

HERTSMERE DENSITY STUDIES

1.0. Introduction

This study has been prepared to illustrate the density ranges across the main settlements within the borough, including conservation areas, existing and older residential developments and recent and emerging development proposals.

Residential density

Residential density is measured as dwellings per hectare and calculates the number of homes within a given area. It is the established, most common measure of density, identified in the National Planning Policy Framework (NPPF), and National Planning Policy Guidance (NPPG).

Method of measurement - Net density

For the purposes of this study, density is measured as Net Density and is expressed as dwellings per hectare (dph).

- It is the measure of density that most national and local policy documents refer to.
- It is easier to relate to a particular built form (e.g. homes or apartments).
- It is easier to compare development capacity between a range of sites, large of small in different contexts. On large sites, gross and net density can vary significantly, whereas on small sites they will generally be the same.
- It is flexible to allow for certain parts of the site to be excluded due to planning constraints identified that would render part of the site undeliverable.

The net site area is measured based on nationally accepted best practice, previously set out in Planning Practice Guidance 3. It includes:

- Buildings and gardens (i.e. private and semi-private spaces).
- Streets that primarily serve to provide access to the homes within the development parcel.
- Parking directly associated with the homes (i.e. resident and visitor parking).
- Public open spaces and children play areas intended to primarily serve the residents of the development.

Net site area does not include:

- The main road corridor and associated verges / buffers that also serve other developments.
- Public open space also serving residents in the wider areas such as parks, playing fields, strategic open space,

visual / ecological buffer zones and green corridors.

- Large sustainable urban drainage (SuDS) features such as drainage ponds.
- Community infrastructure such as schools, shopping areas, community centres, churches, leisure centres etc. where this is delivered as a stand-alone facility.

How density has been calculated in this study

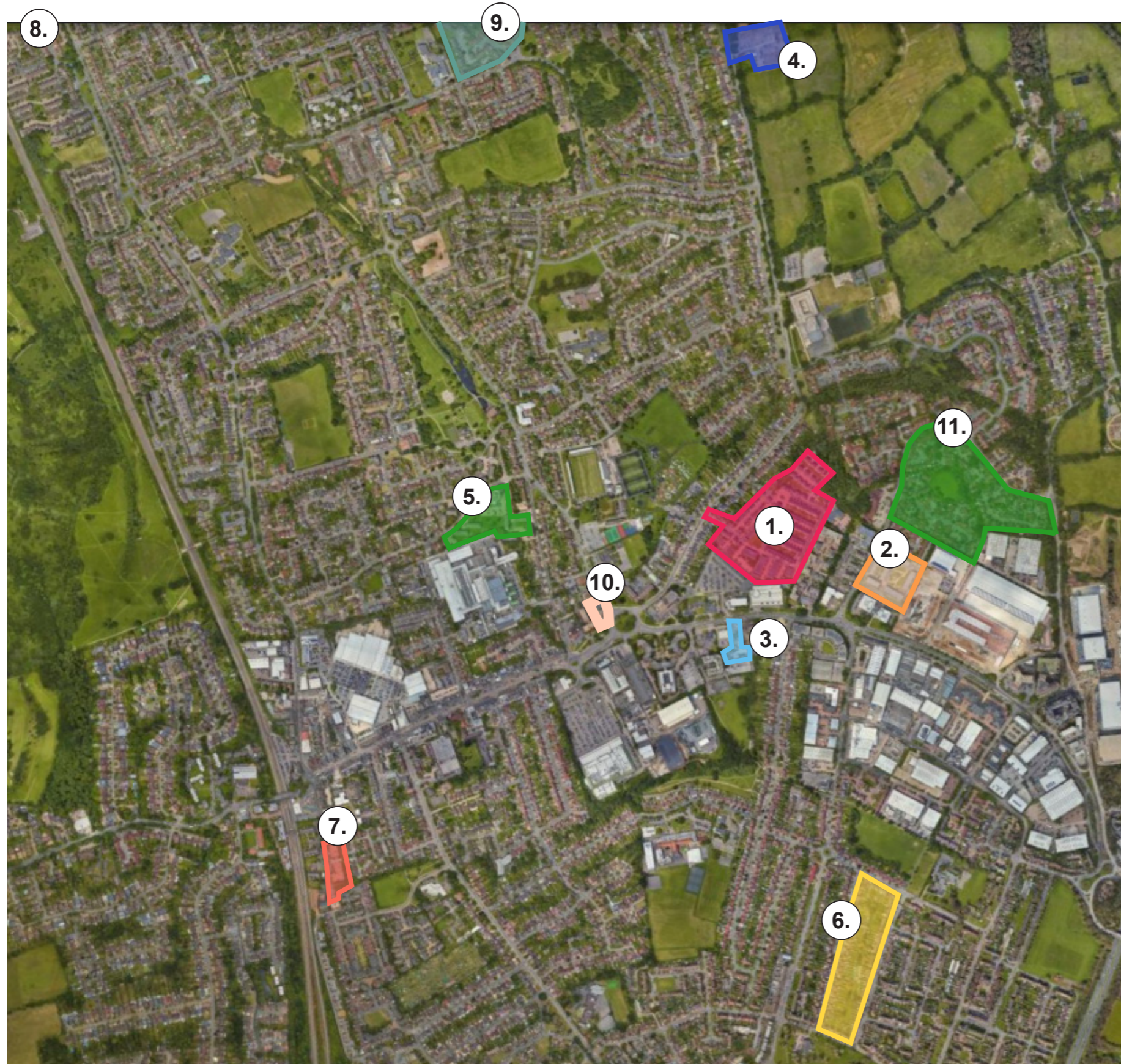
Densities for existing residential developments have been calculated using measurement tools in Google Earth.

