



Land to Rear of Banyers Hotel - Land Development

Full Planning Application | Design and Access Statement

January 2025

PROJECT ADDRESS

Land To The Rear Of Banyers Hotel
King James Way
Royston
Hertfordshire,
SG8 7BZ

PREPARED FOR AND ON BEHALF OF:

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01 Introduction & Brief

This Design and Access statement has been prepared on behalf of the client in support of a Full Planning Application for the proposed development of land to the rear of Banyers Hotel.

The proposed development site is adjacent to land to the rear of Thurnalls House (18 Melbourn Street), upon which Planning Consent has previously been granted (NHDC ref 07/00632) for the conversion of the existing stables and barn into 4 new dwellings, including the reinstatement and improvement of an existing vehicular access into the site from King James Way. These proposals would share the same vehicular access approved under that application.

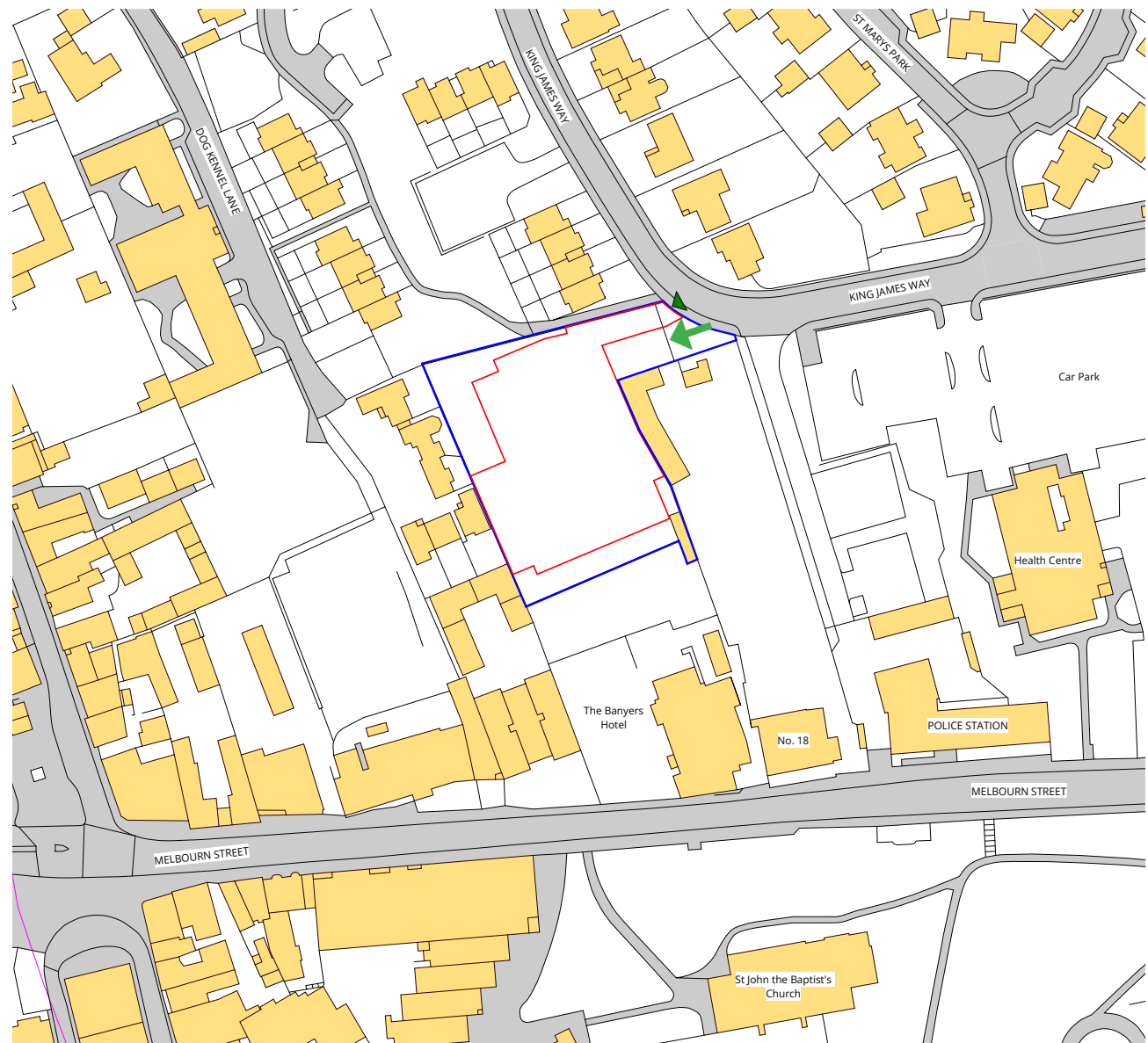
The brief for this proposal is to create a modest, high-quality residential development on an unused plot of land. The design proposals within this report have been carefully considered and are based on the outcomes and recommendations of Pre-Planning Application Ref. 22/02311/PRE and a recent Full Planning Application Ref. 24/01075/FP. The size and scale of the development have been reduced to accommodate 9 apartments, with the aim of not overcrowding the site and retaining as much of the existing green space as possible, while meeting the standard level of living accommodation and civil infrastructure set out in national spaces standards and local design guides.

It is noted that the existing plot sits within a conservation area and in close proximity to structures and buildings of national and local historical interest, the proposals within this Design and Access Statement are therefore accompanied with a Heritage Statement.



Application Site ———
Vehicle Access —▶





Ownership Boundary ———

Application Site ———

Entrance to site ———

The site is located to rear of The Banyers Hotel on Melbourn Street, Royston, and falls within the Royston Conservation Area. The development site has an existing access point from King James Way. The proposals would require the re-instatement and improvement of the existing vehicular access in accordance with the previous consent granted for development to the rear of 18 Melbourn Street (NHDC ref 07/00632).

The site is currently vacant and overgrown with dense vegetation and mature trees to all boundaries. Residential housing is located to the North and West boundaries, with locally listed and Heritage listed buildings to the Eastern boundary, Banyers Hotel to the South and 18 Melbourn Street to the Southeast.

Previous Planning Applications or adjacent site (in same ownership)

- 24/01075/FP - Residential development to provide 15 flats with associated vehicular parking and access via existing dropped kerb access from King James Way and ancillary plant, bike and refuse enclosure.

Decision: REFUSED - 07/08/2024

- NHDC 07/00632 - Conversion of existing stables/barn to provide a two bedroom and three bedroom dwelling. Erection of a pair of three bedroom dwellings following demolition of existing greenhouse, provision of six parking spaces, landscaping and formation of new vehicular access onto King James Way.

Decision: GRANTED - 25/06/2007

It should be noted that this approval pertains to a separate development site in the same ownership but are outside the scope of this submission.

A number of published guidance documents have been consulted throughout the design process:

- North Hertfordshire Local Plan 2011 - 2031
- Royston Registered Buildings of Local Interests 27th March 2007
- Manual for Streets 2007
- NHDC Vehicle Parking at New Development Supplementary Planning Document. Sept. 2011
- Parking Standards Design and Good Practice. Sept. 2009
- The Essex Design Guide
- DCLG Technical Housing Standards. March 2015:
- Building Regulations

ROYSTON
CONSERVATION AREA
ADOPTED 27 MARCH 2007



MAP KEY

- | | |
|--|---|
| Conservation Area Boundary | Trees with landscape amenity value (not necessarily Tree Preservation Orders and not inclusive of all Tree Preservation Orders) |
| Listed Building: Grade I | Carriageways |
| Listed Building: Grade A (Prior to 1977, churches were graded A, B or C) | Important Green Space |
| Listed Building: Grade II* | Churchyard |
| Listed Building: Grade II | Area identified as an improvement opportunity |
| Building at Risk (BAR) | Where redevelopment would improve the area |
| Building of Local Interest (BLI) | Sites beyond the conservation area where redevelopment would improve its setting |
| Landmark | Refer to supporting document |
| Important boundary wall | |

The application site is situated within the Royston Conservation Area. Consideration has been given to a number of neighbouring buildings that are designated as Heritage listed or buildings of local interest.

Historic England

No. 18 Melbourn Street.

Located within the ownership boundary of the site towards the South.

Grade 1 Listing (1174750)

The Banyers Hotel

Located to the south of the application site.

Grade 2 Listing (1102012)

Locally Listed

- Former Stables, rear of Lanterns, Melbourn Street. (Located to the south-west of the application site.)

Important Features

The south-east corner of the proposed site shares its boundary with the rear garden of No.18 Thurnhalls, enclosed by important boundary walls featuring flint with a number of mature trees which provide character and enhance the setting of the conversation area. The proposed scheme has incorporated feedback from the NDHC conservation team, adopting design cues from neighbouring sites and buildings such as Hunter Mews, including building lines, overall mass, style and appearance, and material palette. The design focus has been to introduce a residential block that makes a positive contribution to the local character through the use of high-quality and considerate design.

Further information on the Heritage Assets and the Royston Conservation Area can be found in the accompanying Heritage Impact Assessment.



Hunter Mews - Situated North-West of the site

2.5 storey blocks with mix of horizontal weatherboarding and red brick, including features such as brick plinth and porch.





