



Stansted Airport, Phase 2 - Commercial Development

Essex | **Project reference:** 12624347 | **First published:** 14-Mar-2022

Value
£370.7m (est)

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Address

N/O Stansted Airport, Stansted, Essex, CM24 1SG

Scheme

Redevelopment of the site into a hub for e-commerce. Works to include retail, food, and beverage areas. Larger commercial area. Works will also include landscaping, access, and parking.

Timing (Estimated)

Start: October 2025
Finish: July 2027
Duration: 21 months

Size

Floor area: 195,100 sq metres
Site area: 66.11 ha
Parking spaces: 700

Categories

Commercial & retail: General offices,Associated offices,General retailing,Food retailing,Retail warehouses; Industrial: Heavy industrial, factories, mills,Food & beverage production, abattoirs,Warehouses, storage buildings; Education: Nursery & kindergarten schools; Transport: Surface car parks,Electric vehicle charging points; Utilities: Power generation & distribution; Civil engineering: Road construction & maintenance,Decorative landscaping,Commercial access & estate roads; Road: Commercial access & estate roads,Surface car parks,Road construction & maintenance,Cycle route & pavements,Public transport passenger facilities; Landscape: Decorative landscaping

Development type

New build/Demolition

Planning stage

Stage: Outline approval
Status: Outline planning granted (TP ref UTT/22/0434/OP).

View planning application

UTT/24/0904/DFO

Land type

Contract stage

Funding: Private

Materials

brise soleil wall features
bat/bird/bug bricks
advertising boards
rooflights
15% roof lights
rain water harvesting
glazed doors external doors
sub-base roads
bitumen roads
pedestrian areas roads
car parking surfaces
road lighting
road signage
road markings
road footpaths
road kerbing
electric vehicle charging point
flat roofing
electric heating system

photovoltaic solar panels

air source heat pumps

LED Lighting

detection & alarm systems

CCTV

demolition

new siteworks access

soft landscaping

fencing

2m high fence

landscaping

hard landscaping

cycle paths

suds

grass paving systems

indicator/tactile pavements

natural stone setts

permeable paving

Roles & Companies

Client	People on this project
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Threadneedle Pensions Limited

Cannon Place, 78 Cannon Street, City, London, EC4N 6AG
020 7464 5000 | www.columbiathreadneedle.co.uk | ClientServices@columbiathreadneedle.com

Planner

People on this project

Montagu Evans Llp

70 St Mary Axe, City, London, EC3A 8BE
020 7493 4002 | www.montagu-evans.co.uk | enquiries@montagu-evans.co.uk

Agent

People on this project

Kanda Consulting

44-48 Paul Street, City, London, EC2A 4LB
020 3900 3676 | www.kandaconsulting.co.uk | info@kandaconsulting.co.uk

Kerry Gilbert (Project Manager)
020 3900 3676

Architect

People on this project

Michael Sparks Associates

11 Plato Place, St Dionis Road, Fulham, London, SW6 4TU
020 7736 6162 | www.msa-architects.co.uk | info@msa-architects.co.uk

Paul Wahba (Partner)
020 7736 6162

Project manager

People on this project

Quartz Project Services

1st Floor, 34 Dover Street, Westminster, London, W1S 4NG
0203 841 2288 | www.quartzprojectservices.com | london@quartzprojectservices.com

John Tamilya (Cost Consultant)
0203 841 2288

Quantity surveyor

People on this project

Quartz Project Services

1st Floor, 34 Dover Street, Westminster, London, W1S 4NG
0203 841 2288 | www.quartzprojectservices.com | london@quartzprojectservices.com

Landscape architect	People on this project
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RSK Group Plc

Fourways House, 57 Hilton Street, Manchester, Greater Manchester, M1 2EJ
0161 236 2757 | www.rsk.co.uk

Transport consultant	People on this project
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Vectos London

38 Chancery Lane,, Westminster, London, WC2A 1EN
020 7580 7373 | www.vectos.co.uk | London@vectos.co.uk