Approximate housing numbers have been calculated using a combination of Google Earth and OS maps to count the number of homes within the sample area. Where the site is a more recent development, information regarding the site area and number of homes has been gathered from the Hertsmere Planning Portal based on submitted documents.

Where sites include an element of mixed-use development, only the residential dwellings per hectare have been calculated.

Borehamwood Density Analysis

Area type: Key Settlement, Tier I Settlement



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|---|--|
| <p>1. Hertswood
 <i>Mix of low rise apartment buildings semi-detached and townhouses</i>
 Approx. 5.4Ha
 Approx. 306No. Homes
 Approx. Density: 56dph</p> <p>2. Studio Way
 <i>Three storey terrace houses and five storey apartment buildings</i>
 Approx. 1.43Ha
 Approx. 130No. Homes
 Approx. Density: 90dph</p> <p>3. Elstree Way Corridor
 <i>Six storey apartment building</i>
 Approx. 0.34Ha
 Approx. 86No. Homes
 Approx. Density: 252dph</p> <p>4. Cowley Hill
 <i>Detached and semi-detached houses</i>
 Approx. 1.5Ha
 Approx. 16No. Homes
 Approx. Density: 10dph</p> <p>5. Housing estate
 <i>18 storey apartment building</i>
 Approx. 1.8Ha
 Approx. 183No. Homes
 Approx. Density: 102dph</p> <p>6. Typical suburban perimeter block
 <i>Semi-detached houses</i>
 Approx. 3.75Ha
 Approx. 113No. Homes
 Approx. Density: 30dph</p> | <p>7. Station Road residential development
 <i>5 - 6 storey apartment building</i>
 Approx. 0.5Ha
 Approx. 78No. Homes
 Approx. Density: 156dph</p> <p>8. Organ Hall (approved development)
 <i>Mix of detached, semi-detached and low rise apartment blocks</i>
 Approx. 3.1Ha
 Approx. 110No. Homes
 Approx. Density: 35.5dph</p> <p>9. The Campions Residential Estate
 <i>Detached, semi-detached and terrace houses</i>
 Approx. 5.3Ha
 Approx. 167No. Homes
 Approx. Density: 31.5dph</p> <p>10. Franklin Court
 <i>12 storey apartment building</i>
 Approx. 0.3Ha
 Approx. 150No. Homes
 Approx. Density: 500dph</p> <p>11. Old Studio Way development
 <i>Terrace houses and low rise apartment building</i>
 Approx. 7.38Ha
 Approx. 209No. Homes
 Approx. Density: 28dph</p> |
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Potters Bar Density Analysis

