



Your town centre is evolving

» Dacorum Borough Council is investing over £30 million in Hemel Hempstead town centre to make it a better place to shop, work, live and enjoy.

To deliver our ambitious regeneration programme, we have split the town centre into seven character zones with plans and proposals for each.

This exhibition focuses on the area known as the Gade Zone, (between the current Civic Centre and Market Square) and introduces plans for its comprehensive redevelopment with our development partner.



Civic quarter regeneration

>> Endurance Estates and R G Carter, the Council's development partner for the Gade Zone, will deliver an exciting plan in several stages for regenerating the area encompassing the library, police station, Magistrates' Court and Health Centre. We will shortly be submitting a planning application for a new public service quarter (PSQ) building, to be followed by separate proposals for new housing, retirement living accommodation and new leisure facilities.



THE PSQ

>> A new purpose-built hub building for civic and public services, including Dacorum Borough Council, Hertfordshire Police, the town's library, Registrar and Voluntary Services

NEW HOMES

>> A range of high quality apartments each with its own parking, providing much needed new homes for the community in a well-planned development

LEISURE FACILITIES

>> Regenerating Market Square with new leisure opportunities including a cinema and restaurants

RETIREMENT LIVING

>> A new retirement home offering a higher quality of life for older local residents



Your new public service quarter

» An attractive landmark building at the heart of the evolving town centre will bring a wide range of public services together under one roof.

Alongside Dacorum Borough Council, the PSQ will provide a home for other public partners including a new library, Hertfordshire County Council Registrar (births, marriages and deaths), voluntary sector organisations and new accommodation for Hertfordshire Police.



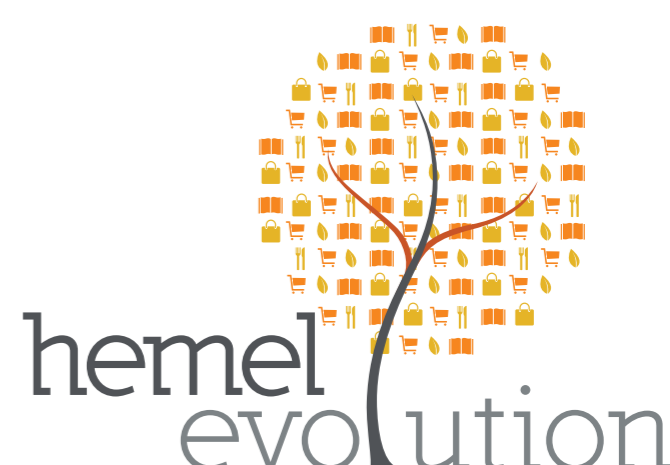
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KEY FEATURES

- » A convenient “one stop shop” for civic, public and voluntary services
- » Sustainable design and high standards of energy efficiency
- » Accessible to all members of the community
- » A prominent building in a strong landscaped setting
- » A catalyst for regeneration in the heart of the town centre
- » Efficient use of public office space, saving taxpayers money



