

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BC1	Bank Mill Lane	Pub, hotel is listed. Business Uses, Vacant D1 unit	Well maintained pub and business units with a lot of extra unused space. Good access to town centre. Surrounded by residential and open space uses.	0.338	A	potential to convert business/ hall for residential - flood issues. Change site boundary	BC1
BC2	New Lodge Farm & Outbuildings	Big farmhouse with outbuildings	Farmhouse with overgrown and inaccessible gardens. Good location close and accessible to town centre. Surrounded by residential, leisure, business and community uses.	1.979	R	'Greenfield' Housing Allocation Site (H36)	BC2
BC3	George Street	Playground	Badly maintained local playground, surrounded by residential units		R	Overlooking issues, play facility	BC3
BC4	McDougall Road	Car Park	Well kept and well used, surrounded by residential units and pub		R	new development	BC4
BC5	Cooper Way	Green fenced plot	Underused green space with residential units surrounding		R	need for amenity open space	BC5
BC6	Ravens Lane	Allocated housing site, built out	Apartment block with a lot of parking and courtyard space surrounded by residential, community and retail uses		R	Built out	BC6
BC7	Manor Street	Car parking, mobile day centre, vacant plot	Car parking and vacant space, surrounded by residential, community and retail uses. Good access to town centre	0.483	A	NLUD planning permission on part of site for	BC7
BC7a	Manor Street	car parking and unused space		0.123	A	Built out	BC7a
BC8	Lower Kings Road	Town centre car park	Well used town centre car park		R	Need to keep t/c car park	BC8
BC9	Greenes Court	Garage Courts	Large well maintained and used block close to railway station and surrounded by residential and floodlit sports pitch		R	Well used, good condition	BC9
BC10	Lower Kings Road	Vacant	Large vacant building with quality green space, close to town centre and railway station	0.102	A	planning permission for mixed use	BC10
BC11	Castle Street	Garage Courts and Parking Sheds	Well used, but a lot of wasted space		R	Newly built for residential uses	BC11

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BC12	Chapel Street	Scout Hall & Garage Works	Poorly maintained hall (boarded up), avg condition garage, surrounded by residential uses	0.06	A	to include community facility - mixed use	BC12
BC13	Ivyhouse Lane/Meadway	2 large houses built in previous back gardens	Already built		R	built	BC13
BC14	Ivyhouse Lane	Crop Field	expansive site, active farmland, surrounded by residential		R	Greenfield	BC14
BC15	Headlands Drive	Complete			R	Complete	BC15
BC16	Castlegate Way	Dense woodland	Buffer behind existing residential		R	Mature trees	BC16
BC17	Normandy Drive	Green space with trees	Green area surrounded by residential and playground.		R	amenity open space	BC17
BC18	Park Street	Garage Courts	next to large church gardens (NLUD) and residential	0.056	A	but possible combination with BW7-would need to keep existing garages	BC18
BC19	Berkhamsted Football Grounds & Tennis Courts				R	suggested through UCS consultation, but open land designation in open space area	BC19
BC20	Greene Field Road	Rear of commercial units	Riverside issue	0.067	A	good town centre location, feasibility depending on servicing requirements of building behind	BC20
BC21	Water Lane	Car Park	Riverside issue		R	Need to keep t/c car park	BC21
BC22	Greene Field Road	Pumphouse grounds	Riverside issue	0.119	A	good town centre location with road frontage	BC22
BC23	Mill Street	Adlebert House?			R	Part of school	BC23
BC24	Lower Kings Road	Solicitor Car Park		0.06	A	large site next to centre car park, parking consolidation	BC24
BC25	Church Lane	Derelict Showroom	covered in conversion from office	0	R	for conversion	BC25
BC26	Castle Street	Church garden			R	amenity and gradient issue	BC26
BC27	off High Street	Private Car Park			R	enclosed site	BC27
BC28	High Street	Kwik Fit			R	new building	BC28
BC29	Bridle Way	Green space with trees	Large corner site. Potential tree and amenity issue		R	adjacent green buffer owned by HCC, part of green finger	BC29
BC30	St Katherine's Way	Substation and vacant green space	Overgrown. Good potential corner site	0.117	A	Subject to cost of sub station moving	BC30
BC31	Springfield Road/ St Katherine's Way	Vacant green space	Next to new residential build	0.684	A	subject to discussion	BC31

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BC32	St John's Well Lane	Telephone Exchange		0.169	A	some activity, proposals to decommission or relocate?	BC32
BC33	St John's Well Lane	Car Park			R	parking for recreation area	BC33
BC34	off Station Road	Train Station Car Park	well used		R	busy car park	BC34
BC35	Bridge Water Road	Green space with trees	corner site close to train station		R	space and amenity constraints	BC35
BC36	Bridge Water Road	side garden		0.093	A	potential gradient issue and space constraints	BC36
BC37	Station Road	disused part of train station			R	Part of station	BC37
BC38	Bank Mill (17) Rose Cottage			0.32	A	planning application for 6 units	BC38