Area type: Key Settlement, Tier II Settlement



- 1. Darkes Lane West Conservation Area**
Detached and semi-detached houses
Approx. 18.5Ha
Approx. 173No. Homes
Approx. Density: 10dph
- 2. The Royds Conservation Area**
Single storey and two storey bungalows
Approx. 16.7Ha
Approx. 214 No. Homes
Approx. Density: 13dph
- 3. Potters Bar West suburban area**
Semi-detached houses
Approx. 4.5Ha
Approx. 111No. Homes
Approx. Density: 24dph
- 4. Potters Bar East suburban area**
Semi-detached houses
Approx. 5.8Ha
Approx. 121No. Homes
Approx. Density: 20dph
- 5. Potters Bar North suburban area**
Terrace houses and low rise apartments
Approx. 3.4Ha
Approx. 165No. Homes
Approx. Density: 48dph
- 6. Potters Bar Railways station (current application)**
9 storey apartment building
Approx. 0.25Ha
Approx. 55No. Homes
Approx. Density: 220dph
- 7. Darkes Lane roof top extension - Hollies House**
Roof top apartments
Approx. 0.24Ha
Approx. 34No. Homes (uplift of 10)
Approx. Density: 142dph
- 8. 1970s residential development**
Terrace houses
Approx. 3.15Ha
Approx. 132No. Homes
Approx. Density: 42dph

Bushey Density Analysis

Area type: Key Settlement, Tier II Settlement



- 1. Rossway Drive**
Semi-detached and detached houses
Approx. 3.8Ha
Approx. 137No. Homes
Approx. Density: 36dph
- 2. Farrington Avenue**
Low rise apartment buildings
Approx. 2.8Ha
Approx. 190No. Homes
Approx. Density: 68dph
- 3. Aspen Place**
Terrace houses and low rise apartment buildings
Approx. 1Ha
Approx. 53No. Homes
Approx. Density: 53dph
- 4. Bushey West suburban area**
Terrace houses and semi-detached houses
Approx. 5.3Ha
Approx. 192No. Homes
Approx. Density: 36dph
- 5. Steeplands**
Low rise apartment building
Approx. 0.17Ha
Approx. 24No. Homes
Approx. Density: 141dph
- 6. Kemp Place**
Terrace houses
Approx. 2.35Ha
Approx. 86No. Homes
Approx. Density: 37dph
- 7. Bridgewater Way**
Low rise apartment building
Approx. 0.06Ha
Approx. 8No. Homes
Approx. Density: 133dph

Radlett Density Analysis

Area type: Key Settlement, Tier III Settlement



1. Watford Road residential developments (10 & 10A)

Low rise apartment blocks

Approx. 0.24Ha

Approx. 18No. Homes

Approx. Density: 75dph

2. Craigmount rooftop development (current application)

Roof top apartments

Approx. 0.93Ha

Approx. 52No. Homes

Approx. Density: 56dph (uplift from 47dph)