>> CGI indicative only



New homes right in the town centre

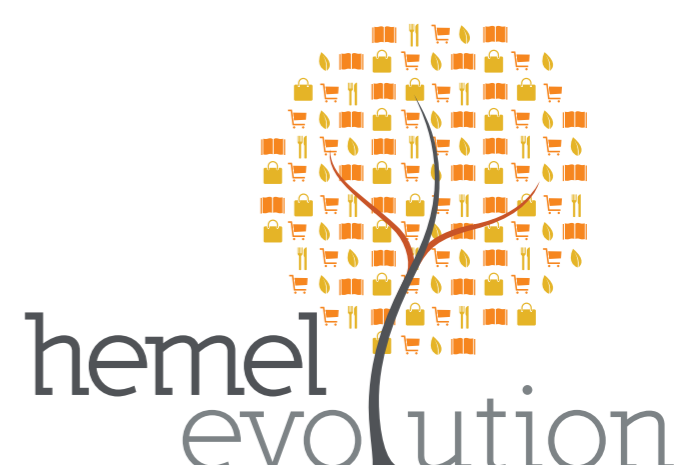
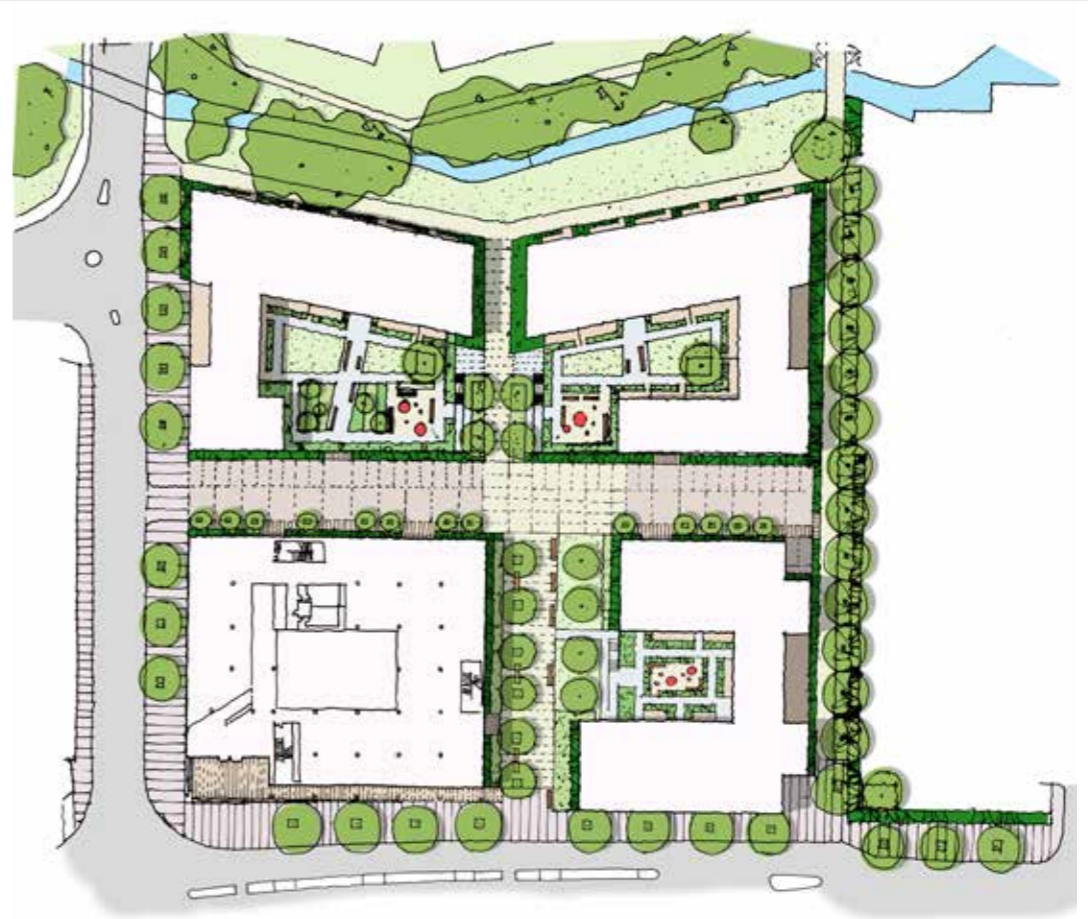
» To help meet local housing needs in Hemel Hempstead, the next stage of development will deliver around 200 new homes in three blocks arranged around a new landscaped mixed-use quarter.

There will be a mixture of one and two-bed apartments, to help meet the shortage of homes and make the most of local facilities.



WHAT IS BEING PROPOSED?

- » Up to 207 new apartments arranged in three separate blocks, with one dedicated parking space per home
- » Attractive layout and landscaping, including private courtyard gardens and tree lined avenues
- » A small shop unit, suitable for a local convenience store for new residents and public service quarter visitors
- » Improved cycleway along the River Gade, and public access to the river from Marlowes



Retirement living

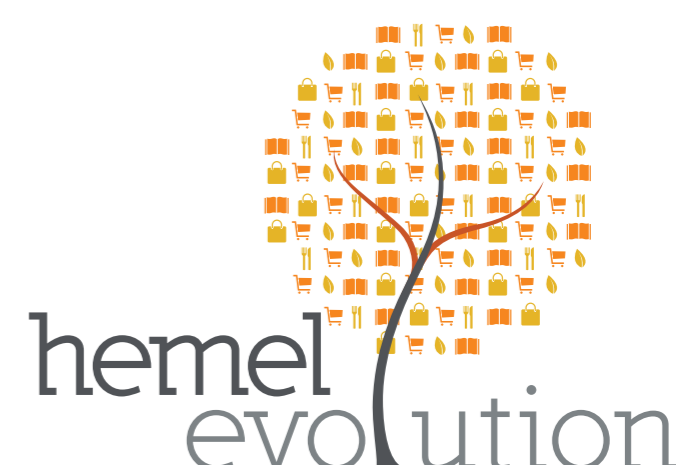
» The regeneration plans also include a complete redevelopment of 39-41 Marlowes in partnership with a leading provider of specialised retirement accommodation.

This will deliver retirement apartments with communal facilities, to provide more choice and opportunities for downsizing into smaller properties that are better suited to people's needs.



LATER LIVING AT 39-41 MARLOWES

- » 35 purpose-built apartments for older local residents
- » Warden facilities and camera entry systems for safety and security
- » Private landscaped gardens and communal residents' lounge
- » Car parking provided for residents and visitors
- » Convenient town centre location with easy access to local services
- » Freeing up under-occupied homes in the local housing market



New leisure facilities

» Our plans for new leisure facilities on Market Square are in the early stages and will be subject to further consultation and a planning application to follow early next year.

