

APPENDIX 04
HEMEL
HEMPSTEAD
TOWN CENTRE
VISION

**OPPORTUNITY
SITES**

The purpose of this document is to encourage, promote and facilitate the redevelopment of key opportunity sites in the town centre.

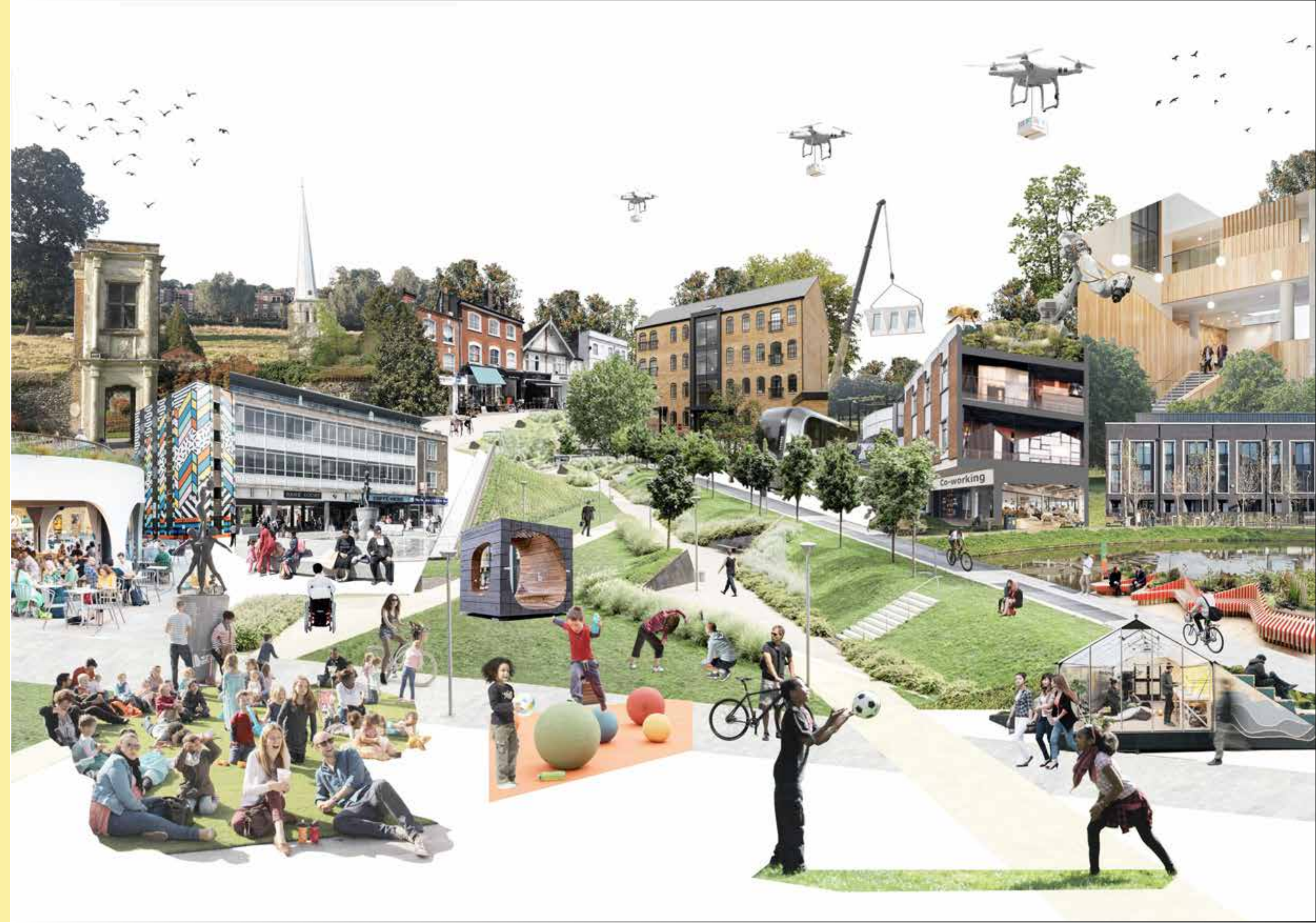
These opportunity sites consist of:

- 1. Market Square
- 2. Water Gardens Car Park North
- 3. Water Gardens Car Park South
- 4. Moor End Car Park
- 5. Civic Centre
- 6. The Bury
- 7. NCP Car Park, Asda and Iceland
- 8. Hospital and Paradise Industrial Area
- 9. Marlowes Shopping Centre
- 10. Riverside Shopping Centre
- 11. Two Waters

The opportunity sites in this document will include a variety of landowners. Some will be short term opportunities and others will medium to longer term. Some sites providing parking will need to be considered as part of the wider town centre parking offer. Servicing will also be a key consideration when considering mixed use sites in the southern area of the town centre.



**HEMEL IS A FAMILY OF WELCOMING
NEIGHBOURHOODS AND THRIVING
COMMUNITIES. WORKING
TOGETHER WE WILL SHAPE OUR
FUTURE WITH CONFIDENCE.**