1. Existing and proposed access to site



2. Proposed access main access route



3. Existing building on boundary



4. Existing view looking south towards Banyers Hotel



5. View looking East towards adjacent property



6. View towards south-east corner of site



7. Southern boundary towards Banyers Hotel



8. South-west corner towards Former stables, rear of Lanterns



9. West boundary towards Hunter Mews



10. View towards North-West corner



11. View towards north boundary



12. Towards North - east proposed access into site



1. Approach to site from King James Way - East



2. Approach to site from King James Way - North



3. View looking East towards adjacent property



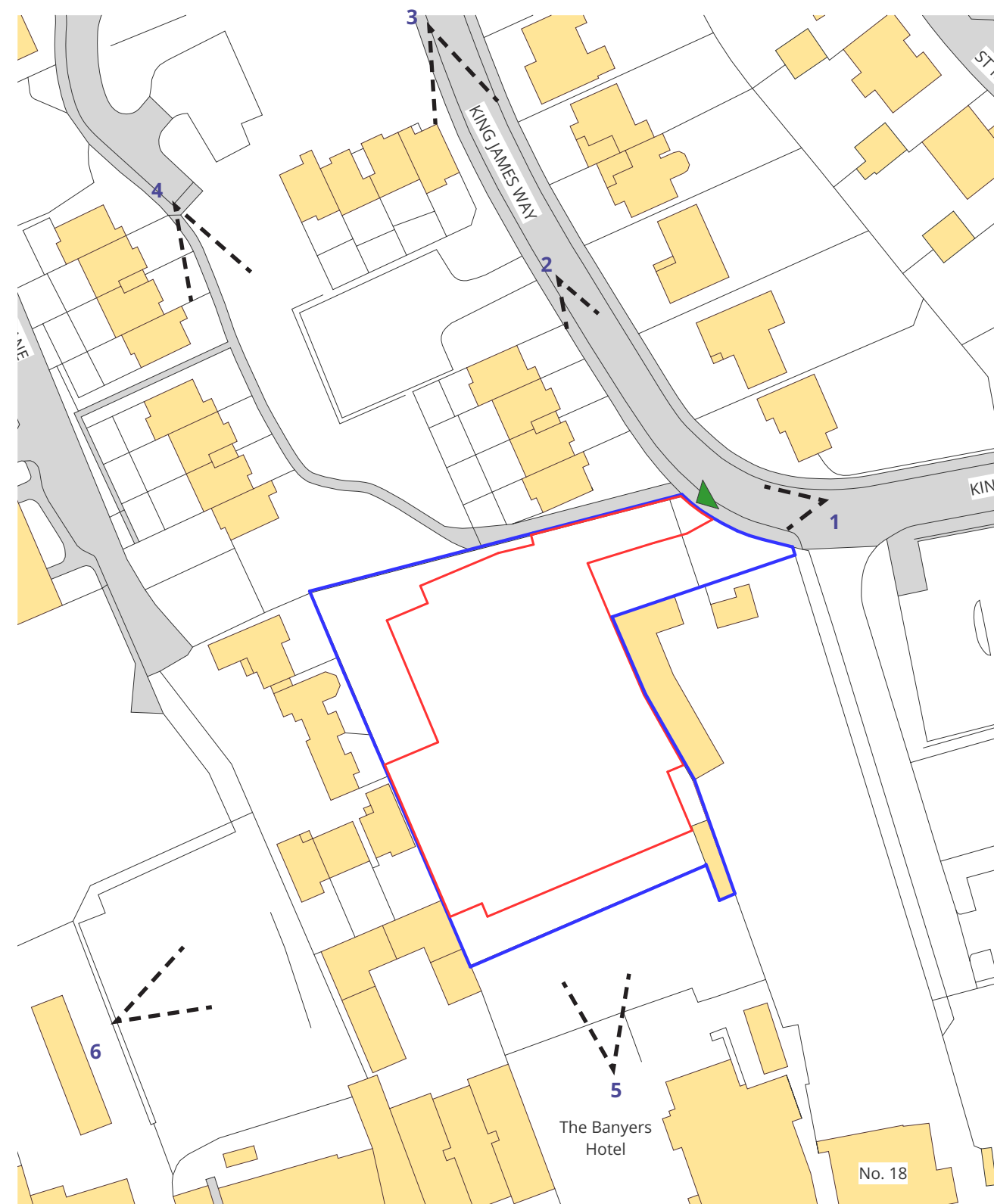
4. View looking south towards the site

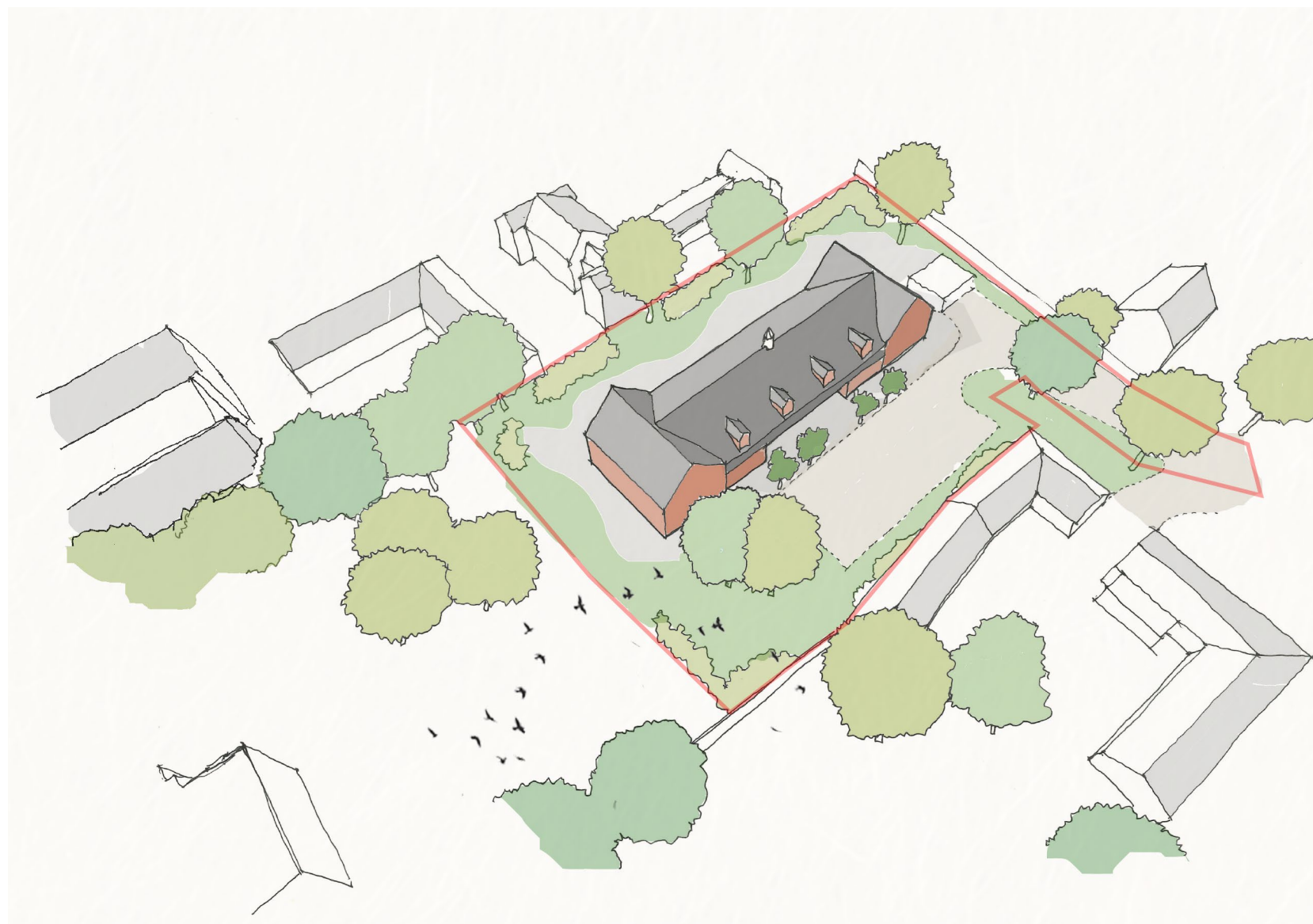


5. View looking North towards site



6. View looking East towards site





Concept birds eye submitted for Pre-Application 22/02311/PRE

Pre-Planning application advice was sought in 2022 for a two storey residential development. A number of key points are highlighted below from the response received from North Herts District Council ;

Planning Reference: 22/02311/PRE

Determination Date: 18th Nov 2022

- The site is predominately overgrown land well screened from must public view by mature vegetations along the boundaries of the site. The site in its current state is considered to have a limited contribution to the setting and context of both the Royston Conservation Area and nearby Listed Buildings.
- The broad principle of residential development within the plot would likely be supported should an application be submitted.
- The proposal is likely to be considered to not result in unacceptable harm to the designated heritage assets.
- The application site is situated in a largely residential area with properties to the north, east and west. Properties located within Hunters Mews to the west is sited approximately 17m from the rear elevation of the proposed building.
Whilst not shown in the plans, the two storey building would likely result in the addition of front and rear facing fenestration that could result in overlooking or loss of privacy to existing neighbouring occupiers.
- The proposed dwellings should take the opportunity to incorporate high sustainability credentials that should be detailed as part of any application. The inclusion of renewable energy sources and electric vehicle charging points would be a further benefit.

CONCLUSION

The principle of the proposed development is considered unobjectionable and would deliver public benefits in the form of residential apartments in a sustainable location.

Based on the outcome of the pre-application and advice received the scheme submitted with this planning application has been developed.

The proposed material palette has been selected to sit within the local context and complement the neighbouring buildings. The size and arrangement of the building within the site respects the local historical character with simple landscaped areas. There has been a conscious decision to introduce subtle elements such as brick details, Juliet balconies and ventilation tunnels to form a modern design which also contributes to the existing character and built form of the area. This balanced approach aims to ensure the project blends within the surrounding heritage area while incorporating contemporary design elements and create a unique development.



Landscaping Strategy

10



Urban form and massing plan

- Application Site
- Proposed Building
- Existing Neighbouring Building Line

Based on the outcome and comments received on planning application 24/01075/FP for the development of this site, the orientation and mass of the building have undergone a re-design to consciously improve its connection to the local context in-line with Policy SP9: Design and Sustainability. The scheme is for a minor development comprising 9 units and the proposals aim to meet the majority of the criteria set out in Policy SP9 of the Local Plan, such as;

- create buildings, spaces and streets which positively reflect and respond to the local landscape, townscape and historic character.

- The location of the new building has been placed to align with neighbouring building lines, in addition to reducing the overall height to not over dominant the historical townscape.

- create integrated, accessible and sustainable transport systems with walking, cycling and public transport designed to be the most attractive forms of transport and effectively linking into the surrounding areas;

- The site is inherently well situated within Royston town centre, providing good pedestrian and public transport connections to local amenities. In addition to this, the proposals allow for secure cycle parking for residents and the infrastructure to support EV parking across the site.

- positively integrate with adjacent rural and urban communities and positively contribute to their character and the way the area functions, including addressing cumulative, cross boundary planning and infrastructure matters;

- A carefully selected material palette is based on the recommendations received by the conservation officer and planner, aimed at contributing to the setting and creating a proposal that aligns with the character and conservation area.

- ensure the effective use of sustainable urban drainage and sustainable water management;

- A fully designed sustainable drainage strategy has been developed specifically for the site and layout to ensure surface management is accounted for.



Immediate context building typology

The proposed site is located within an area featuring a varied mix of building typologies, including residential, commercial and public. Pertaining to an array of time periods and each with their own style and appearance characteristic.

The proposed building form and height has been driven by the local character and size of neighbouring buildings, in this instance these are mix of 2 storey to 3.5 storey buildings. Considering these the proposed new building height has been set at 2.5 storeys as a maximum.

