

Hertsmere suggest density of 30-50 dph or assessed on habitable rooms per hectare  
*Planning and Design Guide 9.1.2c* also  
 Higher density developments are most likely to be acceptable in locations with good access to public transport and services, such as town centres, and in locations where this reflects the surrounding scale, massing and pattern of development  
 9.1.2d

In Elstree Way Corridor Area Action Plan:  
 Target of at least 800 dwellings uplifted in modified document to up to 1500 dwellings with at least 1,000 in first 10 years of the action plan.  
 To date 500 have been built

EWC document lists 2 density bands:-

- 1 100-180 dph and
- 2 50- 80 dph (see map adjacent)

Ref. Doc: "Better Neighbourhoods: Making Higher Densities Work"  
**cabe**

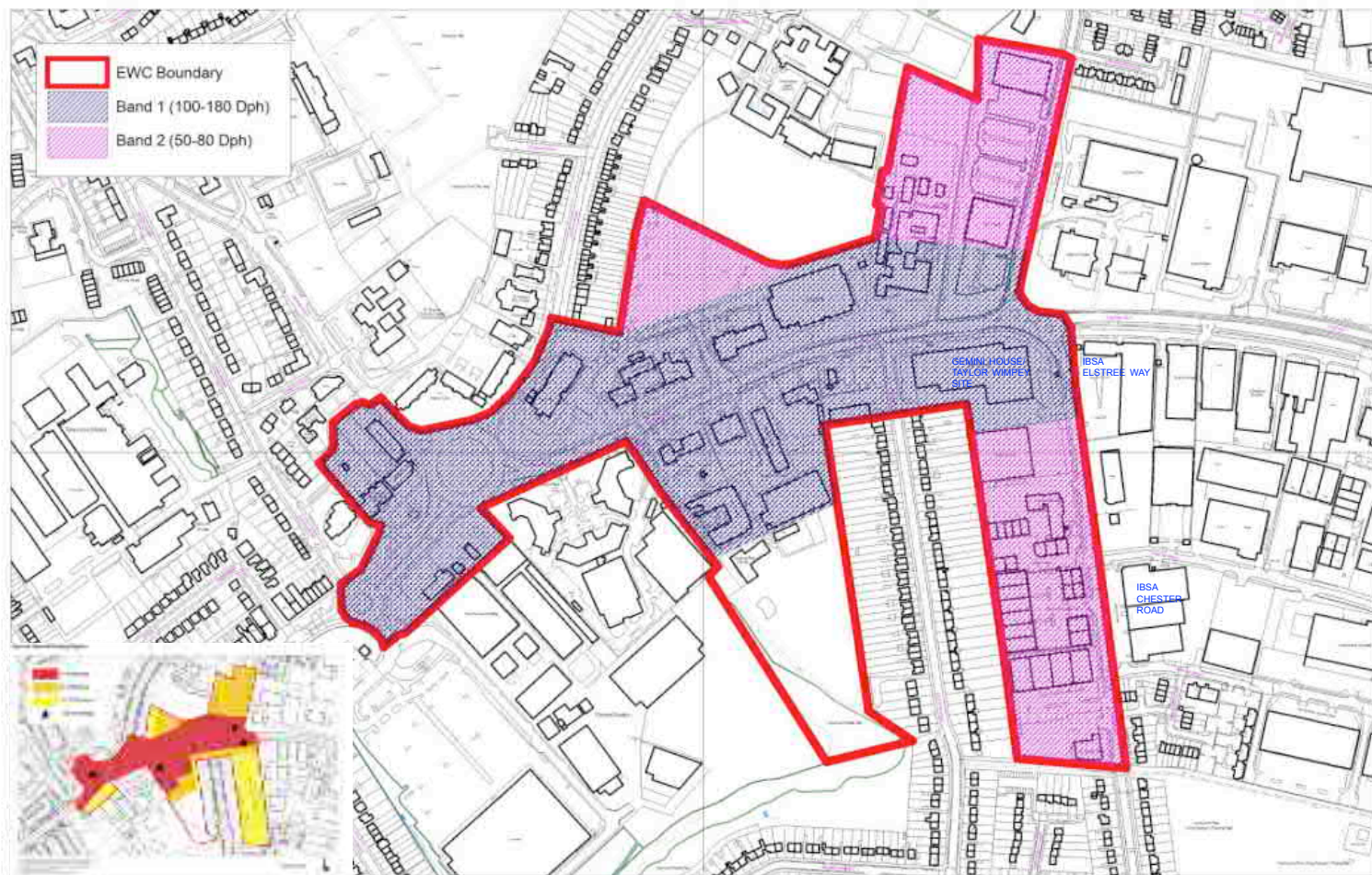
Quotes precedent densities e.g  
 Victorian Houses Herts 80dph  
 Fulham Island London 132 dph