WHERE IS HEMEL

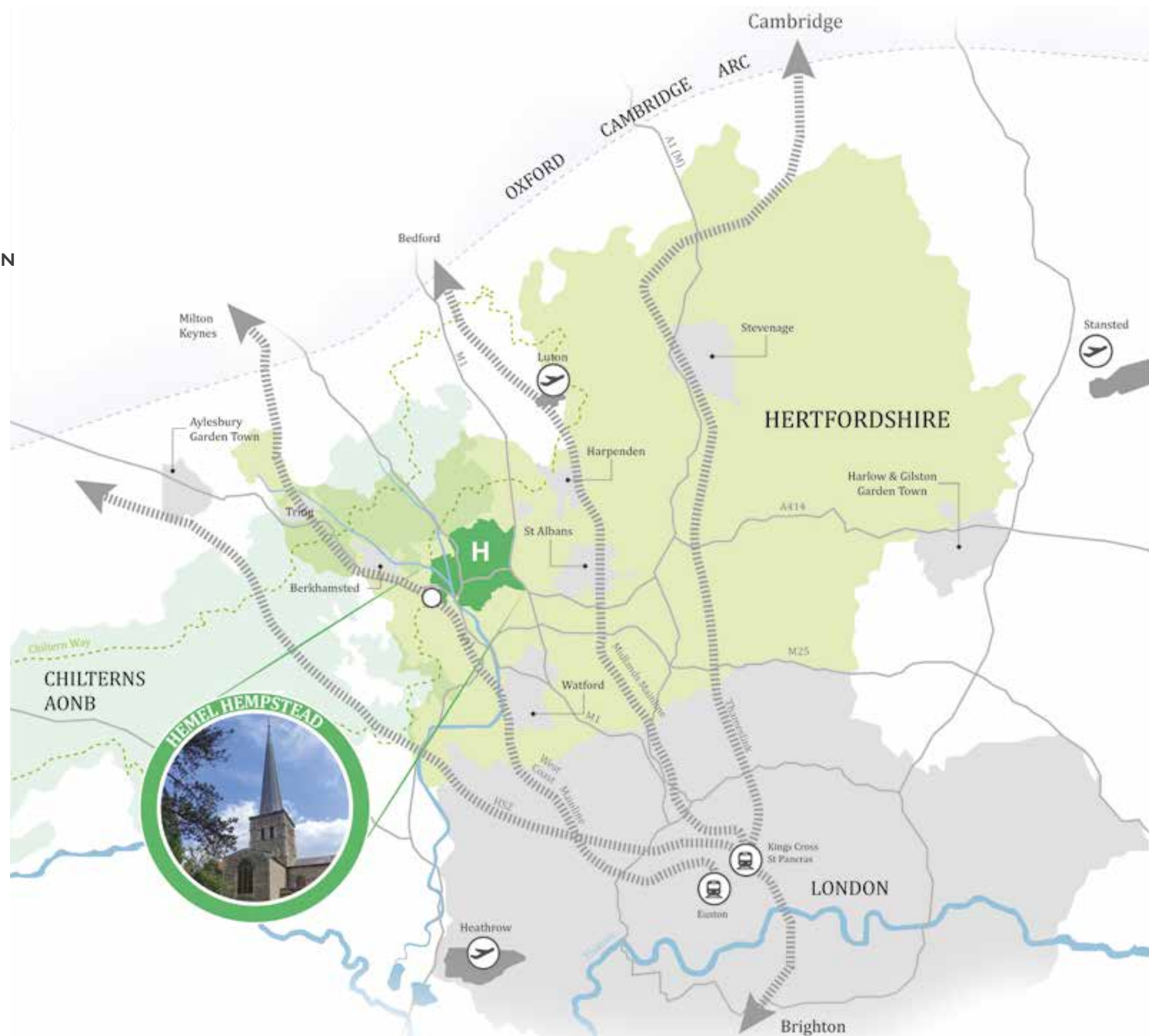
24 MILES NORTH-WEST OF LONDON

1539 HENRY VIII GRANTED A CHARTER OF INCORPORATION TO HEMEL HEMPSTEAD

93,591 HEMEL HEMPSTEAD POPULATION*

26 MINUTES
EUSTON STATION

25 MINUTES
LUTON AIRPORT

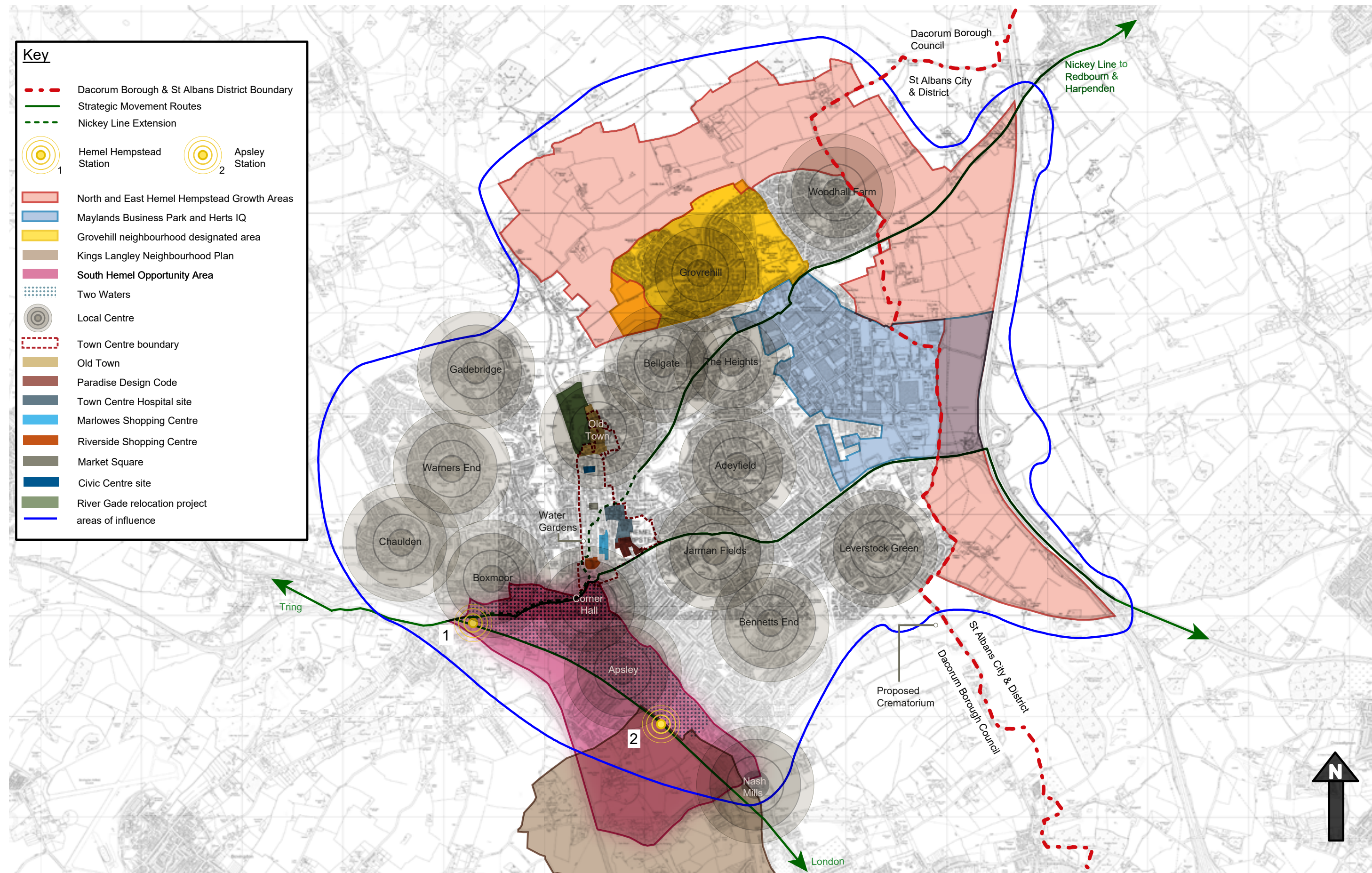


HEMEL HEMPSTEAD

HEMEL HEMPSTEAD

HEMEL BUBBLE PLAN

- Key**
- Dacorum Borough & St Albans District Boundary
 - Strategic Movement Routes
 - Nickey Line Extension
 - Hemel Hempstead Station
 - Apsley Station
 - North and East Hemel Hempstead Growth Areas
 - Maylands Business Park and Herts IQ
 - Grovehill neighbourhood designated area
 - Kings Langley Neighbourhood Plan
 - South Hemel Opportunity Area
 - Two Waters
 - Local Centre
 - Town Centre boundary
 - Old Town
 - Paradise Design Code
 - Town Centre Hospital site
 - Marlowes Shopping Centre
 - Riverside Shopping Centre
 - Market Square
 - Civic Centre site
 - River Gade relocation project
 - areas of influence



*Dacorum Borough Council Data Dashboard - Hemel Hempstead total population in 2019

Hemel Hempstead town centre is surrounded by a number of significant areas of change that represent an ongoing and unprecedented transformation of the area. The opportunity is for town centre to become a cultural hub well connected with the station, Apsley, Maylands and the other local centres around Hemel Hempstead. The area will need to respond to the changing context through the intensification of developments and activities, and the enhancement of the local community that can work, live and socialise in the area.



3. WATER GARDENS CAR PARK SOUTH



1. MARKET SQUARE



4. MOOR END CAR PARK



2. WATER GARDENS CAR PARK NORTH



5. CIVIC CENTRE SITE



Hemel Hempstead Town Centre - South Area

--- Town Centre South



Hemel Hempstead Town Centre - North Area

--- Town Centre North



6. THE BURY



7. NCP CAR PARK + ASDA + ICELAND



8. HOSPITAL AND PARADISE SITE



9. MARLOWES SHOPPING CENTRE



10. RIVERSIDE SHOPPING CENTRE



11. TWO WATERS SITE

I. MARKET SQUARE OPPORTUNITY SITE

Market Square is located in Hemel Hempstead within Dacorum Borough Council. It occupies a central location within the town centre, half way between the Old Town to the north and the primary retail area to the south. It is a 10 minute bus ride to Hemel Hempstead train station and walking distance to surrounding residential areas and town centre amenities.

It is situated between the Marlowes and Waterhouse Street at the point where Hillfield Road meets the Marlowes, and historically hosted the Hemel Hempstead outdoor market and bus station. It is located in an area with a predominately civic focus, close to Dacorum Borough Council Offices, Hemel Hempstead Hospital and Hemel Hempstead Police Station.

Market Square has rectangular shape of approximately 94m by 57m. The site slopes down from the Marlowes which borders the site to the east to Waterhouse Street and the River Gade to the west, at which point the site widens out. Beyond the River Gade is the Water Gardens Car Park. The site is estimated to be 0.53ha in area, when extended to include the northern bungalows it increases to 0.54 ha.

The site incorporates a paved former market square and the old bus station. It is surrounded by predominantly low level, low quality retail units. There are no listed buildings within close proximity of the site, and it is not in a conservation area.

Access to the site by vehicle can be gained from Waterhouse Street, the Marlowes and from the adopted highway to the north behind The Friars Inn. Pedestrian access is unrestricted due to the open nature of the site.



Hemel Hempstead Town Centre - South Area

- - - Town Centre south boundary
- Market Square opportunity site
- Market Square boundary extended to include the old Cinema, the Job Centre, the pub and the service yard

I. MARKET SQUARE OPPORTUNITY SITE



View of parade shops on one side of Market Square



View of old cinema at the junction between Marlowes and Combe St



View of Market Square from NCP car park



View of Job Centre



View of Market Square from Water Gardens Car Park North



View of Market Square service yard



View of parade of shops on Market Square north side

I. MARKET SQUARE - EXISTING CONDITION

Market Square incorporates a paved former market square and the old bus station. It is surrounded by predominantly low level, low quality retail units. There are no listed buildings within close proximity of the site, and it is not in a conservation area.