The building is to feature a pitched roof with hipped gable ends to reduce the overall mass appearance. The design also incorporates features such as entrance oak framed porch, brick detailing plinth and soldier course details and heritage style windows.



Proposed Building form and features

The proposed residential block is to accommodate 9 residential dwellings, the internal layout for each apartment has been carefully considered and seeks to meet the requirements set out in Policy D1: Sustainable Design of the NHDC Local Plan. The configuration and size of spaces adheres to the Nationally Described Space Standards guidance which sets out the requirements for Gross Internal floor area of new dwellings.

Design features

- Minimum combined dining, living and kitchen area of 23m² for 1b2p and 27m² for 2b 4p.
- "Plus" size apartments include a dedicated study/office area.
- Both ground and first floor apartments have access to a share amenity space, with the ground floor also featuring private gardens.
- Minimum floor to ceiling height is 2.3m

Gross Internal Areas - GIA (Please refer to Appendix A for full set of Floor Plans)

Ground Floor

- Apartment 1 (2b3p): 64m²
- Apartment 2 (1b2p): 53m²
- Duplex Apartment 3 (2b4p): Combined floor area of 94m²
- Apartment 4 (1b2p): 53m²
- Apartment 5 (2b3p): 64m²

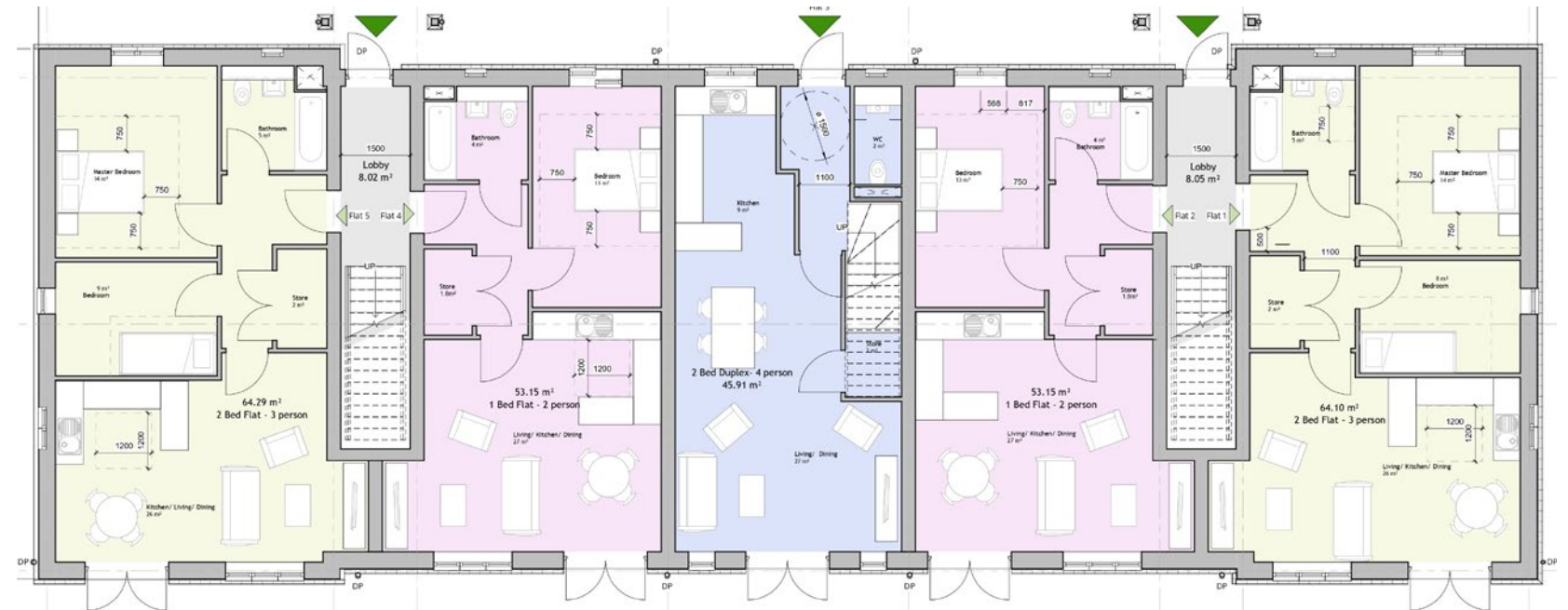
First Floor

- Apartment 6 (2b3p): 67m²
- Apartment 7 (1b2p): 57m²
- Apartment 8 (1b2p): 57m²
- Apartment 9 (2b3p): 67m²

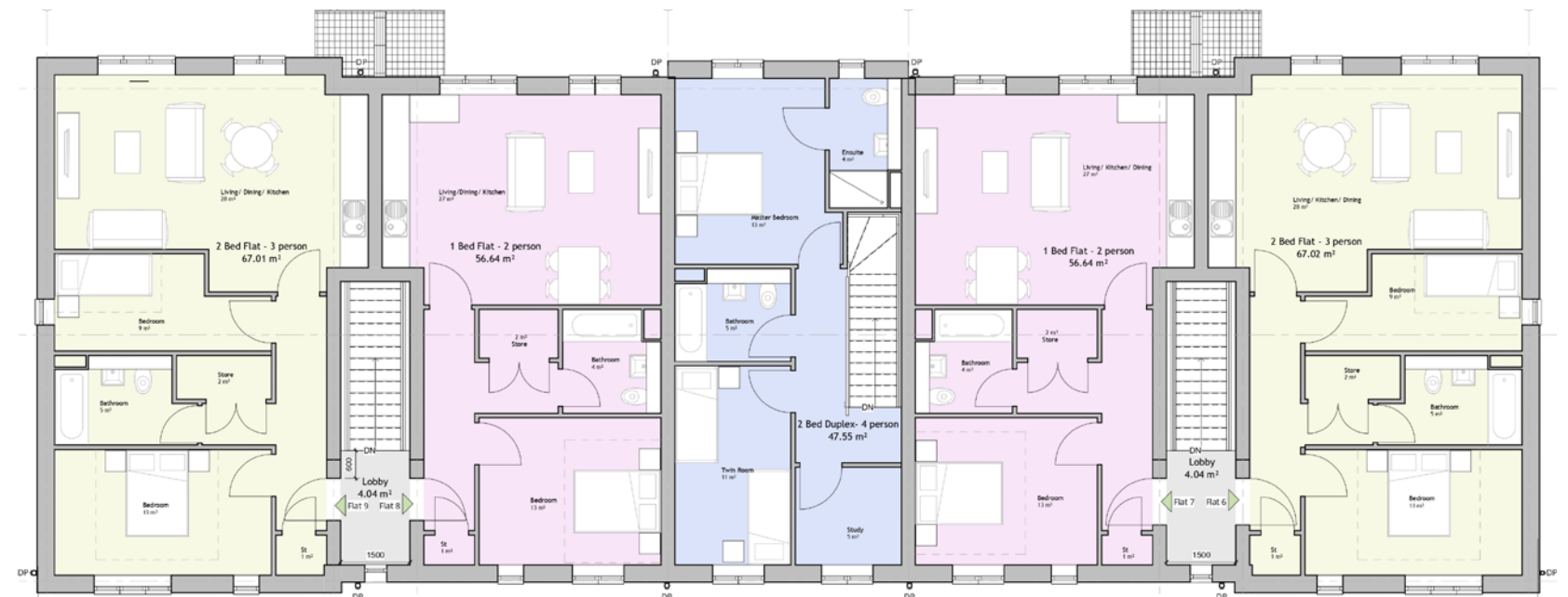
Gross External Area - (GEA)

- Application Site Area: 1,944m².
- Building Footprint: 371m² (Represents 19% of total application site area)

Please refer to Appendix A for full set of Floor Plans.



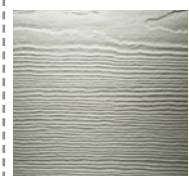
Proposed Ground Floor



Proposed First Floor

The proposed material palette has been selected to sit alongside the local context. The 2.5 storey building height responds directly to adjacent buildings and is aimed at respecting the character of local historical buildings. There has been a conscious effort to introduce subtle details such as brick detailing with soldier courses above openings and brick plinth to the ground floor, horizontal weatherboarding to the first floor and exposed oak framed porch which define the primary entrance to the apartments. All material choices will be subject to agreement with the conservation and heritage team at North Herts District Council and sample panels will be made available for review.

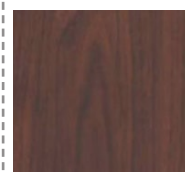
A proposed elevation and build section is shown below with the selected material palette.



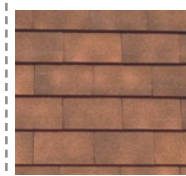
CLADDING
Pale Green horizontal weatherboarding



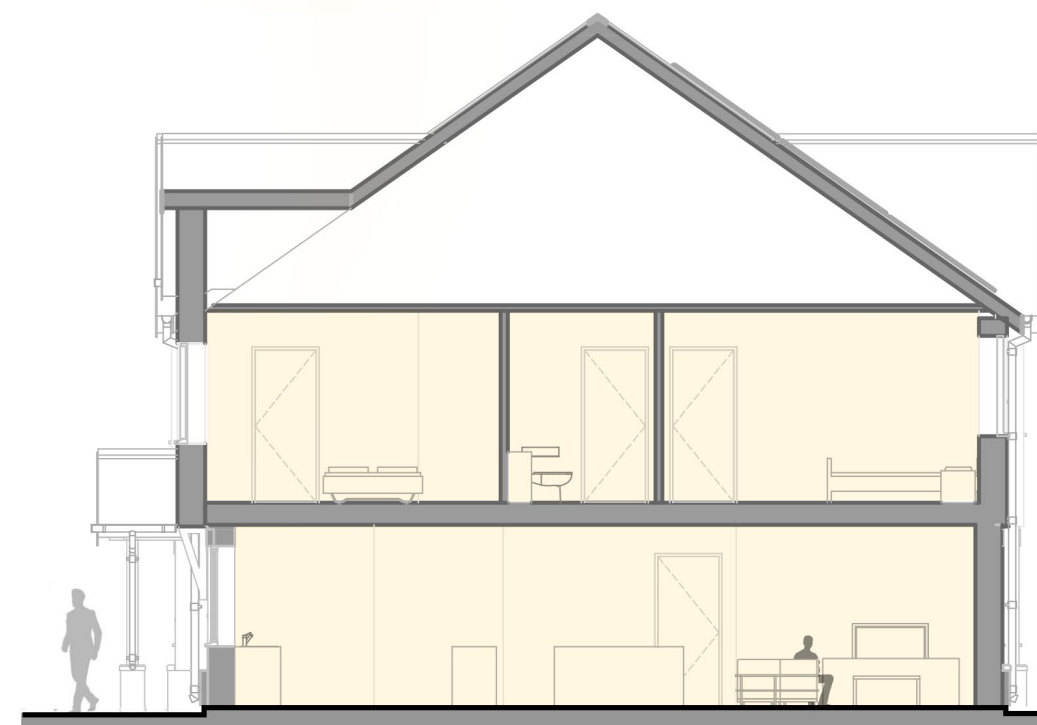
PRIMARY BRICKWORK
Soldier Course
Colour: Buff



