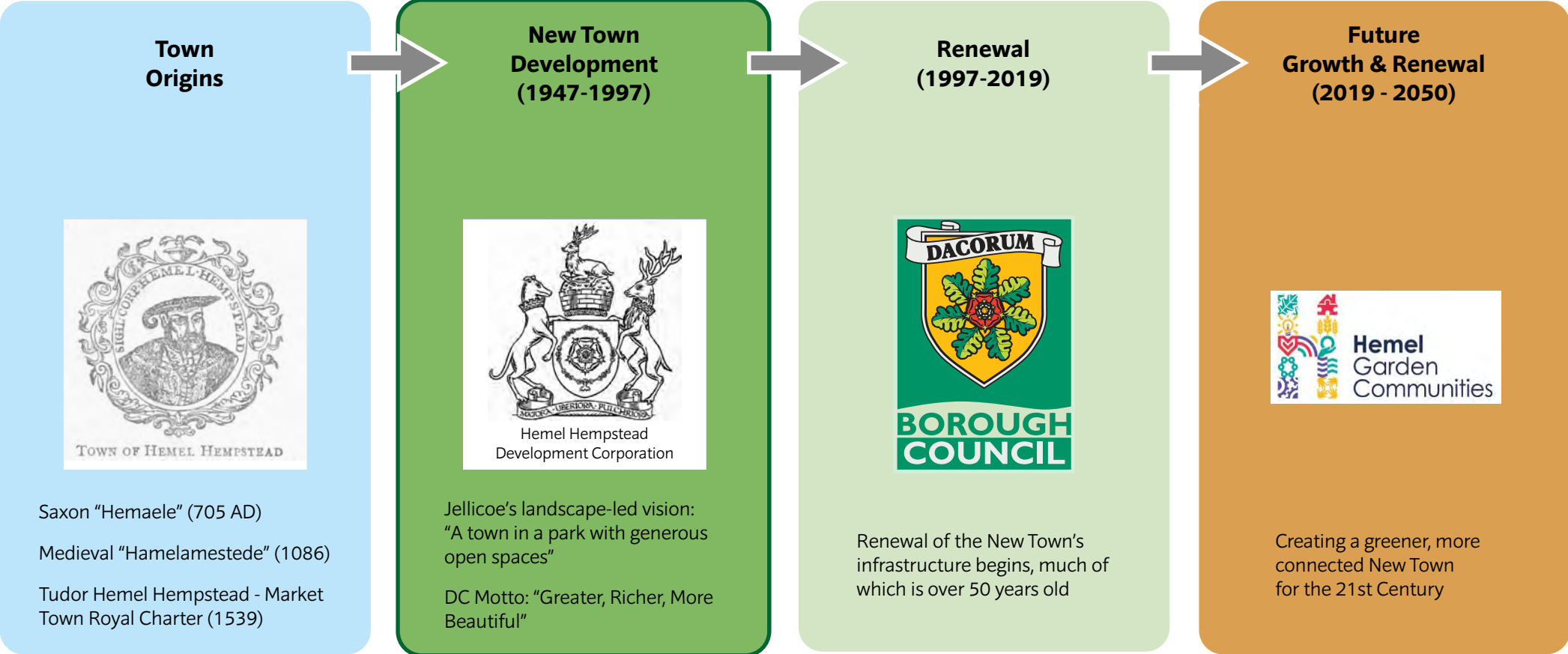
It attempts to provide a broad understanding of the town's historic development and character as a whole to inform the high-level HGC Framework Plan, and to help shape future masterplanning for integrating the new garden communities with their older neighbours.

In painting a picture of the wider setting of the Growth Area beyond its boundaries, the report provides a context for more detailed research and analysis that might be useful later on in the planning and place-making process.

Signposts to useful further sources of information are highlighted throughout the report and in the Appendix.

Photographs sourced from Hemel Hempstead: The Story of New Town Development 1947-1997 (Scott Hastie & Lynne Fletcher, 1997) published by Dacorum Borough Council are used with the approval of the Council.

The Hemel Hempstead Story



2. TOWN ORIGINS

Although the period from 1947-1997 is significant in the development of Hemel Hempstead, the town has been a busy commercial centre for hundreds of years.

To place the 20th century development of the New Town into its historic context, this section of the report briefly summarises the physical and cultural influences on the origins of Hemel Hempstead.

It explores the early settlement of the area (when it was referred to as “Hemaele” and “Hamelamestede”), Tudor Hemel Hempstead (when the borough was granted a Royal Charter) through to the post-medieval period and subsequent development of the 19th century town.

This summary draws primarily on the Hemel Hempstead Extensive Urban Survey Assessment and the ‘Historical Background’ chapter of Hemel Hempstead: The Story of New Town Development 1947-1997.



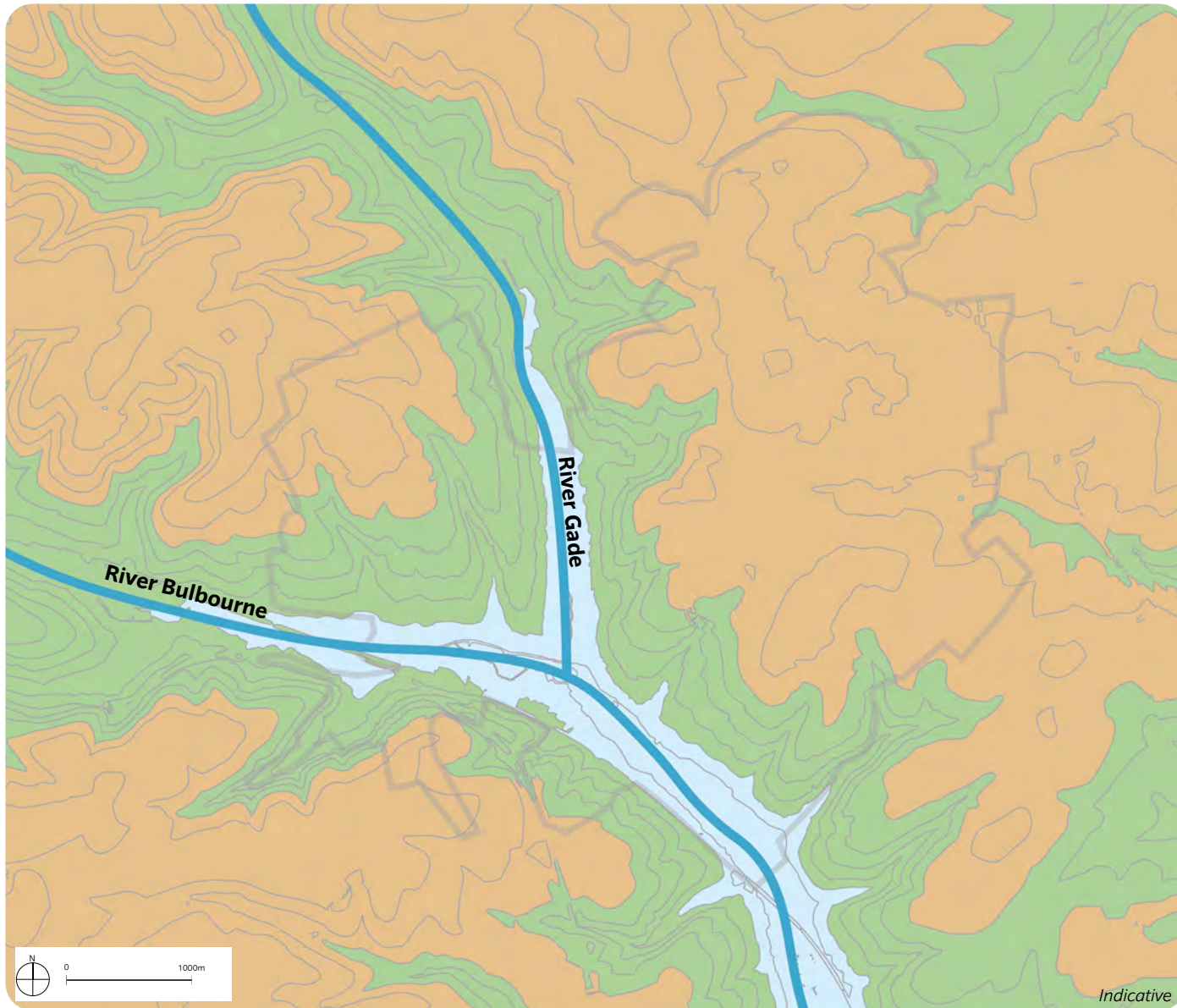
Town Origins



Hemel Hempstead in the late 19th Century

Source: Ordnance Survey 1896 - Reproduced with the permission of the National Library of Scotland

Physical Influences



Source: Ordnance Survey Terrain data 2022



Town Origins

- Chalk geology and rivers shaped the landscape
- Hilly terrain
- Elevated plateaux on higher ground (chalk/clay)
- Valley slopes
- Low-lying land within river valley floodplains (alluvium)

Topography:

- 130-170m AOD (Plateaux)
- 90-130m AOD (Valley Slopes)
- 70-90m AOD (Floodplains)
- 2022 Urban Area

Early Historical Influences



Source: T, Hunns. (2000) Hemel Hempstead Extensive Urban Survey

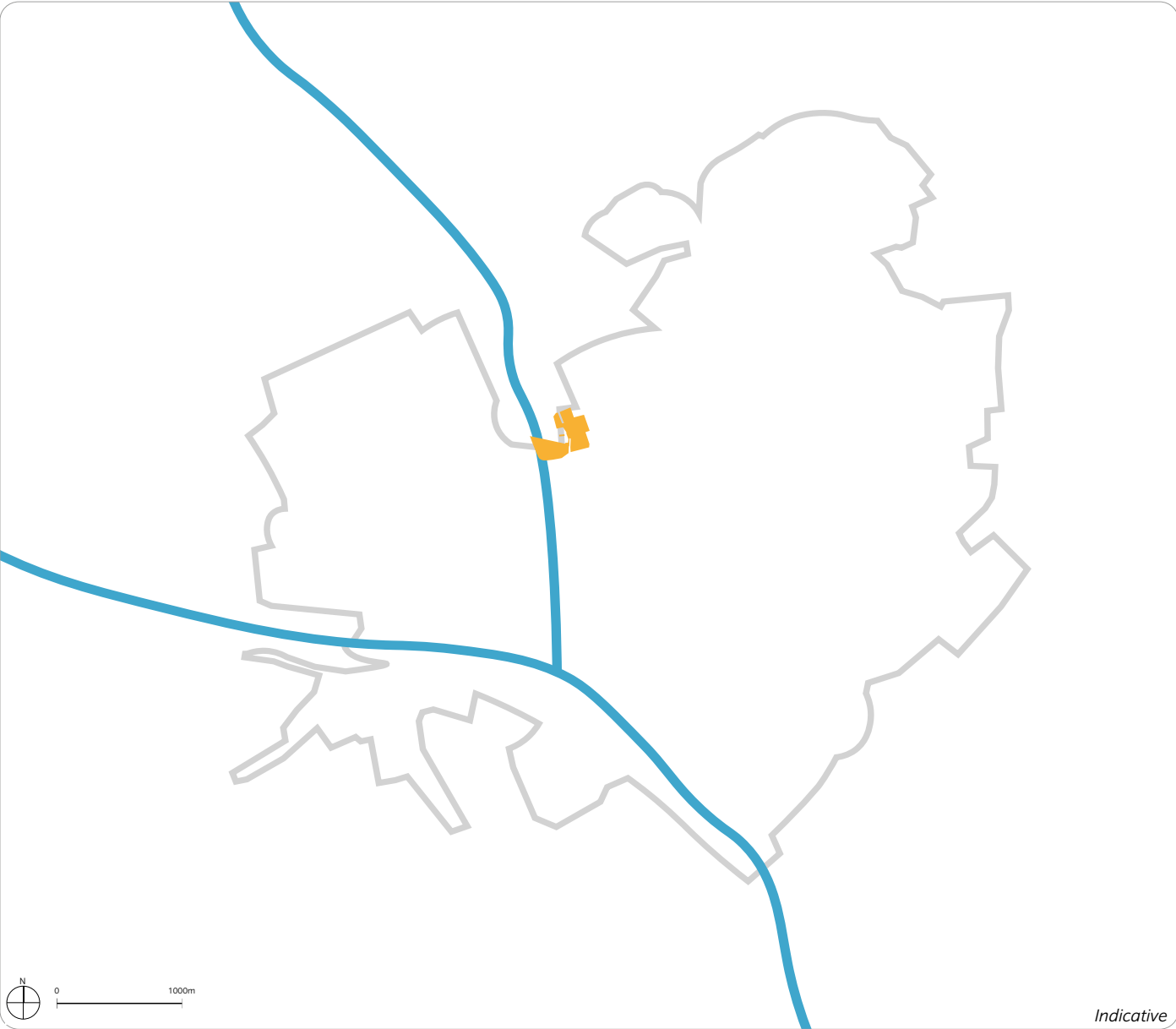


Town Origins

- Early prehistoric sites
- Some of the town's modern roads follow Roman roads
- Roman settlement from 73AD in Gadebridge
- Hemel Hempstead had been a town since the middle ages
- King Offa grants "Hamaele" to Saxon Bishop of London in 705AD
- Medieval 'Hamelamestede' enshrined in Domesday Book (1086) as having about 100 inhabitants

- Roman Roads
- Prehistoric & Roman Sites
- 2022 Urban Area

16th Century Town (Tudor Period)



Source: Hemel Hempstead Extensive Urban Survey 2000. Hastie, S. (1997) Hemel Hempstead – The Story of New Town Development 1947-1997



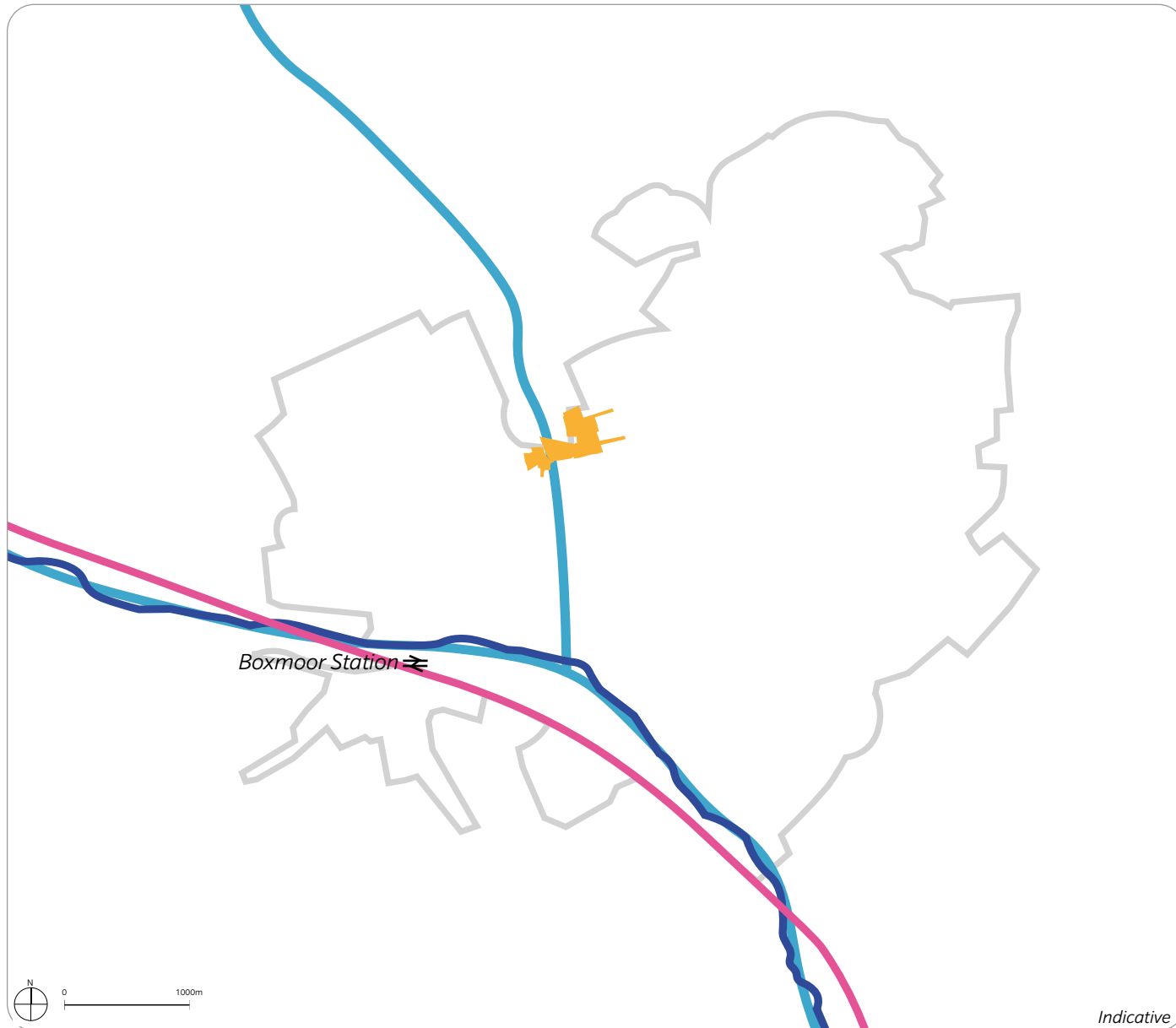
Town Origins

- 1539 - further growth started to take off when King Henry VIII awarded the town a royal charter to hold a market
- 1572 - Elizabeth I grants royal charter for the development of the town
- Mid 1600s - corn mills (along the Gade and Bulbourne rivers) made Hemel Hempstead the 'most prosperous town in the country'

Orange square: Tudor Period Town (1600)
Grey square: 2022 Urban Area



19th Century Town (Late Georgian/Early Victorian Period)







Source: Hemel Hempstead Extensive Urban Survey 2000. Hastie, S. (1997) Hemel Hempstead – The Story of New Town Development 1947-1997

