

TRIBAL

South West Hertfordshire

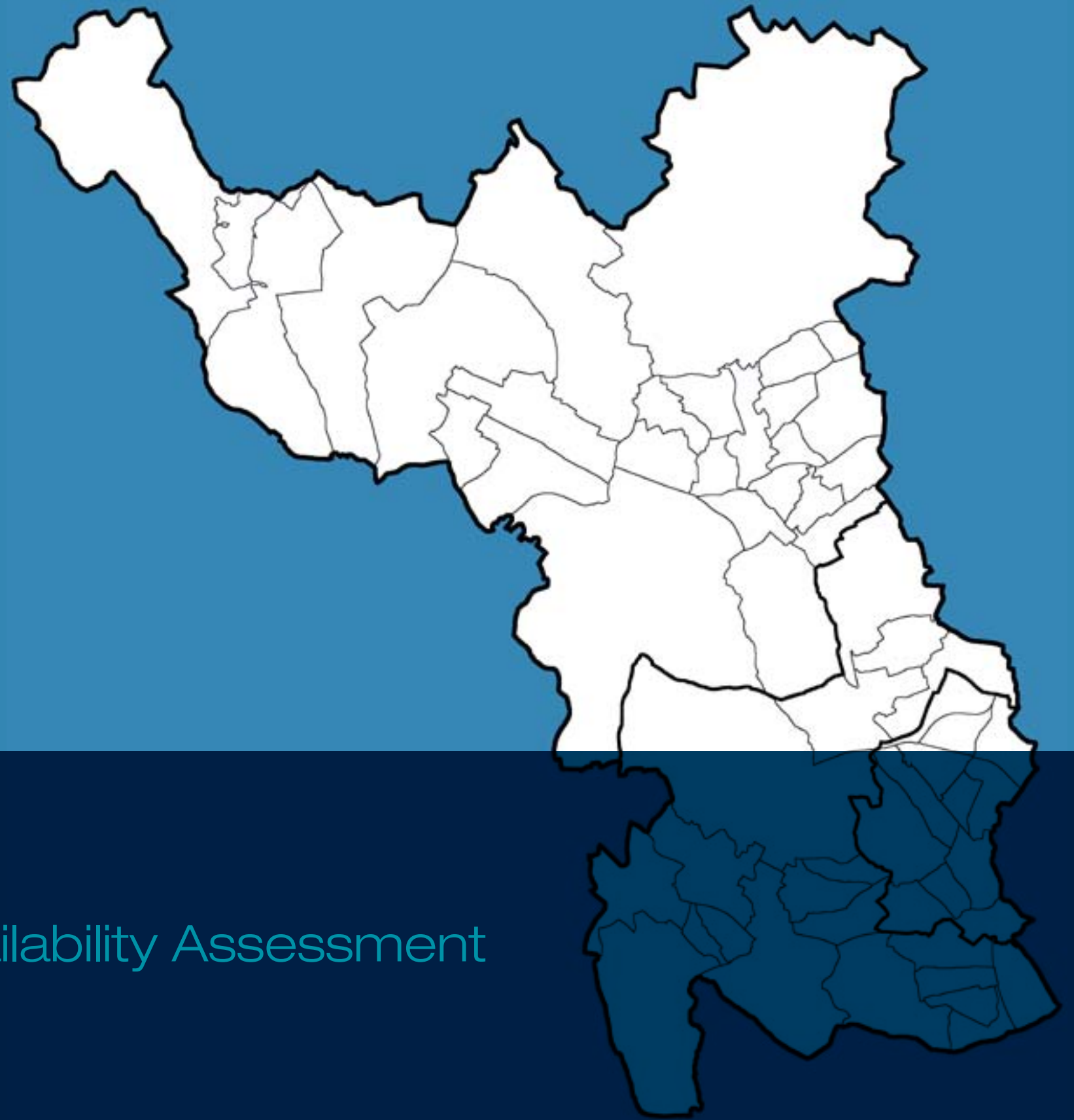
Dacorum Borough Council
Three Rivers District Council
Watford Borough Council

Strategic Housing Land Availability Assessment

Final Report: Volume 2 (Design Case Studies)

October 2008

Tribal Urban Studio Team in association with Atisreal



1 This volume

1.1.1 This document represents Volume 2 of the South West Hertfordshire Strategic Housing Land Availability Assessment, presenting the design case studies undertaken to inform the capacity estimates on sites smaller than 5 hectares in size. The document contains nineteen design case studies on a variety of selected sites across the study area. It should be noted that the case study designs are indicative and their purpose is to show workable building layouts that generate suitable residential density ranges for a range of similar sites. The case study designs do not represent a preferred design layout for any particular site. The case study sites presented in this Volume of the report are:

Dacorum

- 1. APS 5: London Road, Hemel Hempstead
- 2. APS 9: London Road Gas works, Hemel Hempstead
- 3. BOV 17: Hyde Meadows, Bovingdon
- 4. BW 9: Rear of Edgeworth House, High Street, Berkhamsted
- 5. CH 30: Dowling Court, Hemel Hempstead
- 6. GH 51/52/53: Stevenage Rise, Grove Hill, Hemel Hempstead
- 7. HSP 1: Templemead / Church Street, Hemel Hempstead
- 8. HSP 61: Juno Road, Hemel Hempstead
- 9. KL 6: The Nap, Kings Langley
- 10. TC 10: Silk Mill Way, Tring

Three Rivers

- 11. CG 8: New Parade, Croxley Green
- 12. CG 20: Parrotts Close, Croxley Green
- 13. NW 47 & 50: Oxhey Drive / Henbury Way, South Oxhey
- 14. RW 13: Rear of Arnett Close, Rickmansworth

Watford

- 15. CAL 19: Shakespear Street, Watford
- 16. CEN 16: Exchange Road / Market Street, Watford
- 17. LEG 34: Leggatts Campus, Watford
- 18. MER 29: North Western Avenue, Watford
- 19. STA 22: Purbrock Avenue, Watford

The densities generated¹ from these case studies are:

¹ Densities expressed as dwelling units per hectare (dph)

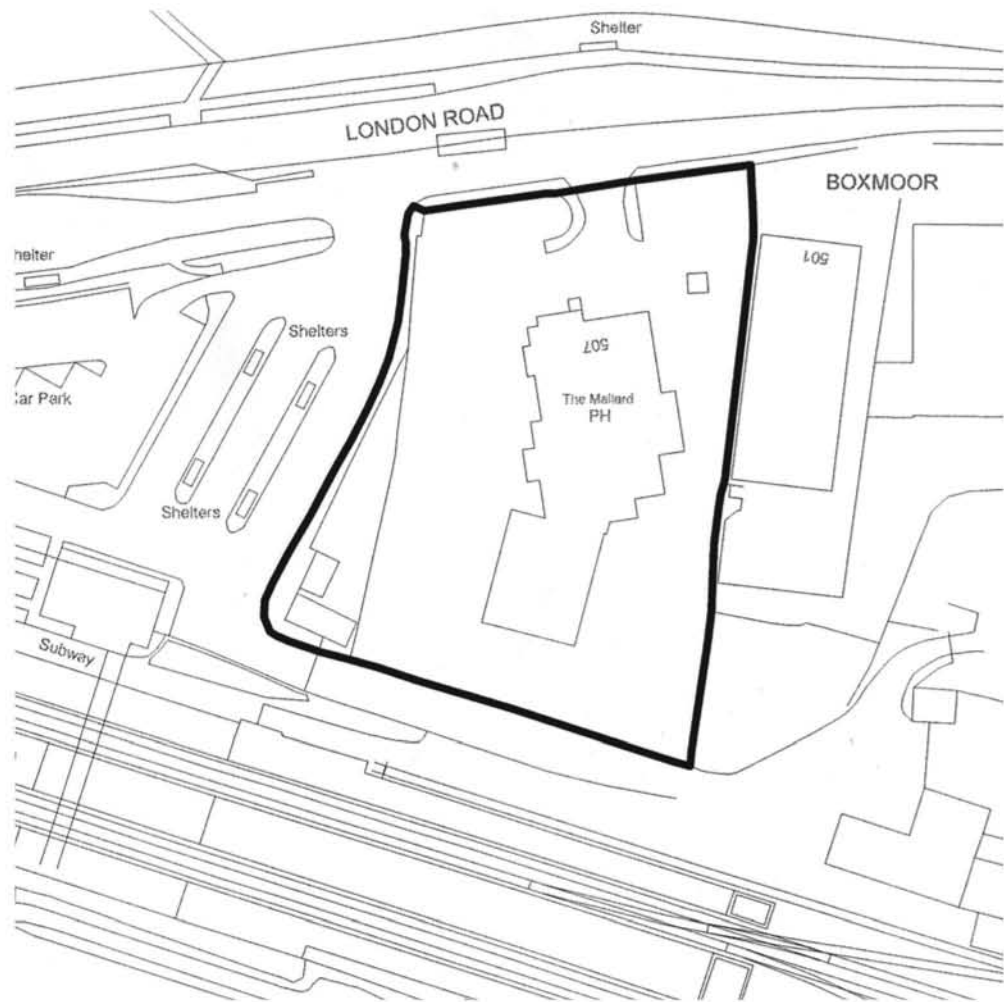
Case study designation	Scenario A	Scenario B
APS 5	34	120
APS 9	34	61
BOV 17	41	69
BW 9	30	52
CH 30	38	63
GH 51/52/53	31	46
HSP 1	63	105
HSP 61	32	50
KL 6	41	95
TC 10	45	56
CG 8	37	73
CG 20	30	32
NW 47 & 50	106	142
RW 13	33	53
CAL 19	52	72
CEN 16	42	83
LEG 34	36	67
MER 29	44	85
STA 22	85	180

- 1.1.2

Our approach to the design work and the densities achieved, as well as details of our approach to sites more than 5 hectares in size, are set out the main report (Volume 1).
- 1.1.3

The following pages contain the design case studies produced.

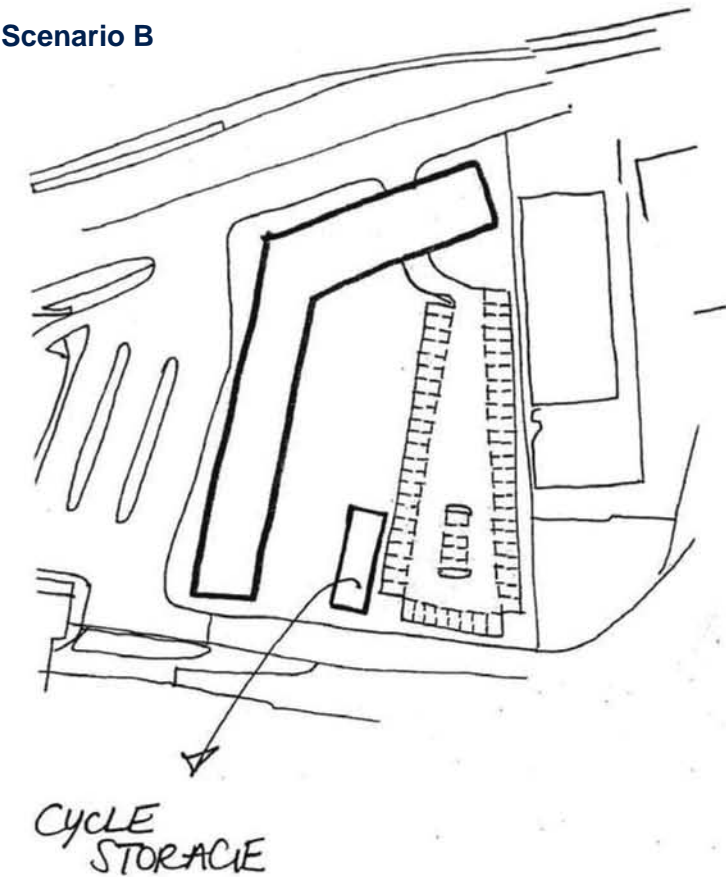
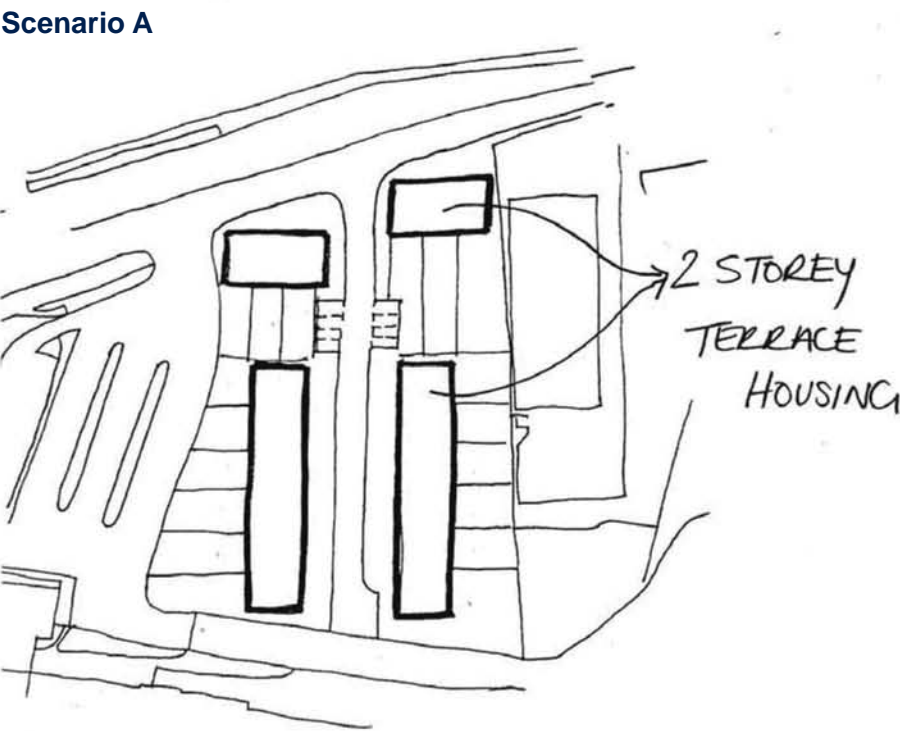
Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 1: APS 5; London Road, Hemel Hempstead	Drawing No 001	Date July 2008		



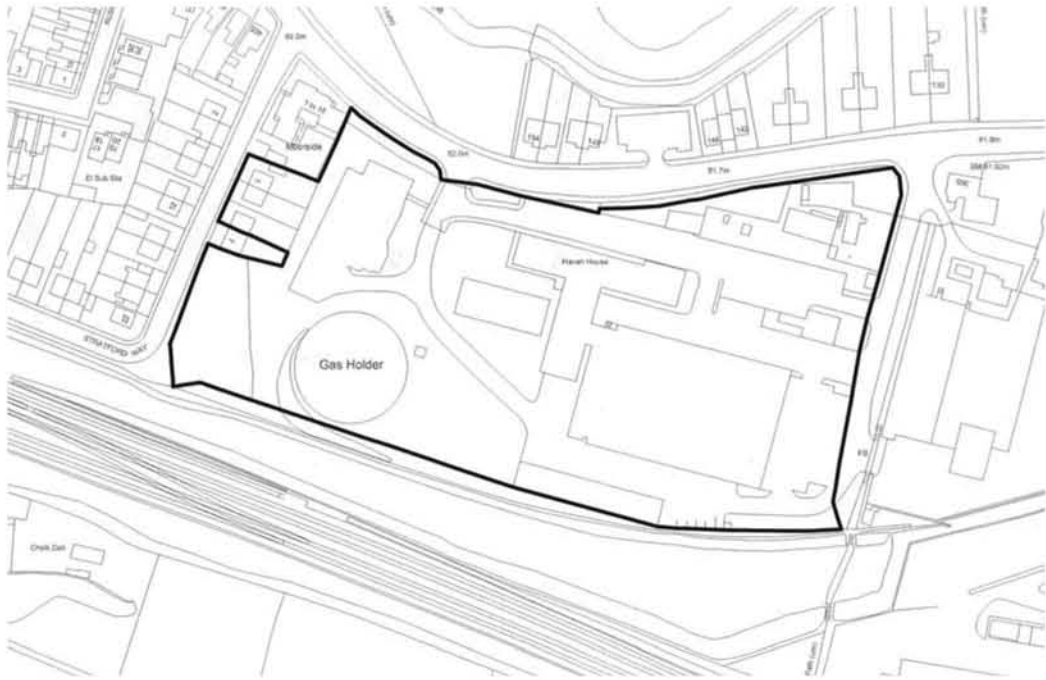
Scenario A
18 Units
Density: 34 DPH (Dwellings per hectare)
1 Parking space/unit, on & off street

Scenario B
60 Flats, 3 storey block; 4 at corner
Density: 120 DPH (Dwellings per hectare)
60 Parking spaces. 1 space/unit

NB: See 3D drawing of scenarios to rear of this volume

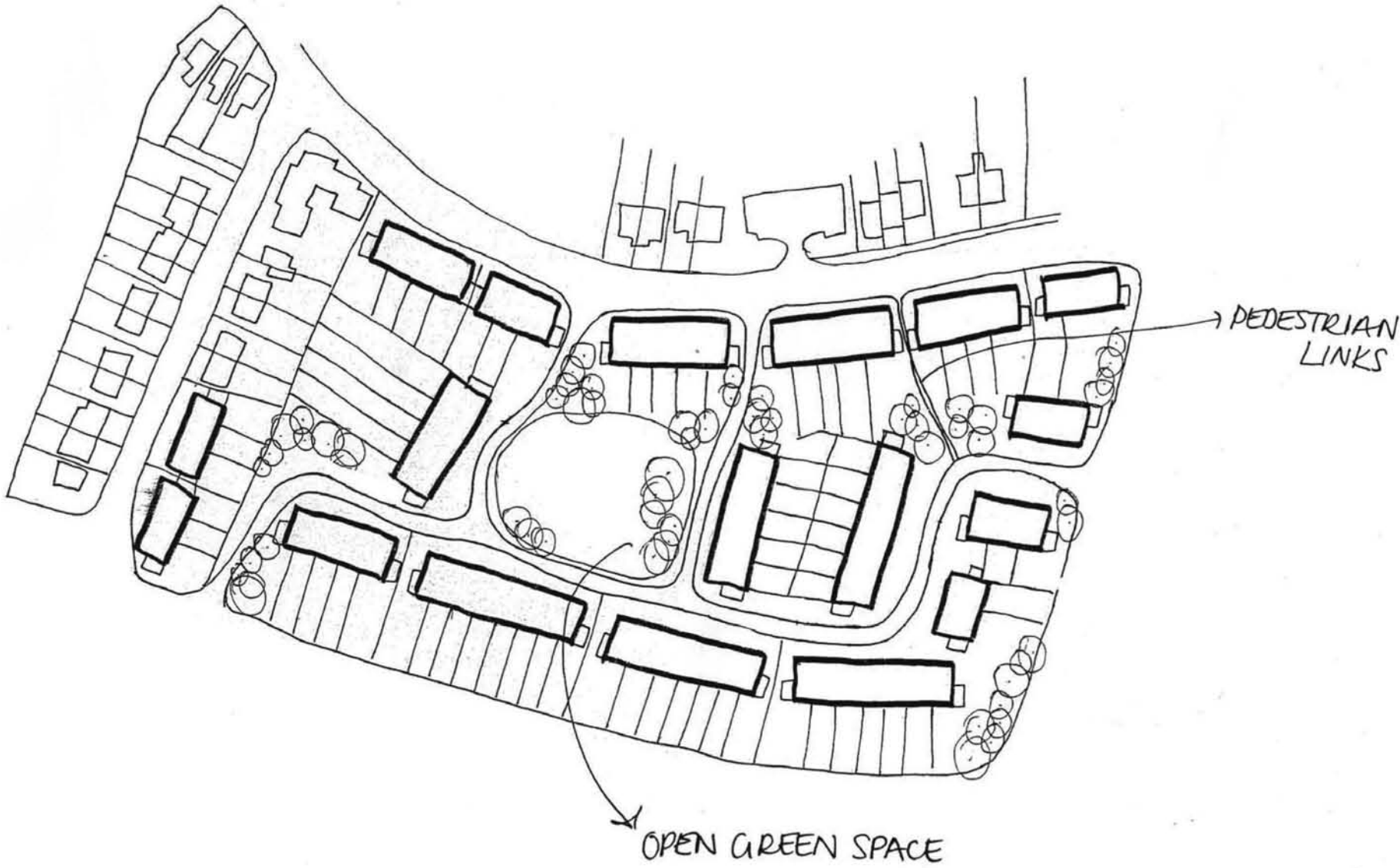


Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 2: APS 9; London Road Gas Works, Hemel Hempstead, Scenario A	Drawing No 001	Date July 2008		

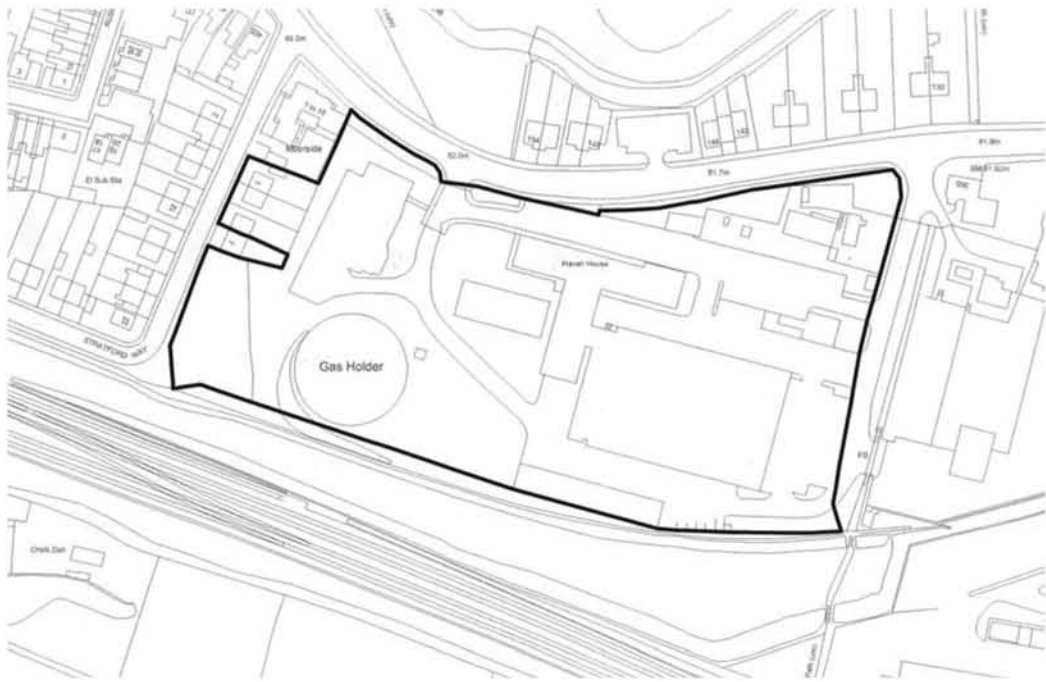


Scenario A
80 Houses, 2 & 3 bed mix, 2 storey
Density: 34 DPH
Parking on plot

NB: See 3D drawing of this scenario to rear of this volume



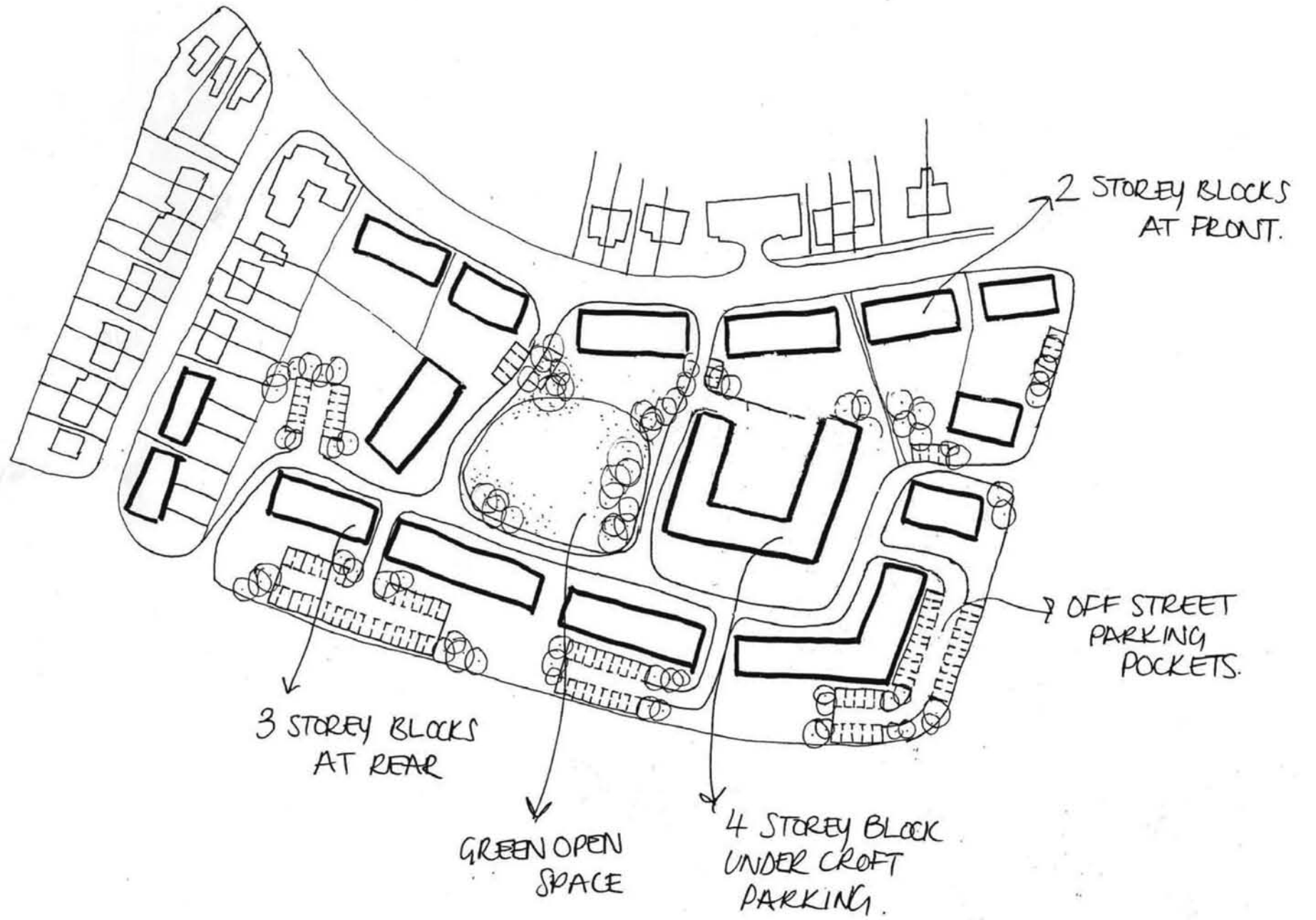
Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 2: APS 9; London Road Gas Works, Hemel Hempstead, Scenario B	Drawing No 001	Date July 2008		