Access to the site by vehicle can be gained from Waterhouse Street, the Marlowes and from the adopted highway to the north behind The Friars Inn. Pedestrian access is unrestricted due to the open nature of the site.

The site's immediate surroundings represent a varied mix of contexts and scales.

The northern side of Market Square is formed by a parade of 1 storey low grade retail units, a three storey retail/-residential end unit to the east and a 1/3 storey public house to the west. The three storey units have gained planning permission to add one further floor, representing a changing future context. An adopted highway access route located between the parade of 1 storey retail and the public house provides vehicular access to the site and connects the original market office further to the north, also owned by DBC, with the site.

The eastern side of Market Square is adjacent to the Marlowes, a retail street that connects the site to the High Street further to the south. Beyond the Marlowes is a 3 storey NCP car park with retail on the ground floor and Hamilton House, a 10 storey commercial building, soon to be converted into residential through Permitted Development.

The southern site of Market Square is formed by a parade of 1 storey retail units, a three storey retail/residential end unit to the east and a two storey building housing the Salvation Army to the west.



Market Square map - existing condition
 - - - Market Square site boundary - 6,200 sqm (0.62ha)
 - - - Market Square boundary extended to include the old Cinema, the Job Centre, the pub and the service yard - 13,770 sqm (1.4ha)

NOTE: The information shown on these pages is indicative only and subject to measured survey verification

I. MARKET SQUARE - EXISTING CONDITION



Market Square aerial view extracted from Hemel Hempstead 3D model produced by Vu.City

- - - Market Square site boundary
 - - - Market Square boundary extended to include the old Cinema, the Job Centre, the pub and the service yard

The west side of Market Square is adjacent to Waterhouse Street beyond which there is the River Gade, the Water Gardens and the 2 storey Water Gardens Car Park.

There is a gentle slope from east to west of approx 2m. A series of steps on the east boundary step down from the level of the Marlowes to that of the rest of the site.

There are three established trees along the south of the site, the eastern of which is a memorial that must be retained.

To the south east along the Marlowes there are a series of bus stops connecting the site to the wider area.

The scale of the immediate context is varied, ranging from 1 to 10 storeys. The architectural style of the square is consistently post-war new town, however beyond the site there is a much more varied range of architectural styles. The material context is again varied, ranging from red and yellow brick to painted concrete and render.

2. WATER GARDENS CAR PARK NORTH OPPORTUNITY SITE

The Water Gardens Car Parks site is located in Hemel Hempstead within Dacorum Borough Council. It occupies a central location within the town centre, half way between the Old Town to the north and the primary retail area to the south. It is a 10 minute bus ride to Hemel Hempstead train station and walking distance to surrounding residential areas and town centre amenities.

It is situated between the Leighton Buzzard Road and Waterhouse Street at the northern side of the Jellicoe Water Gardens. It is close to Dacorum Borough Council Offices, Hemel Hempstead Hospital and Hemel Hempstead Police Station, located in an area with a predominantly civic focus.

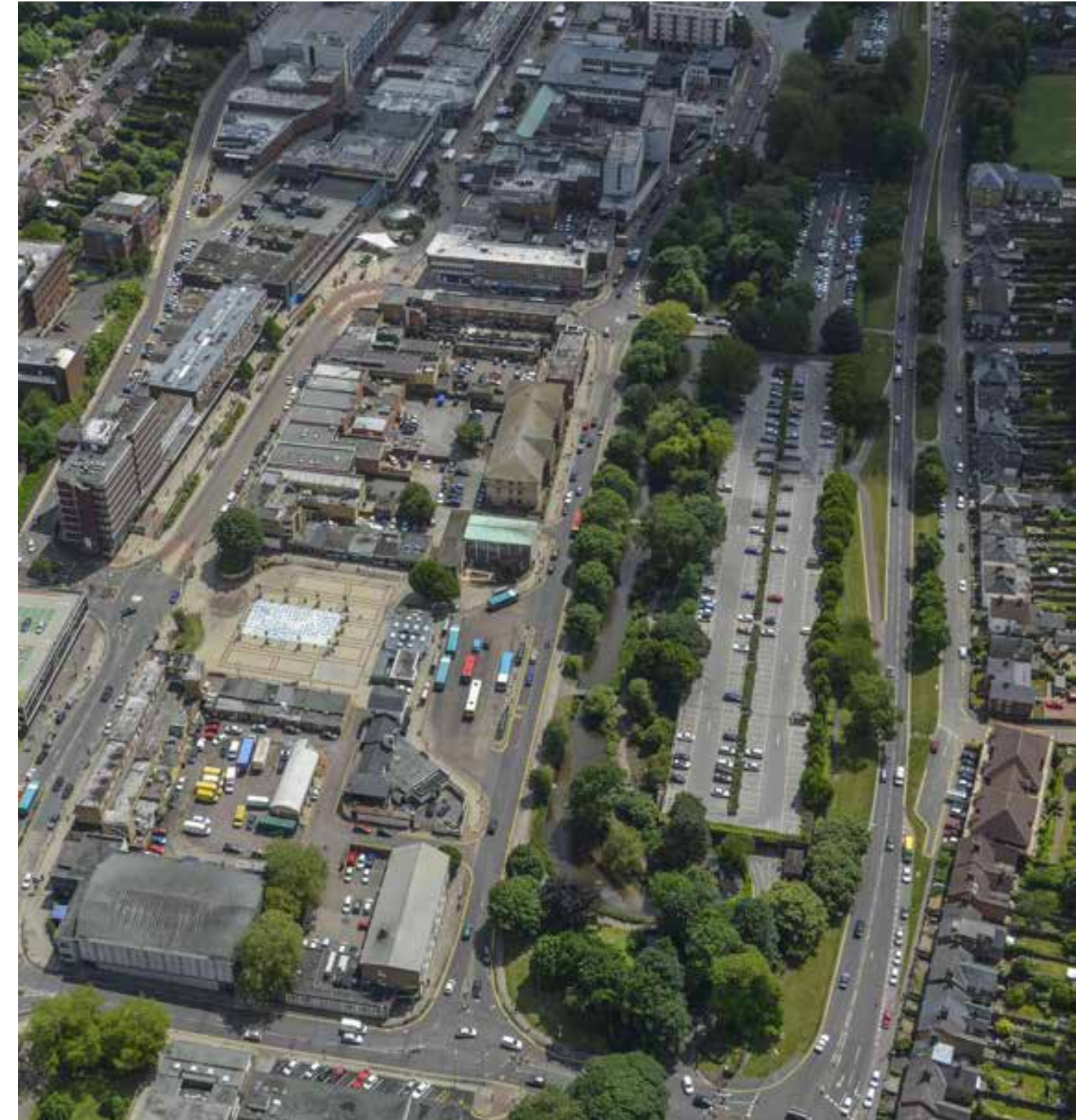
The Water Gardens Car Parks site includes the multi-storey Water Gardens Car Park North and the Water Gardens Car Park South. The overall size of the site is approximately 400m by 50m. The site is estimated to be 1.7ha in area. A parking strategy or plan for the whole town centre would be interdependent to this site coming forward.