3. Beech Road / The Drive

Low rise apartment building

Approx. 0.15Ha

Approx. 14No. Homes

Approx. Density: 93dph

4. Aldenham Avenue / Letchmore Road

Detached houses

Approx. 0.18Ha

Approx. 3No. Homes

Approx. Density: 16.6dph

5. The Mews

Detached and semi-detached houses

Approx. 0.28Ha

Approx. 8No. Homes

Approx. Density: 28.5dph

6. Typical residential area

Detached houses

Approx. 3.9Ha

Approx. 46No. Homes

Approx. Density: 12dph

Shenley Density Analysis

Area type: Key Village, Tier IV Settlement



1. Old Nursery Close

Detached houses

Approx. 0.6Ha

Approx. 10No. Homes

Approx. Density: 17dph

2. Porters Park

Detached and semi-detached houses

Approx. 2.92Ha

Approx. 85No. Homes

Approx. Density: 29dph

3. Conservation area residential areas

Terraces, semi-detached and low rise apartment buildings

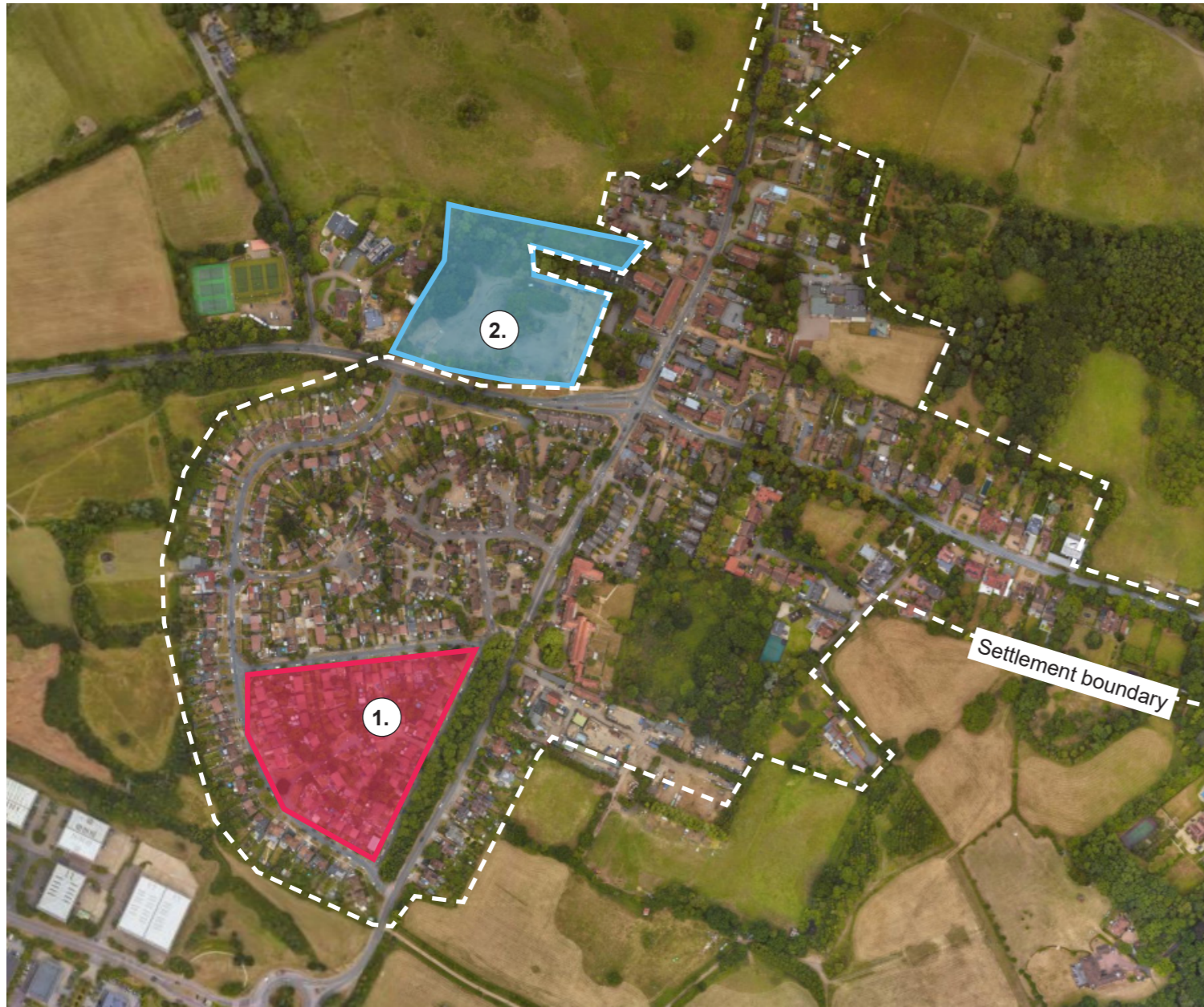
Approx. 0.8Ha

Approx. 35No. Homes

Approx. Density: 44dph

Elstree Village Density Analysis

Area type: Key Village, Tier IV Settlement



1. Composers Estate

Detached and semi-detached houses

Approx. 2.6Ha

Approx. 75No. Homes

Approx. Density: 29dph

2. Watford Road (Current application)

4 - 5 storey apartment buildings

Approx. 2.27Ha

Approx. 141No. Homes

Approx. Density: 62dph