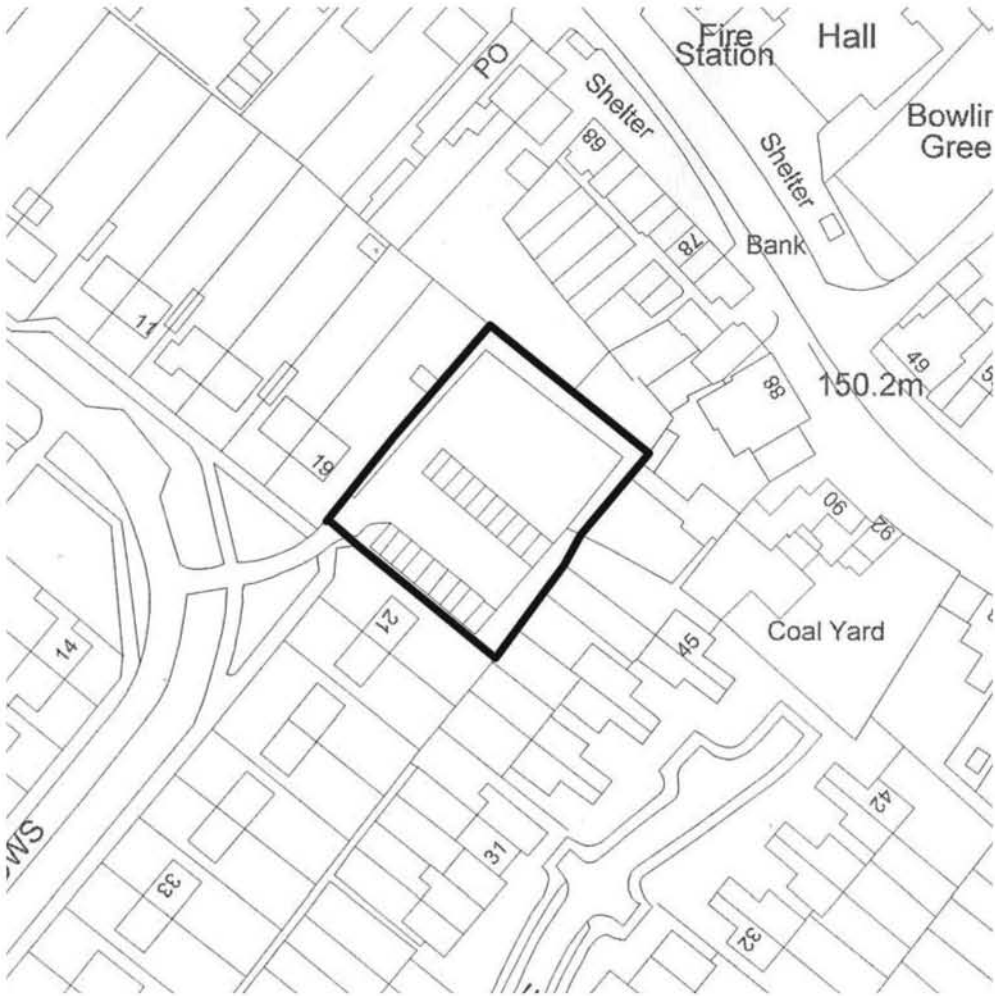
Scenario B

144 Flats
Density: 61 DPH
1 Parking space/unit, on & off street

NB: See 3D drawing of this scenario to rear of this volume



Project Title	South West Hertfordshire SHLAA	Project No	32501	Scale	N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title	Case Study 3: BOV 17; Hyde Meadows, Bovingdon	Drawing No	001	Date	July 2008		



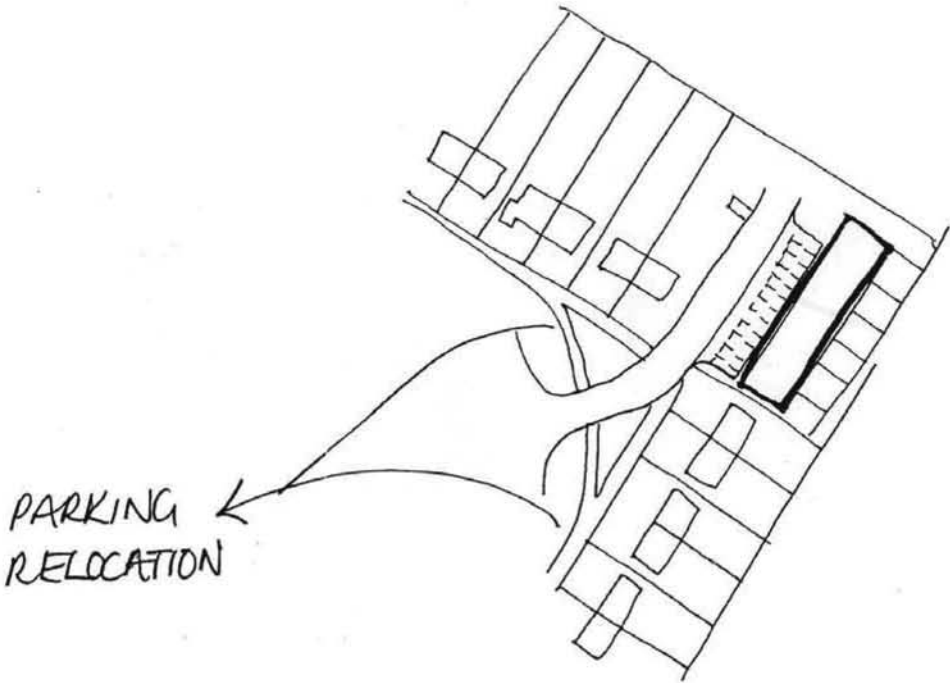
Scenario A

6 Units
12 Parking spaces
Additional parking relocated
to compensate existing garages
Density: 41 DPH

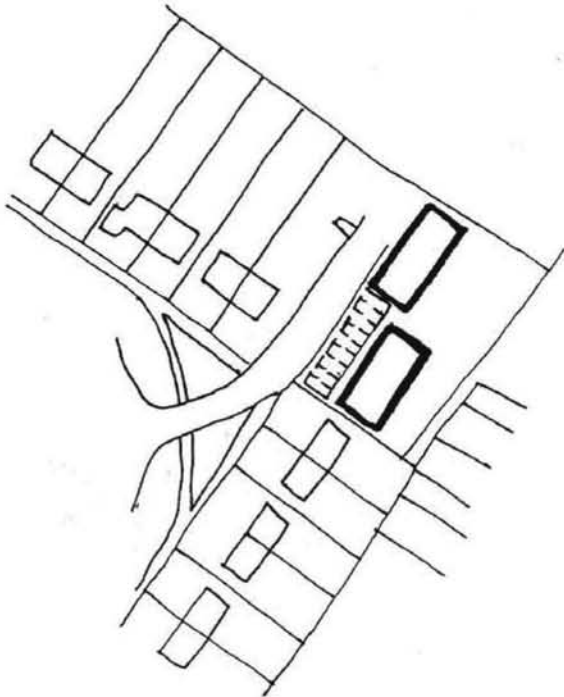
Scenario B

10x 2 bed flats
Density: 69 DPH
1 Parking space/unit

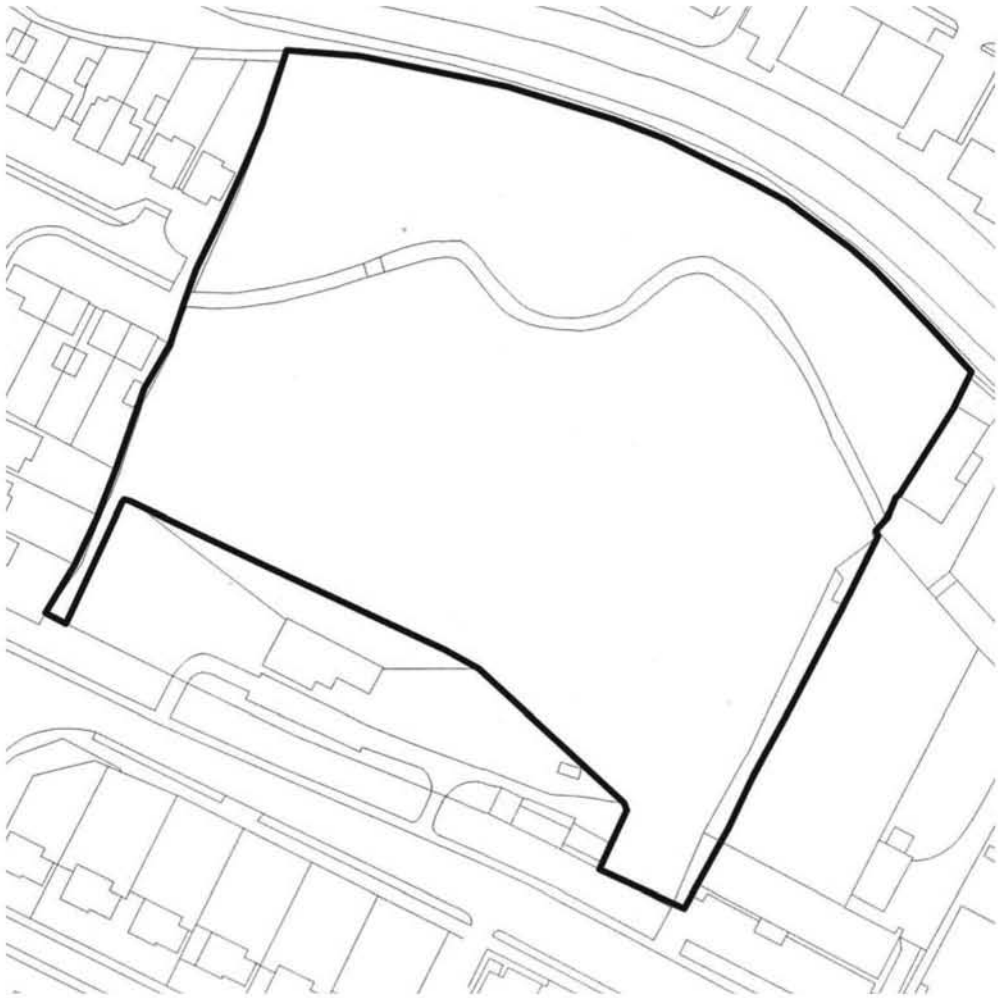
Scenario A



Scenario B



Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 4: BW9; Rear of Edgeworth House, High Street, Berkhamsted	Drawing No 001	Date July 2008		



Scenario A

8 Houses (3 bed)
1 Parking space/unit on plot,
visitor on street (8), 2 spaces/unit total
Density: 30 DPH (of net developable site area)
Density: 5 DPH (of net site area)

Scenario B

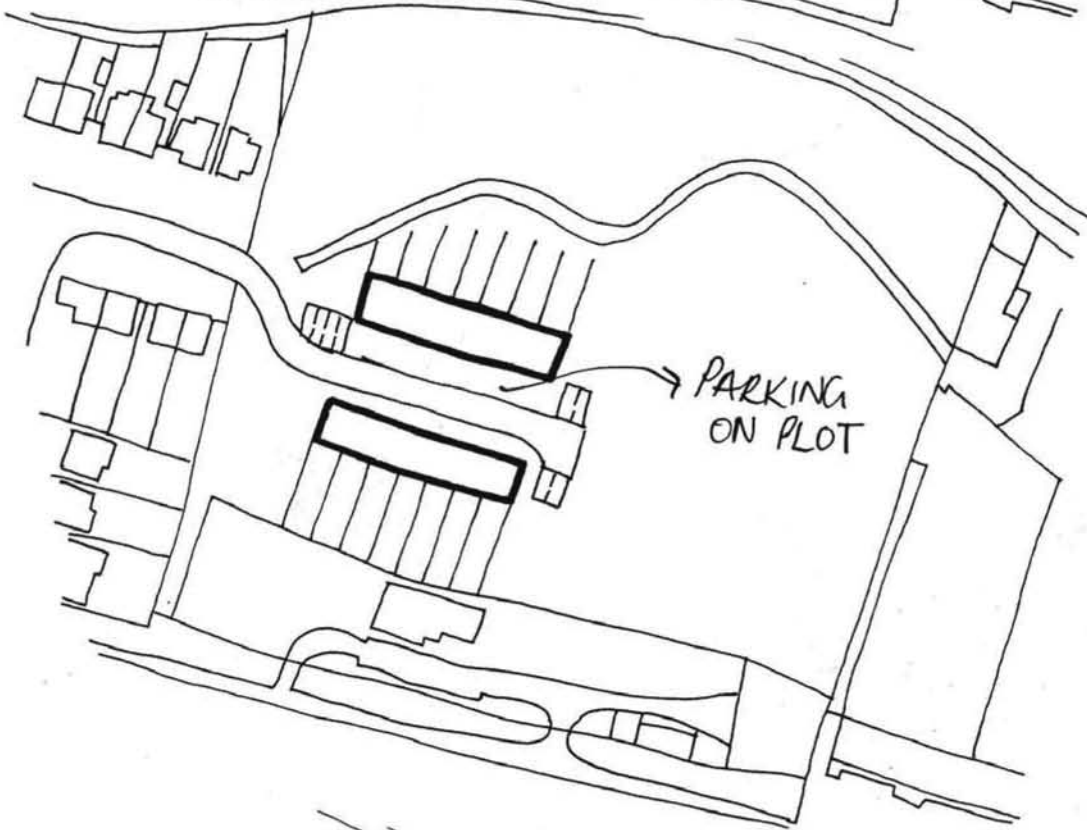
14 Houses
1 Parking space/unit on plot,
visitor on street (8), 1.6 spaces/unit total
Density: 52 DPH (of Net developable site area)
Density: 9 DPH (of Net site area)

NB: See 3D drawing of scenarios to rear of
this volume

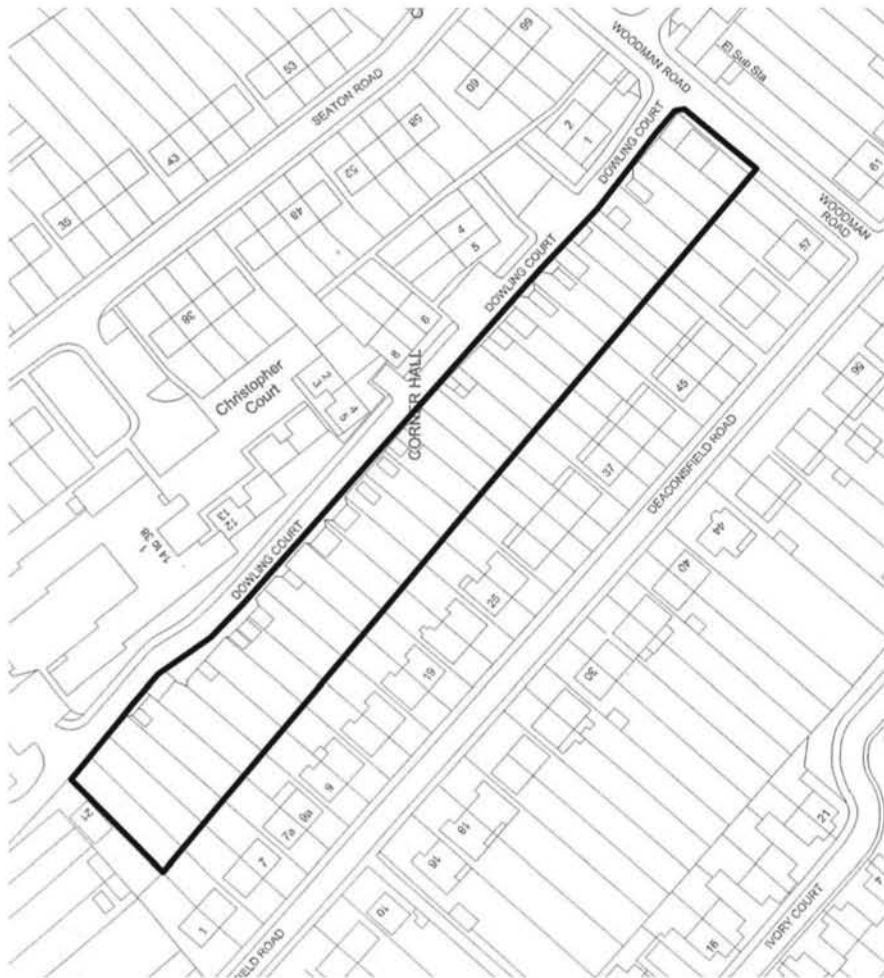
Scenario A



Scenario B

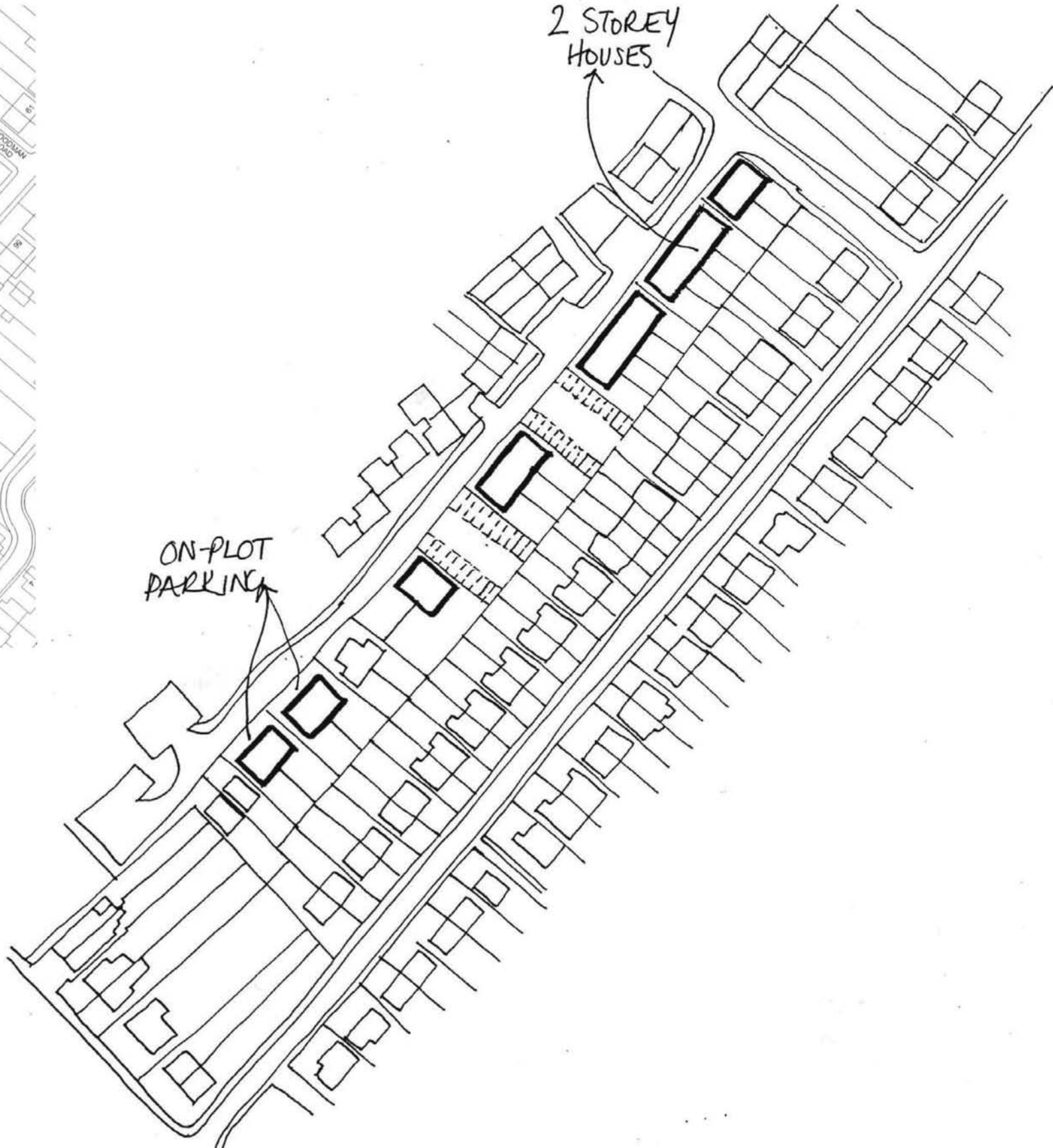


Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 5: CH 30; Dowling Court, Hemel Hempstead, Scenario A	Drawing No 001	Date July 2008		

