1. Introduction

1.1 This document represents Volume 3 of the Dacorum Borough Council 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 ten 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.

1.1.2 Each case study design is expressed as a lower density (Scenario A) and higher density (Scenario B) option. This generates a density range that can be applied to the capacity estimate for each site. 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. Medium brownfield infill site
2. Large industrial site in large town
3. Small brownfield infill site in large village
4. Small greenfield site in village
5. Medium brownfield site in town centre
6. Medium brownfield site within a local centre in a large town
7. Small/Medium greenfield site on edge of urban area
8. Small brownfield infill in large town
9. Medium brownfield village site
10. Small greenfield site in large market town

*Densities expressed as dwelling units per hectare (dph)*
<table>
<thead>
<tr>
<th>Case study designation</th>
<th>Scenario A</th>
<th>Scenario B</th>
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<tbody>
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</table>

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

1.1.4 The following pages contain the design case studies produced.
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
Case Study 2: APS 9; London Road Gas Works, Hemel Hempstead, Scenario A

Scenario A

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

144 Flats
Density: 61 DPH
1 Parking space/unit, on & off street
Dacorum SHLAA 2016 - Site Proposal Case study 3 - Small brownfield infill site in large village

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 (Low density)
Red line boundary: 0.30 ha
9 Houses, 4 bed mix, 2 storey
Density: 30 dph
Parking on Plot

Scenario B (High density)
Red line boundary: 0.30 ha
3 Houses, 1 apartment building,
1-2-4 bed mix, 2-3 storey
Density: 52 dph
Parking on Plot
Dacorum SHLAA 2016 - Site Proposal Case study 5 - Medium brownfield site in town centre

Scenario A (Low density)
Red line boundary: 0.50 ha
32 Flats (Average size 66 sqm)
Cinema: 1,483 sqm
Retail: 538 sqm

Basement Parking: 73 parking spaces
Density: 64 dph
1.5 Parking space/unit. Remaining for commercial users (Retail and Cinema)

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

BASEMENT

MHCase Study 5: HHC/2, Market Square and Bus Station
Low Density Option
Scenario B (High density)
Red line boundary: 0.50 ha
48 Flats (Average size 66 sqm)
Cinema: 1,463 sqm
Retail: 538 sqm

Basement Parking: 73 parking spaces
Density: 96 dph
1.5 Parking space/unit. Remaining for commercial users (Retail and Cinema)

BASEMENT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Scenario B (High density)
Red line boundary: 0.50 ha
48 Flats (Average size 66 sqm)
Cinema: 1,463 sqm
Retail: 538 sqm

Basement Parking: 73 parking spaces
Density: 96 dph
1.5 Parking space/unit. Remaining for commercial users (Retail and Cinema)

BASEMENT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR
Dacorum SHLAA 2016 - Site Proposal Case study 5 - Medium brownfield site in town centre

Scenario B (High density)

- Red line boundary: 0.50 ha
- 48 Flats (Average size 66 sqm)
- Cinema: 1,483 sqm
- Retail: 538 sqm

Basement Parking: 73 parking spaces
- Density: 96 dph
- 1.5 Parking space/unit. Remaining for commercial users (Retail and Cinema)

**Third and Fourth Floor**

- BASEMENT
  - Basement Parking: 73 parking spaces
  - Density: 96 dph
  - 1.5 Parking space/unit. Remaining for commercial users (Retail and Cinema)

- PEDESTRIAN ROUTE
  - BUS STOP
  - OFF STREET PARKING POCKETS
  - SEATING AND LANDSCAPING

**Notes:**
- xx

**Client:** Dacorum BC

**Scale:** As shown

**Project No:** 47074212

**Date Issued:** 14/01/16

**Approved:** MH

**Approved:** MH

**Drawing No:** 005.3

**Rev:** 000
Dacorum SHLAA 2016 - Site Proposal Case study 6 - Medium brownfield site within a local centre in a large town

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
Dacorum SHLAA 2016 - Site Proposal Case study 7 - Small/Medium greenfield site on edge of urban area

Scenario A (Low density)
Red line boundary: 3.53 ha
84 Houses, 3-4-5 bed mix, 2 storey
Density: 24 dph
Parking on Plot

2 STOREY 4-5 BED DETACHED HOUSING

OPEN GREEN SPACE

2 STOREY 3-4 BED DETACHED HOUSING
Case Study 7 - Small/Medium greenfield site on edge of urban area

**Scenario B (High density)**

- Red line boundary: 3.53 ha
- 101 Houses, 3-4-5 bed mix, 2 storey
- Density: 28 dph
- Parking on Plot

- **2 STOREY 4-5 BED DETACHED HOUSING**
- **2 STOREY TERRACE HOUSING**
- **OPEN GREEN SPACE**
- **OFF STREET PARKING POCKETS**

Source file: Dacorum SHLAA 2015 Volume 3 case studies.indd

Drawing Title: Dacorum SHLAA 2016 - Site Proposal Case study 7
Client: Dacorum BC
Scale: As shown
Drawn: GV
Date Issued: 09/09/05
Approved: LJ

Project No: 07074212
Date Issued: 14/01/16
Approved: LJ

Drawing No: 007 2
Rev: 000
Notes: xx
Dacorum SHLAA 2016 - Site Proposal Case study 8 - Small brownfield infill in large town

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
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
Dacorum SHLAA 2016 - Site Proposal Case study 10 - Small greenfield site in large market town

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
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