



Solum

Where Life Meets

Have your say

The Goods Yard, Bishop's Stortford

Thursday 28th
October 2021
at 6.30pm



Introductions

- Simon Dunlop, Solum
- Hamish Kilford-Brown, Pollard Thomas Edwards
- Owen Weaver MRTPI, Savills
- Wyn Evans, Forty Shillings



Objective of this webinar

- To provide an update on the plans for the Bishop's Stortford Goods Yard scheme
- To explain modifications to the scheme
- To give the local community (you) a say during this initial first stage consultation
- To gather feedback with a view to refining plans



About Solum

- £500m joint venture between Network Rail and Kier Property established to bring private investment into the rail network by generating funds from the development of under-used railway land
- Track record of delivering regeneration schemes on railway-owned sites
- Completed projects at Epsom, Haywards Heath and Walthamstow and on site at Twickenham and Guildford.



What's been delivered so far?

- Multi-storey car park
- Two new roads
- Taxi/Drop off bays
- First two residential blocks – over 300 homes

Bellway

www.bellway.co.uk/new-homes/north-london/goodsyard



Step-free access

- Existing ramp in use
- Planning requirement to maintain step-free access
- Working with HCC and NR



The 2018 approved scheme

- Bringing a brownfield site back into productive use
- 640 much needed homes in the town centre, including affordable homes
- A new hotel for the town
- Opening up the riverside
- Jobs and business opportunities



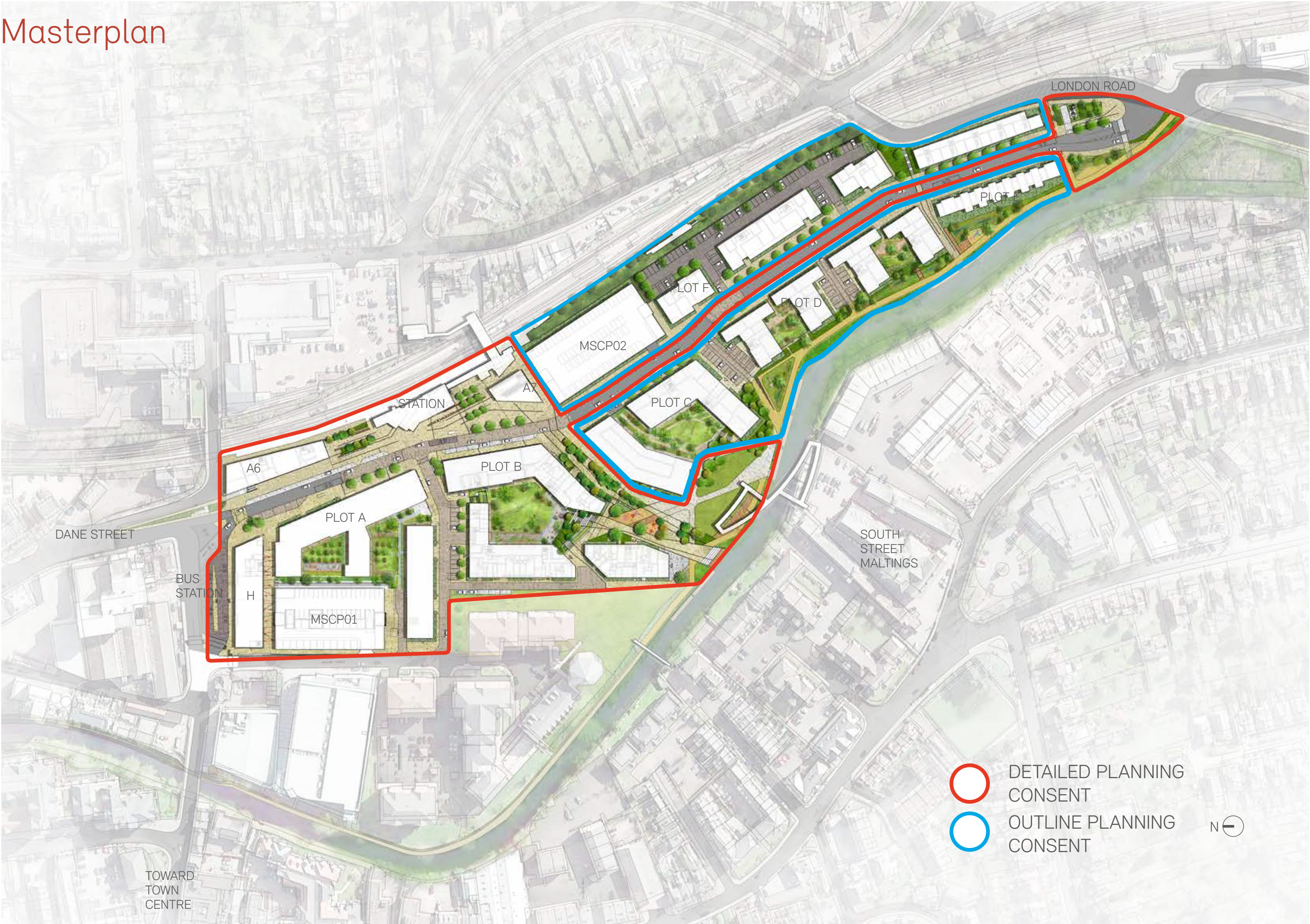
The 2018 approved scheme

Deliver a package of improvements around the station including:

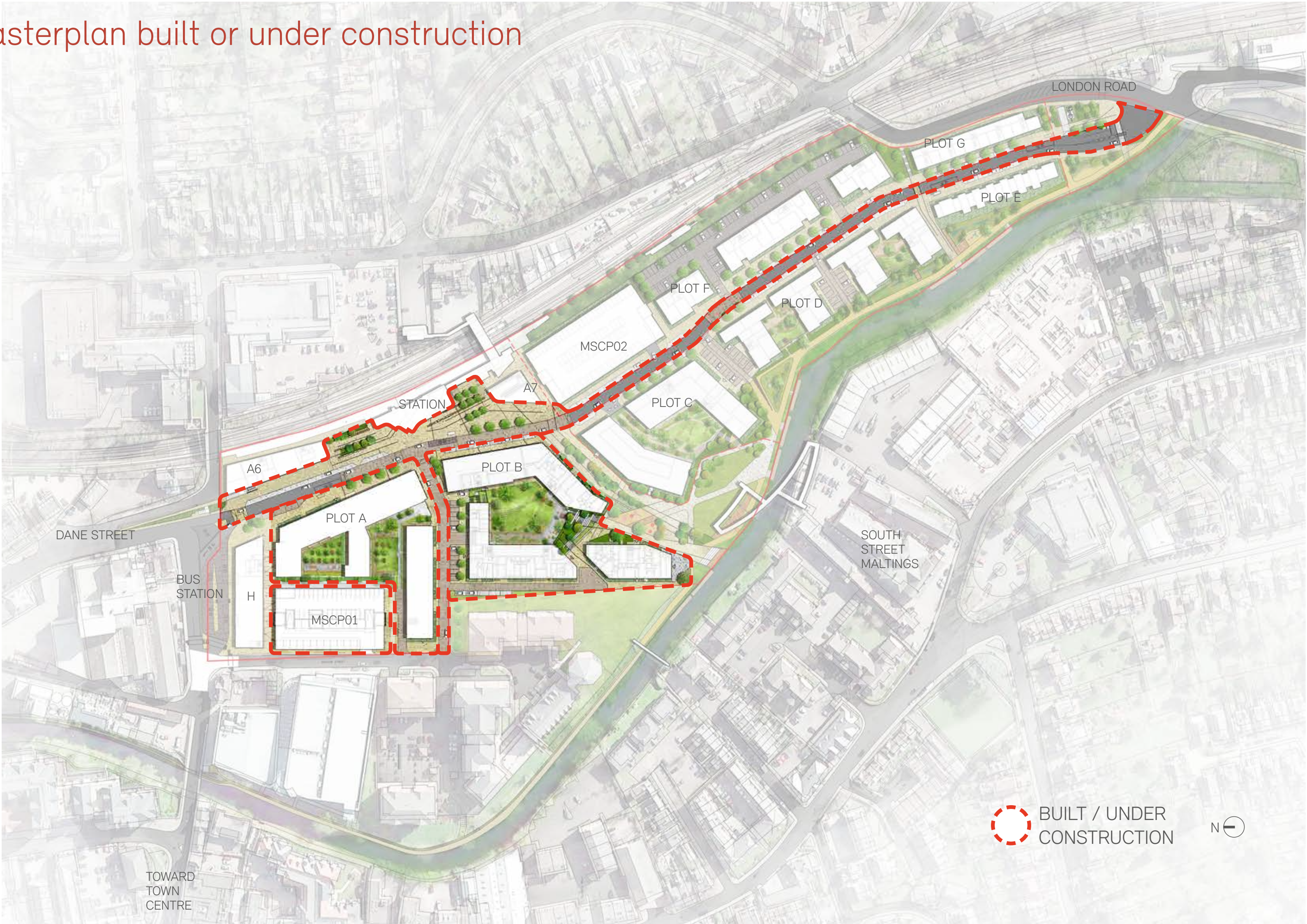
- A new bus interchange
- New bus stops/links
- Taxi/drop-off bays
- Increased cycle parking
- New station car parking facilities



