

# Bishop's Stortford North - Eastern Phase, Bishop's Stortford.



**Client** Taylor Wimpey North Thames  
**Cost** £15m  
**Services** Planning

BM3 was appointed by Taylor Wimpey to carry out the reserved matters application for two parcels of land designated within the Bishop's Stortford North, Eastern Phase masterplan.

BM3 carried out several design studies to maximise the coverage of the development and also address the challenging levels across the site. The site provides a varied mix of dwelling types comprising 1 & 2 bed apartment together with 3, 4 and 5 bed family homes.

The design responds to the varying conditions and character areas adjacent to the site. To the north of the development, a more dense solution is proposed that faces onto one of the main roads that runs centrally through the development. The building heights are also increased in this location to provide greater enclosure and presence. To the east and south of the parcels, the new dwellings face onto green areas that form part of the masterplan landscape strategy. A greater number of detached units are proposed in these areas with the built form being more informal. Setbacks are more varied with increased landscaping to the front of the dwellings which creates a natural relationship with the surrounding green spaces.





# Bishop's Stortford North - Eastern Phase, Bishop's Stortford.

**Client** Taylor Wimpey North Thames  
**Cost** £?m  
**Services** Private

BM3 was appointed to assist Taylor Wimpey in the viability of the Second Phase of an Outline Permission that was already in place. BM3 carried out several design studies to maximise the coverage of the development and subsequently carried out detailed design for the Reserved Matters Planning Application of the development.

The site sits within the suburbs of Bishop's Stortford, on the west side of the town centre. It has commercial units, green parks and community centres/ services around the area that well supplies the needs of a growing neighbourhood.

The scheme comprises 84 dwellings that provides 1-bed & 2-bed apartments along with 2-bed, 3-bed & 4-bed houses. As part of the project, a provision of 40% affordable units was provided according to S106 agreed.

The design approach was to compliment the adjacents Phase 1 and Skelleys Wood by splitting the open spaces across the site allowing the creation of different characteristics and identity to each area. To further integrate the site with Skelleys Wood, a linear green space was positioned to the eastern boundary along with an attenuation pond.