WINDOWS AND DOORS
PPC Aluminium frames
RAL: 8015

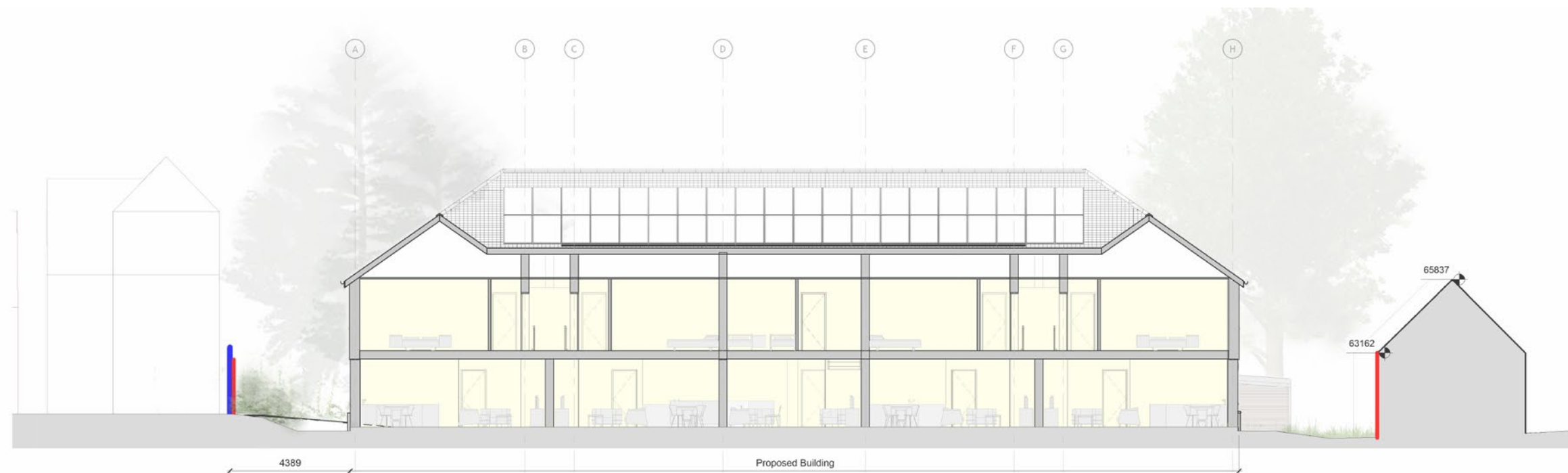


ROOF
Plain Clay Tile



Habitable Space

The setting out of the site has been done with consideration to the surrounding boundaries and properties. Parking and vehicle access has been placed to the North areas of the site with outdoor amenity space to the South side. Existing trees and native shrubs along the boundaries are to be retained and enhanced wherever possible.



05.1 | EXTERNAL AMENITY - LOCAL PLAN POLICY NE6 AND NE2

A landscaping strategy has been produced that is primarily aimed at the retention of existing mature trees and native scrub and bramble features wherever possible to the outer boundaries. Only maintenance and considerate routine pruning of the existing planted areas and mature trees will take place to ensure the life cycle and longevity of these is retained. These proposals are to be read in conjunction with the Ecological, Biodiversity and Arboricultural Assessments.

With reference to NHDC Local Plan policy NE2 and NE6, a variety of greenspaces including recreational and natural are included as part of the proposals.

Soft-standing (Amenity Greenspace)

Remaining areas of soft landscaping post development will be enhanced with native planting and hedgerows. Each ground floor apartment will have the use of a rear private garden, lined with ornamental hedgerows and lawn areas. Both first and ground floor apartments will have access to a shared Amenity Green Space, featuring planting beds and raised planters, providing opportunities for informal activities close to home.

Hard-standing

A number of materials have been considered for the hard standing areas such as the roadway, parking bays and footpaths. A primary shared surface used for residential access, refuse collection vehicles and parking bays is to be permeable block paving, this is to provide a suitable surfaces for manoeuvring vehicles and direct access from the King James Way and help manage rainwater run off. The use of contrasting block paving between access way and parking bays will also provide a visual contrast between the primary and secondary areas.

Private patios within the garden spaces are to be paved with a natural sandstone.

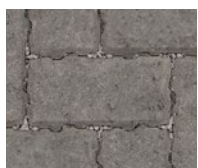
Semi Natural Greenspace

Uninhabited areas towards the outer edges of the site are to be retained as native bramble scrub as best as practicably possible to help retain the current biodiversity on site, these areas will require some degree of maintenance to prevent any potential pests causing harm to the properties and future residents.

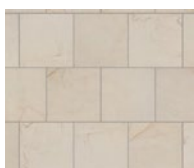
LANDSCAPING MATERIALS



Permeable Block Paving
Parking Bays
Colour: Bracken



Permeable Block Paving
Roadway
Colour: Charcoal



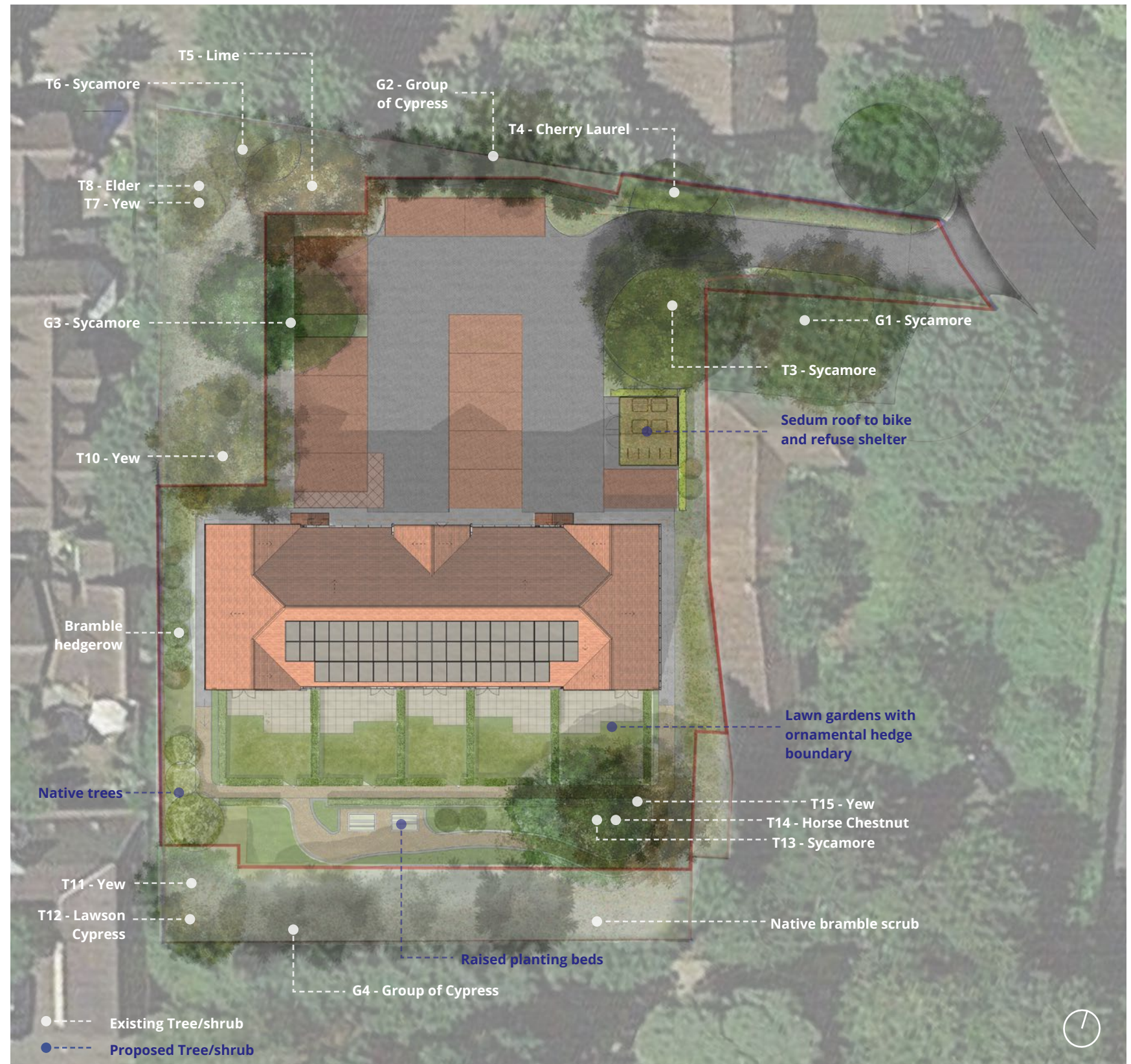
Paving Flags
Private patio
Colour: Sandstone