Consented Masterplan



Parts of masterplan built or under construction



Network Rail Sidings Retained



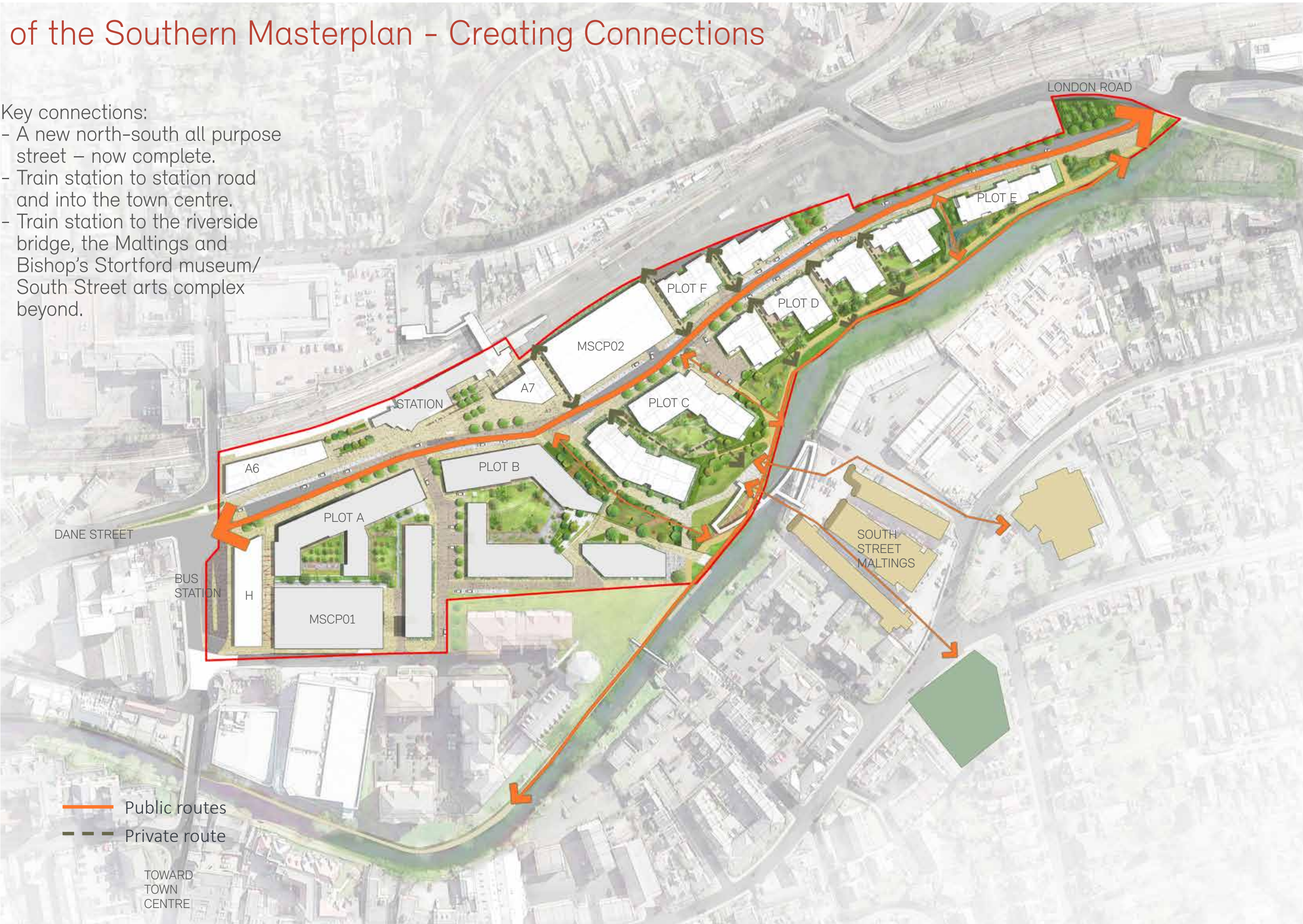
Refined Masterplan



Refinement of the Southern Masterplan - Creating Connections

Key connections:

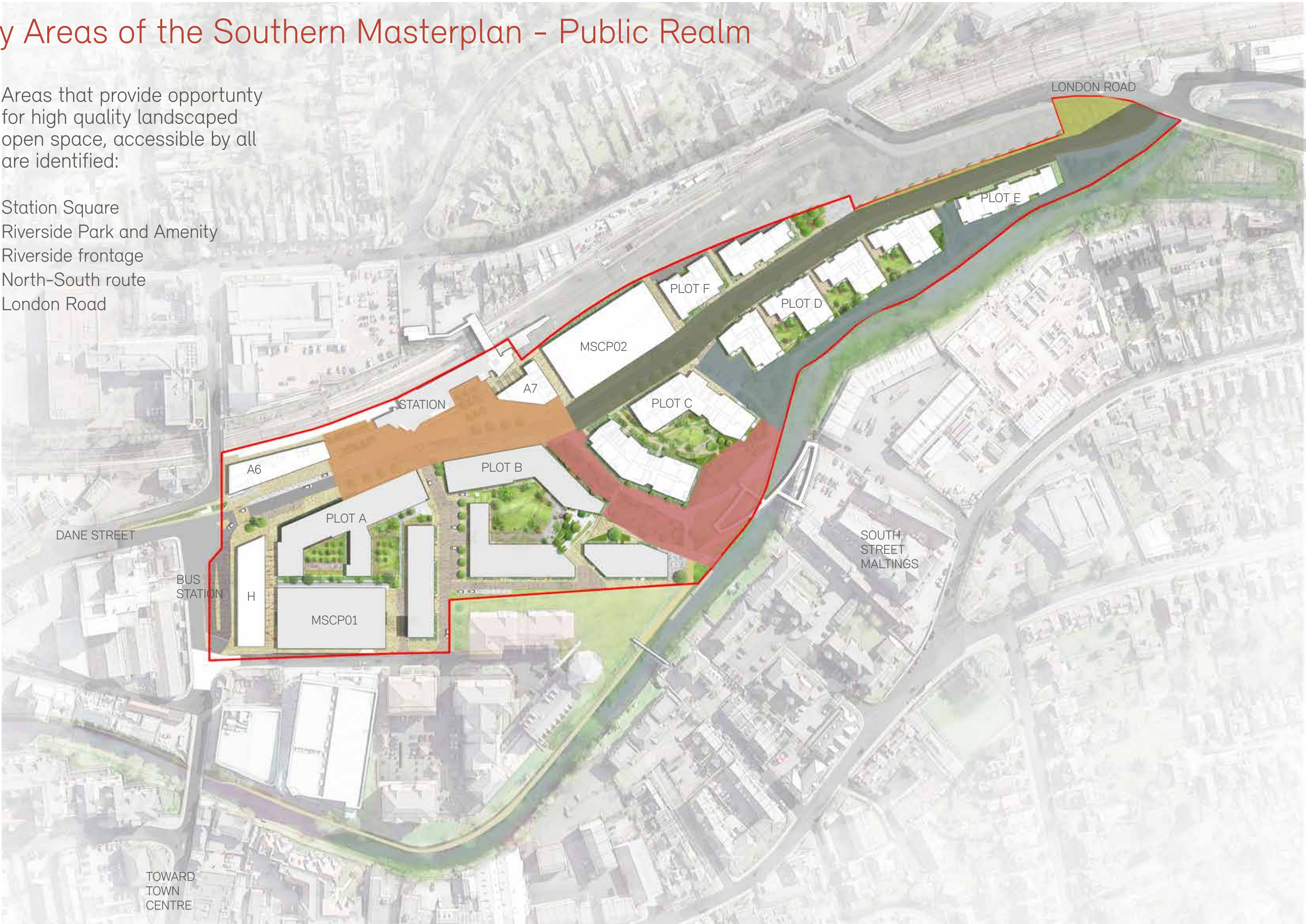
- A new north-south all purpose street – now complete.
- Train station to station road and into the town centre.
- Train station to the riverside bridge, the Maltings and Bishop's Stortford museum/ South Street arts complex beyond.



