

LAND EAST OF PINES HILL

STANSTED MOUNTFITCHET
DESIGN AND ACCESS STATEMENT
FEBRUARY 2023

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Land East of Pines Hill, Stansted Mountfitchet : Design and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of Luxus Homes Ltd.

This document has been designed to be printed double sided at A3 (landscape).



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Revision	-

CONTENTS

Land east of Pines Hill, Stansted Mountfitchet
Design and Access Statement

01	Introduction	
02	Assessment	
	Physical Nature and Character of Area	7
	Contextual Study	9
	Heritage Statement	10
	Local Amenities and Sustainability Credentials	12
	History of the Site	13
	Urban Grain Comparison	15
03	Evaluation	
	Opportunities and Constraints	17
04	Design	
	Land Use	19
	Access and Movement	20
	Density	21
	Building Heights	22
	Design Principles	23
	Illustrative Layout	26
	Illustrative Site Layout in the Wider Context	27
	Indicative Schedule of Accommodation	28
	Access	29
	Sustainable Design	30
	Precedent Images	31
05	Conclusion	

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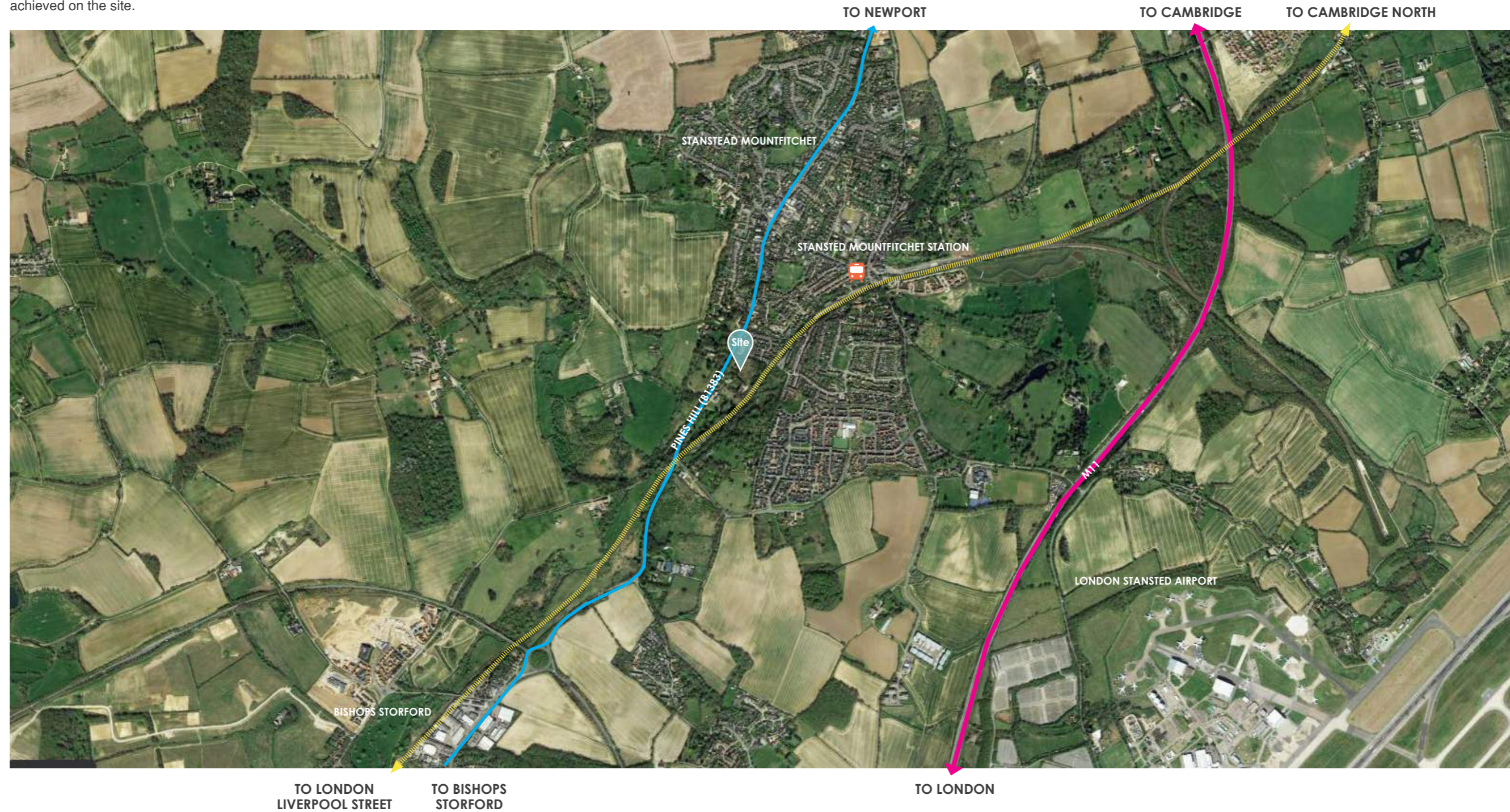
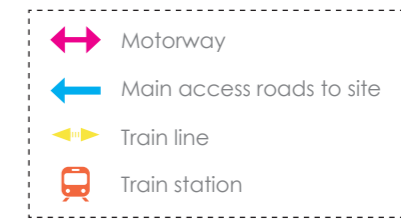
Land East of Pines Hill

Introduction

On Architecture have been appointed to consider the potential for development at Land east of Pines Hill, Stansted Mountfitchet. This design and access statement accompanies an outline application for up to 31 dwellings, with all matters reserved for subsequent approval apart from vehicular access onto Pines Hill.