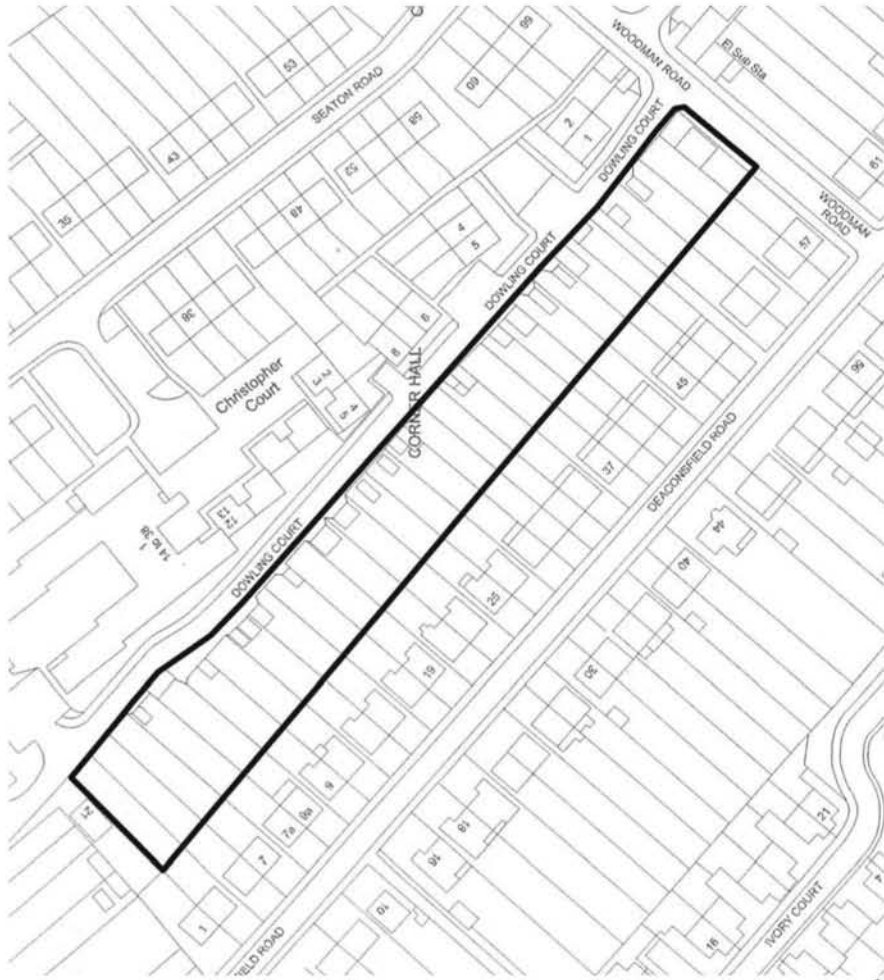


Scenario A

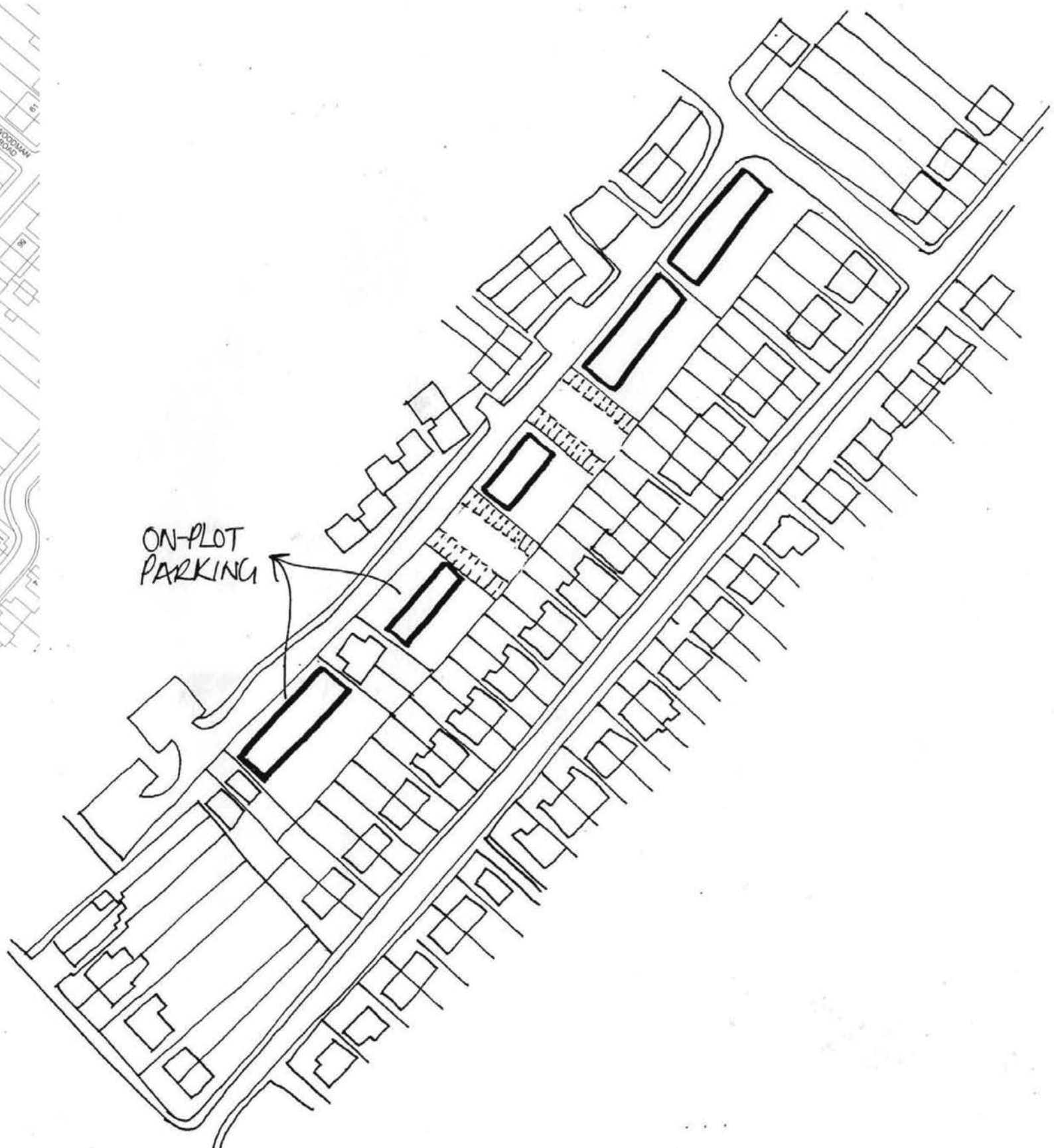
19 Houses
1 Car parking space/unit
on street and in parking bays
Density: 38 DPH
Additional parking provided to compensate
taking of existing garages




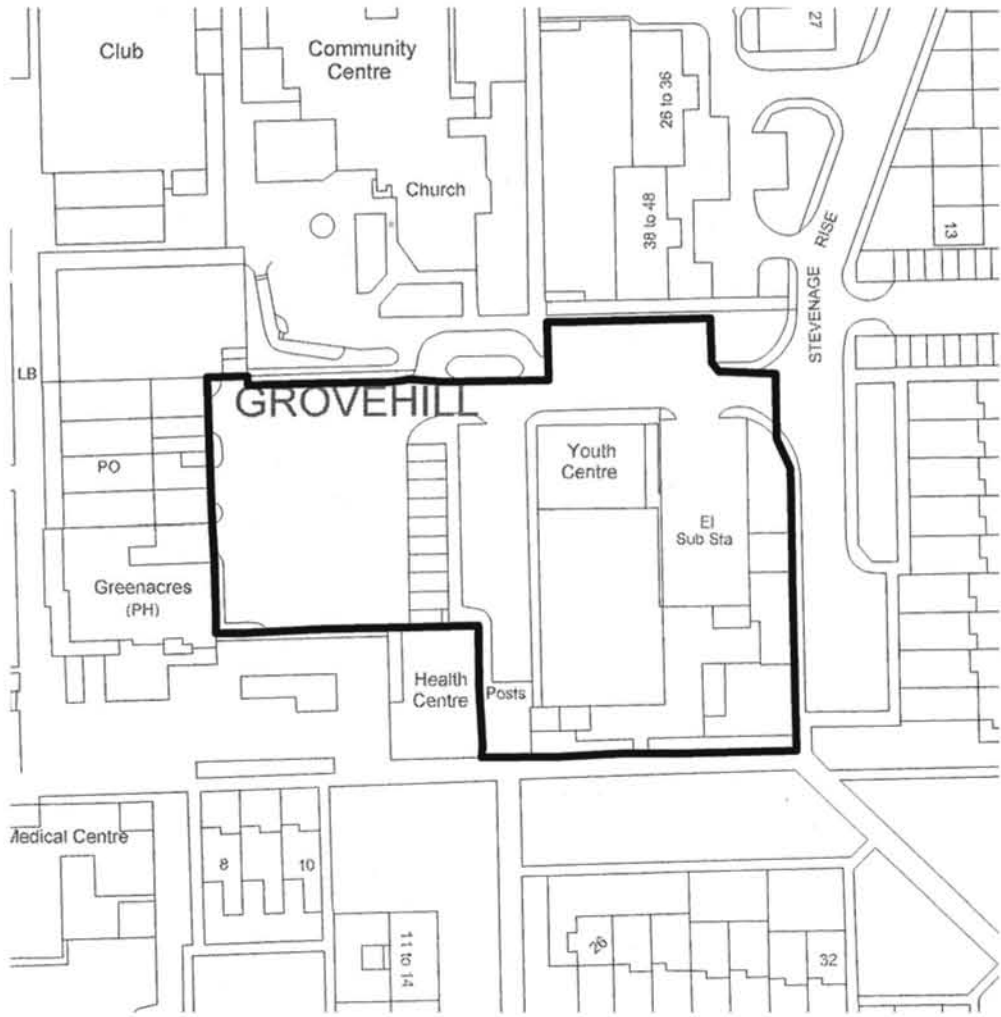
Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 5: CH 30; Dowling Court, Hemel Hempstead, Scenario B	Drawing No 001	Date July 2008		



Scenario A
28 x 2 bed flats
4 x 1 bed flats
32 units total over 2 storeys
1.25 parking spaces/unit
Density: 63 DPH



Project Title	South West Hertfordshire SHLAA	Project No	32501	Scale	N.T.S.		Client	Dacorum BC, Three Rivers DC, Watford BC
Drawing Title	Case Study 6: GH S1,S2,S3; Stevenage Rise, Grove Hill, Hemel Hempstead	Drawing No	001	Date	July 2008			



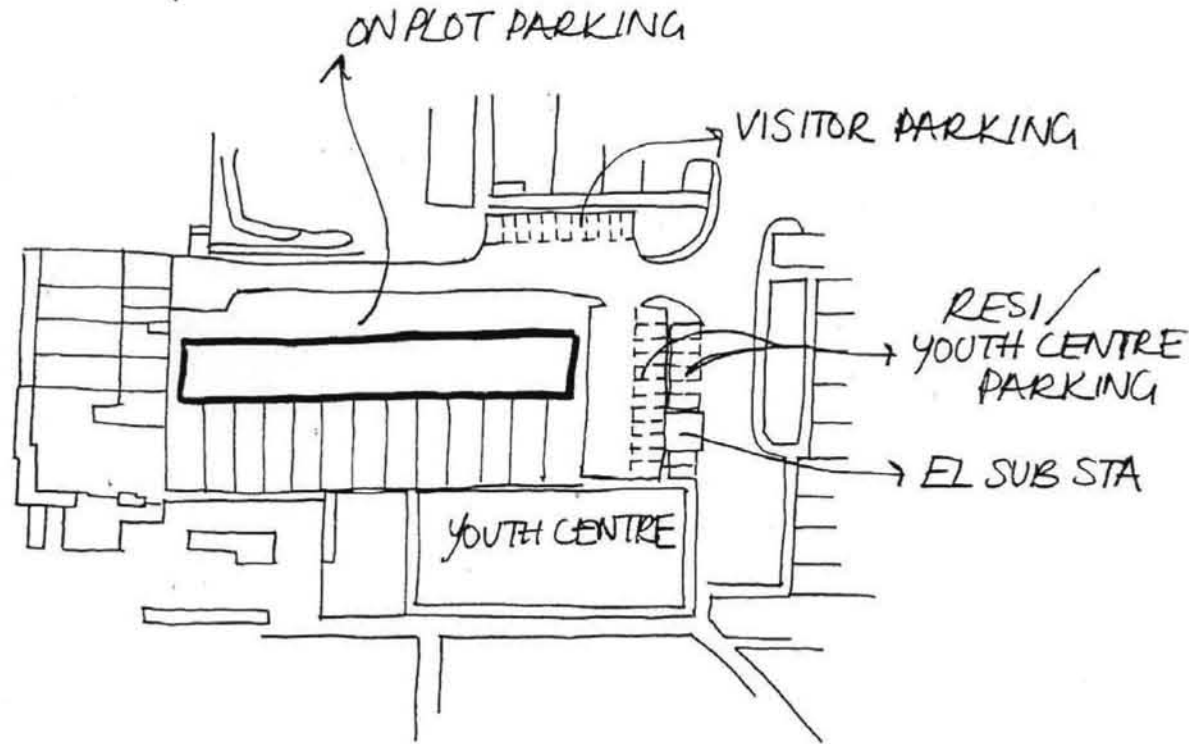
Scenario A

13 Houses (2 bed)
Density: 25 DPH (on net site area)
31 DPH on net developable site area (allowing retention of Youth Centre and sub-station)
Parking on street & on driveways = 1.8 spaces/unit

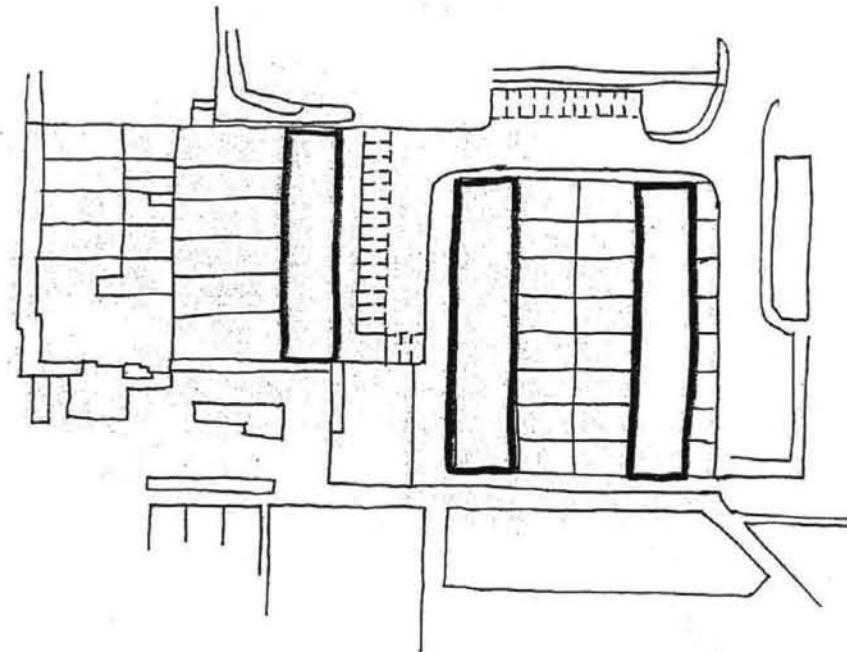
Scenario B


24 Houses
Density: 46 DPH
1.6 Parking space/unit

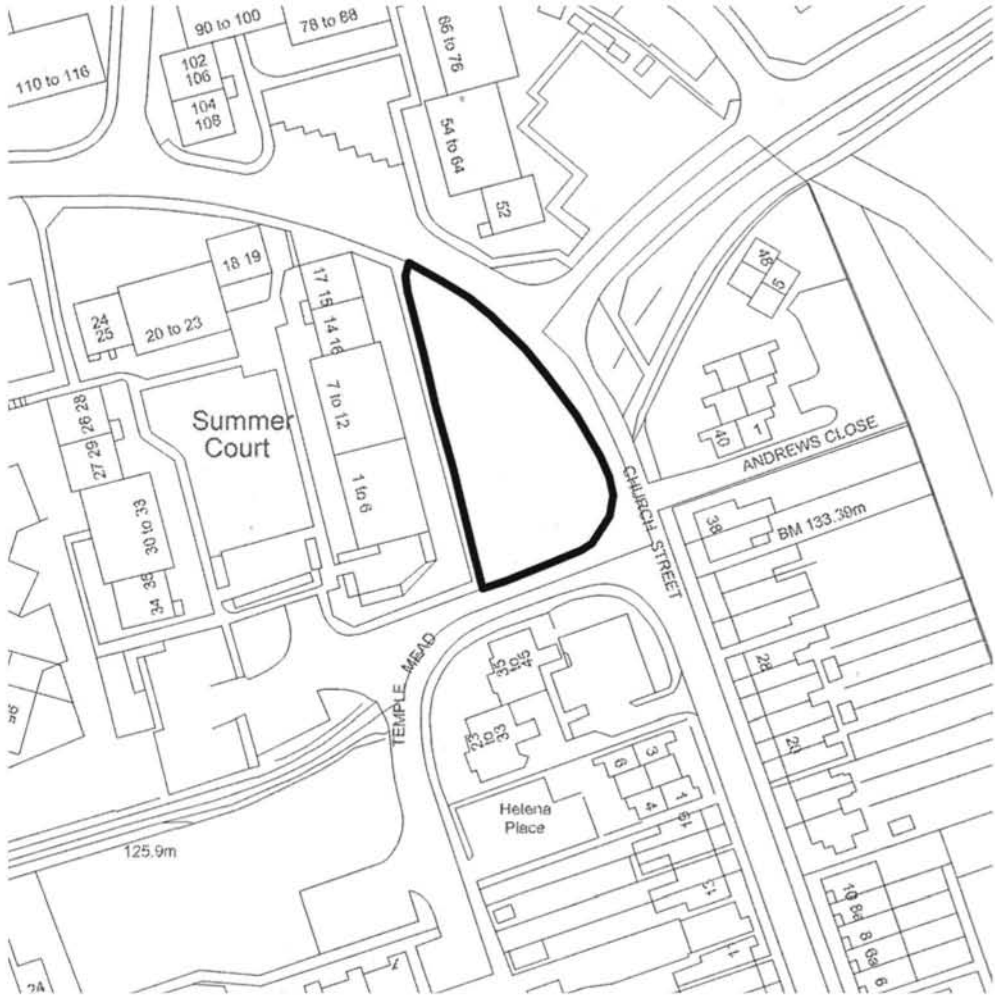
Scenario A



Scenario B



Project Title	South West Hertfordshire SHLAA	Project No	32501	Scale	N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title	Case Study 7: HSP1; Templemead/Church St, Hemel Hempstead	Drawing No	001	Date	July 2008		



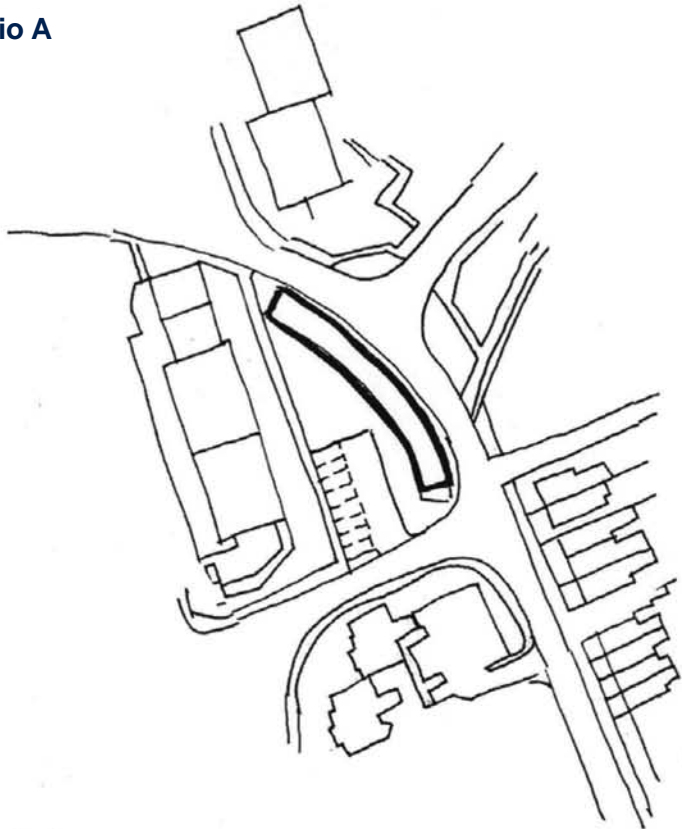
Scenario A

3 x 1 bed flats x (2 storeys)
6 units total
Density: 63 DPH
9 Parking spaces

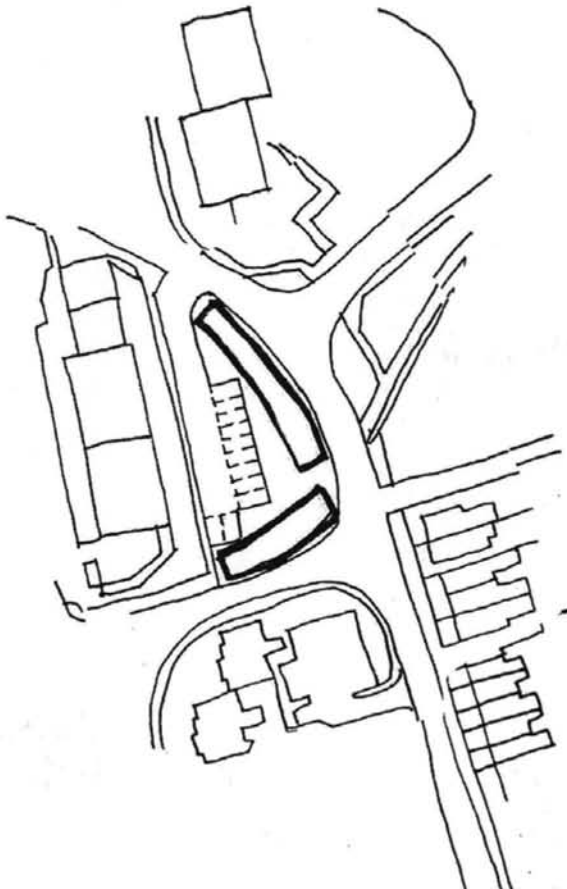
Scenario B


10 x 1 bed flats total
(2 storeys)
Density: 105 DPH
1.5 Parking spaces/unit
on & off street

Scenario A



Scenario B

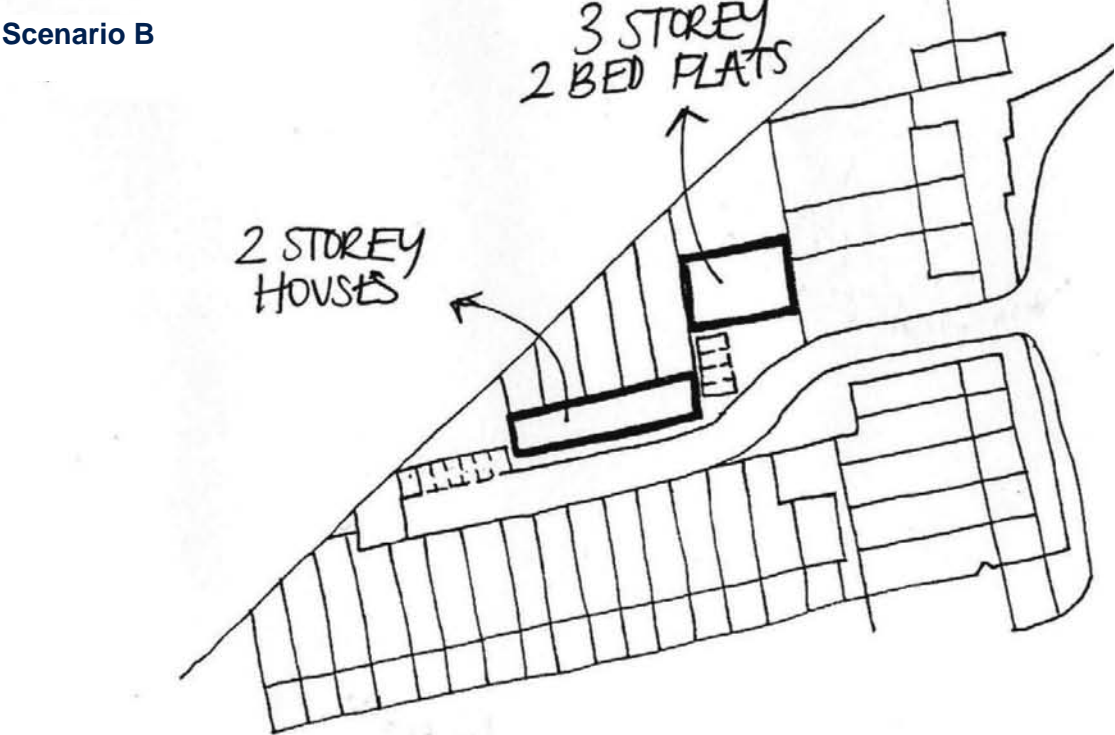
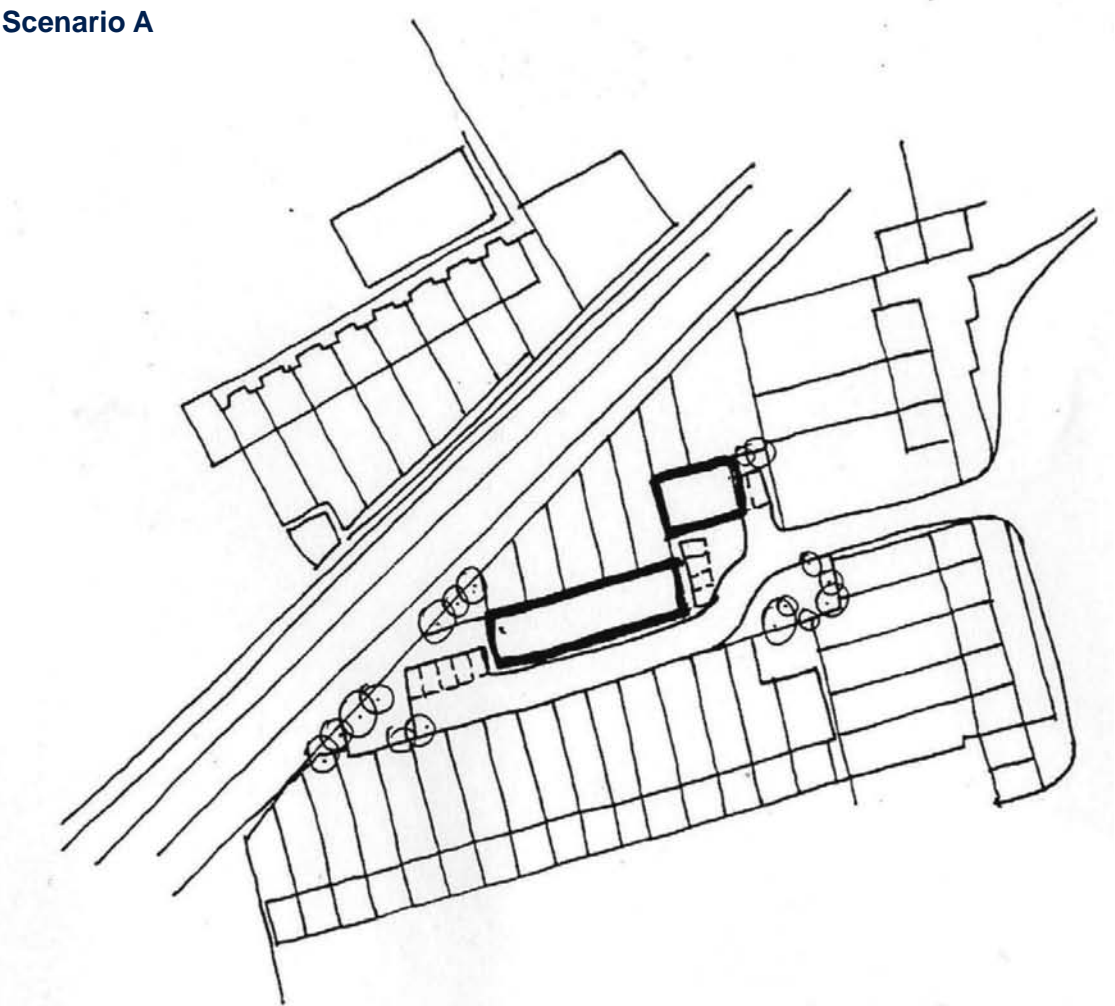


Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 8: HSP 6I; Juno Road, Hemel Hempstead	Drawing No 001	Date July 2008		

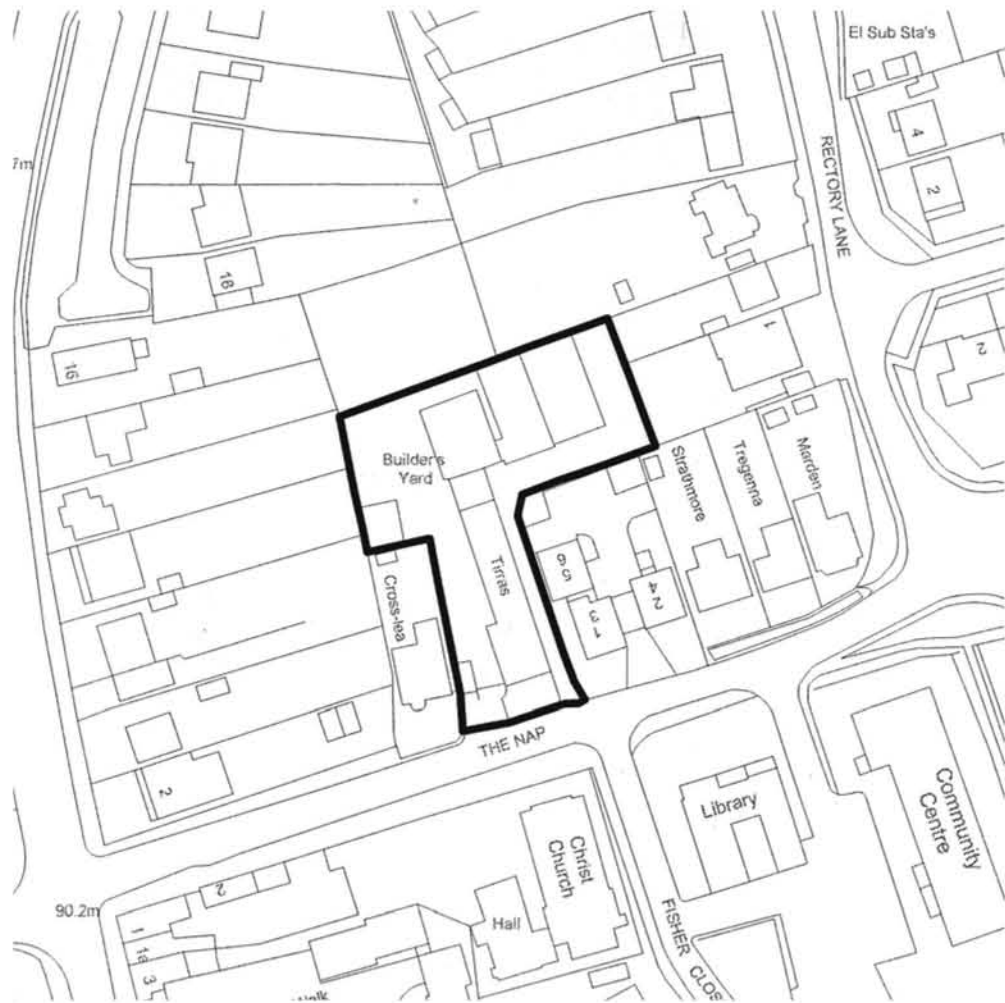


Scenario A
7 Houses, 2 storeys
1.6 Parking space/unit
Density: 32 DPH

Scenario B
11 Units
1 Parking space/unit
Density 50 DPH



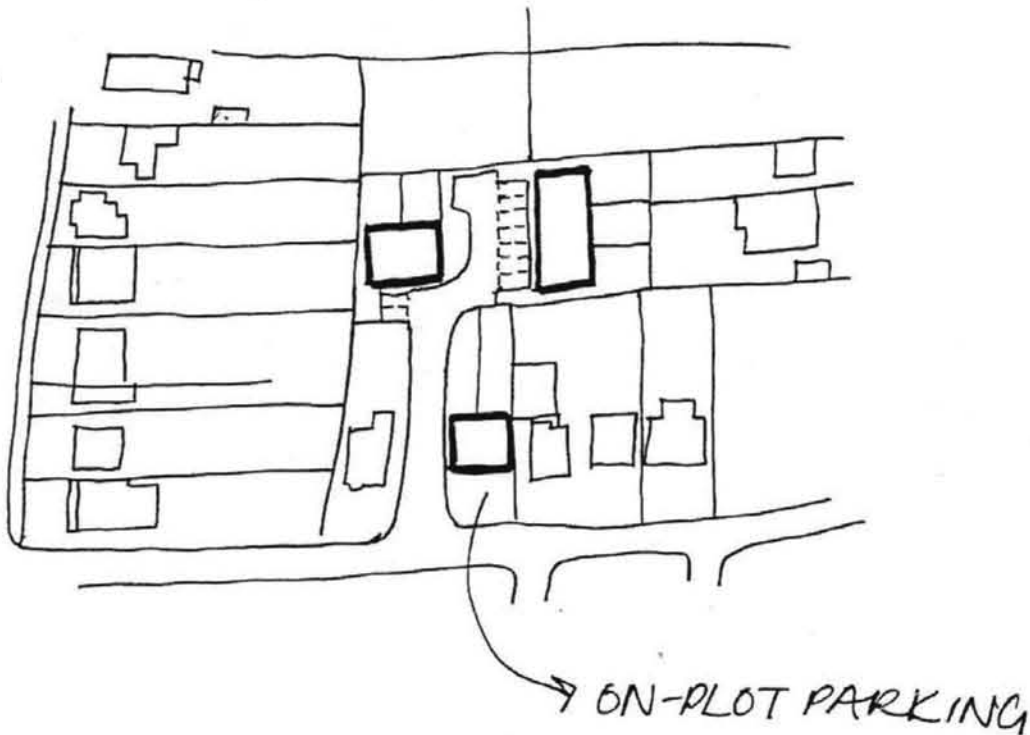
Project Title	South West Hertfordshire SHLAA	Project No	32501	Scale	N.T.S.		Client
Drawing Title	Case Study 9: KL 6; The Nap, Kings Langley	Drawing No	001	Date	July 2008		Dacorum BC, Three Rivers DC, Watford BC



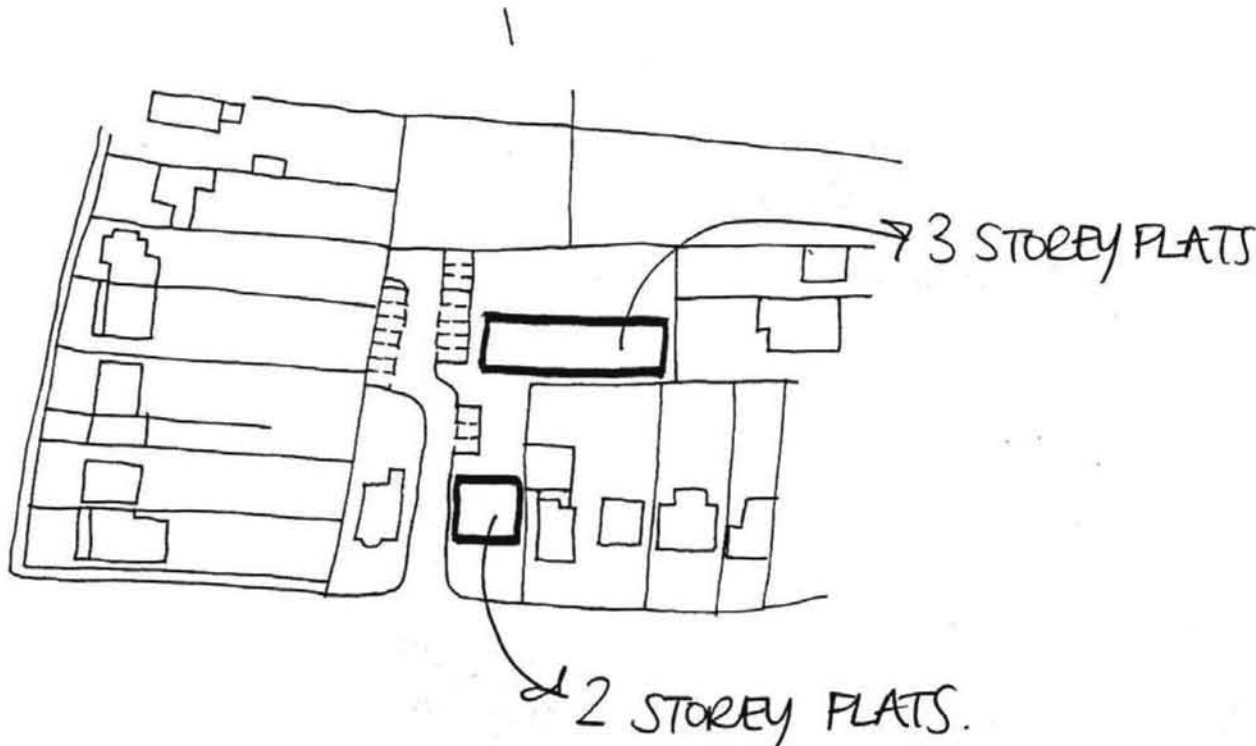
Scenario A
 7 houses, 2 storey
 1.5 parking space/unit
 Density: 41 DPH

Scenario B
 16 X 2 bed flats
 1.25 parking spaces/unit
 Density: 95 DPH

Scenario A



Scenario B



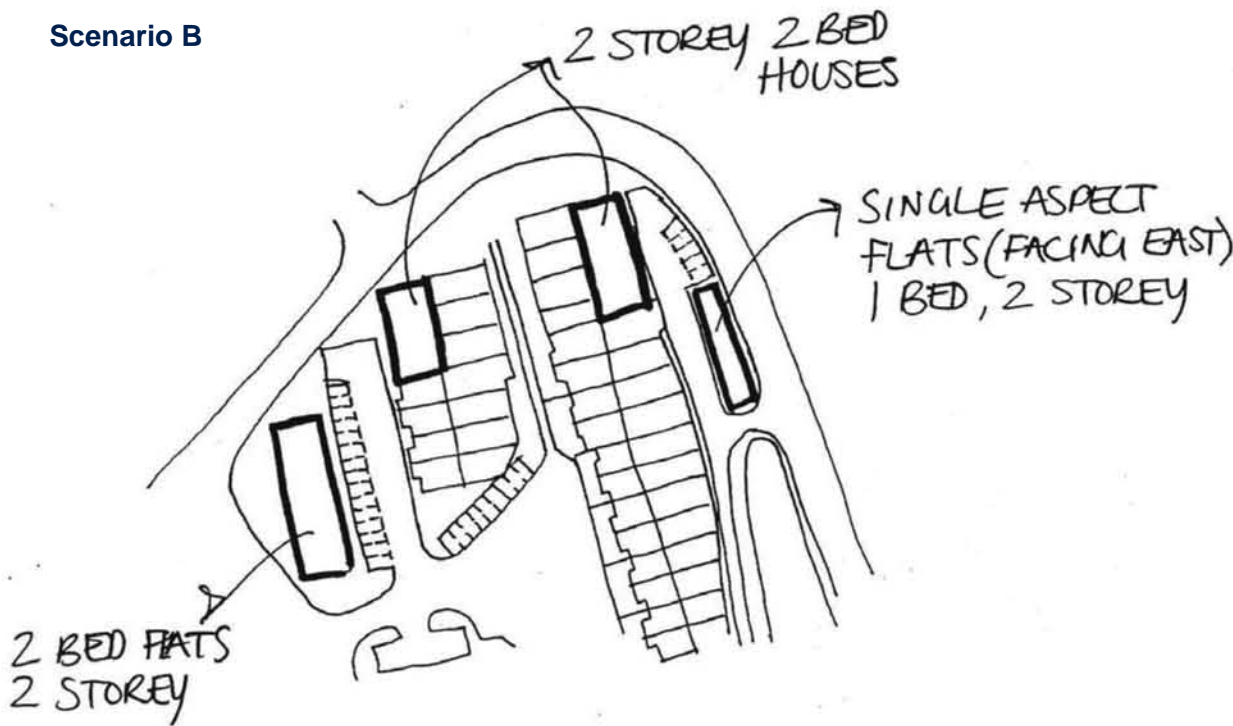
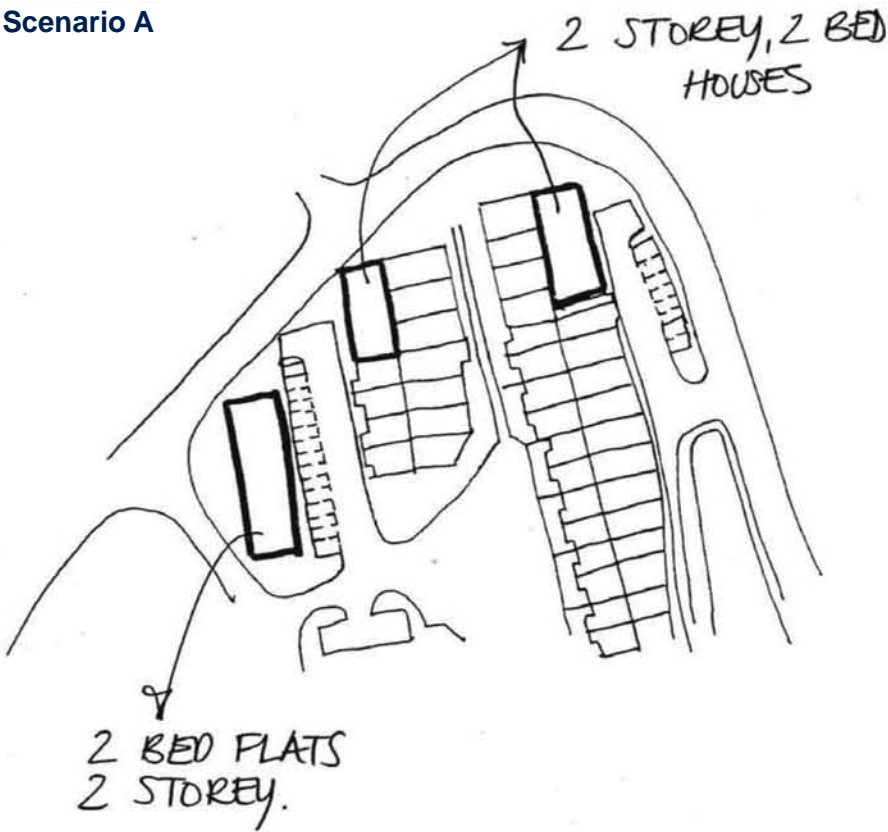
Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 10: TC 10; Silk Mill Way, Tring	Drawing No 001	Date July 2008		




Scenario A
7 Houses (2 bed)
8 x 2 bed flats
15 units total
Density: 45 DPH
1.7 parking space/unit

Scenario B
12 Flats
7 x 2 bed houses
19 units total
Density: 56 DPH
1.6 Parking spaces/unit

NB: See 3D drawing of Scenarios to rear



THREE RIVERS DESIGN EXERCISES

Project Title	South West Hertfordshire SHLAA	Project No	32501	Scale	N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title	Case Study 11: Project title: CG8; New Parade, Croxley Green	Drawing No	001	Date	July 2008		



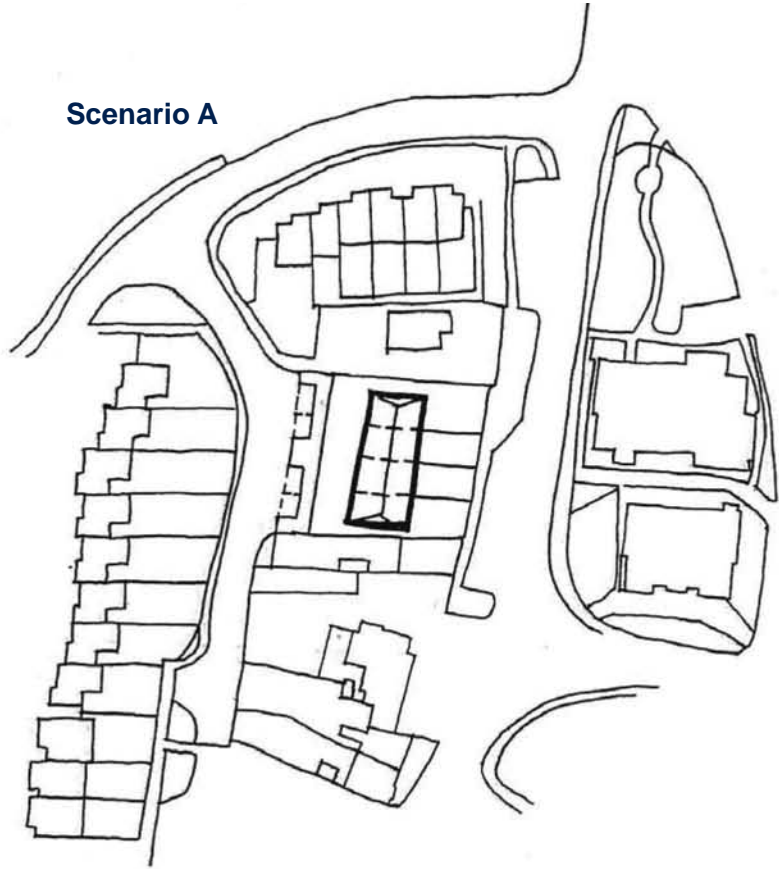
Scenario A

4 Houses
1 Parking space/unit
Density: 37 DPH

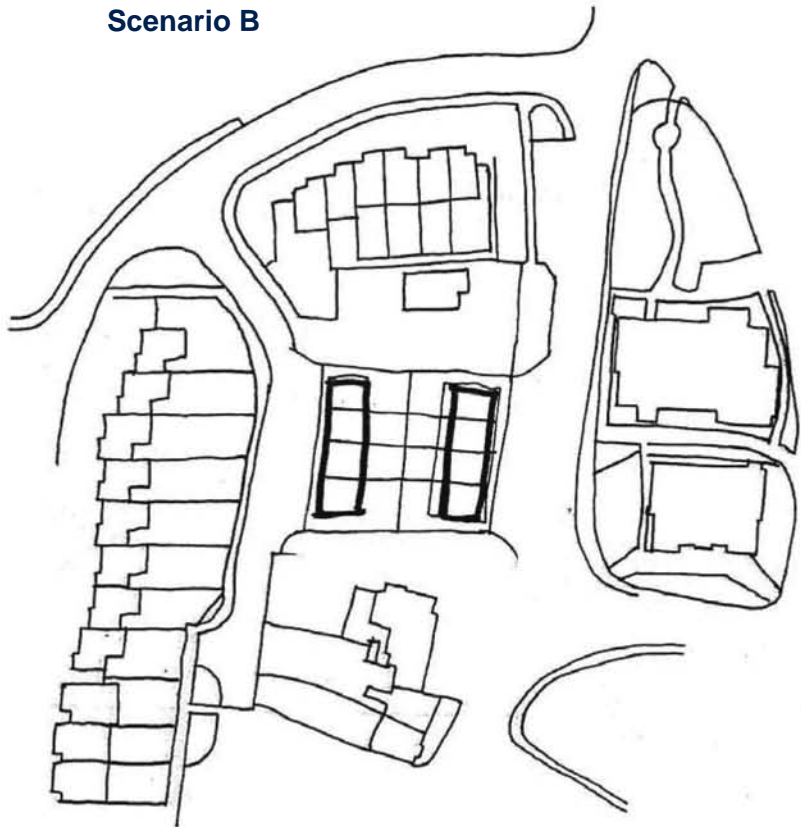
Scenario B

8 Houses
1 parking space/unit on street
Density: 73 DPH

Scenario A



Scenario B



Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 12: Project title: CG 20; Parrotts Close, Croxley Green	Drawing No 001	Date July 2008		