Refining Key Areas of the Southern Masterplan - Public Realm

Areas that provide opportunity for high quality landscaped open space, accessible by all are identified:

- Station Square
- Riverside Park and Amenity
- Riverside frontage
- North-South route
- London Road



Uses

- Train Station
- Hotel
- Commercial
- Residential
- Multi Storey Carpark 2
- Multi Storey Carpark 1
- Plot A and B - Residential/mixed use - under construction

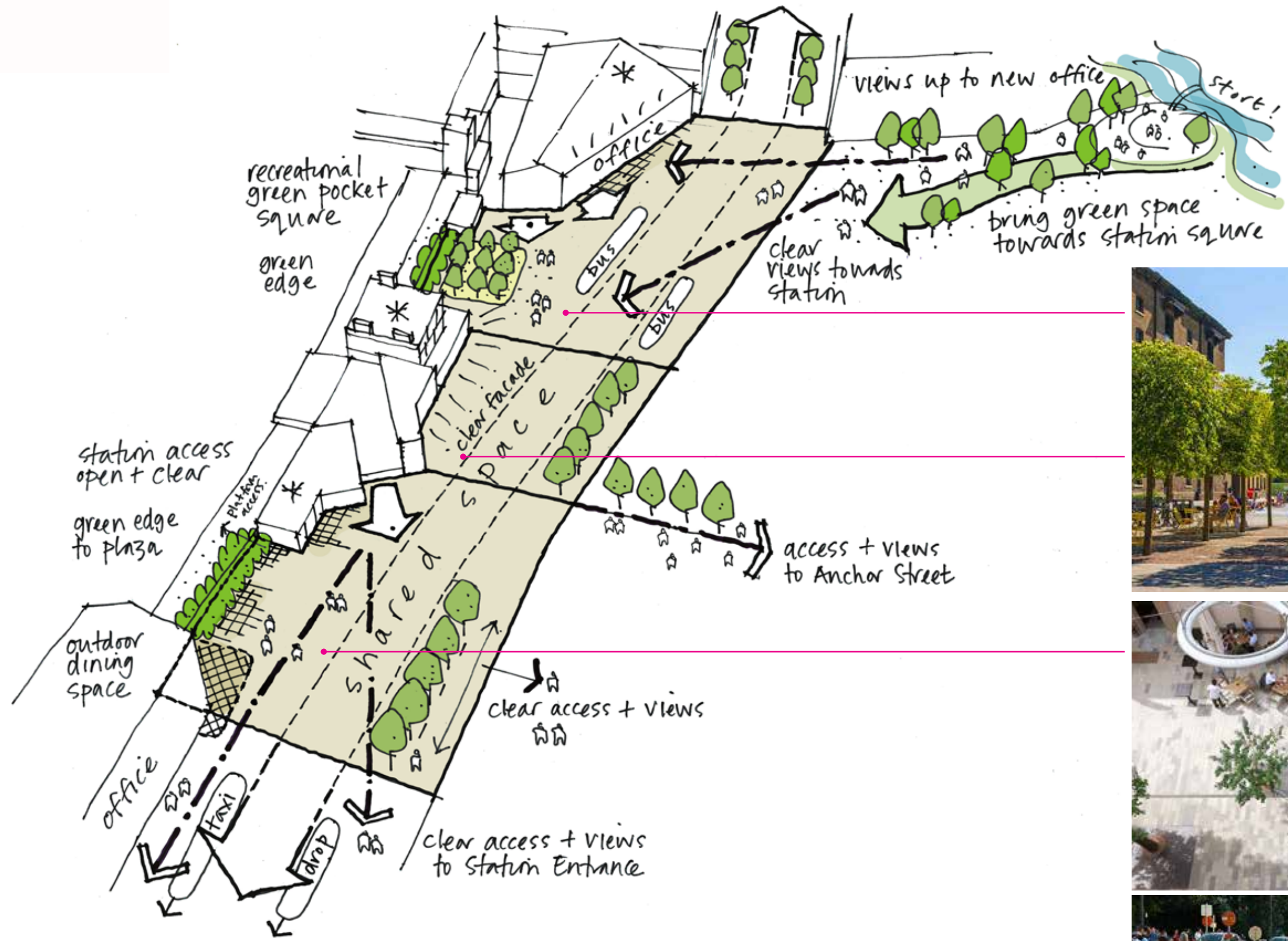
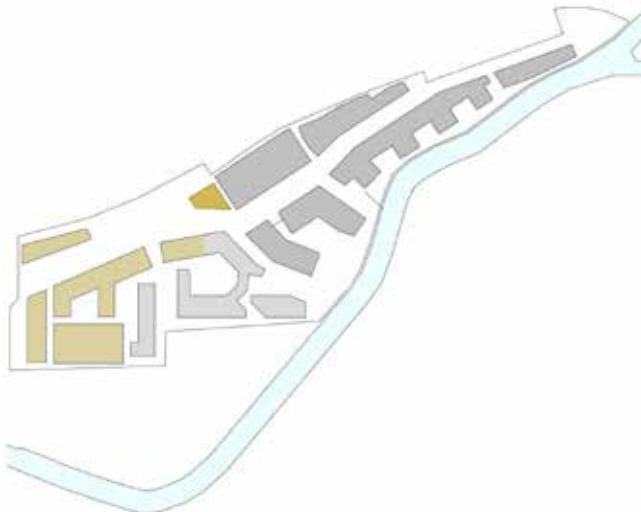


Character Areas

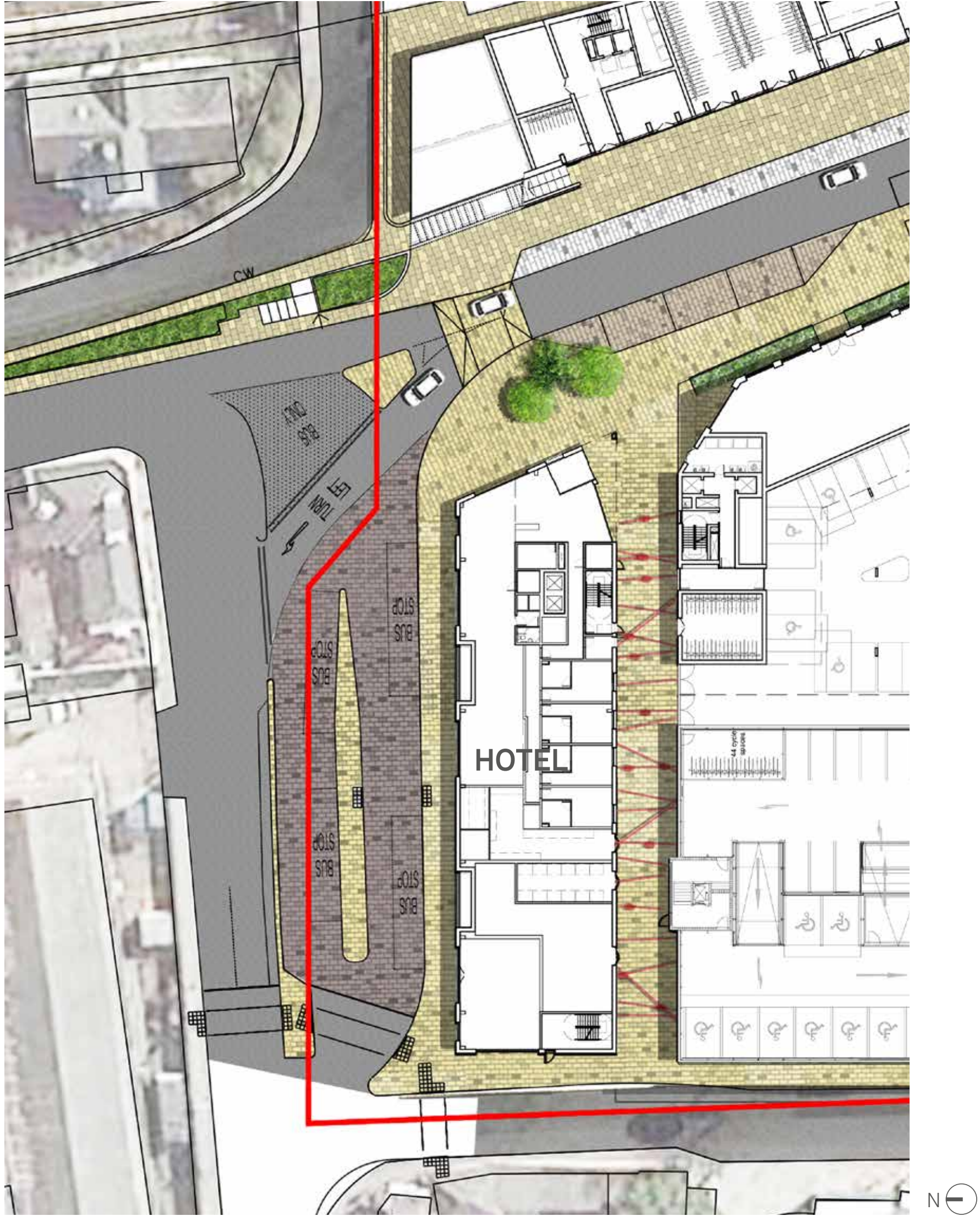
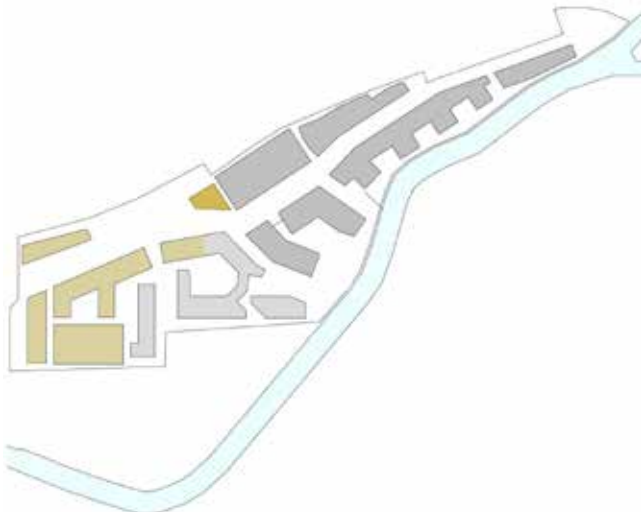
- Station Square
- Maltings
- Sidings
- Riverside