Hemel Hempstead Town Centre - South Area

- Town Centre south boundary
- Water Gardens Car Park North opportunity site

2. WATER GARDENS CAR PARK NORTH OPPORTUNITY SITE



Aerial view of Water Gardens Car Parks



Entrance to the Water Garden Car Park North from Combe Street



Entrance to the Water Garden Car Park north from Leighton Buzzard Road



View of Water Garden Car Park North from Bridge Street



View of Water Garden Car Park North exit to Bridge Street



View of Water Garden Car Parks exit from Bridge Street



View of Water Garden Car Park North looking south

2. WATER GARDENS CAR PARK NORTH - EXISTING CONDITION

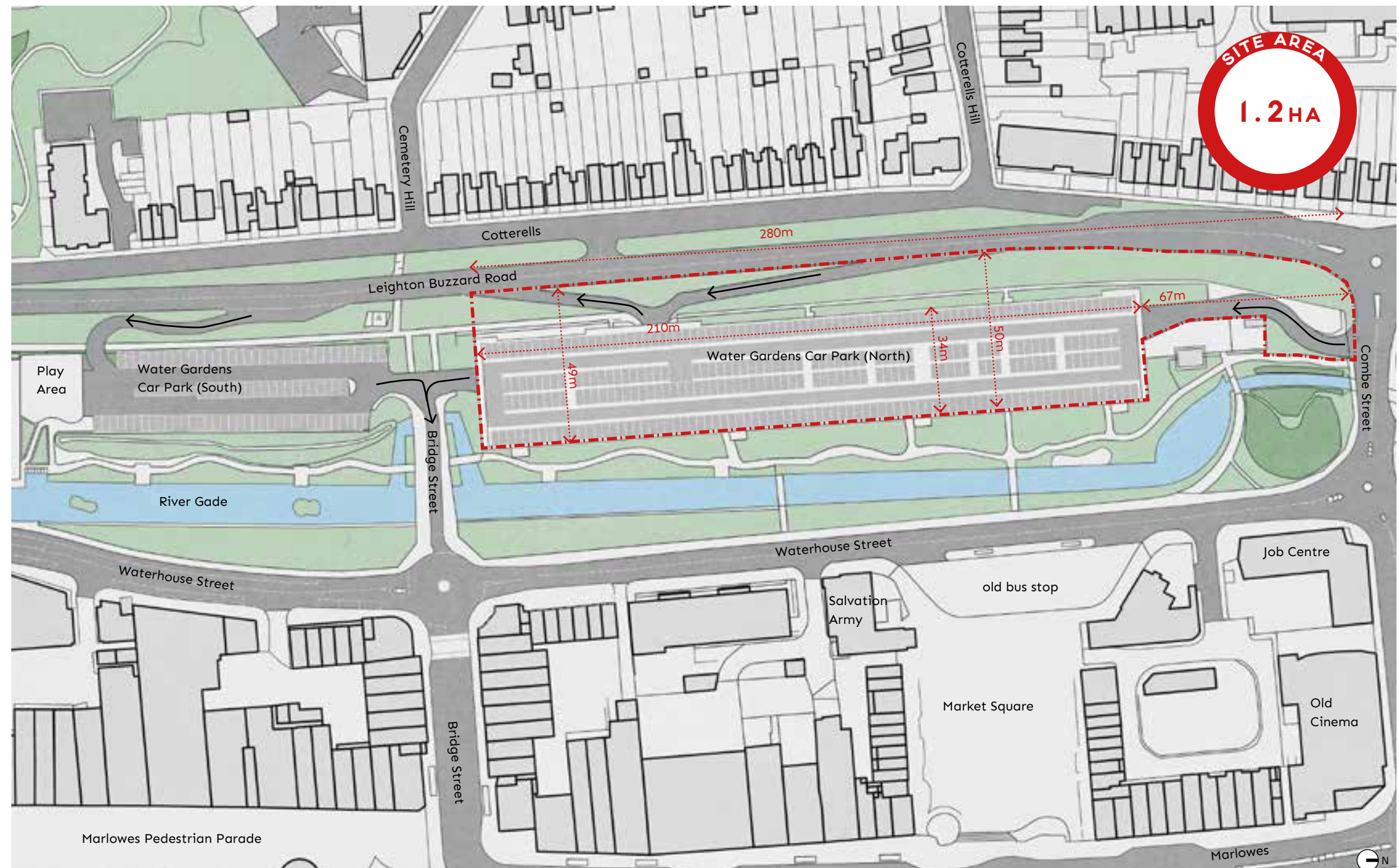
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As indicated on the adjacent plans, access to the Water Gardens Car Park (North) is from Combe Street and Leighton Buzzard Road with exits on Bridge Street and Leighton Buzzard Road.

The size of the Water Gardens Car Park (North) is circa 34m x 210m with an area of approx. 7,140 sq.m.

Following recent improvement works, the access to the Water Gardens Car Park (South) has been amended to be from Leighton Buzzard Road only with exit on Bridge Street.

The size of the Water Gardens Car Park (South) is circa 27m x 97m with an area of approx. 2,619 sq.m.



Water Gardens Car Park North map - existing condition
 - - - - - Water Gardens Car Park North site boundary - 12,230 sqm (1.7ha)

NOTE: The information shown on these pages is indicative only and subject to measured survey verification

2. WATER GARDENS CAR PARK NORTH - EXISTING CONDITION

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Water Gardens Car Park North aerial view extracted from Hemel Hempstead 3D model produced by Vu.City

- - - - - Water Gardens Car Park North site boundary

3. WATER GARDENS CAR PARK SOUTH OPPORTUNITY SITE

The Water Gardens Car Parks site is located in Hemel Hempstead within Dacorum Borough Council. It occupies a central location within the town centre, half way between the Old Town to the north and the primary retail area to the south. It is a 10 minute bus ride to Hemel Hempstead train station and walking distance to surrounding residential areas and town centre amenities.

It is situated between the Leighton Buzzard Road and Waterhouse Street at the northern side of the Jellicoe Water Gardens. It is close to Dacorum Borough Council Offices, Hemel Hempstead Hospital and Hemel Hempstead Police Station, located in an area with a predominantly civic focus.

The Water Gardens Car Parks site includes the multi-storey Water Gardens Car Park North and the Water Gardens Car Park South. The overall size of the site is approximately 400m by 50m. The site is estimated to be 1.7ha in area.



Hemel Hempstead Town Centre - South Area

- Town Centre south boundary
- Water Gardens Car Park South opportunity site

3. WATER GARDENS CAR PARK SOUTH OPPORTUNITY SITE



Aerial view of Water Gardens Car Parks



Entrance to the Water Garden Car Park South from Leighton Buzzard Rd



View of the play area adjacent to the Water Gardens Car Park south



View of Water Garden Car Park South from the entrance



View of Water Garden Car Park South looking north



View of Water Garden Car Park South looking south



View of Water Garden Car Parks from Cotterells

3. WATER GARDENS CAR PARK SOUTH - EXISTING CONDITION

As indicated on the adjacent plans, access to the Water Gardens Car Park (North) is from Combe Street and Leighton Buzzard Road with exits on Bridge Street and Leighton Buzzard Road.

The size of the Water Gardens Car Park (North) is circa 34m x 210m with an area of approx. 7,140 sq.m.

Following recent improvement works, the access to the Water Gardens Car Park (South) has been amended to be from Leighton Buzzard Road only with exit on Bridge Street.

The size of the Water Gardens Car Park (South) is circa 27m x 97m with an area of approx. 2,619 sq.m.



Water Gardens Car Park South map - existing condition
 - - - - - Water Gardens Car Park South site boundary - 4,690 sqm (0.5ha)

NOTE: The information shown on these pages is indicative only and subject to measured survey verification

3. WATER GARDENS CAR PARK SOUTH - EXISTING CONDITION



Water Gardens Car Park South aerial view extracted from Hemel Hempstead 3D model produced by Vu.City

- - - - - Water Gardens Car Park South site boundary

4. MOOR END CAR PARK OPPORTUNITY SITE

The Moor End Car Park site is located in Hemel Hempstead within Dacorum Borough Council. It occupies a central location within the town centre, half way between the Old Town to the north and the primary retail area to the south. It is a 10 minute bus ride to Hemel Hempstead train station and walking distance to surrounding residential areas and town centre amenities.

It is situated between the Leighton Buzzard Road and Moor End Road at the southern side of the Jellicoe Water Gardens. It is close to the River side shopping Centre facing the River Gade.

The overall size of the site is approximately 115m by 35m. The site is estimated to be 0.4ha in area.