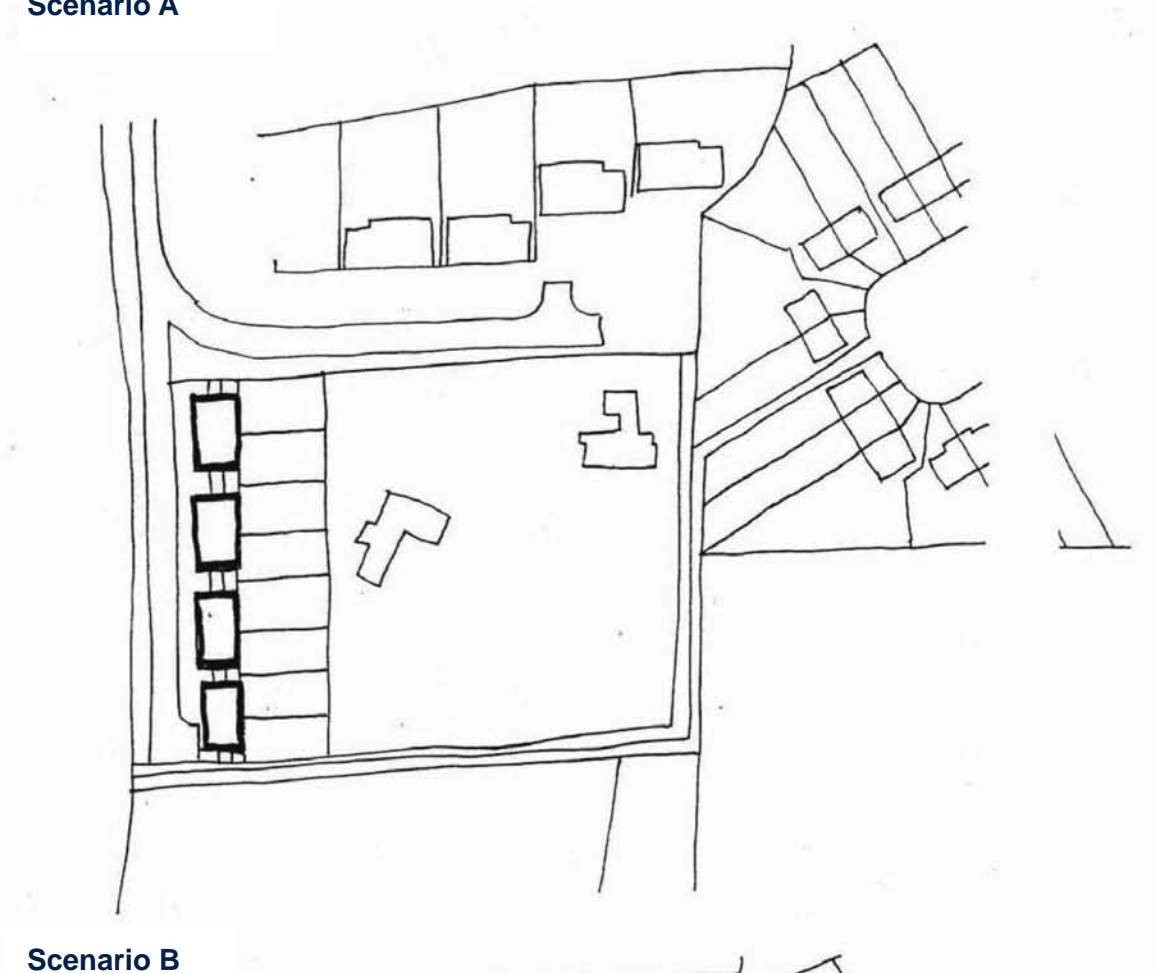
Scenario A

8 Houses, 2 storey semis
1 Parking space/unit
Density: 30 DPH (of net development site area)
10 DPH (of net site area)

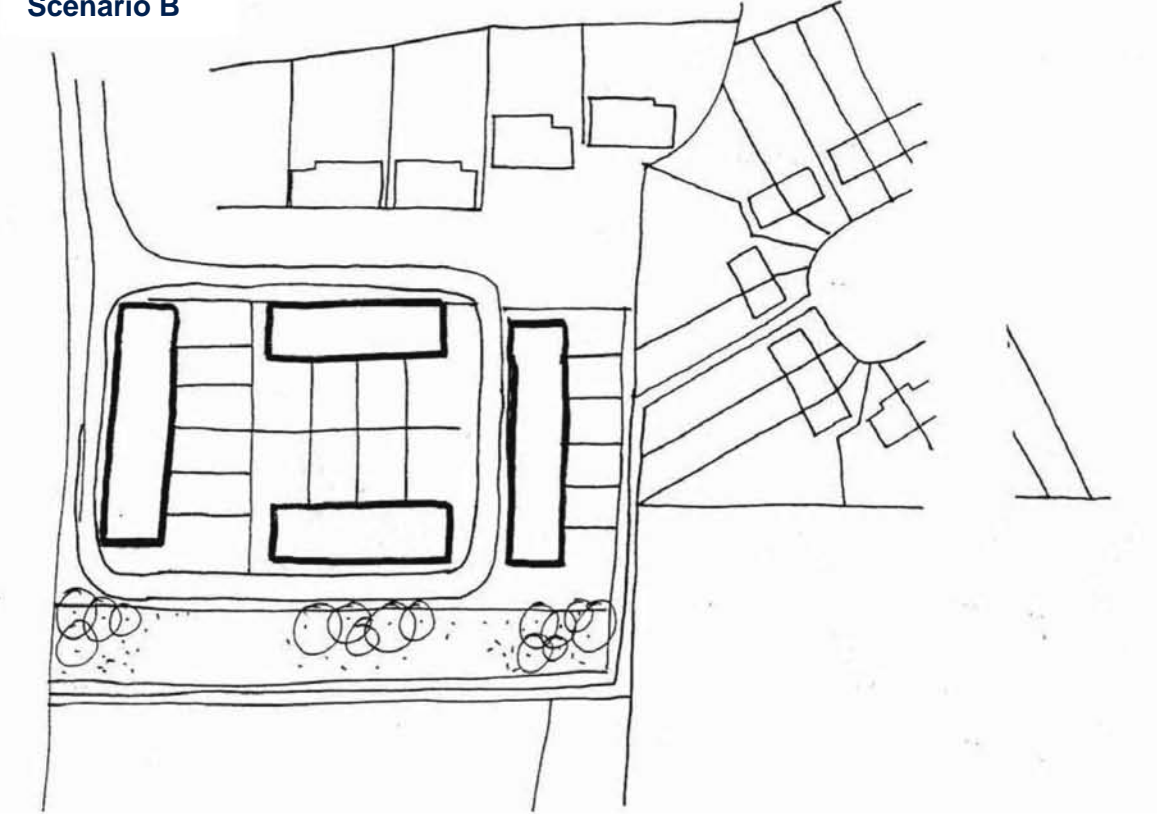
Scenario B

20 Houses
1 Parking space/unit on street
Density: 32 DPH (of net developable site area)
25 DPH (of net site area)

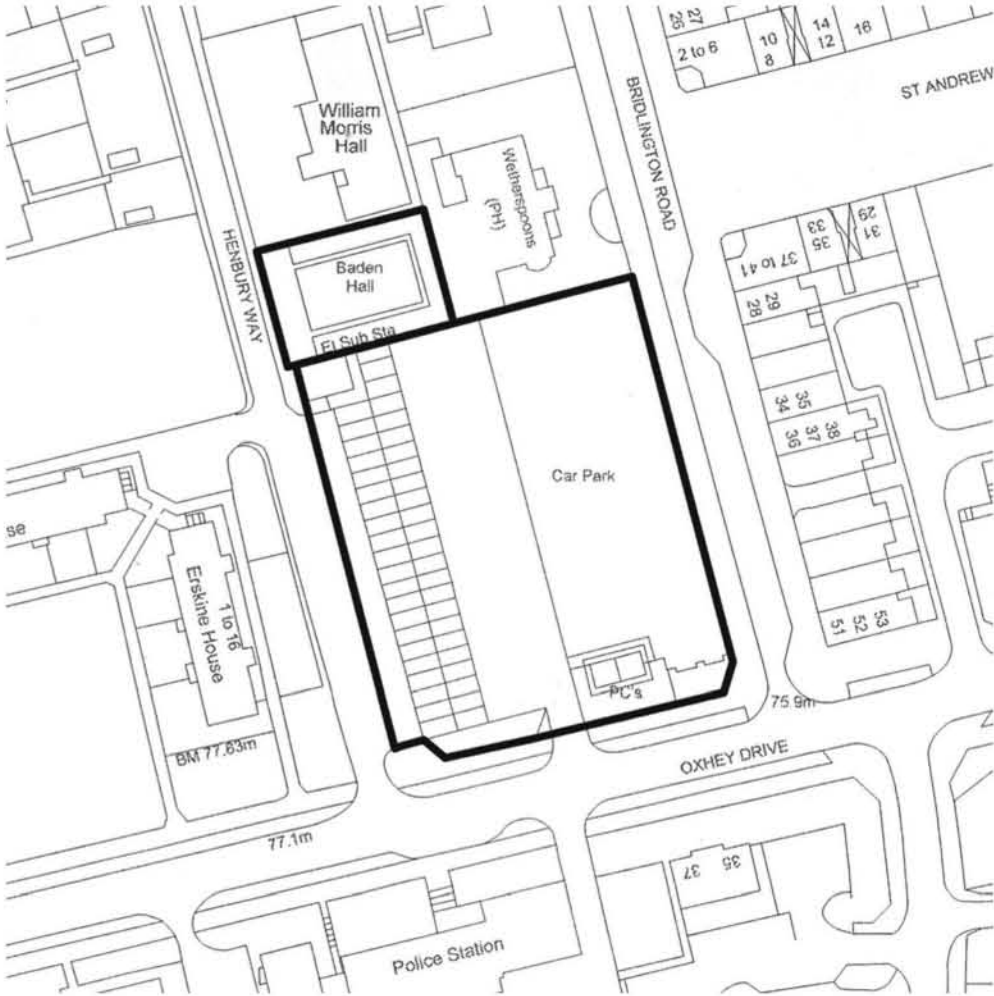
Scenario A



Scenario B



Project Title	South West Hertfordshire SHLAA	Project No	32501	Scale	N.T.S.		Client
Drawing Title	Case Study 13: NW9 & NW12; Oxhey Drive, Henbury Way, South Oxhey	Drawing No	001	Date	July 2008		Dacorum BC, Three Rivers DC, Watford BC



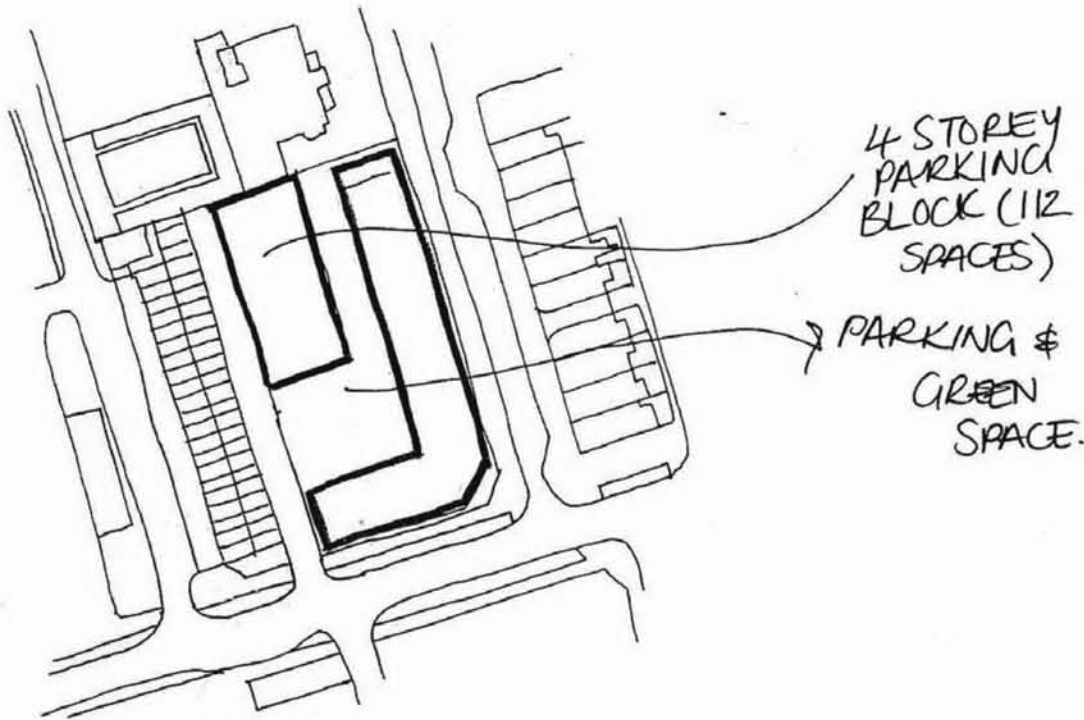
Scenario A

Scout Hut & Garages retained
48 x 2 bed flats over 4 floors
1 parking space/unit
Density: 106 DPH

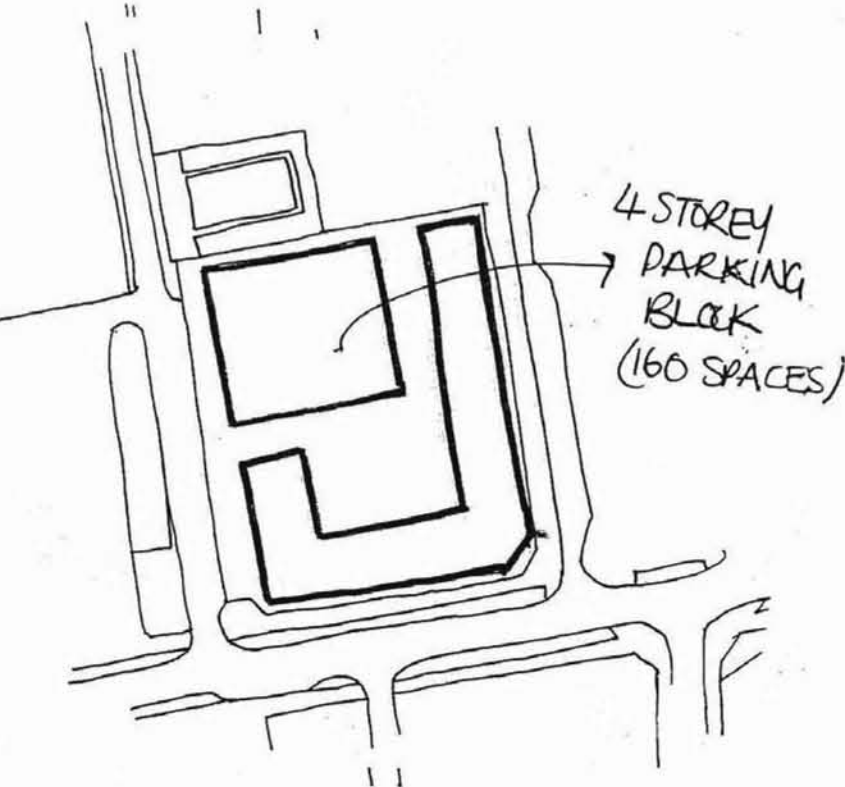
Scenario B

64 x 2 bed flats over 4 floors
1 parking space/unit & additional in multi storey parking block
Density: 142 DPH

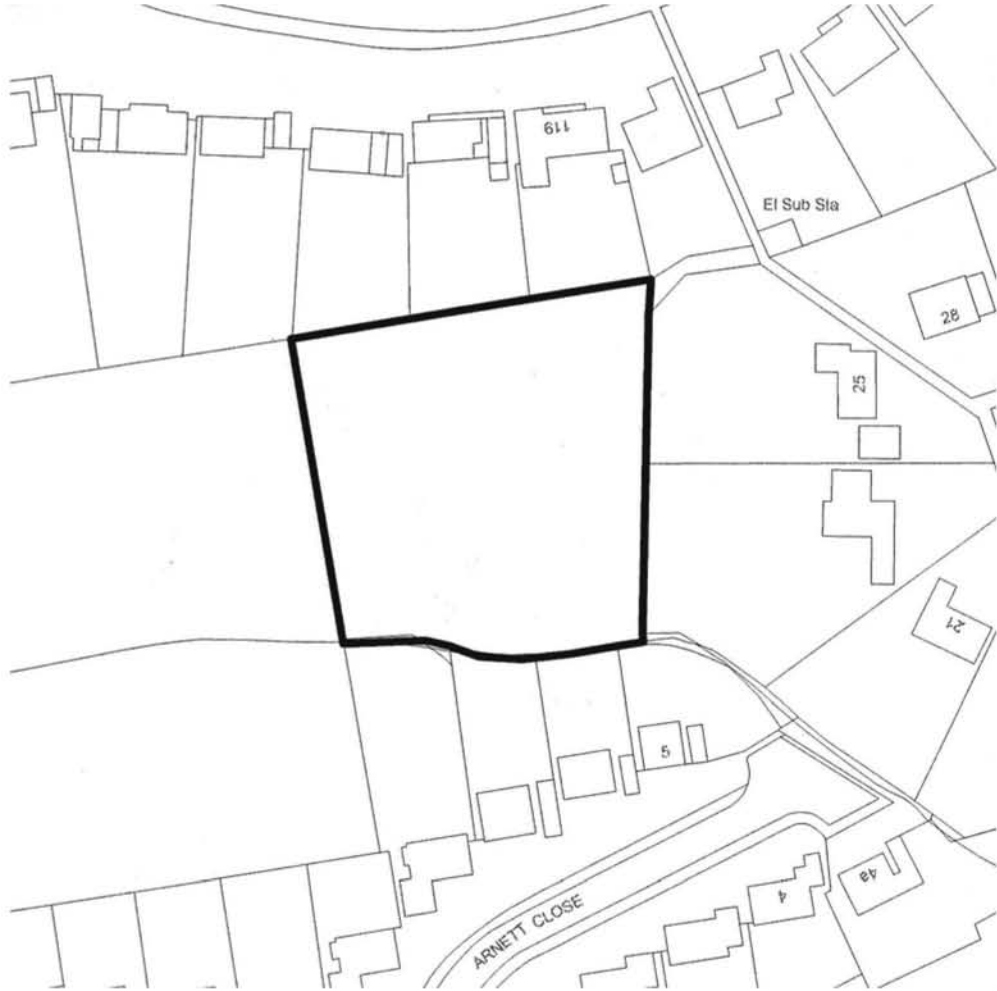
Scenario A



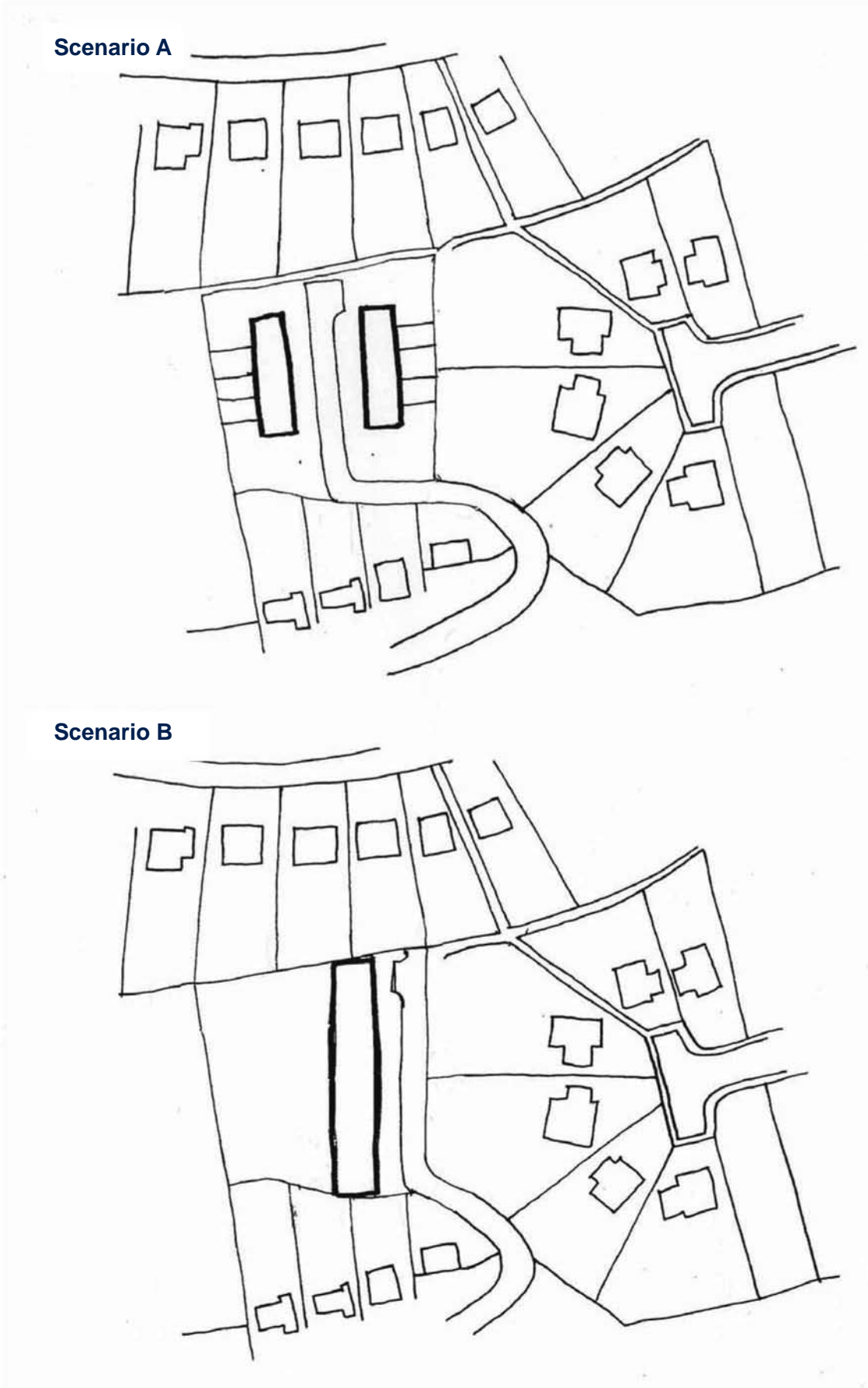
Scenario B



Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 14: RW 13; Rear of Arnett Close, Rickmansworth	Drawing No 001	Date July 2008		



- Scenario A**
10 Houses
1 Parking space/unit on street
Density: 33 DPH
- Scenario B**
16 Flats
Density: 53 DPH
1 Parking space/unit on street



WATFORD DESIGN EXERCISES

Project Title South West Hertfordshire SHLAA

Project No 32501

Scale N.T.S.

