

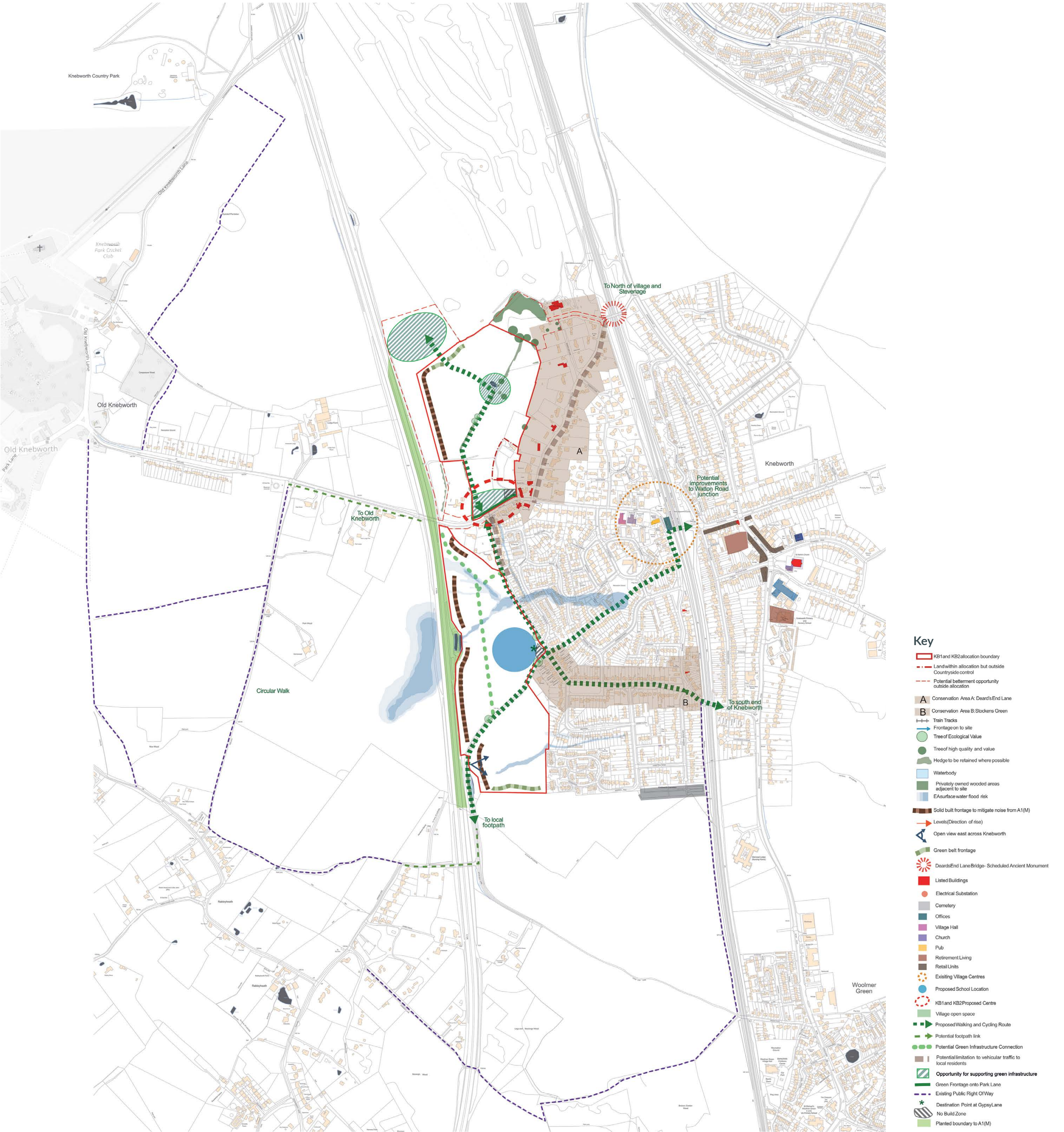
# Knebworth strategic masterplan

## KB1 and KB2

For further information visit [www.knebworth-strategicmasterplan-kb1kb2.co.uk](http://www.knebworth-strategicmasterplan-kb1kb2.co.uk) or scan the QR code