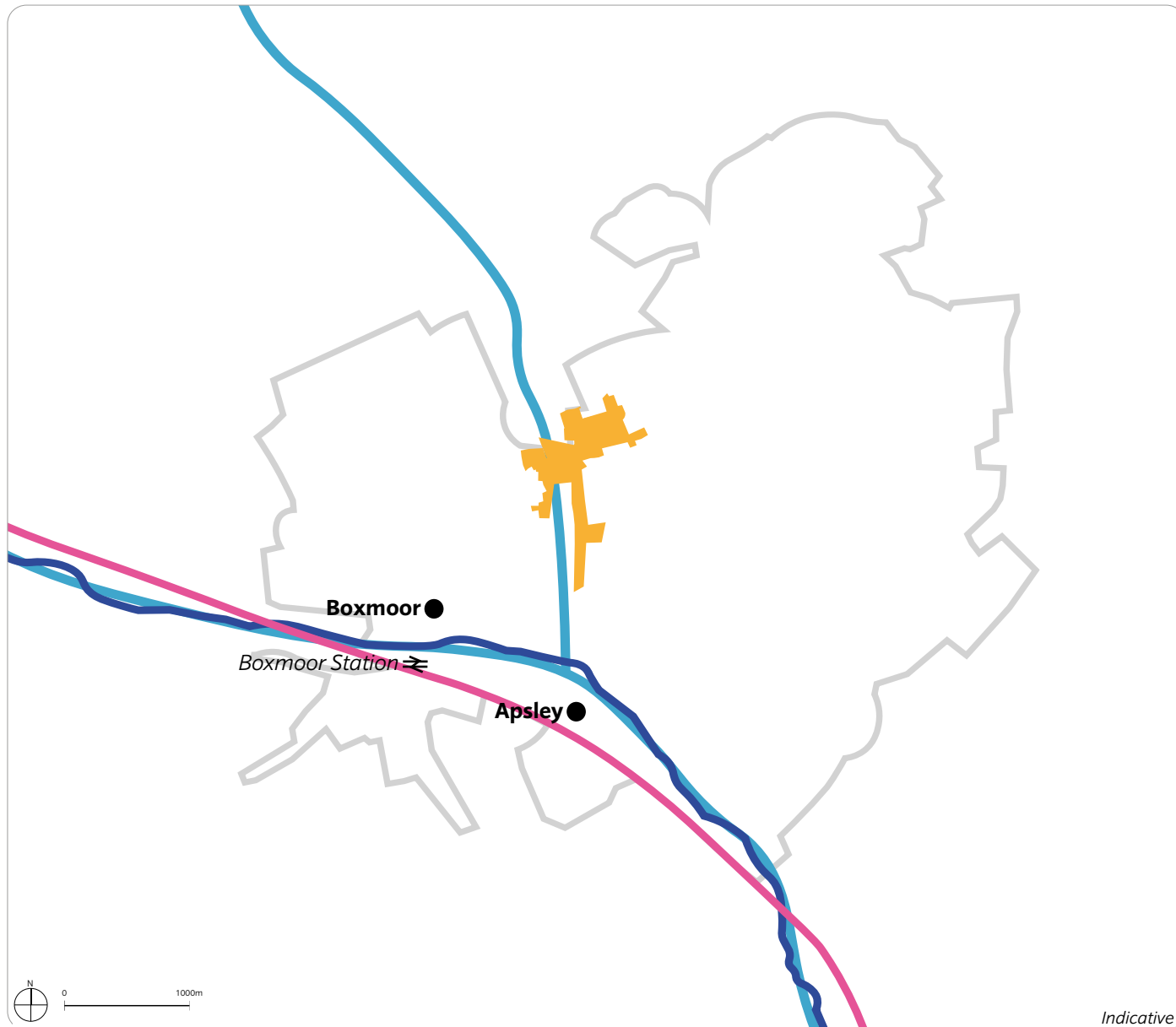


Town Origins

- Grand Union Canal and the London to Birmingham Railway contributed to the town's prosperity
- Town expansion to east of River Gade
- Straw plaiting (a cottage industry supplying straw hat manufacturers in Luton, Dunstable & St Albans) was a significant feature of this period

-  19th Century Town (1843)
-  London - Birmingham Railway (completed 1837)
-  Grand Union Canal (completed 1804)
-  2022 Urban Area

19th Century Town (Victorian Period)



Source: Hemel Hempstead Extensive Urban Survey 2000. Hastie, S. (1997) Hemel Hempstead – The Story of New Town Development 1947-1997



Town Origins

- Town expansion southwards along Gade valley
- Growth of Boxmoor following opening of London to Birmingham Railway/Boxmoor Station
- Growth of Apsley around Apsley Paper Mill employing over 1000 workers
- Adoption of town by London commuters

- 19th Century Town (1878)
- London - Birmingham Railway (completed 1837)
- Grand Union Canal (completed 1804)
- 2022 Urban Area

19th Century Town (Late Victorian Period)



Source: Hemel Hempstead Extensive Urban Survey 2000. Hastie, S. (1997) Hemel Hempstead – The Story of New Town Development 1947-1997



Town Origins

- Further town expansion following opening of the Midland Railway Branch Line (aka The Nickey Line)
- Three distinct areas by the late 19th century: Hemel Hempstead Town (commercial), Boxmoor (commuter), Apsley (industrial)

- 19th Century Town (1878)
- London - Birmingham Railway (completed 1837)
- Grand Union Canal (completed 1804)
- Midland Railway Branch Line (completed 1880s)
- 2022 Urban Area

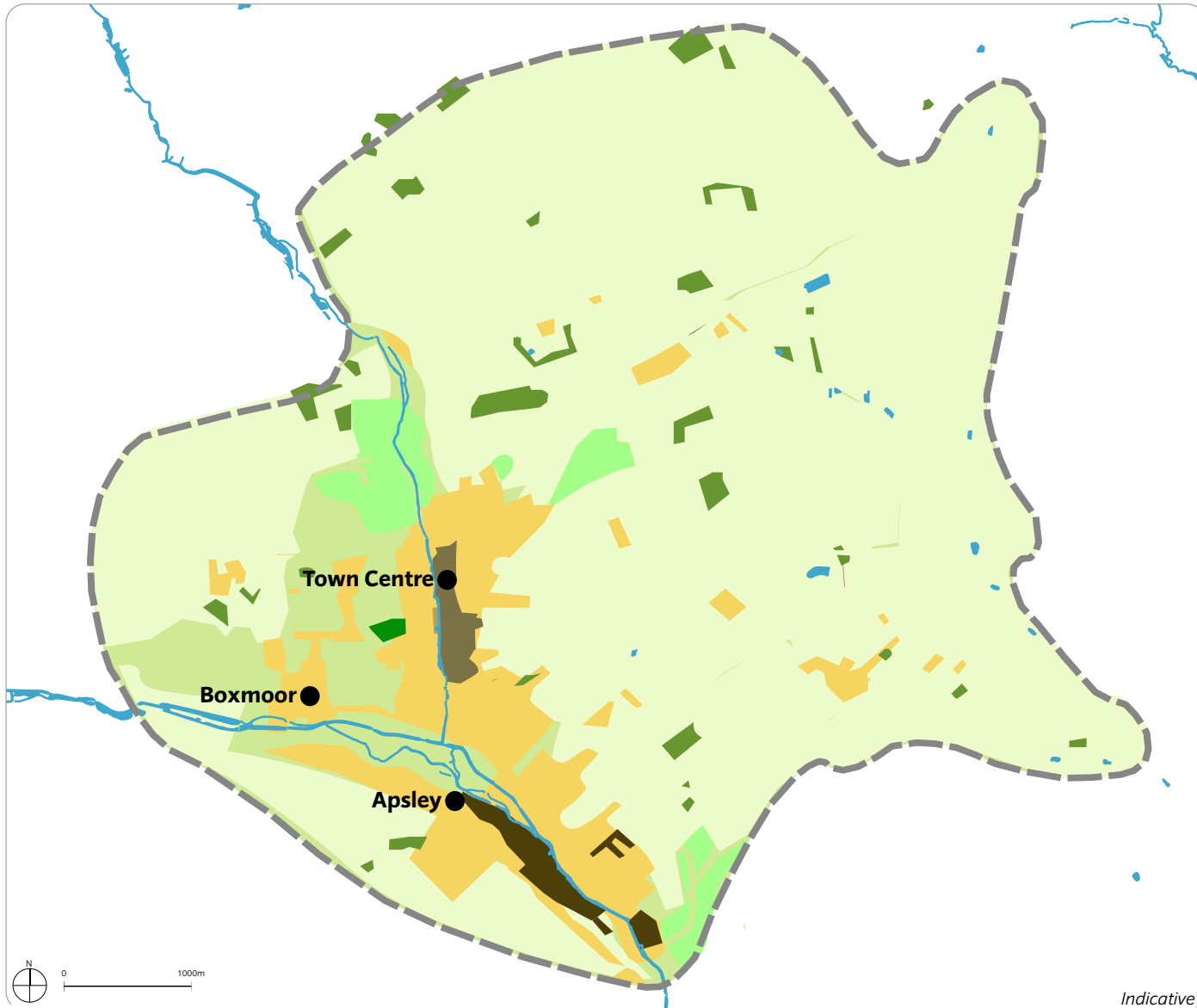
20th Century Town (End Second World War)



Town Origins

- Urban area around the Town Centre, Boxmoor and Apsley coalesced
- Deeply rooted existing communities with strong rural/farming connections
- Population c.20,000 (1946)¹

¹Source: Hemel Hempstead: The Story of New Town Development 1947-1997 (1997, Hastie & Fletcher)



1945 Land Use

- Residential Built Up Area
- Industrial Built Up Area
- Commercial Built Up Area
- Woodland
- Greenspace
- Estate Parkland
- Farmland
- Cemetery
- Water
- HGC Programme Area

Source: 1945 Ordnance Survey Map

3. NEW TOWN DEVELOPMENT (1947-1997)

Located on the hills and valleys to the south of the Chiltern Hills, around the Rivers Gade and Bulbourne and the Grand Union Canal, Hemel Hempstead is a Mark One New Town originally planned and designed by English architect, town planner and landscape architect Geoffrey Jellicoe in the late 1940s after the Second World War.

In contrast to some of the UK's other 20th Century New Towns, the Hemel Hempstead New Town was built around existing settlements and communities – including Hemel Hempstead's Old Town, Boxmoor, Apsley, Leverstock Green and Nash Mills.

The following overview (and population figures) draw primarily on the account provided by Hemel Hempstead: The Story of New Town Development 1947-1997.

Place names

- **Boxmoor** is thought to derive from 'box' tree (a bush formerly found on the surrounding chalk hills) and 'mor' (which signifies a marshy spot associated with the area's ancient watermeadows)
- **Apsley** is thought to mean the place of the 'aspen wood'
- **Leverstock Green** is thought to mean a place amongst the rushes deriving from 'laefer' (a bulrush or rush) and 'stoc' (signifying a place)



New Town Development (1947-1997)



The New Town in 1958 during the initial phase of construction

Source: Ordnance Survey 1958 - Reproduced with the permission of the National Library of Scotland



1944 Greater London Plan

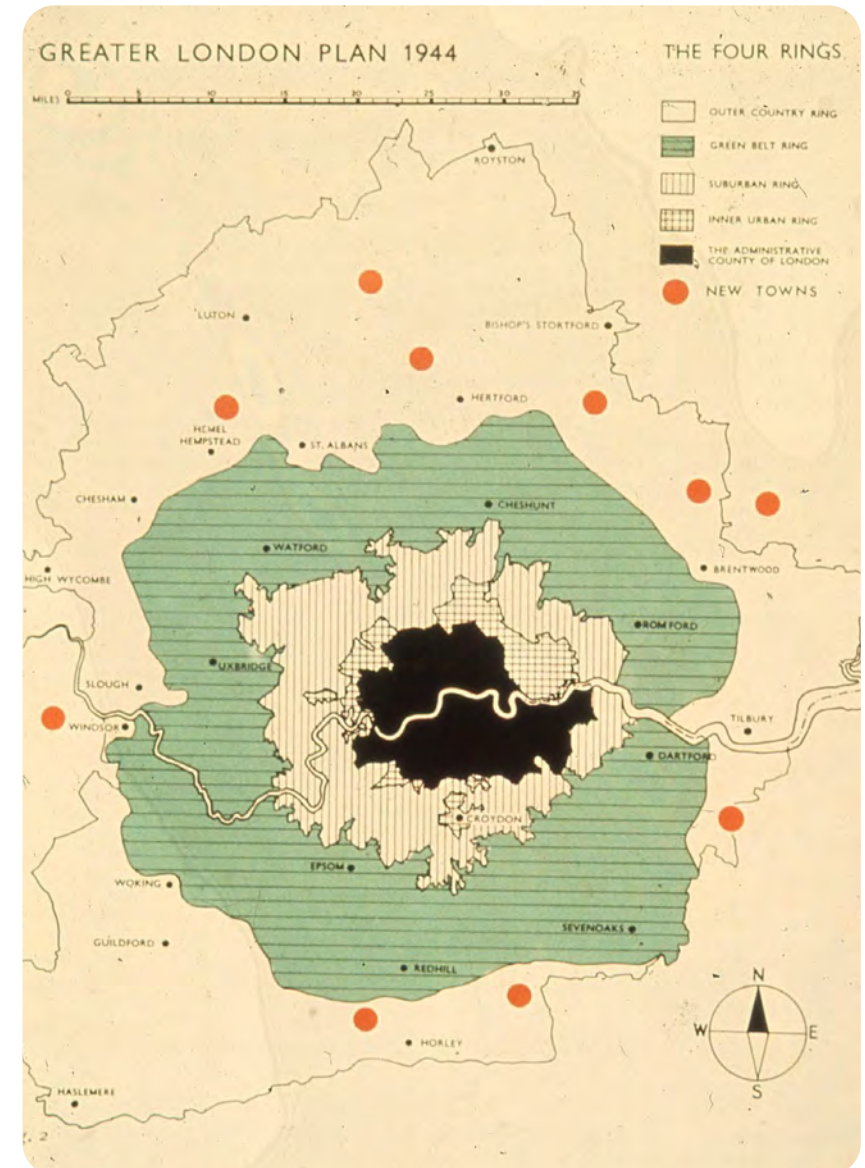
Abercrombie proposed a ring of new towns around London to rehouse Londoners displaced by Second World War bomb damage

1945 UK New Towns Commission Recommendations

- Up to 60,000 population
- Built mainly on greenfield sites
- Single family housing at low density
- Homes organised into distinct neighbourhoods with local centres (school, pub, shops & community facilities) & local open space

1946 New Towns Act

- Gave the Government powers to designate New Towns and set up Development Corporations to plan and build them
- 1947 - Hemel Hempstead New Town designated
- 1947 - Hemel Hempstead Development Corporation established
- Hemel Hempstead was one of the UK's "mark one" New Towns alongside others in Hertfordshire: Stevenage (1946) & Welwyn/Hatfield (1948)



20th Century Hemel Hempstead New Town Planning

There was initial opposition from local residents and deeply rooted farming communities who strongly objected to the idea of a New Town due to the loss of 5,000 acres of farmland and impacts on the area's rural character.

A legal challenge to the new Town designation order from the Hemel Hempstead Protection Association was rejected by the High Court in 1947.

In order to build the New Town, the Government initially acquired 2,392ha of land for development to accommodate a 60,000 population.



New Town Development (1947-1997)



Hemel Hempstead in the early 20th Century before the New Town

Source: Ordnance Survey 1920 - Reproduced with the permission of the National Library of Scotland

Jellicoe's Landscape-led Vision for the New Town

Sir Geoffrey Jellicoe was commissioned by the Hemel Development Corporation to draw up initial ideas for the Hemel Hempstead New Town in 1947.

Jellicoe's vision was to build a "town in a park" with ample areas of greenspace (now referred to as green infrastructure).

The 1947 Jellicoe's Master Plan envisaged:

- 6 new neighbourhoods (Adeyfield, Bennetts End, Chaulden, Warners End, Gadebridge and Highfield) with local centres
- A new town centre with an ambitious shopping area
- A new Water Gardens along the River Gade
- Industrial areas in the north east and south of the town
- A new railway station at Two Waters

The neighbourhood concept was a key element in developing the new town. The aim was to make communities feel connected with local centres providing services and facilities within walking distance (such as a school, shops, and/or place of worship), with distinctive street names and building styles, and a shared green, playground and typically a community centre.

Because Hemel Hempstead was already a developed market town the new neighbourhoods were planned to be built between and around existing housing and industrial areas.



**New Town
Development
(1947-1997)**



Source: Hastie & Fletcher (1997)



Aerial view of Marlowes from the south-east, March 1959.



A similar view of Marlowes, sixteen years later in 1975.



View of the Water Gardens looking north, 1971.



New Town Bus Station.

Source: Hastie & Fletcher (1997)

1947 Jellicoe's Vision & Initial Master Plan



New Town Development (1947-1997)

"A town in a park" with generous open spaces in and around a town centre, residential neighbourhoods and industrial areas

An arrangement of **self-contained neighbourhoods** on the valley sides and higher ground, leaving the valley floors as **green swathes** connecting the town with the countryside beyond

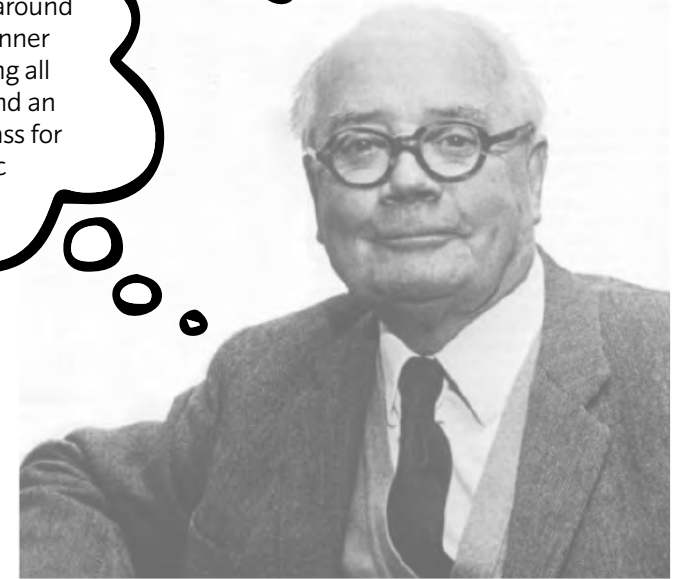
Use **natural features** to distinguish one neighbourhood from another. Preserve existing trees and plant thousands of new ones, as well as 200 acres of grass.