Elstree Way Corridor Area Action Plan  
 Public Consultation Report  
 January 2014

Enlargement of the AAP Boundary

5.3.5 Representations on behalf of developer Taylor Wimpey, together with a series of approaches to the Planning Department, indicate that a number of sites along Manor Way are likely to come forward for redevelopment. The introduction of the National Planning Policy Framework (NPPF, 2012) has made it harder to resist speculative applications to convert or redevelop vacate office and industrial units to residential. Given the likelihood of the area being redeveloped, together with new permitted development rights which allow change of use from offices to residential without Planning Permission. It is considered appropriate to include this area within the EWC so that a series of parameters can be set to guide any development of these sites. Within the AAP it is proposed that the Manor Way area be residential development, of between 50-80 dwellings per hectares (as opposed to 150-180 on sites fronting Elstree Way), and be of no more than 2.5 storeys in height to respect the residents on Bullhead Road.HBC's "strategic vision" as set out in its Core Strategy is worth repeating here:The redevelopment of the Elstree Way Corridor will provide at least 800 residential units and a range of community and cultural facilities for Borehamwood which will contribute to meeting the needs of the wider community. Development will be of the scale, height and quality to denote the importance of the area as a civic and commercial gateway to the Borough. There will be new residential development of a variety of tenures, and new and improved facilities to support new development and the wider community. Development will facilitate connectivity and public realm improvements linking the area to the town centre and improving its physical appearance. The area's redevelopment will help promote Borehamwood as an attractive and sustainable location for business.

Figure 2: Density areas



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DESCRIPTION	ASSESSMENT
MANOR WAY/ELSTREE WAY	Outside EWC zone
MANOR WAY/DURHAM ROAD	<b>The sites appear to fit the criteria in the Elstree Planning and Design Guide for higher density developments</b>



ASSETS	<p>1 ELSTREE WAY +</p> <p>MANOR POINT 1,2 and 3, MANOR WAY/DURHAM ROAD</p>
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DESCRIPTION

PART 4,5 AND 6 STOREY

DEMOLITION OF EXISTING LIGHT INDUSTRIAL BUILDING AND THE ERECTION OF PART TWO AND A HALF (HOUSES), PART FOUR, PART FIVE AND PART SIX STOREY FLATS, PLUS BASEMENT PARKING, FOR 172 HOMES (58 X 1 BED, 96 X 2 BED, 12 X 3 BED, 3 X 4 BED FLATS AND 3 X 4 BED HOUSES) WITH ASSOCIATED CAR PARKING, BIN AND CYCLE STORAGE, THE REMOVAL OF 12 TREES AND PROVISION OF LANDSCAPING, INCLUDING PODIUM OPEN SPACE

DENSITY

165 dph (DWELLINGS PER HECTARE)

