



Land at Livelihoods London Road Marks Tey

VISION DOCUMENT

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for Andrew Mattin

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1. Site Location

The village of Marks Tey is located 6 miles west of Colchester. It is well located to the key east-west route-A12, which runs along the northern boundary of the site. The site is located to the east of the village of Marks Tey. The site measures approximately 3.09 hectares / 7.63 acres.

The site is bounded by an existing commercial use that runs along the rear gardens on London Road to the north and by farmlands to the southern, eastern and western edge. The site is served by a public footpath along the western edge that provides access to the open fields.

With good connectivity to public transport including the Marks Tey Train Station and bus stop, the site presents an appropriate location to create a new high-quality, landscape-led development that works with the scale and existing architectural context of Marks Tey and helps to meet local housing needs.

Key

Site boundary

Main road

Railway track

PRoW

Bus stop

Marks Tey train station

10 min walking

5 min cycling

Village hall

School

Pre school

Healthcare

Play field

Convenience Store

Post office

Church

Employment

2

An aerial map of the Marks Tey area in Essex, UK. The map shows a mix of agricultural fields, some residential areas, and commercial sites. A prominent pink line indicates the site boundary, which is located south of London Road (A12). The map includes various icons for public transport and local facilities: a train icon for Marks Tey Station, a bus icon for a bus stop, and icons for a village hall, school, pre-school, healthcare, play field, convenience store, post office, church, and employment. Dashed black lines represent the 10-minute walking and 5-minute cycling catchment areas from the site. The map also shows the A12 road running diagonally across the area, with labels for 'LONG GREEN', 'POTT'S GREEN', 'MARKS TEY', 'ALDHAM', 'COPFORD', and 'COPFORD GREEN'. A purple line indicates a public footpath along the western edge of the site. A circular callout in the bottom left corner states 'SITE AREA 3.09 HA 7.63 AC'. A north arrow is located in the bottom right corner.

2. Understanding Marks Tey

Marks Tey is a village which is characterised by its road and rail links. The village has a railway station which is on the Great Eastern Main Line (GEML) providing a regular and direct service into London Liverpool Street. It is also a junction for the Sudbury branch line providing direct access to Sudbury in Suffolk. The A12 is a major road which runs diagonally through the southern part of the parish from north-east to south-west linking the east coast with London. The A120, an important trunk road, runs east to west through the parish further north linking Colchester to Stansted Airport and the M11. The A12 and A120 interchange is in the eastern part of the parish.

Designated heritage assets Medieval moat at Marks Tey Hall, Marks Tey Hall South Barn and Barn to north west of Marks Tey Hall are located further south west of the site.

Recreation facilities, including a children's playground, skateboard park, basketball court, football pitches and the Parish Hall complex are located in 5 min cycling proximity to the site.



Marks Tey Station



Marks Tey Pharmacy



St Andrew's Primary School



Bus Stop- London Road



Marks Tey Skatepark



Copford Village Hall

3. Site Context

The site is located to the south of London Road. The land is enclosed by leylandii hedgerows. The northern boundary is bordered by existing commercial use which will be replaced by new office space. The south, east and west boundaries are bounded by open farmlands.

There are 2 roundabouts to the north and north east of the site respectively. The site is also bounded by a Public Rights of Way running along the western edge.

The site is generally flat and difference in topography varies between approximately 43m AOD to the northern edge and 40m AOD to the south-east corner.



Key Plan-Views



London Road Turning Circle



Marks Tey Hall



Western Boundary



Southern Boundary



Marks Tey Parish Hall

4. Site Characteristics

The site is currently private land, abuts London road to the north and includes a Public Rights of Way skirting the western boundary of the site.

The site is dominated by leylandii hedge planting and some mature trees to the north, south and west and a hawthorn hedge to the east along with a ditch running west of the site with very dense trees and hedges on both sides of the drainage ditch. Appropriate buffer zones will be adopted along the retained hedgerows. Work around ditches and hedgerows will follow best practice measures to minimise impacts associated with dust deposition or any accidental damage to the retained habitats.

The existing commercial use will be replaced by new office spaces.

A secondary vehicular access will be provided via the existing road connecting London Road to the north of the site.