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Value	Cost	Accept / Discount	Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point					
BC1	Bank Mill Lane	0.338	4	1.69	3.042	2.366	H	M	Discount	small site estimates	BC1
BC2	New Lodge Farm & Outbuildings	1.979	0	0	0	0					BC2
BC3	George Street	0	0	0	0	0					BC3
BC4	McDougall Road	0	0	0	0	0					BC4
BC5	Cooper Way	0	0	0	0	0					BC5
BC6	Ravens Lane	0	0	0	0	0					BC6
BC7	Manor Street	0.483	0	10	10	10	M	L	Accept	Open plot. No obvious issues.	BC7
BC7a	Manor Street	0.123	11	4.551	8.979	6.765					BC7a
BC8	Lower Kings Road	0	0	0	0	0					BC8
BC9	Greenes Court	0	0	0	0	0					BC9
BC10	Lower Kings Road	0.102	0	15	15	15	M	M	Accept	Attractive setting by river. Close to rail station. Potential cost issues with river adjacent - flooding.	BC10
BC11	Castle Street	0	0	0	0	0					BC11
BC12	Chapel Street	0.06	13	6.36	8.52	7.44	M	H	Accept	Cost ^ garage use, poss asbestos roof issue. Lovely villagey feel to area	BC12
BC13	Ivyhouse Lane/Meadway	0	0	0	0	0					BC13
BC14	Ivyhouse Lane	0	0	0	0	0					BC14
BC15	Headlands Drive	0	0	0	0	0					BC15
BC16	Castlegate Way	0	0	0	0	0					BC16
BC17	Normandy Drive	0	0	0	0	0					BC17
BC18	Park Street	0.056	3	2.296	3.864	3.08	M	L	Discount	small site estimates	BC18
BC19	Berkhamsted Football Grounds & Tennis Courts	0	0	0	0	0					BC19
BC20	Greene Field Road	0.067	10	3.015	3.752	3.3835	M	M	Discount	small site estimates	BC20
BC21	Water Lane	0	0	0	0	0					BC21
BC22	Greene Field Road	0.119	12	1.19	2.975	2.0825	M	M	Discount	small site estimates	BC22
BC23	Mill Street	0	0	0	0	0					BC23
BC24	Lower Kings Road	0.06	11	2.22	4.38	3.3	M	M	Discount	small site estimates	BC24
BC25	Church Lane	0	4	0	0	0	M	L	Discount	small site estimates	BC25
BC26	Castle Street	0	0	0	0	0					BC26
BC27	off High Street	0	0	0	0	0					BC27
BC28	High Street	0	0	0	0	0					BC28
BC29	Bridle Way	0	0	0	0	0					BC29
BC30	St Katherine's Way	0.117	11	4.329	8.541	6.435	M	L	Accept		BC30

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Value	Cost	Accept / Discount	Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point					
BC31	Springfield Road/ St Katherine's Way	0.684	18	30.096	58.14	44.118	M	L	Accept		BC31
BC32	St John's Well Lane	0.169	9	6.929	16.055	11.492	M	M	Accept	Adjacent watercourse and Waitrose - good value ^. Cost ^ - possible flooding issues, busy road.	BC32
BC33	St John's Well Lane	0	0	0	0	0					BC33
BC34	off Station Road	0	0	0	0	0					BC34
BC35	Bridge Water Road	0	0	0	0	0					BC35
BC36	Bridge Water Road	0.093	12	0.93	2.325	1.6275	M	L	Discount	small site estimates	BC36
BC37	Station Road	0	0	0	0	0					BC37
BC38	Bank Mill (17) Rose Cottage	0.32	0	6	6	6					BC38
TOTAL				94.606	151.573	123.0895					