Station Square - Public Realm and Landscape



Station Square - Hotel



GROUND FLOOR PLAN

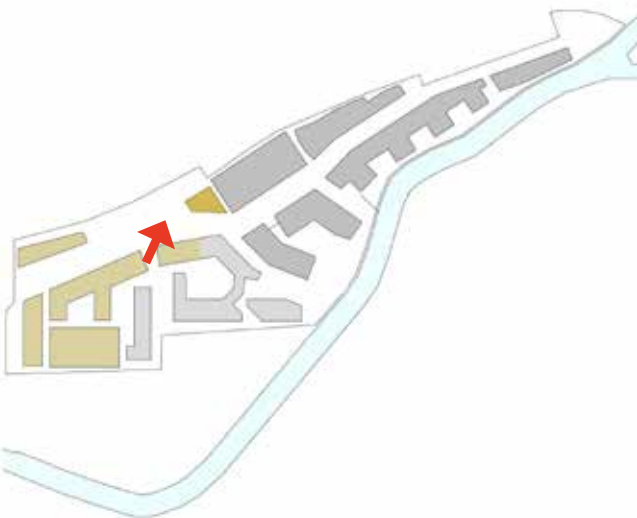
Station Square - Goods Shed (A6)



GOODS SHED - CORNER OF DANE STREET AND STATION ROAD



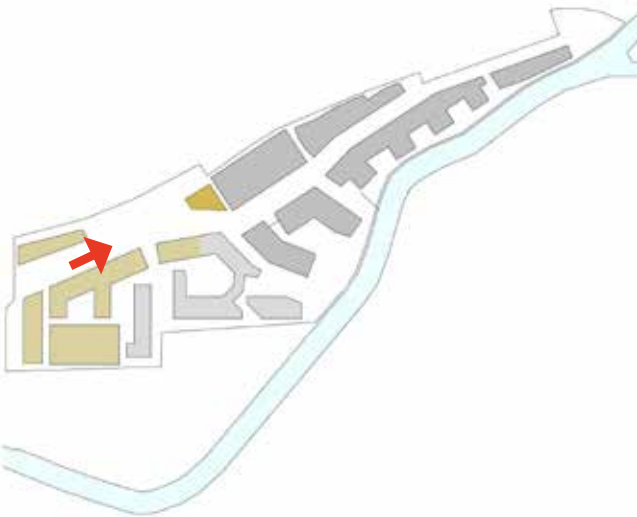
Station Square - Goods Shed (A7)



Station Square - Townscape View



SKETCH VIEW OUTSIDE THE STATION LOOKING TOWARD A7 AND THE MALTINGS BEYOND (PLOT C)



