



24 Church Street West
Woking, Surrey
GU21 6HT

01483 494 350

info@prc-group.com



DESIGN & ACCESS STATEMENT

Tilekiln Green

Prepared by PRC Architecture & Planning Ltd on behalf of FKY Limited
Issue: March 2023
PRC Ref: 11008

PREPARED BY:	PRC ARCHITECTURE & PLANNING LIMITED T: 01483 494 350 [REDACTED]
ON BEHALF OF:	Wren Kitchens Limited
PREPARED BY:	Maddie Jarman
CHECKED BY:	Steve Crawford, <i>Director</i>
PROJECT REFERENCE:	11008
DOCUMENT REFERENCE:	\\prc-fs\CAD\11008 Tilekiln Lane, Stansted\2_Planning\Brochures\Design and Access Statement\11008_PL_Design & Access Statement Rev 4 Last Modified April 4, 2023 3:01 pm
REVISIONS:	2

CONTENTS

INTRODUCTION	4
PURPOSE OF THE DOCUMENT	
ASSESSMENT	5
SITE LOCATION & CONTEXT	
EXISTING VIEWS OF THE SITE	
PROPOSALS	7
SITE DEVELOPMENT	
ACCESSIBILITY	
BOUNDARY TREATMENT	

All drawings are indicative only and not to scale

INTRODUCTION

PURPOSE OF THE DOCUMENT

This Design and Access Statement has been prepared on behalf of the applicant, FKY Limited, in support of its planning application for the redevelopment of land at TileKiln Green, Dunmow road, Bishop's Stortford.

The issues considered in this document include the layout, use, amount, scale and appearance. Although diagrams are included in this document, they are not to scale. Scaled plans and sections have been submitted as part of the application and should be referred to in conjunction with this document.

This statement accords with the national information requirements set out in the National Planning Practice Guidance and the form and content of Design and Access Statements which are prescribed by the Town & Country Planning (Development Management Procedure) (England) Order 2015.

Site Address

TileKiln Green, Dunmow road, Bishop's Stortford

Existing Site Area

5.13 hectares (12.67 acres)

Description of Development

The development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and amenity facilities.

Supporting Documents

In addition to this Design and Access Statement the application is accompanied by plans, sections and technical reports which should be read in conjunction with this Statement.

The Application Team

Applicant	FKY Limited
Architect	PRC Architecture & Planning Limited
Planning Consultant	Litchfields
Landscape Consultant	Nigel Cowlin Limited
Highways Consultant	Intermodal Transportation Limited
Heritage Consultant	Purcell Limited



Aerial view - Site boundary approximately outlined in red.