6 new neighbourhoods of between 5 and 10 thousand residents joining up the existing residential suburbs, each with its own **local characteristics and identity**

Expand the town's population (from around 21,000) to 60,000 whilst respecting the community's **heritage and traditions**

Two circular roads around the New Town: an inner ring road connecting all neighbourhoods; and an outer ring road bypass for industrial traffic

Plenty of **recreational areas** such as greenspace, water garden, sports stadium, boating and bathing facilities



Sir Geoffrey Jellicoe - Landscape Architect, Architect & Town Planner (1900-1996)

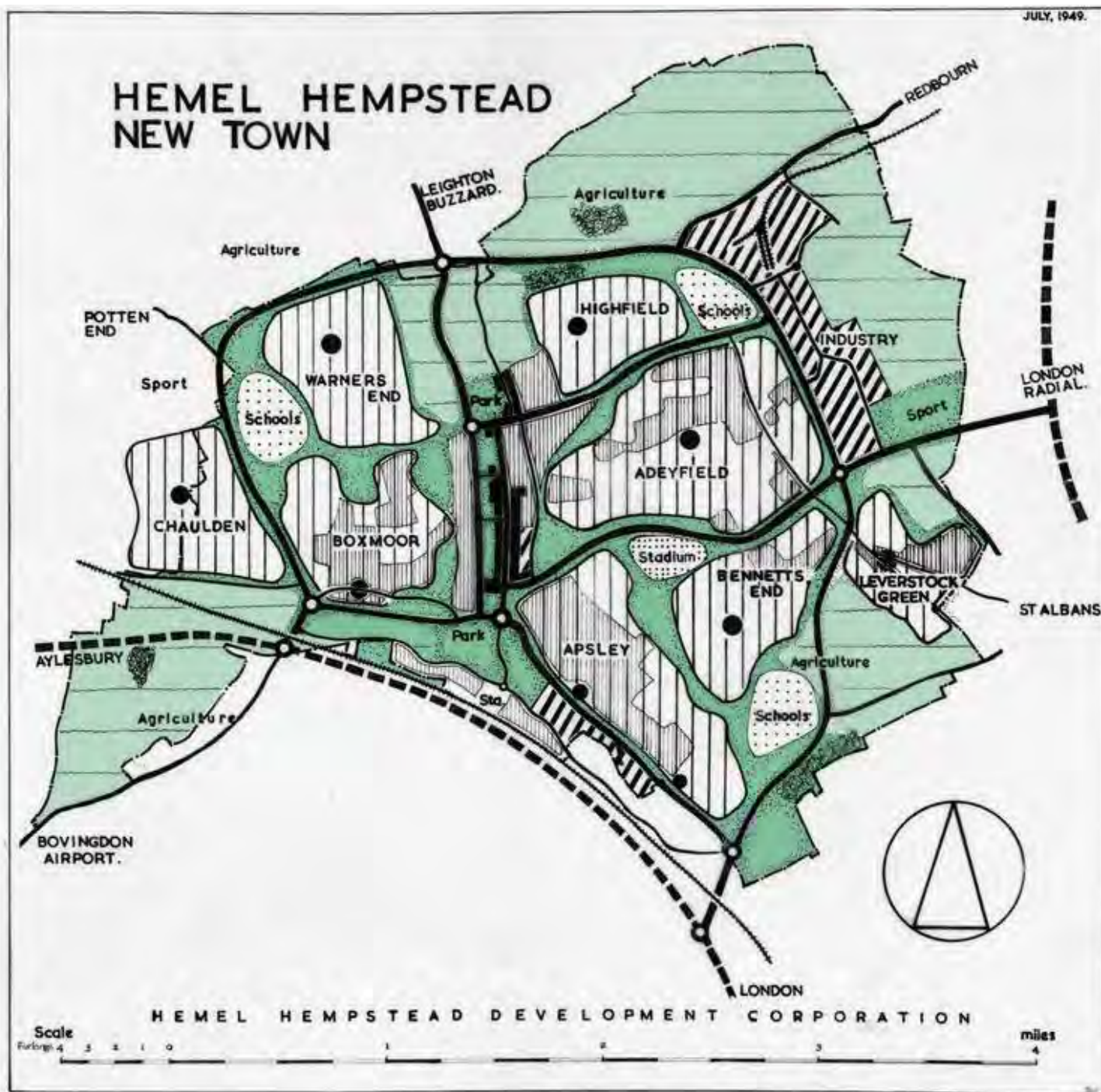
Source: Thinking New Towns - Hemel Hempstead, The Dacorum Heritage Trust, 2016



Revisions to Jellicoe's 1947 Master Plan - the 1949 Revised Master Plan



New Town Development (1947-1997)



Jellicoe's vision to build a town in a park with ample provision of greenspace/green infrastructure was only partially realised due to modifications made to his plan by the Hemel Hempstead Development Corporation, starting with the more moderate version shown on the **1949 Revised Master Plan**.



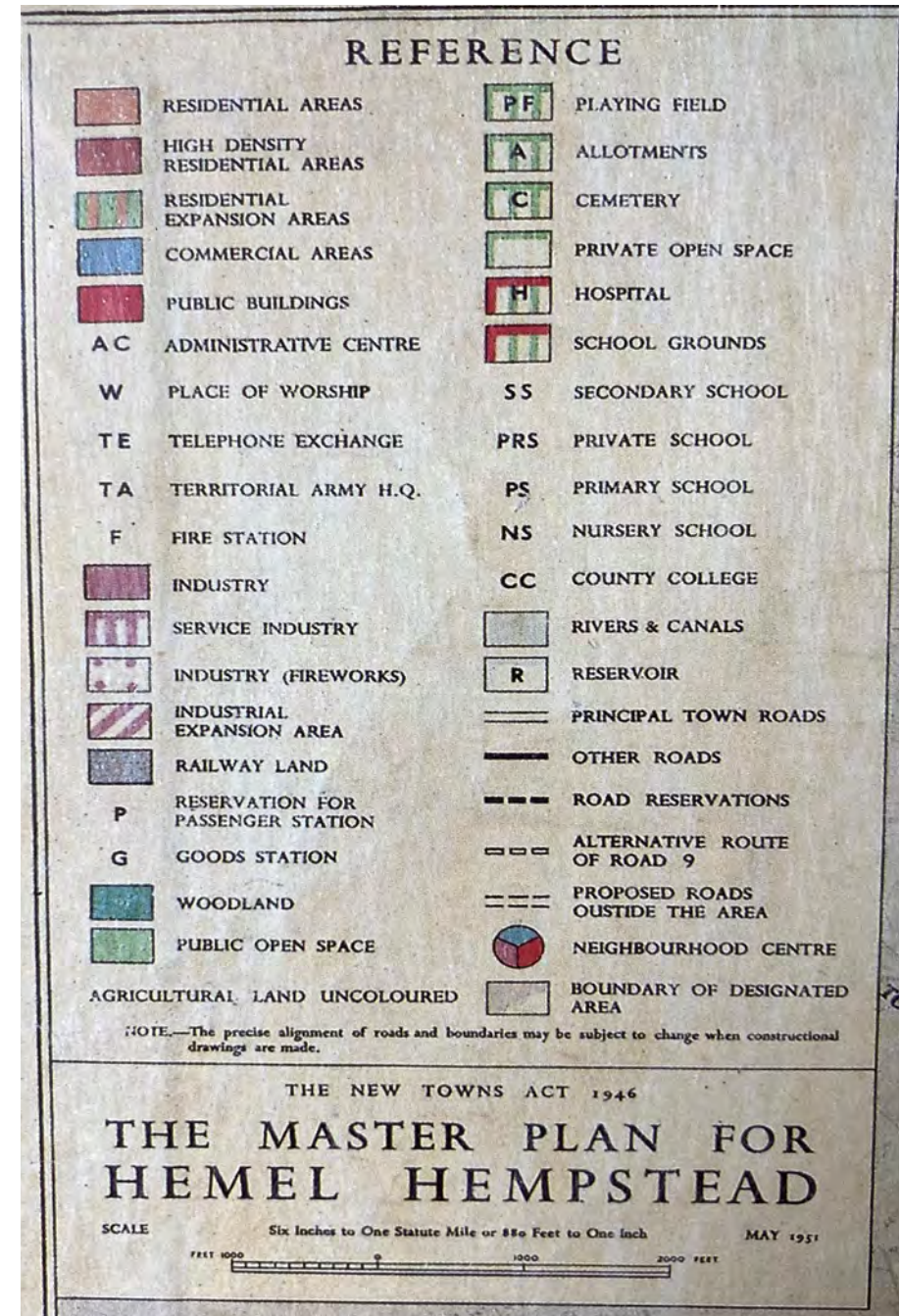
New Town Development (1947-1997)

Modifications to the 1949 Revised Master Plan

Following a Public Inquiry which opened on 15th November 1949 to independently scrutinise the outline plans, the 1949 Revised Master Plan was further modified leading to the **1951 First Master Plan** approved by the Development Corporation.

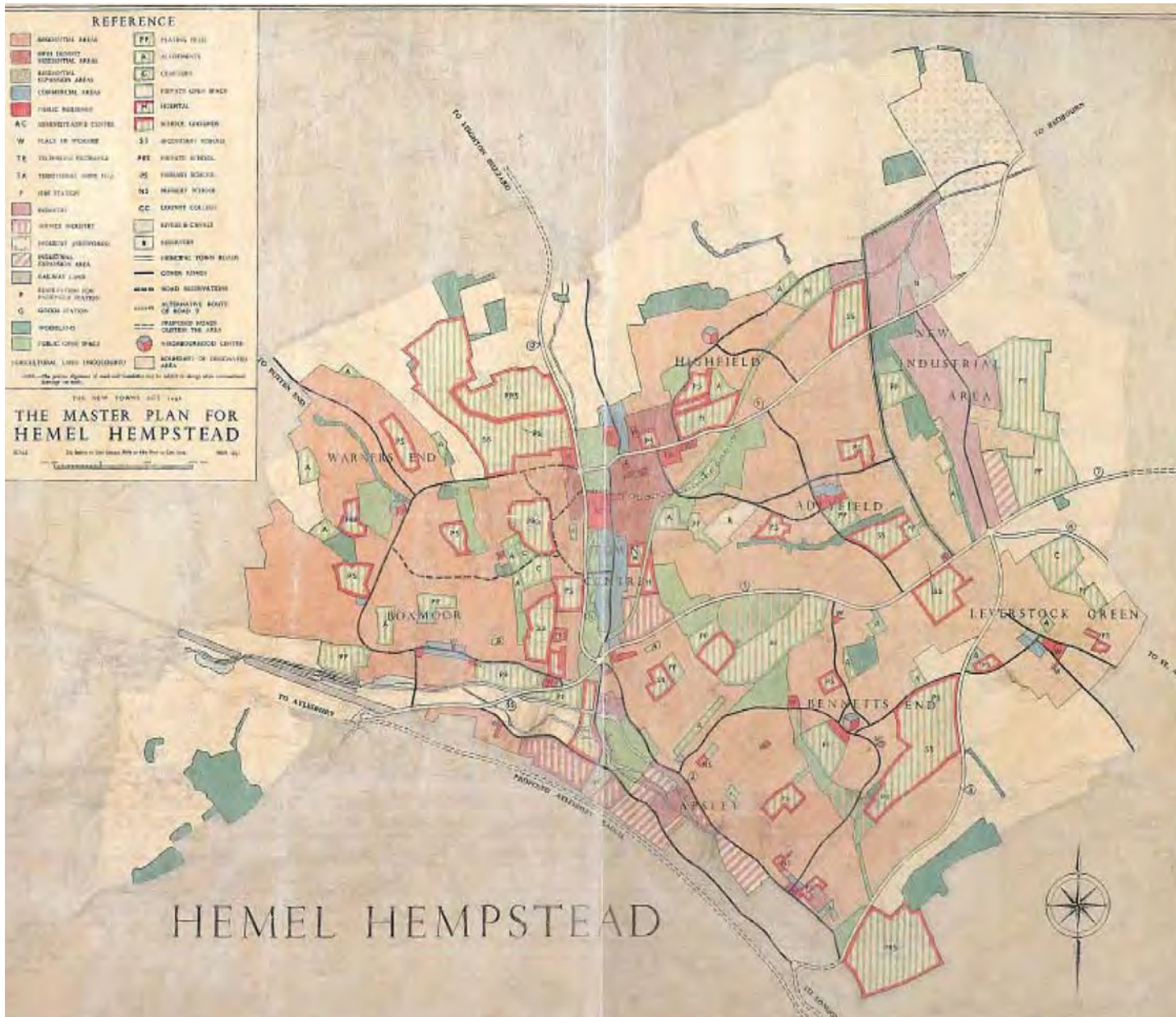
The 1951 version provided the land use plan for accommodating a 60,000 population and included plans for the design of each neighbourhood.

While Jellicoe's radical plans for a town in park with ample green areas was ultimately rejected, his vision for walkable and distinctive neighbourhoods, a new town centre and the water gardens was largely retained.



Source: Hastie, S. (1997) Hemel Hempstead – The Story of New Town Development 1947-1997. Hertfordshire: Alpine Press Ltd.

1951 First Approved Master Plan



Source: Hemel Hempstead Town Centre Masterplan Adopted 2013



New Town Development (1947-1997)

Key changes to the 1949 plan included:

- Modifications to plans of new housing areas/ open space
- Residential properties of four different types
- Amendments to reduce the amount of demolition required for the new town centre
- Changes to the town centre area, parking and the new Leighton Buzzard road
- Social amenities including a hotel and town hall, and additional schools and cemetery

Modifications to the 1951 Plan - the 1961 Second Approved Master Plan

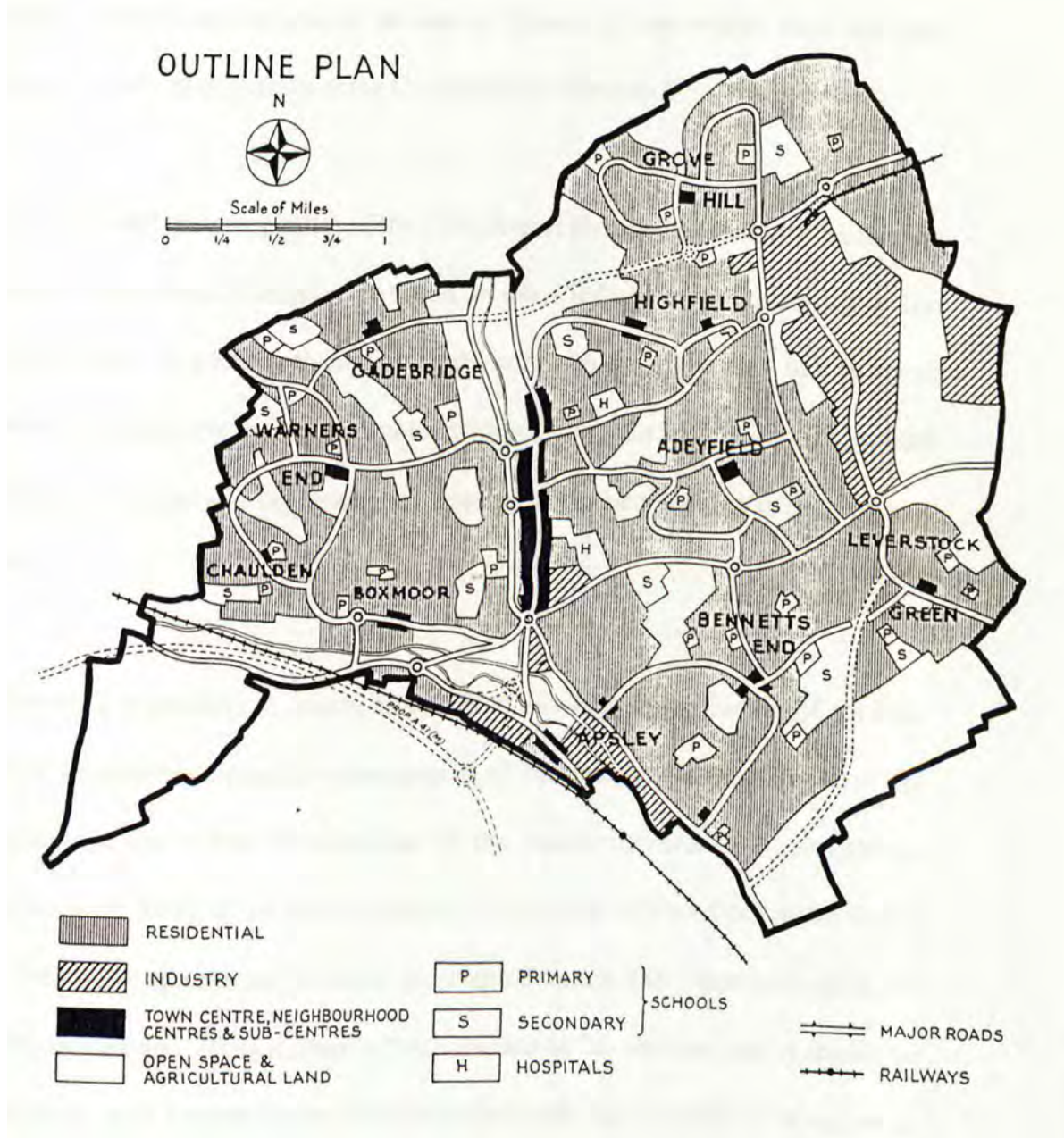


New Town Development (1947-1997)

In order to accommodate un-forecasted population growth (up from 60,000 to 80,000 by 1980), in 1961 the Development Corporation revised the 1951 First Master Plan.

The approved **1961 Second Master Plan** included the following key changes:

- A new neighbourhood located at Grove Hill to provide 6000 additional houses for 9000 residents
- Some infilling of existing neighbourhoods
- Redevelopment in the central area and at Apsley



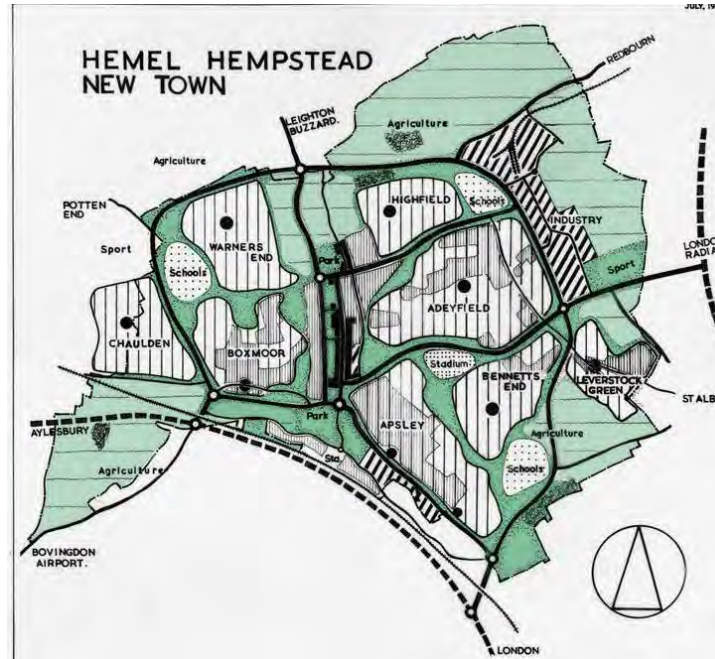
Source: Administration and social change in the post war British new towns: A case study of Stevenage and Hemel Hempstead, Andrew Horner

The Master Plans Compared

1947 Jellicoe's Initial Master Plan



1949 Revised Master Plan



1951 First Approved Master Plan



1961 Second Approved Master Plan



New Town Development (1947-1997)

The evolution of the master plans for the Hemel Hempstead New Town is illustrated adjacent.

This shows changes in the distribution and extent of the proposed built up residential and industrial areas in relation to green space and farmland within the boundary of the designated area.