Hemel Hempstead Town Centre - South Area

--- Town Centre south boundary
 ■ Moor End Car Park opportunity site

4. MOOR END CAR PARK OPPORTUNITY SITE



Aerial view of Moor End and Water Gardens car parks



View of Moor End Car Park from Leighton Buzzard Road looking north



View of Moor End Car Park from Moor End Road looking north



View of Moor End Car Park from Jellicoe Water Gardens looking south



View of Moor End Car Park looking north



Cycle racks adjacent to the Moor End Car Park



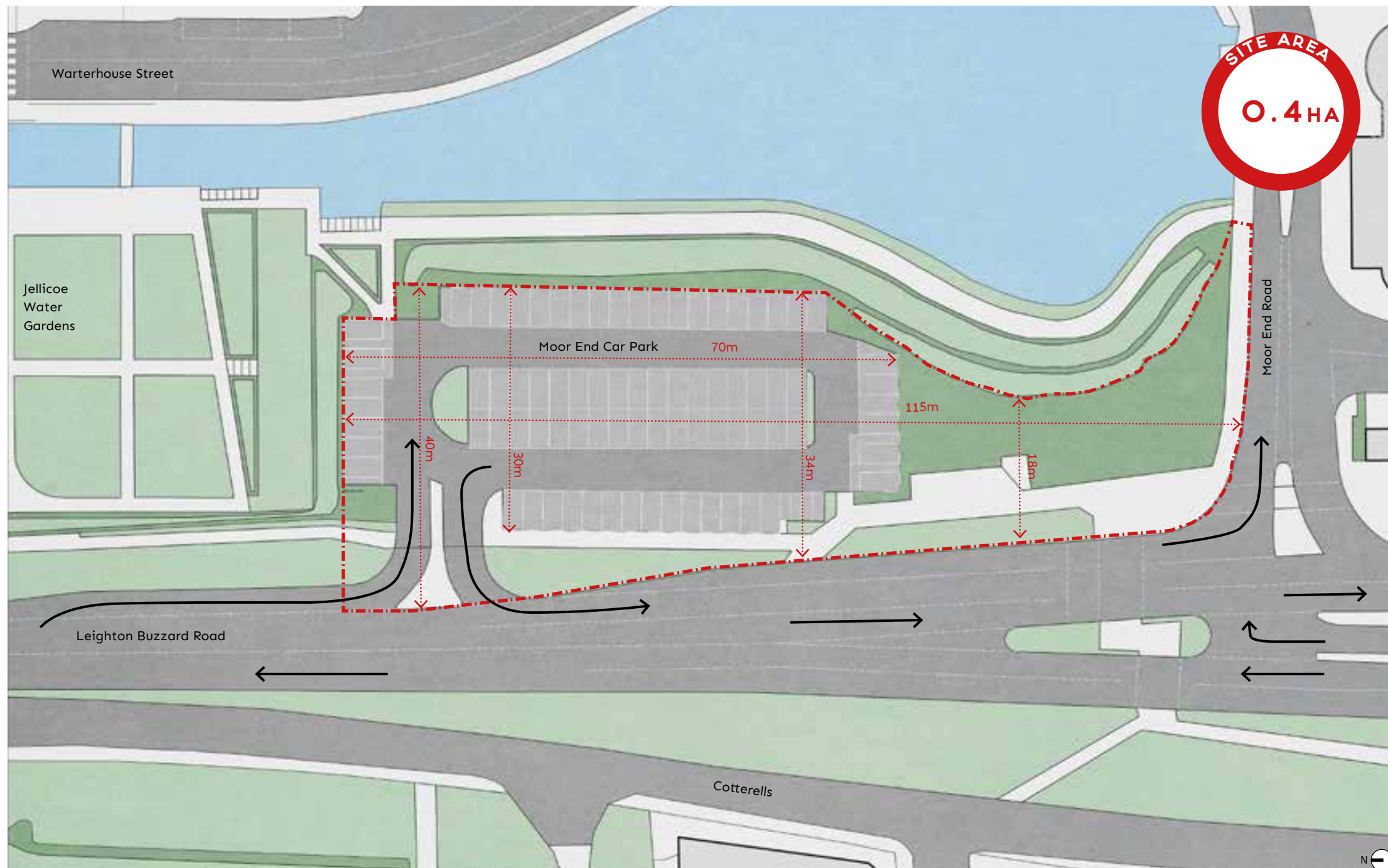
View of Moor End Car Park looking north

4. MOOR END CAR PARK - EXISTING CONDITION

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As indicated on the adjacent plans, access to the Moor End Car Park is from Leighton Buzzard Road with exits on the same street.

The size of the Moor End Car Park is circa 115m x 35m with an area of approx. 3,750 sq.m.



Moor End Car Park map - existing condition
 - - - Moor End Car Park site boundary - 3,570 sqm (0.4ha)

NOTE: The information shown on these pages is indicative only and subject to measured survey verification

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4. MOOR END CAR PARK - EXISTING CONDITION



Moor End Car Park aerial view extracted from Hemel Hempstead 3D model produced by Vu.City

- - - Moor End Car Park site boundary

5. CIVIC CENTRE OPPORTUNITY SITE

The Civic Zone site is located in Hemel Hempstead within Dacorum Borough Council. It occupies a central location within the town centre, half way between the Old Town to the north and the primary retail area to the south. It is a 10 minute bus ride to Hemel Hempstead train station and walking distance to surrounding residential areas and town centre amenities.

It is situated between the Forum and West Herts College at the point where Dacorum Way meets the Marlowes, and used to host the original Dacorum civic centre. The Civic Zone site offers a significant opportunity to contribute to the Council's aspirations for the regeneration of the town centre through achieving aims set out in planning policies for the Gade Zone.

The Civic Zone site has rectangular shape of approximately 145m by 60m. The site slopes down from the Marlowes which borders the site to the east to the River Gade to the west, at which point the site widens out. The site is estimated to be 0.78ha in area.

It is surrounded by predominantly new buildings including



Hemel Hempstead Town Centre - North Area

--- Town Centre north boundary
 ■ Civic Zone opportunity site

5. CIVIC CENTRE OPPORTUNITY SITE



The Gade residential development located on the southern side of the Civic Zone site



View of Civic Zone site facing the Marlowes



View of Civic Zone site from the Marlowes



View of Civic Zone site from Leighton Buzzard Road



View of the Civic Zone site at the junction between Marlowes and Dacorum Way



View of Carey Baptist Church located opposite to the Civic Zone site

5. CIVIC CENTRE SITE - EXISTING CONDITION

The Civic Zone site is surrounded by predominantly new buildings including the Forum, the Gade and Foundry residential developments and the West Herts College. The height of the new buildings varies from 4 to 7 storeys.

On the other side of the Marlowes there are a series of listed buildings, including the Carey Baptist Church, that forms the original Marlowes. The Old Town conservation area is located at a 5-minute walk from the Civic Zone site.



SITE AREA
0.78 HA

Civic Zone site map - existing condition
 - - - Market Square site boundary - 7,890 sqm (0.78ha)

NOTE: The information shown on these pages is indicative only and subject to measured survey verification

5. CIVIC CENTRE SITE - EXISTING CONDITION



Civic Zone site aerial view extracted from Hemel Hempstead 3D model produced by Vu.City

- - - Civic Zone site boundary

6. THE BURY OPPORTUNITY SITE

The Bury is located off Queensway, to the north of the modern Hemel Hempstead Town Centre and on the southern edge of Gadebridge Park.

Hemel Hempstead is part of the Greater London Urban Area, situated 24 miles northwest of the capital. The Bury sits within the boundary of the 32 hectare Gadebridge Park, which is situated to the west of Hemel Hempstead Old Town. The Park is bounded by Leighton Buzzard Road to the west, Queensway to the south, High Street to the east and Gadebridge Lane to the north. The house is immediately east of the River Gade and its southern elevation can be viewed from Queensway.

The Bury occupies a partially wooded and landscaped area close to the southern edge of Gadebridge Park and facing on to Queensway.

It is a Grade II* Listed Building and originated as a dwelling and it is currently only partially in use, with the local Member of Parliament using the building as their constituency office.



Hemel Hempstead Town Centre - North Area

--- Town Centre north boundary
 ■ The Bury opportunity site

6. THE BURY OPPORTUNITY SITE



View of the Charter Tower and Walled Gardens



View of the Bury footbridge



View of the Bury



View of the Bury from Gadebridge Park



Footpath in Gadebridge Park leading towards the Bury



Entrance to Gadebridge Park at the junction between Queensway and Marlowes

6. THE BURY SITE - EXISTING CONDITION

Gadebridge Park forms the immediate setting of The Bury. It is primarily a landscaped parkland, consisting of grassed areas interspersed with significant trees and landscape features. The park was formerly the gardens associated with The Bury.

Immediately to the east of The Bury is a hard landscaped parking area with a modern single storey garage bounding its eastern edge. This is accessed off Queensway. The Bury Lodge is located to the south of this, occupying the corner of Queensway and the access track into the Park which runs between the Charter Tower and the Park itself.