This document sets out the background to the project and summarises the design process and considerations that have been taken into account in developing the illustrative site layout and design principles that can be achieved on the site.

The site is surrounded by various local amenities and transport links, these include the M11 which provides routes to London from the south and Cambridge from the north. The site is also a 10 minute walk to Stansted Mountfitchet station allowing links to London Liverpool Street and Cambridge North Stations. Pines Hill (B1383) situated to the west to the site also provides local links to Newport in the north and Bishops Stortford to the south.



02 Land at the East of Pines Hill Assessment

PHYSICAL NATURE AND CHARACTER OF AREA

The proposed site is located within Stansted Mountfitchet and is bounded by Pines Hill to the west and Stoney Common Road to the north. To the Eastern site boundary lies an area of land and commercial use to the south-east corner, with the railway line beyond. Residential properties lie to the south western, northern and north western boundaries of the site.

The existing site is currently disused land which is characterised by vegetation and a number of trees. The surrounding area contains a mixture of residential properties, large manor houses, care homes and commercial premises.

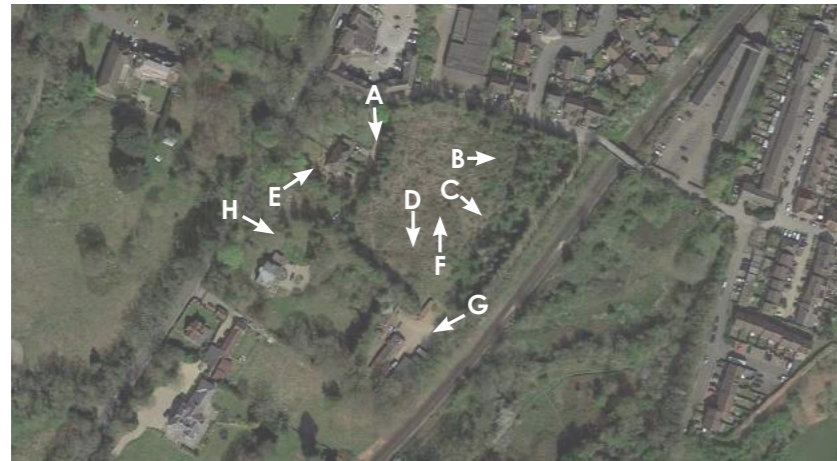
The site is located at the edge of a large development to the north and east on Old Bell Close, which comprises the village of Stansted Mountfitchet. The site also provides local access to Stansted Airport which is located 2 miles from the village.



 Red boundary line indicates application site

Image courtesy of Google

Photographs of the application site are set out below:



CONTEXTUAL STUDY

The area surrounding the site comprises an eclectic mix of houses, of mixed age, architectural style and scale (see photographs below). The local area displays a diverse palette of materials including various colours of brick such as red and yellow, render and stone. The residential properties also display both 1 and 2 storeys.



Access to Stoney Common Road



27 Old Bell Close



Pines Hill Cottage



Image courtesy of Google



11 Stoney Common Road



View of adjacent railway line



Riverside Business Park

HERITAGE STATEMENT

The application site at land east of Pines Hill is not located within Conservation Area and there are no listed buildings or locally listed buildings located within or adjacent to the site.

The plan opposite shows the location of a Grade II listed building, known as Fairfield, Silver Street (List UID: 1322466). This listed building is located 160m from the entrance to the application site off Pines Hill, and approximately 120m from the edge of the application site along Stoney Common Road.

The historic listing describes Fairfield as follows:

C18 timber-framed and plastered house, said to be circa 1720, with a modern wing at the rear. The east front has a parapet and a stucco moulded cornice. The front is lined as ashlar. Two storeys. Three window range, double-hung sashes with glazing bars. A central 6-panel door has a wood doorcase with pilasters, a seal-circular fanlight with fan glazing and the remains of the lower part of a former open pediment. Roofs tiled, mansard, double pitched. The interior has good original features including 2 fireplaces and windows with internal horizontal sliding shutters within the wall thickness.

As can be seen from the street view from the entrance to the application site off Pines Hills, the listed building is heavily screened by trees. As you approach the boundary of the listed building from the south, the listed property is further screened by close boarded fencing and a high brick wall. Whilst the proposed access from Pines Hill will change the appearance of the eastern side of the main road, some of the existing trees will be retained and the proposed housing is set further back from the frontage. Taking into account the amount of screening along the western side of Pines Hill/Silver Street, and the design of the scheme seeks to retain the landscaped edge to the east side of Pines Hill, the impact on the setting of the listed building to the north is therefore considered to be negligible.

The street view from Stoney Common Road from the edge of the application site also shows that the listed building will not be visible as it is located further north of the junction with Pines Hill/Silver Street (B1383). There will therefore be no impact on the setting of the listed building viewed from this point of the application.

The overall conclusion in terms of the impact on the setting of the listed building at Fairfields, is that the proposed development will have no adverse impact viewed from Pines Hill, and there will be no impact viewed from Stoney Common Road.