# Opportunities





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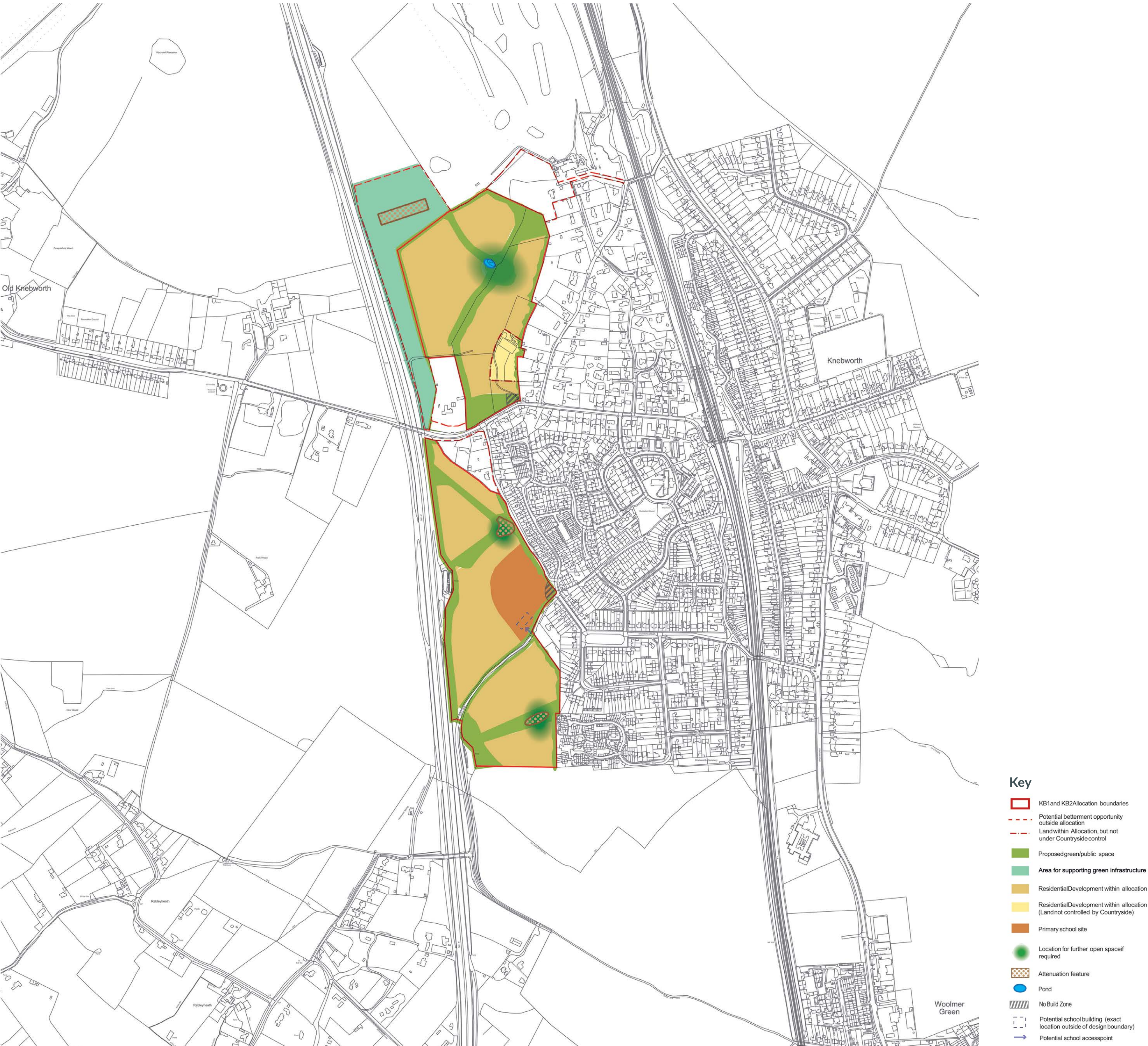
# Land use infrastructure

The Land Use Framework Plan is led by the framework of green links and open spaces that structure the two sites.

Areas outside the green network are identified as development, the majority being residential.

The school site has been subject to extensive discussion with Hertfordshire County Council and is located in the crook of Gipsy Lane, allowing a positive interface with the northern end of Stockens Green. The school site will be handed over to North Herts District Council for design and delivery of the school, such as the location of the school building and access is shown indicatively on the framework plan.

The location of surface water attenuation features is shown on the plan. These will need to be sensitively designed to provide visual amenity to the open spaces, and biodiversity benefit.