SITE AREA

1.04Ha

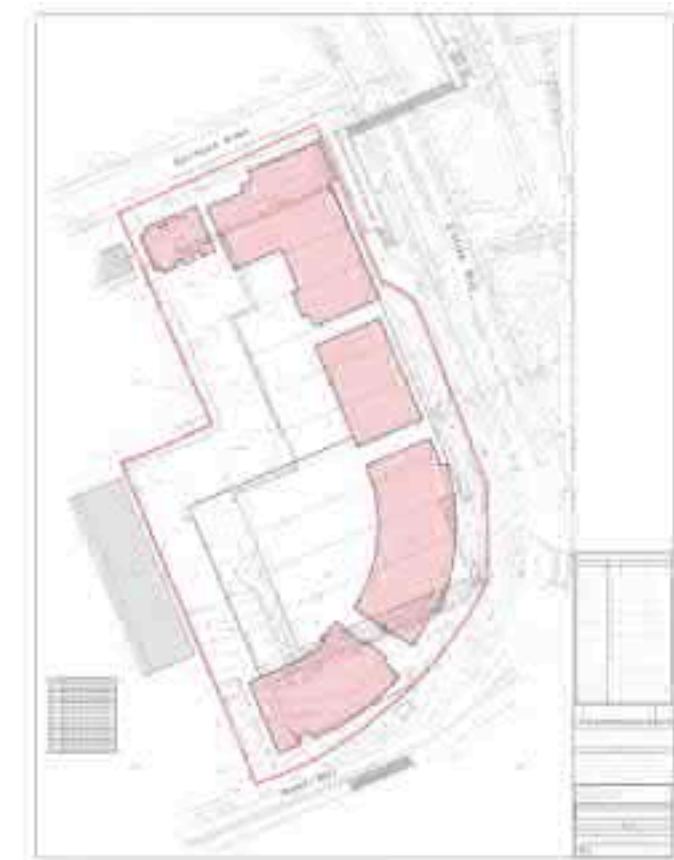
PARKING

187 SPACES (basement) incl. 26 disabled

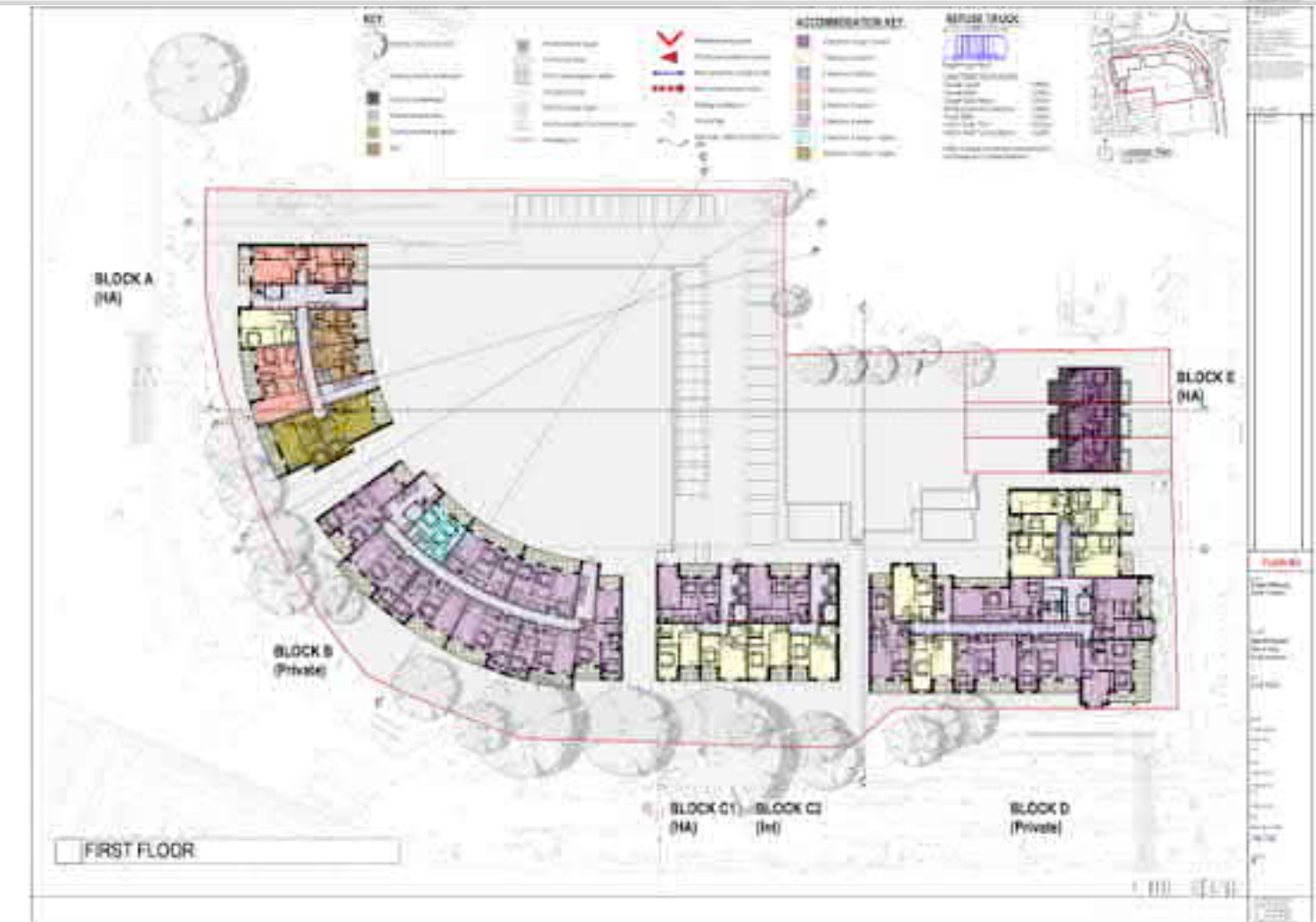
206 secure cycle spaces  
8 secure motorcycle spaces