Historic Development of the Hemel Hempstead New Town

To help set the proposal for expansion of the town within the context of historical patterns of change and growth, the following plans illustrate the historical development of the Hemel Hempstead New Town over the 50-year period between 1947 and 1997. It should be noted that the mapping of built up areas and other land uses are indicative based on interpretation of available historic OS maps and Google aerial photographs.

For the purposes of this study, four phases of development have been identified and considered:

- Phase 1 Development (1949-1961)
- Phase 2 Development (1962-1970)
- Phase 3 Development (1971-1985)
- Phase 4 Development (1985-1997)

Development was carried out by the Hemel Hempstead New Town Development Corporation with construction of the first neighbourhoods starting in 1949 and first occupation of homes in 1950.

Much of the planned town had been built out by the time the Development Corporation was wound up in 1962, however further development of new neighbourhoods continued until the 1990s.

The peak period of construction was 1949-1961 and by the end of 1962 approximately 13,214 houses had been built. The majority of the scheduled construction work for the residential neighbourhoods set out on the 1951 First Master Plan was achieved by 1962 when the Commission for the New Towns took over largely in a landlord role.

The construction of seven new residential neighbourhoods at Adeyfield, Bennetts End, Chaulden, Warners End, Gadebridge, Highfield and Grove Hill (an addition of the 1961 Second Master Plan), completed the requirements set by the Government for the Hemel Hempstead Development Corporation and the Commission for the New Towns. An eighth neighbourhood at Woodhall Farm was subsequently constructed during the 1970s.

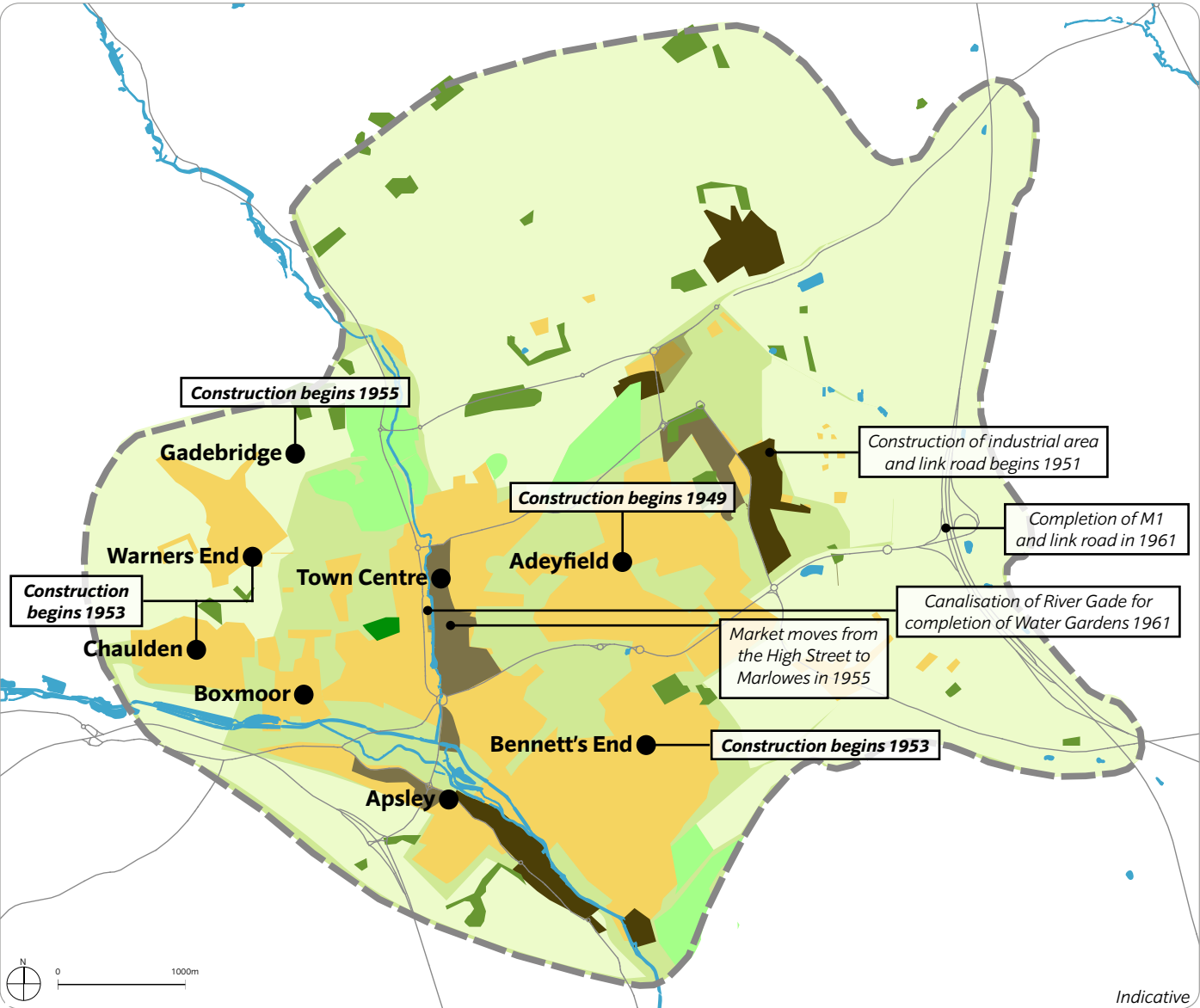


New Town Development (1947-1997)

Place names

- **Adeyfield** comes from an old local field name which reflects the obvious geographic feature of the area
- **Bennetts End** is thought to mean the district or part of the parish occupied by a Robert Beneyet who owned Bennetts End Farm in the area around 1269
- **Chaulden** is thought to have evolved from a corruption of 'Chalkden' a local term dating from 1523 derived from 'calc' and 'den' meaning chalk valley
- **Warners End** is thought to mean the district or part of the parish occupied by a John Warner who owned Warners End Farm in the area around 1609
- **Gadebridge** takes its name from the River Gade and the estate of Gadebridge House
- **Highfield** comes from an old local field name which reflects the obvious geographic feature of the area
- **Grove Hill** is thought to mean a small area of woodland on a hill deriving from the old English word 'grave' meaning a copse or grove (19th century historic maps indicate a large house and estate in the local area called 'Grovehill'; the 1947 and 1961 master plans for the New Town refer to 'Grove Hill' as two words; modern 21st century OS maps refer to 'Grovehill' as one word)
- **Woodhall Farm** is thought to be associated with the manor of Woodhall originally held by King John and granted to the priory of St. Giles in the Wood during the reign of Henry VIII

Phase 1 Development (1949 - 1961)



Source: 1961 Ordnance Survey Map



New Town Development (1947-1997)

- Population c.50,000 (1959)
- New neighbourhoods:
 - Adeyfield
 - Bennetts End
 - Chaulden
 - Warners End
 - Gadebridge expanded
- Industrial Growth

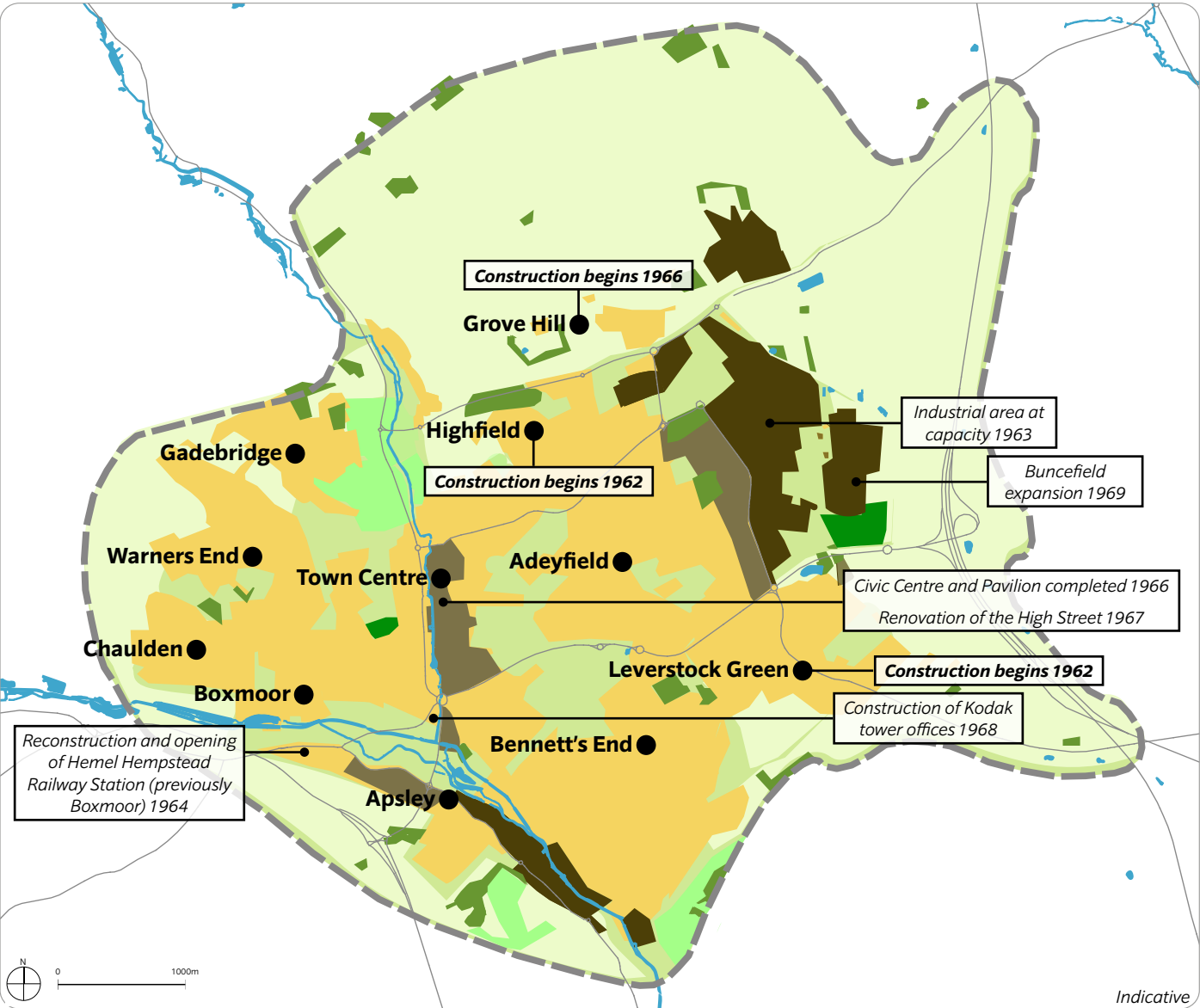
1961 Land Use

- Residential Built Up Area
- Industrial Built Up Area
- Commercial Built Up Area
- Woodland
- Greenspace
- Estate Parkland
- Farmland
- Cemetery
- Water
- 2022 Road Network
- HGC Programme Area

Indicative



Phase 2 Development (1962 - 1970)



Source: 1970 Ordnance Survey Map



New Town Development (1947-1997)

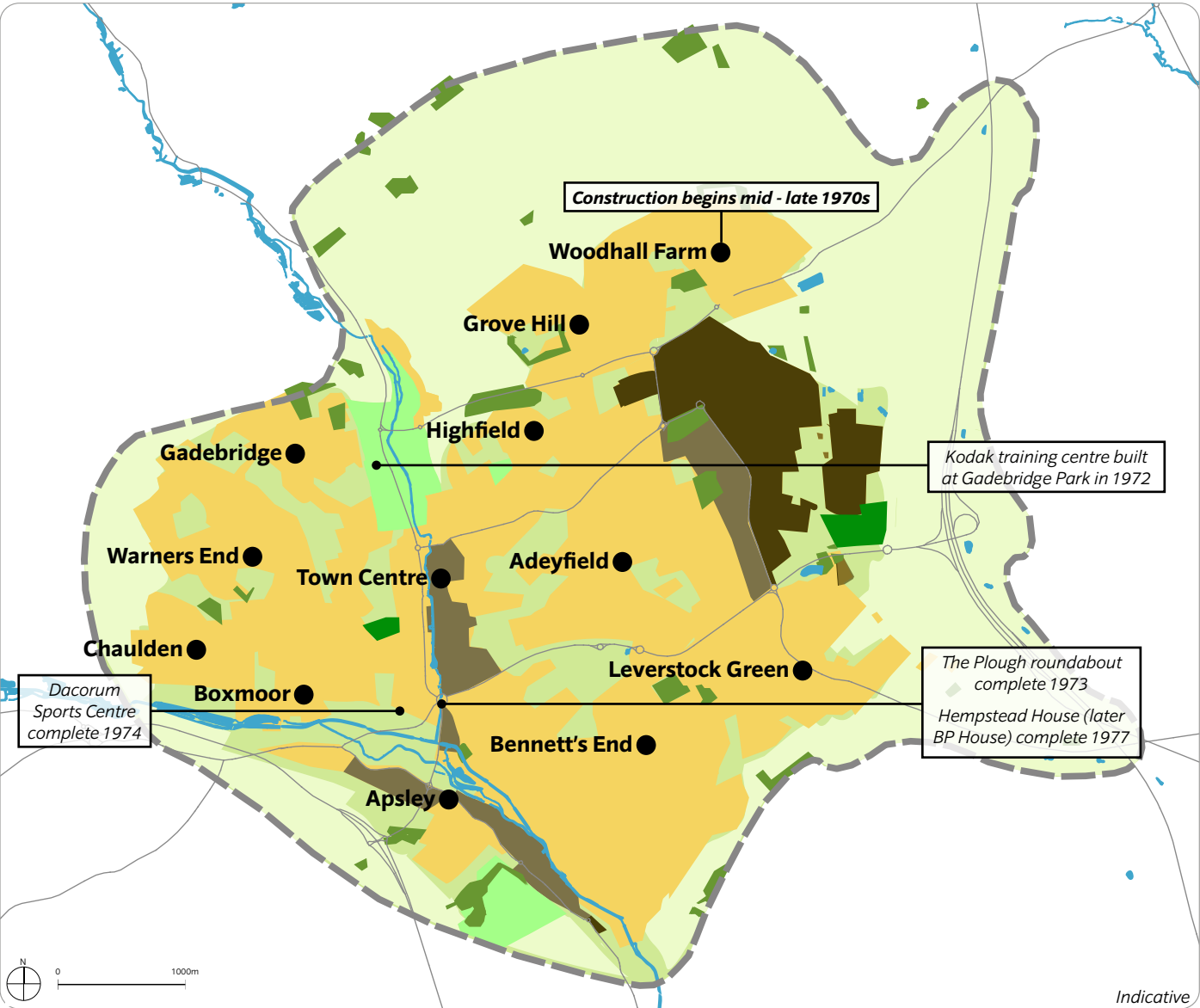
- Population c.64,000 (1964)
- New neighbourhoods:
 - Highfield
 - Grove Hill
 - Leverstock Green
- Industrial Growth

1970 Land Use

- Residential Built Up Area
- Industrial Built Up Area
- Commercial Built Up Area
- Woodland
- Greenspace
- Estate Parkland
- Farmland
- Cemetery
- Water
- 2022 Road Network
- HGC Programme Area



Phase 3 Development (1971 - 1985)



Source: 1985 Google Aerial



New Town Development (1947-1997)

- Population c.69,566 (1971)
- New neighbourhoods:
 - Woodhall Farm
- Industrial Growth

1985 Land Use

- Residential Built Up Area
- Industrial Built Up Area
- Commercial Built Up Area
- Woodland
- Greenspace
- Estate Parkland
- Farmland
- Cemetery
- Water
- 2022 Road Network
- HGC Programme Area

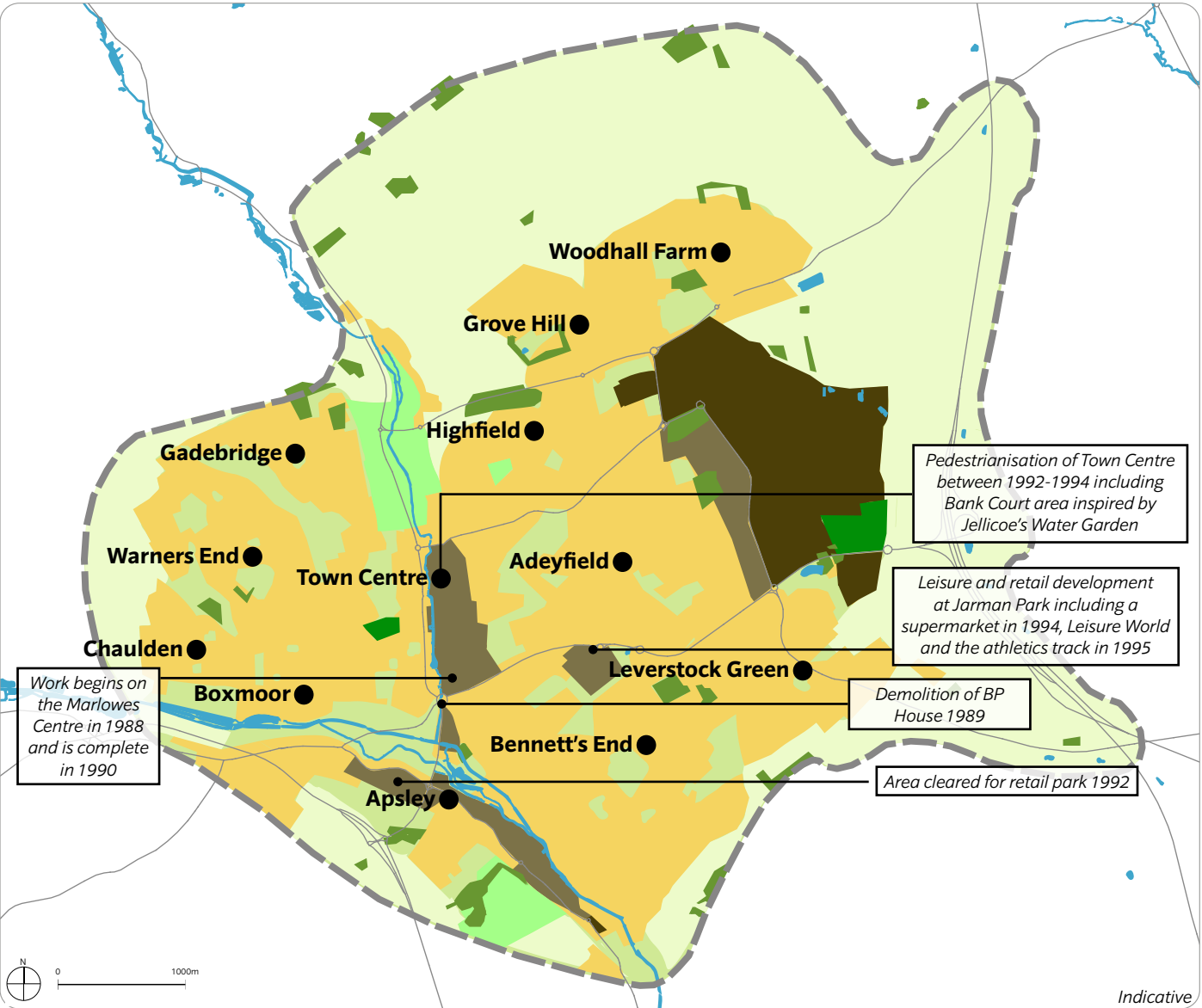
Indicative



Phase 4 Development (1985 - 1997)