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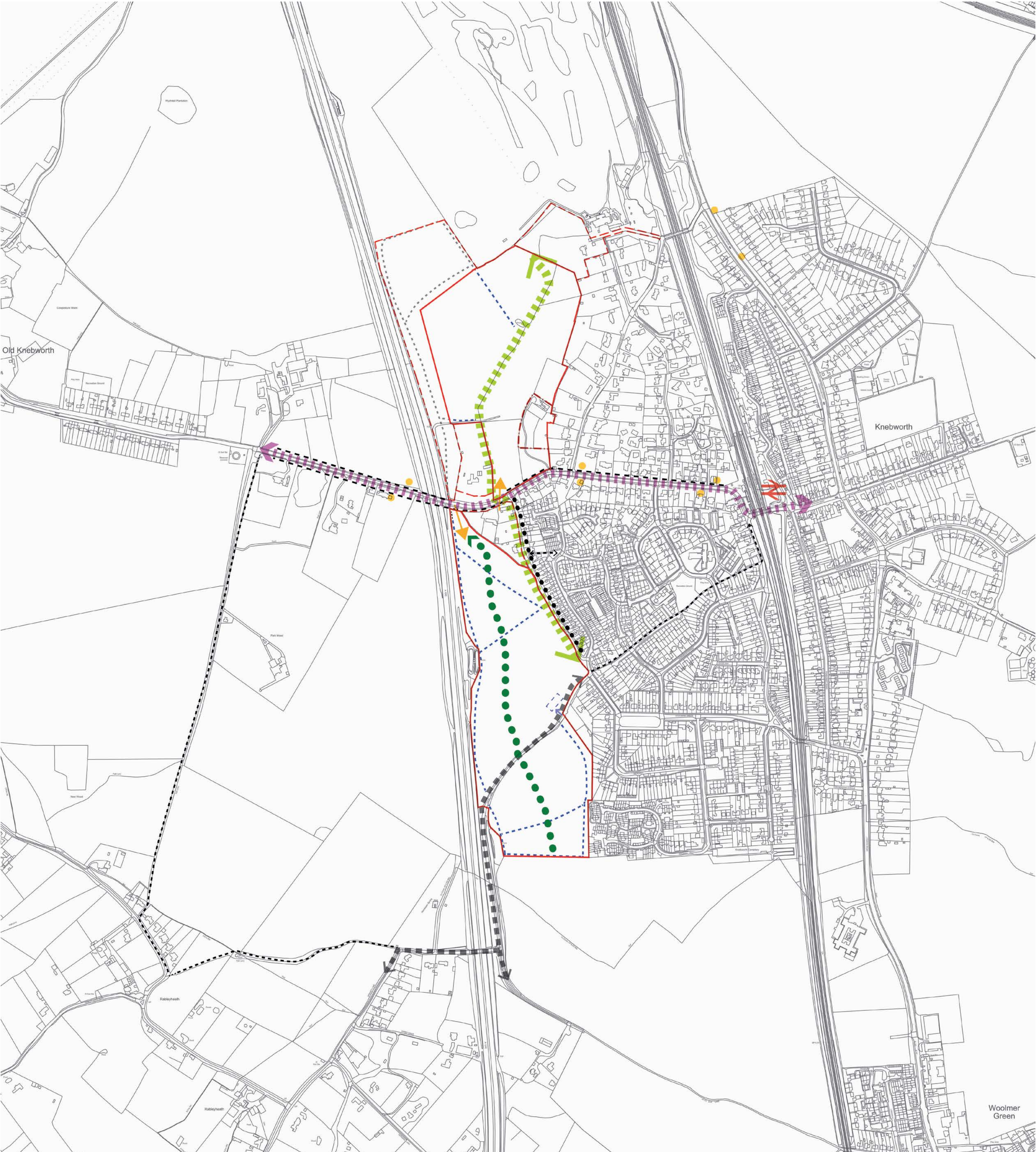
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# Movement framework

Key aspects of the emerging Movement Framework include:

- A principal North-South green pedestrian and cycle link that runs through the sites, connecting them into Knebworth. These are formed in KB1 by running a route alongside the retained hedgerow, and in KB2 by the proposed closure of the N-S section of Gipsy Lane to through traffic.
- This green link is supplemented by a network of footpaths running across the site, connecting to a continuous route running up the sites' western boundaries.
- Vehicular access is proposed from Park Lane, which also provides an important direct pedestrian link to Knebworth station and the centre of the village.