The Maltings



SKETCH VIEW ACROSS THE RIVER STORT RIVERSIDE GARDEN, ROUTE UP TO STATION SQUARE

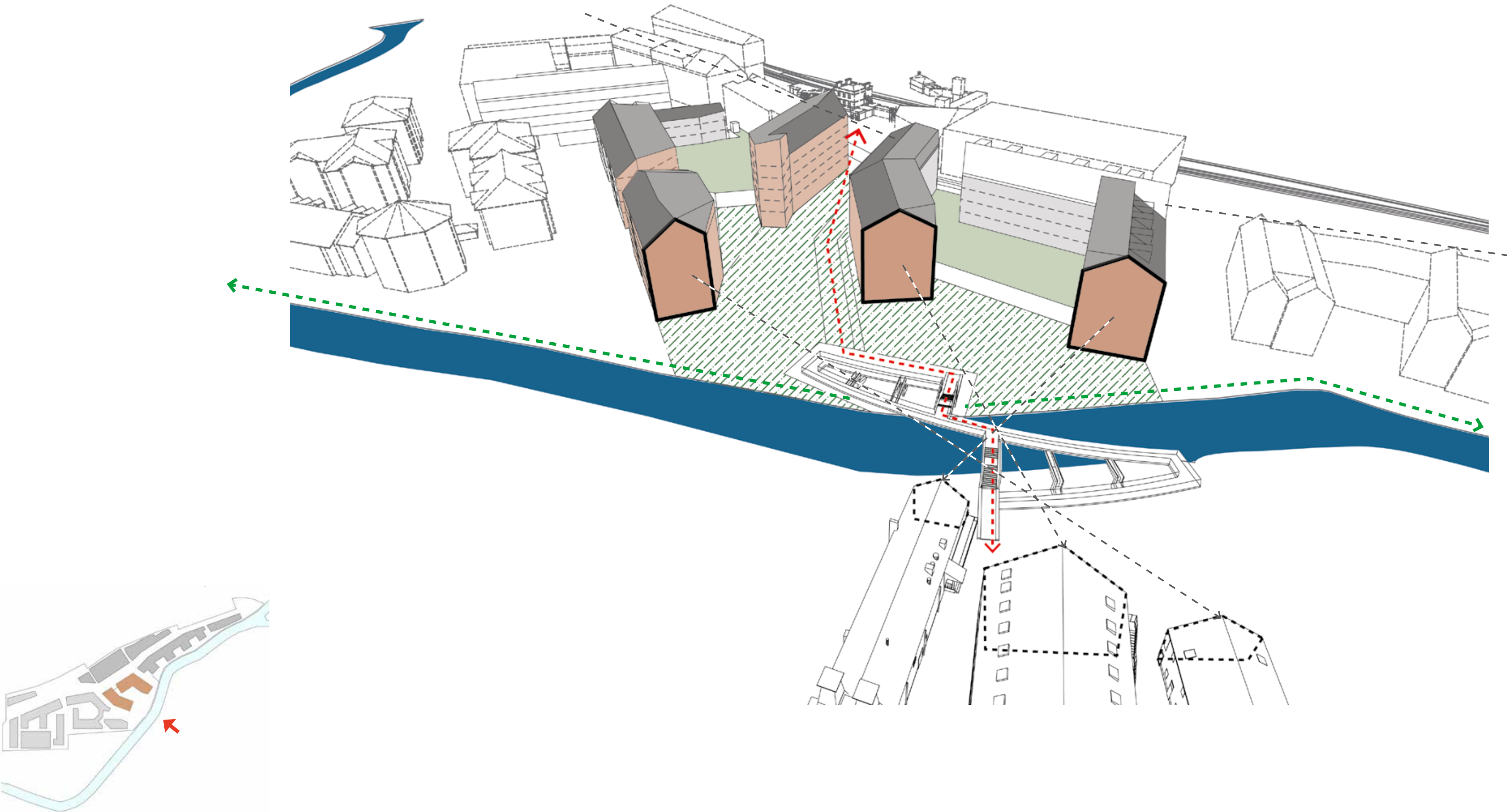


KILNS OF FORMER SOUTH STREET MALTINGS



FORMER SOUTH STREET MALTINGS

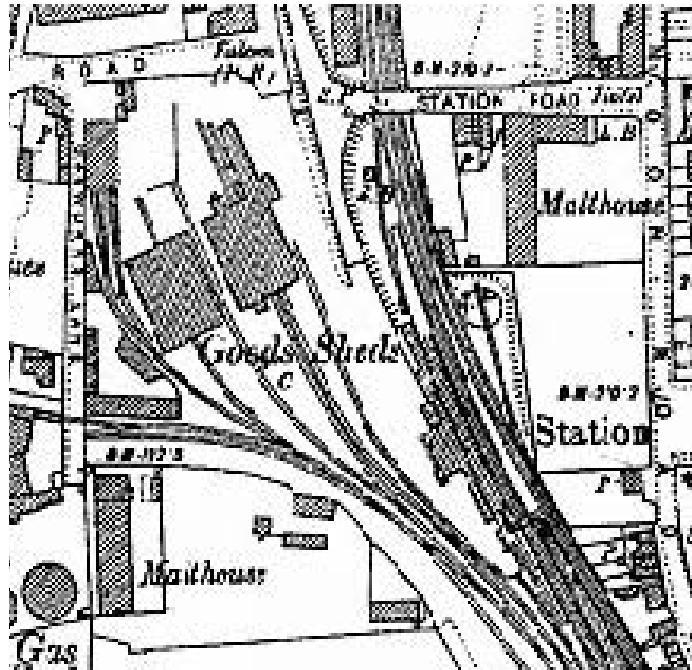
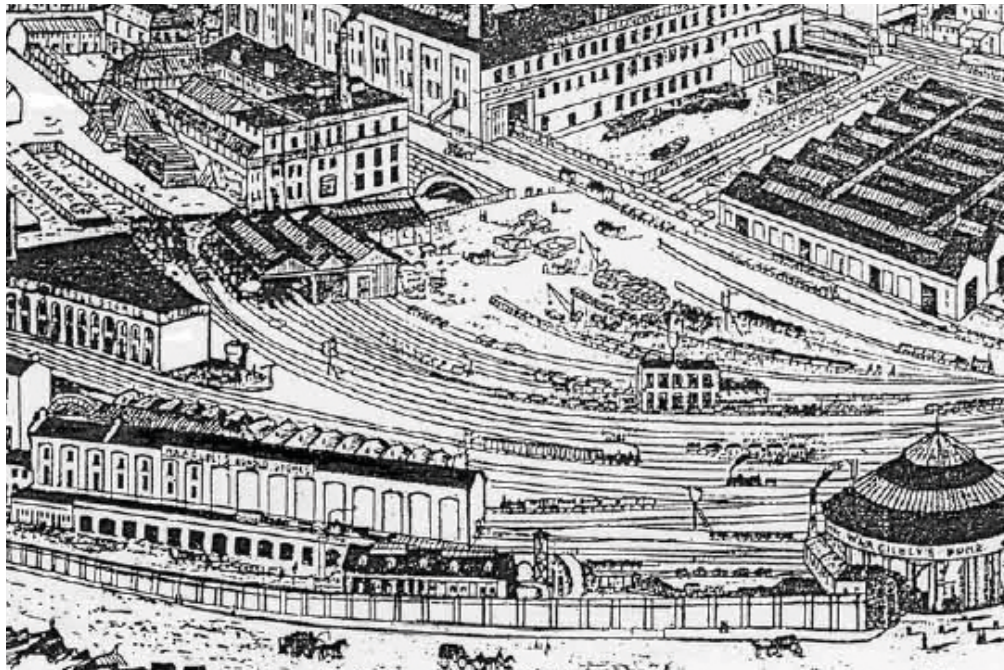
The Maltings



The Maltings



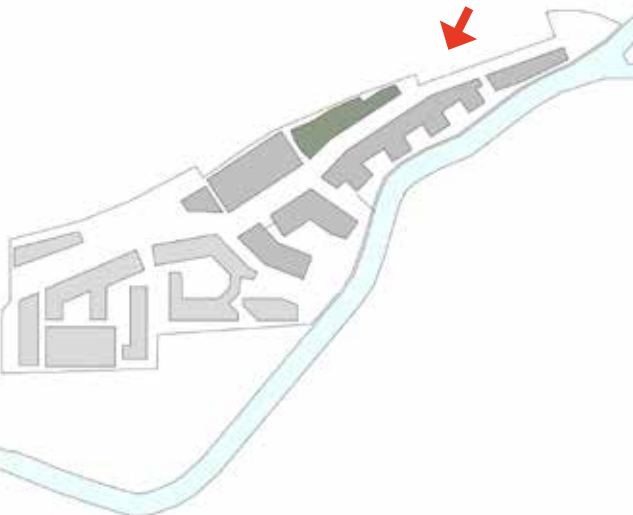
The Sidings



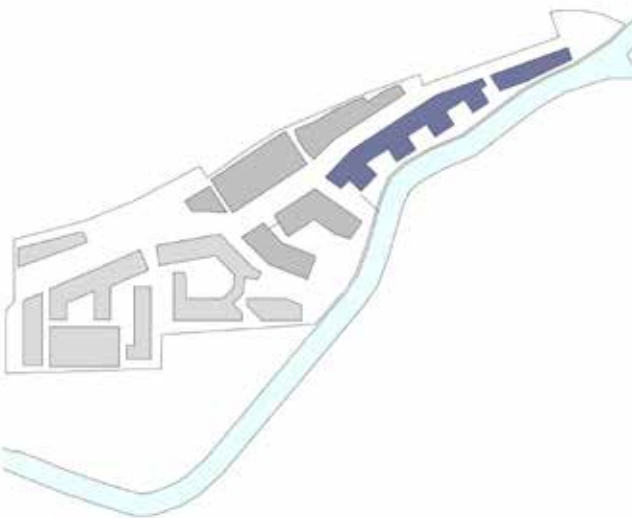
The Sidings - Townscape View



SKETCH VIEW OF FROM LONDON ROAD TOWARDS THE RIVERSIDE (PLOT E) AND THE SIDINGS (PLOT F)



The Riverside



The Riverside - Townscape View



SKETCH VIEW LOOKING NORTH ALONG THE NORTH-SOUTH ROAD TOWARDS THE SIDINGS (PLOT F) WITH THE RIVERSIDE (PLOT D)



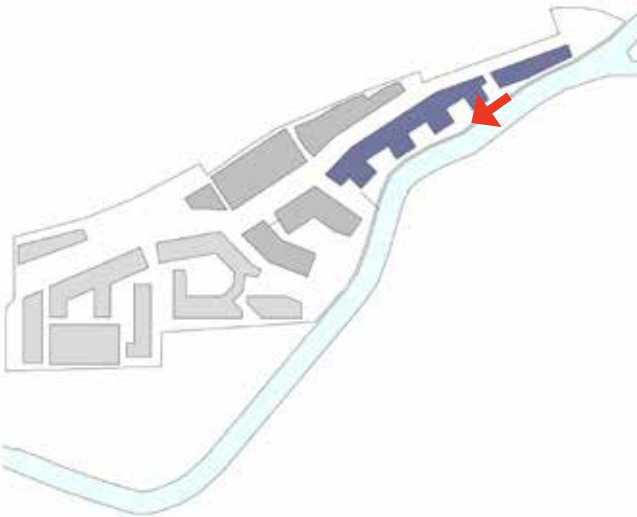
BISHOP'S STORTFORD SMALL SCALE HISTORIC BUILDINGS