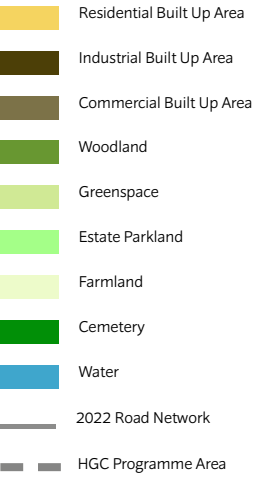


New Town Development (1947-1997)



- Completion of M25 in 1986 begins to attract high tech industry
- New Town Centre Plan approved 1988
- Completion of A41 in 1993 improves access from the west
- Industrial Growth

1999 Land Use

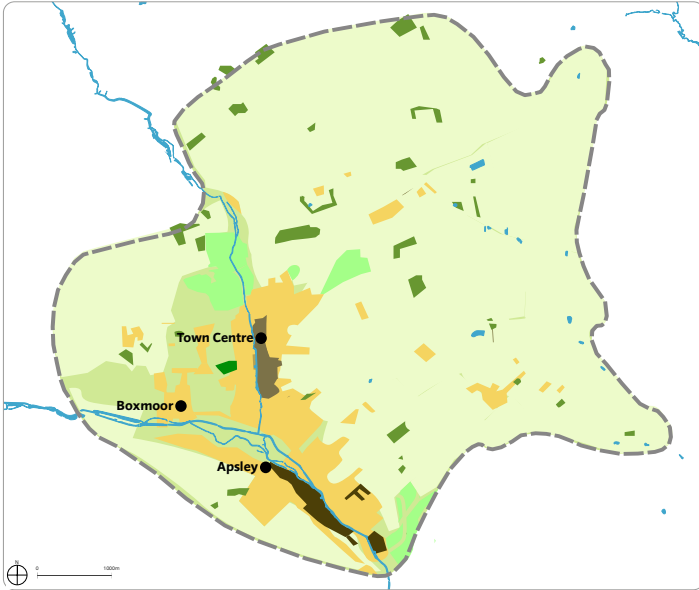


Source: 1999 Google Aerial

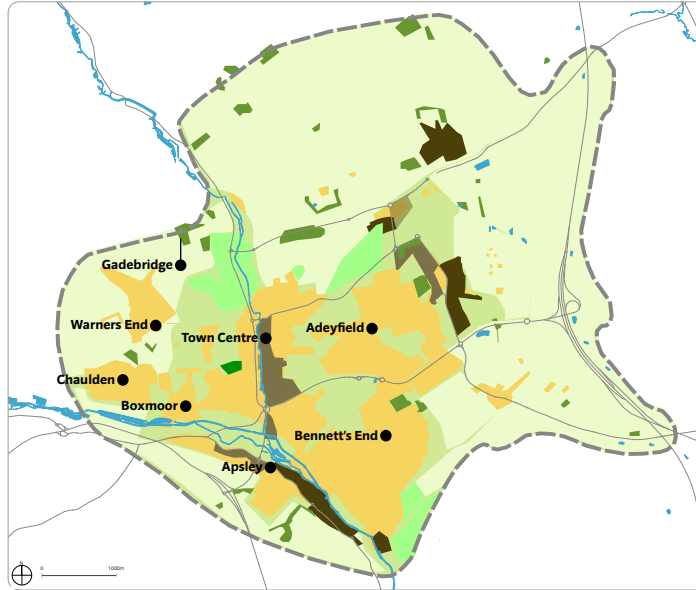


Historic Development of the New Town – Overview

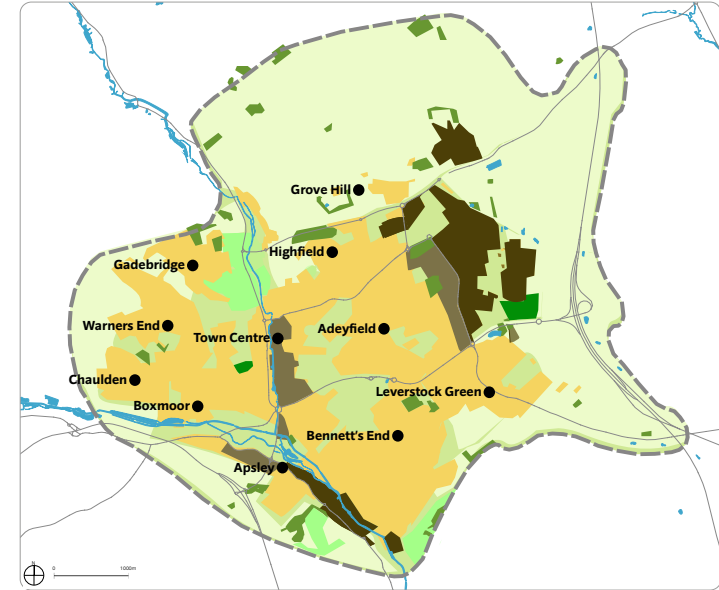
Hemel Hempstead in 1945 - before the New Town



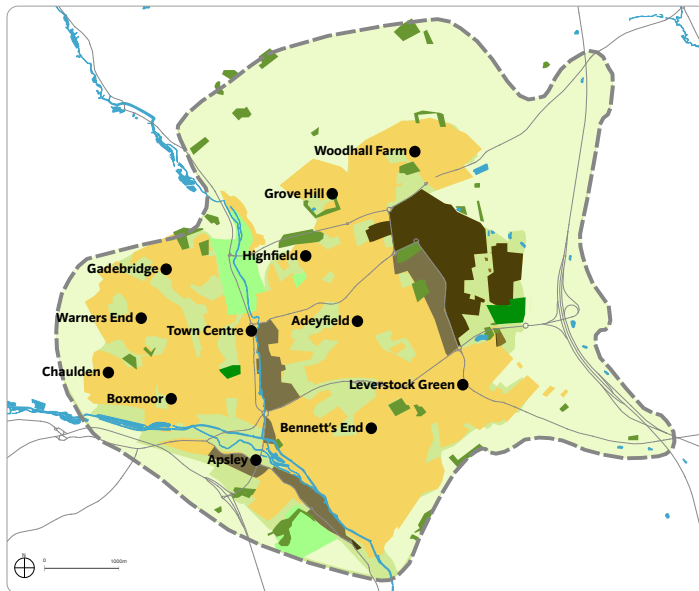
New Town Development Phase 1: 1949-1961



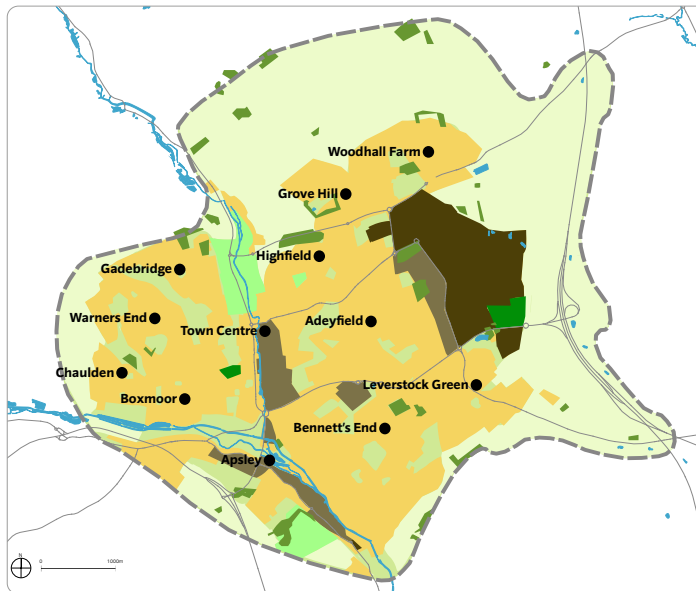
New Town Development Phase 2: 1962-1970



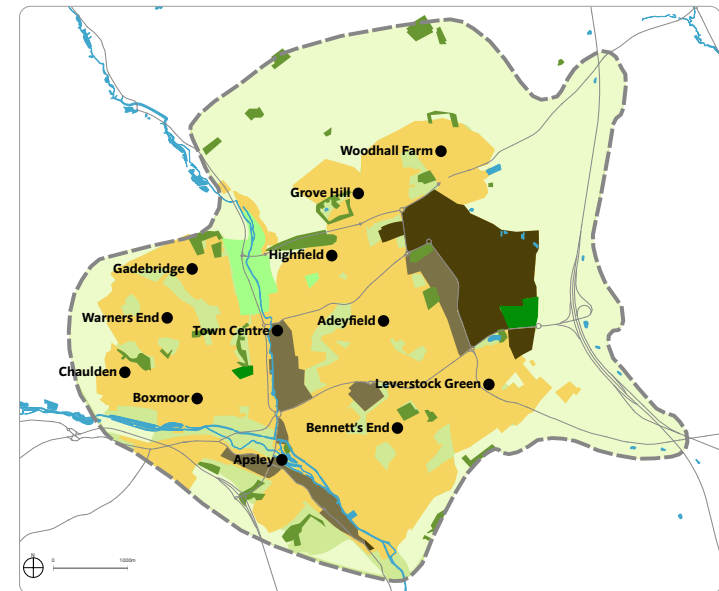
New Town Development Phase 3: 1971-1985



New Town Development Phase 4: 1985-1997



Hemel Hempstead in 2022



Q1. Initial Constraints & Opportunities

Landscape, topography and flood risk were a driving physical influence on Jellicoe's 1947 plan for the proposed New Town, which was based on a detailed assessment of the surrounding landscape and natural environment by the landscape architect Sylvia Crowe.

Crowe's 1947 landscape study identifies a rolling plateau of agricultural land, intersected by steep chalk valleys. It noted that the majority of mature trees – mainly beech, oak, ash and elm – could be found on the richer soil of the higher terrain, whereas the valley sides had poorer shallow soil.

In addition to the careful preservation of existing mature trees, it was planned to integrate the planting of many thousands of new young trees, hedge plants and shrubs, as well as over 200 acres of grass, into the landscaping surrounding development sites.

The natural geography of the local area was an essential element woven into Jellicoe's Master Plan. Screens of trees and areas of open space, together with the steep slopes of the local hills surrounding the old town, were all to be incorporated in the overall layout of the New Town. These natural features were used to help make each of the proposed new neighbourhood areas distinct from one another, and from the town centre itself.

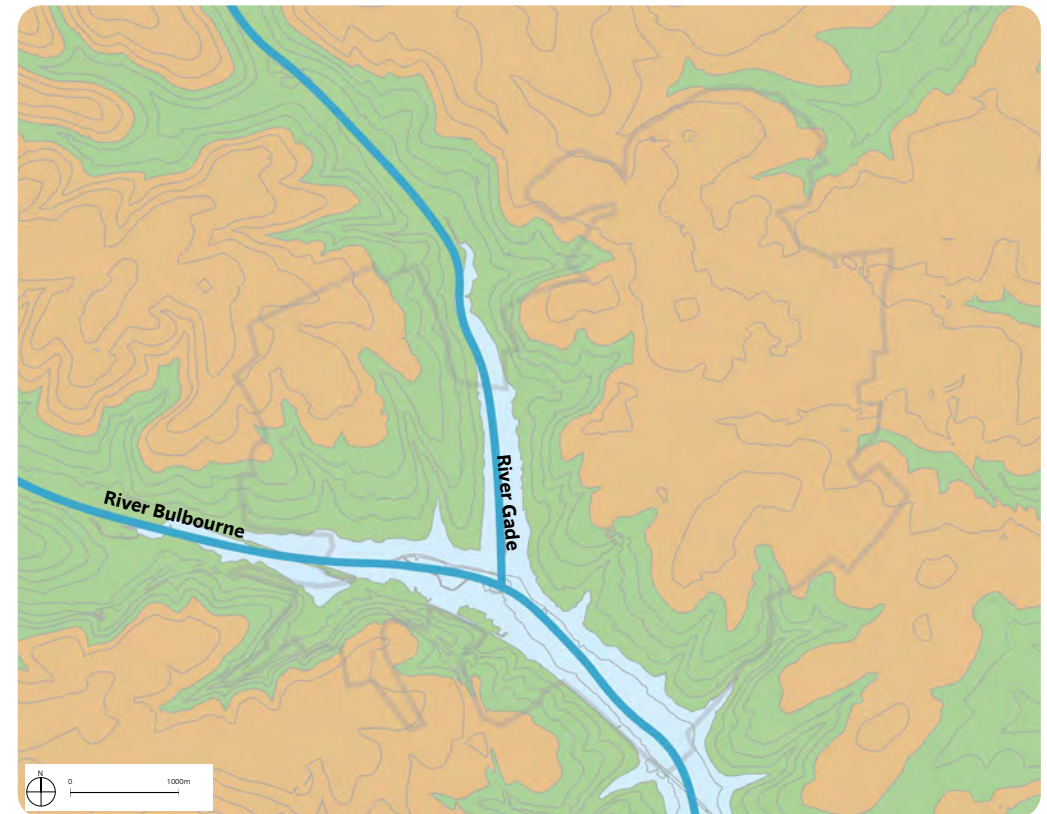
Key to Jellicoe's vision was the arrangement of neighbourhoods on the valley sides and higher ground, leaving the valley floors and areas of higher flood risk as green swathes connecting the town with the countryside beyond.

Further Information Sources:

- Hemel Hempstead New Town Master Plan Report (Geoffrey Jellicoe, 1947)
- Hemel Hempstead New Town Landscape Study Report (Sylvia Crowe, 1947)
- Hemel Hempstead: The Story of New Town Development 1947-1997 (Scott Hastie & Lynne Fletcher for Dacorum Borough Council, 1997) – see 'The Master Plan' chapter



New Town Development (1947-1997)



Key physiographic features influencing the New Town's layout

Source: Ordnance Survey Terrain data 2022

Topography:

- 130-170m AOD (Plateaux)
- 90-130m AOD (Valley Slopes)
- 70-90m AOD (Floodplains)
- 2022 Urban Area

Q2. Open Space Provision

Jellicoe's vision for a town in a park included a substantial network of structural open spaces to provide a green setting and recreation space for the new residential neighbourhoods and the new town centre. Whilst this green infrastructure network continues to be apparent today, the generosity of open space provision is significantly less than originally planned by Jellicoe. This appears to be primarily due to the construction of more extensive areas of residential neighbourhoods than initially envisaged; Jellicoe's 1947 Initial Master Plan was based on providing housing for accommodating a population of 60,000 as compared to the town's population today of around 103,000 (2021 Census) – a 71% increase.

In addition to the open space allocated in each neighbourhood, the 1947 plan also made recommendations with regard to securing land for major recreational facilities within the New Town, such as land at Gadebridge Estate close to the town centre and the moorland at Boxmoor.

Open Space - 1947 Jellicoe's Initial Master Plan

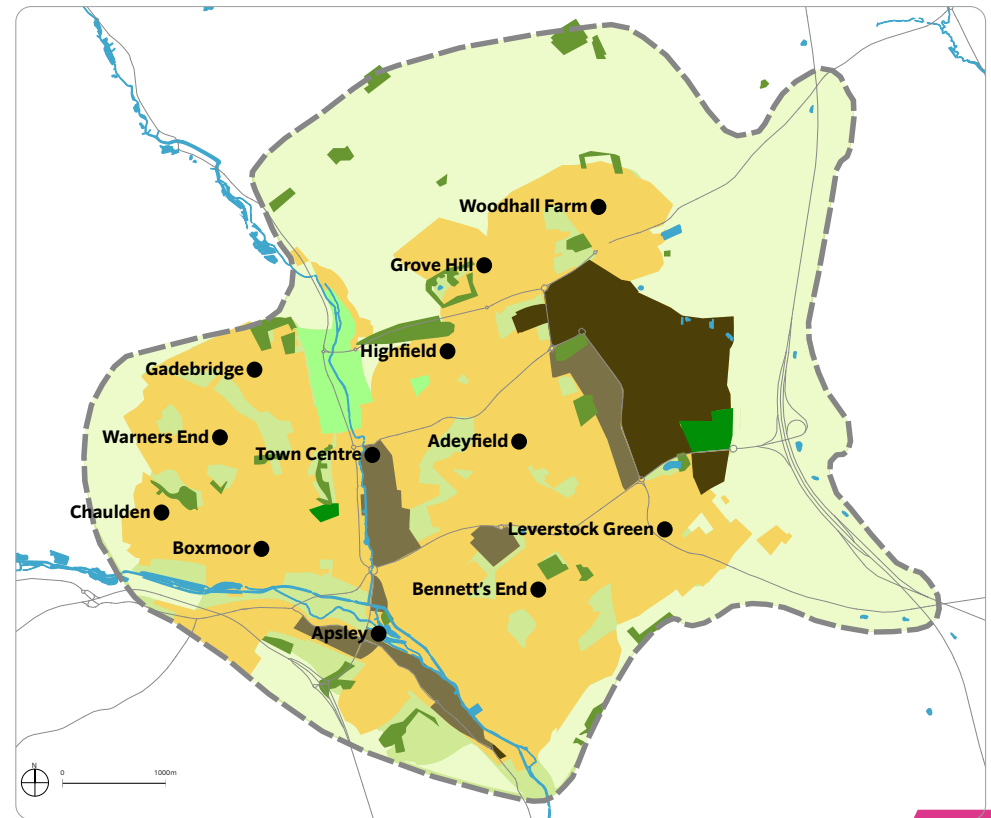


New Town Development (1947-1997)

Further Information Sources:

- Hemel Hempstead New Town Master Plan Report (Geoffrey Jellicoe, 1947)
- Hemel Hempstead New Town Landscape Study Report (Sylvia Crowe, 1947)
- Hemel Hempstead: The Story of New Town Development 1947-1997 (Scott Hastie & Lynne Fletcher for Dacorum Borough Council, 1997)

Open Space - Hemel Hempstead in 2022



Q3. Development of the First Neighbourhoods

Six new residential neighbourhoods were developed at Adeyfield (the largest and first to be completed in 1950), Bennetts End (1951), Chaulden (1953), Warners End (1953), Gadebridge (expanded in 1958) and Highfield (1959) in accordance with the phasing proposed by the approved 1951 First Master Plan.

Each of the new neighbourhoods was to have its own distinctive layout. For example, the regular alignment of houses grouped into differing combinations along a sweeping road, a close or a cul-de-sac, and a variety of architectural designs and construction materials for new houses and flats, all helped give variety to the new residential areas.