This review of the nearby heritage asset provides a description of the significance of the heritage asset affected, and contribution made by its

setting, as required by paragraph 194 of the NPPF 2021. This paragraph also notes that the level of detail should be proportionate to the asses' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Taking into account the above heritage review and based on the guidance within the NPPF 2021, it is considered that this level of detail is sufficient to assess the impact on the Grade II listed building, and conclude that there will either be no adverse impact, or no impact on its setting. The proposed development will also comply with the Adopted Local Plan Policy ENV2 which seeks to protect the setting of Listed Buildings.



A – From application site entrance viewing north towards the listed building.

▲ Location of listed buildings



B – From the north of listed building viewing south down Pines Hill



C – From Stoney Common Road viewing westwards

VILLAGE DEVELOPMENT

The application site is located in a highly sustainable location at the southern edge of the village. Although the application site is located outside of the identified settlement boundary as defined by the adopted Local Plan, the land use plan on this page shows how the site sits between existing development to the north, south, east and west. It is therefore an enclosed site that has minimal impact on openness of surrounding countryside. This impact is assessed by the LVIA and Planning Statement, but this plan highlights the containment of the site in relation to surrounding land uses.

↑
N

Key























- Site boundary
- Urban area including residential
- Countryside
- Commercial areas
- Mounfitchet Castle & Norman Village
- Educational
- Sewage works
- Main access roads to site
- Train line
- Train Station



LOCAL AMENITIES AND SUSTAINABILITY CREDENTIALS

One of the Very Special Circumstances for allowing the proposed development within the Green Belt referred to in the Planning Statement, is the highly sustainable location of the site. The plan on this page highlights the close proximity of the village centre, the railway station, services and schools, all within an easy walk or cycle. It is this highly sustainable location of the site, that makes this scheme unique to other potential development sites around Stansted Mountfitchet.

Key

-  Village Centre
-  Train Station
-  Bus Stop
-  Airport
-  Care Home
-  Supermarket
-  Shops
-  Library
-  Church and Cathedral
-  Skate Park
-  Play Area / recreation
-  Secondary School
-  Primary School
-  Hotel
-  Pub
-  Restaurant
-  Motorway
-  Main access roads to site
-  Train line
-  800m walking distance from the site
-  1km walking distance from the site
-  1km Pedestrian route to station

Distances from Site:
 Village Centre – 12 min (walking)
 Stansted Mountfitchet train station – 10 min (walking)
 Bishop's Stortford – 9 min (driving)
 London – 1hr 20 min (train)



HISTORY OF THE SITE

Application UTT/14/0151/OP

Previously a scheme was refused planning permission for 68 dwellings in 2014 (LPA reference UTT/14/0151/OP). The proposals were for a much larger development that covered a wider area than the current application. Whilst the application was refused there was no objection raised by either the highway authority or the district council to the vehicular access from Pines Hill. The proposed revised scheme has taken on board the positive aspects that had been considered through the 2014 application, but proposes a significantly reduced amount of development, and focuses on providing smaller dwellings (two and three bed) and increase the percentage of affordable housing to 52%.



Site layout of refused 68 unit outline application UTT/14/0151/OP



Visual of the outline application UTT/14/0151/OP

HISTORY OF THE SITE

Application UTT/21/2730/OP

More recently an outline application for up to 31 dwellings was refused planning permission in December 2021.

Since this decision, additional ecological and drainage work has been carried out to address the reasons for refusal, as well as a proposed increase in the number of affordable units.

Regarding the location and urban grain of development, the case officer highlighted the following within their report:

Whilst the layout of the development is a matter reserved for consideration at a later date, the illustrative layout demonstrates a density of 31 dwellings per hectare and buildings circa 2-2.5 storeys high. This may be deemed appropriate in isolation, however not in the open countryside and within the green belt. Development further north of the site has a relatively tight urban grain which is appropriate within development limits, where such development can be located. The site provides a transition in the area. The development south of the site comprises detached houses within spacious surroundings, with extensive separation distances, in keeping with the character of the Countryside. Notwithstanding the principle against such a development within the green belt. The proposed development does not take the opportunity to improve the existing urban grain to the north or provide a development which would be a suitable transition between the north and south of the site. The proposals represent a form of inappropriate development which would result in the urbanisation of the site which would be harmful to the character of the area. Furthermore, the development does not provide for any on site open space.

In order to demonstrate the suitable transition that this proposal provides between the higher density development to the north, and the lower density housing to the south, an urban grain comparison has been provided on the following page. Within the proposed site the majority of buildings are situated to the north, reflecting the surrounding urban grain of the existing built up area. There is then a clear distinction with more dispersed, predominantly detached units proposed along the southern boundary, establishing a legible transition to the lower density housing to the south and countryside beyond.



Site layout of refused 31 unit outline application UTT/21/2730/OP

Not to scale

URBAN GRAIN COMPARISON



03

Land East of Pines Hill

Evaluation

OPPORTUNITIES AND CONSTRAINTS



Through undertaking an assessment of the site at a local and village wide scales, understanding surrounding context and previous planning history on the site, various opportunities and constraints can start to be highlighted within and surrounding the site.

The technical reports that have been prepared for the application also provide a further basis for informing the constraints and opportunity plan shown on this page.