EXISTING BUILDING OUTLINE



PROPOSED BUILDING OUTLINE

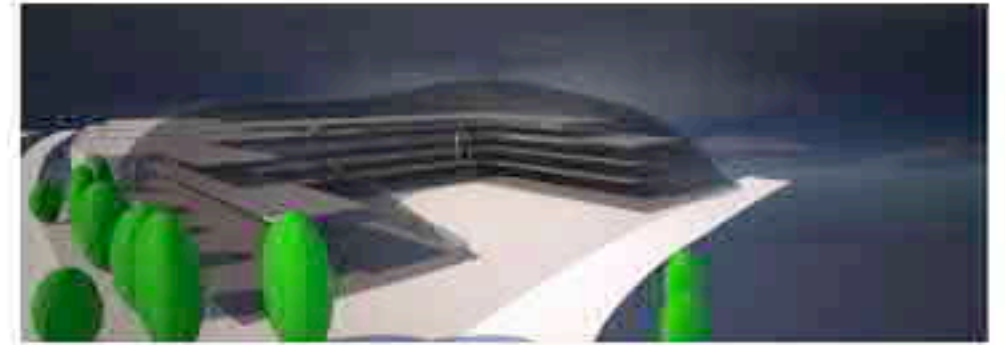


FIRST FLOOR

PRECEDENT

GEMINI HOUSE  
ELSTREE WAY/MANOR WAY  
BOREHAMWOOD

IBSA RELOCATION PROJECT  
IBSA HOUSE THE RIDGEWAY LONDON NW7 1RN



PROPOSED MIXED USE DEVELOPMENT COMPRISING APARTMENTS RETAIL, LIVE-WORK UNITS, LEISURE, MEDICAL



EXISTING



DESIGN A

MANOR WAY/ELSTREE WAY

A MIXED USE SCHEME

COMPRISING

GROUND FLOOR:-