Before the first residents moved into Adeyfield, basic structures such as water, electricity and gas supply, sewage treatment and phone lines were being built. By 1952, the Development Corporation had built 12 miles of road and 28 miles of sewage for the New Town.

The 1962 film – New Town from Old – illustrates how Hemel Hempstead grew from the old town through development of the first new self-contained neighbourhoods each with their own shops, new churches, community centres and pubs. It shows the facilities, landscaping and choice of accommodation and the wide variety of architectural design offered by the neighbourhoods.

Further Information Sources:

- Hemel Hempstead: The Story of New Town Development 1947-1997 (Scott Hastie & Lynne Fletcher for Dacorum Borough Council, 1997) – see 'The New Neighbourhoods' chapter
- New Town from Old (Hemel Hempstead Development Corporation, 1962 – UEA East Anglian Film Archive) player.bfi.org.uk/free/film/watch-new-town-from-old-1962-online



**New Town
Development
(1947-1997)**



Two and three bedroom houses in Masons Road, Adeyfield, June 1952.



*View of the terrace at Long John, Bennetts End, 1953.
Built by Wimpey to a design by Geoffrey Jellicoe & Partners.*

Source: Hastie & Fletcher (1997)



High grade houses in Northridge Way, Chaulden.



Houses in Warners End Road, newly completed in 1956.



Newly completed houses at Galley Hill, Gadebridge.



Hidalgo Court, Highfield, December 1976.

Source: Hastie & Fletcher (1997)

Q4. Development of the Later Neighbourhoods

Following approval of the amended 1961 Second Master Plan, an additional new seventh residential neighbourhood was developed at Grove Hill as part of a second wave of new town building.

Grove Hill comprised two distinct developments: the first development, 'Precinct A' - completed in 1967-68, was laid out and developed by the New Town Commission to provide a mixture of private and rented housing to accommodate families of migrating management and professionals; and a later second development the large social housing estate at Grovehill West that started construction in 1972, which took some years to complete due to the insolvency of the main contractors and was finally completed in the early 1980s. In contrast to Adeyfield, which was a similar size and been built out in only four years, Grove Hill had been deliberately designed to grow at a much steadier rate than the earlier neighbourhoods.



New Town Development (1947-1997)

An eighth neighbourhood at Woodhall Farm was constructed in 1974, predominantly on privately owned land involving a partnership between private developers and the Greater London Council to rehouse 250 families from inner London boroughs. Situated on the northern edge of Hemel Hempstead towards Redbourn, Woodhall Farm was built on the former Brock's Fireworks site. The neighbourhood comprised a mix of private and housing association stock with properties ranging from 4 bedroom detached houses to one bedroom low-rise flats, together with a neighbourhood shopping complex to serve the local community.



Source: Hastie & Fletcher (1997)

Further Information Sources:

- Hemel Hempstead: The Story of New Town Development 1947-1997 (Scott Hastie & Lynne Fletcher for Dacorum Borough Council, 1997) – see 'The New Neighbourhoods' chapter

Q5. Local Centres

It was a declared intention of Jellicoe's Master Plan to provide each of the six new neighbourhoods with their own local centres offering shops and public buildings, as well as open space for public gardens, recreation and allotments. Each of the neighbourhoods was also to have its own infant and secondary schools.

The scale of the local centres were planned to support the target population for each neighbourhood: Adeyfield was to be the largest with a planned population of 10,000 people; Warners End 6,250; Gadebridge 5,900; Bennetts End 5,300; Highfield 5,200; and Chaulden 4,950 residents.

The local centres were largely built out as proposed in terms of number and location, although the precise mix and layout of land uses within each centre appear to have been left to evolve naturally as the neighbourhoods progressed.



New Town Development (1947-1997)

Further Information Sources:

- Hemel Hempstead: The Story of New Town Development 1947-1997 (Scott Hastie & Lynne Fletcher for Dacorum Borough Council, 1997) – see 'The New Neighbourhoods' chapter



Source: Hastie & Fletcher (1997)



Chaulden Neighbourhood Centre.



Western end of Stoneycroft shopping precinct.



Gadebridge Neighbourhood Centre, 1971.



The Heights Neighbourhood Centre, Highfield.

Source: Hastie & Fletcher (1997)

Q6. Maylands Industrial Area

Maylands formed part of Jellicoe's 1947 Master Plan as the main employment area for an ambitious programme of new industrial development for Hemel Hempstead.

Early development at the Maylands Industrial Area was mainly to cater for the demands from manufacturing industry such as Lucas Aerospace. The industrial zone was to be spaciouly planned with the principal new factories located on either side of a main avenue (Maylands Avenue) and along the adjacent roads. They varied considerably in size and nature. Most of the factories were fronted by their office blocks facing the roads, with the factory sections well integrated with the office blocks.

Work began on the Maylands Industrial Area in 1949. The first phase of development (around 30 acres) on the industrial estate was complete by 1953 when it had attracted companies largely involved in light engineering. By 1961 there was a wide range of occupations available for all the main categories of workers. Construction of Maylands Industrial Area as planned was largely completed by around 1963 having been full developed in terms of the original area of allocated land.

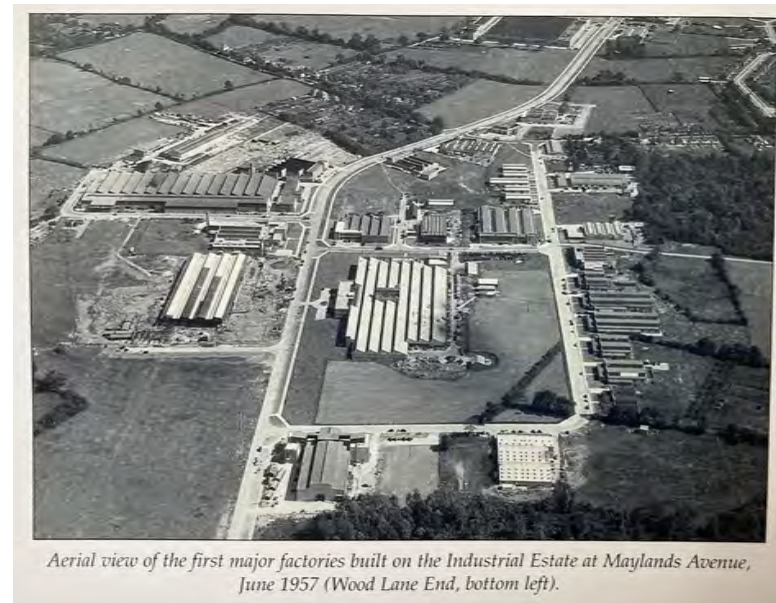
The construction of the M1 link road in 1960 was influential in improving Maylands' connections to all parts of the UK, which increased its attraction for companies looking to relocate to Hemel Hempstead.

Further Information Sources:

- Hemel Hempstead: The Story of New Town Development 1947-1997 (Scott Hastie & Lynne Fletcher for Dacorum Borough Council, 1997) – see 'Industrial Growth' chapter



**New Town
Development
(1947-1997)**



Source: Hastie & Fletcher (1997)

Q7. Delivery Challenges

In the early days of the New Town development, rising costs of building, increased borrowing rates and several post-war economic crises had gradually combined to reduce the standard of housing construction and also increase the rents required.

Furthermore, the funding restrictions imposed by central Government had reduced the speed of road building and also prevented many of the planned social amenities from being available to the community. Another ongoing challenge was the timely provision of primary school places to keep pace with the needs of young families.

Matching the availability of houses with services was also not an easy task; for example, shops could not be opened until there were sufficient occupants to make them viable. People could trek into town, but most managed to buy their goods from the mobile shops, which regularly travelled round to the first settlements.

The Development Corporation was keen to create a community spirit and encouraged community associations and local newsletters, such as the Adayfield Argus and Bennett's End Bugle. Garages/sheds were used as temporary churches. Gardening competitions were started for the best front/rear garden in each neighbourhood. New-comers to Hemel Hempstead were very interested in social interactions and the local Scouts/Guides groups became over-subscribed.

A number of studies undertaken in 1970s and 1980s revealed the factors that were significant in contributing to community satisfaction in Hemel Hempstead, which related, among other things, to 'homeliness', 'belonging' and the quality of the built environment.



New Town Development (1947-1997)

Further Information Sources:

- Hemel Hempstead: The Story of New Town Development 1947-1997 (Scott Hastie & Lynne Fletcher for Dacorum Borough Council, 1997) – see 'Building a New Town' and 'A Community Spirit' chapters
- Talking New Towns – Oral Histories of Hatfield, Hemel Hempstead, Stevenage & Welwyn Garden City www.talkingnewtowns.org.uk/content/category/towns/hemel-hempstead
- Thinking New Towns – Hemel Hempstead (The Dacorum Heritage Trust) – www.talkingnewtowns.org.uk/wp-content/uploads/2016/11/TNT-Hemel-Download.pdf



New Towns 'Star' Garden Competition winners, July 1955.

Source: Hastie & Fletcher (1997)

Q8. Realisation of Jellicoe's Vision

Jellicoe's vision for a town in a park with generous green spaces in and around the town centre and the neighbourhoods was only partly realised due to subsequent modifications to the plan by the Development Corporation.

Whilst the network of planned open space providing a green setting and recreation spaces for the residential neighbourhood areas continues to be apparent today, the generosity of open space provision is significantly less than originally envisaged.



**New Town
Development
(1947-1997)**

Today, the hilly topography of the town and the design of the neighbourhoods draws the countryside in, allowing views of green space, woodland and parkland from residential areas to the west, east and south.



Hemel Hempstead in its wider landscape setting today

Source: Google Aerial 2000

4. RENEWAL (1997-2019)

By the end of the 1990s, much of the New Town's infrastructure and urban fabric was over 50 years old and in need of renewal.

As a result, development within the town over the last two decades has largely focused on regeneration – particularly at sites in the town centre, Maylands Business Park and along the Grand Union Canal.

With a current population of some 103,000 people, today Hemel Hempstead is a compact town surrounded by the London Metropolitan Green Belt designated in 1955.

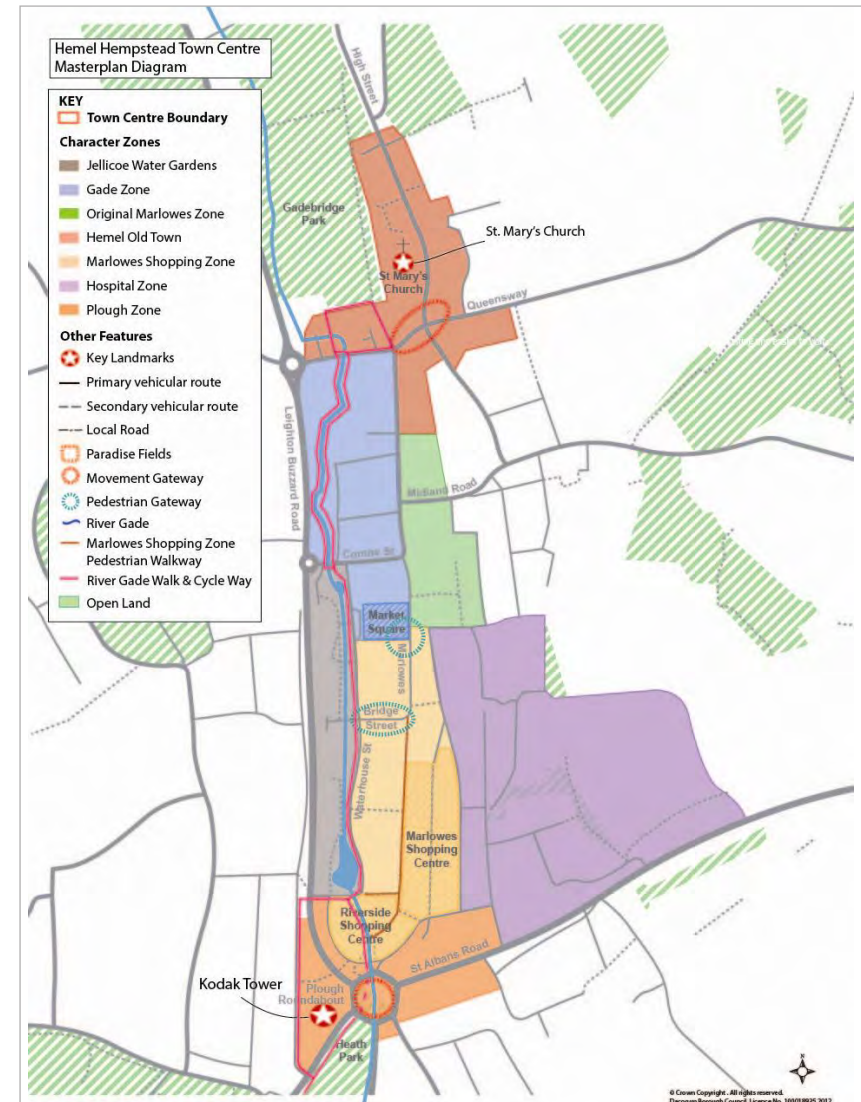
The Grand Union Canal, and the Gade and Bulbourne Valleys with rivers that converge at Two Waters, south of the town centre, are distinctive landscape features.

The town comprises a number of planned neighbourhoods with green spaces and local centres/facilities, the town centre and the historic 'old town'.

In the east of the town is Maylands Business Park, one of the country's largest industrial and employment locations and home to many well-known businesses.



Renewal (1997-2019)



Hemel Hempstead Town Centre Masterplan 2011-2021

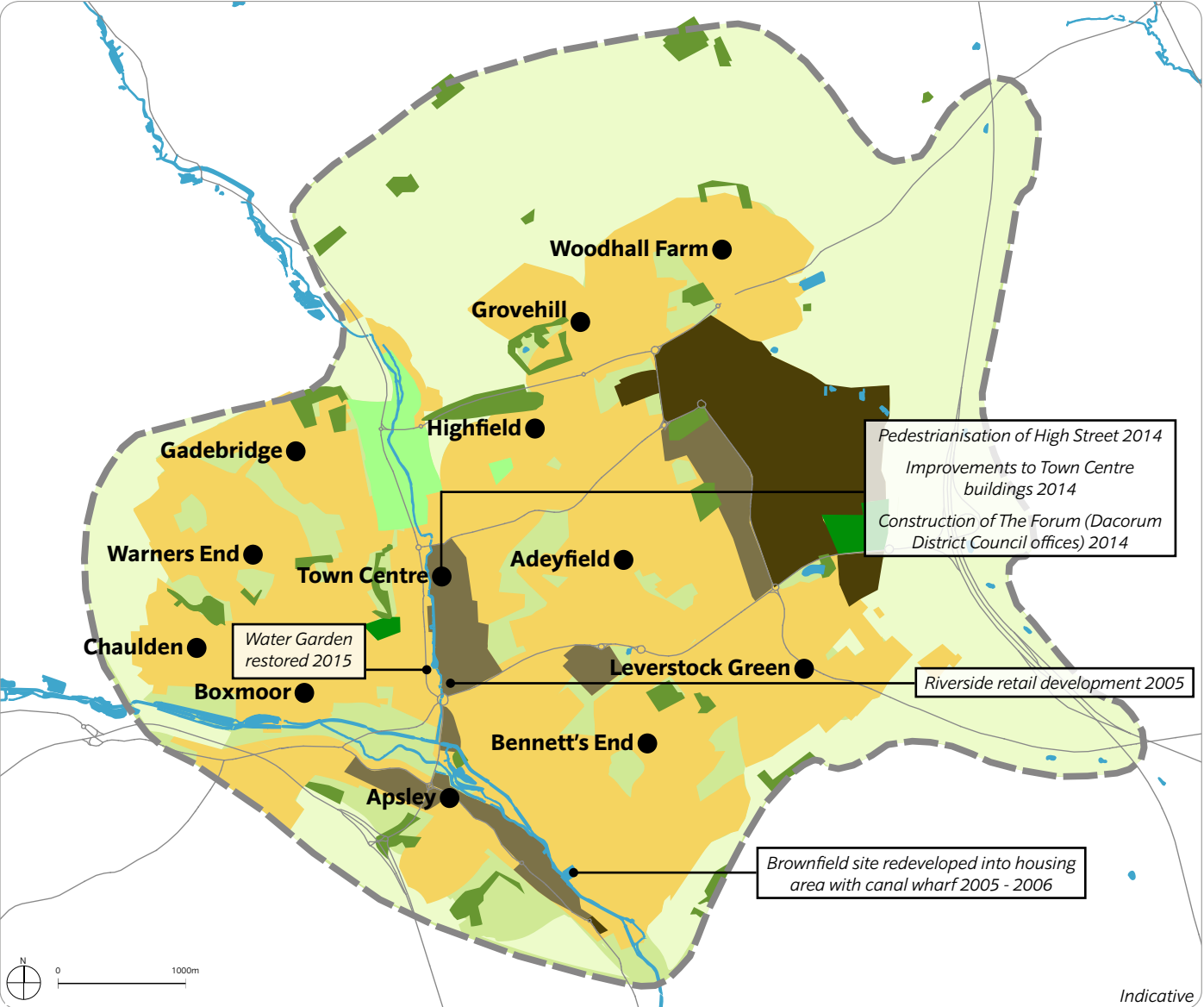
Source: Hemel Hempstead Town Centre Masterplan 2011-2021 (adopted 2015, Dacorum Borough Council)

Early 21st Century Hemel Hempstead



Renewal (1997-2019)

- New Town Centre Masterplan approved 2011
- c.89,000 (2001 Census)
- c.95,000 (2011 Census)
- c.103,000 (2021 Census)



2022 Land Use

- Residential Built Up Area
- Industrial Built Up Area
- Commercial Built Up Area
- Woodland
- Greenspace
- Estate Parkland
- Farmland
- Cemetery
- Water
- 2022 Road Network
- HGC Programme Area

Source: 2022 Google Aerial



5. PLANNING FOR FUTURE GROWTH & RENEWAL

Hemel Hempstead was awarded Garden Town status and Government funding in 2019 to develop “Hemel Garden Communities” (HGC).

This is an ambitious long-term programme that aspires to transform Hemel and create attractive and sustainable new neighbourhoods – “garden communities” – within Growth Areas to the north and east of the town, including an expansion of the Maylands Business Park and supported by new infrastructure and green space.

The HGC partners – Dacorum Borough Council, St Albans City & District Council, Hertfordshire County Council, Hertfordshire Local Enterprise Partnership and Hertfordshire Innovation Quarter – are working together with The Crown Estate and other strategic landowners to deliver the new communities in the Growth Areas.

The partnership vision is to create a greener, more connected New Town for the 21st Century through the delivery of more than 11,000 new homes and 10,000 new jobs by 2050.