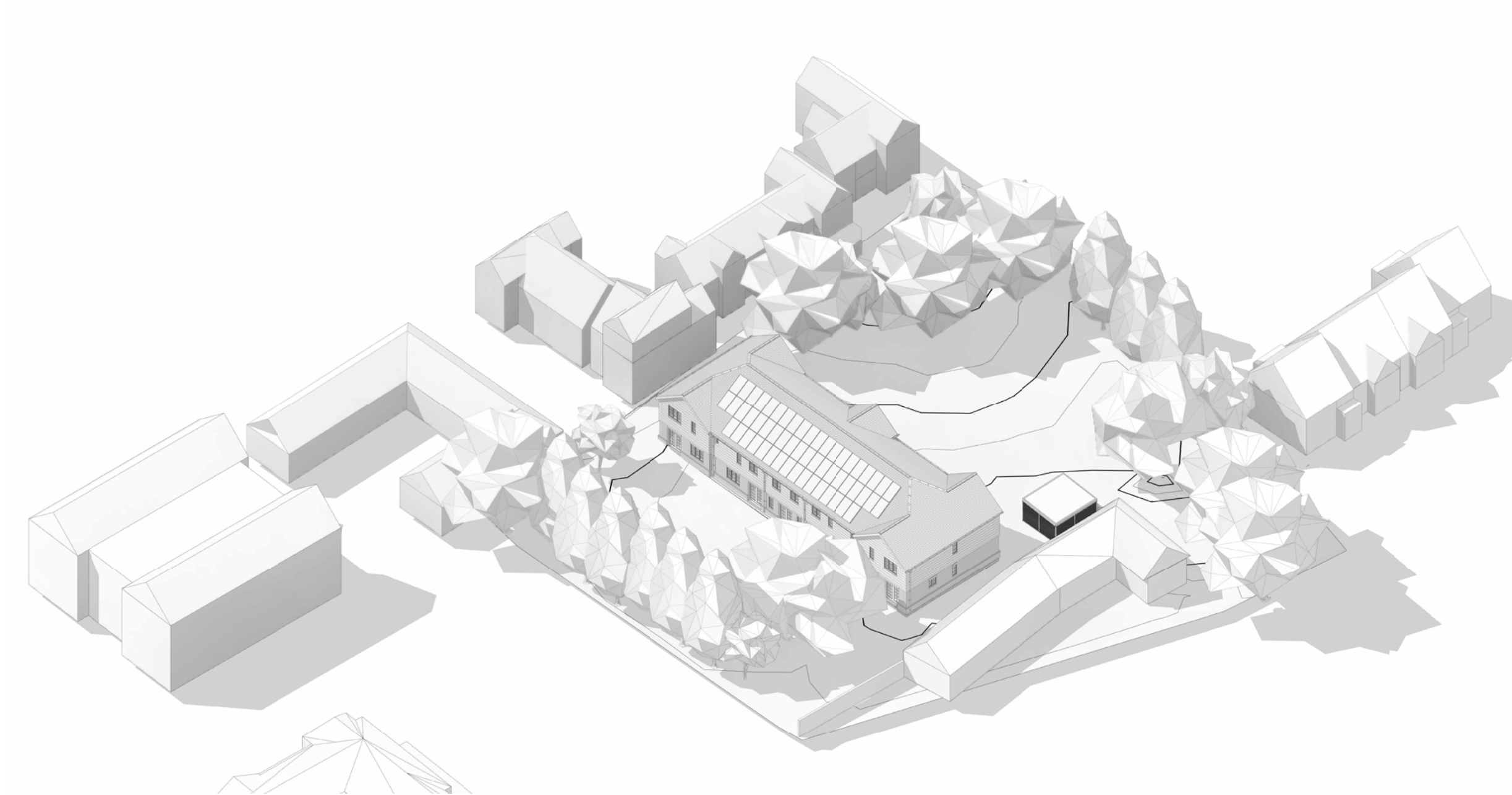
Lawn
Rear gardens



Native Rich Planting
A new planting scheme that enhances the existing on-site native species



Indicative Landscaping Strategy



Birds eye view of proposed block within immediate context

07.1 | HISTORIC ENVIRONMENT - HERITAGE STATEMENT - HE1

The site lies within the Royston Conservation area and is in close proximity to designated heritage assets. Therefore, in-line with the NHDC Local Plan Policy HE1 the proposals are accompanied by a Heritage Statement. This statement includes an assessment of the significance of the heritage assets and their setting in relation to the proposal. In addition to providing details of any impacts that the proposals have upon the designated assets and any necessary measures that have been implemented to minimise any identified harm.

Please refer to Appendix G for the full Heritage Statement.

HERITAGE STATEMENT - EXECUTIVE SUMMARY

The proposed design has been redeveloped taken into consideration the feedback received on previous planning application, having amended the orientation, appearance, scale and massing of the proposal in relation to previous designs.

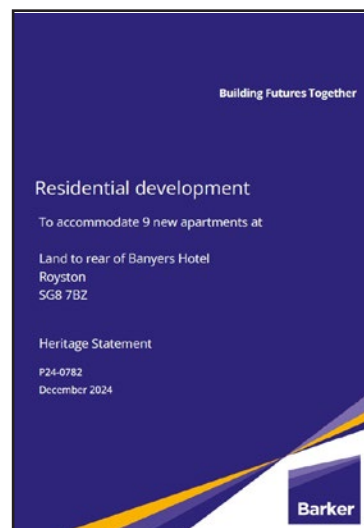
Moreover, the site is visually separated from the Banyers Hotel due to dense vegetation along the boundary line and being predominantly overgrown land. Existing large trees acts a natural screen between the historic building and the proposed development. Furthermore, the orientation of the building would follow the existing building line to the rear of Hunters Mews, maintaining the partial openness of the site and mitigating its visual impact of the adjacent recent developments.

The eaves height of the proposed building is significantly lower than the existing immediate adjacent building at Hunters Mews. Furthermore, the ridge height of the proposed building is slightly lower than the existing immediate adjacent building at Hunters Mews.

The proposed building would be hardly seen from the public and would not have a negative impact on the Conservation Area.



Extract of Historical Map - c. 1970



Barker Associates
Heritage Statement



View of St John the Baptist church and Banyers Hotel through southern tree line



Neighbouring property on East boundary



Former stables, rear of Lanterns

07.2 | HISTORIC ENVIRONMENT - ARCHAEOLOGY - HE4

It is noted within the North Herts District Council Local Plan the site lies within an Area of Archaeological Significance, located within the medieval core of Royston. Based on this and in-line with NPPF Policy HE4, the proposals are accompanied by an Archaeology Desktop Assessment that has been commissioned from KDK Archaeology. The report sets out a Written Scheme of Investigation (WSI) incorporating the requirements set out by Historic England as a specification for Archaeological Strip, Map and Record and Archaeological Monitoring and Recording, this is to be read in conjunction with the full report found in Appendix F

WRITTEN SCHEME OF INVESTIGATION - AIMS AND METHODS

AIMS

- To establish the date, nature and extent of activity or occupation within the development area
- To establish the relationship of any remains found to the surrounding contemporary landscape
- To recover palaeo-environmental remains to determine local environmental conditions.

METHODS

- The archaeological investigation, via 'Strip, Map and Record' to the archaeological horizon, of the footprints of the proposed new dwellings, and of any areas subject to significant ground reduction. This should occur before any development taking place and include a contingency for the preservation of any remains encountered.
- The archaeological monitoring of all other groundworks related to the development, which have the potential to impact archaeological deposits. This may include driveways, service trenches, hard landscaping, and all other groundworks, with a contingency for preservation or further excavation of any remains encountered.
- Such other provisions as may be necessary to protect the archaeological interests of the site.
- The analysis of the results of the archaeological work with provision for the subsequent production of a report and an archive, and the publication of the results, as appropriate.



KDK Archaeology Ltd

Written Scheme of Investigation for an Archaeological Strip, Map and Sample Excavation, and Archaeological Monitoring and Recording

KDK Archaeology Ltd



Figure 4: Proposed excavation area, shaded red (scale 1:500)

07.3 | ARBORICULTURE - ANDREW DAY CONSULTANCY

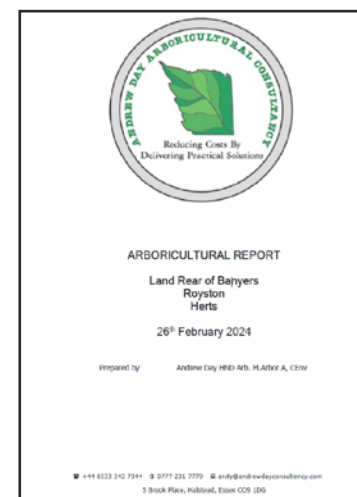
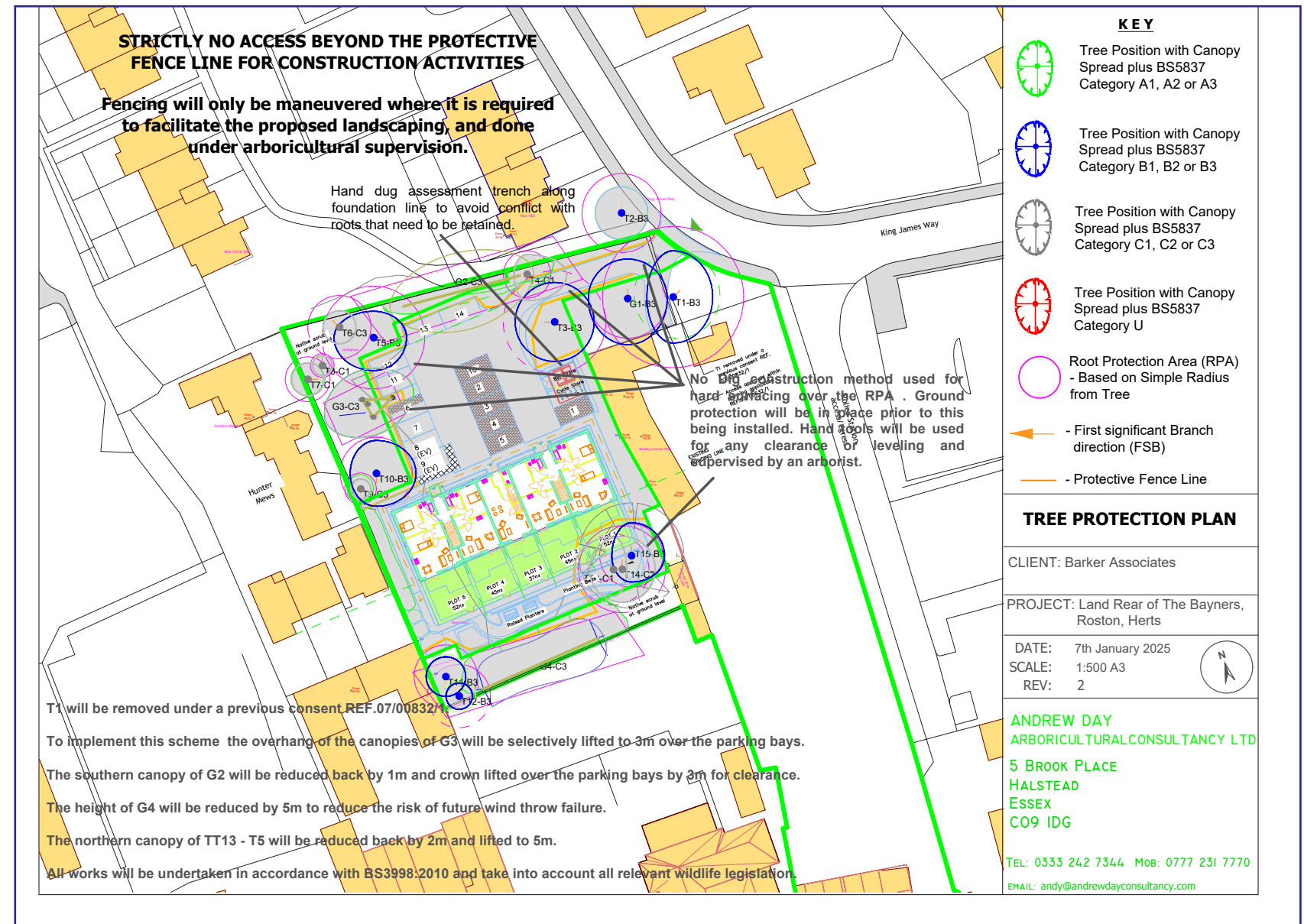
The site lies within a Conservation area. In line with Local Authority planning requirements all trees within the conservation area may be considered of amenity value. As such a formal arboricultural assessment has been commissioned from Andrew Day Consulting. Please refer to Appendix B (Arboricultural Report and the Tree Protection Plan)

The proposed building has been strategically located to minimize the affect on any surrounding trees and hedgerows. Tree and hedgerow protection measurements are to be implemented throughout the construction and installed prior to the commencement of any works on site.