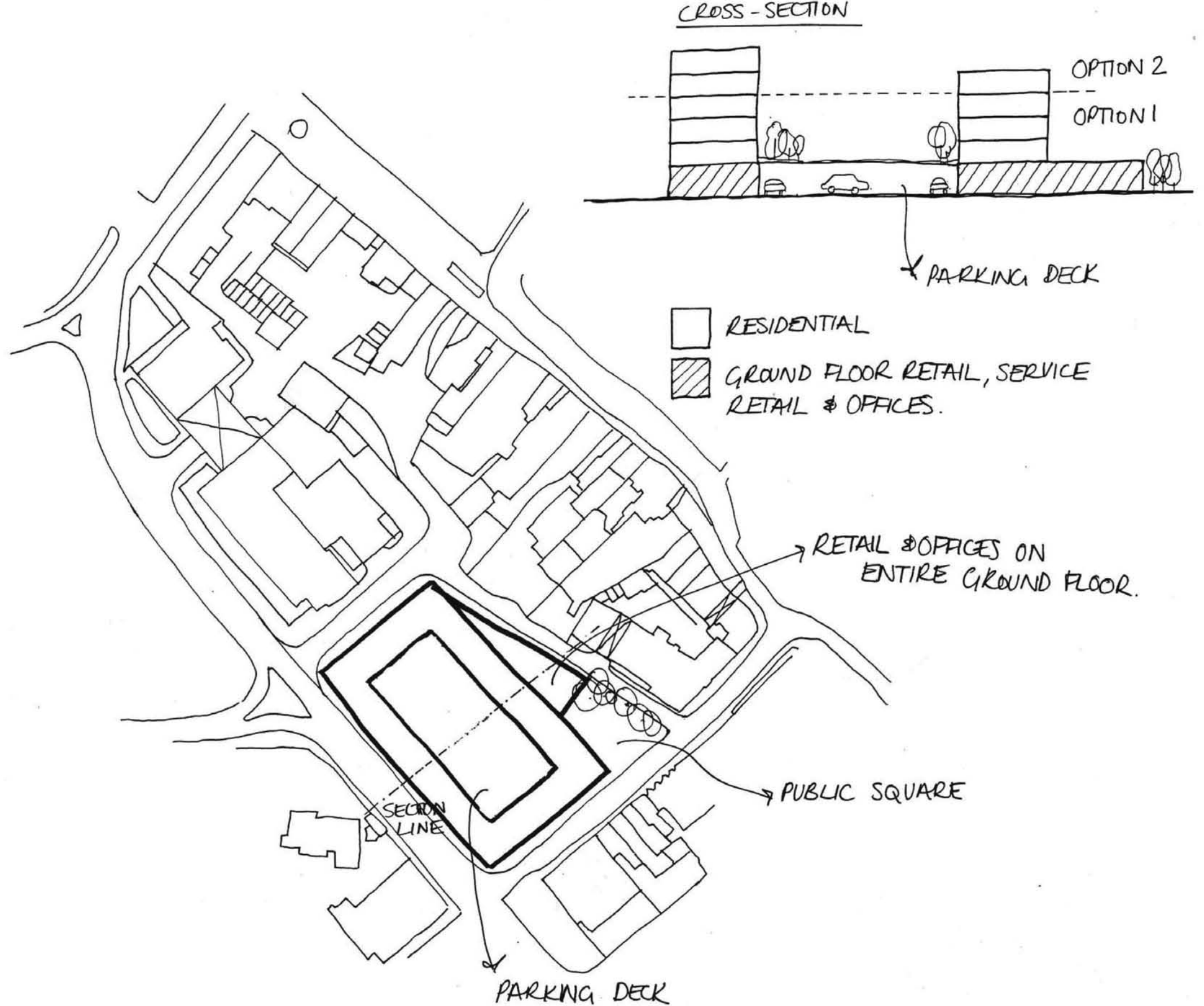
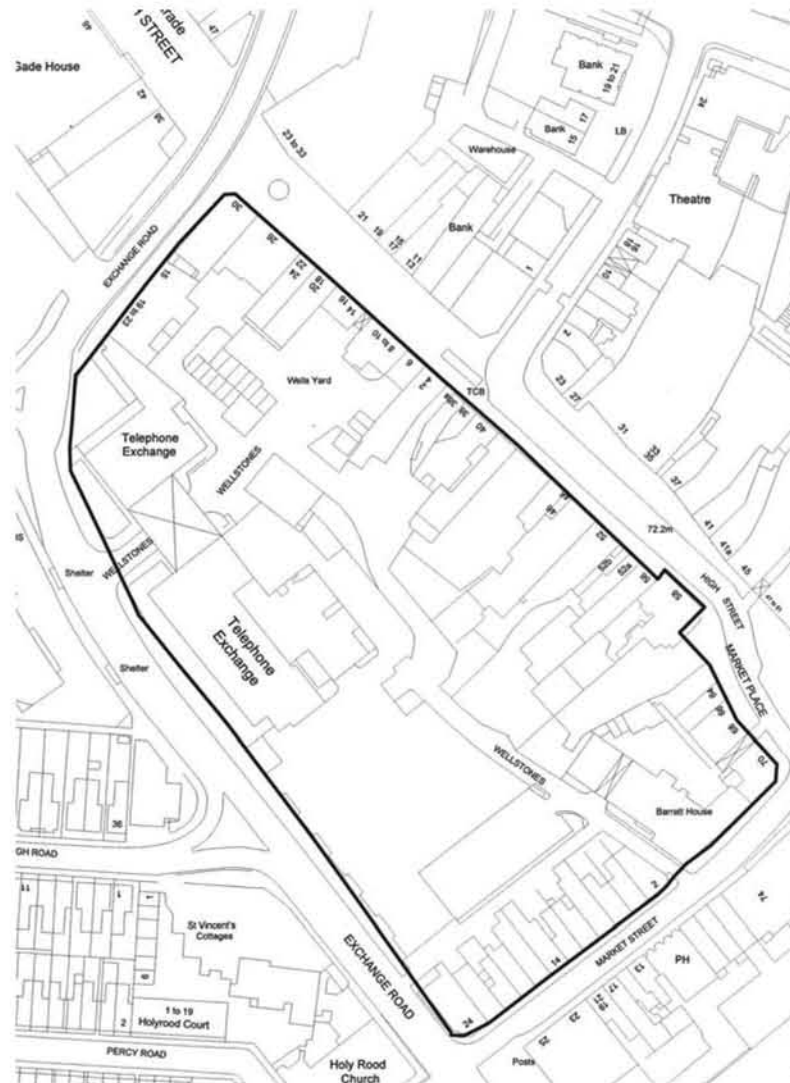


Client
Dacorum BC, Three Rivers DC, Watford BC

Drawing Title Case Study 1: APS 5; London Road, Hemel Hempstead

Drawing No 001

Date July 2008



Ground floor retail/service retail & offices

Scenario A

84 Flats on 4 storeys
56 Parking spaces, 0.75/unit
Density: 52 DPH

Scenario B

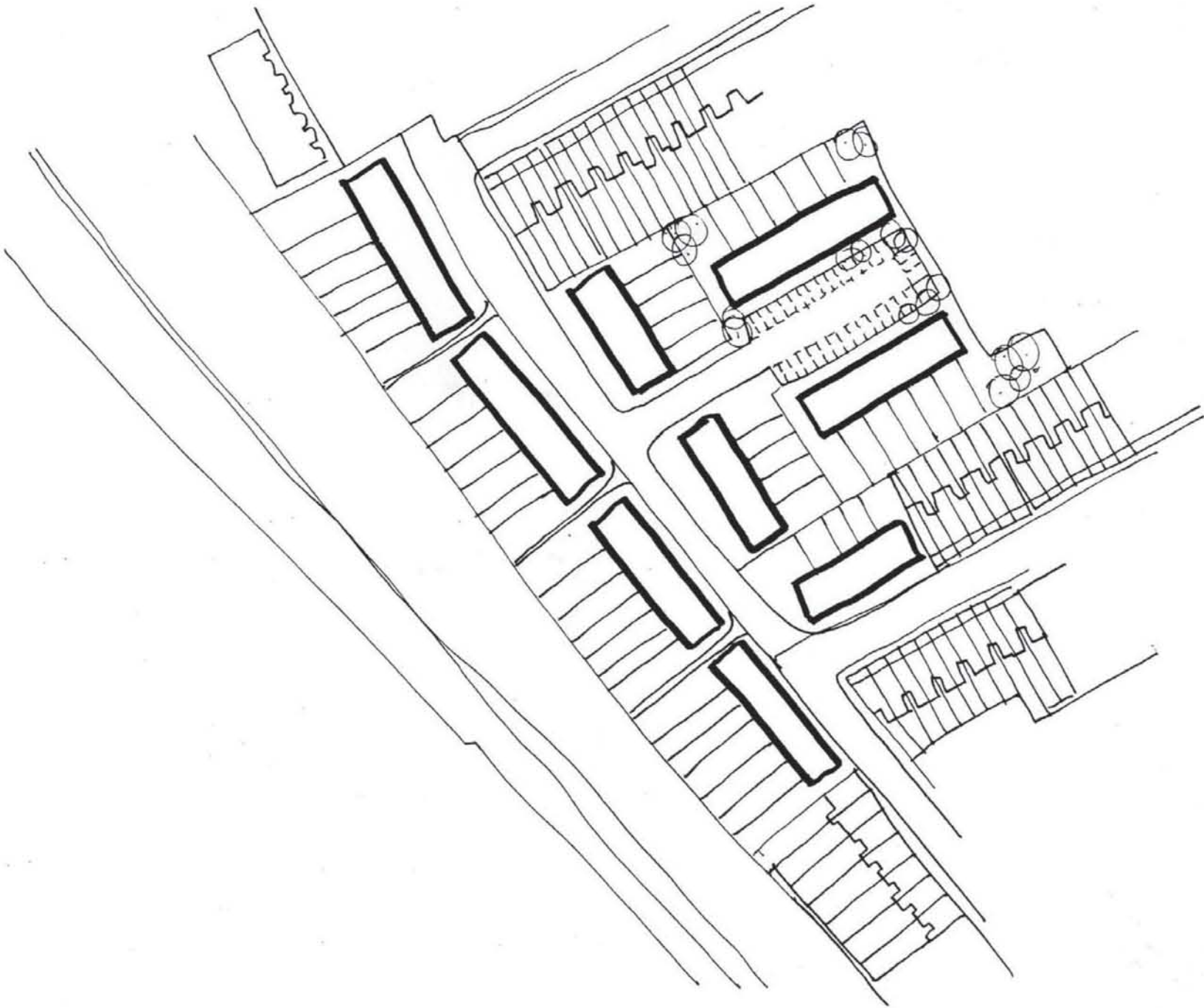
112 Flats, half on 6 storeys (5 residential)
Half on 4 storeys (3 residential)
56 Parking spaces, 0.5/unit on one floor
Density: 72 DPH

Project Title	South West Hertfordshire SHLAA	Project No	32501	Scale	N.T.S.		Client
Drawing Title	Case Study 15: CAL 19; Shakespeare Street, Watford, Scenario A	Drawing No	001	Date	July 2008		Dacorum BC, Three Rivers DC, Watford BC



Scenario A

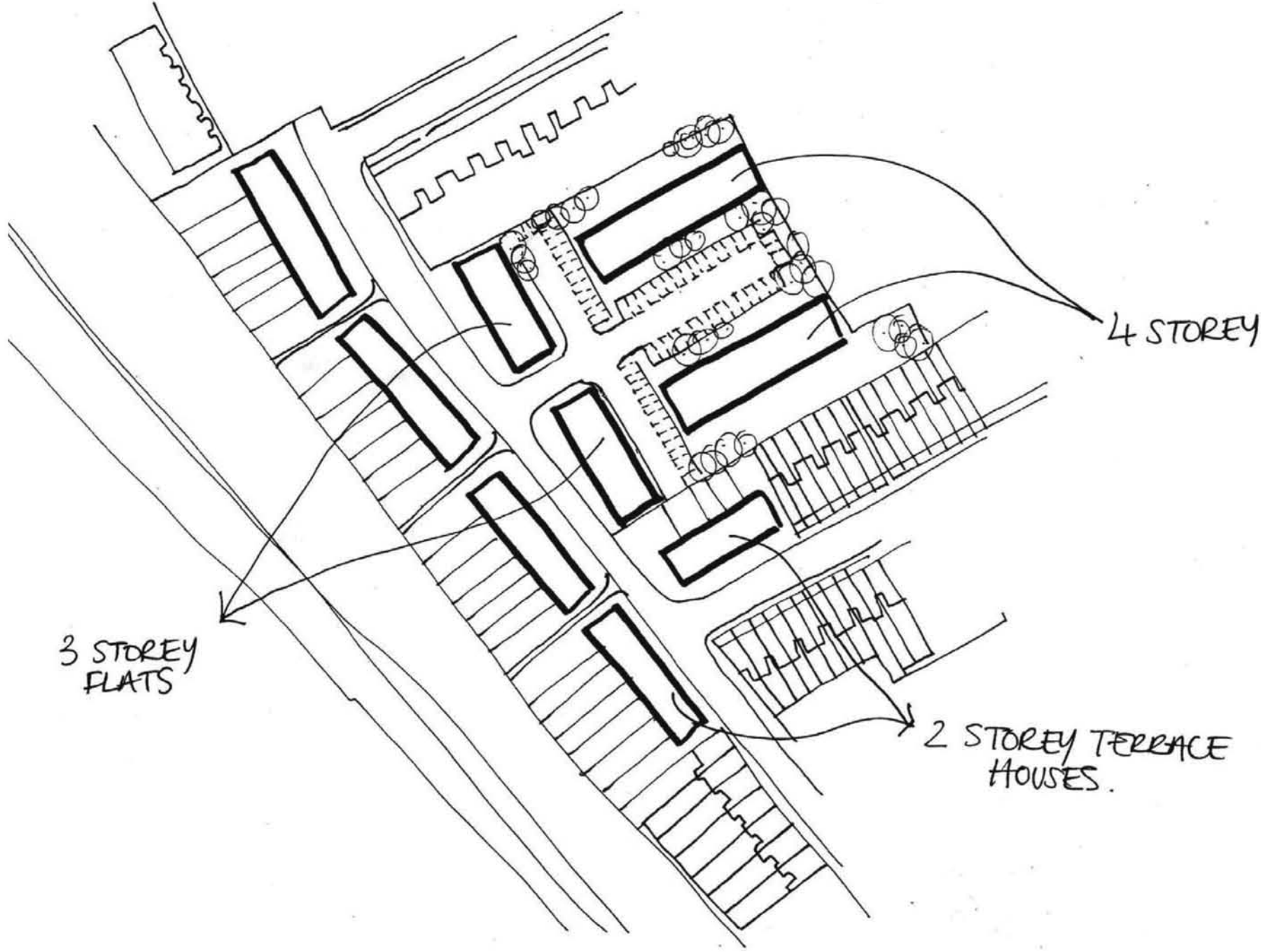
57 Houses, 2 storey, 2 & 3 bed mix
Density: 42 DPH
1.2 Parking spaces/unit
80 spaces in total




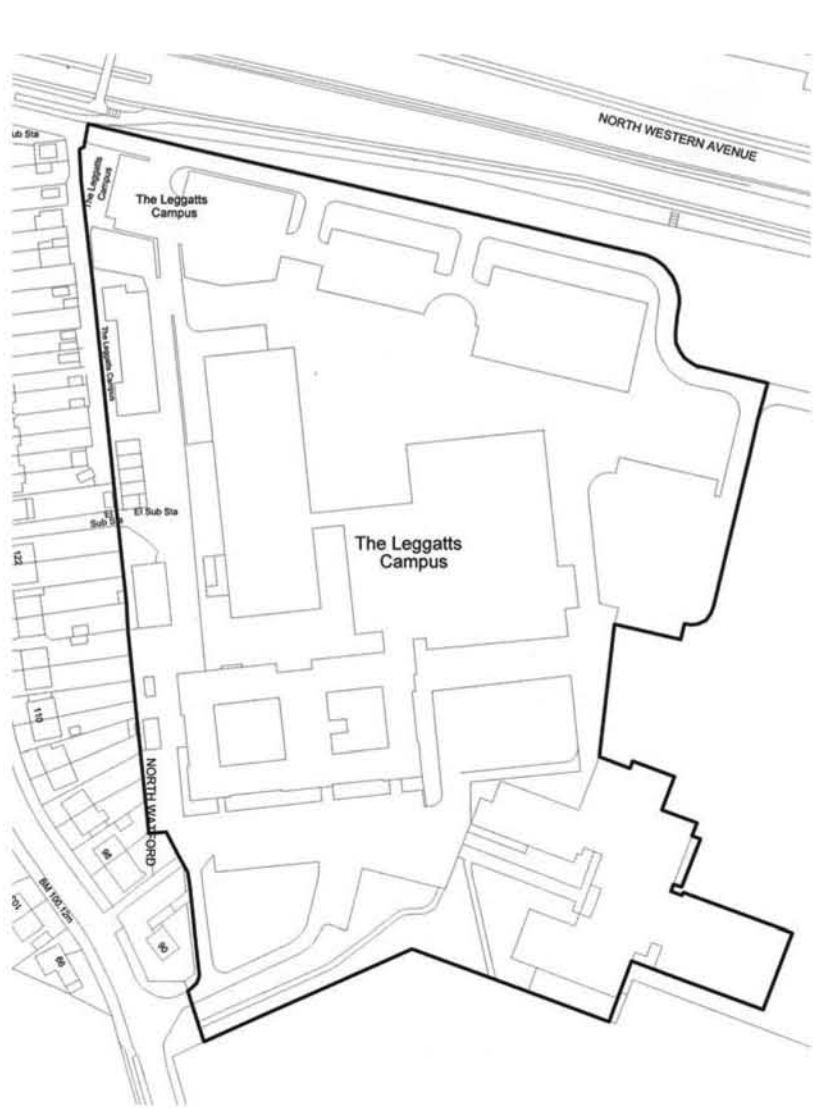
Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 1: APS 5; London Road, Hemel Hempstead	Drawing No 001	Date July 2008		



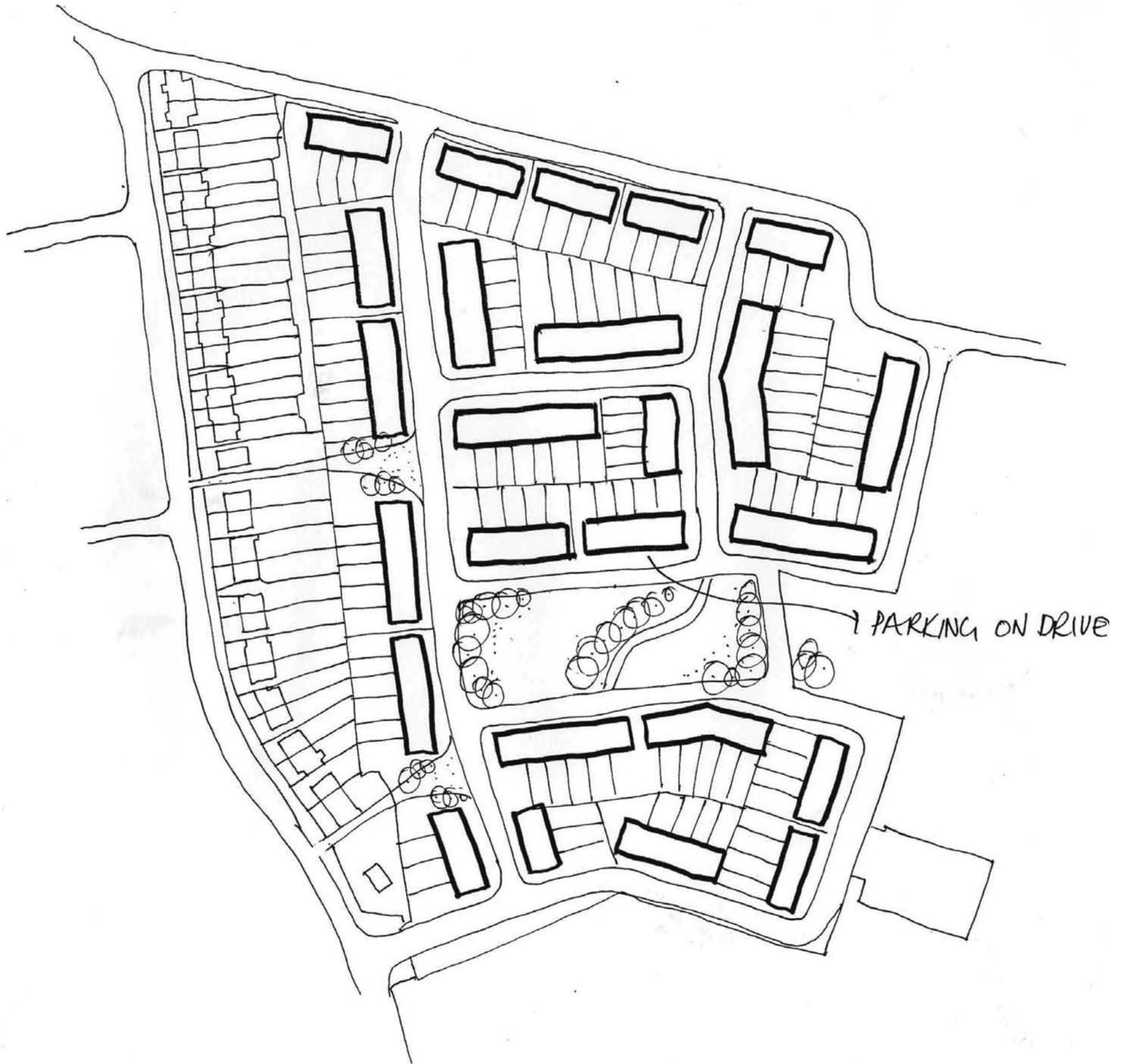
Scenario A
57 Houses, 2 storey, 2 & 3 bed mix
Density: 42 DPH
1.2 Parking spaces/unit
80 spaces in total



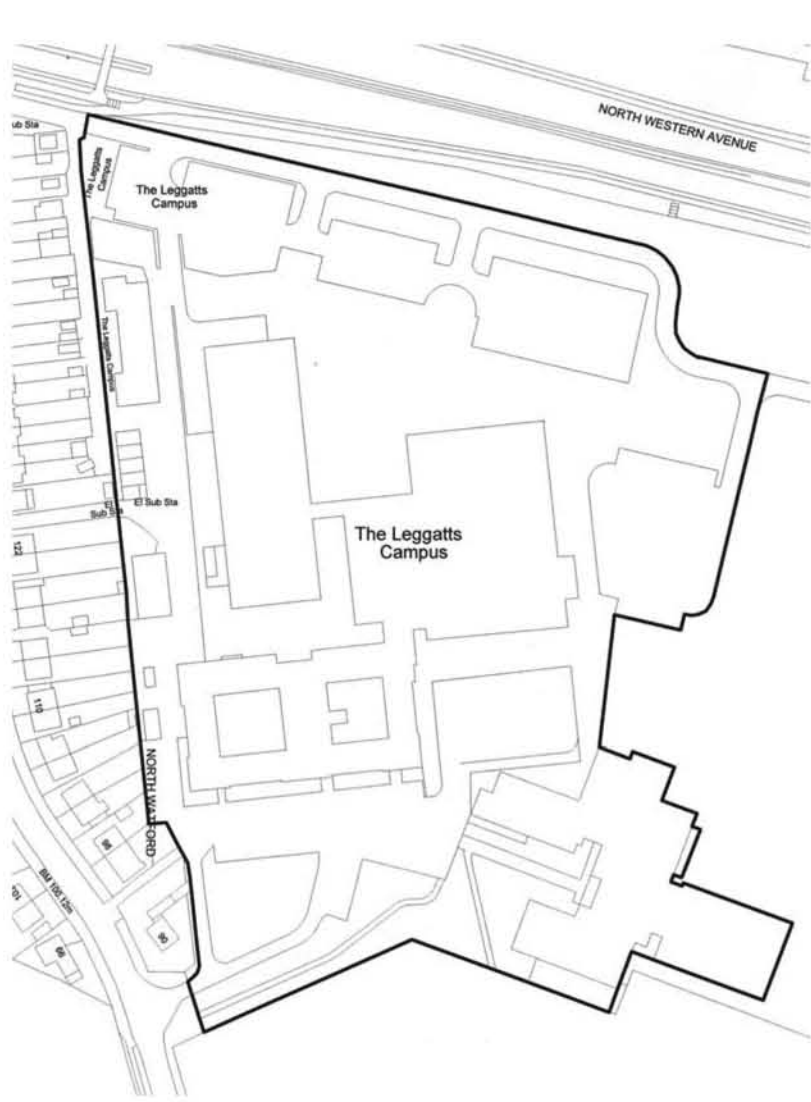
Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 17: LEG 34; Leggatts Campus, Watford, Scenario A	Drawing No 001	Date July 2008		



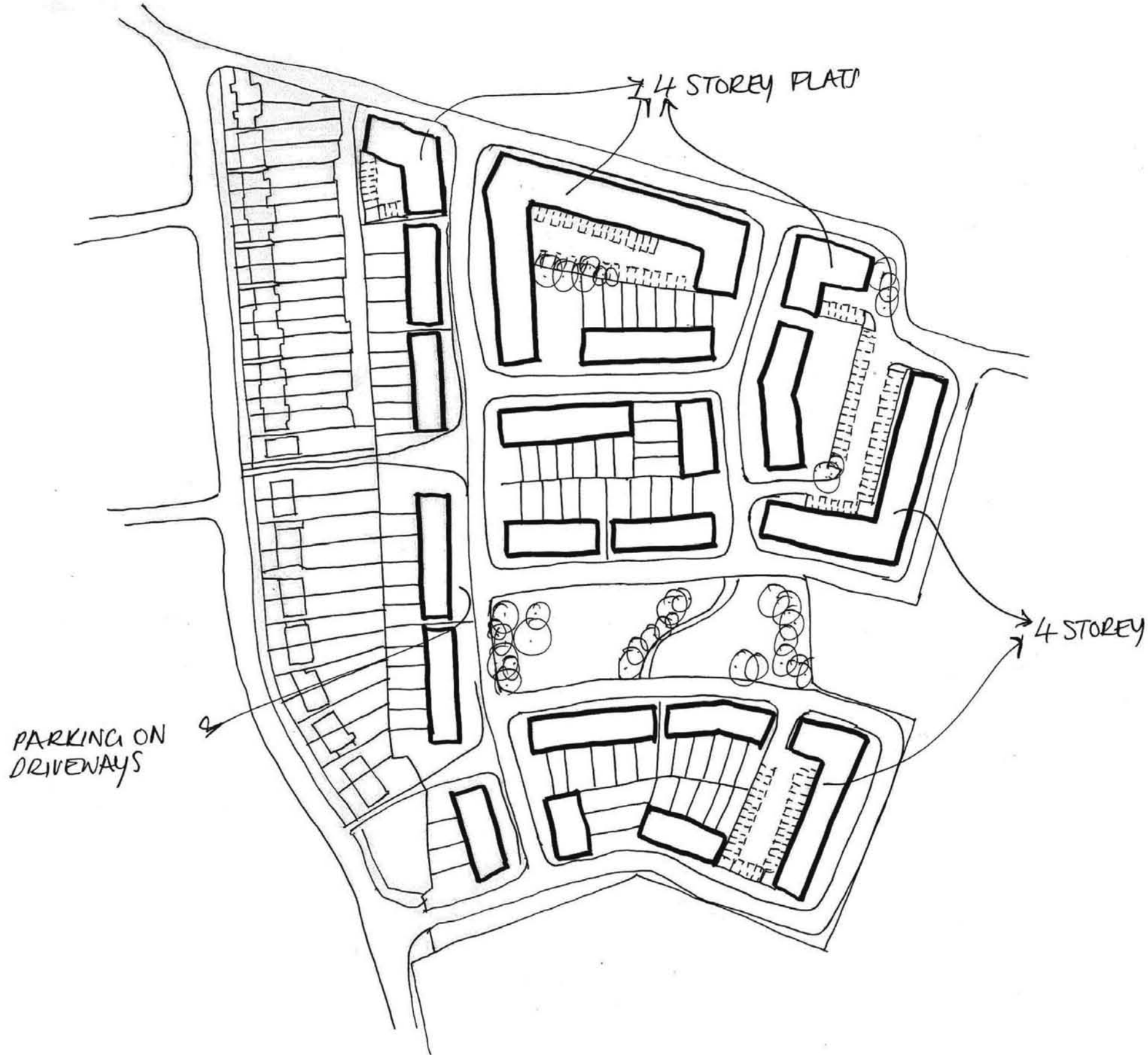
Scenario A
131 Houses, 2 storey, 1,2, & bed mix
Density: 36 DPH
Parking on street & driveways
1.3 per unit




