

LAND AT PINES HILL

STANSTED MOUNTFITCHET
PRE-APPLICATION DOCUMENT
APRIL 2021

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Land at Pines Hill : Pre-Application Document

This pre-application document has been prepared by On Architecture on behalf of Luxus Homes Stoney Common Limited.

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



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Please note:

Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

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Land at Pines Hill, Stansted
Pre-Application Document : April 2021

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01

Land at Pines Hill

Introduction



Image courtesy of Google

On Architecture has been appointed by Luxus Homes Stoney Common Limited to consider the potential for a residential development on Land at Pines Hill, Stansted Mountfitchet.

This document sets out our initial design proposals describing the site and surrounding area and the opportunities and constraints, to inform the scale and form that can be achieved on the site.

The site is located in Stansted Mountfitchet which is a village located 35 miles north of London and is served by Stansted Mountfitchet railway station.

02 Land at Pines Hill Assessment

SITE LOCATION



 Red boundary line indicates application site

Image courtesy of Google

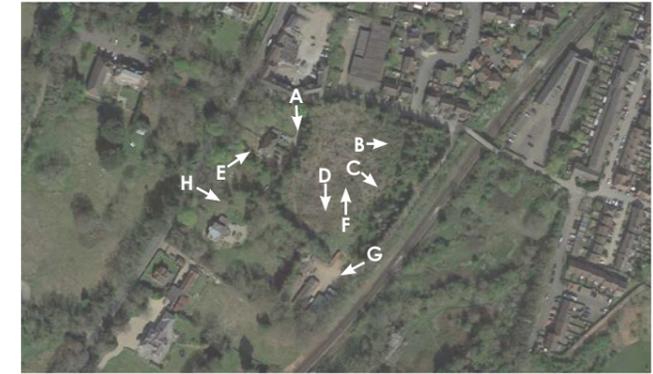
The proposed site is located within Stansted Mountfitchet and is bounded by Pines Hill to the west and Stoney Common Road to the north. To the Eastern site boundary lies an area of land and commercial use to the south-east corner, with the railway line beyond. Residential properties lie to the south 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 which comprises the village of Stansted Mountfitchet. Stansted Airport is located 2 miles from the village, which lies beneath the flight paths.

Photographs of the application site are set out below:



LOCAL AMENITIES

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 site
-  1km walking distance from site
-  Pedestrian route to station

Distances from Site:

- Village Centre – 12 min (walking)
- Bishop's Stortford – 9 min (driving)
- London – 1hr 20 min (train)



CONTEXTUAL STUDY

The area surrounding the site comprises an eclectic mix of houses, of mixed age, architectural style and scale (see photographs below):



Access to Stoney Common Road



Pines Hill Cottage



View of adjacent railway line



27 Old Bell Close



11 Stoney Common Road



Riverside Business Park

Images courtesy of Google

OPPORTUNITIES AND CONSTRAINTS



04 Land at Pines Hill
Design

DESIGN STRATEGY



Key

- Site boundary
- 1 Proposed new access
- 2 Existing access to neighbouring properties retained
- 3 Proposed access to Ostra Brama
- Existing trees to be retained
- Existing trees to be removed
- Proposed trees
- Proposed vehicular access
- Proposed pedestrian access
- Access to neighbouring properties
- Garden amenity for flats
- Neighbouring properties
- Parking court
- Proposed residential apartments
- Garden layouts / sizes compliant with EDG standards
- Affordable parcel



Proposed Site Layout Plan

Not to scale

SKETCH SITE LAYOUT PLAN



Sketch Site Layout Plan

Not to scale

INDICATIVE SCHEDULE OF ACCOMMODATION

Unit	Accommodation	Area (m2)	Tenure	Garden
1	3 bedrooms	100 m2	Private	111 m2
2	3 bedrooms	100 m2	Private	100 m2
3	4 bedrooms (2 ½ storeys)	165 m2	Private	120 m2
4	3 bedrooms	118 m2	Private	104 m2
5	3 bedrooms	118 m2	Private	100 m2
6	4 bedrooms (2 ½ storeys)	165 m2	Private	103 m2
7	3 bedrooms	118 m2	Private	101 m2
8	3 bedrooms	118 m2	Private	110 m2
9	3 bedrooms	118 m2	Private	162 m2
10	5 bedrooms (2 ½ storeys)	209 m2	Private	149 m2
11	5 bedrooms (2 ½ storeys)	209 m2	Private	177 m2
12	3 bedrooms	118 m2	Private	108 m2
13	4 bedrooms (2 ½ storeys)	155 m2	Private	100 m2
14	4 bedrooms (2 ½ storeys)	165 m2	Private	152 m2
15	4 bedrooms (2 ½ storeys)	155 m2	Private	108 m2
16	5 bedrooms (2 ½ storeys)	209 m2	Private	230 m2
17	3 bedrooms	118 m2	Private	124 m2
18	3 bedrooms	118 m2	Private	170 m2
19	4 bedrooms (2 ½ storeys)	155 m2	Private	119 m2
TOTAL		2,767 m2		
20	2 bedrooms	79 m2	SO	68 m2
21	2 bedrooms	79 m2	SO	67 m2
22	3 bedrooms	93 m2	SO	111 m2
23	3 bedrooms	93 m2	SO	102 m2
24	2 bedrooms	79 m2	AR	76 m2
25	3 bedrooms (2 ½ storeys)	93 m2	AR	134 m2
26	2 bedrooms (apartment)	71 m2	AR	Overall area for garden amenity for flats - 305 m2
27	2 bedrooms (apartment)	71 m2	AR	
28	1 bedroom (apartment)	51 m2	AR	
29	1 bedroom (apartment)	51 m2	AR	
30	1 bedroom (apartment)	51 m2	AR	
31	1 bedroom (apartment)	51 m2	AR	
TOTAL		956 m2		

PRECEDENT IMAGES



Holborough Lakes for Berkeley Homes, by On Architecture



The Orchard for Crest Nicholson Eastern Ltd, by On Architecture



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



Hillbury Field, Sussex for Fernham Homes, by On Architecture



Dairy Lane Development, Stansted Mountfitchet, Crest Nicholson



Saxon Meadows, Standon, Stonebond Properties

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