Key

Site boundary

Existing primary road

Existing secondary roads

Existing tertiary roads

Public Rights of Way

Existing settlement extent

Grade II listed building

Existing trees and hedges

Potential all modes access

Indicative secondary access

5m buffer

Open ditch

Flood zone 2

Flood zone 3

Buildings to be removed

Building to be retained

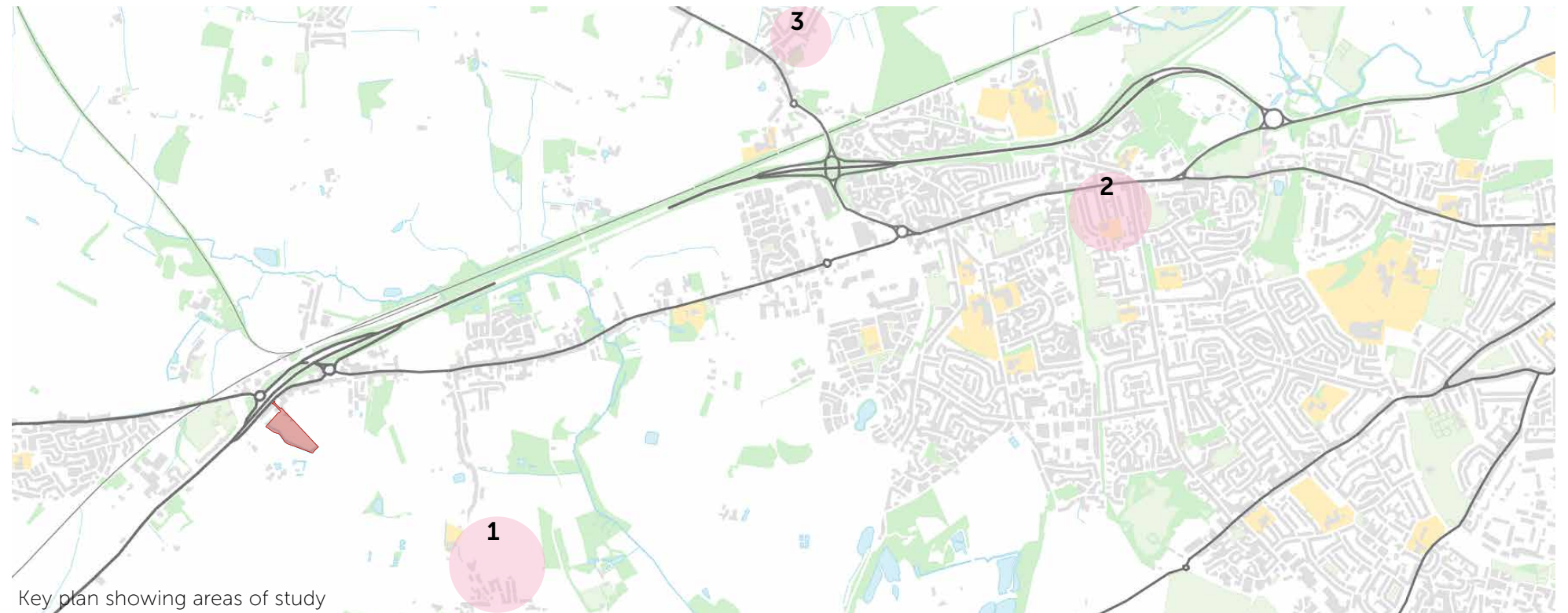
This detailed site characteristics plan map illustrates the proposed development area and its surroundings. The site boundary is marked with a red line. Major roads include the A120, A12, and London Road, with a secondary access point indicated by an orange arrow. The map shows existing primary roads in magenta, secondary roads in orange, and tertiary roads in grey. A Public Rights of Way is shown as a dashed black line. The site is bordered by a green area representing existing trees and hedges. Flood zones 2 and 3 are shown in light blue and purple respectively. Buildings to be removed are shown in brown, and buildings to be retained are shown in yellow. The map also shows a moat, a ditch, and a hall chase. The site is located near the Prince of Wales Roundabout and the B1408 road.