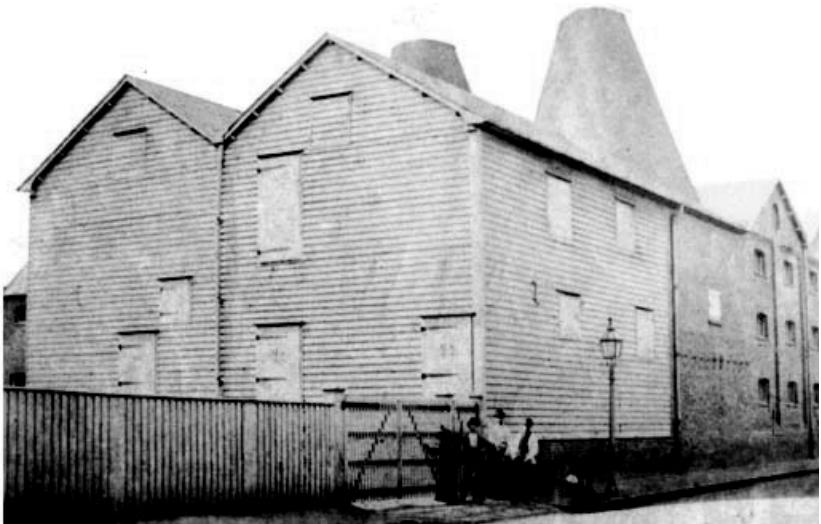
The Riverside - Townscape View



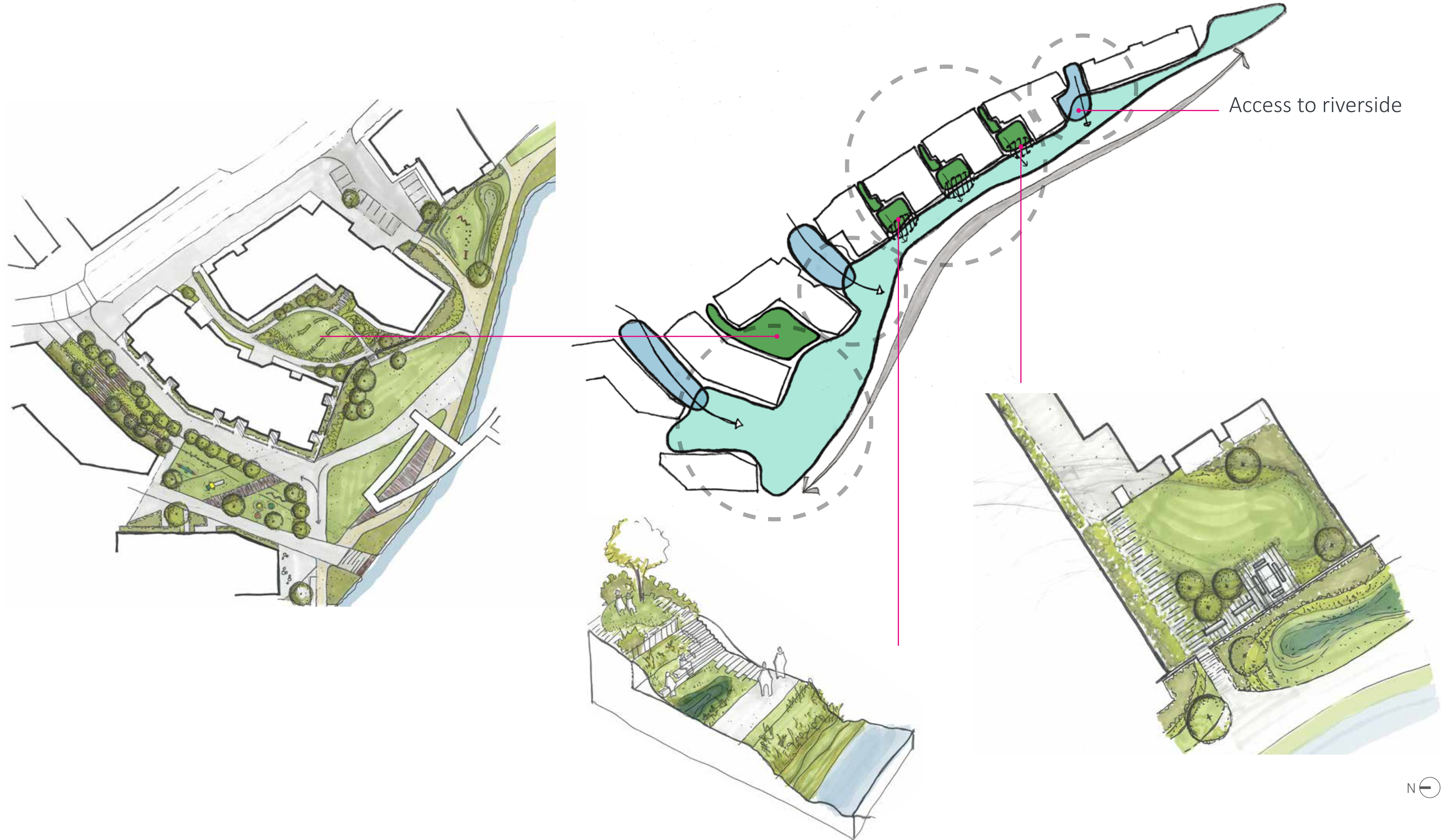
SKETCH VIEW LOOKING NORTH ALONG TOW-PATH BESIDE THE RIVER STORT AND THE RIVERSIDE (PLOT D)



BISHOP'S STORTFORD HISTORIC MALTINGS



The Riverside - Landscape Character Areas



Range of Homes

Design standards

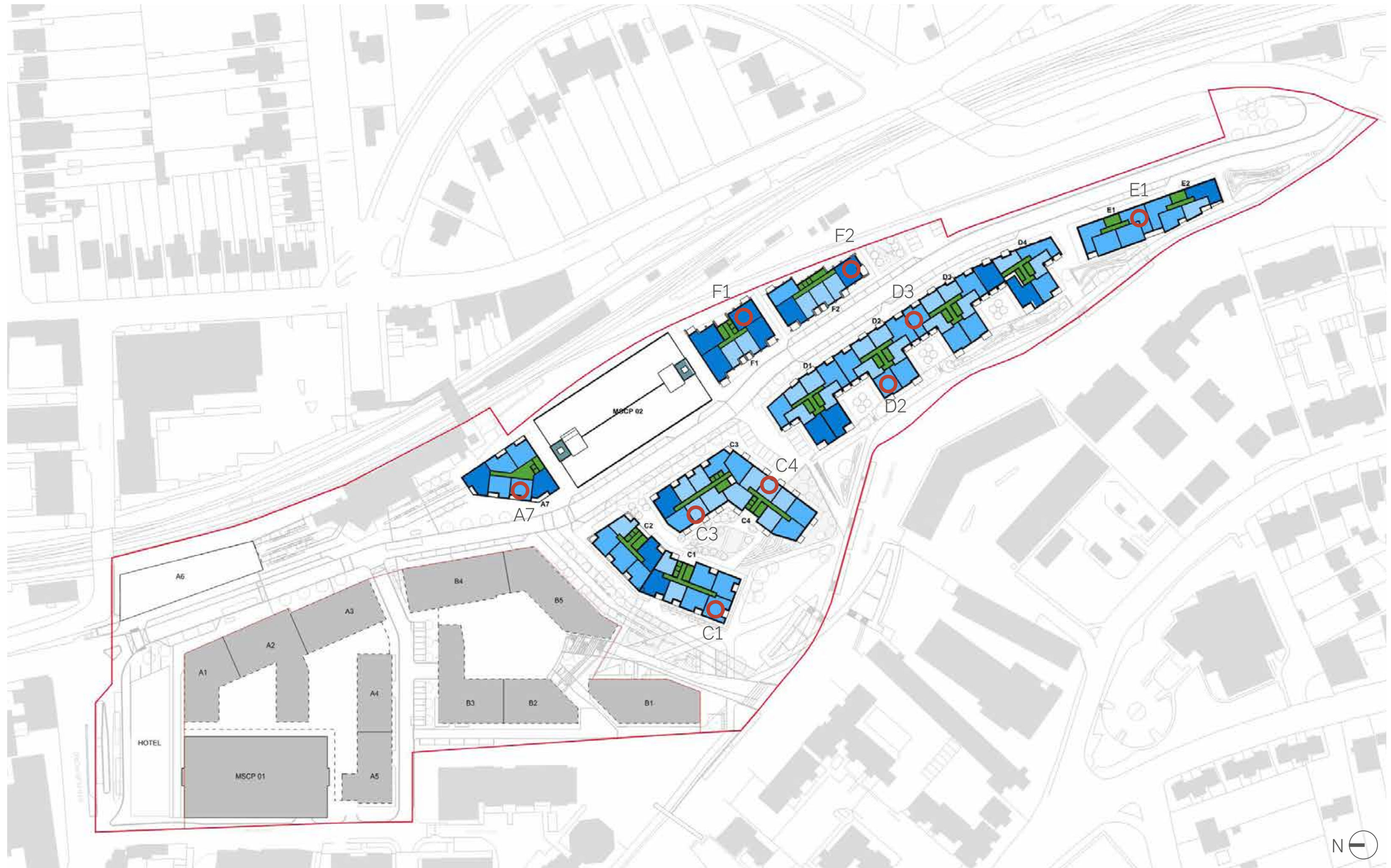
All homes either meet or exceed the Nationally described Space Standards (NdSS).