Further to the east are the Charter Tower and Walled Gardens, which are the remains of a medieval manor house which formerly occupied the site, but was demolished by 1790, with the Charter Tower the porch to the medieval house. The Charter Tower is a Scheduled Monument and is Listed at Grade II*, the walls are Listed at Grade II.



The Bury site map - existing condition
 - - - - The Bury site boundary - 12,540 sqm (1.3ha)

NOTE: The information shown on these pages is indicative only and subject to measured survey verification

6. THE BURY SITE - EXISTING CONDITION



The Bury site aerial view extracted from Hemel Hempstead 3D model produced by Vu.City

- - - - Civic Zone site boundary

To the west is the River Gade and then the main car park for Gadebridge Park.

To the north are Bowling Greens and associated buildings, including the Clubhouse.

The wider setting of the building takes in the 'Old Town' to the east and north-east, with a significant historic environment along High Street, including the Grade I Listed Church of St. Mary. This is a Conservation Area, which extends to include The Bury itself.

Gadebridge Park extends to the north and West Herts College is situated to the south.

The NCP,ASDA and Iceland site is located in Hemel Hempstead within Dacorum Borough Council. It occupies a central location within the town centre, half way between the Old Town to the north and the primary retail area to the south. It is a 10 minute bus ride to Hemel Hempstead train station and walking distance to surrounding residential areas and town centre amenities.

It is situated between the Marlowes and Hillfield Road facing Market Square. The site currently houses the NCP Car Park, an office block, the Iceland and ASDA retail stores.

The site has an L shape form and is estimated to be 1.6ha in area.



Hemel Hempstead Town Centre - North Area

--- Town Centre north boundary
 NCP car park, ASDA and Iceland site boundary



Aerial view of the NCP car park looking west



Internal view of the NCP car park



View of NCP car park, ASDA and Iceland site from Market Square



View of the ASDA



View of the office building from the NCP car park looking east



View of the office building from Hillfield Road looking west

7. NCP CAR PARK + ASDA + ICELAND - EXISTING CONDITION

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As indicated on the adjacent plans, the site has multiple access from the Marlowes and Hillfield Road .
 The size of the NCP car park is circa 70m x 55m.
 The size of the office block and Iceland is circa 60m x 70m.
 The size of the ASDA including the car park is circa 70m x 115m.
 The overall area of the site is approx. 15,545 sq.m.



NCP car park, ASDA and Iceland site map - existing condition
 - - - NCP car park, ASDA and Iceland site boundary - 15,545 sqm (1.6ha)

NOTE: The information shown on these pages is indicative only and subject to measured survey verification

7. NCP CAR PARK + ASDA + ICELAND - EXISTING CONDITION

HEMEL HEMPSTEAD



NCP car park, ASDA and Iceland site aerial view extracted from Hemel Hempstead 3D model produced by Vu.City

- - - NCP car park, ASDA and Iceland site boundary

The Hospital and Paradise site is located in Hemel Hempstead within Dacorum Borough Council. The site sits between the Marlowes Shopping Centre to the west, Paradise Fields to the east, St Albans Road to the South and Hillfield Road to the north.

The site houses the Hemel Hospital with the Verulam Wing at the centre of the site. The site also includes the Paradise zone at the south. DBC produced a design code for the Paradise zone which can be downloaded from the council website

The overall size of the site is approximately 8.9ha in area.



Hemel Hempstead Town Centre - North Area

--- Town Centre north boundary
 Hospital and Paradise site opportunity site



View of the hospital site from Maynard Road looking north



View of the hospital from the car park



View of the hospital from Paradise Field looking east



View of the Paradise site looking west towards the Marlowes



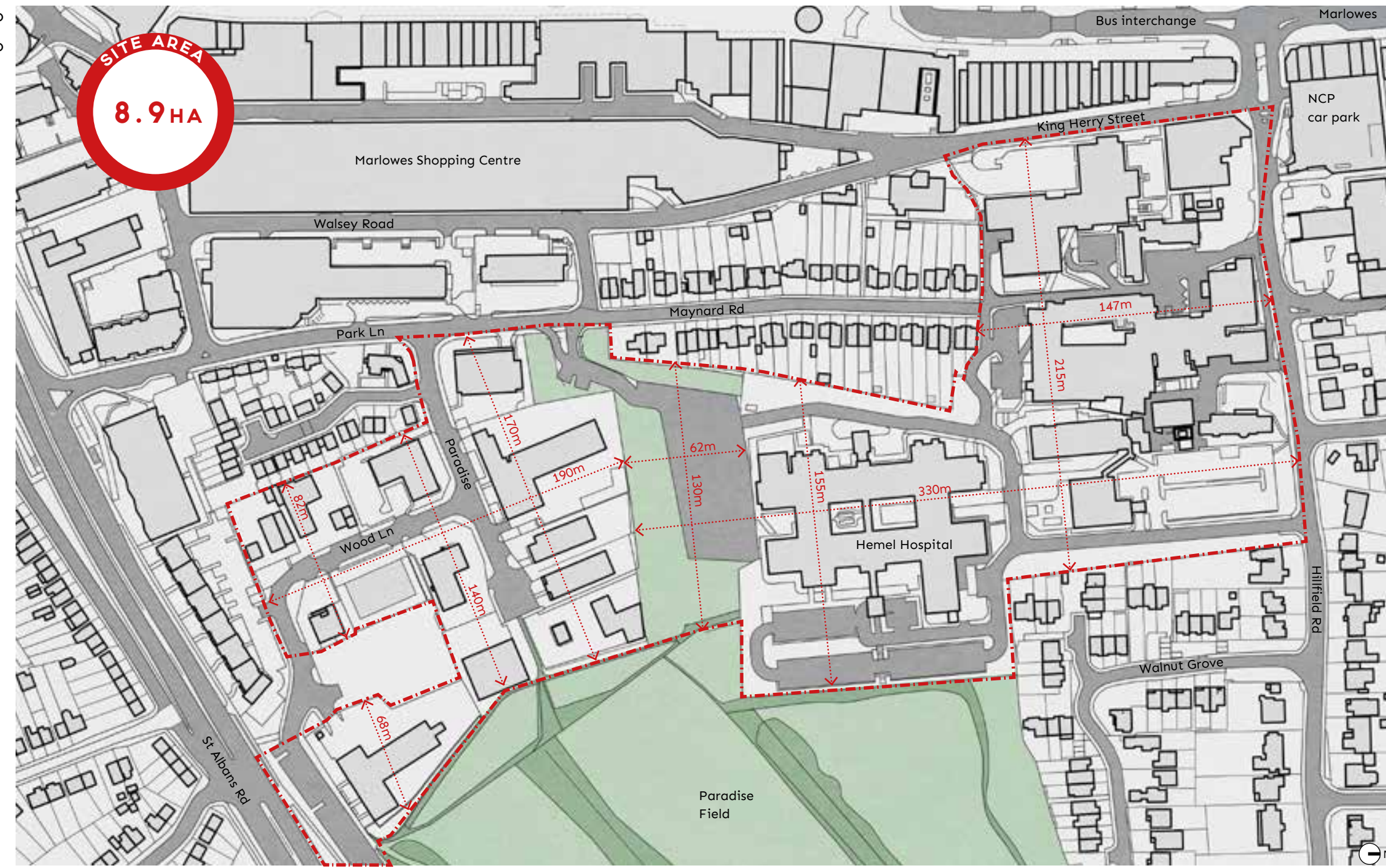
View of the hospital site entrance from Hillfield Road



View of the hospital car park adjacent to Paradise Fields

8. HOSPITAL AND PARADISE SITE - EXISTING CONDITION

As indicated on the adjacent plans, the main access to the Hospital is from Hillfield Road and the main access to Paradise area is from Park Line.



Hospital and Paradise site map - existing condition
 - - - Hospital and Paradise site boundary - 89,270 sqm (8.9ha)

NOTE: The information shown on these pages is indicative only and subject to measured survey verification

8. HOSPITAL AND PARADISE SITE - EXISTING CONDITION



Hospital and Paradise site aerial view extracted from Hemel Hempstead 3D model produced by Vu.City

- - - Hospital and Paradise site boundary

9. MARLOWES SHOPPING CENTRE OPPORTUNITY SITE

The Marlowes Shopping Centre site is located in Hemel Hempstead within Dacorum Borough Council. It occupies a central location within the town centre, half way between the Old Town to the north and the primary retail area to the south. It is a 10 minute bus ride to Hemel Hempstead train station and walking distance to surrounding residential areas and town centre amenities. The Marlowes Shopping Centre is an easy 5 minutes' drive from both the M1 and M25. Access to our multi storey car park is via Wolsey Road

The overall size of the site is approximately 350m x 100m. The site is estimated to be 2.8ha in area.