04 Land East of Pines Hill
Design

LAND USE

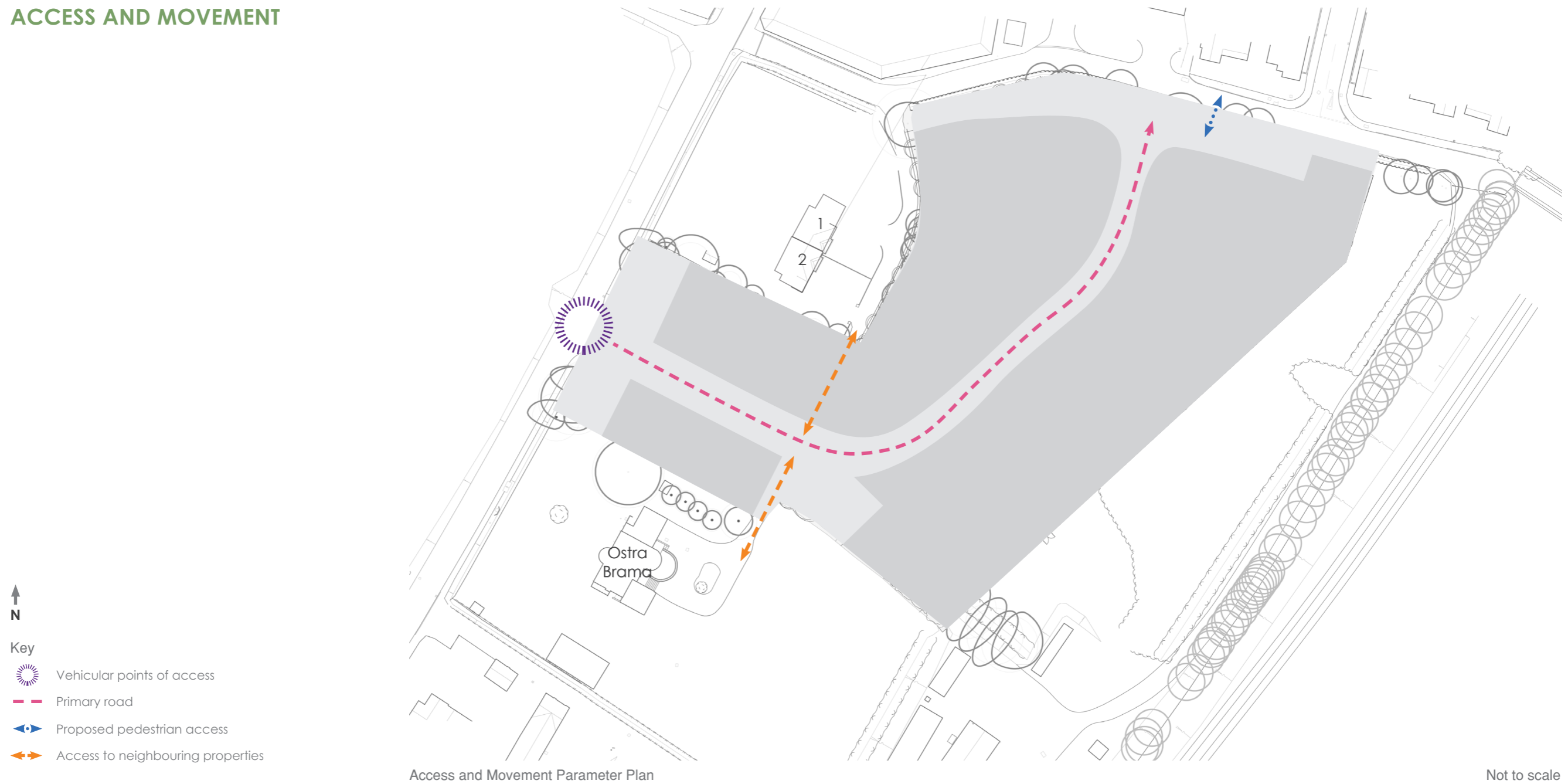


Land Use Parameter Plan

Not to scale

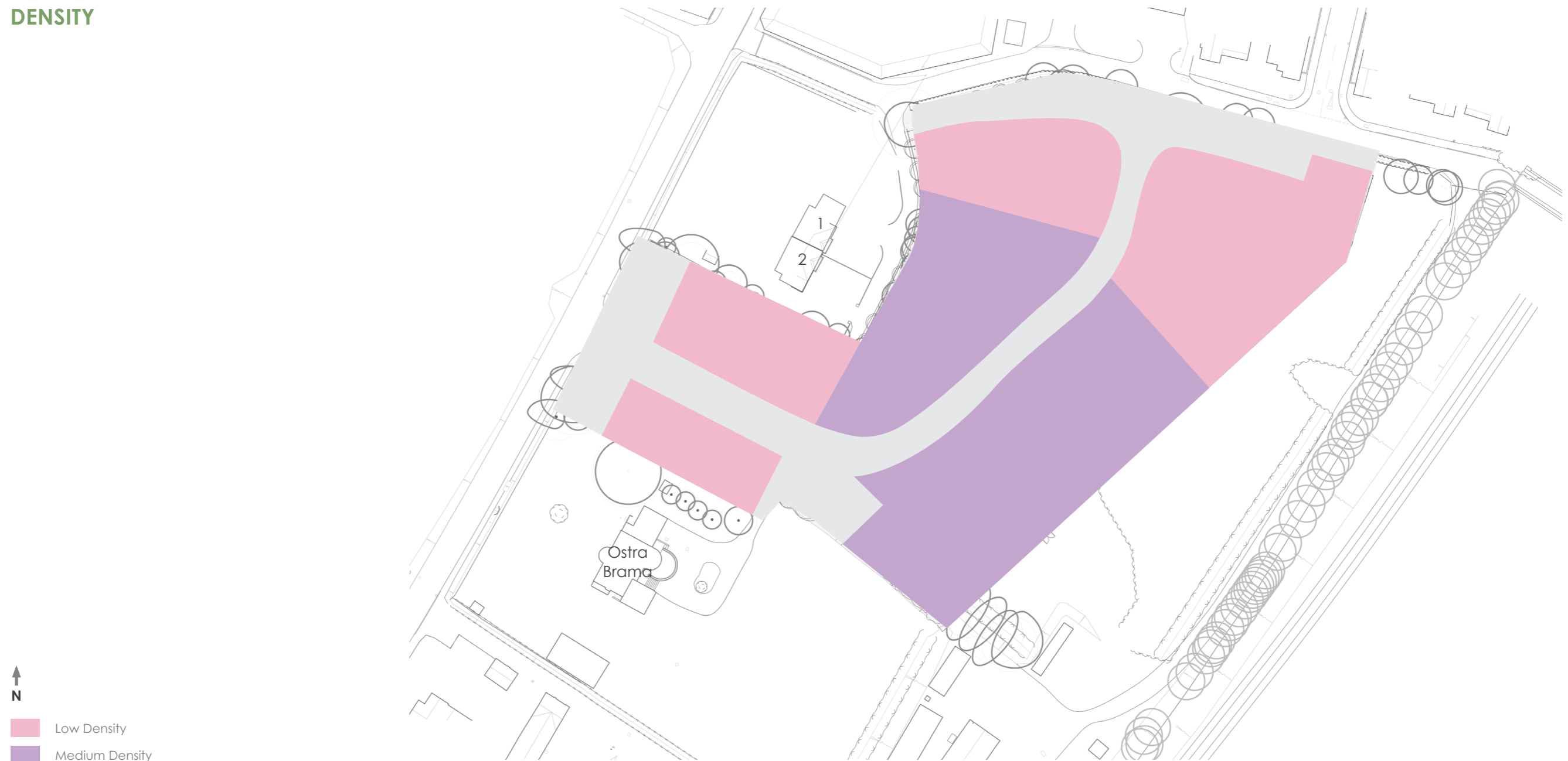
The site which is approximately 31 dwelling per hectare, will include a residential use of medium density displayed in yellow and will display a mix of unit types and private amenity space. The outer edges of the site is also outlined by a existing tree line, which is denser in the northern,southern and western edges. The centre of the site includes the proposed trees to provide green frontages to dwellings. The entrance to the site also allows the opportunity for green amenity space which continues further in to the site.

ACCESS AND MOVEMENT



The sites principle vehicular access is from Pine Hill to the west, which will connect with primary road which runs through the centre of the site. The layout will also allow for access to existing neighbouring properties 1&2 to the west, as well as Ostra Brama in the south west via the primary access road and proposed pedestrian access which will be gated. The entrance to site will also provide pedestrian access on the edges of the main access road leading to the south east and northern parts of the site.

DENSITY



Density Parameter Plan

Not to scale

The site will be of both medium to low density, with the medium density situated to the centre of the site and the low density on the edges. This allows for softer densities on the periphery which then flow in and out of higher densities so that it does not conflict with the surrounding context to the south and west as well as reducing overlooking on site. This then alleviates the density of the northern Old Bell Close development by reducing this on the southern edge of Stoney Common Road. The density is approximately 31 dwelling per hectare.

BUILDING HEIGHTS



Building Heights Parameter Plan

Not to scale

