

Thorley Lane, Bishops Stortford

Built 1997	Local authority East Hertfordshire District Council
Lead designer Melville Dunbar Associates	
Developer Countryside Properties	

Overview

Thorley Lane is located on the periphery of Bishops Stortford, an historic market town in Hertfordshire. The scheme forms part of the much larger St Michael's Mead Development. The site is accessed through earlier suburban detached and semi-

detached housing arranged in a pattern of culs-de-sac which seems to have been dictated largely by highway standards. Thorley Lane shows how a place of distinct quality can be created on the urban edge.



The site



Area of detailed analysis Photo position

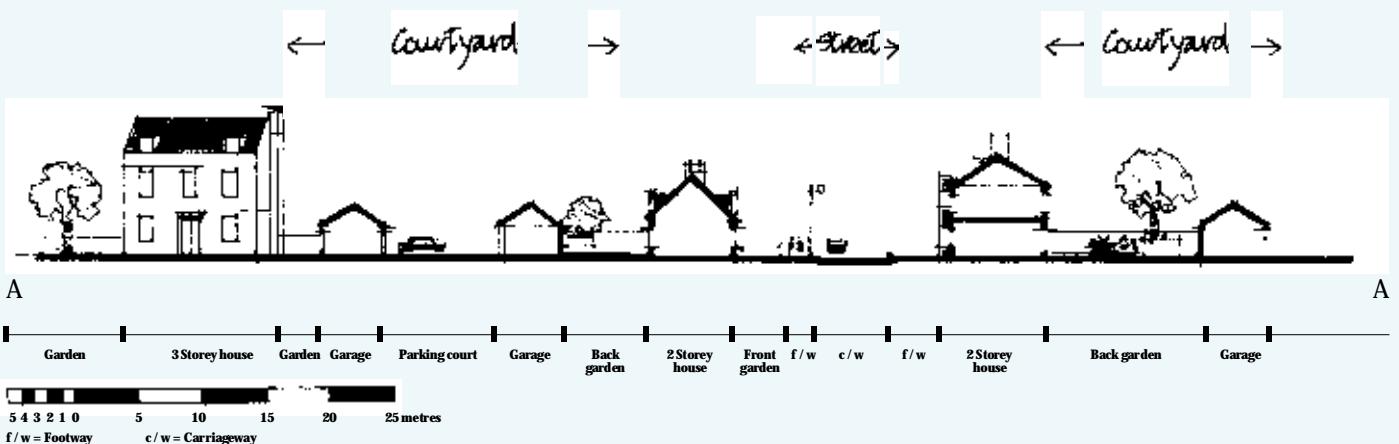
Evaluation

Thorley Lane includes a number of positive features:

- The development creates an urban environment that displays many of the Essex Design Guide principles, but the architectural style is sometimes inconsistent with an eclectic use of traditional building materials;
- Houses have been set forward to the street to form a continuous built frontage. A two metre buffer between the street and the building line also provides a degree of privacy for residents;

- There is a high level of natural surveillance and a sense of place;
- Pinch point gateways and curves to the street limit visual monotony and create varied spatial experiences along the route, particularly for the pedestrian.

However a less satisfactory aspect of the development is that parking takes up a high proportion of the site.





- ❶ The natural curve in the street slows cars, reduces visual monotony and provides a varied spatial experience, particularly for the pedestrian.



- ❷ Houses have been set forward to the street to form a continuous built frontage offering a high level of natural surveillance and sense of place.



- ❸ Because of its location, the development is unashamedly tailored to commuting. Parking courts are accessed through openings in the street frontage.



- ❹ The architectural style is often eclectic.



- ❺ The potential of building corners and entries has not always been fully exploited.

Analysis of built form components within the area of detailed analysis

Area of detailed analysis	0.9 ha.
Number of dwellings:	28
Dwelling mix: (16 house types)	2+3+5-bed terraced 2+3+4-bed detached 3+4-bed semi-detached
Density	
Dwellings per hectare:	31
Habitable rooms per hectare:	133
Floorspace per hectare:	5440m ²
Space in and around the home	
3-bed house:	108 m ²
Typical garden area for a 3-bed house:	114 m ²
5-bed house:	234 m ²
Typical garden area [for a 5-bed house]:	149 m ²
Car parking	
Parking spaces per dwelling:	1.9
Parking within building curtilage:	0
On-street:	0%
Parking courts/ dedicated off-street bays/shelters:	49%
Garages:	51%
Overall land budget	
Dwellings footprint:	26%
Private gardens:	38%
Communal outdoor space and courtyards:	0%
Roads, footpaths and parking:	36%