ASSESSMENT

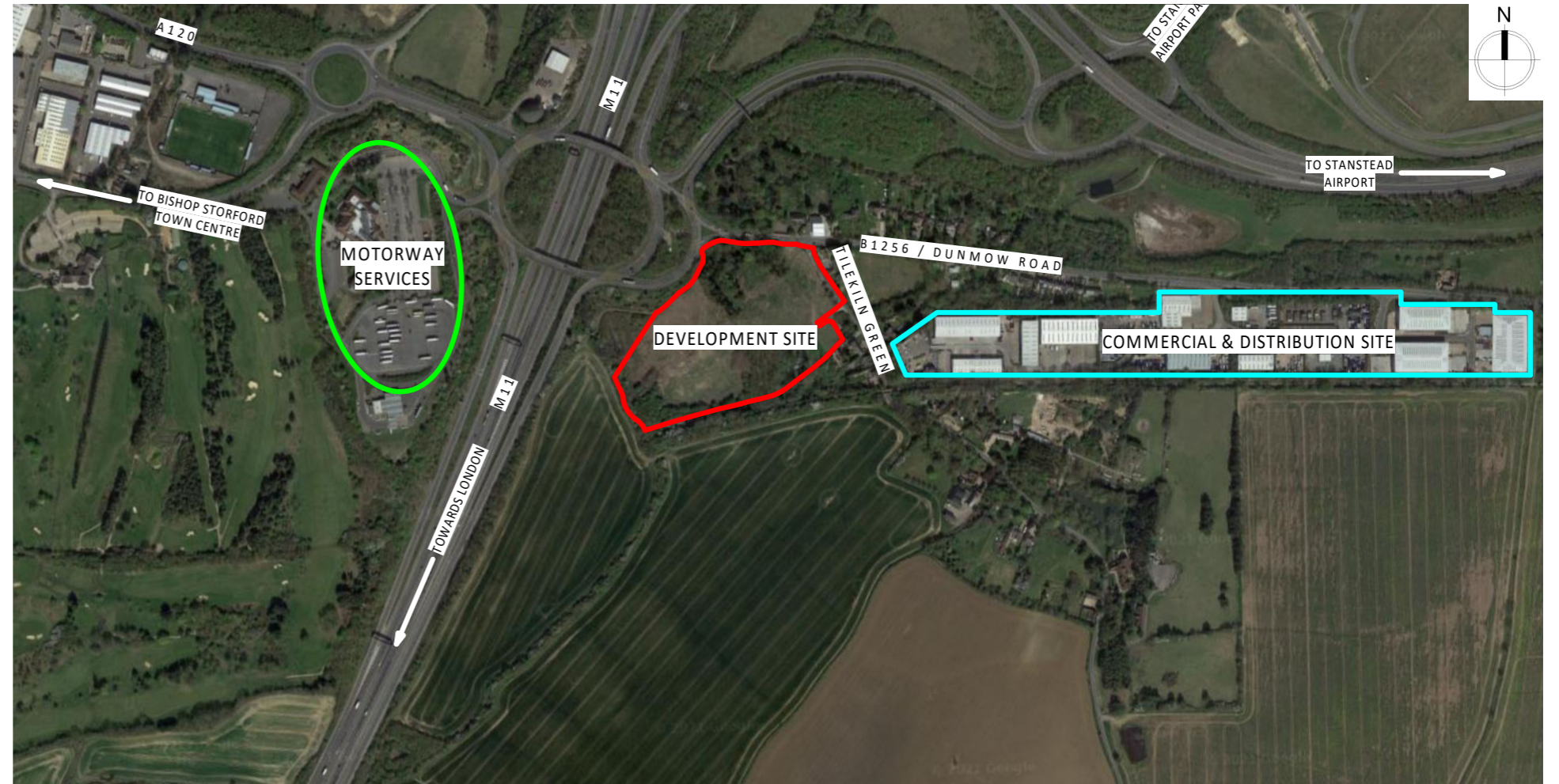
SITE LOCATION & CONTEXT

Location & Context

The site is located directly south of the B1256 (former A120) just east of the M11 junction 8. The site is bounded to the north by the B1256 and to the east by Tile Kiln Green. To the south the site is bounded by a disused railway line, which is also part of the Fitch Way pedestrian / cyclist route, whilst the site's western boundary is formed by agricultural fields.

The Site

The existing site comprises an area of fields and woodland accessed from the north-east via Tilekiln green. There are no buildings residing on the existing site, however, it sits adjacent a cluster of residential properties to the south-east corner.



Aerial view, from Google Maps, illustrating the site location and context

ASSESSMENT

EXISTING VIEWS OF THE SITE



Photo 1



Photo 2



Existing site views



Photo 3

PROPOSALS

SITE ANALYSIS

Land Use & Amount

The site occupies an area of 5.13 ha, 3.02ha of which are to be developed, providing a series of parking plots for HGVs with additional provision for standard car parking and 2 portacabins.

Access

Access to the site is proposed from the north-west of the site where a new access road is proposed. It is proposed to realign the northern part of Tilekiln Green and widen the B1256 to the south in order to improve vehicular access to the site. This provides additional landscape screening to the adjacent properties.

Scale

The site comprises 2 larger zones of HGV parking and 2 smaller zones of HGV parking accessed via a series of 1:20 ramps. Standard car parking is also provided and separated from the truck parking by banking.

The engineered parking areas represent 60% of the overall site area and will be screened by deep landscaped buffer zones.

Landscape & Views

The site falls from the north-east to the south-west by approximately 1m. Parking zone levels are set at 1:60 to facilitate a series of naturally draining plateaus. The location of these have been carefully considered to minimise tree loss and protect views into the site.