The proposal will include a mix between 2-2.5 storeys, with the higher storeys predominantly situated on the north east and entrance of the site. This then matches the storey height of Old Bell Close on the northern boundary of the site. Two storey development is predominantly proposed to the south of the site, responding to the more open nature of development in this area and reducing the potential for overlooking.

DESIGN PRINCIPLES



Green Infrastructure

A landscape-led development, which responds to the existing landforms and topography. Existing mature trees and hedges will be retained around the site, particularly within the boundary planting, along with proposed planting throughout the site. This will soften the impact of the development and maintain natural biodiversity.

Boundary treatments throughout the site would consist of hedgerows and close boarded fences (minimum 1.8 metres) around garden boundaries, along with an acoustic fence (as indicated on the diagram above), with a minimum height of 2.2 metres. This will screen the gardens from the noise of the commercial premises, to the south.

- Existing trees
- Proposed trees
- ▬▬ Acoustic fence (min. 2.2 metres)



Access and Movement

Existing access to the site is through an off road side lane (as indicated on the diagram above). Vehicular access is proposed from Pines Hill Road. This would link into a primary route through the site linking to private drives. Pedestrian paths will run adjacent to the primary route and the main access road into the site.

The existing access to the neighbouring property (Ostra Brama) will be retained and enhanced, linking off of the primary route.

- ☼ Vehicular points of access
- - - Primary road
- ↔ Proposed pedestrian access
- ↔ Access to neighbouring properties



Development Parcels

Proposed dwellings are broken up into distinct development parcels, with a medium density area to the south part of the site, with apartments and terraced units providing opportunity for affordable units. Lower density parcels, to the north, will consist of predominantly semi-detached and detached dwellings.