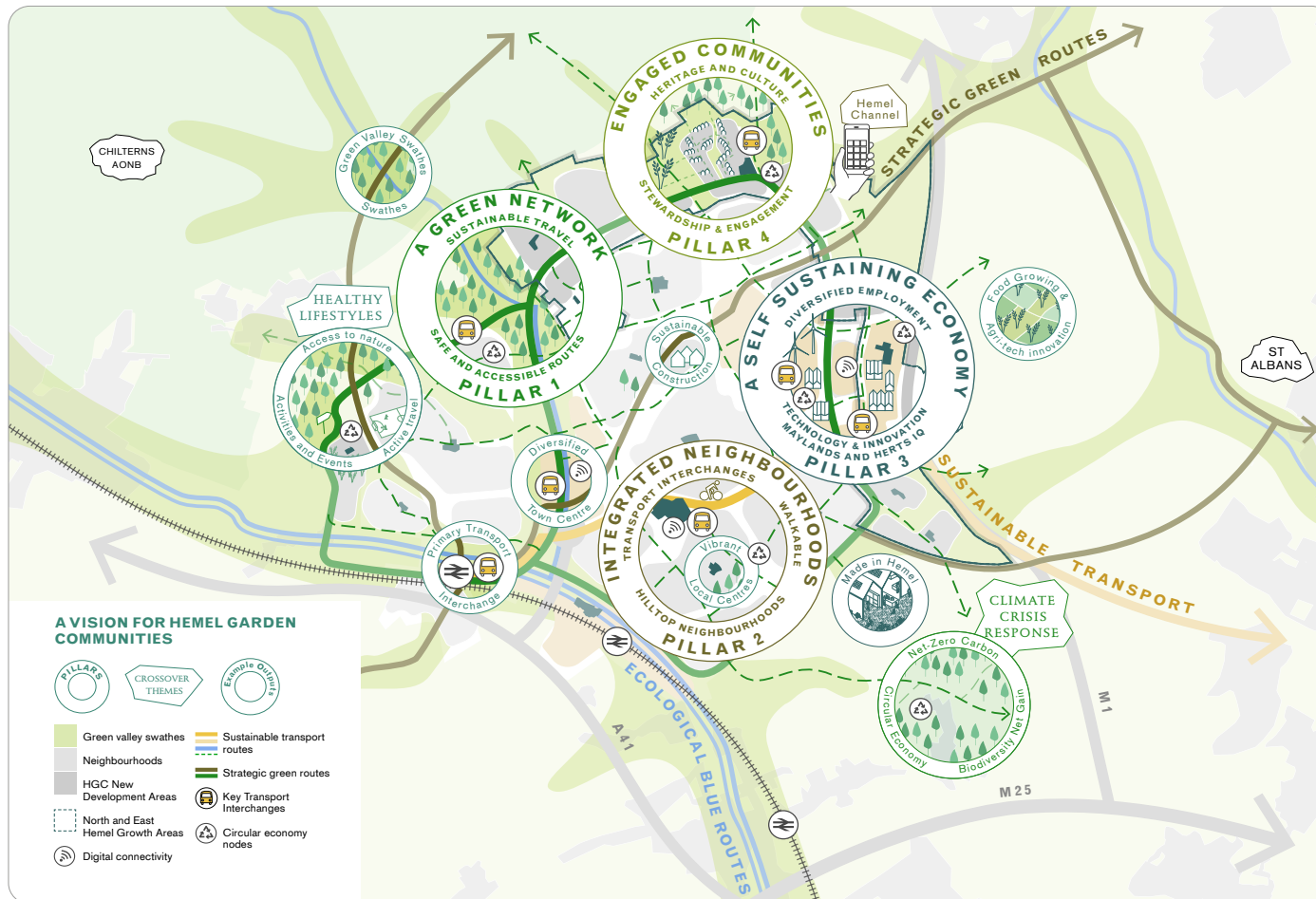
**Future
Growth & Renewal
(2019 - 2050)**

Towards a 21st Century New Town - The Hemel Garden Communities Vision



**Future
Growth & Renewal
(2019 - 2050)**

Hemel Garden Communities will create new neighbourhoods and transform existing ones and the wider area, building on the best of its heritage and culture to become a greener, more connected New Town.



Source: Hemel Garden Communities: A Spatial Vision 2020

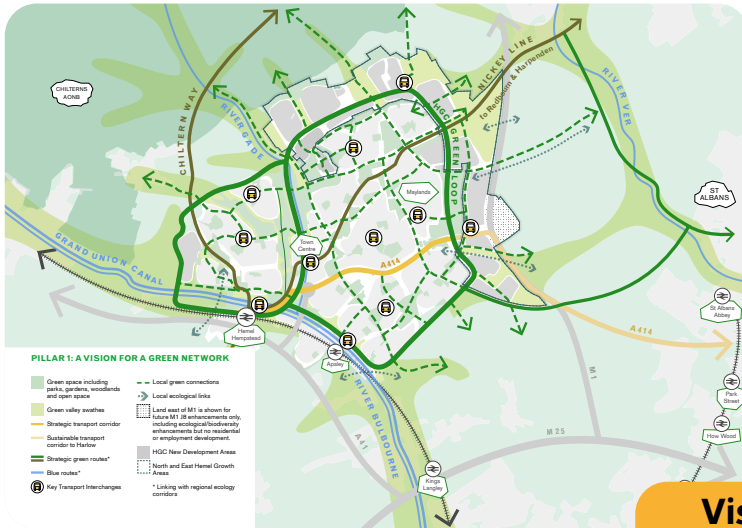
Hemel Hempstead awarded Garden Town status in 2019 to begin planning “Hemel Garden Communities” to deliver by 2050:

- 11,000 new homes & 10,000 new jobs
- New innovation quarter/enterprise zone
- New transport/community infrastructure
- Transformation/regeneration of the town (Town Centre, Maylands Business Park, Two Waters/former Apsley industrial area)
- Renewal/greening of neighbourhood local centres

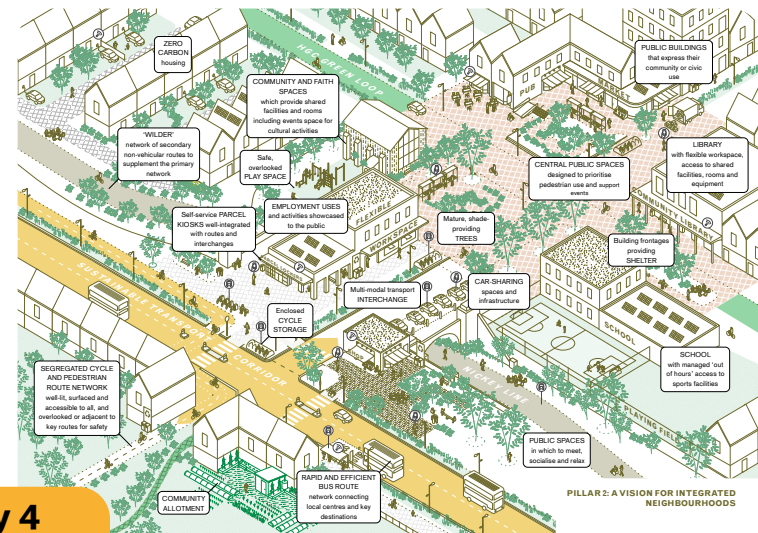
HGC vision based on TCPA's Garden City Standards for the 21st Century

Growth focused on greenfield land to north and east of the town (within St Albans District) and to the west of the town

Hemel Garden Communities Vision - Supporting Pillars

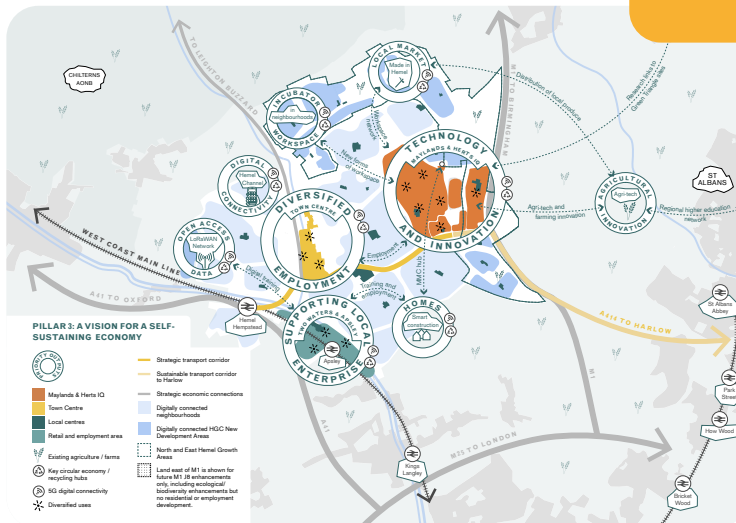


PILLAR 1: A VISION FOR A GREEN NETWORK



PILLAR 2: A VISION FOR INTEGRATED NEIGHBOURHOODS

Vision supported by 4 pillars that promote healthy lifestyles & respond to the climate crisis



PILLAR 3: A VISION FOR A SELF-SUSTAINING ECONOMY



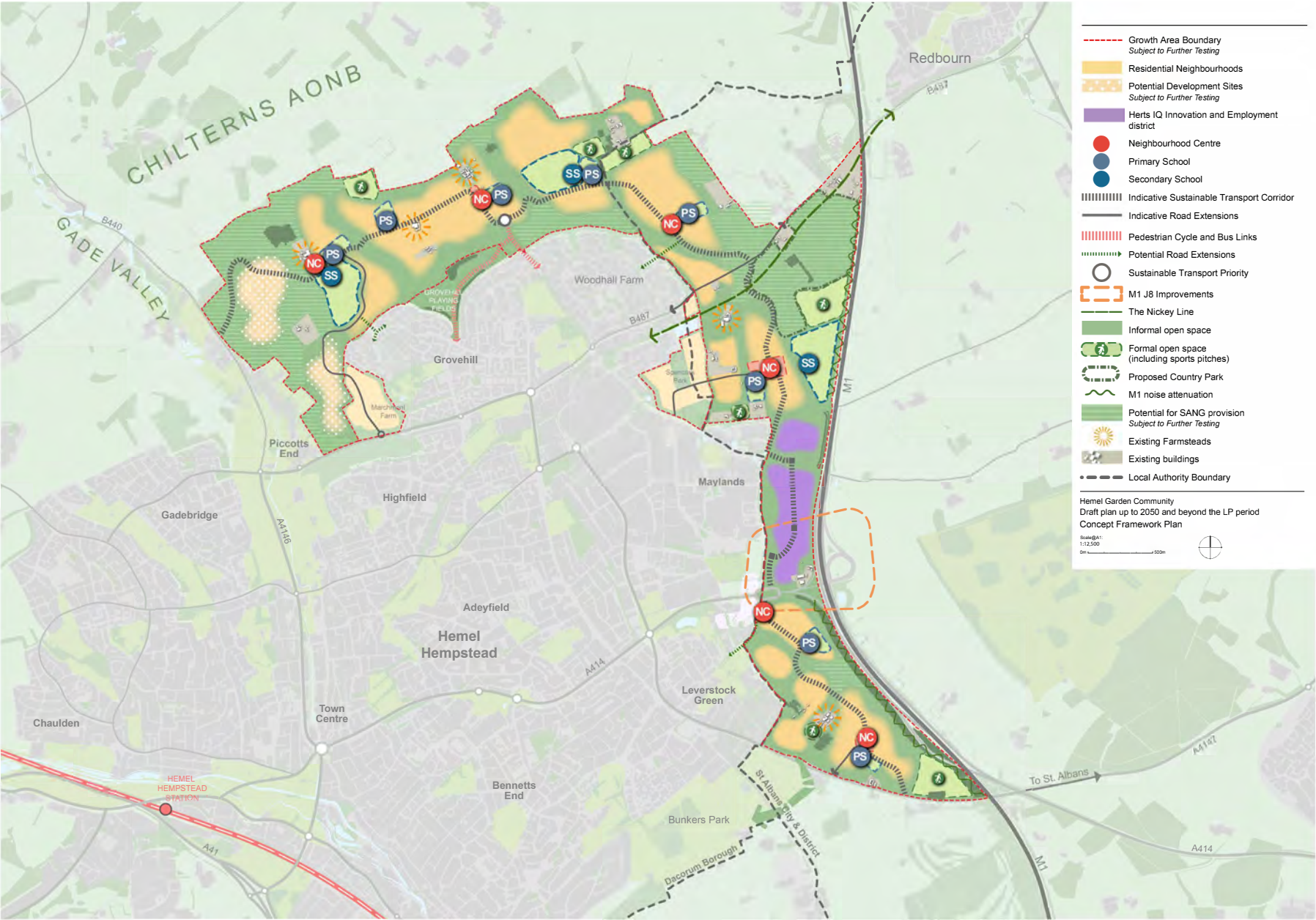
PILLAR 4: A VISION FOR ENGAGED COMMUNITIES

Hemel Garden Communities Framework Plan - Concept Plan (May 2023)

The emerging HGC Framework Plan is a high-level spatial development framework for the proposed Growth Areas to the north and east of Hemel Hempstead. Shaped by the Hemel Garden Communities Spatial Vision’s principles, it aims to take inspiration from the historic legacy of Jellicoe’s original vision for the New Town and lessons learnt from its historic development.



Future Growth & Renewal (2019 - 2050)



Q9. Constraints & Opportunities for the HGC Framework Plan

The challenge that faced planners in the late 1940s differed from that of most of the other New Town Development Corporations, in that approximately one third of the designated area was developed and Hemel Hempstead was already a thriving community of 20,000 people.

Jellicoe needed to take care to respect the community's heritage and traditions in his plans for expanding the town's population, by carefully integrating new neighbourhoods, industrial areas and infrastructure into existing settlements. It could be argued that this substantial feat of "social engineering" is also one of the key challenges facing planners again today.

The identification of developable areas for residential and employment development, and areas of open space, in the draft HGC Framework Plan has been informed by the following constraints and opportunities:

- Wider landscape context considerations - understanding how the site relates to views from potentially sensitive receptors (AONB, Gorhambury Estate), sensitive urban-open countryside edges, distinctive views out of the site
- Hazard considerations – including the Buncefield health & safety safeguarding zones, underground gas/oil pipelines, overhead powerlines
- Landscape considerations – including flood risk/drainage, topographical features, trees/hedgerows, watercourses, green lanes/public rights of way
- Heritage considerations – built heritage assets and their settings (conservation areas and listed buildings)



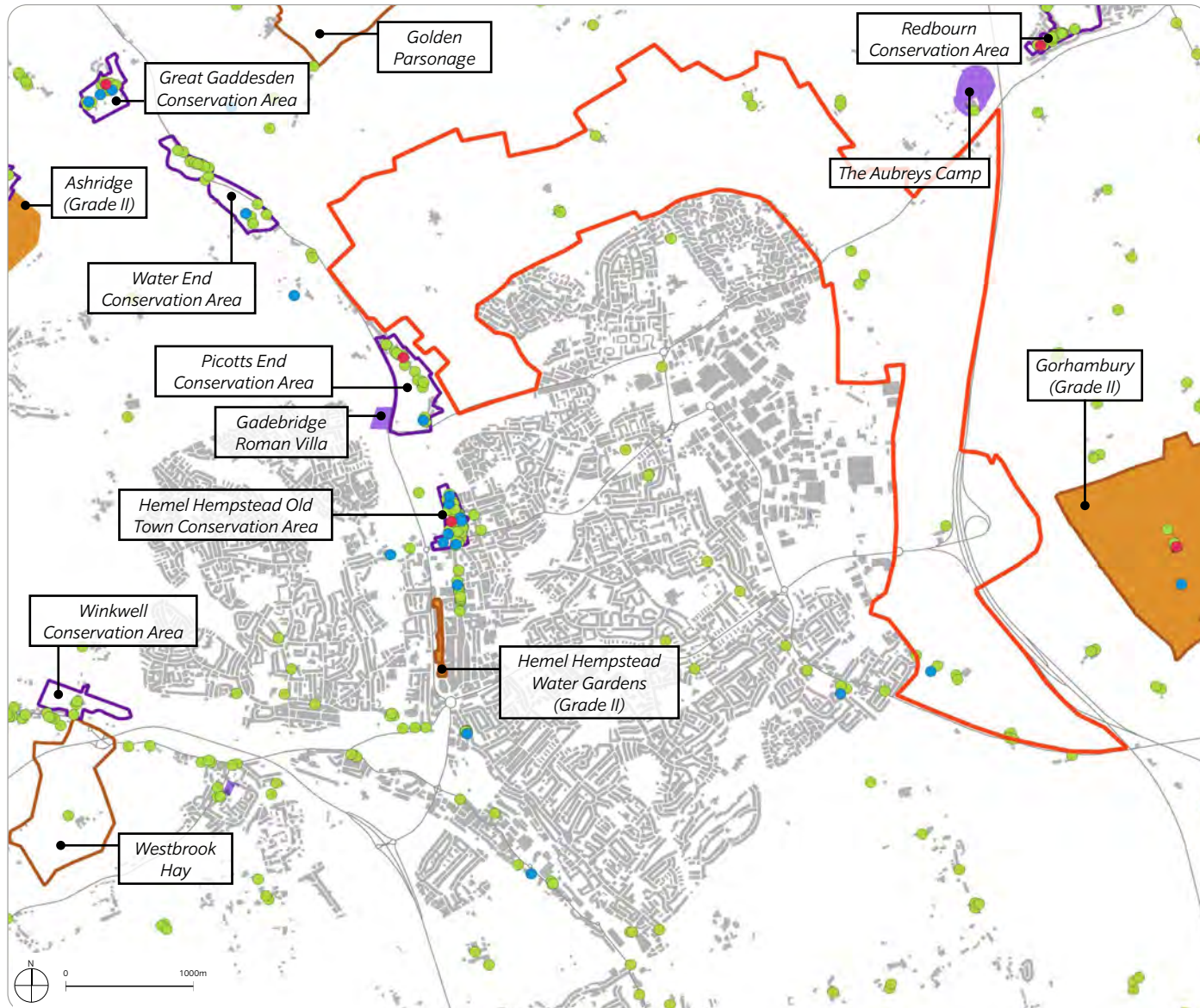
**Future
Growth & Renewal
(2019 - 2050)**

With respect to heritage considerations, there is an opportunity to undertake further heritage assessment work to consider how the area's historic landscape character (or "time depth") and recorded archaeology could help shape future masterplanning and design – see plans overleaf for information.

The draft HGC Local Centres Study (June 2022) explores, from a market perspective, constraints and opportunities for the planning of vibrant, diverse and walkable local neighbourhood centres in the HGC Growth Area as integral components of the wider network of existing local centres within Hemel Hempstead.

Designated Heritage Assets

The full range of designated heritage assets (including their settings) should be considered in future masterplanning and design of the Growth Area.