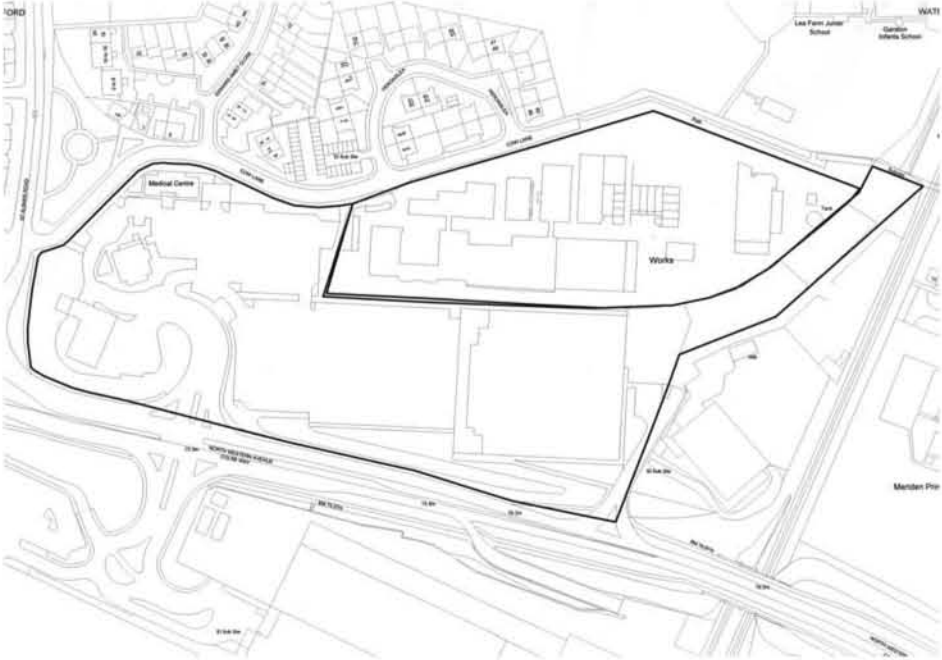
Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 17: LEG 34; Leggatts Campus, Watford, Scenario B	Drawing No 001	Date July 2008		



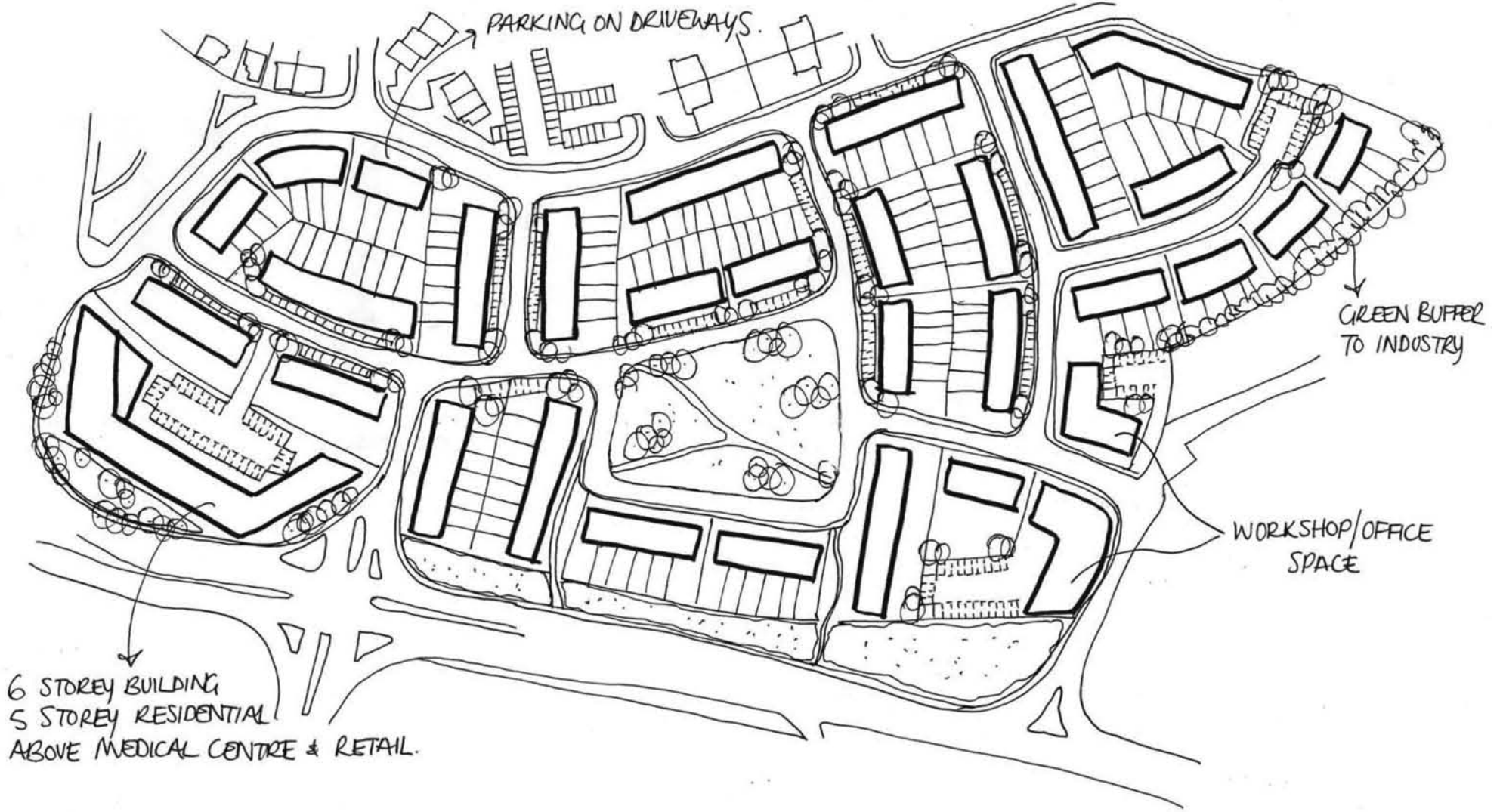
Scenario B
160 Flats
85 Houses
245 Units total
Density: 67 DPH
Parking on street & house driveways
& parking courts.
1.3 per unit.




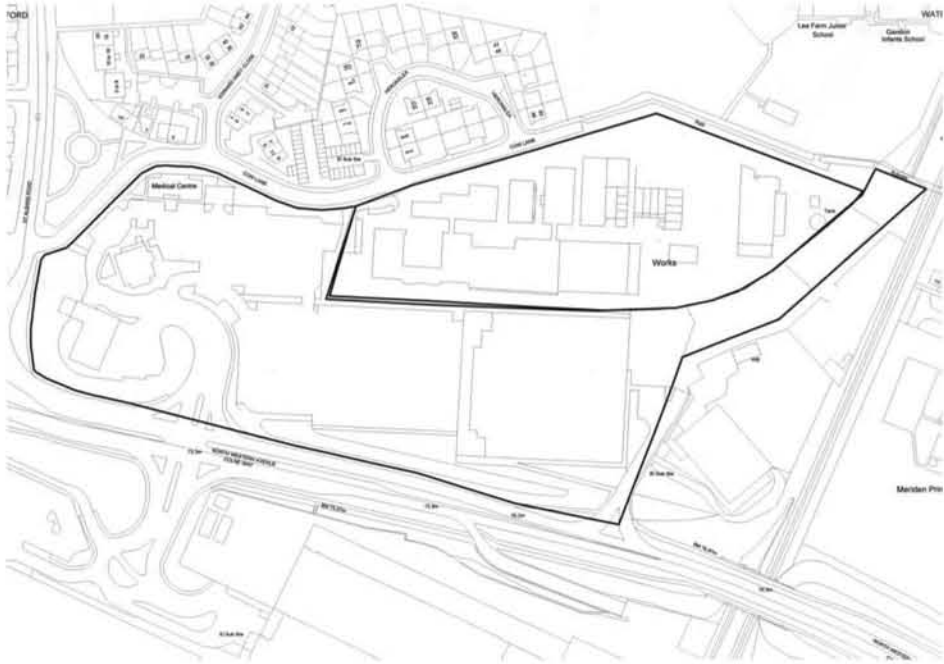
Project Title	South West Hertfordshire SHLAA	Project No	32501	Scale	N.T.S.		Client	Dacorum BC, Three Rivers DC, Watford BC
Drawing Title	Case Study 18: MER 29; North Western Avenue, Watford, Scenario A	Drawing No	001	Date	July 2008			



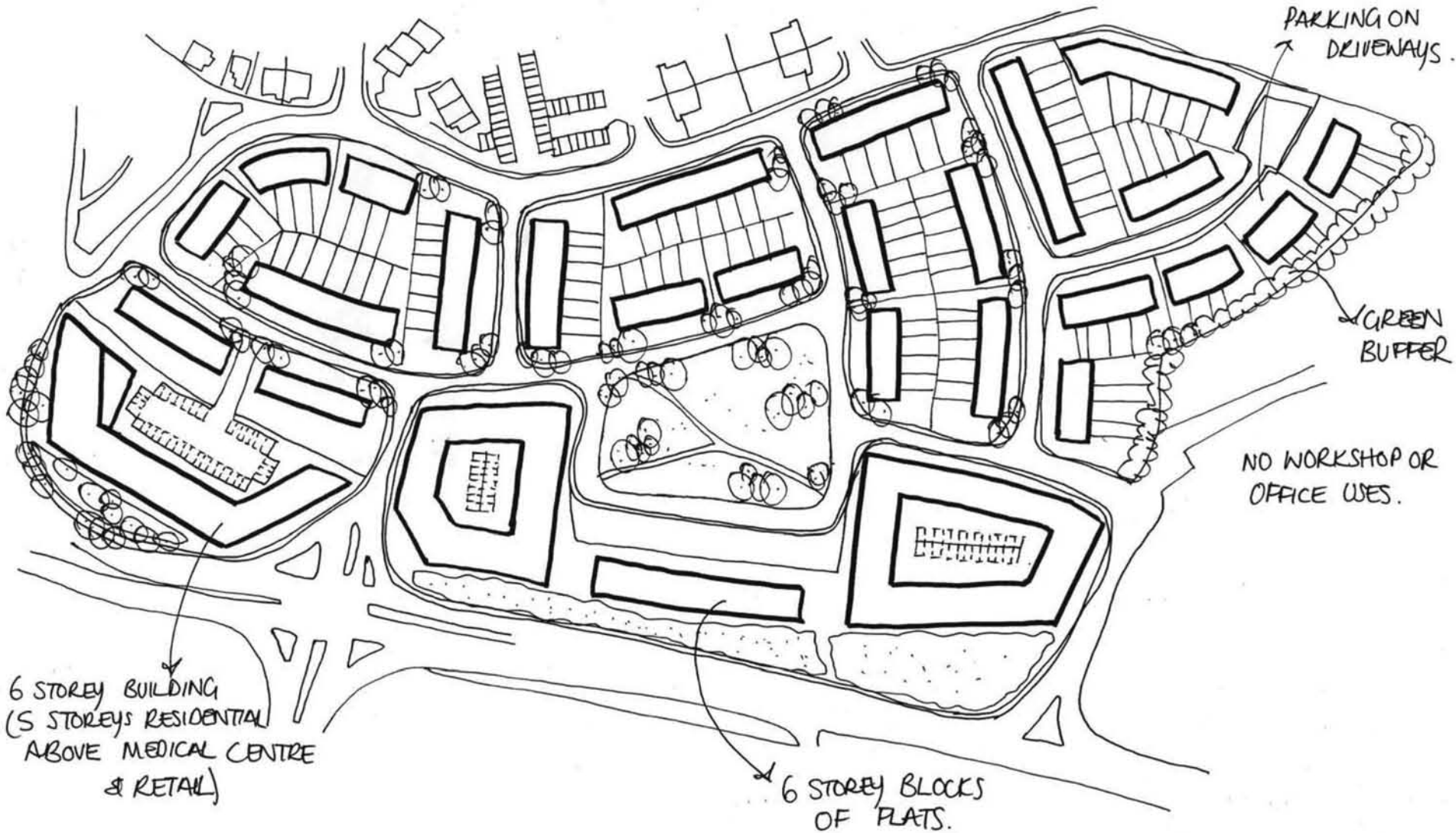
Scenario A
180 Houses
85 Flats, 5 storey
265 units total
Density: 44 DPH
Houses shown with gardens




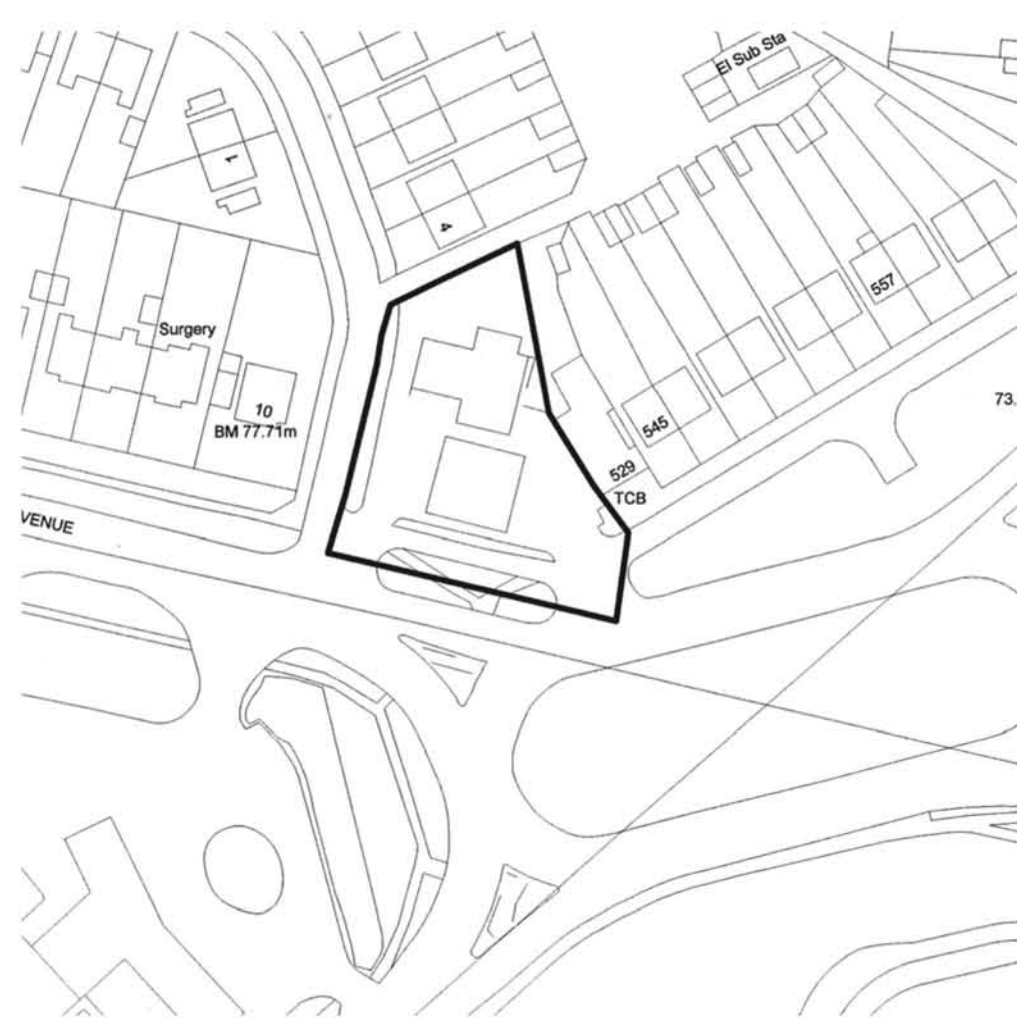
Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 18: MER 29; North Western Avenue, Watford, Scenario B	Drawing No 001	Date July 2008		



Scenario B
143 Houses
363 Flats
506 Units total
Density: 85 DPH

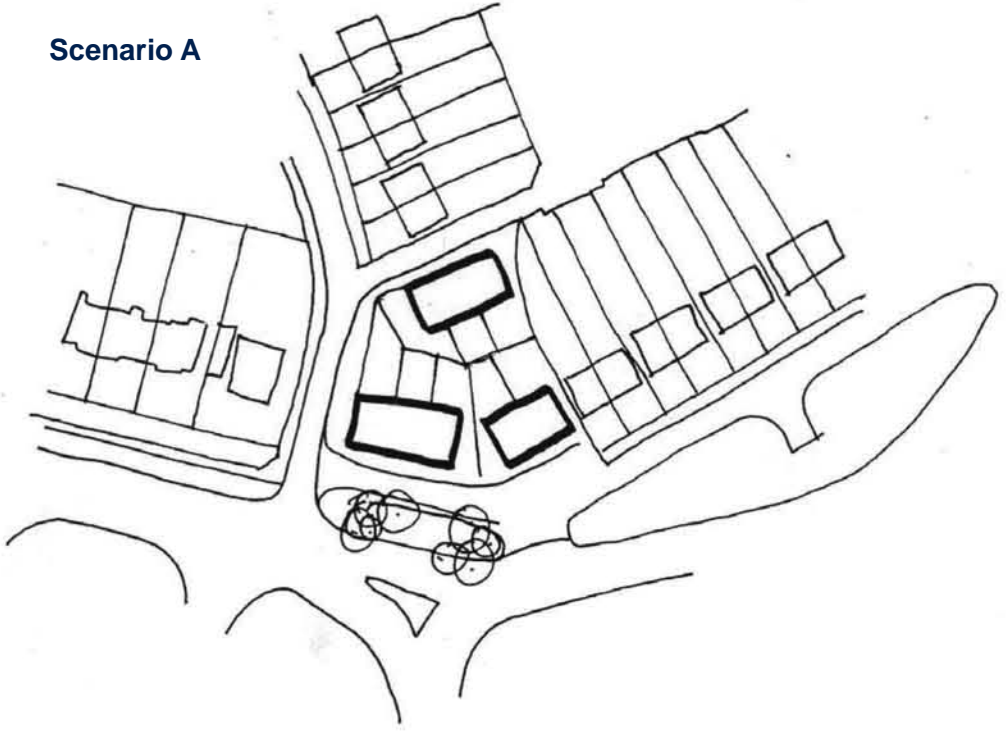


Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 19: STA 22; Purbrock Avenue, Watford	Drawing No 001	Date July 2008		



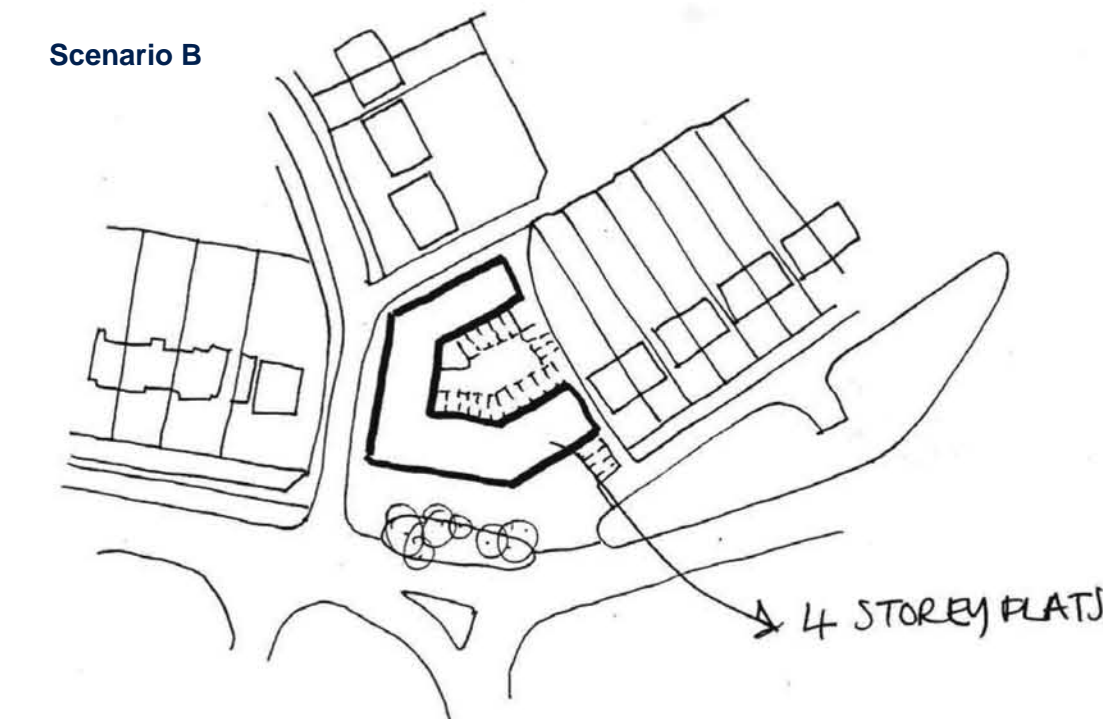
Scenario A

8 Houses
1.5 Parking spaces/unit
Density: 45 DPH



Scenario B

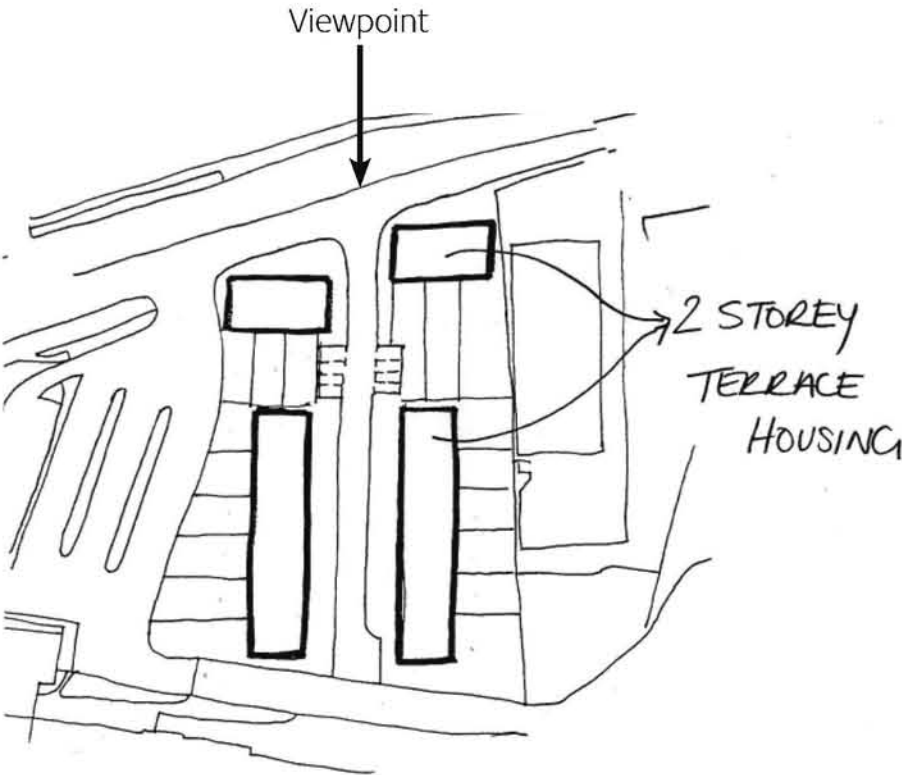
40 Flats
20 Parking spaces
0.5/unit
Density: 180 DPH