Site characteristics plan

5. Vernacular Architecture

A study of Marks Tey and surrounding areas has been carried out to understand the local settlement patterns. Local character pattern analysis which informed the design proposal, has focussed on nearby settlements and clusters along London Road. Spatially the linear nature of the settlements is very common with occasional cluster of farmsteads, mews and houses arranged around a small focal green space forming groupings.

In terms of built form there is a mix of timber framed buildings, Victorian and Georgian terraces. Plastered walls, pebbledash with decorative features, cross-wings at the end of hall houses and jettys are common features. Roof style mainly includes ridge running parallel to street with cross-wings at each end, distinctive half hipped and dutch gable roof with ridge spanning the narrow dimension of the house.



Key plan showing areas of study



1. Copford Green -
Spatial fabric shows ribbon development along Orchard Close



2. Lexden -
Linear Block development with strong building line



3. Eight Ash Green
Spatial fabric showing ribbon growth along roads

Precedents highlighting key characteristic features



The site Falls within the Area 3b: “The Village” character areas (Marks Tey Character Assessment 2020). “The Village” has been subjected to the largest change by the development of transport systems. Residential development is constructed in a linear layout, to a consistent building line and positioned at the front of the plots along London Road, Mill Road and Old London Road.

With the eclectic mix of housing, services, businesses, education, transport and farming this area forms the nucleus around which Marks Tey Village revolves. Ribbon development has continued, while plots of land have been infilled with apartment complexes and a hotel. With the decline in farming, the site that once produced flowers and plants has been redesignated to small industrial units. Key characteristic features are -

- Layout - An area dominated by a major trunk road and dumbbell junction. House are built in ribbon development or in small cul-de-sacs off the main roads. Boundaries are marked by fences, hedges or shrubs. Three apartment complex sites.
- Building scale and appearance - Features which are common to the majority of buildings is low level and built along a consistent building line placed at the front of the plots, but with buildings spanning several centuries there is not one style which characterises the whole area.
- Material - The predominant building material is red brick and roof materials include red tiles and slate roof however there are a wide variety of other materials including white render, timber cladding and occasional historic properties with thatched roofs.

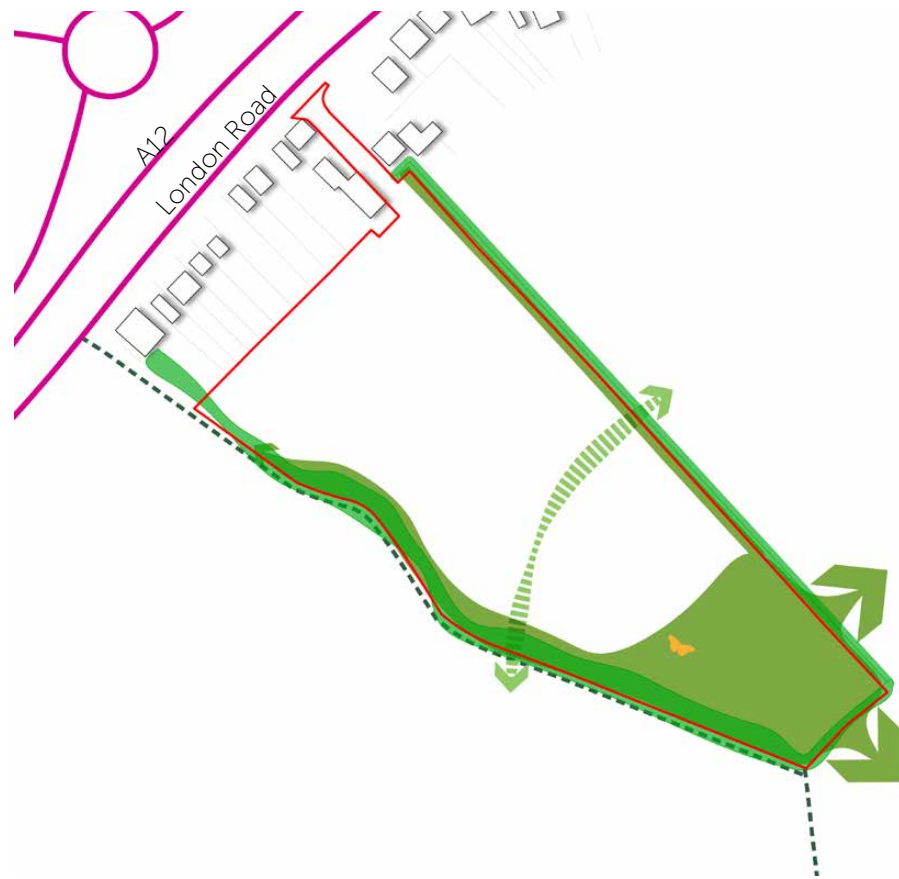
Proposed Elevation



6. Design Principles

The proposals will provide the opportunity to open up private land for community use and provide significant green infrastructure and a network of walking and cycling routes. The following design principles have informed the concept masterplan framework.