Built Heritage

Listed Buildings:

- Grade I - of exceptional interest
- Grade II* - particularly important
- Grade II - of special interest

Conservation Areas

Archaeology

Scheduled Monuments

Historic Landscape

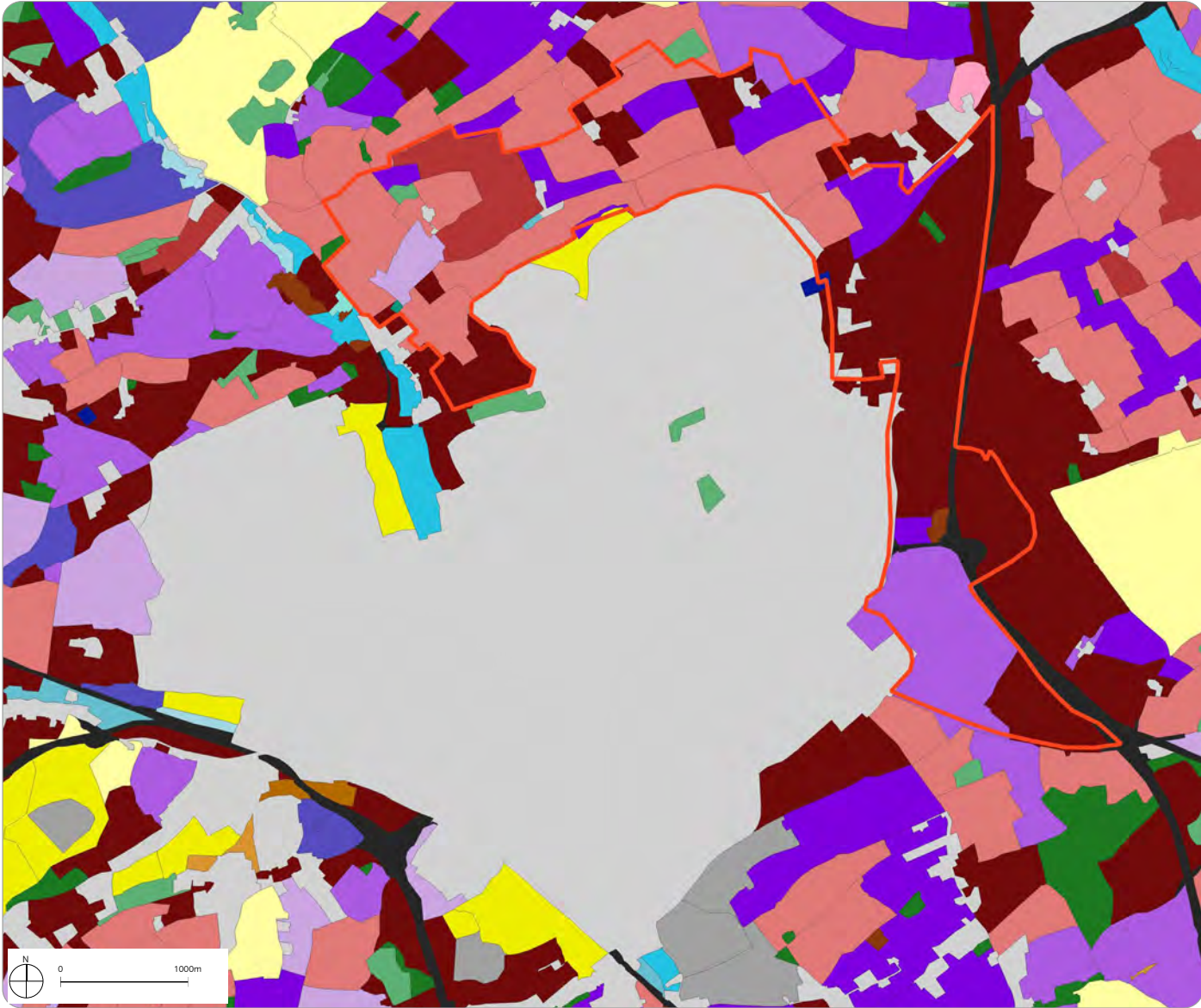
Registered Historic Park & Garden

Local Registered Garden

North & East Growth Area

Source: Hertfordshire Historic Environment Record data supplied 12/2022
 © Hertfordshire County Council. HCC retains its right to use legal proceedings to protect its copyright. © Historic England 2023.
 Contains Ordnance Survey data © Crown copyright and database right 2022. The Historic England GIS Data contained in this material was obtained on 12/01/2023. The most publicly available up to date Historic England GIS Data can be obtained from [HistoricEngland.org.uk](https://historicengland.org.uk).

Opportunities for integration of historic landscape features, in particular pre-18th Century small-scale field patterns (with older hedgerows/veteran trees), into a green network of open spaces should be considered in future masterplanning and design of the Growth Area



Historic Landscape Character

Field Pattern:

- Pre-18th Century Enclosure - Coaxial Enclosure
- Pre-18th Century Enclosure - Irregular Enclosure
- Pre-18th Century Enclosure - Irregular Sinuous Enclosure
- 18th -19th Century Enclosure - Piecemeal Enclosure
- 20th Century Agriculture - Boundary Loss
- 20th Century Agriculture - Boundary Loss with Relict Elements
- 20th Century Agriculture - 20th Century Enclosure

Woodland:

- Woodland - Ancient Woodland
- Woodland - 19th -20th Century Woodland Plantation

Parks & Gardens:

- Parks, Gardens, Recreation - Informal Parkland
- Parks, Gardens, Recreation - Leisure/Recreation

Wetlands:

- Inland Managed Wetland - Enclosed Meadow
- Inland Managed Wetland - Watercress Beds
- Water Features - Water Reservoir

Built Up Areas & Communications:

- Built Up Areas - Modern - Urban Development
- Built Up Areas - Modern - Hospital, School, University
- Communications - Airfield - Civilian
- Communications - Motorway, Railway
- Industry - Industrial

Other:

- Commons, Wastes, Heaths - Commons with Built Margin
- Commons, Wastes, Heaths - Commons with Open Margin
- Commons, Wastes, Heaths - Heath
- Historic earthwork
- Horticulture - Allotments
- Horticulture - Orchard
- Horticulture - Nursery with Glass House
- Mineral - Restored Land

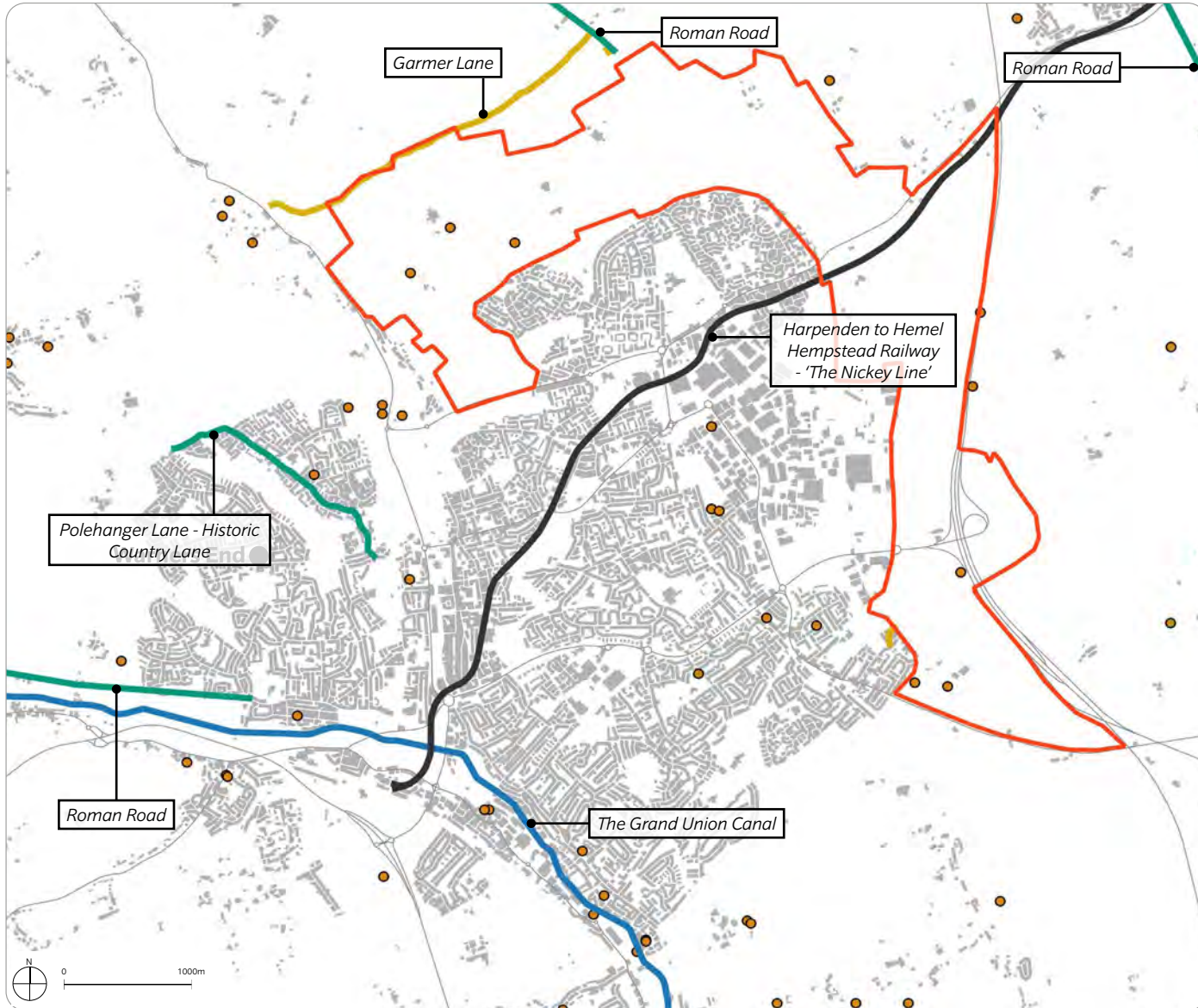
North & East Growth Area

Source: Hertfordshire Historic Environment Record data supplied 12/2022
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Archaeology

A phased programme of archaeological investigation would be required to inform more detailed future masterplanning and design work, starting with a comprehensive desk-based assessment of the Growth Area



- Historic Communication Features:**
- Canal
 - Railway
 - Road
 - Trackway/Hollow Way/Earthwork
 - Archaeological Find Spot
 - North & East Growth Area

Source: Hertfordshire Historic Environment Record data supplied 12/2022
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21st Century Challenges for Hemel Hempstead (1 of 2)

Reflecting on the lessons learnt from the legacy of Jellicoe's landscape-led ambitions for the 20th century New Town highlighted by this study, the overarching challenge for the future planning and growth of the town in the 21st century is to meet net zero carbon targets, reverse biodiversity loss and ensure the health and wellbeing of communities. More specific challenges related to the supporting pillars of the HGC's Spatial Vision are highlighted below:

Green Network - Key Challenges

- Responding to existing local landscape character in ways which enhance Jellicoe's landscape-led masterplan ambitions for the design of the New Town, while reflecting 21st century needs
- Integrating new neighbourhoods within an overall green network of sufficient extent to provide access to good quality greenspace close to where people live, work and learn, provide space for biodiversity net gain to support nature recovery and to help strengthen resilience to climate change
- Car dependency due to hilly environment resulting in severance to the green network, parking on greenspaces/verges and poor air quality along some main roads
- Achieving behaviour change in a significant shift towards more active/sustainable modes of travel, including managing and retrofitting the road network to achieve a modal share shift of 40% in the existing town

Self-sustaining Economy - Key Challenges

- Establishing new systems for a green economy linking local land management, produce and wider environments to communities
- Future proofing new housing and employment development to adapt to changing technologies and working practices
- Partnership working with education providers and employers to support upskilling and training to help ensure that Hemel's communities benefit from the self-sustaining economy
- Retrofitting existing buildings to improve their green credentials, and reimagining and repurposing large-scale industrial buildings
- Building town centre resilience to adapt to market changes due to the pandemic, including conversion of office units to residential

21st Century Challenges for Hemel Hempstead (2 of 2)

Reflecting on the lessons learnt from the legacy of Jellicoe's landscape-led ambitions for the 20th century New Town highlighted by this study, the overarching challenge for the future planning and growth of the town in the 21st century is to meet net zero carbon targets, reverse biodiversity loss and ensure the health and wellbeing of communities. More specific challenges related to the supporting pillars of the HGC's Spatial Vision are highlighted below:

Integrated Communities - Key Challenges

- Adapting Hemel's existing 20th century planned residential neighbourhoods as a model for growing and regenerating the town
- Tackling the legacy of car dependency and supporting a shift towards more sustainable transport modes
- Responding to large portions of the housing stock and open space aging at the same time and diversifying services in existing local centres
- Lack of integration between existing neighbourhoods and key destinations
- Developing new neighbourhoods to ensure places and communities are integrated with each other and with established neighbourhoods
- Creating spaces for food growing initiatives and peri-urban farming

Engaged Communities - Key Challenges

- Creating diverse, engaged and balanced communities in the face of global climate/biodiversity challenges and more limited public sector resources
- Creating a sense of local identity and culture whilst acknowledging and celebrating diversity
- Empowering existing/new communities in place-keeping and stewardship of community assets, including green spaces and community buildings

Recommended Next Steps (1 of 2)

Recommendations for further work to inform future masterplanning and design of the Growth Area and the existing town include:

Green Network

- Integrate TCPA Garden City Standards for the 21st Century target for 50% of total land to be green infrastructure
- Develop a Sustainability Design Checklist
- Develop a Green Infrastructure Strategy (inc. Sustainable Drainage Strategy)
- Undertake a proportionate Heritage Assessment
- Develop a Biodiversity Gain Strategy
- Develop a Food Growing Strategy
- Integrate HGC Sustainable Transport Plan proposals for active travel routes, strengthening links between existing neighbourhoods and key destinations
- Develop a Health & Wellbeing Strategy, integrating NHS Healthy New Towns principles

Self-sustaining Economy

- Maximise opportunities arising from HGC growth through collaborative working with the Hemel Place Strategy and Town Centre Vision
- Develop a Circular Economy Strategy
- Develop a Sustainable Construction Strategy
- Develop a Workspace Strategy
- Develop a Digital Connectivity Strategy
- Develop a 'Made in Hemel' Study to identify and encourage local makers
- Undertake a Socio-Economic & Demographic Study
- Integrate Maylands Business Park Plus Masterplan with expansion of Herts IQ

Recommended Next Steps (2 of 2)

Recommendations for further work to inform future masterplanning and design of the Growth Area and the existing town include:

Integrated Communities

- Develop a Local Character/Distinctiveness Study to inform design of new neighbourhoods
- Develop a Local Centres Study to enhance and transform existing centres, and deliver new local centres to complement existing centres and farmsteads
- Develop a Farmsteads Repurposing Strategy
- Develop an Energy Strategy to support net zero carbon targets
- Integrate TCPA Garden City Standards for the 21st Century principles
- Integrate Dacorum & St Albans Strategic Sites Design Guide SPD principles
- Respond to the findings of emerging Skills Gap work

Engaged Communities

- Develop a Stewardship Strategy to secure and foster strong partnerships with established local community groups for place keeping
- Develop a Community Engagement Strategy to inform proposals for engendering community spirit/capacity-building
- Develop a Cultural Study to capture oral histories related to the New Town's communities

APPENDIX – List of Key Sources

General

Hemel Hempstead Library

<https://www.hertfordshire.gov.uk/services/libraries-and-archives/libraries-and-archives.aspx>

Hertfordshire Archives and Local Studies

<https://www.hertfordshire.gov.uk/services/libraries-and-archives/hertfordshire-archives-and-local-studies/hertfordshire-archives-and-local-studies.aspx>

Hemel Hempstead Local History & Museum Society

Our Dacorum (Hertfordshire's Community Archive Network)

<https://www.ourdacorum.org.uk/>

Town Origins

Hemel Hempstead Extensive Urban Survey Project Assessment Report 2000, Terry Hunns for Hertfordshire County Council

New Town Development

Geoffrey Jellicoe Archives – Landscape Institute Collections of the Museum of English Rural Life, University of Reading

<https://merl.reading.ac.uk/collections/landscape-institute/>

Bartlett Library, Faculty of the Built Environment, University College London

<https://www.ucl.ac.uk/library/using-library/libraries-and-study-spaces/ucl-bartlett-library>

Barbican Library, City of London (including special collections on history of London)

British Film Institute - Britain on Film

<https://player.bfi.org.uk/britain-on-film>

Talking New Towns – Hemel Hempstead

<https://www.talkingnewtowns.org.uk/wp-content/uploads/2016/11/TNT-Hemel-Download.pdf>

<https://www.talkingnewtowns.org.uk/content/topics/moving-in/giving-advice-to-the-new-towns-commission>

<https://www.youtube.com/watch?v=u2QZuvtRSaw>

Historic England Aerial Photo Explorer

<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

Historic Maps of Hemel Hempstead

<https://maps.nls.uk/>

Dacorum Heritage Trust

<https://www.dacorumheritage.org.uk/article/war-and-boom-prompted-an-exodus-from-city-to-town/>

<https://www.dacorumheritage.org.uk/home/>

<https://www.cityoflondon.gov.uk/services/libraries/barbican-library>

TCPA New Town Information

https://tcpa.org.uk/wp-content/uploads/2021/11/Hemel_Hampstead.pdf

https://tcpa.org.uk/wp-content/uploads/2021/11/nfnt_final004-1.pdf

Hemel Hempstead: The Story of New Town Development 1947-1997, 1997, Scott Hastie & Lynne Fletcher for Dacorum Borough Council

Hemel Hempstead New Town Master Plan Report 1947, Geoffrey Jellicoe

Hemel Hempstead New Town Major Landscape Study Report 1947, Sylvia Crowe

Renewal

Hemel Hempstead Water Gardens Study 2011

http://web.dacorum.gov.uk/docs/default-source/regeneration/water_gardens_study_hemel_hempstead_final_report_october2011_reduced.pdf?Status=Master

Planning for Future Growth & Renewal

Hemel Garden Communities Charter 2018

<https://www.hemelgardencommunities.co.uk/media/adpohoaw/hemel-garden-communities-charter.pdf>

Hemel Garden Communities Spatial Vision 2021

https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/planning-policy/hemel-spatial-vision_with-appendix.pdf

Hemel Garden Communities Local Centres Study - Integrated Neighbourhoods & Engaged Communities 2023, Draft Version 1

Report of the HGC Quality Review (Design South East, April 2022)



Nottingham Studio Third Floor, The Birkin Building, 2 Broadway, Nottingham NG1 1PS
London Studio Unit CF 305, Cannon Wharf, Pell Street, London SE8 5EN
Contact +44 (0)115 8386737 mail@cbastudios.com www.cbastudios.com
Directors D Watkins BSc MSc MRTPI FRGS FLI • A Croft BA MA MCIFA

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