Hemel Hempstead Town Centre - South Area

- Town Centre south boundary
- Marlowes Shopping Centre opportunity site

9. MARLOWES SHOPPING CENTRE OPPORTUNITY SITE



Aerial view of the Marlowes Shopping Centre



View of the Marlowes Shopping Centre from the Marlowes pedestrian area



View of the Marlowes Shopping Centre from Selden Hill looking north



View of the Marlowes Shopping Centre from Park Ln looking west



View of the Marlowes Shopping Centre from Wolsey Road looking north



Internal view of the Marlowes Shopping Centre

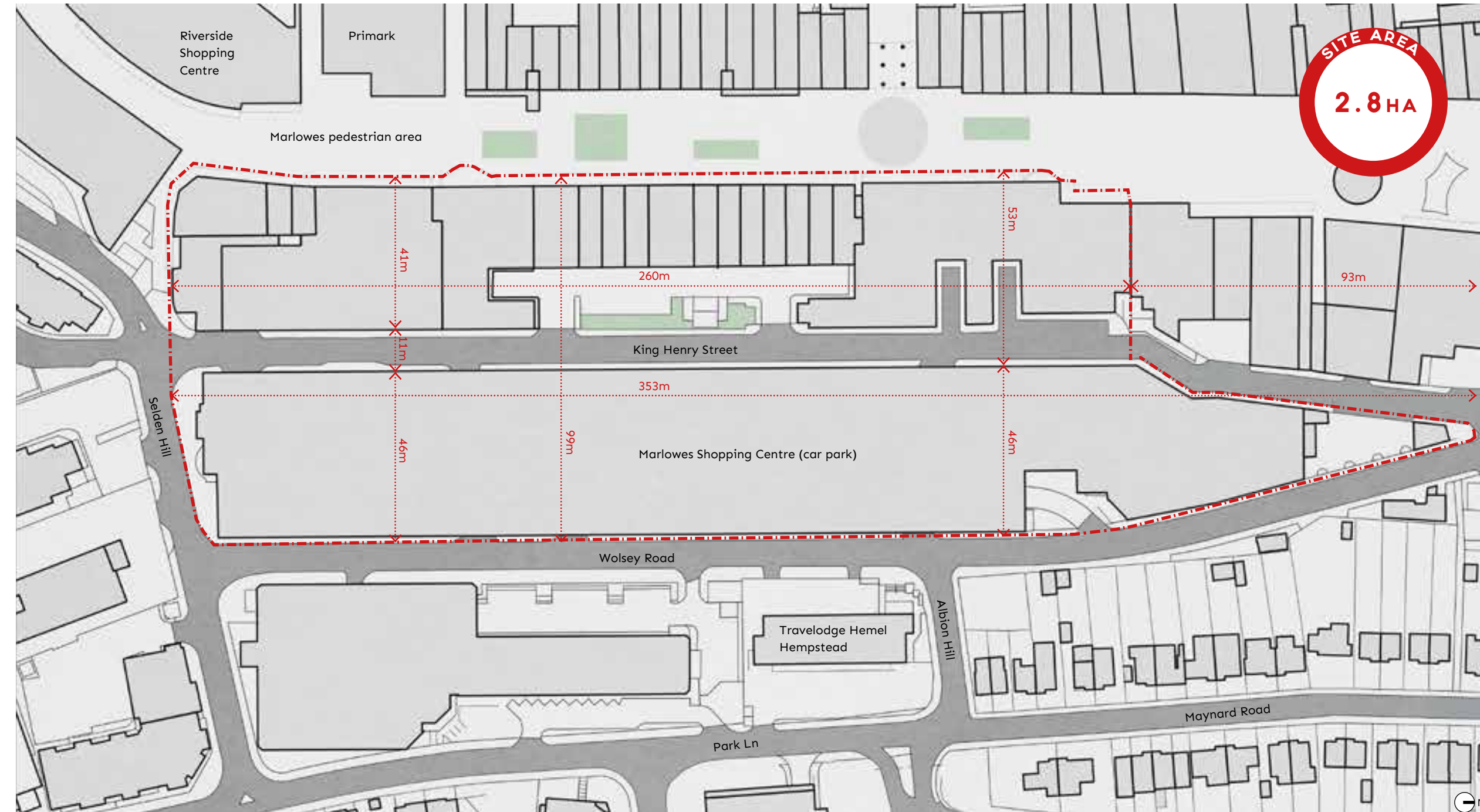


View of the Marlowes Shopping Centre from Albion Hill looking east

9. MARLOWES SHOPPING CENTRE - EXISTING CONDITION

As indicated on the adjacent plans, the pedestrian access to the Marlowes Shopping Centre is from the Marlowes pedestrian area while the delivery access is from Kind Henry Street. The site also includes a multi-storey car park with access from Walsey Road

The size of the Marlowes Shopping Centre site is circa 350m x 100m with an area of approx. 27,640sq.m.



Marlowes Shopping Centre map - existing condition
 - - - Marlowes Shopping Centre site boundary - 27,640 sqm (2.8ha)

NOTE: The information shown on these pages is indicative only and subject to measured survey verification

9. MARLOWES SHOPPING CENTRE - EXISTING CONDITION



Marlowes Shopping Centre aerial view extracted from Hemel Hempstead 3D model produced by Vu.City

Marlowes Shopping Centre site boundary

10. RIVERSIDE SHOPPING CENTRE OPPORTUNITY SITE

The Riverside Shopping Centre site is located in Hemel Hempstead within Dacorum Borough Council. It occupies a central location at the beginning of the new town centre. It is a 10 minute bus ride to Hemel Hempstead train station and walking distance to surrounding residential areas and town centre amenities.

It is situated between the Plough Roundabout, Leighton Buzzard Road and Moor End Road. The site use to house Debenhams which is now closed. The Premier Inn is also located on the site with access from Moor End Road

The overall size of the site is approximately 155m x 170m. The site is estimated to be 2.1ha in area.