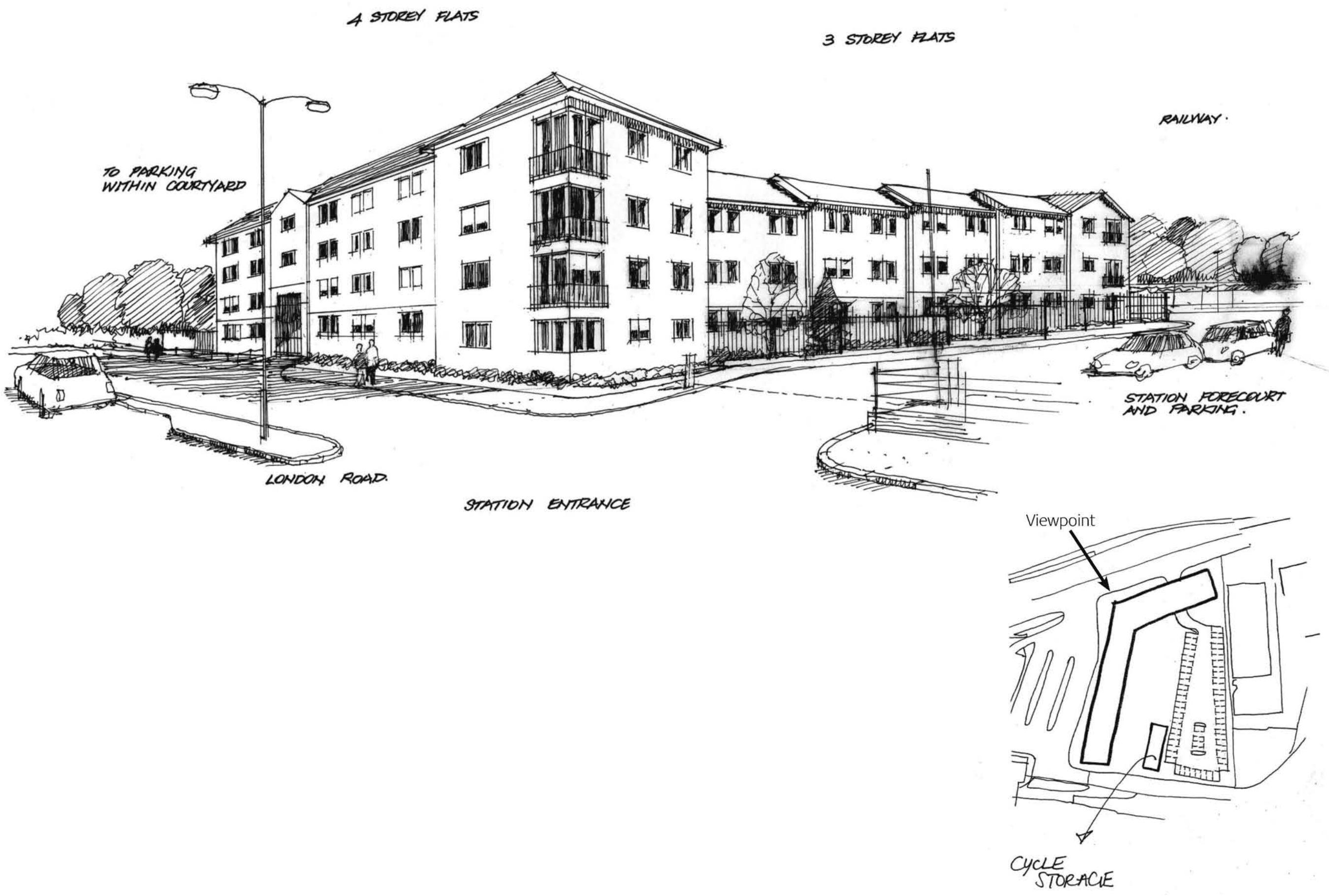
3-D DESIGN EXERCISES

Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 1: APS 5; Scenario A, 3D	Drawing No 001	Date July 2008		

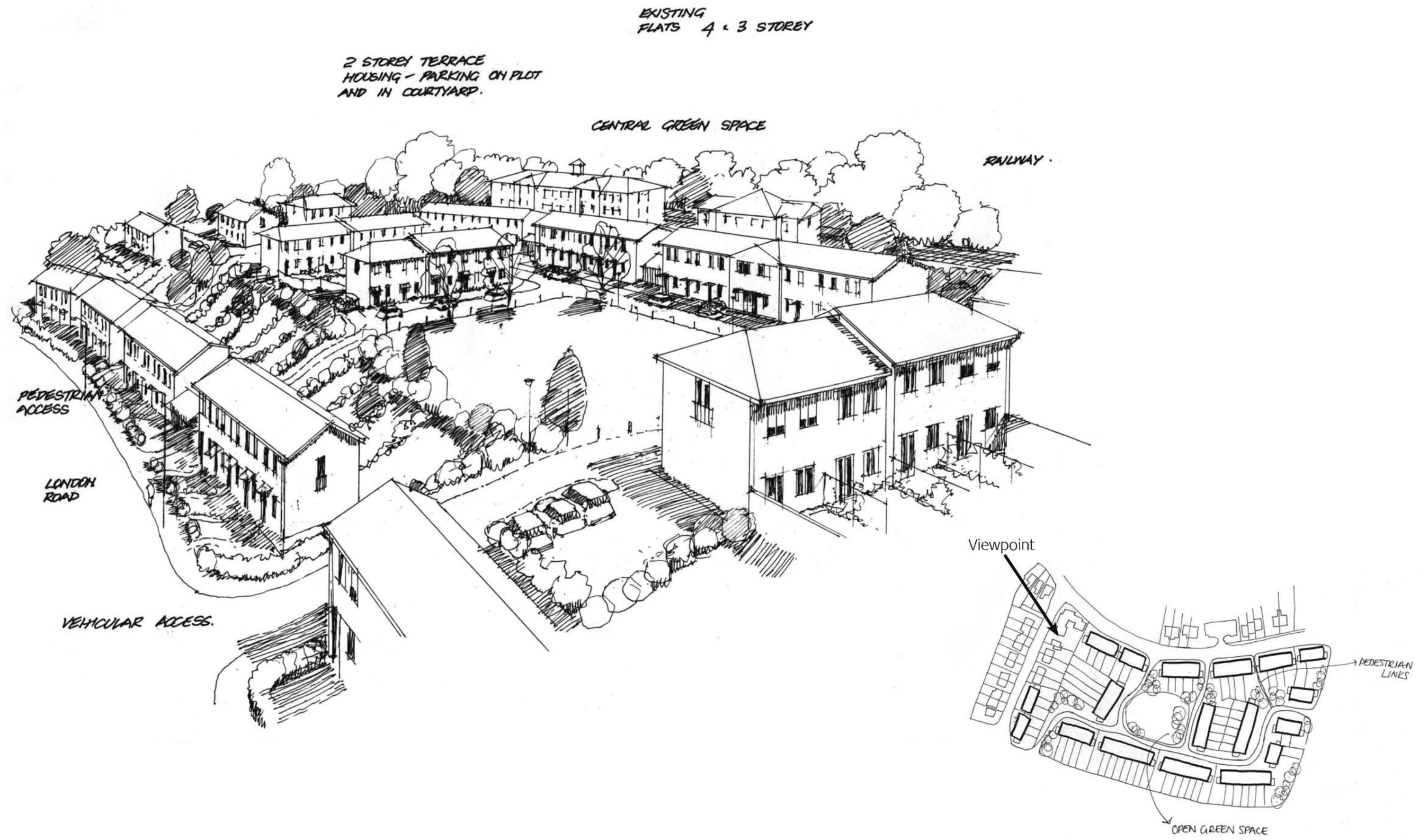
2 STOREY TERRACE HOUSING
EITHER SIDE OF CUL DE SAC




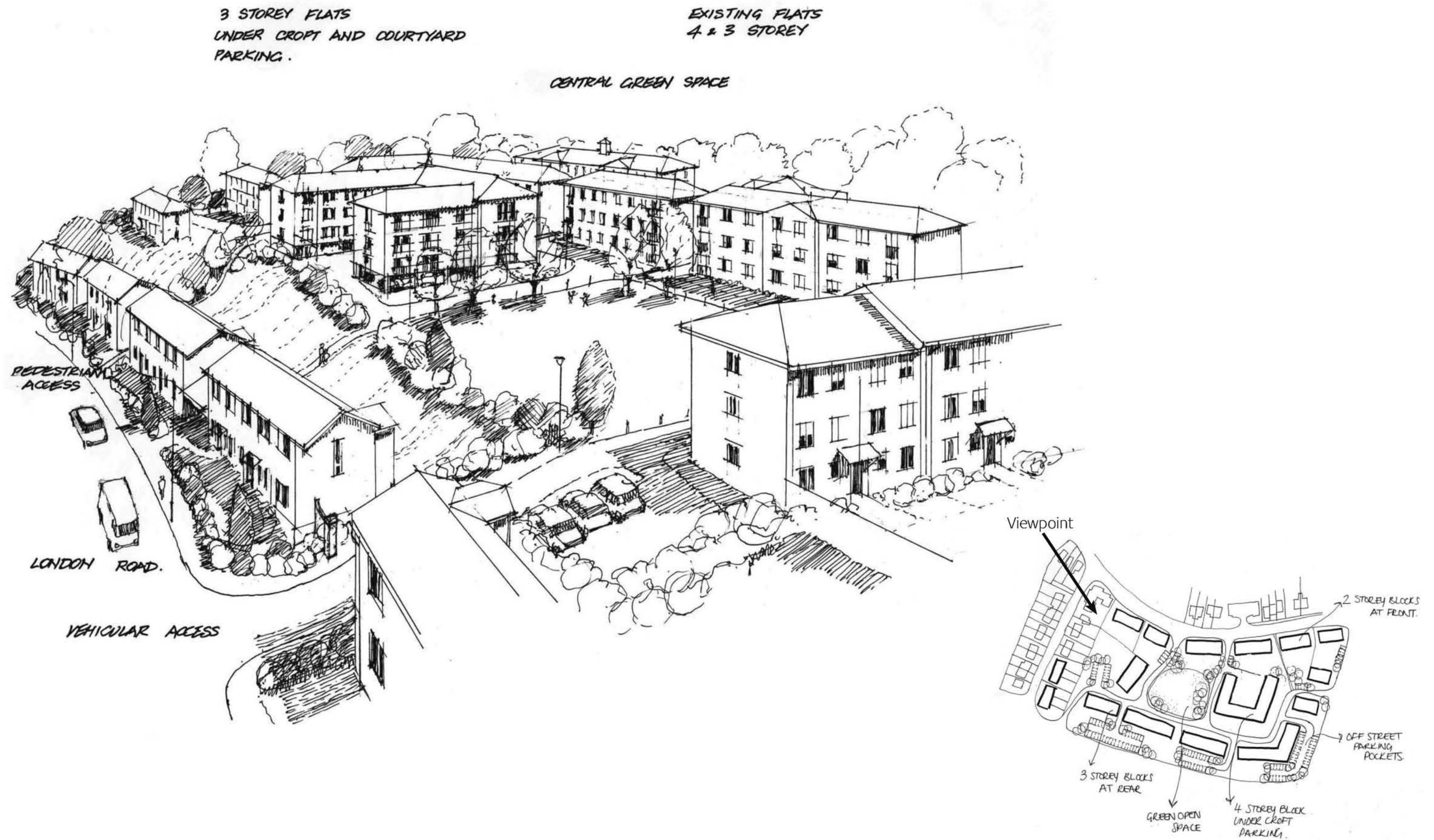
Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 1: APS 5; Scenario B, 3D	Drawing No 001	Date July 2008		




Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title BC Case Study 2: APS 9; Scenario A, 3D	Drawing No 001	Date July 2008		



Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 2: APS 9; Scenario B, 3D	Drawing No 001	Date July 2008		



Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 4: BW9; Scenario B, 3D	Drawing No 001	Date July 2008		

2 STOREY SEMI-DETACHED HOUSING
WITH ATTACHED GARAGES.

SURROUNDING OF
MATURE WOODLAND.



Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 10: TC 10; Scenario A, 3D	Drawing No 001	Date July 2008		

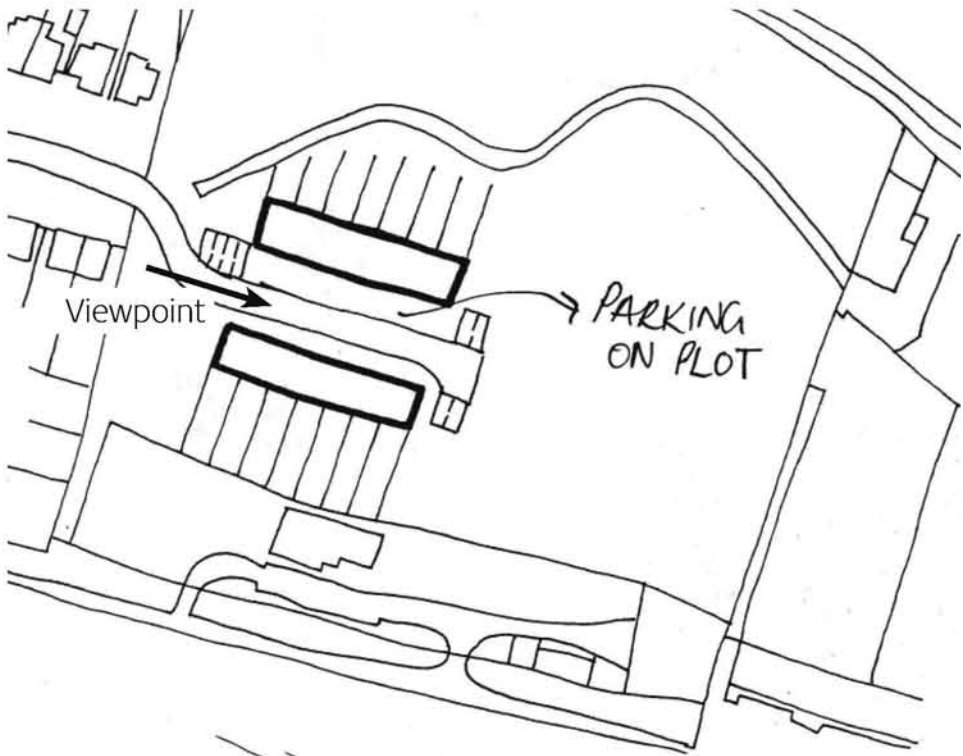
2 STOREY TERRACE
HOUSING

SURROUNDING OF
MATURE WOODLAND.

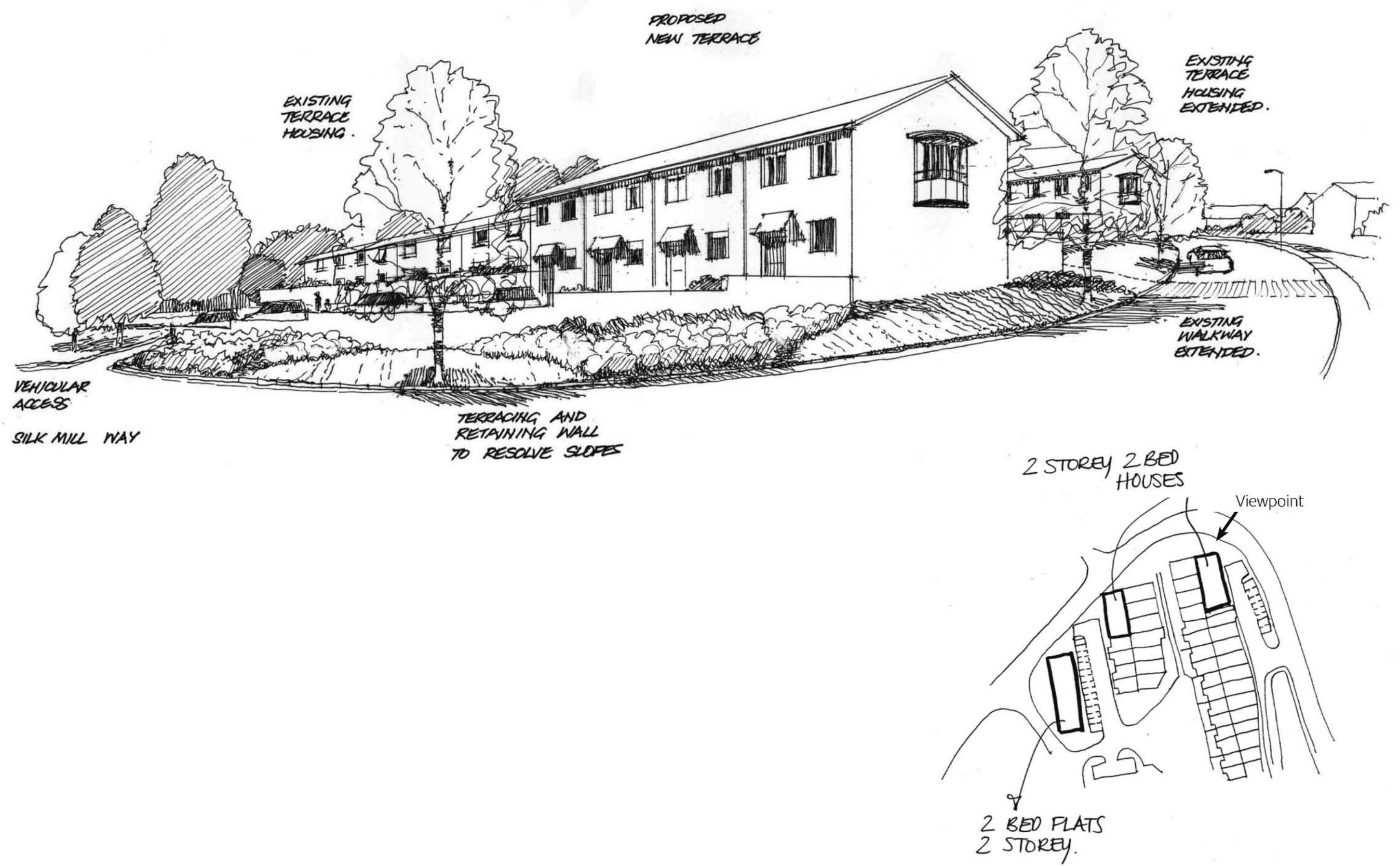



SHARED USE ACCESS

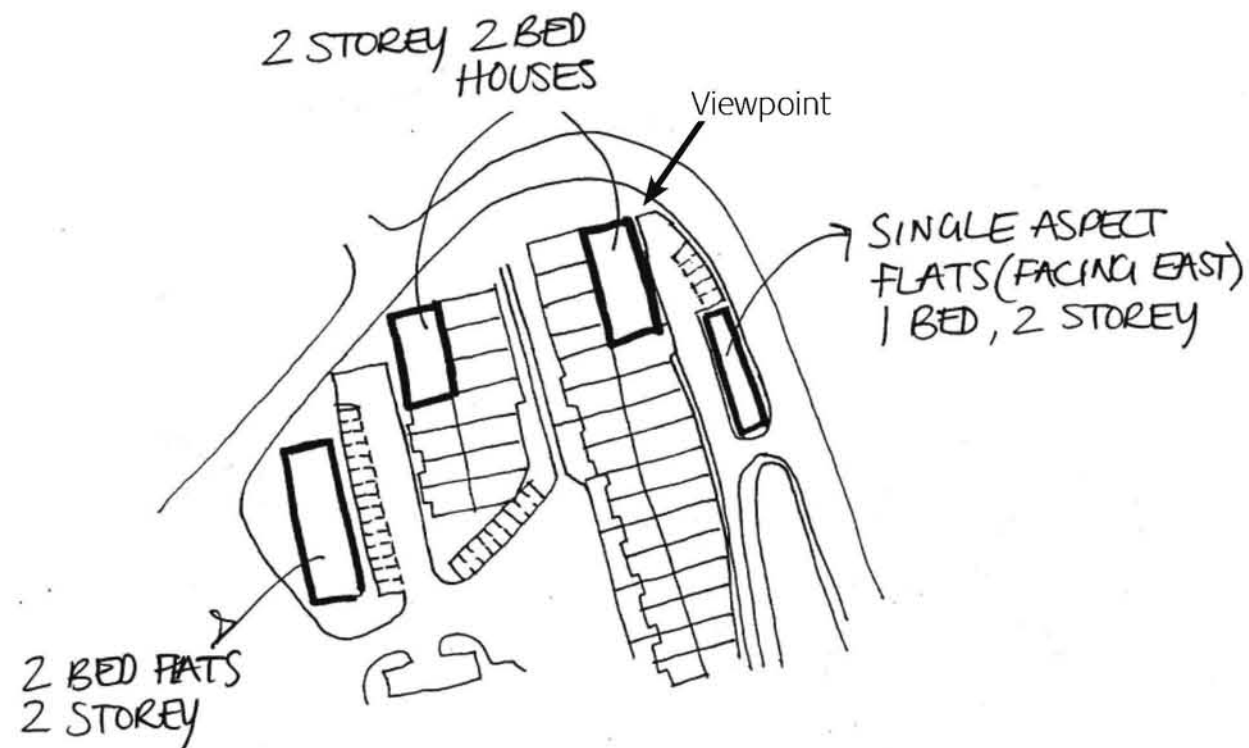
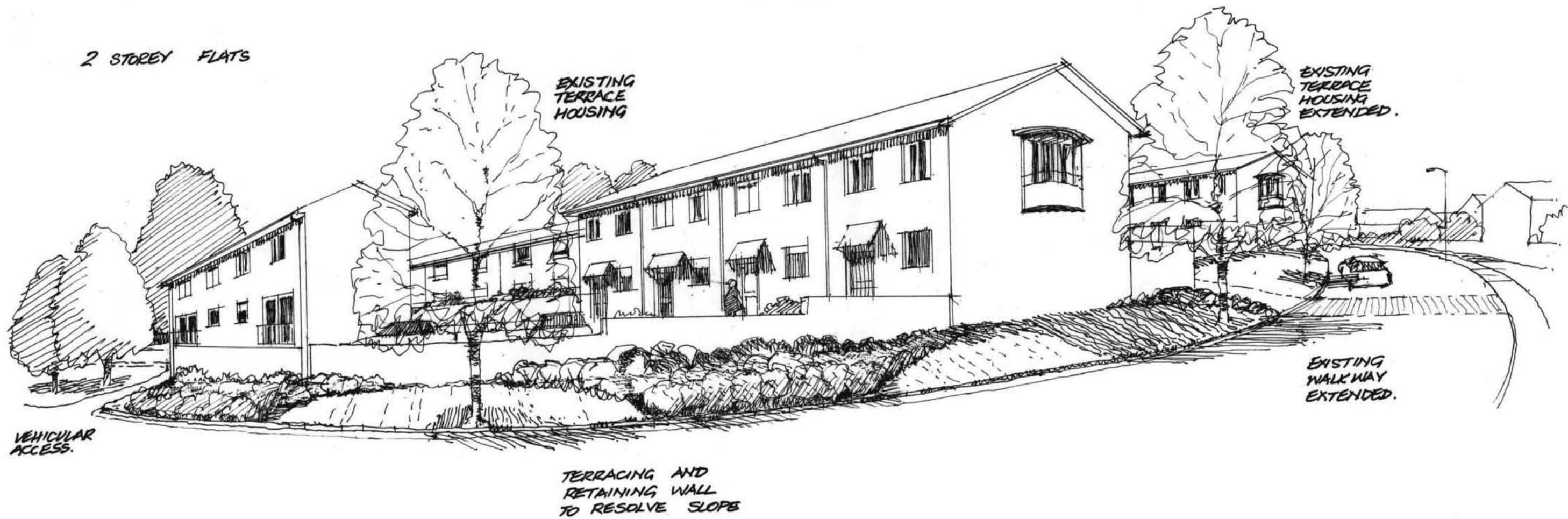
ON PLOT PARKING.



Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 10: TC 10; Scenario A, 3D	Drawing No 001	Date July 2008		



Project Title South West Hertfordshire SHLAA	Project No 32501	Scale N.T.S.		Client Dacorum BC, Three Rivers DC, Watford BC
Drawing Title Case Study 10: TC 10; Scenario B, 3D	Drawing No 001	Date July 2008		



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