MEDICAL CENTRE -  
LEISURE GYM -  
NURSERY -  
RETAIL

GROUND AND FIRST FLOOR:-

DUPLEX LIVE/WORK UNITS

FIRST TO 5TH FLOORS:-

APARTMENTS

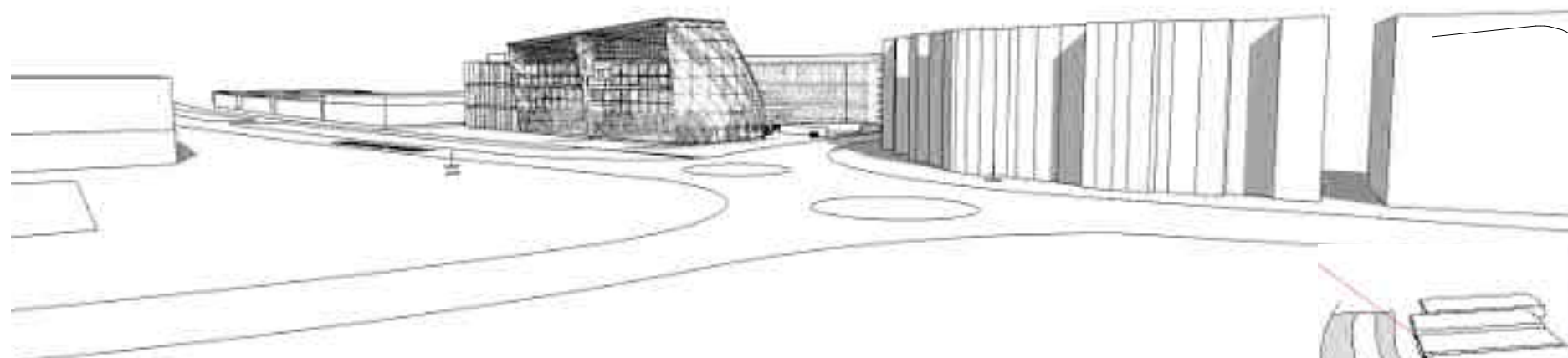
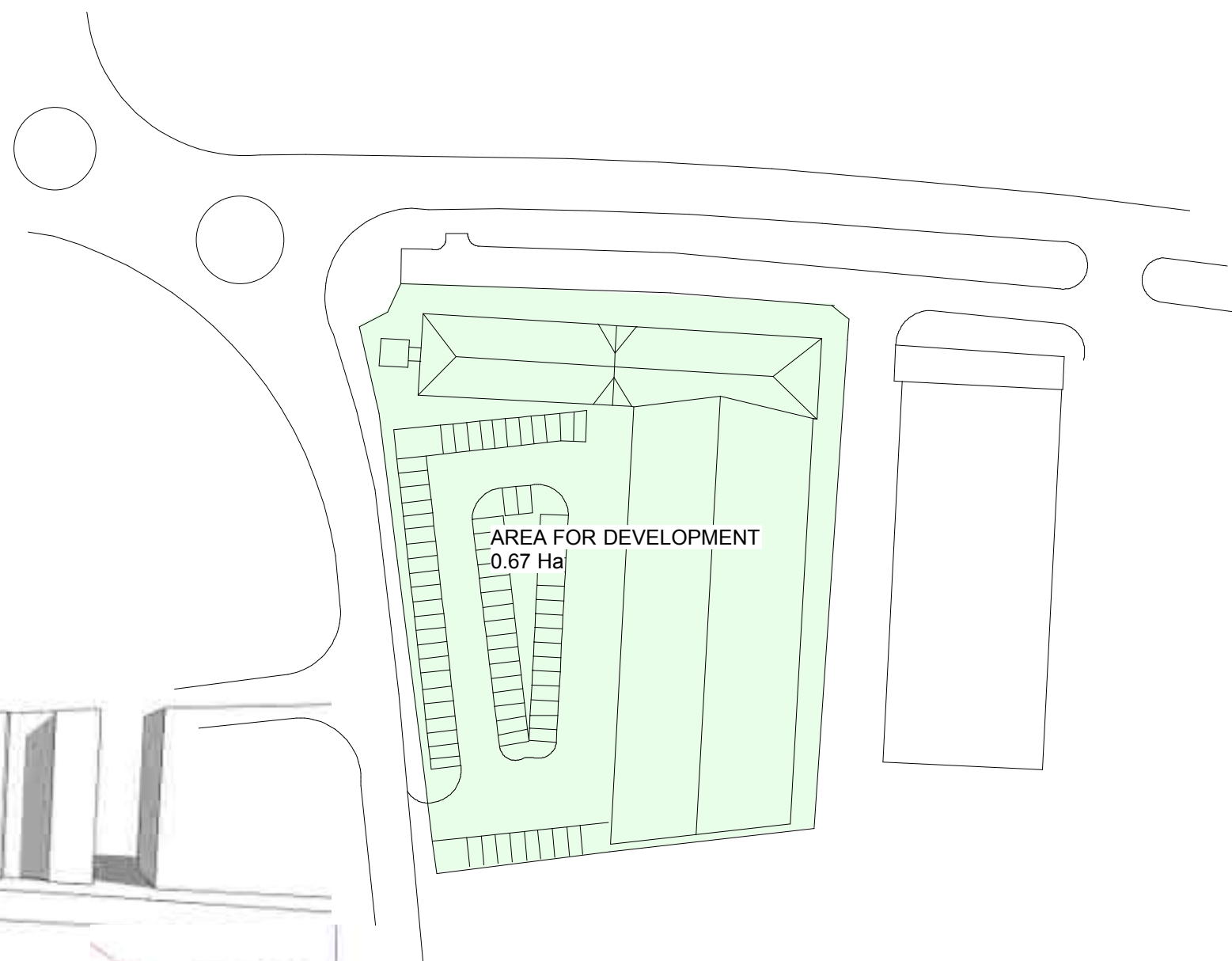
THIS STRATEGY FITS THE GRAIN  
OF BOREHAMWOOD  
AND PROVIDES A TRANSITIONAL  
BUFFER FROM THE DESIGNATED  
HOUSING AREA  
ALONG WITH FACILITIES  
AND AMENITY  
FOR  
BOTH THE EMPLOYMENT AREAS  
AND THE NEW HOUSING AREAS