The proposed vehicular access point is via King James Way and will not require the removal of any trees. Full details of impact and method statements are provided in the report prepared by Andrew Day.

ARBORICULTURAL ASSESSMENT - KEY POINTS (Refer to report for full details)

- The following tree surgery works will be undertaken:
The southern canopy of G2 will be reduced back by 1m and crown lifted over the parking bays by 3m for clearance. The height of G4 will be reduced by 5m to reduce the risk of future wind throw failure. The northern canopy of TT13 - T5 will be reduced back by 2m and lifted to 5m. All works will be done in accordance with BS3998:2010 and take into account all relevant wildlife legislation.
- The sensitive design of the scheme has retained trees where possible to avoid conflict.
- The layout has been carefully designed to place the main building outside of the RPA of the trees to be retained. Where the footprint of the outbuilding for the cycle / bin store etc partially crosses the outer RPA of T3 it is possible no significant roots will be impacted. To assess this and aid in a suitable foundation design to accommodate any significant roots that might be found, assessment trench along the proposed foundation line in the RPA will be carefully opened, and this will aid the final foundation design to work around any tree constraints.
- All excavation works required in the RPA and removal of existing hard surfaces or building foundations, will be done in a careful manner with arboricultural supervision present
- Protective fencing will be set up in the locations shown on the tree protection plan in Appendix 5. Ground protection will be in place where access over the RPA is required. The supervising arborist will direct the setting up of protective fencing, along with any moving of it to final locations as the development progresses, ensuring the trees are protected as best as can be achieved.



07.4 | ECOLOGY - LOCAL PLAN POLICY NE4

Due to the presence of trees and hedgerows within the application site and in line with Local Authority planning policy requirements, a formal Preliminary Ecological Appraisal has been undertaken by Arbtech Consulting. Please refer to Appendix C for the full Ecological survey and recommendations.

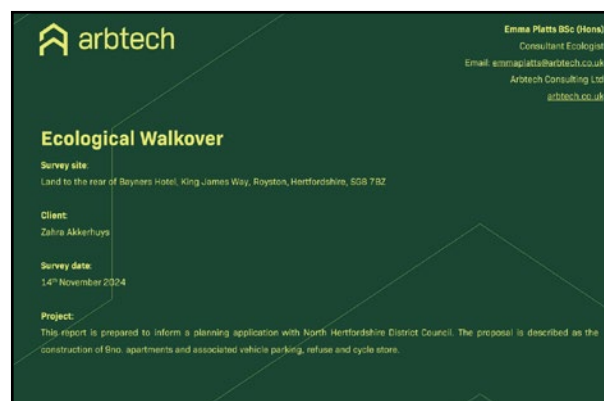
ECOLOGICAL WALKOVER - EXECUTIVE SUMMARY

The survey concluded no significant changes to the habitats on site following the previous PEA completed last autumn, with the only notable change relating to recent clearance of the scrub. No further ecological surveys have been recommended, with precautionary working methods previously outlined for nesting birds, roosting bats, reptiles, amphibians and hedgehogs remaining in place.

As part of the proposals and in line with planning policy a number ecological enhancements are proposed.

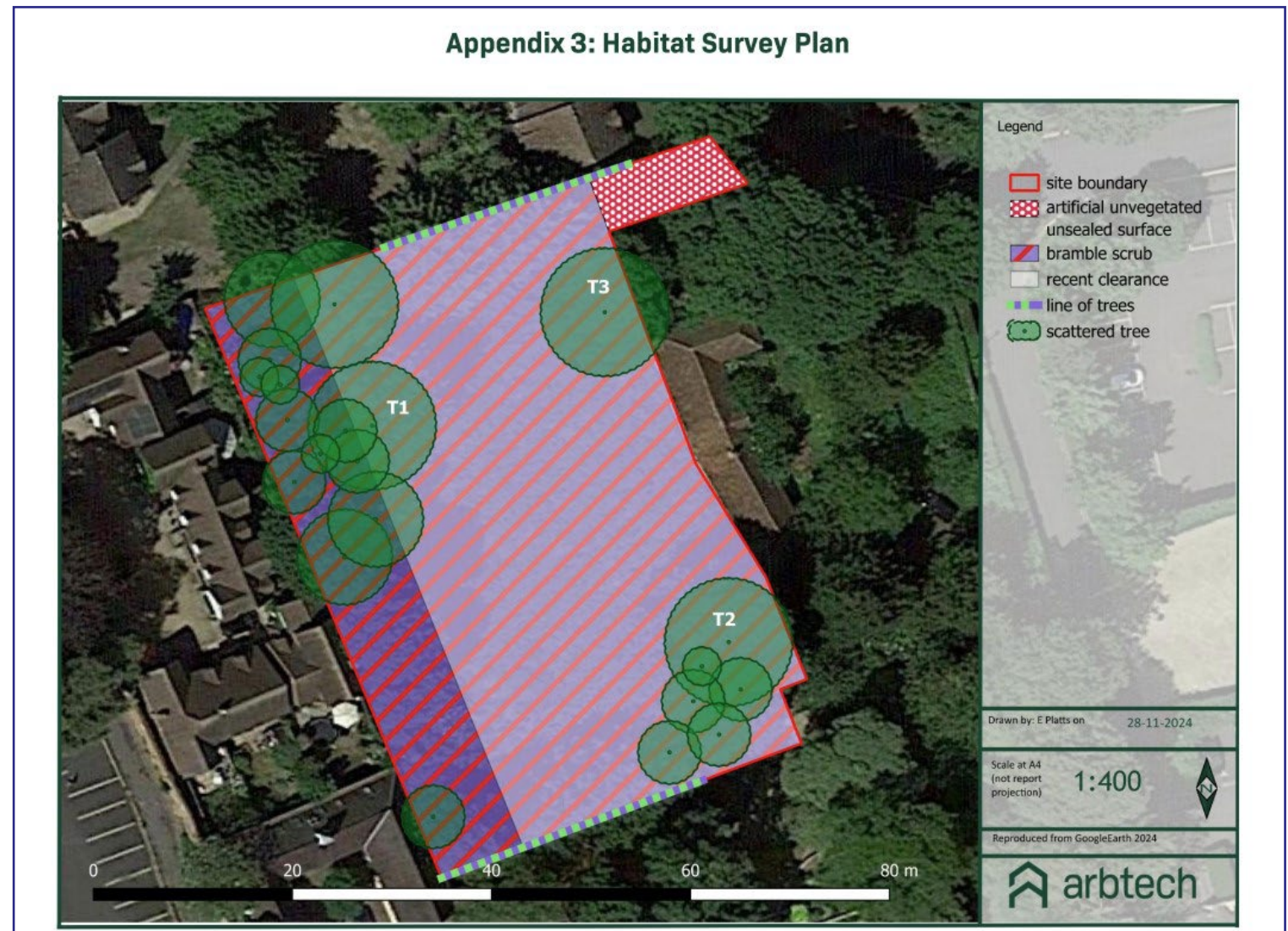
- Planting of native grassland species.
- Planting of native shrub, hedgerow and tree species.
- Nectar-rich shrub species to encourage pollinator species.
- Installation of bat and bird boxes to provide increase opportunities for roosting habitat.
- Incorporate bee/insect bricks into fabric of the new building.
- Installation of gaps under boundary fencing to allow hedgehogs to traverse the site.
- Green roof incorporated to bike and bin store.

The Walkover concluded no significant changes to the habitats recorded on site. However, management of the site has changed since the previous survey, whereby a large section of the scrub had been recently cleared. Overall, the site was found to host limited ecological value and as such no further ecological surveys have been recommended. Precautionary working methods during the construction phase remain for roosting bats, nesting birds, reptiles, amphibians, and hedgehogs. Further information, as well as biodiversity enhancements, are outlined in Tables 1, 3 & 4 of this report.



Arbtech Consulting
Ecological Walkover

Appendix 3: Habitat Survey Plan



Ecological Walkover Site Map Assessment



Cluster - T2



Cluster - T1



T3

07.5 | BIODIVERSITY - LOCAL PLAN POLICY NE4

From February 2024, development sites must meet a Biodiversity Net Gain of 10% to ensure a positive impact on biodiversity, compared to current state of the site. A BNG assessment has been undertaken in close consultation with Arbtech Consulting. The scheme combines a number of measures following the BNG hierarchy to meet the required net gain threshold.

1. Retain and protect existing natural habitat on site,
2. Enhance existing on-site habitat.
3. Where possible introduce new on-site native habitats
4. Purchase off-site biodiversity gains units from habitat banks.

The proposed application boundary for the development has been set out with the primary aim to avoid and minimise damage to the existing scrub and trees outside of the development zone, and in turn reduce the overall level of off-site purchasing required.

BIODIVERSITY NET GAIN ASSESSMENT - EXECUTIVE SUMMARY

Please find below a summary of the BNG assessment which is to be read in conjunction with the proposals and full calculation metric which can be found in the appendices.

The site has retained and enhanced sections of bramble scrub to mixed scrub around the site boundary. The development was also designed around the existing trees, enabling all to be retained. There may be some pruning of trees, which will change one of the condition criterion, but the trees will remain in a good condition according to the condition assessment sheets in Appendix 5b. The site also has areas of amenity grassland, introduced shrubs, and planted trees which contribute a few additional units on site.