Development parcels



Frontages

Frontages provide high levels of surveillance and security to the access routes and private courtyards. The dwellings predominantly face the primary routes through the site.

Frontages



HA Land Parcels

Affordable units will be located towards the south of the site, in easy to manage clusters. A mix of tenures and unit types will be proposed in accordance with local requirements, providing 52% affordable across the site.

- Development parcels
- HA land parcels



Self-build Land Parcels

A number of units will be allocated as self-build/custom build, further increasing the range of homes available in line with Local Planning Policy.

- Development parcels
- HA land parcels
- Self-build/custom build land parcels

ILLUSTRATIVE LAYOUT

An illustrative site layout has been prepared for the outline application, in which to demonstrate a possible scheme for the site and demonstrate how the proposals aim to comply with the Essex Design Guide. The main objective to design a permeable layout that connect well with the existing walking and cycle networks within and outside of the development, and that the residential layout should encourage walking and cycling through the creation of direct routes.

The illustrative layout retains much of the existing routes from existing pathways and road access to neighbouring properties, while also seeking to enhance road infrastructure and providing footpath links into the scheme. This also connects the scheme to the village, making it a highly sustainable location, along with the intention that the scale and appearance of the development will be in keeping with the character of the surrounding context.

The scheme aims to integrate within the landscape setting, retaining much of the existing trees and hedges, where possible and enhancing tree buffers and proposing new trees, open amenity space and hedgerows, within the scheme.

The provision of garden sizes for houses and communal areas for apartments is set out within the EDG, which states there is a general requirement to provide 1 and 2 bed houses with a minimum of 50 sq m of garden space, and for 3 bed and above houses a minimum of 100 sq m. While apartments require at least 25 sq m of private space for each apartment. If this level of communal space is not achievable the EDG requires the provision of balconies of at least 5 sq m. The proposed scheme in this outline application is compliant with this standard, as demonstrated within the indicative schedule on page 22.

This scheme provides a mix of 1, 2, 3 & 4 bedroom dwellings, along with 52% affordable units.



Illustrative Site Layout Plan

Not to scale

ILLUSTRATIVE SITE LAYOUT IN THE WIDER CONTEXT

This image shows how the proposed indicative masterplan blends in and is integrated with the surrounding urban fabric of Stansted Mountfitchet. It also demonstrates how the development will not project out into open countryside and is an enclosed parcel of land.



Illustrative Site Layout Plan in the wider context

Not to scale

INDICATIVE SCHEDULE OF ACCOMMODATION

Unit	Accommodation	Area (m ²)	Garden sizes (m ²)	Tenure
1	3 bedroom	100.1	105.0	Shared Ownership
2	2 bedroom	79.0	80.3	First Homes
3	4 bedroom (2 ½ storeys)	186.2	108.1	Private
4	2 bedroom	79.0	65.8	First Homes
5	2 bedroom	79.0	60.5	First Homes
6	4 bedroom (2 ½ storeys)	186.2	126.0	Private
7	3 bedroom (2 ½ storeys)	130.1	101.7	Private
8	3 bedroom (2 ½ storeys)	130.1	105.1	Private
9	3 bedroom	119.2	159.7	Private
10	5 bedroom (2 ½ storeys)	227.0	159.2	Private
11	5 bedroom (2 ½ storeys)	227.0	183.0	Private
12	3 bedroom	119.2	101.7	Self-build/Custom Build
13	3 bedroom	119.2	104.2	Self-build/Custom Build
14	4 bedroom (2 ½ storeys)	186.2	138.1	Self-build/Custom Build
15	3 bedroom	119.2	110.7	Self-build/Custom Build
16	5 bedroom (2 ½ storeys)	227.0	188.4	Private
17	3 bedroom (2 ½ storeys)	130.1	136.9	Private
18	3 bedroom (2 ½ storeys)	130.1	230.3	Private
19	3 bedroom	119.2	201.7	Private
20	2 bedroom	79.0	86.1	First Homes
21	2 bedroom	79.0	86.1	Shared Ownership
22	3 bedroom	93.0	107.4	Shared Ownership
23	3 bedroom	93.0	104.8	Shared Ownership
24	2 bedroom	79.0	71.2	Affordable Rent
25	3 bedroom	93.0	100.1	Affordable Rent
26	1 bedroom (apartment)	50.0	25.0*	Affordable Rent
27	1 bedroom (apartment)	50.0	25.0*	Affordable Rent
28	1 bedroom (apartment)	50.0	25.0*	Affordable Rent
29	1 bedroom (apartment)	50.0	25.0*	Affordable Rent
30	2 bedroom (apartment)	70.0	25.0*	Affordable Rent
31	2 bedroom (apartment)	70.0	25.0*	Affordable Rent
PRIVATE TOTAL		2,356 m ²		
AFFORDABLE TOTAL		1,193 m ²		
OVERALL TOTAL		3,549m ²		