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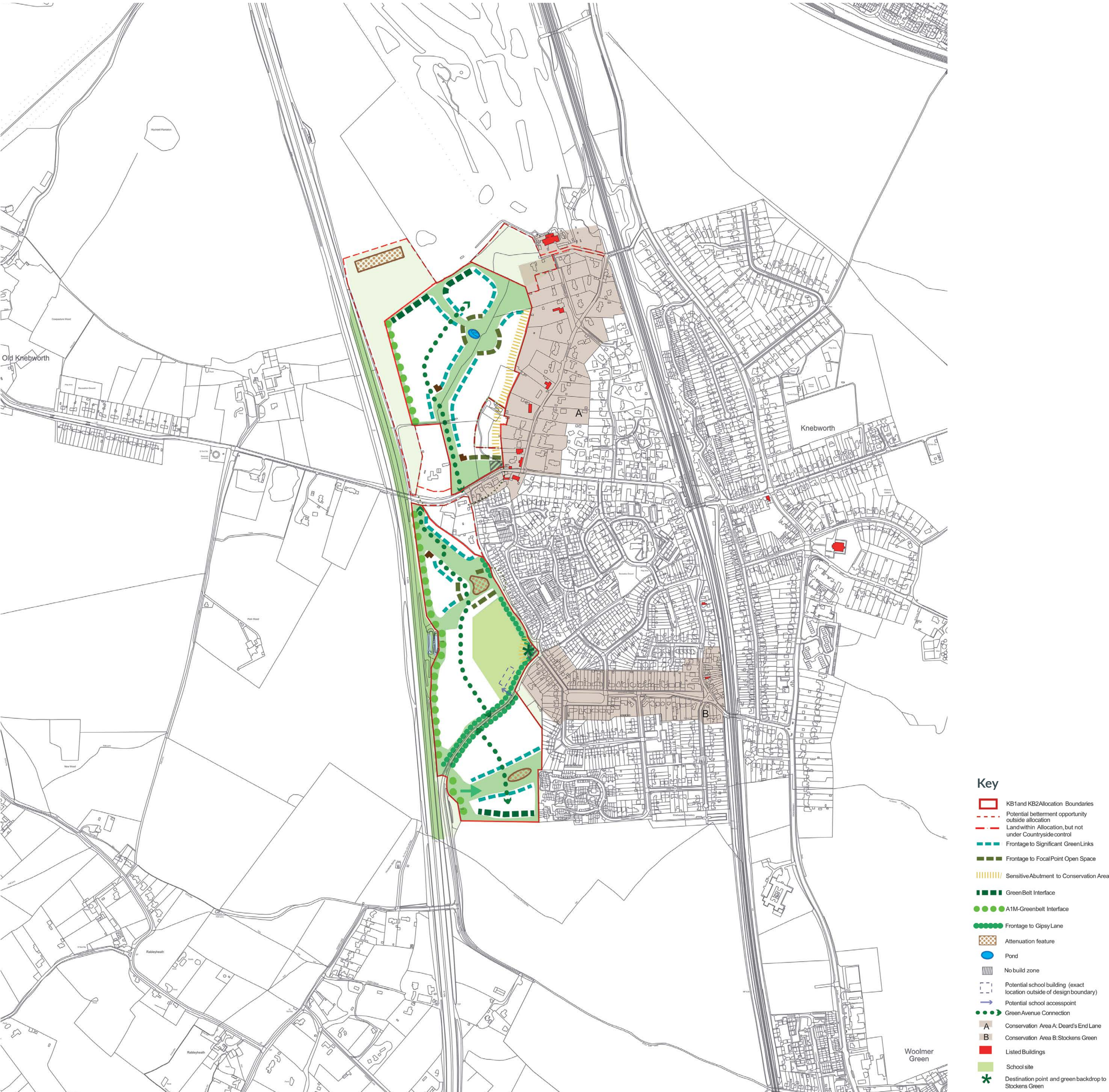


# Urban design

The emerging Urban Design framework takes the framework drawings and constraints and opportunities analysis as a basis for an overall development shape that is structured around the landscape open spaces.

The open spaces are considered as a series of spaces, with key buildings to act as entrance markers to each space, and frontages arranged to frame the spaces. The character of the frontages will be tailored to suit their location.

Buildings are also used as focal points to frame key views.