As the retention of additional scrub habitat is unfeasible onsite, units will be purchased offsite. This will contribute units towards the 10% net gain, and importantly satisfy the trading rules. The 0.64 scrubland units will be purchased, as well as 0.23 units of any other habitat type. This will satisfy the trading rules and result in a 10% net gain.

	Habitat units	Hedgerow units	Watercourse units
% Change	-13.44	NA	NA
Units needed for 10% net gain	0.87, including 0.64 units of medium distinctiveness scrub habitat.	NA	NA



Biodiversity Net Gain Assessment

Land to the rear of Bayners Hotel, King James Way, Royston, Hertfordshire, SG8 7BZ
Zahra Akkerhuys

Status	Issue	Name	Date
Draft	0.1	Trystan Figueroa, BSc (Hons), MSc, Graduate Ecologist	17/12/2024
Reviewed	0.2	Mel Reid BSc (Hons) MRes MRGB, Senior Consultant	18/12/2024
Final	1	Trystan Figueroa, BSc (Hons), MSc, Graduate Ecologist	20/12/2024

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Arbtech Consulting
Biodiversity Net Gain Assessment



Biodiversity Net Gain site designation



Mixed scrub area to west boundary to be retained and enhanced



North west scrub area to be retained. Falls outside of application site.



Existing tree T3 to be retained

07.6 | BIODIVERSITY ENHANCEMENTS FEATURES

As part of the proposals there has been a conscious effort to incorporate strategies and products that are designed to attract and encourage urban wildlife, these are to be integrated into the building and the surrounding site. The principal aim is to offer opportunities for urban wildlife to inhabit the site alongside future residents, working in conjunction with the landscaping proposals to encourage urban re-wilding which helps address biodiversity and green-space decline in urban settings.

The biodiversity enhancements have been split into 4 key areas Street, House, Garden and Shared Amenity.

Habitat spaces



Bat/ bird roof tiles



Bat/bird boxes



Swift boxes



Bee bricks

STREET

- 1.Green Roof Bin and Cycle Store
2. Hedgerow
- 3.Permeable Paving

HOUSE

4. Bird Box / Roof tile
5. Bat Box
6. Swift Box

GARDEN

7. Boundary hedge/ fence
8. Hedge Fence Gap
9. Garden Patio
10. Pocket Planting

SHARED AMENITY

11. Mini meadow/ Native shrubs
12. Garden Trees
13. Raised bed

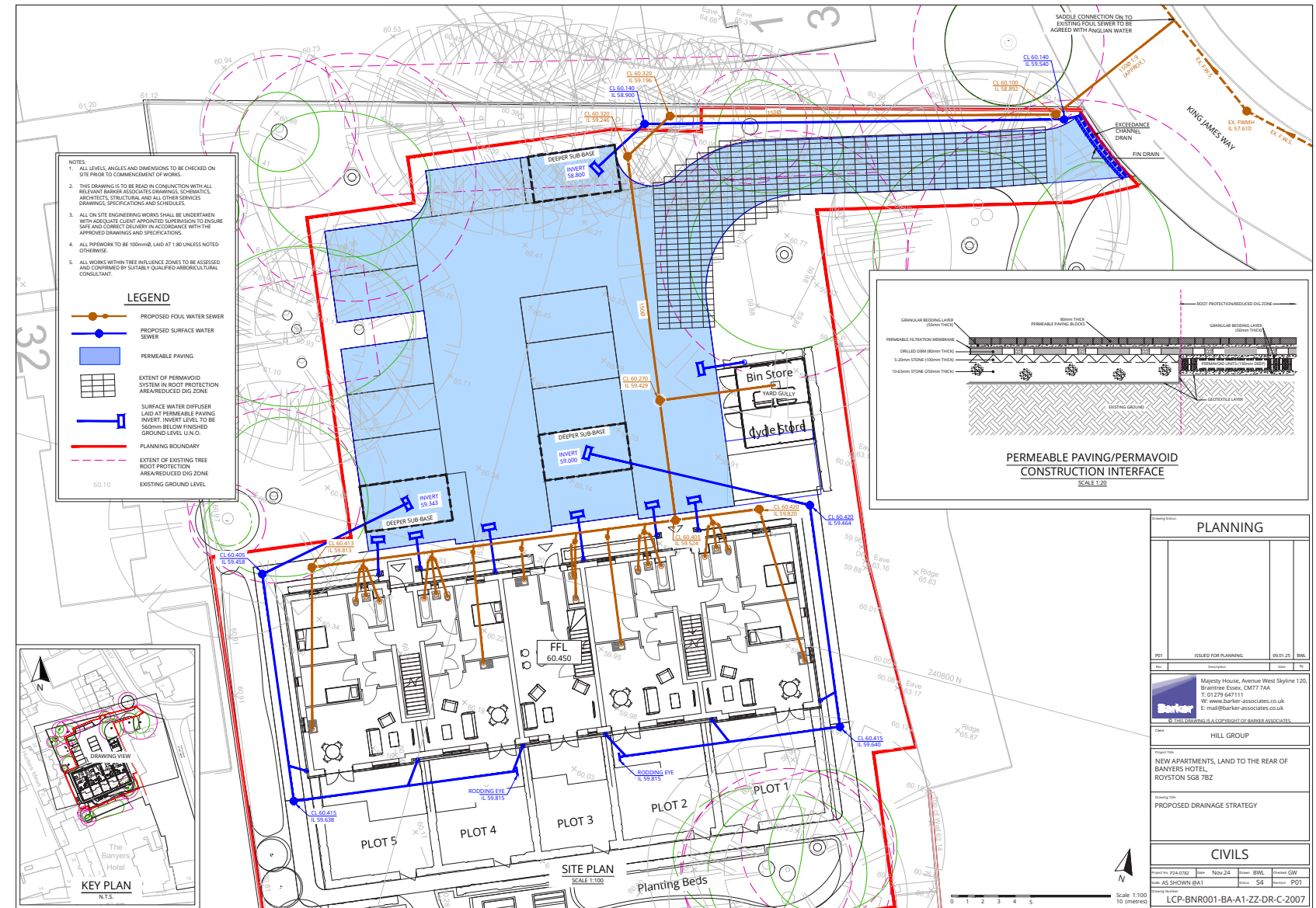
07.7 | FLOOD RISK AND DRAINAGE - LOCAL PLAN POLICY NE7 AND NE8

A desktop based flood risk assessment using the Environment Agency web services indicates the existing site is in Flood Risk Zone 1. Designated as an area with low probability of flooding, the proposals are unlikely to cause any contribution to flooding via rivers or sea. The Environment Agency mapping does highlight potential high risk of Surface Water flooding. Due to this, a formal Flood Risk Assessment has been undertaken by Encon Associates and validated through Barkers engineering assessment and Drainage Statement.

Key comments:

- The site is located in Flood Zone 1. Overall, flood risk from all sources is considered to be low with the exception being the higher risk from surface water flooding. The limited area at medium to high risk from surface water flooding is likely due to the presence of public sewers at the eastern boundary. The risks associated with this are mitigated by the development proposals; The dwellings are to be located at the higher ground across the site, and the access road and car parking areas are to be located at the lower ground. This is to channel flows towards the eastern boundary, in keeping with the fall of the site, and towards the public highway.
- The development would benefit from having finished floor level of the dwellings set above the surrounding ground level by at least 150mm to mitigate against the residual effects of flooding from surface water, groundwater, and sewers. Flood risk is considered to be reduced even further through the use of a SuDS based surface water management strategy.
- Surface water is to be disposed of via infiltration. The infiltration rate and viability of this are to be confirmed by infiltration testing.
- Foul water is to be discharged to a public sewer under the ownership of Anglian Water and is located within the adjacent public highway, King James Way.
- A maintenance strategy has also been provided, with the preferred strategy being that drainage systems will be maintained by the Applicant/Landlord.

Please refer to the full Flood Risk and Drainage Statement submitted and Civil Engineer drawings no. BNR001-BA-A1-ZZ-DR-C-2006, 2007 and 2009 for proposed site levels, drainage strategy and materials layout.



Proposed Drainage Strategy

Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
535713/240793

Created
19 Dec 2023 16:23

Your selected location is in flood zone 1, an area with a low probability of flooding.

07.8 | HIGHWAYS AND ACCESS

The proposed vehicle access to the new development will utilise a pre-existing right of way and dropped kerb from King James' Way. This access point is part of a previously approved scheme to the adjacent site. Planning Ref. NHDC 07/00632.

The proposals are accompanied by a highways assessment undertaken by Civil Engineers to ensure the viability of the proposals, to maintain visibility splays and ensure vehicle turning zones for fire and refuse vehicles are achievable. The proposed highway works will require a minor works application to modify the existing crossover and extend the drop kerb zone. Please refer to Civil engineer drawings within the Appendices.