90% of new homes are designed to comply with Approved Document Part M Category 2 (Accessible and Adaptable Dwellings).

10% of new homes are designed to comply with Category 3 (Wheelchair User Dwellings).

Each home has a balcony or terrace.

The majority of homes enjoy a dual aspect, none have north-facing single aspect.



Range of Homes



C4
Apartment type:
1 bed 1-2person

Potential Occupier:
Single person or young couple

C3
Apartment type:
1 bedroom 2 person

Potential Occupier:
Single or couple

D3
Apartment type:
2 bedroom 4 person

Potential Occupier:
Couples, Sharers, Young family

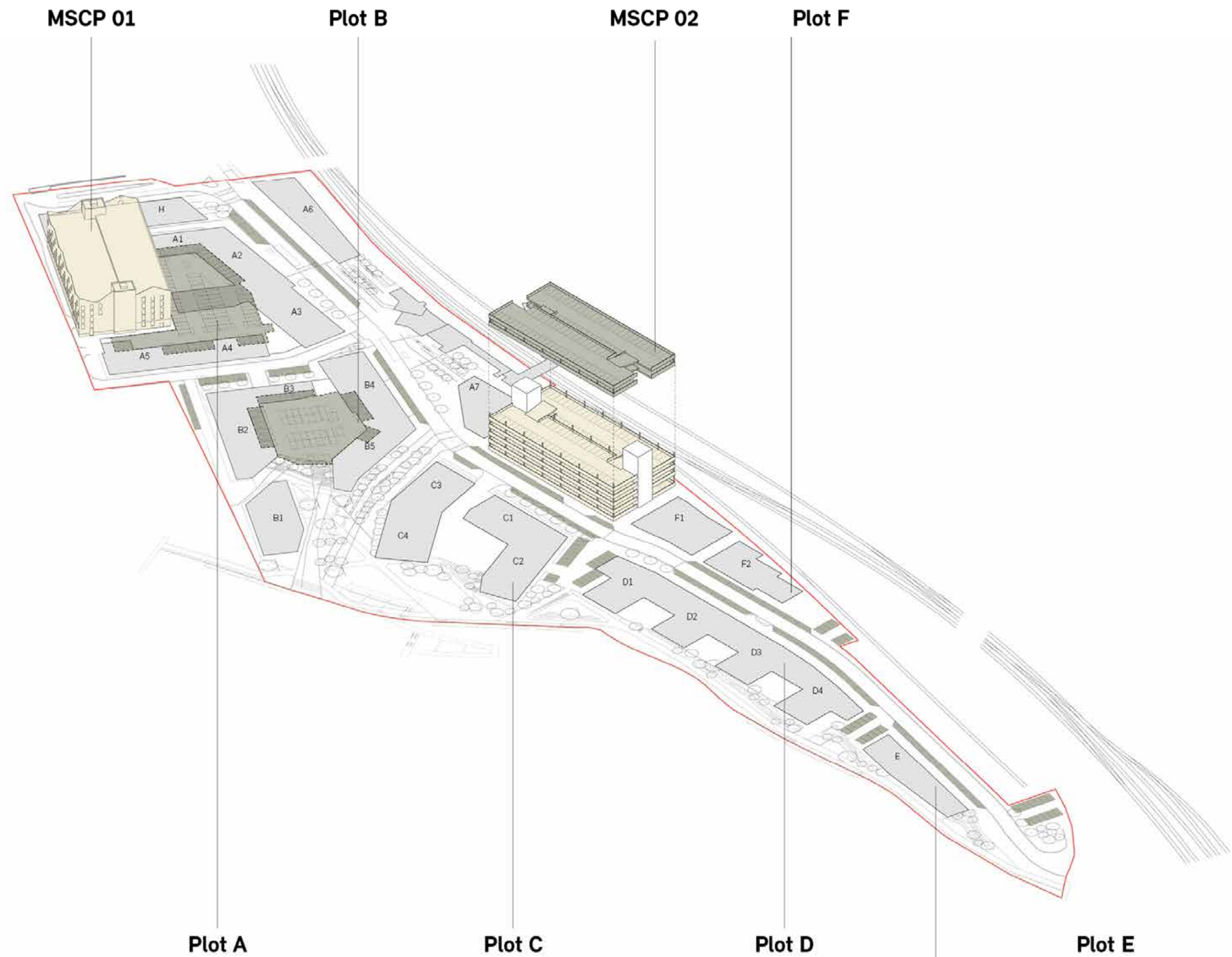
C1
Apartment type:
2 bed 4 person

Potential Occupier:
Young family, Couples, Downsizers

F1
Apartment type:
3 bedroom 4-5 person

Potential Occupier:
Family

Car Parking



Sustainability Strategy



Energy & Carbon Reduction

Climate Change Adaptation