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# Character areas

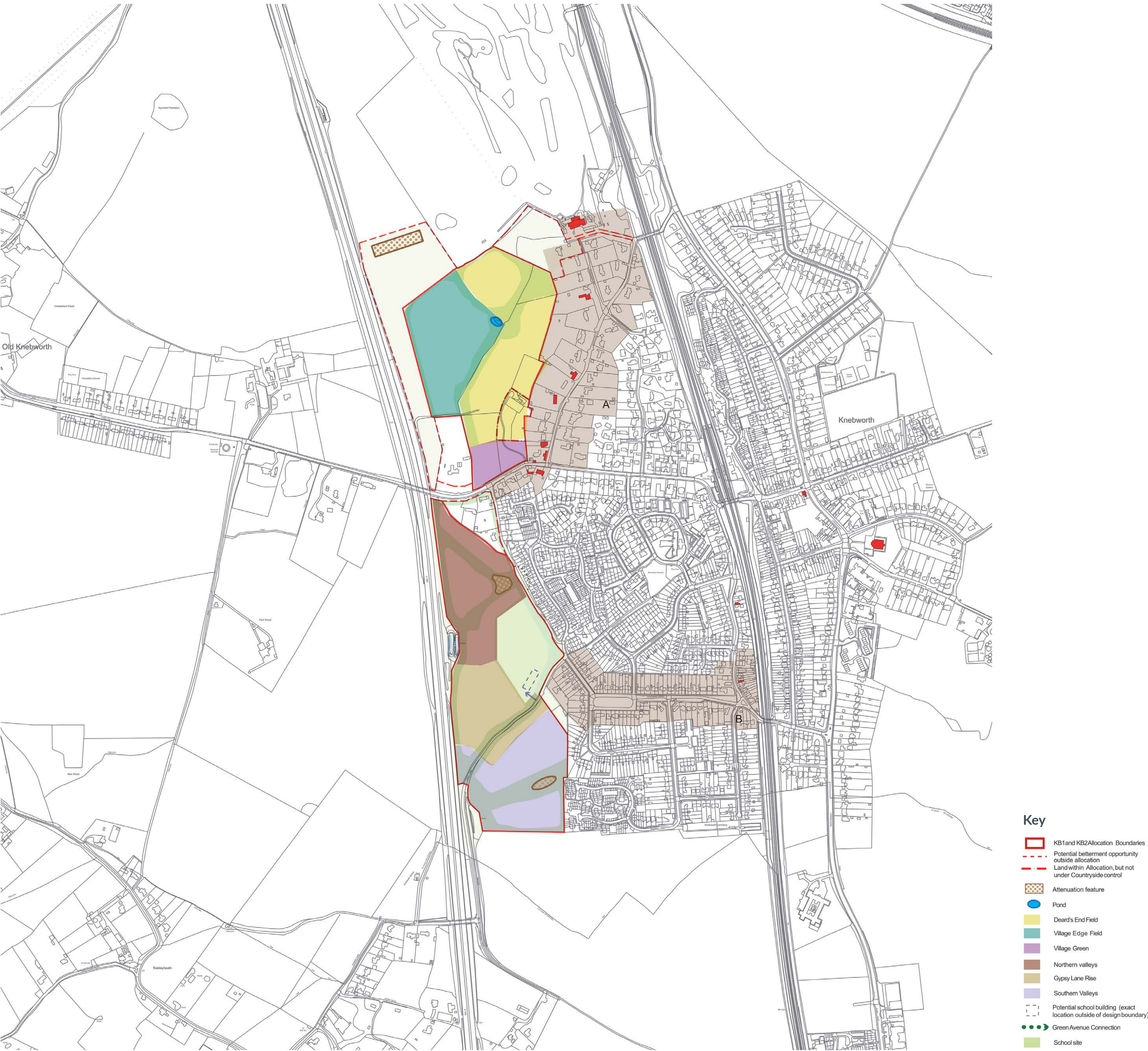
The proposed character areas will respond to the site conditions, particularly the landscape character that will be the setting for the housing. They also seek to interface with the neighbouring context.

### KB1 breaks naturally into 3 areas, as follows:

- A village green area related to the open space on Park Lane.
- Deard’s End Lane field occupies the field on the east of the site with the rear gardens of Deard’s End Lane as its eastern boundary.
- Village edge fields are to the west of the site with view out over the open space.

### KB2 can be split into 3 areas:

- The Northern valley has steep topography with 2 valleys meeting at the low point alongside Gipsy Lane.
- Gipsy Lane Rise covers the hilltop in the centre of the site - a gentle rise with an open character.
- The Southern valleys again have an open character, with long views across Knebworth to the east.





January 2025

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