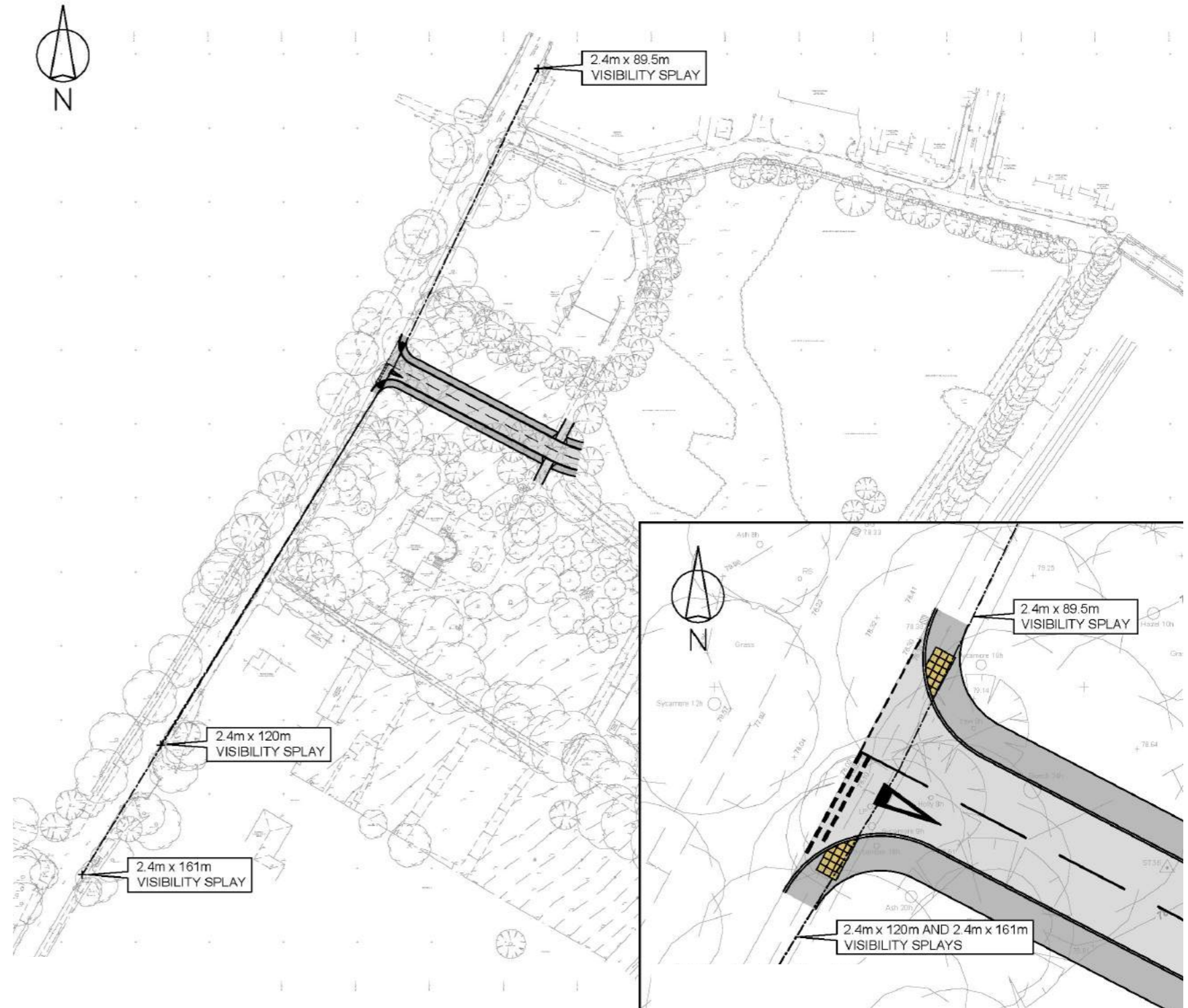
* amount from 150 m² of communal area divided between individual apartments



Illustrative Site Layout Plan — Affordable parcels — Affordable rent — Shared ownership — First Homes — Self/Custom Build — Not to scale

ACCESS

A proposed access point is sought for approval, within this application. The above diagram illustrates the location of the proposed access off of Pines Hill Road. Currently vehicular access is obtained from an off road side lane, which wouldn't be suitable as the main access point through to the development, but is retained as private access routes for neighbouring properties. This is for outline application, but access has been detailed and more information can be found on the submitted Transport Statement included with this application.



Proposed Site Access Visibility (Drawing by ttp consulting)