Hemel Hempstead Town Centre - South Area

- - - Town Centre south boundary
- █ Riverside Shopping Centre opportunity site

10. RIVERSIDE SHOPPING CENTRE OPPORTUNITY SITE



Aerial view of Riverside Shopping Centre



View of Riverside Shopping Centre from the Marlowes pedestrian area



View of Riverside Shopping Centre from Moor End Road looking south



View of Riverside Shopping Centre from pedestrian footbridge looking north



View of Riverside Shopping Centre from bus stop looking north



View of Riverside Shopping Centre from Selden Hill looking south

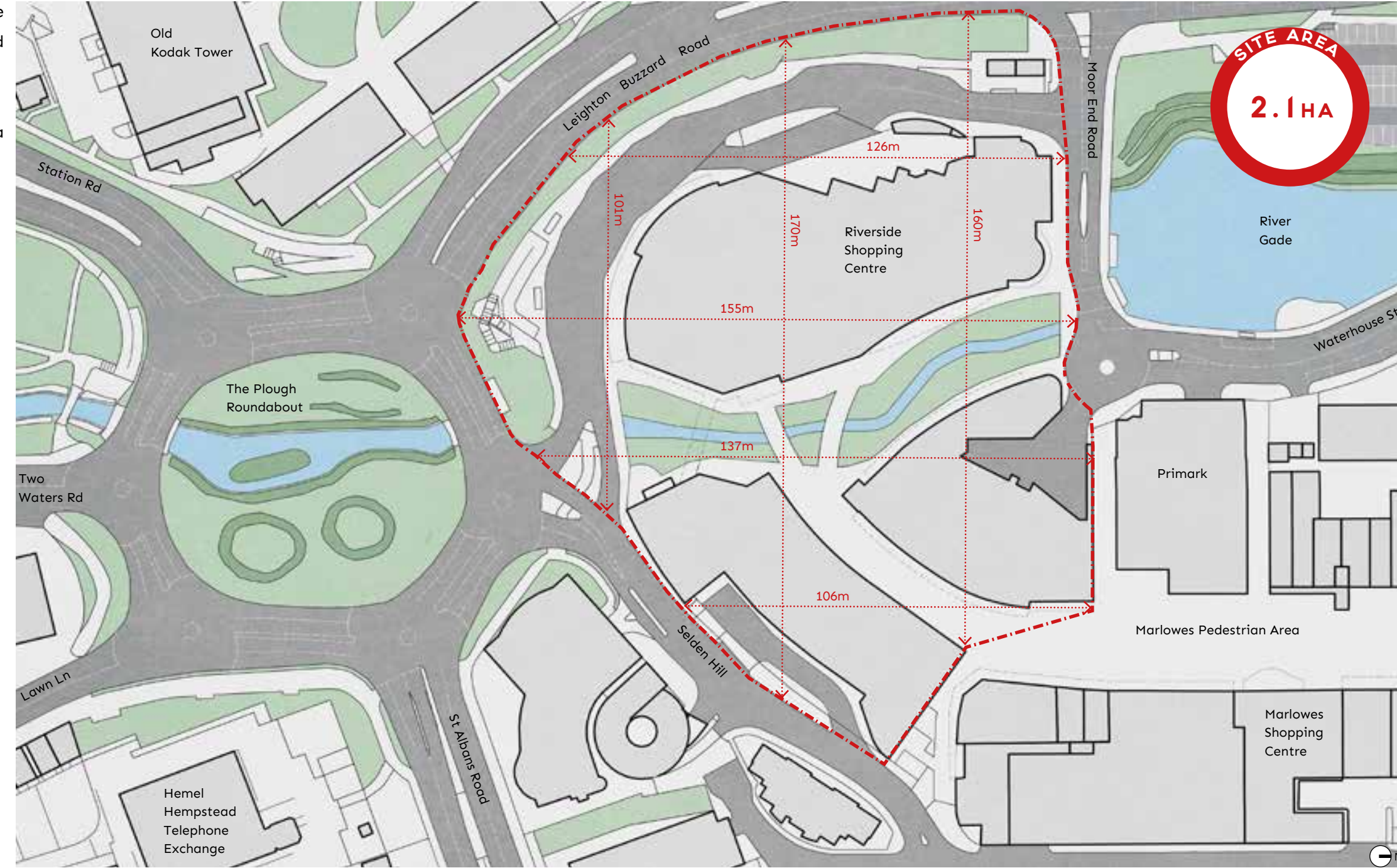


View of Riverside Shopping Centre from the Plough Roundabout looking north

10. RIVERSIDE SHOPPING CENTRE - EXISTING CONDITION

As indicated on the adjacent plans, access to Riverside Shopping Centre is from the Plough Roundabout and Moor End Road.

The size of the Riverside Shopping Centre site is circa 155m x 170m with an area of approx. 20,780 sq.m.

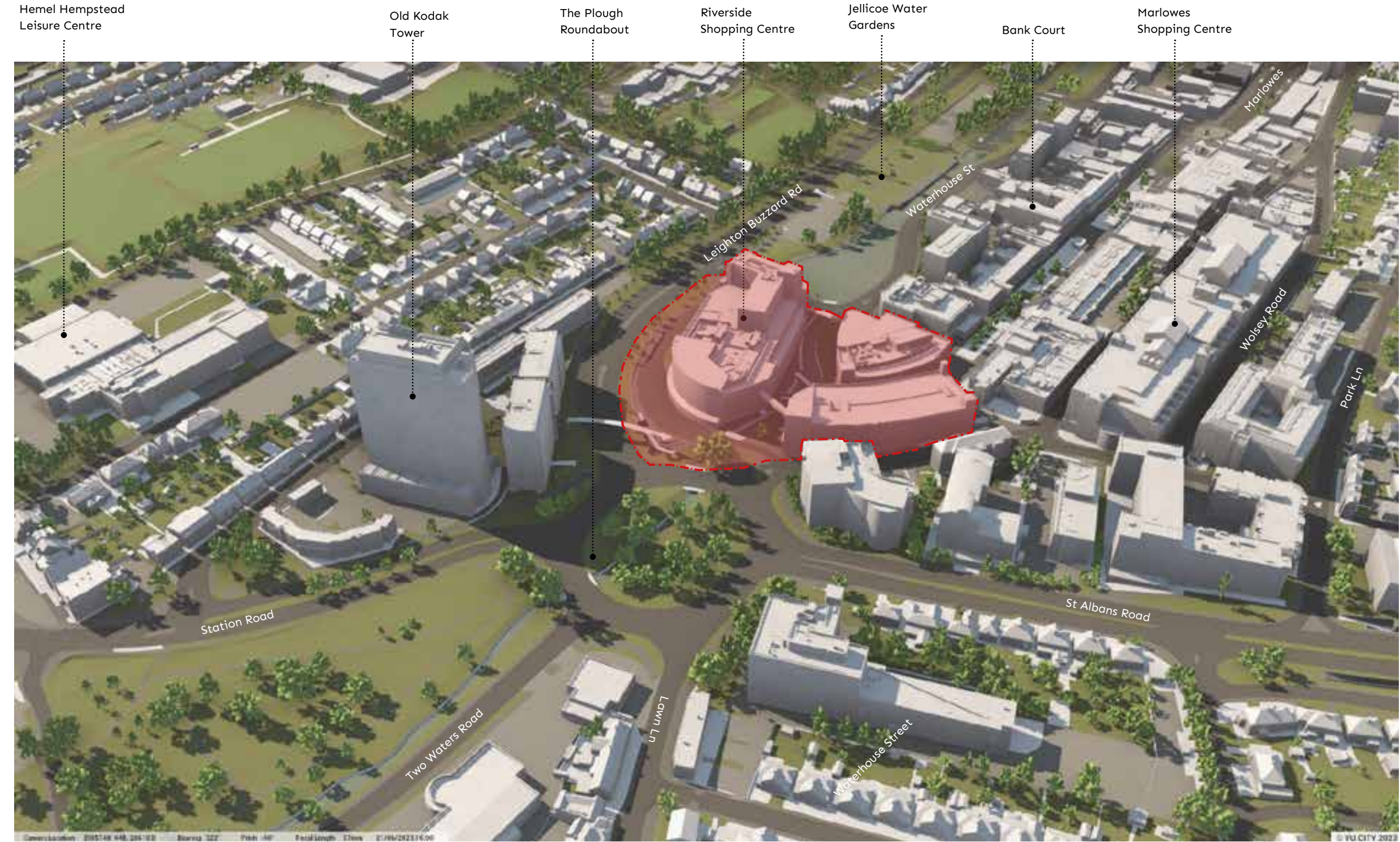


SITE AREA
2.1HA

Riverside Shopping Centre map - existing condition
 - - - Riverside Shopping Centre site boundary - 20,780 sqm (2.1ha)

NOTE: The information shown on these pages is indicative only and subject to measured survey verification

10. RIVERSIDE SHOPPING CENTRE - EXISTING CONDITION



Riverside Shopping Centre aerial view extracted from Hemel Hempstead 3D model produced by Vu.City

- - - Riverside Shopping Centre site boundary

11. TWO WATERS OPPORTUNITY SITE

The Two Waters site is located in Hemel Hempstead within Dacorum Borough Council. It is a 10 minute bus ride to Hemel Hempstead train station and walking distance to surrounding residential areas and town centre amenities.

It is situated between the Plough Roundabout to the north, the Heath Park to the west and London Road to the south. The site include the Magic Car Wash, B&Q and the Travis Perkins retail area.

The site is estimated to be 5.5ha in area.



Hemel Hempstead Town Centre - South Area

- - - Town Centre south boundary
- Two Waters opportunity site

11. TWO WATERS OPPORTUNITY SITE



View of the Two Waters site from Two Water Road looking north



View of the Grand Canal looking east



View of the Two Waters site looking toward the B&Q and Travis Perkins



View of the Magic Car Wash by the Plough Roundabout



View of the Two Waters site from Heath Park looking east

11. TWO WATERS SITE - EXISTING CONDITION

As indicated on the adjacent plans, access to the Two Waters site is from Two Waters and Lawn Ln with exits on the same street. The Grand Union Canal runs through part of the site.

The size of the Moor End Car Park is circa 480m x 195m with an area of approx. 55,130 sq.m.



Two Waters site map - existing condition
 - - - Two Waters site boundary - 55,130 sqm (5.5ha)

NOTE: The information shown on these pages is indicative only and subject to measured survey verification

11. TWO WATERS SITE - EXISTING CONDITION



Two Waters site aerial view extracted from Hemel Hempstead 3D model produced by Vu.City

- - - Two Waters site boundary



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