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.

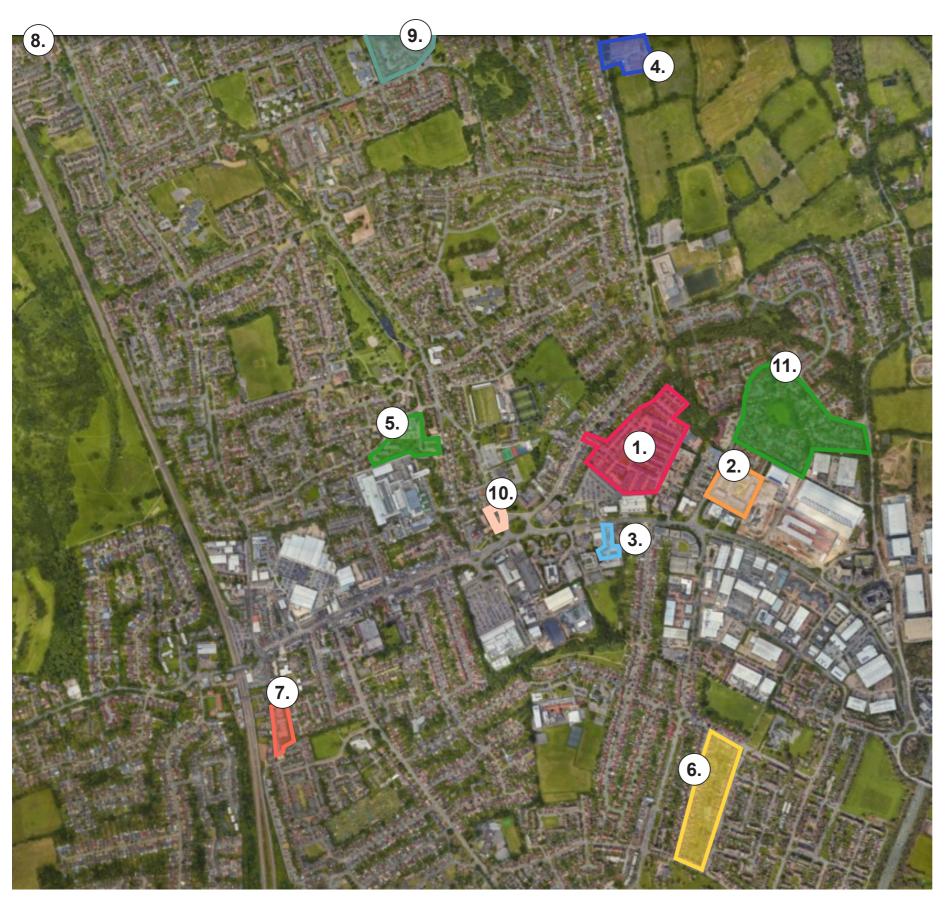
How density has been calculated in this study

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



1. Hertswood

Mix of low rise apartment buildings semi-detached and townhouses

Approx. 5.4Ha

Approx. 306No. Homes Approx. Density: 56dph

2. Studio Way

Three storey terrace houses and five storey apartment buildings

Approx. 1.43Ha

Approx. 130No. Homes Approx. Density: 90dph

3. Elstree Way Corridor

Six storey apartment building Approx. 0.34Ha

Approx. 86No. Homes Approx. Density: 252dph

4. Cowley Hill

Detached and semi-detached houses

Approx. 1.5Ha

Approx. 16No. Homes

Approx. Density: 10dph

5. Housing estate

18 storey apartment building

Approx. 1.8Ha

Approx. 183No. Homes

Approx. Density: 102dph

6. Typical suburban perimeter block

Semi-detached houses

Approx. 3.75Ha

Approx. 113No. Homes

Approx. Density: 30dph

7. Station Road residential development

5 - 6 storey apartment building

Approx. 0.5Ha

Approx. 78No. Homes Approx. Density: 156dph

8. Organ Hall (approved development)

Mix of detached, semi-detached and

low rise apartment blocks

Approx. 3.1Ha

Approx. 110No. Homes Approx. Density: 35.5dp

9. The Campions Residential Estate

Detached, semi-detached and

terrace houses

Approx. 5.3Ha

Approx. 167No. Homes Approx. Density: 31.5dph

10. Franklin Court

12 storey apartment building

Approx. 0.3Ha

Approx. 150No. Homes Approx. Density: 500dph

11. Old Studio Way development

Terrace houses and low rise apartment building

Approx. 7.38Ha

Approx. 209No. Homes

Approx. Density: 28dph

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