DESIGN A

MANOR WAY/ELSTREE WAY

<p>DESCRIPTION</p> <p>Elstree Way</p> <p>Outside EWC/AP area but opposite band 1 area</p>	<p><b>Designate for Housing</b></p> <p>Potential for mixed use</p> <p>ground level duplex live/work units, medical centre, nursery, gym, first to fifth floors- apartments</p> <p>Objective: Engender a sense of location and place and to build public awareness of the rich cultural filmic and musical history of Elstree</p>	<p>Strategy fits the grain of the area and provides a transitional buffer from the designated housing area along with facilities and amenity for both the employment areas and the new housing areas</p>	<p>DENSITY</p> <p><b>165 dph</b> (DWELLINGS PER HECTARE)</p> <p>SITE AREA</p> <p>0.67Ha</p> <p>PROPOSAL</p> <p><b>110 DWELLINGS</b></p>
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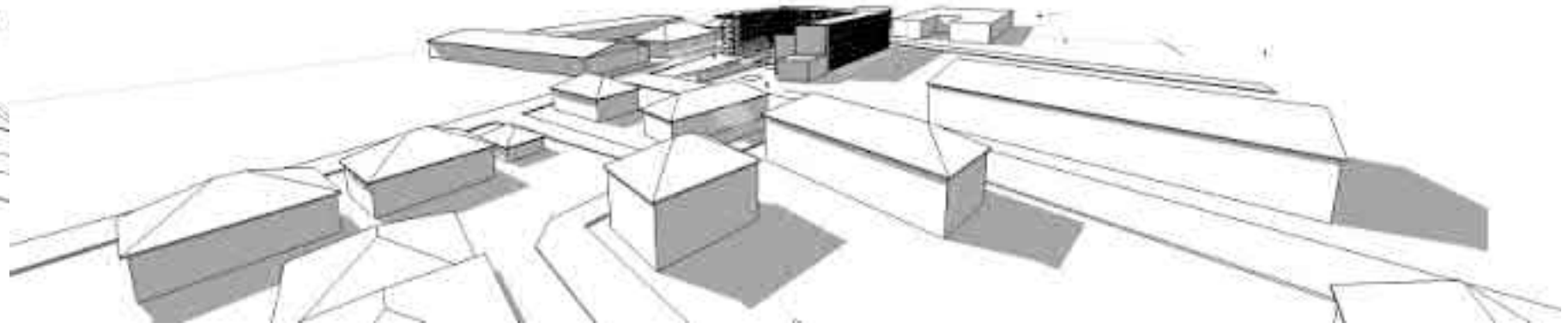
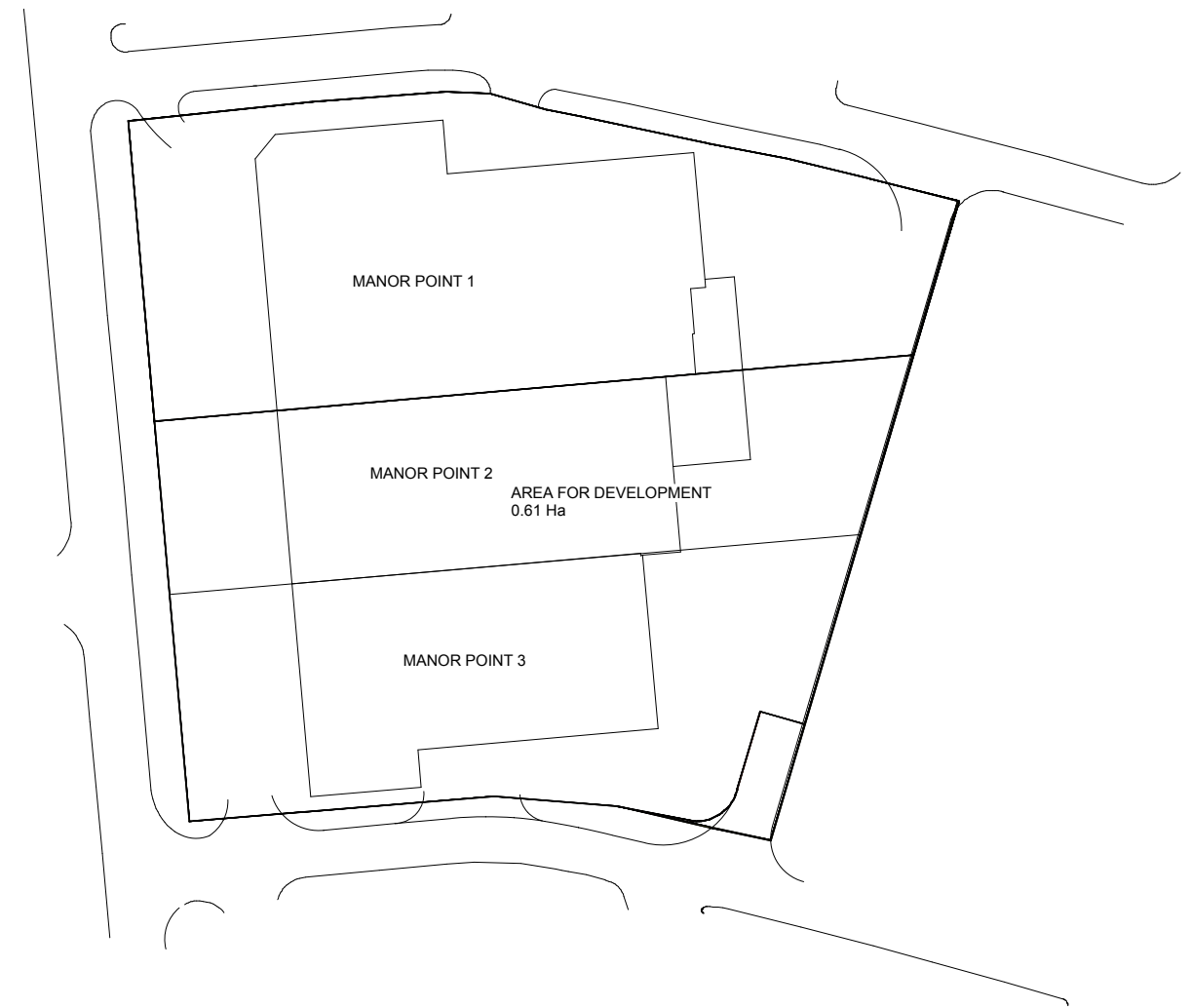
THE BUILDING'S NARRATIVE REFLECTS THE HISTORY OF ELSTREE WHICH IS MOST NOTABLE FOR ITS CONTRIBUTION TO THE FILM INDUSTRY.