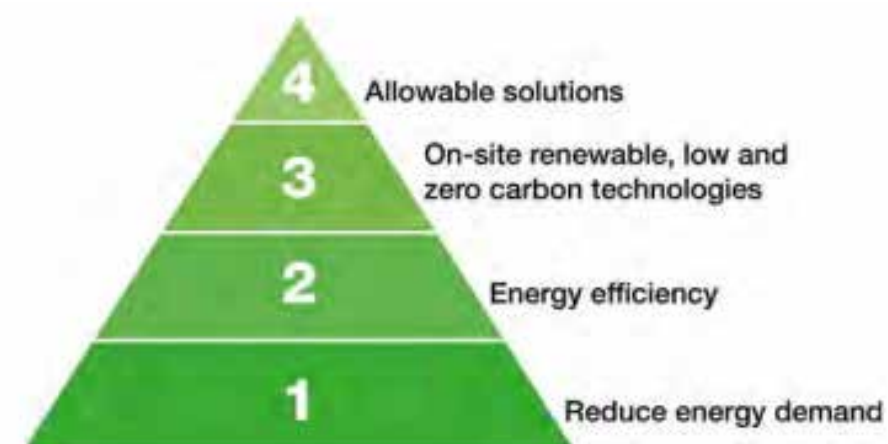
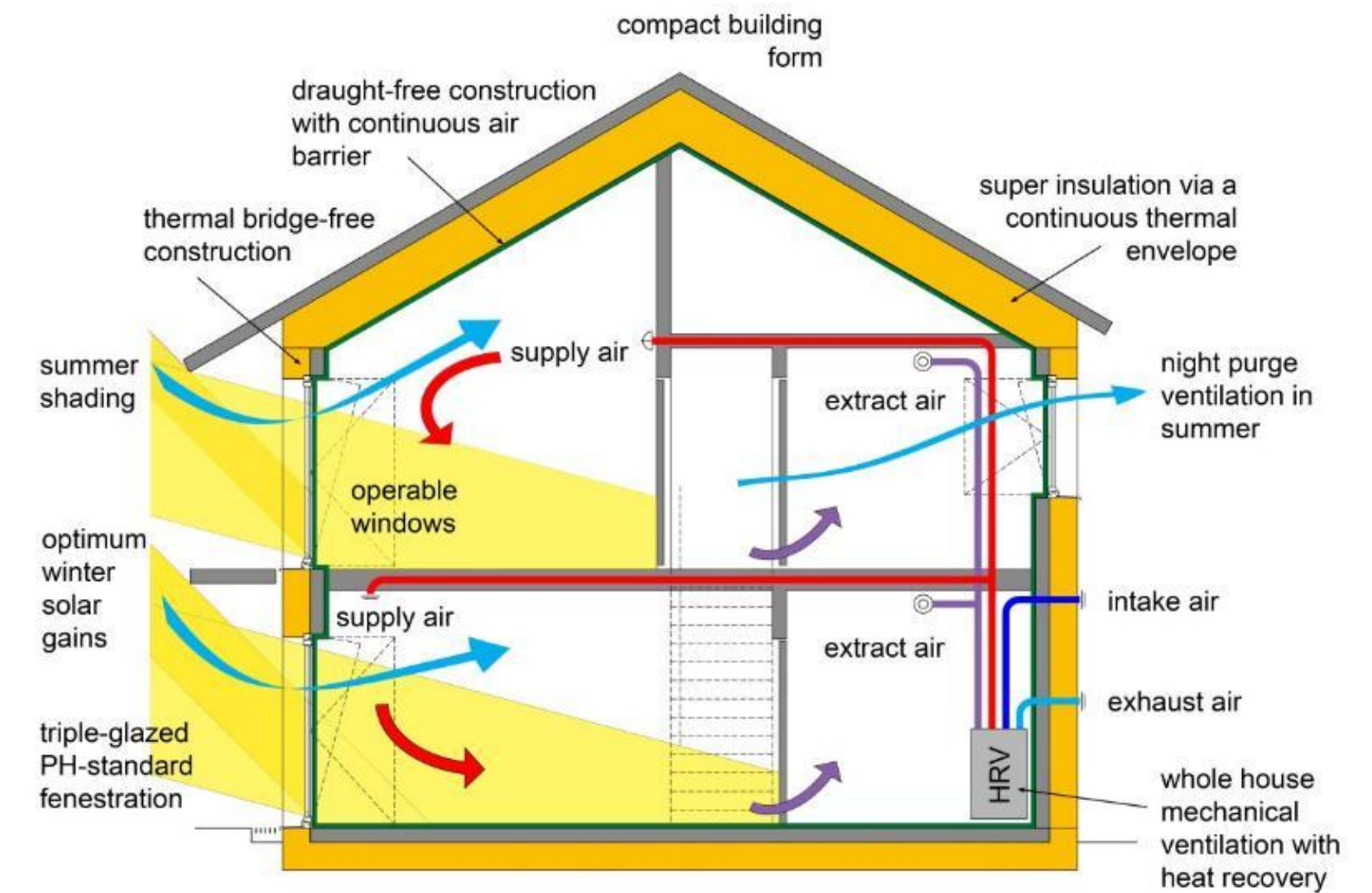
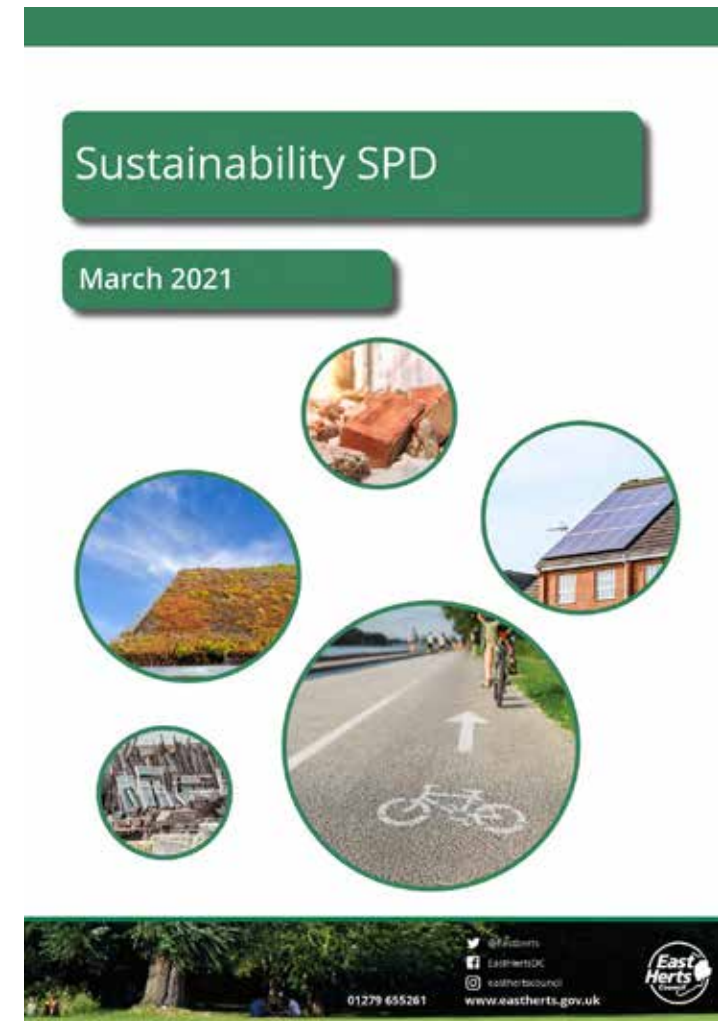
Water Efficiency

Pollution

Biodiversity

Sustainable Transport

Waste Management



Summary of Refined Masterplan



CONSENTED MASTERPLAN (2018)

Office / Retail / Community c5000m² (consented 4496m²)

Hotel c90 bed (consented 85 bed)

New Homes c740 (consented 641)

New North-South Road between Station Road/Dane Street and London Road

Two multi-storey car parks and new station cycle parking

Improvements to Bishop's Stortford transport interchange

Landscaping and public open space alongside the River Stort



PROPOSED MASTERPLAN

Benefits



Environment &
sustainability



Economic

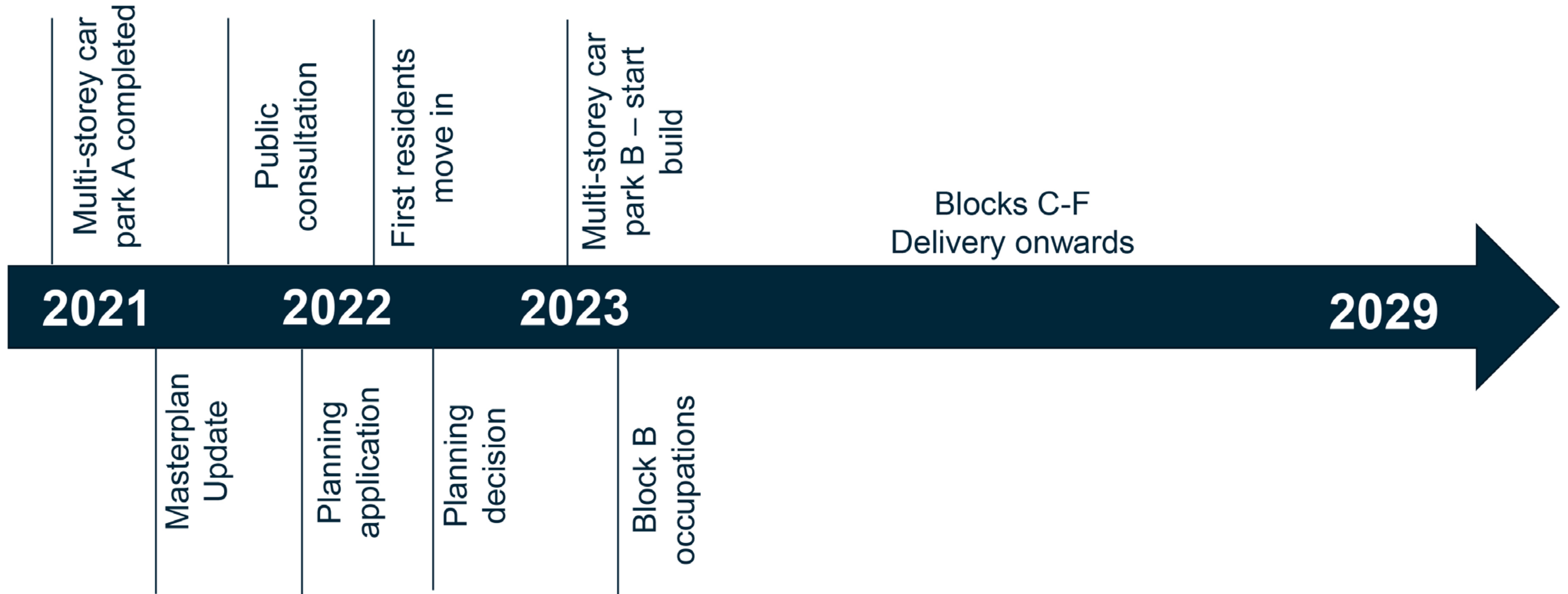


New homes



Investment in
public services

Timeline



Your questions?

Have your say at:

www.goodsyardsite.co.uk