Not to scale

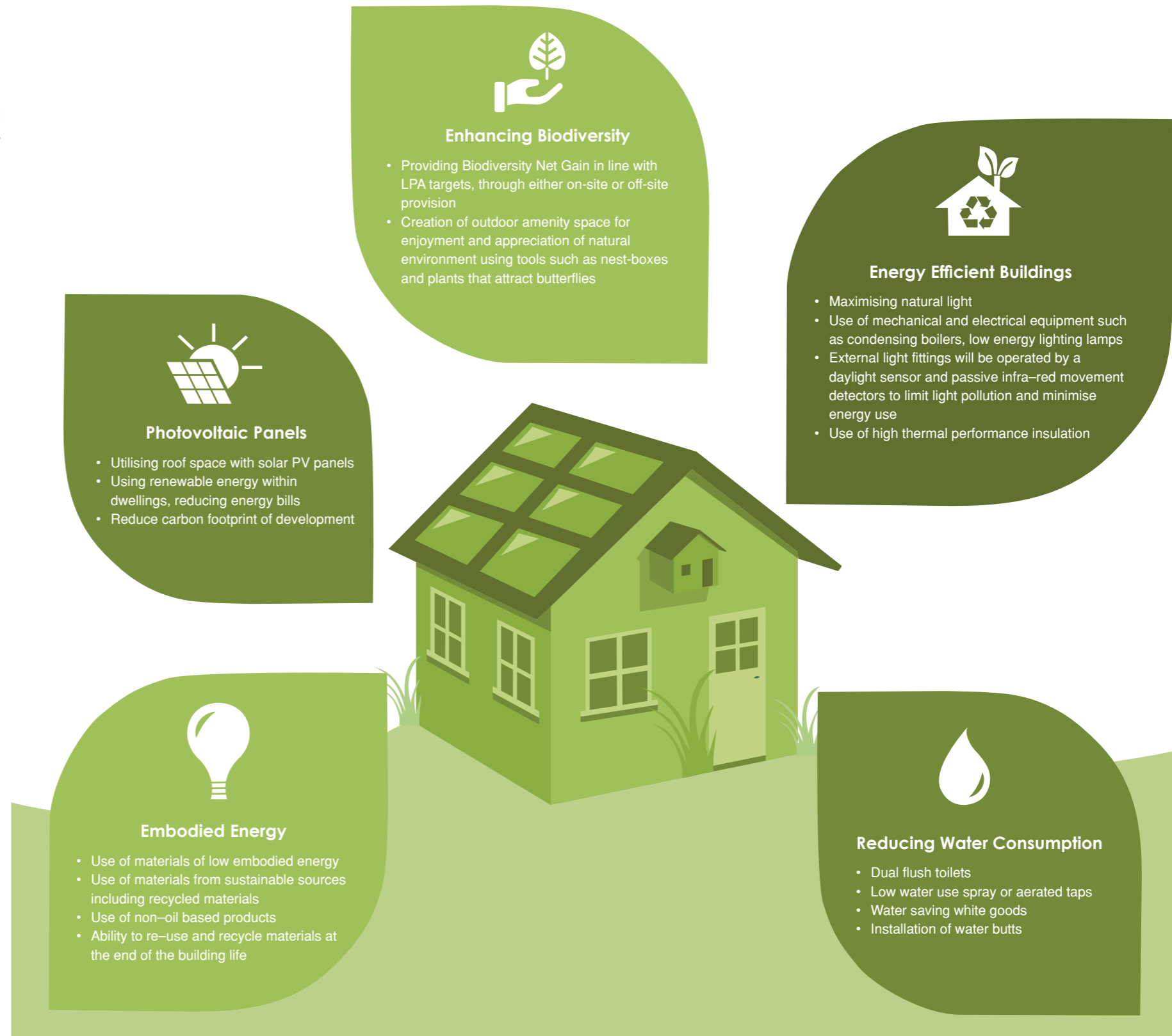
SUSTAINABLE DESIGN AND CONSTRUCTION ASSESSMENT

The need to provide a high degree of sustainable construction and energy conservation has influenced the design, with the objective of making the new homes energy efficient, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaptation to climate change.

The proposed designs will meet sustainable methods of construction in accordance with the Building Regulations. This approach will result in a scheme that consumes reduced amounts of energy, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaptation to climate change.

Embodied energy will be considered when choosing materials to create a healthy, comfortable building with a low impact upon the environment.

Suggested renewable energy and sustainable solutions are demonstrated through the adjacent diagram.



PRECEDENT IMAGES

This application has been submitted in outline with all matters reserved for subsequent approval except for vehicular access details. An illustrative masterplan has been prepared showing a potential mix of development and how it could be laid out. In terms of appearance and design, as this is an outline application this detail has not been included for approval, but the following images show how the development could look based on a traditional appearance. Materials shown include bricks, tiles and boarding, giving a village feel to the design of the development, with is reflective of other existing properties on the locality of the application site



Windsor Meadow, Marden for Millwood Designer Homes, by On Architecture



Hillbury Field, Sussex for Fernham Homes, by On Architecture



Holborough Lakes for Berkeley Homes, by On Architecture



Whitehorns Orchard for Fernham Homes, by On Architecture



Dairy Lane Development, Stansted Mountfitchet, Crest Nicholson



Saxon Meadows, Standon, Stonebond Properties

05 Land East of Pines Hill Conclusion

This Design and Access Statement accompanies an outline planning application for a residential development, with all matters reserved except for access, at Land east of Pines Hill, Stansted Mountfitchet.

The design of the development has been fully informed by an understanding of the site context and local environment.

The illustrative site layout demonstrates one way in which the layout of the proposed development could be delivered, based on the opportunities and constraints, particularly the retention of existing landscape buffers and access from Pines Hill Road.

The urban grain analysis shows how the illustrative layout responds to the site's immediate context, providing a natural transition between higher density development to the north and lower density to the south at this edge of settlement location.

The sites uniqueness is demonstrated as a:

- » Fully enclosed landlocked site .
- » Density within keeping with the surrounding area.
- » Permeable roads that integrate with the village.
- » Pedestrian access promoted from the site to the Stoney Common Road.
- » Provision of a vehicular access onto Pines Hill meeting highway standards.
- » Provision of 52% affordable housing.
- » 4no. Self-build/Custom-build units integrated within the scheme.
- » Essex Design Guide principles have been adhered to, creating a high quality designed scheme.
- » The application site represent a highly sustainable location.



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