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	To 2006		2006-2011		2011-2016		2016-2021		Comment	Site Ref.
				Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
BC1	Bank Mill Lane	0.338	4										BC1
BC2	New Lodge Farm & Outbuildings	1.979	0										BC2
BC3	George Street	0	0										BC3
BC4	McDougall Road	0	0										BC4
BC5	Cooper Way	0	0										BC5
BC6	Ravens Lane	0	0										BC6
BC7	Manor Street	0.483	0			10	10					Has permission, but not yet started	BC7
BC7a	Manor Street	0.123	11			4.551	8.979						BC7a
BC8	Lower Kings Road	0	0										BC8
BC9	Greenes Court	0	0										BC9
BC10	Lower Kings Road	0.102	0	15	15							Has permission, likely to be completed by 2006	BC10
BC11	Castle Street	0	0										BC11
BC12	Chapel Street	0.06	13							6.36	8.52		BC12
BC13	Ivyhouse Lane/Meadway	0	0										BC13
BC14	Ivyhouse Lane	0	0										BC14
BC15	Headlands Drive	0	0										BC15
BC16	Castlegate Way	0	0										BC16
BC17	Normandy Drive	0	0										BC17
BC18	Park Street	0.056	3										BC18
BC19	Berkhamsted Football Grounds & Tennis Courts	0	0										BC19
BC20	Greene Field Road	0.067	10										BC20
BC21	Water Lane	0	0										BC21
BC22	Greene Field Road	0.119	12										BC22
BC23	Mill Street	0	0										BC23
BC24	Lower Kings Road	0.06	11										BC24
BC25	Church Lane	0	4										BC25
BC26	Castle Street	0	0										BC26
BC27	off High Street	0	0										BC27
BC28	High Street	0	0										BC28
BC29	Bridle Way	0	0										BC29
BC30	St Katherine's Way	0.117	11					4.329	8.541			amenity issue may delay	BC30
BC31	Springfield Road/ St Katherine's Way	0.684	18			30.096	58.14					planning application expected	BC31
BC32	St John's Well Lane	0.169	9							6.929	16.055	currently active use	BC32
BC33	St John's Well Lane	0	0										BC33
BC34	off Station Road	0	0										BC34
BC35	Bridge Water Road	0	0										BC35
BC36	Bridge Water Road	0.093	12										BC36
BC37	Station Road	0	0										BC37
BC38	Bank Mill (17) Rose Cottage	0.32	0			6	6					Planning application submitted	BC38
TOTAL				15	15	50.647	83.119	4.329	8.541	13.289	24.575		
Mid point				15		66.883		6.435		37.864			

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BC1	Bank Mill Lane	0.338	4	1.7	3.0	2.4	small site: case study 4 applied due to listing, flooding issue and conversion potential	BC1
BC2	New Lodge Farm & Outbuildings	1.979						BC2
BC3	George Street	0						BC3
BC4	McDougall Road	0						BC4
BC5	Cooper Way	0						BC5
BC6	Ravens Lane	0						BC6
BC7	Manor Street	0.483		10.0	10.0	10.0		BC7
BC7a	Manor Street	0.123	11	4.6	9.0	6.8		BC7a
BC8	Lower Kings Road	0						BC8
BC9	Greenes Court	0						BC9
BC10	Lower Kings Road	0.102		15.0	15.0	15.0		BC10
BC11	Castle Street	0						BC11
BC12	Chapel Street	0.06	13	6.4	8.5	7.4		BC12
BC13	Ivyhouse Lane/Meadway	0						BC13
BC14	Ivyhouse Lane	0						BC14
BC15	Headlands Drive	0						BC15
BC16	Castlegate Way	0						BC16
BC17	Normandy Drive	0						BC17
BC18	Park Street	0.056	3	2.3	3.9	3.1	small site	BC18
BC19	Berkhamsted Football Grounds & Tennis Courts	0						BC19
BC20	Greene Field Road	0.067	10	3.0	3.8	3.4	small site	BC20
BC21	Water Lane	0						BC21
BC22	Greene Field Road	0.119	12	1.2	3.0	2.1	small site	BC22
BC23	Mill Street	0						BC23
BC24	Lower Kings Road	0.06	11	2.2	4.4	3.3	small site	BC24
BC25	Church Lane	0	4	0.0	0.0	0.0	small site: case study 4 applied due to limitations of conversion	BC25
BC26	Castle Street	0						BC26
BC27	off High Street	0						BC27

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BC28	High Street	0						BC28
BC29	Bridle Way	0						BC29
BC30	St Katherine's Way	0.117	11	4.3	8.5	6.4		BC30
BC31	Springfield Road/ St Katherine's Way	0.684	18	30.1	58.1	44.1		BC31
BC32	St John's Well Lane	0.169	9	6.9	16.1	11.5		BC32
BC33	St John's Well Lane	0						BC33
BC34	off Station Road	0						BC34
BC35	Bridge Water Road	0						BC35
BC36	Bridge Water Road	0.093	12	0.9	2.3	1.6	small site	BC36
BC37	Station Road	0						BC37
BC38	Bank Mill (17) Rose Cottage	0.32		6.0	6.0	6.0		BC38
			TOTAL	94.6	151.6	123.1		

Design Exercise	Scenario A Density
1	41
2	34
3	41
4	5
5	38
6	24
7	63
8	32
9	41
10	45
11	37
12	10
13	106
14	33
15	42
16	52
17	36
18	44
19	45

Design Exercise	Scenario B Density
1	120
2	61
3	69
4	9
5	63
6	44
7	105
8	50
9	95
10	56
11	73
12	25
13	142
14	53
15	83
16	72
17	67
18	85
19	180

NOTE: THESE ARE THE GROSS DENSITIES GENERATED AND SHOULD BE APPLIED IN ORDER TO REFLECT THE DESIGN WORK PRODUCED. ALTHOUGH SOME OF THESE MAY APPEAR LOW, THE NET DENSITIES GENERATED ARE ALL EQUAL TO OR IN EXCESS OF 30 DU/HA