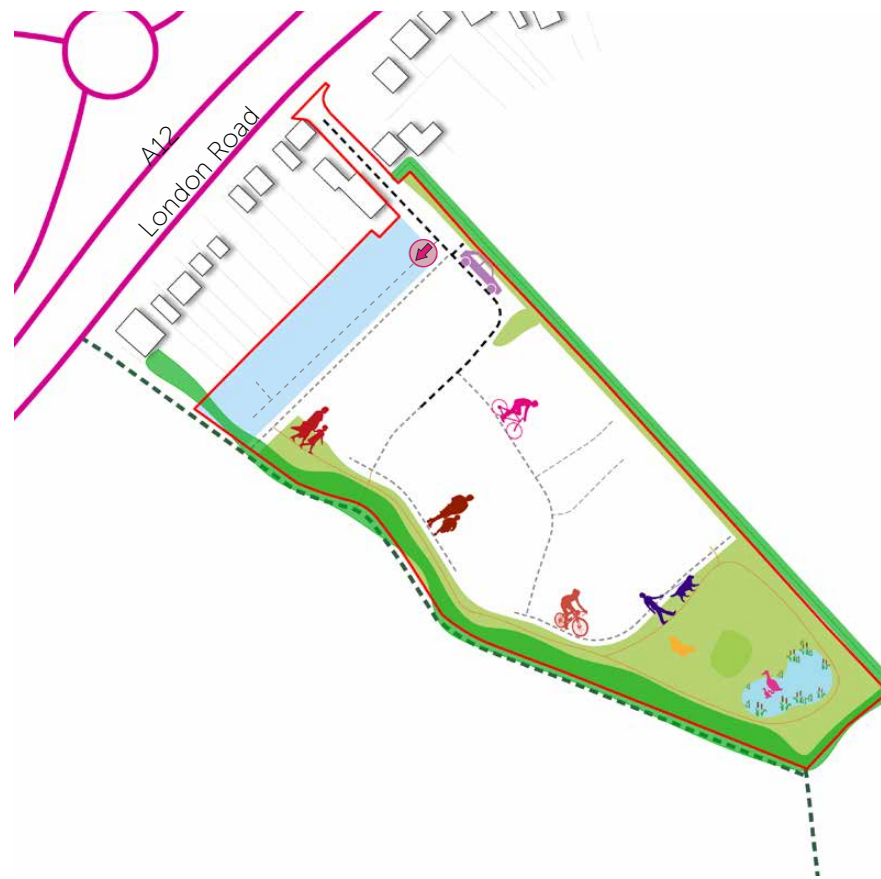
Green Infrastructure



A multi-functional green and blue infrastructure strategy will include -

- Retention & enhancement of the existing landscape assets including trees, hedges, waterbodies and drainage features. This will collectively result in a landscape mosaic that will define the landscape setting of the site and create a rich habitat network.
- Creating a multi-functional southern green space with attenuation basins, biodiversity habitats and additional native planting for biodiversity enhancement.
- The central green route which will help improve legibility and access.