As well as helping to create a vibrant night-time economy, the development would improve the appearance of the area and complement planned improvements to the Water Gardens.



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WHAT ARE WE PLANNING?

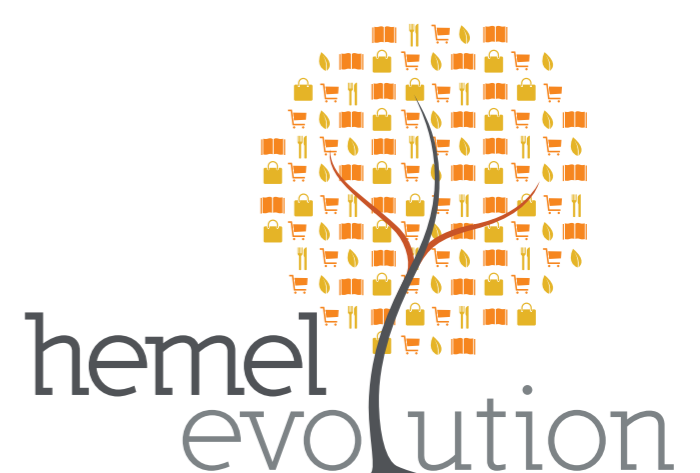
- » Accessible town centre cinema with up to nine screens
- » Variety of good value, family friendly restaurants
- » New public realm linking the Old Town to Marlowes Shopping area
- » Strong vibrant streetscape to Marlowes, protecting Billy's Tree
- » Landscaped open space and seating on Waterhouse Street overlooking the river
- » Improving links between Marlowes, the Water Gardens and car parks



>> CGI indicative only



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What happens next?

» A planning application for the public service quarter will be submitted by mid-November, with a consultation period to follow.
There will be a separate planning application for each phase, and the target date for completion of the overall project is 2018.

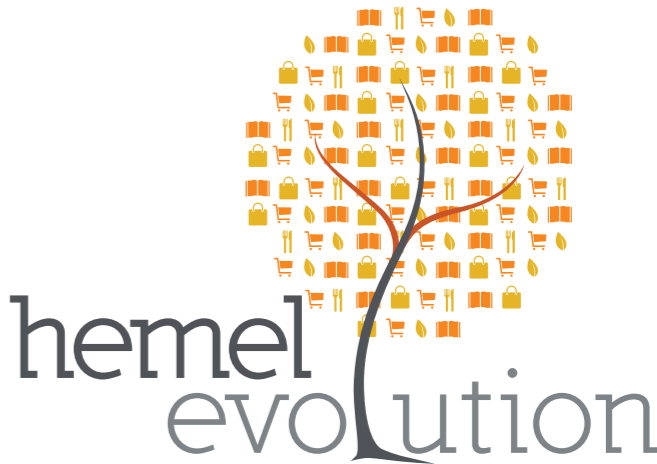
This table shows the key milestones for delivery.

	APPLICATION SUBMITTED	EXPECTED DECISION	CONSTRUCTION START	OPEN
PHASE 1 - PSQ	Autumn 2014	Spring 2015	Early summer 2015	Early 2017
PHASE 2 - NEW HOMES	Autumn 2014	Spring 2015	Late summer 2015	2018
PHASE 3 - LEISURE FACILITIES	Spring 2015	Autumn 2015	Spring 2016	Spring 2017
PHASE 4 - RETIREMENT LIVING	Spring 2015	Autumn 2015	Spring 2016	Spring 2017

We would like to hear what you think. The formal consultation process will begin as soon as our application is submitted.

You can provide your feedback by contacting the Council at:

Development Management,
Civic Centre, Marlowes,
Hemel Hempstead, HP1 1HH
Telephone: 01442 22800
Email: planning@dacorum.gov.uk
www.dacorum.gov.uk/hemelevo



About your development team

» Endurance Estates and R G Carter have brought together their combined experience and vision to be Dacorum Borough Council’s preferred Development Partner for this exciting regeneration project.

Endurance Estates is managing the development programme, and R G Carter is an industry-leading building contractor with a proven track record in building similar projects to a high standard and in the process, boosting local employment and skills.

Together we make an ideal team to deliver the Council’s aspirations for transforming Hemel Hempstead town centre.

- » R G Carter currently employs over 1,600 people and we expect to generate 450 jobs during construction. It is always our policy to favour local subcontractors wherever possible

» We are active members of the Business in the Community Scheme, supporting local enterprise
- » We work with the Prince’s Trust to help support disadvantaged or long term unemployed back into work

» Our own internal CITB-registered Training Academy mirrors construction courses offered by West Herts College
- » We are working with the College to deliver construction training, apprenticeships and 100 work experience placements

» The leisure development will create 250 new local job opportunities, alongside 50 jobs associated with the residential, retail and retirement living development



Development Partner



Building Delivery



Property and Planning Consultancy



Engineering and Sustainability



Architect



Cost Management



Proudly Working With
Dacorum
Borough Council