**DESIGN B**

ELSTREE WAY/MANOR WAY

IBSA RELOCATION PROJECT  
IBSA HOUSE THE RIDGEWAY LONDON NW7 1RN

DESCRIPTION	Designate for housing	PROPOSED DENSITY
Manor Way/Durham Rd  Outside EWC/AP area but opposite band 2 area	Objective: Create an inviting Genius Loci and open space	<b>80 dph</b> (DWELLINGS PER HECTARE)
		SITE AREA  0.61Ha
		PROPOSAL  <b>49 DWELLINGS</b>

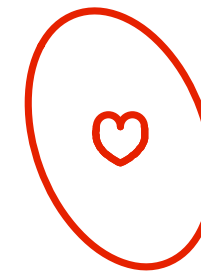


DESIGN C

MANOR WAY/DURHAM ROAD

IBSA RELOCATION PROJECT  
IBSA HOUSE THE RIDGEWAY LONDON NW7 1RN

MIXED USE HEART  
WILL PROVIDE A  
COMPATIBLE  
TRANSITIONAL BUFFER  
AND NEW LOCAL AMENITY CENTER  
BETWEEN HOUSING  
AND EMPLOYMENT AREAS



EXISTING VIBRANT  
HOUSING  
URBAN GRAIN  
IS INTERRUPTED BY  
B1 UNITS WITH MULTIPLE  
VACANCY/REDUNDANCY  
THIS CREATES ISOLATION  
AND LITTLE OR NO SENSE OF PLACE  
NO 'GENIUS LOCI'

# AREA PLAN

1 ELSTREE WAY +  
MANOR POINT 1, 2, 3  
CHESTER ROAD

IBSA RELOCATION PROJECT  
IBSA HOUSE THE RIDGEWAY LONDON NW7 1RN