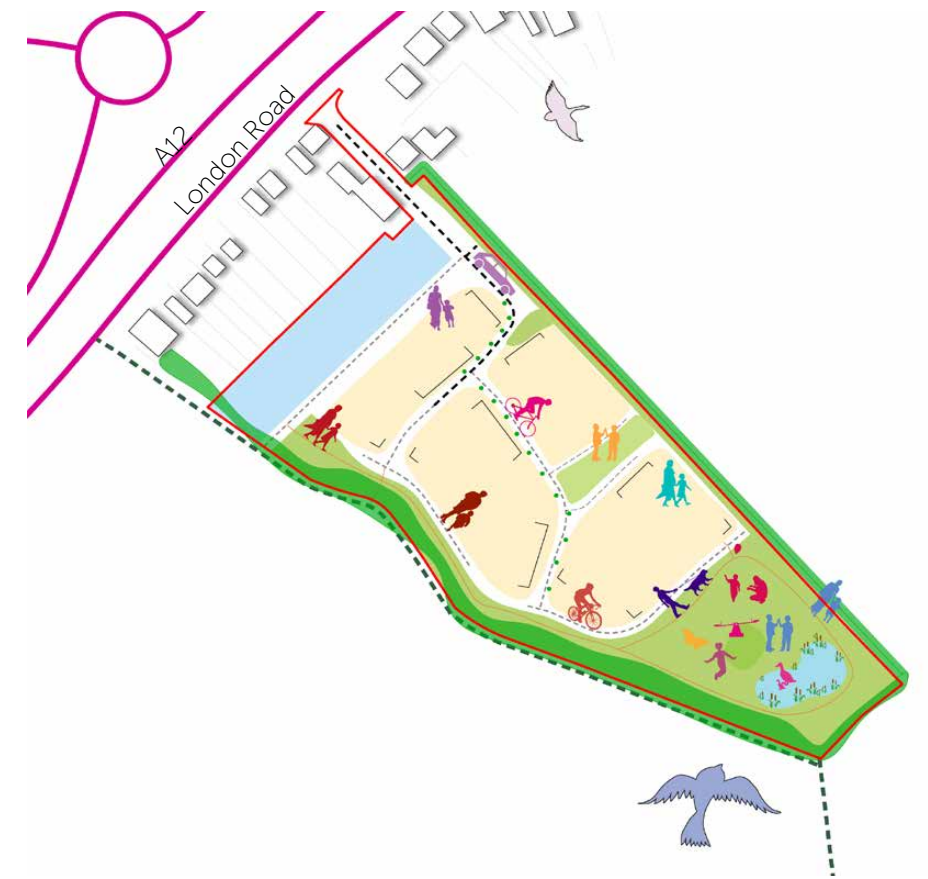
Permeability & Movement



A permeable & legible network of routes will include -

- Homes having access to open space allowing community and nature to come together.
- The masterplan will promote walking, cycling and the use of public transport by developing a well integrated and permeable layout.
- A hierarchy of routes across the site such as formal and informal paths, boardwalks/dog walking routes and health trails. Collectively they will promote a healthy and active lifestyle.
- Lighting will be kept to a minimum to work with biodiversity strategy, whilst ensuring a safe and secure environment for all.

Creating A Community



New homes and commercial areas will be characterful, beautiful and resilient. Placemaking will be an integral part of our masterplan approach and this will include -

- The proposed development to be in the form of a sensitively considered extension of the existing settlement edge.
- A permeable and legible block structure responding to the layered landscape network will create a high quality green foreground within which a mix of homes are set in the background. The proposal will offer a variety of built form, character edges, routes and spaces to create a well knitted and beautiful neighbourhood.
- Commercial area will contain small units designed similar in scale as the residential volumes (2 storey)

7. Proposed Masterplan

The Illustrative Masterplan delivers up to 60 new homes and new office spaces following good practice urban design principles to create a high quality scheme. We've applied a landscape led approach, ensuring the proposal sensitively integrates into Marks Tey, whilst at the same time enhances the wider landscape and provides a beautiful sustainable neighbourhood.

LAND USE	HA	AC
Total application area	3.09	7.63
Residential development area	1.47	3.63
Commercial area	0.44	1.09
Commercial floor space	8 units @ 260 sq. m each; 2 storeys(GF+FF) total 2080 sq. m	
Access road into the site	0.09	0.22
Open space provision	1.09	2.69
Total number of units	Up to 60 homes	
Residential Density	40dph	

Key

- Site Boundary
- Existing trees and hedges New areas of woodland planting
- New areas of native tree and buffer planting
- Green corridors improving permeability across the site
- Multi-functional drainage basins and swales
- Areas for biodiversity enhancement
- Potential community orchard and allotments
- Local equipped area of play (LEAP)
- Local area of play (LAP)/Trim trail
- Commercial Area



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