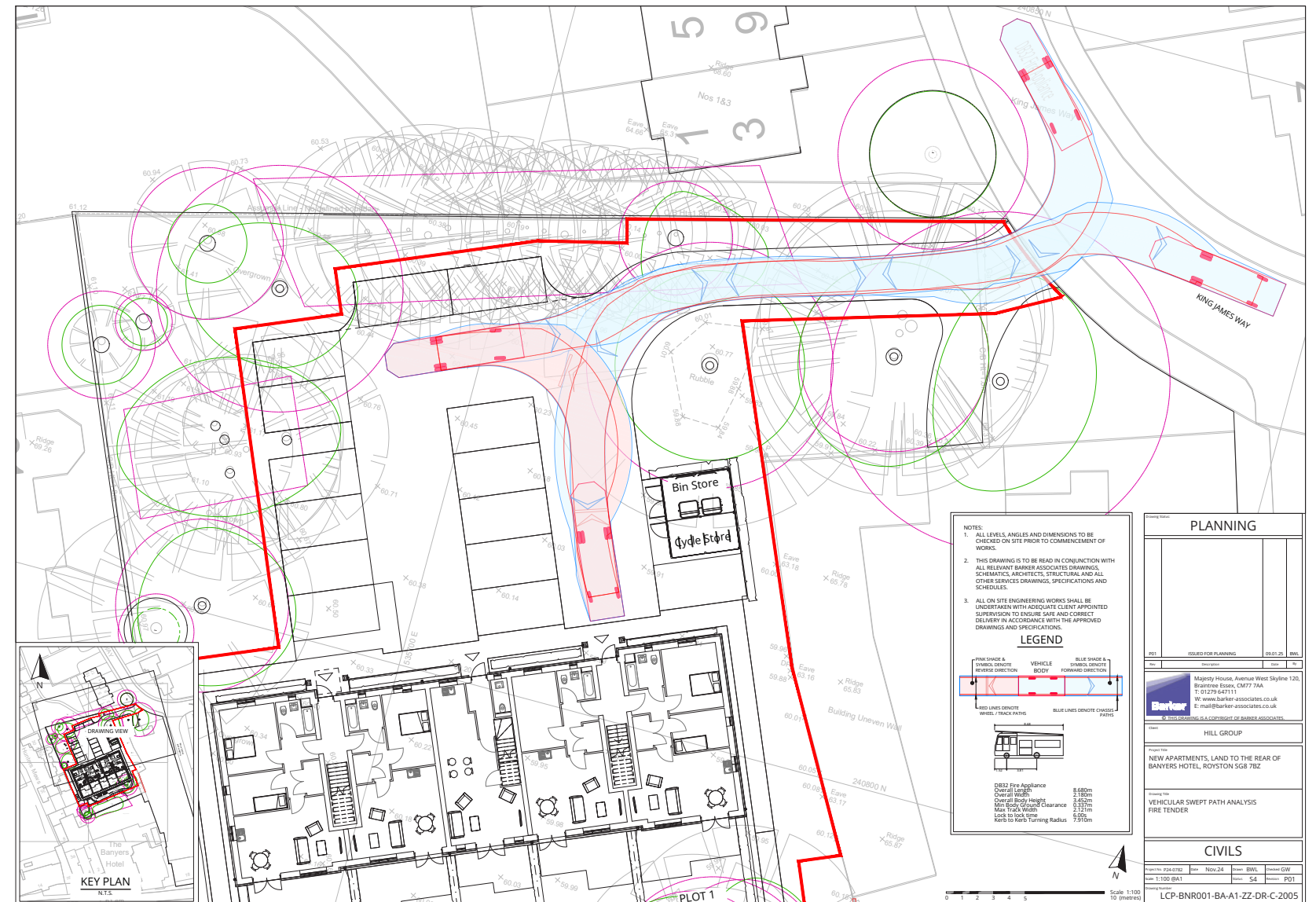
The proposed development will be accessible via a new minor access road from the North-East corner of the site that provides direct access to the dwellings, parking area and refuse store. The total hard standing areas are kept to a minimum with the incorporation of permeable parking grids, combined footpath and road surfaces and private gardens.

Proposed vehicle parking is provided in-line with residential Parking standards (Class Use C3) Appendix 4 of the NHDC Local Plan 2011 -2031, providing 1 bay per one bed and 2 bays per two bed dwelling, with the addition of 1 secure and sheltered cycle parking rack per dwelling for resident or visitor use.

Due to the application site being in close proximity to local amenities in Royston town centre and the availability of nearby public parking within 50metres of the site, the provision of visitor parking is not provided as part of the proposals. The overall landscaping strategy benefits from visitor parking being off site to help minimize the hard-standing area needed to accommodate vehicle movements, there is also a focus to avoid the unnecessary removal of any trees as these play an important role in creating the visual character of the area.

Electric Vehicle (EV) charging provision is in accordance with Building Regulations Part S - Section 1: New Residential Buildings. As per HM Government *Electric Vehicle Charging in Residential and Non-Residential Buildings July 2019*, cable routes and infrastructure will be provided to all parking space to enable future residents to install charging bays if desired. As part of this application the proposals allow for 2 bays to be fully operational.

Please refer to Civil Engineer drawing no. BNR001-BA-A1-ZZ-DR-C-2000, 2004, 2005 for refuse and fire vehicle swept path analysis and BNR001-A1-ZZ-DR-C-2012 for minor highway works proposals submitted as part of this application.



Fire Vehicle Swept Path

Starting with the main entrance to the blocks, these will incorporate a canopy roof to provide weather protection and help identify the main entrance points to each block. Entrance and exit doorways are to be wide enough to accommodate wheelchair users with minimal thresholds to ensure smooth passage for all future residents. Central lobbies and internal corridors are designed to facilitate easy movement and connect the users to the outdoor amenity space.



The proposals will look to integrate both sustainable design and modern construction methodologies wherever possible into the building and site. The aim is to produce a building that mitigates the contribution of further carbon emissions during the construction process and throughout its lifespan.

Design

Throughout the design process, the evolution of the building has been developed using 3D modelling software which has been a crucial design tool, helping to identify and test multiple design iterations in a 3D environment, minimising clashes and conflicts between the various building elements. This software also provides 3D visualisation and simulation of the proposals within the wider site and context.

Construction

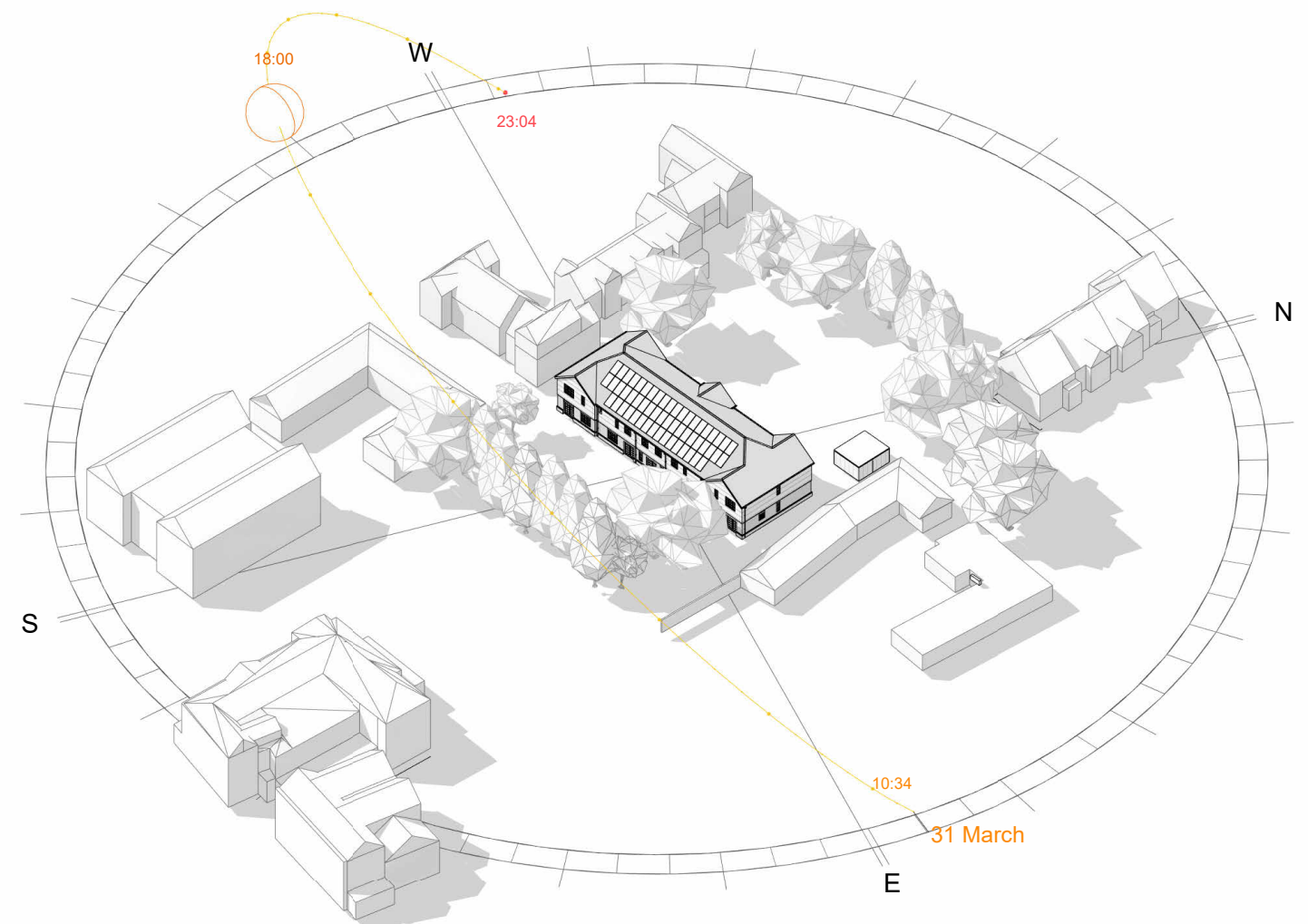
New build proposals will be delivered where possible using modern and innovative methods of construction, including techniques that differ from traditional on-site construction methods. These methods will aim to improve the efficiency, sustainability and cost-effectiveness in the construction process. Early engagement with contractors will help determine potential construction programmes and allow discussion on best suited construction methodologies, such as off-site and pre-fabricated components that minimise on site labour and increases precision and quality control.

Daylight and Lighting

Highly efficient low energy lighting systems will be used whenever natural daylight is not sufficient to provide the required lighting levels within the habitable spaces.

Sustainability

The installation of solar photovoltaic (PV) panels can offer significant benefits, such as reducing electricity bills and lowering the overall carbon footprint of the building. As part of the proposals the building incorporates an Photovoltaic array on the South facing roof to maximise the potential efficiency. However, its prudent to consider that due to the setting within a conservation in may be inappropriate to introduce PV panels as it may affect the aesthetics and historical character of the area. Dependent on the potential power output, there is a balance to be made between the advantages of renewable energy and the need to respect the historical context. Solutions such as low profile and flush fit solar panels are the ideal approach. The team are open to any discussion with the Local Authority and conservation officer to reach an satisfactory agreement for the scheme and wider context.





Sketch Visual

The revised scheme for the new development of 9 apartments thoughtfully incorporates the comments and feedback received from the local authority and the advice obtained from external consultants. This collaborative approach is centred around creating a more sensitive and considered scheme that sits alongside the neighbouring properties. The orientation, scale and selected material palette are adopted from the local character and heritage, transforming a disused and overgrown piece of land into a high quality residential space. Creating a scheme that contributes to the visual appeal of the neighbouring area.

APPENDIX A
BA Planning Drawings

APPENDIX B

Arboricultural Assessment

Andrew Day Consultancy

APPENDIX C
Preliminary Ecological Appraisal
Arbtech Consulting Ltd

APPENDIX D
Drainage Strategy and Flood Risk Assessment
Barker Associates

APPENDIX E

Biodiversity Net Gain Assessment

Arbtech Consulting Ltd

APPENDIX F
Written Scheme of Investigation
KDK Archaeology

APPENDIX G
Heritage Impact Assessment
Barker Associates

APPENDIX H
Highways and Civil Design
Barker Associates