A cluster of existing trees within the proposed parking and banking zone are to be removed to facilitate parking and circulation. Existing trees outside this zone are to be retained and provide a buffer to the north-east, down to the south and south-east corner of the site. Truck and car parking zones are framed by an area of banking generally set at 1:3 with a max slope of 1:2.

Views are fairly restricted from various points around the site boundary by trees and levels. Additional tree and shrub planting will help augment the existing landscape margins. The new access road proposed will assist visibility and access for drivers entering and departing the site.

Highways

A Transport Assessment has been prepared by Intermodal Transportation Limited as part of this application and should be referred to.

Road Hierarchy

The B1256/Dunmow road is subject to a 40mph speed limit and runs in an east to west alignment north of the site connecting to the M11 junction 8. Tile Kiln Green runs in a north to south alignment to the east of the site and is currently subject to a 40mph speed limit.

Parking

Parking provision for the site is accommodated by 4 HGV parking zones, 107 car parking spaces, including 6 disabled spaces and 20 cycle spaces and 7 motorcycle spaces.

SITE DEVELOPMENT

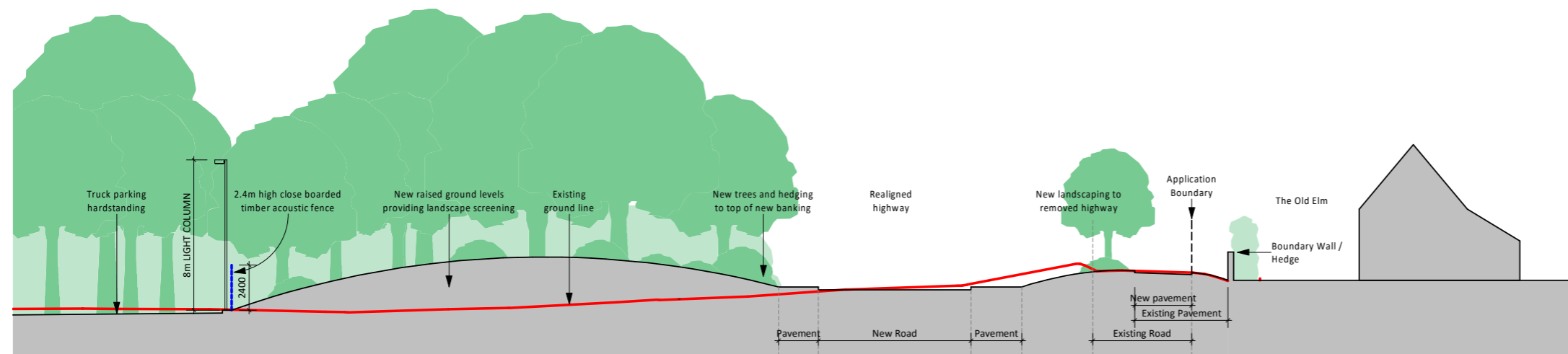
- The site area is 51,244sqm.
- The area of site being developed is 30,779sqm.
- The area of site being developed equates to 60% of the site.
- Two portacabins will be located on site.

ACCESSIBILITY

The site will be fully accessible with accessible car parking spaces provided. On site ramps of 1:20 and site gradients at 1:60 are wheelchair accessible.

HERITAGE/ RESIDENTIAL AMENITY

As has been previously stated the proposals seek to set the activity deep within the site well back from the site boundaries. Extensive landscaping is proposed with the further inclusion of acoustic fencing to the eastern end of the site onto Tilekiln Green, where there are a few residential properties, including Old Elm a listed building on the corner of Dunmow road and Tilekiln Green. This boundary is however set well back from the highways and at a slightly lower level. The land fronting Tilekiln Green offers the opportunity for an earth embankment to be formed and screen planting introduced across the frontage. A heritage report is submitted in support of these proposals.



ILLUSTRATIVE SECTION 3 - THROUGH 'THE OLD ELM'
1 : 200

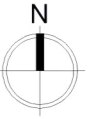
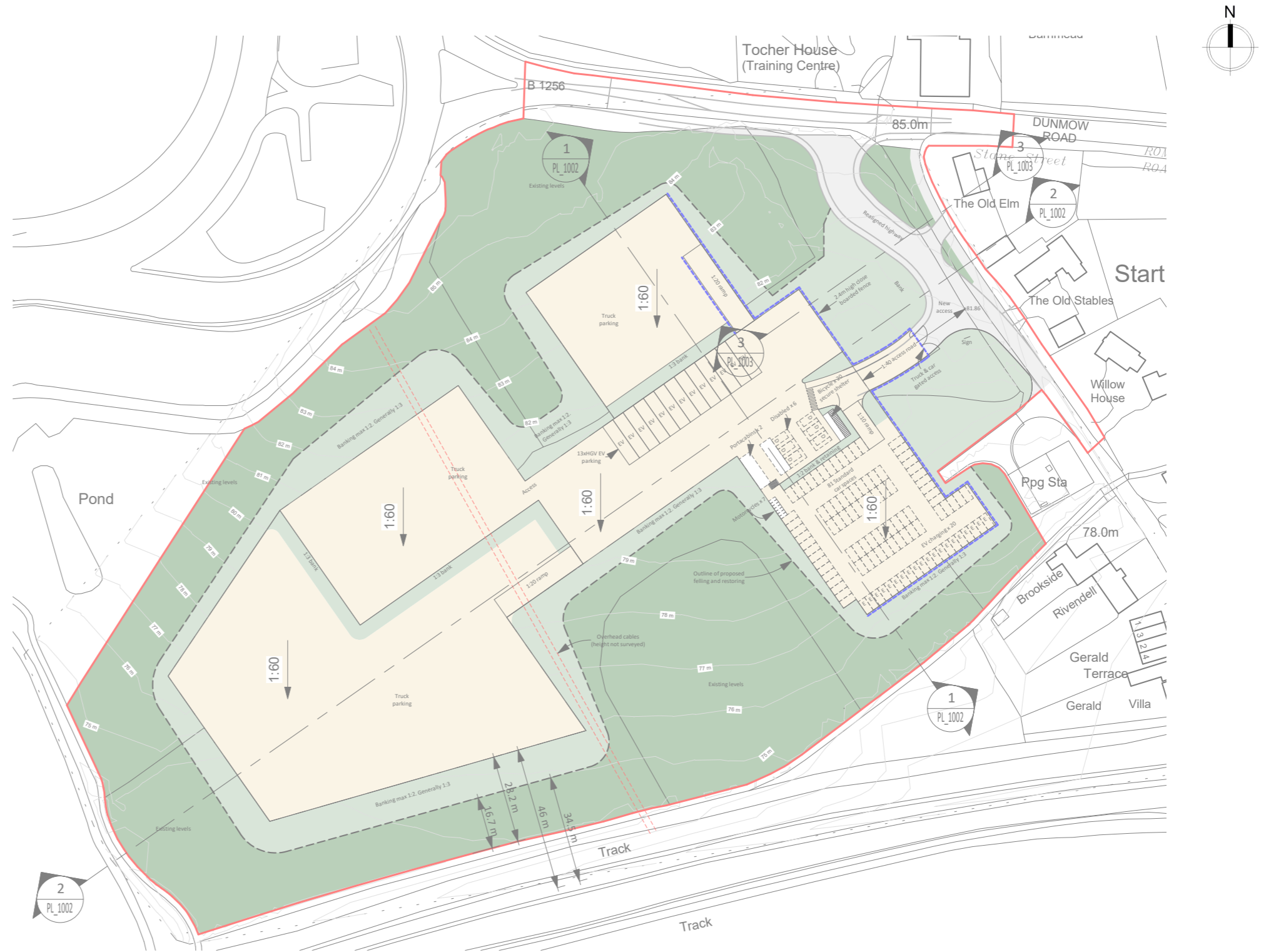
PROPOSALS

BOUNDARY TREATMENT

Proposed example of acoustic closeboarded fence



Proposed Portacabin



All vehicle access and hardstanding area to be concrete



PRC ARCHITECTURE & PLANNING LTD
24 CHURCH STREET WEST, WOKING, SURREY, GU21 6HT
T: 01483 494 350 | F: 0709 298 2979 | [REDACTED]